



# TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: May 12, 2023

REF: Z-4001-23

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

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

SUBJECT: Request for a Zone Change from RS6 Single-dwelling Residential to RM12 Multi-dwelling Residential at 0 Nebraska Avenue.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 11, 2023 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request - Zone Change from RS6 Single-dwelling Residential to RM12 Multi-dwelling Residential

Location - 0 Nebraska Avenue (Parcel: 20-17313)

Applicant - 419 L Homes, LLC.  
3746 Wheatland Rd  
Sylvania, OH 43560

### Site Description

Zoning - RS6 / Single-dwelling Residential

Area - ± 0.613 acre

Frontage - ± 120' along Nebraska Avenue  
± 268' along Teal Drive

Existing Use - Vacant lot

Proposed Use - Multi-dwelling Residential

### Area Description

North - Single-dwelling households / RS6

East - Single-dwelling households / RS6

South - Single-dwelling households / RS6

West - Single-dwelling households / RS6

## GENERAL INFORMATION (cont'd)

### Parcel History

None on record.

### Applicable Plans and Regulations

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

## STAFF ANALYSIS

The applicant is requesting a Zone Change from RS6 Single-dwelling Residential to RM12 Multi-dwelling Residential at 0 Nebraska Avenue. The ±0.613-acre site is currently vacant and located at the southeastern corner of Nebraska Avenue and Teal Drive. Adjacent land uses include single-dwelling houses surrounding the site to the north, east, south and west.

The site is currently vacant and undeveloped. The applicant intends to build 4–6-unit townhouse apartments on the property. A Zone Change is required for this site because multi-dwelling residential structures are not permitted in the current RS6 zoning district. Multi-dwelling residential structures are only permitted in the RM Multi-Dwelling Residential and CR Regional Commercial zoning districts. Additionally, a multi-dwelling structure would be subject to the Design Standards of TMC§1109.0100 and require a Minor Site Plan Review as stated in TMC TMC§1111.0800.

### Density

The maximum number of dwelling units permitted in the RM12 zoning district is calculated by dividing the net residential acreage by the minimum lot area per dwelling unit as stated in TMC§1106.0100 – *Intensity and Dimensional Standards*. The proposed RM12 zoning district would require 3,600 square feet per dwelling unit. Using the size of the property (26,702.28 sq. ft.), calculations conclude a maximum of 7.4 dwelling units would be allowed on the site. The proposed 4–6-unit townhouse apartments would comply with the Intensity and Dimensional Standards of TMC§1106.0100.

Although the proposed RM12 zoning district would allow for the 4–6-unit townhouse apartments, staff is not supportive of that high of density on the site in a neighborhood predominantly occupied by single-dwelling households. However, staff would support a zone change request to RD6 Duplex Residential in order to preserve the low-density residential character. The neighborhood surrounding the site has numerous duplexes which are compatible with single-dwelling households. Considering the size of the property, the site could be divided and allow for two (2) duplexes to be built on separate lots for a total of four (4) dwelling units. Therefore, a minor subdivision lot split application would be required to split the property.

**STAFF ANALYSIS (cont'd)**

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site and the surrounding area for Single Family Residential land uses. Single Family land uses typically include the development of single-dwelling units on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. The Single-Family Residential district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods.

Staff recommends disapproval of the Zone Change request for this location because it is incompatible with the established land uses surrounding the site. Additionally, the proposed RM12 zoning is inconsistent with the current zoning designations of properties established in the immediate area of the site. This area of Nebraska Avenue is overwhelmingly single-dwelling residential in terms of surrounding land uses and zoning classifications. The proposed RM12 zoning is out of character for the area. A Zone Change to RM12 could set a precedent and make nearby properties vulnerable to higher intensity developments.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends disapproval of Z-4001-23, a request for Zone Change from RS6 Single-dwelling Residential to RM12 Multi-dwelling Residential at 0 Nebraska Avenue, to Toledo City Council for the following two (2) reasons:

1. The proposed RM12 zoning is incompatible with the existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and
2. The proposed RM12 zoning is inconsistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*).

Although the Toledo City Plan Commission recommends disapproval of the request for Zone Change to RM12 Multi-dwelling Residential, the Toledo City Plan Commission recommends approval of a request for Zone Change to RD6 Duplex Residential at 0 Nebraska Avenue, to Toledo City Council for the following two (2) reasons:

1. The RD6 zoning is compatible with the existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and
2. The RD6 zoning is consistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*).

TO: President Cherry and Members of Council  
May 12, 2023  
Page 4

REF: Z-4001-23

Respectfully Submitted,

A handwritten signature in black ink that reads "Thomas C. Gibbons". The signature is written in a cursive, slightly slanted style.

