

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: February 10, 2022

REF: Z-12001-21

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for Zone Change from RD6 Residential Duplex to CN Neighborhood Commercial at 2067 Airport Highway

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 10, 2022 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from RD6 Residential Duplex to CN Neighborhood Commercial
Location	-	2067 Airport Highway
Owner	-	Mohamed Shohatee 5746 Ogden Street Detroit, MI 48210
Architect	-	Angela Holm Architecture by Design 20 Broadway Street Toledo, OH 43604

#### Site Description

Zoning	-	RD6 Residential Duplex
Area	-	± 0.114 acres
Frontage	-	± 40' along Airport Hwy & ± 121.86' along Decatur
Existing Use	-	Vacant barbershop
Proposed Use	-	Convenience store

#### Area Description

North	-	Tattoo parlor, Single-family & Residential Duplexes / RD6
East	-	Single-family & Residential Duplexes / RD6

**GENERAL INFORMATION (cont'd)**

South	-	Single-family & Residential Duplexes / RD6
West	-	Single-family & Residential Duplexes / RD6

Parcel History

<i>SUP-12002-21</i>	-	<i>Companion Case Special Use Permit for a convenience store.</i>
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Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from RD6 Residential Duplex to CN Neighborhood Commercial. The ±0.114-acre site is comprised of one (1) parcel, which is a vacant two-story mixed use residential-commercial building on a corner lot constructed in 1919. Surrounding land uses include a tattoo parlor and single-family residential and residential duplexes to the north with single-family residential and residential duplexes to the west, east, and south.

The applicant is requesting the Zone Change to redevelop a legacy corner structure with residential on the second floor and a convenience store on the ground floor.

20/20 Comp Plan

The Toledo 20/20 Comprehensive Plan targets this area as Single-family Residential, which is intended to accommodate the development of single dwelling units on individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are typically compatible with residential neighborhoods.

Staff recommends disapproval of the Zone Change because the proposed zone change will negatively affect properties within the vicinity of the subject property. As presented in the companion case SUP-12002-21, the zone change will allow for the establishment of a convenience store. Allowing this use will exacerbate a challenging site location due to limited parking, potentially reducing residential on-street parking within the neighborhood. Additionally, there are two existing convenience stores within 1,000 feet of this site.

TO: President Cherry and Members of Council  
February 10, 2022  
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REF: Z-12001-21

### PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends disapproval of Z-12001-21, a request for Zone Change from RD6 Residential Duplex to CN Neighborhood Commercial for a site located at 2067 Airport Highway to Toledo City Council for the following **two (2) reasons**:

1. The request does not support the physical suitability of the subject property for the uses permitted under the proposed zoning classification (**TMC§1111.0606(D)**) and
2. The rezoning will negatively affect properties within the vicinity of the subject property (**TMC§1111.0606(E)**).

