



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 8, 2019

REF: Z-8005-19

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 Residential to IG General Industrial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 7, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 Single-Dwelling Residential to IG General Industrial
Location	-	5639 Telegraph Road (portion of the parcel)
Applicant	-	ATD Properties, LLC 105 W Alexis Road Toledo, OH 43612
Attorney	-	Lane D. Williamson Eastman & Smith Ltd. One Seagate, 24 th Floor P.O. Box 10032 Toledo, OH 43699

Site Description

Zoning	-	RS6 / Single-Dwelling Residential
Area (Total)	-	±5.777 Acres
Frontage	-	N/A
Existing Use	-	Undeveloped Land
Proposed Use	-	Warehouse and Parking Lot

GENERAL INFORMATION (cont'd)

Area Description

North	-	Warehouses and commercial businesses / IL
East	-	Warehouses and sexually oriented businesses / IG & CR
South	-	Single-family residences and Silver Creek / RS6
West	-	Vacant land, single family and multi-family residences / RS6 & RD6

Parcel History

M-5-98	-	Review of the Trilby Baseball Field Complex on City Owned Land at the west side of Telegraph Road at Silver Creek, approved by Plan Commission on 09/10/98.
Z-2006-13	-	Zone Change from IL to IG, approved by Plan Commission on 4/11/13, City Council approved on 5/28/13, Ordinance 270-13.
SPR-13-13	-	Minor Site Plan review for building and parking lot addition for Toledo Tool & Die at 5639 Telegraph Road, approved by Plan Commission Administratively with conditions on 05/13/13.
SPR-7-15	-	Minor Site Plan review for a new building and parking lot, approved by Plan Commission Administratively with conditions on 6/11/13.
Z-11008-17	-	Zone Change from RS6 to IG, approved by Plan Commission on 01/11/18, City Council deferred on 02/14/18 and 03/14/18, Applicant withdrew 4/2/18.
SPR-37-19	-	Major Site Plan Review for building & parking lot expansion at 5639 Telegraph Road (Companion Case).

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RS6 Single Dwelling Residential to IG General Industrial for a site located at 5639 Telegraph Road. The ±5.777 acre site is undeveloped and is to the west of Toledo Tool & Die. Surrounding land uses include Silver Creek and single family homes to the south, a commercial property and open land to the east, auto repair, a motel and manufacturing/warehousing to the north, and multi-family dwellings to the west.

The applicant is requesting the Zone Change to facilitate the expansion of Toledo Tool & Die, a metal stamping facility located at 105 W Alexis Road. The applicant, ATD Properties LLC, is leasing the land to Toledo Tool & Die, who operate the facility. A previous Zone Change and Site Plan Review facilitated a southward expansion of the company's facility from 2013 to 2015. In 2017, the applicant request a Zone Change for a portion of 5639 Telegraph Road, which was withdrawn. The proposed Zone Change will be used for warehousing and manufacturing with expanded parking, and a Major Site Plan Review was submitted as a companion case (*SPR-37-19*).

The southern portion of the parcel will remain RS6 Single Dwelling Residential to serve as a buffer between the IG General Industrial land and the single family homes to the south. In addition to the buffer, sound readings will be conducted at the site both before the site is constructed and after to ensure quality of life is not compromised for surrounding residents per TMC§507.14 – *Fixed Source Noise Levels*. Per these regulations, in RS6 Single Dwelling Residential from 7am to 10pm, noise limits shall not exceed 60 dbA.

Staff recommends with the approval of the requested Zone Change that the property owners of 205 W Alexis Road be contacted by the Plan Commission regarding a complimentary Zone Change of parcel number 22-04854. This parcel, which does not have frontage, is zoned RS6 Single Family Residential and will be surrounded on all sides by either IG General Industrial or IL Limited Industrial with the approval of the requested Zone Change. The owners of 205 W Alexis Road own abutting properties to the north that occupied by a light industrial use.

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 November 4, 2019 at the Holiday Inn Express located at 5855 Hagman Road. The meeting was attended by seven (7) people. Concerns included noise due to manufacturing at the facility during second and third shifts, and noise due to the backing up of trucks.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for IL Limited Industrial uses. The IL Limited Industrial category is intended to accommodate uses such as wholesale activities, warehouses and industrial/manufacturing operations that are not employment-intensive and are compatible with commercial and residential land uses. Although the Zone Change for the site is IG General Industrial, based on the nature of the site and its location as detailed in the companion case (*SPR-37-19*), the proposed Zone Change is consistent with future land use designation identified in the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change from RS6 Single Dwelling Residential to IG General Industrial because the proposed zoning is compatible with existing land uses within the general vicinity of the subject property. Additionally, the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed zoning classification.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-8005-19, a request for Zone Change from RS6 Single Dwelling Residential to IG General Industrial for 5936 Telegraph Road for the following two (2) reasons:

