

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: August 13, 2021

REF: Z-6001-21

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

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

SUBJECT: Zone Change from RS6 Single Family Residential to CN Neighborhood Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on August 12, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 Single Family Residential to CN Neighborhood Commercial
Location	-	2724 W. Laskey Rd
Applicant	-	Thomas L. Bowers 4405 River Rd. Toledo, OH 43614

Site Description

Zoning	-	RS6 / Single Family Residential
Area	-	± 0.18 acres
Frontage	-	± 51' along W. Laskey Road
Existing Use	-	Medical Office
Proposed Use	-	Medical Office

Area Description

North	-	RS6 / Single-Dwelling Residential
South	-	RS6 / Single-Dwelling Residential
East	-	CR / Regional Commercial
West	-	RS6 / Single-Dwelling Residential

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|-----------|---|---|
| Z21-C381 | - | Request for a Zone Change from R-2 to C-2 at the NW Corner of Laskey and Trimble in Washington Township. (Trustees denied 09/12/63) |
| SPR-69-05 | - | Site Plan Review for a porch enclosure at 2724 ½ W. Laskey Road. (Withdrawn) |

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 RS6 Single Family Residential, to CN Neighborhood Commercial. The ±0.18 acre site is currently occupied by a dental office. The applicant intends to continue operation of the dental office. Surrounding land uses are single family homes to the north, west and south, and vacant commercial land and offices to the east.

The CN Neighborhood Commercial Zoning District is intended to accommodate pedestrian oriented small-scale retail and service businesses (TMC§1102.0600). Approval of this petition, Z-6001-21, would update the status of the dental office as conforming.

The office has been in continuous operation as a dental practice since the applicant acquired the property in 1985. The site has a history of use as a dental office prior to its current occupant. Pending approval, the applicant intends to sell the dental practice to another dentist. The applicant aims to bring the building into compliance prior to the sale.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Single Family land use. Single Family Land Use is intended to accommodate the development of single dwelling units on individual lots. It is intended to create, maintain, and promote housing opportunities for individual households. It may include nonresidential uses, duplexes, and planned unit developments that are compatible with residential neighborhoods.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan (cont'd)

Medical and legal offices have an extensive history in and among single family homes. Examples can be found across the City of Toledo. This relationship evolved as the medical field transitioned from home visits to office care. As offices have become ubiquitous with medical practices, home occupation has become less common. Still, existing precedents show that medical offices can be compatible with residential uses as described in the Comprehensive Plan. Additionally, West Laskey is a major road already accommodating CR Regional Commercial Zoning and will not be substantially impacted by traffic changes associated with CN Neighborhood Commercial Zoning. For these reasons the proposed rezoning complies with the Toledo 20/20 Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-6001-21, a Zone Change from RS6 Single Family Residential to CN Neighborhood Commercial for 2724 W Laskey Road to Toledo City Council for the following two (2) reasons:

1. The subject property is physically suitable for the uses permitted under CN Zoning (TMC 1111.0606.D Review & Decision-Making Criteria);
2. The CN zoning request is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606.B Review & Decision-Making Criteria); and

