

**GENERAL INFORMATION**

Subject

- Request - Zone Change from CR Regional Commercial to RD6 Duplex Residential
- Location - 434 South Avenue & 439 Maumee Avenue
- Applicant/Owner - Historic South Initiative  
P.O. Box 1008  
Toledo, OH 43697
- Agent - Joe Cordella  
P.O. Box 1008  
Toledo, OH 43697

Site Description

- Zoning - CR / Regional Commercial
- Area - ± 0.3773 acres
- Frontage - ± 150' along South Avenue  
± 102' along Maumee Avenue
- Existing Use - Vacant lots
- Proposed Use - Two (2) detached homes

Area Description

- North - Single-dwelling homes and duplexes / RD6
- South - South Avenue, Single-dwelling homes and duplexes / CR & RD6
- East - Single-dwelling homes and duplexes / RD6
- West - Maumee Avenue, Single-dwelling homes and duplexes / CR & RD6

Parcel History

- Z-8-81 - Neighborhood Area Down-zoning from C-3 General Commercial to R-3 Two-family Residential (PC approved 02/19/81 with the deletion of the South and Maumee Avenue properties, CC approved on 03/10/81 by Ord.135-81).

**GENERAL INFORMATION (cont'd)**Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting the zone change from CR Regional Commercial to RD6 Duplex Residential for an ±0.37-acre site located at 434 South Avenue & 439 Maumee Avenue. The subject site consists of two (2) vacant parcels located north of South Avenue and east of Maumee Avenue. The applicant is requesting the zone change in order to construct two (2) single dwelling detached homes. A zone change is required because the current CR Regional Commercial zoning district does not permit the construction of detached houses. As stated in TMC §1102.0300, the RD6 zoning district is primarily intended to accommodate the development of single dwelling units and duplexes on individual lots. The district is intended to create, maintain and promote a variety of housing opportunities for individual households.

Surrounding land uses include single-dwelling homes and duplexes to the north and east; a mix of single-dwelling homes and duplexes to the south across South Avenue and west across Maumee Avenue.

In 1981, a downzoning was initiated for this area. The dominant land uses were one (1) and two (2) dwelling homes, however, the dominant zoning classification was RM36 multi-dwelling residential. In tandem with the downzoning was a zone change for two (2) Office Commercial and six (6) General Commercial locations to RD6 Duplex Residential. The recommendation of the Plan Commission to City Council was approval of the zone changes to duplex residential, including commercial areas, for the entire neighborhood with the exception of the General Commercial zoning district at the intersection of South and Maumee Avenue. The removal of these properties from the downzoning was due to objections from the local business owners.

An adjacent property at 443 & 445 South Avenue, was originally zoned as CR Regional Commercial until 2013 where it was rezoned as RD6 Duplex Residential to match the surrounding area and the existing land uses. The former commercial buildings on the subject site were demolished in 2021 and the properties have since been left vacant.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the subject property as Neighborhood Residential. The Neighborhood Residential land use designation is intended to provide space for low- and medium-density housing demands while making the best use of neighborhoods with constraints such as narrow lots. Generally, the majority of buildings are single- and two-unit houses; however, three-, four-, and multi-dwelling homes are compatible when located near or along busier corridors where lot size and building height are most appropriate. The proposed zone change from CR Regional Commercial to RD6 Duplex Residential is consistent with the Neighborhood Residential land use designation of the Forward Toledo Plan as it permits both single- and two-unit dwellings.

**STAFF ANALYSIS (cont'd)**

Staff recommends approval of the Zone Change from CR Regional Commercial to RD6 Duplex Residential because the proposed Zone Change is consistent with the Forward Toledo Plan and with the existing zoning and land uses in the surrounding vicinity. Additionally, the proposed Zone Change would allow for an infill development opportunity that's consistent with the current surrounding residential uses.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of Z24-0006, a request for Zone Change from CR Regional Commercial to RD6 Duplex Residential at 434 South Avenue and 439 Maumee Avenue, to the Toledo City Council for the following **three (3) reasons**:

1. The rezoning is consistent with the Forward Toledo Comprehensive Land Use Plan.
2. The rezoning is compatible with the existing zoning and land uses in the general vicinity of the subject property (TMC§1111.0606(B)); and
3. The rezoning would allow for an infill development opportunity in an area that has historically been impacted by disinvestment.

