

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: September 13, 2024

REF: Z-8002-24

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

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

SUBJECT: Zone Change from CS Storefront Commercial to RD6 Duplex Residential at 3347 Lagrange Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on September 12, 2024 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request - Zone Change from CS Storefront Commercial to RD6 Duplex Residential

Location - 3347 Lagrange Street

Applicant/Owner - Gary Roscoe  
1522 Glenway Street  
Toledo, OH 43607

#### Site Description

Zoning - CS / Storefront Commercial

Area - ± 0.17 Acres (7,680 SF)

Frontage - ± 64' along Lagrange Street

Existing Use - Single-family home

Proposed Use - Single-family home

#### Area Description

North - Single-family home and commercial / CS

South - Every Event Bar & Grill / CS

East - Lagrange Street, commercial and single-family homes / CS and RD6

West - Alley and single-family homes / RD6

**GENERAL INFORMATION (cont'd)**

Parcel History

- |          |   |  |
|----------|---|--|
| Z-128-84 | - | Zone Change and Neighborhood Plan Review for 2200-2500 block of Lagrange Street and 2700-3500 blocks of Lagrange Street for Final designation as C-6 District (PC approved 8/23/84; CC approved 9/19/84, Ord. 730-84).                               |
| Z-33-84  | - | Zone Change and Neighborhood Plan Review for 2200-2500 block of Lagrange Street and 2700-3500 blocks of Lagrange Street for Preliminary designation as C-6 District; from C-3 and R-3 to C-6 (PC approved 4/19/84; CC approved 5/2/84, Ord. 341-84). |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Land Development Standards and Guidelines for Lagrange - Central Neighborhood Business District
- Toledo 20/20 Comprehensive Plan
- Forward Toledo Comprehensive Land Use Plan

**STAFF ANALYSIS**

The Applicant is requesting a zone change from CS Storefront Commercial to RD6 Duplex Residential. The subject property consists of 0.17 acres and is located west of Lagrange Street in the block between Hudson and Pearl Streets. There is currently a single-family home on the subject property. Surrounding land uses include a single-family home and commercial business to the north; commercial businesses and single-family homes to the east across Lagrange Street; Every Event Bar & Grill to the south; and single-family homes to the west across an alley.

The applicant is requesting this zone change to continue the use of the property as a single-family dwelling. Under the current CS Storefront Commercial Zoning District, single-family dwellings are not permitted. The home is considered a legal non-conforming use and will not be able to be rebuilt if destroyed beyond seventy-five percent (75%) of its fair market value per TMC§1114.0205(C). Legal non-conforming statuses can cause complications for home-insurance, home resale, and other financial considerations. The proposed RD6 Duplex Residential Zoning District permits single-family dwellings and is consistent with zoning of property to the west of the subject property. Approval of this request will correct a legal non-conforming use and will appropriately zone the property according to its historic land use.

**STAFF ANALYSIS (cont'd)**

In addition to being in the CS Zoning District, the site is also located in the “Primary Retail Area” of the Lagrange - Central Neighborhood Business District. The Lagrange - Central Neighborhood Business District has additional development standards similar to those of our overlay zoning districts; however, they are currently imposed through the CS Zoning District. That being the case, this zone change request would bring the property out of the Lagrange - Central Neighborhood Business District if approved.

Toledo 20/20 Comprehensive Plan and Forward Toledo Comprehensive Land Use Plan

The Toledo 20/20 Comprehensive Plan targets the site for Urban Village. The Urban Village designation is a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The Forward Toledo Plan targets this site for Neighborhood Mixed-Use. The Neighborhood Mixed-Use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. The existing Lagrange - Central Neighborhood Business District fits the classic form of the urban village. It is a system of sidewalks for pedestrian connection, a mix of businesses and housing that are street oriented, and important public spaces. Although the proposed RD6 zoning district is not fully consistent with the Urban Village and Neighborhood Mixed-Use designations, it does provide for other housing options than single-family homes and residential uses are consistent with the Urban Village and Neighborhood Mixed-Use designations. Additionally, single-family uses have been long established uses in this neighborhood.

Staff recommends approval of the Zone Change from CS Storefront Commercial to RD6 Duplex Residential because the proposed Zone Change is consistent with the existing zoning and land uses in the surrounding vicinity. In addition, approval of this request will correct a legal non-conforming use and will appropriately zone the property according to its historic land use.

