

CASE NO. 1

TOLEDO - LUCAS COUNTY PLAN COMMISSION

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

Z25-0014

REF: Z25-0014

DATE: June 13, 2025

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Request for a Zone change from CR (Regional Commercial) & RS6 (Single-Dwelling Residential) to CR (Regional Commercial) at 4256 Secor Road.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 12th, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone change from CR (Regional Commercial) & RS6 (Single-Dwelling Residential) to CR (Regional Commercial)
Location	-	4256 Secor Road
Applicant	-	Millie Hopes Caninballz LLC 4652 Commonwealth Avenue Toledo, OH 43612
Owner	-	Imad Hariri I&K Link LLC 5503 Waterville Monclova Road Monclova, OH 43542

Site Description

Zoning	-	CR & RS6 / Regional Commercial & Single-Family Residential
Area	-	± 2.39 acres
Frontage	-	± 240' along Secor Road
Existing Use	-	Knights of Columbus Banquet Hall
Proposed Use	-	Kennel, Indoor Dog Water Park, Outdoor Run

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GENERAL INFORMATION (cont'd)

Area Description

North	-	Medical Offices, Global Tech College, West Toledo Animal Hospital, Commercial businesses, Single-Family Dwellings / CR, RS6
South	-	Vacant land, Pawn Shop, Corydon Drive, Medical Offices, Automotive shops, Single-Family Dwellings / CO, CR, RS6
East	-	Pine Glen Park, Single-Family Dwellings / POS, RS6
West	-	Secor Road, The Toledo Clinic and parking lot, Medical Offices, Apartment complexes / CO, RM12

Parcel History

T-118-70	-	Lot spilt of the eastern portion of parcel number 1886221, ± 4.35 acres of land acquired by the City of Toledo as a part of the Federal Open-Space Land Acquisition project OHIO-OSA-109 of an area known as Stannard Park Addition. (Administratively approved 06/10/1970).
SUP-8069-96	-	Special use permit for a monopole cellular phone tower at located at 4256 Secor Road. (PC approved 11/21/1996, PZ approved 12/18/1996, Ord. 16-97 approved 01/07/1997).

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The Applicant is requesting a Zone change from CR (Regional Commercial) & RS6 (Single-Family Residential) to CR (Regional Commercial) at 4256 Secor Road. The subject site consists of ± 2.39 acres and has ± 240 feet of frontage along Secor Road. The front/western 272' of the site is occupied by an existing building and is currently zoned CR. The rear/eastern 335' of the site contains the building's parking lot and a monopole cellular tower; this area is zoned RS6. The site has previously been occupied by the Knights of Columbus banquet hall. Surrounding land uses include a mix of office and medical buildings, Global Tech College, West Toledo Animal Hospital, and single-family dwellings to the north; vacant land, a pawn shop, Corydon Drive, medical offices, automotive shops and single-family dwellings to the south; Pine Glen Park and single-family dwellings to the east; and across Secor road to the west are medical offices, the Toledo Clinic, and apartment complexes.

The applicant is requesting a Zone change to permit the installation of an outdoor fenced-in dog run north of the existing building. Outdoor runs are required to be set back at least two-hundred feet (200') from any residential district or use. The current zoning of CR permits an animal kennel by right in the existing building; however, an outdoor run is prohibited due to the location of the residential district boundary line abutting the building. The close proximity of the residential boundary zone would not allow for an outdoor run anywhere on the site premises. The proposed zone change will correct the legal non-conformality of the parking lot within a residential district, and will allow for an outdoor run to be located no less than two-hundred feet (200') from a residential district or use.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. While the zoning classification CR (Regional Commercial) supports auto-oriented developments, the site is currently split zoned CR & RS6 (Single-Family Residential). The requested Zone Change to CR corrects a legal non-conformity of the rear parking lot within a residential zoned district. Additionally, the site abuts a park with walking trails and is surrounded by a mix of offices and commercial uses Zoned CR along Secor Road. The Forward Toledo Comprehensive Land Use Plan supports the rezoning of this site from CR (Regional Commercial) & RS6 (Single-Family Residential) to CR (Regional Commercial).

Staff recommends approval of the Zone Change from CR (Regional Commercial) & RS6 (Single-Family Residential) to CR (Regional Commercial) at 4256 Secor Road because the proposed CR (Regional Commercial) Zoning District is compatible with the existing adjacent commercial land uses; rezoning brings the site closer into conformance; and the proposed CR (Regional Commercial) Zoning District is consistent with the land use classification Neighborhood Mixed-Use as identified in the Forward Toledo Comprehensive Land Use Plan.

