

REF: Z-3002-23
DATE: May 11, 2023

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Zone Change from RS6 Single Dwelling Residential to CO Office Commercial |
| Location | - | 3151 Chollett Drive |
| Applicant | - | Tyra Smith
President and CEO, Pathways for Successful Leadership
2052 Collingwood Blvd.
Toledo, OH 43620 |
| Owner | - | Ameerah Mu Men Rasheed Mus Dar
4853 Southpointe Pkwy
Monroe, MI 48161 |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | RS6 / Single Dwelling Residential |
| Area | - | ±1.44 Acres |
| Frontage | - | ±418' along Chollett Dr.
±155' along Marvin Ave. |
| Existing Use | - | Vacant Office Building |
| Proposed Use | - | Office |

Area Description

- | | | |
|-------|---|----------------------------------|
| North | - | CR / Apartments |
| South | - | RS6 / St. Andrew's Church |
| East | - | RS6 / Discovery Academy |
| West | - | RS6 / Single-Family Neighborhood |

Combined Parcel History

- | | | |
|-------------|---|--|
| SUP-6006-12 | - | Special Use Permit for a Community Center at 3151 Chollett Drive. (PC Approved 8/9/12, CC approved via Ord. 491-12). |
|-------------|---|--|

GENERAL INFORMATION (cont'd)

Applicable Regulations

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

STAFF ANALYSIS

The applicant has requested a rezoning of the property located at 3151 Chollett Drive from RS6 Single-Dwelling Residential to CO Office Commercial. The ±1.44 Acres property is occupied by a two-story commercial structure constructed in 1954, around the same time the area was annexed into the City of Toledo. The commercial structure is an existing non-conformity, as zoning for the area was not established until annexation. The surrounding land uses include apartments to the north, St. Andrew's Church to the south, Discover Academy to the east, and a Single-Family Neighborhood to the west. The rezoning has been requested in order to correct the nonconformity of the structure and allow the applicant to operate a counseling office which aims to improve youth outcomes in the academics.

The gross building area of the existing structure is approximately 14,000 square feet. The site is also occupied by a grassy area on the northern portion, and a parking area and accessory shed on the southern portion. The existing parking area decreases the concerns related to parking typically associated with the introduction of commercial zoning in residentially-zoned areas. Furthermore, while the eastern and southern properties are currently zoned RS6, neither are built as nor operating as single-family dwellings. Instead, the academic and religious buildings are sited on large-lots with ample parking more indicative of a low-density commercial use. The proposed rezoning would not conflict with the existing condition of the site, nor with the surrounding land uses and context.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Single Family Land Use. The Single Family Residential District is intended to accommodate the development of single dwelling units on individual lots. It may also include libraries, schools, churches, and community centers. The district is intended to create, maintain, and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes and planned unit developments that are typically compatible with residential neighborhoods. Due to the community-focused aim of the rezoning, existing non-conformity of the structure, and the history of office use's compatibility with surrounding landed uses at this location, the proposed rezoning does not conflict with the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change as the proposed CO Office Commercial zoning is consistent with the intent of the Zoning Code and the Toledo 20/20 Comprehensive Plan, and the context of the site within the neighborhood does not conflict with CO Office Commercial.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-3002-23, a zone change from RS6 Single-Dwelling Residential to CO Office Commercial at 3151 Chollett Drive to the Toledo City Council, for the following reason:

1. The proposed CO zoning is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A)); and,
2. The proposed CO zoning does not conflict with the existing land uses within the general vicinity. (TMC§1111.0606(B)).

ZONE CHANGE

TOLEDO CITY PLAN COMMISSION

REF: Z-3002-23

DATE: May 11, 2023

TIME: 2:00 P.M.

