



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

M-13-25

REF: M-13-25

DATE: January 15, 2026

TO: President Vanice Williams and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Text Amendment regarding Legacy Zone Changes

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 15, 2026, at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Text Amendment regarding Legacy Zone Changes

Applicant - Toledo City Plan Commission
One Government Center, Suite 1620
Toledo, OH 43604

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The Toledo City Council is requesting a study, as per Resolution 396-25, to review historical zone changes that may include conditional terms that allow a zone change to be approved years after its initial review. The proposed text amendment aims to address issues associated with zone changes approved prior to the establishment of the current Zoning Code. Zone changes may be necessary when they affect subdivision layout, lot configuration, or public improvements. Historically, cities often link zoning and subdivision regulations to ensure consistency between zoning designations and land division. Prior to the adoption of the current Zoning Code in 2004, some zone change requests were finalized only after the submission and approval of a subdivision plat.

This policy facilitated the tracking and review of developments and ensured compliance with approval conditions. However, it has become a barrier to business creation and other land-use development. With the current zoning code and the implementation of a site plan review process for both new and existing developments, the conditioned plat process for reviewing developments is no longer needed.

STAFF ANALYSIS (cont'd)

The subdivision platting condition associated with prior zone changes creates an issue because, if a plat is not filed after the zone change approval, the zoning approval reverts, and the use may be deemed nonconforming or illegal. Applicants encounter procedural difficulties when applying for other land use permits without being aware of the subdivision platting condition. This situation leads to undue delays and increased review costs for applicants. Moreover, this requirement impedes business development and acts as a deterrent to further development.

Proposed Text Amendment

The text amendment as shown in Exhibit "A" is intended to streamline the planning process, reduce administrative review, and ensure a consistent regulatory framework going forward. As an example, shown in Exhibit "B", a Multi-dwelling Residential (RM36) zoning district was conditionally approved for a Regional Commercial (CR) zoning classification that included the requirement for a subdivision plat labeled as "RM36 (CR S.T. PLAT)". Eliminating these existing conditions will bring zoning classifications into alignment with the current zoning code and the Forward Toledo Comprehensive Land Use Plan.

Forward Toledo Comprehensive Land Use Plan

The proposed text amendment aligns with two (2) goals under the Build and Place themes of the Forward Toledo Comprehensive Plan, namely Improving Decision-making and promoting Business Creation. These goals highlight the increasing complexity of zoning codes, subdivision regulations, and other development standards and permitting procedures over time. While these reviews are vital for land use development within the City, they can occasionally present challenges for prospective developers. The proposed text amendment will streamline the process and help businesses navigate local planning regulations more effectively.

Conclusion and Recommendation

The proposed text amendment aligns the zoning code with the comprehensive plan and best practices, thereby avoiding unnecessary delays, costs, and title complications. Staff recommends approval of the proposed text amendment as shown in Exhibit "A".

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of M-13-25, a Text Amendment regarding Legacy Zone Changes for the following reasons:

- A. The proposed text amendment corrects an error/inconsistency in the Zoning code (TMC§1111.0506(A)); and
- B. The proposed text amendment is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0506(B)).

TO: President Williams and Members of Council
January 15, 2026
Page 3

REF: M-13-25

Respectfully Submitted,

A handwritten signature in black ink that reads "Lisa Cottrell". The signature is written in a cursive style with a large initial "L".

Lisa Cottrell

Secretary

ET
Two (2) Exhibits Follow

TO: President Williams and Members of Council
January 15, 2026
Page 4

REF: M-13-25

Exhibit "A"
Text Additions

1111.0610 Zone Changes Subject to Subdivision Platting

Any Zone Change conditionally approved, subject to the approval and recording of a commercial or industrial subdivision plat, is no longer valid. The original zoning classification remains the permanent zoning classification for the subject property.

EXHIBIT "B"

M-13-25

