

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: June 9, 2022

REF: Z-4006-22

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

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

SUBJECT: Zone Change from CO-Office Commercial to CN-Neighborhood Commercial at 5727 Airport Highway

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 9, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CO-Office Commercial to CN-Neighborhood Commercial
Location	-	5727 Airport Highway
Applicant & Owner	-	Sharon Flory S+E Designs 1301 Seventh Street Maumee, OH 43611

Site Description

Zoning	-	CO / Office Commercial
Area	-	±1.29 acres
Frontage	-	±263' along Airport Hwy
Existing Use	-	Offices
Proposed Use	-	Offices, art gallery, retail

Area Description

North	-	Restaurant and multifamily / RM12
South	-	Multifamily / RD6
East	-	Multifamily and commercial / CN & RD6
West	-	School and multifamily / IC & RD6

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|----------|---|--|
| Z-213-78 | - | Zone Change from R-A to C-3 at 5727 Airport Hwy. PC disapproved 09/07/1978. CC deferred 11/29/1978. Case expired. |
| Z-191-87 | - | Zone Change from R-A to C-2 at 5727 Airport Hwy, west of Bernath. PC approved 11/5/1987. CC disapproved 01/20/1988. Repealed Res. 13-89. |
| Z-107-88 | - | Zone Change from R-A to C-1 at 5727 Airport Hwy. PC approved 08/04/1988. CC approved 08/24/1988. Ord. 827-88 passed 08/25/1988. |

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 CO-Office Commercial to CN-Neighborhood Commercial for the 1.29 acre site located at 5727 Airport Highway. The site includes a ±6,300 square foot office building and off-street parking lot. The applicant has purchased the property and would like to move their business, which is currently located in Maumee, to the building. Surrounding land uses include apartment buildings to the north, multifamily and commercial to the east, multifamily to the south, and activity center and St. John's to the west.

The building was constructed in 1910 and is located in the Bernath Village neighborhood. The applicant owns an interior design business and would like the space for offices, an interior design showroom and retail, and an art gallery. The gallery would also feature art shows with food and drink. Retail and eating and drinking establishments are not permitted in CO-Office Commercial, and a Zone Change is required in order to allow the proposed uses. 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.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Office Commercial. The Office Commercial is designated for a large concentration of office uses. The district also intended to serve as a land use buffer between major streets and residential neighborhoods and between higher intensity commercial areas and residential neighborhoods. However, 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 proposed use will continue to serve as a buffer between Airport Highway and the abutting multifamily units, fulfilling the Office Commercial District purpose, and continue to serve the neighborhood.

Staff recommends approval of the Zone Change from CO-Office Commercial to CN-Neighborhood Commercial because the proposed CN-Neighborhood Commercial is consistent with the Zoning classifications of properties within the general vicinity of the subject property. 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-4006-22, a request for a Zone Change from CO-Office Commercial to CN-Neighborhood Commercial at 5727 Airport Highway to the Toledo City Council, for the following two (2) reasons:

1. The proposed is consistent with Zoning classifications of properties within in general vicinity of the subject property (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).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

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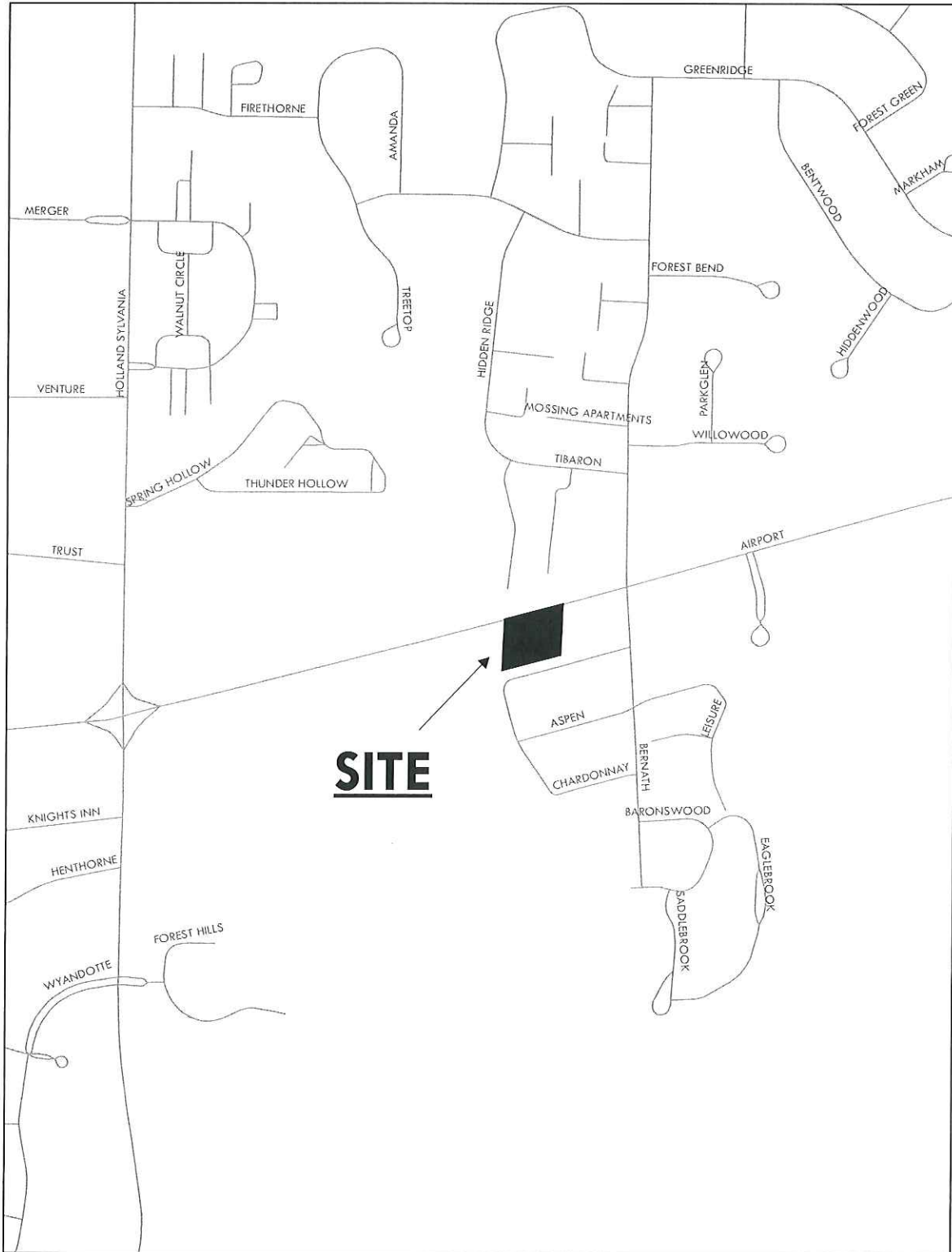
DR

Two (2) sketches follow

Cc: Sharon Flory, S+E Designs, 1301 Seventh Street, Maumee OH 43537
Lisa Cottrell, Administrator
Dana Reising, Planner

GENERAL LOCATION

Z-4006-22
ID 139



ZONING & LAND USE

Z-4006-22
ID 139

