

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: June 14, 2024

REF: Z-4006-24

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Zone Change from CR Regional Commercial to IL Limited Industrial at 3922 Haverhill Drive

The Toledo City Plan Commission considered the above-referenced request at its meeting on June 13, 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR Regional Commercial to IL Limited Industrial
Location	-	3922 Haverhill Drive
Applicant/Owner	-	David Joseph CCL Phillips, LLC 4133 Talmadge Road Toledo, OH 43623

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 0.1372 Acres
Frontage	-	± 35' along Haverhill Drive
Existing Use	-	Unoccupied structure and paved lot
Proposed Use	-	Storage building

Area Description

North	-	Taco Bell, Phillips Avenue, Dollar General / CR
South	-	Paved lot and unoccupied structure, and two single-family homes / IL
East	-	Parking lot and offices / CO
West	-	Haverhill Drive, auto repair and manufacturing / IL

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|-----------|---|---|
| SPR-19-24 | - | Minor Site Plan Review for a new building at 3910-3922 Haverhill Drive (under administrative review). |
| S-7-20 | - | Final Plat of Taco Bell Toledo (PC approved 5/14/20). |
| S-36-19 | - | Preliminary Drawing of the Replat of the Ottawa Terrace Subdivision (PC approved 1/9/19). |
| SUP-48-84 | - | Special Use Permit for an amusement facility and go-kart rental track (PC rec. disapproval 5/24/84; CC disapproved 6/12/84, Ord. failed). |

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 CR Regional Commercial to IL Limited Industrial. The subject property consists of ±0.1372 acres and is currently a paved lot occupied by a vacant building. Adjacent uses include a Taco Bell restaurant to the north, office buildings to the east, and light industrial uses to the west across Haverhill Drive. The Applicant also owns the three lots to the south. The subject property and the three lots to the south were once used for auto sales. South of these lots are two single-family homes.

The subject property and the Taco Bell property to the north is zoned CR Regional Commercial. The adjacent land to the south is zoned IL Limited Industrial. When Taco Bell was developed in 2020 a plat was reviewed and approved that included a portion of the subject property. The resulting parcel, which is the subject property, is 35 feet in width by approximately 184 feet or ±0.1372 acres. The Applicant has recently submitted a Minor Site Plan Review Application (SPR-19-24) for the redevelopment of the subject property as well as three lots to the south. The three lots to the south are zoned IL Limited Industrial. The Applicant is requesting a zone change to IL to be consistent with the current zoning of the other lots as well as the proposed use. The Applicant is proposing to construct a storage building for maintenance equipment and material storage for his business.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the subject site as well as the properties to the north and south for Neighborhood Commercial. The Neighborhood Commercial District is intended for predominately small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may also be included. While the IL Zoning District is not consistent with the Neighborhood District, it is consistent with both the existing land uses and current zoning of properties in the area.

Staff recommends approval of the Zone Change from CR Regional Commercial to IL Limited Industrial because the IL Zoning District is representative of how the area has developed in relation to land use and zoning. In addition, the narrow width of the parcel and minimal size necessitates that the parcel be developed in conjunction with abutting property. The Taco Bell development to the north already acquired the portion of the subject parcel they needed; therefore, rezoning the subject property to IL is appropriate as it is consistent with the abutting property to the south.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4006-24, a request for a Zone Change from CR Regional Commercial to IL Limited Industrial at 3922 Haverhill Drive to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is compatible with the existing land uses in the general vicinity of the subject property (TMC§1111.0606(B)); and
2. The rezoning is consistent with the zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)).

