

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

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 ± 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.

STAFF RECOMMENDATION

The staff recommends that 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)**.

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-4005-23
DATE: June 8, 2023
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: July 12, 2023
TIME: 4:00 P.M.

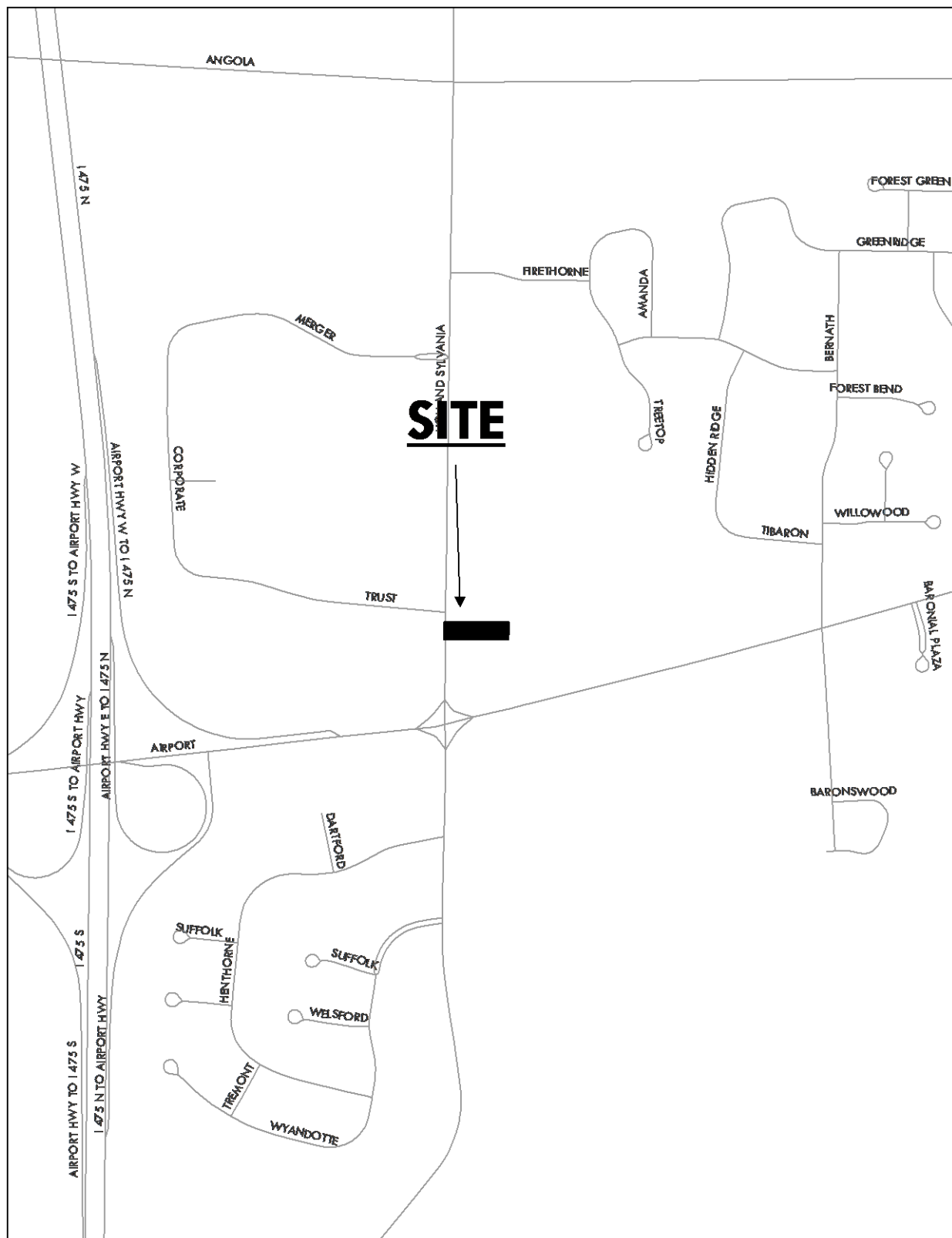
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REF: Z-4005-23 . . . June 8, 2023

Two (2) sketches follow

GENERAL LOCATION

Z-4005-23
ID 126



ZONING & LAND USE

Z-4005-23
ID 126