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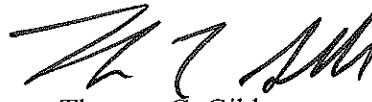
REF: Z-8002-24

### PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-8002-24, a request for a Zone Change from CS Storefront Commercial to RD6 Duplex Residential at 3347 Lagrange Street, to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is compatible with the existing land uses in the general vicinity of the subject property (TMC§1111.0606(B)).
2. The rezoning will correct an issue of a non-conforming land use with an appropriate zoning classification.

Respectfully Submitted,



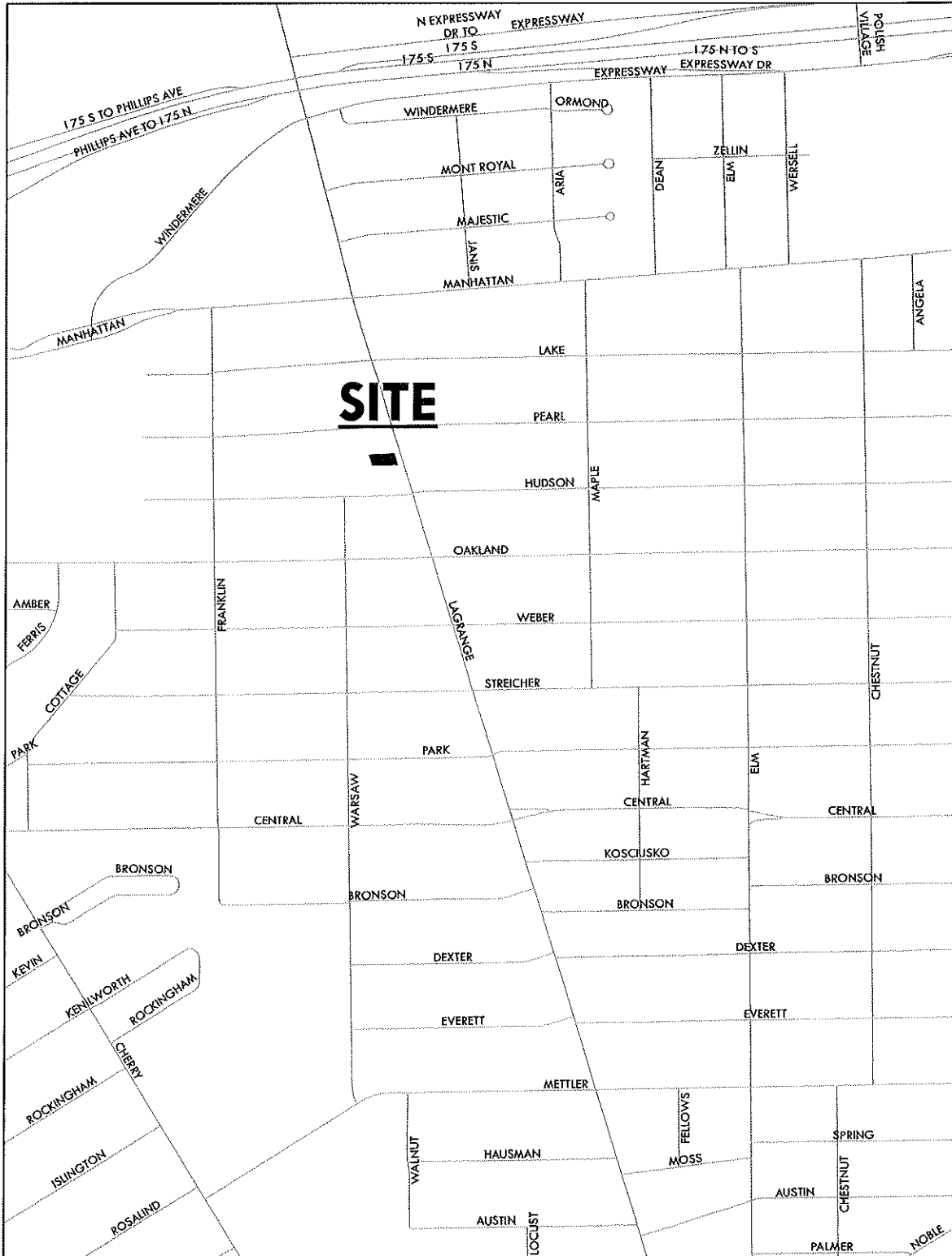
Thomas C. Gibbons  
Secretary

LK  
Two (2) sketches follow

CC: Gary Roscoe, 1522 Glenway Street, Toledo, OH 43607  
Lisa Cottrell, Deputy Director  
Lisa Karcher, Planner

# GENERAL LOCATION

Z-8002-24



# ZONING & LAND USE

Z-8002-24