Respectfully Submitted,



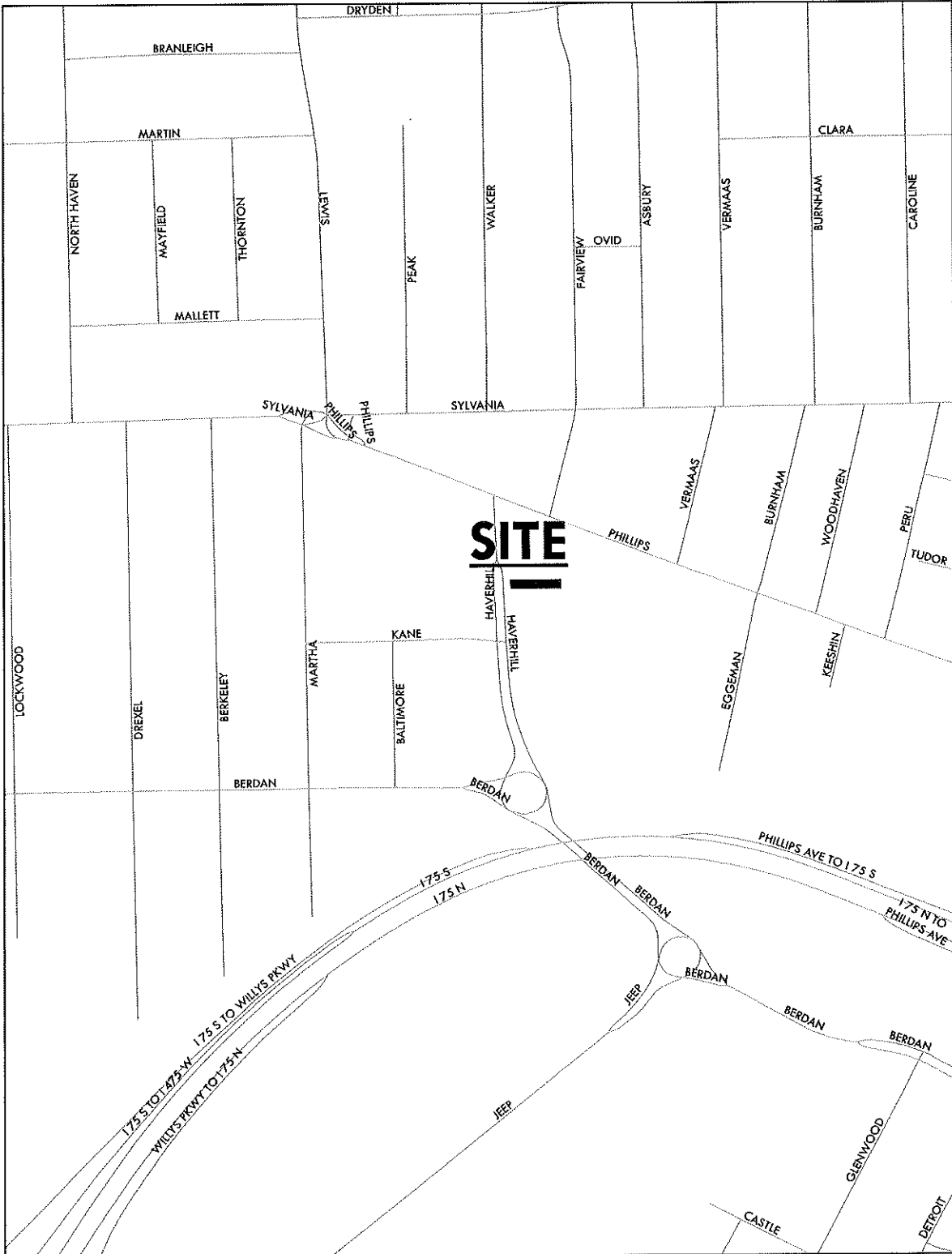
Thomas C. Gibbons
Secretary

LK
Two (2) sketches follow

CC: David Joseph, CCL Phillips, 4133 Talmadge Road, Toledo, OH 43623
Lisa Cottrell, Deputy Director
Lisa Karcher, Planner

GENERAL LOCATION

Z-4006-24



ZONING & LAND USE

Z-4006-24

