

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: October 11, 2024

REF: Z-7005-24

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Zone Change from RM36 (Multi-Family Residential) to CO (Office Commercial)

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 10, 2024 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request - Zone Change from RM36 (Multi-Family Residential) to CO (Office Commercial)

Location - 0 Executive Parkway (Parcel #22-89174)

Owner / Applicant - Jon Roumaya  
3340 Secor Road  
Toledo, OH 43606

Civil Engineer - Lewandowski Engineers  
219 S. Erie Street  
Toledo, OH 43604

#### Site Description

Zoning - RM36 (Multi-Family Residential) & RS6 (Single Dwelling Residential)

Area - ± 2.51 acres

Frontage - ± 212' along Executive Parkway

Existing Use - Vacant Parking Lot, Grass

Proposed Use - Hotel

#### Area Description

North - RM36, RS9 / Apartments, Single-Dwelling Houses

South - CO, CR / Donation Center, Hotel, Shopping Plaza

East - CR / Fast Food, Jeweler, Smoke Shop

West - RM36, CO / Senior Apartments, Offices

**GENERAL INFORMATION (cont'd)**

Parcel History

Z-290-79	-	Zone Change from R-4 to C-2 (Subject to Commercial Plat, PC approved 1-24-80, Ord. 91-80, 2/12/80)
Z-7007-12	-	Zone Change from RM-36 to CO (Withdrawn, submitted commercial plat for Z-290-79)
S-16-12	-	Final Plat of Executive Parkway Business Park Plat 1 (PC approved 10/11/12, Recorded 2/16/13)
Z-5010-13	-	Zone Change from CO to RM-36 (PC approved 7/11/13, Ord. 402-13 8/20/13)
SUP-5008-13	-	Special Use Permit for a 44-bed Memory Care Facility (PC approved 7/11/13, Ord. 403-13 8/20/13)
S-12-13	-	Replat of Executive Parkway Business Park Plat 1 (PC approved 6/13/13)
SPR-42-24	-	Major Site Plan Review for a New Hotel at 0 Executive Parkway ( <i>Companion Case</i> )

Applicable Plans & Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from RM36 (Multifamily Residential) to CR (Regional Commercial) for 0 Executive Parkway (Parcel #22-89174). The ±2.51 acre parcel currently contains a vacant parking field. To the north are apartments and single dwelling homes, to the south is a donation center, a hotel, and a shopping plaza, to the east are fast food restaurants, a jeweler, and a smoke shop, and to the west are senior apartments and offices.

The applicant is requesting the zone change to permit the development of a new hotel on the site. The RM36 (Multifamily Residential) zoning district does not permit lodging (hotels). The CR (Regional Commercial) zoning district does permit lodging by-right. The applicant has submitted companion case SPR-42-24, a Major Site Plan Review for a New Hotel.

Executive Parkway was created primarily to serve CO (Office Commercial) land uses. This is reflected by the fact that most parcels fronting on Executive Pkwy are zoned CO (Office Commercial). One of the benefits of the Executive Parkway CO (Office Commercial) corridor is

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**STAFF ANALYSIS (cont'd)**

that it serves as a buffer between the intensive CR (Regional Commercial) Secor Road corridor and the residential areas to the north and west. This important CO buffer is highlighted on page 174 of the draft Forward Toledo Plan as an example of the type of buffering the plan promotes between intensive commercial and low-density residential land uses. Allowing an encroachment of CR (Regional Commercial) zoning into this corridor will set a precedent resulting in the remaining CO parcels becoming vulnerable to more intense commercial uses. This development pressure will then begin to degrade the corridor, causing friction between land uses.

An alternative zoning district which would permit the proposed hotel is CO (Office Commercial). CO (Office Commercial) districts permit lodging (hotels) by-right similarly to the proposed CR (Regional Commercial) district. CO (Office Commercial) also permits any restaurant or tavern the hotel may want to incorporate into their building, so long as the restaurant or bar is incorporated into the structure of the hotel. The CO (Office Commercial) zoning designation can adequately serve the intended hotel development.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan Future Land Use Map targets this site for General Commercial land uses. Designations in the plan have three components which must be evaluated for compatibility: physical design, land uses, and geographic characteristics. The General Commercial land use designation provides space for auto-oriented and large-scale commercial operations which may also cater to regional demand. Commercial structures nearest to residential or medium- and high-density land uses should prioritize pedestrian features over auto-oriented development. Offices & Multi-dwelling uses are most appropriate as a land use buffer within General Commercial Areas when abutting residential land uses. The Forward Toledo Plan also emphasizes restraint with additional CR zoning due to an imbalance of citywide vacant/underutilized commercial space for basic goods and services, the wide range of potential commercial uses, and the decreasing need for brick-and-mortar space. CO zoning would allow the hotel while restricting the amount of alternative commercial uses for the site and be more in conformance with Forward Toledo.

