

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: January 17, 2025

REF: Z24-0006

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for a Zone Change from CR Regional Commercial to RD6 Duplex Residential at 439 Maumee Avenue and 434 South Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 16, 2025 at 2:00 P.M.

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

GENERAL INFORMATION (cont'd)

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).
--------	---	--

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.

STAFF ANALYSIS (cont'd)

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 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.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends 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.

TO: President Cherry and Members of Council
January 17, 2025
Page 4

REF: Z24-0006

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

Respectfully Submitted,



Thomas C. Gibbons
Secretary

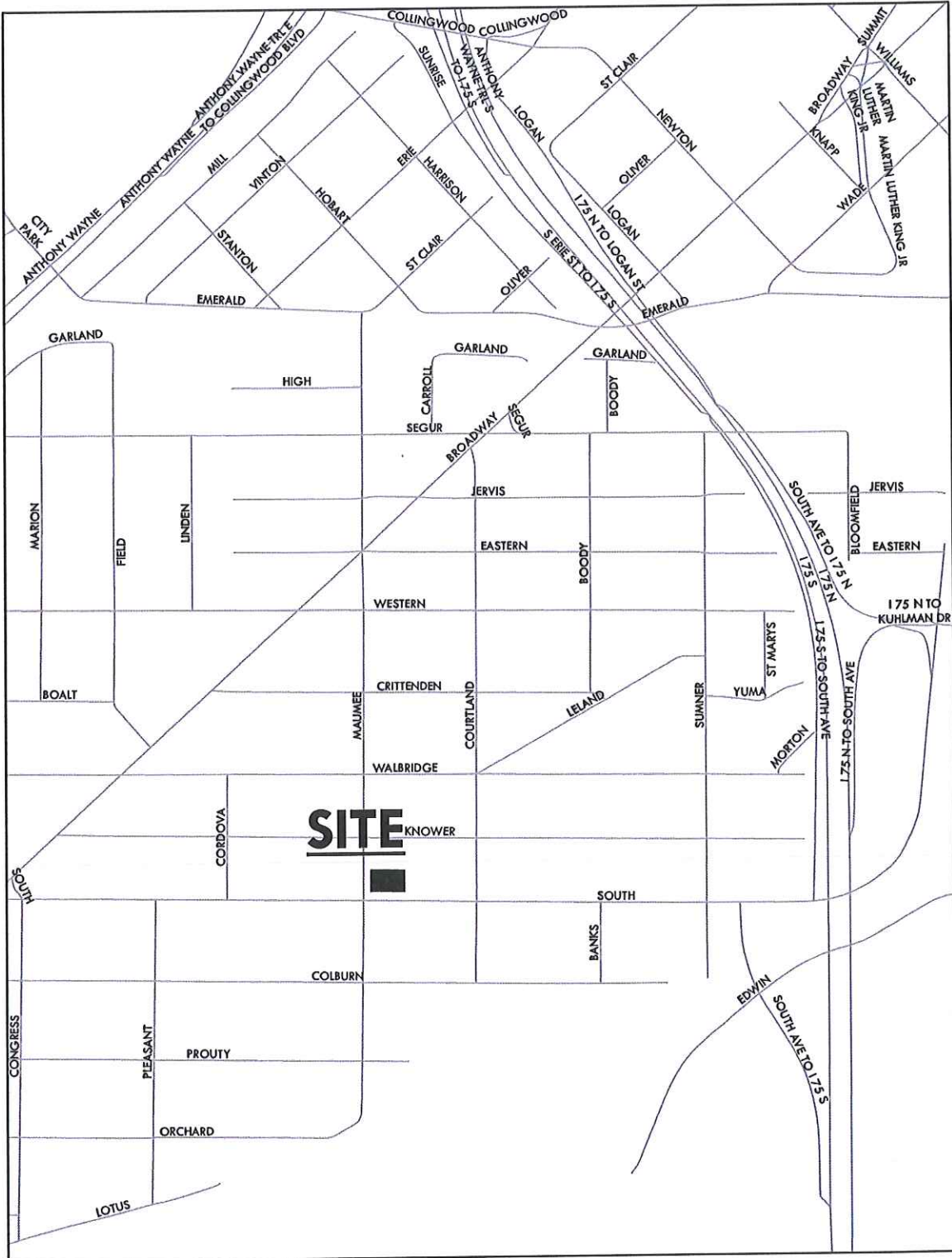
ZM

Two (2) sketches follow

Cc: Brenda Aranda, 708 East Broadway Street, Toledo, OH 43605

GENERAL LOCATION

Z24-0006



ZONING & LAND USE

Z24-0006

