



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: May 12, 2023

REF: Z-3002-23

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 Single Dwelling Residential to CO Office Commercial at 3151 Chollett Drive.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 11, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from RS6 Single Dwelling Residential to CO Office Commercial

Location - 3151 Chollett Drive

Applicant - Tyra Smith
President and CEO, Pathways for Successful Leadership
2052 Collingwood Blvd.
Toledo, OH 43620

Owner - Ameerah Mu Men Rasheed Mus Dar
4853 Southpointe Pkwy
Monroe, MI 48161

Site Description

Zoning - RS6 / Single Dwelling Residential

Area - ±1.44 Acres

Frontage - ±418' along Chollett Dr.
±155' along Marvin Ave.

Existing Use - Vacant Office Building

Proposed Use - Office

GENERAL INFORMATION (cont'd)

Area Description

North	-	CR / Apartments
South	-	RS6 / St. Andrew's Church
East	-	RS6 / Discovery Academy
West	-	RS6 / Single-Family Neighborhood

Combined Parcel History

SUP-6006-12	-	Special Use Permit for a Community Center at 3151 Chollett Drive. (PC Approved 8/9/12, CC approved via Ord. 491-12).
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Applicable Regulations

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

STAFF ANALYSIS

The applicant has requested a rezoning of the property located at 3151 Chollett Drive from RS6 Single-Dwelling Residential to CO Office Commercial. The ±1.44 Acres property is occupied by a two-story commercial structure constructed in 1954, around the same time the area was annexed into the City of Toledo. The commercial structure is an existing non-conformity, as zoning for the area was not established until annexation. The surrounding land uses include apartments to the north, St. Andrew's Church to the south, Discover Academy to the east, and a Single-Family Neighborhood to the west. The rezoning has been requested in order to correct the nonconformity of the structure and allow the applicant to operate a counseling office which aims to improve youth outcomes in the academics.

The gross building area of the existing structure is approximately 14,000 square feet. The site is also occupied by a grassy area on the northern portion, and a parking area and accessory shed on the southern portion. The existing parking area decreases the concerns related to parking typically associated with the introduction of commercial zoning in residentially-zoned areas. Furthermore, while the eastern and southern properties are currently zoned RS6, neither are built as nor operating as single-family dwellings. Instead, the academic and religious buildings are sited on large-lots with ample parking more indicative of a low-density commercial use. The proposed rezoning would not conflict with the existing condition of the site, nor with the surrounding land uses and context.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Single Family Land Use. The Single Family Residential District is intended to accommodate the development of single dwelling units on individual lots. It may also include libraries, schools, churches, and community centers. The district is intended to create, maintain, and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes and planned unit developments that are typically compatible with residential neighborhoods. Due to the community-focused aim of the rezoning, existing non-conformity of the structure, and the history of office use's compatibility with surrounding landed uses at this location, the proposed rezoning does not conflict with the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change as the proposed CO Office Commercial zoning is consistent with the intent of the Zoning Code and the Toledo 20/20 Comprehensive Plan, and the context of the site within the neighborhood does not conflict with CO Office Commercial.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-3002-23, a zone change from RS6 Single-Dwelling Residential to CO Office Commercial at 3151 Chollett Drive to the Toledo City Council, for the following reason:

1. The proposed CO zoning is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A)); and,
2. The proposed CO zoning does not conflict with the existing land uses within the general vicinity. (TMC§1111.0606(B)).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

JGL
Two (2) sketches follow

Cc: Applicant
Lisa Cottrell, Administrator
Jonny Latsko, Planner

GENERAL LOCATION

Z-3002-23
ID 46



ZONING & LAND USE

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