

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: April 18, 2022

REF: Z-2007-22

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 CO Office Commercial to CN Neighborhood Commercial at 5454 Airport Highway.

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

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from CO Office Commercial to CN Neighborhood Commercial
Location	-	5454 Airport Highway
Applicant	-	Company 54, LLC. 5454 Airport Highway Toledo, OH 43615
Attorney	-	Matthew Fischer, Esq. Marshall-Melhorn Four Seagate, Eighth Floor Toledo, OH 43604

#### Site Description

Zoning	-	CO / Office Commercial
Area	-	± 1.46-acres
Frontage	-	± 150' along Airport Highway
Existing Use	-	Office commercial
Proposed Use	-	Neighborhood commercial

#### Area Description

North	-	Open Space - Smith Ditch / POS
South	-	Airport Highway, Lowe's / CO & CR-SO
East	-	Shopping center, community center / CN
West	-	Open Space - Smith Ditch / POS

## **GENERAL INFORMATION (cont'd)**

### Parcel History

None on record.

### 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 CN Neighborhood Commercial for a site located at 5454 Airport Highway. The ±1.46-acre site is located at the northeast corner of an existing shopping center plaza at Airport Highway and Greenridge Drive. The site is currently occupied by an existing 15,000 sq. ft. commercial office building. The applicant is requesting the Zone Change in order to allow for additional commercial land uses within the building, particularly for eating & drinking establishments within the shopping center.

Surrounding land uses include a public open space area around Smith Ditch to the north & west, a neighborhood shopping center and community center to the east, and a home improvement store across Airport Highway to the south.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site and the area around the site for Neighborhood Commercial land uses. Staff recommends approval of the request because the proposed rezoning is consistent with the Toledo 20/20 Comprehensive Plan. Furthermore, the surrounding shopping plaza is neighborhood commercial in terms of surrounding land uses and zoning classifications.

## **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends **approval** of Z-2007-22, a Zone Change from CO Office Commercial to CN Neighborhood Commercial at 5454 Airport Highway to Toledo City Council for the following three (3) reasons:

1. The request is consistent with The Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) Review & Decision Making Criteria).

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**PLAN COMMISSION RECOMMENDATION (cont'd)**

2. The requested CN Neighborhood Commercial zoning is compatible with existing land uses within the general vicinity (TMC§1111.0606(B) Review & Decision Making Criteria); and
3. The requested CN Neighborhood Commercial zoning is compatible with zoning classifications of properties within the general vicinity (TMC§1111.0606(C) Review & Decision Making Criteria).

