

REF: Z-4001-22  
DATE: May 12, 2022

## GENERAL INFORMATION

### Subject

- |           |   |   |
|-----------|---|---|
| Request   | - | Zone change from CO Office Commercial to CN Neighborhood Commercial     |
| Location  | - | 2909 W. Central Avenue  |
| Applicant | - | The Nutrition Spot LLC<br>4407 Indian Road<br>Toledo OH 43615           |
| Owner     | - | Ismail Ziad S & Linda Monsour-<br>2909 W Central Ave<br>Toledo OH 43606 |

### Site Description

- |              |   |   |
|--------------|---|---|
| Zoning       | - | CO / Office Commercial  |
| Area         | - | ± 0.36 Acres  |
| Frontage     | - | ± 97' along W Central Ave<br>± 120' along Goddard Road              |
| Existing Use | - | Multi-tenant Commercial & Office Building                           |
| Proposed Use | - | Multi-tenant Commercial & Office Building With Dining Establishment |

### Area Description

- |       |   |  |
|-------|---|--|
| North | - | CO / Bank, Vacant Commercial, Single Family Residential, Bike Shop |
| South | - | RS6 / Single Family Residential                                    |
| East  | - | CR / Retail  |
| West  | - | CO / Salon, Fire Station   |

### Combined Parcel History

- |          |   |   |
|----------|---|---|
| Z-230-55 | - | Request to Rezone lots 1&2 in Houghton Place from AA-A to C-D at the SW Corner of Central and Goddard. (PC Denied 9/8/55) |
|----------|---|---|

## GENERAL INFORMATION (cont'd)

### 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. The ± 0.36 Acres site is currently occupied by a multi-tenant commercial and office building. To the north of the site are commercial uses including a bank and bike shop, to the east is a retail store, to the south is a single-family neighborhood, and to the west is a Salon and fire station. The applicant is requesting the rezoning in order to operate a dining establishment. The proposed use, which specializes in tea and shakes, fits most closely into the use category of Fast Order Food. CO Office Commercial does not allow for Fast Order Food unless accessory to a hotel, motel, or traditional office building. CN Neighborhood commercial is being requested because it allows the proposed use while respecting the intensity of the surrounding area.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Office Commercial Land Use. Office Commercial Land Uses are those with predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included as well. The proposed zone change, which facilitates mixed uses, conforms to the 20/20 Comprehensive Plan.

## STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-4001-22, a request for Zone change from CO Office Commercial to CN Neighborhood Commercial at 2909 W Central to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (**TMC§111.0606(B)**).

ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z-4001-22  
DATE: May 12, 2022  
TIME: 2:00 P.M.

REF: Z-4001-22 . . . May 12, 2022

CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: June 15, 2022  
TIME: 4:00 P.M.

JGL  
Two (2) sketches follow