

GENERAL INFORMATION

Subject

- | | | |
|-----------------|---|--|
| Request | - | Zone change from RS6 (Single-Dwelling Residential) & CR (Regional Commercial) to RS6 (Single-Dwelling Residential) |
| Location | - | 5414 301 st Street |
| Applicant/Owner | - | Brant Bastian
5414 301 st Street
Toledo, OH 43611 |

Site Description

- | | | |
|--------------|---|--|
| Zoning | - | RS6 & CR / Single-Family Residential & Regional Commercial |
| Area | - | ± .1469 Acres |
| Frontage | - | ± 63' along 301 st Street |
| Existing Use | - | Single-Dwelling Residential |
| Proposed Use | - | Single-Dwelling Residential |

Area Description

- | | | |
|-------|---|---|
| North | - | Maple Grove Town Homes, 131 St., Single-Family Dwellings / CR, RS6 |
| South | - | Single-Dwelling houses / RS6 |
| East | - | Single-Dwelling houses, 302 nd & 303 rd Streets, Friendship Park / RS6, POS |
| West | - | Commercial Businesses, Summit St., Single-Dwelling houses / RS6, CR |

Parcel History

No history on file.

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 RS6 (Single-Dwelling Residential) & CR (Regional Commercial) to RS6 (Single-Dwelling Residential) at 5414 301st Street. The subject site is occupied by the applicant's primary residence, a single-family home. In order to maintain full insurance coverage of their property, the site needs to have the proper zoning classification to allow for a detached house. In the case of a disastrous event, the applicant would be unable to rebuild their home with the site's current Zoning classifications. To the north of the site are the Maple Grove Town Homes and across 131st Street are single-family dwellings. South of the site are single-family dwellings; to the east are single-family dwellings and Friendship Park; to the west of the site is a single-family dwelling, commercial businesses, and across Summit St., are single-family dwellings.

The land north of the subject site, zoned commercial, became dedicated to the City of Toledo via Ordinance 162-65, passed March 8th 1965; and what is now the Maple Grove Town Homes. In this dedication of land, the northern seventy-six and sixty-seven hundredths (76.67') feet of Lots Numbers Fifteen (15) to Twenty (20) of the Virginia Place Plat were dedicated. The remaining twenty-three and thirty-three hundredths (23.33') feet were then combined to the abutting Lots Numbers Twenty-one (21) and Fourteen (14) of Virginia Place Plat. The applicant is the owner of 5414 301st Street, also known as Lot Twenty-one (21) of Virginia Place Plat. The dedicated land had not been rezoned, and the remanent land combined to the applicant's property had remained commercially zoned. The applicant has requested this Zone change to correct a commercial district boundary line that overlaps onto their residential property. Rezoning of the subject site corrects a non-conformity of a detached house in a CR Zoning district; and the applicant can maintain full insurance coverage to rebuild their home incase of a disastrous event.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as Neighborhood Residential (NR). The Neighborhood Residential land use designation supports low- and medium-density housing demands. The majority of land uses in the NR zoning classification are single- and two-unit houses, including attached homes; and multi-family units may also be compatible. The subject site is a single-family home within a residential neighborhood of mostly single-family dwellings. The Forward Toledo Comprehensive Land Use Plan supports the rezoning of 5414 301st Street from RS6 (Single-Dwelling Residential) & CR (Regional Commercial) to RS6 (Single-Dwelling Residential).

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0015, a request for Zone Change from RS6 (Single-Dwelling Residential) & CR (Regional Commercial) to RS6 (Single-Dwelling Residential) at 5414 301st Street 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)); and
2. The proposed rezoning is compatible with the existing zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)).

