



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: August 10, 2018

REF: Z-6003-18

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 CR Regional Commercial at 4011 Crary Drive.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 9, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 Single Family Residential to CR Regional Commercial
Location	-	4011 Crary Drive
Applicant	-	Greater Metropolitan Title 319 N. Superior Street Toledo, OH 43603

Site Description

Zoning	-	RS6 / Single Family Residential
Area	-	± 0.108 acres
Frontage	-	± 22' along Crary Drive
Existing Use	-	Vacant property
Proposed Use	-	Parking Lot

Area Description

North	-	Single Family Residential / RS6
South	-	Music school / CR
East	-	Single Family Residential / RS6
West	-	Parking Lot / RS6

Parcel History

SPR 22-18	-	Minor Site Plan Review for a parking lot at 4011 Crary Drive (companion case).
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GENERAL INFORMATION (cont'd)

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 CR Regional Commercial at 4011 Crary Drive. The ± 0.108 acre site is currently undeveloped. Surrounding land uses include single family homes to the north, east and west of the property; and retail commercial businesses immediately abutting the property to the south along Sylvania Avenue.

The applicant intends to split a twenty-two (22') foot wide strip from the subject parcel to develop a parking lot to support the business, Forte Music School, established to the south. A Zone Change is required as off-street parking areas that serve commercial uses are required to be zoned the same, or a more intensive, zoning classification. (TMC§1107.1407 [C] [2]).

The applicant also owns the residential property abutting the subject parcel to the north at 4017 Crary Drive. A subdivision lot split application shall be submitted in order for the proposed parking lot to be constructed on a separate lot. The remainder of the lot split shall be combined with the adjacent residential parcel to the north.

A commercial parking lot currently exists on the parcel to the immediate west of the subject parcel, at 4012 Vogel Drive. This parcel is also zoned RS6 Single Family Residential. Prior to 2004, the zoning code allowed for an off-street parking area, serving a commercial or industrial use, within any residence district, provided certain standards were met.

A companion Minor Site Plan Review (SPR 22-18) accompanies this request for the development of the parking lot.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Neighborhood Commercial land uses. *"Predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included."*

Staff recommends approval of the Zone Change for this location because it is compatible with the established land uses along Sylvania Avenue. Additionally, the proposed CR zoning is consistent with the current zoning designations of properties established in the immediate area south of the site. Finally, the proposed CR zoning will facilitate the development of a parking lot that will support the existing neighborhood commercial uses along the Sylvania Avenue corridor.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-6003-18, a Zone Change from RS6 Single Family Residential to CR Regional Commercial at 4011 Crary Drive, to Toledo City Council for the following three (3) reasons:

1. The CR Zone Change will facilitate the development of a parking lot that will support the existing neighborhood commercial uses along Sylvania Avenue.
2. The CR zoning request is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) Review & Decision-Making Criteria); and
3. A Zone Change to CR Regional Commercial is consistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606(C) Review & Decision-Making Criteria).

The Toledo City Plan Commission further recommends approval of Z-6003-18, a Zone Change from RS6 Single Family Residential to CR Regional Commercial at 4011 Crary Drive, to the Toledo City Council subject to the following two (2) conditions;

1. A lot split, in accordance with Section 3 of the City of Toledo Subdivision Rules and Regulations, shall be approved for the subject parcel at 4011 Crary Drive; and
2. The remainder of the above lot split shall be combined with the larger residential parcel at 4017 Crary Drive.

