

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: November 5, 2021

REF: Z-9001-21

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 RS6 Single-dwelling Residential to CR Regional Commercial at 3810 Angola Rd.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 4, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 Single-dwelling Residential to CR Regional Commercial
Location	-	810 Angola Road
Applicant/Owner	-	Veem Wireless LLC 8762 Cedar Bend Rd. Sylvania, OH 43560

Site Description

Zoning	-	RS6 / Single-dwelling Residential
Area	-	± 2.77 acres
Frontage	-	± 205' along Angola Road
Existing Use	-	Single Family Home
Proposed Use	-	Automobile Sales - Used

Area Description

North	-	RS6 / Agricultural Land
South	-	CR / Commercial Buildings, Car Wash,
East	-	RS6 / Vacant Agricultural Land
West	-	RS6 / Agricultural Land

GENERAL INFORMATION (cont'd)

Parcel History

M-32-59	-	Interim zoning annex area bounded by Richards, Dorr, Byrne, Nebraska, TTR Adams Township
Z-290-62	-	Permanent Zoning of Adams Township Annexation (PC 2/28/63)

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 RS6 Single Family Residential to CR Regional Commercial. The ±2.77 acres site is currently occupied by a single-family home. To the north, east, and west of the property is agricultural land zoned RS6 Single Family Residential. To the south of the property are commercial buildings including a sign company, car wash, and appliance repair store. The applicant has requested the zone change in order to open a used auto sales lot. If this zone change is approved, a special use permit must be obtained to operate a used auto sales facility on this site.

Existing commercial buildings to the south each have at least one primary vehicle entrance from Airport Highway. Airport Highway is identified as a principal arterial road in the Toledo-Lucas County Major Street and Highway Plan. Angola Road is identified as a minor arterial road. Minor arterial roads in less densely urbanized areas typically connect principal arterial roads to neighborhoods, industrial and agricultural uses, and other principle arterial roads. The surrounding area of the subject site is less dense than more central areas of Toledo; without direct access to Airport Highway, CR Zoning along Angola would encroach upon residential and industrial areas as well as generate undesirable increases in traffic.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Light Industrial land use. The Light Industrial land use designation is intended to accommodate uses such as research, wholesale activities, warehouses, and industrial/manufacturing operations that are not employment-intensive and are compatible with commercial and residential land use. The proposed zoning and land use do not align with the Toledo 20/20 Comprehensive Plan. Additionally, the site is not suitable for CR Regional Commercial land uses.

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PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends disapproval of Z-9001-21, a Zone Change from RS6 Single Family Residential to CR Regional Commercial at 3810 Angola Road to Toledo City Council for the following two (2) reasons:

1. The request for CR Zoning is not consistent with the zoning classification of other properties within the general vicinity of the subject property. (TMC 1111.0606.C Review & Decision-Making Criteria);
2. The request for CR Zoning is not consistent with the Comprehensive Plan nor is it consistent with the stated purpose of the Zoning Code (TMC§1111.0606.B Review & Decision-Making Criteria).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

