

GENERAL INFORMATION

Subject

- Request - Zone Change from CR-SO Regional Commercial-Shopping Center Sign Control Overlay to CR Regional Commercial
- Location - 1950 S. Reynolds Road
- Applicant / Developer - Skillkengold Development, LLC
4270 Morse Rd
Columbus, OH 43230
- Owner - 1950 S. Reynolds Road, LLC
8000 Brooktree Road
Wexford, PA 15090
- Tenant - Sheetz, Inc.
5700 Sixth Avenue
Altoona, PA 16602
- Engineer - Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road, Suite 250
Worthington, OH 43085

Site Description

- Zoning - CR-S / Regional Commercial-Shopping Center Sign Control Overlay
- Area - ± 1.50 Acres
- Frontage - ± 237.88' along S. Reynolds Road
- Frontage - ± 225' along Southwyck Boulevard
- Existing Use - Vacant commercial building
- Proposed Use - Gas station, convenience store and quick service restaurant

Area Description

- North - Southwyck Boulevard, Walgreens, retail and commercial / CR
- South - Amazon Distribution Center / IL
- East - Reynolds Road, restaurants, apartments, commercial and retail / CR
- West - Amazon Distribution Center / IL

GENERAL INFORMATION (cont'd)Parcel History

- D-4-82 - Minor change to C-4 Site Plan for Southwyck Shopping Center to permit remodeling of drive-up restaurant, west side of Reynolds Road and south of Southwyck Boulevard (PC rec. approval 6/17/1982; CC approved 7/6/1982 via Ord. 397-82).
- Z-11-79 - Amendment to C-4 Shopping Center to permit a drive-up restaurant, west side of Reynolds Road and Southwyck Boulevard Z(PC rec. approval; CC approved on 2/27/1979 via Ord. 129-79).
- Z-16-69 - Zone Change form R-A, R-1 and C-3 to C-4, west side of Reynolds Road and north of Heatherdowns Boulevard (PC rec. approval 3/27/1969; CC approved 4/21/1969 via Ord. 292-69).
- S-1-69 - Amendment to Commercial Plat for Hawthorne Hills Lot 21 at 5333 Southwyck Boulevard (PC approved 1/18/2000).
- S-1-69 - Amendment to Commercial Plat for Hawthorne Hills Lot 2 at 5333 Southwyck Boulevard (PC approved 11/18/1999).
- S-1-69 - Final Plat of Hawthorne Hills, located at NW corner of Heatherdowns Boulevard and Reynolds Road (PC approved 5/14/1970).
- S-1-69 - Preliminary Drawing of Hawthorne Hills, located at NW corner of Heatherdowns Boulevard and Reynolds Road (PC approved 2/27/1969).
- V-225-68 - Vacate a portion of Ryan Road between Reynolds Road , West to N/S centerline of Section 23, Town 2 (PC rec. approval 9/5/1968; CC approved 10/14/1968 via Ord. 948-68).
- Z-117-68 - Zone Change from R-A, R-1, and C-3 to R-B, R-3, R-4, C-2, C-3 and C-4, located at the NW corner of Heatherdowns Boulevard and Reynolds Road (PC rec. approval 7/11/68; CC approved 8/5/1968 via Ord. 716-68).

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

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| S-9-68 | - | Preliminary Drawing of Hawthorne Hills, Located at the NW corner of Heatherdowns Boulevard. and Reynolds Road (PC approved 7/11/1968). |
| Z-39-63 | - | Zone Change form R-A to C-3 located at the west side of Reynolds Road, north of Ryan Road (PC rec. approval 3/14/1963; CC approved 4/15/1963 via Ord. 211-63). |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive 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 1950 S. Reynolds Road. The subject property consists of ±1.50 acres and is located southwest of the intersection of Reynolds Road and Southwyck Boulevard. The site is currently occupied by a vacant building and parking lot that was previously used as a bank. Surrounding land uses include commercial businesses to the north and east across Southwyck Boulevard and Reynolds Road respectively, and the Amazon Distribution Center to the south and west.

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 adjacent Amazon Distribution Center site was occupied by the Southwyck Shopping Mall. Without the shopping mall or any other immediately adjacent commercial development, the -SO District is no longer applicable to the subject site. The Applicant is proposing to redevelop the site with a gas station, convenience store and quick service restaurant. The proposed development is being reviewed under companion case SUP-5006-24.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Regional and General Commercial land uses. Regional and General Commercial land uses are predominately large-scale commercial uses intended to accommodate auto-oriented development. The proposed CR Regional Commercial Zoning District is consistent with this designation as the intent of the CR Zoning District is to also accommodate auto-oriented commercial development. It is intended for areas already built in this manner, which is also consistent with the surrounding commercial uses to the north and east.

