



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: January 16, 2026

REF: M-22-25

TO: President Vanice Williams and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa A. Cottrell, Secretary

SUBJECT: Text Amendment Modifying TMC§1106.0400 Multi-Dwelling Lot Area Bonuses and Amenities in CM and CD to Remove the Major Site Plan Requirement for Density Bonuses and Replace with an Administrative Review

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 15, 2026 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request - Text Amendment Modifying TMC§1106.0400 Multi-Dwelling Lot Area Bonuses and Amenities in CM and CD to Remove the Major Site Plan Requirement for Density Bonuses and Replace with an Administrative Review

Applicant - Toledo-Lucas County Plan Commissions

#### Applicable Plans and Regulations

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

### STAFF ANALYSIS

The Plan Commission staff is requesting a text amendment to TMC§1106.0401(A) *Review*, to allow multi-dwelling density bonuses to be granted via an administrative site plan review. In 2020, Plan Commission staff modified the CD-Commercial Downtown and CM-Mixed Commercial Residential Zoning District dwelling unit density regulations to allow more compact development/redevelopment in the downtown and midtown regions of Toledo. As written, in order for the bonuses to be granted, the applicant must apply for a Major Site Plan Review, which requires a public hearing.

**STAFF ANALYSIS (cont'd)**

Due to the increasing demand for housing, the City has committed to and adopted pro-housing development policies and legislation. Recent examples include the adoption of the Forward Toledo Plan, the elimination of minimum parking requirements, and permitting accessory dwelling units in Residential Districts. In order to further facilitate the development of housing in the CD-Downtown Commercial and CM-Mixed Commercial Residential Zoning Districts, staff is requesting the review for granting density bonuses in these Zoning Districts be administratively determined. Currently, TMC§11060401(A) creates an unnecessary barrier, as a list of amenities has been codified and the Planning Director is authorized to grant density bonuses for amenities not listed (TMC§1106.0402).

*Forward Toledo Comprehensive Land Use Plan*

The Forward Toledo Plan calls for promoting a diverse variety of well-designed housing to meet the residential needs of all Toledo citizens. One of the strategies listed is to encourage a variety of housing sizes and units along major streets and business corridors. Removing the Major Site Plan Review requirement for granting dwelling unit density bonuses will assist with the implementation of this strategy.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of M-22-25, a Text Amendment modifying TMC§1106.0400 Multi-Dwelling Lot Area Bonuses and Amenities in CM and CD to remove the major site plan requirement for density bonuses and replace with an administrative review, to the Toledo City Council for the following reason:

1. The proposed text amendment is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0506(B)).

Respectfully Submitted,



Lisa A. Cottrell  
Secretary

DR  
Two (2) Exhibits follow

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**Exhibit "A"**  
**Existing Text**

**1106.0401 Review**

Any reduction under this Section must be applied for and reviewed under the Major Site Plan review provisions of Sec. 1111.0800, unless the development is subject to Special Use review or an Institutional Master Plan, in which case review of a proposed reduction under this Section shall be conducted under that procedure.

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**Exhibit "B"**  
**Text Modifications**

(Additions in italic highlight. Deletions in bold strikethrough.)

**1106.0401 Review**

Any reduction under this Section must be applied for and reviewed under the ~~Major~~ Site Plan review provisions of Sec. 1111.0800, unless the development is subject to Special Use review or an Institutional Master Plan, in which case review of a proposed reduction under this Section shall be conducted under that procedure.