



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: April 12, 2019

REF: Z-1005-19

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

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

SUBJECT: Zone Change from Request for zone change from CO Office Commercial to RM36 Multi-dwelling Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 11, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

- Request - Request for zone change from CO Office Commercial to RM36 Multi-dwelling Residential
- Location - 702 - 704 East Broadway Street
- Applicant - Hussein "Sam" Kadri
5706 Rambo Lane
Toledo, OH 43623

Site Description

- Zoning - CO Office Commercial
- Area - .148 acre
- Frontage - 60 feet on E. Broadway St and 108 feet on Idaho St
- Existing Use - Vacant commercial space on the 1st floor and two apartments on the 2nd floor
- Proposed Use - Convert the vacant commercial space to an apartment

Area Description

- North - Single-family and Duplex Residential / CO & RD6
- South - Single-family and Duplex Residential / CO & RD6
- East - Single-family and Duplex Residential / CO & RD6
- West - Single-family and Duplex Residential / RD6

GENERAL INFORMATION (cont'd)

Parcel History

Nothing on file in the Plan Commissions office.

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 CO Office Commercial to RM36 Multi-dwelling Residential for a site located at 702 - 704 East Broadway Street. The .148-acre site is zoned Office Commercial and has a vacant store front on the first floor with two apartments above. Surrounding land uses include single-family and duplex residential uses to the north, south and west. A commercial business is located on the northeast corner of East Broadway Street and Idaho Street.

The applicant requests the rezoning for two reasons. The rezoning will allow for a residential use of the first floor of the structure that is a compatible use to the existing apartments. Second, the applicant will then will be able to refinance the property as a residential use instead of a commercial use.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area and the neighborhood around the site for Single-Family Residential land uses. The area east and west of East Broadway is residential in terms of surrounding land uses with single family homes, duplexes and few multi-family residences. The proposed RM36 zoning would be consistent with the established land uses.

Staff recommends approval of the Zone Change for this location because the re-use of an existing building provides sustainability to the neighborhood and is similar to existing uses in the immediate area. Additionally, the proposed down zoning will be a less intense use for the subject property compared to the current zoning classification of office commercial zoning.

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PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommended approval of Z-1005-19, a request for a Zone Change from CO Office Commercial to RM36 Multi-dwelling Residential for a site located at 702 - 704 East Broadway Street, to the Toledo City Council, for the following two (2) reasons:

1. The proposed zone change is consistent with existing land uses within the general vicinity of the subject property (TMC 1111.0606.B *Review and Decision-Making Criteria*); and
2. The proposed RM36 Multi-dwelling Residential zoning will not negatively affect properties within the vicinity of the subject property (TMC 1111.0606.E *Review and Decision-Making Criteria*).

Respectfully submitted,



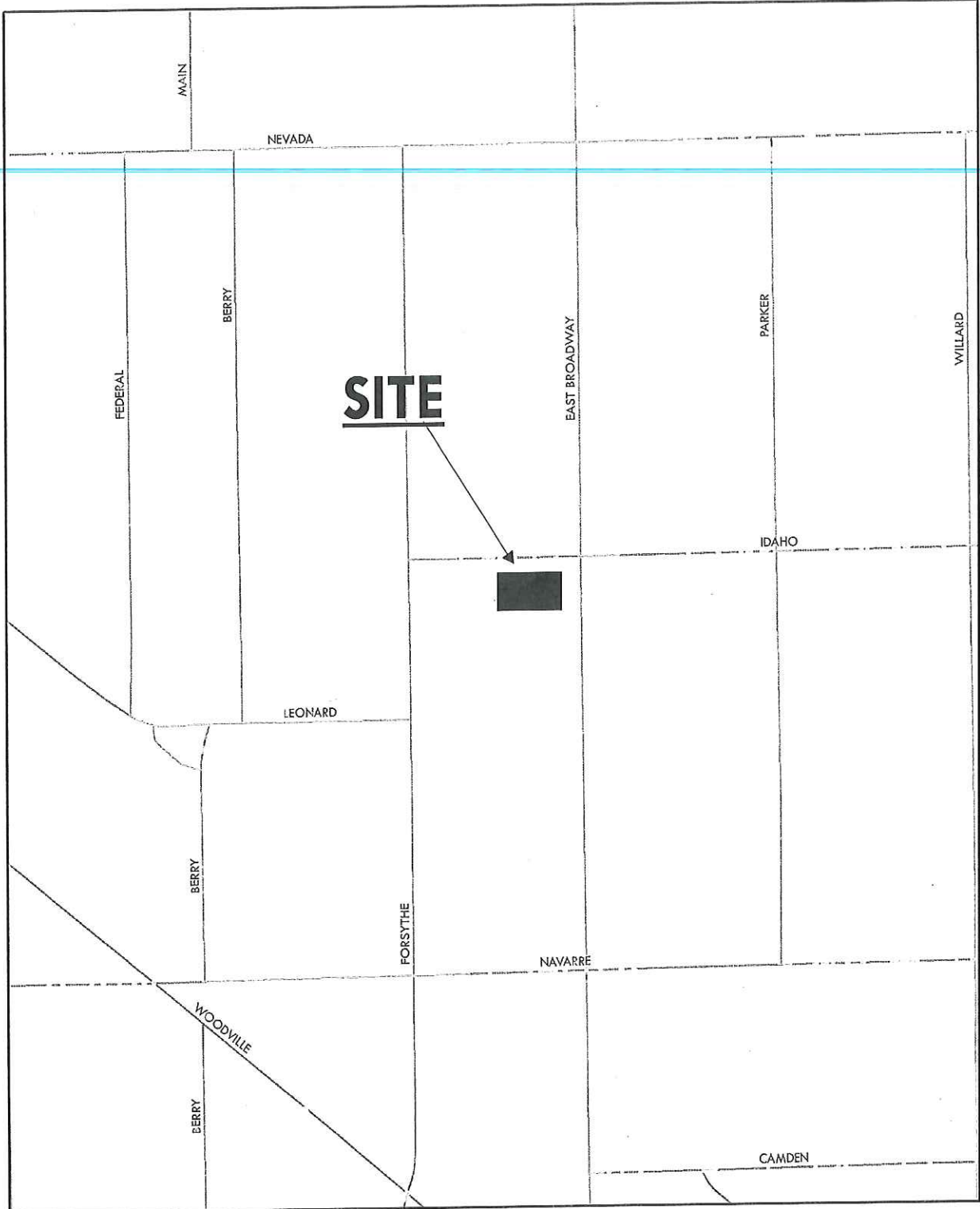
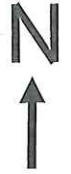
Thomas C. Gibbons
Secretary

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Two (2) sketches follow

Cc: Hussein "Sam" Kadri, 5706 Rambo Lane, Toledo, OH 43623
Lisa Cottrell, Administrator
Molly Maguire, Principal Planner

GENERAL LOCATION

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ID 28



ZONING AND LAND USE

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