

GENERAL INFORMATION

Subject

- Request - Zone Change from CR Regional Commercial to RM-12 Multi-Dwelling Residential
- Location - 1405 South Detroit Avenue
- Applicant & Owner - Kenneth Jr & Glory Perdue
1405 S. Detroit Avenue
Toledo, OH 43614

Site Description

- Zoning - CR / Regional Commercial
- Area - ± 0.56 Acres
- Frontage - ± 98' along S. Detroit Avenue
- Existing Use - Small Retail Structure
- Proposed Use - Apartments

Area Description

- North - CR / Offices, Bakery
- South - CR / Self Storage Facility
- East - RD6 / Single Family Homes
- West - RS6-CUP / Attached Single Family Homes

Parcel History

No parcel history on record.

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 CR Regional Commercial to RM-12 Multi-Dwelling Residential at 1405 South Detroit. The ± 0.56 Acre site is occupied by a two-story mixed-use structure with vacant commercial space on the first floor and apartments on the second floor. To the north of the site is a bank, office building, and bakery. To the east are single family residential homes. To the south is a self-storage facility and a drug store. To the west is attached single family residential homes. The 4,224 square feet building was built in 1927 and was previously a salon.

The applicant is requesting the Zone Change in order to convert the building into apartments. Under the current CR Regional Commercial zoning district apartments are allowed but not on the first floor. The applicant is requesting the Zone Change also because he owns a nearby bakery and would like to be in close proximity to his place of work.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Neighborhood Commercial land uses. Neighborhood Commercial land uses are intended to accommodate pedestrian oriented small-scale retail and service businesses. Multiple family residential developments may also be interspersed within these districts. Although the proposed zoning district does not match the intended land use, the proposed use is compatible with the Neighborhood Commercial land use designation.

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code. Furthermore, the proposed rezoning is compatible with the existing land uses within the general vicinity of the subject property.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-1002-23, a request for Zone Change from CR Regional Commercial to RM-12 Multi-Dwelling Residential at 1405 S Detroit to Toledo City Council for the following **reason**:

1. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (**TMC§111.0606(B)**).

REF: Z-1002-23 . . . March 9, 2023

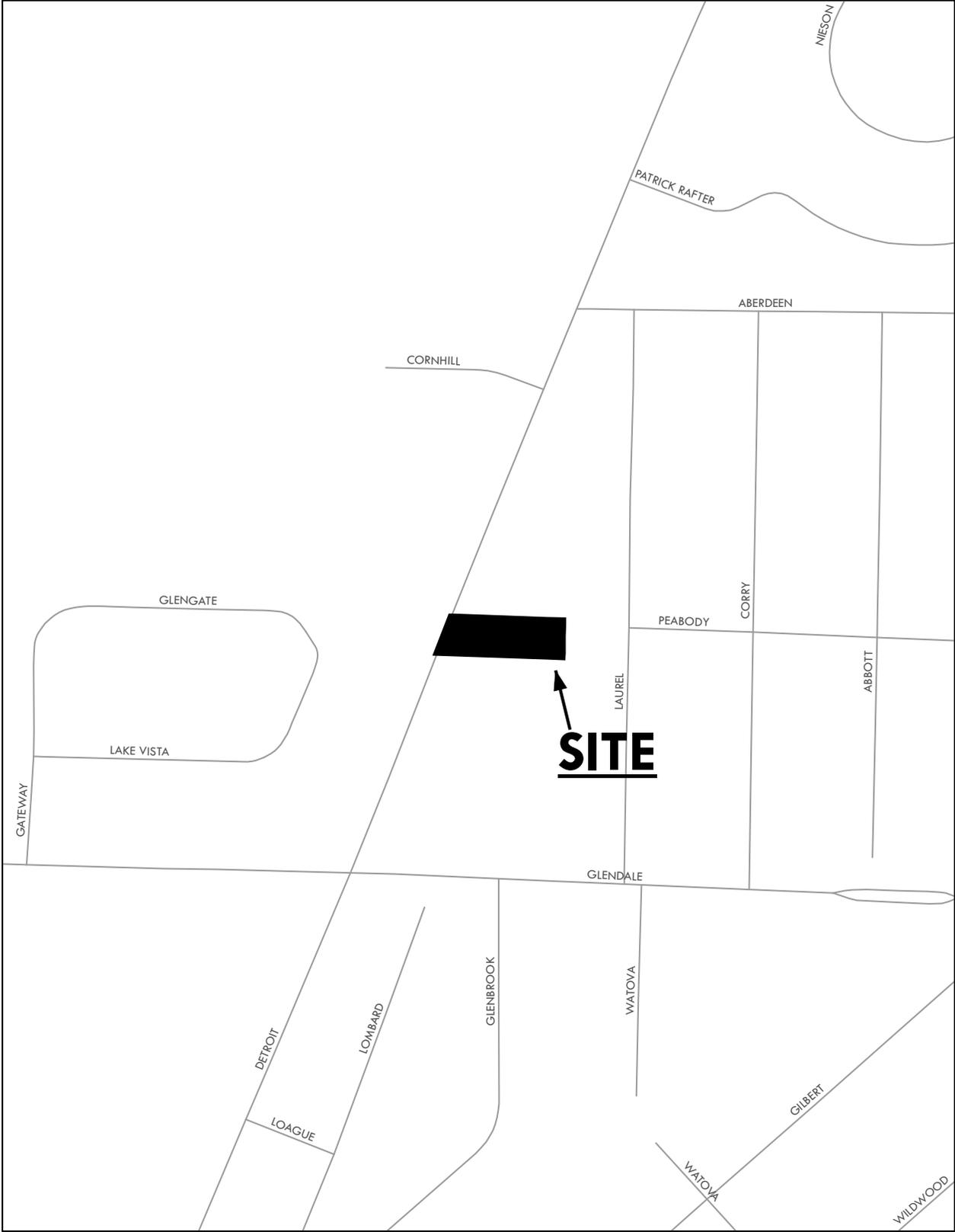
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-1002-23
DATE: March 9, 2023
TIME: 2:00 P.M.

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

JB
Two (2) sketches follow

GENERAL LOCATION

Z-1002-23



ZONING & LAND USE

Z-1002-23