Thomas C. Gibbons  
Secretary

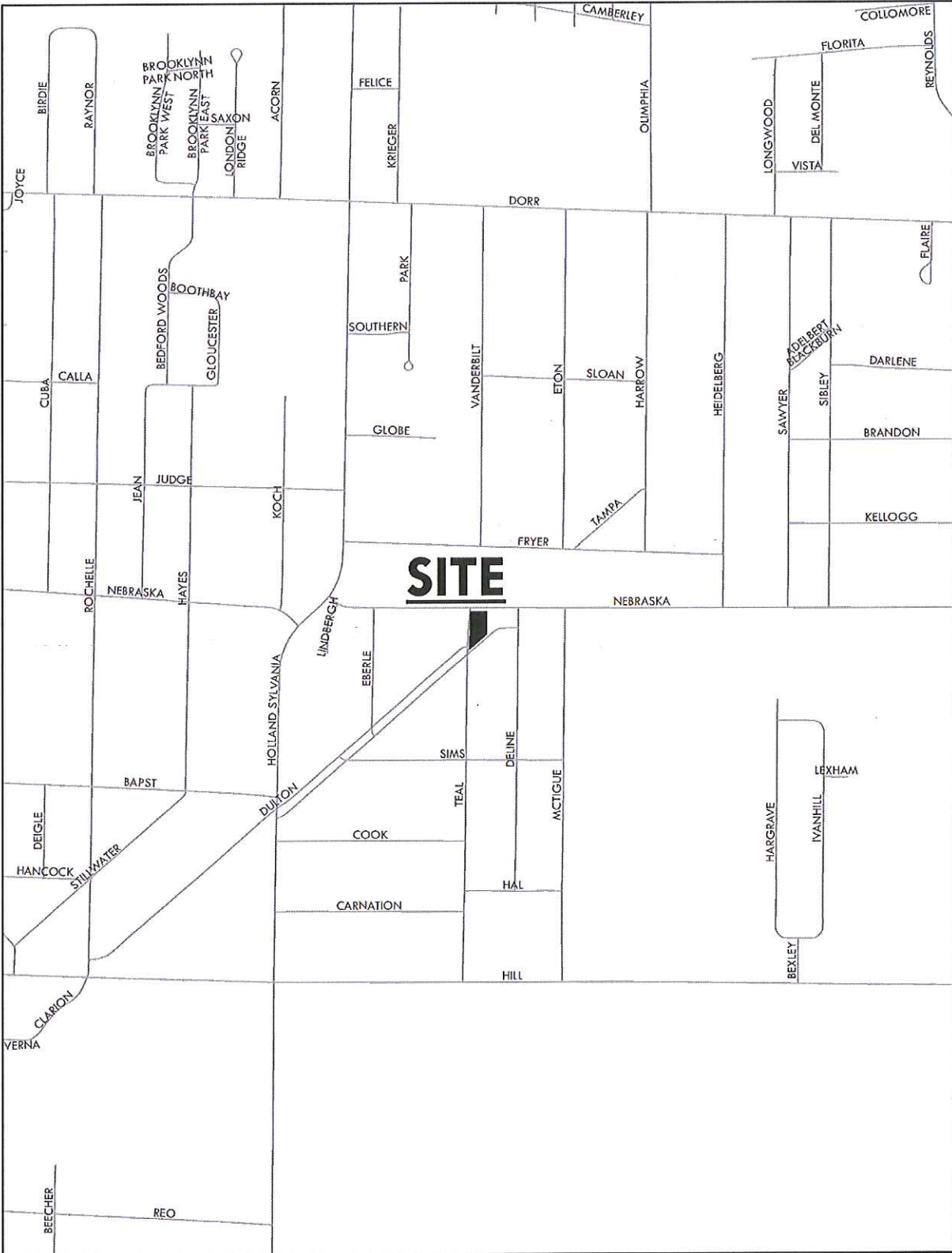
RS

Two (2) sketches follow

Cc: 419 L Homes, LLC; 3746 Wheatland Road, Sylvania, OH 43560

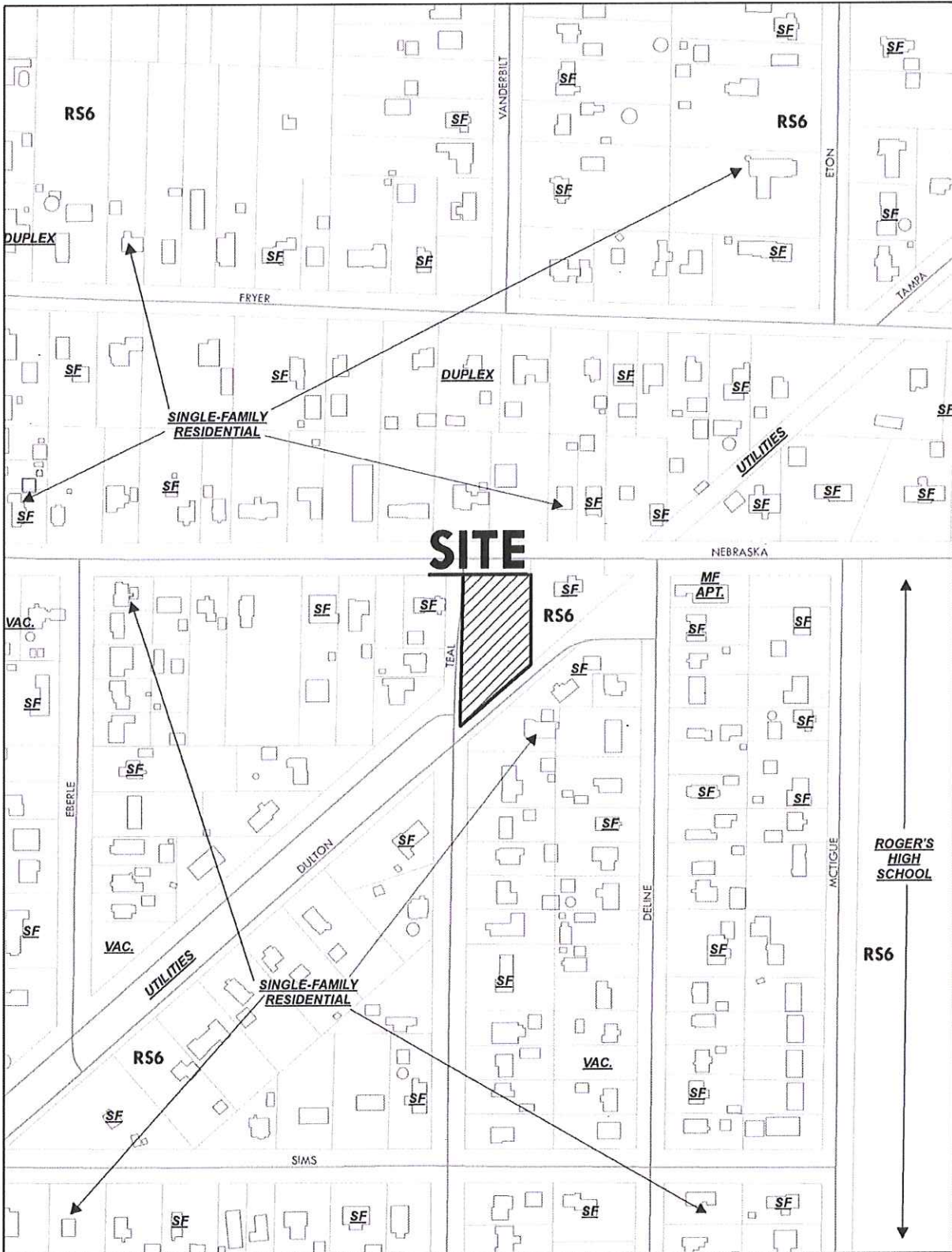
# GENERAL LOCATION

Z-4001-23  
ID 119



# ZONING & LAND USE

Z-4001-23  
ID 119



## Gibbons, Julie

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**From:** Morrow, Andrea on behalf of Hobbs, John  
**Sent:** Thursday, May 11, 2023 10:11 AM  
**To:** Gibbons, Julie  
**Subject:** FW: Rezoning Nebraska Ave

Re: Zoning case for REF: Z-4001-23  
Please add to the file.

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**From:** CKramer <cmb04oh@yahoo.com>  
**Sent:** Wednesday, May 10, 2023 6:36 PM  
**To:** Hobbs, John <John.Hobbs@toledo.oh.gov>  
**Subject:** Rezoning Nebraska Ave

Mr. Hobbs,

I, Crystal Kramer, am in agreement with the city in its recommendation of disapproval for rezoning the Nebraska Avenue- Teal Drive area from a single-family dwelling to a multiple-family dwelling.

Along with at least another Nebraska Avenue resident, I will attend the hearing tomorrow at 2:00p.m. to further state why we disapprove of our neighborhood's proposed rezoning. Unfortunately, because