



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: April 9, 2021

REF: Z-2004-21

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

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

SUBJECT: Request for a Zone Change from IL Limited Industrial to CO Office Commercial at 716 N. Westwood Avenue.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 8, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL Limited Industrial to CO Office Commercial
Location	-	716 N. Westwood Avenue
Applicant	-	The Pregnancy Center of Greater Toledo 716 N. Westwood Avenue Toledo, OH 43607

Site Description

Zoning	-	IL / Limited Industrial
Area	-	± 2.52 acres
Frontage	-	± 300' along Westwood Avenue
Existing Use	-	Medical office
Proposed Use	-	Medical office

Area Description

North	-	Vacant land, warehouse / IL
East	-	Cell tower, church / IL & CN
South	-	Funeral Home / CO
West	-	Auto repair & salvage / IL

GENERAL INFORMATION (cont'd)

Parcel History

None on record.

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 Zone Change from IL Limited Industrial to CO Office Commercial for a site located at 716 N. Westwood Avenue. The ±2.52-acre site is comprised of two (2) parcels and currently occupied by a commercial office building. Adjacent land uses include a warehouse to the north, an auto repair and salvage lot across Westwood Avenue to the west, a funeral home to the south, and a cell tower to the east.

The site is currently occupied by a medical office which is considered a legal non-conforming land use in the current IL Limited Industrial zoning district. The applicant, The Pregnancy Center of Greater Toledo, provides a limited medical clinic to the community and intends to continue occupying the structure as a medical office. A Zone Change is required for this site in order to allow the existing operation to conform to the current Zoning Code.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Light Industrial future designated land uses. However, the subject site is immediately adjacent to multiple parcels targeted for Neighborhood Commercial land uses. These land uses typically include predominantly small and medium scale commercial uses that serve neighborhoods although it may include small and medium scale office and mixed-uses. Staff recommends approval of the Zone Change for this location because it is compatible with the surrounding land uses to the south. Additionally, the proposed CO Office Commercial zoning is consistent with the zoning classification of properties within the general vicinity and less intense than industrial areas surrounding the site. Finally, the proposed rezoning will correct an issue of a non-conforming land use in the proper zoning classification.

TO: President Cherry and Members of Council
April 9, 2021
Page 3

REF: Z-2004-21

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-2004-21, a request for Zone Change from Zone Change from IL Limited Industrial to CO Office Commercial for a site located at 716 N. Westwood Avenue, to Toledo City Council for the following three (3) reasons:

1. The proposed CO Office Commercial zoning district will correct an issue of a non-conforming land use in the proper zoning classification district.
2. The proposed CO Office Commercial zoning is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and
3. The proposed CO Office Commercial zoning is consistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

