


TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z25-0011

DATE: June 13, 2025

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

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Request for a Zone change from CO (Office Commercial) to CR (Regional Commercial) at 1513 S. Reynolds Road and from RS12 (Single-Family Residential) to CR (Regional Commercial) at 1517 S. Reynolds Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 12th, 2025 at 2:00 P.M.

GENERAL INFORMATION
Subject

Request	-	Zone change from RS12 (Single-Family Residential) to CR (Regional Commercial) and Zone change from CO (Office Commercial) to CR (Regional Commercial)
Location	-	1513 S. Reynolds Road 1517 S. Reynolds Road
Applicant	-	Cassandra Ott Ott Plumbing 3444 Shakespeare Lane Toledo, OH 43615
Owner	-	Sewer Hog, LLC 1513 S. Reynolds Road Toledo, OH 43615

Site Description

Zoning	-	RS12 / Single-Family Residential CO / Office Commercial
Area	-	± .2020 acres ±.3969 acres
Frontage	-	± 70' along Reynolds Road ± 140' along Reynolds Road ± 115' along S. Willcrest Drive

GENERAL INFORMATION (cont'd)

Site Description (cont'd)

Existing Use	-	Office Vacant land
Proposed Use	-	Construction sales and services

Area Description

North	-	Consignment shop, Marybrook Drive, Single-Family Dwellings, Professional and medical offices / CO, RS12
South	-	S. Willcrest Drive, Mixed-use retail, Swan Creek undeveloped land / CO, RS12
East	-	Single-Family Dwellings, Swan Creek/ RS12
West	-	Reynolds Road, Undeveloped land, Swan Creek, Senior living facility / RS12

Parcel History

Z-247-88	-	Zone change from R-B to C-2 East of Reynolds Road, North of S. Willcrest Drive, being lots 280, 281, and 282 in Westgate Extension. (PC approved 12/01/1988, PZ approved 12/14/1988, Ordinance 1111-88 passed 12/20/1988).
S-11-07	-	Replat of lots 280, 281, and 282 in the plat of Westgate Extension, Final Wersell Plat lot 1, located East of Reynolds Road, North of S. Willcrest Drive. (PC approved 01/10/2008).

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

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STAFF ANALYSIS

The Applicant is requesting a zone change from RS12 (Single-Family Residential) to CR (Regional Commercial) at 1513 S. Reynolds Road, and from CO (Office Commercial) to CR (Regional Commercial) at 1517 S. Reynolds Road. The subject properties abut each other and are in common ownership by the applicant. The site has a total frontage of ± 210 feet along Reynolds Road to the west and ± 115 feet along S. Willcrest Drive on the south side of the site. The subject site consists of a total $\pm .5989$ acres. The parcel at 1513 S. Reynolds Road is occupied the applicant's business which is an office for plumbing services. The parcel at 1517 S. Reynolds Road is a vacant lot, which the applicant has expanded onto with a gravel parking lot without prior approval. TMC1107.0906 Surfacing and Drainage requires all off-street parking, loading areas, and drive aisles to be surfaced with concrete, asphalt, and other dust free materials other than loose fill and gravel. Surrounding land uses include a consignment shop, Marybrook Drive, single-family dwellings, medical and professional offices to the north. To the south across S. Willcrest Drive is a mixed-use residential and beauty salon, Swan Creek, and undeveloped land. Located east of the site are single-family dwellings and Swan Creek, and to the west across Reynolds Road is Swan Creek, undeveloped land, and a senior living complex.

The applicant has requested this Zone Change in order to expand their business operations. They are intending to build a structure on 1517 S. Reynolds Rd. for storage of overflow inventory, and additional work space. Additionally, the gravel parking lot is intended to be used for storage of fleet vehicles and other materials to support the operations of the plumbing business. The proposed use is classified as construction sales and services which is only permitted within CR (Regional Commercial) and Industrial Zoned districts.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. The zoning classification CR (Regional Commercial) supports auto-oriented developments and is not compatible within a residential neighborhood. The surrounding land uses include single-family dwellings in the abutting residential district, and low-intensity commercial office uses. Rezoning of the subject site to CR could be detrimental to the existing character of the residential neighborhood. The Forward Toledo Comprehensive Land Use Plan does not support the rezoning of this site from CO (Office Commercial) & RS12 (Single-Family Residential) to CR (Regional Commercial).

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STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan (cont'd)

Staff recommends disapproval of the Zone Change from RS12 (Single-Family Residential) & CO (Office Commercial) to CR (Regional Commercial) at 1513 and 1517 S. Reynolds Road, because the proposed CR (Regional Commercial) Zoning District is not compatible with the existing adjacent office commercial and residential land uses; rezoning the site would encourage further encroachment of Regional Commercial into the residential neighborhood, and the site has active code violations for the illegal expansion of a gravel parking area. Additionally, the proposed CR (Regional Commercial) Zoning District is not consistent with the land use classification Neighborhood Mixed-Use as identified in the Forward Toledo Comprehensive Land Use Plan.

