

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: June 9, 2023

REF: Z-4003-23

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 5020 Valley Forge Drive.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 8, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR Regional Commercial to RS6 Single-Dwelling Residential
Location	-	5020 Valley Forge Drive
Applicant & Owner	-	Steven F. Jagodzinski 5020 Valley Forge Drive Toledo, OH 43613

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 0.23 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 Apartments
West	-	CR / Commercial, Restaurant

GENERAL INFORMATION (cont'd)

Parcel History

No parcel history on record.

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 5020 Valley Forge Drive. The \pm 0.23 Acres site is occupied by a single-family home constructed in 1962. Surrounding land uses include a single-family home to the north, auto services to the south, vacant commercial, a day care center, and apartments to the east, and commercial uses and a restaurant to the west.

The applicant is requesting this zone change to continue the use of the property as a single-family dwelling. Under the current CR Regional Commercial Zoning District, single-family dwellings are not permitted. The home is considered legal non-conforming and will not be able to be rebuilt if destroyed beyond seventy-five percent (75%) of its fair market value per TMC§1114.0205(C). Legal non-conforming statuses can cause complications for home-insurance, home resale, and other financial considerations. From a land-use perspective, continuation of the current CR Regional Commercial zoning allows the lot to be used, by right, for a wide range of commercial uses. The vast majority of commercial development is not appropriate for this location due to the limited lot width (as compared to surrounding commercial uses), and frontage on a primarily low-density residential road.

This case is the second rezoning along Valley Forge Drive to be heard by the Plan Commission in the year 2023. Case Z-2003-23 handles the same request for the neighboring property. It is worth exploring the history which lead to the site's nonconformity. The subdivision in which the site is located, Colonial Village, was platted in 1960, prior to the construction of the single-family home. At the time of platting the tract of land was part of Washington Township and would not be fully annexed into the city until 1963, one year after the construction of the single-family dwelling. It is likely the single-family dwelling was constructed during the establishment of the interim zoning, which established a 250' commercial buffer north of Laskey.

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

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan (cont'd)

is also intended to contain the sprawl of strip commercial zoning along major streets that are associated with neighborhoods. Given the context of the site, Neighborhood Commercial Land use would be most appropriate for this site if combined into existing commercial properties. Due to the geometric constraints of the existing site as-is, and its projected continued use as a single-family dwelling, the requested zone change is compatible with the 20/20 Comprehensive Plan.

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.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4003-23, a request for Zone Change from CR Regional Commercial to RS6 Single-Dwelling Residential at 5020 Valley Forge Drive to Toledo City Council for the following **one (1) reason**:

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).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

