



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: May 12, 2023

REF: Z-2001-23

TO: President Matt Cherry and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary
SUBJECT: Zone Change from CO-Office Commercial to RD6-Duplex Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 11, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from CO-Office Commercial to RD6-Duplex Residential
Location - 1791 W Bancroft St
Applicant + Owner - Armon Towers LLC
5014 16th Avenue
Brooklyn, NY 11204

Site Description

Zoning - CO / Office Commercial
Area - ± 0.2 Acres
Frontage - ± 60' along W Bancroft St
± 150' along Calumet Ave
Existing Use - Single family home
Proposed Use - Single family home

Area Description

North - RS6 / Single family homes
South - RD6 / Single family homes
East - CO / Duplex, single family homes, apartments
West - CO / Duplex, single family homes

Parcel History

None on file.

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO-Regional Commercial to RD6-Duplex Residential at 1791 W Bancroft Avenue. The site is approximately ± 0.2 acres and is a single family home. Surrounding land uses include single family homes to the north along Bancroft St, single family homes, a duplex, and apartments to the east, single family homes to the south, and single family homes to the west.

The applicant is requesting the Zone Change in order to correct the non-conforming land use of the property. The current zoning, CO-Office Commercial, does not permit detached housing per TMC§1104.0100 - *Use Table*. The detached house was built in 1923, and therefore was legally established before the most recent Zoning Regulation update. The owner intends to use the property as a residence without any changes to the property or structure.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan future land use designation targets the proposed property for Single Family Residential. The Single Family Residential land use is intended to accommodate the development of single dwelling units on individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are typically compatible with residential neighborhoods. Based on the nature of the site and its location, the proposed Zone Change is consistent with the future land use designation identified in the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change from CO-Office Commercial to RD6 Residential Duplex because the proposed zoning conforms to the Toledo 20/20 Comprehensive Plan. Additionally, the proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property. Finally, the physical suitability of the subject property and the uses permitted under the proposed Zone Change are compatible with uses in the proposed zoning classification.

STAFF RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-2001-23, a request for Zone Change from CO-Office Commercial to RD6-Duplex Residential at 1791 W Bancroft Street to Toledo City Council for the following **three (3)** reasons:

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STAFF RECOMMENDATION (cont'd)

1. The proposed Zone Change conforms to the Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) – *Review & Decision-Making Criteria*),
2. The proposed Zone Change is compatible with existing land uses within the general vicinity of the property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*), and
3. The physical suitability of the property and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

DR

Two (2) sketches follow

Cc: Armon Towers LLC, 5014 16th Avenue, Brooklyn NY 11204
Lisa Cottrell, Deputy Director
Dana Reising, Associate Planner

GENERAL LOCATION

Z-2001-23



ZONING & LAND USE

Z-2001-23



