

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z-1003-23

DATE: March 9, 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 RS6 Single-dwelling Residential & CN Neighborhood Commercial to CN Neighborhood Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 9, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from RS6 Single-dwelling Residential & CN Neighborhood Commercial to CN Neighborhood Commercial

Location - 5848 Dorr Street

Applicant + Owner - Geriann Walsh
9661 Bancroft Street
Holland, Ohio 43528

Site Description

Zoning - RS6, CN / Single-dwelling Residential, Neighborhood Commercial

Area - ± 1.71 Acres

Frontage - ± 197.82' along Dorr Street
± 419.32' along Westland Garden Road

Existing Use - Rental Store

Proposed Use - Rental Store

Area Description

North - RS6 / Vacant Lot

South - CR, RS6 / Neighborhood Shopping Center, Nursing Home, Single-family Homes

East - RM36, RS6 / Apartments, Vacant Lot

GENERAL INFORMATION (cont'd)

West - CN, CR, RS6/ Vacant Lot, Car Sales Shop, Retail Shop, Single-family Homes

Parcel History

Z-202-90 - Zone change from R-2 (single-family) to C-3 (commercial) for property located at 5848 Dorr Street (PC approved 05/18/1990, Ord. 595-90)

SUP-3058-95 - Request for a Special Use Permit for a cellular phone tower (PC approved 05/11/1995, Ord. 345-95).

SUP-9001-08 - Special Use Permit amendment for height extension of existing freestanding wireless tower. (PC approved 11/06/2008, Ord. 27-09).

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 RS6 Single-Dwelling Residential and CN Neighborhood Commercial to CN Neighborhood Commercial. The ± 1.71 acres site is split Zoned RS6 Single-Dwelling Residential to the north and CN Neighborhood Commercial to the south fronting Dorr Street. The site is occupied by AZ Rental Supply Store and a freestanding wireless tower north. The property is surrounded by a vacant lot to the north, apartments and vacant lots to the east, to the south is a predominantly single-family neighborhood, and to the west is a vacant lot, car sales shop, retail shop and single-family homes. The applicant is requesting the Zone Change to better align the Zoning of the site with the property in its current use. The applicant intends to split the portion of the lot occupied by the cell tower in future. The Zone Change to CN-Neighborhood Commercial would give the site one Zoning classification and facilitate the sale of the property.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Neighborhood Commercial land use and the northern portion site for Single-Family land uses. Neighborhood Commercial land uses are predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may also be included. Although the northern portion of the lot is aimed for Single-Family land uses, rezoning would give the site one zoning classification and facilitate the development of the property.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan (cont'd)

Staff recommends approval of the Zone Change from RS6-Single-Family Residential and CN-Neighborhood Commercial to CN-Neighborhood Commercial because the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed Zoning classification.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-1003-23, a request for Zone Change from RS6 Single-dwelling Residential and CN- Neighborhood Commercial to CN Neighborhood Commercial at 5848 Dorr Street 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 physical suitability of the subject site and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification (**TMC§1111.0606(D)** – Review & Decision-Making Criteria).

