

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: May 13, 2022

REF: Z-3010-22

TO: President Matt Cherry and Members of Council, City of Toledo

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

SUBJECT: Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) at 1240 Nebraska Ave.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 14, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential)
Location	-	1240 Nebraska Ave
Applicant	-	Dewayne Clark 1240 Nebraska Ave Toledo, OH 43607

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 0.10 Acres
Frontage	-	± 35' along Nebraska Ave
Existing Use	-	Single-Family Residential
Proposed Use	-	Group Living

Area Description

North	-	RD6 / Duplex Residential
South	-	CR / Regional Commercial
East	-	CR / Regional Commercial
West	-	CR / Regional Commercial

GENERAL INFORMATION (Cont'd)

Parcel History

Z-256-75 - Amended petition for propose zone change. No further records available.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Junction Neighborhood Master Plan (2018)

STAFF ANALYSIS

The applicant is requesting a zone change from CR (Regional Commercial) to RD6 (Duplex Residential) for a property with an existing home located at 1240 Nebraska Ave. The property is along a row of existing homes built in the early 1900s, a block east of St. Anthony's in the Junction neighborhood. The applicant, Dewayne Clark, owns the property and wishes to use the house as a small group home. Although the property hosts an existing single-family home and is along a corridor of other residential property, it currently falls under the CR (Regional Commercial) zoning classification. In order to obtain a Certificate of Zoning Compliance to operate a group home, and to bring the house into conformance with current zoning requirements, a zone change to a residential zoning classification is required. The RD6 (Duplex Residential) classification can be found just to the north of this property, and is appropriate at this location.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for single-family land uses. The proposed zoning district accommodates this land use.

Junction Neighborhood Master Plan (2017)

The Junction Neighborhood Master Plan (2018) includes a Future Land Use Map, which proposes that this property be occupied by single-family residential land uses. The proposed Residential zoning classification would better accommodate this proposal.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of a Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) for a site located at 1240 Nebraska Ave to Toledo City Council for the following reason:

1. The subject property is physically suitable for the uses permitted under the proposed zoning classification. (TMC§1111.0606.D)

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Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Thomas C. Gibbons', written in a cursive style.

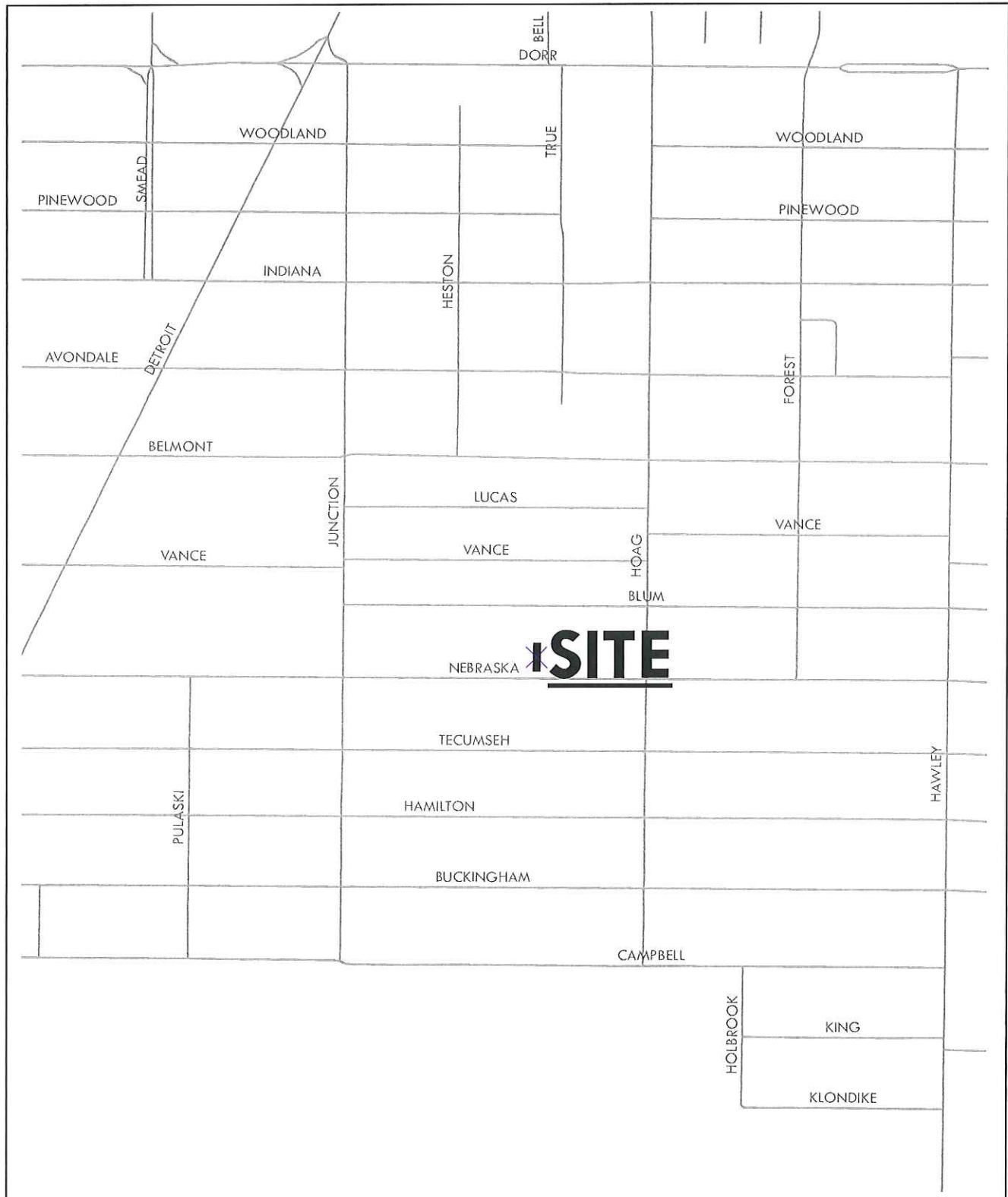
Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Dewayne Clark; 1240 Nebraska Ave; Toledo, OH 43604
Lisa Cottrell, Administrator
Matt Lascheid, Associate Planner

General Location

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Zoning and Land Use

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