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

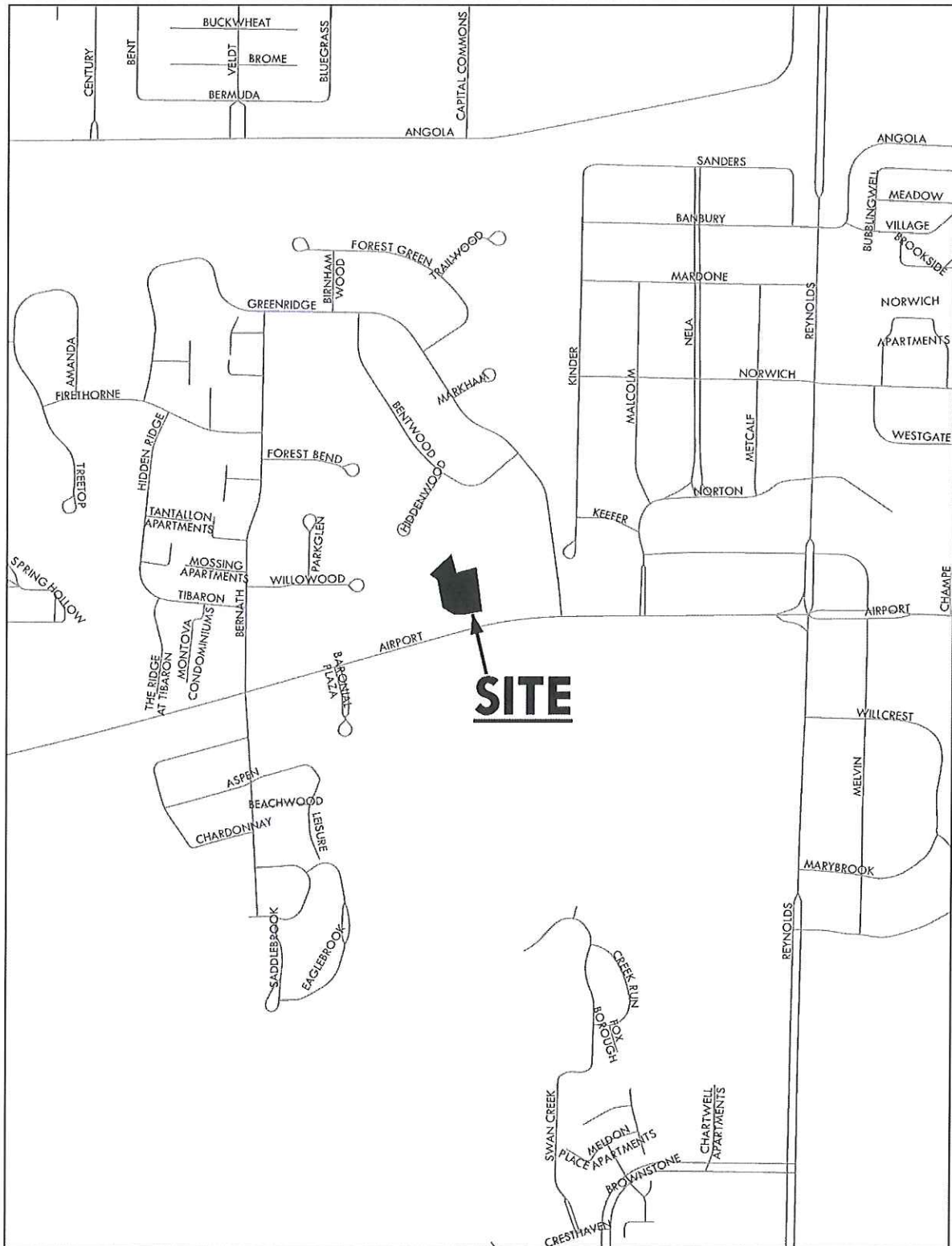
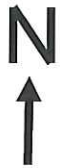
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Two (2) sketches follow

Cc: Company 54, LLC; 5454 Airport Highway, Toledo, OH 43615  
Matthew Fischer, Marshall-Melhorn; Four Seagate, 8<sup>th</sup> Floor, Toledo, OH 43604

