

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: March 11, 2022

REF: Z-1005-22

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

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

SUBJECT: Zone Change from RM36 Multifamily Residential to CO Office Commercial at 2131 Collingwood Blvd.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 10, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from RM36 Multifamily Residential to CO Office Commercial.

Location - 2131 Collingwood Blvd.

Applicant + Owner - Lutheran Social Services of Northwestern Ohio
2149 Collingwood
Toledo, OH 43620

Site Description

Zoning - RM36 / Multifamily Residential

Area - ± 0.65 Acres

Frontage - ± 95' along Collingwood

Existing Use - Vacant

Proposed Use - Parking and Office

Area Description

North - CO / Lutheran Social Services Office

South - RM36 / Vacant Lot, Apartment Building

East - RM36 / Churches, Parking,

West - RD6 / One and Two Family Houses

GENERAL INFORMATION (cont'd)

Combined Parcel History

- | | | |
|-----------|---|---|
| OWE-30-07 | - | Demolish Structure (OWEHDC approved 7/9/07) |
| OWE-3-22 | - | Construction of a one-story building addition, parking lot, and install a fence in the front yard setback of the property (Companion case, OWEHDC approved 2/14/22) |
| SPR-5-22 | - | Minor Site Plan Review for new parking lot & building addition at 2321 & 2133 Collingwood (Companion case, PC Administratively approved 3/10/22). |

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 RM36 Multifamily Residential to CO Office Commercial. The ±0.65 acre site is currently vacant. It is surrounded by a vacant lot and apartment building to the south, churches to the east, single- and two-family homes to the west, and an office building owned by the applicant to the north. The applicant is requesting the zone change to facilitate expansion of the office building and its parking area onto the vacant lot.

Collingwood Boulevard is a corridor defined by a variety of residential, institutional, and commercial uses. The extension of CO zoning southward would not be unconventional, nor would it be detrimental to the surrounding land uses. The retention of a vacant lot to the south still zoned RM36 ensures there is a buffer between uses, as well as room for infill and redevelopment should the opportunity arise.

The site is within the Old West End Historic Overlay. Changing the zoning of the site shall not remove the requirements for historic review. Additionally, at the time of publication the design for the proposed expansion have been reviewed and approved by the Old West End Historic Commission on 2/14/2022 via OWE-3-22.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Single Family Residential land use. Single family land use is intended to accommodate the development of single dwelling units on individual lots. It may also include libraries, schools, churches, and community centers.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan (cont'd)

The district is intended to create, maintain, and promote housing opportunities for individual households, although it may include non-residential uses, that are typically compatible with residential neighborhoods.

While the land-use plan does not specifically call this site out for office use, the proposed use expands an office that has been harmonious with the existing development along Collingwood Boulevard. Additionally, the combination of site plan and historic district review required for this development shall ensure that office use does not negatively impact nearby residential uses.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-1005-22, a request for Zone Change from RM36 Multifamily Residential to CO Office Commercial at 2131 Collingwood to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**);
2. The rezoning is compatible with the zoning classifications of properties within the general vicinity of the subject property (**TMC§111.0606(C)**).

Respectfully Submitted,



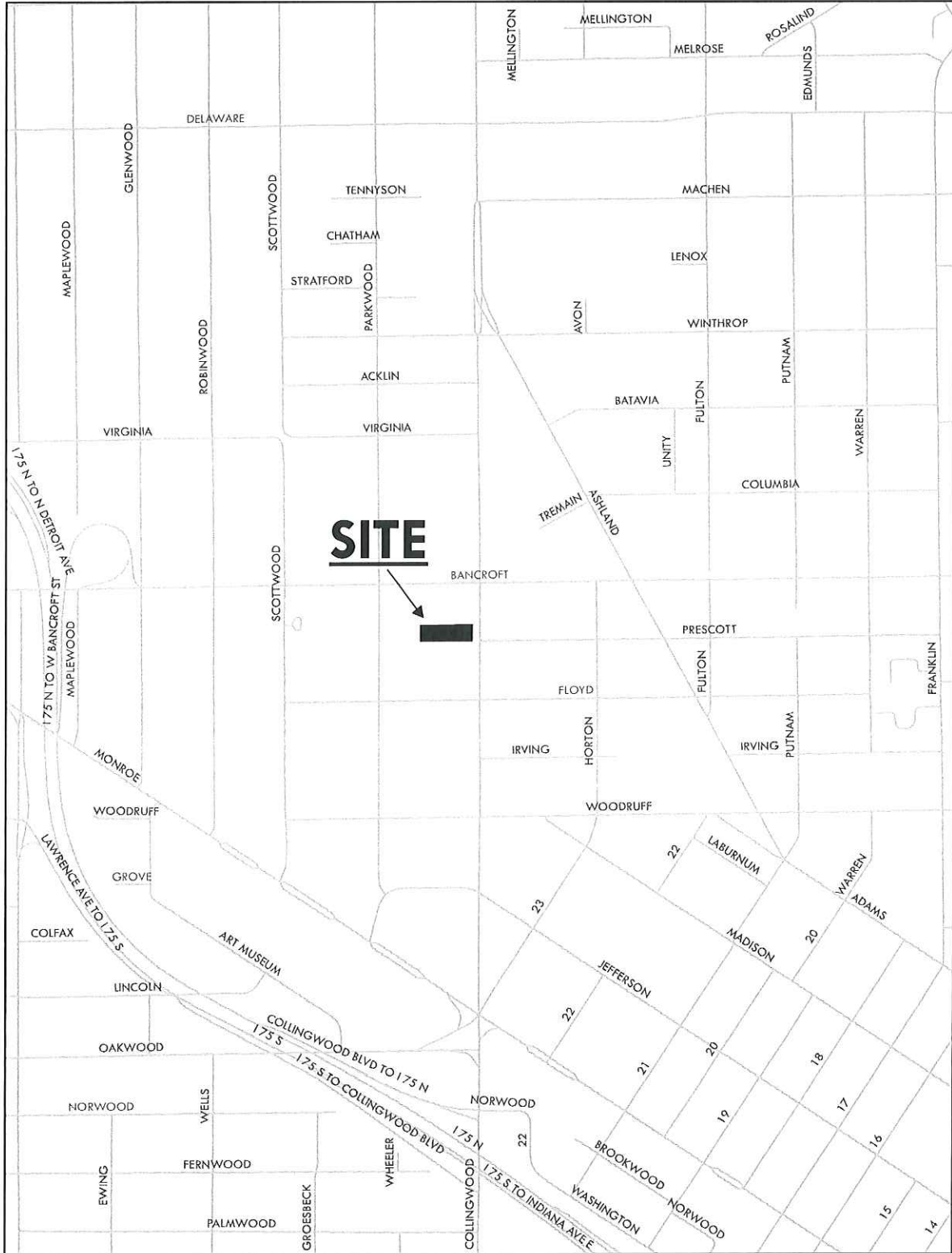
Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Lutheran Social Services of NW Ohio
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Lisa Cottrell, Administrator
Molly Maguire, Principal Planner
Jonny Latsko, Planner

GENERAL LOCATION

Z-1005-22
ID 14



ZONING & LAND USE

Z-1005-22
ID 14

