

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: April 13, 2023

REF: Z-2003-23

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

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

SUBJECT: Zone Change from CR Regional Commercial to RS6 Single-Dwelling Residential at 5024 Valley Forge Drive

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

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR Regional Commercial to RS6 Single-Dwelling Residential
Location	-	5024 Valley Forge Drive
Applicant & Owner	-	John Mitchell 5024 Valley Forge Drive Toledo, OH 43613

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 0.19 Acres
Frontage	-	± 50' along Valley Forge Drive
Existing Use	-	Single Family Dwelling
Proposed Use	-	Single Family Dwelling

Area Description

North	-	RS6 / Single Family Dwellings
South	-	CR / Auto Service
East	-	CR / Vacant Commercial, Day Care Center, and Apartment Building Complex
West	-	CR / Furniture Rental Service, Restaurants

Parcel History

No parcel history on record.

GENERAL INFORMATION (cont'd)

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 RS6 Single-Dwelling Residential at 5024 Valley Forge Drive. The ± 0.19 acre site is occupied by a single-family residential home that was built in 1962. The structure is approximately 1,044 square feet and consists of four (4) bedrooms and one (1) bathroom. Surrounding land uses include an auto service and single family dwelling to the south. To the east there is a vacant commercial building, day care center, gas station, and apartment buildings. To the west is a furniture rental service, and two (2) restaurants. To the north are single-family dwellings that are zoned appropriately.

The applicant is requesting the Zone Change to facilitate the selling of a residential dwelling. Under the CR Regional Commercial Zoning District single-family dwellings are not permitted. The home is legal non-conforming and will not be able to be rebuilt if destroyed more than 75% of its fair market value per TMC§1114.0205(C). Financial institutions are reluctant to lend money or refinance loans for properties that do not adhere to its underlying zoning.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Neighborhood Commercial land uses. The CN Neighborhood Commercial Zoning District is intended to accommodate pedestrian oriented small-scale retail and service businesses that serve nearby residential areas. This zoning is also intended to contain the sprawl of strip commercial zoning along major streets that are associated with neighborhoods. As a stand-alone parcel, the subject property is not conducive to commercial uses.

Staff recommends approval of the Zone Change from CR Regional Commercial to RS6 Single-Dwelling Residential because the request is compatible with existing land uses and zoning classifications of properties within the general vicinity of the subject property. Moreover, the subject property is not compatible for the uses permitted under the existing zoning classification. Lastly, the Zone Change will not have a negative impact on adjacent properties.

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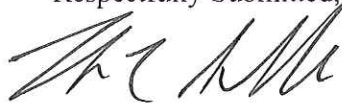
REF: Z-2003-23

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommend approval of Z-2003-23, a request for Zone Change from CR Regional Commercial to RS6 Single-Dwelling Residential at 5024 Valley Forge Drive to Toledo City Council for the following **four (4) reasons**:

1. The request is compatible with existing land uses within the general vicinity of the subject property **(TMC§1111.0606(B) Review and Decision Making Criteria)**.
2. The request is compatible with existing zoning classifications of properties within the general vicinity of the subject property **(TMC§1111.0606(C) Review and Decision Making Criteria)**.
3. The physical suitability of the subject property is not compatible for the uses permitted under the existing zoning classification **(TMC§1111.0606(D) Review and Decision Making Criteria)**.
4. The request will not have a negative impact on the residential properties adjacent to the subject property **(TMC§1111.0606(E) Review and Decision Making Criteria)**.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

JEB

Two (2) sketches follow

Cc: John Mitchell, 5024 Valley Forge Drive, Toledo, OH 43613
Lisa Cottrell, Deputy Director
Josh Bender, Planner

GENERAL LOCATION

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Zoning and Land Use

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