

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: May 10, 2024

REF: Z-3003-24

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Zone Change from RD6 Duplex Residential and RS6 Single-Dwelling Residential to CN Neighborhood Commercial at 3247 E Manhattan Boulevard

The Toledo City Plan Commission considered the above-referenced request at its meeting on May 9, 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from RD6 Duplex Residential and RS6 Single-Dwelling Residential to CN Neighborhood Commercial

Location - 3247 E Manhattan Blvd.

Owner - Harry E Pond Post 99 American Legion
3247 E Manhattan Boulevard
Toledo, OH 43611

Applicant - William T Bensman
Bensman Brothers Retreat LLC
3540 Terrace Drive
Toledo, OH 43611

Agent - Bill Conklin
Howard Hanna Real Estate Services
1677 Lance Pointe Rd.
Maumee, OH 43537

Site Description

Zoning - RD6 & RS6 / Duplex Residential and Single-Dwelling Residential

Area - ± 0.41 Acres

Frontage - ± 100.16' along E Manhattan Blvd.

Frontage - ± 164.48' along Terrace Drive

Existing Use - American Legion

Proposed Use - Bar/cafe

GENERAL INFORMATION (cont'd)

Area Description

North	-	Single-family homes / RS6
South	-	Manhattan Boulevard with landscaped median, single-family homes / RD6
East	-	Terrace Drive, vacant lot, apartments / RD6
West	-	Single-family homes / RD6 & RS6

Parcel History

No parcel history 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 RD6 Duplex Residential and RS6 Single-Dwelling Residential to CN Neighborhood Commercial for a ±0.41 acre parcel situated northwest of the intersection of Manhattan Boulevard and Terrace Drive. There is a building on the site that is occupied by the Harry E Pond Post 99 American Legion. Per the Applicant, the American Legion has operated their hall and bar at this location since 1997. Adjacent land uses include single-family homes to the north and west; a vacant lot, apartments and single-family homes to the east across Terrace Drive; and single-family homes and a Columbia Gas facility to the south across Manhattan Boulevard.

The Applicant currently owns Scotty's Café at 719 Bush Street. He has entered into an agreement to purchase the subject property from the American Legion and plans to move his current business to this new location. The sale is subject to transfer of the Applicant's current liquor license and the proposed zone change. The Applicant is requesting the proposed zone change for the ±0.41 parcel from RD6 and RS6 to CN to allow him to operate his bar/café. Per the Use Table in TMC§1104.0100, both taverns and restaurants are a permitted uses in the CN Zoning District. In addition, lodges, fraternal, and civic assembly uses are permitted in the CN District, which is how the subject property has been used. A neighborhood meeting concerning the rezoning request was held on April 30, 2024 at 5:00 p.m. at the American Legion at 3247 E Manhattan Boulevard.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan designates the subject property Single Family Residential District. The Single Family Residential District is intended to accommodate the

STAFF ANALYSIS (cont'd)

development of single family units on individual lots. The District may also include libraries, schools, churches, and community centers. While the District is intended to create, maintain and promote housing opportunities for individual households, it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighbors. The proposed CN Neighborhood Commercial Zoning District is intended to accommodate small-scale retail and service businesses that serve nearby residential areas. Since the Single Family Residential District designation includes nonresidential uses that are typically compatible with residential neighbors, the proposed CN Neighborhood Commercial Zoning District is consistent with this designation as it allows for small-scale retail and service businesses that serve nearby residential areas.

Staff recommends approval of the Zone Change from RD6 Duplex Residential and RS6 Single-Dwelling Residential to CN Neighborhood Commercial because the current use of the site is a permitted use in the CN Zoning District, and the CN Zoning District is consistent with the Comprehensive Plan and would permit uses that are compatible with and serve existing land uses in the general vicinity.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-3003-24, a request for a Zone Change from RD6 Duplex Residential and RS6 Single-Dwelling Residential to CN Neighborhood Commercial at 3247 E Manhattan Boulevard to the 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)); and
2. The rezoning is compatible with the existing land uses in the general vicinity of the subject property (TMC§1111.0606(B)).

