

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 15, 2022

REF: Z-1008-22

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

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

SUBJECT: Zone Change from RS6 Single-dwelling Residential & CR Regional Commercial to CN Neighborhood Commercial at 931 W. Central Avenue, and 3024, 3412, 3418, and 3422 Albion Street, 3406 and 3408 Albion; 2945 Albion, 3005 Albion, 3007 Albion, 3016 Albion Street

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 RS6 Single-dwelling Residential & CR Regional Commercial to CN Neighborhood Commercial
Location	-	931 W. Central Avenue, and 3024, 3412, 3418, and 3422 Albion Street, 3406 and 3408 Albion; 2945 Albion, 3005 Albion, 3007 Albion, 3016 Albion Street
Applicant + Owner	-	Antonio Banks 917 Cuthbert Road Toledo, Ohio 43607
Owner	-	Columbia Gas of Ohio PO Box 117 Columbus, Ohio 43216
Architect	-	Erin K. Curley Engage Studio Architects, LLC PO Box 167647 Oregon, Ohio 43616

GENERAL INFORMATION (cont'd)

Site Description

Zoning	-	CR, RS6 / Regional Commercial, Single-dwelling Residential
Area	-	± 1.17 Acres
Frontage	-	± 689' along Albion Street ± 229' along Central Ave
Existing Use	-	Vacant Rental Hall
Proposed Use	-	Rental Hall & Rental Office Space

Area Description

North	-	IG / Parking, Manufacturing, Warehousing
South	-	RS6 / Single Family Residences
East	-	IL / Railroad
West	-	IG / Toledo Fire and Rescue Station 17

Combined Parcel History

V-202-79	-	Declaring intent to vacate portions of Alley lying between Lake Shore & Michigan Southern RR & Albion St (Expired).
Z-248-82	-	Zone Change from M-1 to R-2 in the 2700-3000 block of Albion (PC Approved 12/7/82, Ordinance 106-83).
V-55-91	-	Vacation of Alley which abuts Lots 62-68 and part of 69, Central Ave. Sub., lying between Albion St. and Central Ave (Ordinance 863-91, 929-91).

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 CR Regional Commercial to CN Neighborhood Commercial. The ± 1.17 Acres site is composed of several parcels on either side of Albion, as well as fronting Central Ave. The site is occupied by a former rental hall and the parking lot associated with the building. To the north of the site is manufacturing, warehousing, and parking, to the east is a railroad, to the south is a predominantly single-family neighborhood, and to the west is a Toledo Fire and Rescue post.

The applicant is requesting the rezoning in order to renovate and reuse the existing facility for a rental hall and rental office space. While CR Regional Commercial allows such a use, the parking area would not be useable under current zoning. CN Neighborhood Commercial is being requested because it allows the proposed use while respecting the intensity of the neighboring residential area. One of the parcels included in the requested rezoning is currently owned by Columbia Gas of Ohio, however a letter has been submitted by Columbia Gas of Ohio stating they do not object to the proposed rezoning. Staff encourages the applicant to pursue vacation of the existing east-west alley adjacent to the building bounded by Albion and the railroad in order to better redevelop the parking area.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Neighborhood Commercial Land Use. 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. The proposed rezoning is consistent with the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code. Furthermore, the proposed rezoning is compatible with the existing land uses within the general vicinity of the subject property.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-1008-22, a request for Zone Change from RS6 Single-dwelling Residential and CR Regional Commercial to CN Neighborhood Commercial at 931 W. Central Avenue, and 3024, 3412, 3418, and 3422 Albion Street, 3406 and 3408 Albion; 2945 Albion, 3005 Albion, 3007 Albion, 3016 Albion Street. to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (**TMC§111.0606(B)**).

