

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: November 8, 2024

REF: Z24-0005

TO: President Carrie Hartman and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary
SUBJECT: Zone Change from RM36 and CR to CN at 3219 Tremainsville Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 7, 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

- Request - Zone Change from RM36 (Multi-family Residential) & CR (Regional Commercial) to CN (Neighborhood Commercial)
- Location - 3219 Tremainsville Road
- Applicant - Mike Donoho | CESO Inc.
216 Centerview Drive
Brentwood, TN 37027
- Owner - Erik Nikkel
1 SE Convenience Blvd
Ankeny, IA 50021

Site Description

- Zoning - RM36 (Multi-family Residential) & CR (Regional Commercial)
- Area - ± 1.49 acres (65,058 sq. ft.)
- Frontage - ±151' along Alexis Road
±212' along Tremainsville Road
- Existing Use - Funeral Home
- Proposed Use - Gas Station with Convenience Store

Area Description

- North - CR & RS6 / bank, restaurant, single-family homes
- South - RM36 / multi-family residential
- East - CR & RM36 / single-family home, bank, restaurant
- West - CR / auto sales and multi-family residential

GENERAL INFORMATION (cont'd)

Parcel History

Z-237-63 - PC Approved Resolution 237-63 establishing permanent zoning for the Trilby Annexation Area, which lies southwest of Tremainsville Road, running from Laskey Road northwest to Alexis Road, and westerly to Secor Road.

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 RM36 (Multi-family Residential) and CR (Regional Commercial) to CN (Neighborhood Commercial) for thirteen parcels located at 3219 Tremainsville Road. The ±1.49 acre site currently contains a funeral home. The applicant is requesting the zone change in order to construct a gas station with a convenience store, which is a permitted use in CN districts with a Special Use Permit (reviewed in companion case SUP24-00092). To the north of the site is a bank, restaurant, and single-family homes; to the south is multi-family residential; to the east is a bank, restaurant, and single-family home; and to the west is auto sales and multi-family residential.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan Future Land Use Map targets this site for Neighborhood Mixed-Use land uses. This designation aims to preserve and promote pedestrian-oriented commercial and mixed-use areas. While the applicant could have pursued CR-Regional Commercial zoning, they are proposing CN-Neighborhood Commercial zoning, which allows the proposed use and is more aligned with the vision of the Future Land Use Map. The proposed zoning will limit allowable future uses, deterring other auto-oriented development such as drive thrus and auto sales, and will hold new uses to the additional intensity standards of TMC§1106.0500 *Neighborhood Commercial District Maximum Floor Area*, overall lessening the intensity of development on this major intersection.

Staff recommends approval of the Zone Change from RM36 (Multi-family Residential) and CR (Regional Commercial) to CN (Neighborhood Commercial) for thirteen parcels located at 3219 Tremainsville Road because it aligns with the intent of the Forward Toledo Comprehensive Land Use Plan in promoting more pedestrian-friendly, mixed-use districts.

TO: President Hartman and Members of Council
November 8, 2024
Page 3

REF: Z24-0005

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z24-0005, a Zone Change from RM36 and CR to CN at 3219 Tremainsville Road, to Toledo City Council for the following two (2) reasons:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)** *Review and Decision-Making Criteria*); and
2. The subject site is physically suitable for the uses permitted under the CN (Neighborhood Commercial) Zoning District (**TMC§1111.0606(D)** *Review and Decision-Making Criteria*).

Respectfully Submitted,



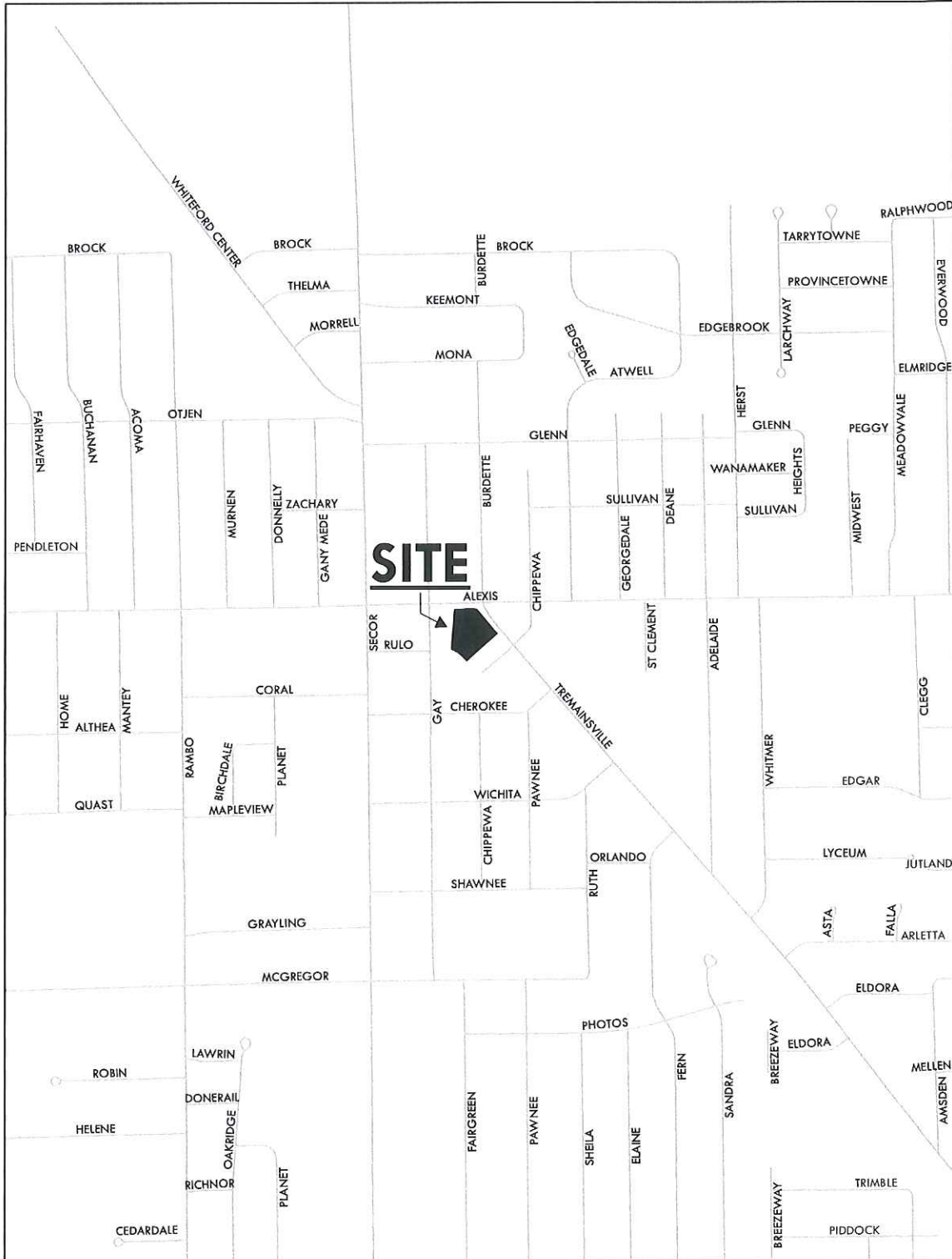
Thomas C. Gibbons
Secretary

MJM
Two (2) sketches follow

Cc: Mike Donoho, 216 Centerview Drive, Brentwood, TN 37027
Lisa Cottrell, Deputy Director
Mara Momenee, Planner

GENERAL LOCATION

Z24-0005
ID 55



ZONING & LAND USE

Z24-0005
ID 55

