



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: July 23, 2018

REF: Z-4003-18

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 RM12 Multi-Dwelling Residential at 2757 Gardengate Place.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 12, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RD6 Duplex Residential to RM12 Multi-Dwelling Residential
Location	-	2757 Gardengate Place
Applicants	-	Edgebrook Development Co. 5135 S. Main Street Sylvania, OH 43560
		Charles H. Gibson IV 2520 Gardengate Place Toledo, OH 43614
Engineer	-	George V. Oravec Oravec & Associates 5333 Secor Road Toledo, OH 43623

Site Description

Zoning	-	RD6 / Duplex Residential
Area	-	± 3.9 acres
Frontage	-	± 615' along Gardengate Place
Existing Use	-	Undeveloped land
Proposed Use	-	26 unit residential development

GENERAL INFORMATION (cont'd)

Area Description

North	-	Heatherdowns Blvd, single family homes / RS12
South	-	Heatherbriar multi-dwelling apartments / RD6
East	-	Amhurst multi-dwelling apartments / RD6
West	-	Heather Village Condominiums / RD6

Combined Parcel History

Z-9003-03	-	Zone Change from R-A Single Family Residential to R-3 Two Family Residential at 4955 Heatherdowns Blvd (P.C. approved on 12/4/2003, C.C. approved on 1/27/2004 by Ord. 71-04).
CUP-9004-03	-	Community Unit Plan at 4955 Heatherdowns Blvd (P.C. approved on 12/4/2003, C.C. approved on 1/27/2004 by Ord. 70-04).
S-26-03	-	Preliminary Drawing for GARDENGATE VILLAS (P.C. approved on 12/4/2003, Final Plat approved by P.C. on 12/2/2004).
PUD-4004-18	-	Amendment to a Planned Unit Development, originally granted by Ordinance 70-04, to develop multi-family units at 2757 Gardengate Place (<i>companion case</i>).

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

This case was deferred from the June 14, 2018 Plan Commission hearing due to a modification to the original site plan submitted with the companion Planned Unit Development (PUD). The applicant is requesting a Zone Change from RD6 Duplex Residential to RM12 Multi-Dwelling Residential for a site located at 2757 Gardengate Place. The ±3.9 acre site is predominantly undeveloped with three (3) single-family homes built on the northern portion of the development. Surrounding land uses include single-family homes across Heatherdowns Boulevard to the north, multi-dwelling apartments to the east and south, and condominiums to the west of the subject site.

STAFF ANALYSIS (cont'd)

This site is part of an existing Community Unit Plan (CUP) (*Ordinance 70-04*) that was approved in 2004 for a twenty (20) lot single-family subdivision. The applicant is requesting the Zone Change in order to modify the existing CUP and increase the number of dwelling units by six (6) units. As depicted on the revised site plan submitted, lots number 1-4 and 17-20 are to remain one-story single-dwelling houses, whereas lots 5-15 and 16 will be replatted into eighteen (18) individual lots and developed as one-story single-dwelling unit attached houses. A Zone Change is required for the site in order to allow for the proposed increase in the number of dwelling units. An amendment to the PUD is required for the site in order to modify the previously approved CUP and was submitted as a companion case (*PUD-4004-18*) with this request.

Planned Unit Development (PUD) Regulations

The current RD6 zoning allows twenty (22) units for the entire parcel or 5.8 units per gross acre, whereas the proposed RM12 zoning allows for a total of thirty-six (39) units or 10 units per gross acre. The applicant is proposing a total of twenty-six (26) units for the entire PUD. Therefore, the RM12 Multi-Dwelling Residential with a PUD is the most appropriate zoning for the proposed density.

Pursuant to TMC§1103.1010(C), all PUD's shall be platted according the Subdivision Rules & Regulations for the City of Toledo. Additionally, as stated in TMC 1103.1014, if construction has not begun after two (2) years of the approval, then the Planned Unit Development (PUD) will lapse and the site will revert to the original zoning classification prior to the PUD.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Single-Family Residential land uses and the neighborhood around the site is designated as Multi-Family Residential. Staff recommends approval of the applicant's request because the proposed rezoning is consistent with the future land use designation of surrounding properties identified in the Toledo 20/20 Comprehensive Plan. Additionally, staff recommends approval of the Zone Change because the proposed zoning is consistent with the existing zoning classifications and land uses surrounding the subject property.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4003-18, a request for a Zone Change from RD6 Duplex Residential to RM12 Multi-Dwelling Residential for a site located at 2757 Gardengate Place, to the Toledo City Council for the following three (3) reasons:

PLAN COMMISSION RECOMMENDATION (cont'd)

1. The request conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A) – *Review and Decision Making Criteria*).
2. The request is consistent with existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review and Decision Making Criteria*); and
3. The request is consistent with zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C) – *Review and Decision Making Criteria*).

