



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: October 11, 2024

REF: Z-8001-24

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 (Multi-Family Residential) & RS9 (Single-Dwelling Residential) to CO (Office Commercial)

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 10, 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from RM36 (Multi-Family Residential) & RS9 (Single-Dwelling Residential) to CO (Office Commercial)

Location - 3815 W. Sylvania Avenue

Owner / Applicant - Jeff Nowalk, Director of Facilities
Lucas County Commissioners
One Government Center, Suite 800
Toledo, OH 43604

Civil Engineer - Seth Transue
Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road, Suite 250
Worthington, OH 43085

Site Description

Zoning - RM36 (Multi-Family Residential) & RS6 (Single Dwelling Residential)

Area - ± 2.23 acres

Frontage - ± 300' along Sylvania Avenue
± 330' along Woodley Road

Existing Use - Funeral Home

Proposed Use - Parking

Area Description

North - RM36 / Apartments

South - CO / Medical Offices

October 10, 2024

Page 2

GENERAL INFORMATION (cont'd)

Area Description (cont'd)

- East - RM36, RS9 / Lucas County Shared Services Bldg.
- West - CO, RM36, RS9 / Medical Offices, Multi-Unit Dwellings

Parcel History

- T-177-61 - Lot Split of the westerly three hundred feet (300') of the original parcel. (Administratively approved 6/21/24)

Applicable Plans & 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 RM36 (Multi-Family Residential) & RS9 (Single-Dwelling Residential) to CO (Office Commercial) for 3815 W. Sylvania Avenue. The request is to accommodate a proposed parking lot intended to serve the adjacent Lucas County Shared Services Building, which is an administrative office use. Administrative offices are not permitted in the current RM36 (Multi-Family Residential) & RS9 (Single-Dwelling Residential) zoning district. Administrative offices are permitted in CO (Office Commercial) districts. To the north are apartments, to the south are medical offices, to the east is the Lucas County Shared Services Building, and to the west are medical offices and multi-unit dwellings.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this area for Neighborhood Mixed-Use land uses. The intent of the Neighborhood Mixed-Use land use designation is to preserve and promote pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities.

Staff recommends approval of the Zone Change from RM36 (Multi-Family Residential) & RS9 (Single-Dwelling Residential) to CO (Office Commercial) for 3815 W. Sylvania Avenue because it is consistent with existing land uses and zoning classifications within the general vicinity of the subject property.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-8001-24, a Zone Change from RM36 (Multi-Family Residential) & RS9 (Single-Dwelling Residential) to CO (Office Commercial) for 3815 W. Sylvania Avenue, for the following two (2) reasons:

TO: President Hartman and Members of Council
October 10, 2024

REF: Z-8001-24

Page 3

PLAN COMMISSION RECOMMENDATION (cont'd)

1. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property **(TMC§1111.0606(B))**
2. The proposed Zone Change is consistent with the zoning classifications of properties within the general vicinity of the subject property **(TMC§1111.0606(C))**

Respectfully Submitted,



Thomas C. Gibbons
Secretary

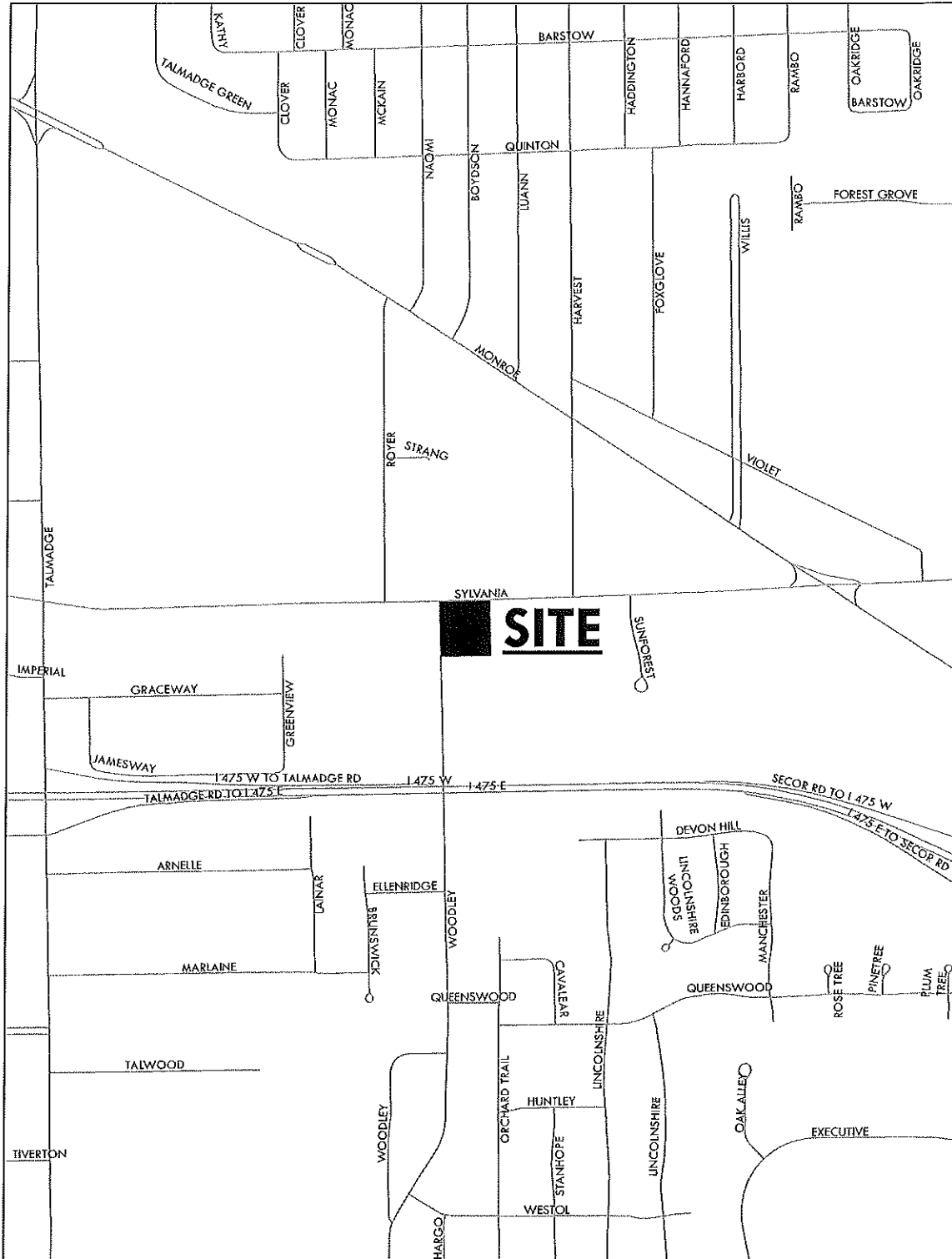
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Two (2) sketches follow

Cc: Jeff Nowalk, Lucas County Commissioners, One Government Center, Suite 800
Seth Transue, Civil & Environmental Consultants Inc, 250 W. Old Wilson Bridge Road,
Suite 250, Worthington, OH 43085
Lisa Cottrell, Deputy Director
Alex Schultz, Planner

GENERAL LOCATION

Z-8001-24
ID 78





Z-8001-24
ID 78

ZONING & LAND USE

