

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: April 18, 2022

REF: Z-2007-22

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

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

SUBJECT: Request for a Zone Change from CO Office Commercial to CN Neighborhood Commercial at 5454 Airport Highway.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 14, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CO Office Commercial to CN Neighborhood Commercial
Location	-	5454 Airport Highway
Applicant	-	Company 54, LLC. 5454 Airport Highway Toledo, OH 43615
Attorney	-	Matthew Fischer, Esq. Marshall-Melhorn Four Seagate, Eighth Floor Toledo, OH 43604

Site Description

Zoning	-	CO / Office Commercial
Area	-	± 1.46-acres
Frontage	-	± 150' along Airport Highway
Existing Use	-	Office commercial
Proposed Use	-	Neighborhood commercial

Area Description

North	-	Open Space - Smith Ditch / POS
South	-	Airport Highway, Lowe's / CO & CR-SO
East	-	Shopping center, community center / CN
West	-	Open Space - Smith Ditch / POS

GENERAL INFORMATION (cont'd)

Parcel History

None on record.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO Office Commercial to CN Neighborhood Commercial for a site located at 5454 Airport Highway. The ±1.46-acre site is located at the northeast corner of an existing shopping center plaza at Airport Highway and Greenridge Drive. The site is currently occupied by an existing 15,000 sq. ft. commercial office building. The applicant is requesting the Zone Change in order to allow for additional commercial land uses within the building, particularly for eating & drinking establishments within the shopping center.

Surrounding land uses include a public open space area around Smith Ditch to the north & west, a neighborhood shopping center and community center to the east, and a home improvement store across Airport Highway to the south.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site and the area around the site for Neighborhood Commercial land uses. Staff recommends approval of the request because the proposed rezoning is consistent with the Toledo 20/20 Comprehensive Plan. Furthermore, the surrounding shopping plaza is neighborhood commercial in terms of surrounding land uses and zoning classifications.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends **approval** of Z-2007-22, a Zone Change from CO Office Commercial to CN Neighborhood Commercial at 5454 Airport Highway to Toledo City Council for the following three (3) reasons:

1. The request is consistent with The Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) Review & Decision Making Criteria).

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PLAN COMMISSION RECOMMENDATION (cont'd)

2. The requested CN Neighborhood Commercial zoning is compatible with existing land uses within the general vicinity (TMC§1111.0606(B) Review & Decision Making Criteria); and
3. The requested CN Neighborhood Commercial zoning is compatible with zoning classifications of properties within the general vicinity (TMC§1111.0606(C) Review & Decision Making Criteria).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

