



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604

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THOMAS C. GIBBONS, DIRECTOR



DATE: August 11, 2017

REF: Z-6006-17

TO: President Steven Steel and Members of Council, City of Toledo

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

SUBJECT: Request for a Zone Change from CR Regional Commercial to CN Neighborhood Commercial at 1755 West Sylvania Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 10, 2017 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR Regional Commercial to CN Neighborhood Commercial
Location	-	1755 West Sylvania Avenue
Applicant	-	James R. Mann 1755 West Sylvania Avenue Toledo, OH 43613

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 0.09 acres
Frontage	-	±40' along West Sylvania Avenue
Existing Use	-	Single Family Dwelling
Proposed Use	-	Single Family Dwelling

Area Description

North	-	Retail Store / CR, CO
South	-	Single Family Dwelling / RD6
East	-	State Farm Insurance Building / CR
West	-	Single Family Dwelling / CR

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 CR Regional Commercial to CN Neighborhood Commercial for a site located at 1755 West Sylvania Avenue. The ±0.09 acre site is occupied by a single family dwelling that was built in 1921. The residential home is located in a commercial corridor that runs east and west along Sylvania Avenue.

The applicant is requesting a Zone Change to CN Neighborhood Commercial in order to better market the single family home for sale. The use is not allowed in the current zoning district and is considered legal non-conforming. When a non-conforming structure has been damaged to the extent of more than seventy-five (75%) percent of the property's fair market value, it may not be reconstructed except in conformity with the regulations of the underlying zoning district. Banks are reluctant to lend money or refinance loans for properties that do not strictly adhere to its underlying zoning.

CN Neighborhood Commercial is one of the few commercial zoning districts that allow for single family dwellings without the requirement of a commercial use to be located on the first floor. It also provides flexibility for a mixed use commercial/residential development, thus enhancing the marketability of the site. The rezoning would eliminate the non-conforming status of the single family home and address a major concern of financial lending institutions.

Surrounding land uses include single family homes to the east and west of the site of the site. To the south of the property of the site is a residential neighborhood. To the north of the site across West Sylvania Avenue is a retail copy and supply store.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Neighborhood Commercial land uses. Neighborhood Commercial zoning district is intended to accommodate pedestrian oriented small-scale retail and service businesses that serve nearby residential areas. Neighborhood Commercial land uses are often associated with the concept of an "urban village", walkable neighborhoods that foster a sense of community among its residents.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan (cont'd)

The Toledo 20/20 Comprehensive Plan recommends that neighborhood commercial nodes are to be the focus of future retail and commercial development, and that intrusion into the neighborhoods not be permitted at other parts. The Plan also recommends developing strong, economically viable and diverse neighborhood commercial areas that help to provide entry-level jobs, offer quality products/services and entrepreneurial opportunities, and help to improve the City's economic development and growth. The development district is to protect, maintain and re-establish the physical character of older commercial corridors that are characterized by pedestrian-oriented development patterns, promote development that features retail display windows, rear parking lots and other pedestrian friendly design features.

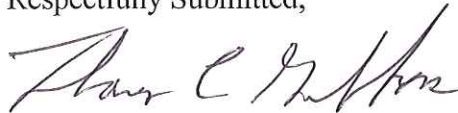
Staff recommends approval of the Zone Change from CR Regional Commercial to CN Neighborhood Commercial because the proposed Zone Change will not detrimentally affect properties within the vicinity of the subject property. Additionally, the proposed zoning conforms to the Toledo 20/20 Comprehensive Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-6006-17, a request for a Zone Change from CR Regional Commercial to CN Neighborhood Commercial for the site located at 1755 West Sylvania Avenue, to the Toledo City Council, for the following two (2) reasons:

1. The request is consistent with The Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) Review and Decision Making Criteria).
2. The request will not have a negative impact on the residential properties adjacent to the subject site (TMC§1111.0606(E) Review and Decision Making Criteria).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

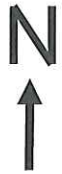
TCG/GP

Two (2) sketches follow

CC: Lisa Cottrell, Administrator
Gyasi "JC" Pullum, Planner

GENERAL LOCATION

Z-6006-17
ID 45



ZONING & LAND USE

Z-6006-17
ID 45

