

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: June 10, 2022

REF: Z-4009-22

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

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

SUBJECT: Zone Change from CO (Office Commercial) to RM24 (Multi-Family Residential) at 6038 Manley Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 9, 2022 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from CO (Office Commercial) to RM24 (Multi-Family Residential)
Location	-	6038 Manley Road
Applicant	-	Bill Thees General Partner Principal 1909 River Road Maumee, OH 43537
Contact Person	-	George Oravec P.O. Box 38 Maumee, OH 43537
Design Professional	-	Jeffery A. Scott Architects 32316 Grand River Ave. Suite 200 Farmington, MI 48336

#### Site Description

Zoning	-	CO / Office Commercial
Area	-	± 11 Acres
Frontage	-	± 130' along Manley Rd
Existing Use	-	Office Park
Proposed Use	-	Multi-Family Residential

**GENERAL INFORMATION (Cont'd)**

Area Description

North	-	RS12, RM26 / Single and Multi-Family Residential
South	-	RD6 / Duplex Residential
East	-	RD6, CN / Duplex Residential, Neighborhood Commercial
West	-	RS12 / Single Family Residential

Parcel History

V-80-18	-	Vacate a portion of right of way adjacent to Manley Road, south of Garden Road. Approved by Ord. 372-18 on 09-11-2018.
Z-10001-03	-	Zone Change from R-A to C-2 at 6020 Manley Road. Approved by Ord. 768-07 on 11-27-2007.
Z-196-89	-	Zone Change from R-A to C-2 at 6060 and 6110 Manley Road. Approved by Ord. 1073-89.

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 CO (Office Commercial) to RM24 (Multi-Family Residential) at the current Deer Park Business Centre at the southwest corner of Heatherdowns Blvd and Manley Rd. Upon approval of this zone change, the applicant intends to redevelop this property into a multi-family residential development comprised of five three-story apartment buildings. Similar multi-family residential uses can be found across Manley Road and across Heatherdowns/Garden Road. A conceptual site plan has been provided, and is attached at the end of this report. The proposed RM24 (Multi-Family Residential) zoning classification will permit the construction of apartment buildings, upon approval of a Major Site Plan Review.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this land for Office Commercial land uses. Staff understands that the need for commercial office space has changed since the passing of the 20/20 Plan, and that the City of Toledo has identified a need for additional housing variety and affordability. Additionally, surrounding land uses include similar multi-family residential developments.

TO: President Cherry and Members of Council  
June 10, 2022  
Page 3

REF: Z-4009-22

### PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4009-22 a Zone Change from CO (Office Commercial) to RM24 (Multi-Family Residential) for a site located at 6038 Manley Road to Toledo City Council for the following reason:

1. The proposed zoning classification is compatible with existing land uses within the general vicinity of the surrounding property. (TMC§1111.0606.B)

