

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: October 14, 2021

REF: Z-8001-21

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 CR Regional Commercial to RS6 Single-family Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 14, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR Regional Commercial to RS6 Single-family Residential
Location	-	2805 & 2809 119 th Street
Applicant/Owner	-	Thomas & Mary Flowers 2807 119 th Street Toledo, OH 43611

Site Description

Zoning	-	CR/Regional Commercial
Area	-	± 0.18 acres
Frontage	-	± 61.2' along 119 th Street
Existing Use	-	Home with adjoining yard
Proposed Use	-	Home with adjoining yard

Area Description

North	-	Commercial strip mall, parking lot / CR
East	-	Single-family residential / RS6
South	-	Commercial businesses & Single-family homes/ CR
West	-	Commercial businesses & Parking lots / CR

GENERAL INFORMATION (cont'd)

Parcel History

- No previous cases on record

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from CR Regional Commercial to RS6 Single-family Residential at 2805 and 2809 119th Street. The ±0.18-acre site is comprised of two (2) parcels, that are occupied by a single-family home built in 1936. Surrounding land uses include a commercial strip mall with parking lot to the north. To the east single-family dwellings. To the south are commercial businesses and single-family dwellings, and to the west is a commercial strip mall and restaurant with off-street parking.

The applicant is requesting the Zone Change in order to update a zoning district where a legal non-conforming property will be appropriately zoned according to its historic land use.

20/20 Comp Plan

The Toledo 20/20 Comprehensive Plan targets this area as CN Neighborhood Commercial. However, since the Toledo 20/20 Comprehensive Plan was written and single-family residences have been long established in this neighborhood, the CN Neighborhood Commercial zoning district still creates a legal non-conforming use. The proposed RS6 Single-family residential zoning would assist in any efforts to gain funding for a future sale of these properties.

Staff recommends approval of the Zone Change because the proposed rezoning is consistent with the existing land uses of properties to the immediate east and south of the site.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-8001-21, a request for Zone Change from CR Regional Commercial to RS6 Single-family Residential for the properties located at 2805 and 2809 119th Street to Toledo City Council for the following reason:

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PLAN COMMISSION RECOMMENDATION (cont'd)

1. The request is compatible with existing land uses within the general vicinity of the subject property **(TMC§1111.0606(B))**.

Respectfully Submitted,



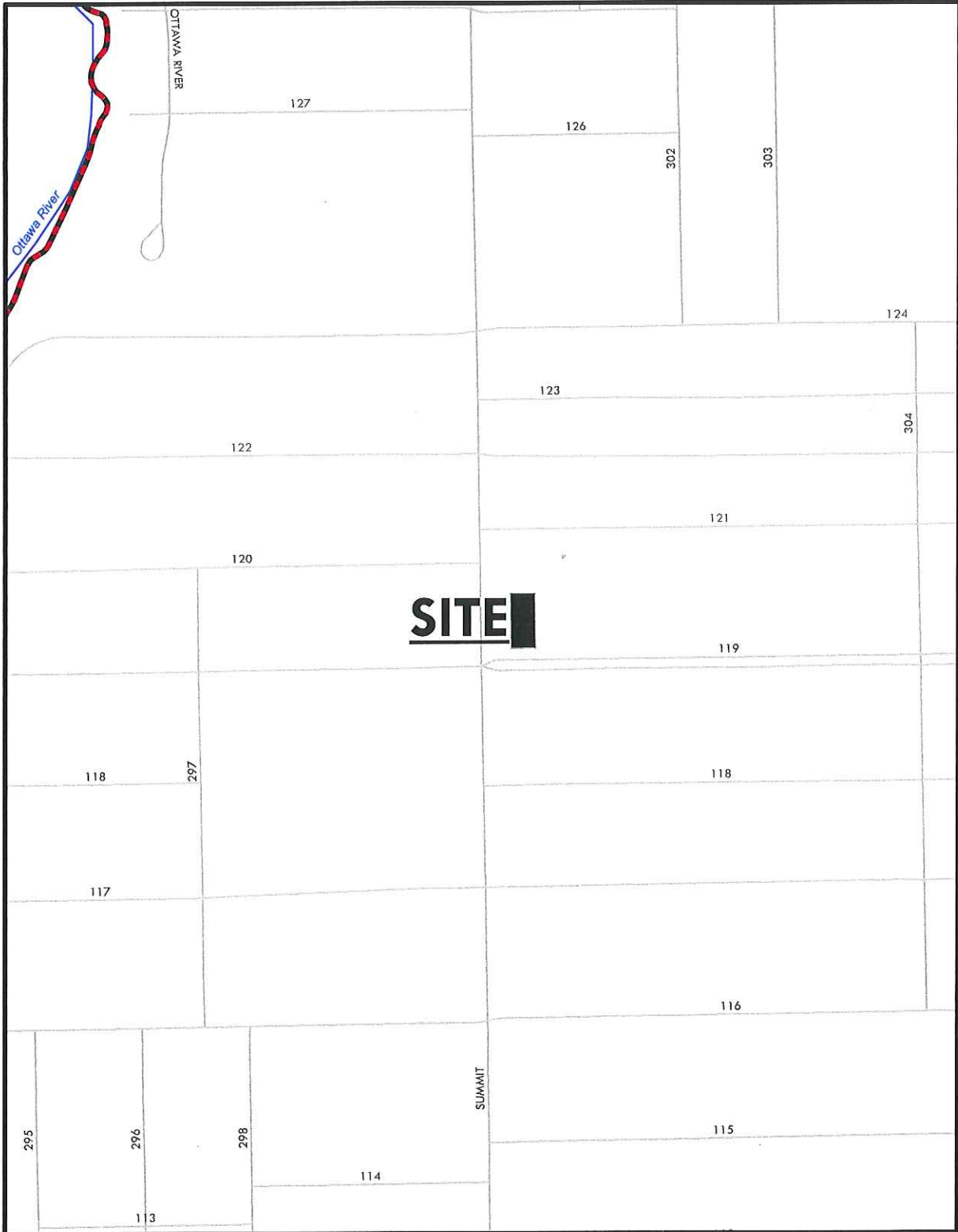
Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Thomas & Mary Flowers, Applicant/Owner
Lisa Cottrell, Administrator
Nancy Hirsch, Planner

