



REF: Z25-0004

DATE: March 14, 2025

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

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

SUBJECT: Request for a Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) at 1316 Nebraska Avenue.

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

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

GENERAL INFORMATION (cont'd)

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).

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STAFF ANALYSIS (cont'd)

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.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends 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)**)

Respectfully Submitted,



Thomas C. Gibbons
Secretary

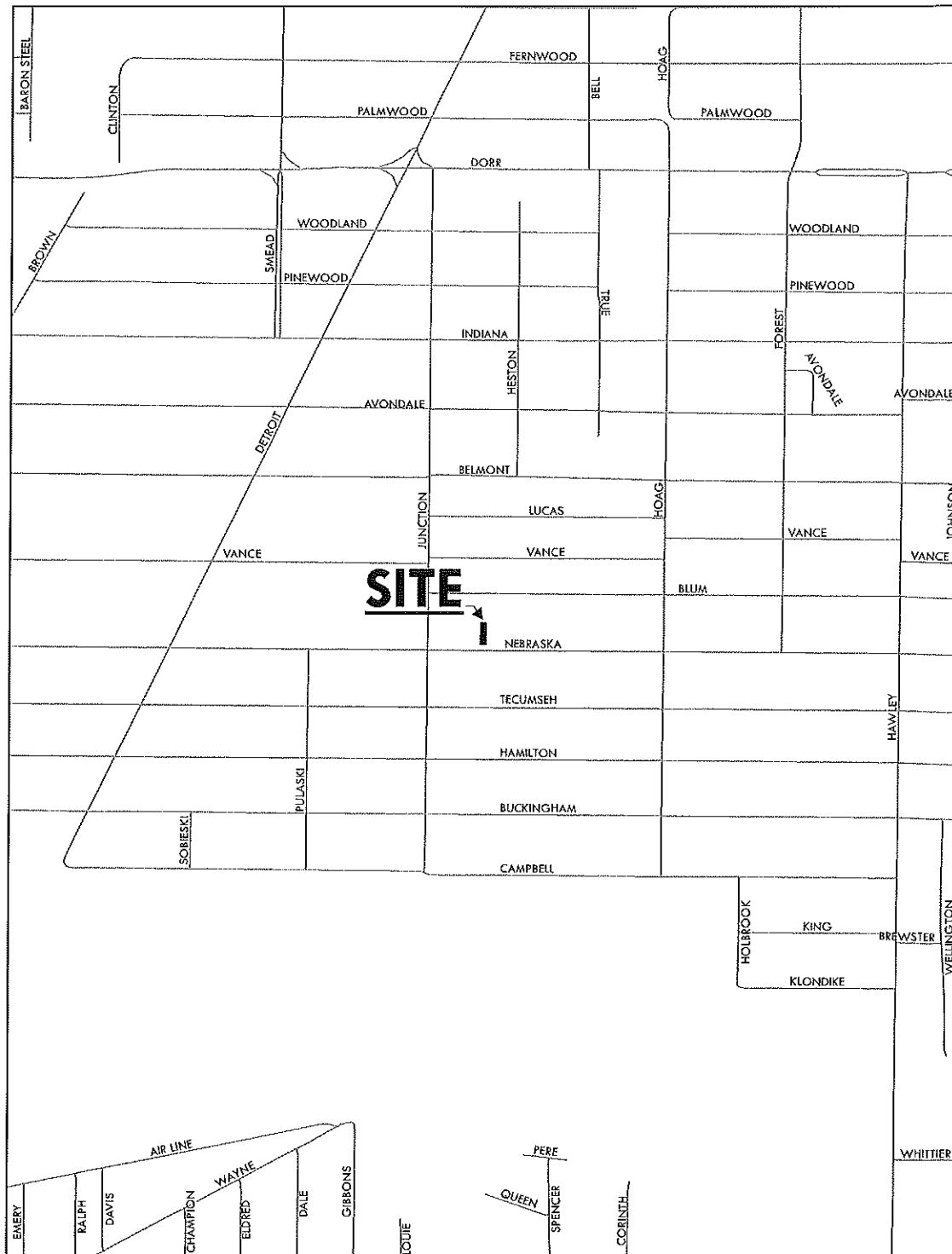
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Two (2) sketches follow

Cc: Takeyla Brown, 5650 W. Central Avenue Suite C1, Toledo, Ohio 43615

GENERAL LOCATION

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ID 19



ZONING & LAND USE

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