

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 14, 2021

REF: Z-4008-21

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

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

SUBJECT: Request for a Zone Change From RD Duplex Residential to CR Regional Commercial at 5725 Douglas Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 10, 2021 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from RD Duplex Residential to CR Regional Commercial
Location	-	5725 Douglas Road
Applicant	-	Triple C Development 200 Armory Road Centre, AL 35960

#### Site Description

Zoning	-	RD6 / Duplex Residential
Area	-	± 1.98 acres
Frontage	-	± 140' along Douglas Road
Existing Use	-	Paved Parking Area
Proposed Use	-	Car Wash

#### Area Description

North	-	CR / Regional Commercial
South	-	RD6 / Duplex Residential
East	-	CR / Regional Commercial
		RD6 / Duplex Residential
West	-	RM36 / Multifamily Residential
		IC / Institutional Campus

**GENERAL INFORMATION (Cont'd)**

Parcel History

- Z21-C403 - Request for a Zone Change from R-2, Residential, to C-3, Commercial, on the West Side of Douglas Road South of Alexis Road (PC Denied 10/01/64, Washington Trustees Approved 1/25/64).
- Z-155-65 - Request for a Zone Change from R-5, Multiple, to C-3, Commercial for a parcel of land located south of Alexis Road, west of Douglas Road. (PC Recommended Approval of 20 ft of the total lot 8/19/65, CC Approved by ORD-728-65.)
- Z-207-74 - Request for a Zone Change from R-4 Residential to C-3 Commercial at the intersection of Alexis Road and Douglas Road (PC Approval 9/5/74, CC Approved by ORD-781-74).
- S-16-74 - Preliminary Drawing Review for Saba Centre Commercial Plat, (PC approved 9/5/74, PC Final 12/16/74).
- P-2-75 - Request for Off Street Parking at the property located on South of Alexis Road and West of Douglas Road, (PC disapproval 7/10/75, Board of Appeals approval 8/4/75)
- Z-138-82 - Request for a Zone Change from R-3, Residential, to C-3, Commercial, at the West Side of Douglas Road and South Side of Alexis Road, (PC Approval 8/3/82, CC Approved by ORD-684-82).
- SPR-22-21 - Minor Site Plan Review for a Car Wash at 2521 W. Alexis Road, (Pending Approval, Companion Case).
- S-8-21 - Preliminary Drawing Review of a Replat of the Saba Centre Commercial Plat at 5725 Douglas Road & 2521 W. Alexis Road, (PC Approved 6/10/21).

## GENERAL INFORMATION (Cont'd)

### 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 RD6 Duplex Residential, to CR Regional Commercial, for the site located at 5725 Douglas Road. The applicant has requested a rezoning to build a car wash at the adjacent northern parcel. Although the companion cases SPR-22-21 and S-8-21 apply to 5725 Douglas Road and 2521 W. Alexis Road, 2521 W. Alexis Road is zoned CR Regional Commercial and does not require a zone change for the proposed development.

The ±1.98 acre site to be rezoned is occupied by a vacant commercial building's parking lot. Surrounding land uses are single family homes to the south, a gas station and church to the east, gas stations and single family homes to the north, and multifamily homes as well as a School to the west. If approved, the applicant plans to restructure the parking area to service a car wash in the existing commercial building.

Per TMC§1104.0100-Use Table, the site's current RD6 Duplex Residential Zoning District does not permit car washes. In P-2-75 the subject site was permitted to be used as a parking area for the northern adjacent commercial parcel without rezoning the parcel itself. The parking area was created as an extension of the lot located at 5725 Douglas Road, and has been used to service the commercial building since. The site was approved to be rezoned to from R-3 Residential to C-3 Commercial in case Z-138-82. However, the applicants at the time failed to meet the conditions of approval and the approval period lapsed without finalization of the rezoning. This site has a history of commercial use approved by the City since 1975.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Single Family Residential land use. Single Family Residential land uses is intended accommodate the development of single dwelling units on individual lots. It may also include libraries, schools, churches, and community centers. The plan also recommends that 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.

Although the Toledo 20/20 Comprehensive Plan targets this site for Single Family Residential use, the site has a unique history of commercial use. Staff is recommending approval of this rezoning because it will bring existing commercial land use into conformity and will not alter the character of the surrounding neighborhood.

