

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: May 13, 2022

REF: Z-4001-22

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 CN Neighborhood Commercial at 2909 W. Central Avenue.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 12, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone change from CO Office Commercial to CN Neighborhood Commercial
Location	-	2909 W. Central Avenue
Applicant	-	The Nutrition Spot LLC 4407 Indian Road Toledo OH 43615
Owner	-	Ismail Ziad S & Linda Monsour 2909 W Central Ave Toledo OH 43606

Site Description

Zoning	-	CO / Office Commercial
Area	-	± 0.36 Acres
Frontage	-	± 97' along W Central Ave ± 120' along Goddard Road
Existing Use	-	Multi-tenant Commercial & Office Building
Proposed Use	-	Multi-tenant Commercial & Office Building With Dining Establishment

GENERAL INFORMATION (cont'd)

Area Description

North	-	CO / Bank, Vacant Commercial, Single Family Residential, Bike Shop
South	-	RS6 / Single Family Residential
East	-	CR / Retail
West	-	CO / Salon, Fire Station

Combined Parcel History

Z-230-55	-	Request to Rezone lots 1&2 in Houghton Place from AA-A to C-D at the SW Corner of Central and Goddard. (PC Denied 9/8/55)
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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 CO Office Commercial to CN Neighborhood Commercial. The ± 0.36 Acres site is currently occupied by a multi-tenant commercial and office building. To the north of the site are commercial uses including a bank and bike shop, to the east is a retail store, to the south is a single-family neighborhood, and to the west is a Salon and fire station. The applicant is requesting the rezoning in order to operate a dining establishment. The proposed use, which specializes in tea and shakes, fits most closely into the use category of Fast Order Food. CO Office Commercial does not allow for Fast Order Food unless accessory to a hotel, motel, or traditional office building. CN Neighborhood commercial is being requested because it allows the proposed use while respecting the intensity of the surrounding area.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Office Commercial Land Use. Office Commercial Land Uses are those with predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included as well. The proposed zone change, which facilitates mixed uses, conforms to the 20/20 Comprehensive Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4001-22, a request for Zone change from CO Office Commercial to CN Neighborhood Commercial at 2909 W Central to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**).

The Toledo City Plan Commission recommends approval of Z-4001-22, a request for zone change from CO Office Commercial to CN Neighborhood Commercial subject to the following **one (1) condition**:

1. The two (2) parcels occupied by the structure and parking shall be combined.

Respectfully Submitted,



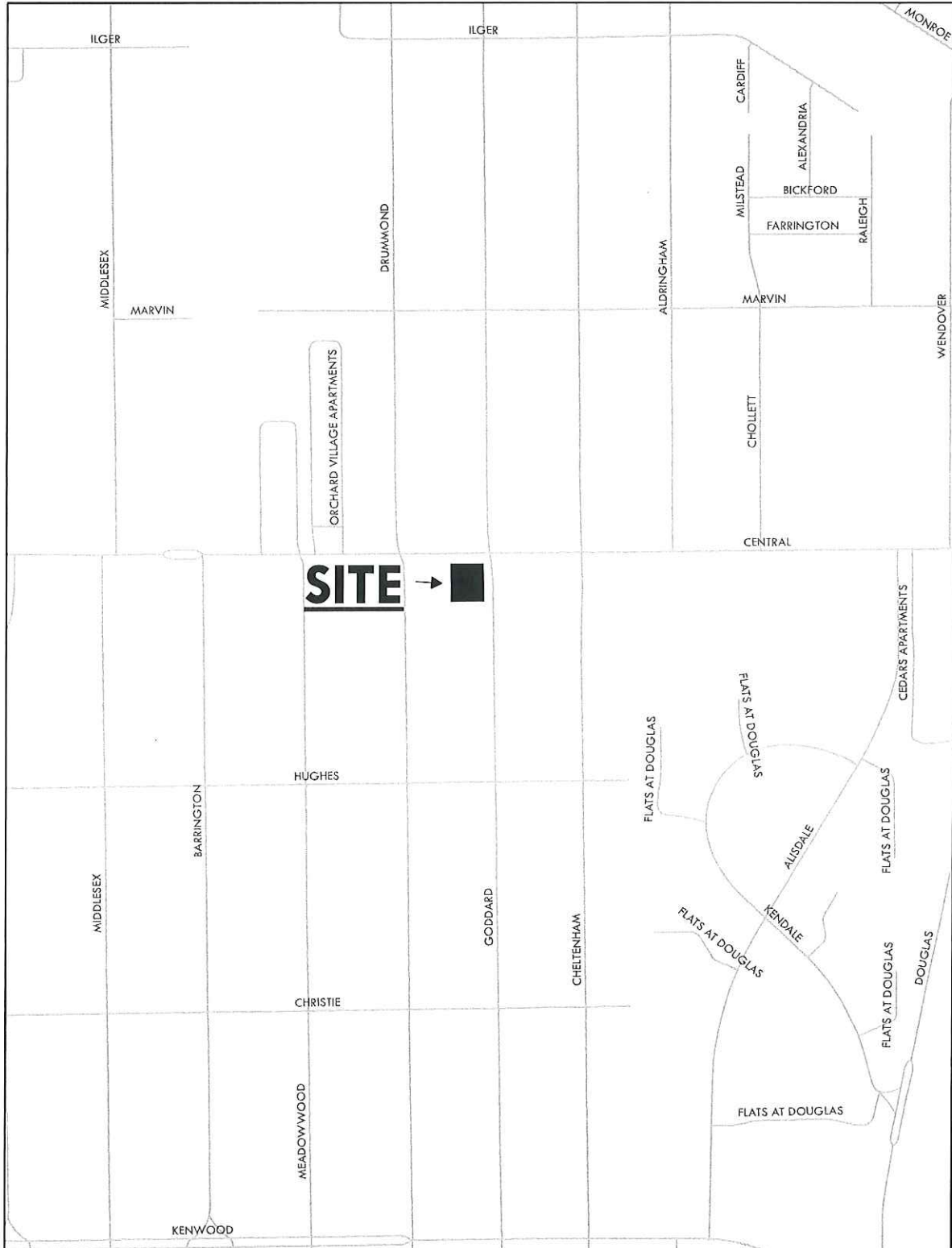
Thomas C. Gibbons
Secretary

JGL
Two (2) sketches follow

Cc: The Nutrition Spot
Linda Monsour
Lisa Cottrell, Administrator
Jonny Latsko, Planner

GENERAL LOCATION

Z-4001-22
ID 50



ZONING & LAND USE

Z-4001-22
ID 50

