

GENERAL INFORMATION

Subject

- | | | |
|-----------------|---|--|
| Request | - | CO (Office Commercial) to RD6 (Duplex Residential) |
| Location | - | 4019 Roanoke Road |
| Applicant/Owner | - | Chloe Tammarine
4019 Roanoke Road
Toledo, OH 43613 |

Site Description

- | | | |
|--------------|---|---------------------------|
| Zoning | - | CO / Office Commercial |
| Area | - | ± .1148 Acres |
| Frontage | - | ± 40' along Roanoke Road |
| Existing Use | - | Single-Dwelling Residence |
| Proposed Use | - | Single-Dwelling Residence |

Area Description

- | | | |
|-------|---|--|
| North | - | RS6 / Single-Dwellings |
| South | - | RD6, CO / Single-Dwellings, Duplexes |
| East | - | RM36 / Single-Dwellings, Duplexes, Apartments |
| West | - | CO. CR / Day Care, Toledo Police Station, Single-Dwelling, Auto Repair, Offices. |

Parcel History

No history on file.

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 CO - Office Commercial to RD6 - Duplex Residential at 4019 Roanoke Road. The subject site is ± 5,000 square feet (.1148 acres) and is occupied by a single-dwelling residence built in 1956. Single-dwelling houses are not permitted within the CO – Official Commercial Zoning district therefore, the existing structure is legal non-conforming.

STAFF ANALYSIS (cont'd)

The applicant was notified of a Zone Change request during the review of case Z25-0029, for the site abutting to the south, in which they became aware of their property's legal non-conforming status. The request for Zone Change at 4019 Roanoke Road is intended to permit the existing structure within an appropriate zoning classification. Staff recommended RD6 (Duplex Residential) due to adjacent RD6 zoning to the south, RM36 – Multi-Dwelling Residential zoning to the east, and the RD6 district permits single-dwellings.

Surrounding land uses of the subject site include single-dwellings to the north, a mix of duplexes and single-dwellings to the south and across Sylvania Ave., east of the site across Roanoke Road are duplexes, single-dwellings, and apartments, to the west of the site is a day care, Toledo Police station, auto repair facilities, a single-dwelling, and offices.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as Neighborhood Mixed-Use (NM). Typical land uses of the NM Neighborhood Mixed-Use designation include pedestrian-oriented commercial, mixed-use residential and commercial, middle- and high- density residential, institutional, and public uses. The Duplex Residential (RD6) zoning classification meets the intent of the Neighborhood Mixed-Use (NM) land use designation. The Forward Toledo Comprehensive Land Use Plan supports the rezoning of 4019 Roanoke from Office Commercial (CO) to Duplex Residential (RD6).

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z26-0003, a request for Zone Change from CO (Office Commercial) to RD6 (Duplex Residential) at 4019 Roanoke Road to Toledo City Council for the following **one (1) reason**:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A)).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z26-0003
DATE: March 12, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: April 15, 2026
TIME: 4:00 P.M.

AV
Two (2) sketches follow

GENERAL LOCATION

Z26-0003
ID 40



ZONING & LAND USE

Z26-0003
ID 40

