

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 14, 2023

REF: Z-6001-23

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 CO Office Commercial to RM12 Multi Dwelling Residential at 3322 Schneider Road.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 13, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CO Office Commercial to RM12 Multi Dwelling Residential
Location	-	3322 Schneider Road
Applicant	-	Moline Buildings, Inc. 5383 Coldstream Road Toledo, OH 43623
Engineer	-	Feller, Finch & Associates, Inc. 1683 Woodlands Drive Maumee, OH 43537

Site Description

Zoning	-	CO Office Commercial
Area	-	±4.06 acres
Frontage	-	±522' along Schneider Road
Existing Use	-	Undeveloped
Proposed Use	-	28-Unit Planned Unit Development

Area Description

North	-	Nursing home / CO
East	-	Multi-family Residential / RD6
South	-	Single-family Residential / RS6
West	-	Commercial retail / CN

GENERAL INFORMATION (cont'd)

Parcel History

- Z-60-77 - Zone Change from R-2 to C-2 (PC recommended approval 6/16/77, CC approved 7/5/77, Ord. 469-77).
- S-1-77 - Preliminary Drawing for Foundation Park Subdivision (PC approved 6/16/77).
- T-121-95 - Lot Split creating parcel (Administratively approved 8/2/95).
- CUP-5014-06 - Community Unit Plan for an independent living care facility (PC recommended approval 7/8/04, CC approved 8/24/04, Ord. 585-04).
- SUP-5015-04 - Special Use Permit for an independent living facility (PC recommended approval 7/8/04, CC approved 8/24/04, Ord. 584-04).
- Z-6009-15 - Zone Change from CO to RM12 at 3322 Schneider Road (PC rec. approval 8/13/2015, CC approved 9/29/2015, Ord. 491-15).
- PUD-6010-15 - Planned Unit Development for a 28-unit villa development (PC rec. approval 8/13/2015, CC approved 9/29/2015, Ord. 492-15).
- S-14-15 - Preliminary Drawing review of HEATHER COVE, a replat of FOUNDATION PARK LOT 6, located at 3322 Schneider Road (PC approved 9/10/2015).
- PUD-6002-23 - Planned Unit Development for a 28-unit villa development (*companion case*).
- S-10-23 - Preliminary Drawing review of HEATHER COVE, located at 3322 Schneider Road (*companion case*).

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO Office Commercial to RM12 Multi Dwelling Residential District for a 4.06-acre site located at 3322 Schneider Road. The applicant requested the Zone Change to develop the property with a 28 Lot Planned Unit Development. The “attached house” units will be individually owned and sited on individual lots.

Surrounding land uses include a nursing home to the north, an apartment complex to the east, single family residential uses to the south and commercial retail to the west.

Pursuant to TMC§1102.04, the RM Multi-Family zoning districts are generally intended to accommodate the development of multi dwelling housing. The districts are intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. Based on the existing uses in the immediate area and the good transportation access from Schneider onto Byrne Road, it is anticipated that a twenty-eight (28) Lot Planned Unit Development would be an appropriate use in this area.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area and for Office Commercial uses. Although the 20/20 Plan targets the area for office commercial uses, RM12 zoning is appropriate for this area as it allows a range of uses that will be compatible with surrounding land uses and will not negatively impact the adjacent neighborhood. Additionally, the proposed RM12 zoning is a “step-down” and less intensive from the existing commercial zoning and more compatible with the surrounding properties. As a result, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC§1111.0606 – Review and Decision-making Criteria.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z- 6001-23, a Zone Change from CO Office Commercial to RM12 Multi-Dwelling Residential for the site at 3322 Schneider Road to Toledo City Council for the following three (3) reasons:

1. The proposed zoning will facilitate land uses that are compatible with the land uses within the general vicinity of the subject property (*TMC§1111.0606(B) – Review & Decision-Making Criteria*).
2. The proposed RM12 zoning is a step-down from a more intense commercial zoning and is more compatible with surrounding properties; and
3. The proposed Zone Change is consistent with the zoning classification of properties within the general vicinity of the site (*TMC §1111.0606(C) – Review & Decision-Making Criteria*).

