REF: Z-8001-24

DATE: October 10, 2024

GENERAL INFORMATION

Subject

(Multi-Family Request Zone RM36 Change from

Residential) & RS9 (Single-Dwelling Residential) to

CO (Office Commercial)

Location 3815 W. Sylvania Avenue

Applicant / Owner Jeff Nowalk, Director of Facilities

Lucas County Commissioners

One Government Center, Suite 800

Toledo, OH 43604

Civil Engineer Seth Transue

> Civil & Environmental Consultants, Inc. 250 W. Old Wilson Bridge Road, Suite 250

Worthington, OH 43085

Site Description

Zoning RM36 – Multi-Family Residential & RS6 – Single

Dwelling Residential (CO – Office Commercial

Pending)

Area \pm 2.23 acres

Frontage ± 300' along Sylvania Avenue

± 330' along Woodley Road

Existing Use Funeral Home

Proposed Use **Parking**

Area Description

North RM36 / Apartments South CO / Medical Offices

RM36, RS9 / Lucas County Shared Services Bldg. East West

CO, RM36, RS9 / Medical Offices, Multi-Unit

Dwellings

Parcel History

T-177-61 Lot Split of the westerly three hundred feet (300') of

the original parcel. (Administratively approved

6/21/24)

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 (Multi-Family Residential) & RS9 (Single-Dwelling Residential) to CO (Office Commercial) for 3815 W. Sylvania Avenue. The request is to accommodate a proposed parking lot intended to serve the adjacent Lucas County Shared Services Building, which is an administrative office use. Administrative offices are not permitted in the current RM36 (Multi-Family Residential) & RS9 (Single-Dwelling Residential) zoning district. Administrative offices are permitted in CO (Office Commercial) districts. To the north are apartments, to the south are medical offices, to the east is the Lucas County Shared Services Building, and to the west are medical offices and multi-unit dwellings.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this area for Neighborhood Mixed-Use land uses. The intent of the Neighborhood Mixed-Use land use designation is to preserve and promote pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities.

Staff recommends approval of the Zone Change from RM36 (Multi-Family Residential) & RS9 (Single-Dwelling Residential) to CO (Office Commercial) for 3815 W. Sylvania Avenue because it is consistent with existing land uses and zoning classifications within the general vicinity of the subject property.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-8001-24, a Zone Change from RM36 (Multi-Family Residential) & RS9 (Single-Dwelling Residential) to CO (Office Commercial) for 3815 W. Sylvania Avenue, 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))
- 2. The proposed Zone Change is consistent with the zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C))

ZONE CHANGE TOLEDO PLAN COMMISSION

REF: Z-8001-24

DATE: October 10, 2024

TIME: 2:00 P.M.

TOLEDO CITY COUNCIL ZONING AND PLANNING COMMITTEE

DATE: November 12, 2024

TIME: 4:00 P.M.

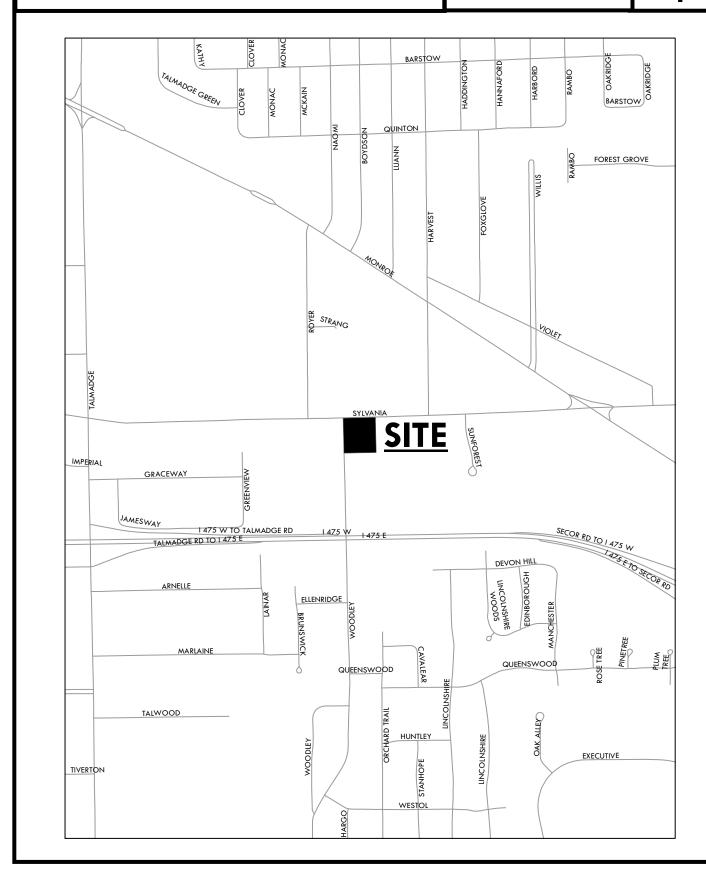
AS

Two (2) sketches follow

GENERAL LOCATION

Z-8001-24 ID 78

N 1



ZONING & LAND USE

Z-8001-24ID 78



