



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 9, 2018

REF: Z-2001-18

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

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

SUBJECT: Zone Change from RD6 Duplex Residential to RM36 Multi-Dwelling Residential for a part of 1711 West Sylvania Avenue.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 8, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from RD6 Duplex Residential to RM36 Multi-Dwelling Residential

Location - 1711 West Sylvania Avenue (part)

Applicant - Teresa Dennis
Bryan's Treatment Center
6648 South Avenue
Holland, Ohio 43528

Site Description

Zoning - RD6 / Duplex Residential

Area - ± 0.16 acres

Frontage - ± 60' along Jackman Road
± 116' along Brame Place

Existing Use - Vacant church

Proposed Use - Residential Drug & Alcohol Treatment Center

Area Description

North - Vacant church (*proposed treatment center*) / CR

East - Vacant used auto sales lot, multi-dwelling apartment / CR & RM36

South - Single family households / RD6

West - Single family households / RS6

GENERAL INFORMATION (cont'd)

Parcel History

SUP-1001-18 - Special Use Permit for a Drug & Alcohol Treatment Center, Residential at 1711 West Sylvania Avenue (*companion case*).

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 RM36 Multi-Dwelling Residential for part of a site located at 1711 West Sylvania Avenue. The ±0.16 acre area proposed to be rezoned is part of the overall site owned by the Calvary Evangelical Church and fronts on Jackman Road and Brame Place. Adjacent land uses includes the vacant church to the north, a used auto sales lot and apartment complex to the east, single family residential to the south across Brame Place, and single family residential to the west.

The site is currently occupied by a parking lot that is associated with the vacant church. The applicant, Bryan's Treatment Center, intends to occupy the church with a Residential Drug & Alcohol Treatment Center. A Zone Change is required for this portion of the site because the proposed use is not permitted in the current RD6 zoning district. Residential Drug & Alcohol Treatment Centers are only permitted in the RM Multi-Dwelling Residential and CR Regional Commercial zoning districts with a Special Use Permit. A companion Special Use Permit application (*SUP-1001-18*) for the Residential Drug & Alcohol Treatment Center accompanies this case.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Single Family Residential land uses. Single Family land uses typically include the development of single dwelling units on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. The Single Family Residential 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. However, the future land use designation was placed on the site at a time when the site was fully functional as a church and day care center. The religious assembly and educational uses have since ceased operations. Additionally, the 20/20 Comprehensive Plan further designates nearby properties along Sylvania Avenue primarily as Neighborhood Commercial. The proposed Zone Change is consistent with the 20/20 Plan recommendation for nearby properties.

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STAFF ANALYSIS (cont'd)

Staff recommends approval of the Zone Change for this location because it is compatible with the established land uses to the north along Sylvania Avenue and across Jackman Road to the east. Additionally, the proposed RM36 zoning is consistent with the current zoning designations of properties established in the immediate area east of the site and affects a small portion of a block that is largely zoned CR Regional Commercial. Finally, the proposed RM36 zoning will facilitate the development of the Residential Drug & Alcohol Treatment Center that conforms to an applicable zoning district while protecting the residential character of Brame Place from commercial encroachment.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-2001-18, a request for Zone Change from RD6 Duplex Residential to RM36 Multi-Dwelling Residential for part of a site located at 1711 West Sylvania Avenue, to Toledo City Council for the following three (3) reasons:

1. The proposed RM36 zoning district will facilitate the development of a Residential Drug & Alcohol Treatment Center that conforms to an applicable zoning district.
2. The proposed RM36 zoning is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and
3. The proposed RM36 zoning is consistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*).

