

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z-4007-23

DATE: June 8, 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 RS12 Single-dwelling Residential to RS6 Single-dwelling Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 8, 2023 at 2:00 P.M.

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

GENERAL INFORMATION (cont'd)

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.

PLAN COMMISSION RECOMMENDATION

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**:

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PLAN COMMISSION RECOMMENDATION (cont'd)

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).

Respectfully Submitted,



Thomas C. Gibbons

Secretary

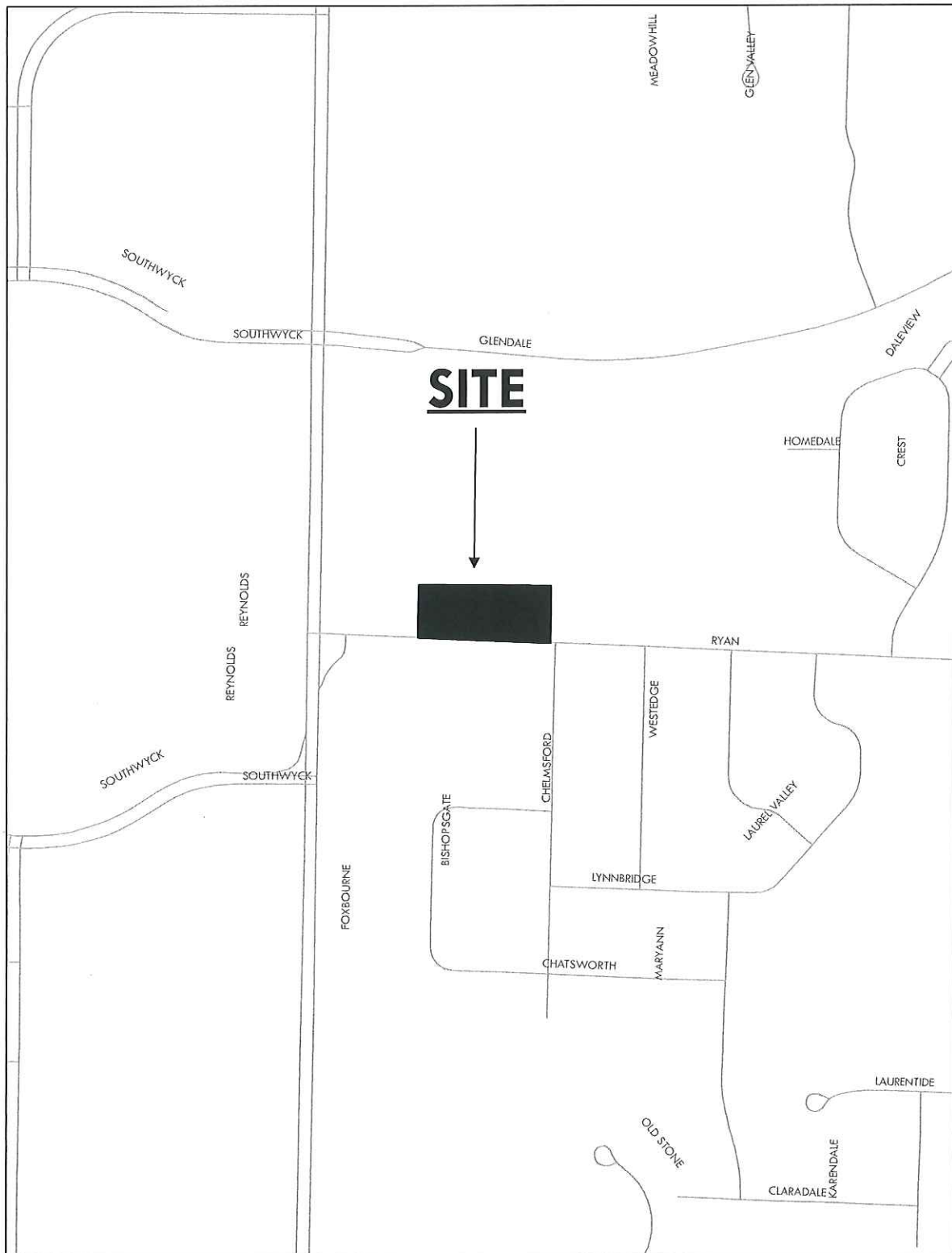
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Two (2) sketches follow

CC: Tom Roehrs, 4145 Forestlawn Road, Toledo, OH 43623
Lisa Cottrell, Administrator
Esther Tetteh, Planner

GENERAL LOCATION

Z-4007-23



ZONING & LAND USE

Z-4007-23

