



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-7002-21

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

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

SUBJECT: Request for Zone Change from RS6 Single-family residential to RM12 Multi-family 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 RS6 Single-family residential to RM12 Multi-family residential
Location	-	3843 Peru Street
Applicant/Owner	-	Richard Sayers 2640 Northvale Drive Oregon, OH 43612

Site Description

Zoning	-	RS6 / Single Family Residential
Area	-	± 0.08 acres
Frontage	-	± 36.7' along Peru Street
Existing Use	-	Four-unit dwelling
Proposed Use	-	Four-unit dwelling

Area Description

North	-	Duplexes and vacant lots / RS6
East	-	Manufacturing businesses / IL
South	-	Commercial businesses / IG
West	-	Single family dwellings / RD6

GENERAL INFORMATION (cont'd)

Parcel History

Z-901-01 - Rezoning for properties located on the west side from 3811 to 3915 of Peru Street. Approved by City Council on 2/29/2002 Ord. 157.02

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RS6 Single-family dwelling to RM12 Multi-family dwelling at 3843 Peru Street. The ±0.08-acre site consists of one parcel which includes a four-unit dwelling. Surrounding land uses include duplexes, single family dwellings and vacant lots to the north. To the east are manufacturing businesses. To the south are commercial businesses, and to the west are residential duplexes and single-family dwellings.

The applicant is requesting the Zone Change in order to facilitate lending for a prospective buyer. Mortgage lenders require proper zoning to be in place before a potential buyer can acquire a loan. This particular property is currently legal nonconforming because it consists of four units which historically have been rented out since at least 1962, per Polk's City Directory. After reviewing the 1905 Sanborn Fire Maps and construction permits to verify if any changes were made on the property, Staff did not discover any permits indicating alterations to the original property.

20/20 Comp Plan

The Toledo 20/20 Comprehensive Plan targets this area as Single-family Residential and Limited Industrial. However, the Toledo 20/20 Comprehensive Plan designated this neighborhood for further study, making many recommendations that are meant to improve the quality of life, increase density, and to attract future residents. Updating a legal non-conforming structure into compliance by rezoning to Multi-family residential would support these goals.

Staff recommends approval of the Zone Change because the proposed rezoning will relieve the property owner from financial lending and insurance restrictions caused by their current legal non-conforming status.

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PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-7002-21, a request for Zone Change from RS6 Single-dwelling residential to RM12 Multi-family residential for a site located at 4843 Peru Street, to Toledo City Council for the following two (2) reasons:

1. The request is compatible with existing land uses within the general vicinity of the subject property **(TMC§1111.0606(B))** and
2. The proposed amendment corrects an inconsistency in the Zoning Code **(TMC§1111.0606(F))**

Respectfully Submitted,

Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Richard Sayers, Applicant
Lisa Cottrell, Administrator
Nancy Hirsch, Planner

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