

GENERAL INFORMATION

Subject

- Request - Zone Change from RM36 Multi Dwelling Residential to CO Office Commercial
- Location - 2108 Collingwood Blvd
- Applicant - Collingwood Presbyterian Church
Christine Palmer
2108 Collingwood Blvd
Toledo, OH 43620

Site Description

- Current Zoning - RM36 (Multi Dwelling Residential)
- Proposed Zoning - CO (Office Commercial)
- Area - ±.787 Acres
- Frontage - 263' on Collingwood
130' on Prescott
130' on Floyd
- Existing Use - Religious Assembly
- Proposed Use - Religious Assembly

Area Description

- North - RM36/ Parking and Religious Assembly
- South - CO / Commercial & Parking
- East - RD6 / Apartment and Vacant Property
- West - RM36 / Apartment & Multi Dwelling Residential

Parcel History

- OWE-168-25 - Install New Door into Existing Opening (Comm Approval 1/12/25)
- OWE-23-12 - Replace Front Windows (Comm Approval 7/9/12)
- OWE-5-07 - Replace Front Steps (Admin Approval 3/21/07)
- OWE-63-03 - Window, Roof Repair and Tuckpointing (Admin Approval 8/11/03)
- OWE-8-94 - New Door Entrance (Comm Approval 3/14/94)

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 RM36 Multi Dwelling Residential to CO Office Commercial for 2108 Collingwood Blvd. The ±787-acre site is the home to Collingwood Presbyterian Church. The Historic Church was constructed 1879 and according to Auditor data the building is approximately 87,000 square feet in size. Large historic buildings that serve as public gathering places, including churches began to offer additional services to assist with maintaining such large structures. In this case, renovations are currently underway on the lower level of the building to offer event spaces (community recreation) that will serve as an accessory use to the religious assembly. The church is proposing a new ground mounted sign to assist with church and event related site identification and advertisements. Ground mounted signs are not permitted in residential zoned districts. Therefore, the church has proposed Office Commercial Zoning. Specifics concerning the sign have not been submitted at this time and will require Historic District Commission approval

To the north is a large parking lot that supports a church. South is a commercial building that recently had a site plan review for a daycare along with a large parking lot owned by Collingwood Presbyterian Church. To the east is a mix of multi-dwelling residential buildings, vacant commercial land and single-family dwellings. To the west is a larger apartment building across Collingwood Blvd and a large historic structure that serves as a multi-dwelling structure.

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 RM36 Multi Dwelling Residential to CO Office Commercial for 2108 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 Z26-0005, a Zone Change from RM36 Multi Dwelling Residential to CO Office Commercial for 2108 Collingwood Blvd, 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: Z26-0005
DATE: April 9, 2026
TIME: 2:00 P.M.

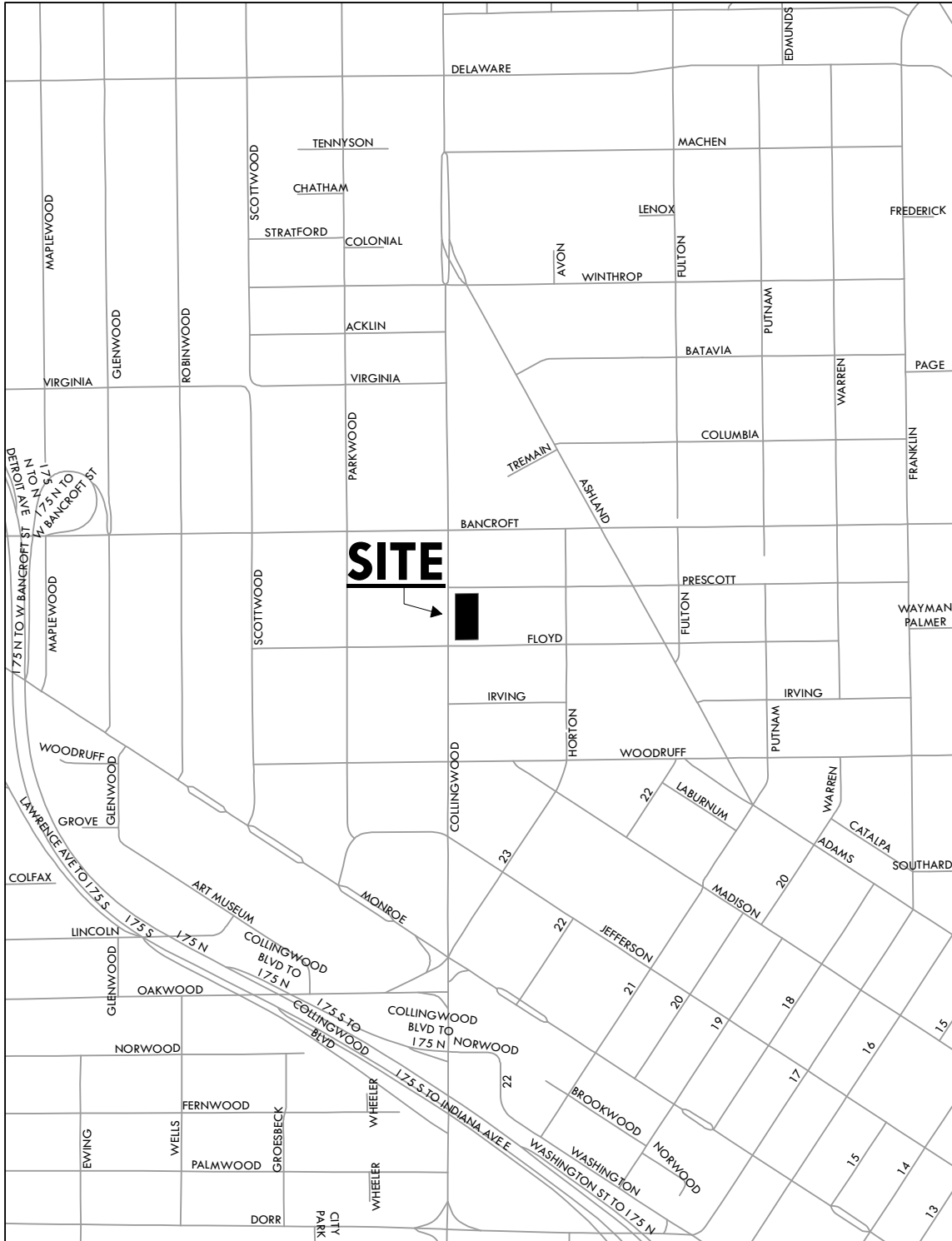
TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

BH

Two (2) sketches follow

GENERAL LOCATION

Z26-0005
ID 14



ZONING & LAND USE

Z26-0005
ID 14