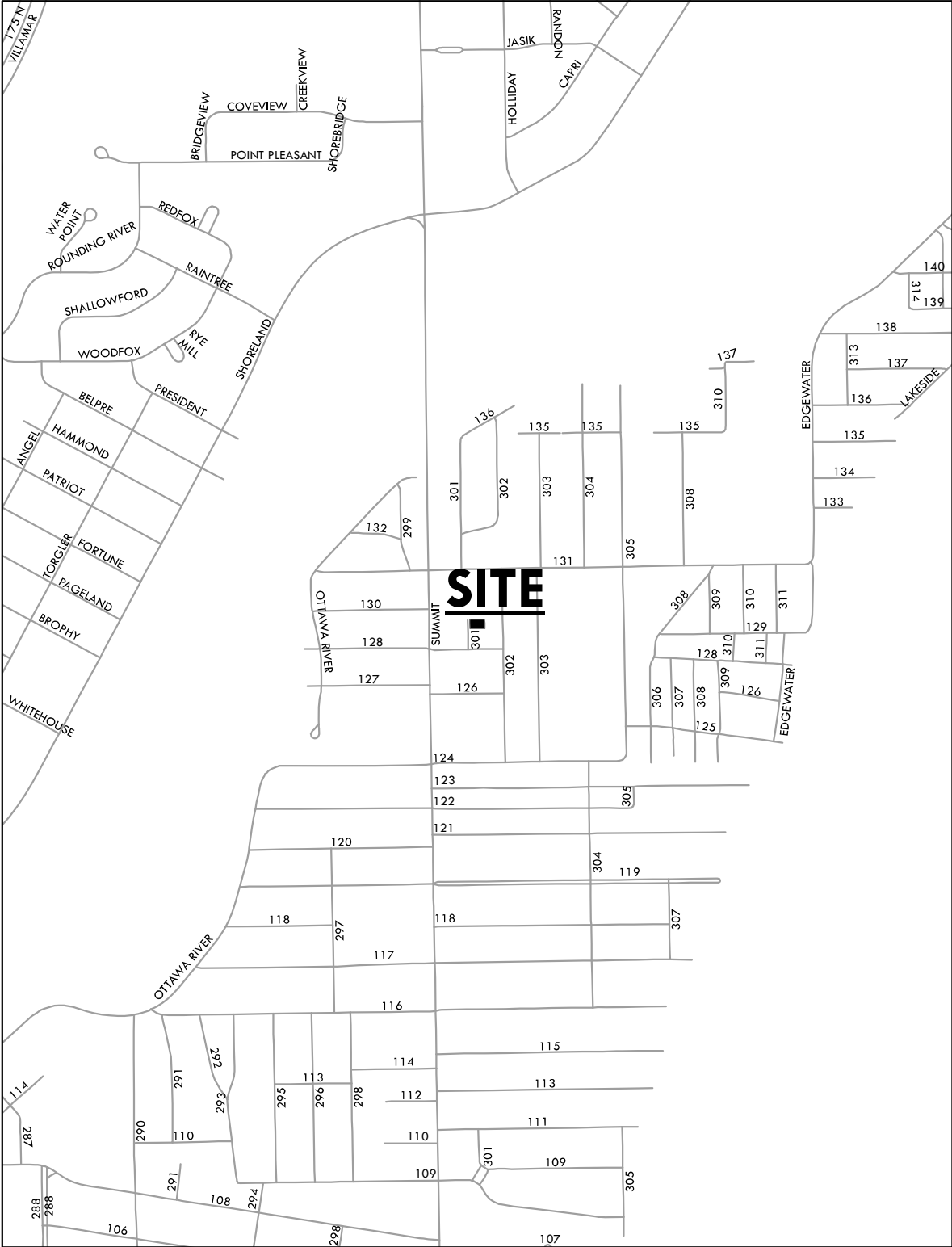
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z25-0015
DATE: July 3, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 13, 2025
TIME: 4:00 P.M.

AV
Two (2) sketches follow

GENERAL LOCATION

Z25-0015
ID 65



ZONING & LAND USE

Z25-0015
ID 65

