

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: February 14, 2021

REF: Z-12003-20

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 CR (Regional Commercial) at 1946 W Sylvania Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 11, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL (Limited Industrial) to CR (Regional Commercial)
Address	-	1946 W Sylvania Ave
Owner	-	Melvin Reddick 1429 Goodale Ave Toledo, OH 43606

Site Description

Existing Zoning	-	IL / Limited Industrial
Proposed Zoning	-	CR / Regional Commercial
Area	-	0.9 Acres
Frontage	-	±40' along Sylvania Ave
Existing Use	-	Vacant Building
Proposed Use	-	Carryout Restaurant

Area Description

North	-	Contracting Business / IL
South	-	Mixed Commercial & Residential / CR
East	-	Barber Shop / IL
West	-	Electrician's Office / IL

Case History

None on Record

GENERAL INFORMATION (Cont'd)

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 IL Limited Industrial to CR Regional Commercial for a site located at 1946 W Sylvania Ave. This one-story commercial building is surrounded by commercial buildings with residential uses and an industrial use to the rear. The applicant wishes to open a carryout-only restaurant named "Barb and Emeri's Rib Shack" here, selling ribs, chicken, hot dogs, polish hot dogs, side dishes, and similar foods prepared on site.

The property is surrounded by commercial uses and Regional Commercial zoning. Although the property is just outside the study area of the Sylvania Avenue Commercial Corridor Plan, the Plan recommends filling vacant storefronts along Sylvania Avenue and this zone change would help meet that objective by allowing a restaurant to occupy the building.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Neighborhood Commercial uses. The proposed zone change and proposed use are in line with this recommendation.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-12003-20, a request for a Zone Change from IL Limited Industrial to CR Regional Commercial for the site located at 1946 Sylvania Ave to the Toledo City Council, for the following two (2) reasons:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of this Zoning code TMC§1111.0606(A) – *Review & Decision-Making Criteria*).
2. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property TMC § 1111.0606(B) - *Review & Decision-Making Criteria*).