Respectfully Submitted,



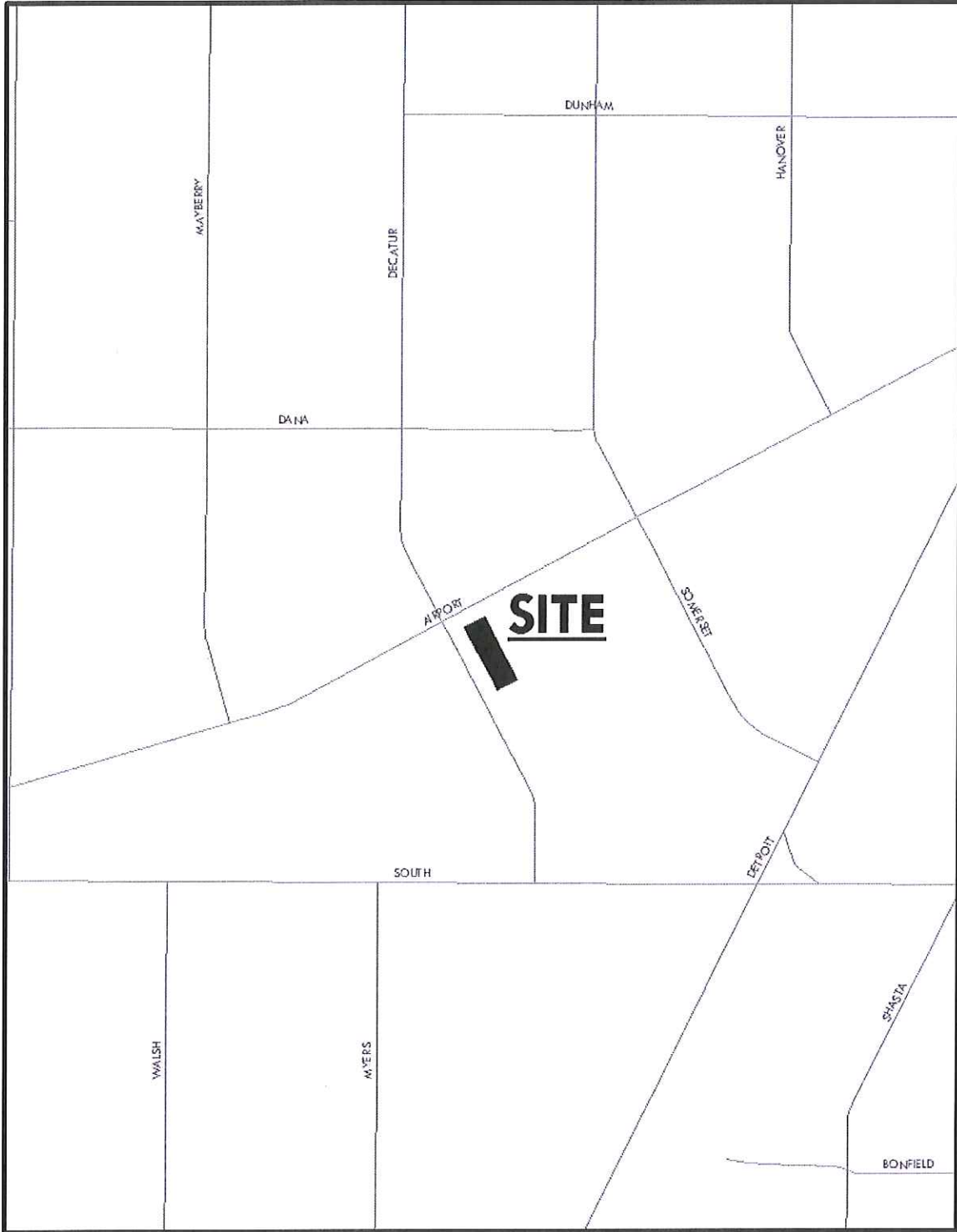
Thomas C. Gibbons  
Secretary

Two (2) sketches follow

Cc: Mohamed Shohatee 5746 Ogden Street, Detroit, MI 48210, Applicant  
Lisa Cottrell, Administrator  
Nancy Hirsch, Planner