Staff recommends disapproval of the Zone Change from RM36 (Multifamily Residential) to CR (Regional Commercial) at 0 Executive Parkway (Parcel #22-89174) because a lower intensity zoning classification would permit the intended development. Staff instead recommends approval of a zone change to CO (Office Commercial) as the site is physically suitable for the allowed uses, and the district is compatible with land uses within the general vicinity.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-8001-24, a Zone Change from RM36 (Multi-Family Residential) CO (Office Commercial) at 0 Executive Parkway (Parcel #22-89174) to Toledo City Council for the following two (2) reasons:

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**PLAN COMMISSION RECOMMENDATION** (cont'd)

1. CO (Office Commercial) zoning is compatible with the existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)** *Review and Decision Making Criteria*); and
2. The subject site is physically suitable for the uses permitted under the CO (Office Commercial) Zoning District (**TMC§1111.0606(D)** *Review and Decision Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

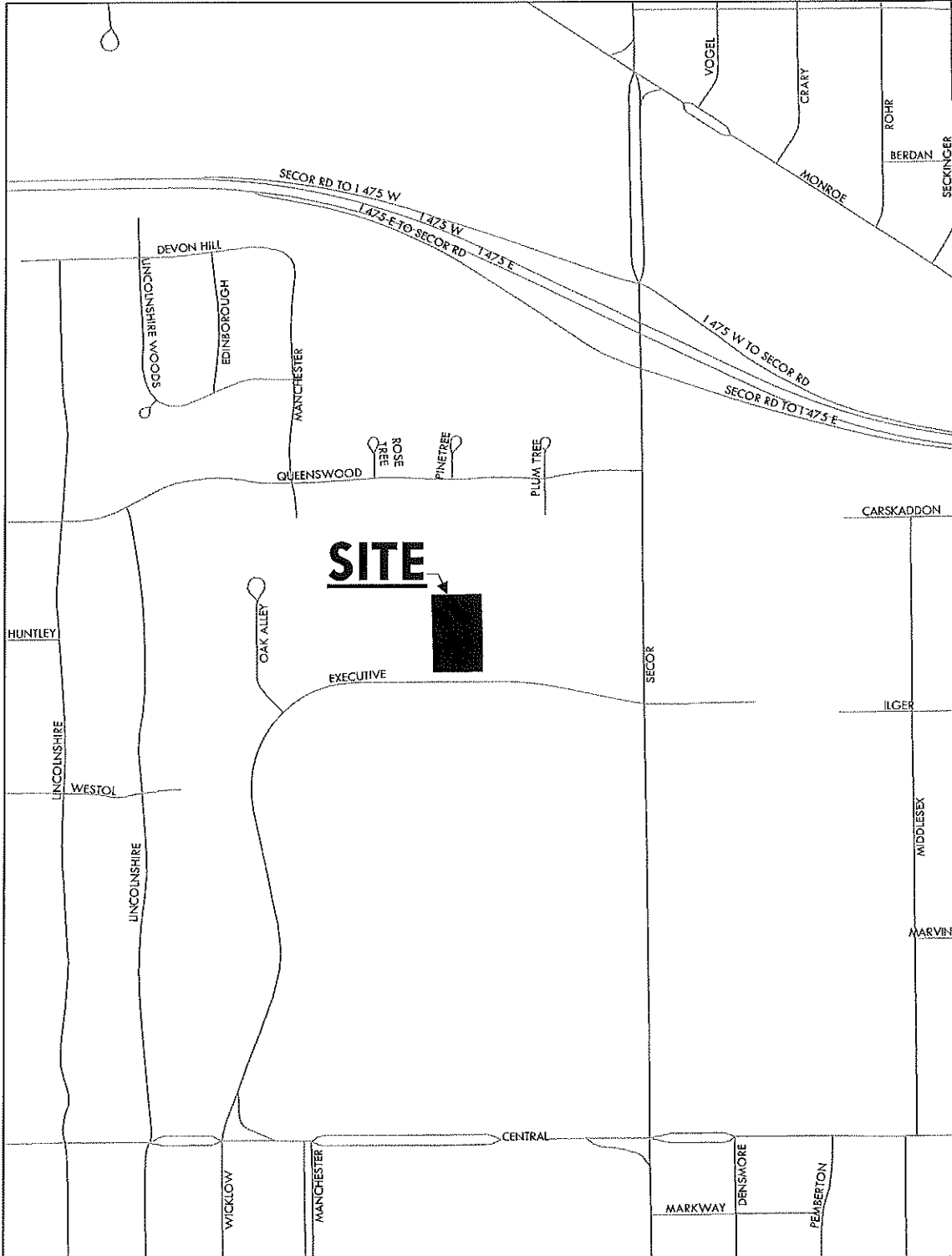
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Two (2) sketches follow

Cc: Jon Roumaya, 3340 Secor Road, Toledo, OH 43606  
Lewandowski Engineers, 219 S. Erie Street, Toledo, OH 43604  
Lisa Cottrell, Deputy Director  
Alex Schultz, Planner

# GENERAL LOCATION

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# ZONING & LAND USE

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