



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: January 12, 2018
REF: Z-11010-17

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

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

SUBJECT: Request a for a Zone Change from Regional Commercial to RS6 Single Family Residential at 4814 Lewis Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 11, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Request a for Zone Change from CR Regional Commercial to RS6 Single Family Residential

Location - 4814 Lewis Avenue

Applicant - Andrew P. Welch
8497 Saratoga Drive
Lambertville, MI 48144

Site Description

Zoning - CR / Regional Commercial

Area - ± 0.19 acres

Frontage - ±74' along Lewis Avenue

Existing Use - Single Family Dwelling

Proposed Use - Single Family Dwelling

Area Description

North - Vacant Car Wash / CR

South - Restaurant / CR

East - Single Family Dwelling / RS6

West - Single Family Dwelling, Commercial Building / RS6, CR

Overlay - None

CDC - None

GENERAL INFORMATION (cont'd)

Parcel History

None 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 Family Residential for a site located at 4814 Lewis Avenue. The ±0.19 acre site is occupied by a single family dwelling that was built in 1914. The one and one half story home consists of four (4) bedrooms, one (1) bathroom, and a full basement.

The applicant is requesting a Zone Change to RS6 Single Family Residential to facilitate the refinancing of a residential dwelling. The current, CR Regional Commercial zoning, does not permit single family dwellings. The home is deemed legal non-conforming and will not be able to be rebuilt if destroyed more than 75% of its fair market value. Banks are reluctant to lend money or refinance loans for properties that do not strictly adhere to its underlying zoning. The applicant has submitted a purchase agreement with the intentions of facilitating a real estate transaction.

Surrounding land uses include a single family neighborhood to the east of the site. To the south of the property is a fast-food restaurant and to the north of the site is a vacant self-serve car wash. To the west across Lewis Avenue are single family homes and two (2) commercial storefront buildings.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for CN Neighborhood Commercial land uses. CN land uses typically include predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses are permitted uses in the CN zoning designation. This zoning is also intended to contain the sprawl of strip commercial zoning along major streets that are associated with neighborhoods. Neighborhood Commercial land uses are often associated with the concept of an "urban village", walkable neighborhoods that foster a sense of community among its residents.

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STAFF ANALYSIS (cont'd)

As a stand alone parcel, the site is not conducive to commercial uses. If the site was assembled with other parcels it would be more compatible with commercial zoning. Until such time that land assembly is completed staff does not object to the single family designation.

Staff recommends approval of the Zone Change because it will not have a negative impact on adjacent properties and because it corrects an error between actual land use and the zoning of the property. Additionally, the site is not large enough to appropriately accommodate a commercial land use.

PLAN COMMISSION RECOMMENDATION

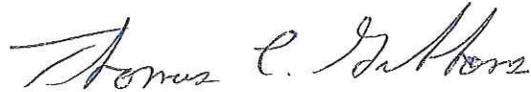
The Toledo City Plan Commission recommends approval of Z-11010-17, a request for a Zone Change from CR Regional Commercial to RS6 Single Family Residential to for the site located at 4814 Lewis Avenue, to the Toledo City Council, for the following three (3) reasons:

1. The site is not large enough to accommodate a commercial use.
2. The request will not have a negative impact on the residential properties adjacent to the subject site (TMC§1111.0606(E) Review and Decision Making Criteria); and
3. The proposed amendment corrects an error or inconsistency between the actual land use and the underlying zoning district (TMC§1111.0606(F) Review and Decision Making Criteria).

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Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Thomas C. Gibbons".

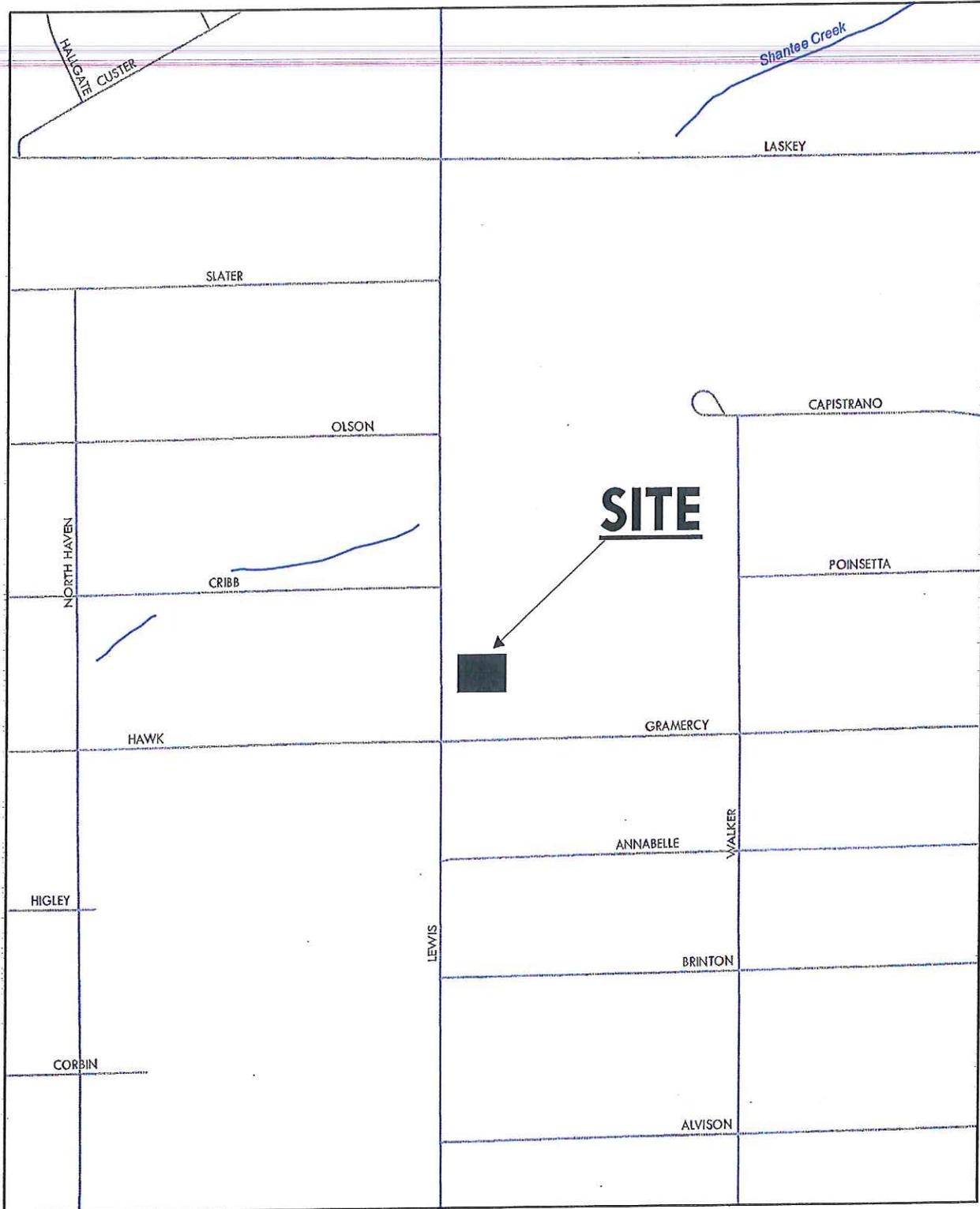
Thomas C. Gibbons
Secretary

TCG/GP
Two (2) sketches follow

CC: Lisa Cottrell, Administrator
Gyasi "JC" Pullum, Planner

GENERAL LOCATION

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ZONING & LAND USE

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