



# 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: March 15, 2019

REF: Z-1001-19

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 CN Neighborhood Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 14, 2019 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

- Request - Zone Change from RS6 Single Dwelling Residential to CN Neighborhood Commercial
- Location - 1800 Krieger Drive (Part)
- Applicant - Eidi Fields, LLC  
6725 W. Central Avenue, Unit U  
Toledo, OH 43617
- Attorney - Jerome R. Parker, Esq.  
Gressley, Kaplin & Parker, LLP  
One Seagate, Suite 1645  
Toledo, Ohio 43604

### Site Description

- Zoning - RS6 Single Dwelling Residential
- Area - ± 1.34 acres
- Frontage - ± 418' along Krieger Drive  
± 143' along Dorr Street
- Existing Use - Undeveloped
- Proposed Use - Commercial

**GENERAL INFORMATION (cont'd.)**

Area Description

North	-	Future Athletic Fields / RS6
South	-	Multi-dwelling / CR
	-	Used Auto Sales / CR
East	-	Equipment Rental / CN
West	-	Single-family dwellings / RS6
	-	Auto Repair / CR

Parcel History

T-94-18	-	Lot Split of front $\pm$ 418', from Dorr Street, from rear of parcel (pending).
SUP-9002-18	-	Special Use Permit for community recreation (PC approved 11/1/18, CC approved 12/18/18 by Ord. 547-18).

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from RS6 Single Dwelling Residential to CN Neighborhood Commercial at 1800 Krieger Drive (part). The site is a recently created  $\pm$  1.34 acre undeveloped parcel located on the northwest corner of Krieger Drive and Dorr Street. The parcel was split from a larger parcel located on Krieger Drive, just north of Dorr Road. That site was recently approved a Special Use Permit for community recreation-active for baseball fields.

In addition to the future athletic fields to the north, surrounding land uses include; an equipment rental business to the east; a multi-dwelling building, and used auto sales to the south; and single-family dwellings and an auto repair business to the west. The applicant is requesting the Zone Change in order to facilitate the sale of the property. As a note, the zoning code limits any structures and/or tenant spaces to 10,000 square feet. The applicant should be cognizant of this limitation for any future development.

**STAFF ANALYSIS (cont'd)**

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan identifies the future land use designation for the subject site as Single Family. The intent of the single family future land use designation is to encourage the development of single family units on individual lots and/or nonresidential uses that are typically compatible with residential neighborhoods, such as libraries, schools, places of worship, and community centers.

The Toledo 20/20 Comprehensive Plan identifies the future land use designation for the adjacent parcels to the east, south and west as Neighborhood Commercial. The intent of the neighborhood commercial future land use designation is to encourage predominantly small and medium scale commercial uses to serve the nearby neighborhoods.

Staff recommends approval of the zone change because it is compatible with the zoning and land uses in the immediate area. Further, the location of the site fronting onto a major thoroughfare renders it unsuitable for single-family uses.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommend approval of Z-1001-19, a request for Zone Change from RS6 Single Dwelling Residential to CN Neighborhood Commercial at 1800 Krieger Drive (part), to Toledo City Council for the following three (3) reasons:

1. The request is consistent with existing land uses within the general vicinity of the subject property (TMC§1111.0606[B]) - *Review & Decision-Making Criteria*).
2. The request is consistent with the zoning classifications of the properties within the general vicinity of the subject property (TMC§1111.0606[C]) - *Review & Decision-Making Criteria*); and
3. The physical suitability of the subject property for the uses permitted under the existing and proposed zoning classifications (TMC§1111.0606[C]) - *Review & Decision-Making Criteria*), is acceptable.

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Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is fluid and cursive, with the first name being the most prominent.