Respectfully Submitted,



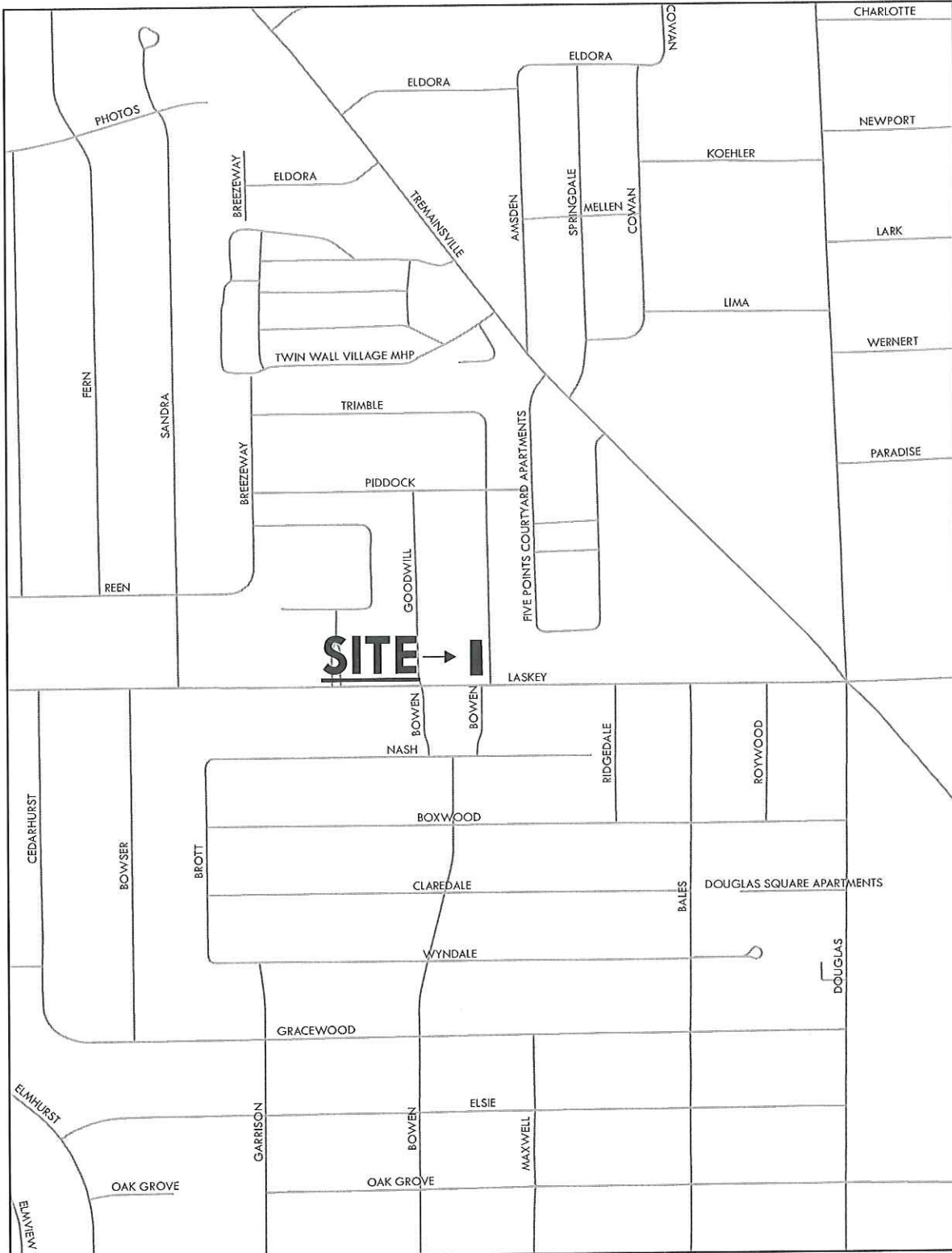
Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Dr Bowers, 4405 River Rd Toledo OH 43614
Lisa Cottrell, Administrator
Jonny Latsko, Planner

