



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: February 14, 2025

REF: Z24-0008

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Zone Change from RD6 (Duplex Residential) to RM12 (Multi-Dwelling Residential) at 1822 Glendale Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 13, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from RD6 (Duplex Residential) to RM12 (Multi-Dwelling Residential)

Location - 1822 Glendale Avenue

Applicant / Owner - Clifford Owens
Erroneous Properties LLC
19920 1st Street Court E
Lake Tapps, WA 98391

Site Description

Zoning - RD6 (Duplex Residential)

Area - ± 0.42 Acres

Frontage - ± 92' along Glendale Avenue
± 200' along Kenyon Drive

Existing Use - Fourplex

Proposed Use - Fourplex

Area Description

North - RD6 / Duplexes & Single Dwelling Homes

South - RD6 / Church

East - RD6 / Duplexes & Church

West - RD6 / Duplexes & Single Dwelling Homes

Parcel History

T-64-55 - No file found

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GENERAL INFORMATION (cont'd)

Applicable Plans & Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RD6 (Duplex Residential) to RM12 (Multi-Dwelling Residential) for 1822 Glendale Avenue. The ±0.42 acre parcel is currently a legal nonconforming fourplex. To the north are duplexes and single dwelling homes, to the south is a church, to the east are duplexes and another church, and to the west are duplexes and single-dwelling homes.

The applicant is requesting the zone change to continue the site's current fourplex use by right instead of through the legal-nonconforming "grandfather" clause. The current RD6 zoning district does not permit dwelling structures with more than two units. The proposed RM12 zoning district would permit one dwelling per 3,600 square feet of lot area. As the subject property is ±0.42 acres – or ±18,400 square feet – the proposed zoning would permit a maximum of five (5) dwellings on the subject property. The current fourplex would therefore be permitted under the proposed RM12 zoning district.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Residential land uses. Designations in the plan have three components which must be evaluated for compatibility: physical design, land uses, and geographic characteristics. 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. These areas are predominantly pedestrian-oriented and have higher unit count homes designed to match visual scale and character of nearby single-dwelling homes. Three-, four-, and multi-dwelling homes are compatible when located near and along busier corridors. The proposed zone change is compatible with the Forward Toledo plan as it permits a four-dwelling home along a busier street which matches the visual scale and character of nearby residences.

Staff recommends approval of the Zone Change from RD6 (Duplex Residential) to RM12 (Multi-Dwelling Residential) at 1822 Glendale 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.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z24-0008, a Zone Change from RD6 (Duplex Residential) to RM12 (Multi-Dwelling Residential) at 1822 Glendale Avenue, to Toledo City Council for the following three (3) reasons:

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PLAN COMMISSION RECOMMENDATION (cont'd)

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)**).
3. The rezoning will correct an issue of a non-conforming land use in the proper zoning classification.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

AS

Two (2) sketches follow

Cc: Clifford Owens, Erroneous Properties LLC, 19920 1st Street Court E, Lake Tapps, WA
98391
Lisa Cottrell, Deputy Director
Alex Schultz, Planner

ZONING & LAND USE

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