

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: November 6, 2020

REF: Z-10001-20

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

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

SUBJECT: Request for Zone Change from CR Regional Commercial to RS6 Single Dwelling Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 5, 2020 at 2:00 P.M.

GENERAL INFORMATION

Subject

| | | |
|---------|---|---|
| Request | - | Zone Change from CR Regional Commercial to RS6 Single Dwelling Residential |
| Address | - | 5774 & 5778 Chippewa Road |
| Owner | - | Joshua Waisanen Aftermath Properties, LLC 1026 W Sylvania Ave Toledo, OH 43612 |

Site Description

| | | |
|-------------------|---|---------------------------|
| Zoning | - | CR / Regional Commercial |
| Area | - | .49-acre |
| Frontage | - | 71.5' along Chippewa Road |
| Existing Use | - | Commercial |
| Proposed Use | - | Residential |
| Neighborhood Org. | - | Whitmer-Trilby |

Area Description

| | | |
|-------|---|--------------------------|
| North | - | Regional Commercial / CR |
| South | - | Regional Commercial / CR |
| East | - | Regional Commercial / CR |
| West | - | Regional Commercial / CR |

GENERAL INFORMATION (cont'd)

Parcel History

| | | |
|--------------|---|---|
| Plat 2-25-25 | - | Harville Addition surveyed and platted subdivision into lots January 19, 1925 |
| M-20-62 | - | Parcels annexed to the City of Toledo in 1962 |

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 CR Regional Commercial to RS6 Single-Dwelling Residential for a site located at 5774 & 5778 Chippewa Rd. The .49-acre site is zoned Regional Commercial and is comprised of two (2) parcels. The site is occupied by a single family home, built in 1925 and a vacant lot. This application is to allow the site to allow the home, which is currently a legal non-conforming use to become compliant with zoning. Surrounding land uses to the site include restaurants and a bank to the west, mixed commercial uses to the north, Glass City CrossFit to the east, and mixed commercial on the south side.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan target this site for regional commercial land uses. The Zone Change supports the goals of this plan related to the Whitmer-Trilby neighborhood by retaining infill housing.

Staff recommends approval of the Zone Change for this location since the existing 1925 residential building supports unique infill housing options that complement retail and commercial business along both Alexis and Tremainsville roads. No detrimental impacts are anticipated and therefore staff recommends that the applicant's request be approved.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-10001-20, a request for a Zone Change from CR Regional Commercial to RS6 Single-Dwelling Residential – 6,000 Square Feet for the site located at 5774 & 5778 Chippewa Road to the Toledo City Council, for the following three (3) reasons:

1. The proposed Zone Change is consistent with the Toledo 20/20 Comprehensive Plan and the Warehouse District Plan that both target this site for Mixed Commercial uses (TMC 1111.0606.A *Review and Decision-Making Criteria*).

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PLAN COMMISSION RECOMMENDATION (Cont'd)

2. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property (TMC 1111.0606.B *Review and Decision-Making Criteria*); and
3. The proposed zone change will allow an anticipated use to conform to zoning.

