

GENERAL INFORMATION

Subject

- Request - Zone Change from CO (Office Commercial) & CR (Regional Commercial) to CR (Regional Commercial)
- Location - 0 Executive Parkway (Parcel #22-99007)
- Applicant / Owner - Jon Roumaya
3340 Secor Road
Toledo, OH 43606
- Civil Engineer - Lewandowski Engineers
219 S. Erie Street
Toledo, OH 43604

Site Description

- Zoning - CO (Office Commercial) & CR (Regional Commercial)
- Area - ± 1.81 acres
- Frontage - ± 211' along Executive Parkway
- Existing Use - Vacant (Former Church)
- Proposed Use - Hotel, Vacant

Area Description

- North - RM36, RS9 / Apartments, Single-Dwelling Houses
- South - CO, CR / Donation Center, Hotel, Shopping Plaza
- East - CR / Fast Food, Jeweler, Smoke Shop
- West - RM36, CO / Senior Apartments, Offices

Parcel History

- Z-290-79 - Zone Change from R-4 to C-2 (Subject to Commercial Plat, PC approved 1-24-80, Ord. 91-80, 2/12/80)
- Z-7007-12 - Zone Change from RM-36 to CO (Withdrawn, submitted commercial plat for Z-290-79)
- S-16-12 - Final Plat of Executive Parkway Business Park Plat 1 (PC approved 10/11/12, Recorded 2/16/13)
- SUP-5008-13 - Special Use Permit for a 44-bed Memory Care Facility (PC approved 7/11/13, Ord. 403-13 8/20/13)

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

S-12-13	-	Replat of Executive Parkway Business Park Plat 1 (PC approved 6/13/13)
Z-5002-17	-	Zone Change from CO to CR at 3535 Executive Parkway (Withdrawn 9/14/17)
S-20-22	-	Final Plat of the Eezy-Keezy Lemon Squeezy Subdivision (PC approved 2/9/23)
Z-4011-22	-	Zone Change from CO to CR at 0 Executive Parkway (PC approved 7/19/22, Ord. 377-22)
SPR-23-22	-	Major Site Plan Review for a new restaurant at 0 Executive Parkway – Parcel 22-99006 (PC approved 6/9/22)
T-26-23	-	Original parcel 22-9906 to be split and combined with parcel 22-99007 (Administratively approved 6/6/2023)
SPR-42-24	-	Major Site Plan Review for a New Hotel at 0 Executive Parkway (<i>Companion Case</i>)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO (Office Commercial) & CR (Regional Commercial) to CR (Regional Commercial) for 0 Executive Parkway (Parcel #22-99007). The ±2.51 acre parcel currently contains a vacant parking field. To the north are apartments and single dwelling homes, to the south is a donation center, a hotel, and a shopping plaza, to the east are fast food restaurants, a jeweler, and a smoke shop, and to the west are senior apartments and offices.

The applicant is requesting the zone change both to permit the development of a new hotel on the western portion of the site and to permit potential future development on the eastern portion. The applicant intends to split the western ±67.64 feet of the parcel off and combine it with the adjacent parcel to create the hotel development site. The remainder of this parcel would become open to future development. The current CO (Office Commercial) zoning permits lodging (hotels) by-right. The CR (Regional Commercial) zoning district also permits lodging by-right. The applicant has submitted companion case SPR-42-24, a Major Site Plan Review for a New Hotel.

STAFF ANALYSIS (cont'd)

Executive Parkway was created primarily to serve CO (Office Commercial) land uses. This is reflected by the fact that most parcels fronting on Executive Pkwy are zoned CO (Office Commercial). One of the benefits of the Executive Parkway CO (Office Commercial) corridor is that it serves as a buffer between the intensive CR (Regional Commercial) Secor Road corridor and residential areas to the north and west. This important CO buffer is highlighted on page 174 of the draft Forward Toledo Plan as an example of the type of buffering the plan promotes between intensive commercial and low-density residential land uses. Allowing an encroachment of CR (Regional Commercial) zoning into this corridor will set a precedent resulting in the remaining CO parcels becoming vulnerable to more intense commercial uses. This development pressure will begin to degrade the corridor, causing friction between land uses.

The portion of the parcel intended for the hotel development is currently zoned CO (Office Commercial), which would permit the proposal. The purpose of this rezone request is not to develop a hotel, but to prospectively rezone the remainder site to allow future CR (Regional Commercial) development. Staff would support rezoning this portion of the site to CN (Neighborhood Commercial). The CN (Neighborhood Commercial) zoning district permits many of the same commercial land uses which may want to locate here, minus intensive auto-oriented uses such as drive-thru fast-food restaurants and car washes.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan Future Land Use Map targets this site for General Commercial land uses. Designations in the plan have three components which must be evaluated for compatibility: physical design, land uses, and geographic characteristics. The General Commercial land use designation provides space for auto-oriented and large-scale commercial operations which may also cater to regional demand. Commercial structures nearest to residential or medium- and high-density land uses should prioritize pedestrian features over auto-oriented development. Commercial structures nearest to residential or medium- and high-density land uses should prioritize pedestrian features over auto-oriented development. The Forward Toledo Plan also emphasizes restraint with additional CR zoning due to an imbalance of citywide vacant/underutilized commercial space for basic goods and services, the wide range of potential commercial uses, and the decreasing need for brick-and-mortar space. CN zoning would allow a development on the site while restricting the amount of alternative commercial uses for the site and be more in conformance with Forward Toledo.