Respectfully Submitted,

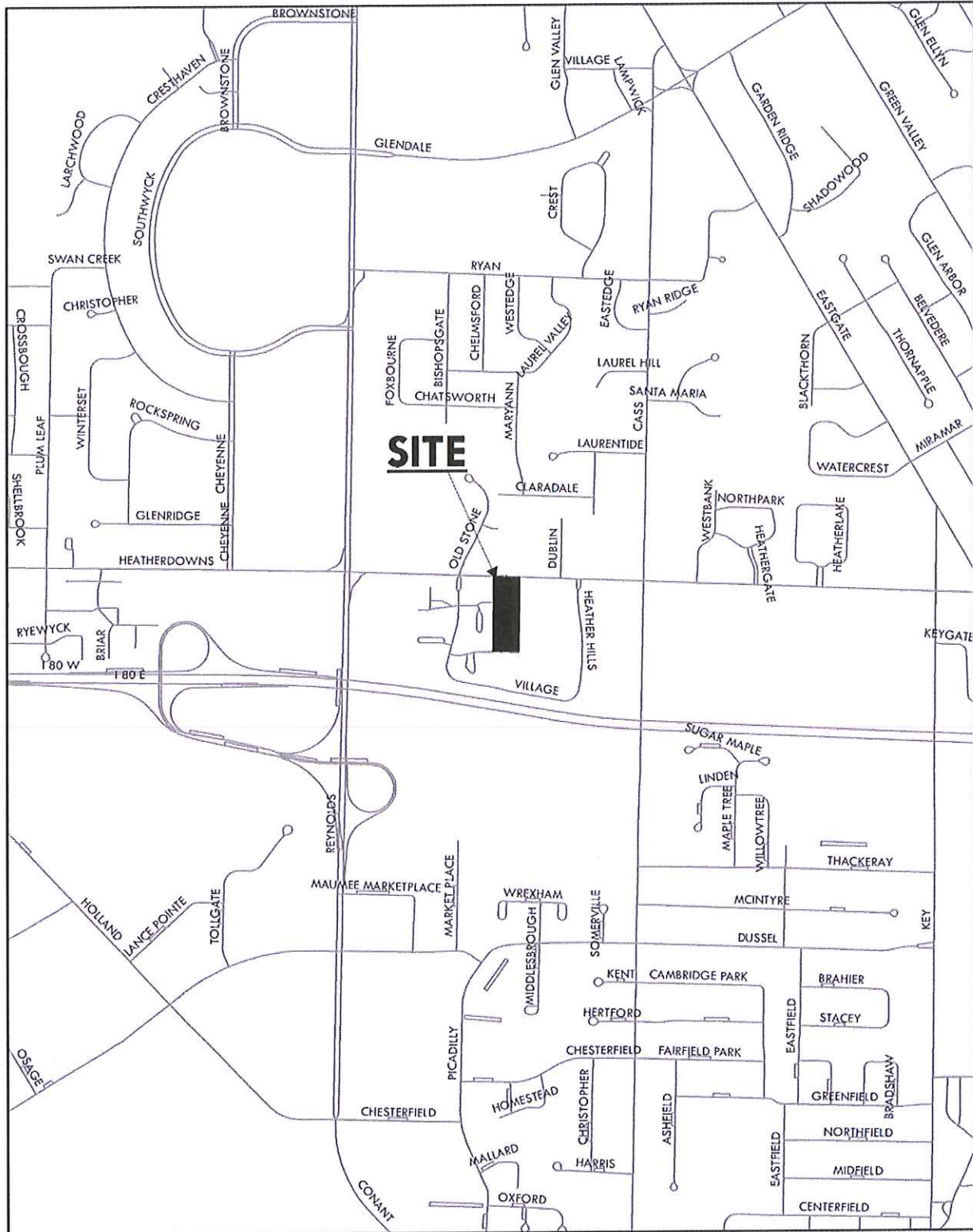
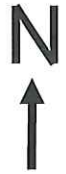


Thomas C. Gibbons
Secretary

Three (3) sketches follow
CC: Lisa Cottrell, Administrator
Ryne Sundvold, Planner

GENERAL LOCATION

Z-4003-18
ID 142



ZONING & LAND USE

Z-4003-18
ID 142

