



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: September 12, 2025

REF: Z25-0021

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

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Zone Change from CR Regional Commercial to RD6 Duplex Residential at 1936 Airport Highway

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 11, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR Regional Commercial to RD6 Duplex Residential
Location	-	1936 Airport Highway
Applicant/Owner	-	Holly Viengmany 1936 Airport Highway Toledo, OH 43609
		Opath Viengmany 1936 Airport Highway Toledo, OH 43609
Agent	-	Jacob Studer Studer Law 126 E. 2 nd Street Perrysburg, OH 43551

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 0.11 Acres
Frontage	-	± 40' along Airport Highway
Existing Use	-	Single-family home
Proposed Use	-	Single-family home

GENERAL INFORMATION

Area Description

North	-	Alley and single-family homes / RD6
South	-	Airport Highway, pharmacy and gas station / CR
East	-	Single-family home, Type A daycare, auto repair and S. Fearing Boulevard / CR
West	-	Commercial, Hanover Street, and single-family homes / CR and RD6

Parcel History

No parcel history on record.

Applicable Plans and 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 CR Regional Commercial to RD6 Duplex Residential for the property located at 1936 Airport Highway. The ± 0.11 acre site is occupied by a single-family dwelling that was built in 1907 per the Lucas County Auditor's records. The subject property is located in the block west of the intersection of Airport Highway and Detroit Avenue. Commercial uses have developed around this intersection with the majority of surrounding uses beyond the commercial uses being single family homes. The subject property is surrounded by single-family homes to north across an alley, a commercial use to the west, a pharmacy and gas station to the south across Airport Highway, and a single-family home, a single-family home with a Type A day care, and an auto repair business to the east.

The applicant is requesting a Zone Change to RD6 Duplex Residential in order to better market the single-family home for sale. Under the current CR Regional Commercial zoning district, single-family dwellings are not permitted. The home is considered a legal non-conforming use and will not be able to be rebuilt if destroyed beyond seventy-five percent (75%) of its fair market value per TMC§1114.0205(C). Legal non-conforming statuses can cause complications for home-insurance, home resale, and other financial considerations. The proposed RD6 Duplex Residential Zoning District permits single-family dwellings and is consistent with zoning of property to the north of the subject property across an alley and with the RD6 zoning for the other single-family homes in the surrounding area. Approval of this request will correct a legal non-conforming use and will appropriately zone the property according to its historic land use.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this site for Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. These areas are the core component of neighborhoods and provide the highest density of commercial and housing opportunities. Although the proposed RD6 zoning district is not fully consistent with the NM designation, it does provide for housing options other than single-family homes, and residential uses are consistent with the NM designation. Single-family uses have also been long established uses in this neighborhood. Additionally, the small size of the subject lot is not conducive to a mixed-use, pedestrian-oriented development. Rezoning the lot to RD6 is more compatible with the surrounding area and the NM designation than the current CR zoning district that allows more intense, auto-oriented development.

Staff recommends approval of the Zone Change from CR Regional Commercial to RD6 Duplex Residential because the proposed Zone Change is consistent with the existing zoning and land uses in the surrounding vicinity. Additionally, approval of this request will correct a legal non-conforming use and will appropriately zone the property according to its historic land use.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends **approval** of Z25-0021, a request for a Zone Change from CR Regional Commercial to RD6 Duplex Residential at 1936 Airport Highway to Toledo City Council for the following **three (3) reasons**:

1. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (TMC§1111.0606(B));
2. The rezoning is compatible with the zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)); and
3. The rezoning will correct an issue of a non-conforming land use with an appropriate zoning classification.