**GENERAL LOCATION**

**SUP-12002-21**



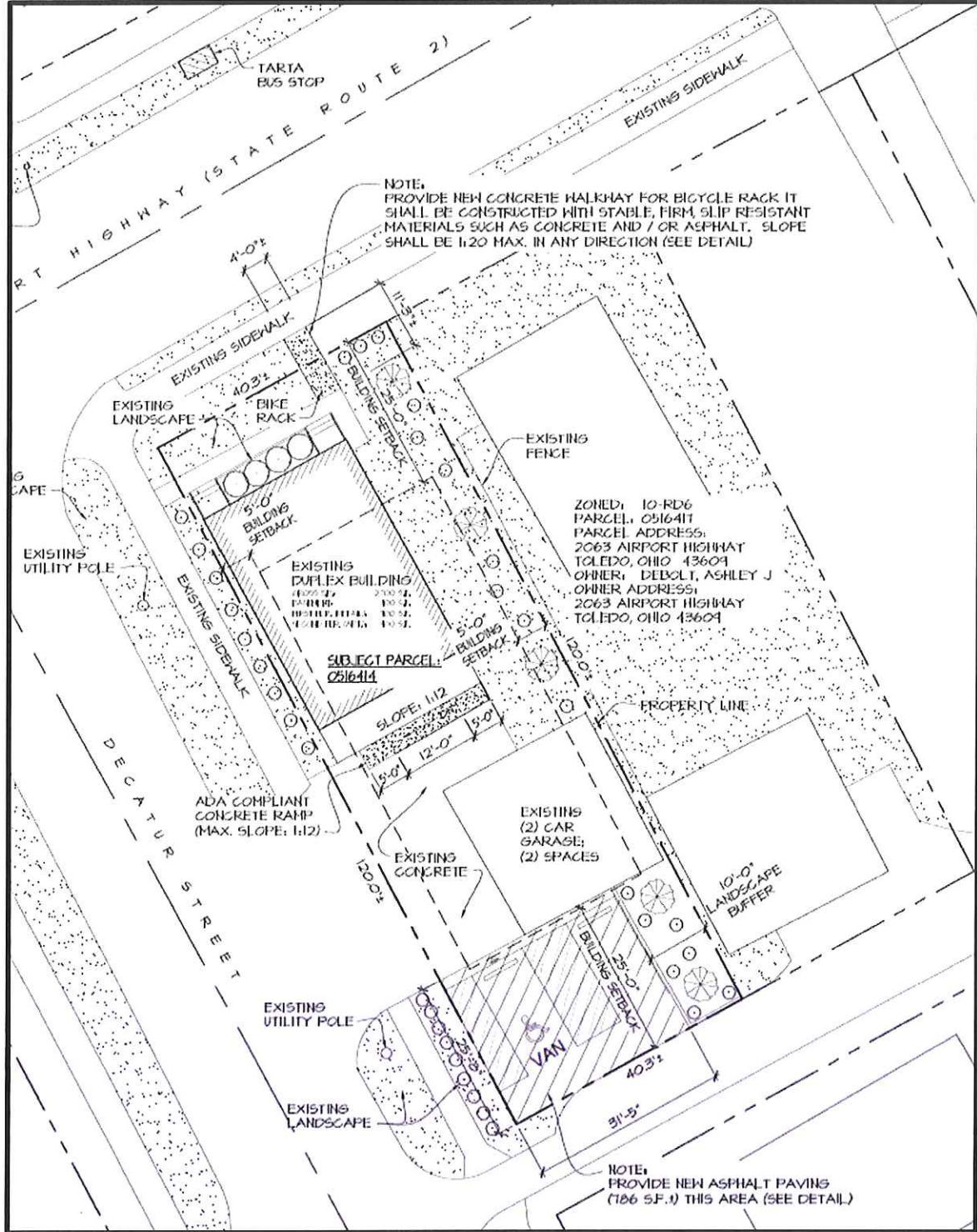
**ZONING & LAND USE**

**SUP-12002-21**



# SITE PLAN

SUP-12002-21



# MAILING MAP

SUP-12002-21  
Z-12001-21



I, the undersigned, is aware that Mr. Mohammed N. Shohatee is seeking to open a convenience store within the neighborhood in the building located at 2067 Airport Highway, Toledo, Ohio. By signing this petition, I have no objections and approve of this plan.

Name	Address	Signature
1. JAVIER SNOWLES	801 HAMPTON	James Snowles
2. Roberta Sanders	802 HAMPTON AVE	Roberta Sanders
3. DOMINIQUE COLEY	803 HAMPTON	Dominique Coley
4. Debra Smith	808 Airport	Debra Smith
5. Austin Petre	814 Hampton	Austin Petre
6. Evake Jackson	828 Hampton	Evake Jackson
7. Seth Hefferan	829 Hampton	Seth Hefferan
8. NURMA CAMPOS	531 Summer St	Nurma Campos
9. Joe Winter	321 Summer St	Joe Winter
10. Tito Elizondo	627 Sterling	Tito Elizondo
11. VERONICA GONZALES	634 Sterling	Veronica Gonzales
12. Sabina Elizondo	332 Eastern	Sabina Elizondo
13. Mitnelle Newman	329 Summer	Mitnelle Newman
14. Randy Bull	329 Summer	Randy Bull
15. Cherry Bull	329 Summer	Cherry Bull
16. Jason Huggs	329 Summer	Jason Huggs
17. James Bishop	1470 South Ave	James Bishop
18. Chad Hicks	1477 South Ave	Chad Hicks
19. Justin Bink	N/A	Justin Bink
20. Amanda Rapp	100 South	Amanda Rapp
21. ANN GILSDORF	1503 SOUTH	Ann Gilsdorf
22. ANGI HUANG	1507 SOUTH AVE	Angi Huang
23. JUDY ROKOVETZ	1508 SOUTH AVE	Judy Rokovetz
24. Edmundo Pedraza	1508 SOUTH AVE	Edmundo Pedraza
25. Jacob Rodriguez	1508 SOUTH AVE	Jacob Rodriguez
26. Damián Rodríguez	1508 SOUTH AVE	Damián Rodríguez



