

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential)
Location	-	1009 South Avenue
Applicant	-	Zalmen Meisels SYD Property L.L.C. 1009 South Avenue Toledo, OH 43609

Site Description

Current Zoning	-	CR (Regional Commercial)
Proposed Zoning	-	RD6 (Duplex Residential)
Area	-	±4,300 Square Feet
Frontage	-	±30' along South Avenue
Existing Use	-	Single Dwelling Home
Proposed Use	-	Single Dwelling Home

Area Description

North	-	IL / South Avenue, Vacant Land
South	-	RD6 / Duplexes and Single Dwelling Homes
East	-	CR / Single Dwelling Homes, Stebbins Street
West	-	CR / Single Dwelling Home, Residential over Commercial structure

Parcel History

Z-9006-07	-	Zone Change from IL (Limited Industrial) to CR (Regional Commercial) at 1005-1023 South Avenue (P.C. approved 12/6/07; Council approved 2/26/08, Ord. 123-08)
SUP-9007-07	-	Special Use Permit for Fuel Sales at 1005-1023 South Avenue (P.C. approved 12/6/07; Council approved 2/28/08, Ord. 124-08; not built)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- Old South End Master Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) for 1009 South Avenue. The ±0.09-acre parcel is currently occupied by a single-dwelling home. Single-dwelling homes are not permitted in CR (Regional Commercial) districts; however, the home was built in 1902 before zoning prohibited the use. The home is therefore legally nonconforming with the code. The applicant wishes to purchase the property to continue its single-dwelling residential use, but can not obtain financing without a resolution to the nonconformity. The applicant has therefore requested a zone change to RD6 (Duplex Residential) – the predominant residential district in the vicinity. To the north of the site is South Avenue and some vacant land. To the west is a commercial structure with residential above. To the south and east are Duplexes and Single-Dwelling Homes.

Old South End Master Plan

The Old South End Master Plan states that the “discrepancy between actual land use and the underlying zoning can make it difficult to get a mortgage loan, refinance a home and it introduces development that is inconsistent with surrounding uses.” The Plan later recommends a goal to stabilize and improve the quality of residential options in the Old South End by, among other strategies, rezoning properties to align with their residential use. The proposed zone change is compatible with the Old South End Master Plan.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Residential land uses. The Neighborhood Residential land use designation provides space for low- and medium-density housing demands in the city while making best use of neighborhoods with constraints such as narrow lots. The majority of buildings in this designation should single- and two- unit houses, including attached homes. The proposed zone change is compatible with the Forward Toledo Plan as it fits within the future land use category targeted for this site and it preserves an existing residential structure consistent with the Plan’s Building Preservation and Addressing Housing Affordability goals.

Staff recommends approval of the Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) at 1009 South Avenue because it is consistent with the Forward Toledo Comprehensive Land Use Plan and it is compatible with existing land uses within the general vicinity of the subject property.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0026, a Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) at 1009 South Avenue, to Toledo City Council for the following two (2) reasons:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**); and
2. The proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**).

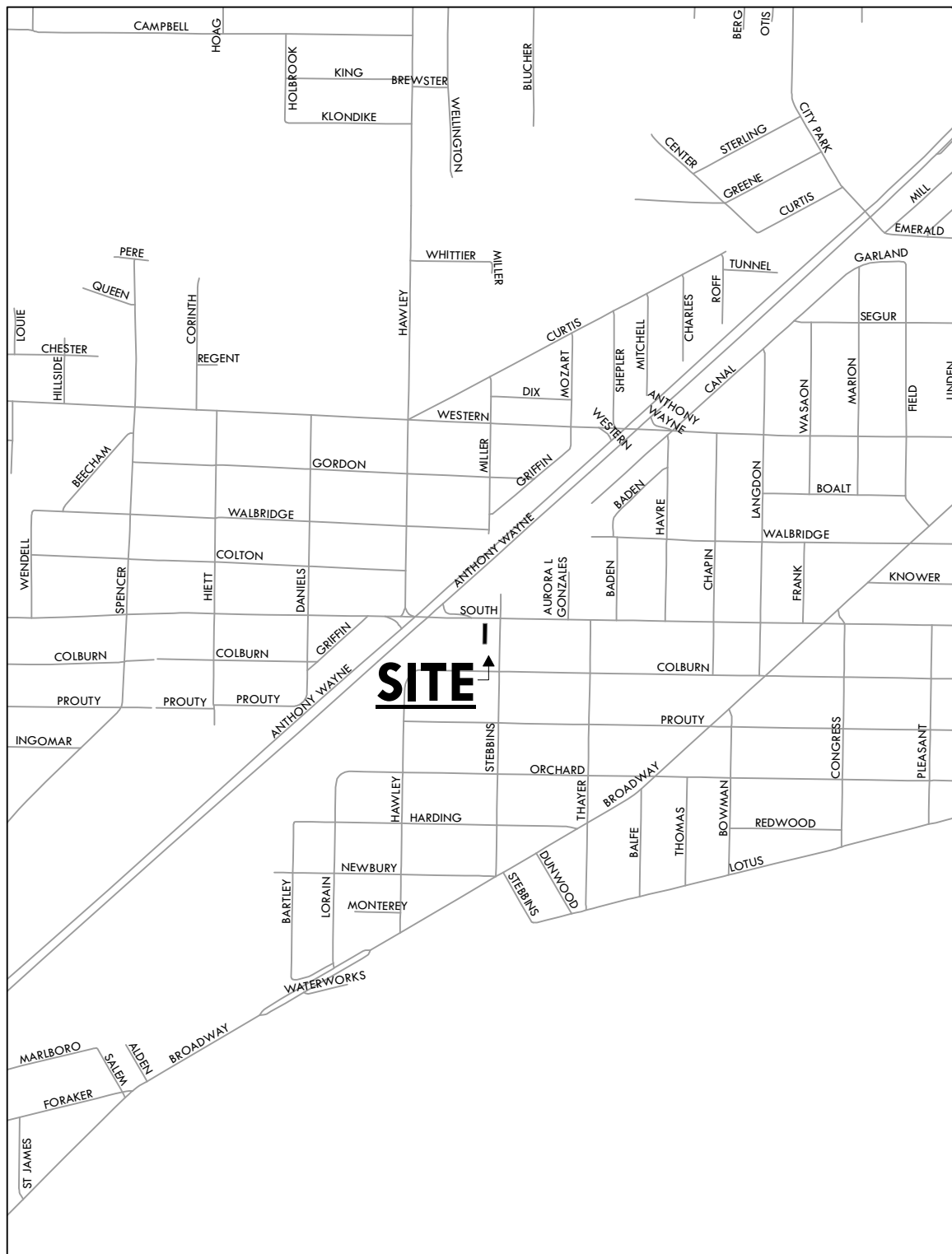
ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z25-0026
DATE: October 9, 2025
TIME: 2:00 P.M.

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

AS
Two (2) sketches follow

GENERAL LOCATION

Z25-0026
ID 12



ZONING & LAND USE

Z25-0026
ID 12