Respectfully Submitted,

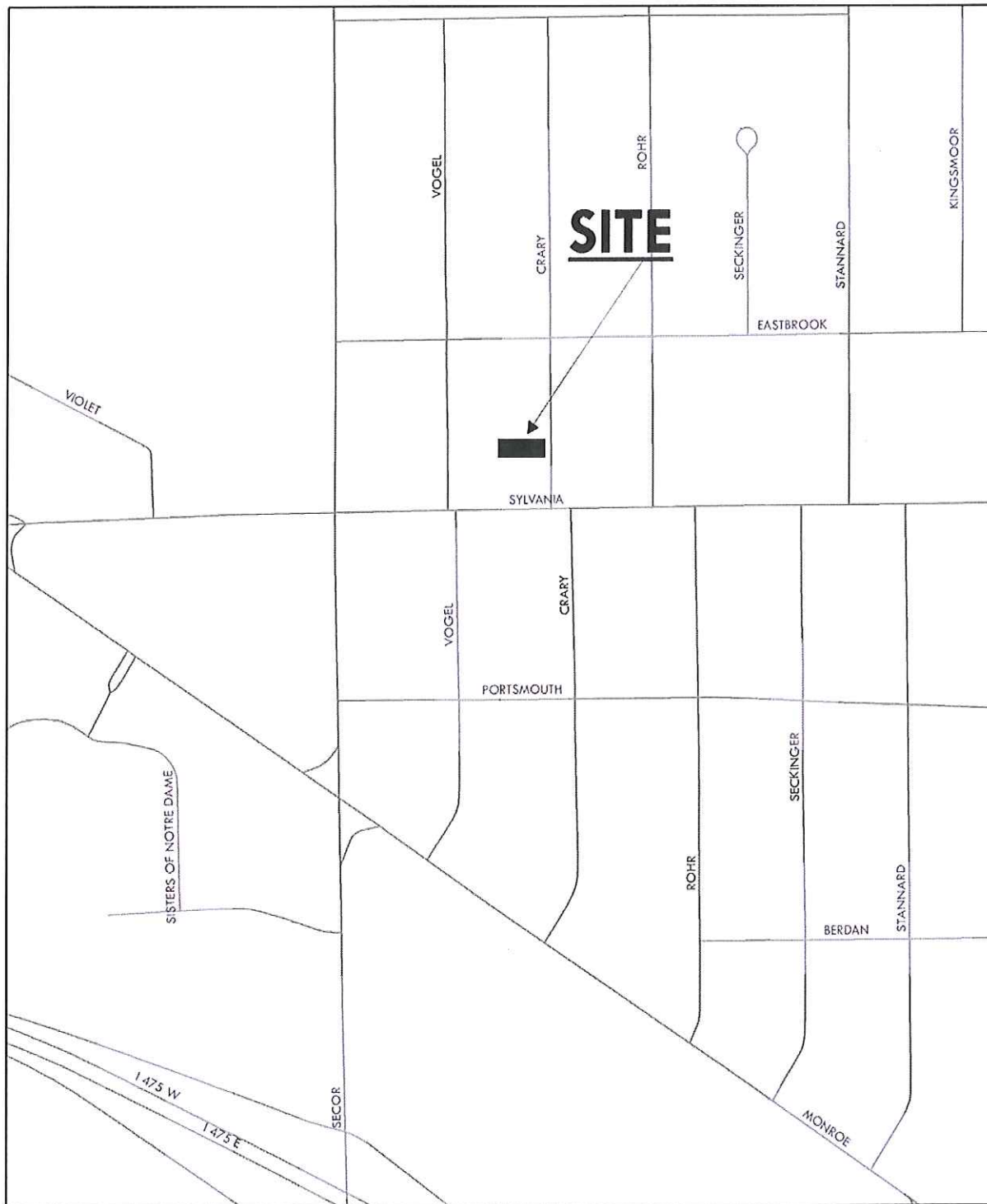
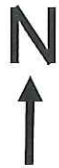


