



Z25-0019

TOLEDO - LUCAS COUNTY PLAN COMMISSION

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

REF: Z25-0019

DATE: September 12, 2025

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

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Request for a Zone change from RS9 (Single-Dwelling Residential) to RD6 (Duplex Residential) at 3801 Dorr Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 11th, 2025 at 2:00 P.M.

GENERAL INFORMATION
Subject

Request	-	Zone change from RS9 (Single-dwelling residential) to RD6 (Duplex Residential).
Location	-	3801 Dorr Street
Applicant/Owner	-	Buddies Properties LLC 3801 Dorr Street Toledo, OH 43607

Site Description

Zoning	-	RS9 / Single-dwelling residential
Area	-	± 6.20-acres
Frontage	-	± 455' along Dorr Street
Existing Use	-	Vacant land
Proposed Use	-	Residential development

Area Description

North	-	RS12, RS9, RD6 / Dorr Street, Grace Christian Church, Single-Dwelling residential, Vacant land
South	-	RS9, RS6 / Single-Dwelling houses
East	-	RS9, RS9-PUD, RM36, CR / Single-Dwelling houses, Vacant land, Retail, Gas station, Apartments, Senior living complex, Byrne Rd
West	-	RS9, RS6, POS / Single-Dwelling houses, Sleepy Hollow Park

GENERAL INFORMATION (cont'd)

Parcel History

No history on file.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- City of Toledo Subdivision Rules and Regulations

STAFF ANALYSIS

The applicant is requesting a Zone Change from RS9 (Single-dwelling Residential) to RD6 (Duplex Residential) at 3801 Dorr Street. The subject site is a single parcel of vacant land consisting of ± 6.20 acres, and $\pm 455'$ of frontage along Dorr Street. The applicant is requesting the zone change to allow for a residential development of duplexes. The site area could allow for up-to forty-four (44) duplexes according to the TMC1106.0101 - *Intensity and Dimensional Standards Table* for residential developments. The applicant has stated that due to current market costs, building single-family homes could cost buyers \$400,000 or more. Thus, the applicant has proposed to instead develop duplexes to allow for more affordable housing options to anyone who would like to purchase a home within this neighborhood.

To the north of the site across Dorr Street is Grace Christian Church, single-dwelling houses, and vacant land. South and west of the site are solely single-dwelling houses and Sleepy Hollow Park, respectively. East of the site are single-dwelling houses, vacant land, retail businesses such as a multi-tenant shop, gas station, and restaurants. Additionally, to the east along Byrne Road are apartment complexes and a senior living facility.

Intensity and Dimensional Standards

If the Zone Change request from RS9 to RD6 is approved, the applicant will be required to satisfy the applicable regulations for both TMC 1106 – *Intensity and Dimensional Standards*; and the City of Toledo Subdivision Rules and Regulations. For RD6 zoning districts, duplexes are required to have a minimum lot size of 6,000 square feet, a minimum lot width of fifty feet (50'), and setbacks of twenty-five feet (25') in the front and rear; and side setbacks of five feet (5') or a combination of twelve feet (12'). However, the total side setback may be reduced to ten feet (10') to accommodate an attached garage or carport. The subject parcel is $\pm 269,941$ square feet, therefore, density would allow for forty-four (44) duplexes. This calculation does not account for complete streets within the development and could decrease the total number of feasible lots and units allowed.

The applicant has provided a preliminary drawing of the proposed residential development. The drawing depicts a total of forty (40) 6,000 square foot lots that are sixty feet (60') in width and one-hundred feet (100') feet in depth. The applicant's calculations do include $\pm 24,089$ square feet of public right-of-way that cannot be used for development.

STAFF ANALYSIS (cont'd)

Intensity and Dimensional Standards (cont'd)

As a part of the City of Toledo Subdivision Rules and Regulations, the development must receive approval for a final plat by the City of Toledo Plan Commissions. A few additional items that will be required for development are storm water management, public utilities, sidewalks, and landscaping. Furthermore, the design and development must satisfy all regulations of the Toledo Municipal Zoning Code, Ohio Building Codes, and other applicable code regulations for residential developments.

Neighborhood Meeting

The applicant has scheduled a neighborhood meeting to be held on Wednesday, September 3rd 2025 at the Reynolds Corners Branch Library. The neighborhood meeting location is roughly 1.4 miles away from the subject site along Dorr Street. Staff will be in attendance at the meeting and can speak on record to any discussions that may occur.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map identifies this site as Neighborhood Residential (NR). The Neighborhood Residential land use designation supports low- and medium-density housing demands. The majority of land uses in the NR zoning classification are single- and two-unit houses, including attached homes; and multi-family units may also be compatible. The proposed development of the subject site is duplexes, or two-unit houses. The Zone Change request from RS9 (Single-dwelling Residential) to RD6 (Duplex Residential) at 3801 Dorr Street aligns with the Forward Toledo Future Land Use Map. Furthermore, the residential proposal at this site supports the Forward Toledo Comprehensive Land Use Plan's Goals of Promoting Housing Variety, Addressing Housing Affordability, and Inclusive Communities.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z25-0019, a request for Zone Change from RS9 (Single-dwelling residential) to RD6 (Duplex Residential) at 3801 Dorr Street to Toledo City Council for the following **two (2) reasons**:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A)); and
2. The proposed rezoning is compatible with the existing zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)).

