



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: December 6, 2024

REF: Z24-0010

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Zone Change from RS6 (Single-Dwelling Residential) & RM36 (Multi-Dwelling Residential) to RM12 (Multi-Family Residential)

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 5, 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from RS6 (Single-Dwelling Residential) & RM36 (Multi-Dwelling Residential) to RM12 (Multi-Family Residential)

Location - 2388 Tremainsville Road,
2317-2360 Rood Street,
2229-2237 McKeever Road,
2230, 2232, 2235, 2236 Gilliotte Avenue,
& 2312 Mellwood Avenue

Applicant / Owner - WeTally, LLC
5439 Lewis Avenue
Toledo, OH 43612

Surveyor / Engineer - Lewandowski Engineers, A Verdantas Company
234 N. Erie Street
Toledo, OH 43604

Site Description

Current Zoning - RS6 (Single-Dwelling Residential) & RM36 (Multi-Dwelling Residential)

Proposed Zoning - RM12 (Multi-Dwelling Residential)

Area - ± 7.07 acres

Frontage - ± 198' along Rood Street
± 412' along Gilliotte Avenue
± 138' along Tremainsville Road
± 50' along Mellwood Avenue

Existing Use - Open Space, Single Dwelling Home

Proposed Use - Duplex and Triplex Residential Neighborhood

GENERAL INFORMATION (cont'd)

Area Description

- North - CR / Auto Sales, Auto Repair, Office Building
- South - RS6 / Single Dwelling Homes
- East - RM36, RS6 / Apartments & Single Dwelling Homes
- West - CR, RS6 / Apartments, Moving Company, Locksmith, Single Dwelling Homes

Parcel History

- M-38-60 - Interim Zoning for an area bounded by Tremainsville, Rowland, Semoff, Recamper, and the Michigan state line, Washington Twp. (P.C. approved 10/6/60)
- M-20-62 - Interim Zoning for an area bounded by Talmadge, State Line, Semoff, Winona, Rowland, Laskey, Oak Grove, Tremainsville, and McGregor (P.C. approved 8/23/62)
- V-951-98 - Vacation of a portion of McKeever Ave. (P.C. approved 9/24/98; C.C. approved 8/17/99, Ord. 676-99)
- V-952-98 - Vacation of a portion of Rood Ave. between Gilliotte and McKeever (P.C. approved 9/24/98; C.C. approved 8/17/99, Ord. 675-99)
- S-11-02 - Preliminary Drawing for Tremain Place (P.C. approved 8/8/02)
- S-11-02 - Extension of Preliminary Plat approval for Tremain Place (P.C. approved 8/9/07)

Applicable Plans & 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 RS6 (Single-Dwelling Residential) & RM36 (Multi-Dwelling Residential) to RM12 (Multi-Dwelling Residential) for 2388 Tremainsville Road, 2317-2360 Rood Street, 2229-2237 McKeever Road, 2230, 2232, 2235, 2236 Gilliotte Avenue, & 2312 Mellwood Avenue. The request is to accommodate a proposed duplex and triplex residential neighborhood development named Tremainsville Farms. The applicant has

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STAFF ANALYSIS (cont'd)

submitted companion case S24-0008, a Preliminary Drawing Review for Tremainsville Farms, alongside this zone change application. Surrounding land uses include commercial businesses to the north fronting on Laskey Road, abutting apartments to the east and west, and surrounding single-dwelling homes to the south, east, and west fronting on Tremainsville Road and Mellwood Avenue.

Density

The applicant has requested a zone change to RM12, the lowest density residential district which permits a combination of duplexes and triplexes. The RM12 district density requirements – 3,000 square feet per unit for duplexes and 3,600 square feet per unit for triplexes – will permit the requested development as shown on the companion preliminary drawing. For context, the current RS6 (Single-Dwelling Residential) district permits a density of 6,000 square feet per unit. The highest density residential district, RM36 – of which some of the requested property is already zoned – permits a density of 1,200 square feet per unit.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this area for Neighborhood Residential land uses. The neighborhood residential land use designation provides space for low- and medium-density housing demands in the city while making best use of neighborhoods with constraints such as narrow lots. Physical characteristics of the neighborhood residential designated areas should include higher unit count homes designed to match visual scale and character of nearby single-family houses. The proposed zone change is compatible with the Forward Toledo Plan as it facilitates higher unit count homes designed to match the visual scale and character of nearby single-family homes. The proposal also supports the Plan's Promote Housing Variety and Addressing Housing Affordability goals.

Staff recommends approval of the Zone Change from RS6 (Single-Dwelling Residential) & RM36 (Multi-Family Residential) to RM12 (Multi-Family Residential) for the proposed site because it is consistent with the Comprehensive Plan, the stated purpose of the Zoning Code, and existing land uses and zoning classifications within the general vicinity of the subject property.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z24-0008, a Zone Change from RS6 (Single-Dwelling Residential) & RM36 (Multi-Family Residential) to RM12 (Multi-Family Residential) for 2388 Tremainsville Road, 2317-2360 Rood Street, 2229-2237 McKeever Road, 2230, 2232, 2235, 2236 Gilliotte Avenue, & 2312 Mellwood Avenue, for the following three (3) reasons:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**); and

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PLAN COMMISSION RECOMMENDATION (cont'd)

3. The proposed Zone Change is consistent with the zoning classifications of properties within the general vicinity of the subject property **(TMC§1111.0606(C))**

Respectfully Submitted,



Thomas C. Gibbons
Secretary

AS

Two (2) sketches follow

Cc: WeTally, LLC, 5439 Lewis Avenue, Toledo, OH 43612
Lewandowski Engineers, A Verdantas Company, 234 N. Erie Street, Toledo, OH 43604
Lisa Cottrell, Deputy Director
Alex Schultz, Planner

ZONING & LAND USE

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