



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: June 14, 2019

REF: Z-4004-19

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

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

SUBJECT: Request for Zone Change from RS6 Single Dwelling Residential & CR Regional Commercial to RM24 Multi-Dwelling Residential at 6047 Whiteford Center Road.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 13, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 Single Dwelling Residential & CR Regional Commercial to RM24 Multi-Dwelling Residential
Location	-	6047 Whiteford Center Road
Owner	-	JDD New Choice Investments Ltd. 2251 Woodville Road Oregon, OH 43616
Engineer	-	Bryan Ellis, P.E., P.S. Glass City Engineering & Surveying 2001 River Road Maumee, OH 43523
Architect	-	John Ciampa 6725 W. Central Avenue Toledo, OH 43617

Site Description

Zoning	-	RS6 & CR / Single-Dwelling Residential & Regional Commercial
Area	-	± 2.904 acres
Frontage	-	± 275' along Whiteford Center Road
Existing Use	-	Apartment building and undeveloped land

GENERAL INFORMATION (cont'd)

Site Description (cont'd)

Proposed Use	-	Multiple building apartment complex
Neighborhood Org.	-	None
Overlay	-	None

Area Description

North	-	Single-dwelling residential / RS6
East	-	Single-dwelling residential, comm. gas supply / CR
South	-	Single-dwelling residential, used auto sales / RS6 & CR
West	-	Single- dwelling residential / RS6

Parcel History

Z-283-67	-	Rezone from R-2 and C-3 to R-4 for an area West of Whiteford Center Road, 200' North of Otjen Road (P.C. disapproved on 11/2/1967).
Z-276-72	-	Rezone from R-2 & C-3 to R-3 for an area West of Whiteford Center Road, North of Otjen Road (P.C. approved on 11/2/1972, C.C. repealed by Res. 336-72; withdrawn)
Z-277-72	-	Community Unit Plan (CUP) for an area West of Whiteford Center Road, North of Otjen Road (P.C. approved on 11/2/1972, C.C. repealed on 12/12/1972 by Res. 337-72; withdrawn)
P-2-73	-	Off-street Parking for 6 family apartment building at 6047 Whiteford Center (P.C. approved on 02/16/1973).
Z-32-77	-	Community Unit Plan (CUP) at 6047 Whiteford Center Road (P.C. approved on 2/10/1977, C.C. approved on 4/6/1977 by Ord. 240-77).
Z-266-78	-	Proposed change in zoning from at 6047 Whiteford Center Road (P.C. approved on 11/2/1978, C.C. repealed on 12/20/1978 by Res. 91-87).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|-------------|---|--|
| CUP-267-78 | - | Amendment to Community Unit Plan (CUP) at 6047 Whiteford Center Road (P.C. approved on 11/2/1978, C.C. approved on 12/20/1978 by Ord. 240-77, repealed by Res. 91-98). |
| PUD-4005-19 | - | Amendment to Planned Unit Development, originally approved by Ord. 240-77, for an apartment complex at 6047 Whiteford Center Road (<i>companion case</i>). |

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 Residential & CR Regional Commercial to RM24 Multi-Dwelling Residential at 6047 Whiteford Center Road. The ±3-acre parcel is split zoned with CR in the front and RS6 in the rear. The site is currently occupied by a six (6) unit apartment building on the front CR portion of the site. Adjacent land uses include single family homes to the north, single family homes and a commercial gas supplier across Whiteford Center Road to the east, a 100' wide utility easement and used auto sales facility to the south, and single family homes to the west.

The existing six (6) unit apartment building on site was part of a larger Planned Unit Development (PUD) for a 31-unit apartment complex that was approved in 1977(Z-32-77) but never constructed. This PUD remains in effect and can be built today as it was proposed. The applicant is requesting the Zone Change facilitate an amendment to the existing Planned Unit Development (PUD) in order to allow for a higher density and an increase of seven (7) dwelling units. A companion PUD application (*PUD-4005-19*) was submitted with this request.

STAFF ANALYSIS (cont'd)

Neighborhood Meeting

Due to the potential impact on the surrounding neighborhood, staff requested the applicant host a neighborhood meeting for the proposed Zone Change prior to the Plan Commission hearing. Meeting notifications were sent to a mailing address list provided to the applicant generated by Plan Commission staff. The neighborhood meeting was held on May 22, 2019 at the Trilby Methodist Church. The meeting was attended by five (5) people including the City Councilmember for the District. Concerns raised by attendees of the meeting include; type of housing, traffic impact on surrounding neighborhood, and the potential impact on property/housing values.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Single Family Residential land uses. The Single Family Residential designation is intended to accommodate the development of single-dwelling units on individual lots. This land use designation may also include libraries, schools, churches, and community centers. The district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and PUD's that are typically compatible with residential neighborhoods.