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Name	Address	Signature
1. KYANNA DOUGLAS	1533 South Ave	Kyanna Douglas
2. Tina Faim	1539 South Ave	Tina Faim
3. OMARIA KAHNE	1542 South Ave	Omaria Kahne
4. Kymette Kahne	1542 South Ave	Kymette Kahne
5. ROBERT ALGON	N/A	Robert Algon
6. ALBERTO RODRIGUEZ	148 Spencer St	Alberto Rodriguez
7. Martha Quintana	148 Spencer St	Martha Quintana
8. Smead Pate	203 Stanstead Dr.	Smead Pate
9. Emmande Escar	204 Fairstead	Emmande Escar
10. Mercedes Reyes	148 C Penar St.	Mercedes Reyes
11. Thicent Regas	148 Spencer St.	Thicent Regas
12. RAY JONES	200 Spencer	Ray Jones
13. Hythion Y Williams	N/A	Hythion Y Williams
14. Emma Williams	N/A	Emma Williams
15. AVI WILLIS	N/A	Avi Willis
16. Maria Escariga	10704 Avenue	Maria Escariga
17. Karina Casillas	2520 Talon A	Karina Casillas
18. Noel Casillas	N/A	Noel Casillas
19. Taneli Patinguez	N/A	Taneli Patinguez
20. Margarita Corina	N/A	Margarita Corina
21. Polando Veras	N/A	Polando Veras
22. Pictur do riveas	N/A	Pictur do riveas
23. Tami N Flores	259 KNOX	Tami N Flores
24. DAVINO JAMES	N/A	Davino James
25.		
26.		

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Name	Address	Signature
1. Michael Gomez	9226 Woodsdale	Michael Gomez
2. Dejian Miniz	926 Wooddale	Dejian Miniz
3. Michael Smith	602 Bronx Dr	Michael Smith
4. Thomas Williams	605 Bronx	Thomas Williams
5. Valpha Young	609 Bronx	Valpha Young
6. Rebecca Harris	734 Bronx Dr	Rebecca Harris
7. James Smith	746 Bronx	James Smith
8. David Miller	541 Andora	David Miller
9. Jamie Kinsey	543 Andora	Jamie Kinsey
10. Andrea Moore	545 Andora	Andrea Moore
11. Noah Smith	576 Andora	Noah Smith
12. Janet Smith	605 Andora	Janet Smith
13. Carla Cunningham	616 Andora	Carla Cunningham
14. Resha Zay	625 Andora	Resha Zay
15. Myelo Garcia	628 Andora	Myelo Garcia
16. Amy Jones	628 Andora Dr	Amy Jones
17. Isaac Nigee	629 Andora Dr	Isaac Nigee
18. Douglas Smith	630 Andora	Douglas Smith
19. Walter Williams	642 Andora	Walter Williams
20. Penny Clark	715 Andora	Penny Clark
21. Julian Tucker	712 Andora	Julian Tucker
22. Wesley Zemper	710 Andora	Wesley Zemper
23. Doretha Ford	729 Andora	Doretha Ford
24. Jacqueline Rogers	740 Andora	Jacqueline Rogers
25. Joseph Beck	737 Andora	Joseph Beck
26. Norma Beck	750 Andora	Norma Beck

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Name	Address	Signature
1. Jimmy Burch	25 22 Brentford	Jimmy Burch
2. Matt Haney	2507 Brentford	Matt Haney
3. Amber Haney	2507 Brentford	Amber Haney
4. Nick Williams	1816 Dunham	Nick Williams
5. Tony Boker	1822 Dunham	Tony Boker
6. Nick Playlock	1832 Dunham	Nick Biv
7. Ryan Peltz	2234 Dunham	Ryan Peltz
8. Karen Brunch	2243 Dunham	Karen Brunch
9. Luis Rater	2248 Dunham	Luis Rater
10. Marques Floyd	2302 Dunham	Marques Floyd
11. Maria Jimenez	235 Danberry	Maria Jimenez
12. Ramiro Wesley	241 Danberry	Ramiro Wesley
13. Angela Williams	327 Danberry	Angela Williams
14. Pat Girardot	2334 Airline	Pat Girardot
15. Matt Schitt	2325 Airline	Matt Schitt
16. Donny Bivins	240 Airline	Donny Bivins
17. Cody Korcki	2504 Airline	Cody Korcki
18. Tom Farmer	2510 Airline	Tom Farmer
19. Chris Thiel	2534 Airline	Chris Thiel
20. Mike Piff	668 Greene	Mike Piff
21. Andrew Wolf	519 Walsh St.	Andrew Wolf
22. Casey Clapper	535 Walsh	Casey Clapper
23. Tim Reed	516 Walsh	Tim Reed
24. Shannon Wesley	321 Decatur	Shannon Wesley
25. Rachel Simpson	310 Decatur	Rachel Simpson