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PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z25-0014, a request for Zone Change from CR (Regional Commercial) & RS6 (Single-Family Residential) to CR (Regional Commercial) at 4256 Secor Road, to Toledo City Council for the following **three (3) reasons**:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A));
2. The proposed rezoning is compatible with the existing zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)); and
3. The subject property is physically suitable for the uses permitted under the proposed zoning classification (TMC§1111.0606(D));

Respectfully Submitted,

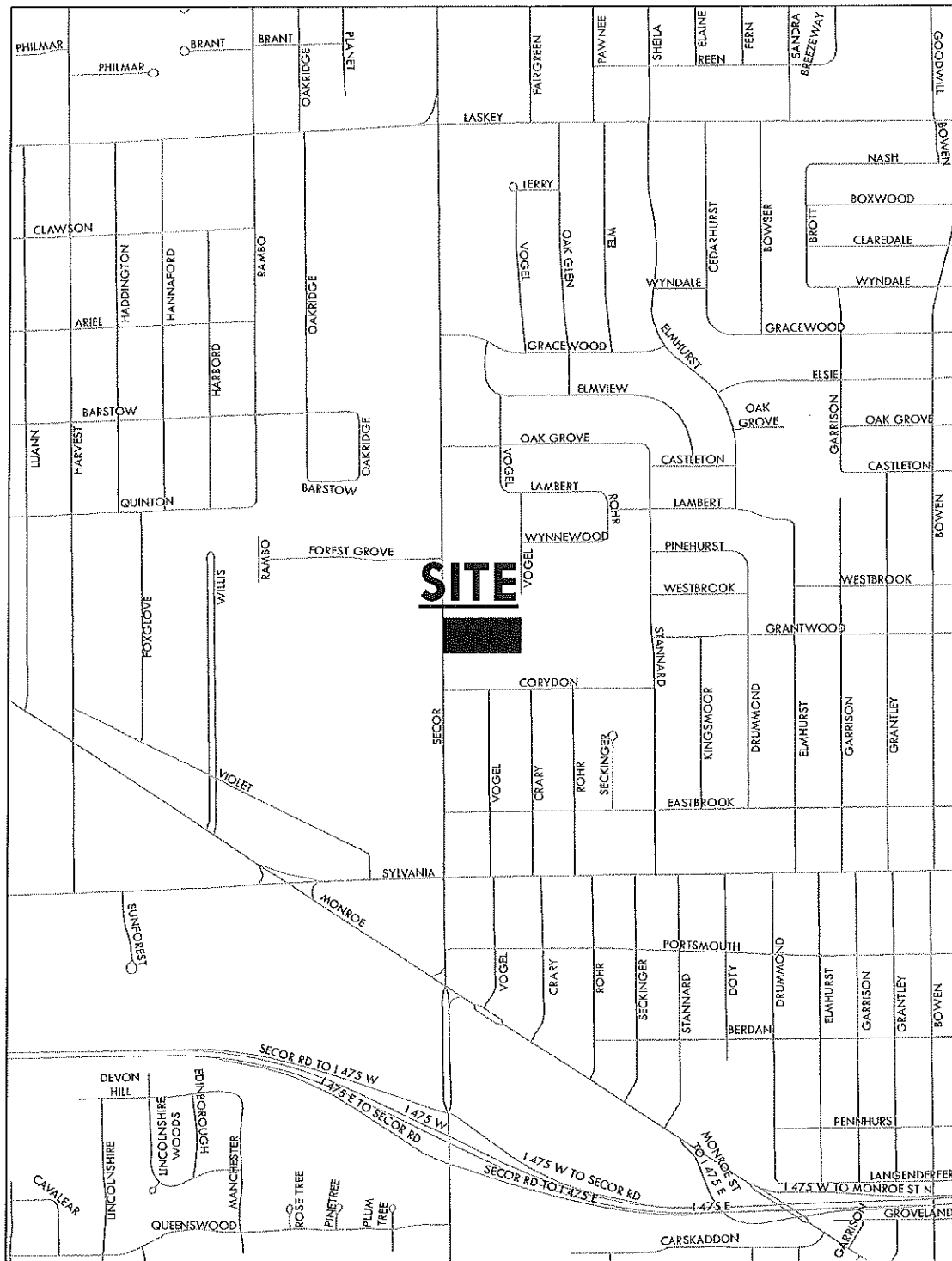
Lisa Cottrell
Secretary

AV
Two (2) sketches follow

Cc: Millie Hopes, 4652 Commonwealth Ave. Toledo, Ohio 43612
Alaya Vachon, Planner

