

GENERAL INFORMATION

Subject

- Request - Zone Change from CN Neighborhood Commercial and RS6 Single Dwelling Residential to CO Office Commercial
- Location - 2500 Collingwood Blvd
- Applicant - Reverend Monsignor William J Kubacki, Trustee
1933 Spielbusch
Toledo, OH 43604

Site Description

- Current Zoning - CN (Neighborhood Commercial) & RS6 Single Dwelling Residential
- Proposed Zoning - CO (Office Commercial)
- Area - ±1.759 Acres
- Frontage - 200' on Delaware
291' on Collingwood
331' on Melrose
- Existing Use - Parking and Office Uses
- Proposed Use - Parking and Office Uses

Area Description

- North - RD6 / Residential
- South - CN / Commercial
- East - CN / Group Home
- West - CN / Parking

Parcel History

- SPR25-0052 – Minor Site Plan Review for Building Expansion, Landscaping, Fencing and Sign (Admin Approved 11/4/25)
- OWE-153-25 – Building Expansion, Landscaping, Fencing and Sign (Commission Approved 10/14/25)
- OWE-130-23 – Extend COA OWE-174-21 (Admin Approved 8/15/23)
- OWE-133-21 – Demo Structure (Comm Approved 11/8/21)
- OWE-174-21 – Exterior Modifications and New Addition (Comm Approved 2/14/22)

GENERAL INFORMATION (cont'd)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- Old West End Design Guidelines 2025

STAFF ANALYSIS

The applicant is requesting a Zone Change CN Neighborhood Commercial and RS6 Single Dwelling Residential to CO Office Commercial for 2500 Collingwood Blvd. The ±1.759 acre site currently serves as the parking lot for Rosery Cathedral and also has a commercial office building on the site. In October 2025, the Old West End Historic District Commission approved a site design to expand the building with a new landscape plan, fencing and a sign. The building will serve as the new Pastoral Center for the Diocese of Toledo. The Old West End review was followed by a minor site plan review in November 2025. Both reviews identified the proposed signage as exceeding the height allowance of a ground mounted sign in the CN Neighborhood Commercial District. The proposed sign is of the same design as the ground mounted sign that is located on the adjacent corner of the school site. Pursuant to the TMC§1113 High Profile Ground Mounted Signs are not permitted in the CN Zoning District. Therefore, the zone change is required to provide consistency with both sites in terms of signage.

To the north and east of the site are residential uses. Commercial uses exist to the south including an auto repair shop directly across Delaware Avenue. To the West of the site is Rosery Cathedral and School. Staff receive no concerns from members of neighborhood and the project was supported in full by the Old West End Historic District Commission.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Mixed-Use land uses. The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Mixed-use residential and commercial should be encouraged. Neighborhood Mixed-Use land use designation may be located adjacent to residential uses and serve as the mixed-use core of neighborhoods. The proposed zone change is compatible with the Forward Toledo Plan as it permits a mix of residential and commercial uses while preserving the existing structure consistent with the Plan's goals of Building Preservation and Addressing Housing Affordability.

Staff recommends approval of the Zone Change from CN Neighborhood Commercial and RS6 Single Dwelling Residential to CO Office Commercial for 2500 Collingwood Blvd because it is consistent with the Forward Toledo Comprehensive Land Use Plan and it is compatible with existing land uses within the general vicinity of the subject property.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z26-0002, a Zone Change from CN Neighborhood Commercial and RS6 Single Dwelling Residential to CO Office Commercial at 2500 Collingwood, to Toledo City Council for the following **two (2) reasons**:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**); and
2. The proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**).

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z26-0002
DATE: March 12, 2026
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: April 15, 2026
TIME: 4:00 P.M.

BH
Two (2) sketches follow