of the time of the meeting, not many of our neighbors will be able to be there. I hope we can count on your support- as our representative- in this! Of course this is short notice, so if you are not available tomorrow the issue at hand will be on your radar in the event other companies attempt to rezone Nebraska Avenue in the future.

Thank you for your service to our city.

Crystal Kramer  
[cmb04oh@yahoo.com](mailto:cmb04oh@yahoo.com)

- Summary
- Map
- Pictometry
- Transfers
- Values
- Residential Attributes
- Commercial Attributes
- Outbuildings
- Land
- Remarks & Splits
- Permits
- Current Taxes
- Tax Distribution
- By Fund
- By Fund & Levy
- Prior Taxes
- Special Assessments
- Payments
- Levy Estimator
- Prior Specials
- Pro # Inquiry
- CAUV
- Agriculture
- Forest
- Mylar Tax Map
- Photos
- Sketch
- Manufactured Home (MH\_OH)
- Manufactured Home (MH\_EQ)
- BOR/Appeals

**PARCEL ID: 6500311**  
 MARKET AREA: 2407R  
 THE FOUGHT GROUP LLC  
 TAX YEAR: 2023

- Address
- Owner
- Parcel Number
- Assessor #
- Advanced
- County Map
- Multi-Year Search
- Author
- Property Search
- County Website
- Contact Us

**ASSESSOR#: 28012019**  
 ROLL: RP OH  
 0 NEBRASKA AVE  
 STATUS: Active