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

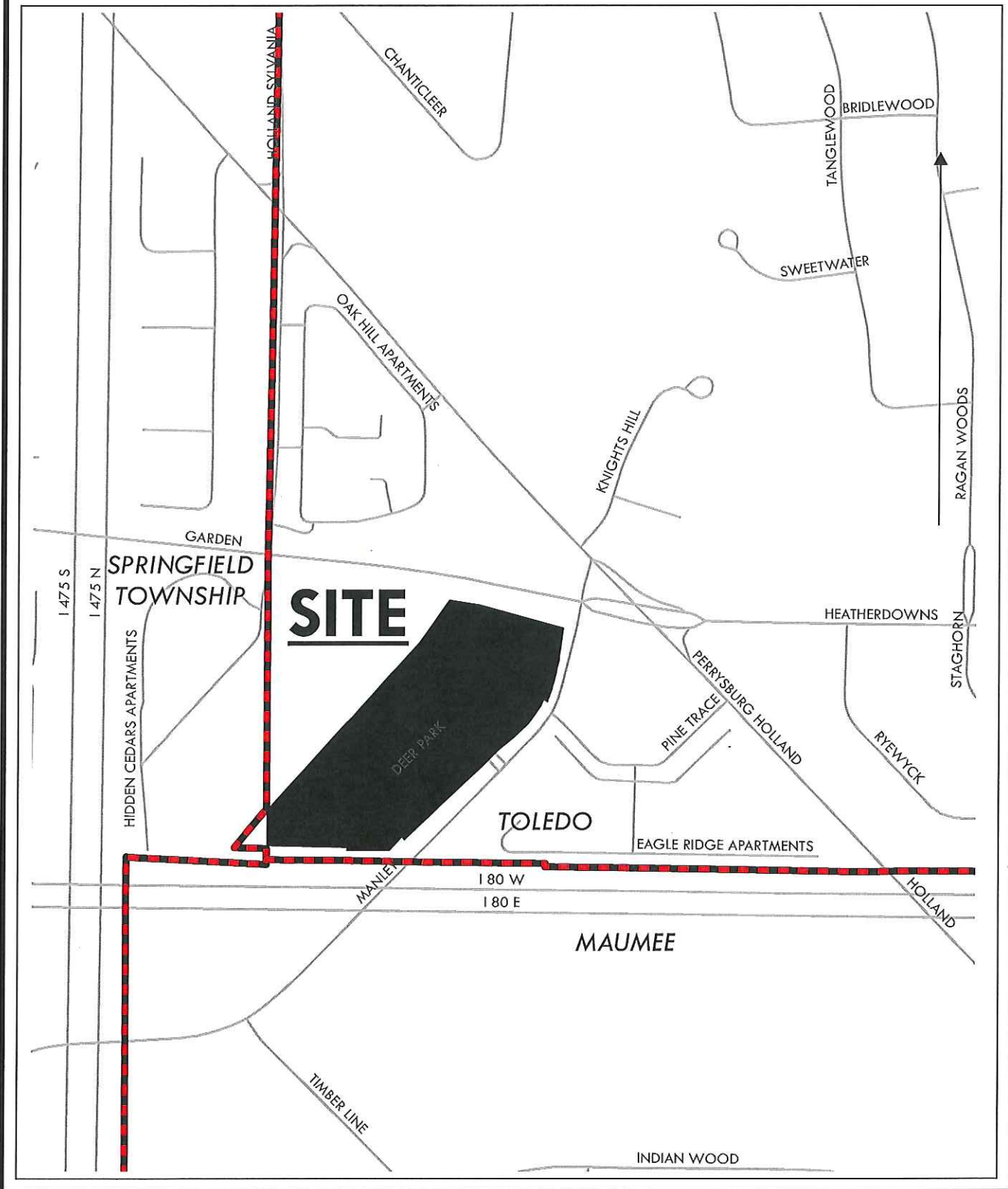
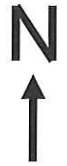
ML

Two (2) sketches follow

Cc: Bill Thees; 1909 River Road; Maumee, OH 43537  
George Oravec; P.O. Box 38; Maumee, OH 43537  
Jeffery A. Scott Architects; 32316 Grand River Ave. Suite 200; Farmington, MI 48336  
Matt Lascheid, Associate Planner  
Lisa Cottrell, Administrator

