

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: April 11, 2025

REF: Z25-0008

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Zone Change from CR (Regional Commercial) & RS6 (Single-Dwelling Residential) to CR (Regional Commercial) at 4404 Secor Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 10, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR (Regional Commercial) & RS6 (Single-Dwelling Residential) to CR (Regional Commercial)
Location	-	4404 Secor Road
Applicant / Owner	-	Brooke West West Toledo Animal Hospital 4404 Secor Road Toledo, OH 43623

Site Description

Current Zoning	-	CR (Regional Commercial) & RS6 (Duplex Residential)
Proposed Zoning	-	CR (Regional Commercial)
Area	-	± 1.02 Acres
Frontage	-	± 113' along Secor Road
Existing Use	-	Veterinary & Kennel
Proposed Use	-	Veterinary & Kennel

Area Description

North	-	CR & RS6 / Restaurant, Day Care Centers
South	-	CR & RS6 / Offices
East	-	RS6 & POS / Single-Dwelling Homes, Pine Glen Park
West	-	CR / Secor Road, Medical Offices

GENERAL INFORMATION

Parcel History

- | | | |
|-----------|---|---|
| P-6-70 | - | Request for off-street parking for an office building, located on the east side of Secor Road, south of Oak Grove Place, in an R-2 Single-Family Residence District (P.C. approved 6/25/70) |
| SPR-15-15 | - | Minor Site Plan Review for façade improvements at 4404 Secor Road (P.C. approved 5/14/15) |

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 CR (Regional Commercial) & RS6 (Single-Dwelling Residential) to CR (Regional Commercial) for 4404 Secor Road. The ±1.02 acre parcel is currently used as a kennel and veterinary hospital. The western/front portion of the property is zoned CR and contains the kennel/veterinary building. The eastern/back portion of the property is zoned RS6 and contains a parking lot. The parking lot was permitted on the residentially zoned portion of the property in 1970 by P-6-70. To the north is a restaurant and some day care centers, to the south are some offices, to the east are single-dwelling homes and Pine Glen Park, and to the west is Secor Road and some medical offices.

The applicant is requesting the zone change to permit the installation of a fenced-in dog run / exercise area behind the existing structure. Dog runs / exercise areas are required to be set back at least two-hundred feet (200') from any residential district or use. While the requested zone change would permit a dog run / exercise area to be installed within the front of the building, the rear of the building is within two-hundred feet (200') from residential properties abutting the rear property line. The proposed zone change would therefore not permit the intended dog run / exercise area. The applicant's representative verbally confirmed his understanding, but requested that the zone change continue considering the current commercial use of the property.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Mixed-Use land uses. Designations in the plan have three components which must be evaluated for compatibility: physical design, land uses, and geographic characteristics. 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. The proposed zone change is compatible with the Forward Toledo plan as the land is currently used without nuisance or concern in conjunction with an office use.

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STAFF ANALYSIS

Staff recommends approval of the Zone Change from CR (Regional Commercial) & RS6 (Single-Dwelling Residential) to CR (Regional Commercial) at 4404 Secor Road 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.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z25-0008, a Zone Change from CR (Regional Commercial) & RS6 (Single-Dwelling Residential) to CR (Regional Commercial) at 4404 Secor Road, to the 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)**).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

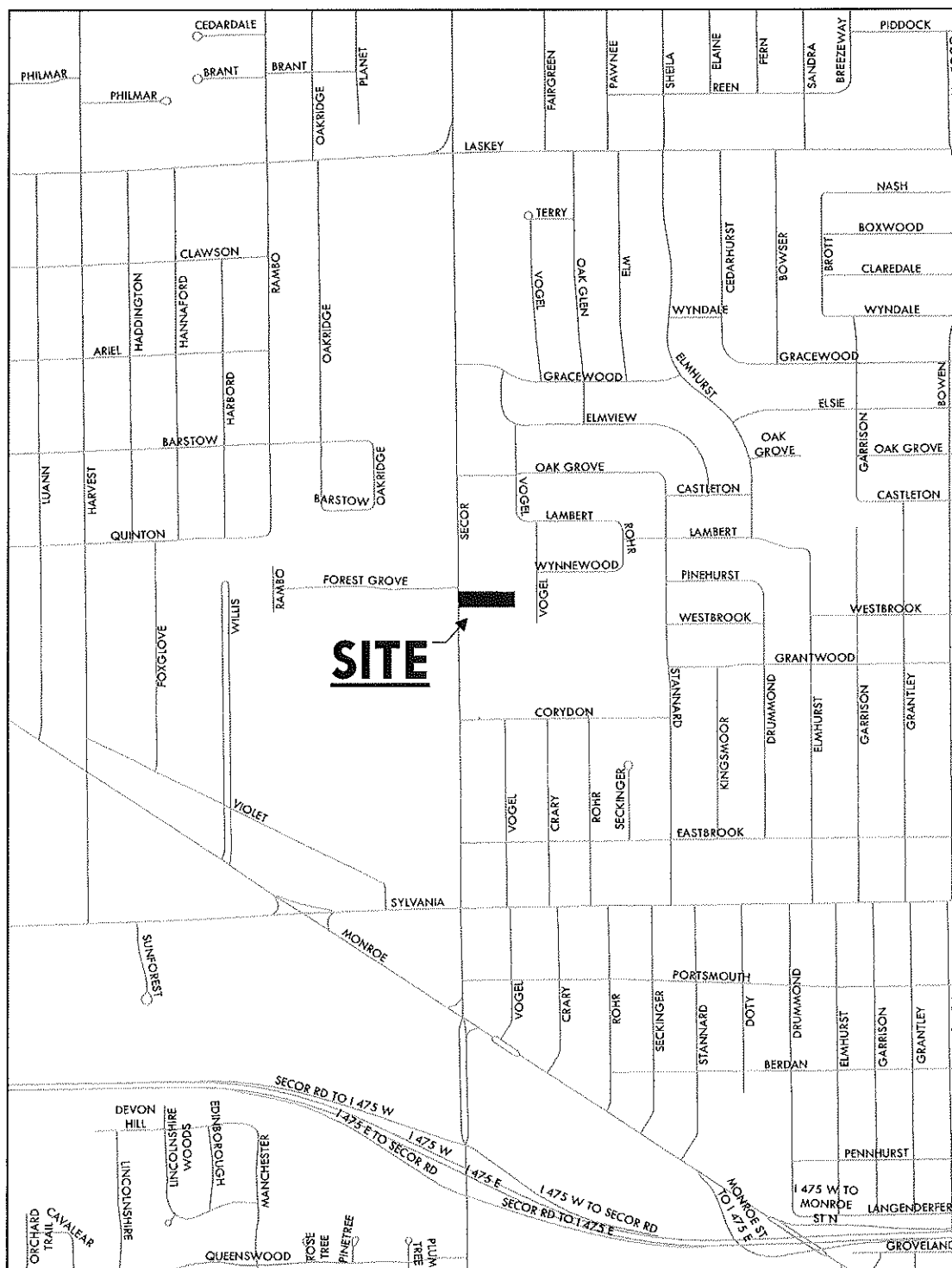
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Two (2) sketches follow

Cc: Brooke West, West Toledo Animal Hospital, 4404 Secor Road, Toledo, OH 43623
Lisa Cottrell, Deputy Director
Alex Schultz, Planner

GENERAL LOCATION

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ZONING & LAND USE

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