Thomas C. Gibbons  
Secretary

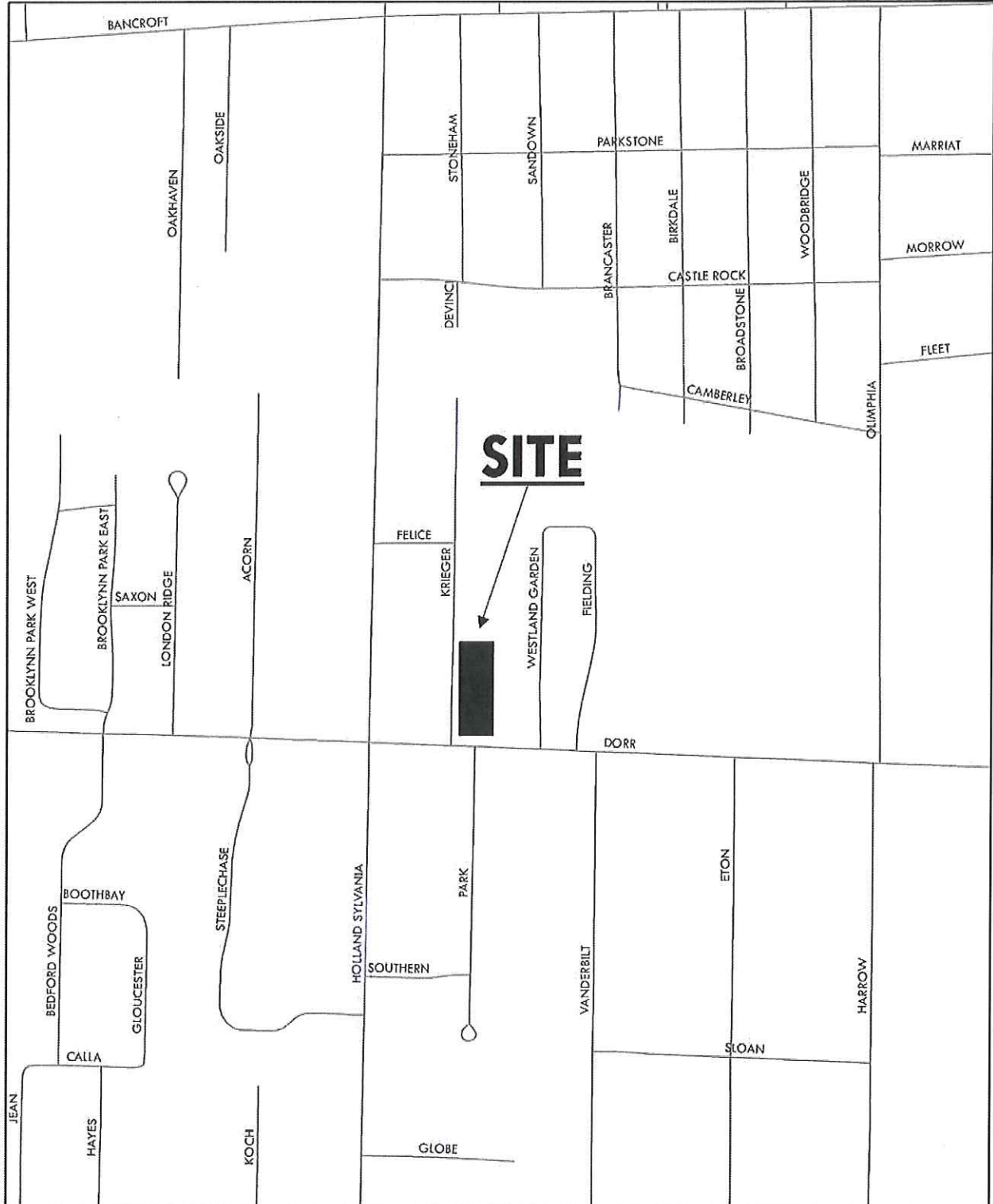
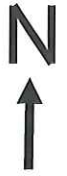
DG

Two (2) sketches follow

Cc: Eidi Fields, LLC, 6725 W. Central Avenue, Unit U, Toledo, OH 43617  
Jerome R. Parker, Esq., Gressley, Kaplin & Parker, LLP, One Seagate, Suite 1645,  
Toledo, Ohio 43604  
Lisa Cottrell, Administrator  
Josh Lewandowski, Principal Planner

# GENERAL LOCATION

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# ZONING AND LAND USE

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