



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: September 14, 2022

REF: Z-6008-22

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

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

SUBJECT: Zone Change from IL-Limited Industrial to CR-Regional Commercial 903, 909 & 913 N Westwood Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 8, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL-Limited Industrial to CR-Regional Commercial
Location	-	903, 909, and 913 N Westwood Avenue
Applicant & Owner	-	Ibrahim Ismail 903 N Westwood Avenue Toledo OH 43607
Architect	-	John Weithman P.O. Box 216 Genoa OH 43430

Site Description

Zoning	-	IL / Limited Industrial
Area	-	±0.93 acres
Frontage	-	±166' along N Westwood Avenue ±356' along Avondale Avenue
Existing Use	-	Used Auto Sales
Proposed Use	-	Used Auto Sales

Area Description

North	-	Single family homes, construction sales / IL
South	-	Greenhouse, warehouse, commercial / IL
East	-	Car wash / IL & IG
West	-	Construction sales & services / IL

Parcel History

SUP-6009-22 - Special Use Permit for used auto sales at 903, 909, and 913 N Westwood Avenue (*Companion Case*).

Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The request is a Zone Change from IL-Limited Industrial to CR-Regional Commercial for the ±0.93 acre site located at 903, 909, and 913 N Westwood Avenue. The site is a used car lot which the owner opened without first obtaining a Special Use Permit. Surrounding land uses include construction sales and single family homes to the north, a car wash to the east, a greenhouse to the south, and single family homes and construction sales to the west.

Used car sales is permitted in CR-Regional Commercial and CD-Downtown Commercial Zoning Districts only. The site is Zoned IL-Limited Industrial and requires the Zone Change in order for the use to be compliant with the Zoning Code. The site was issued a Stop Work Order on 02/23/2022 for a building addition that was not reviewed by Plan Commission or the Division of Building Inspections.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Multifamily Residential. The Multifamily Residential District is intended for large multiple family residential development or a large area of contiguous small to medium scale multiple family residential development. The district is intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. The Zoning for the area is primarily IL-Limited Industrial, however when the Toledo 20/20 Comprehensive Plan was written, student housing for the neighboring University of Toledo was a priority and this area was deemed an appropriate area for multifamily residential. Regardless of whether the area is still suitable for student housing or is best kept as industrial, commercial used auto sales are not suitable for this site.

Staff recommends disapproval of the Zone Change from IL-Limited Industrial to CR-Regional Commercial because the use does not conform to the 20/20 Toledo Comprehensive Plan and would result in spot zoning of CR-Regional Commercial in an otherwise Industrial area.

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PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends disapproval of Z-6008-22, a request for a Zone Change from IL-Limited Industrial to CR-Regional Commercial at 903, 909, and 913 N Westwood to the Toledo City Council, for the following **two (2)** reasons:

1. The request is not consistent with the Comprehensive Plan or the stated purpose of the Zoning Code (TMC§1111.0606(A)-Review and Decision-Making), and
2. The zoning classifications of properties within the general vicinity of the subject site are not consistent with the proposed zoning classification (TMC§1111.0606(C)-Review and Decision-Making).

Respectfully Submitted,

Thomas C. Gibbons
Secretary

DR

Two (2) sketches follow

Cc: Ibrahim Ismail, 903 N Westwood Avenue, Toledo OH 43607

John Weithman, PO Box 216, Genoa OH 43430

Lisa Cottrell, Administrator

Dana Reising, Associate Planner