

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: March 9, 2023

REF: Z-1002-23

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

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

SUBJECT: Zone Change from CR Regional Commercial to RM-12 Multi-Dwelling Residential at 1405 S. Detroit Ave

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 9, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR Regional Commercial to RM-12 Multi-Dwelling Residential
Location	-	1405 S. Detroit Ave
Applicant	-	Kenneth Jr & Glory Perdue 1405 S. Detroit Ave Toledo, OH 43614

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± .56 acres
Frontage	-	± 98' S. Detroit Ave
Existing Use	-	Small Retail Structure
Proposed Use	-	Apartments

Area Description

North	-	CR / Offices, Bakery
South	-	CR / Self Storage Facility
East	-	RS6 / Single Family Homes
West	-	RS6-CUP / Attached Single Family Homes

Parcel History

No parcel history on record.

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 CR Regional Commercial to RM-12 Multi-Dwelling Residential at 1405 South Detroit. The ± 0.56 Acre site is occupied by a two-story mixed-use structure with vacant commercial space on the first floor and apartments on the second floor. To the north of the site is a bank, office building, and bakery. To the east are single family residential homes. To the south is a self-storage facility and a drug store. To the west is attached single family residential homes. The 4,224 square feet building was built in 1927 and was previously a salon.

The applicant is requesting the Zone Change in order to convert the building into apartments. Under the current CR Regional Commercial zoning district apartments are allowed but not on the first floor. The applicant is requesting the Zone Change also because he owns a nearby bakery and would like to be in close proximity to his place of work.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Neighborhood Commercial land uses. Neighborhood Commercial land uses are intended to accommodate pedestrian oriented small-scale retail and service businesses. Multiple family residential developments may also be interspersed within these districts. Although the proposed zoning district does not match the intended land use, the proposed use is compatible with the Neighborhood Commercial land use designation.

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code. Furthermore, the proposed rezoning is compatible with the existing land uses within the general vicinity of the subject property.

TO: President Cherry and Members of Council
March 9, 2023
Page 3

REF: Z-1002-23

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-1002-23, a request for Zone Change from CR Regional Commercial to RM-12 Multi-Dwelling Residential at 1405 S Detroit to Toledo City Council for the following **reason**:

1. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (TMC§111.0606(B)).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

JEB
Two (2) sketches follow

Cc: Kenneth Jr & Glory Perdue, 1405 S Detroit Ave, Toledo OH 43614
Lisa Cottrell, Deputy Director
Josh Bender, Planner

