

REVISED

REF: M-13-25
DATE: January 15, 2026

GENERAL INFORMATION

Subject

Request	-	Text Amendment regarding Legacy Zone Changes
Applicant	-	Toledo City Council One Government Center, Suite 2100 Toledo, OH 43604

Applicable Plans and Regulations

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

STAFF ANALYSIS

The Toledo City Council is requesting a study, as per Resolution 396-25, to review historical zone changes that may include conditional terms that allow a zone change to be approved years after its initial review. The proposed text amendment aims to address issues associated with zone changes approved prior to the establishment of the current Zoning Code. Zone changes may be necessary when they affect subdivision layout, lot configuration, or public improvements. Historically, cities often link zoning and subdivision regulations to ensure consistency between zoning designations and land division. Prior to the adoption of the current Zoning Code in 2004, some zone change requests were finalized only after the submission and approval of a subdivision plat.

This policy facilitated the tracking and review of developments and ensured compliance with approval conditions. However, it has become a barrier to business creation and other land-use development. With the current zoning code and the implementation of a site plan review process for both new and existing developments, the conditioned plat process for reviewing developments is no longer needed.

The subdivision platting condition associated with prior zone changes creates an issue because, if a plat is not filed after the zone change approval, the zoning approval reverts, and the use may be deemed nonconforming or illegal. Applicants encounter procedural difficulties when applying for other land use permits without being aware of the subdivision platting condition. This situation leads to undue delays and increased review costs for applicants. Moreover, this requirement impedes business development and acts as a deterrent to further development.

STAFF ANALYSIS (cont'd)

Proposed Text Amendment

The text amendment as shown in Exhibit "A" is intended to streamline the planning process, reduce administrative review, and ensure a consistent regulatory framework going forward. As an example, shown in Exhibit "B", a Multi-dwelling Residential (RM36) zoning district was conditionally approved for a Regional Commercial (CR) zoning classification that included the requirement for a subdivision plat labeled as "RM36 (CR S.T. PLAT)". Eliminating these existing conditions will bring zoning classifications into alignment with the current zoning code and the Forward Toledo Comprehensive Land Use Plan.

Forward Toledo Comprehensive Land Use Plan

The proposed text amendment aligns with two (2) goals under the Build and Place themes of the Forward Toledo Comprehensive Plan, namely Improving Decision-making and promoting Business Creation. These goals highlight the increasing complexity of zoning codes, subdivision regulations, and other development standards and permitting procedures over time. While these reviews are vital for land use development within the City, they can occasionally present challenges for prospective developers. The proposed text amendment will streamline the process and help businesses navigate local planning regulations more effectively.

Conclusion and Recommendation

The proposed text amendment aligns the zoning code with the comprehensive plan and best practices, thereby avoiding unnecessary delays, costs, and title complications. Staff recommends approval of the proposed text amendment as shown in Exhibit "A".

STAFF RECOMMENDATION

Staff recommends that the Toledo City Plan Commission recommend approval of M-13-25, a Text Amendment regarding Legacy Zone Changes, to the Toledo City Council for the following (2) reasons:

1. The proposed text amendment corrects an error/inconsistency in the Zoning code (TMC§1111.0506(A)); and
2. The proposed text amendment is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0506(B)).

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ZONING TEXT AMENDMENT
TOLEDO CITY PLAN COMMISSION
REF: M-13-25
DATE: January 15, 2026
TIME: 2:00 P.M.

ZONING AND PLANNING COMMITTEE
TOLEDO CITY COUNCIL
DATE: February 18, 2026
TIME: 4:00 P.M.

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Two (2) Exhibits follow

Exhibit "A"
Text Additions

1111.0610 Zone Map Amendments Subject to Platting (Conditional Approval; Lapse)

Any zoning map amendment application approved conditionally on final approval and recording of a commercial or industrial subdivision plat, which plat is not approved and recorded within 6 months of the date of the conditional approval shall lapse. In the event of such lapse the zoning map classification at the time of the application shall remain the zoning classification for the subject property.

EXHIBIT “B”

M-13-25

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