



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: September 10, 2021

REF: Z-7003-21

TO: President Matt Cherry and Members of Council, City of Toledo

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

SUBJECT: Zone Change from CR Regional Commercial to RS6 Single-Dwelling Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 9, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from CR Regional Commercial to RS6 Single-Dwelling Residential

Location - 2410 Tremainsville Rd.

Applicant/Owner - B Propvestors LLC
925 S Clinton St, Suite 1-1005
Defiance, OH 43612

Site Description

Zoning - CR / Regional Commercial

Area - ± 0.29 acres

Frontage - ± 65' along Tremainsville Rd

Existing Use - Single Family Home

Proposed Use - Single Family Home

Area Description

North - CR / Regional Commercial

South - RS6 / Single-Dwelling Residential

East - RS6 / Single-Dwelling Residential

West - CR, RS6 / Regional Commercial, Single-Dwelling Residential

Parcel History

T-90-21 - Application for a lot split at 2410 Tremainsville Road (Conditionally Approved, companion case).

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CR Regional Commercial to RS6 Single Family Residential. The site is currently part of a parcel occupied by a single-family home and a mobile home park. An application to split the ±0.29 acres occupied by the single-family home has been filed and is in the process of review at the time of this publication. The house occupying the site was built in 1917. The site has been used as a single-family residence since that time. The split parcel containing the house is the site to be rezoned. To the north of the property is an apartment building, a moving company, and a portion of the mobile home park. To the east of the property is a portion of the mobile home park, single family homes and undeveloped land, to the south of the property are single family homes, and to the west of the property are single family homes and commercial properties including a used auto lot and a rental hall.

The RS6 Single Family Residential zoning district is intended to provide areas for single family houses on individual lots. Approval of this petition, Z-7003-21, would not create any nonconformities and would bring the existing structure into compliance.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Multifamily land use. Multifamily land use is intended for residential development using small to medium scale multiple family dwellings. The district is intended to create, maintain, and promote higher density housing opportunities in areas with good transportation.

While the proposed rezoning is not multi-family and therefore does not meet the explicit land-use map in the Toledo 20/20 Comprehensive Plan, it does meet other aims of the plan. The proposed rezoning would preserve residential land use along this section of Tremainsville. Additionally, the majority of properties along the block are zoned RS6 and used for single family residences. The Plan Commission staff recommends approval of this petition because of the contextual appropriateness of the site as well as the history of single-family land use on the property.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-7003-21, a Zone Change from CR Regional Commercial to RS6 Single Family Residential at 2410 Tremainsville Road to Toledo City Council for the following two (2) reasons:

1. The subject property is physically suitable for the uses permitted under RS6 Zoning (TMC 1111.0606.D Review & Decision-Making Criteria);
2. The RS6 zoning request is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606.B Review & Decision-Making Criteria).

The Toledo City Plan Commission further recommends the Toledo City Plan Commission Approve Z-7003-21, the request for a Zone Change from CR Regional Commercial to RS6 Single Family Residential at 2410 Tremainsville Road, subject to the following **one (1)** condition:

1. The portion of the lot to be rezoned, as described in the legal description of this application, shall be split and deeded prior to finalization of the zone change.

Respectfully Submitted,

Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: B Propvestors LLC 925 S Clinton St, Suite 1-1005 Defiance, OH 43612
Lisa Cottrell, Administrator
Jonny Latsko, Planner

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