Respectfully Submitted,



Thomas C. Gibbons

Secretary

ET

Two (2) sketches follow

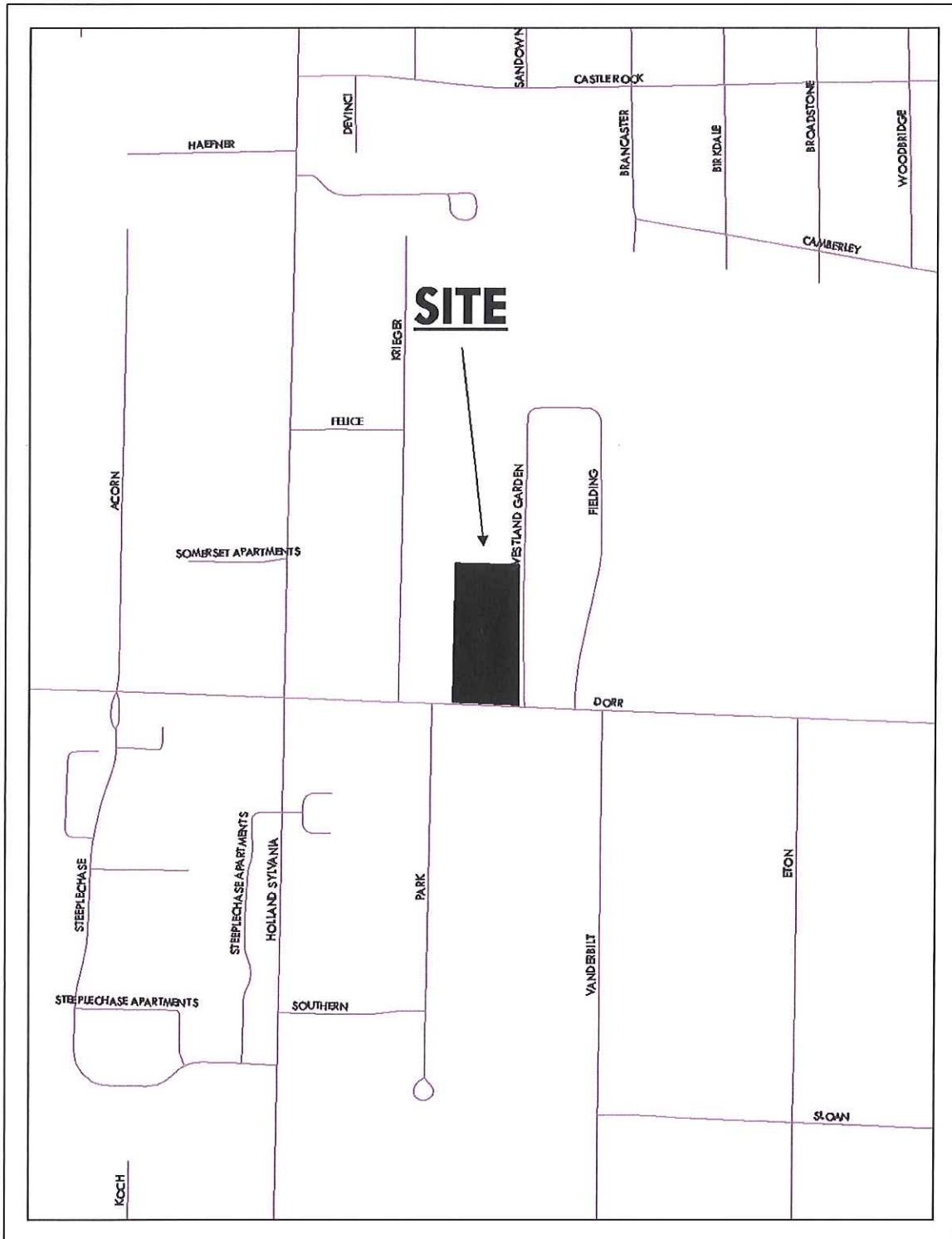
CC: Geriann Walsh, 9661 Bancroft Street, Holland, Ohio 43528

