

REF: M-10-25
DATE: September 11, 2025

GENERAL INFORMATION

Subject

Request - Repeal of Ordinance 303-00, Approving a Zone Change from RS6 and IL to IL

Location - 606-636 South Byrne Road and 3550-3636 Angola Road

Site Description

Current Zoning - RS6 (Single-Dwelling Residential) & IL (Limited Industrial)

Area - ± 60 Acres

Frontage - ± 370 along South Byrne Road
± 438 along Marine Road
± 830 along Airport Highway

Area Description

North - IG / Vacant Industrial, Manufacturing, Car Sales, Supply Stores, Marine Road

South - IL, RS6, CR / Farmland, Airport Hwy, Single-Dwelling Homes, Auto Repair

East - IL, CN, CR, RS12, RD6 / Car Wash, Gas Station, Auto Sales, Light Manufacturing, Apartments, Single-Dwelling Homes, Byrne Road

West - IL & RS6 / Farmland, Former Surface Mine

Parcel History

Z-8009-99 - Zone Change from R-2 & M-1 to M-1 at 606-636 S Byrne Road & 3550-3636 Angola (P.C. approved 02/10/00; Council approved 03/28/00, Ord. 303-00, subject to Industrial Plat)

Z-12002-20 - Zone Change from RS6 to IL at 0 S Byrne Rd (P.C. approved 02/11/21; Council referred to Ord. 303-00, which was still in effect subject to Industrial Plat)

S-21-22 - Final Plat of Kott's Landing, located at 3550-3636 Angola Road (P.C. deferred indefinitely 02/09/23)

GENERAL INFORMATION (cont'd)Parcel History (cont'd)

S-8-23	-	Final Plat of Kott's Landing, located at Angola Road & Byrne Road (P.C. approved 06/08/23, did not satisfy Industrial Plat requirement)
Z25-0002	-	Zone Change from RS6 (Single-Dwelling Residential) & IL (Limited Industrial) to IG (General Industrial) at 0 South Byrne Road (P.C. disapproved 4/10/25; Council disapproved 7/15/25)

Applicable Plans & Regulations

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

STAFF ANALYSIS

It has been requested that the Toledo City Plan Commission hold a public hearing regarding a repeal of Ordinance 303-00, which approved a zone change from RS6 (Single-Dwelling Residential) and IL (Limited Industrial) to IL (Light Industrial) at 606-636 South Byrne Road and 3550-3636 Angola Road.

This ordinance was approved with a condition that the zoning not take effect until an industrial plat is approved and recorded. A zone change with a plat requirement was a common tool used before the 2004 zoning code rewrite to provide the opportunity for a site plan review. It was typically added for sites that were controversial, had potential traffic safety issues, or involved multiple properties. This type of condition has seldom been used since the 2004 zoning code rewrite, as mandatory site plan reviews are now required.

An industrial plat was approved and recorded for this site in 2023. However, the plat did not include all of the original properties and did not meet the ordinance's legal description. Because the plat did not include all of the original properties, the zoning has not converted.

The request to repeal of Ordinance 303-00 is to ensure that any property owner's desire to rezone these properties go through a hearing process. The hearings which led to the passage of Ordinance 303-00 occurred twenty-five (25) years ago and many of the surrounding property owners have changed.

STAFF RECOMMENDATION

Staff recommends that the Toledo City Plan Commission recommend that the Toledo City Council rescind Ordinance 303-00, an approval of a zone change from RS6 (Single-Dwelling Residential) and IL (Limited Industrial) to IL (Light Industrial) at 606-636 South Byrne Road and 3550-3636 Angola Road, to ensure that any desire to rezone the subject properties goes through an open and transparent hearing process.

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: M-10-25
DATE: September 11, 2025
TIME: 2:00 P.M.