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Respectfully Submitted,



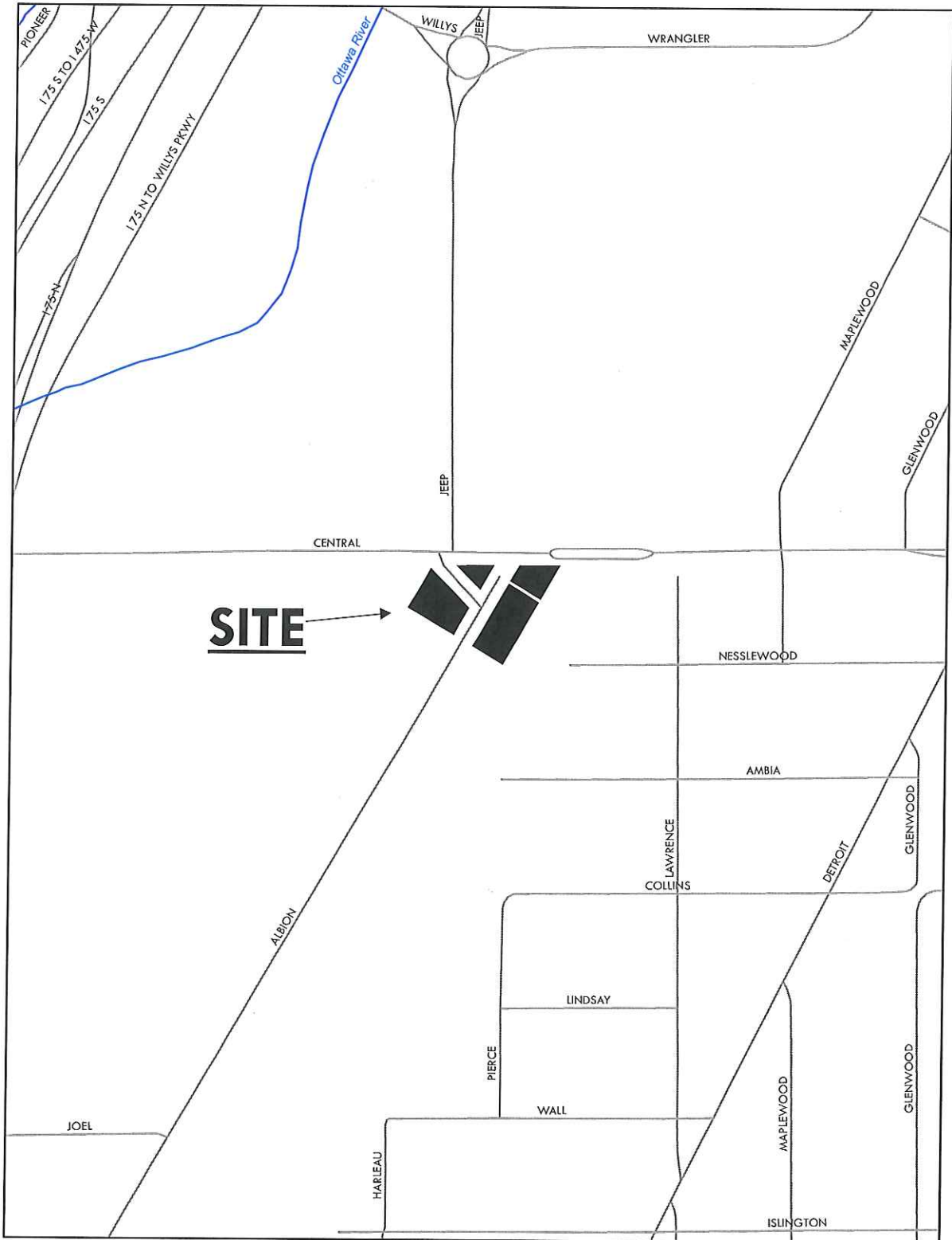
Thomas C. Gibbons
Secretary

JGL
Two (2) sketches follow

Cc: Antonio Banks
Columbia Gas
Erin K Curley
Lisa Cottrell, Administrator
Jonny Latsko, Planner

