



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: May 18, 2020

REF: Z-2007-20

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 to CN at 4398 Monroe Street (rear)

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 14 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 to CN
Location	-	4398 Monroe Street (rear)
Applicant	-	Bowlero Lanes 4398 Monroe Street Toledo, OH 43623 Barbara Schuster 4229 Garrison Road Toledo, OH 43623
Designer	-	Vanston / O'Brien Inc. 8150 Jackson Road Ann Arbor, MI 48103

Site Description

Zoning	-	RS6 / Single Family Residential
Area	-	±0.40 acres
Frontage	-	None
Existing Use	-	Green Space
Proposed Use	-	Stormwater Retention Area

GENERAL INFORMATION (Cont'd)

Area Description

North	-	RS6 / Single-Family Residential
South	-	CR / Bowlero Lanes
East	-	RD6 / Duplex Residential
West	-	RS6 / Single-Family Residential

Parcel History

M-13-60	-	Interim Zoning for New England Lanes and Leesdale Additions. Approved 06-02-1960
Z-347-61	-	Permanent Zoning. Approved 02-08-1962.
Z-3006-00	-	Zone Change from M-1 to M-2. Approved by Ord. 661-00 on 05-05-2000.
Z-6003-19	-	Zone Change from RS6 to CR and CN. Approved by Ord. 519-19 10-29-2019

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RS6 to CN as a part of the expansion of Bowlero Lanes. This zone change was a condition of approval of the applicant's Major Site Plan Review for the site, SPR-3-20.

The Site Plan Review, which was approved by Plan Commission on February 13, 2020, involves significant expansion of the building and improvements to the parking area, bringing the site much closer to compliance with the Toledo Municipal Code. In order to allow all stormwater to be managed on-site, a retention area is required. The subject portion of the site has not been previously used for commercial purposes. However, because it will be used as the stormwater retention area for a commercial project, it must be zoned commercially.

STAFF ANALYSIS (Cont'd)

The site is surrounded by single-family residential homes to the north and west, and duplexes to the east. Because the site needs to be zoned commercially, but is surrounded on three sides by a residential neighborhood, staff is supportive of the Neighborhood Commercial (CN) zoning category. The CN zoning category is intended for commercial uses that serve nearby residential areas, and is a less intense commercial zoning category than the Regional Commercial (CR) zoning category that applies to the remainder of the Bowlero Lanes site. In order for the Bowlero Lanes expansion to occur, a zone change from RS6 to CN on this site is needed.

The proposed zone change will enable a Major Site Plan Review to be constructed as approved. An existing commercial business will be upgraded significantly and the retention area on the subject site will allow stormwater to be managed on-site, preventing adverse impacts for neighboring property owners. Staff recommends approval.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends that City Council approve Z-2007-20, a Zone Change at 4398 Monroe Street (rear), for the following **two (2)** reasons.

1. The zone change is appropriate in consideration of existing land uses within the general vicinity of the subject property, [TMC 1111.0606 (B)] and
2. The site is physically suitable for uses permitted under the proposed zoning classification. [TMC 1111.0606 (D)]

Respectfully Submitted,

Thomas C. Gibbons
Secretary

ML
Two (2) sketches follow

CC: Lisa Cottrell, Administrator
Matt Lascheid, Associate Planner
Bowlero Lanes; 4398 Monroe Street Toledo, OH 43623
Barbara Schuster; 4229 Garrison Road; Toledo, OH 43623
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