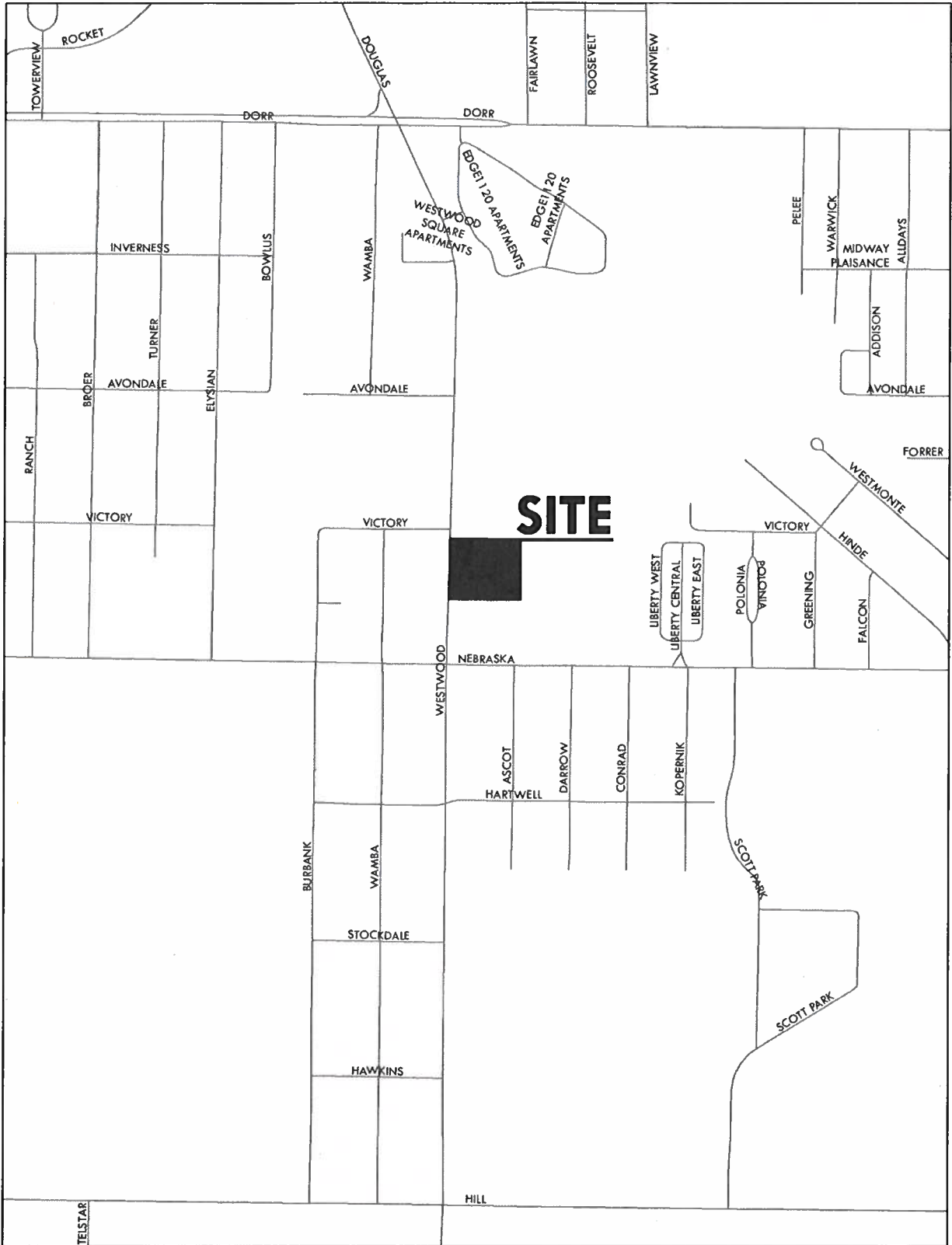
RS

Three (3) sketches follow

Cc: Savannah Marten; the Pregnancy Center of Greater Toledo; 716 N. Westwood Avenue
Toledo, OH 43607

