



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: July 23, 2018

REF: Z-5003-18

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 RS6 Single-Family Residential to CN Neighborhood Commercial at 2746 W. Laskey Road.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 12, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from RS6 Single-Family Residential to CN Neighborhood Commercial

Location - 2746 W. Laskey Road

Applicant - Connie L. Norman
4121 Vogel Drive
Toledo, OH 43613

Site Description

Zoning - RS6 / Single-Family Residential

Area - ± 0.17 acres

Frontage - ± 50' along Laseky Road
± 150' along Goodwill Road

Existing Use - Single-family residential

Proposed Use - Animal Services

Area Description

North - Single-family residential / RS6

South - Single-family residential / RS6

East - Single-family residential / RS6

West - TFD Fire Station / RS6

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 RS6 Single-family Residential to CN Neighborhood Commercial for a site located at 2746 W. Laskey Road. The ±0.17-acre site is located at the northeast corner of Laskey and Goodwill Road. The site is currently occupied by an existing single-family house which the applicant intends to use for an education and training center for adopting pet felines. A Zone Change is required for the location because Animal Services are not permitted in RS6 single-family residential zoning district.

Surrounding land uses include single-family residential uses to the north, south and east. A fire station is located immediately across Goodwill Road to the west. The parcels surrounding the site are all zoned RS6 single-family residential.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area and the neighborhood around the site for Single-Family Residential land uses. Staff recommends disapproval of the applicant's request because the proposed rezoning is not consistent with the Toledo 20/20 Comprehensive Plan. Furthermore, this area of Laskey Road is residential in terms of surrounding land uses and zoning classifications. The proposed CN zoning is out of character for the area and would constitute spot zoning. A Zone Change to CN could set a precedent and make nearby properties vulnerable to commercial encroachment.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends disapproval of Z-5003-18, a Zone Change from RS6 Single-family Residential to CN Neighborhood Commercial at 2746 W. Laskey Road to Toledo City Council for the following four (4) reasons:

1. The request is not consistent with The Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) Review and Decision Making Criteria).

PLAN COMMISSION RECOMMENDATION (cont'd)

2. The requested CN Neighborhood Commercial zoning is not compatible with existing land uses within the general vicinity (TMC§1111.0606(B) Review and Decision Making Criteria).
3. The requested CN Neighborhood Commercial zoning is not compatible with zoning classifications of properties within the general vicinity (TMC§1111.0606(C) Review and Decision Making Criteria); and
4. The proposed zoning is out of character with the surrounding area and would constitute a spot zoning, resulting in nearby properties being vulnerable to commercial encroachment.