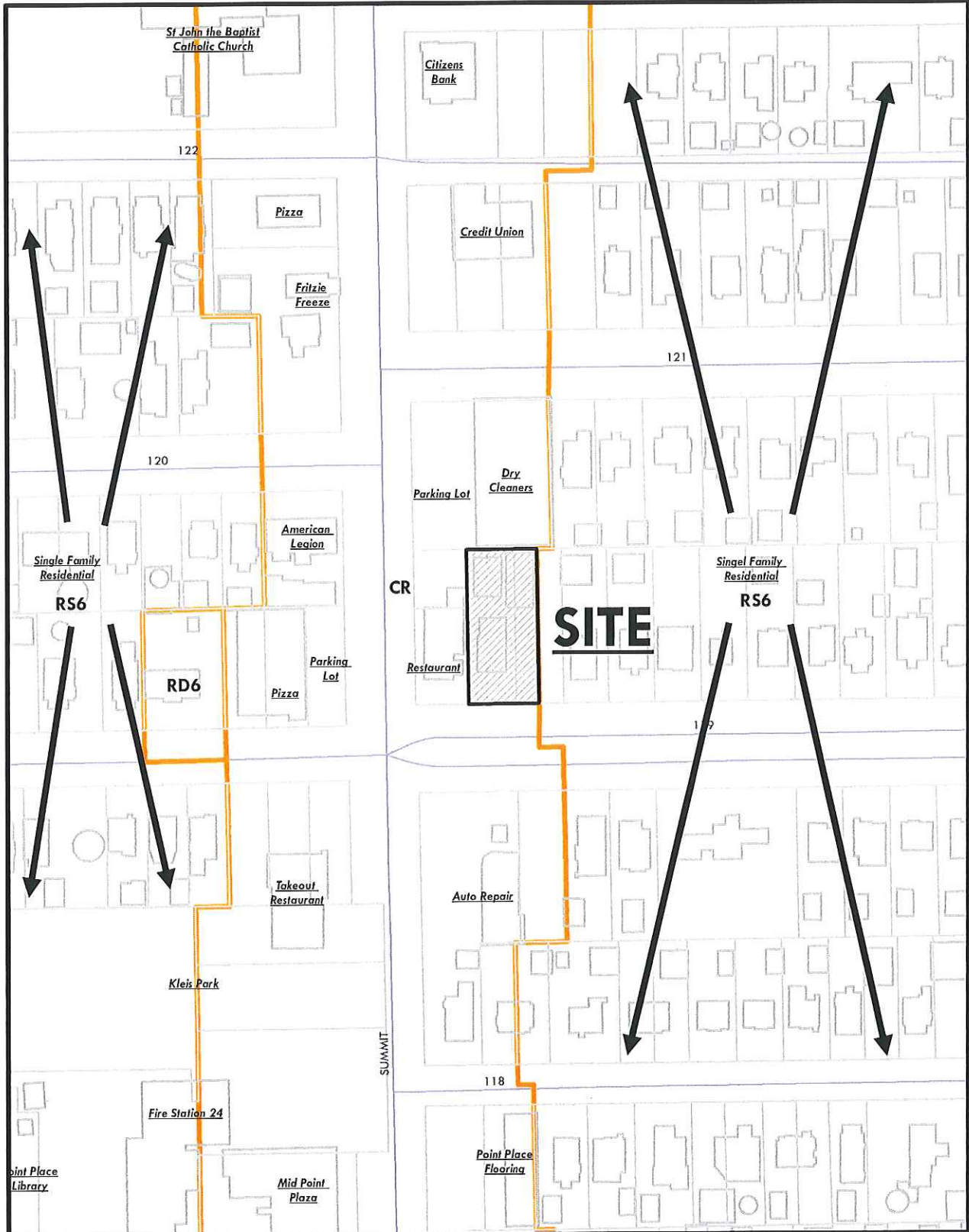
GENERAL LOCATION

Z-8001-21



Zoning & Land Use

Z-8001-21



MAILING MAP

Z-8001-21

