



# TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

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THOMAS C. GIBBONS, DIRECTOR

DATE: September 13, 2019

REF: Z-7008-19

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

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

SUBJECT: Request for a Zone Change from CR Regional Commercial to RD6 Duplex Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 12, 2019 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request - Zone Change from CR Regional Commercial to RD6 Duplex Residential

Location - 3950 Hoiles Avenue

Applicant - Brian Mahas  
1210 River Road  
Maumee, OH 43537

Owner - Valorie Mahas  
1210 River Road  
Maumee, OH 43537

### Site Description

Zoning - Regional Commercial

Area (Total) - ± 0.137 Acre

Frontage - ± 60' along Hoiles Avenue

Existing Use - Single Family Home

Proposed Use - Single Family Home

### Area Description

North - Restaurant, salon / CR

East - Single family homes / CR

South - Single family homes / RD6

West - Church / CR

### Parcel History

None on record.

## **GENERAL INFORMATION (cont'd)**

### Applicable Plans and Regulations

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

## **STAFF ANALYSIS**

The applicant is requesting a Zone Change from CR Regional Commercial to RD6 Duplex Residential at 3950 Hoiles Avenue. The site is approximately  $\pm 0.137$  acres and is a single family home. Surrounding land uses include commercial uses to the north along Sylvania Avenue, single family homes to the east, single family homes to the south, and the Pilgrim Church to the west.

The applicant is requesting the Zone Change in order to correct the non-conforming land use of the property. The current zoning, CR Regional Commercial, does not permit detached housing per TMC§1104.0100 - *Use Table*. The detached house was built in 1917, and therefore was legally established before the most recent zoning regulation update. The owner intends to sell the property, and must have conforming zoning in order to do so.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan future land use designation targets the proposed Zone Change area for RS Single Family Residential. The RS Single Family Residential zoning district is intended to accommodate the development of single dwelling units on individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are typically compatible with residential neighborhoods. Based on the nature of the site and its location, the proposed Zone Change is consistent with the future land use designation identified in the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change from CR Regional Commercial to RD6 Residential Duplex because the proposed zoning conforms to the Toledo 20/20 Comprehensive Plan. Additionally, the proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property. Finally, the physical suitability of the subject property and the uses permitted under the proposed Zone Change are compatible with uses in the proposed zoning classification.

## **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-7008-19, a request for Zone Change from CR Regional Commercial to RD6 Residential Duplex for 3950 Hoiles Avenue to Toledo City Council for the following three (3) reasons:

**PLAN COMMISSION RECOMMENDATION (cont'd)**

1. The proposed Zone Change conforms to the Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) – *Review & Decision-Making Criteria*),
2. The proposed Zone Change is compatible with existing land uses within the general vicinity of the property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*), and
3. The physical suitability of the property and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



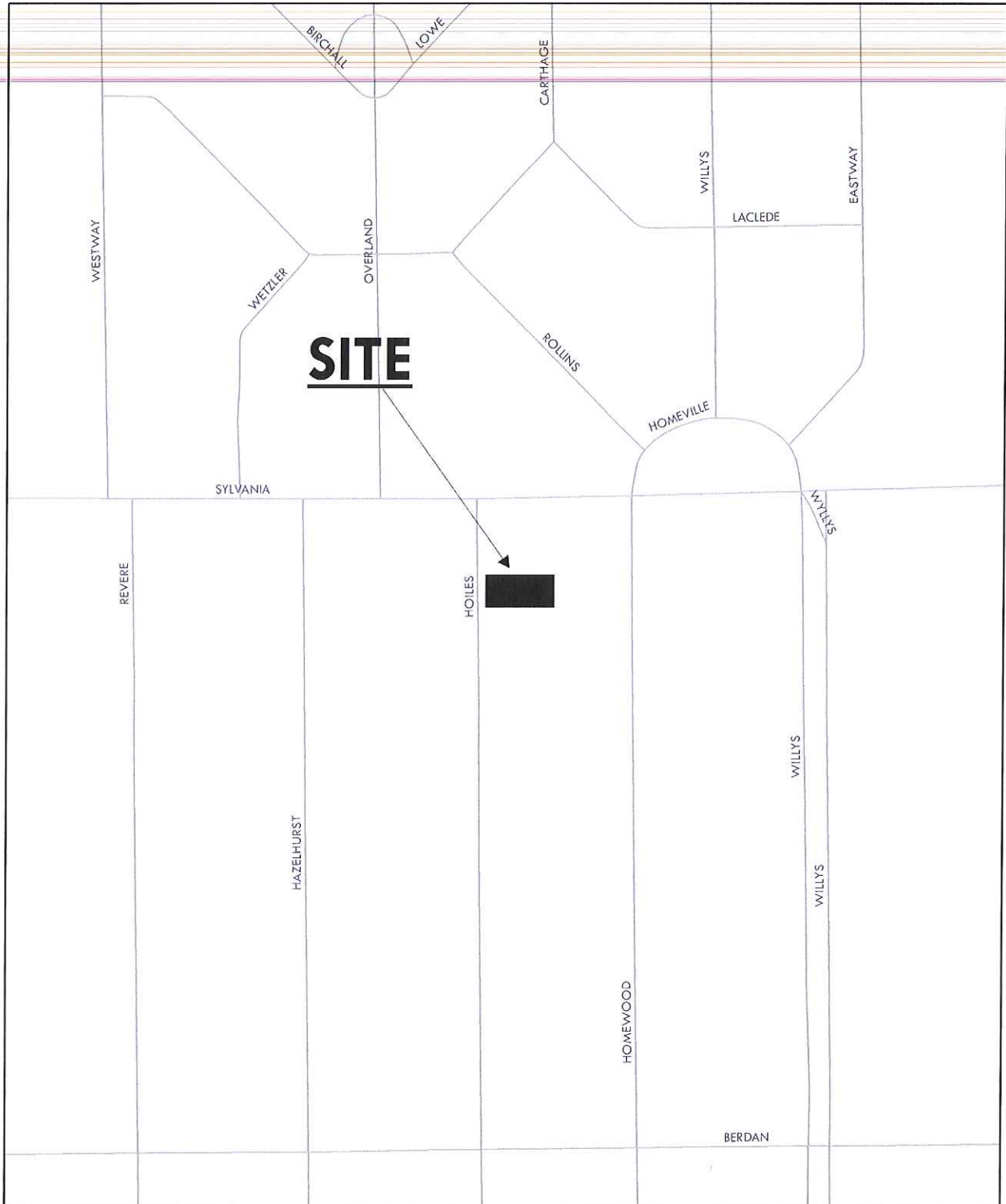
Thomas C. Gibbons  
Secretary

Two (2) sketches follow

Cc: Brian and Valorie Mahas, 1210 River Road, Maumee, OH 43537  
Lisa Cottrell, Administrator  
Dana Doubler, Planner

# GENERAL LOCATION

Z-7008-19  
ID 35



# ZONING AND LAND USE

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