

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) |
| Location | - | 1316 Nebraska Avenue |
| Applicant | - | Takeyla Brown
Turning Point Residential Service
5650 W. Central Avenue Suite C1
Toledo, Ohio 43615 |
| Owner | - | Edwin & Catherine Clayborne
1735 Perth Street
Toledo, Ohio 43607 |

Site Description

- | | | |
|--------------|---|--------------------------------|
| Zoning | - | CR / Regional Commercial |
| Area | - | ± 0.10 Acres |
| Frontage | - | ± 35' along Nebraska Ave |
| Existing Use | - | Foster Home |
| Proposed Use | - | Small Residential Group Living |

Area Description

- | | | |
|-------|---|--|
| North | - | RD6/ Single Family Dwellings |
| South | - | CR, RD6/ Junction Park, Single Family Dwellings |
| East | - | CR, RD6, IL, RS6/ Single Family Dwellings,
Church, Pickett Academy School |
| West | - | CR, RD6/ Single Family Dwellings, Churches |

Parcel History

- | | | |
|----------|---|--|
| Z-256-75 | - | Amended petition for proposed zone change. No further information available. |
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Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- Junction Neighborhood Master Plan (2018)

STAFF ANALYSIS

The applicant is requesting a zone change from CR (Regional Commercial) to RD6 (Duplex Residential) for a property currently occupied by a single-family home at 1316 Nebraska Avenue. The property is located between Junction Avenue and Hoag Street, and is a block east of St. Anthony's Church in the Junction neighborhood. The applicant, Takeyla Brown, is requesting the zone change of CR to RD6 to allow for a small residential group living facility. The property is currently in use as a Foster Home, and is along a row of existing homes built in the early 1900s. Although the property hosts an existing single-family home and is along a corridor of other residential property, it currently falls under the CR (Regional Commercial) zoning classification. In order to obtain a Certificate of Zoning Compliance to operate a group home, and to bring the house into conformance with current zoning requirements, a zone change to a residential zoning classification is required. The RD6 (Duplex Residential) zoning classification is appropriate at this location as the site supports neighborhood characteristics and is supported by the Forward Toledo Comprehensive Land Use Plan and the Junction Neighborhood Master Plan.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as Neighborhood Residential. The majority of buildings for this land use designation are single- and two- unit homes, while three-, four-, and multi-family homes are also compatible in Neighborhood Residential designations. The Forward Toledo Comprehensive Land Use Plan supports the proposed zone change from CR (Regional Commercial) to RD6 (Duplex Residential).

Junction Neighborhood Master Plan (2018)

The Junction Neighborhood Master Plan (2018) Future Land Use Map targets this property to be occupied by single-family residential land uses. The proposed Residential zoning classification is supported by the Junction Neighborhood Master Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of a Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) for a site located at 1316 Nebraska Ave to Toledo City Council for the following **two (2)** reasons:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)** *Review and Decision-Making Criteria*); and
2. The subject property is physically suitable for the uses permitted under the proposed zoning classification. (**TMC§1111.0606(D)**)

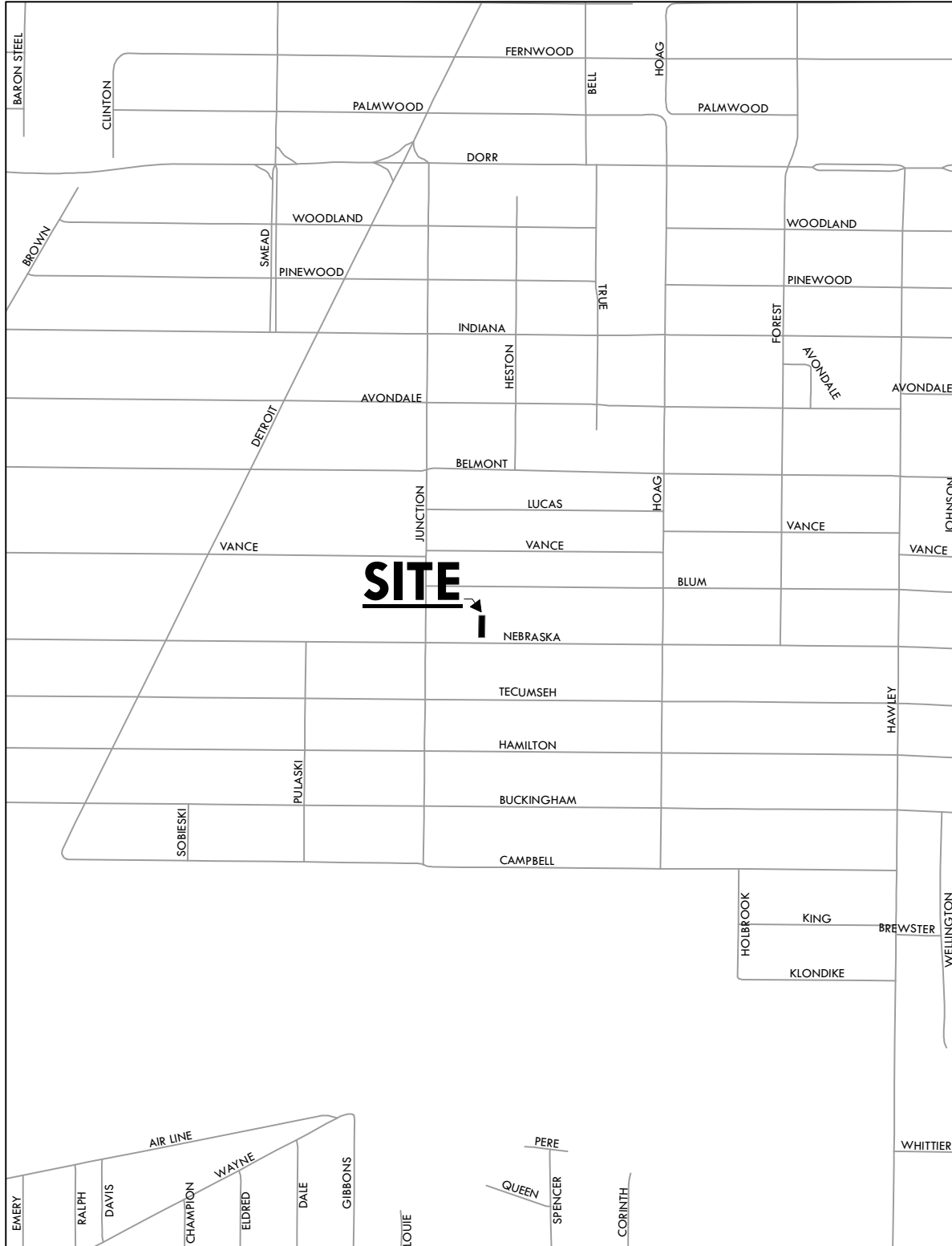
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z25-0004
DATE: March 13, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: April 16, 2025
TIME: 4:00 P.M.

AV
Two (2) sketches follow

GENERAL LOCATION

Z25-0004
ID 19



ZONING & LAND USE

Z25-0004
ID 19