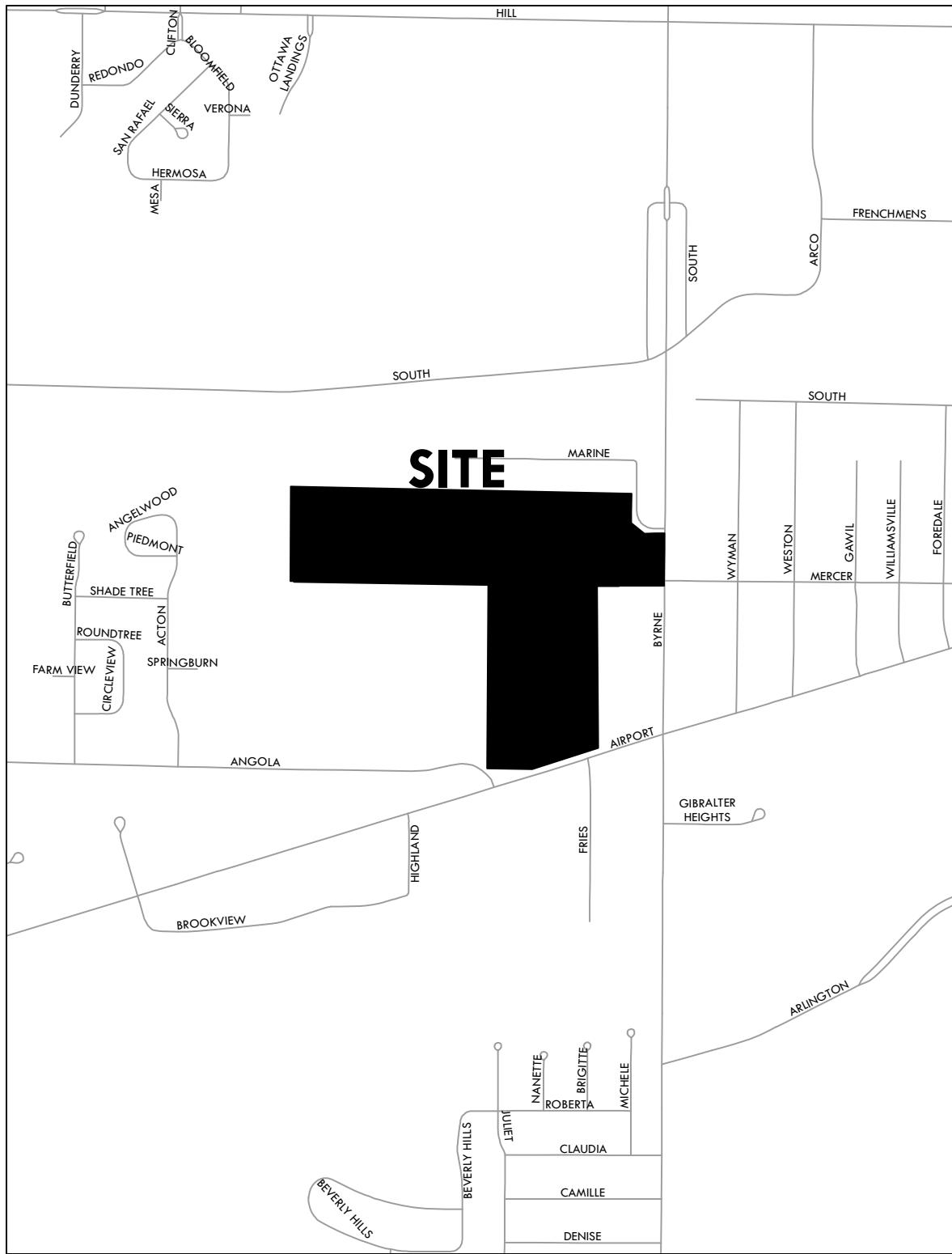
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Three (3) sketches follow