Respectfully Submitted,



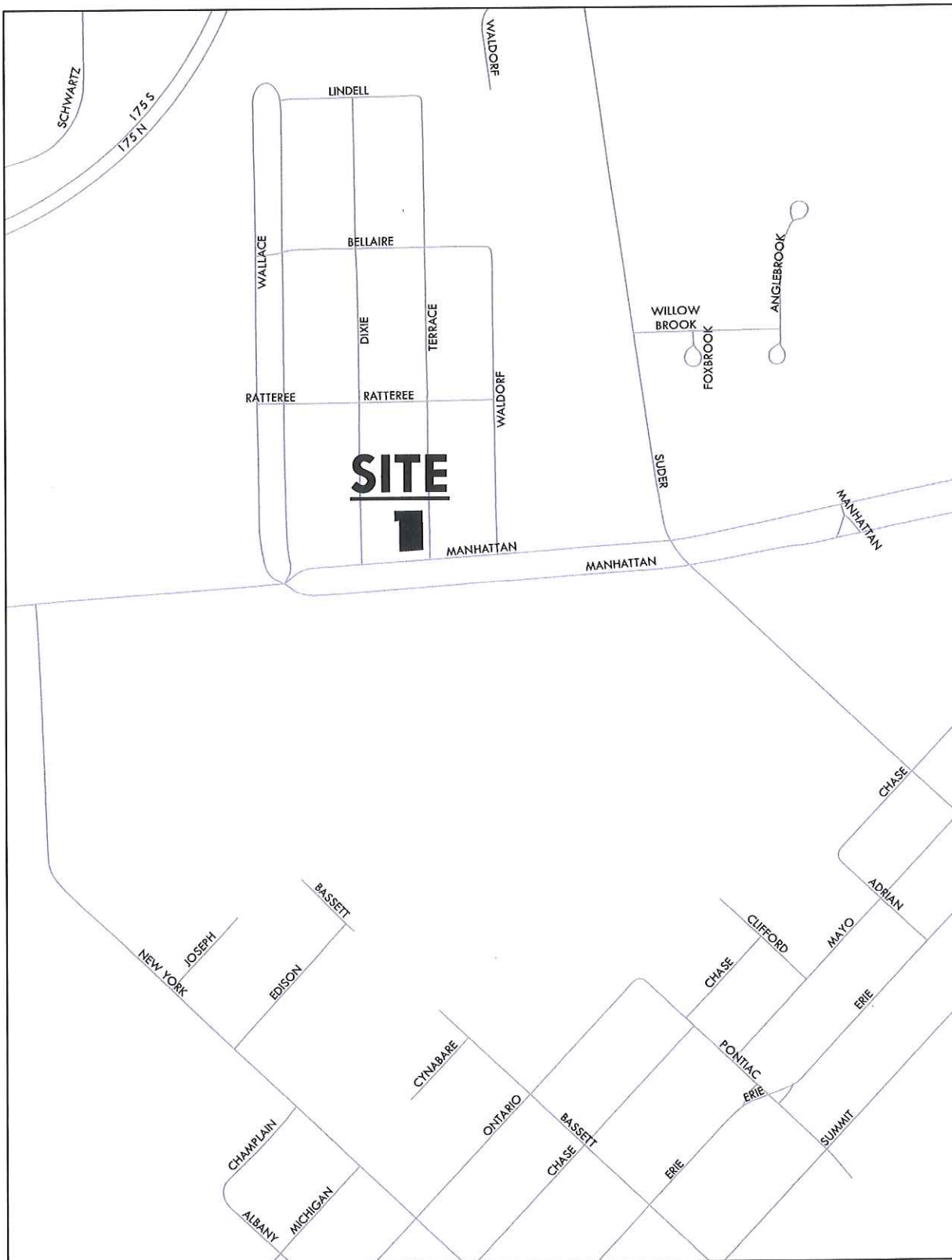
Thomas C. Gibbons
Secretary

LK
Two (2) sketches follow

CC: William Bensman, 3540 Terrace Drive, Toledo, OH 43611
Bill Conklin, Howard Hanna Real Estate, 1677 Lance Pointe Road, Maumee, OH 43537
Lisa Cottrell, Deputy Director
Lisa Karcher, Planner

GENERAL LOCATION

Z-3003-24



ZONING & LAND USE

Z-3003-24

