

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: November 8, 2024

REF: Z24-0012

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

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

SUBJECT: Zone Change from CN Neighborhood Commercial to CR Regional Commercial at 4760 Glendale Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on November 7, 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CN Neighborhood Commercial to CR Regional Commercial
Location	-	4760 Glendale Avenue
Applicant / Owner	-	Marc Monnette Monnette's Market 19336 W. River Road Bowling Green, OH 43402

Site Description

Zoning	-	CN / Neighborhood Commercial
Area	-	± 1.00 Acres
Frontage	-	± 204' along Glendale Avenue
	-	± 270' along Eastgate Road
	-	± 320' along Cass Road
Existing Use	-	Monnette's Market
Proposed Use	-	Monnette's Market

GENERAL INFORMATION (cont'd)

Area Description

North	-	Cass Road, church and single-family homes / RS9, RS12, RM36
South	-	Glendale Avenue, bank, offices and single-family homes / CO, CR, RS12
East	-	Eastgate Road, condos and single-family homes / RM36
West	-	Cass Road and apartments / RM36

Parcel History

SUP-182-83	-	Request for Special Use Permit for addition of convenience store to existing gas station (PC rec. approval 3/8/1984; WITHDRAWN at request of applicant 5/1/1984).
SUP-793-90	-	Special Use Permit for addition to existing gas station with convenience store (PC rec. approval 9/6/1990; CC approved 9/25/1990 via Ord. 969-90).
V-811-06	-	Vacation of a portion of Cass Road between Glendale Avenue and Eastgate Road (PC rec. approval 2/8/2007; CC approved 1/6/2009 via Ord. 23-09. Amended by CC 1/16/2010 via Ord. 78-10 to correct legal description).
SPR-31-08	-	Minor Site Plan Review including frontage landscape waivers for Monnette's Market expansion at 4760 Glendale Avenue (PC approved 9/11/2008).
SPR-9-22	-	Minor Site Plan Review for new greenhouse at 4760 Glendale Avenue (Admin. approved 3/28/2022).

Applicable Plans and 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 CN Neighborhood Commercial to CR Regional Commercial at 4760 Glendale Avenue. The subject property consists of ±1.00 acres and is bounded on all sides by a right-of-way, including Cass Road on the north and west, Eastgate Road on the east, and Glendale Avenue on the south. The site is currently occupied by Monnette’s Market. Surrounding land uses include a church and single-family homes to the north; a bank, an office building and single-family homes to the south; condos and single-family homes to the east; and apartments to the west.

Monnette’s Market has undergone improvements and expansions over the years at this site. Since the store is larger, the applicant has indicated that it serves a larger community than the surrounding residential areas that it once did. Being that the site is surrounded on all sides by major roadways, the site accommodates more auto-oriented access and is not as well suited for pedestrian traffic. Per the applicant, the location receives ninety percent (90%) of its business from auto traffic via the major roadways. As such they are requesting the proposed zone change to allow for marketing/advertising, or signage that is consistent with CR Regional Commercial zoning district. Both high profile signs and electronic message center (EMC) signs are permitted signage in the CR zoning district, but not the CN zoning district.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the subject property as Neighborhood Mixed-Use. The Neighborhood Mixed-Use land use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. These areas are the core component of neighborhoods and provide the highest density of commercial and housing opportunities. While the proposed CR Regional Commercial zoning district is intended to accommodate community and regional-oriented commercial uses, it does permit both commercial and multi-dwelling uses. In addition, the CR zoning district is also intended to accommodate auto-oriented development in areas already built in this manner. Since the subject property is surrounded on all sides by major roadways, it is more conducive to auto-oriented traffic.