TO: President Cherry and Members of Council
July 14, 2023
Page 4

REF: Z-6001-23

Respectfully Submitted,

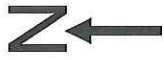


Thomas C. Gibbons
Secretary

RS

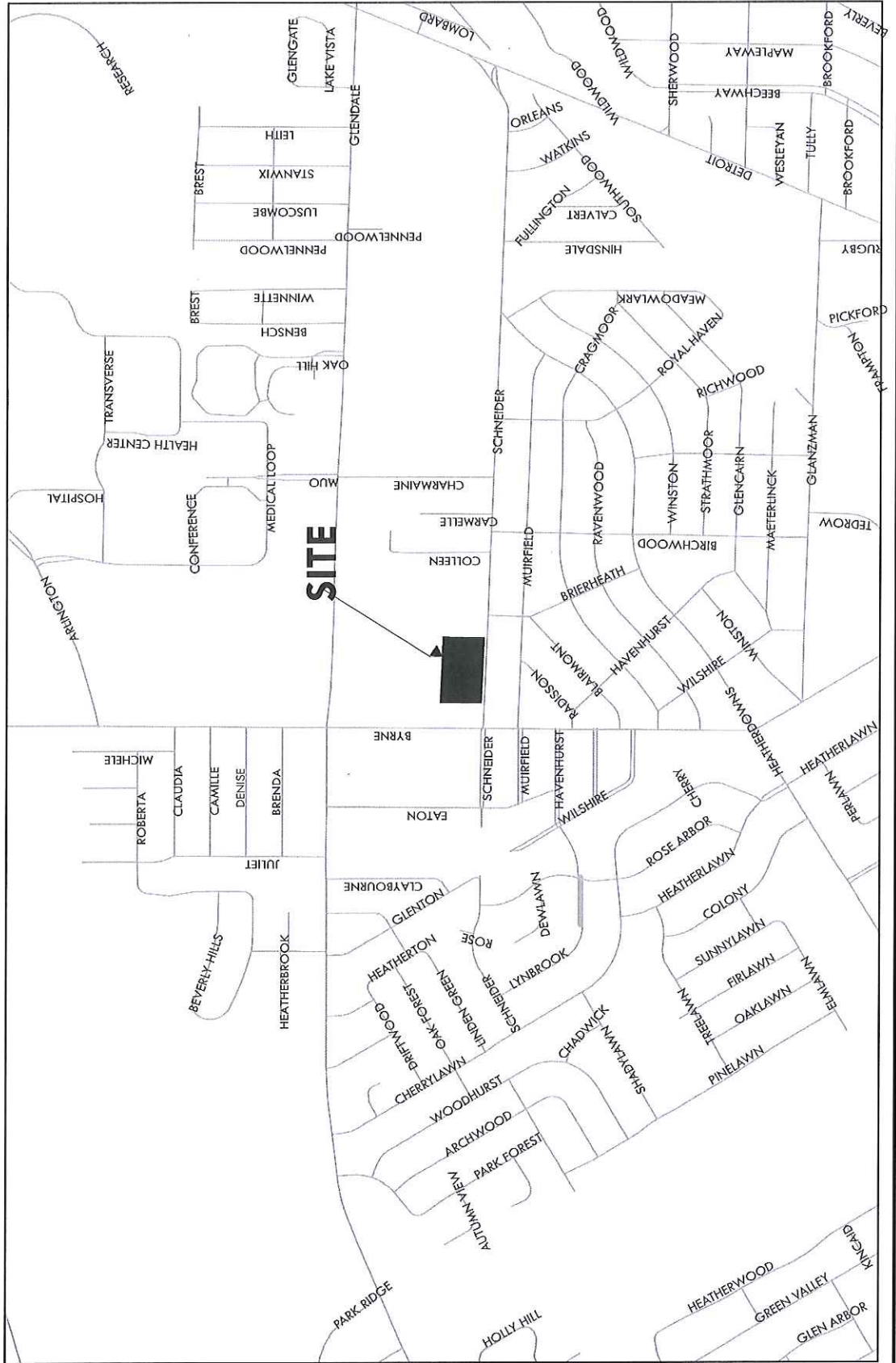
Two (2) sketches follow

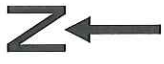
Cc: Jim Moline; Moline Buildings, Inc; 5383 Coldstream Road, Toledo, OH 43623
Don Feller; Feller, Finch & Associates, Inc; 1683 Woodlands Drive, Maumee, OH 43537



Z-6001-23
ID 54

GENERAL LOCATION





Z-6001-23
ID 54

ZONING & LAND USE

