



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: February 15, 2019

REF: Z-12002-18

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 RS6 Single-Dwelling, RD6 Duplex & CR Regional Commercial to CR Regional Commercial.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 14, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from CR Regional Commercial to RS6 Single Dwelling

Location - 2215 Oak Grove Place (2251 Tremainsville Road)

Applicant - Susan A Hayes
2437 Tremainsville Road
Toledo, OH 43618

Site Description

Zoning - CR / Regional Commercial

Area - ± 0.17 acres

Frontage - ± 112' along Oak Grove Place

Existing Use - Single Dwelling

Proposed Use - Single Dwelling

Area Description

North - Single-family dwellings / RS6

South - Bar-Restaurant / CR

East - Single-family dwellings / RS6

West - Single-family dwellings / RS6

Parcel History

T-64-18 - Lot Split of front commercial segment from rear residential portion of the parcel (11/29/18).

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from CR Regional Commercial to RS6 Single Dwelling at 2215 Oak Grove Place (2251 Tremainsville Road rear). The site is a recently created ± 0.17 acre lot formed from a lot split of the parcel located on the southwest corner of Tremainsville Road and Oak Grove Place. A 7,232 square foot commercial office building exists on the new parcel fronting onto Tremainsville Road. The remainder of the lot split fronts onto Oak Grove Place and consists of a single-family dwelling with detached garage. Surrounding land uses include a bar/restaurant to the south and single-family dwellings to the north, east and west. The applicant is requesting the Zone Change in order to be able to obtain residential financing on the single-family dwelling.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan identified the future land use designation as Neighborhood Commercial. The intent of the neighborhood commercial future land use designation is to encourage predominantly small and medium scale commercial uses to serve the nearby neighborhoods.

Staff recommends approval of the zone change because it is compatible with zoning and land uses in the immediate area. Additionally, RS6 zoning is established to the northwest of the subject site. Finally, the proposed zone change corrects an issue of a non-conforming land use in the proper zoning classification.

STAFF RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-12002-18, a request for Zone Change from CR Regional Commercial to RS6 Single Dwelling at 2215 Oak Grove Place (2251 Tremainsville Road rear), to Toledo City Council for the following three (3) reasons:

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1. The request is consistent with existing land uses within the general vicinity of the subject property (TMC§1111.0606[B] - *Review & Decision-Making Criteria*).
2. The request is consistent with the zoning classifications of the properties within the general vicinity of the subject property (TMC§1111.0606[C] - *Review & Decision-Making Criteria*).
3. The request corrects an error or inconsistency in the zoning code or meets the challenge of a changing condition (TMC§1111.0606[F] - *Review & Decision-Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

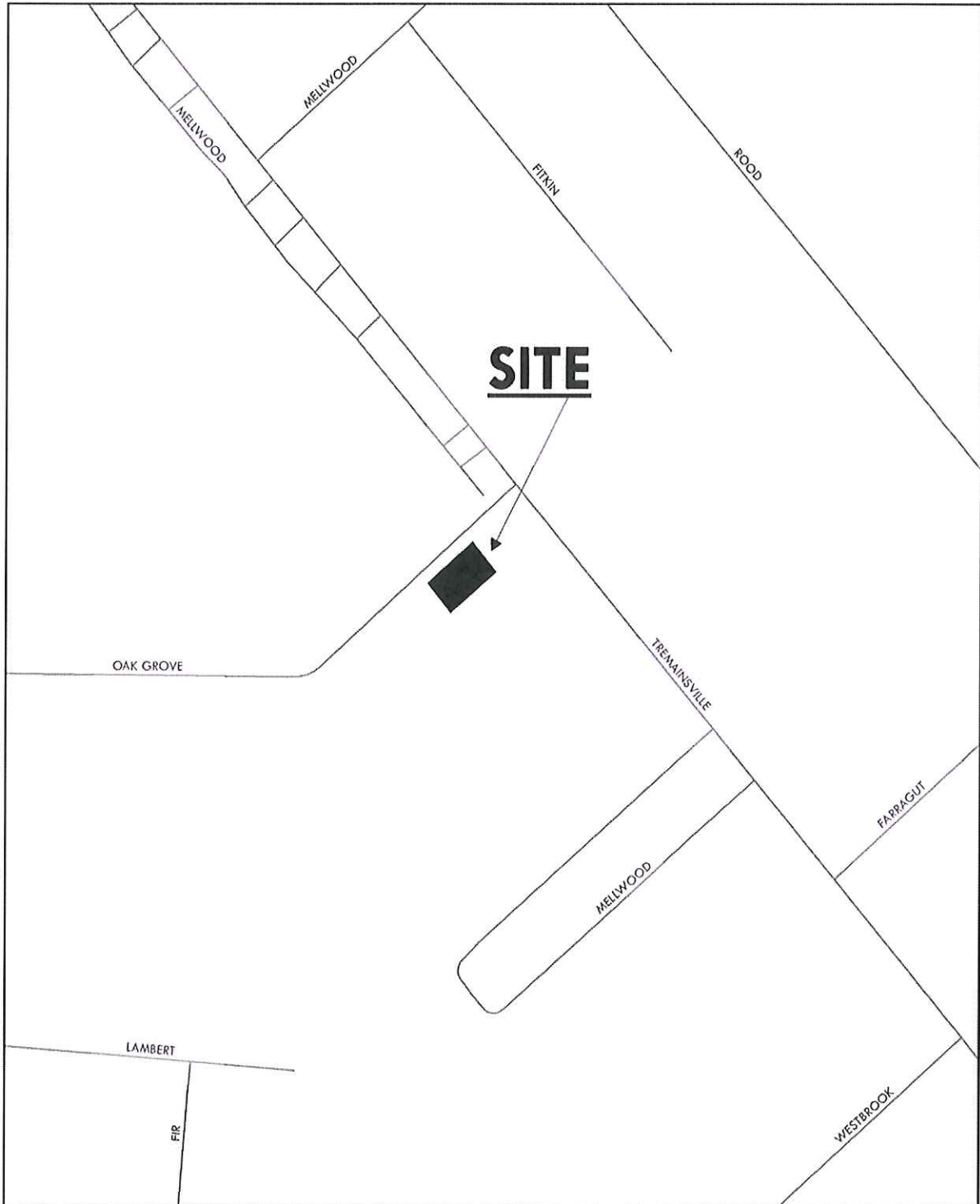
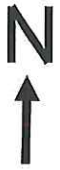
CC: Lisa Cottrell, Administrator
Daryl Graus, Planner

Susan A Hayes
2437 Tremainsville Road
Toledo, OH 43618

Daniel J Maloney, Esq.
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GENERAL LOCATION

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ZONING AND LAND USE

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