



# TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604    PHONE 419-245-1200    FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: February 15, 2019  
REF: Z-12001-18

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

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

SUBJECT: Request for a Zone Change from RD6 Duplex Residential to IG General Industrial at 615 Phillips Avenue.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 14, 2019 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request - Zone Change from RD6 Duplex Residential to IG General Industrial

Location - 615 Phillips Avenue

Applicant - Scott Riffle  
9176 Valetta Drive  
Temperance, MI 48182

### Site Description

Zoning - RD6 / Duplex Residential

Area - ± 0.28 acres

Frontage - ± 85' along Phillips Avenue  
± 85' along Keeshin Drive (undedicated R/W)

Existing Use - Single family home / Bearings & Supply Co.

Proposed use - New industrial building

Neighborhood Org. - None

Overlay - None

### Area Description

North - Phillips Ave, window cleaner, industrial supply / IL

South - Industrial garage & warehouse / IG

East - Industrial cleaning company / IG

West - Single-family home / RD6

## GENERAL INFORMATION (cont'd)

### Parcel History

Z-309-64 - Zone Change from R-3 to M-2 on the south side of Phillips Avenue, west of NYC R.R. (P.C. rec. approval on 12/17/1964).

### 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 IG General Industrial for a site located at 615 Phillips Avenue. The ±0.28-acre parcel is occupied by a single family house and garage in the rear portion of the property accessed off Keeshin Drive, an undedicated street. Adjacent land uses include a building services company to the north across Phillips Avenue, a commercial cleaning company to the east across Keeshin Drive, a limousine service to the south, and single family homes to the west.

The applicant intends to raze the existing house on the property in order to construct a new industrial building. A Zone Change is required for this property since industrial uses are not permitted in the current RD6 zoning district. The Zone Change to IG General Industrial will permit the applicant to construct the new building.

### Future Developments

A Minor Site Plan Review will be required in accordance with TMC§1111.0802(A)(1) & (2) before any development can take place on the site. Through the installation of landscape buffers, efforts shall be taken to protect visibility from the neighboring residential properties and along Phillips Avenue. A completed site plan and landscaping plan must be submitted for review and approval for any future developments on the site.

As stated in TMC§1107.1202(B), off-street parking facilities, including vehicular drives and maneuvering areas, in Commercial or Industrial districts are prohibited within;

1. Required landscape buffers required under Chapter 1108;
2. 15 feet, and for properties over 5 acres and/or those with over 500 feet of frontage 30 feet, of street rights-of-way, except for approved driveways from streets;
3. 25 feet for properties located within 50 feet of a Residential district that fronts on the same street as the lot containing the off-street parking area; and
4. 10 feet from all RS and RD districts.

### **STAFF ANALYSIS (cont'd)**

Specific regulations in the Zoning Code (TMC§1107.1203) restrict the location and access of industrial parking areas when adjacent to residential districts. Street access to a parking lot in an Industrial zoning district must be from a major street or from a street located in an Industrial district with Industrial zoning on the opposite side of the street. Phillips Avenue is located within an Industrial district and classified as a major street. Additionally, there is Industrial zoning on the opposite side of the street. Therefore, the proposed site meets the parking, loading, and access regulations permitted for any future expansion or modification of the site.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for neighborhood commercial land uses. The intent of the neighborhood commercial future land use designation is to encourage predominantly small and medium scale commercial uses to serve the nearby neighborhoods. The proposed use does not comply with the future land use designation identified in the 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change for this location because it is compatible with the current zoning designations to the north, south and west of the subject property. Additionally, the proposed IG zoning is consistent with the established land uses of properties immediately to the south and west of the site. Finally, staff recommends approval of the Zone Change due to the physical suitability of the subject property for the existing land use which is permitted under the proposed IG General Industrial zoning classification.

### **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-12001-18, a request for Zone Change from RD6 Duplex Residential Commercial to IG General Industrial at 615 Phillips Avenue, to Toledo City Council for the following three (3) reasons:

1. The proposed IG General Industrial zoning is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*).
2. The proposed IG General Industrial zoning is consistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*); and
3. The physical suitability of the subject property for the uses permitted under the proposed IG General Industrial zoning classification; (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

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Respectfully Submitted,

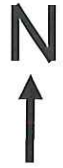
A handwritten signature in cursive script that reads "Thomas C. Gibbons".

Thomas C. Gibbons  
Secretary

Two (2) sketches follow  
Cc: Lisa Cottrell, Administrator  
Ryne Sundvold, Planner

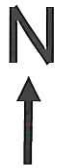
# GENERAL LOCATION

Z-12001-18  
ID 16



# ZONING AND LAND USE

Z-12001-18  
ID 16





# TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: February 1, 2019  
REF: Z-12001-18  
PLANNER: Ryne Sundvold

## NOTICE OF PUBLIC HEARING

on

Date: Thursday, February 14, 2019

Request: Zone Change from RD6 Duplex Residential to IG General Industrial

Location: 615 Phillips Avenue

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the owners of property within and contiguous to and directly across the street from subject parcel or parcels at the addresses of such owners appearing on the County Auditor's current tax list. Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, February 14, 2019** at the **Council Chambers, First Floor, One Government Center**, Jackson and Erie Streets, Toledo, Ohio, and would appreciate any information you or your neighbors can give to aid their decision. **It is not necessary for you to attend the meeting but you are welcome to do so if you wish.** You may write or phone before the meeting to give us information or to inquire about this request. The Plan Commission phone number is 419-245-1200.

### TOLEDO CITY PLAN COMMISSION

\* I am the owner of Sewer main clearing access from the plot. I am 90 years old and handicapped with an apartment above the window egress business. I do not think this change is necessary.

Gretchen E. Skinnist  
614 Phillips

# ZONING AND LAND USE

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ID 16

