



**TOLEDO - LUCAS COUNTY PLAN COMMISSIONS**

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

DATE: November 4, 2021

REF: Z-9002-21

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 IL Limited Industrial to RS6 Single-family Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 4, 2021 at 2:00 P.M.

**GENERAL INFORMATION**

Subject

- Request - Zone Change from CS Storefront Commercial to CM Mixed Commercial-Residential
- Location - 4020 Upton Avenue
- Owner - Peter & Elizabeth Theodorou  
3835 Woodmont Road  
Toledo, OH 43613

Site Description

- Zoning - IL / Limited Industrial
- Area - ± 0.12 acres
- Frontage - ± 39.4' along Upton Avenue
- Existing Use - Single-family dwelling
- Proposed Use - Single-family dwelling

Area Description

- North - Single-family homes and duplexes / IL & RS6
- East - Single-family homes and duplexes / RD6
- South - Parking lot & Commercial businesses / IL & CR
- West - Single-family homes and Dean Ice Cream / IL

## GENERAL INFORMATION (cont'd)

### Parcel History

- No previous cases on record

### Applicable Plans & Regulations

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

## STAFF ANALYSIS

The applicant is requesting a Zone Change from IL Limited Industrial to RS6 Single-family Residential. The ±0.12-acre site is comprised of one (1) parcel, which is a legal nonconforming single-family dwelling. Surrounding land uses include single-family dwellings and duplexes to the north and east. To the south are commercial businesses and an off-street parking lot, and to the west are single-family dwellings, duplexes, and commercial businesses.

The applicant is requesting the Zone Change in order to remediate a non-conforming land use to facilitate loan viability for the residence.

### 20/20 Comp Plan

The Toledo 20/20 Comprehensive Plan targets this area as CN Neighborhood Commercial and SF Single-family residential. As the specific property has been visioned SF Single-family Residential, it would be appropriate to align its land use to the 20/20 proposed district. Additionally, the proposed RS6 Single-family residential zoning would assist in the loan approval for future sales of this property.

Staff recommends approval of the Zone Change because the proposed zone change is consistent with the existing land uses of properties within the general vicinity of the site.

## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-9002-21, a request for Zone Change from II Limited Industrial to RS6 Single-family Residential for a site located at 4020 Upton Avenue, to Toledo City Council for the following reason:

1. The request is compatible with existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**)

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**PLAN COMMISSION RECOMMENDATION (cont'd)**

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is fluid and cursive, with the first name being the most prominent.

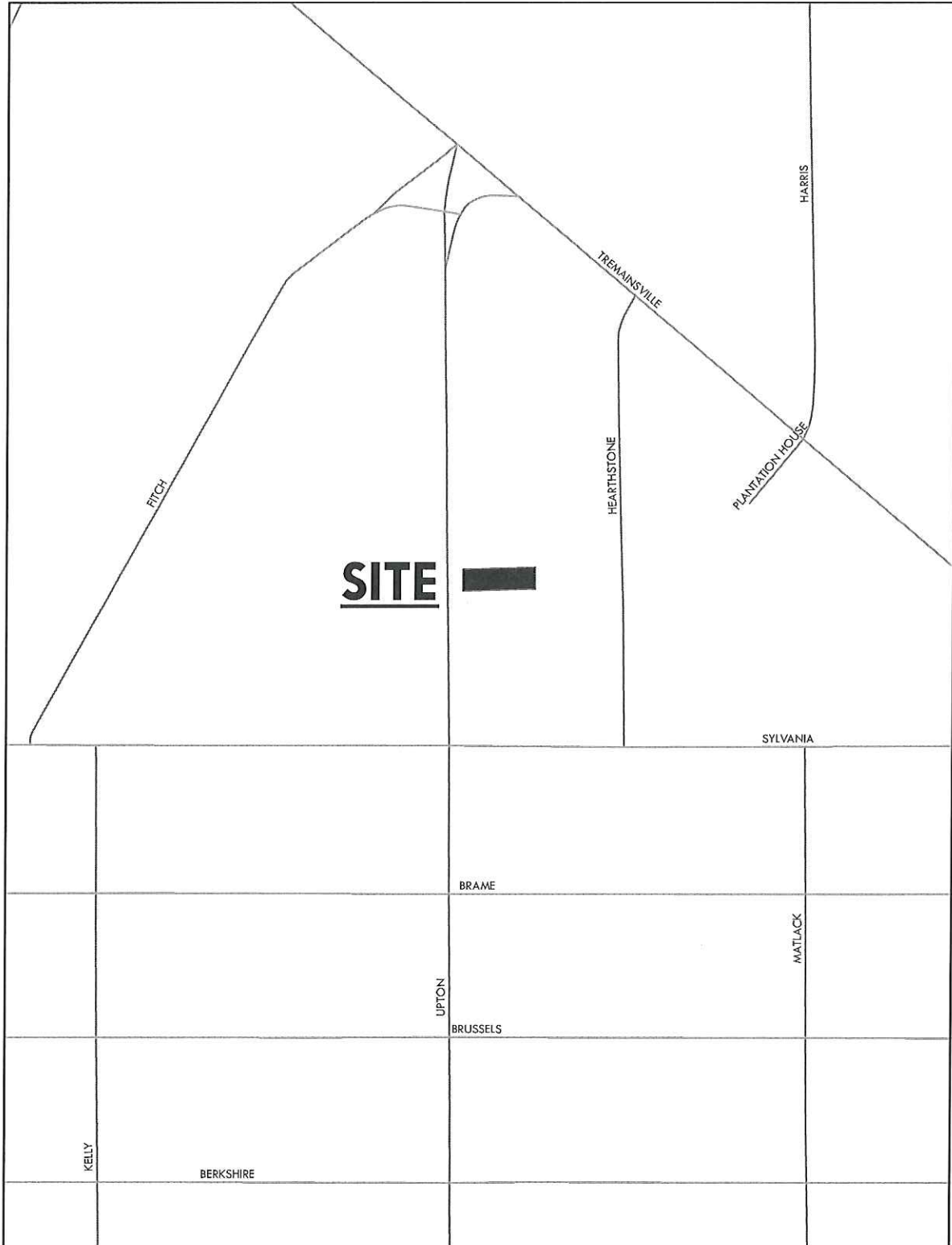
Thomas C. Gibbons  
Secretary

Two (2) sketches follow

Cc: Peter & Elizabeth Theodorou, Applicant  
Lisa Cottrell, Administrator  
Nancy Hirsch, Planner

# GENERAL LOCATION

Z-9002-21  
ID 40



# ZONING & LAND USE

Z-9002-21  
ID 40