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Name	Address	Signature
1. ARIANNA POPE	224 Hanover	<i>Arianna Pope</i>
2. ANGEL WILLIAMS	228 Hanover	<i>Angel Williams</i>
3. Nicole Rush	222 Hanover	<i>Nicole Rush</i>
4. HEAVEN DAY	223 Hanover	<i>Heaven Day</i>
5. MARIAN BUTLER	244 Hanover	<i>Marian Butler</i>
6. Daegian Lewis	105 Hanover	<i>Daegian Lewis</i>
7. Gina Garza	301 Hanover	<i>Gina Garza</i>
8. JAMES JAMES	319 Hanover	<i>James James</i>
9. Jataziel Lemons	320 Hanover	<i>Jataziel Lemons</i>
10. MARICA WHITE	334 Hanover	<i>Marica White</i>
11. Maria Jimenez	24 Danberry	<i>Maria Jimenez</i>
12. Ramero Westly	247 Danberry	<i>Ramero Westly</i>
13. CAMILLE GIST	305 Danberry	<i>Camille Gist</i>
14. Melissa Hansen	301 Danberry	<i>Melissa Hansen</i>
15. Brenda Aiken	333 Danberry	<i>Brenda Aiken</i>
16. Joe Williams		<i>Joe Williams</i>
17. ANTON JONES	402 Danberry	<i>Anton Jones</i>
18. MIKI KAYCE	414 Danberry	<i>Miki Kayce</i>
19. Brenda King	418 Danberry	<i>Brenda King</i>
20. Tiffany Bowers	430 Danberry	<i>Tiffany Bowers</i>
21. JOE Cromer	433 Danberry	<i>Joe Cromer</i>
22. KIM HILL	436 Danberry	<i>Kim Hill</i>
23. <del>Byron</del> Bryan Filer	1912 Glen Cove	<i>Bryan Filer</i>
24. ALEX BAILLY	1919 Glen Cove	<i>Alex Bailly</i>
25. DANNY BAZOL	1921 Glen Cove	<i>Danny Bazol</i>
26. Sam Menard	1938 Glen Cove	<i>Sam Menard</i>

I, the undersigned, is aware that Mr. Monamirou N. Monamirou is seeking to open a convenience store within the neighborhood in the building located at 2067 Airport Highway, Toledo, Ohio. By signing this petition, I have no objections and approve of this plan.

Name	Address	Signature
1. Mylene Morales	2019 Southwick Dr	<i>Mylene Morales</i>
2. MANAIO BROWN	346 Somerset	<i>Manaio Brown</i>
3 Amber Ashcraft	345 Somerset	<i>Amber Ashcraft</i>
4. Paulette Sroczynski	311 Somerset	<i>Paulette Sroczynski</i>
5. Patricia Winter	331 Summer St.	<i>Patricia Winter</i>
6. Elissa Taylor	1771 Airport Hwy	<i>Elissa Taylor</i>
7 Janet Sailer	1771 Airport Hwy	<i>Janet Sailer</i>
8. Gracelyn Sailer	1771 Airport Hwy	<i>Gracelyn Sailer</i>
9. Bryden Medworth	1771 Airport Hwy	<i>Bryden Medworth</i>
10. Aliciana Toska	1212 Brookview	<i>Aliciana Toska</i>
11. Rodney Gine	4771 Western	<i>Rodney Gine</i>
12. Brent Reynolds	1104 western AVE	<i>Brent Reynolds</i>
13. Katina Tandler	1104 western Ave	
14. Jessica Luttrell	314 S Detroit Ave	<i>Jessica Luttrell</i>
15. EMILY SIFERS	2144 Airline Ave	<i>Emily Sifers</i>
16. Isaac Dittard	21516 Air line Ave	<i>Isaac Dittard</i>
17. Matthew Schutt	2325 Airline Ave	<i>Matthew Schutt</i>
18. Donald Perkins	2460 Airline Ave	<i>Donald Perkins</i>
19. Victoria Essing	2521 Airline Ave	<i>Victoria Essing</i>
20. Shynique Warren	515 Bronx Dr	<i>Shynique Warren</i>
21. ANTHONY PAPE	516 Bronx Dr	<i>Anthony Pape</i>
22. Caelen Frahm	522 Bronx Dr	<i>Caelen Frahm</i>
23. Keon Raymond	547 Bronx	<i>Keon Raymond</i>
24. James Perez	555 Bronx Dr	<i>James Perez</i>
25. MELANIE BUND	556 Bronx Dr	<i>Melanie Bund</i>
26. ARTHUR NICK	511 Bronx Dr	<i>Arthur Nick</i>

