

GENERAL INFORMATION

Subject

Request	-	Zone change from CR (Regional Commercial) to RD6 (Duplex Residential)
Location	-	4927 N. Summit Street
Applicant	-	Cadillac Realty LLC 527 Collins Street Toledo, OH 43610

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± .1447 Acres
Frontage	-	± 50' along N. Summit Street ± 125' along 117 th Street
Existing Use	-	Single-Dwelling Residential
Proposed Use	-	Single-Dwelling Residential

Area Description

North	-	Multitenant commercial / CR
South	-	Single-family house, retail / CR
East	-	Contractor's offices, single family homes / CR, RS6
West	-	Single-family homes / RS6

Parcel History

No history on file.

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 CR-Regional Commercial to RD6- Duplex Residential at 4927 N. Summit Street. The subject site is occupied by an existing single-family home. The site is surrounded by a commercial multi-tenant complex to the north; contractor services across North Summit Street to east; a billboard, undeveloped land, and a single-family home to the south; and, single-family homes to the west.

STAFF ANALYSIS (cont'd)

The existing structure is a single-family home that was built in 1905. Although there is no case history on file, the Point Place neighborhood was annexed into the City of Toledo in 1937. The interim zoning identified Summit Street as a commercial corridor, and Commercial Zoning was established for properties abutting Summit Street. There are several legal nonconforming structures along this corridor, including the single-family home to the south also Zoned CR-Regional Commercial. Staff are supportive of the RD6-Duplex Residential Zoning District as it will make the existing structure and proposed use compliant with the underlying Zoning.

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 preserves and promotes pedestrian-oriented commercial and mixed-use areas. This area is a core component of the Point Place neighborhood, and the corridor should provide neighborhood-scale density for commercial uses along with a variety of housing options. The proposed Zone Change is consistent as it is incorporating housing along the Summit Street corridor.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0028, a request for Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) at 4927 N. Summit Street 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)).

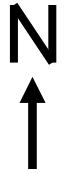
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z25-0028
DATE: April 9, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

DR
Two (2) sketches follow

GENERAL LOCATION

Z26-0028
ID 65



ZONING & LAND USE

Z26-0028
ID 65

