



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: December 6, 2019

REF: Z-10001-19

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

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

SUBJECT: Zone Change from Request for a Zone Change from IL Light Industrial to CD
Downtown Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 5, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Request for Zone Change from CO Office Commercial to RM12 Multi-Dwelling District
Location	-	2220 Collingwood Boulevard
Applicant	-	Lucas County Land Reutilization Corporation One Government Center, Suite 580 Toledo, OH 43604

Site Description

Zoning	-	CO Office Commercial
Area	-	.243 acres
Frontage	-	52'
Existing Use	-	Vacant structure
Proposed Use	-	Multi-family structure for two-three units

Area Description

North	-	Single and Multi Family Dwelling / CO
South	-	Church / CO
East	-	Single and Multi Family Dwelling / RM36
West	-	Multi Family Dwelling and parking lot / CO

GENERAL INFORMATION (cont'd)

Parcel History

OWE-42-99	-	Request for vinyl window replacement (OWEHDC disapproved 6/14/99).
OWE-101-17	-	Requested demolition (Withdrawn by applicant 4/17/17).
OWE-4-19	-	Requested demolition (Withdrawn by applicant 7/8/19).

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 CO Office Commercial to RM12 Multi-Dwelling District for a site located at 2220 Collingwood Boulevard. The .243-acre site is occupied by a vacant multi-family residence with six units. The residence is comparable to the surrounding houses and apartment buildings located in the vicinity of Collingwood Boulevard and Bancroft Street. The property is located in the Old West End Historic District.

The proposed zoning is consistent with zoning classifications of the properties within the general vicinity of the site. The parcels to the east of the site are currently zoned RM36 Multi-Dwelling District. On the north, south and west side of parcel, the parcels are zoned CO Office Commercial. Surrounding land uses include churches, a day care, single family and multi-family houses, and apartments.

The applicant is requesting a Zone Change to RM12 Multi-Dwelling District in order to market this property as a four (4) unit residential structure. The density waiver is required due to the square footage of the lot area equaling 10,400 feet when divided by the RM12 minimum lot area of 3,600 feet only allows for three (3) units. A density waiver allowing up to four (4) units is being requested as part of the application in order to present a viable marketing plan for this property.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan identifies the future land use designation for the subject site as Multi-family Residential (RM). The Toledo 20/20 Comprehensive Plan identifies the future land use designation for the adjacent parcels to the north and east as Multi-family Residential (RM) and to the west and south as Single-family Residential (RS).

The intent of the multi-dwelling housing is to encourage the development or reuse of existing structures by promoting aesthetically pleasing environments, safety, privacy, and recreational opportunities in an area with good transportation access. Additional recommendations for the Old West End include the rehabilitation of historic houses, and to allow for appropriate density in residential zoning districts consistent with the fabric of the neighborhood.

Staff recommends approval of the Zone Change for this location because it is compatible with the land uses in the immediate area. The reuse of a vacant structure for a multi-family structure will create affordable apartment living and will not negatively impact the surrounding neighborhood. Additionally, the proposed RM12 Zoning is consistent with the current zoning designations of properties established in the immediate area of the site.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommended approval of Z-10001-19, a request for a Zone Change from CO Office Commercial to RM12 Multi-Dwelling District for a site located at 2220 Collingwood Boulevard, to the Toledo City Council, for the following two (2) reasons:

1. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property (TMC 1111.0606.B *Review and Decision-Making Criteria*); and
2. The proposed RM12 Multi-Dwelling District zoning is compatible with the zoning classifications of properties within the general vicinity of the subject property (TMC 1111.0606.C *Review and Decision-Making Criteria*).

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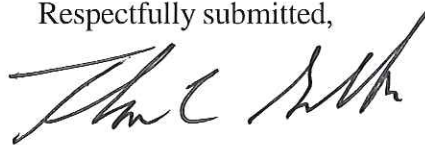
The Toledo City Plan Commission recommends approval of the waiver requested for a structure located at 2220 Collingwood Boulevard:

Chapter 1106 Intensity and Dimensional Standards

Sec. 1106.0101 Residential Districts - RM12 requires 3,600 square feet per lot for a single building.

Approve the waiver to allow for a higher density. Based on the site calculations, the density allows for up to 3 units and allowing the 4th unit will enable the applicant to properly market the property.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Thomas C. Gibbons', written in a cursive style.

