

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: April 15, 2025

REF: Z25-0006

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

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

SUBJECT: Zone Change from IL Limited Industrial to RD6 Duplex Residential at 1692 Nebraska Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 10, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL Limited Industrial to RD6 Duplex Residential
Location	-	1692 Nebraska Avenue
Applicant/Owner	-	Calvin Jenkins 1692 Nebraska Avenue Toledo, OH 43607

Site Description

Zoning	-	IL / Limited Industrial
Area	-	± 0.12 acres (5,000 sq ft)
Frontage	-	± 67' along Nebraska Avenue
Existing Use	-	Duplex House
Proposed Use	-	Duplex House

Area Description

North	-	RD6 / Duplex & Single-Dwelling Residential
South	-	RD6 / Duplex & Single-Dwelling Residential
East	-	RD6 / Duplex & Single-Dwelling Residential
West	-	IL, IG/Limited Industrial, General Industrial, New York Central Railroad

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GENERAL INFORMATION (cont'd)

Parcel History

M-14-95	-	Designating CD Development District at Collingwood-Dorr Neighborhood. Approved by Res. 30-95.
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Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL Limited Industrial to RD6 Duplex Residential at 1692 Nebraska Avenue. The overall ±0.12 acres site is zoned as IL Limited Industrial and is currently used as a duplex residential building.

To the north, south and east of the site is an established residential neighborhood, dominated by a mix of single and two-dwelling buildings. To the west is a warehouse facility that is zoned IL Limited Industrial.

The applicant is requesting the Zone Change in order to correct the non-conforming land use of the property and allow for a sale of the property. The new owner intends to use the property as a residence without any changes to the property or structure. The current zoning, IL Limited Industrial, does not permit detached housing per TMC§1104.0100 - *Use Table*. The duplex was built in 1929, and therefore was legally established before the most recent Zoning Regulation update.

Forward Toledo Comprehensive Land Use Plan

The *Forward Toledo Comprehensive Land Use Plan* targets this site for Neighborhood Residential. This designation is intended to provide space for low- and medium-density housing demands in the city while making best use of neighborhoods with constraints such as narrow lots. This designation is also predominantly pedestrian orientated. RD6 Duplex Residential fits within the intentions of Neighborhood Residential as it allows for low and medium density that's consistent with the local neighborhood.

Staff recommends approval of the Zone Change because the proposed zoning conforms to the *Forward Toledo Comprehensive Land Use Plan*. Additionally, the proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property. Finally, the proposed zone change corrects a legal non-conforming situation and allows the zoning of the site to align with the established use.

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PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z25-0006, a Zone Change from IL Limited Industrial to RD6 Duplex Residential at 1692 Nebraska Avenue, to the Toledo City Council, for the following **three (3) reasons**:

1. The proposed zone change is consistent with the Forward Toledo Comprehensive Plan (TMC§1111.0606(A) - *Review and Decision-Making Criteria*);
2. The proposed zone change is consistent with the surrounding zoning (TMC§1111.0606(C)-*Review and Decision-Making Criteria*); and
3. The proposed zone change corrects a legal, non-conforming use. (TMC§1111.0606(F) - *Review and Decision-Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

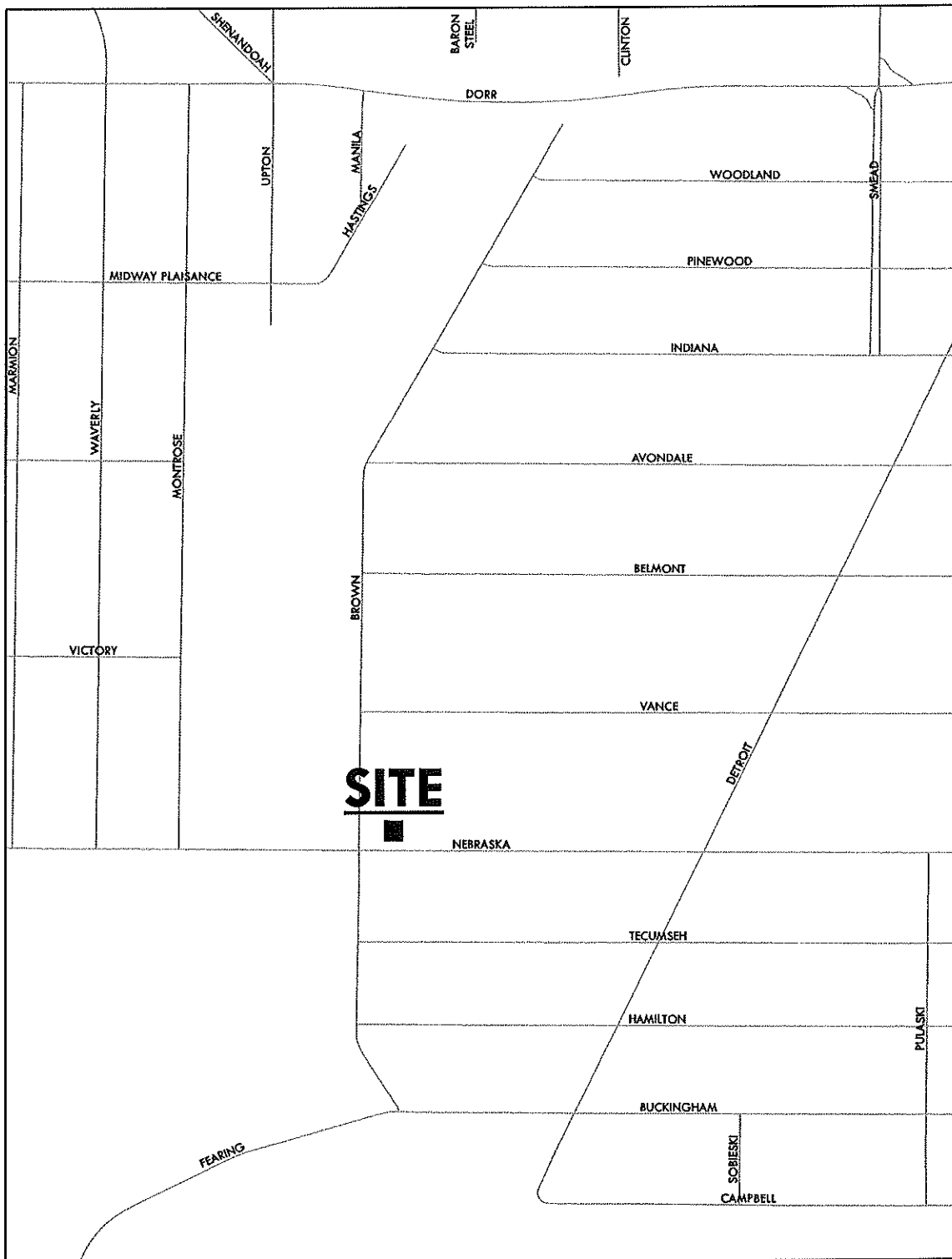
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Two (2) sketches follow.

Cc: Calvin Jenkins 1692 Nebraska Ave Toledo, OH 43607
Lisa Cottrell, Deputy Director
Zoey Moratt, Planner

GENERAL LOCATION

Z25-0006



ZONING & LAND USE

Z25-0006