GENERAL LOCATION

M-10-25
ID 84

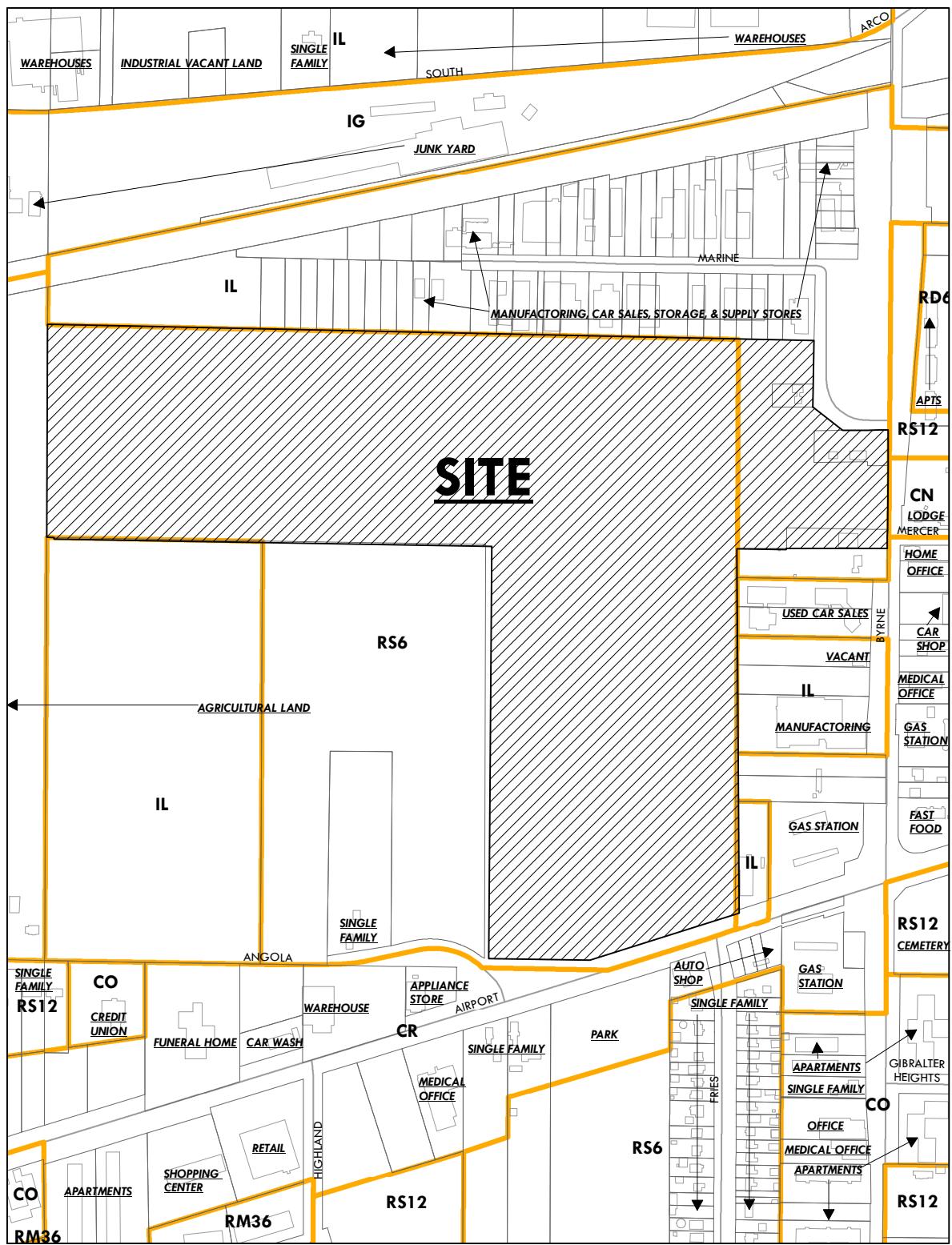
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ZONING & LAND USE

M-10-25
ID 84

N
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Z-8009-99, Z-1200-20 & S-8-23

M-10-25
ID 84

N
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