



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: January 12, 2018

REF: Z-11009-17

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

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

SUBJECT: Request a for a Zone Change from Regional Commercial to RS6 Single Family Residential at 3834 West Alexis Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 11, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Request a for Zone Change from CR Regional Commercial to RS6 Single Family Residential
Location	-	3834 West Alexis Road
Applicant	-	Dave Evener 3834 West Alexis Road Toledo, OH 43623
Contact	-	Bruce Stieben 2310 Lotus Drive Erie, MI 48133

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 0.19 acres
Frontage	-	±56' along West Alexis Road
Existing Use	-	Single Family Dwelling
Proposed Use	-	Single Family Dwelling
CDC	-	None
Overlay	-	None

GENERAL INFORMATION (cont'd)

Area Description

North	-	Single Family Dwelling / RS6
South	-	Meat Market / CR
East	-	Multi-tenant Commercial Building / CR
West	-	Single Family Dwelling / CR

Parcel History

None on record

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 to RS6 Single Family Residential for a site located at 3834 West Alexis Road. The ±0.19 acre site is occupied by a single family residential home that was built in 1925. The structure is approximately 1,776 square feet and consists of two (2) bedrooms and one and one-half bathrooms.

The applicant is requesting a Zone Change to RS6 Single Family Residential to facilitate the refinancing of a residential dwelling. The current zoning does not permit single family dwellings. The home is deemed legal non-conforming and will not be able to be rebuilt if destroyed more than 75% of its fair market value. Financial institutions are reluctant to lend money or refinance loans for properties that do not strictly adhere to its underlying zoning. The applicant has submitted a purchase agreement with the intentions of facilitating a real estate transaction.

Surrounding land uses include a multi-tenant commercial building to the east across Meteor Avenue. To the west of the site is a single family dwelling that due to its commercial zoning would have the same issues when trying to refinance or sale. To the south of the site across West Alexis Road is a meat market and to the north is Single Family Dwelling that is zoned appropriately.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Neighborhood Commercial land uses. The CN Neighborhood Commercial zoning district is intended to accommodate pedestrian oriented small-scale retail and service businesses that serve nearby residential areas. Small and medium scale office and mixed uses are permitted uses in the CN zoning designation. This zoning is also intended to contain the sprawl of strip commercial zoning along major streets that are associated with neighborhoods. Neighborhood Commercial land uses are often associated with the concept of an "urban village", walkable neighborhoods that foster a sense of community among its residents. This is accomplished through design features such as a definable center such as a public gathering space, diversity in land uses and population, and efficient public transit, to name a few.

As a stand alone parcel, the site is not conducive to commercial uses. If the site was assembled with other parcels it would be more compatible with commercial zoning. Until such time that land assembly is completed staff does not object to the single family designation.

Staff recommends approval of the Zone Change from CR Regional Commercial to Single Family Residential because the requested RS6 Single Family Residential zoning will not have a negative impact on adjacent properties and corrects an error between actual land use and the zoning of the property. Additionally, the site is not large enough to adequately accommodate a commercial land use.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-11009-17, a request for a Zone Change from CR Regional Commercial to RS6 Single Family Residential to for the site located at 3834 West Alexis Road, to the Toledo City Council, for the following three (3) reasons:

1. The site is not large enough to accommodate a commercial use.
2. The request will not have a negative impact on the residential properties adjacent to the subject site (TMC§1111.0606(E) Review and Decision Making Criteria); and
3. The proposed amendment corrects an error or inconsistency between the actual land use and the underlying zoning district (TMC§1111.0606(F) Review and Decision Making Criteria).

TO: President Cherry and Members of Council
January 12, 2018
Page 4

REF: Z-11009-17

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Thomas C. Gibbons".

