

## GENERAL INFORMATION

### Subject

- |                   |   |   |
|-------------------|---|---|
| Request           | - | Zone Change from RS6 Single-dwelling Residential & CN Neighborhood Commercial to CN Neighborhood Commercial |
| Location          | - | 5848 Dorr Street  |
| Applicant + Owner | - | Gerianne Walsh<br>9661 Bancroft Street<br>Holland, Ohio 43528   |

### Site Description

- |              |   |   |
|--------------|---|---|
| Zoning       | - | RS6, CN / Single-dwelling Residential, Neighborhood Commercial      |
| Area         | - | ± 1.71 Acres  |
| Frontage     | - | ± 197.82' along Dorr Street<br>± 419.32' along Westland Garden Road |
| Existing Use | - | Rental Store  |
| Proposed Use | - | Rental Store  |

### Area Description

- |       |   |   |
|-------|---|---|
| North | - | RS6 / Vacant Lot  |
| South | - | CR, RS6 / Neighborhood Shopping Center, Nursing Home, Single-family Homes |
| East  | - | RM36, RS6 / Apartments, Vacant Lot  |
| West  | - | CN, CR, RS6/ Vacant Lot, Car Sales Shop, Retail Shop, Single-family Homes |

### Parcel History

- |             |   |   |
|-------------|---|---|
| Z-202-90    | - | Zone change from R-2 (single-family) to C-3 (commercial) for property located at 5848 Dorr Street (PC approved 05/18/1990, Ord. 595-90) |
| SUP-3058-95 | - | Request for a Special Use Permit for a cellular phone tower (PC approved 05/11/1995, Ord. 345-95).                                      |

**GENERAL INFORMATION** Cont'd

SUP-9001-08 - Special Use Permit amendment for height extension of existing freestanding wireless tower. (PC approved 11/06/2008, Ord. 27-09).

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 RS6 Single-Dwelling Residential and CN Neighborhood Commercial to CN Neighborhood Commercial. The ± 1.71 acres site is split Zoned RS6 Single-Dwelling Residential to the north and CN Neighborhood Commercial to the south fronting Dorr Street. The site is occupied by AZ Rental Supply Store and a freestanding wireless tower north. The property is surrounded by a vacant lot to the north, apartments and vacant lots to the east, to the south is a predominantly single-family neighborhood, and to the west is a vacant lot, car sales shop, retail shop and single-family homes. The applicant is requesting the Zone Change to better align the Zoning of the site with the property in its current use. The applicant intends to split the portion of the lot occupied by the cell tower in future. The Zone Change to CN-Neighborhood Commercial would give the site one Zoning classification and facilitate the sale of the property.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Neighborhood Commercial land use and the northern portion site for Single-Family land uses. Neighborhood Commercial land uses are predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may also be included. Although the northern portion of the lot is aimed for Single-Family land uses, rezoning would give the site one zoning classification and facilitate the development of the property.

Staff recommends approval of the Zone Change from RS6-Single-Family Residential and CN-Neighborhood Commercial to CN-Neighborhood Commercial because the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed Zoning classification.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of Z-1003-23, a request for Zone Change from RS6 Single-dwelling Residential and CN- Neighborhood Commercial to CN Neighborhood Commercial at 5848 Dorr Street to Toledo City Council for the following **two (2) reasons:**

**STAFF RECOMMENDATION Cont'd**

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
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).

ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z-1003-23  
DATE: March 9, 2023  
TIME: 2:00 P.M.

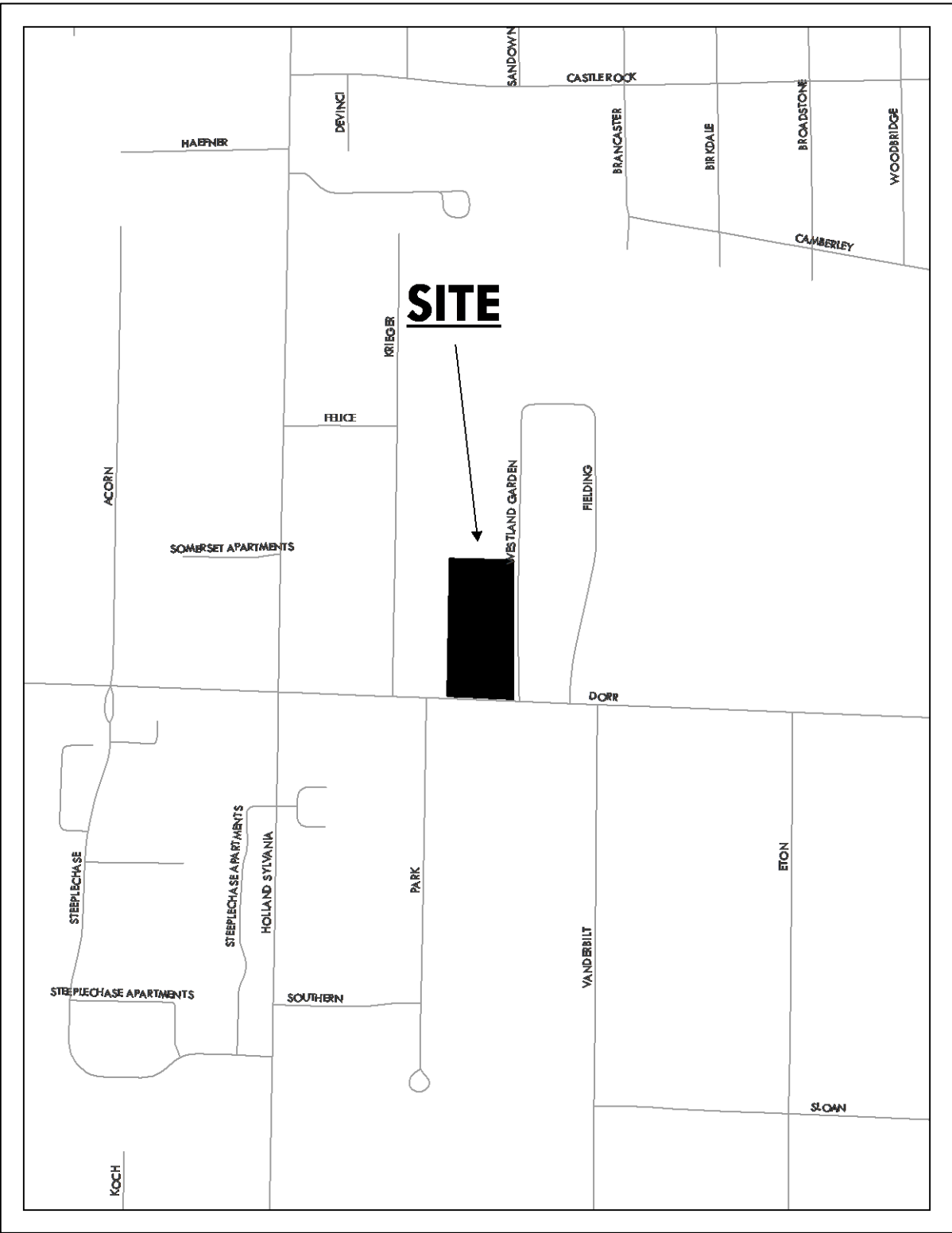
CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: April 19, 2023  
TIME: 4:00 P.M.

ET

Two (2) sketches follow

GENERAL LOCATION

Z-1003-23



## ZONING & LAND USE

**Z-1003-23**

