



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: May 13, 2022

REF: Z-3006-22

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, RM36 Multi-Dwelling Residential, and RD6 Duplex Residential to CR Regional Commercial at 4260 Monroe

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 12, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone change from CR Regional Commercial, RM36 Multi-Dwelling Residential, and RD6 Duplex Residential to CR Regional Commercial
Location	-	4260 Monroe Street
Applicant	-	Aiman Abueida 17000 Executive Plaza Dr Dearborn, MI 48126
Owner	-	Horizon Investment Group 3625 Woodley Rd Toledo OH 43606

Site Description

Zoning	-	CR, RM36, RD6 / Regional Commercial, Multi-Dwelling Residential, Duplex Residential
Area	-	± 0.9 Acres
Frontage	-	± 250' along Monroe St ± 297' along Maxwell Rd
Existing Use	-	Vacant Commercial Building with Parking
Proposed Use	-	Medical Office and Pharmacy

GENERAL INFORMATION (cont'd)

Area Description

North	-	RD6, RM36 / Single- and Two-Family Homes
South	-	CR / Office, Salon, Drive-thru Fast Food
East	-	CR, RD6 / Elementary School, Single- and Two-Family homes
West	-	RM36 / Single-, Two- and Multi-Family Homes.

Combined Parcel History

P-47-65	-	Off-street parking at the NW Corner of Monroe and Maxwell (PC Approved 3/24/66).
D-2-92	-	Drive Thru for ATM, People's at the NW Corner of Monroe Street and Maxwell Street (PC Admin Approved 4/7/92)

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 CR Regional Commercial, RM36 Multi-Dwelling Residential, and RD6 Duplex Residential to CR Regional Commercial. The ± 0.9 Acres site is split-zoned between three districts, and is occupied by a vacant commercial building – formerly a bank – and a respective parking lot for use by the building. The building is surrounded by single-, two- and multi- family residential to the north, west and east, as well as an elementary school to the east and commercial offices and a drive-thru fast food restaurant to the south. The purpose of this zone change is to consolidate the zoning on the parcel to a single district based upon the predominant use and character of the site. Upon rezoning the applicant intends to open a pharmacy and medical office for the administration of infusion therapy.

In previous iterations of the zoning code parking areas were permitted in residential areas if accessory to a use within a commercial zoning district. Contemporary code does not allow for this kind of split-zoned use. Approval of this request would update the zoning districts on the parcel to reflect development standards in the City of Toledo and permit reutilization of the site.

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STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Neighborhood Commercial Land Use. Neighborhood Commercial Land Uses are those with predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included as well. The proposed zone change conforms to the 20/20 Comprehensive Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-3006-22, a request for Zone change from CR Regional Commercial, RM36 Multi-Dwelling Residential, and RD6 Duplex Residential to CR Regional Commercial at 4260 Monroe 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)**).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

JGL

Two (2) sketches follow

Cc: Aiman Abueida
Lisa Cottrell, Administrator
Jonny Latsko, Planner

GENERAL LOCATION

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ZONING & LAND USE

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