Lisa Cottrell, Administrator

Esther Tetteh, Planner

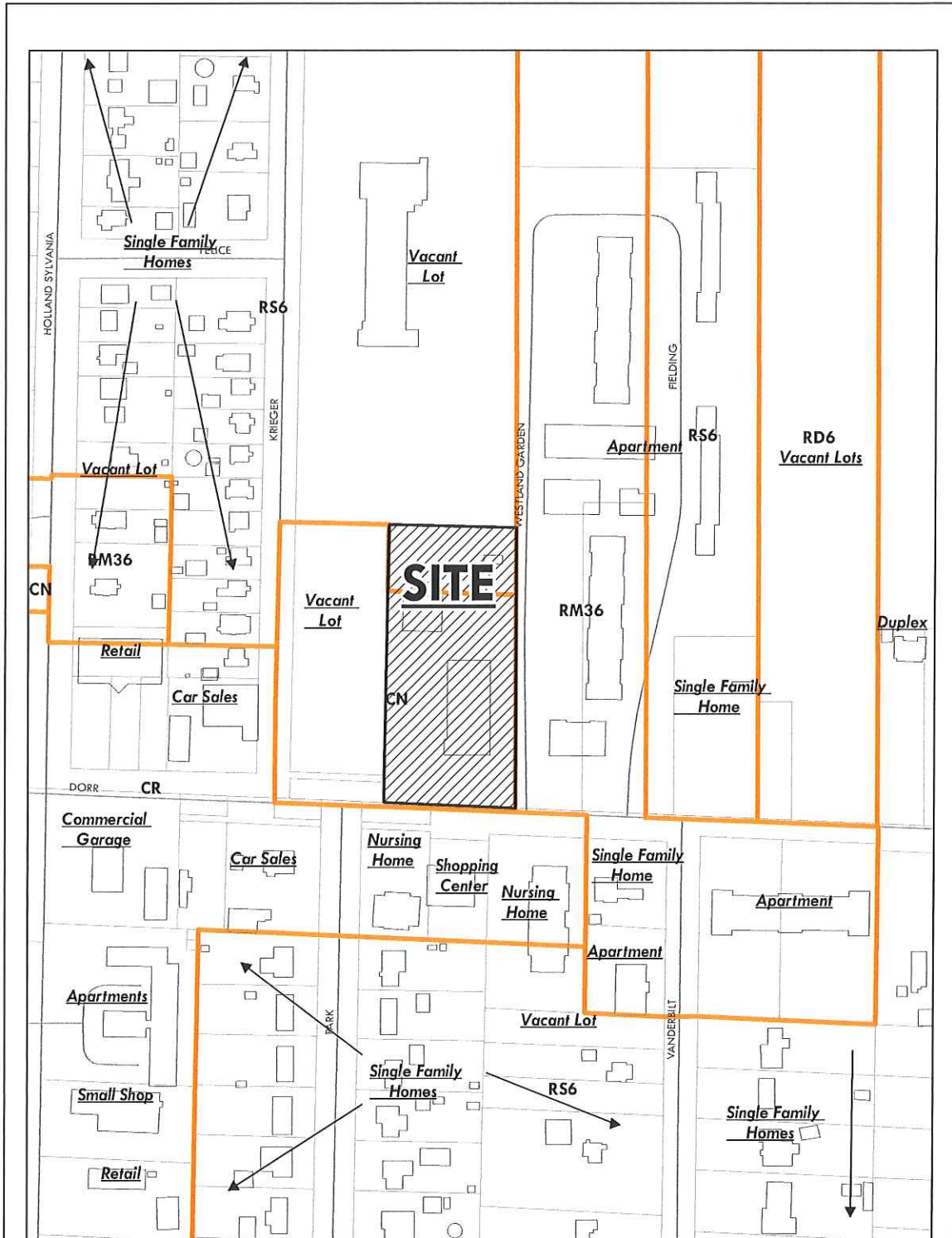
GENERAL LOCATION

Z-1003-23

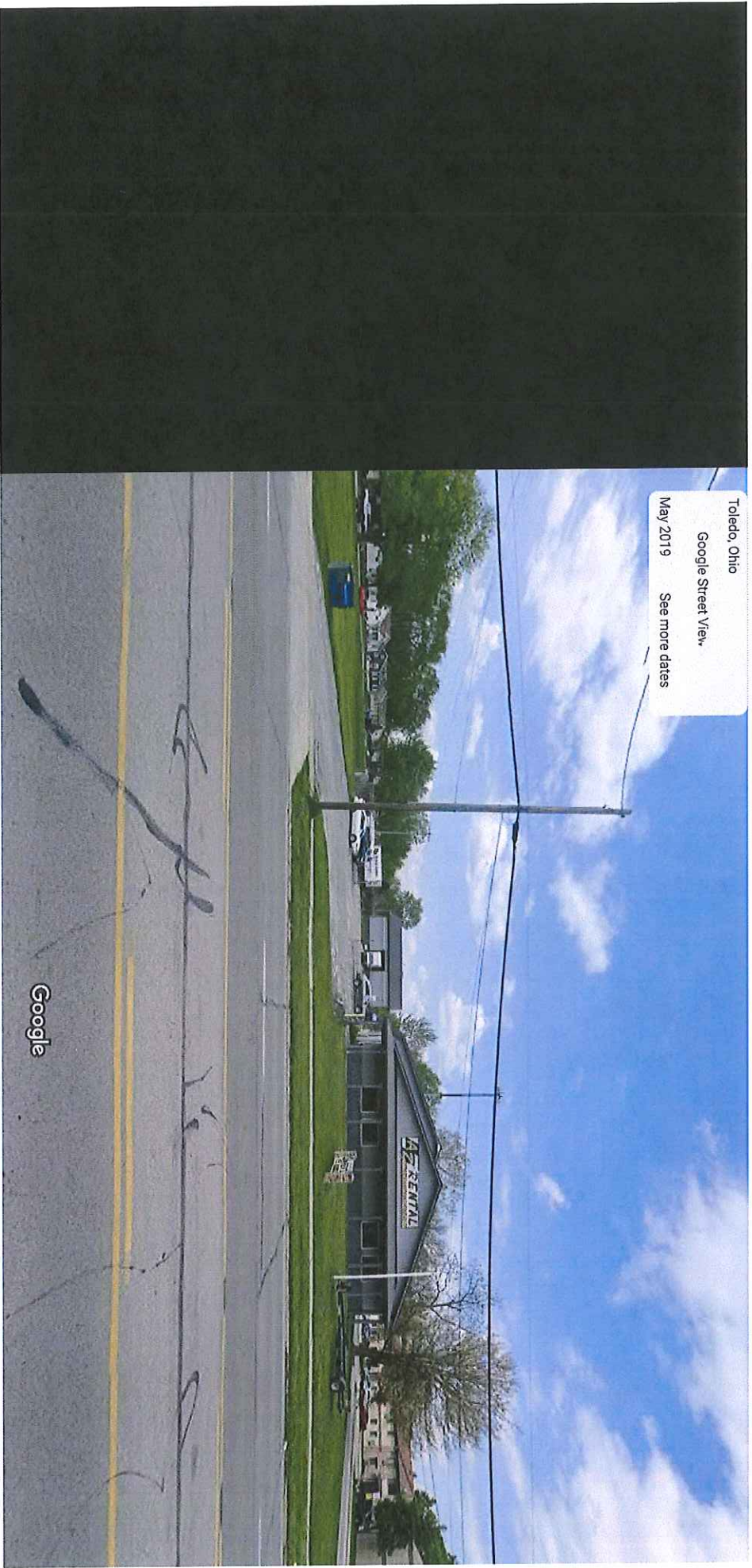


ZONING & LAND USE

Z-1003-23



5837 Dorr St



Toledo, Ohio
 Google Street View
 May 2019 See more dates

Image capture: May 2019 © 2023 Google

← 5848 Dorr St

All Street View & 360°