General Location

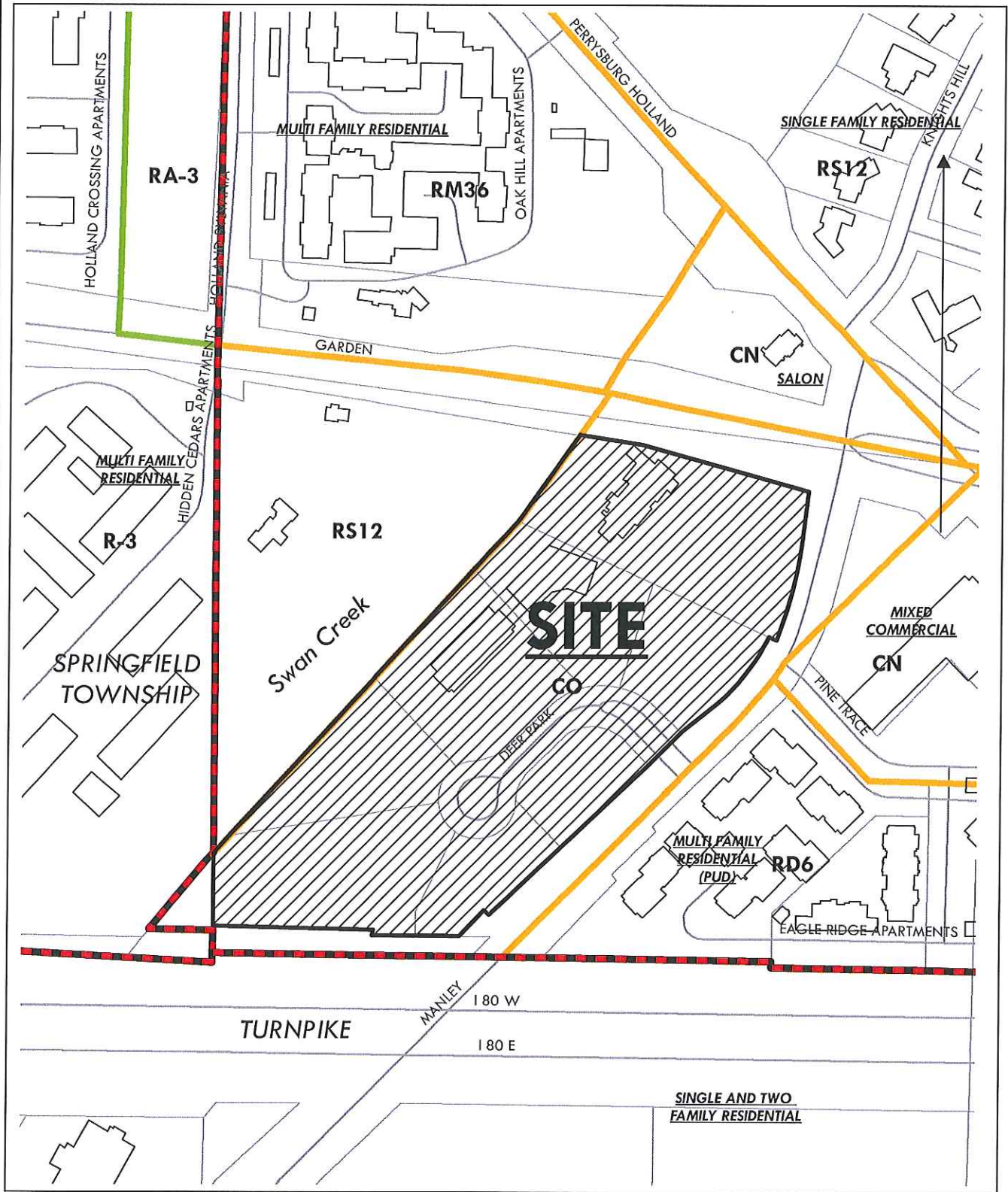
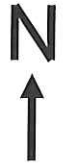
Z-4009-22





