



## 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: May 10, 2019

REF: Z-3007-19

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

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

SUBJECT: Request for Zone Change from RD6 Duplex Residential to CS Storefront Commercial at 624 Main Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 9, 2019 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from RD6 Duplex Residential to CS Storefront Commercial
Location	-	624 Main Street
Applicant	-	John Tooson Caregiver Grover Behavioral Health 624 Main Street Toledo, OH 43605
Owner	-	E&H LOVE LLC 1671 Nebraska Avenue Toledo, OH 43607
Engineer	-	Bryan Ellis, P.E., P.S. Glass City Engineering & Surveying River Road Maumee, OH 43523

#### Site Description

Zoning	-	CS & RD6 / Storefront Commercial & Duplex Residential
Area	-	± 0.27 acres
Frontage	-	± 50' along Main Street ± 50' along Euclid Avenue
Existing Use	-	Commercial building

**GENERAL INFORMATION (cont'd)**

Site Description (cont'd)

Proposed Use	-	Nonresidential Drug & Alcohol Treatment Center
Neighborhood Org.	-	None
Overlay	-	Main Street/ Starr Avenue UNO District

Area Description

North	-	Main Street, Commercial / CS
East	-	Mixed Commercial Residential / CS
South	-	Day Care Center / RD6
West	-	Bank, Single-family house, Duplex / CS & RD6

Parcel History

Z-298-77	-	Application for final designation as C-6 district at the Main Street/Starr Avenue Business District (P.C. approved on 10/4/1977, C.C. approved on 11/16/1977 by Ord. 872-77).
M-23-09	-	Designation of Main Street / Starr Avenue Urban Neighborhood Overlay (UNO) District (P.C. approved on 1/14/2010, C.C. approved on 3/02/2010 by Ord. 95-10).
SUP-6006-18	-	Special Use Permit for a Non-residential Drug & Alcohol Treatment Facility at 624 Main Street ( <i>companion case</i> ).

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Main Street/Starr Avenue Urban Neighborhood Overlay District
- Storefront Commercial Additional Review Procedures
- Connecting the Pieces Plan

## **STAFF ANALYSIS**

The applicant is requesting a Zone Change from RD6 Duplex Residential to CS Storefront Commercial for part of a site located at 624 Main Street. The ±0.27-acre parcel is occupied by a commercial building with frontage along Main Street and Euclid Avenue. The parcel is currently split zoned with CS in the front along Main Street and RD6 in the rear along Euclid Avenue. The area proposed to be rezoned will fully encompass the existing commercial building. Adjacent land uses include the commercial uses along Main Street to the north, mixed commercial residential building to the east, a daycare center to the south, and a duplex residence to the west.

The site is currently occupied by a commercial building that extends outside the CS Storefront Commercial district and into the RD6 Duplex Residential zoning district. The applicant, Caregiver Grove Behavioral Health, intends to occupy the building and operate a Non-residential Drug & Alcohol Treatment Center. A Zone Change is required for this portion of the site because treatment centers are not permitted in the current RD6 zoning district. Non-residential Drug & Alcohol Treatment Centers are only permitted in the CM Mixed-Commercial Residential, CS Storefront Commercial, and CR Regional Commercial zoning districts when a Special Use Permit is obtained. A companion Special Use Permit application (*SUP-3008-19*) for the Non-residential Drug & Alcohol Treatment Center accompanies this case.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the entire site for Neighborhood Commercial land uses. CN land uses typically include predominantly small and medium scale commercial uses that serve neighborhoods although it may include small and medium scale office and mixed uses. The proposed CS Storefront Commercial rezoning is consistent with the Neighborhood Commercial future land use designation.

Staff recommends approval of the Zone Change for this location because it is compatible with the future land use designation identified in the 20/20 Comprehensive Plan. Additionally, the proposed CS Storefront Commercial zoning is compatible with existing land uses within the general vicinity of the site. Finally, the proposed rezoning is consistent with the current zoning classifications of properties in the immediate area surrounding the site.

## **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-3007-19, a request for Zone Change from RD6 Duplex Residential to CS Storefront Commercial at 624 Main Street, to Toledo City Council for the following three (3) reasons:

1. The proposed CS Commercial Storefront zoning is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A) – *Review & Decision-Making Criteria*).