TO: President Cherry and Members of Council  
July 14, 2021  
Page 4

REF: Z-4008-21

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-4008-21, a Zone Change from RD6-Duplex Residential to CR-Regional Commercial 5725 Douglas Road to Toledo City Council for the following two (2) reasons:

1. The CR zoning request is similar to existing land uses within the general vicinity of the subject property (TMC 1111.0606(B) - Review & Decision-Making Criteria); and
2. The physical suitability of the subject site and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification (TMC§1111.0606(D) – Review & Decision-Making Criteria).

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

JGL

Two (2) sketches follow

Cc: Triple C Development 200 Armory Road Centre, AL 35960  
Lisa Cottrell, Administrator  
Jonny Latsko, Planner

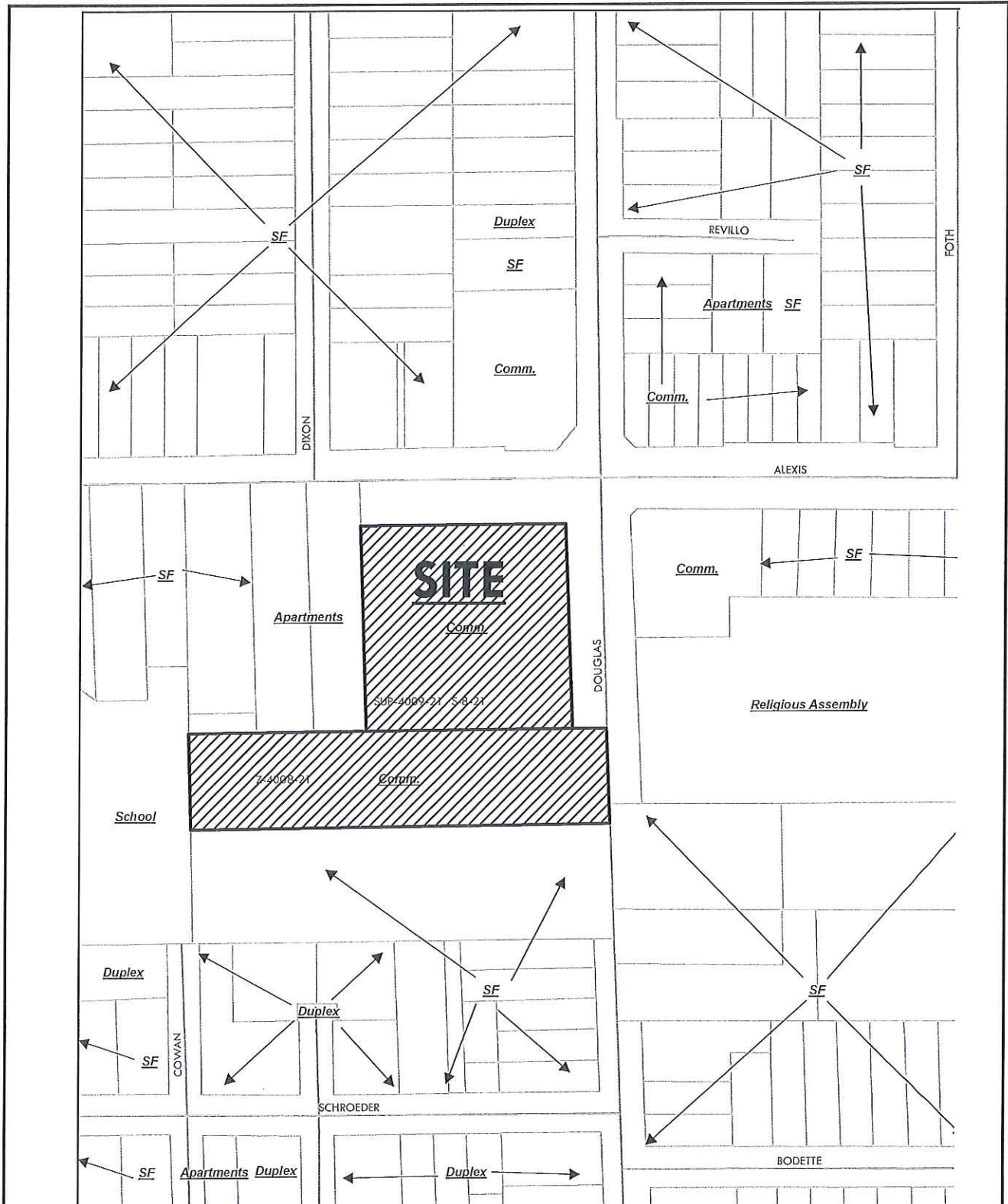
General Location

Z-4008-21



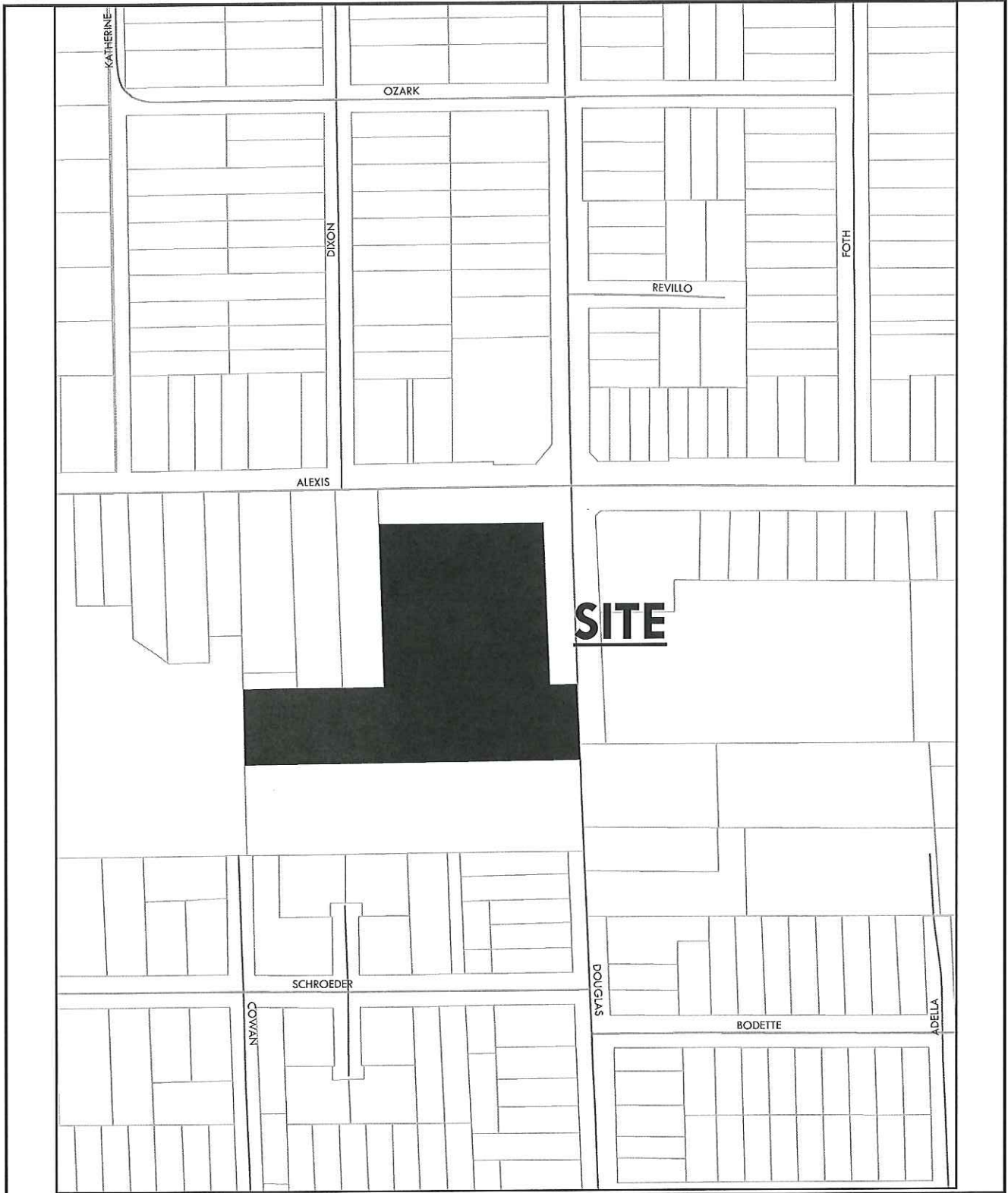
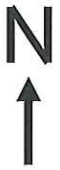
# Zoning & Land Use

Z-4008-21



# General Location

Z-4008-21



# Zoning & Land Use

Z-4008-21

