

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: May 16, 2022

REF: Z-3004-22

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

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

SUBJECT: Zone Change from RM36 – Multifamily Residential, RS6 – Single Family Residential, and CR – Regional Commercial to CN – Neighborhood Commercial at 3024 131st Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 12, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RM36 – Multifamily Residential, RS6 – Single Family Residential, and CR – Regional Commercial to CN – Neighborhood Commercial
Location	-	3024 131 st Street
Applicant	-	James Roscoe 5725 Edgewater Drive Toledo, OH 43611
Owner	-	Thomas Steiger Harbor Masonic Lodge 3024 131 st Street Toledo, OH 43611

Site Description

Zoning	-	RM36, RS6 & CR / Multifamily Residential, Single Family Residential, and Regional Commercial
Area	-	±1.34 acres
Frontage	-	±200' along 131 st Street
Existing Use	-	Banquet Hall
Proposed Use	-	Banquet Hall

GENERAL INFORMATION (cont'd)

Area Description

North	-	Single-family homes / RS6
South	-	Undeveloped land, duplexes, and single-family homes / RD6
East	-	Undeveloped land, multifamily housing, duplexes and single-family homes / CN & RD6
West	-	Grocery store and single-family homes / CR & RS6

Parcel History

Z-108-61	-	Zone Change from R-2 to R-5 on the south side of 131 st between 305 th and 308 th Streets. PC approved 05/11/1961.
P-17-61	-	Off-street parking between 305 th and 308 th Street, south side of 131 st Street. PC approved with conditions 08/31/1961.

Applicable Regulations

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

STAFF ANALYSIS

The request is a Zone Change from RM36-Multi-Dwelling Residential, RS6-Single-Family Residential, and CR-Regional Commercial to CN-Neighborhood Commercial for the 1.34 acre site located at 3024 131st Street. The site is the current location of the Harbor Masonic Lodge. The applicant intends to purchase the property and continue the existing use of a rental hall. Surrounding land uses include single family homes to the north, multifamily and commercial to the east, duplexes and single family homes to the south, and a small grocery store to the west.

STAFF ANALYSIS (cont'd)

The building was constructed in 1955 and is located in the Point Place neighborhood. The area was initially developed for low density residential dwellings. However, in 1961, Plan Commission accepted a request to rezone the property from R-2 to R-5. This Zone Change allowed the owner of the property, a Masonic Lodge, to construct a rental hall while prohibiting more intense uses from affecting adjacent residential. The Zoning Code which was adopted in 2004 does not allow rental halls in RM36-Multi-Dwelling Residential, and a Zone Change is required in order to make the property conforming with the current Zoning regulations. CN-Neighborhood Commercial is an appropriate Zoning Classification as it is a less intense Commercial District and the character of the neighborhood will not be negatively impacted by future allowed uses.

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. The existing use of a rental hall serves the neighborhood and is suitable within the Neighborhood Commercial land use.

Staff recommends approval of the Zone Change from RM36-Multi-Dwelling Residential, RS6-Single-Family Residential, and CR-Regional Commercial to CN-Neighborhood Commercial because the proposed CN-Neighborhood Commercial zoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code. Additionally, 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

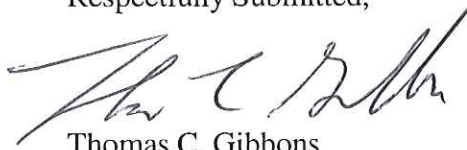
The Toledo City Plan Commission recommends approval of Z-3004-22, a request for a Zone Change from RM36-Multi-Dwelling Residential, RS6-Single-Family Residential, and CR-Regional Commercial to CN-Neighborhood Commercial at 3024 131st Street to the Toledo City Council, for the following two (2) reasons:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A) – Review & Decision-Making Criteria); and,
2. 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).

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Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Thomas C. Gibbons', written in a cursive style.

