



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: February 12, 2021

REF: Z-12004-20

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 CR Regional Commercial to RM12 Multi-dwelling Residential at 2927 & 2931 Tremainsville Road.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 11, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR Regional Commercial to RM12 Multi-dwelling Residential
Location	-	2931 (2927) Tremainsville Road
Applicant	-	Anthony Baldwin 2927 Tremainsville Road Toledo, OH 43613

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 0.513 acres
Frontage	-	± 80' along Tremainsville Road
Existing Use	-	Residential dwellings
Proposed Use	-	Residential dwellings

Area Description

North	-	Restaurant / CR
East	-	Auto repair shop / CR
South	-	Single family household, retail building / CR
West	-	Single family households / RS6

GENERAL INFORMATION (cont'd)

Parcel History

Z21-C276 - Zone Change from R-2 to C-2 at 2927 Tremainsville Road (PC approved on 02/16/1961).

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 CR Regional Commercial to RM12 Multi-dwelling Residential for a site located at 2927 & 2931 Tremainsville Road. The ±0.51-acre parcel is currently occupied by two detached residential structures with a detached garage on the site.

Adjacent land uses include a restaurant to the north, an auto repair shop across Tremainsville Road to the east, a single-family home and commercial building to the south, and a single-family residential neighborhood to the west. Initially built as two (2) residential structures, the property was approved for a Zone Change from R-2 residential to C-2 commercial office in 1961, before the property, formerly located in Washington Township, was annexed by the City of Toledo. The site is currently occupied by two (2) detached houses which are considered legal non-conforming land uses in the current CR Regional Commercial zoning district. The applicant intends to continue occupying the structures as residential dwelling units. A Zone Change is required for this site in order to correct the non-conforming land use and allow the existing site to conform to the current Zoning Code.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Neighborhood Commercial land uses. These land uses typically include predominantly small and medium scale commercial uses that serve neighborhoods although it may include small and medium scale office and mixed uses. Staff recommends approval of the Zone Change for this location because it is compatible with the land uses in the immediate area. Additionally, RM12 zoning is less intense than the commercial areas surrounding the site. Finally, the proposed rezoning will correct an issue of a non-conforming land use in the proper zoning classification.

STAFF RECOMMENDATION

The Plan Commission recommends that the Toledo City Plan Commission recommend approval of Z-12004-20, a request for Zone Change from CR Regional Commercial to RM12 Multi-dwelling Residential for a site located at 2927 & 2931 Tremainsville Road, to Toledo City Council for the following three (3) reasons:

1. The proposed RM12 zoning district will correct an issue of a non-conforming land use in the proper zoning classification district.
2. The proposed RM12 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 RM12 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

