

GENERAL INFORMATION

Subject

- Request - Zone Change from CR-SO Regional Commercial-Shopping Center Sign Control Overlay to CR Regional Commercial
- Location - 201 E. Alexis Road (140 New Towne Square Drive)
- Applicant / Owner - CityLight Church
201 E. Alexis Road
Toledo, OH 43612

Site Description

- Zoning - CR-SO / Regional Commercial-Shopping Center Sign Control Overlay
- Area - ± 1.06 Acres
- Frontage - ± 149' along E. Alexis Road
- Frontage - ± 152' along New Towne Square Drive
- Existing Use - Church
- Proposed Use - Church

Area Description

- North - New Towne Square Drive, fitness center, hair salon and tanning and nutrition store / IL, CR-SO
- South - Alexis Road, funeral home, entertainment/recreation facility with go karts, mini gold and batting cages / CR
- East - Two strip style shopping plazas with pool hall and retail stores, and auto repair / CR-SO
- West - Two vacant commercial buildings, restaurant / CR-SO

Parcel History

- M-35-60 - Interim zoning for area bounded by Detroit Avenue, the Ohio-Michigan State Line, Telegraph Road and Rozelle Drive, for annexation to the City of Toledo (PC approved on 8/25/1960).
- TL-47-61 (A) - Transfer of Title Lease for Parcel 1 from National Aviation Corporation to National Flight Services, Inc. (PC approved on 2/17/1961).

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

- Z-118-64 - Permanent zoning established for area annexed in 1960 (PC approved on 6/25/1964).
- Z-26-73 - Zone change from M-2 and C-3 to C-4, R-3 and M-1 for Skyview National Plaza (PC rec. approval on 2/8/1973; CC approved on 3/20/1973 via Ord. 375-73. Amended by Res. 49-79, PC rec. approval on 5/24/1979; CC approved on 6/12/79 via Ord. 386-79).
- S-11-73 - Preliminary Drawing approval for a proposed plat for Skyview National Plaza (PC approved on 2/15/1973).
- S-11-73 - Extension of Preliminary Drawing approval for a proposed plat for Skyview National Plaza, north side of Alexis Road, between Telegraph Road and Detroit Avenue (PC approved on 3/21/1974).
- S-3-77 - Preliminary Drawing for Skyview National Plaza at Detroit and Alexis Road on the north side of Telegraph Road (PC approved on 2/17/1977).
- Z-62-77 - Amendment to C-4 site plan at north side of Alexis Road between Telegraph Road and Detroit Avenue (PC rec. approval on 3/17/1977; CC approved on 4/20/1977 via Ord. 303-77).
- Z-8006-91 - Amendment to site plan granted by Ord. 375-73 as amended for Lot 4 (Aldi Store) at 130 New Towne Square Drive (PC rec. approval on 10/3/1991; CC approved on 10/22/1991 via Ord. 809-91).
- SPR-9-12 - Major Site Plan Review for a sign waiver at 236 New Towne Square Drive (PC approved on 5/10/2012).
- S-3-16 - Final Plat of the Replat of Part of Lot 4 of the New Towne Square Plat, located near the northeast corner of Telegraph and Alexis Roads (PC disapproved on 4/14/2016).
- SPR-47-17 - Major Site Plan Review for sign waivers in a Regional Commercial Shopping Center Sign Control Overlay (CR-SO) at 130 New Towne Square Drive (PC approved on 9/14/2017).

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

SPR-41-18 - Major Site Plan Review for sign waivers in the CR-SO at 130 New Towne Square Drive (PC approved 1/10/2019).

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 CR-SO Regional Commercial-Shopping Center Sign Control Overlay to CR Regional Commercial at 201 E. Alexis Road, also known as 140 New Towne Square Drive. The subject property consists of ±1.06 acres and has frontage along both Alexis Road and New Towne Square Drive. There is a multi-tenant strip style shopping plaza on the subject site that is currently occupied by the applicant, CityLight Church. Surrounding land uses include a fitness center, hair salon and a tanning and nutrition store to the north across New Towne Square Drive; a funeral home, entertainment/recreation facility and other commercial businesses to the south across Alexis Road; two vacant commercial buildings and a restaurant to the west; and a pool hall, retail stores and an auto repair shop to the east.

The applicant is requesting the proposed zone change to remove the site from the Shopping Center Sign Control Overlay (-SO) district. The intent of the -SO district is to create a consolidated uniform sign plan used by tenants within a shopping center. The -SO district is a residual designation from when the property to the north and northeast was occupied by the North Towne Square Mall and the subject property was platted as an outlot in the shopping mall plat. The North Towne Square Mall, which opened in 1981, closed in 2005 and was subsequently demolished in 2013. The only remnant of the former shopping mall is the building occupied by Super Fitness to the north across New Towne Square Drive. The former shopping mall site has subsequently been zoned IL Limited Industrial and IG General Industrial. The Super Fitness site and other former shopping center outlots located between Alexis Road and New Towne Square Drive remain zoned CR-SO.

Properties within the -SO district are limited to a maximum of two (2) building signs for those buildings located on an outlot of a shopping center. One (1) low-profile sign per building lot may be installed instead of one (1) of the two (2) permitted building signs for those business establishments located on an outlot of a shopping center per TMC§1103.0707(D). Since the original shopping mall no longer exists to attract customers/traffic to the area, the associated -SO designation that limits signage is no longer appropriate. With the loss of the former shopping center, the businesses on the outlots must attract patrons as any other commercial business located in the City of Toledo. Limiting the size of ground signs to one (1) low-profile sign and one (1) wall sign would not provide the same permitted signage as allowed for the CR Regional Commercial zoning district, such as the lots south across Alexis Road are zoned.

