

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: November 4, 2022

REF: Z-9006-22

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

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

SUBJECT: Zone Change from CR Regional Commercial to POS Parks and Open Space at 0 S. Detroit Ave. (Parcel 18-08510).

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 3, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR Regional Commercial to POS parks and Open Space
Location	-	0 S. Detroit Avenue (Parcel 18-08510)
Applicant	-	City of Toledo 1 Government Center Suite 2250 Toledo, OH 43604

Site Description

Zoning	-	CR / Regional Commercial
Area	-	±8.06 Acres
Frontage	-	±880' along S Detroit Avenue ±250' along Schneider Road
Existing Use	-	Vacant Industrial
Proposed Use	-	Athletic Fields and Park Amenities

Area Description

North	-	Grocery Store, Parking Lot, Vac. Restaurant, Gas Station / CR
South	-	Single family homes / RS6
East	-	Single family homes / RS6
West	-	Schneider Field / POS

GENERAL INFORMATION (cont'd)

Combined Parcel History

- | | | |
|-------------|---|---|
| M-9-58 | - | Interim Zoning – conforming to existing zoning patterns for the Heatherdowns Area (PC Approved 5/1/58). |
| SUP-9007-22 | - | Special Use Permit for Community Recreation – Active, for Soccer Field Expansion at 2610 Schneider Road and 0 S. Detroit Avenue (parcel 18-08510) <i>Companion Case</i> . |

Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The City of Toledo's Division of Parks, Recreation, and Youth Services is requesting a Zone Change from CR Regional Commercial to POS Parks and Open Space at 0 Detroit Ave (Parcel 18-08510). The site is ±8.06 acres and currently occupied by several vacant industrial structures. To the north of the site is a grocery store, parking lot, vacant restaurant and gas station. To the south of the site is Schneider Road, across which are single-family homes. To the east of the site is Detroit Avenue, across which is are single-family homes. To the west of the site are the Schneider Park Soccer fields and a flag-lot housing a mono-pole style wireless communications tower.

The applicant is requesting the rezoning in order to redesign and expand the Schneider Park Complex in order to accommodate additional fields, mini-pitches, a playground, and other amenities. The full scope of work is detailed in the staff report for the companion case SUP-9007-22, which would grant approval to the use and site plan for the expanded park. The rezoning is being requested in order to better reflect the proposed use as a soccer complex providing a variety of fields and other amenities. The proposed rezoning provides an opportunity for the city to reutilize a vacant site as a regional attraction and public amenity.

Neighborhood Meeting

Pursuant to TMC§1111.0200 – Neighborhood Meetings, the Director has determined the application warrants a neighborhood meeting to be held prior to the Plan Commission hearing. The neighborhood meeting is scheduled for October 26th, 2022 from 5-7 p.m. at the Heatherdowns Branch Library (3265 Glanzman Rd).

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Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Regional Commercial use. The Regional Commercial Land Use designation is intended to accommodate predominantly large-scale commercial uses with auto-oriented development. Offices and multiple family residential developments may also be interspersed within these districts. The park zoning supports the vitality of adjacent commercial, office, and residential uses, and conforms to the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change as the proposed POS Parks and Open Space zoning is consistent with the Comprehensive Plan and the state purpose of the Zoning Code, and will positively affect properties within the vicinity of the subject property.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommend approval of Z-9006-22, a zone change from CR Regional Commercial to POS parks and Open Space at 0 S. Detroit Avenue (Parcel 18-08510) to the Toledo City Council, for the following reason:

1. The proposed POS zoning is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A)); and,
2. The proposed rezoning will positively affect properties within the vicinity of the subject property by allowing reuse of underutilized land and providing new public amenities and regional attractions (TMC§1111.0606(E)).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