Respectfully Submitted,



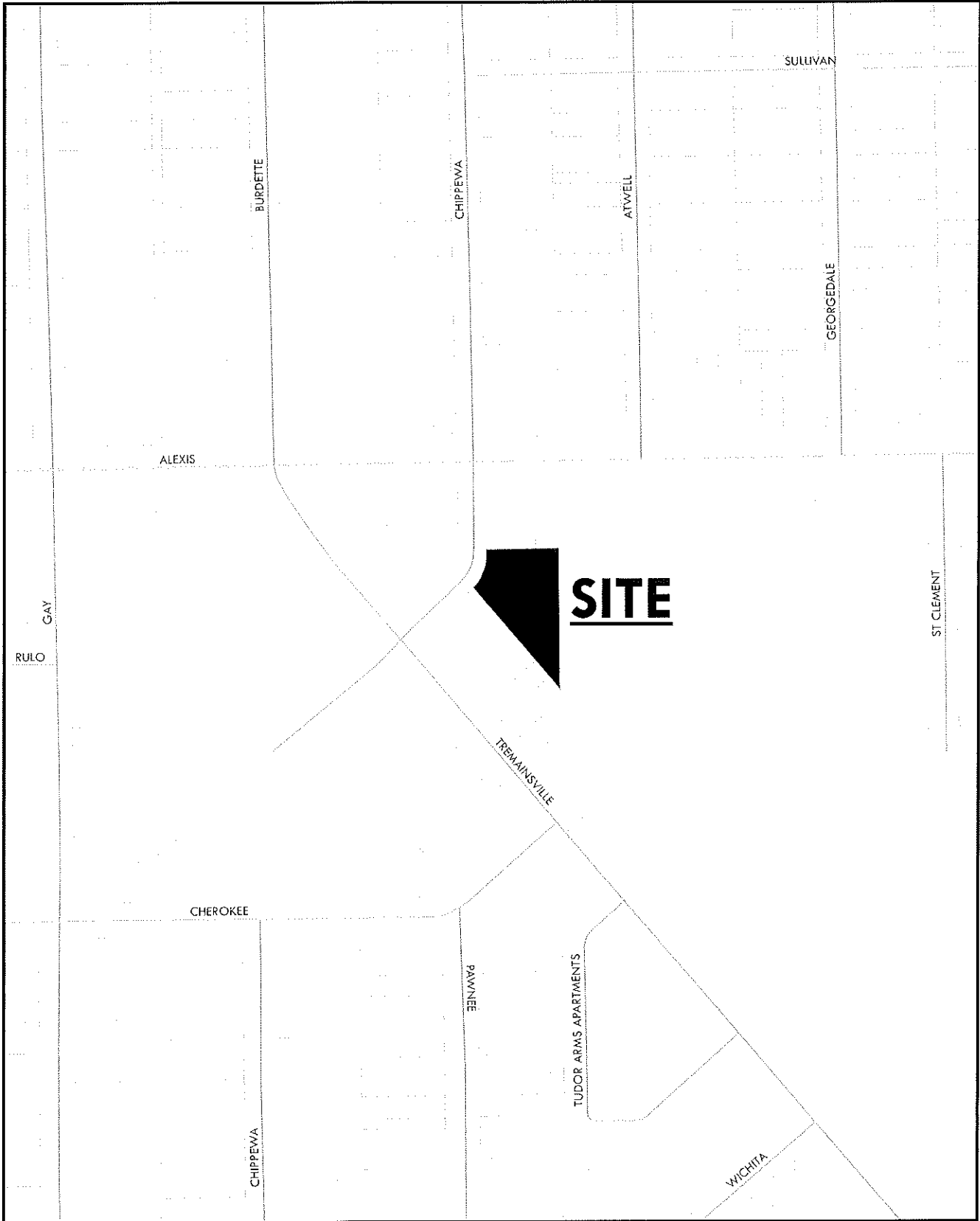
Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Joshua Waisanen, Pres. Aftermath Properties, LLC
Lisa Cottrell, Administrator
Nancy Hirsch, Planner

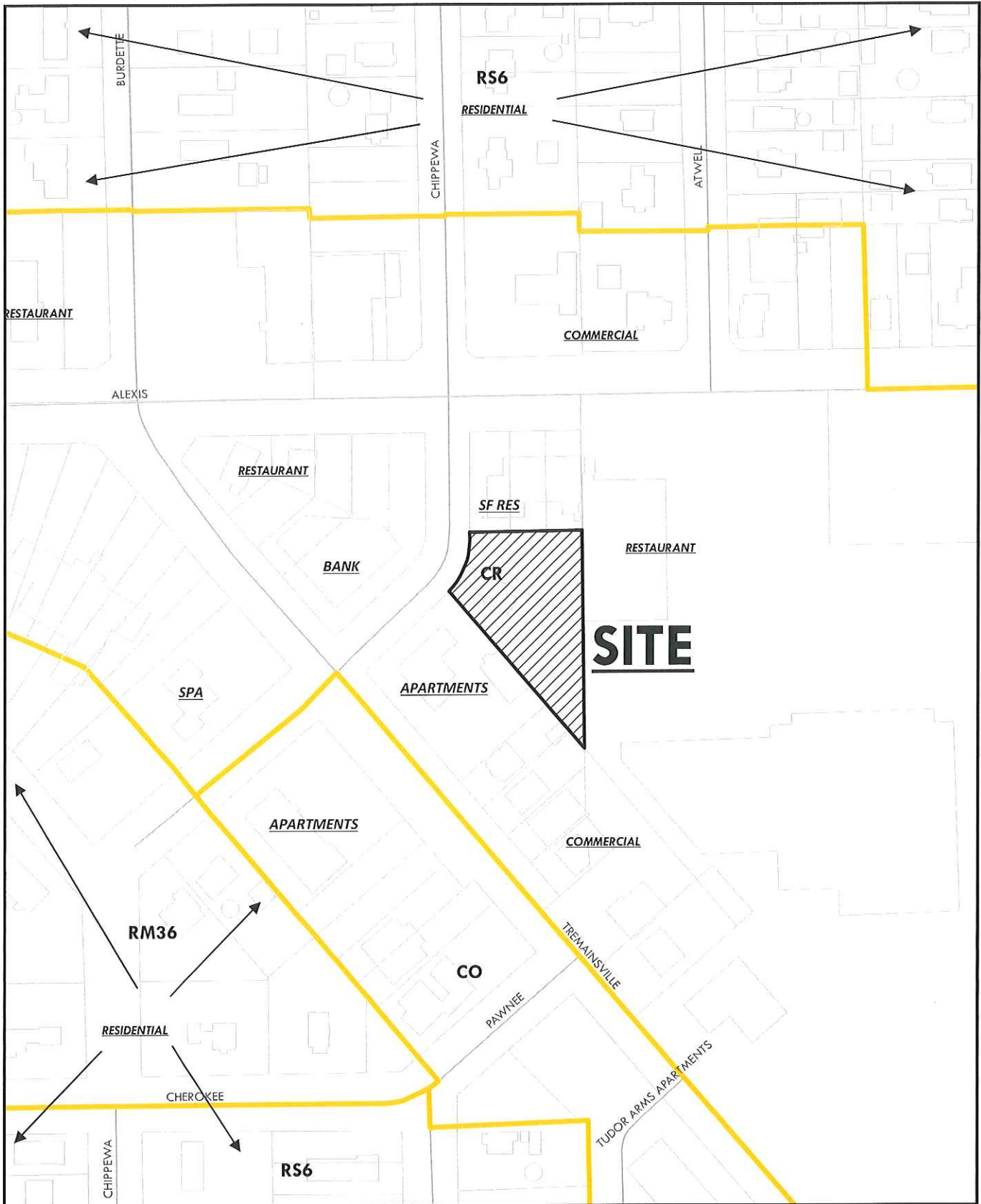
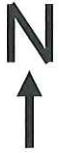
General Location