Staff recommends approval of the Zone Change since the proposed use conforms with the future land use designation identified in the 20/20 Comprehensive Plan, since a PUD accompanies the request. Additionally, this site was previously approved for a multi-family PUD and physically suitable for the development. Finally, staff recommends approval of the Zone Change because it is compatible with the adjacent land uses and will function as a transition from the abutting higher intensity commercial land uses to the southeast and the lower intensity single family homes to the north and west.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4004-19, a request for Zone Change from RS6 Single Dwelling Residential & CR Regional Commercial to RM24 Multi-Dwelling Residential at 6047 Whiteford Center Road, to Toledo City Council for the following four (4) 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 compatible with existing land uses within the general vicinity of the subject property and will function as a transition from the abutting higher intensity commercial land uses (TMC§1111.0606(B) – *Review and Decision Making Criteria*).

PLAN COMMISSION RECOMMENDATION (cont'd)

3. The physical suitability of the subject property for the uses permitted under the proposed RM24 Multi-Dwelling Residential zoning classifications (TMC§1111.0606(D) – *Review & Decision-Making Criteria*); and
4. A Planned Unit Development currently exists on this site. The proposed amendment allows for a better development incorporating the 2004 Zoning Code design, landscaping, and open space requirements.

Respectfully Submitted,



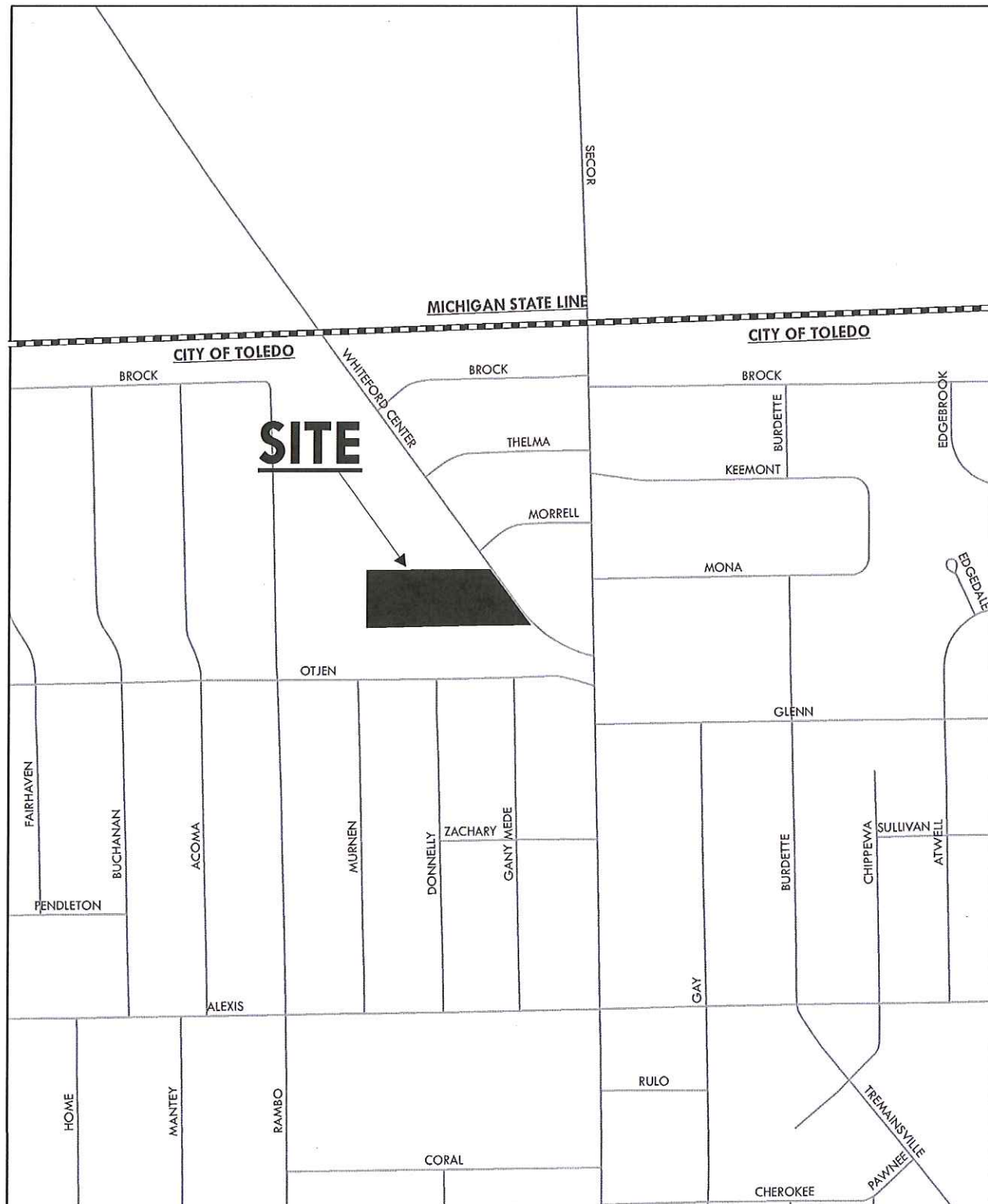
Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Marty Fritts; 220 Southview Drive, Toledo, OH 43609
JDD New Choice Investments Ltd.; 2251 Woodville Road, Oregon, OH 43616
Bryan Ellis; Glass City Engineering & Surveying, 2001 River Road, Maumee, OH 43523
John Ciampa; 6725 W. Central Avenue, Toledo, OH 43617
Lisa Cottrell, Administrator
Ryne Sundvold, Associate Planner

