

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z-4005-23

DATE: June 8, 2023

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

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

SUBJECT: Zone Change from RD6 Duplex Residential to CR Regional Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 8, 2023 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from RD6 Duplex Residential to CR Regional Commercial
Location	-	1349 S. Holland-Sylvania Road Toledo OH 43528
Applicant + Owner	-	Jason DiTerlizzi DDS LLC 1359 S. Holland-Sylvania Road Toledo, OH 43528

#### Site Description

Zoning	-	RD6 / Duplex Residential
Area	-	± 0.73 Acres
Frontage	-	± 100' along Holland-Sylvania Road
Existing Use	-	Single-family Home
Proposed Use	-	Dental Office

#### Area Description

North	-	RD6, RM12 / Apartments, Condominiums, Duplexes
South	-	IC, CO, CN / Office Building, Neighborhood Shopping Center, St John's Jesuit High School
East	-	CR-SO / Retail Shop, Open Space
West	-	Springfield Township / Neighborhood Shopping Center, Hotels, Department Stores

## GENERAL INFORMATION (cont'd)

### Parcel History

None on file

### 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 RD6 Duplex Residential to CR Regional Commercial. The  $\pm$  0.73-acre site is occupied by a single-family home and fronts Holland-Sylvania Road. The property is surrounded by apartments, condos and duplexes to the north, retail shop to the east, to the south is an office building and a neighborhood shopping center and to the west is a neighborhood shopping center and department stores in the Springfield Township.

The applicant intends to demolish the existing building and develop a new commercial building at the site. The applicant is requesting the Zone Change in order relocate the dental practice at 1359 Holland-Sylvania Road to this site.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Regional Commercial land uses. Regional Commercial Land uses land uses are for predominantly large-scale commercial uses intended to accommodate auto-oriented developments such as malls, big box retail stores and mixed-use developments. Offices and multiple family residential developments may also be interspersed within this district.

Staff recommends approval of the Zone Change from RD6 Duplex Residential to CR Regional Commercial because the uses permitted under the proposed Zone Change are compatible with uses in the proposed Zoning classification. Additionally, the proposed Zone Change is consistent with the comprehensive plan.

## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommend approval of Z-4005-23, a request for Zone Change from RD6 Duplex Residential to CR Regional Commercial at 1349 S. Holland-Sylvania Road to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The Zoning classifications of properties within the general vicinity of the subject property. (**TMC§1111.0606(C)** – Review & Decision-Making Criteria).

TO: President Cherry and Members of Council  
June 8, 2023  
Page 3

REF: Z-4005-23

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons".

Thomas C. Gibbons

Secretary

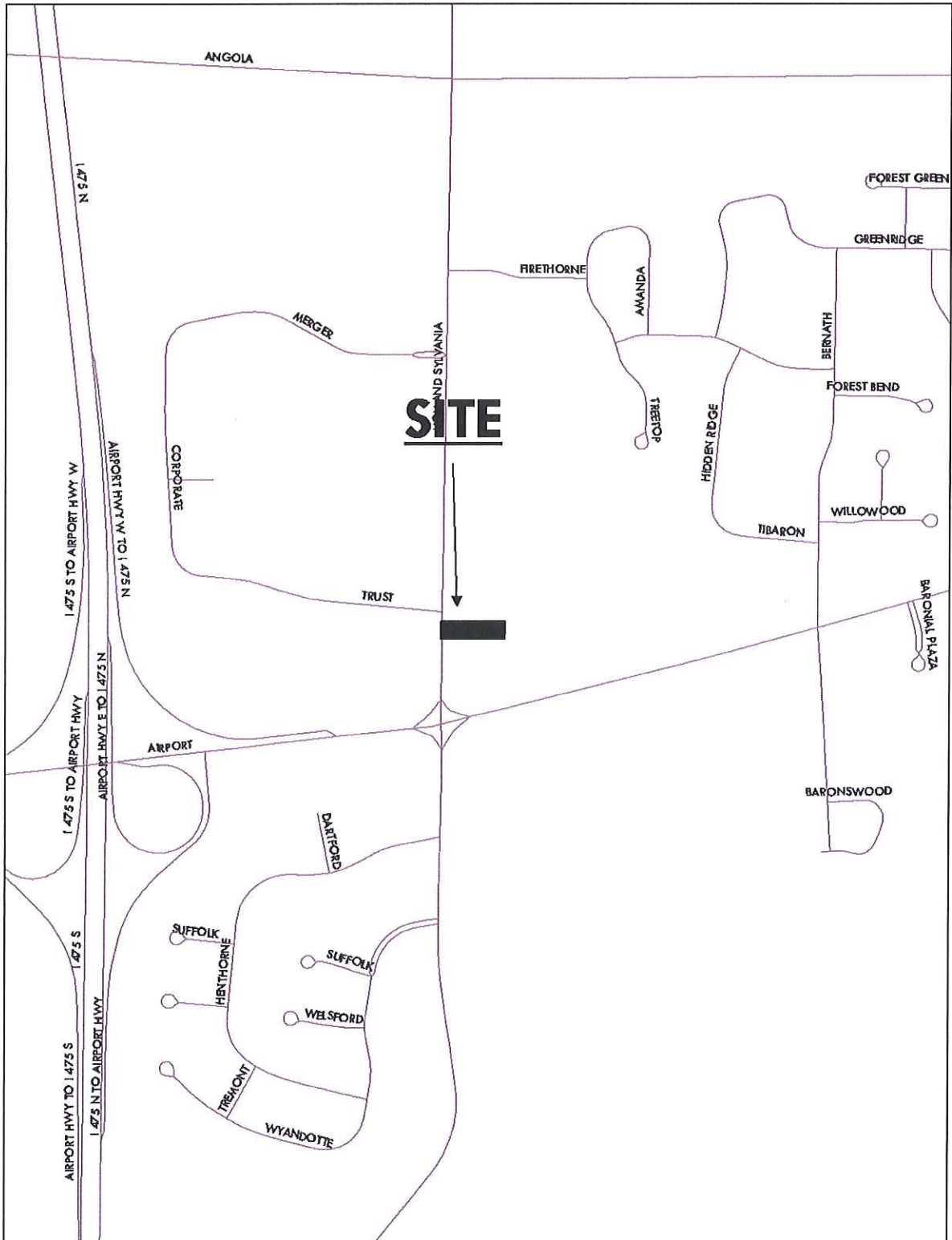
ET

Two (2) sketches follow

CC: Jason DiTerlizzi DDS LLC, 1359 S. Holland-Sylvania Road, Toledo OH 43528  
Lisa Cottrell, Administrator  
Esther Tetteh, Planner

# GENERAL LOCATION

Z-4005-23  
ID 126





## ZONING & LAND USE

**Z-4005-23**  
ID 126