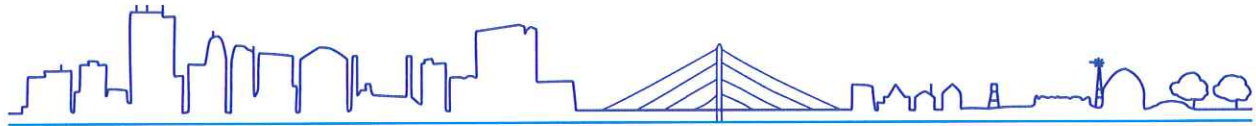
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Land Use and Zoning

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TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: October 23, 2020
REF: Z-10001-20
PLANNER: Hirsch

NOTICE OF PUBLIC HEARING

on

Date: Thursday, November 5, 2020

Request: Zone Change from CR Regional Commercial to RS6 Single Dwelling Residential

Location: 5774 & 5778 Chippewa 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, November 5, 2020** 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/92280745825>

Or Telephone:

Dial:

USA 602 333 2017

USA 8882045987 (US Toll Free)

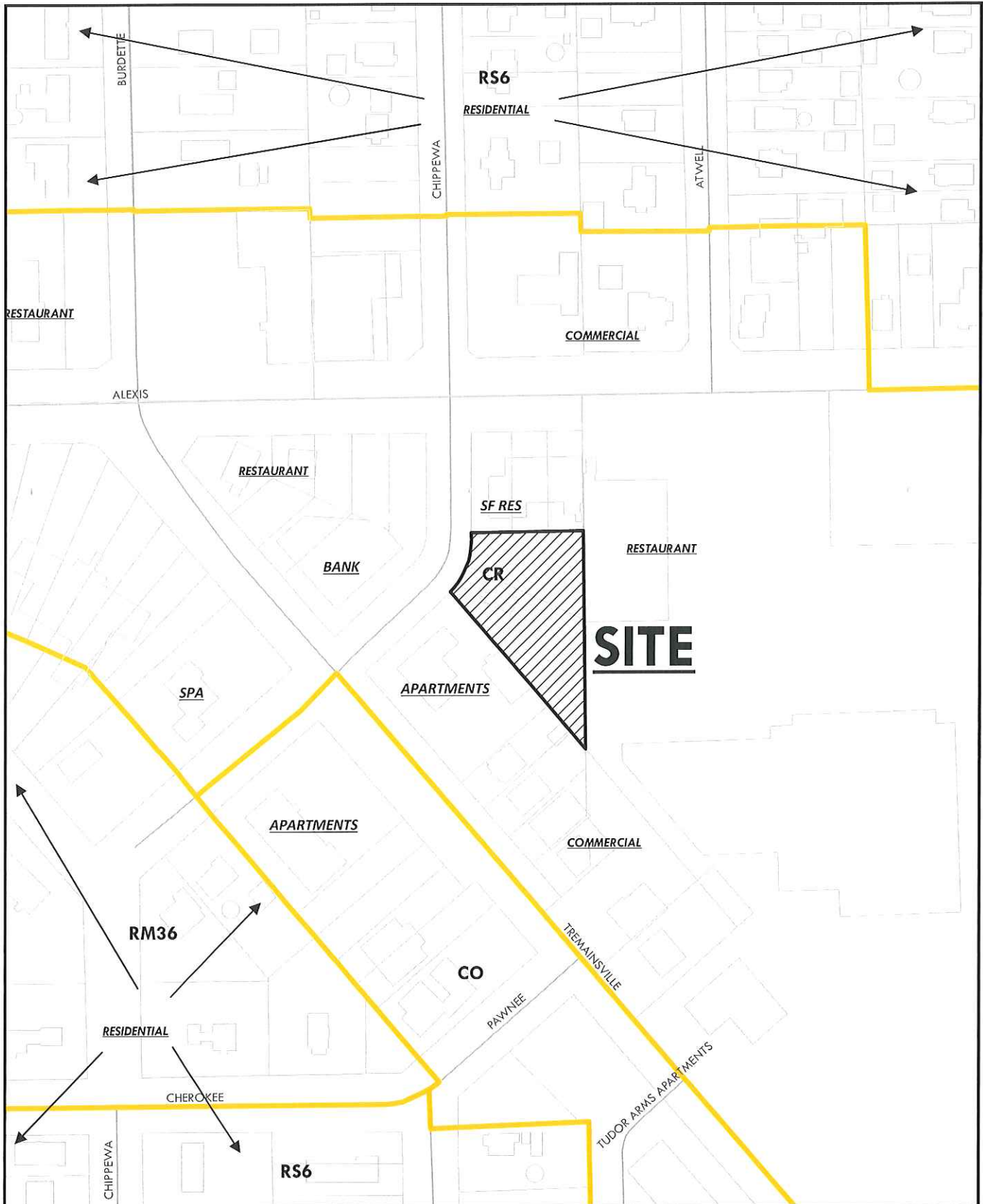
Conference code: 165882

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 nancy.hirsch@toledo.oh.gov. We will ensure that your comments are incorporated as part of the public record.

TOLEDO CITY PLAN COMMISSION

Land Use and Zoning

Z-10001-20
ID 55



CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: October 23, 2020
Ref: Z-10001-20

NOTICE OF PUBLIC HEARING

Wednesday, December 9, 2020

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, December 9, 2020 at 4:00 p.m., will consider the following request:

Zone change from CR Regional Commercial to RS6 Single Dwelling Residential

When: Dec 9, 2020 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/97460281461>

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 1 | mailing address 2 |
