

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 14, 2022

REF: Z-5003-22

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

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

SUBJECT: Zone Change from RS6-Single Family Residential and CR-Regional Commercial to CR-Regional Commercial at 3125 Dorr Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 14, 2022 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from RS6 – Single Family Residential and CR – Regional Commercial to CR – Regional Commercial
Location	-	3125 Dorr Street
Applicant	-	Joe Saadeh 4621 Plumbrook Drive Toledo, OH 43623
Owner	-	Whiteford of Ohio LLC 4621 Plumbrook Drive Toledo, OH 43623

#### Site Description

Zoning	-	RS6 & CR / Single Family Residential, and Regional Commercial
Area	-	±0.52 acres
Frontage	-	±136' along 131 <sup>st</sup> Street ±163' along Mackow Drive
Existing Use	-	Commercial building
Proposed Use	-	Auto repair

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	University of Toledo / CR & RS6
South	-	Single family and duplexes / RS6
East	-	Undeveloped and single family / CR
West	-	Drive-thru restaurant / CR

Parcel History

None on file.

Applicable Regulations

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

**STAFF ANALYSIS**

The request is a RS6-Single-Family Residential, and CR-Regional Commercial to CR-Regional Commercial for the ±0.52 acre site located at 3125 Dorr Street. The site a vacant commercial garage with a house attached in the rear. The applicant intends to use the property for light equipment repair. Surrounding land uses include the University of Toledo to the north, undeveloped land and single family homes to the east, duplexes and single family homes to the south, and a drive-thru restaurant to the west.

The building was constructed in 1900 and is located along a commercial area of Dorr Street across from the University of Toledo. The structure was built prior to Zoning regulations and there are no previous Zone Changes or development cases for the property on file. The site is Zoned CR-Regional Commercial except for the southern forty feet (40'), which is Zoned RS6-Single Family Residential. The Zone Change to CR-Regional Commercial would give the site one Zoning classification and facilitate the development of the property into an auto repair shop.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Neighborhood Commercial. The Neighborhood Commercial District is intended for predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included. Although the proposed use of an auto repair shop is not permitted in the CN-Neighborhood Commercial Zoning District, the existing garage is physically suitable for an auto repair shop.

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**STAFF ANALYSIS (cont'd)**

Staff recommends approval of the Zone Change from RS6-Single-Family Residential and CR-Regional Commercial to CR-Regional Commercial because the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed Zoning classification.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-5003-22, a request for a Zone Change from RS6-Single-Family Residential and CR-Regional Commercial to CR-Regional Commercial at 3125 Dorr Street to the Toledo City Council, for the following reason:

1. The physical suitability of the subject site and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification (TMC§1111.0606(D) – Review & Decision-Making Criteria).

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

DR

Two (2) sketches follow

Cc: Joe Saadeh, 4621 Plumbrook Drive, Toledo OH 43623  
Lisa Cottrell, Administrator  
Dana Reising, Planner