Thomas C. Gibbons
Secretary

DR

Two (2) sketches follow

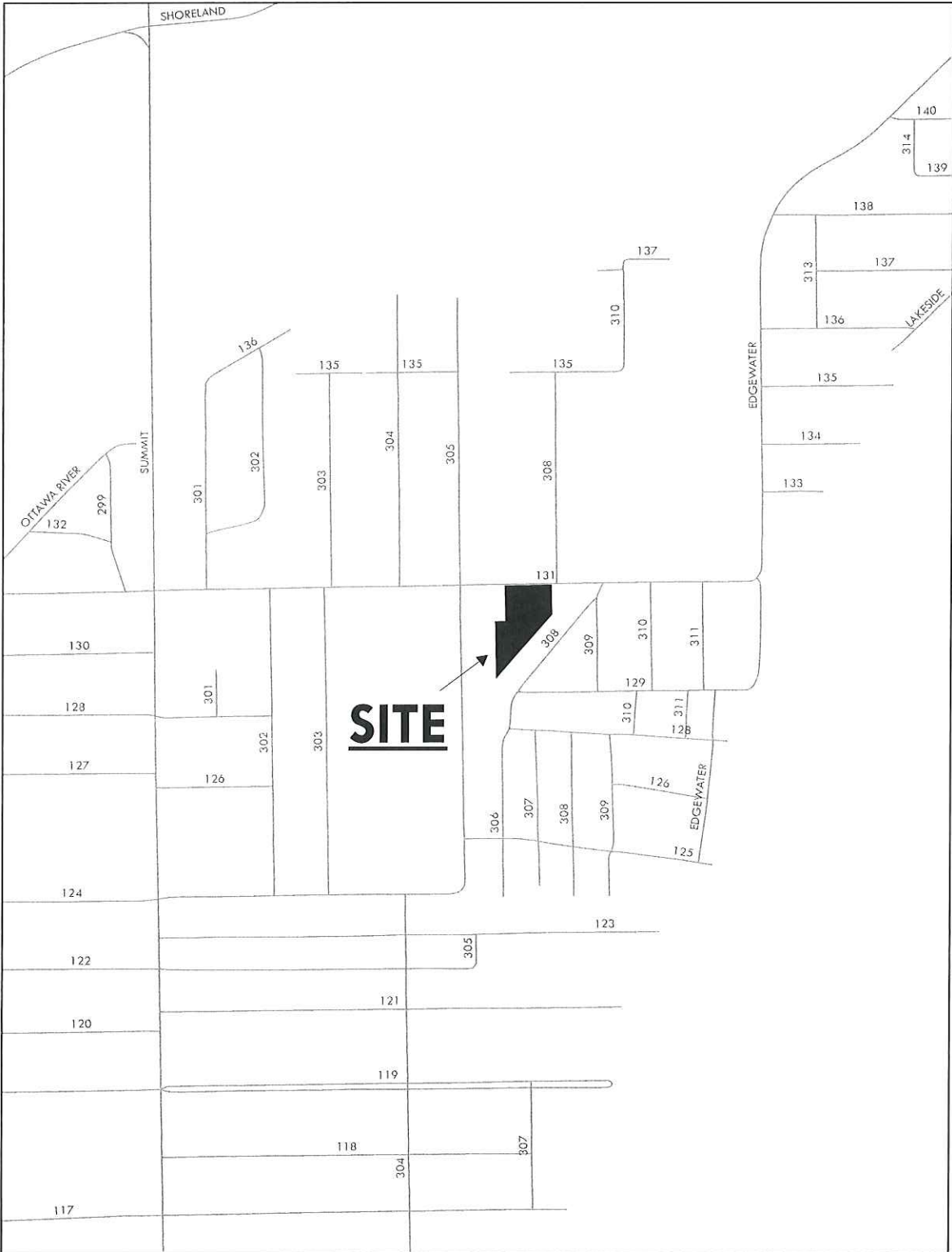
Cc: James Roscoe, 5725 Edgewater Drive, Toledo OH 43611

Lisa Cottrell, Administrator

Dana Reising, Planner

GENERAL LOCATION

Z-3004-22
ID 65



ZONING & LAND USE

Z-3004-21
ID 65