TO: President Cherry and Members of Council  
May 10, 2019  
Page 4

REF: Z-3007-19

**PLAN COMMISSION RECOMMENDATION (cont'd)**

2. The proposed CS Commercial Storefront zoning is compatible with existing land uses within the general vicinity of the site (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and
3. The proposed CS Commercial Storefront zoning is consistent with the zoning classifications of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



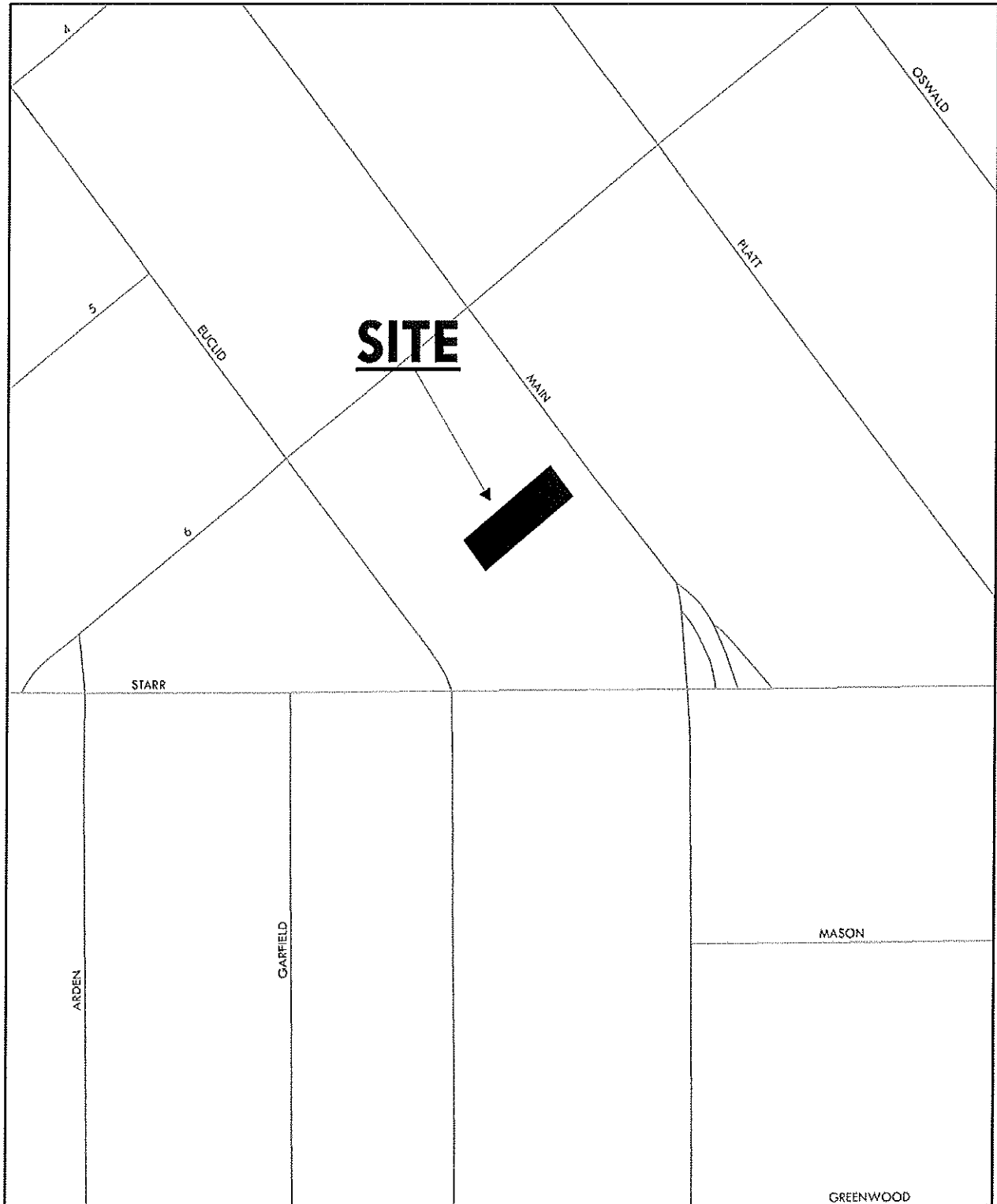
Thomas C. Gibbons  
Secretary

Two (2) sketches follow

Cc: John Tooson; Caregiver Grover Behavioral Health, 624 Main Street, Toledo, OH 43605  
E&H LOVE LLC; 1671 Nebraska Avenue, Toledo, OH 43607  
Bryan Ellis; Glass City Engineering & Surveying, 2001 River Road, Maumee, OH 43523  
Lisa Cottrell, Administrator  
Ryne Sundvold, Associate Planner

# GENERAL LOCATION

Z-3007-19  
ID 28



# ZONING AND LAND USE

Z-3007-19  
ID 28

