



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: August 14, 2020

REF: Z-6003-20

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

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

SUBJECT: Request for Zone Change from CR Regional Commercial to RD6 Residential Duplex at 924 N. Detroit Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 13, 2020 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR Regional Commercial to RD6 Residential Duplex
Location	-	924 N. Detroit Avenue
Applicant	-	LeRoyna H. Drayton 1501 Lincoln Avenue Toledo, OH 43607
Owner	-	LeRoyna H. Drayton 1501 Lincoln Avenue Toledo, OH 43607

Site Description

Zoning	-	CR / Regional Commercial
Area	-	±0.27 Acres
Frontage	-	79.3' along N Detroit Avenue
Existing Use	-	Vacant Residence
Proposed Use	-	Residential Facility - Small
Neighborhood Org.	-	Junction District

Area Description

North	-	Vacant lot / CR
South	-	Single Family Residence / CR
East	-	Multi-Dwelling & Commercial / RM36, CR
West	-	Residential Duplex / RD6

GENERAL INFORMATION (cont'd)

Parcel History

M-11-13 - Junction Neighborhood Plan. PC recommended approval 12/06/2018. CC approved 01/09/2019. Ord. 46-19 passed 01/22/2019.

Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Junction Neighborhood 2018 Plan

STAFF ANALYSIS

The request is a Zone Change from CR Commercial Regional to RD6 Duplex Residential for the 0.27 acre site located at 924 N Detroit Avenue. The applicant is requesting the Zone Change to establish a Residential Facility - Small. CR Commercial Regional does not permit small residential facilities, and therefore a Zone Change is required for the proposed use. Surrounding land uses include single family residential to the south; single family residential to the east; vacant lots to the north; and, a parking lot and apartments to the west.

The property at 924 N Detroit Ave. is located in the Junction Neighborhood, directly south of the Englewood neighborhood, east of Scott Park, north of the South Side and west of Downtown. It is one of the oldest Toledo neighborhoods with several iconic features: including the cultural assets, Frederick Douglass Community Center and Art Tatum House, popular restaurants, and architecturally significant structures such as St Anthony's church. However, over the past few decades, it has also struggled with vacancies and blight.

Ms Drayton is intending to establish a small residential facility at this location. She has resided in the neighborhood over 50 years with the dream to revitalize her community. The home has been remodeled and would be used as a Residential Facility -Small. Ms Drayton would provide long term care to support the client towards living independently. Rezoning this residence to allow the applicant to repurpose the site into a Residential Facility - Small would be in character with the rest of the immediate neighborhood.

Junction Plan

The Junction Plan envisions that only the intersections at Dorr Street and Nebraska Avenue in the Detroit Corridor to be zoned Regional Commercial with the balance to be zoned Residential Duplex. The proposed uses from the Junction Plan support keeping Detroit Avenue pedestrian oriented would also fulfill the vision of the Junction Plan.

STAFF ANALYSIS (cont'd)

Neighborhood Meeting

A request was made for a neighborhood meeting to be held prior to the Plan Commission hearing. However, due to the COVID-19 pandemic, it was not possible to hold a public neighborhood meeting. The applicant was then encouraged to reach out to community members and to discuss the project with them.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Plan Future Land Use Map designates this property for Neighborhood Commercial land uses. The Neighborhood Commercial District is intended to promote predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included. Neighborhood Commercial is also intended to accommodate pedestrian oriented development.

Staff recommends approval of the Zone Change from CR Commercial Regional to RD6 Duplex Residential because the proposed zoning change would facilitate the development of a Residential Facility – Small. Additionally, the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed zoning classification.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-6003-20, a request for Zone Change from CR Commercial Regional to RD6 Residential Duplex at 924 N Detroit Avenue for the following two (2) reasons:

1. The proposed RD6 Residential Duplex zoning district will facilitate the redevelopment of a single family residence that conforms to an applicable zoning district.
2. The physical suitability of the subject site 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

Two (2) sketches follow

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Cc: LeRoyna Drayton 1501 Lincoln Avenue, Toledo OH 43607
Lisa Cottrell, Administrator
Nancy Hirsch, Planner