Thomas C. Gibbons
Secretary

Three (3) sketches follow
CC: Lisa Cottrell, Administrator
Daryl Graus, Planner

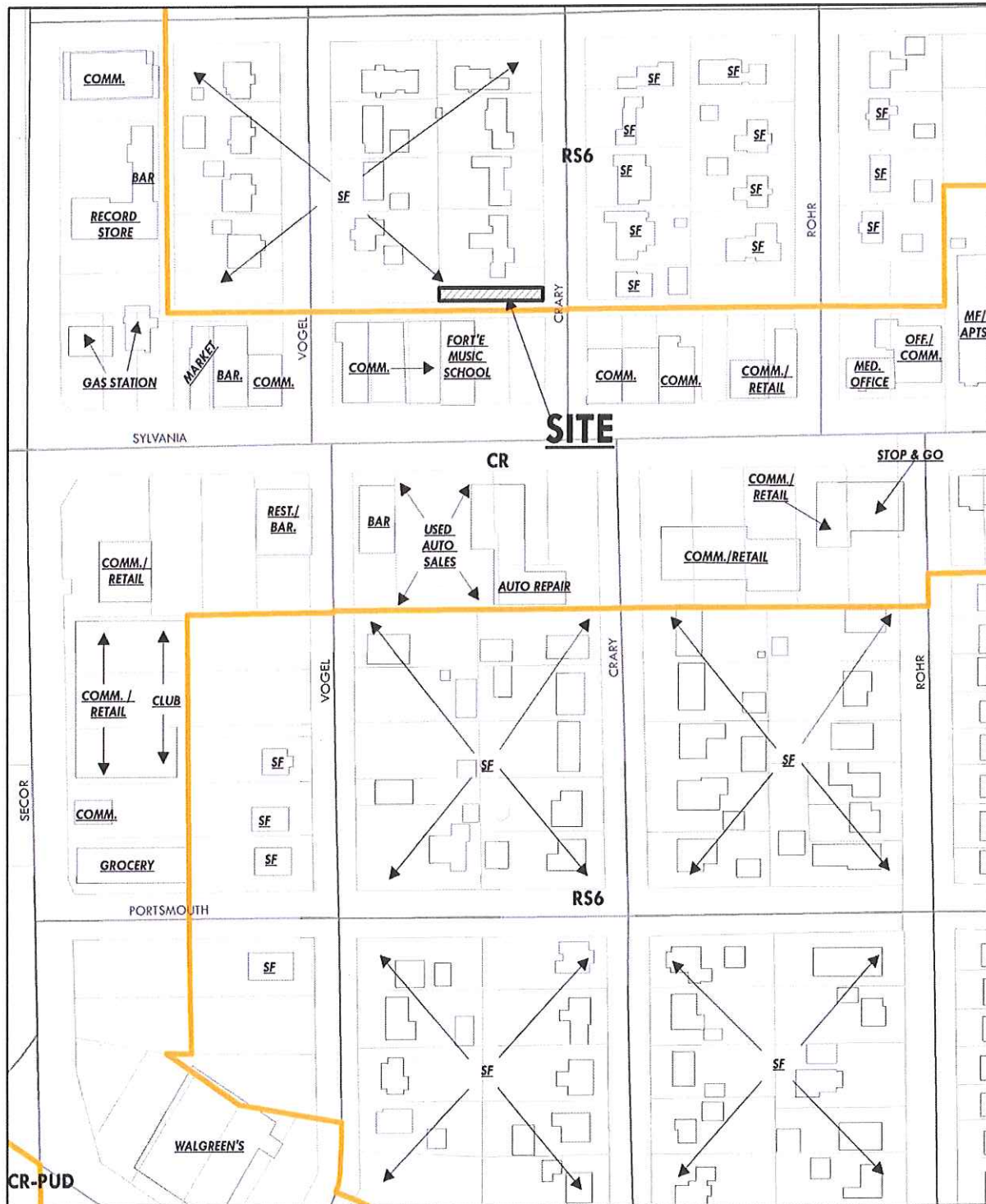
GENERAL LOCATION

Z-6003-18
ID 46



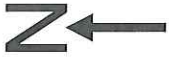
ZONING & LAND USE

Z-6003-18
ID 46

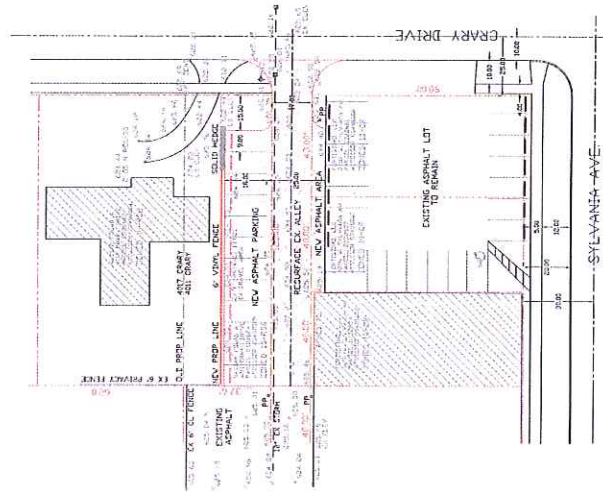


SITE PLAN

Z-6003-18
ID 49



FORTE MUSIC SCHOOL 4011 CRARY DRIVE PARKING LOT ADDITION



LEGEND

—	FENCE LINE
—	WATER LINE
—	UNDERGROUND ELECTRIC
—	UNDERGROUND TELEPHONE
—	SIGNAL CONDUIT
—	SEWER
—	SEWER MANHOLE
—	SEWER LIFT STATION
—	PROPERTY LINE
—	CATCH BASIN
—	TELEPHONE POLE
—	FIRE HYDRANT
—	VALVE
—	MANHOLE
—	IRON PIPE
—	SOIL BORING



NEW PAVEMENT DETAIL



RESURFACING DETAIL

DEVELOPER : FORTE MUSIC SCHOOL
4011 CRARY DRIVE
3304 W. SYLVANIA AVENUE
TOLEDO, OHIO 43613
PHONE (419) 471-2100

ENGINEER : MICHAEL CAPPELLETTY, P.E.
6145 DOUGLAS RD.
TOLEDO, OHIO 43613
PHONE/FAX (419) 471-4225

LEGAL DESCRIPTION :
DELPEA PLACE LOT 53
PARCEL NO. 2222664
ASSESSOR NO. 03498005



- General Notes**
1. For protection of underground utilities, call the City of Toledo Public Works Bureau at 419-252-1234. The utility location map is located at 419-252-1234.
 2. All foundations and connections shall be in accordance with the American Institute of Steel Construction (AISC) Manual of Steel Construction, 13th Edition, 2005.
 3. The City of Toledo Public Works Bureau shall provide a copy of all utility location maps to the Engineer. A copy of all utility location maps shall be provided to the City of Toledo Public Works Bureau.
 4. The Engineer shall be responsible for the design and construction of the parking lot addition. The City of Toledo Public Works Bureau shall be responsible for the design and construction of the existing parking lot.
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No.	Revision	Date
1	1	06/01/18

CAPPELLETTY
ENGINEERING-CONSTRUCTION
6145 DOUGLAS RD.
TOLEDO, OHIO 43613
PHONE AND FAX (419) 471-4225

SITE PLAN

Scale: 1"=20'
Sheet: 1 OF 1