PLAN COMMISSION RECOMMENDATION

The staff recommended that the Toledo City Plan Commission recommend disapproval of Z25-0011, request for zone change from CO (Office Commercial) to CR (Regional Commercial) at 1513 S. Reynolds Road and from RS12 (Single-Family Residential) to CR (Regional Commercial) at 1517 S. Reynolds Road to Toledo City Council for the following **two (2) reasons**:

1. The proposed rezoning is not consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A));
2. The proposed rezoning is not compatible with the existing zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)).

However, the Toledo City Plan Commission recommends approval of Z25-0011, request for zone change from CO (Office Commercial) to CR (Regional Commercial) at 1513 S. Reynolds Road and from RS12 (Single-Family Residential) to CR (Regional Commercial) at 1517 S. Reynolds Road, to Toledo City Council.

Respectfully Submitted,

Lisa Cottrell
Secretary

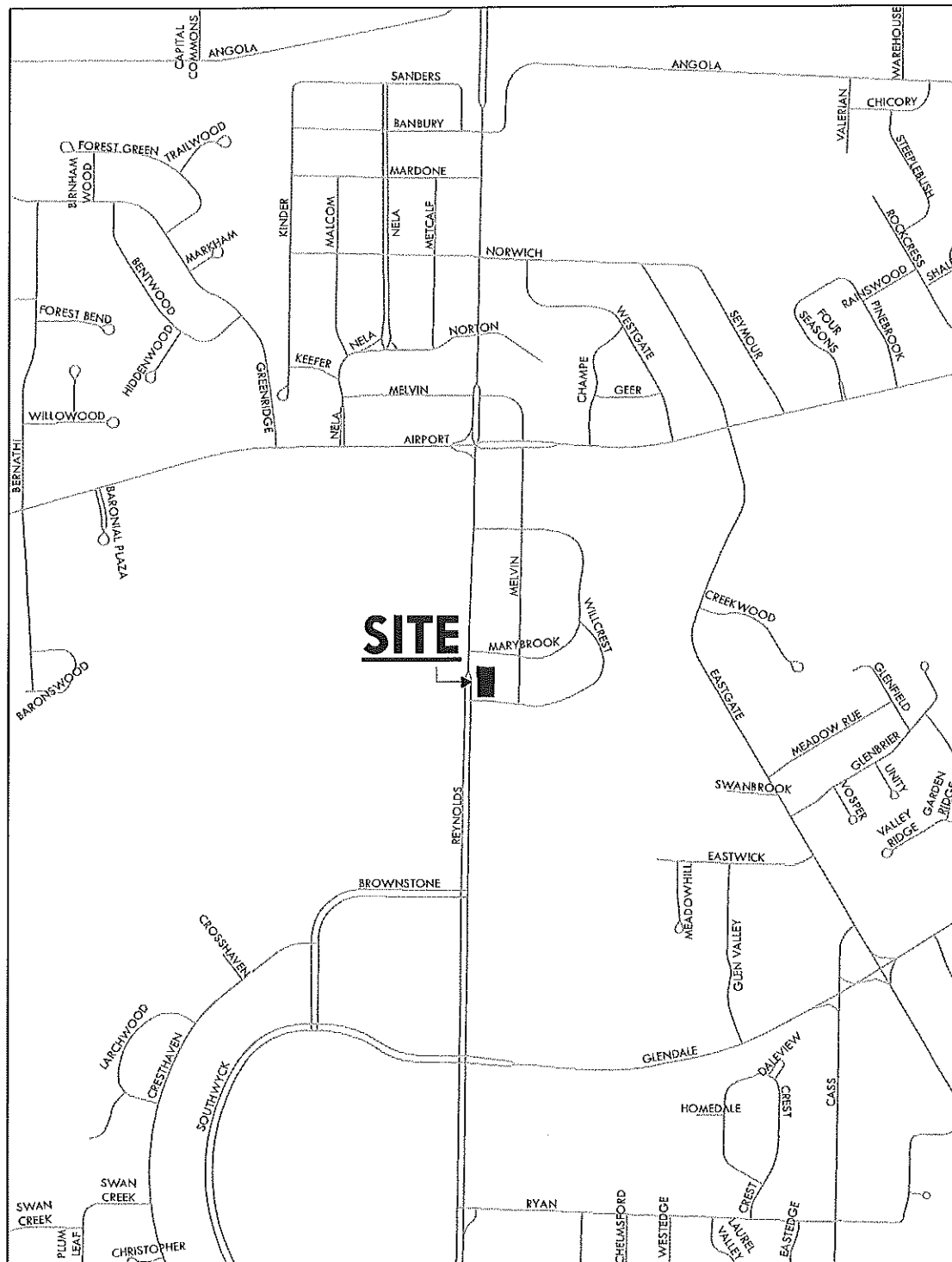
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Two (2) sketches follow

Cc: Cassandra Ott, 3444 Shakespeare Lane Toledo, OH 43615

GENERAL LOCATION

Z25-0011
ID 140



ZONING & LAND USE

Z25-0011
ID 140