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. The area originally developed with a regional focus with the location of the North Towne Square Mall and was zoned CR-SO as such. Removal of the -SO district will allow for the current uses to remain.

Staff recommends approval of the Zone Change from CR-SO Regional Commercial-Shopping Center Sign Control Overlay to CR Regional Commercial because the -SO district is no longer appropriate as it does not reflect the absence/demolition of the former shopping mall to which the -SO district was related. In addition, the proposed zoning is consistent with the existing zoning and land uses in the area.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z24-0011, a request for Zone Change from CR-SO Regional Commercial-Shopping Center Sign Control Overlay District to CR Regional Commercial at 201 E. Alexis Road to Toledo City Council for the following **three (3) reasons**:

1. The proposed -SO district is no longer applicable and the CR Regional Commercial zoning is consistent with the development of the property;
2. The proposed CR Regional Commercial zoning is compatible with the existing land uses in the general vicinity of the subject property (TMC§1111.0606(B)); and
3. The proposed CR Regional Commercial zoning is consistent with the zoning classifications of the properties within the general vicinity property (TMC§1111.0606(C)).

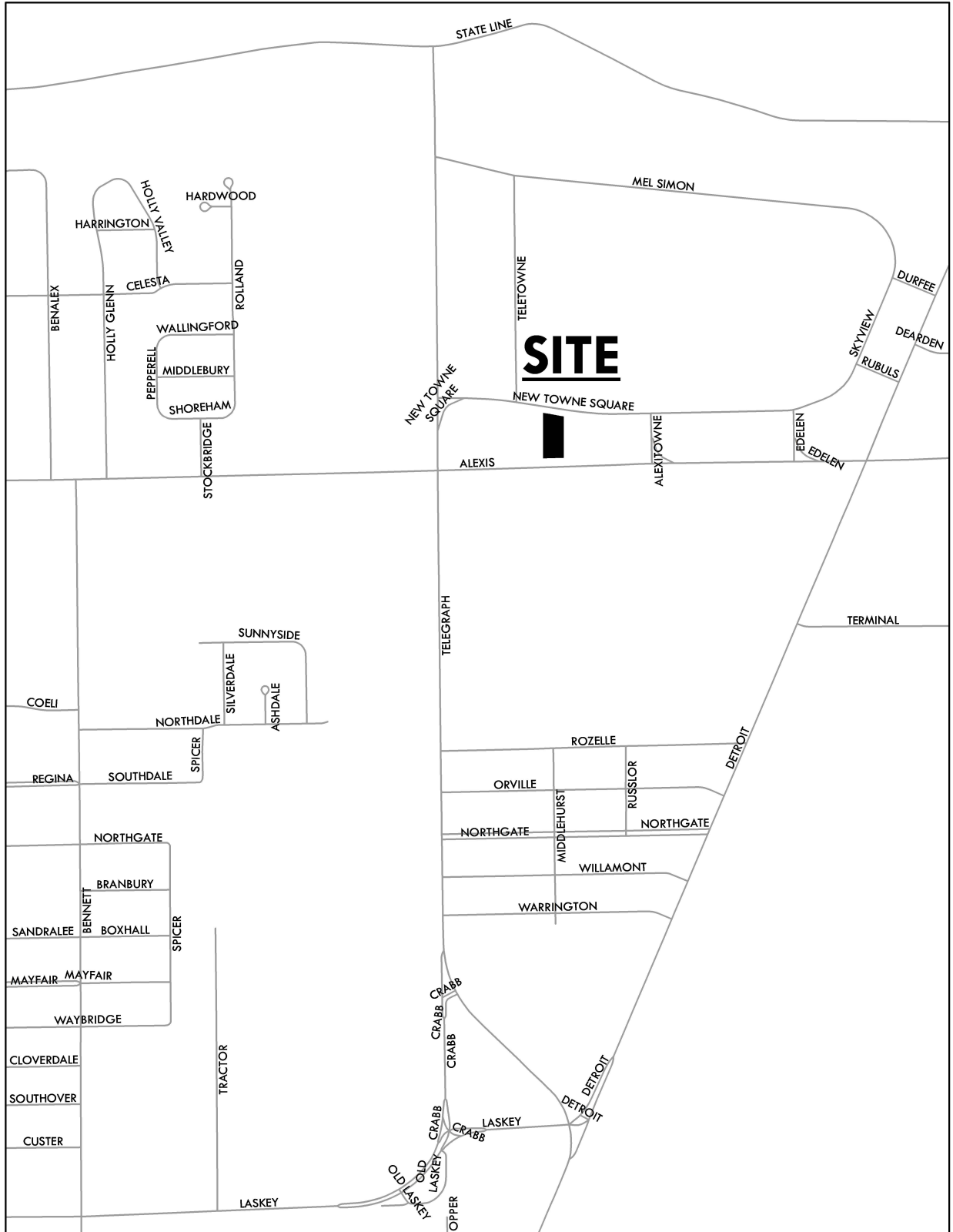
ZONE CHANGE
 TOLEDO CITY PLAN COMMISSION
 REF: Z24-0011
 DATE: November 7, 2024
 TIME: 2:00 P.M.

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

LK
 Two (2) sketches follow

GENERAL LOCATION

Z24-0011



ZONING & LAND USE

Z24-0011

