

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 Single-dwelling Residential to RM12 Multi-dwelling Residential
Location	-	0 Nebraska Avenue (Parcel: 20-17313)
Applicant	-	419 L Homes, LLC. 3746 Wheatland Rd Sylvania, OH 43560

Site Description

Zoning	-	RS6 / Single-dwelling Residential
Area	-	± 0.613 acre
Frontage	-	± 120' along Nebraska Avenue ± 268' along Teal Drive
Existing Use	-	Vacant lot
Proposed Use	-	Multi-dwelling Residential

Area Description

North	-	Single-dwelling households / RS6
East	-	Single-dwelling households / RS6
South	-	Single-dwelling households / RS6
West	-	Single-dwelling households / RS6

Parcel History

None on record.

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 RS6 Single-dwelling Residential to RM12 Multi-dwelling Residential at 0 Nebraska Avenue. The ±0.613-acre site is currently vacant and located at the southeastern corner of Nebraska Avenue and Teal Drive. Adjacent land uses include single-dwelling houses surrounding the site to the north, east, south and west.

STAFF ANALYSIS (cont'd)

The site is currently vacant and undeveloped. The applicant intends to build 4–6-unit townhouse apartments on the property. A Zone Change is required for this site because multi-dwelling residential structures are not permitted in the current RS6 zoning district. Multi-dwelling residential structures are only permitted in the RM Multi-Dwelling Residential and CR Regional Commercial zoning districts. Additionally, a multi-dwelling structure would be subject to the Design Standards of TMC§1109.0100 and require a Minor Site Plan Review as stated in TMC TMC§1111.0800.

Density

The maximum number of dwelling units permitted in the RM12 zoning district is calculated by dividing the net residential acreage by the minimum lot area per dwelling unit as stated in TMC§1106.0100 – *Intensity and Dimensional Standards*. The proposed RM12 zoning district would require 3,600 square feet per dwelling unit. Using the size of the property (26,702.28 sq. ft.), calculations conclude a maximum of 7.4 dwelling units would be allowed on the site. The proposed 4–6-unit townhouse apartments would comply with the Intensity and Dimensional Standards of TMC§1106.0100.

Although the proposed RM12 zoning district would allow for the 4–6-unit townhouse apartments, staff is not supportive of that high of density on the site in a neighborhood predominantly occupied by single-dwelling households. However, staff would support a zone change request to RD6 Duplex Residential in order to preserve the low-density residential character. The neighborhood surrounding the site has numerous duplexes which are compatible with single-dwelling households. Considering the size of the property, the site could be divided and allow for two (2) duplexes to be built on separate lots for a total of four (4) dwelling units. Therefore, a minor subdivision lot split application would be required to split the property.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site and the surrounding area for Single Family Residential land uses. Single Family land uses typically include the development of single-dwelling units on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. The Single Family Residential district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods.

Staff recommends disapproval of the Zone Change request for this location because it is incompatible with the established land uses surrounding the site. Additionally, the proposed RM12 zoning is inconsistent with the current zoning designations of properties established in the immediate area of the site. This area of Nebraska Avenue is overwhelmingly single-dwelling residential in terms of surrounding land uses and zoning classifications. The proposed RM12 zoning is out of character for the area. A Zone Change to RM12 could set a precedent and make nearby properties vulnerable to higher intensity developments.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-4001-23, a request for Zone Change from RS6 Single-dwelling Residential to RM12 Multi-dwelling Residential at 0 Nebraska Avenue, to Toledo City Council for the following two (2) reasons:

1. The proposed RM12 zoning is incompatible with the existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and
2. The proposed RM12 zoning is inconsistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*).

Although the staff recommends that the Toledo City Plan Commission recommend disapproval of the request for Zone Change to RM12 Multi-dwelling Residential, staff would recommend the Toledo City Plan Commission recommend approval of a request for Zone Change to RD6 Duplex Residential at 0 Nebraska Avenue, to Toledo City Council for the following two (2) reasons:

1. The RD6 zoning is compatible with the existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and
2. The RD6 zoning is consistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-4001-23
DATE: MAY 11, 2023
TIME: 2:00 P.M.

CITY COUNCIL
ZONING & PLANNING COMMITTEE
DATE: JUNE 14, 2023
TIME: 4:00 P.M.

RS
Two (2) sketches follow

GENERAL LOCATION

Z-4001-23
ID 119



ZONING & LAND USE

Z-4001-23
ID 119