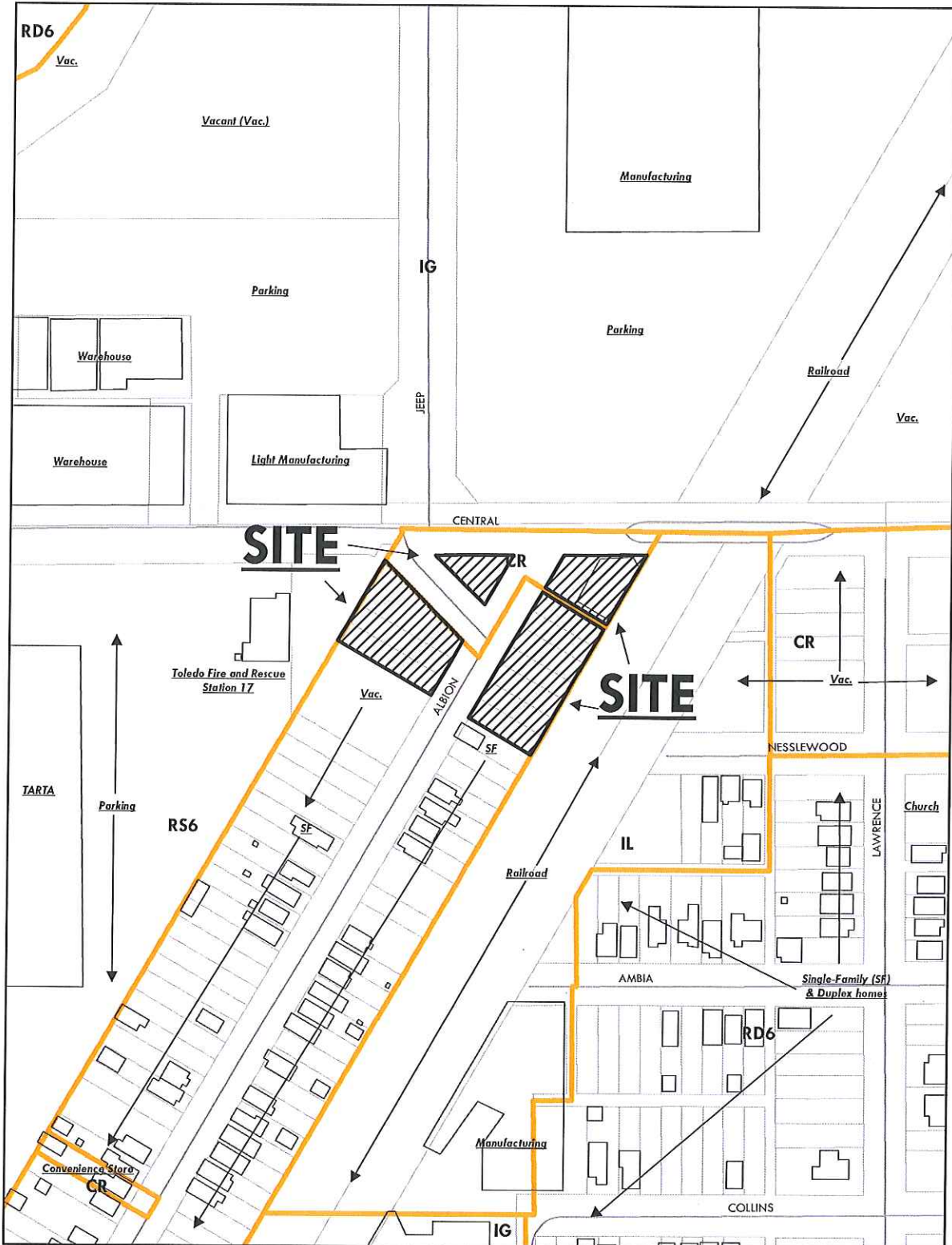
GENERAL LOCATION

Z-1008-22
ID 17



ZONING & LAND USE

Z-1008-22
ID 17





BYRAM RONALD ETAL
161 CORINTH
TOLEDO OH 43609

COLUMBIA GAS OF OHIO
P O BOX 117
COLUMBUS OH 43216

CROUSER LYNN F ETAL
3002 ALBION ST
TOLEDO OH 43610 1226

DAVIS BRENDA A
2878 ALBION RD
TOLEDO OH 43610

HAMMOND MARK E & LAURE L
921 NESSLEWOOD AVE
TOLEDO OH 43610

JONES DWIGHT L JR
2917 ALBION ST
TOLEDO OH 43610 1225

JORDAN MARQUIS A
1685 W BANCROFT
TOLEDO OH 43606

KENNEY JANA E DONYELLE
2920 ALBION RD
TOLEDO OH 43610

LOZOVY MARK DMITRIYEVICH
17220 FIVE POINT ST
REDFORD MI 48240

MORRISON LINDA D
3002 ALBION ST
TOLEDO OH 43610 1226

NEIGHBORHOODS IN PARTNERSHIP INC
1825 COLLINGWOOD # 1
TOLEDO OH 43604

NEW HOPE MISSIONARY BAPTIST CHURCH
833 NESSLEWOOD AVE
TOLEDO OH 43610 1211

PENNSYLVANIA LINES LLC
3 COMMERCIAL PL P.O. BOX 209
NORFOLK VA 23510

PIETRZAK LEONARD E JR & PENNY DOWELL
2908 ALBION ST
TOLEDO OH 43610 1224

PIETRZAK TRUDY M
2877 ALBION ST
TOLEDO OH 43610 1222

TOLEDO AREA REGIONAL TRANSIT
AUTHORITY
1127 W CENTRAL AVE BOX 792
TOLEDO OH 43610 1062

TOLEDO-LUCAS COUNTY PORT AUTHORITY
27870 CABOT DR
NOVI MI 48377

TOWNSEND HARVEY L & JULIA
2928 ALBION ST
TOLEDO OH 43610 1224

TOWNSEND HENRY III
2928 ALBION ST
TOLEDO OH 43610

UNITED STATES/OHIO REAL ESTATE
HOLDINGS,
1028 W CENTRAL AVE
TOLEDO OH 43610

WALKER SHARITA
814 MAIN ST
TOLEDO OH 43605 2340

WILLIAMS KAREEM C
550 E PEARL ST
TOLEDO OH 43608 1231

COUNCILMEMBER WILLIAMS

BANKS ANTONIO
917 CUTHBERT ROAD
TOLEDO OH 43606

ERIN K CURLEY
PO BOX 167647
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