



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: January 11, 2019

REF: Z-11001-18

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-Dwelling, RD6 Duplex & CR Regional Commercial to CR Regional Commercial.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 10, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 Single-Dwelling, RD6 Duplex & CR Regional Commercial to CR Regional Commercial
Location	-	2552 Airport Highway
Applicant	-	Alfredo P. Lopez Sanchez 905 W. Woodruff Avenue Toledo, OH 43606

Site Description

Zoning	-	RS6 Single-Dwelling, RD6 Duplex & CR Regional Commercial
Area	-	± .434 acres
Frontage	-	± 125' along Airport Highway ± 35' along S. Westwood Avenue
Existing Use	-	Vacant Commercial
Proposed Use	-	Commercial business

Area Description

North	-	Single-Family Dwellings / RS6
South	-	Vacant Commercial / CR
East	-	Single-Family Dwellings / RD6
West	-	Restaurant, Bar, Retail / CR

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|---------|---|--|
| Z-60-67 | - | Zone Change from R-2 Single Family and R-3 Two Family to C-3 Commercial for Lots #34 thru #36 and Lot #71 in Kemper Heights. (Plan Commission staff recommended disapproval. Request withdrawn 4/13/67). |
| P-6-67 | - | Request for off-street parking on Lot #36, in Kemper Heights, on the east side of Westwood Avenue, and on Lot #71, on the north side of Airport Highway. (Plan Commission approved on 2/8/68). |

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-Dwelling, RD6 Duplex and CR Regional Commercial to CR Regional Commercial at 2552 Airport Highway. The ± .434 acre site consists of lots #36, #38, #39 & #71, in the Kemper Heights subdivision combined into one parcel. Lot #36, on the north of the site, fronts onto Westwood Avenue and is zoned RS6. Lot #71 on the east side of the site fronts Airport Highway and is zoned RD6. The applicant requests this zone change to CR in order to bring these two lots into compatibility with Lots #38 and #39 which are already zoned CR.

Surrounding land uses include single-family to the north and east, vacant commercial to the south, and a bar and commercial strip mall to the west. A 4,240 square foot vacant retail building, constructed in 1922, occupies the site. Access to the site is via two access drives off of Airport Highway and another one off Westwood Avenue.

The two residentially zoned lots were approved for use as a commercial parking lot in 1967. At that time, off-street parking for commercial purposes was permitted in the Zoning Code. This provision was removed in the 2004 zoning code, creating a legal non-conforming status for parking lots such as the subject site.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan recommends Neighborhood Commercial uses the area of the intersection of Airport Highway and Westwood Avenue, including the four lots of this site. The intent of the Neighborhood Commercial future land use designation is to accommodate predominantly small and medium scale commercial uses that serve nearby neighborhoods. Small and medium scale office and mixed uses may be included in this designation.

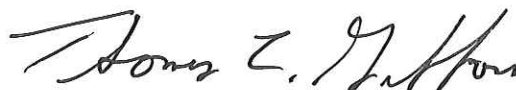
The proposed Zone Change is consistent with the commercial designation, if not the zoning designation, identified in the 20/20 Comprehensive Plan. Staff recommends approval of the Zone Change for this location because it is compatible with the established zoning district and land uses to the west and southwest.

STAFF RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-11001-18, a request for a Zone Change from RS6 Single-Dwelling, RD6 Duplex and CR Regional Commercial to CR Regional Commercial at 2552 Airport Highway, to Toledo City Council for the following three (3) reasons:

1. The request conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606[A] – *Review and Decision Making Criteria*).
2. The request is consistent with existing land uses within the general vicinity of the subject property. (TMC§1111.0606[B] - *Review & Decision-Making Criteria*).
3. The request is consistent with the zoning classifications of the properties within the general vicinity of the subject property. (TMC§1111.0606[C] - *Review & Decision-Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

TO: President Cherry and Members of Council
January 11, 2019
Page 4

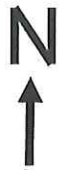
REF: Z-11001-18

CC: Lisa Cottrell, Administrator
Daryl Graus, Planner

Alfredo P. Lopez Sanchez
905 W. Woodruff Avenue
Toledo, OH 43606

GENERAL LOCATION

Z-11001-18
ID 33



ZONING AND LAND USE

Z-11001-18
ID 33