GENERAL LOCATION

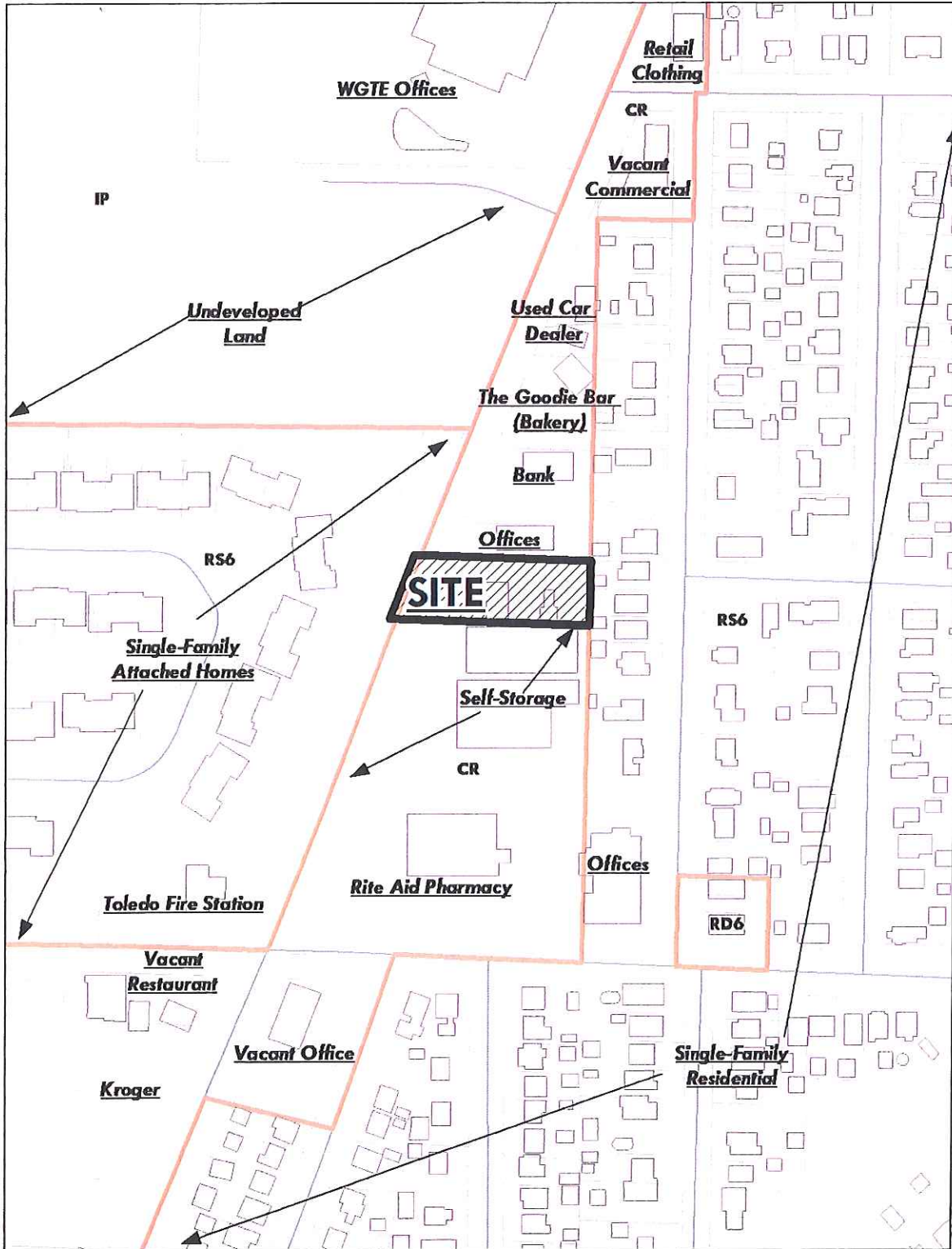
Z-1002-23



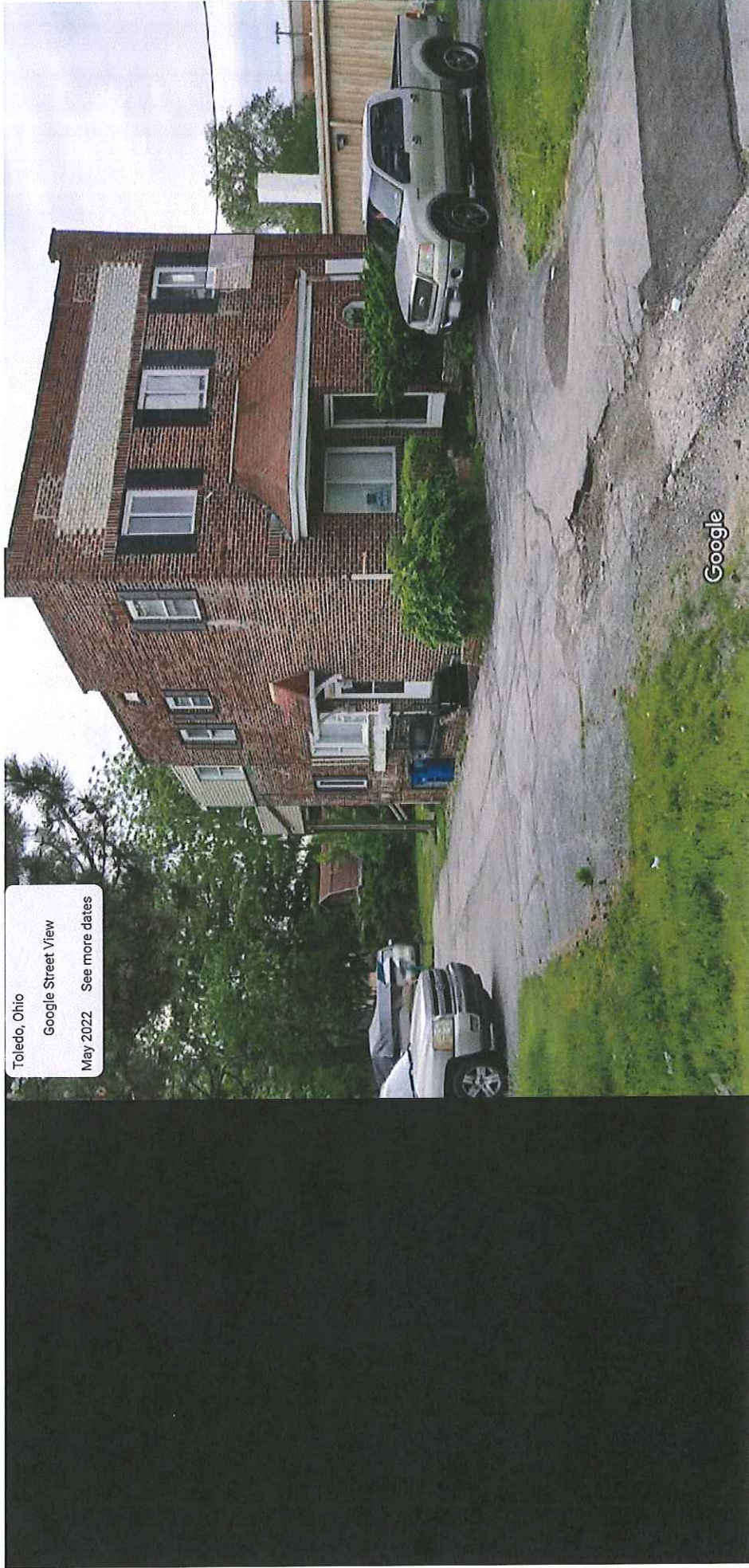
X - X

ZONING & LAND USE

Z-1002-23



1405 US-24



Toledo, Ohio
 Google Street View
 May 2022 See more dates

Image capture: May 2022 © 2023 Google

← 1405 S Detroit Ave

All Street View & 360°