

**GENERAL INFORMATION**

Subject

- Request - Zone Change from RS12 Single-dwelling Residential to RS6 Single-dwelling Residential
- Location - 5140 Ryan Road
- Applicant - Tom Roehrs  
4145 Forestlawn Road  
Toledo, OH 43623
- Owner - Central Park Real Estate LLC  
7828 W. Bancroft Street  
Toledo OH 43617

Site Description

- Zoning - RS12 / Single-dwelling Residential
- Area - ± 1.77 Acres
- Frontage - ± 472' along Ryan Street
- Existing Use - Vacant Lot
- Proposed Use - Single-family Homes

Area Description

- North - CR-SO / Neighborhood Shopping Center
- South - RM36, RS9 / Apartments, Single-family Homes
- East - RM36 / Nursing Home
- West - CR, RS6/ Retail Shop, Parking Lot

Parcel History

- Z-42-83 - Proposed Amendment to Approved C-4 Site Plan for Glendale Market Place, South of Glendale Avenue, East of Reynolds Road. (PC approved 04/07/1983, Ord. 388-83)

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 RS12 Single-dwelling Residential to RS6 Single-dwelling Residential. The ± 1.77 acres site is a vacant lot and fronts Ryan Road. The property is surrounded by a neighborhood shopping center to the north, nursing home and a single-family home to the east, to the south are predominantly single-family homes and apartments, and to the west is a retail shop and a parking lot. The applicant is requesting the Zone Change in order to split the lot and build single-family homes on them. RS6 Zoning will allow single family homes to be built at a higher density than the RS12 Zoning district.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Single-Family land uses. Single Family land uses typically include the development of single-dwelling units on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. The Single-Family Residential district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods.

Staff recommends approval of the Zone Change from RS12 Single-dwelling Residential to RS6 Single-dwelling Residential because the uses permitted under the proposed Zone Change are compatible with uses in the proposed Zoning classification. Also, the request is compatible with the existing land uses in the general vicinity.

## STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-4007-23, a request for Zone Change from RS12 Single-dwelling Residential to RS6 Single-dwelling Residential at 5140 Ryan Road to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The rezoning is compatible with the existing land uses in the general vicinity of the subject property. (**TMC§1111.0606(B)** – Review & Decision-Making Criteria).

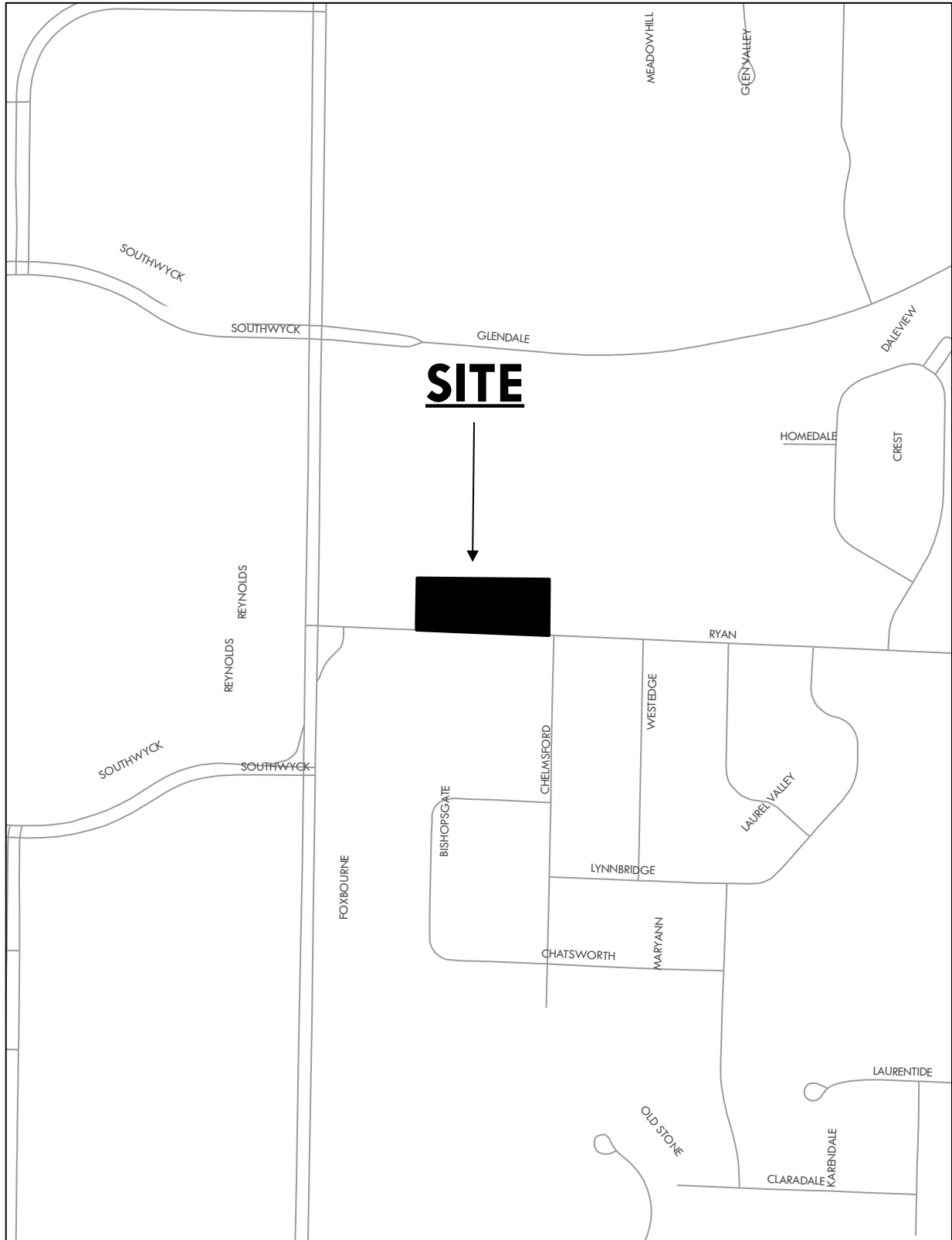
ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z-4007-23  
DATE: June 8, 2023  
TIME: 2:00 P.M.

CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: July 12, 2023  
TIME: 4:00 P.M.

ET  
Two (2) sketches follow

# GENERAL LOCATION

Z-4007-23



# ZONING & LAND USE

Z-4007-23