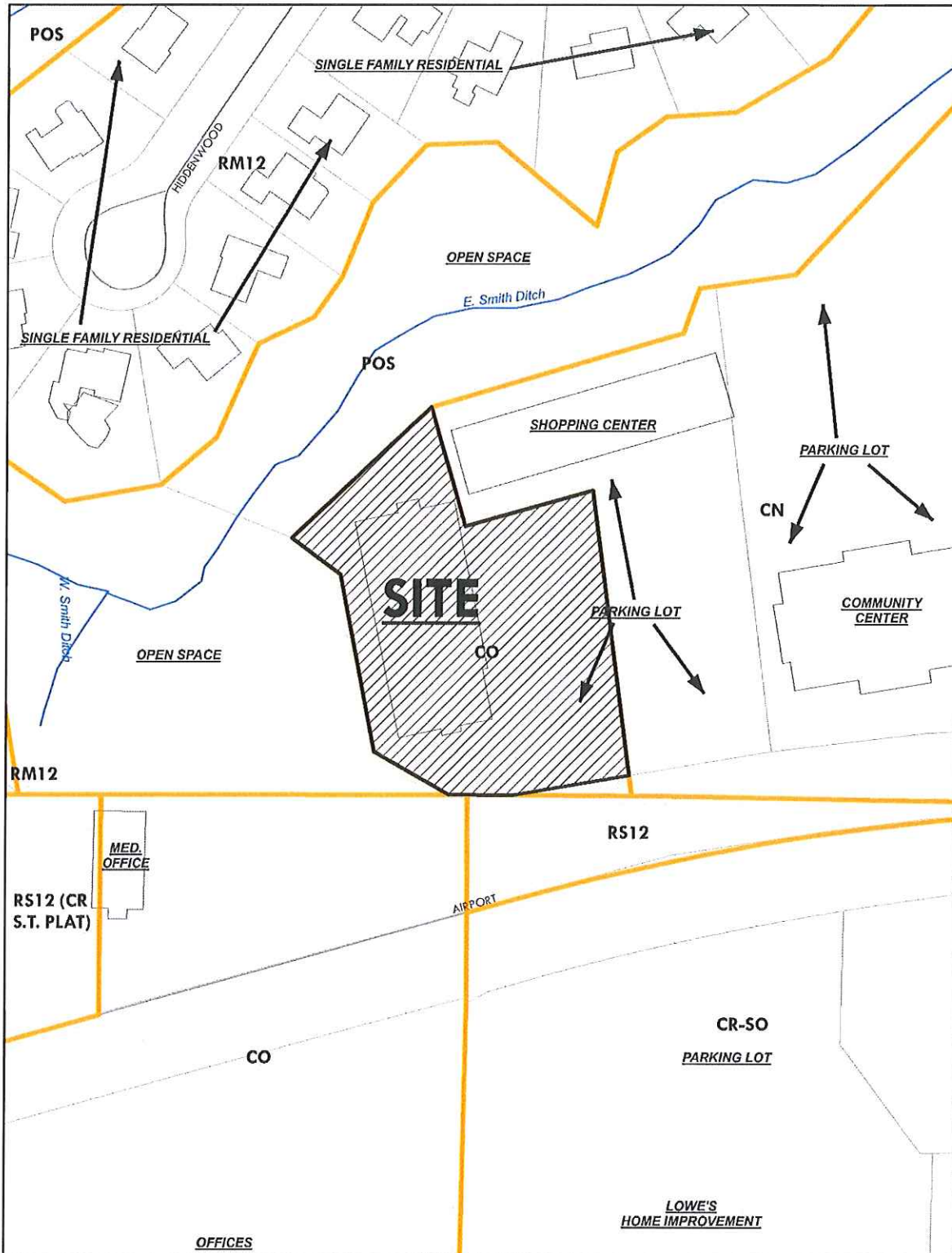
# GENERAL LOCATION

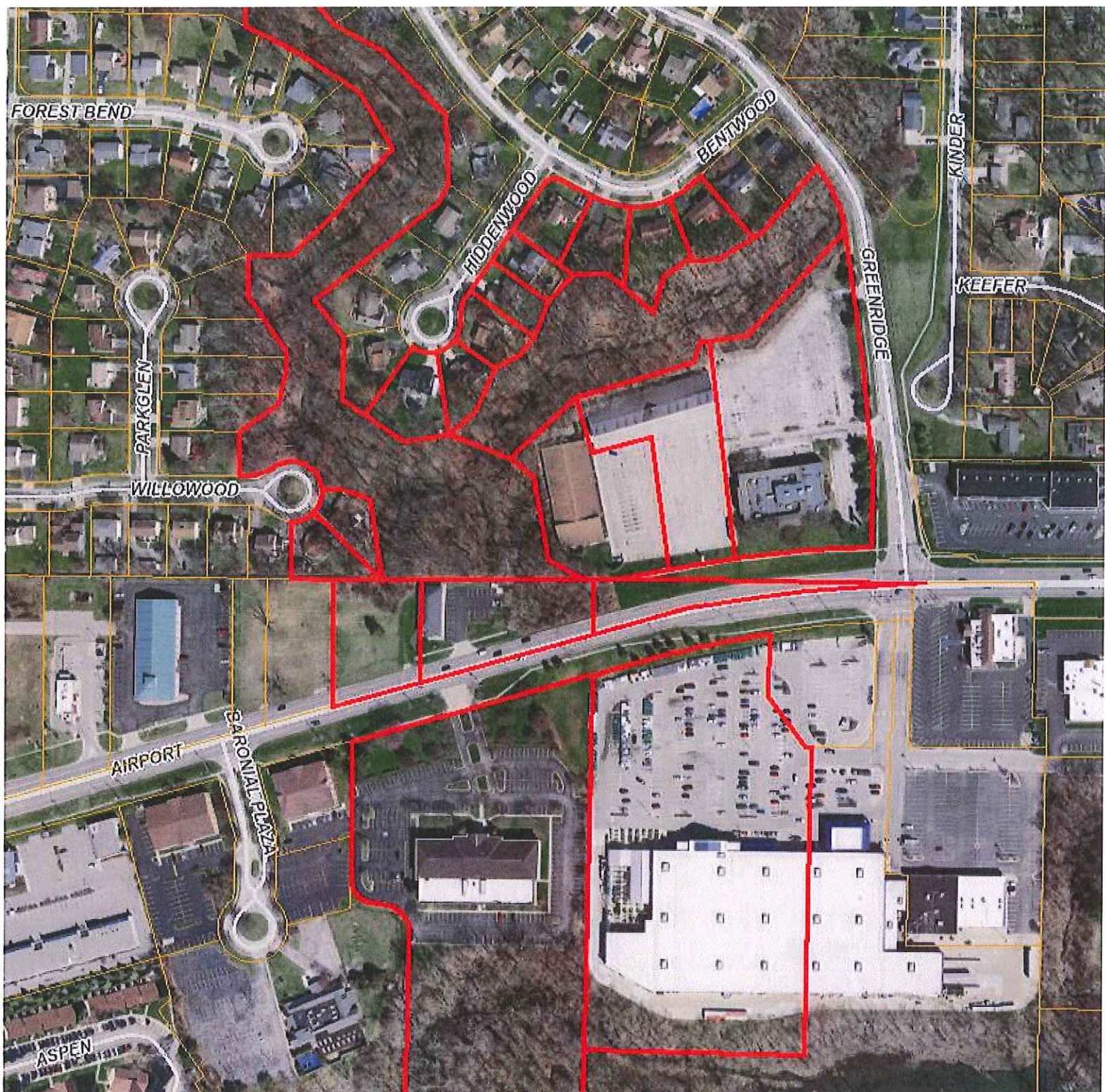
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# ZONING & LAND USE

