



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: June 11, 2021

REF: Z-4002-21

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 RD6 Residential Duplex to CR Regional Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 10, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RD6, Residential Duplex, to CR, Regional Commercial
Location	-	3428 Glenwood Avenue
Applicant	-	Jeep Country Federal Credit Union 3437 N Detroit Avenue Toledo, OH 43610

Site Description

Zoning	-	RD6 / Residential Duplex
Area	-	± 0.08 acres
Frontage	-	± 30' along Glenwood Avenue
Existing Use	-	Vacant lot
Proposed Use	-	Parking lot expansion with Drive-Thru

Area Description

North	-	Jeep Country Credit Union parking / CR
South	-	Residential / RD6
East	-	Vacant lot / CR
West	-	Vacant lot / IL

GENERAL INFORMATION (cont'd)

Parcel History

- No parcel history

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RD6, Residential Duplex, to CR, Regional Commercial for a site located at 3428 Glenwood Avenue to expand accessibility to the Credit Union with a Drive-Thru. The ±0.08-acre site is currently a vacant lot. Surrounding land uses are the credit union to the north, residential to the south, a vacant lot to the west, and residential to the east. CR, Regional Commercial, is intended to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses.

The Credit Union is requesting the zone change to facilitate the expansion of the existing facility's parking lot and to add a drive through. Because the site abuts residential uses, special attention will be given in the site plan review process to landscaping and buffering.

20/20 Comp Plan

The Toledo 20/20 Comprehensive Plan targets the neighborhood around the site for Regional Commercial land uses.

CR zoning is appropriate based on the size of parcel and permitted uses. Financial, Insurance, and Real Estate Services are allowable in addition to well-designed drive through facilities.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4002-21, a Zone Change from RD6, Residential Duplex, to CR Regional Commercial for the site at 3428 Glenwood Avenue to Toledo City Council for the following two (2) reasons:

1. The CR zoning request is similar to existing land uses within the general vicinity of the subject property (**TMC 1111.0606.B**); and
2. 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**).

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Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Thomas C. Gibbons".

Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Rosalin Arscott Applicant
Lisa Cottrell, Administrator
Nancy Hirsch, Planner

General Location

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Zoning & Land Use

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