

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z-5001-23

DATE: July 13, 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 RS12 Single Dwelling Residential to CN Neighborhood Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday 13, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from RS12 Single-dwelling Residential to CN Neighborhood Commercial

Location - 5004 Airport Highway
Toledo OH 43615

Applicant + Owner - Ronald J. Wetzel & Diana L. Wetzel
5016 Airport Highway
Toledo, OH 43615

Site Description

Zoning - RS12 / Single-dwelling Residential

Area - ± 0.16 Acres

Frontage - ± 50' along Airport Highway
± 140' along Westgate Road

Existing Use - Single-family Home

Proposed Use - Business support

Area Description

North - RS12 / Single-family Homes

South - RS9 / Apartments, Vacant Lots

East - RS12 / Single-family Homes

West - CN / Retail Shop

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 RS12 Single-family Residential to CN Neighborhood Commercial. The ± 0.16-acre site is occupied by a single-family home and fronts Airport Highway and Westgate Road. The property is surrounded single-family homes to the north, and east, to the south apartments and vacant lots and to the west is a retail shop.

The applicant owns the adjacent retail business D&R Pool Sales. There are no residents occupying the single-family home and has been used to support the adjacent business. The applicant intends to build a garage and use it to support the business in future. The Zone Change is being requested in order to expand and provide support for the business.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Single Family Land Uses. The single-family land use designation is intended to accommodate the development of single dwelling units on individual lots. It may also include libraries, schools, churches, and community centers. The district is intended to create, maintain and promote housing opportunities for individual households. It may include non-residential uses, duplexes, and planned unit development that are typically compatible with residential neighborhoods.

Staff recommends approval of the Zone Change from RS12 Single-dwelling Residential to CN Neighborhood Commercial because of the physical suitability of the subject property for the uses permitted under the existing and proposed Zoning classifications.

PLAN COMMISSION RECOMMENDATION

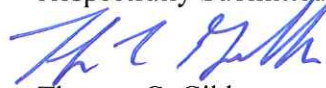
The Toledo City Plan Commission recommends approval of Z-5001-23, a request for Zone Change from RS12 Single-dwelling Residential to CR Regional Commercial at 5004 Airport Highway to Toledo City Council for the following **reason**:

1. The physical suitability of the subject property for the uses permitted under the existing and proposed zoning classifications; **(TMC§1111.0606(D))**;

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Respectfully Submitted,



Thomas C. Gibbons

Secretary.

ET
Two (2) sketches follow

GENERAL LOCATION

Z-5001-23



ZONING & LAND USE

Z-5001-23

