

## GENERAL INFORMATION

### Subject

- Request - Zone Change from RM36 (Multi-Family 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 - ± 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
- East - RM36, RS9 / Lucas County Shared Services Bldg.
- 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



# ZONING & LAND USE

Z-8001-24  
ID 78

