



# 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: September 13, 2019

REF: Z-6003-19

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

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

SUBJECT: Request for a Zone Change from RS6 Single-Dwelling Residential to CR Regional Commercial at 4398 and 4428 Monroe Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 12, 2019 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request	-	Zone Change from RS6 Single-Dwelling Residential to CR Regional Commercial
Location	-	4398 and 4428 Monroe Street
Applicant & Owner (4398 Monroe Street)	-	Jorge Maccombs 4398 Monroe Street Toledo, OH 43613
Owner (4428 Monroe St)	-	Barbara C. Schuster 4229 Garrison Road Toledo, OH 43613
Owner (4428 Monroe St)	-	Paul D. Ansted Jr. 8460 Borboni Court Naples, FL 34114
Architect	-	Said Arbid Arbid Design & Construction, LLC 15150 Payne Court Dearborn, MI 48126
Surveyor	-	Paul Winters ESA Engineers Surveyors & Associates LLC 5353 Secor Road Toledo, OH 43623

## GENERAL INFORMATION (cont'd)

### Site Description

Zoning	-	Single-Dwelling Residential
Area (Total)	-	± 1.37 Acres
Frontage	-	N/A
Existing Use	-	Parking lot and forested area
Proposed Use	-	Family Entertainment Center

### Area Description

North	-	Duplexes, single-family homes / RD6 & RS6
East	-	Drummonds Woods Park / POS
South	-	Bowling alley, florist / CR
West	-	Single-family homes, used car lot / RS6 & CR

### Parcel History

Z-347-61	-	Resolution No. 347-61 to establish permanent zoning for the area annexed under Ordinance No. 854-61 known as the Leesdale petition, generally located between Central Avenue and Monroe Street and containing New England Lanes Addition, Leesdale and Leesdale Extension, and other unplatted lands. (City Council approved 12/06/1961).
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### Applicable Plans and Regulations

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

## STAFF ANALYSIS

The applicant is requesting a Zone Change from RS6 Single Dwelling Residential to CR Regional Commercial at 4398 and 4428 Monroe Street. The site is approximately ±1.37 acres and contains a parking lot and forested area. Surrounding land uses include single-family homes and duplexes to the north, a playground and park to the east, a bowling alley and florist to the south, and single-family homes and a used car lot to the west.

### **STAFF ANALYSIS (cont'd)**

The applicant is requesting the Zone Change to expand the bowling alley at 4398 Monroe Street, "Bowlero Lanes Fun Center". The applicant is co-owner of the bowling alley, and the owners plan to expand the existing building and open a laser tag facility called "Zap Zone Fun Center". The Zone Change is required to allow commercial land uses to operate on the northern portion of the property, part of which currently operates as an overflow parking lot for the bowling alley. Plans include the purchase of the commercial property to the west at 4436 Monroe Street, where a flower shop currently operates. The sale of the flower shop property is contingent upon the rezoning of the property from RS6 Single Dwelling Residential to CR Regional Commercial. A Site Plan Review shall be submitted to the Plan Commission prior to development on both properties to ensure compliance with the standards of the Zoning Code.

#### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan future land use designation targets the proposed Zone Change area for both CN Neighborhood Commercial on the parcel of land where the overflow parking is located and for RS Single Family Residential where the forested portion is located. The CN Neighborhood Commercial zoning district is intended to accommodate pedestrian oriented small-scale retail and service businesses that serve nearby residential areas. Although a portion of the site is targeted for residential use in the Toledo 20/20 Comprehensive Plan, staff recommends this section be used for commercial purposes for three (3) reasons. First, a portion of the site has a history of use for commercial purposes, despite the residential zoning designation. Second, the site abuts existing CR Regional Commercial zoning. Finally, protection can be built into the future site plan review to protect the residential uses to the west and north.

Staff recommends approval of the Zone Change from RS6 Single Dwelling Residential to CR Regional Commercial because the proposed zoning conforms to the Toledo 20/20 Comprehensive Plan. Additionally, the proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property, the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the existing zoning classification.

### **PLAN COMMISSION RECOMMENDATION**


The Toledo City Plan Commission recommends approval of Z-6003-19, a request for Zone Change from RS6 Single Dwelling Residential to CR Regional Commercial for 4398 and 4428 Monroe Street to Toledo City Council for the following three (3) reasons:

1. The proposed Zone Change is compatible with existing land uses within the general vicinity of the property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*).
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*).

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

3. The proposed Zone Change corrects an inconsistency between land use and zoning for a portion of the site.

Respectfully Submitted,



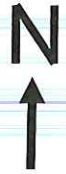
Thomas C. Gibbons  
Secretary

Two (2) sketches follow

Cc: Jorge Maccombs, 4398 Monroe Street, Toledo, OH 43613  
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Paul Winters, ESA Engineers Surveyors & Associates LLC, 5353 Secor Road, Toledo OH  
43623  
Lisa Cottrell, Administrator  
Dana Doubler, Planner

# GENERAL LOCATION

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ID 46



# ZONING AND LAND USE

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ID 46

