

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: June 14, 2024

REF: Z-4005-24

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

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

SUBJECT: Zone Change from IL to RS6 at 538 W. Sylvania Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 13, 2024 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from IL-Limited Industrial to RS6-Single-Dwelling Residential
Location	-	538 W. Sylvania Avenue
Applicant + Owner	-	Elias Zavala 538 W. Sylvania Avenue Toledo, OH 43612

#### Site Description

Zoning	-	IL / Limited Industrial
Area	-	± 0.10 Acres
Frontage	-	± 34' along W Sylvania Avenue
Existing Use	-	Single-family Home
Proposed Use	-	Single-family Home

#### Area Description

North	-	RD6 / Single-family homes and duplexes
South	-	IL, RD6 & RS6 / Single-family homes, duplexes, and auto repair
East	-	IL / Offices, retail, and single-family homes
West	-	IL / Medical office and single-family homes

#### Parcel History

None on file.

## **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 IL-Limited Industrial to RS6-Single-Dwelling Residential for the ± 0.10-acre site. The site is occupied by a single-family home built in 1911. The property is surrounded by single-family homes and duplexes to the north; offices, retail, and single-family homes to the east; single-family homes, duplexes, and auto repair to the south; and a medical office and single-family homes to the west. The applicant is requesting the Zone Change to better align the zoning of the site with the property in its current use. This zone change will allow the applicant to secure funding to carry out needed home repairs.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Single-family Residential land uses. Single-family land uses typically include the development of single-dwelling units on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. The Single-family Residential district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods.

Staff recommends approval of the Zone Change from IL-Limited Industrial to RS6-Single-Dwelling Residential because the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed Zoning classification. The proposed Zone Change is also consistent with the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code.

## **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-4005-24, a request for Zone Change from IL-Limited Industrial to RS6-Single-Dwelling Residential at 538 W. Sylvania Avenue, to Toledo City Council for the following three (3) reasons:

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);

TO: President Hartman and Members of Council  
June 14, 2024  
Page 3

REF: Z-4005-24

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

2. The physical suitability of the subject property is compatible with the uses permitted under the existing and proposed zoning classifications (**TMC§1111.0606(D)** – Review & Decision-Making Criteria).
3. The proposed Zone Change will align the zoning of the site with its current use.

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

MJM

Two (2) sketches follow

Cc: Elias Zavala, 538 W. Sylvania Avenue, Toledo, OH, 43612  
Lisa Cottrell, Deputy Director  
Mara Momenee, Planner

# GENERAL LOCATION

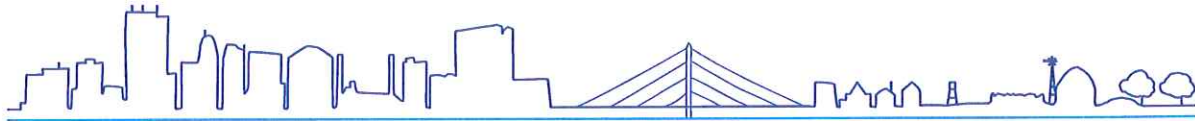
Z-4005-24  
ID 38



# ZONING & LAND USE

Z-4005-24  
ID 38





## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: May 31, 2024

REF: Z-4005-24

PLANNER: Momence

Elias Zavala  
538 W Sylvania Ave.  
Toledo, OH 43612

### PUBLIC HEARING DATE

**Thursday, June 13, 2024**

Please be advised that your request for a Zone Change from IL-Limited Industrial to RS6-Single-dwelling Residential at 538 W. Sylvania Avenue has been scheduled for public hearing before the Toledo City Plan Commission. This hearing will be held in the **City Council Chambers, One Government Center**, Jackson and Erie Streets, Toledo, Ohio on **Thursday, June 13, 2024** at **2:00 p.m.**

The purpose of the public hearing is to enable the Plan Commissions to consider your request in an open and public forum. This allows you and the surrounding property owners an opportunity to offer any and all opinions and comments regarding the request.

You or your representative should make every attempt to attend this hearing in order to respond to any questions or concerns which may arise. In the event you are unable to attend the public hearing, it is suggested that you notify the Plan Commission staff at 419-936-2130 prior to the meeting.

Please Note: **Failure to attend or be represented could result in the Plan Commission deferring action on your request.**

**TOLEDO CITY PLAN COMMISSION**