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COMPANY 54, LLC  
5454 AIRPORT HWY  
TOLEDO OH 43615

RODGERS PROPERTIES, LLC  
8750 W BRYNMAWR # 650  
CHICAGO IL 60631

5555 AIRPORT HWY LLC  
2345 DETROIT AVE  
MAUMEE OH 43537

AAA NORTHWEST OHIO  
480 W DUSSEL DR STE 155  
MAUMEE OH 43537 1416

AIRPORT HIGHWAY REAL ESTATE  
HOLDINGS LLC  
8753 ROYAL OAK DR  
HOLLAND OH 43528 9007

AL-MADINAH COMMUNITY CENTER  
4800 COUNTRY WALK LN  
SYLVANIA OH 43560

BAKER ROBERT J & MARIANNES  
1207 HIDDENWOOD CT  
TOLEDO OH 43615 6726

CANNIZZARO SARA F ET AL  
PAUL CANNIZZARO 273 JEFFERSON ST.  
SAN FRANCISCO CA 94133

CENTURY PLAZA LTD AN OHIO LIMITED  
LIABILI  
3946 KIMBERTON  
TOLEDO OH 43614

FALEY ROBIN L  
5535 WILLOWOOD CT  
TOLEDO OH 43615 6735

HEINRICHS LISE R  
5435 BENTWOOD DR  
TOLEDO OH 43615 6701

HENDERSON DONALD MACK  
5431 BENTWOOD DR  
TOLEDO OH 43615 6701

HOLMAN MARY E  
1239 HIDDENWOOD CT  
TOLEDO OH 43615 6726

JAMES JASTASSIA J  
1217 HIDDENWOOD CT  
TOLEDO OH 43615

JAQUAY ROGER F JR & ELAINE L  
5427 BENTWOOD DR  
TOLEDO OH 43615 6701

LLOYD TIMOTHY L & KAREN A  
5537 WILLOWOOD CT  
TOLEDO OH 43615 6735

LOWES HOME CENTERS INC  
1000 LOWES BLVD  
MOORESVILLE NC 28697

SCHUCHMAN GEORGE W & KATHY  
ANN  
1225 HIDDENWOOD CT  
TOLEDO OH 43615 6726

SLAGHT HOLDINGS LLC  
2249 MCINTOSH DR  
HOLLAND OH 43528

THOMAS NATHAN E ET AL  
1231 HIDDENWOOD CT  
TOLEDO OH 43615

ZIEHR CARL T  
1245 HIDDEN WOOD CT  
TOLEDO OH 43615

COUNCIL MEMBER MATT CHERRY  
CITY COUNCIL DISTRICT 2  
ONE GOVERNMENT CENTER STE 2120  
TOLEDO OH 43604