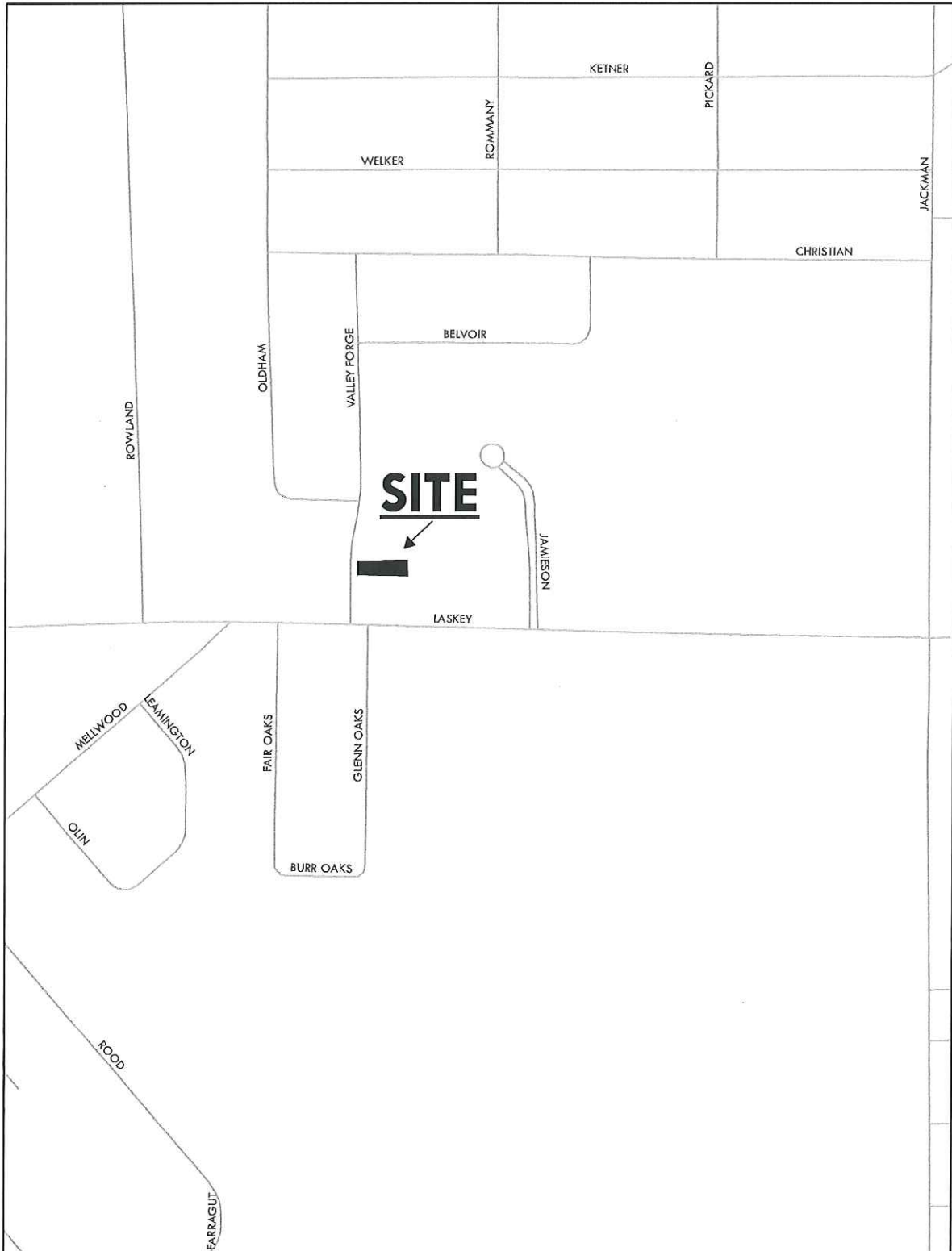
JGL

Two (2) sketches follow

Cc: Applicant
Lisa Cottrell, Administrator
Jonny Latsko, Planner

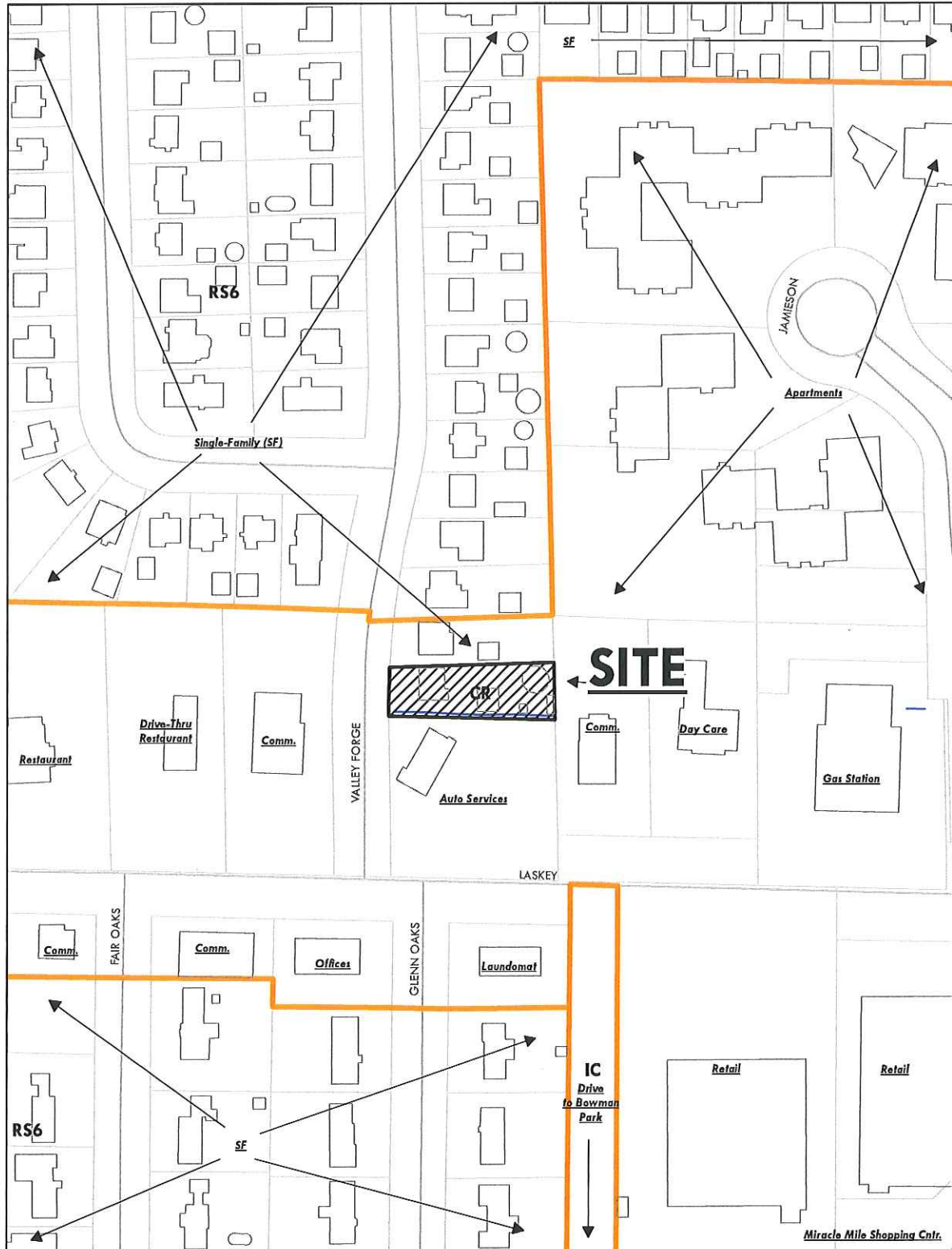
GENERAL LOCATION

Z-4003-23
ID 56



ZONING & LAND USE

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ZONING & LAND USE

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