|---|-----------------------|-----------------------|
| AFTERMATH PROPERTIES LLC | 1026 W SYLVANIA AVE | TOLEDO OH 43612 |
| ZR LUCKY INVESTMENTS LLC | 150 LIONS FIELD DR | SANTA CRUZ CA 95065 |
| DAYTON PROPERTY HOLDINGS LLC | 2141 BOSHART WAY | TOLEDO OH 43606 2538 |
| NEIGHBORHOOD PROPERTIES INC | 2753 W CENTRAL AVE | TOLEDO OH 43606 3439 |
| GP KEELS LLC | 3107 ALEXIS RD | TOLEDO OH 43613 1869 |
| INTERNATIONAL INSTITUTE OF GREATER TOLEDO | 3110 TREMAINSVILLE | TOLEDO OH 43613 |
| SOCIETY BANK & TRUST | 3123 W ALEXIS | TOLEDO OH 43613 |
| WALTER LEIGH REALTY,LLC | 3124 TREMAINSVILLE RD | TOLEDO OH 43613 |
| SOCIETY BANK & TRUST | 3127 W ALEXIS RD | TOLEDO OH 43613 1869 |
| B-Y ENTERPRISES | 3131 W ALEXIS RD | TOLEDO OH 43613 1869 |
| ROWLAND ROBERT D JR | 3138 TREMAINSVILLE RD | TOLEDO OH 43613 1804 |
| PENCI LTD | 3200 W ALEXIS RD | TOLEDO OH 43613 |
| SOCIETY BANK & TRUST | 3204 TREMAINSVILLE RD | TOLEDO OH 43613 1806 |
| LYDIC JOSEPH R & JANICE M | 3205 TREMAINSVILLE RD | TOLEDO OH 43613 1805 |
| SOCIETY BANK & TRUST | 3214 TREMAINSVILLE RD | TOLEDO OH 43613 1806 |
| JOSEPH BROTHERS COMPANY LLC | 4133 TALMADGE RD | TOLEDO OH 43623 3503 |
| OBED-EDOM LLC | 5155 W SYLVANIA AVE | TOLEDO OH 43623 |
| KHECHEN USA LLC | 5940 SYLVAN RIDGE DR | TOLEDO OH 43615 |
| YANG KAREN J | 8563 ROYAL LYTHAN LN | HOLLAND OH 43528 9012 |
| HARB ESTATE MANAGEMENT LLC | P O BOX 542 | SYLVANIA OH 43560 |



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MAILING MAP