Staff recommends approval of the Zone Change from CN Neighborhood Commercial to CR Regional Commercial as the subject property is surrounded on all sides by roadways and is consistent with the existing land uses and zoning to the south and southeast of the site.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z24-0012, a request for Zone Change from CN Neighborhood Commercial to CR Regional Commercial at 4760 Glendale Road, to Toledo City Council for the following **two (2) reasons**:

1. The proposed CR Regional Commercial zoning district intent, to accommodate auto-oriented development, is consistent with the subject property as it is surrounded on all sides by three (3) major roadways; and

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PLAN COMMISSION RECOMMENDATION (cont'd)

2. The proposed CR Regional Commercial zoning district is compatible with the existing land uses to the south and southeast of the subject property (TMC§1111.0606(B)).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

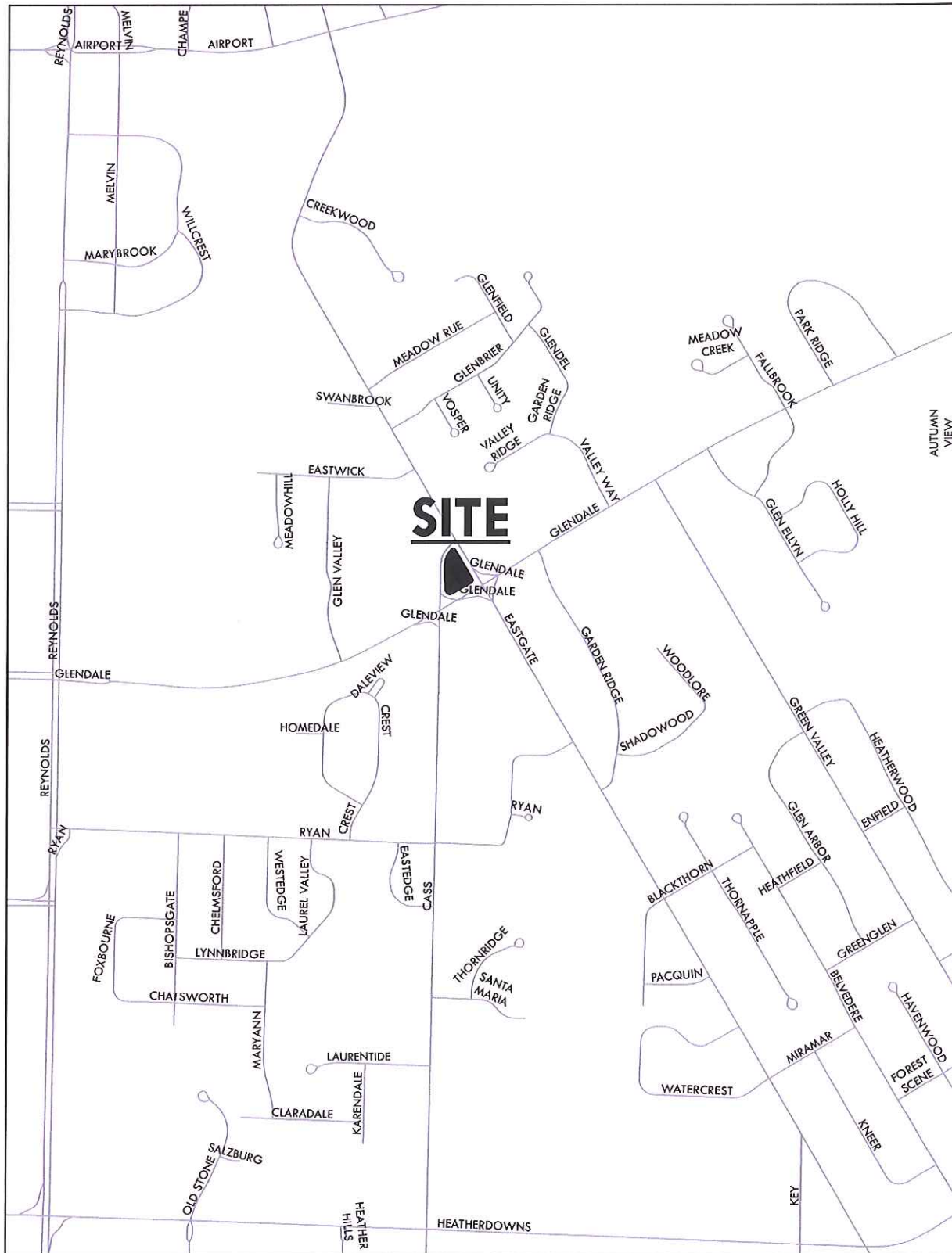
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Two (2) sketches follow

CC: Marc Monnette, 19336 W. River Road, Bowling Green, OH 43402
Lisa Cottrell, Deputy Director
Lisa Karcher, Planner

GENERAL LOCATION

Z24-0012



ZONING & LAND USE

Z24-0012