Respectfully Submitted,

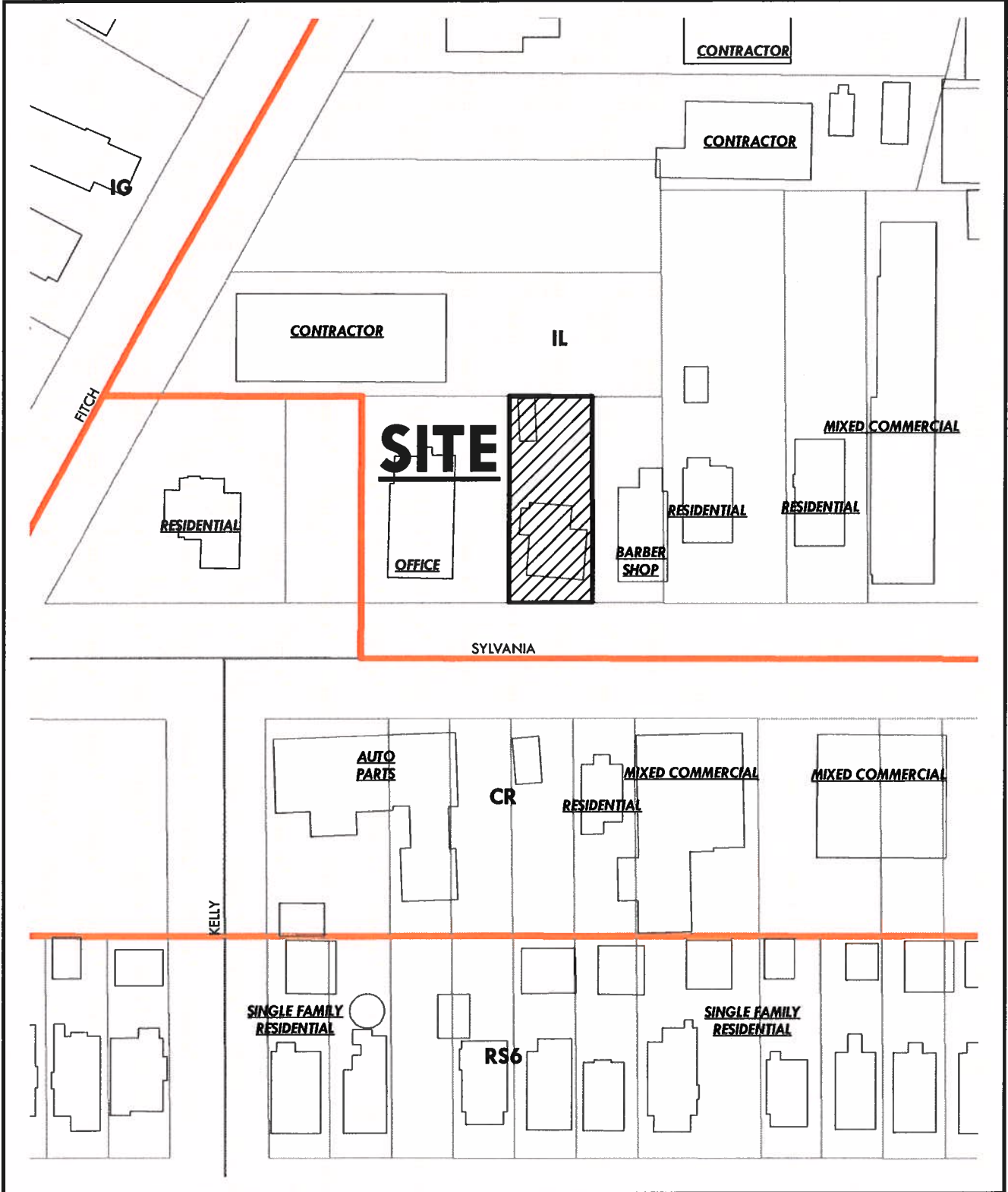


Thomas C. Gibbons
Secretary

Cc: Melvin Reddick; 1429 Goodale Ave; Toledo, OH 43606
Lisa Cottrell, Administrator
Matt Lascheid, Associate Planner