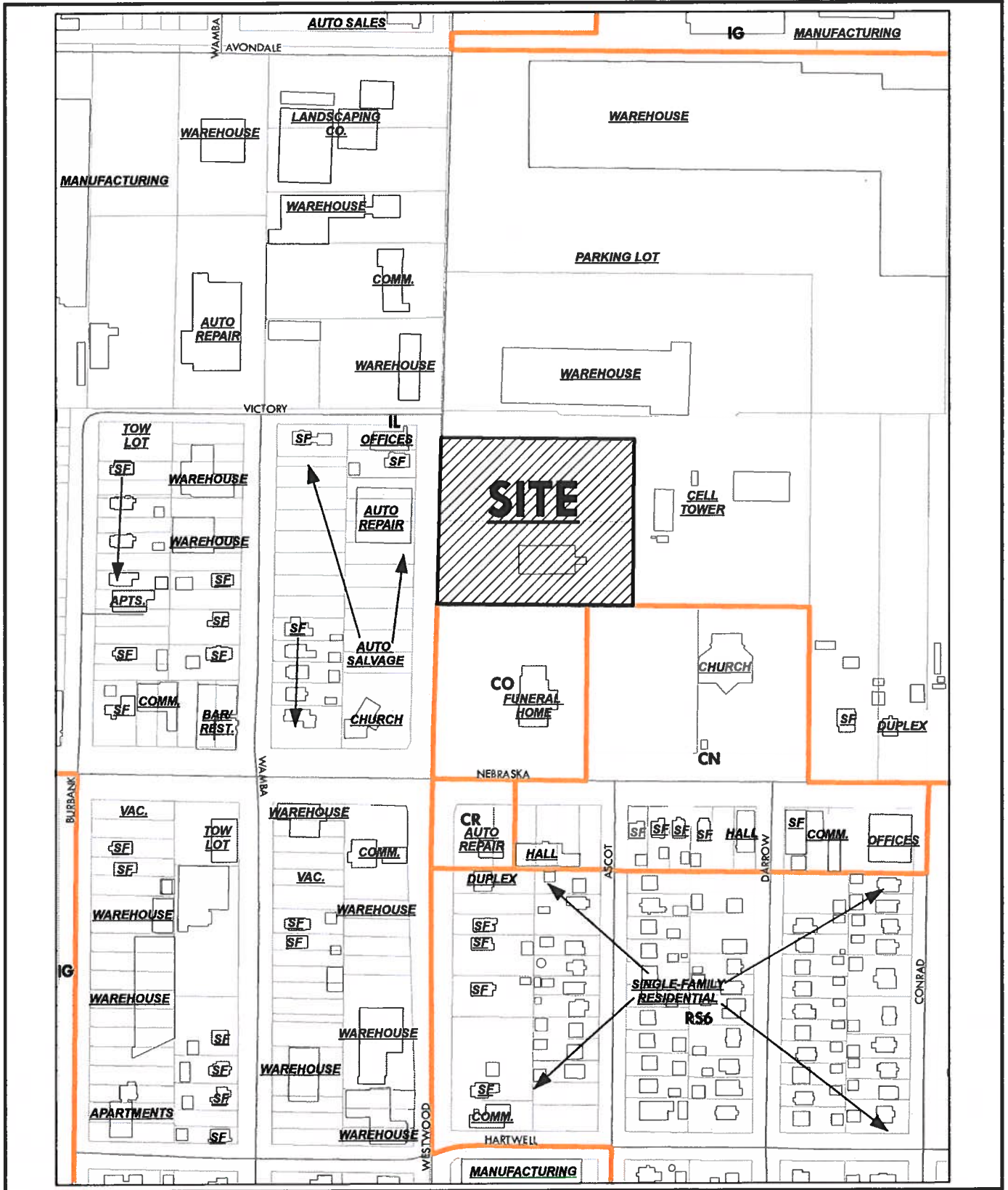
GENERAL LOCATION

Z-2004-21
ID 47



ZONING & LAND USE

Z-2004-21
ID 47





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: March 26, 2021
REF: Z-2004-21
PLANNER: Sundvold

NOTICE OF PUBLIC HEARING

on

Date: Thursday, April 8, 2021

Request: Zone Change from IL to CO

Location: 716 North Westwood Avenue

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, April 8, 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/81164053427?pwd=QWc2U0NUd0YxUzZxUUdSUEJoVit1Zz09>

Passcode: **082513**

Or Telephone:

Dial:

USA 602 333 2017 US Toll

USA 888 204 5987 US Toll-free

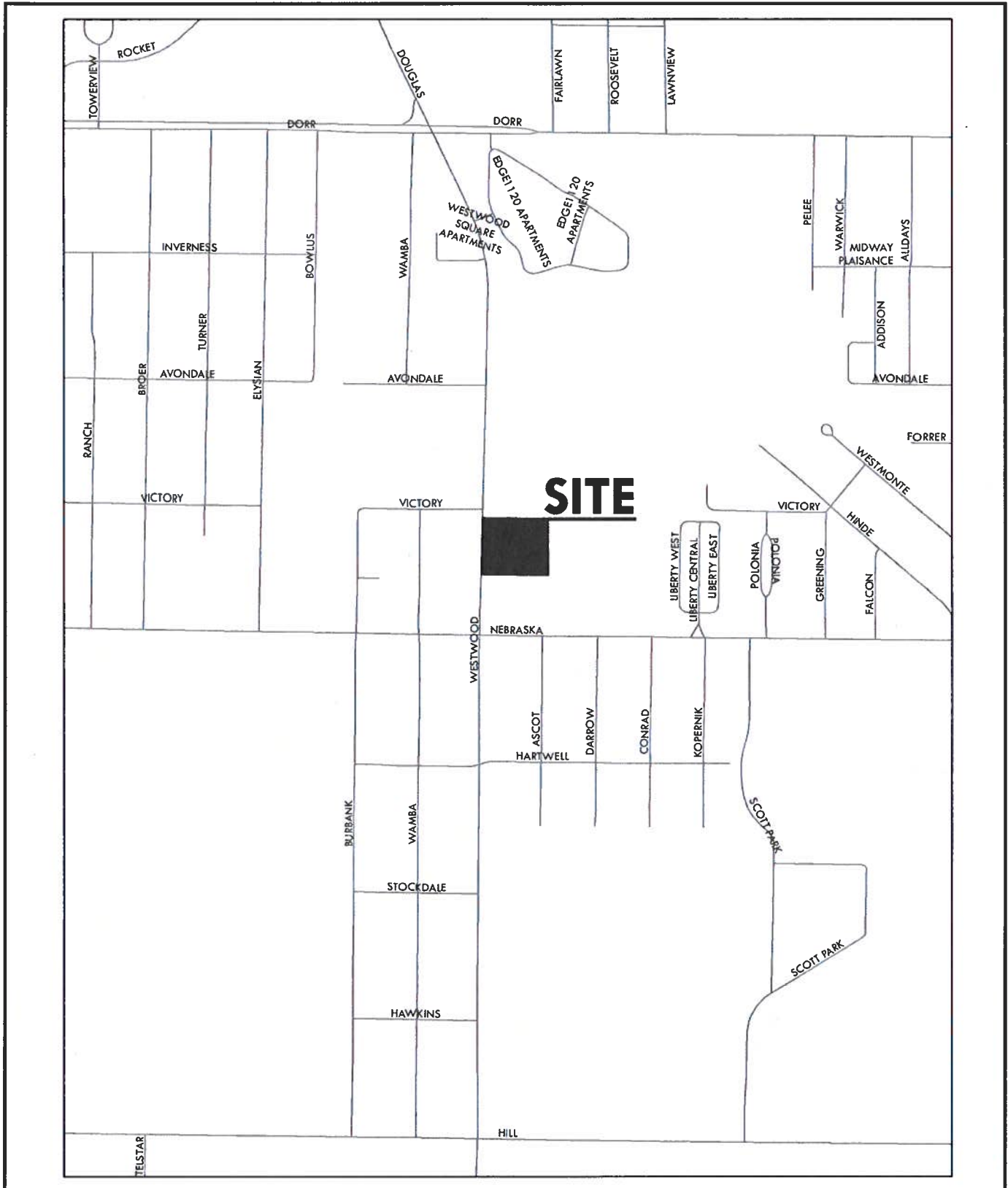
Conference code: 291916

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 ryne.sundvold@toledo.oh.gov. We will ensure that your comments are incorporated as part of the public record.

TOLEDO CITY PLAN COMMISSION

GENERAL LOCATION

Z-2004-21
ID 47



CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: March 26, 2021
Ref: Z-2004-21

NOTICE OF PUBLIC HEARING

Wednesday, May 12, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, May 12, 2021 at 4:00 p.m., will consider the following request:

Zone Change from IL, Limited Industrial, to CO, Office Commercial at 716 Westwood Ave

When: May 12, 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/85492711938?pwd=YktHNHpkUIZxVmZLOTloVTNMS28xZz09>

Passcode: 227350

Or Telephone:

Dial:
USA 602 333 2017
USA 8882045987 (US Toll Free)
Conference code: 623767

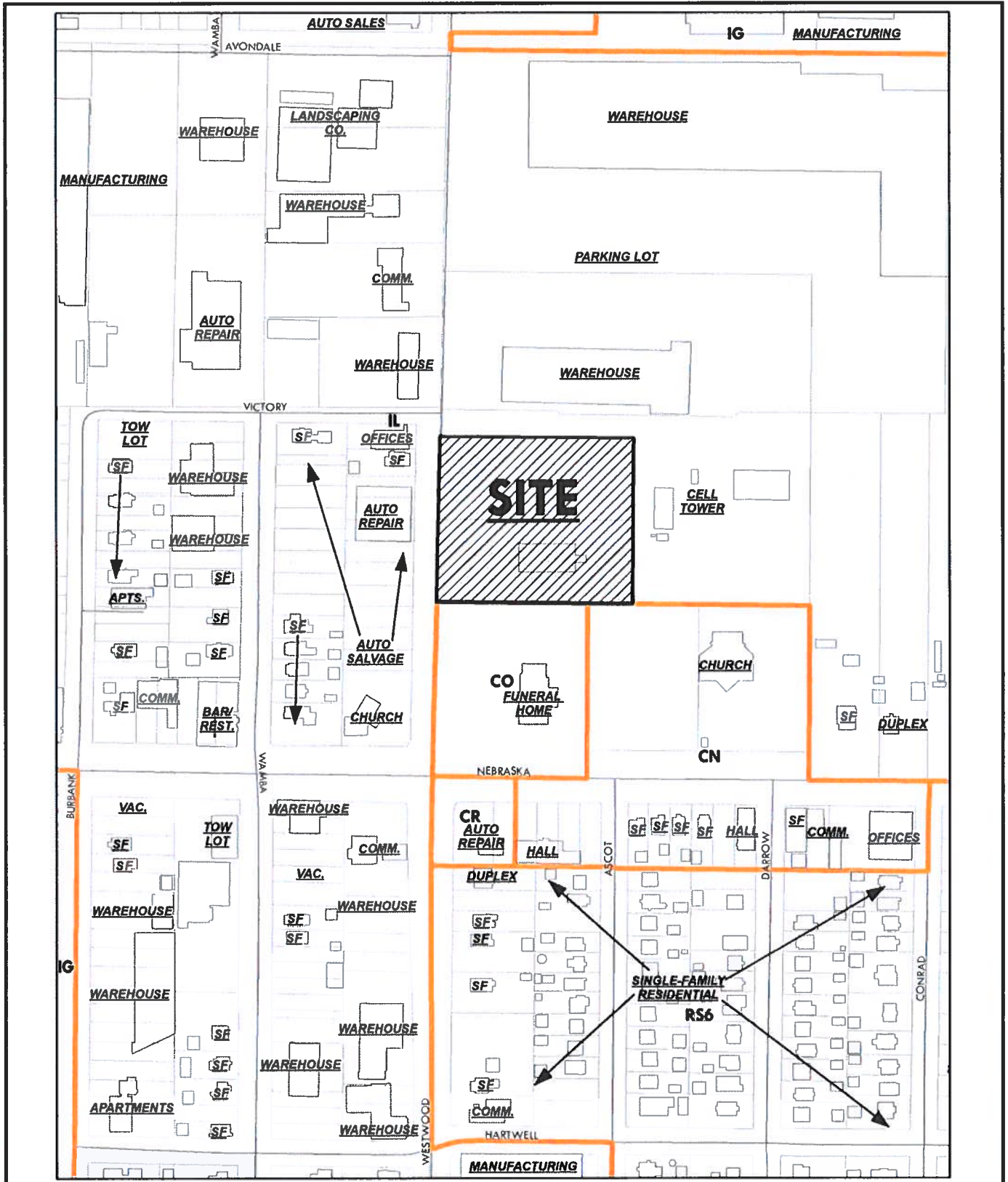
Julie Gibbons
Assistant Clerk of Council