Respectfully Submitted,

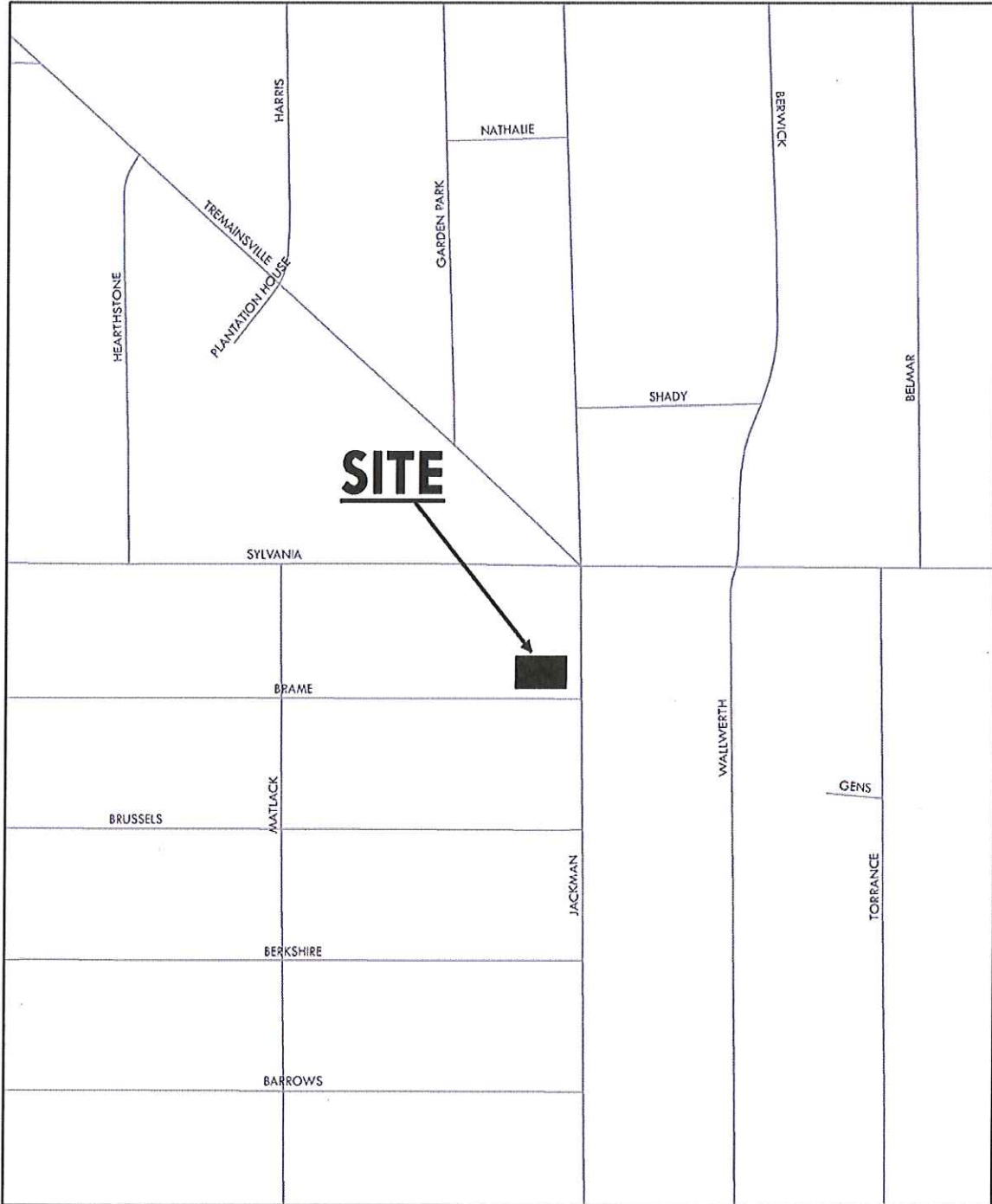
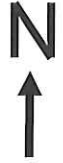


Thomas C. Gibbons
Secretary

Two (2) sketches follow
CC: Lisa Cottrell, Administrator
Ryne Sundvold, Planner

GENERAL LOCATION

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ZONING & LAND USE

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