

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z-6002-22

DATE: July 15, 2022

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

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

SUBJECT: Zone Change from IL Limited Industrial to CM Mixed Commercial-Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 14, 2022 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request - Zone Change from IL *Limited Industrial* to CM *Mixed Commercial-Residential*

Location - 142 & 148 Euclid Avenue

Owner - Charles Platzke  
6111 N Elliston-Trowbridge Rd  
Martin, OH 43445

#### Site Description

Zoning - IL *Limited Industrial*

Area - ± 5,538 feet

Frontage - ± 79 Feet along Euclid Avenue  
± 60 Feet along 2 Street

Existing Use - Multi-Dwelling Residential

Proposed Use - Multi-Dwelling Residential

#### Area Description

North - Warehouse, Industrial, Parking Lot/ IL *Limited Industrial*

South - Apartments, Offices, Single Dwelling Units / RD6 *Residential Duplex – 6,000 sq. ft.*

East - Commercial / CS *Commercial Storefront*

West - Undeveloped Land, Parking Lot, Manufacturing / IL *Limited Industrial*

## GENERAL INFORMATION (cont'd)

### Parcel History

No case history on record.

### Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Chapter Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

## STAFF ANALYSIS

The request is a Zone Change from IL Limited Industrial to CM Mixed Commercial-Residential for the 5,538 ft. site located at 142 & 148 Euclid Avenue. The property is currently occupied by a four unit apartment building built in 1943. The zoning request was made to bring the apartments into compliance with current zoning regulations. Apartments are not a permitted use in the IL district. The CM designation is required in order to permit the number of units based on the small lot size. CM requires 700 sq. ft. of land per unit.

The Toledo 20/20 Plan Future Land Use Map designates this property for Single Family land uses. The Single Dwelling Residential district is intended to accommodate the development of single dwelling uses along with uses that are typically compatible with residential neighborhoods such as churches, community centers, libraries, or schools. The use is not compatible with the Future Land Use Map however, the zoning request preserves an existing residential use and the request is compatible with adjacent uses along Main Street.

## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission, recommends approval of Z-6002-22, a Zone Change from IL Limited Industrial to CM Mixed Commercial-Residential, located at 142 & 148 Euclid Avenue, to the Toledo City Council, for the following **two (2)** reasons:

1. The request preserves an existing residential use in the neighborhood; **TMC 1111.0606.A**
2. The request is compatible with adjacent uses along Main Street. **TMC 1111.0606.B.**