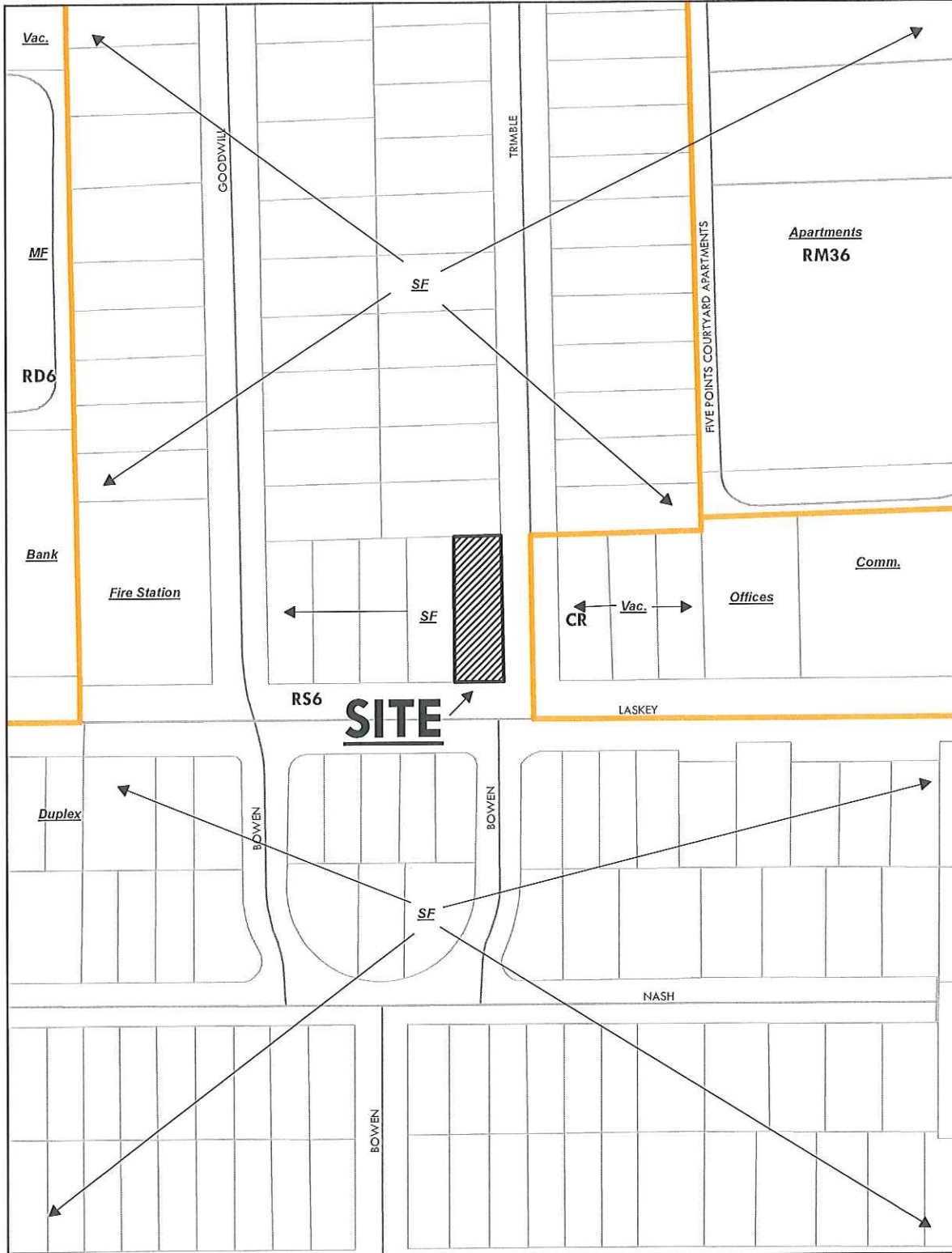
LOCATION GENERAL

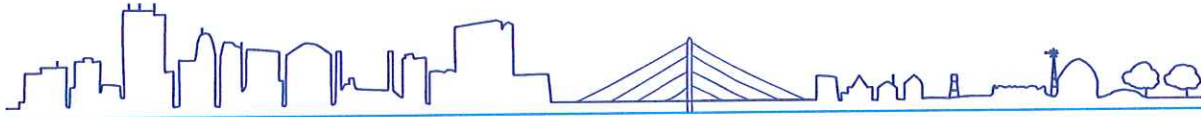
Z-6001-21
ID 55



ZONING & LAND USE

Z-6001-21
ID 55





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 30, 2021

REF: Z-6001-21

PLANNER: Latsko

Thomas L. Bowers
4405 River Rd.
Toledo, OH 43614

PUBLIC HEARING DATE

Thursday, August 12, 2021

Please be advised that your request for a Zone Change from RS6 Single Family Residential to CN Neighborhood Commercial at 2724 W. Laskey Rd 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, August 12, 2021 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.