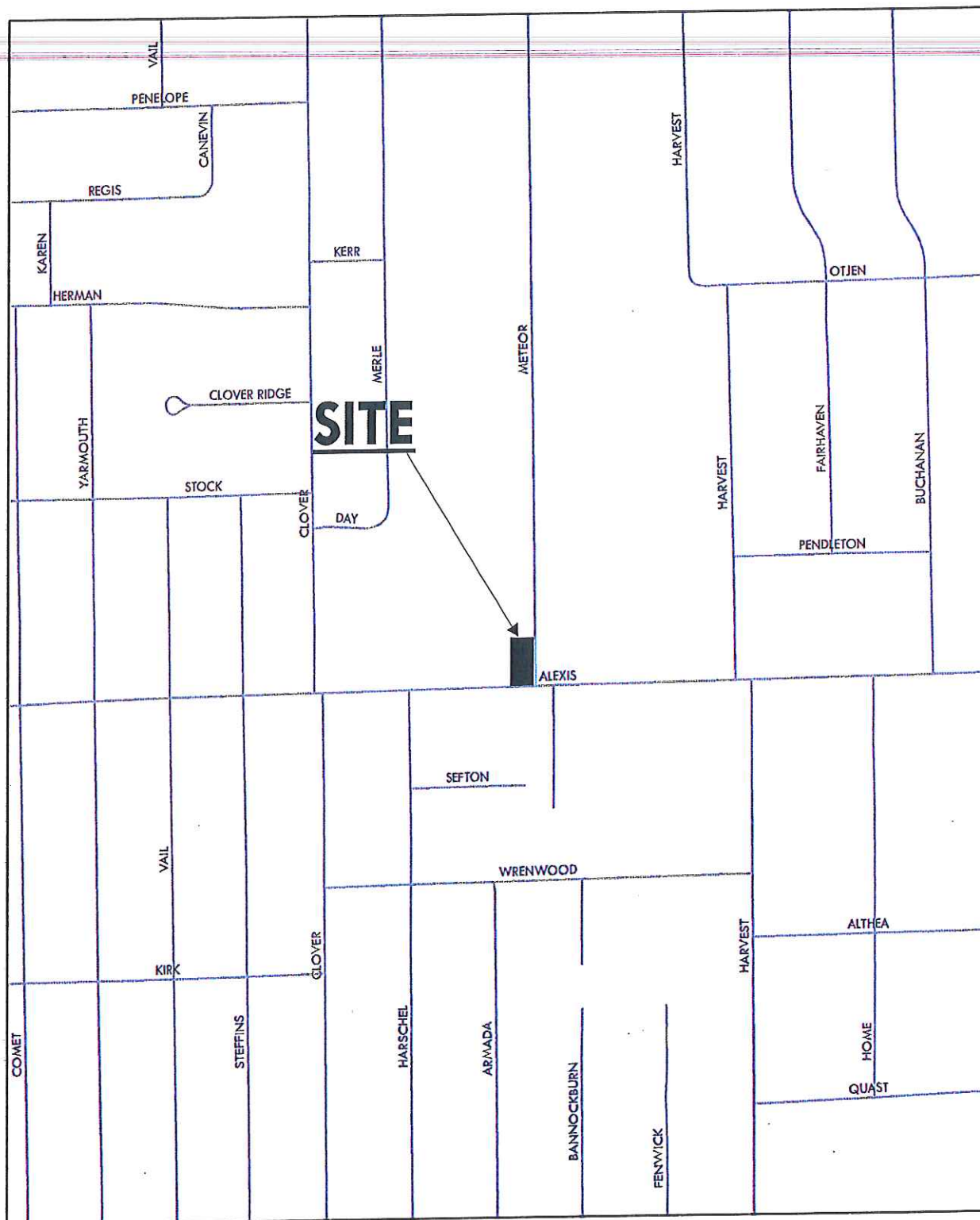
Thomas C. Gibbons
Secretary

TCG/GP
Two (2) sketches follow

CC: Lisa Cottrell, Administrator
Gyasi "JC" Pullum, Planner

GENERAL LOCATION

Z-11009-17
ID 75



ZONING & LAND USE

Z-11009-17
ID 75

