



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 12, 2024

REF: Z-4008-24

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

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

SUBJECT: Zone Change from CN (Neighborhood Commercial) to CR (Regional Commercial) at 0 Holland-Sylvania Rd (Southwest corner of Holland-Sylvania and Bancroft Streets).

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 11, 2024 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from CN (Neighborhood Commercial) to CR (Regional Commercial)
Location	-	0 Holland-Sylvania Rd (Southwest corner of Holland-Sylvania and Bancroft Streets)
Applicant	-	Cosmic Investments, LLC 14817 Ali Avenue Middleburg Heights, OH 44130
Owner	-	Macs Convenience Stores LLC P.O. Box 347 Columbus, OH 47201

#### Site Description

Zoning	-	CN / Neighborhood Commercial
Area	-	±2.09 acres
Frontage	-	±365' along Holland-Sylvania Road ±250' along Bancroft Street
Existing Use	-	Vacant Land
Proposed Use	-	Drive-through Coffee and Donut Shop

#### Area Description

North	-	CR / Gas Station, Kroger
South	-	CN / Strip-Style Shopping Center
East	-	CN, CR, & RS6 / Phone Store, Strip-Style Shopping Center, Single-Dwelling Homes
West	-	CN & RS6 / Vacant Land, Single-Dwelling Homes

**GENERAL INFORMATION (cont'd)**

Parcel History

Z16-C66	-	Zone Change from R-A to C-1 (P.C. approved 8/1/58; Adams Twp. Trustees approved 9/5/58)
Z16-C101	-	Zone Change from R-A to C-1 (P.C. disapproved 1/7/60; Adams Twp. Trustees approved 2/16/60)
Z-316-64	-	Annexed to City of Toledo by Ord 943-64; permanent zoning of C-1 established by Ord. 486-65
Z-253-82	-	Zone Change from R-2 and C-1 to C-3 (Withdrawn by applicant on 12/1/83)
S-14-82	-	Preliminary drawing review for CHURCHILLS DURCH VILLAGE (withdrawn by applicant on 12/1/83)
Z-6013-98	-	Zone Change from R-2 and C-1 to C-3 (withdrawn by applicant on 9/10/98)
Z-3003-04	-	Zone Change from C-1 Neighborhood Commercial and R-2 Single Family Residential to C-3 Commercial (P.C. approved change to C-1 (not C-3); Ord. 436-04 passed on 6/29/04)
SUP-9002-04	-	Special Use Permit for a Gas Station with Convenience Store at 2041 N Holland-Sylvania Road (P.C. approved 10/14/04; Ord. 878-04 passed on 12/21/04)

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from CN (Neighborhood Commercial) to CR (Regional Commercial) at 0 Holland-Sylvania Road (SW corner of Bancroft and Holland-Sylvania) to develop a drive-through coffee and donut shop. The ±2.09-acre site is currently zoned CN (Neighborhood Commercial), which permits coffee and donut shops but does not permit drive-through facilities. The applicant is requesting this zone change to permit the drive-through facility. To the North of the site is a gas station and a Kroger grocery store, to the South of the site is a strip-style shopping center, to the East is a phone store, a strip-style shopping center, and single-dwelling homes, and to the West is vacant land and single-dwelling homes.

TO: President Hartman and Members of Council

REF: Z-4008-24

July 12, 2024

Page 3

**STAFF ANALYSIS (cont'd)**

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for neighborhood commercial uses. Neighborhood Commercial land uses are predominantly small- and medium-scale commercial uses that serve neighborhoods. While a coffee and donut shop development would certainly fit within this land use, an auto-oriented drive-through facility would not. Auto-oriented developments such as drive-throughs are a regional commercial land use and the Plan specifically recommends limiting commercial development along this stretch of Holland-Sylvania to neighborhood (not regional) commercial. The requested Zone Change is not compatible with the Toledo 20/20 Plan.

Draft Forward Toledo Comprehensive Land Use Plan

The Draft Forward Toledo Plan targets this site for Neighborhood Mixed-Use land uses. Neighborhood Mixed-Use land uses are a mix of multi-family and small- and medium-scale commercial operations such as restaurants, specialized retail, small offices, and galleries. Parking in these areas should be shared and buildings should be located near each other. Similar to the Toledo 20/20 Plan, a coffee and donut shop development would be appropriate, however only when connected to a larger development with a mixture of residential and commercial uses. A standalone auto-oriented drive-through establishment would fit better in an area designated by the Forward Toledo Plan for General Commercial land uses. The requested Zone Change is not compatible with the Draft Forward Toledo Plan

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends disapproval of Z-4008-24, a request for a Zone Change from CN (Neighborhood Commercial) to CR (Regional Commercial) at 0 Holland-Sylvania Road (SW corner of Bancroft and Holland-Sylvania), for the following reason:

1. The zone change request contradicts the Toledo 20/20 Comprehensive Plan and the Draft Forward Toledo Comprehensive Land Use Plan

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

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Two (2) sketches follow

Cc: Cosmic Investments LLC, 14817 Ali Avenue, Middleburg Heights, OH 44130  
Macs Convenience Stores LLC, P.O. Box 347, Columbus, OH 47201  
Lisa Cottrell, Deputy Director  
Alex Schultz, Planner

# GENERAL LOCATION

Z-4008-24  
ID 126



# ZONING & LAND USE

Z-4008-24  
ID 126

