

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

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 approval 3/8/1984; WITHDRAWN at request of applicant 5/1/1984).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).

GENERAL INFORMATION (cont'd)Parcel History (cont'd)

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.

STAFF ANALYSIS (cont'd)

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.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend 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
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)).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z24-0012
DATE: November 7, 2024
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: December 10, 2024
TIME: 4:00 P.M.

LK
Two (2) sketches follow

ZONING & LAND USE

Z24-0012