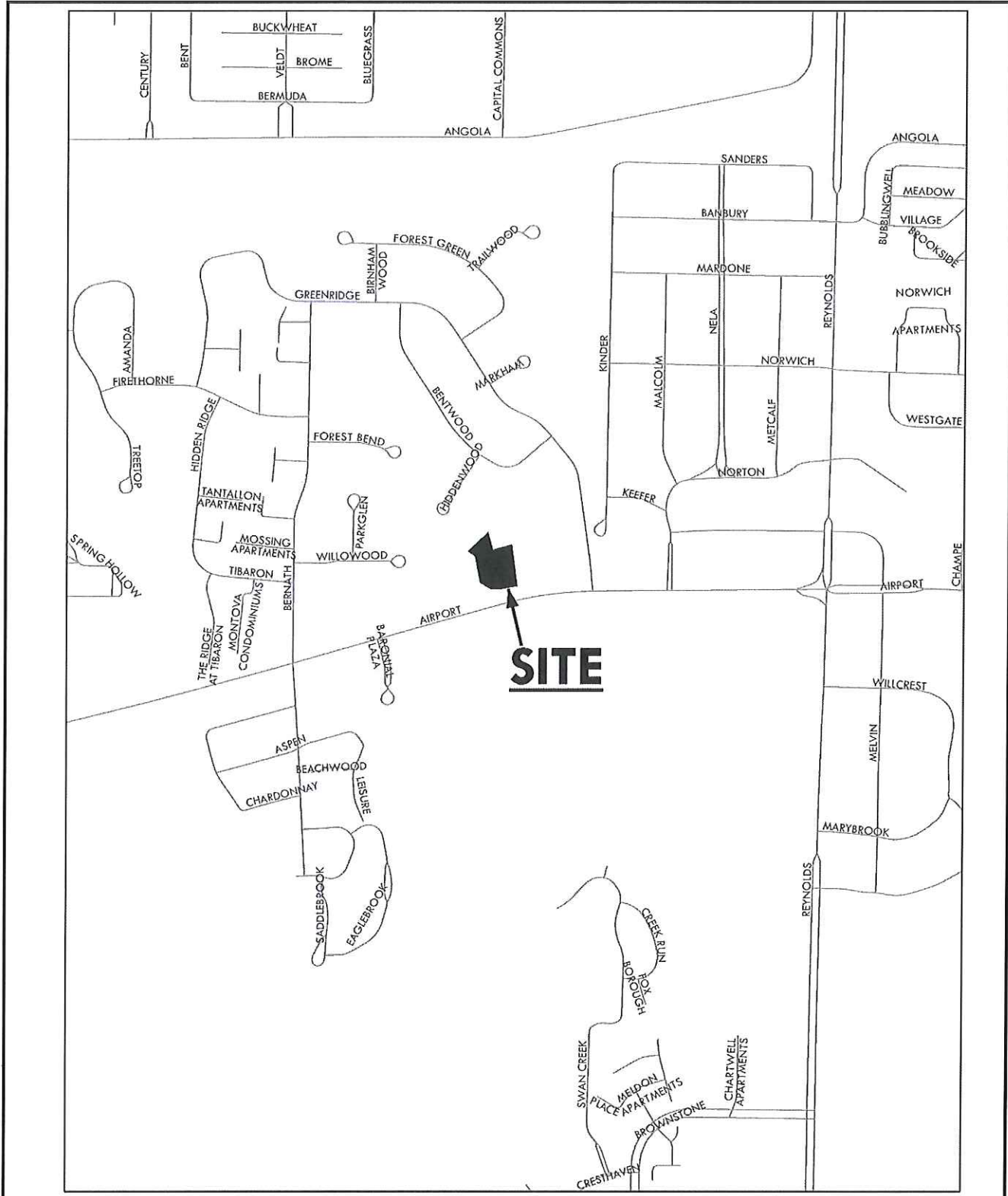
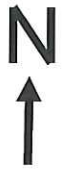
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Two (2) sketches follow

Cc: Company 54, LLC; 5454 Airport Highway, Toledo, OH 43615
Matthew Fischer, Marshall-Melhorn; Four Seagate, 8th Floor, Toledo, OH 43604

