

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: October 14, 2022

REF: Z-8003-22

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 708 East Broadway.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 13, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CO Office Commercial to CN Neighborhood Commercial
Location	-	708 East Broadway Street
Applicant	-	Brenda Aranda 708 East Broadway Street Toledo, OH 43605

Site Description

Zoning	-	CO / Office Commercial
Area	-	± 0.075 acres
Frontage	-	± 30' along East Broadway Street
Existing Use	-	Single-family house
Proposed Use	-	Mixed-use commercial & residential

Area Description

North	-	Multi-family residential / RM36
South	-	Vacant lots / CO
East	-	Single-family residential / CO
West	-	Single-family & duplex residential / RD6

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 708 East Broadway Street. The property is currently occupied by a legal nonconforming single-dwelling home that was built in 1897. Surrounding land uses include a mixed-use building to the north, single-family homes across East Broadway to the east, vacant lots to the south, and residential homes to the west.

The applicant is requesting the Zone Change in order to convert a portion of the home into a commercial carryout restaurant. Restaurants are not permitted in the current CO Office Commercial zoning district. A Zone Change is required for the location in order to allow for the proposed mixture of commercial and residential uses on the site.

The proposed CN Neighborhood Commercial is intended to accommodate small-scale retail and service businesses that serve nearby residential areas. The current CO Office Commercial is intended to function as a low to medium-intensity office district along arterial streets, whereas the proposed CN Neighborhood Commercial is intended for pedestrian-oriented, transitional commercial uses and therefore more suitable for this location along East Broadway.

Future Developments

In the event the structure is expanded or parking is added on-site, a Minor Site Plan Review shall be required. Pursuant to TMC§1111.0802(A)(1) & (2), a Minor Site Plan Review is required for all non-residential developments containing up to 49,999 square feet of floor area and/or proposed off-street parking developments with between 5 and 59 spaces.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Single Family Residential land uses. Single Family land uses typically include the development of single dwelling units on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. However, the future land use designation was placed on the site at a time when the site and surrounding areas were fully occupied by single-family homes. Additionally, the 20/20 Comprehensive Plan designates nearby properties on the same block of East Broadway at Navarre Avenue as Neighborhood Commercial.

Staff recommends approval of the Zone Change for this location because it is compatible with the established land uses to the south along East Broadway at Navarre Avenue and is an appropriate transitional zoning category that will allow for pedestrian oriented uses. Additionally, the proposed CN zoning is consistent with the current zoning designations of properties established in the immediate area south of the site on a portion of the block already zoned Neighborhood Commercial. Finally, the proposed zoning classification will bring a legal nonconforming land use into compliance with the current zoning code and allow for a mixture of commercial and residential uses on the site.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-8003-22, a Zone Change from CO Office Commercial to CN Neighborhood Commercial at 708 East Broadway Street, to the Toledo City Council for the following three (3) reasons:

1. The proposed CN zoning district is a pedestrian-oriented, transitional district and will allow for a nonconforming land use to comply with the current zoning code.
2. The proposed CN zoning district is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and
3. The proposed CN zoning district is consistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*).

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Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Tom C. Gibbons", written in a cursive style.

Thomas C. Gibbons
Secretary

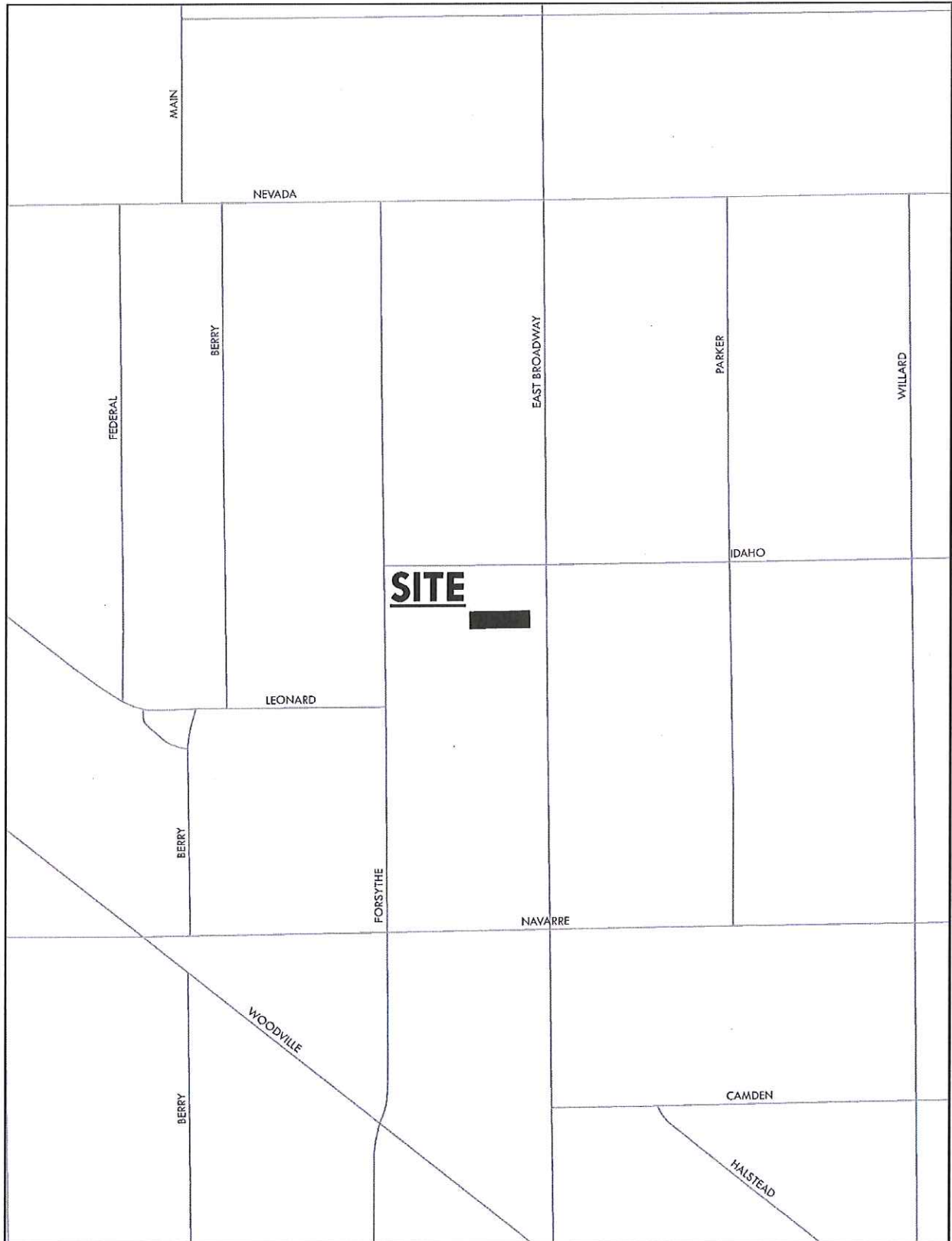
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Two (2) sketches follow

Cc: Brenda Aranda, 708 East Broadway Street, Toledo, OH 43605

GENERAL LOCATION

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ID 28



ZONING & LAND USE

Z-8003-22
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