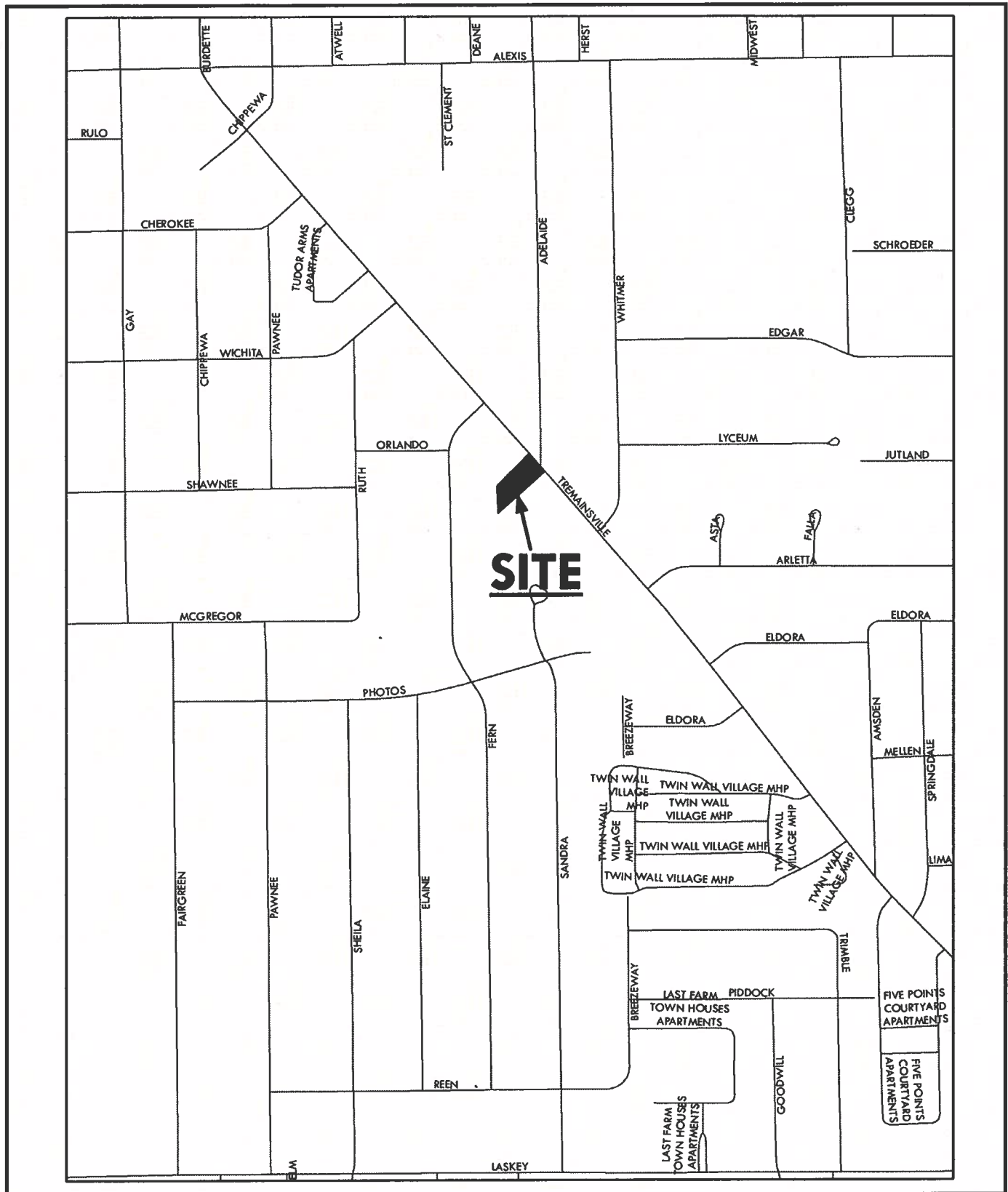
RS

Three (3) sketches follow

Cc: Anthony Baldwin, 2927 Tremainsville Road, Toledo, OH 43613

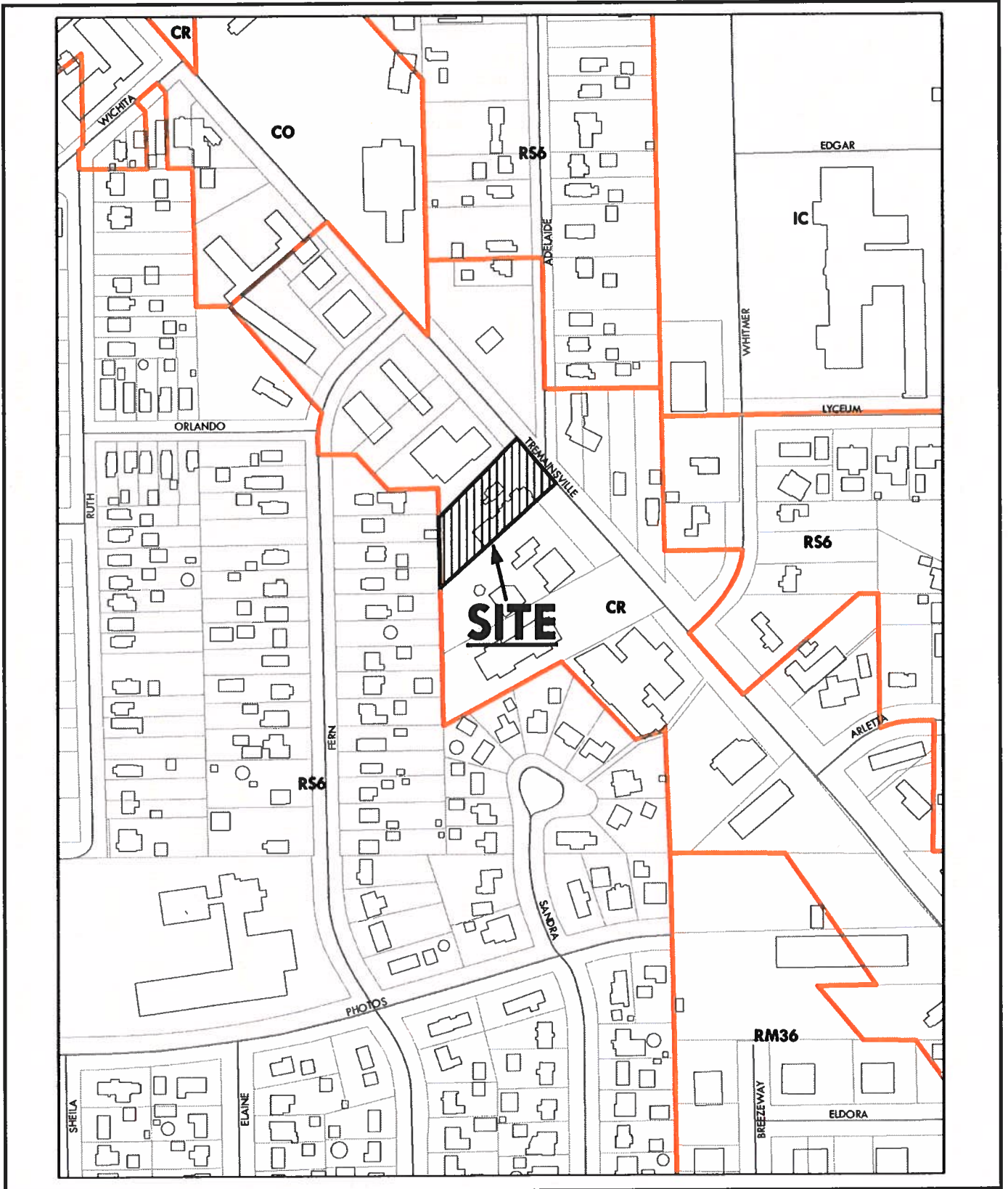
GENERAL LOCATION

Z-12004-20
ID 55



ZONING & LAND USE

Z-12004-20
ID 55



P U B L I C H E A R I N G

CASE NO. Z-12004-20

REQUEST: Zone Change from CR Regional Commercial to RM12 Multi-dwelling Residential

at 2931 (2927) Tremainsville Road

APPLICANT: NAME Anthony Baldwin

ADDRESS 2927 Tremainsville Road

Toledo, OH 43613

DATE: February 11, 2021

TIME: 2.00 P.M.

PLACE: Council Chamber, 1st Floor, One Government Center