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

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

ZONING & LAND USE

Z-2004-21
ID 47



CHRIST CENTERED INVESTMENTS LTD
2602 NEBRASKA AVE
TOLEDO OH 43607 3241

2540 DORR STREET LLC
730 N WESTWOOD AVE
TOLEDO OH 43607 3558

THE ARK OF TOLEDO
2500 NEBRASKA AVE
TOLEDO OH 43607

BKT RENTALS LLC
9650 PREAKNESS LN
WHITEHOUSE OH 43571 9050

DAY VIOLA L
801 N WESTWOOD AVE
TOLEDO OH 43607 3561

DOMINGUEZ PROPERTIES LTD
5242 ANGOLA RD # 180
TOLEDO OH 43615

GATES CAROLE
P.O. BOX 350892
TOLEDO OH 43635

GUNTHER ZIMMERMAN LTD
701 N WESTWOOD
TOLEDO OH 43607

HOUSE OF DAY FUNERALSERVICES INC
2550 NEBRASKA AVE
TOLEDO OH 43607 3553

JAMES CHARLIE
PO BOX 3123
TOLEDO OH 43607

PREGNANCY CENTER OF
GREATER TOLEDO
716 N WESTWOOD AVE
TOLEDO OH 43607 3558

SGZ ENTERPRISES LLC
701 N WESTWOOD AVE
TOLEDO OH 43607

SHAH SUNIL
614 WAMBA ST
TOLEDO OH 43607

SJR PROPERTIES LLC
1600 STABLERSVILLE RD
WHITE HALL MD 21161

SPITULSKI KENNETH M & VIRGINIA E
13515 ANGOLA RD
SWANTON OH 43558

TOWERCOM MIDWEST LLC
P O BOX 723597
ATLANTA GA 31139

WENGER DENNIS L SR & JEANM
1732 GLEN ELLYN DR
TOLEDO OH 43614 3252

WILLIAMS ASHLYNN
TRUSTEE OF THE JC SPIRITUAL
715 WESTWOOD AVE
TOLEDO OH 43603

COUNCIL MEMBER JOHN HOBBS III
TOLEDO CITY COUNCIL DISTRICT 1
ONE GOVERNMENT CENTER STE 2120
TOLEDO OH 43604

AVONDALE AVE

N WESTWOOD AVE

VICTORY AVE

WAMBA AVE

Location Search result X

716 N WESTWOOD AVE, TOLEDO, OH,
43607



PUBLIC HEARING

CASE NO. Z-2004-21

REQUEST: Zone change from IL, Limited Industrial, to CO, Office Commercial
at 716 N Westwood Avenue. Toledo

APPLICANT NAME: Pregnancy Center of Greater Toledo

ADDRESS: 716 N Westwood Avenue

DATE: April 8, 2021

TIME: 2:00 p.m.

Contact Person: Nancy Hirsch

Contact Person Phone Number: 419-936-2585

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

**For Further Information, Contact
The Toledo-Lucas County Plan Commissions**

PHONE: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304

CITY OF TOLEDO

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure 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 the 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-Lucas County 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.

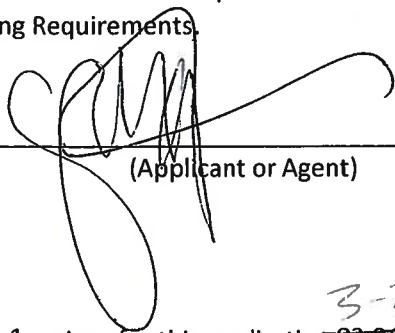
4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 03.23.21 to 05.21.21.

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.



(Applicant or Agent)

Savannah Marten

(Print Name or Organization)

419-304-7648

(Telephone No.)

I issued 1 signs for this application 03.24.21

(Date)

~~Nancy Hirsch~~

Ryne Sundvold

(Staff Member)

Location of sign(s) 716 N Westwood Ave

Toledo

CASE NUMBER Z-2004-21