convenience store within the neighborhood in the building located at ~~2067 Airport Highway~~  
 Toledo, Ohio. By signing this petition, I have no objections and approve of this plan.

Name	Address	Signature
1. Cary Wenger	534 Walsh	Cary Wenger
2. Jake Villanover	541 Walsh	Jake Villanover
3. Tia Howe	506 Myers	Tia Howe
4. Caitlin Opeil	515 Myers	Caitlin Opeil
5. Alonso Lopez	518 Myers	Alonso Lopez
6. Erin Boone	521 Myers	Erin Boone
7. Rob Shoemaker	527 Myers	Rob Shoemaker
8. Tamsa Mills	532 Myers	Tamsa Mills
9. Ben King	534 Myers	Ben King
10. Seth Chapman	535 Myers	Seth Chapman
11. Allison Bailey	536 Myers	Allison Bailey
12. Brandon Crisp	538 Myers	Brandon Crisp
13. Rick Hicks	544 Myers	Rick Hicks
14. John Berry	553 Myers	John Berry
15. Britney Castillo	554 Myers	Britney Castillo
16. Jessica Baker	555 Myers	Jessica Baker
17. Cerenity Pope	607 Myers	Cerenity Pope
18. Robert Boone	614 Myers	Robert Boone
19. Linda Nelson	624 Myers	Linda Nelson
20. Juan Perez	625 Myers	Juan Perez
21. Ariel Jacobson	633 Myers	Ariel Jacobson
22. Caleb Curtis	620 Durango	Caleb Curtis
23. Stacey Schitz	619 Durango	Stacey Schitz
24. Jewel Anderson	621 Durango	Jewel Anderson
25. Ashley Wallister	612 Durango	Ashley Wallister

UNIVERSITY STORE WITHIN THE HIGHWAY RAMP IN THE DRAINING UTILITY AT 400 / AIRPORT HIGHWAY,  
Toledo, Ohio. By signing this petition, I have no objections and approve of this plan.

Name	Address	Signature
1. Kimberly Ward	2068 Airport Ave	Kimberly Ward
2. <del>HEARDA WARD</del>	2109 AIRPORT	<del>Kimberly Ward</del>
3. <del>Bea - WML Foster</del>	2068 Airport Ave	<del>Kimberly Ward</del>
4. <del>Donk Foster</del>	899 413 Kingsbury Ave	<del>Donk Foster</del>
5. <del>Merinda Taylor</del>	2068 <del>the</del> Port Hwy	<del>Merinda Taylor</del>
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I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A RESIDENT OF THE CITY OF TOLEDO, OHIO. BY SIGNING THIS PETITION, I HAVE NO OBJECTIONS AND APPROVE OF THIS PLAN.