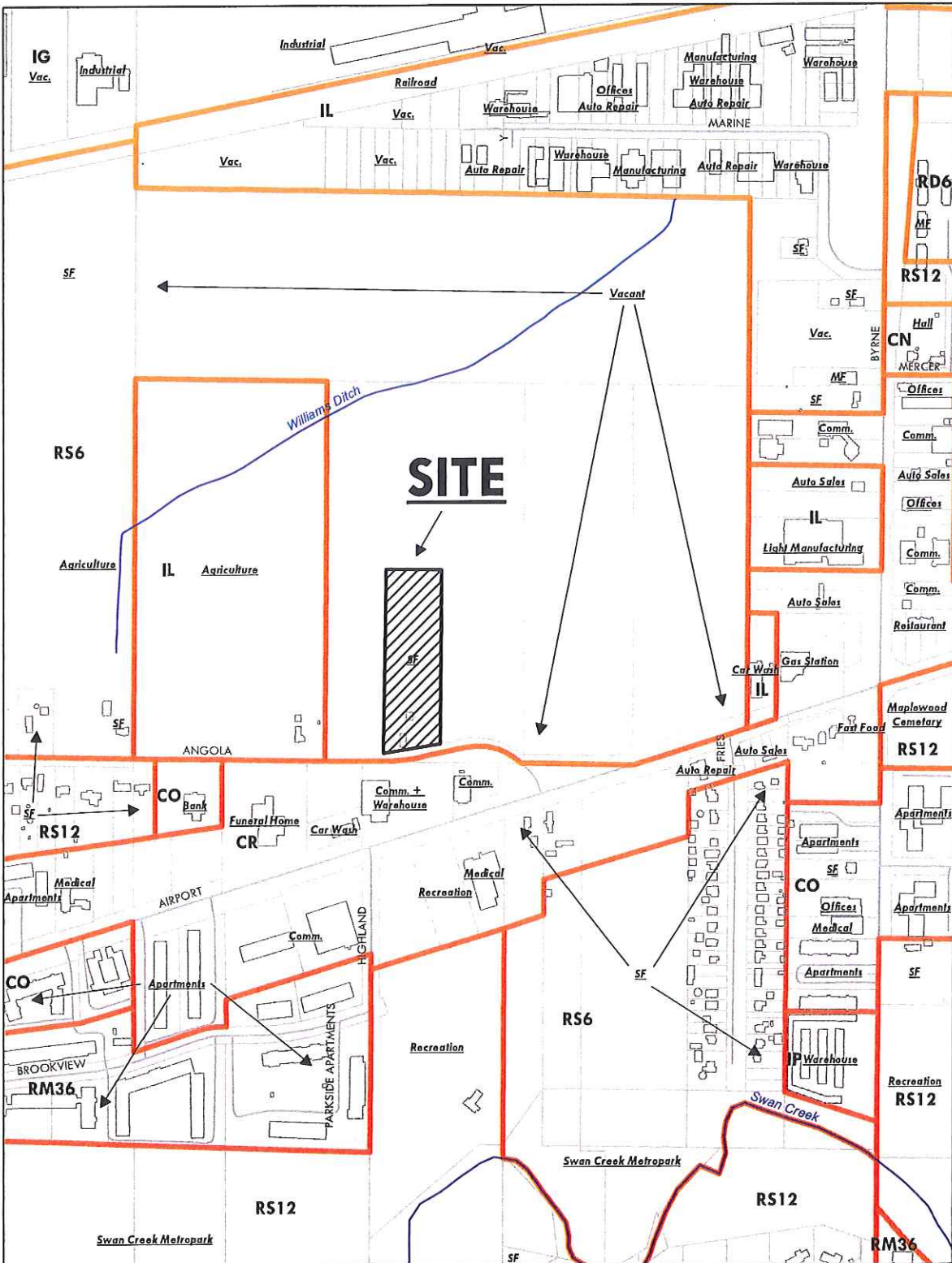
JGL

Two (2) sketches follow

Cc: Veem Wireless LLC 8762 Cedar Bend Rd. Sylvania, OH 43560
Lisa Cottrell, Administrator
Jonny Latsko, Planner