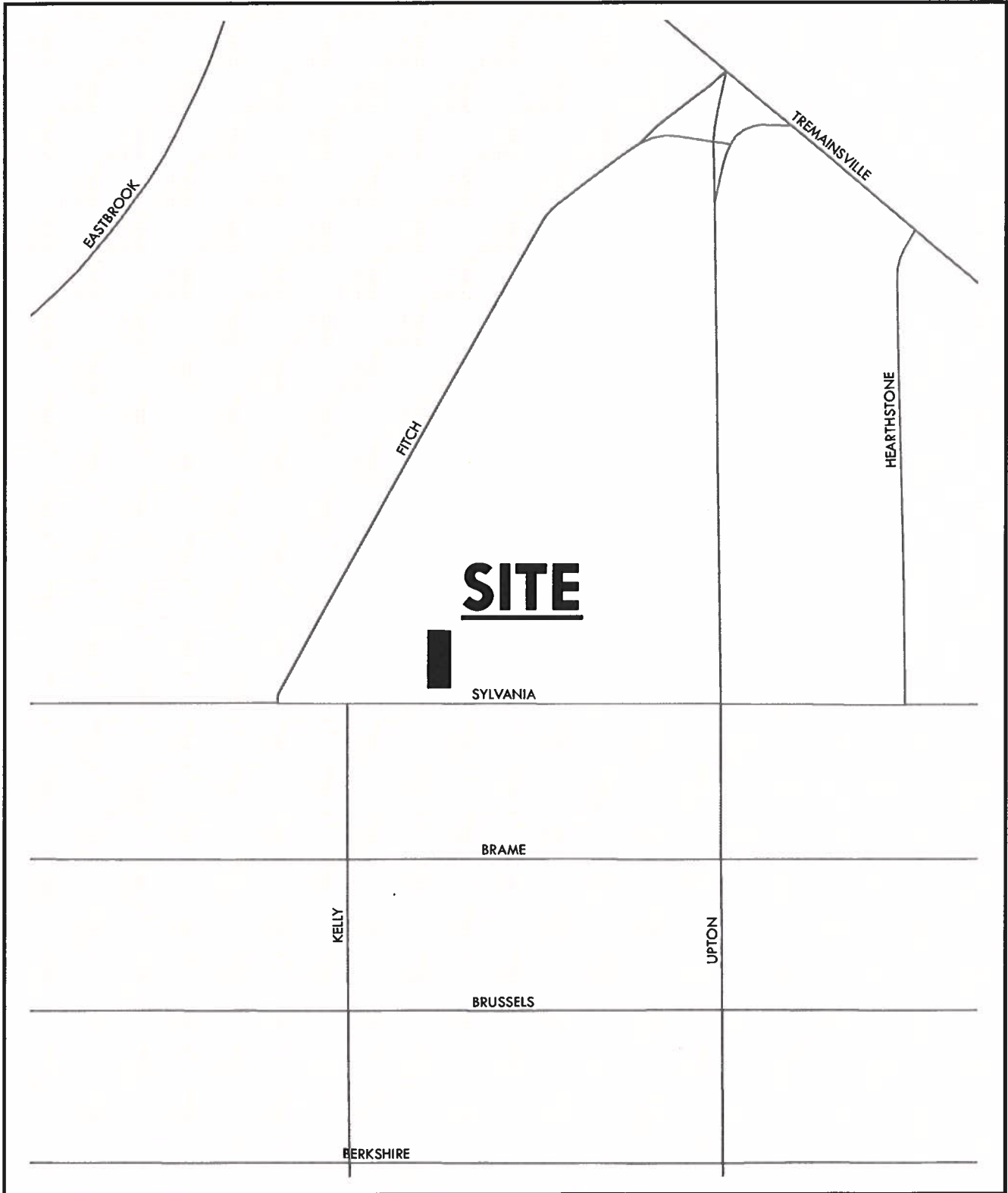
ZONING AND LAND USE

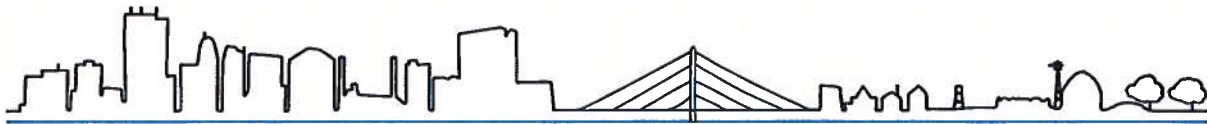
SUP-12003-20



GENERAL LOCATION

SUP-12003-20





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 29, 2021
REF: Z-12003-20
PLANNER: Lascheid

NOTICE OF PUBLIC HEARING

on

Date: **Thursday, February 11, 2021**

Request: Zone Change from IL to CR

Location: 1946 Sylvania Ave

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, February 11, 2021** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attendee" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

Zoom Link:

Join from PC, Mac, Linux, iOS or Android:

<https://toledo-oh-gov.zoom.us/j/86196937519?pwd=N3FvZDIEdTkzSE5mUzRNU2ppYXNpdz09>

Passcode: 960957

Or at zoom.us enter Webinar ID 861 9693 7519

Webinar Passcode 960957

Or Telephone:

Dial: 602-333-2017 or 888-204-5987 (US Toll Free)

Conference code: 291916

You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at matthew.lascheid@toledo.oh.gov. We will ensure that your comments are incorporated as part of the public record.

TOLEDO CITY PLAN COMMISSION



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

CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: January 29, 2021
Ref: Z-12003-20

NOTICE OF PUBLIC HEARING

Wednesday, March 17, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, March 17, 2021 at 4:00 p.m., will consider the following request:

Zone Change from IL to CR at 1946 Sylvania Ave

When: March 17, 2021 04:00 PM Eastern Time (US and Canada)
Topic: Toledo City Council Zoning & Planning Committee Meeting

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/84938443246?pwd=bn5DVjVvNEtQcnJIN2ZIY2h5WVY0dz09>

Passcode: 253123

Or Telephone:

Dial:

USA 602 333 2017

USA 8882045987 (US Toll Free)

Conference code: 623767

Julie Gibbons
Assistant Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

owner	mailing address 1	mailing address 2
HALL CHRISTOPHER K	4020 FITCH RD	TOLEDO OH 43613 4006
ROUTHE RICHARD DALE	5211 JACKMAN RD	TOLEDO OH 43613
KING DEBORAH R	1952 W SYLVANIA AVE	TOLEDO OH 43613
BAUMBERGER WILLIAM E &	1942 SYLVANIA AVE	TOLEDO OH 43613
REDDICK MELVIN	1429 GOODALE	TOLEDO OH 43606
MP GAMES LTD	PO BOX 5883	TOLEDO OH 43613 0883



1
SYLVANIA AVE.

P U B L I C H E A R I N G

CASE NO. Z-12003-20

REQUEST: ZONE CHANGE FROM L TO CR AT 1946

W SYLVANIA AVE.

APPLICANT: NAME MELVIN REDDICK

ADDRESS 1946 W. SYLVANIA AVE.

TOLEDO, OH 43613

DATE: Feb. 11, 2021

TIME: 2.00 p.m.

PLACE: Council Chamber, 1st Floor, One Government Center
Jackson & Erie Streets, Toledo, Ohio

For Further Information, Contact

The Toledo-Lucas County Plan Commissions

Phone: (419) 245-1200

FAX: (419) 936-3730

Contact-MELVIN REDDICK
(419) 810-6917

CITY OF TOLEDO
SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo City Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk (or edge of public street).** Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

4. PERIOD OF POSTING

- A. Signs must be posted from (dates) FEB. 1, 2021 to MARCH 26, 2021.

5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

Mel Redlich _____
(Applicant or Agent) (Date) (Print Name and/or Organization)

(Telephone No.)

I issued 1 signs for this application 1/28/2020, MATT LASCHIED
(Date) (Staff Member)