1. The proposed Zone Change is compatible with existing land uses within the general vicinity of the property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*).
2. The physical suitability of the subject site and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



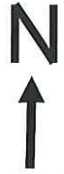
Thomas C. Gibbons
Secretary

Three (3) sketches follow

Cc: Lane D. Williamson; Eastman & Smith Ltd.; One Seagate, 24th Floor; P.O. Box 10032;
Toledo, OH 43699
Lisa Cottrell, Administrator
Dana Doubler, Planner

GENERAL LOCATION

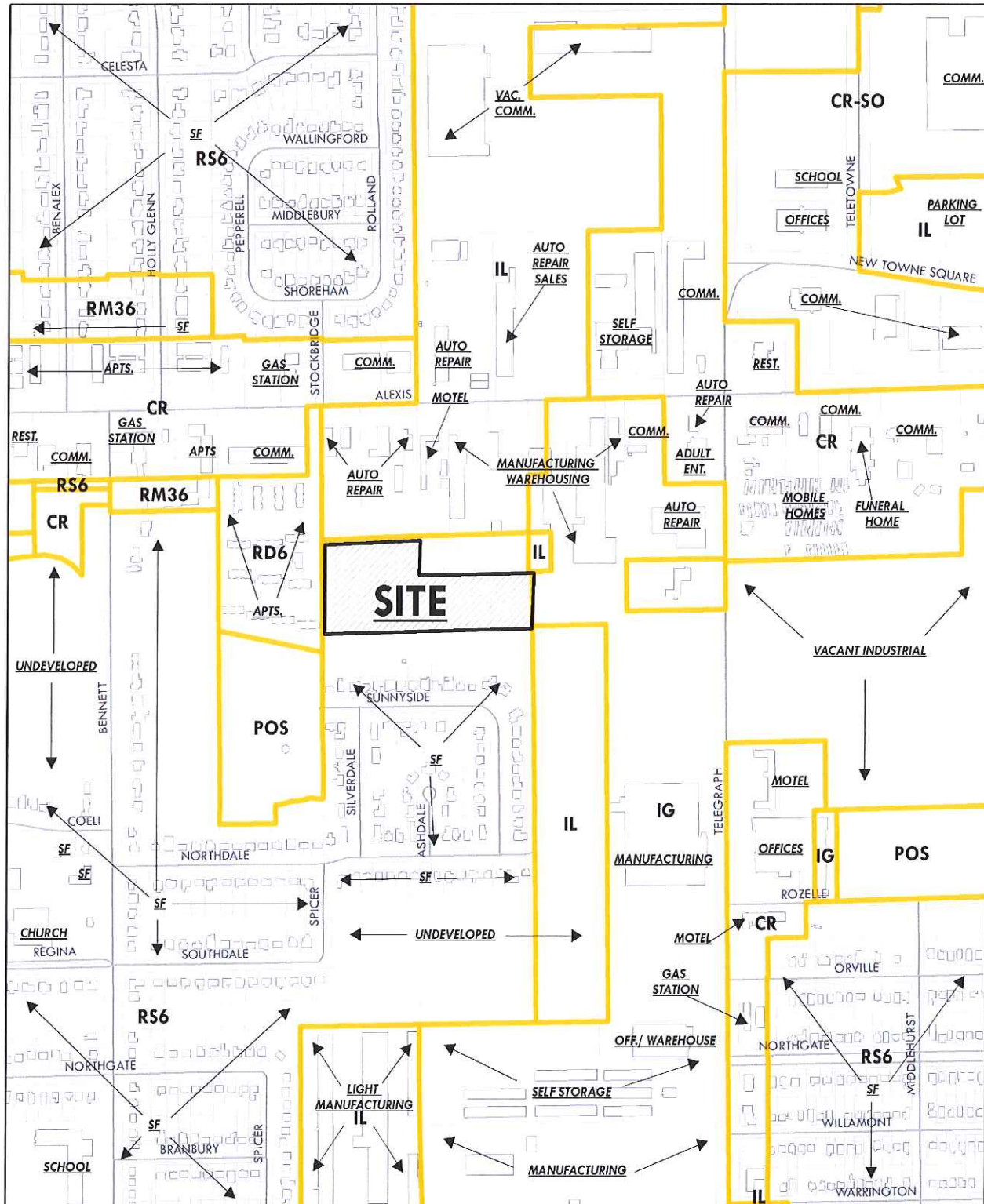
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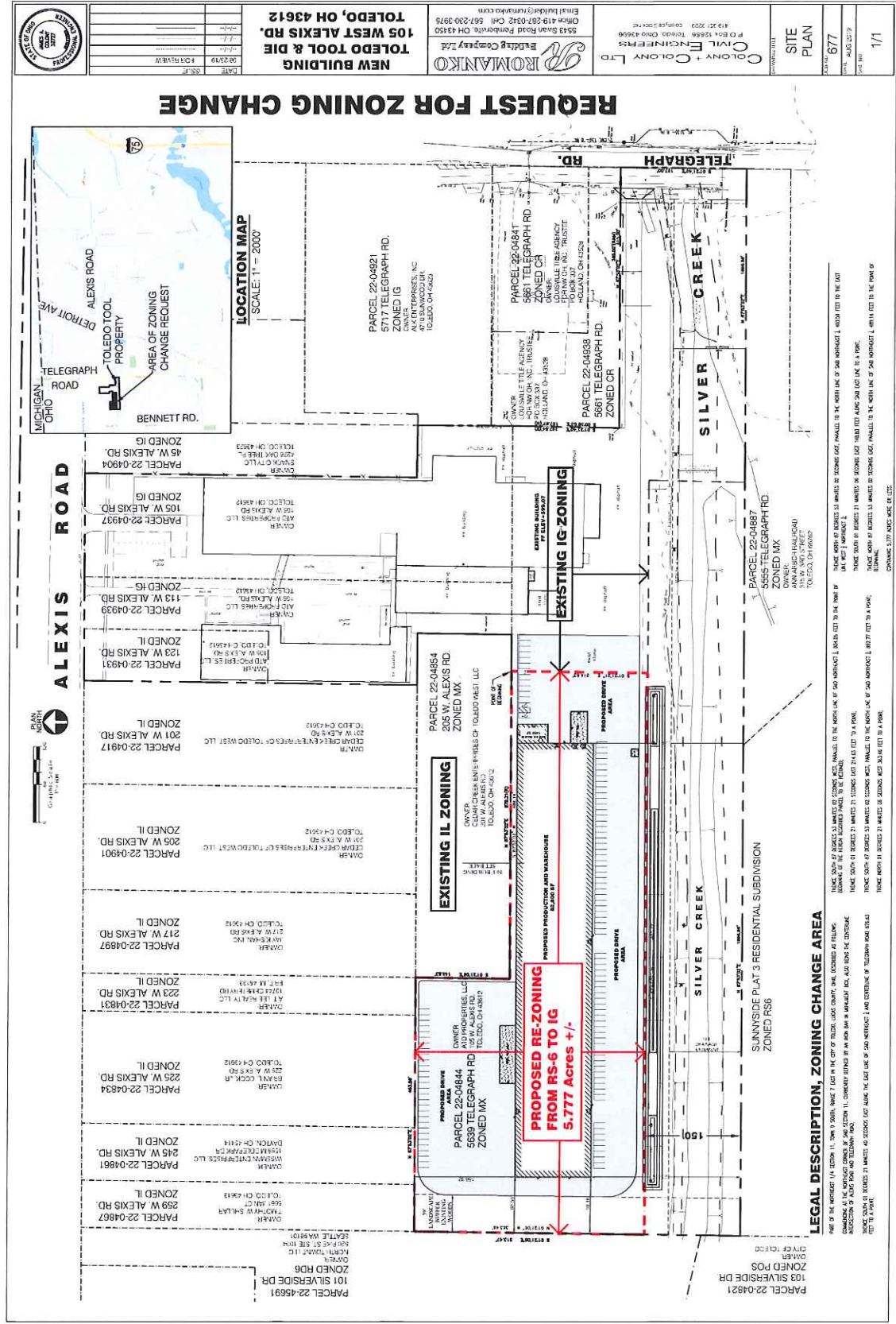
ZONING AND LAND USE

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Toledo Tool & Die Company, Inc.
105 W. Alexis Road
Toledo, Ohio 43612
Tel 419.476.4422
Fax 419.476.9944



Neighborhood Meeting

Dear Neighbor;

You are cordially invited to join us to discuss our future growth plans at Toledo Tool & Die. To facilitate future growth we've applied for a change in zoning to IG, General Industrial on currently vacant land.

The Neighborhood Meeting will provide you an opportunity to learn about Toledo Tool's successful 80 year history of family ownership, and our plans for the future.

Please join us:

Monday November 4, 2019 @ 6:00 pm
Holiday Inn Express – Meeting Room
5855 Hagman Road
Toledo, OH 43612

Very truly yours,
The Kujawa Family

[illegible]