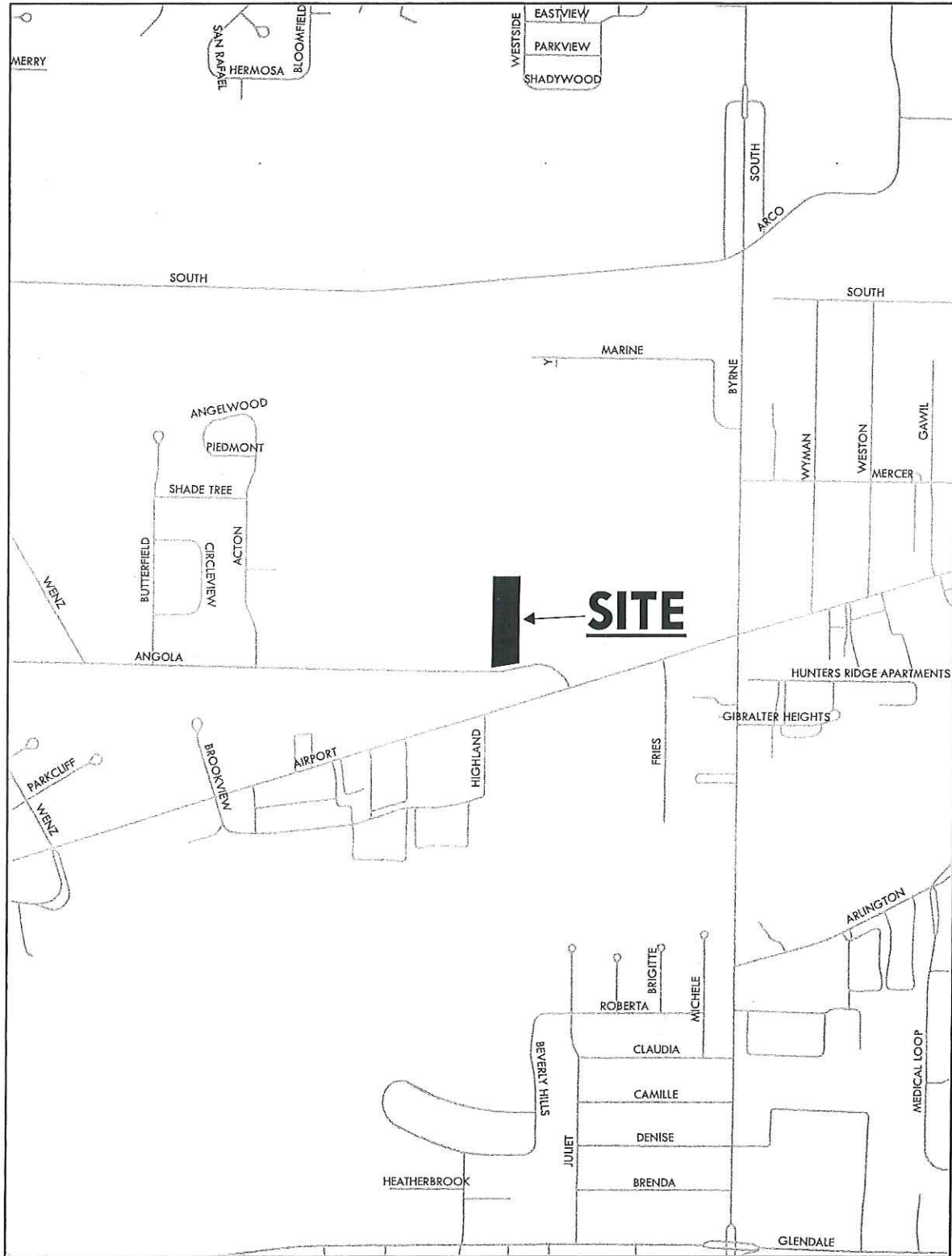
ZONING & LAND USE

Z-9001-21
ID 84



GENERAL LOCATION

Z-9001-21
ID 84



Latsko, Jonathan

From: Clean Wood Recycling Future Lawn <TheGotMulchGuys@hotmail.com>
Sent: Wednesday, November 3, 2021 7:48 PM
To: Latsko, Jonathan
Subject: 3810 Angola Rd