Jackson & Erie Streets, Toledo, Ohio

For Further Information, Contact

The Toledo-Lucas County Plan Commissions

Phone: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304

Anthony Baldwin: 419-418-4693

CITY OF TOLEDO
SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo City Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk (or edge of public street).** Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 1-28-2021 to 3-27-2021.

5. REMOVAL

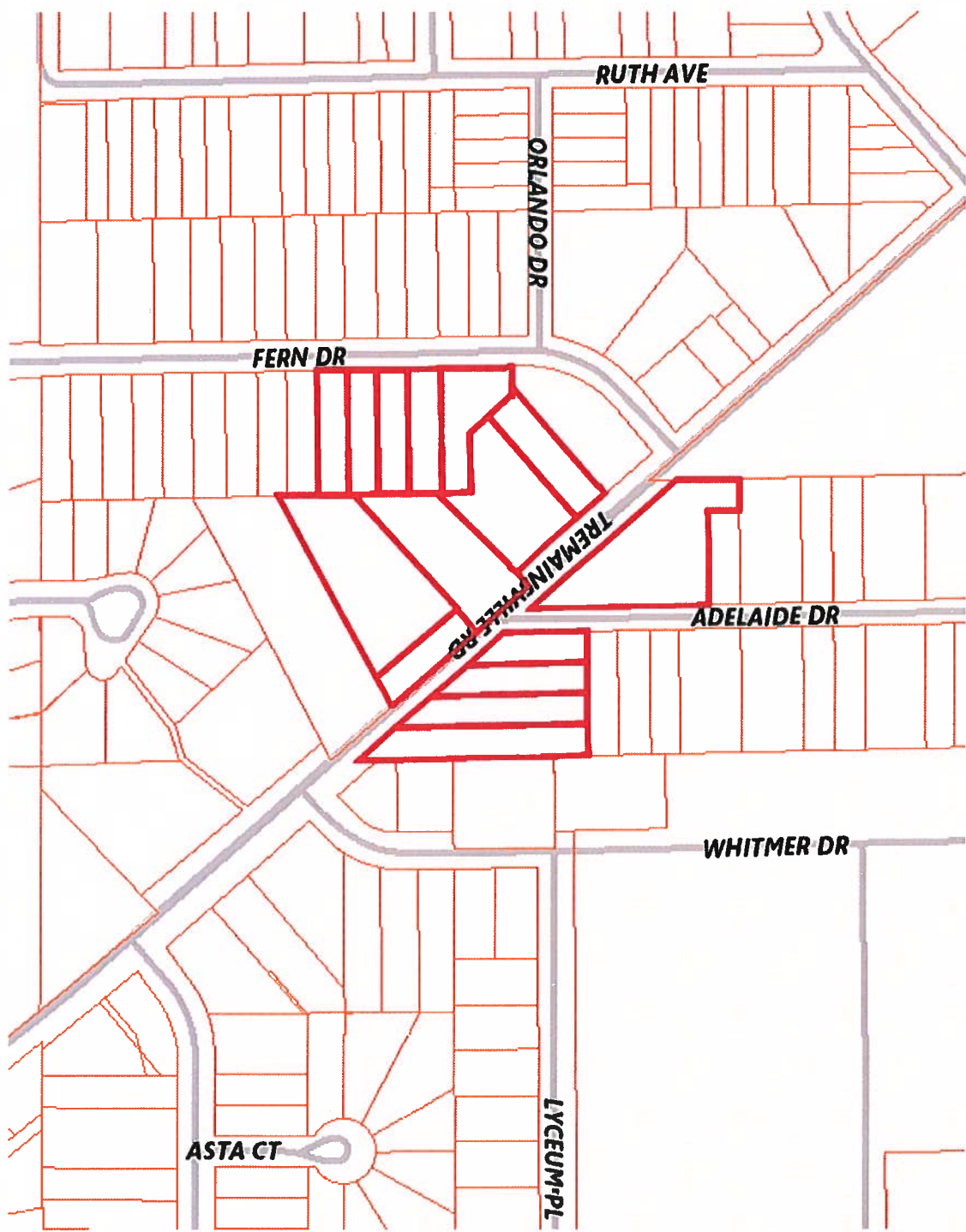
- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