Respectfully Submitted,

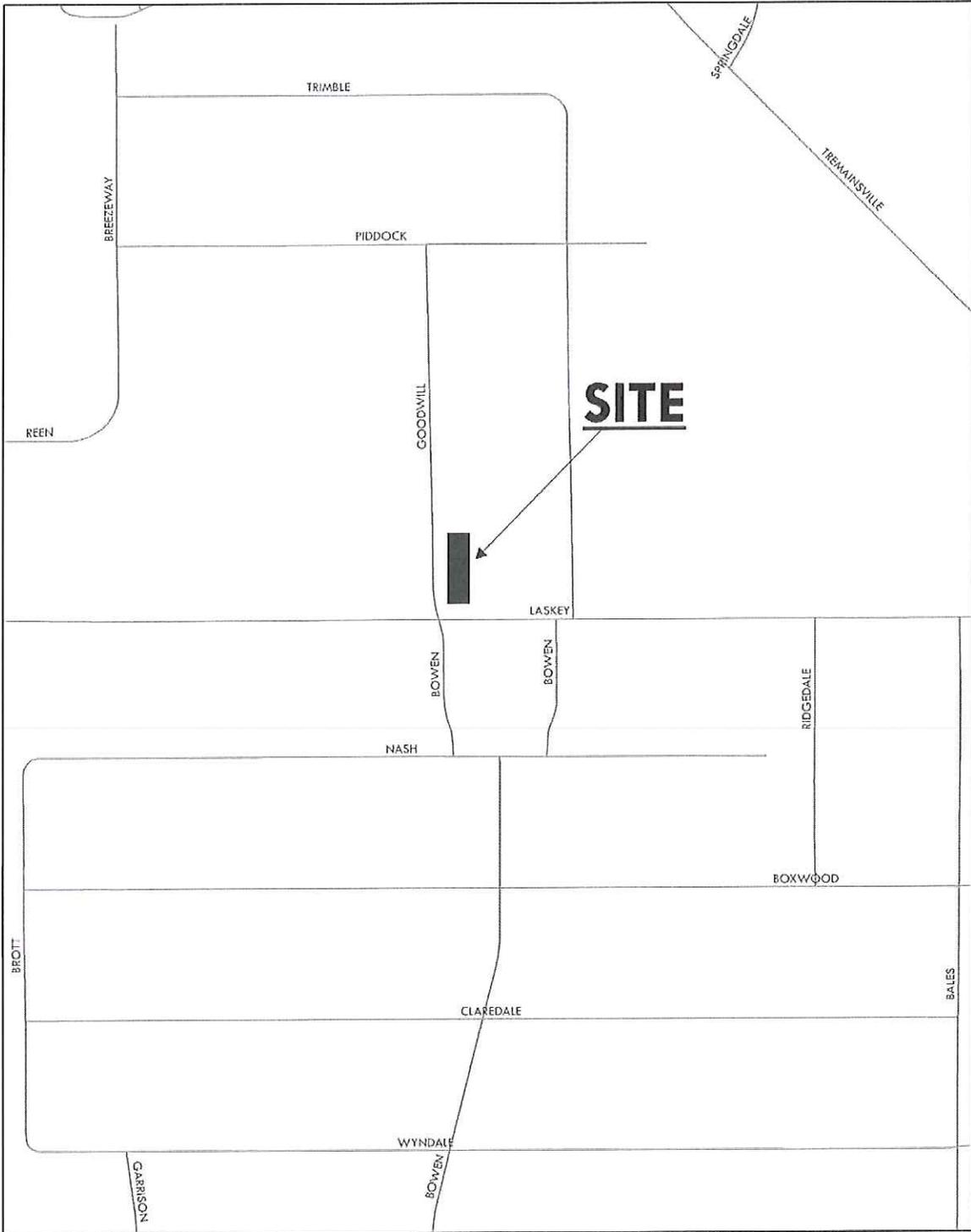


Thomas C. Gibbons
Secretary

Three (3) sketches follow
CC: Lisa Cottrell, Administrator
Ryne Sundvold, Planner

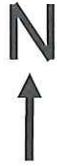
GENERAL LOCATION

Z-5003-18
ID 55



ZONING & LAND USE

Z-5003-18
ID 55



Lewandowski, Joshua

From: Owczarzak, Julie
Sent: Thursday, July 05, 2018 10:40 AM
To: Waniewski, Tom
Cc: Lewandowski, Joshua
Subject: Opposition to Zone Change - REF: Z-5003-18

Mr. Waniewski,

I am sending this in regards to mine and my husband's opposition to the proposed zone change for REF: Z-5003-18 for 2746 W. Laskey Road from Residential to Commercial.

Our property at 5018 Goodwill Road abuts up to the backyard of 2746 W. Laskey Road.

The proposed zoning is out of character with the surrounding area and would constitute a spot zoning, resulting in nearby properties such as ours at 5018 Goodwill Road being vulnerable to commercial encroachment.

The change from Residential to Commercial Zoning would be an interruption in the everyday residential life in our neighborhood.

This change would lead to multiple interruptions throughout the day and/or night with the additional traffic of employees, animals and customers.

Also there is a potential of cats escaping the building and roaming the neighborhood.

This is a quiet family residential neighborhood and the traffic would be an unnecessary interruption to the status quo of the neighborhood.

The nature of the proposed business could be an unnecessary health issue due to the nature of multiple and numerous animals in one location.

I have also sent this to the Plan Commission via Josh Lewandowski.

Thank you,

***Julie Owczarzak
Administrative Operations Officer
Sewer and Drainage Services
4032 Creekside Avenue
Toledo, OH 43612***

***Phone : 419-936-2232
Fax: 419-936-2716***

WE THE UNDER SIGNED DO NOT WANT
THIS REZONING TO HAPPEN AT 2746 W. LASKEY

MARK RAYMOND
5021 Goodwill Rd
Toledo, OH 43613
Mark Raymond

MARK OWCZARZAK
5018 GOODWILL
TOLEDO OH 43613
Mark

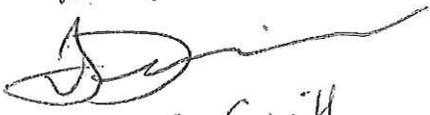
DON DEMOLE
5048 Goodwill Rd.
Toledo, Ohio 43613
Don DeMole


Charles Fackelmann
5025 Goodwill Rd
Toledo, OH 43613

Hunter Tillman
5031 Goodwill Rd.
Toledo OH
Hunter Tillman

KATHI KELLONSKI
2749 W. LASKEY
TOLEDO OH 43613

Todd Perrine
5035 Goodwill
Toledo OH 43613


Laurie Smith
5035 Goodwill Rd
Toledo OH 43613
Laurie Smith

Julie Owczarzak
5018 Goodwill Rd
TOLEDO, OH 43613

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2-5103-18