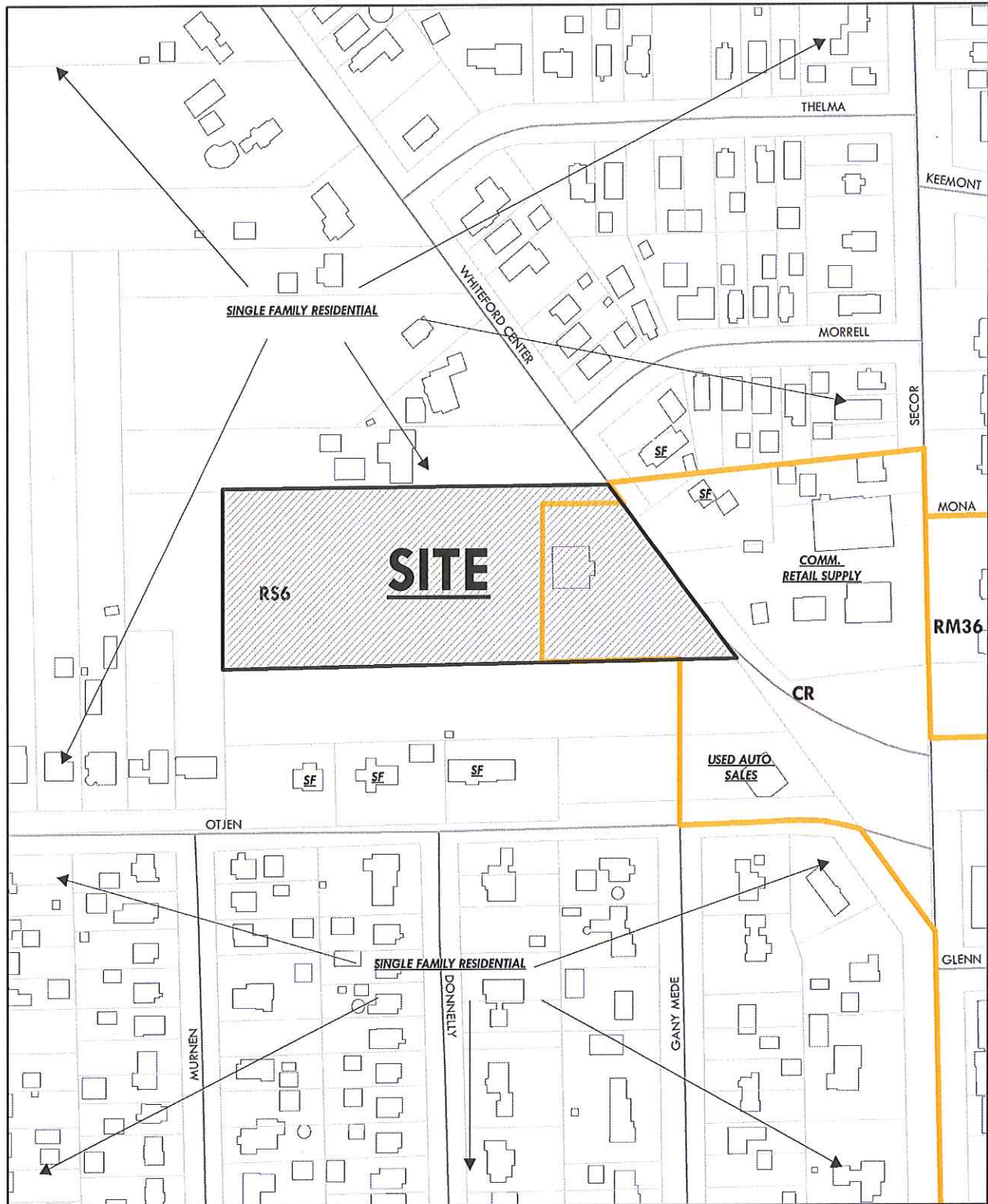
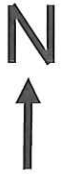
GENERAL LOCATION

Z-4004-19
ID 75



ZONING AND LAND USE

Z-4004-19
ID 75



JDD New Choice Investments, Ltd.

6047 Whiteford Center Rd.

Toledo, OH 43613

419-475-7850

May 16, 2019

Dear Neighbor:

JDD New Choice Investments, Ltd. has proposed with the city of Toledo for a Zone Change and Planned Development at 6047 Whiteford Center Toledo, OH 43613. This will include the development of existing land to house four, two story apartment buildings.

We would like to invite you to a neighborhood meeting on Wednesday May 22, 2019 at 7PM at Trilby United Methodist Church 5918 Secor Rd. Toledo, OH 43623. South door entrance upstairs.

Thank You

JDD New Choice Investments, Ltd.