



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604

PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: November 6, 2017

REF: Z-11002-17

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

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

SUBJECT: Zone Change from CR Regional Commercial to RS6 Single Family Residential at
4915-4925 Douglas Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 11, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR Regional Commercial to RS6 Single Family Residential
Location	-	4915-4925 Douglas Road
Applicant	-	Rhondalynn Zgorecki 4925 Douglas Road Toledo, OH 43613

Site Description

Zoning	-	CR Regional Commercial
Area	-	± .4 acre
Existing Use	-	Single Family Home and adjacent Undeveloped Lot
Proposed use	-	Same

Area Description

North	-	Gas Station and Convenience Store / CR
East	-	Apartments / CR
South	-	Single Family Homes / CR
West	-	Single Family Homes / RS6

Parcel History

None on record



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TO: President Cheryl and Members of Council

January 12, 2018

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Applicable Regulations

Toledo Municipal Code, Part Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The request is for a Zone Change from CR Regional Commercial to RS6 Single Family Residential for a two-parcel site located at 4915 and 4925 Douglas Road. The site is located south of the Douglas Road/Tremainsville Road/Laskey Road intersection. The applicant is requesting the Zone Change because the site is occupied by a single family home and the proposed RS6 zoning is more appropriate for the use. The current CR zoning renders the single family home legal non-conforming.

Surrounding land uses include a gas station with convenience store to the north, apartments and commercial uses to the east, and single family homes to the south and west. Douglas Road. This section of Douglas Road is residential in nature to the west, and commercial in nature to the east.

The Toledo 20/20 Comprehensive Plan (20/20 Plan) targets this site for neighborhood commercial uses. The intent of this future classification was to support commercial development along a major street where commercial zoning has already been introduced. However, the site is not large enough to be appropriately developed for a commercial purpose. The proposed RS6 zoning is an appropriate interim zoning until such time that an adequate amount of land can be properly assembled for commercial purposes.

Staff recommends approval of the Zone Change for several reasons. First, the existing site acreage is not adequate to appropriately develop for commercial uses. Second, the proposed RS6 Single Family zoning is compatible with the land uses in the immediate area. Additionally, RS6 zoning is established in the area abutting the site. Finally, the proposed rezoning will correct an issue of a non-conforming land use in the proper zoning classification.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-11002-17, a request for a Zone Change from CR Regional Commercial to RS6 Single Family Residential at 4915 and 4925 Douglas Road, to the Toledo City Council for the following four (4) reasons:

1. The site does not have enough acreage to be appropriately developed for commercial uses.
2. The request is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) *Review and Decision Making Criteria*).



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PLAN COMMISSION RECOMMENDATION (cont'd)

3. The proposed RS6 Single Family Residential zoning is compatible with the zoning districts within the general vicinity of the site (TMC§1111.0606(C) *Review and Decision Making Criteria*); and
4. The proposed rezoning corrects an error or inconsistency in the Zoning Code or meets the challenge of a changing condition (TMC§1111.0606(F) *Review and Decision Making Criteria*).

Respectfully Submitted,

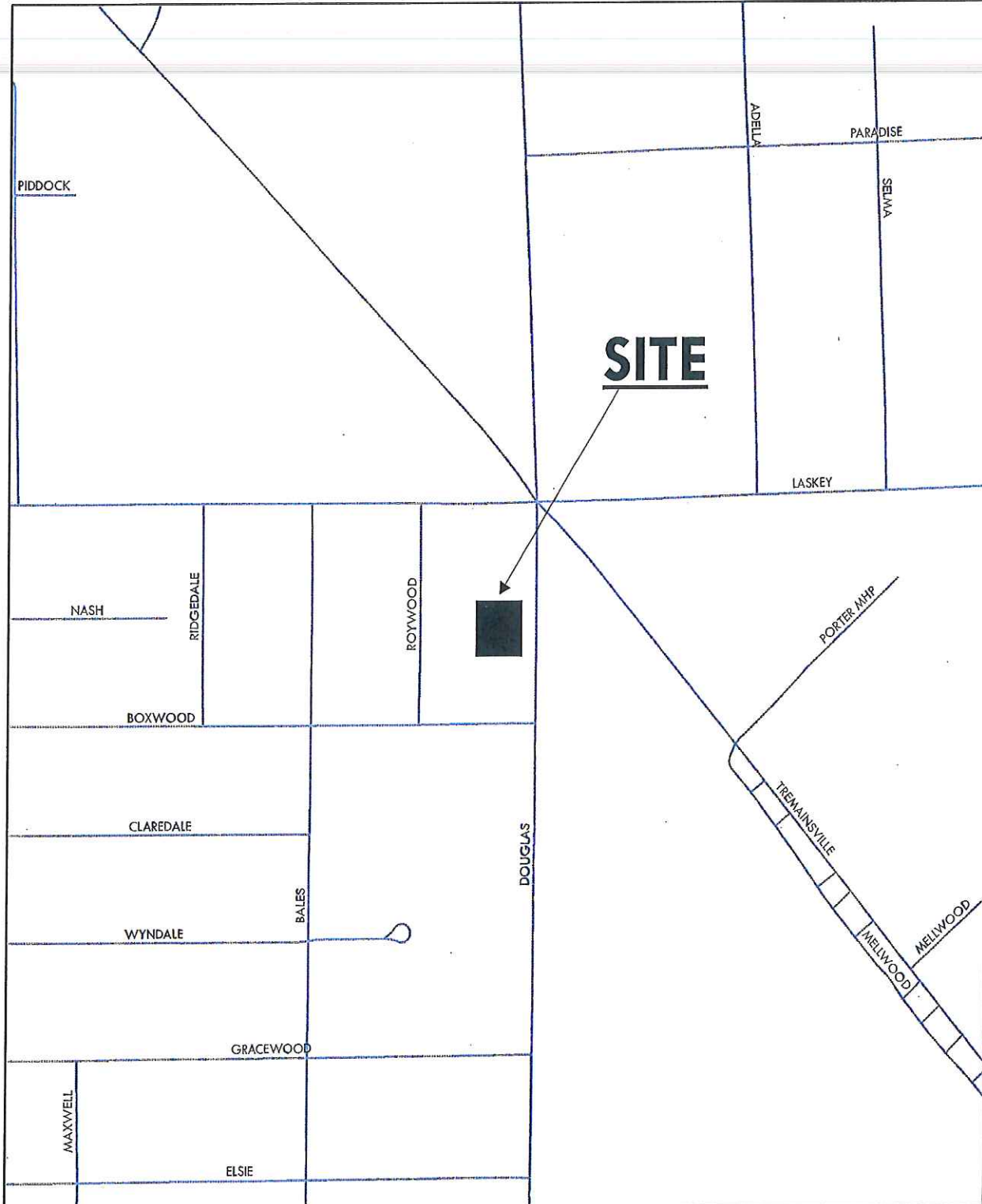
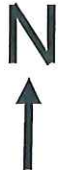
Thomas C. Gibbons
Secretary

LC/lc

CC: Tom Waniewski, District Five Councilperson, Clerk of Council Office
Lisa Cottrell, Administrator

GENERAL LOCATION

Z-11002-17
ID 49



ZONING & LAND USE

Z-11002-17
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