



City of Toledo

Zoning & Planning Committee

Formal Agenda

One Government Center
Toledo, OH 43604

Wednesday, May 14, 2025

4:00 PM

City Council Chambers

The purpose of the meeting is to discuss:

[ZPC20250514](#)

May 14, 2025 1 Page Agenda & Slide
Presentation Attached.

Attachments:

[Z&P, May 14 Slides-v3](#)

[ZPC20250514.01](#)

Request for a zone change from “RD6” Duplex Residential to “CM” Mixed-Commercial Residential for the property located at 815 Navarre Ave. (Z24-0007). The Plan Commission recommends approval. (District 3)

Attachments:

[#1 815 Navarre Zone](#)

[ZPC20250514.02](#)

Request for a zone change from “IL” Limited Industrial to “RD6” Duplex Residential for the property located at 1692 Nebraska Ave. (Z25-0006). The Plan Commission recommends approval. (District 3)

Attachments:

[#2 1692 Nebraska Zone](#)

[ZPC20250514.03](#)

Request for a zone change from “CN” Neighborhood Commercial to “RD6” Duplex Residential for the property located at 3305 Franklin Ave. (Z25-0009). The Plan Commission recommends approval. (District 4)

Attachments:

[#3 3305 Franklin Zone](#)

[ZPC20250514.04](#)

Request for Special Use Permit for a stand-alone solar array for the property located

at 0 Dura Ave. (SUP254-0010). The Plan Commission recommends approval subject to 30 conditions and 4 waivers. (District 6)

Attachments:

[ZPC20250514.05](#)

[#4 0 Dura SUP](#)

Request for a vacation of all that portion of Whitmer Drive lying between W. Alexis Road and Lyceum Place (V-58-25) The Plan Commission recommends approval. (District 5/6)

Attachments:

[ZPC20250514.06](#)

[#5 Whitmer Dr. vacate](#)

Request for a zone change from “CR” Regional Commercial & “RS6” Single-dwelling Residential to “CR” Regional Commercial for the property located at 4404 Secor Road. (Z25-0008). The Plan Commission recommends approval. (District 5)

Attachments:

[ZPC20250514.07](#)

[#6 4404 Secor zone](#)

Request for Special Use Permit for a Residential Group Home (Small) for the property located at 1111 Mason Street (SUP25-0009). The Plan Commission recommends approval subject to 8 conditions. (District 3)

Attachments:

[ZPC20250514.08](#)

[#7 1111 Mason SUP](#)

Request for a zone change from “RS6” Single-Dwelling Residential to “IG” General Industrial for the property located at 4004 Angola Road (Z25-0001). The Plan Commission recommends disapproval. (District 1)

Attachments:

[#8 4004 Angola zone](#)

[RRD Plan Commission Presentation 05142025](#)

[ZPC20250514.09](#)

Request for a zone change from “RS6” Single-Dwelling Residential and “IL” Limited Industrial to “IG” General Industrial for the property located at 0 S. Byrne Road (Z25-0002). The Plan Commission recommends disapproval. (District 1)

Attachments:[#9 0 S. Byrne zone](#)[ZPC20250514.10](#)

Request for a zone change from “IL” Limited Industrial to “IG” General Industrial for the property located at 3920 Angola Road (Z25-0007).
The Plan Commission recommends disapproval

Attachments:[#10 3920 Angola zone](#)[ZPC20250514.11](#)

Comprehensive Study of Historical Community Importance and Potential Long-Term Preservation Strategies (M-7-24).

Attachments:[#11 Historical Importance study](#)[ZPC20250514.12](#)

Study of Limiting Number of Dogs in Residential Zoning (M-14-24)
The Plan Commission recommends no change at this time.

Attachments:[#12 Limit No. of Dogs Study](#)[ZPC20240514.13](#)

Study of Small Box Discount Stores (M-6-24)
The Plan Commission recommends approval of the text amendment.

Attachments:[#13 Small Box Discount Stores study](#)

Review of outstanding studies within the Plan Commission.

Review of upcoming moratorium expiration dates.

Any other matter that may properly come before the Committee

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