Respectfully Submitted,



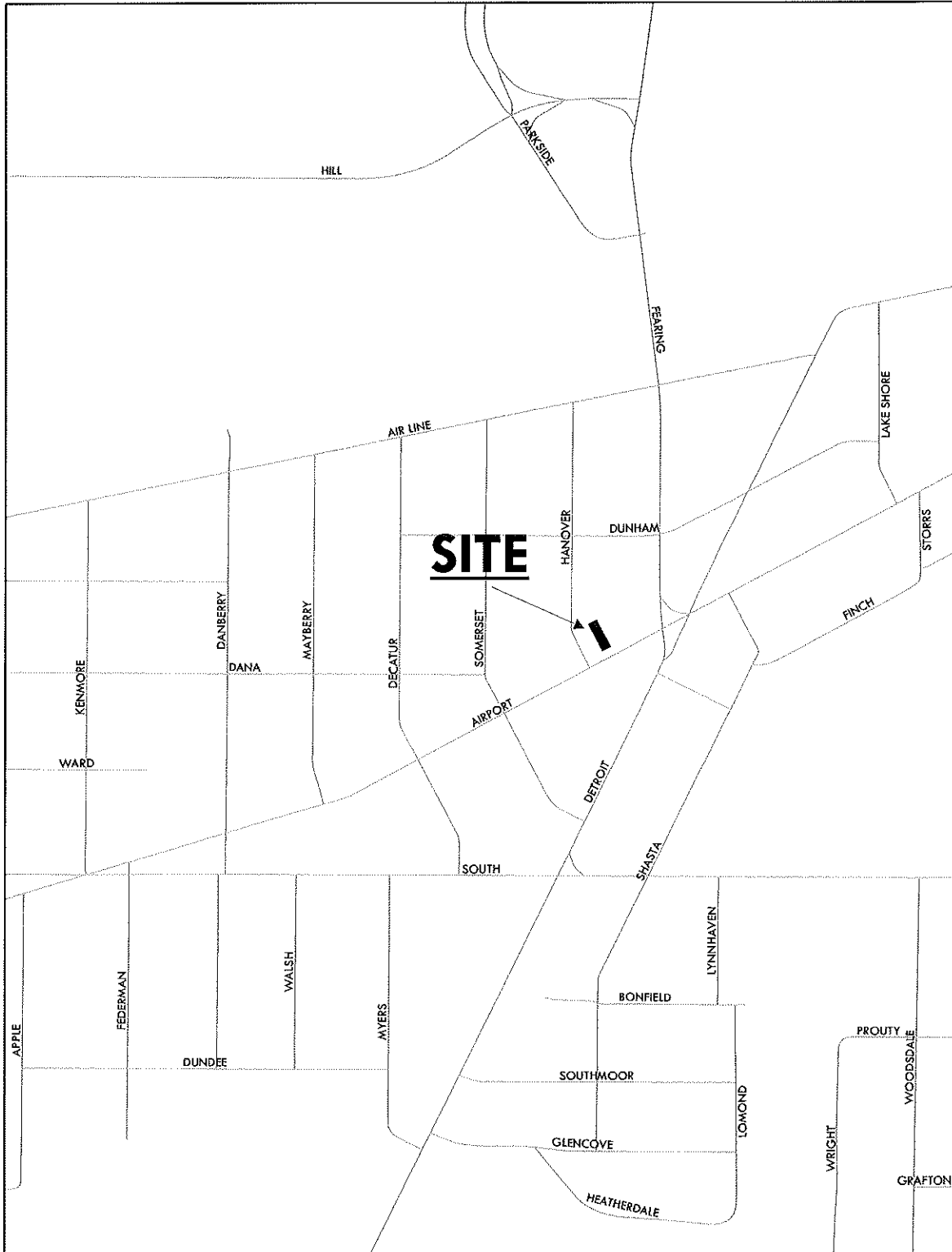
Lisa Cottrell
Secretary

LK
Two (2) sketches follow

CC: Holly Viengmany, 1936 Airport Highway, Toledo, OH 43609
Jacob Studer, Studer Law, 126 E. 2nd Street, Perrysburg, OH 43551
Lisa Karcher, Planner

GENERAL LOCATION

Z25-0021



ZONING & LAND USE

Z25-0021