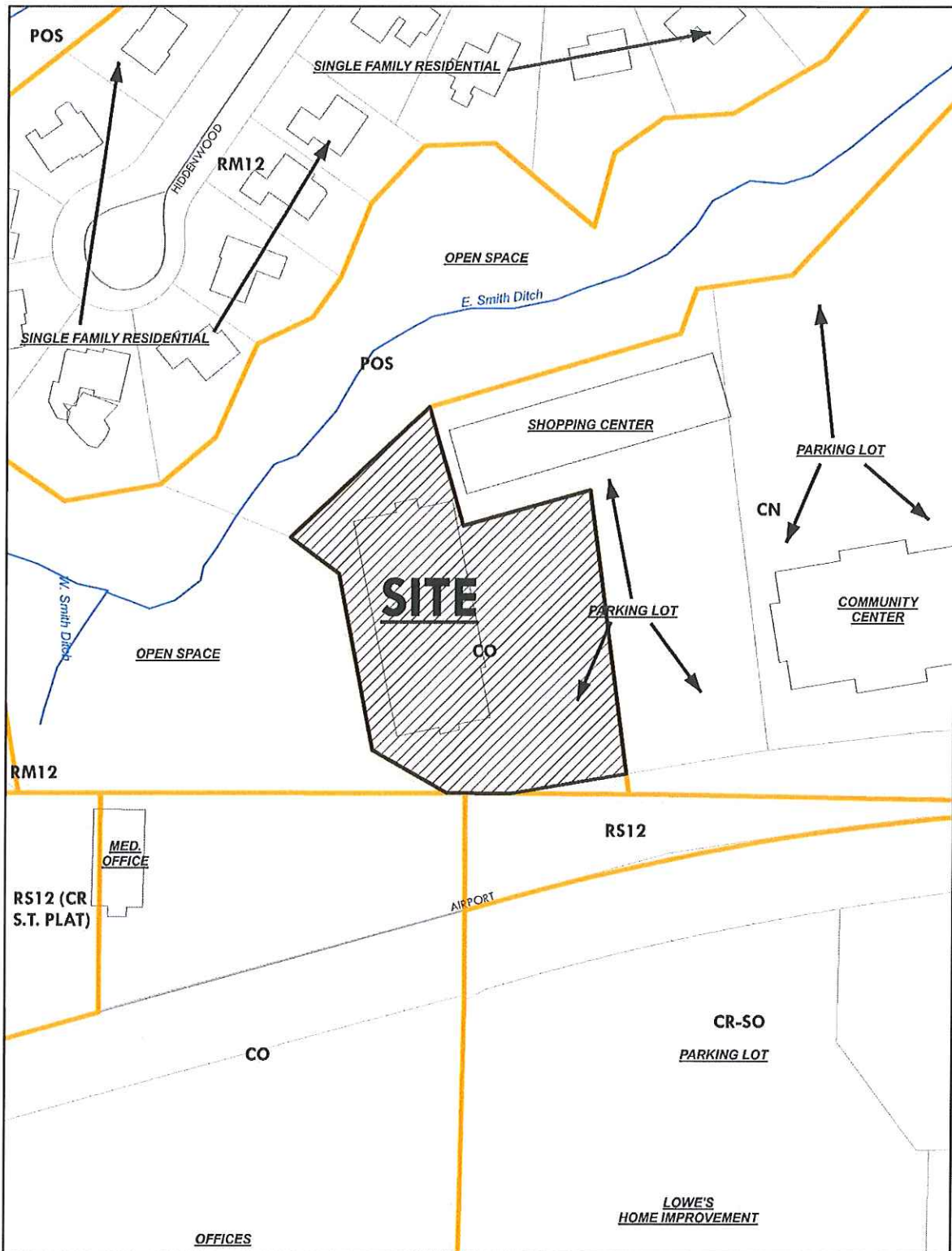
GENERAL LOCATION

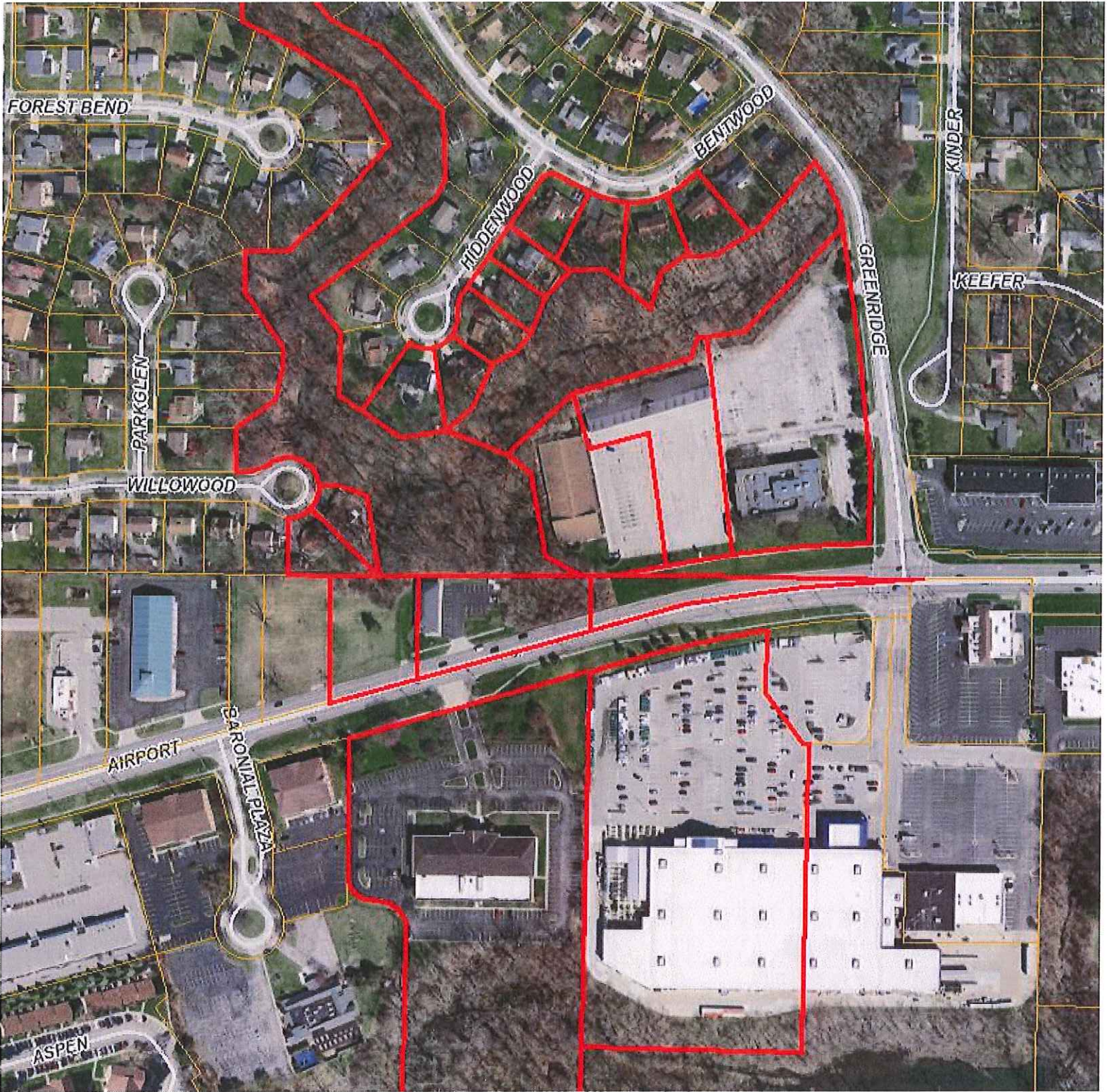
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ZONING & LAND USE

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COMPANY 54, LLC
5454 AIRPORT HWY
TOLEDO OH 43615

RODGERS PROPERTIES, LLC
8750 W BRYNMAWR # 650
CHICAGO IL 60631

5555 AIRPORT HWY LLC
2345 DETROIT AVE
MAUMEE OH 43537

AAA NORTHWEST OHIO
480 W DUSSEL DR STE 155
MAUMEE OH 43537 1416

AIRPORT HIGHWAY REAL ESTATE
HOLDINGS LLC
8753 ROYAL OAK DR
HOLLAND OH 43528 9007

AL-MADINAH COMMUNITY CENTER
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SAN FRANCISCO CA 94133

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5435 BENTWOOD DR
TOLEDO OH 43615 6701

HENDERSON DONALD MACK
5431 BENTWOOD DR
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JAMES JASTASSIA J
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2249 MCINTOSH DR
HOLLAND OH 43528

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TOLEDO OH 43615

ZIEHR CARL T
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TOLEDO OH 43604