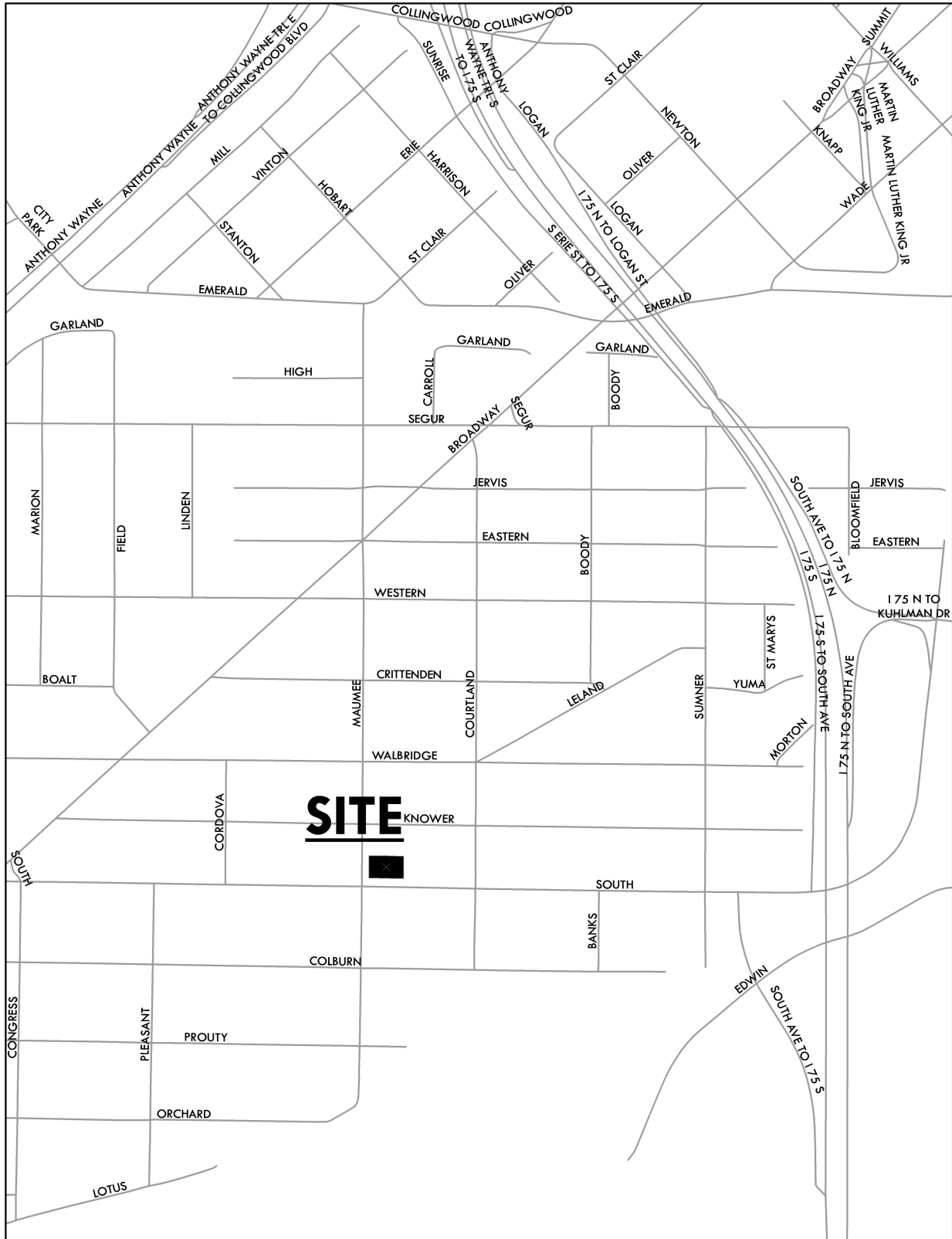
ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z24-0006  
DATE: January 16, 2025  
TIME: 2:00 P.M.

CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: February 19, 2025  
TIME: 4:00 P.M.

ZM  
Two (2) sketches follow

# GENERAL LOCATION

Z24-0006



# ZONING & LAND USE

Z24-0006