STAFF ANALYSIS (cont'd)

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 not applicable due to the lack of immediately adjacent commercial development; the proposed CR Zoning District is compatible with commercial land uses across Southwyck Boulevard and Reynolds Road; and the proposed CR Zoning District is consistent with the zoning classification identified in the Toledo 20/20 Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-5007-24, a request for Zone Change from CR-SO Regional Commercial-Shopping Center Sign Control Overlay District to CR Regional Commercial at 1950 S. Reynolds Road to Toledo City Council for the following **two (2) reasons**:

1. The proposed CR Regional Commercial zoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A)); and
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)).

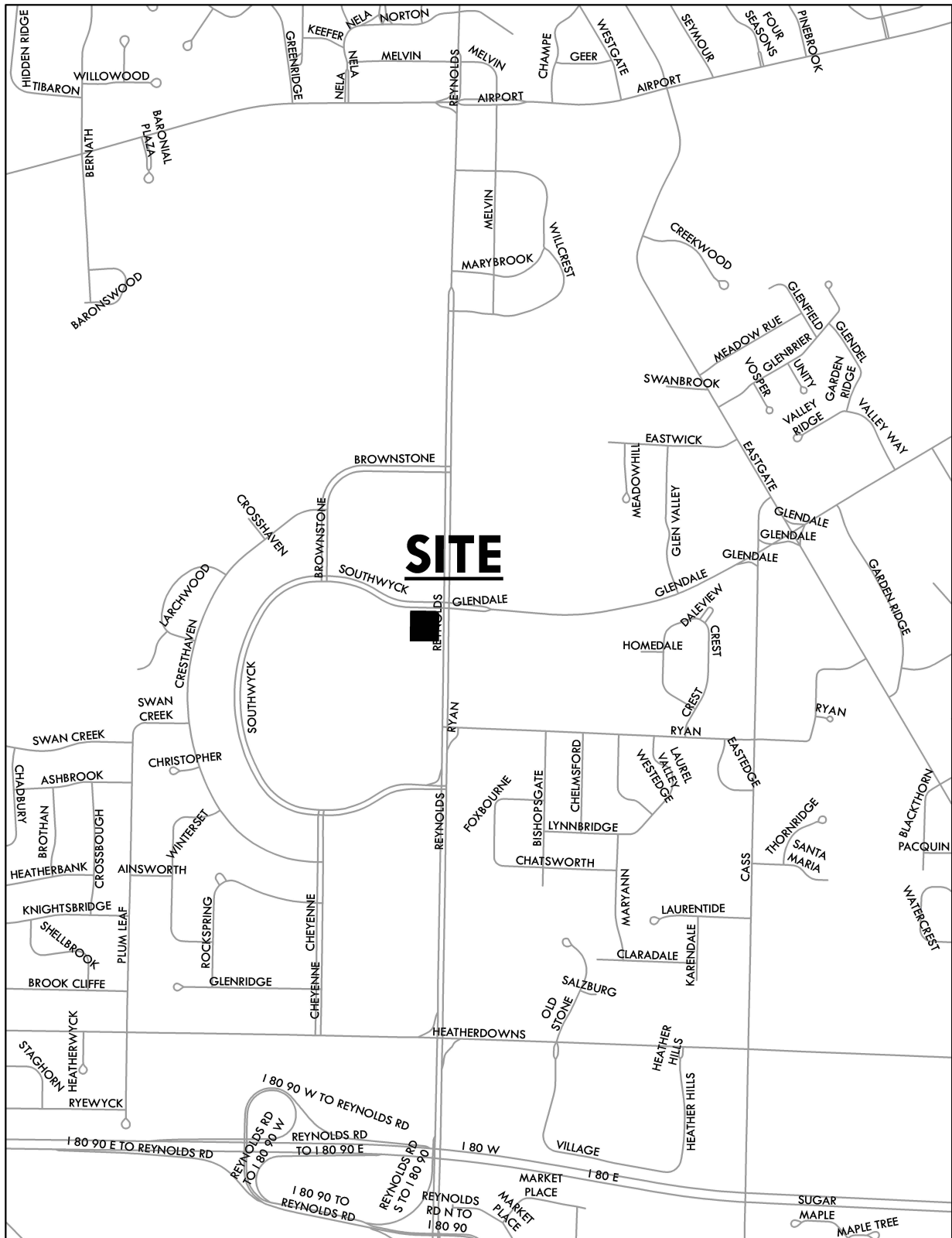
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-5007-24
DATE: July 11, 2024
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 13, 2024
TIME: 4:00 P.M.

LK
Two (2) sketches follow

GENERAL LOCATION

Z-5007-24



ZONING & LAND USE

Z-5007-24

