

## GENERAL INFORMATION

### Subject

Request	-	CO (Office Commercial) to RD6 (Duplex Residential)
Location	-	4015 Roanoke Road
Applicant/Owner	-	Tyler Tresize Tresize Holdings LLC 6927 Regents Park Blvd Toledo, OH 43617

### Site Description

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

### Area Description

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

### Parcel History

Z-171-41	-	Zone change from A to B-E at N. Sylvania West of Roanoke. (PC denied 08/12/1941).
Z-60-42	-	Zone change from A to B at Sylvania between Roanoke and Douglas. (PC approved 05/27/1942).

### 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 4015 Roanoke Road. The subject site is  $\pm$  5,000 square feet (.1148 acres) and is occupied by a duplex. The applicant is in process of selling the duplex however, new buyers are unable to secure residential loans due to the current zoning classification. Duplexes are not permitted within the CO (Office Commercial) zoning district. Staff recommended RD6 (Duplex Residential) due to adjacent RD6 zoning and the district permits duplexes.

Surrounding land uses of the subject site include single-dwellings to the north, a mix of duplexes and single-dwellings to the south 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). The Neighborhood Mixed-Use land use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas through a high density of commercial and housing opportunities. Typical land uses of the NM 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 4015 Roanoke from Office Commercial (CO) to Duplex Residential (RD6).

## STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0029, a request for Zone Change from CO (Office Commercial) to RD6 (Duplex Residential) at 4015 Roanoke Road 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)); and
2. The proposed rezoning is compatible with the existing zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)).

ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z25-0029  
DATE: October 9, 2025  
TIME: 2:00 P.M.

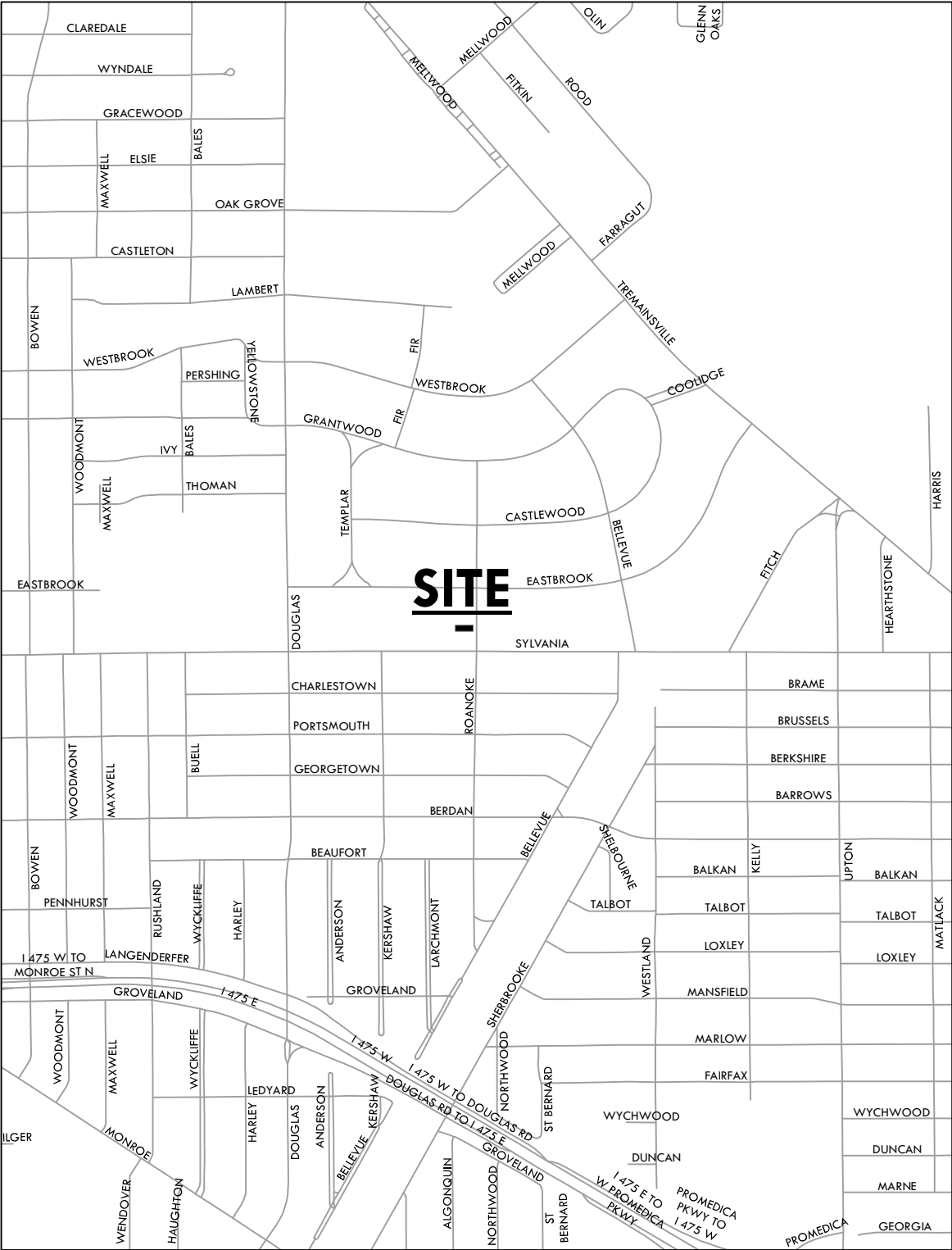
REF: Z25-0029...October 9, 2025

CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: November 13, 2025  
TIME: 4:00 P.M.

AV  
Two (2) sketches follow

# GENERAL LOCATION

Z25-0029  
ID 40



**ZONING & LAND USE**

**Z25-0029**  
**ID 40**