CITY COUNCIL

ZONING AND PLANNING COMMITTEE

DATE: June 14, 2023

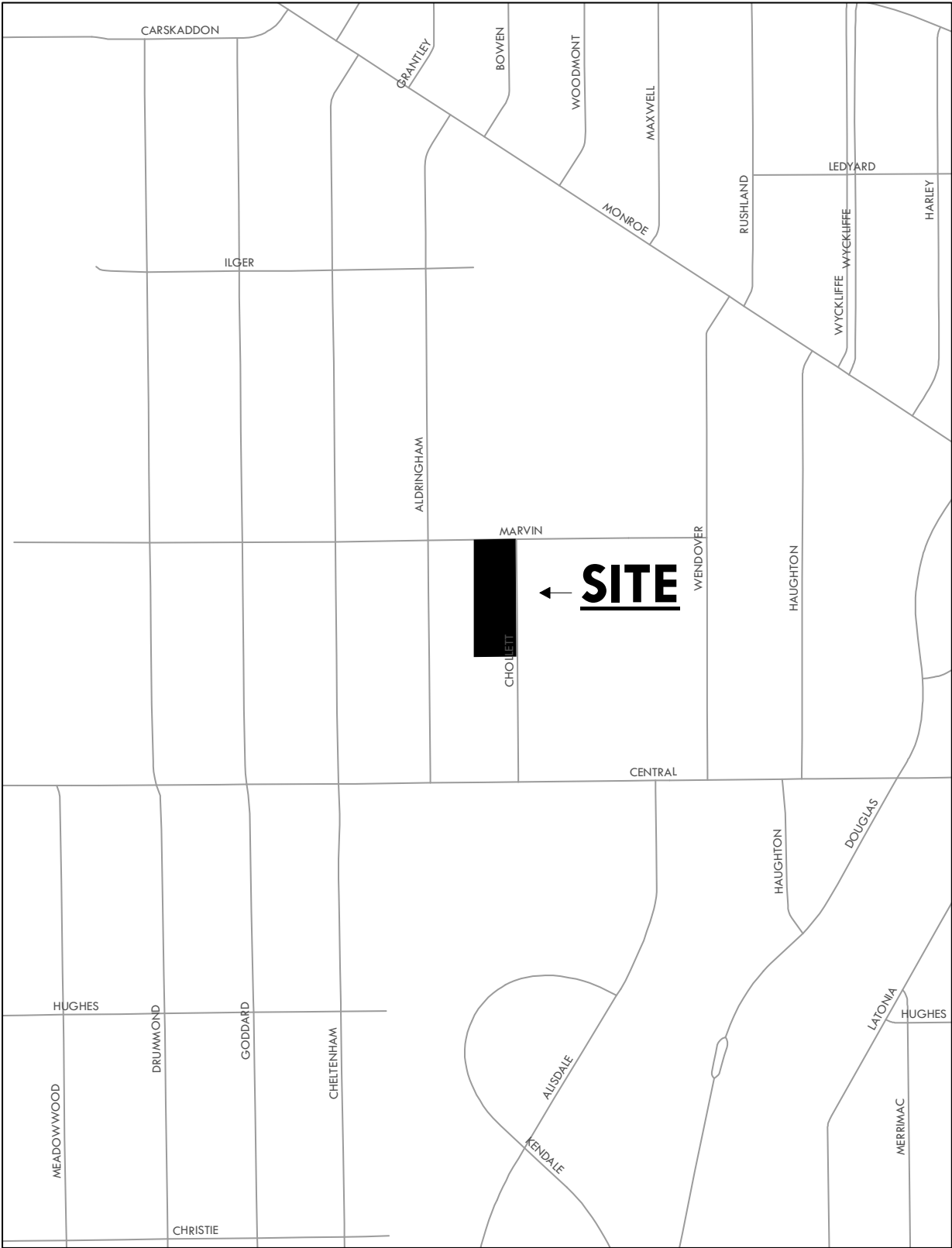
TIME: 4:00 P.M.

JGL

Two (2) sketches follow

GENERAL LOCATION

Z-3002-23
ID 46



ZONING & LAND USE

Z-3002-23
ID 46