Name	Address	Signature
1. DUSTIN SWARTZ	2101 Airport Hwy	<i>Dustin Swartz</i>
2. STEVE WALKER	538 WESTWOOD	<i>Steve Walker</i>
3. VITO JUK	125 South Delmit	<i>Vito Juk</i>
4. M. LETA TALLS	1941 August Hwy	<i>M. Leta Talls</i>
5. Crystal Lewis	1941 August Hwy	<i>Crystal Lewis</i>
6. DAVE BRADDA	538 N. MANTON	<i>D. Bradda</i>
7. Dawn Stappin	1109 Independence	<i>Dawn Stappin</i>
8. ALVIN	2601 Hill Ave 103	<i>Alvin Almond</i>
9. J. M. ...	7302 Lynn Rd	<i>J. M. ...</i>
10. ALAN ...	1445 Ferwood	<i>Alan ...</i>
11. ...	1418 Laurel	<i>...</i>
12. RAJANA HICKS	2041 Dunbar	<i>R. Hicks</i>
13. DAVIS ...	305 Buckleyst	<i>Davis ...</i>
14. Katherine MERRAN	531 SHASTA Dr	<i>Katherine Merran</i>
15. DORIS DAVIS	728 Woodchuck	<i>Doris Davis</i>
16. B. A. ...	1915 Airport Hwy	<i>B. A. ...</i>
17. ASOR	1915 Airport Hwy	<i>Asor</i>
18. DANA + RABIB	1136 Garden St	<i>Dana + Rabib</i>
19. Brian Frischkorn	1267 1/2 Western Ave	<i>Brian Frischkorn</i>
20. ...	302 Hanover	<i>...</i>
21. TONIA WATSON	733 Frieslandia	<i>Tonia Watson</i>
22. JASON FANN	1733 Fredonia Avenue	<i>Jason Fann</i>
23. JAMES ...	2613 Airport Hwy	<i>James ...</i>
24. NICOLE KOPPELICH	2051 Airport	<i>Nicole Koppelich</i>
25. ...	3051 Southearing Blvd	<i>...</i>



BY THE UNDERSIGNED, I CERTIFY THAT THE UNDERSIGNED HAS PERSONALLY VISITED THE CONVENIENCE STORE WITHIN THE NEIGHBORHOOD IN THE BUILDING LOCATED AT 2067 AIRPORT HIGHWAY, TOLEDO, OHIO. BY SIGNING THIS PETITION, I HAVE NO OBJECTIONS AND APPROVE OF THIS PLAN.

	Name	Address	Signature
1.	Sharon Sheppard	7415 WENDLEY TER	[Signature]
2.	Janell White	440 EUREKA ST	[Signature]
3.	Debra Hunter		[Signature]
4.	Debbie McQueen		[Signature]
5.	Leslie Johnson		[Signature]
6.	Harold Stern		[Signature]
7.	Debra Sheppard	745 Ogden Ave	[Signature]
8.	Sharon Sheppard	3310 Middlesex	[Signature]
9.	Janell White	2382 FULTON ST	[Signature]
10.	Felisha Hill	2052 Bollean Pl	[Signature]
11.	Sharon Sheppard		[Signature]
12.	Sharon Sheppard		[Signature]
13.	Sharon Sheppard		[Signature]
14.	Sharon Sheppard		[Signature]
15.	Sharon Sheppard		[Signature]
16.	Sharon Sheppard	224 Ganton Rd	[Signature]
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Name	Address	Signature
1. Brian Pricci	594 Durango	Brian Pricci
2. Mariah Cunniff	530 Durango	Mariah Cunniff
3. Alfonso Miller	532 Durango	Alfonso Miller
4. Breaa Webb	535 Durango	Breaa Webb
5. Maurice Webb	535 Durango	Maurice Webb
6. Laura Deleon	522 Durango	Laura DeLeon
7. Johnny Lytton	525 Durango	Johnny Lytton
8. Lambert Walker	527 Durango	Lambert Walker
9. Tamara Kishin	517 Durango	Tamara Kishin
10. Tracy Hall	205 Fearing	Tracy Hall
11. David Dixon	236 Fearing	David Dixon
12. Jayla Pickett	211 Fearing	Jayla Pickett
13. Erin Humphrey	220 Fearing	Erin Humphrey
14. Carlos Goereso	228 Fearing	Carlos Goereso
15. Madison Myers	224 Fearing	Madison Myers
16. Jazmynd Deken	236 Fearing	Jazmynd Deken
17. Shawn Andrey	201 Fearing	Shawn Andrey
18. Robtney	522 Walsh	Robtney
19. Tyler Macre	534 Walsh	Tyler Macre
20. Ebony Winston	520 Walsh	Ebony Winston
21. Ruben Ferraz	303 Hanover	Ruben Ferraz
22. Enight Hill	309 Hanover	Enight Hill
23. Alyssa Garza	314 Hanover	Alyssa Garza
24. James Cooper	242 Hanover	James Cooper
25. Scott Lucas	244 Hanover	Scott Lucas
26. Ferna Nittles		Ferna Nittles