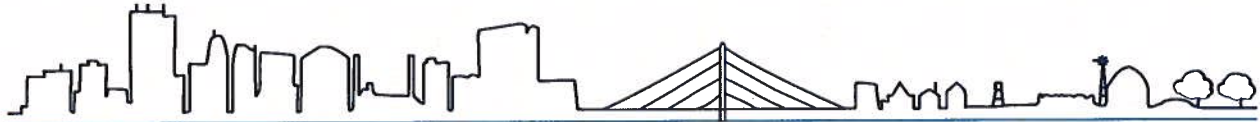
I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

_____, _____, _____
(Applicant or Agent) (Date) (Print Name and/or Organization)

(Telephone No.)

I issued _____ signs for this application _____,
(Date) (Staff Member)





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 29, 2021

REF: Z-12004-20

PLANNER: Sundvold

NOTICE OF PUBLIC HEARING

on

Date: Thursday, February 11, 2021

Request: Zone Change from CR Regional Commercial to RM12 Multi-Dwelling Residential

Location: 2927 & 2931 Tremainsville Road.

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, February 11, 2021** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attendee" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

Zoom Link:

Join from PC, Mac, Linux, iOS or Android:

<https://toledo-oh-gov.zoom.us/j/86196937519?pwd=N3FvZDIEdTgzSE5mUzRNU2ppYXNpdz09>

Passcode: 960957

Or at zoom.us enter Webinar ID: 861 9693 7519 Webinar Passcode: 960957

Or Telephone: Dial: 602-333-2017 or 888-204-5987 (US Toll Free)

Conference code: 291916

You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at ryne.sundvold@toledo.oh.gov. We will ensure that your comments are incorporated as part of the public record.

TOLEDO CITY PLAN COMMISSION

CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: January 29, 2021
Ref: Z-12004-20

NOTICE OF PUBLIC HEARING

Wednesday, March 17, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, March 17, 2021 at 4:00 p.m., will consider the following request:

Zone Change from CR Regional Commercial to RM12 Multi-Dwelling Residential at 2927 & 2931 Tremainsville Road.

When: March 17, 2021 04:00 PM Eastern Time (US and Canada)
Topic: Toledo City Council Zoning & Planning Committee Meeting

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/84938443246?pwd=bm5DVjVvNEtQcnJIN2ZIY2h5WVY0dz09>

Passcode: 253123

Or Telephone:

Dial:

USA 602 333 2017

USA 8882045987 (US Toll Free)

Conference code: 623767

Julie Gibbons
Assistant Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

owner mailing address 2
BALDWIN / 2927 TREN TOLEDO OH 43613
BELLA VINI P O BOX 34 LAMBERTVILLE MI 48144
CARNALES, 2947 TREN TOLEDO OH 43613
H4T AUTOI 5901 W SYI TOLEDO OH 43623
HAWES STI 3011 REEN TOLEDO OH 43613
JASINKOWI 5460 FERN TOLEDO OH 43613
JP INVESTI 2430 TREN TOLEDO OH 43613
MACS CON P O BOX 34 COLUMBUS OH 47201
MYERS AM 5458 FERN TOLEDO OH 43613 1926
SMITH TIM 5462 FERN TOLEDO OH 43613 1926
YOUNG RO 5448 FERN TOLEDO OH 43613 1926