Staff recommends disapproval of the Zone Change from CO (Office Commercial) & CR (Regional Commercial) to CR (Regional Commercial) at 0 Executive Parkway (Parcel #22-99007) because the proposed is not compatible with existing land uses within the general vicinity of the subject property. Staff suggests the applicant apply for a zone change to CN (Neighborhood Commercial) at a future date once the parcel is separated from the proposed hotel development.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-7006-24, a Zone Change from CO (Office Commercial) & CR (Regional Commercial) to CR (Regional Commercial) at 0 Executive Parkway (Parcel #22-99007), to Toledo City Council for the following reason:

STAFF RECOMMENDATION (cont'd)

1. CR (Regional Commercial) zoning is not compatible with existing land uses within the general vicinity of the subject property **(TMC§1111.0606(B))**

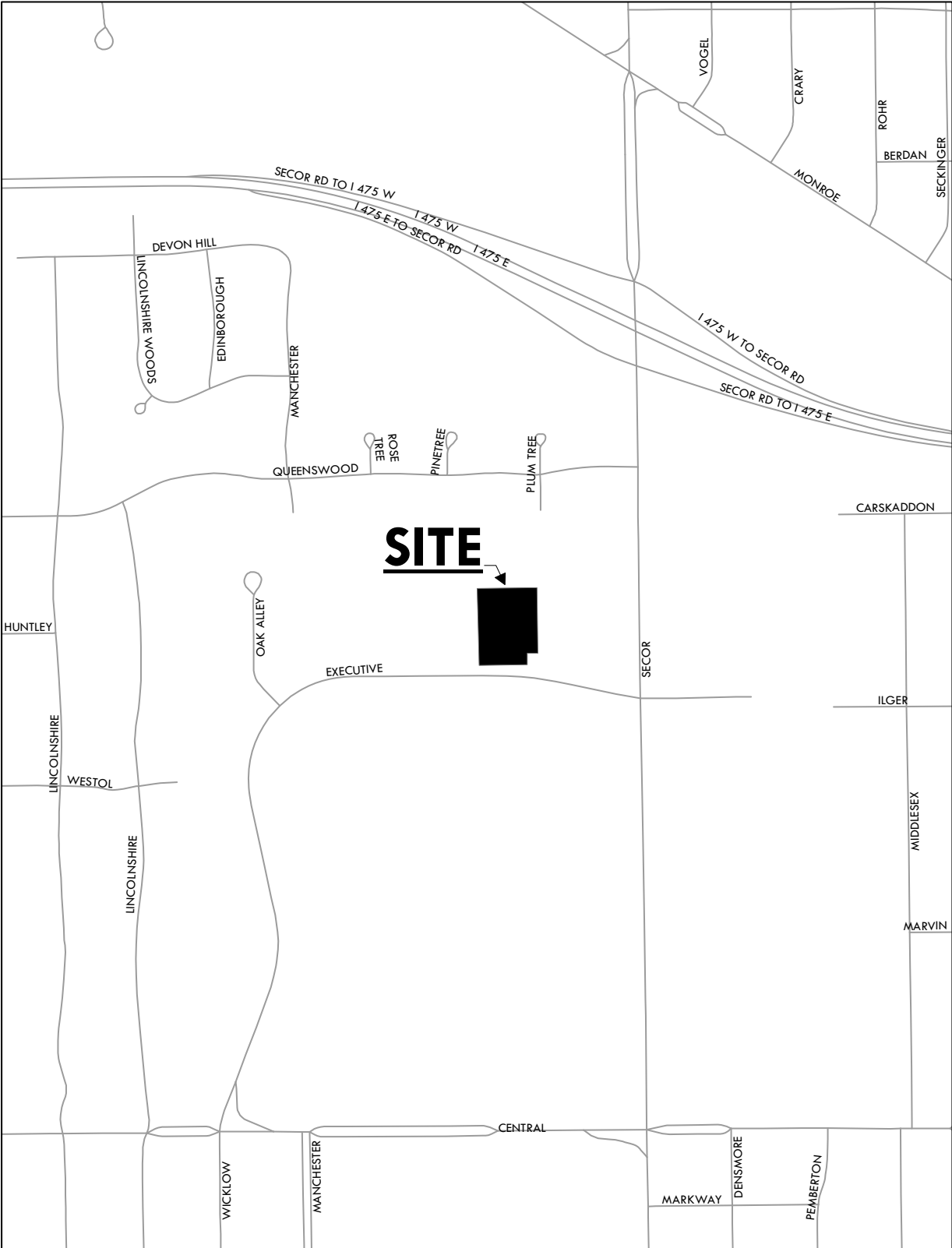
ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z-7005-24
DATE: September 12, 2024
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2024
TIME: 4:00 P.M.

AS
Two (2) sketches follow

GENERAL LOCATION

Z-7006-24
ID 78



ZONING & LAND USE

Z-7006-24
ID 78

