

REF: Z25-0014  
DATE: June 12, 2025

## GENERAL INFORMATION

### Subject

- |           |   |   |
|-----------|---|---|
| Request   | - | Zone change from CR (Regional Commercial) & RS6 (Single-Family Residential) to CR (Regional Commercial) |
| Location  | - | 4256 Secor Road   |
| Applicant | - | Millie Hopes<br>Caninballz LLC<br>4652 Commonwealth Avenue<br>Toledo, OH 43612                          |
| Owner     | - | Imad Hariri<br>I&K Link LLC<br>5503 Waterville Monclova Road<br>Monclova, OH 43542                      |

### Site Description

- |              |   |  |
|--------------|---|--|
| Zoning       | - | CR & RS6 / Regional Commercial & Single-Family Residential |
| Area         | - | ± 2.39 acres   |
| Frontage     | - | ± 240' along Secor Road                                    |
| Existing Use | - | Knights of Columbus Banquet Hall                           |
| Proposed Use | - | Kennel, Indoor Dog Water Park, Outdoor Run                 |

### Area Description

- |       |   |   |
|-------|---|---|
| North | - | Medical Offices, Global Tech College, West Toledo Animal Hospital, Commercial businesses, Single-Family Dwellings / CR, RS6 |
| South | - | Vacant land, Pawn Shop, Corydon Drive, Medical Offices, Automotive shops, Single-Family Dwellings / CO, CR, RS6             |
| East  | - | Pine Glen Park, Single-Family Dwellings / POS, RS6  |
| West  | - | Secor Road, The Toledo Clinic and parking lot, Medical Offices, Apartment complexes / CO, RM12                              |

## GENERAL INFORMATION (cont'd)

### Parcel History

- |             |   |  |
|-------------|---|--|
| T-118-70    | - | Lot spilt of the eastern portion of parcel number 1886221, $\pm$ 4.35 acres of land acquired by the City of Toledo as a part of the Federal Open-Space Land Acquisition project OHIO-OSA-109 of an area known as Stannard Park Addition. (Administratively approved 06/10/1970). |
| SUP-8069-96 | - | Special use permit for a monopole cellular phone tower at located at 4256 Secor Road. (PC approved 11/21/1996, PZ approved 12/18/1996, Ord. 16-97 approved 01/07/1997).  |

### Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

## STAFF ANALYSIS

The Applicant is requesting a Zone change from CR (Regional Commercial) & RS6 (Single-Family Residential) to CR (Regional Commercial) at 4256 Secor Road. The subject site consists of  $\pm$ 2.39 acres and has  $\pm$  240 feet of frontage along Secor Road. The front/western 272' of the site is occupied by an existing building and is currently zoned CR. The rear/eastern 335' of the site contains the building's parking lot and a monopole cellular tower; this area is zoned RS6. The site has previously been occupied by the Knights of Columbus banquet hall. Surrounding land uses include a mix of office and medical buildings, Global Tech College, West Toledo Animal Hospital, and single-family dwellings to the north; vacant land, a pawn shop, Corydon Drive, medical offices, automotive shops and single-family dwellings to the south; Pine Glen Park and single-family dwellings to the east; and across Secor road to the west are medical offices, the Toledo Clinic, and apartment complexes.

The applicant is requesting a Zone change to permit the installation of an outdoor fenced-in dog run north of the existing building. Outdoor runs are required to be set back at least two-hundred feet (200') from any residential district or use. The current zoning of CR permits an animal kennel by right in the existing building; however, an outdoor run is prohibited due to the location of the residential district boundary line abutting the building. The close proximity of the residential boundary zone would not allow for an outdoor run anywhere on the site premises. The proposed zone change will correct the legal non-conformality of the parking lot within a residential district, and will allow for an outdoor run to be located no less than two-hundred feet (200') from a residential district or use.

**STAFF ANALYSIS (cont'd)**

*Forward Toledo Comprehensive Land Use Plan*

The Forward Toledo Future Land Use Map targets this site as Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. While the zoning classification CR (Regional Commercial) supports auto-oriented developments, the site is currently split zoned CR & RS6 (Single-Family Residential). The requested Zone Change to CR corrects a legal non-conformity of the rear parking lot within a residential zoned district. Additionally, the site abuts a park with walking trails and is surrounded by a mix of offices and commercial uses Zoned CR along Secor Road. The Forward Toledo Comprehensive Land Use Plan supports the rezoning of this site from CR (Regional Commercial) & RS6 (Single-Family Residential) to CR (Regional Commercial).

Staff recommends approval of the Zone Change from CR (Regional Commercial) & RS6 (Single-Family Residential) to CR (Regional Commercial) at 4256 Secor Road because the proposed CR (Regional Commercial) Zoning District is compatible with the existing adjacent commercial land uses; rezoning brings the site closer into conformance; and the proposed CR (Regional Commercial) Zoning District is consistent with the land use classification Neighborhood Mixed-Use as identified in the Forward Toledo Comprehensive Land Use Plan.

## STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0014, a request for Zone Change from CR (Regional Commercial) & RS6 (Single-Family Residential) to CR (Regional Commercial) to Toledo City Council for the following **three (3) reasons**:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A));
2. The proposed rezoning is compatible with the existing zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)); and
3. The subject property is physically suitable for the uses permitted under the proposed zoning classification (TMC§1111.0606(D));

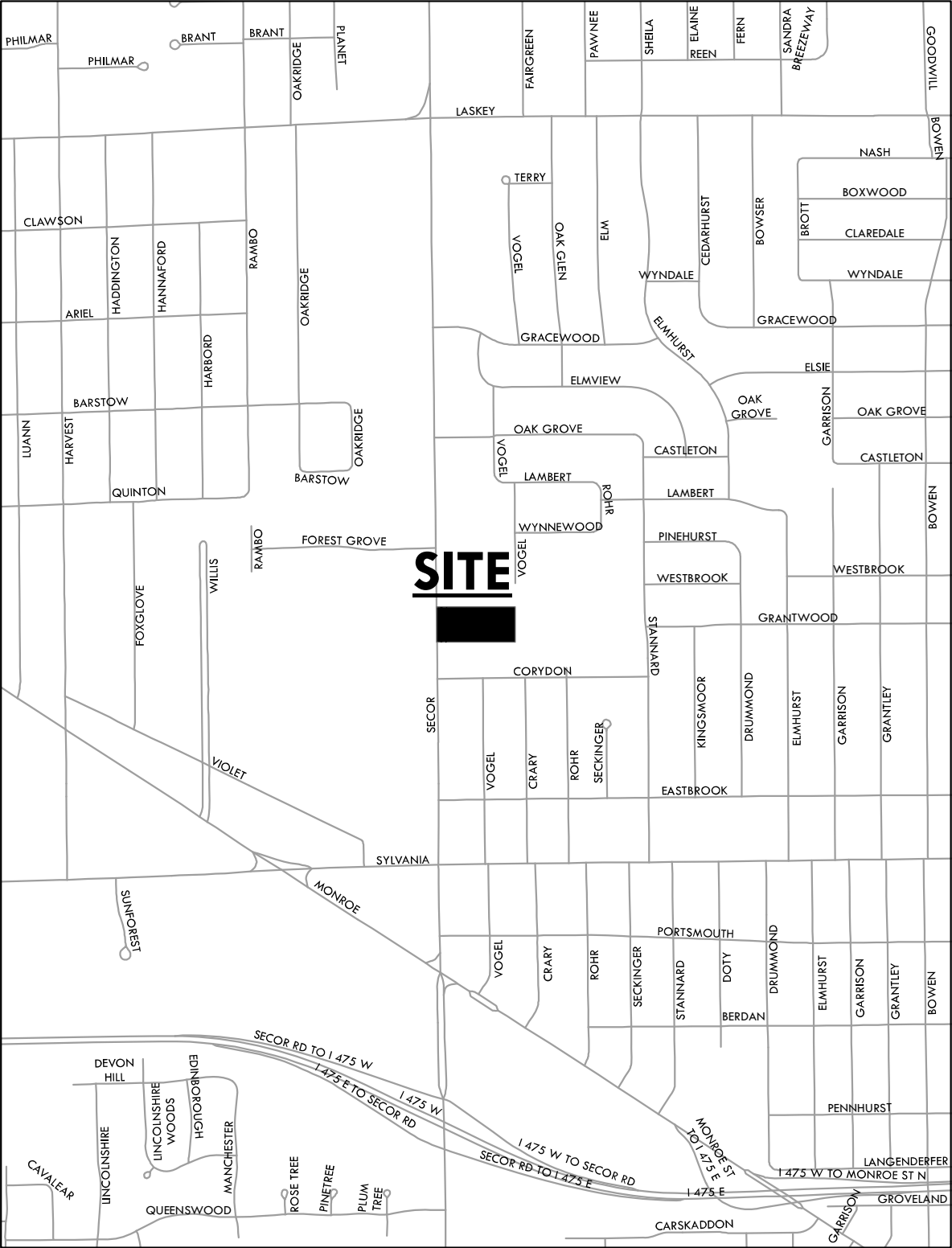
ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z25-0014  
DATE: June 12, 2025  
TIME: 2:00 P.M.

CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: July 16, 2025  
TIME: 4:00 P.M.

AV  
Two (2) sketches follow

# GENERAL LOCATION

Z25-0014  
ID 49



# ZONING & LAND USE

Z25-0014  
ID 49

