

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z-3005-23

DATE: May 11, 2023

TO: President Matt Cherry and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary
SUBJECT: Zone Change from CO Office Commercial to RD6 Duplex Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 11, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from CO Office Commercial to RD6 Duplex Residential
Location - 2310 West Sylvania Avenue
Applicant + Owner - Armon Towers LLC
5014 16th Avenue #542
Brooklyn, NY 11204

Site Description

Zoning - CO Office Commercial
Area - ± 0.106 Acres
Frontage - ± 40.0' along Sylvania Avenue
Existing Use - Duplex Residence
Proposed Use - Duplex Residence

Area Description

North - RS6, RD6 / Single-family Homes, Duplexes
South - RS6, RD6 / Single-family Homes, Duplexes
East - RS6, RD6, RM36 / Single-family Homes, Duplexes, Apartments
West - CO / Toledo Police Department, Retail Shop

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|---------|---|---|
| Z-60-42 | - | Proposed Change in Zoning Classification from "A" Use and "A" Height and Area to "B" Use and "B" Height and Area Distribution. PC approved 05/08/1942 |
| P-48-56 | - | Off-street Parking- North Side of Sylvania Avenue at Roanoke and Douglas Roads. PC approved 11/29/1956 |

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 CO Office Commercial to RD6 Duplex Residential for an existing home located at 2310 West Sylvania Avenue. The house occupying the site was built in 1925 and has been used as a duplex residence since that time. The property is surrounded by predominantly single-family homes and duplexes to the north and south, single-family homes, apartments and duplexes to the east, and to the west is the Toledo Police Department and a retail shop. The applicant is requesting a Zone Change in order to bring the house into conformance with the current Zoning requirements.

The RD6 Duplex Residential Zoning district is intended to accommodate the development of duplexes on individual lots. Approval of this petition, Z-3005-23 will make a legal non-conforming property conforming and will be appropriately zoned according to its historic land use.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Neighborhood Commercial land use. Neighborhood Commercial land uses are intended for predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may also be included. However, since the Toledo 20/20 Comprehensive Plan was written in 2001 and duplex residences have been long established in this neighborhood, the Neighborhood Commercial Zoning district still creates a legal non-conforming use.

Staff recommends approval of the Zone Change from CO Office Commercial to RD6-Duplex Residential because the proposed rezoning is consistent with the existing land uses of properties to the immediate north and south of the site. Also, the uses permitted under the proposed Zone Change are compatible with uses in the proposed Zoning classification. Finally, the rezoning will correct an issue of a non-conforming land use in the proper Zoning classification.

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PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-3005-23, a request for Zone Change from and CO Office Commercial to RD6 Duplex Residential at 2310 West Sylvania Avenue 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)**);
2. The rezoning will correct an issue of a non-conforming land use in the proper zoning classification.

Respectfully Submitted



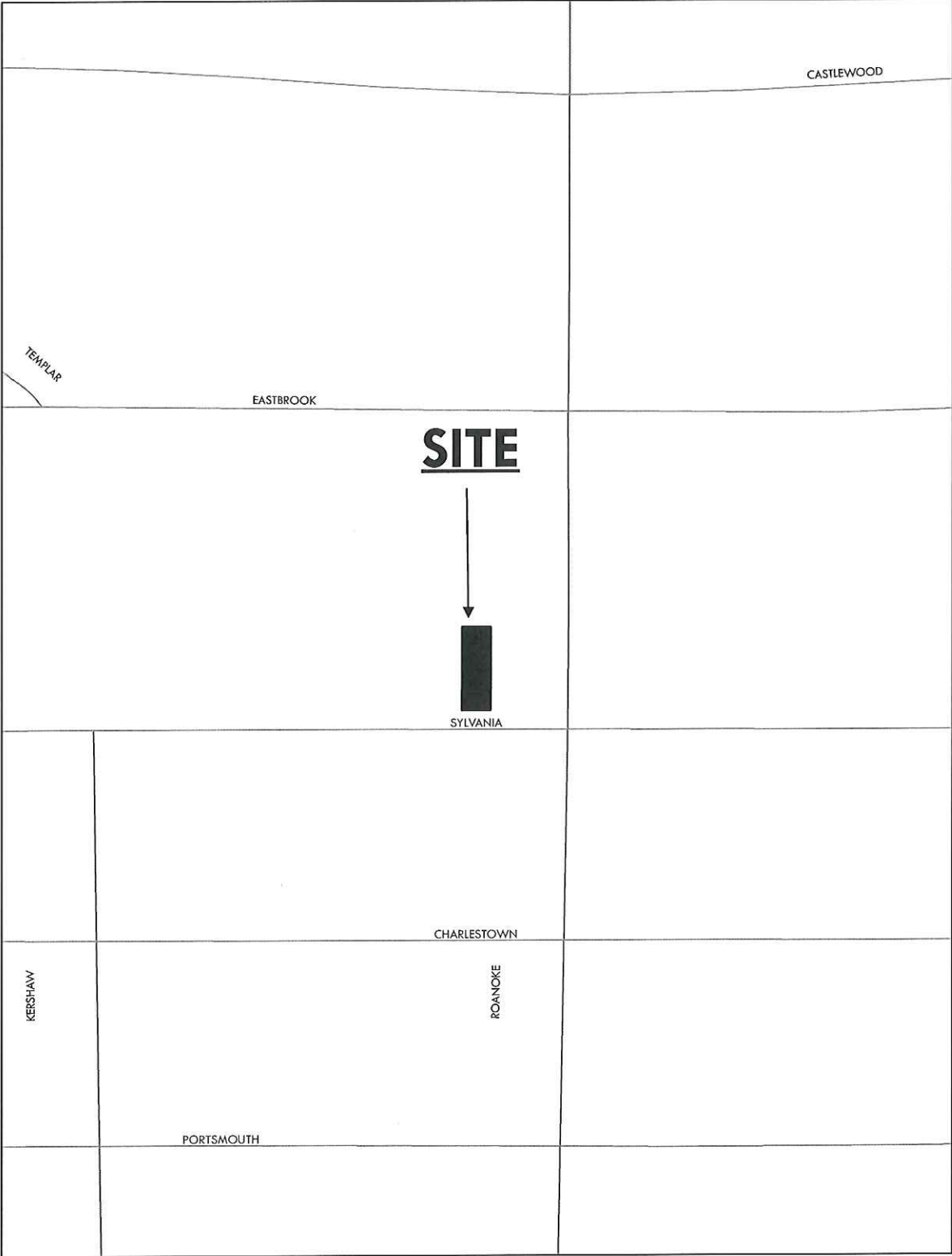
Thomas C. Gibbons

Secretary.

ET
Two (2) sketches follow

GENERAL LOCATION

Z-3005-23
ID 126



ZONING & LAND USE

Z-3005-23
ID 126