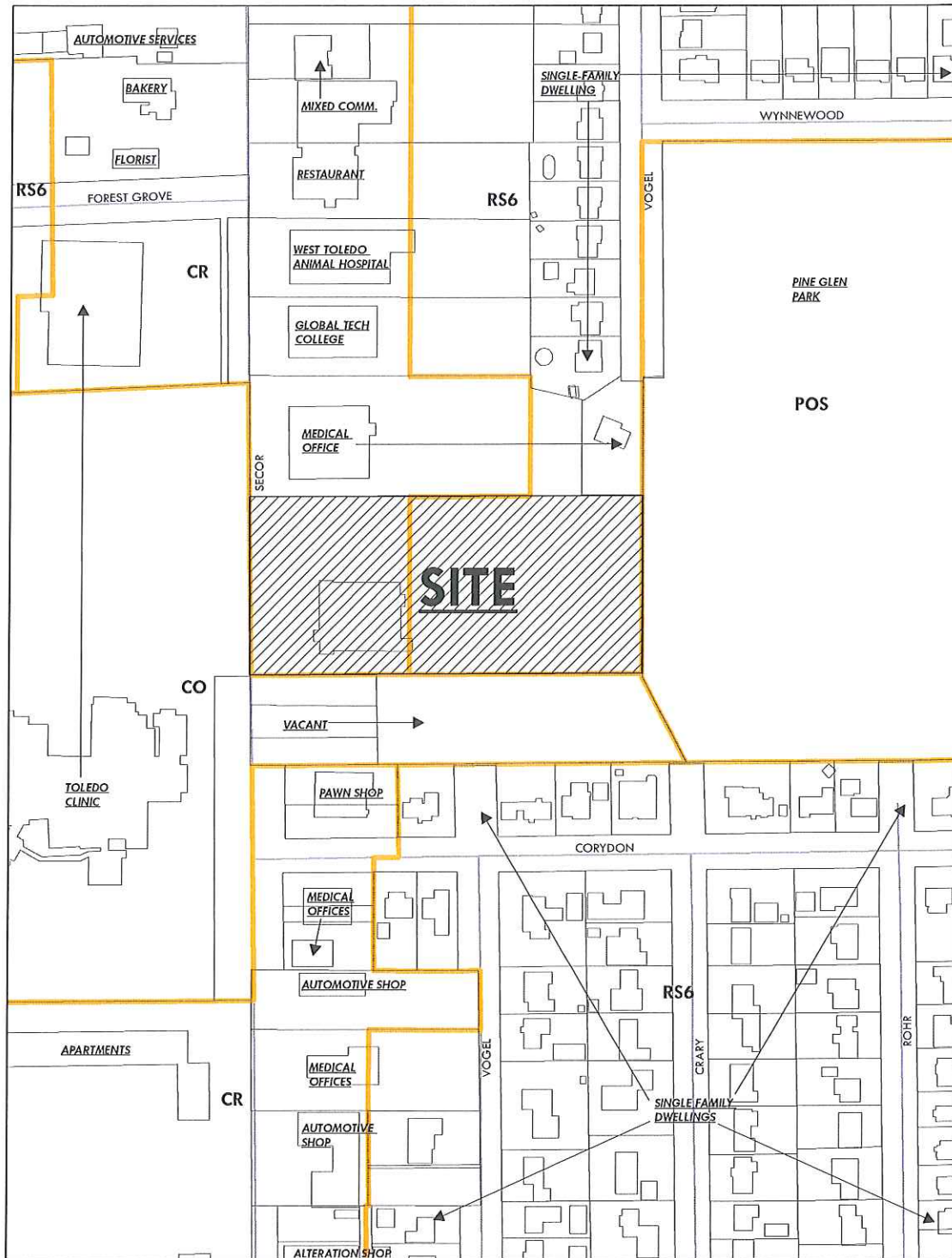
GENERAL LOCATION

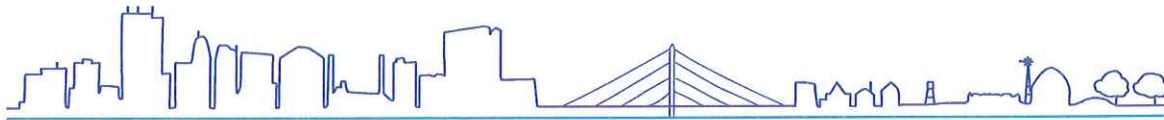
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ZONING & LAND USE

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TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: May 30, 2025

REF: Z25-0014

PLANNER: Vachon

Millie Hopes
Caninballz LLC
4652 Commonwealth Avenue
Toledo, OH 43612

Imad Hariri
I&K Link LLC
5503 Waterville Monclova Road
Monclova, OH 43542

PUBLIC HEARING DATE

Thursday, June 12, 2025

Please be advised that your request for a Zone Change from CR (Regional Commercial) & RS6 (Single-Family Residential) to CR (Regional Commercial) at 4256 Secor Road, has been scheduled for public hearing before the Toledo City Plan Commission. This hearing will be held in the **City Council Chambers, One Government Center**, Jackson and Erie Streets, Toledo, Ohio on **Thursday, June 12, 2025 at 2:00 p.m.**

The purpose of the public hearing is to enable the Plan Commissions to consider your request in an open and public forum. This allows you and the surrounding property owners an opportunity to offer any and all opinions and comments regarding the request.

You or your representative should make every attempt to attend this hearing in order to respond to any questions or concerns which may arise. In the event you are unable to attend the public hearing, it is suggested that you notify the Plan Commission staff at 419-936-2128 prior to the meeting.

Please Note: **Failure to attend or be represented could result in the Plan Commission deferring action on your request.**

TOLEDO CITY PLAN COMMISSION