Thomas C. Gibbons
Secretary

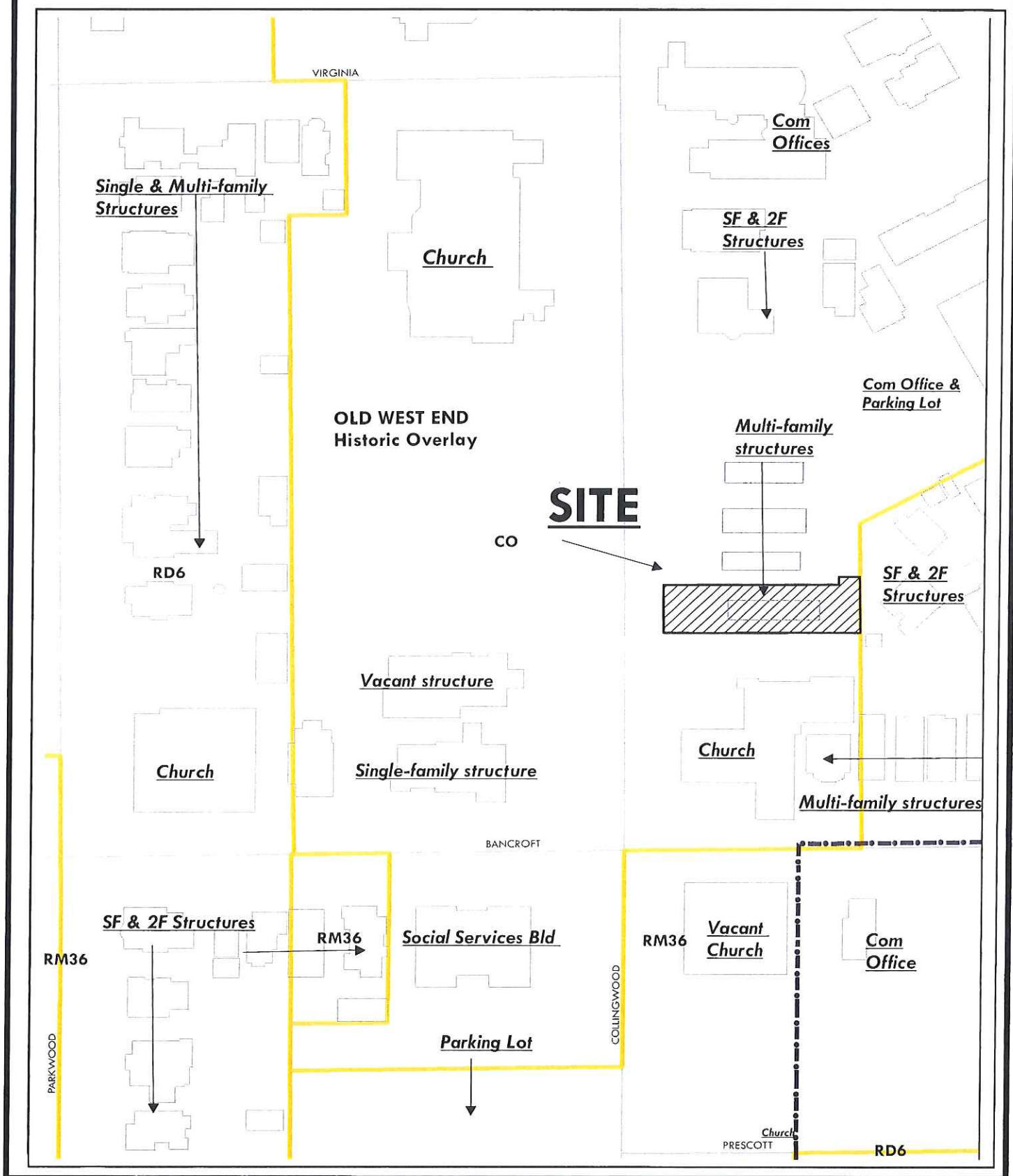
MLM

Two (2) sketches follow

Cc: Lucas County Land Reutilization Corporation, One Government Center, Suite 580, Toledo, OH 43604
Lisa Cottrell, Administrator
Molly Maguire, Principal Planner

ZONING & LAND USE

Z-10001-19



GENERAL LOCATION

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