JGL
Two (2) sketches follow

Cc: Applicants
Lisa Cottrell, Administrator
Jonny Latsko, Planner

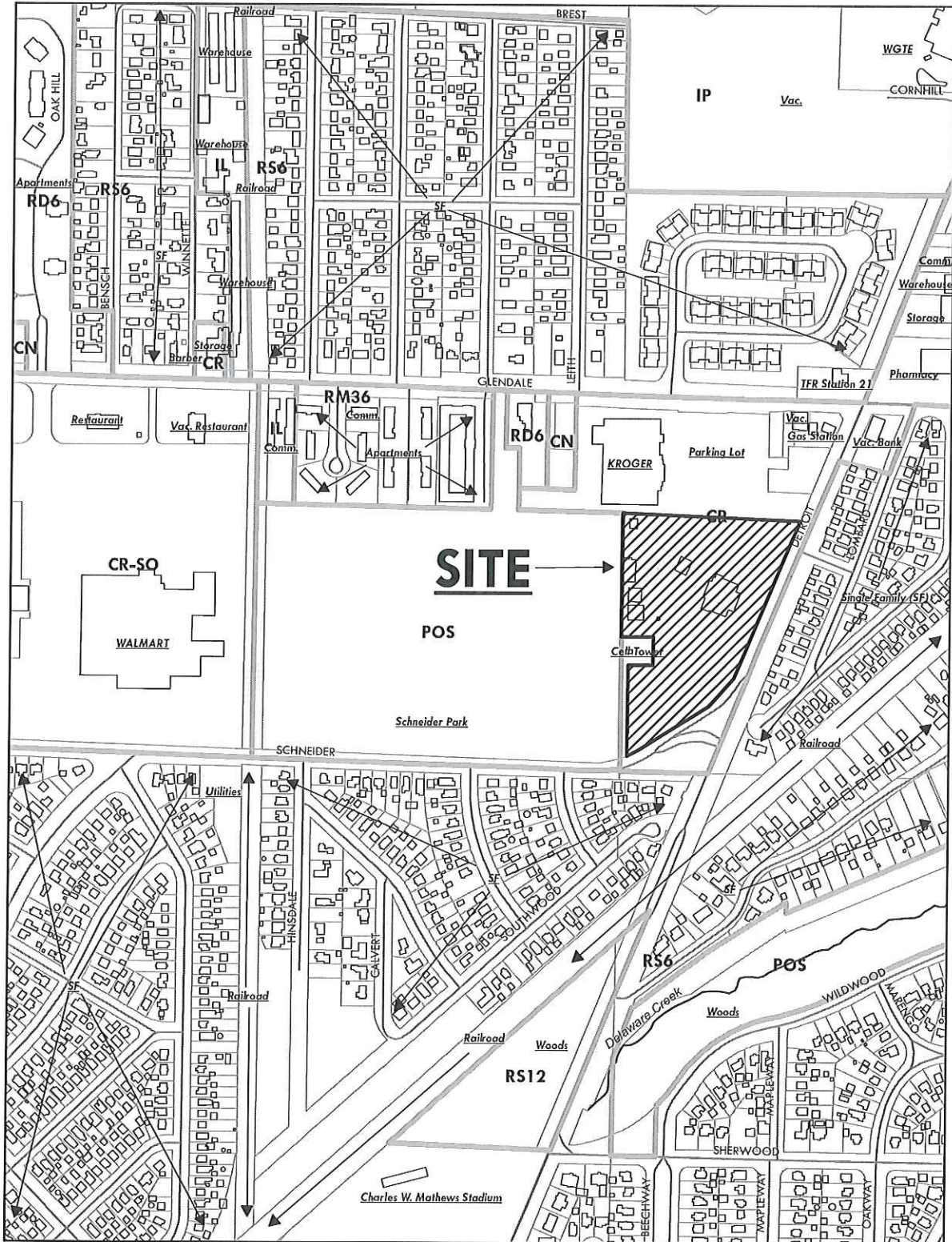
GENERAL LOCATION

Z-9006-22
ID 54 & 34



ZONING & LAND USE

Z-9006-22
ID 54 & 34





SUP-9007-22
ID 54 & 34

SITE PLAN

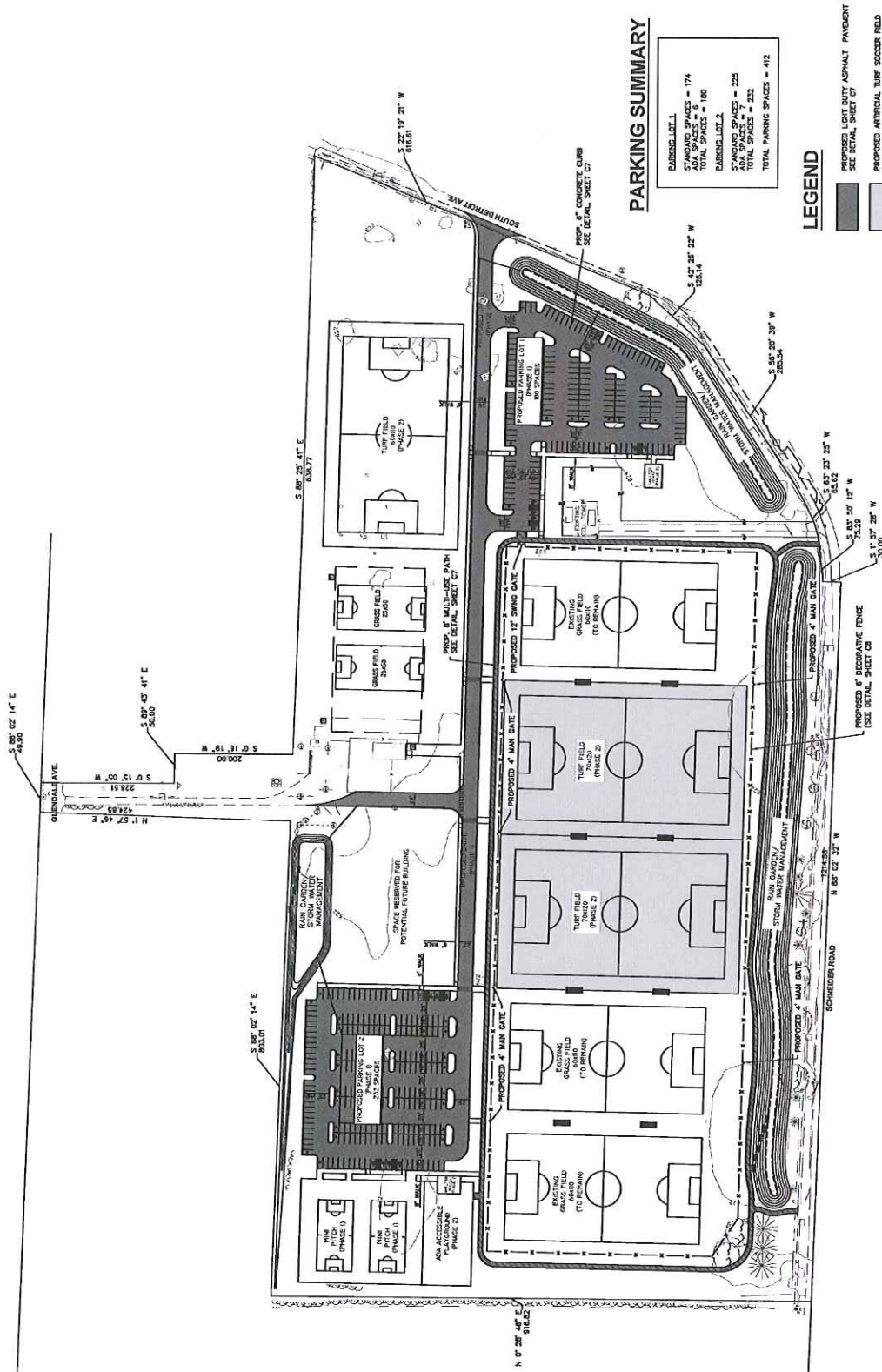
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SITE PLAN

SCHNEIDER PARK
SITE & FACILITY RESTORATION

C6



PARKING SUMMARY

PARKING LOT 1 STANDING SPACES = 174 TOTAL SPACES = 180
PARKING LOT 2 STANDING SPACES = 225 TOTAL SPACES = 232
TOTAL PARKING SPACES = 412

LEGEND

- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
SEE DETAIL SHEET C7
- PROPOSED ARTIFICIAL TURF SOCCER FIELD
(PHASE 2)
- PROPOSED MULTI-USE PATH
SEE DETAIL SHEET C7