# Zoning and Land Use

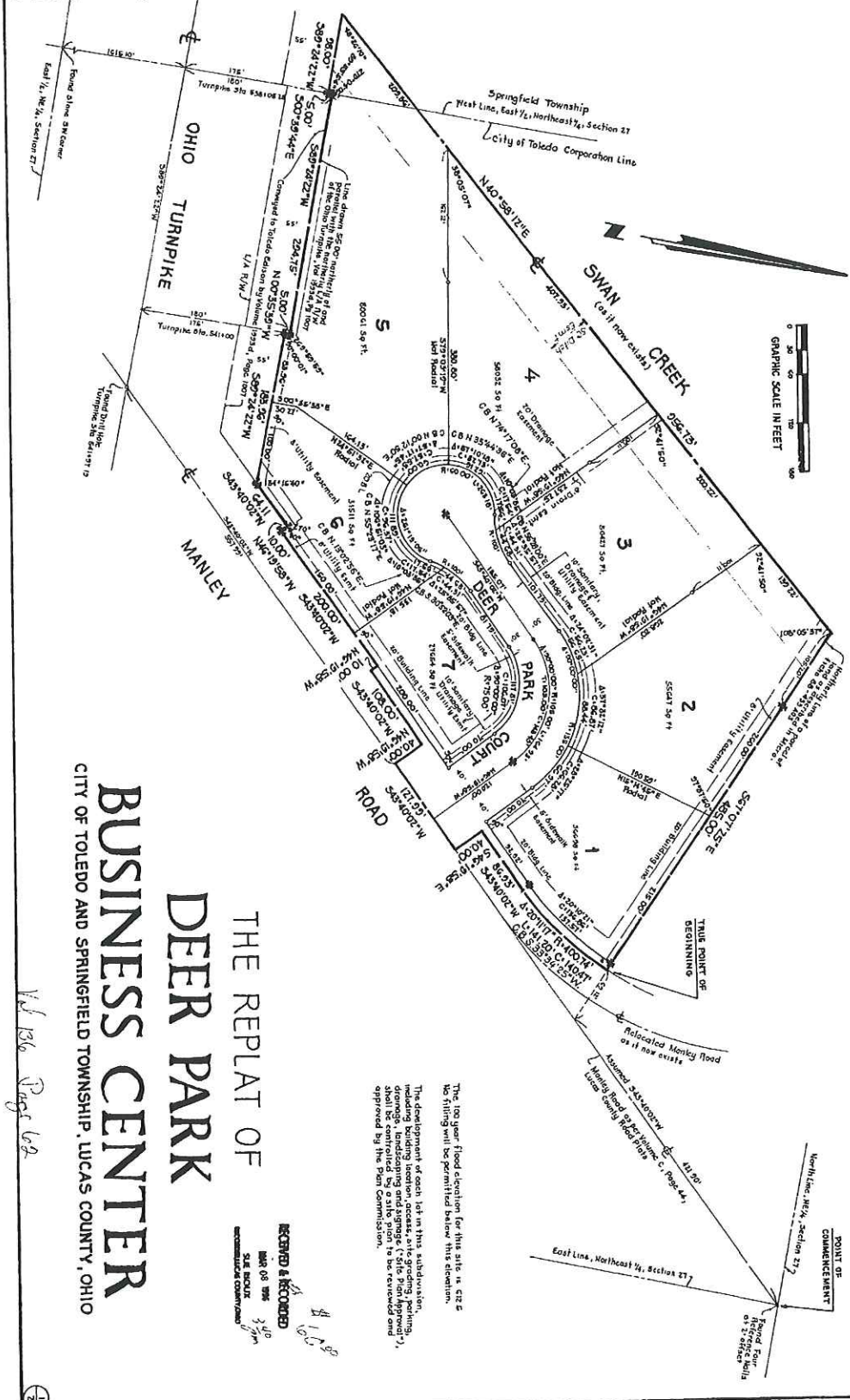
Z-4009-22







RP#545A



THE REPLAT OF  
**DEER PARK**  
**BUSINESS CENTER**  
 CITY OF TOLEDO AND SPRINGFIELD TOWNSHIP, LUCAS COUNTY, OHIO

W.F. 136 Page 62

RECORDED & RECORDED  
 MAR 08 1996  
 S.E. BOLIX  
 COMMERCIAL COUNTY CLERK

The development of each lot in this subdivision, including the construction of buildings, parking, drainage, landscaping and signage ("Site Plan Approval") shall be controlled by a site plan to be reviewed and approved by the Plan Commission.

The one year flood elevation for this site is 572.5. No filling will be permitted below this elevation.

## TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

### FEE SCHEDULE\*

Effective June 8, 2018

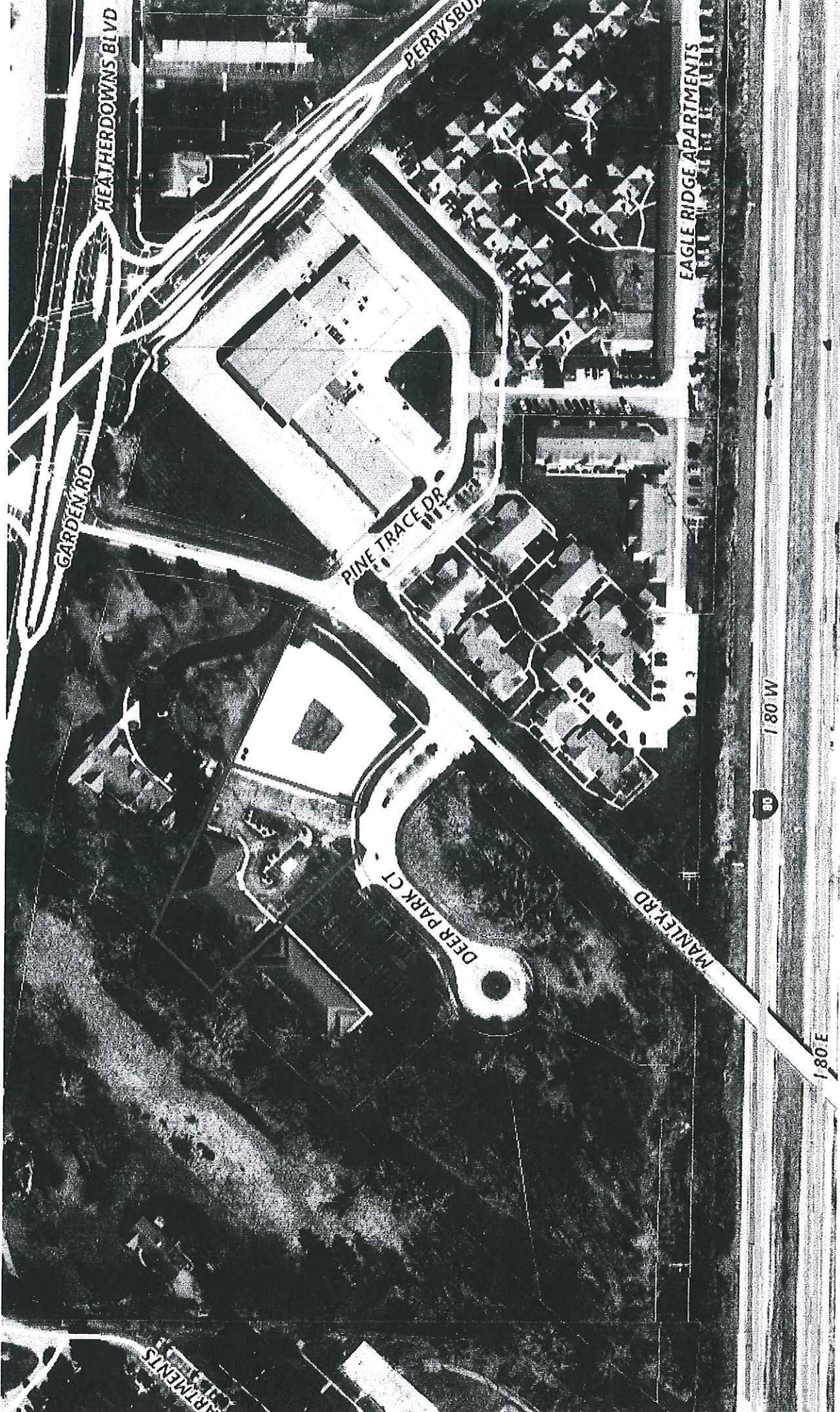
#### City of Toledo

(Fees paid to Plan Commission)

<u>Application</u>	<u>Fee</u>
Zoning Map Amendment (Rezoning)	\$600
Special Use Permit and Amendment	\$600
Planned Unit Development and Amendment	\$600
Major Site Plan Review and Amendment	\$500
Minor Site Plan Review	\$300
Re-review of a Minor/Major Site Plan or Special Use Permit	\$150 and subsequent \$50 increments for each re-review
Downtown Overlay District Review	\$100
Institutional Campus Master Plan Review	\$500
Maumee Riverfront Overlay District Review	\$50
Minor Subdivisions (Lot Splits)	\$150
Preliminary Plat (Residential)	No Fee
Preliminary Plat (Commercial)	\$600 + \$25 per lot, maximum \$3,000
Final Plat (Residential)	\$150
Final Plat (Commercial)	\$250
Re-approval of Plat	\$250
Special Projects	\$75 per hour
Copies of Maps and Records (larger than 11" x 17")	\$10
Historic District Certificate of Appropriateness	No Fee
Historic District Appeal to City Plan Commission	\$25
Marina District reviews	Fee to be established by ARC

\* **Fee schedule does not include fees charged by other departments or other governmental jurisdictions (township, county, etc.)**





HEATHERDOWNS BLVD

GARDEN RD

PINE TRACE DR

DEER PARK CT

MANLEY RD

PERRY'S BLVD

EAGLE RIDGE APARTMENTS

M 801

80

180 E

APARTMENTS