



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: June 9, 2022

REF: Z-4011-22

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

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

SUBJECT: Zone Change from CO-Office Commercial to CR-Regional Commercial at 0 Executive Parkway (Parcel no. 22-89175)

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 9, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CO-Office Commercial to CR-Regional Commercial
Location	-	0 Executive Parkway (Parcel no. 22-89175)
Owner & Applicant	-	Mario Kiezi 888 W. Big Beaver Road Suite 300 Troy, MI 48084
Engineer	-	Lewandowski Engineers 234 N Erie Street Toledo, OH 43604

Site Description

Zoning	-	CO Office Commercial
Area	-	±1.57 Acres
Frontage	-	±183' along Executive Parkway
Existing Use	-	Religious Assembly
Proposed Use	-	Fast-Food Restaurant

Area Description

North	-	Restaurant and multifamily dwellings / RM36 & CR
East	-	Restaurant and commercial / CR
South	-	Retail and bank / CR
West	-	Off-street parking and multifamily / CR & RM36

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|-----------|---|--|
| Z-290-79 | - | Zone Change from R-4 to C-2 located at Secor Road and Executive Parkway. PC approved 12/14/1979. Ord. 91-80 passed 02/06/1980. |
| SPR-23-22 | - | Major Site Plan Review for new restaurant at 0 Executive Parkway (Parcel no. 22-89175) (<i>Companion Case</i>). |

Applicable Plans and Regulations

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

STAFF ANALYSIS

The request is a Zone Change from CO-Office Commercial to CR-Regional Commercial at 0 Executive Parkway. The site includes an existing church, which is not in use and will be demolished. The applicant has purchased the property and plans on opening a fast-food drive-through restaurant. Companion Case SPR-23-22 includes the site plan, landscape plan, and elevations for the development. Surrounding land uses include apartments and a restaurant to the north, retail and a restaurant to the east, a retail and a bank to the south, multifamily housing to the west.

The new restaurant will be a Culver's, which is a Wisconsin based fast-food restaurant known for selling hamburgers and frozen custard. CO-Office Commercial Zoning does not allow any eating and drinking establishments, and a Zone Change is required. The site is located in the Westgate neighborhood and is off of one of Toledo's busiest commercial corridors. The CR-Regional Commercial Zone Change is appropriate as the area is primarily auto-oriented shopping.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Multiple Family Residential. This district is intended for large multiple family residential development or a large area of contiguous small to medium scale multiple family residential development. The district is intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. The proposed land use does not conform to the future land use designation identified in the 20/20 Comprehensive Plan. However, the site is directly adjacent to CR-Regional Commercial and the use is consistent with the surrounding uses.

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STAFF ANALYSIS (cont'd)

Staff recommends approval of the Zone Change from CO-Office Commercial to CR-Regional Commercial because the proposed CR-Regional Commercial district is consistent with the Zoning classifications of properties within the general vicinity of the subject property. Additionally, the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed zoning classification.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4011-22, a request for a Zone Change from CO-Office Commercial to CR-Regional Commercial at 0 Executive Parkway to the Toledo City Council, for the following two (2) reasons:

1. The proposed is consistent with Zoning classifications of properties within in general vicinity of the subject property (TMC§1111.0606(A) – Review & Decision-Making Criteria); and,
2. The physical suitability of the subject site and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification (TMC§1111.0606(D) – Review & Decision-Making Criteria).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

DR

Two (2) sketches follow

Cc: Mario Kiezi, 888 W Big Beaver Road Suite 300, Troy MI 48084

Matt Lewandowski, Lewandowski Engineers, 234 N Erie Street, Toledo OH 43604

Lisa Cottrell, Administrator

Dana Reising, Planner

GENERAL LOCATION

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ZONING & LAND USE

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