Jonathan,

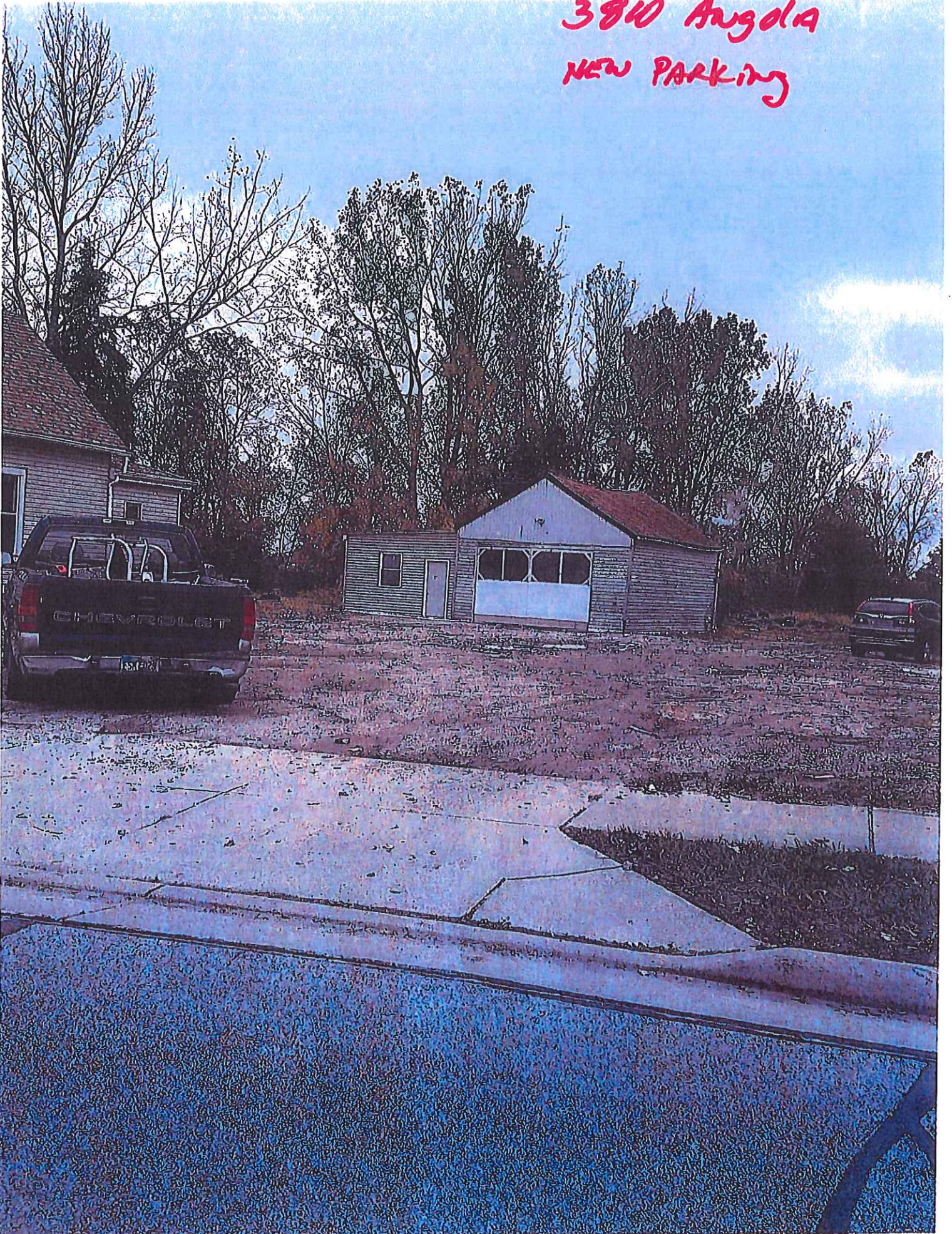
I would like to express my concerns in regard to the proposed zoning change for 3810 Angola Rd. I believe that this zone change should be denied for the following two reasons:

1. It does not comply with the City of Toledo 2020 Zoning Plan.
2. Adding that car lot to that area, already overwhelmed with traffic, would cause an extreme safety issue.