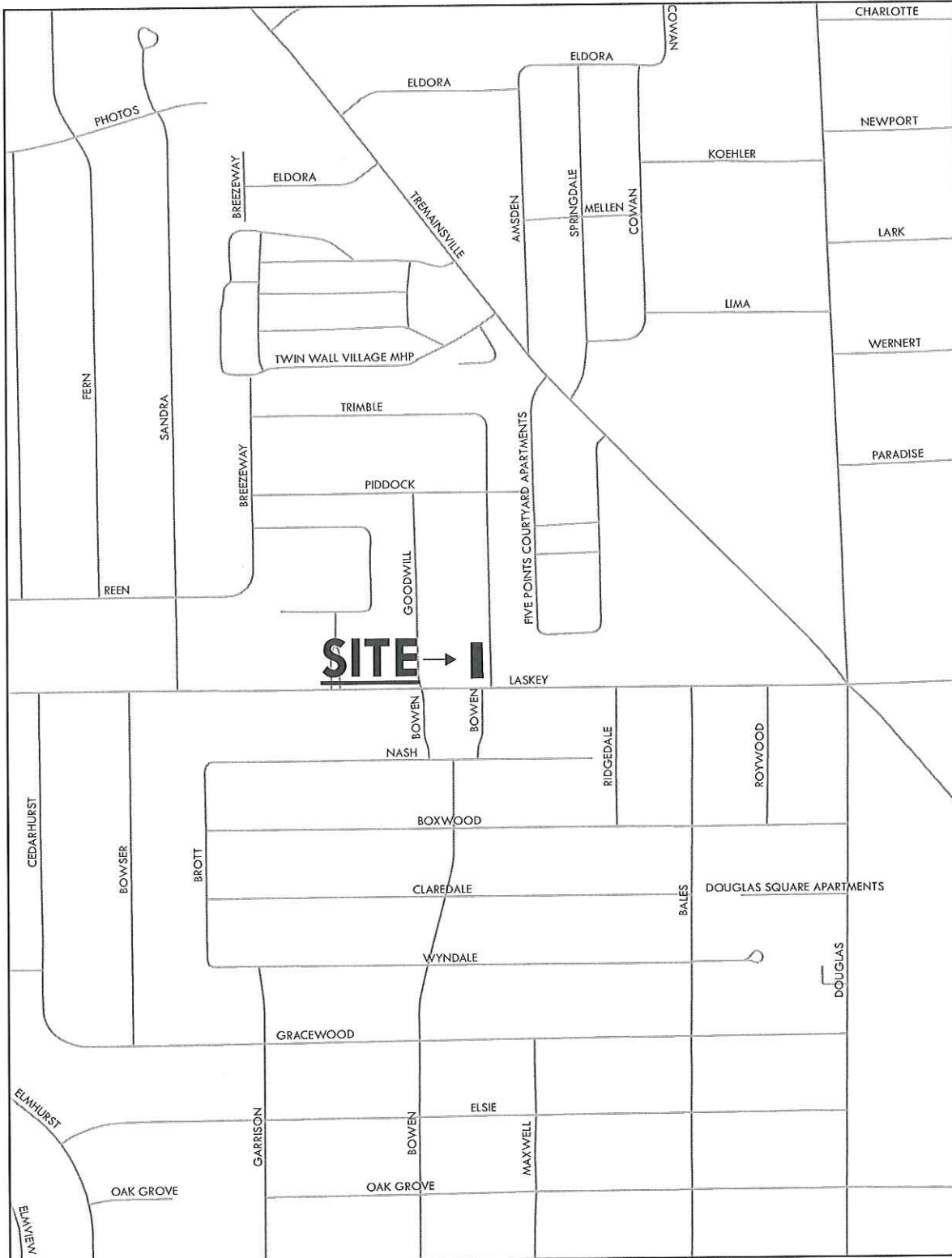
You or your representative should make every attempt to attend this hearing in order to respond to any questions or concerns which may arise. In the event you are unable to attend the public hearing, it is suggested that you notify the Plan Commission staff at 419-245-1200 prior to the meeting.

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

TOLEDO CITY PLAN COMMISSION

LOCATION GENERAL

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ID 55



ZONING & LAND USE

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