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

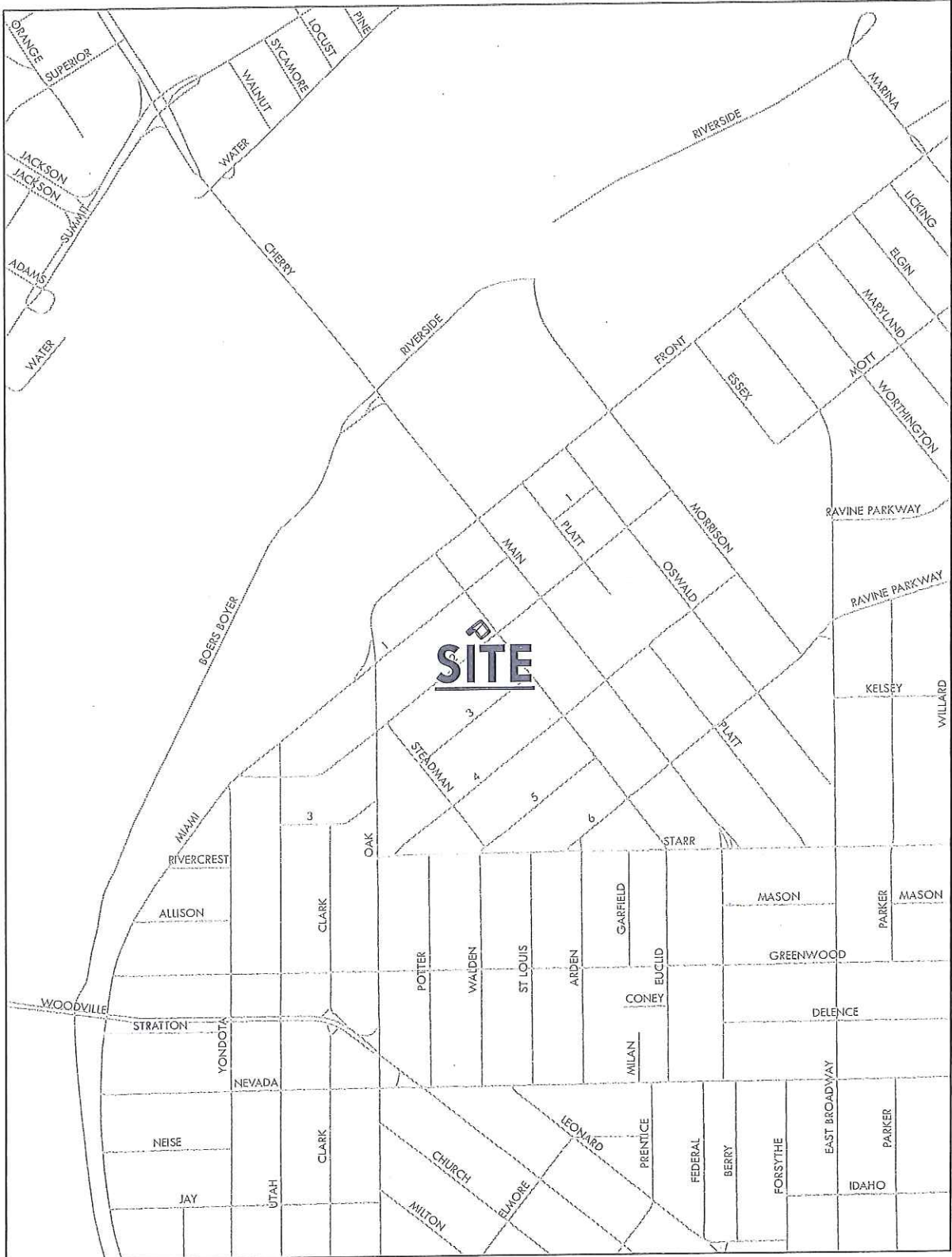
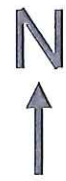
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Cc: Lisa Cottrell, Administrator  
Josh Lewandowski, Principal Planner