TO: President Hartman and Members of Council
September 12, 2025

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Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Lisa Cottrell". The signature is fluid and cursive, with the first name "Lisa" and last name "Cottrell" clearly distinguishable.

Lisa Cottrell
Secretary

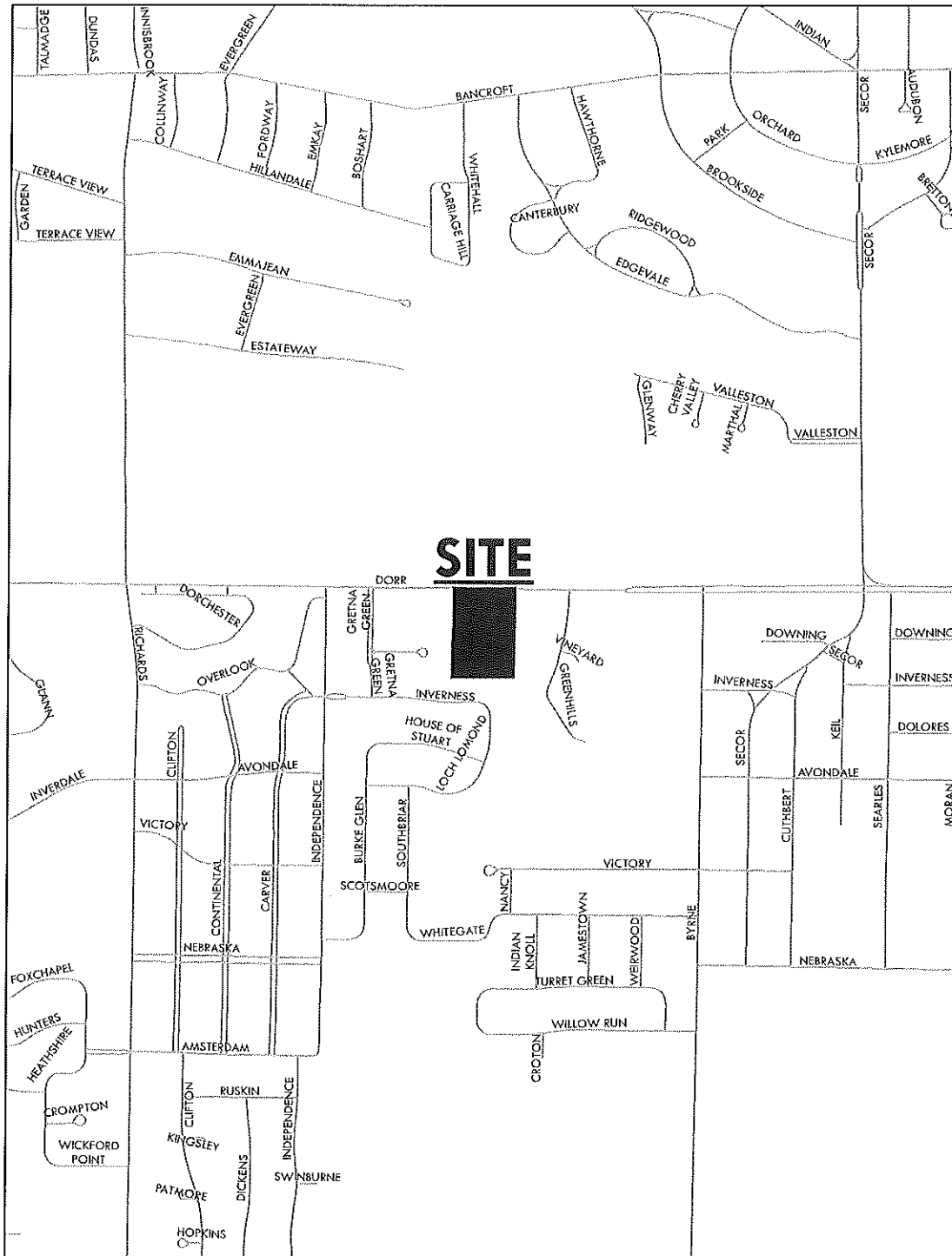
AV

Two (2) sketches follow

Cc: Buddies Properties LLC, 3801 Dorr Street Toledo, OH 43607

GENERAL LOCATION

Z25-0019
ID 83



ZONING & LAND USE

Z25-0019
ID 83