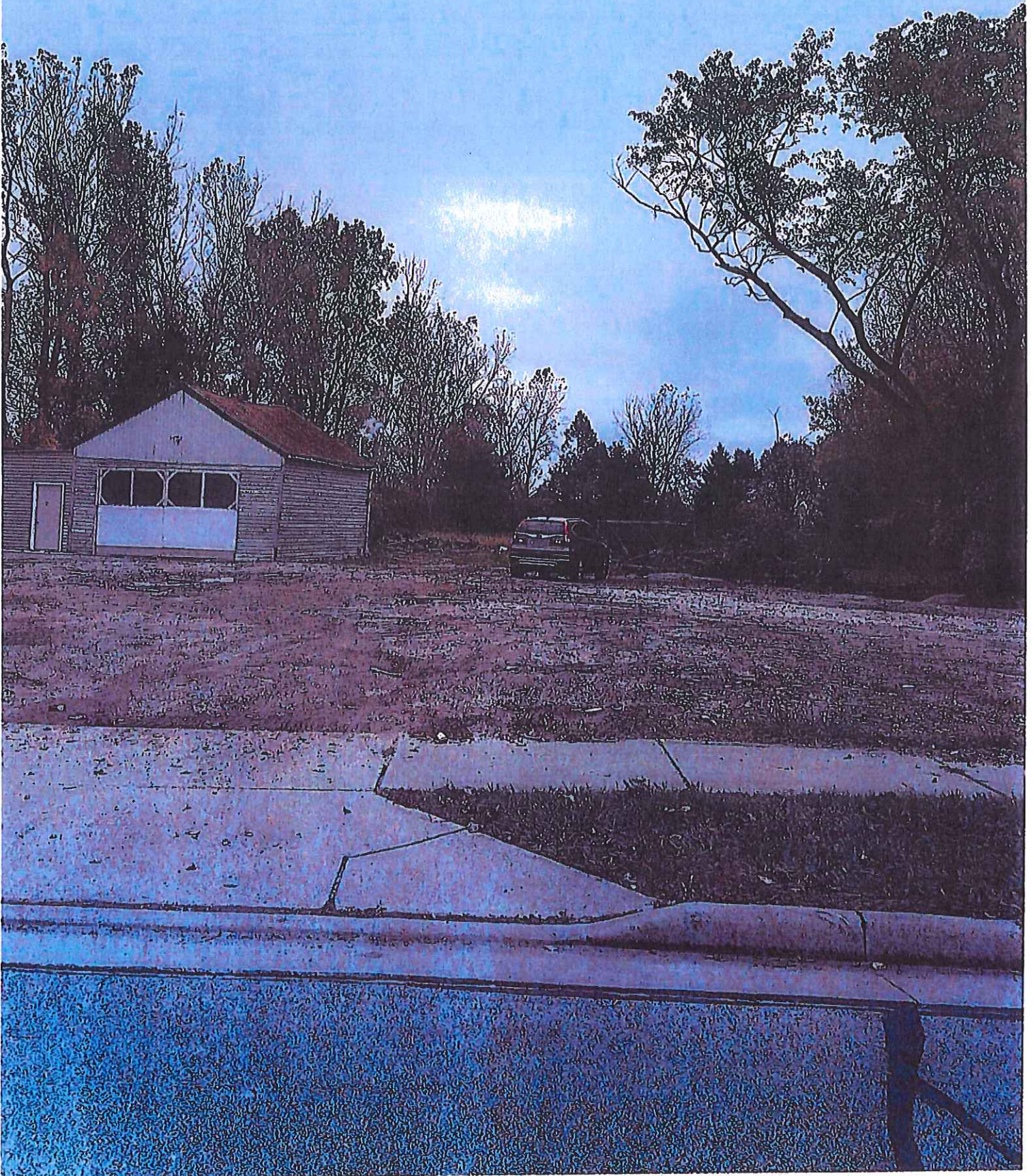
Sincerely,

Mike Kott
President
EMKott, Ltd.

3810 Angola
NEW PARKING



3810 Angola
New Parking



SWD 10-28-21

38 W Angola
new parking