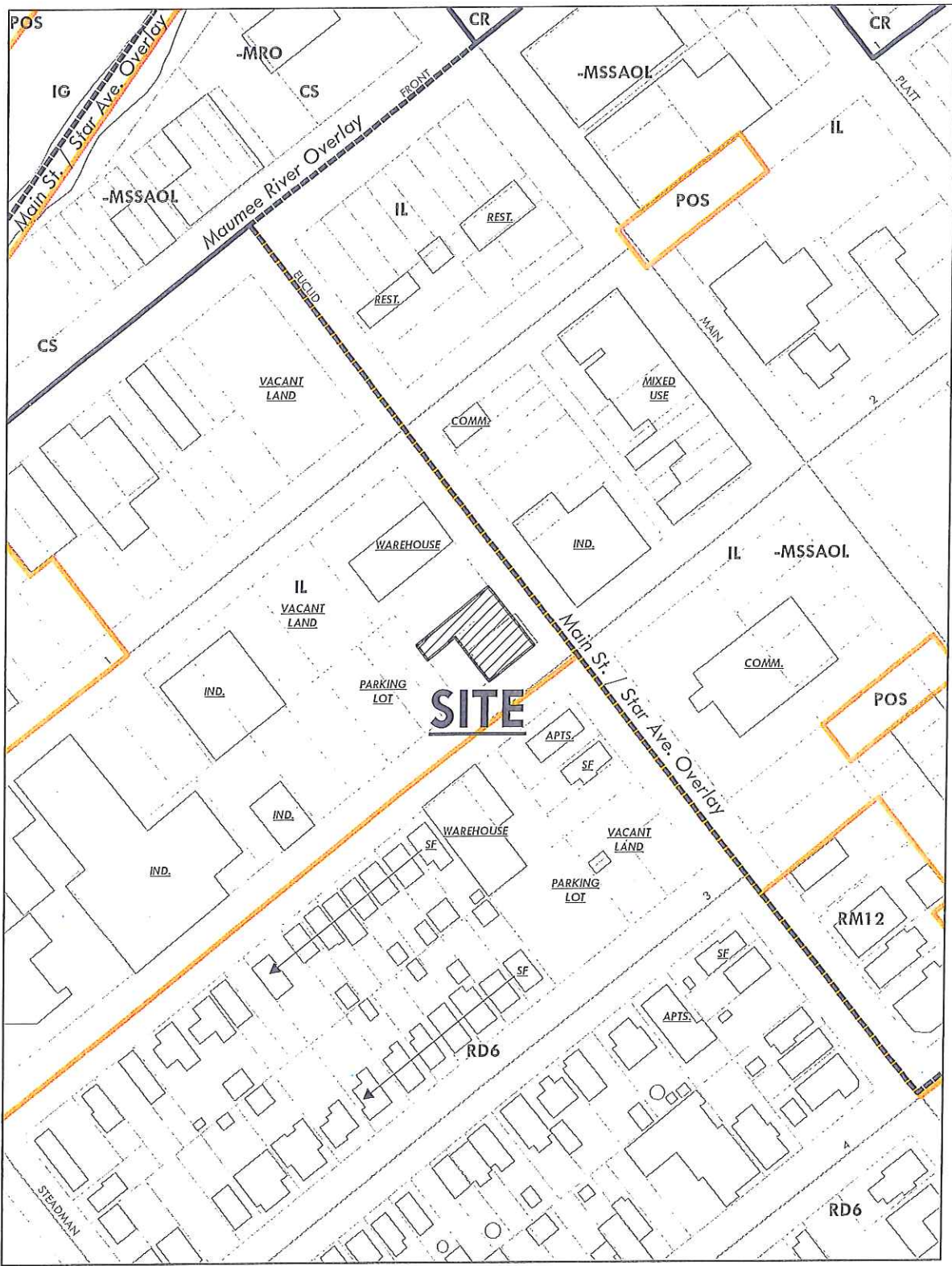
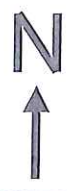
# GENERAL LOCATION

Z-6002-22  
ID 28



# ZONING AND LAND USE

Z-6002-22  
ID 28





CITY OF TOLEDO  
1 GOVERNMENT CENTER STE 2250  
TOLEDO OH 43604

PLATZKE CHARLES M  
6111 ELLISTON TROWBRIDGE  
MARTIN OH 43445

UNIVERSAL URETHANE PRODUCTS INC  
410 FIRST ST  
TOLEDO OH 43605

HOLLAND INC  
P O BOX 8248  
TOLEDO OH 43605

SALING MARGARET ANN & JEFFREY  
STAUNTON TRUSTEES  
5440 LOUIE LN STE 106  
RENO NV 89511

ANAYA GLORIA  
210 EUCLID AVE  
TOLEDO OH 43605 2020

WOOD MICHAEL L  
702 LEONARD ST  
TOLEDO OH 43605

STAGE DIANA K  
129 EUCLID AVE  
TOLEDO OH 43605

GSTALDER DAVID R  
3147 DARLINGTON  
TOLEDO OH 43606

GLOBAL GROWTH AGENCY LLC  
146 MAIN ST  
TOLEDO OH 43605

NOVOGRODER/MAIN,L.L.C.  
P O BOX 3165  
HARRISBURG PA 17105

MAIN TOWN LLC  
1210 BRYANT AVE  
EAST LANSING MI 48823

COUNCIL MEMBER THERESA GADUS  
ONE GOVERNMENT CENTER, STE 2120