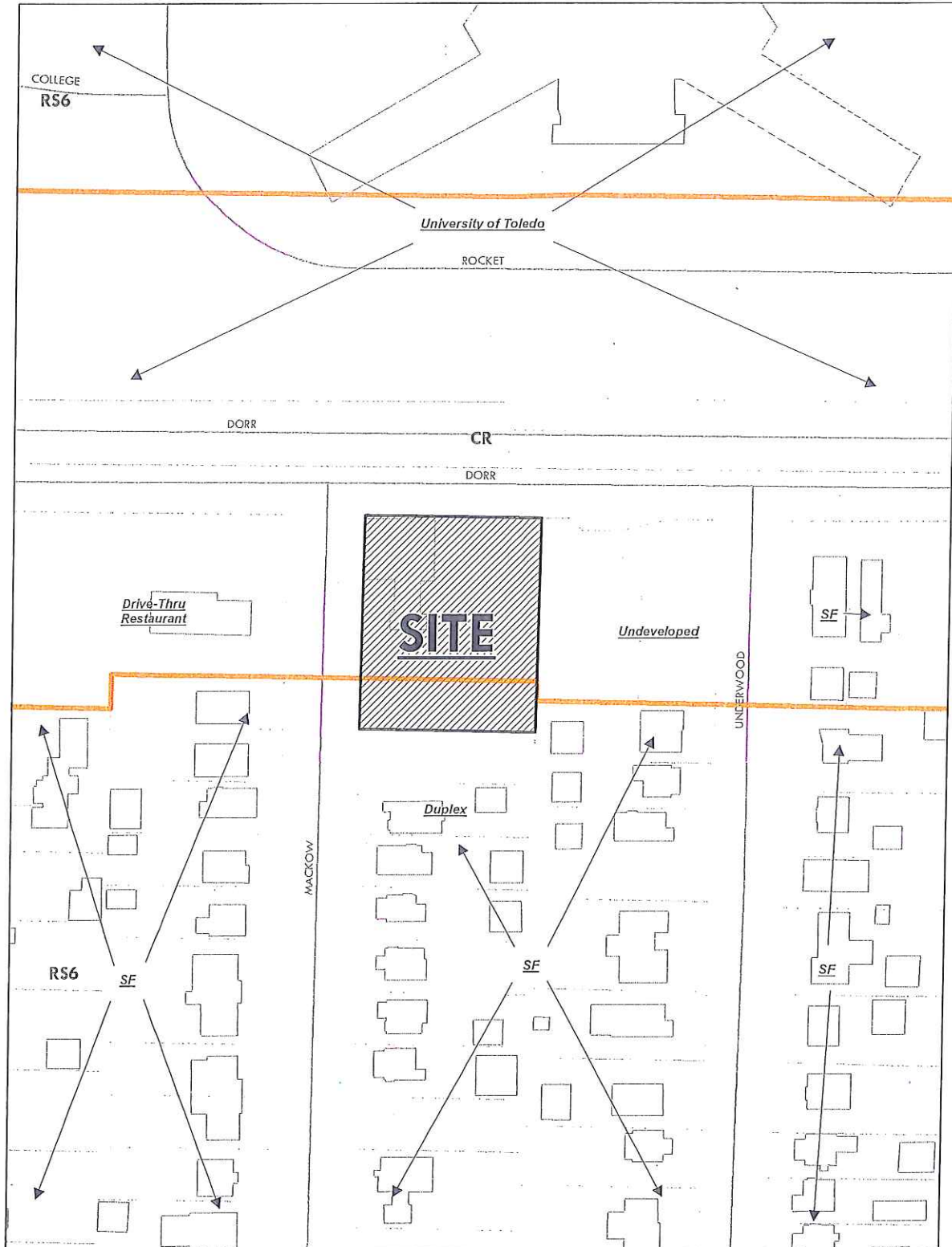
# GENERAL LOCATION

Z-5003-22  
ID 52



# ZONING & LAND USE

Z-5003-22  
ID 52



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1126 MACKOW DR  
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HARRIS J W  
1107 MACKOW DR  
TOLEDO OH 43607 3063

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8157 KEVIN LN  
SYLVANIA OH 43560 1097

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1202 MACKOW ST  
TOLEDO OH 43607

KENDRICK CYNTHIA  
1202 MORAN  
TOLEDO OH 43607

O CONNELL MARK ROBERT &  
LESLIE ANN  
2416 DARCY CT  
PERRYSBURG OH 43551

PARKER BOBBIE E  
1112 MACKOW DR  
TOLEDO OH 43607 3062

PNR HOLDINGS LLC  
3309 QUAIL HOLLOW DR STE E  
LAMBERTVILLE MI 48144

REED CATHERINE M  
5230 COUNTY RD 5 2  
DELTA OH 43515

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5547 WILLOWOOD CT  
TOLEDO OH 43615

SJR HOLDINGS LLC  
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TOLEDO OH 43607

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TOLEDO OH 43606

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TOLEDO OH 43607 3063

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COUNCILMEMBER JOHN  
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#820

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