

GENERAL INFORMATION

Subject

- Request - Zone Change from RS6 (Single-Dwelling Residential) & RM36 (Multi-Dwelling Residential) to RM12 (Multi-Family Residential)
- Location - 2388 Tremainsville Road,
2317-2360 Rood Street,
2229-2237 McKeever Road,
2230, 2232, 2235, 2236 Gilliotte Avenue,
& 2312 Mellwood Avenue
- Applicant / Owner - WeTally, LLC
5439 Lewis Avenue
Toledo, OH 43612
- Surveyor / Engineer - Lewandowski Engineers, A Verdantas Company
234 N. Erie Street
Toledo, OH 43604

Site Description

- Current Zoning - RS6 (Single-Dwelling Residential) & RM36 (Multi-Dwelling Residential)
- Proposed Zoning - RM12 (Multi-Dwelling Residential)
- Area - ± 7.07 acres
- Frontage - ± 198' along Rood Street
± 412' along Gilliotte Avenue
± 138' along Tremainsville Road
± 50' along Mellwood Avenue
- Existing Use - Open Space, Single Dwelling Home
- Proposed Use - Duplex and Triplex Residential Neighborhood

Area Description

- North - CR / Auto Sales, Auto Repair, Office Building
- South - RS6 / Single Dwelling Homes
- East - RM36, RS6 / Apartments & Single Dwelling Homes
- West - CR, RS6 / Apartments, Moving Company, Locksmith, Single Dwelling Homes

Parcel History

- M-38-60 - Interim Zoning for an area bounded by Tremainsville, Rowland, Semoff, Recamper, and the Michigan state line, Washington Twp. (P.C. approved 10/6/60)

GENERAL INFORMATION (cont'd)Parcel History (cont'd)

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|----------|---|---|
| M-20-62 | - | Interim Zoning for an area bounded by Talmadge, State Line, Semoff, Winona, Rowland, Laskey, Oak Grove, Tremainsville, and McGregor (P.C. approved 8/23/62) |
| V-951-98 | - | Vacation of a portion of McKeever Ave. (P.C. approved 9/24/98; C.C. approved 8/17/99, Ord. 676-99) |
| V-952-98 | - | Vacation of a portion of Rood Ave. between Gilliotte and McKeever (P.C. approved 9/24/98; C.C. approved 8/17/99, Ord. 675-99) |
| S-11-02 | - | Preliminary Drawing for Tremain Place (P.C. approved 8/8/02) |
| S-11-02 | - | Extension of Preliminary Plat approval for Tremain Place (P.C. approved 8/9/07) |

Applicable Plans & 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 RS6 (Single-Dwelling Residential) & RM36 (Multi-Dwelling Residential) to RM12 (Multi-Dwelling Residential) for 2388 Tremainsville Road, 2317-2360 Rood Street, 2229-2237 McKeever Road, 2230, 2232, 2235, 2236 Gilliotte Avenue, & 2312 Mellwood Avenue. The request is to accommodate a proposed duplex and triplex residential neighborhood development named Tremainsville Farms. The applicant has submitted companion case S24-0008, a Preliminary Drawing Review for Tremainsville Farms, alongside this zone change application. Surrounding land uses include commercial businesses to the north fronting on Laskey Road, abutting apartments to the east and west, and surrounding single-dwelling homes to the south, east, and west fronting on Tremainsville Road and Mellwood Avenue.

Density

The applicant has requested a zone change to RM12, the lowest density residential district which permits a combination of duplexes and triplexes. The RM12 district density requirements – 3,000 square feet per unit for duplexes and 3,600 square feet per unit for triplexes – will permit the requested development as shown on the companion preliminary drawing. For context, the current RS6 (Single-Dwelling Residential) district permits a density of 6,000 square feet per unit. The highest density residential district, RM36 – of which some of the requested property is already zoned – permits a density of 1,200 square feet per unit.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this area for Neighborhood Residential land uses. The neighborhood residential land use designation provides space for low- and medium-density housing demands in the city while making best use of neighborhoods with constraints such as narrow lots. Physical characteristics of the neighborhood residential designated areas should include higher unit count homes designed to match visual scale and character of nearby single-family houses. The proposed zone change is compatible with the Forward Toledo Plan as it facilitates higher unit count homes designed to match the visual scale and character of nearby single-family homes. The proposal also supports the Plan’s Promote Housing Variety and Addressing Housing Affordability goals.

Staff recommends approval of the Zone Change from RS6 (Single-Dwelling Residential) & RM36 (Multi-Family Residential) to RM12 (Multi-Family Residential) for the proposed site because it is consistent with the Comprehensive Plan, the stated purpose of the Zoning Code, and existing land uses and zoning classifications within the general vicinity of the subject property.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z24-0008, a Zone Change from RS6 (Single-Dwelling Residential) & RM36 (Multi-Family Residential) to RM12 (Multi-Family Residential) for 2388 Tremainsville Road, 2317-2360 Rood Street, 2229-2237 McKeever Road, 2230, 2232, 2235, 2236 Gilliotte Avenue, & 2312 Mellwood Avenue, for the following three (3) reasons:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code **(TMC§1111.0606(A))**;
2. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property **(TMC§1111.0606(B))**; and
3. The proposed Zone Change is consistent with the zoning classifications of properties within the general vicinity of the subject property **(TMC§1111.0606(C))**

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z24-0008
DATE: November 7, 2024
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: December 10, 2024
TIME: 4:00 P.M.

AS
Two (2) sketches follow

ZONING & LAND USE

Z24-0010
ID 40

