

**TOLEDO - LUCAS COUNTY PLAN COMMISSIONS**

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DATE: September 12, 2025

REF: Z25-0023

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

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Zone Change from IL Limited Industrial to RD6 Duplex Residential at 4140 Fitch Road

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

**GENERAL INFORMATION**

Subject

- Request - Zone Change from IL Limited Industrial to RD6 Duplex Residential
- Location - 4140 Fitch Road
- Applicant/Owner - Michael Collins  
MAC Enterprises LLC  
425 Upham Street, Apt. A  
Petaluma, CA 94952

Site Description

- Zoning - IL / Limited Industrial
- Area - ± 0.12 Acres
- Frontage - ± 159' along Fitch Road  
± 46' along Upton Avenue
- Existing Use - Duplex dwelling
- Proposed Use - Duplex dwelling

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	Fitch Road, vacant commercial buildings, Tremainsville Road, and vacant manufacturing buildings / IG
South	-	Single-family homes, vacant commercial, warehouses and parking / IL
East	-	Upton Avenue, pet grooming business, and single-family homes / IL
West	-	Fitch Road and Dairy Farmers of America food manufacturing / IG

Parcel History

No parcel history on record.

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from IL Limited Industrial to RD6 Duplex Residential for the property located at 4140 Fitch Road. The ± 0.12 acre site is occupied by a duplex dwelling that was built in 1915 per the Lucas County Auditor's records. Surrounding land uses include Fitch Road, vacant commercial buildings, Tremainsville Road and vacant manufacturing buildings to the north; Dairy Farmers of America food manufacturing facility to the west across Fitch Road; single-family homes, vacant commercial buildings, parking and warehouses to the south; and a dog grooming business and single-family homes to the east across Upton Avenue.

The applicant is requesting a Zone Change to RD6 Duplex Residential in order to refinance the property. Under the current IL Limited Industrial zoning district, duplex dwellings are not permitted. The duplex is therefore 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 cause complications for home-insurance, home resale, and other financial considerations. The proposed RD6 Duplex Residential Zoning District permits duplex dwellings and is consistent with the zoning of other residential dwellings to the east of the site along Hearthstone Place. 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)**

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this site as well as the other existing residential uses to the south for Neighborhood Residential (NR). The NR designation provides space for low- and medium-density housing demands while making best use of neighborhoods with constraints such as narrow lots. These areas are predominantly pedestrian-oriented and the majority of buildings are single- and two-unit homes. The proposed Zone Change request is consistent with the Forward Toledo Plan as both single- and two-unit homes are permitted in the RD6 zoning district.

Staff recommends approval of the Zone Change from IL Limited Industrial to RD6 Duplex Residential because the proposed Zone Change is consistent with the Forward Toledo Plan and with existing land uses in the surrounding vicinity. Additionally, approval of this request will correct a legal non-conforming use and will appropriately zone the property according to its historic land use.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends **approval** of Z25-0023, a request for a Zone Change from IL Limited Industrial to RD6 Duplex Residential at 4140 Fitch Road to Toledo City Council for the following **three (3) reasons**:

1. The rezoning is compatible with the Forward Toledo Comprehensive Land Use Plan;
2. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (TMC§1111.0606(B)); and
3. The rezoning will correct an issue of a non-conforming land use with an appropriate zoning classification.

Respectfully Submitted,



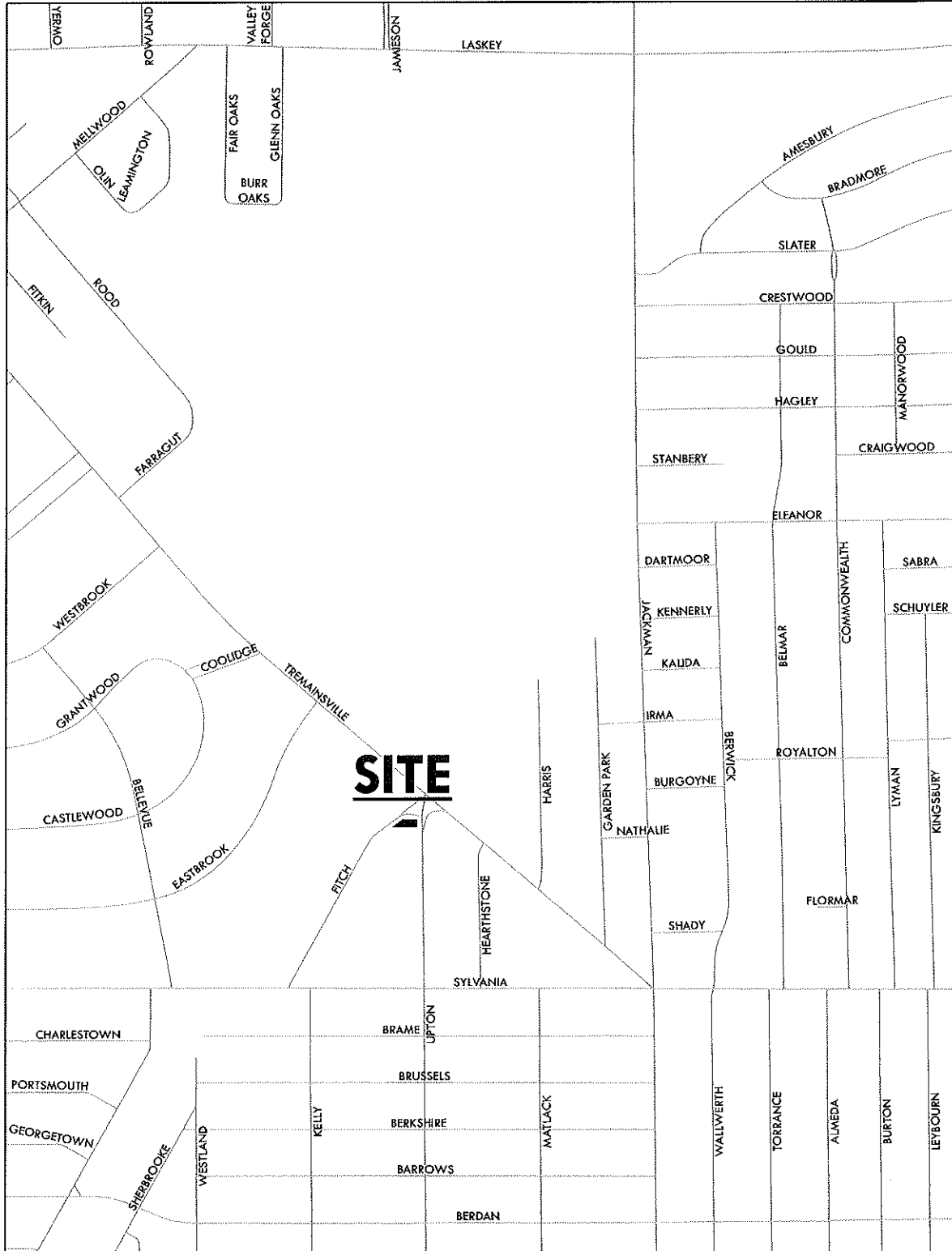
Lisa Cottrell  
Secretary

LK  
Two (2) sketches follow

CC: Michael Collins, MAC Enterprises LLC, 425 Upham Street, Apt. A, Petaluma, CA 94952  
Lisa Karcher, Planner

# GENERAL LOCATION

Z25-0023



# ZONING & LAND USE

Z25-0023

