
APPLICATION FOR ZONE CHANGE FROM CR TO RS6

APPLICATION #: Z26-0010
APPLICANT: Steven Heaney
OWNER: Steven Heaney, 5860 Secor LLC
LOCATION: 5860 Secor Road
ZONING: CR Regional Commercial
NEIGHBORHOOD: Whitmer - Trilby
REPORT DATE: May 29, 2026
HEARING DATE: June 11, 2026
STAFF REVIEWER: Karcher

Details of Zone Change Request:

The applicant is requesting a zone change from CR Regional Commercial to RS6 Single-Dwelling Residential for 5860 Secor Road.

Parcel History:

A single-family home was built on the property in 1945 per the Lucas County Auditor's Real Estate Information System (AREIS). The main structure has been occupied as a single-family residence, offices, and most recently a day care.

Existing Conditions:

A single-family dwelling with an attached garage and an accessory structure are situated on the site. While the main structure has been occupied by non-residential uses, it remains structurally configured as a three-bedroom residence. There is an existing curb cut from Secor Road, which at one time led to a driveway and garage; however, the driveway no longer exists. Parking and access to the site for the recent non-residential uses has been provided via the church parking lot to the north. Surrounding land uses include a church and commercial uses to the north; single-family homes to the east; an office, apartments, a contractor's yard and commercial uses to the south; and commercial uses to the west across Secor Road.

Proposed Project:

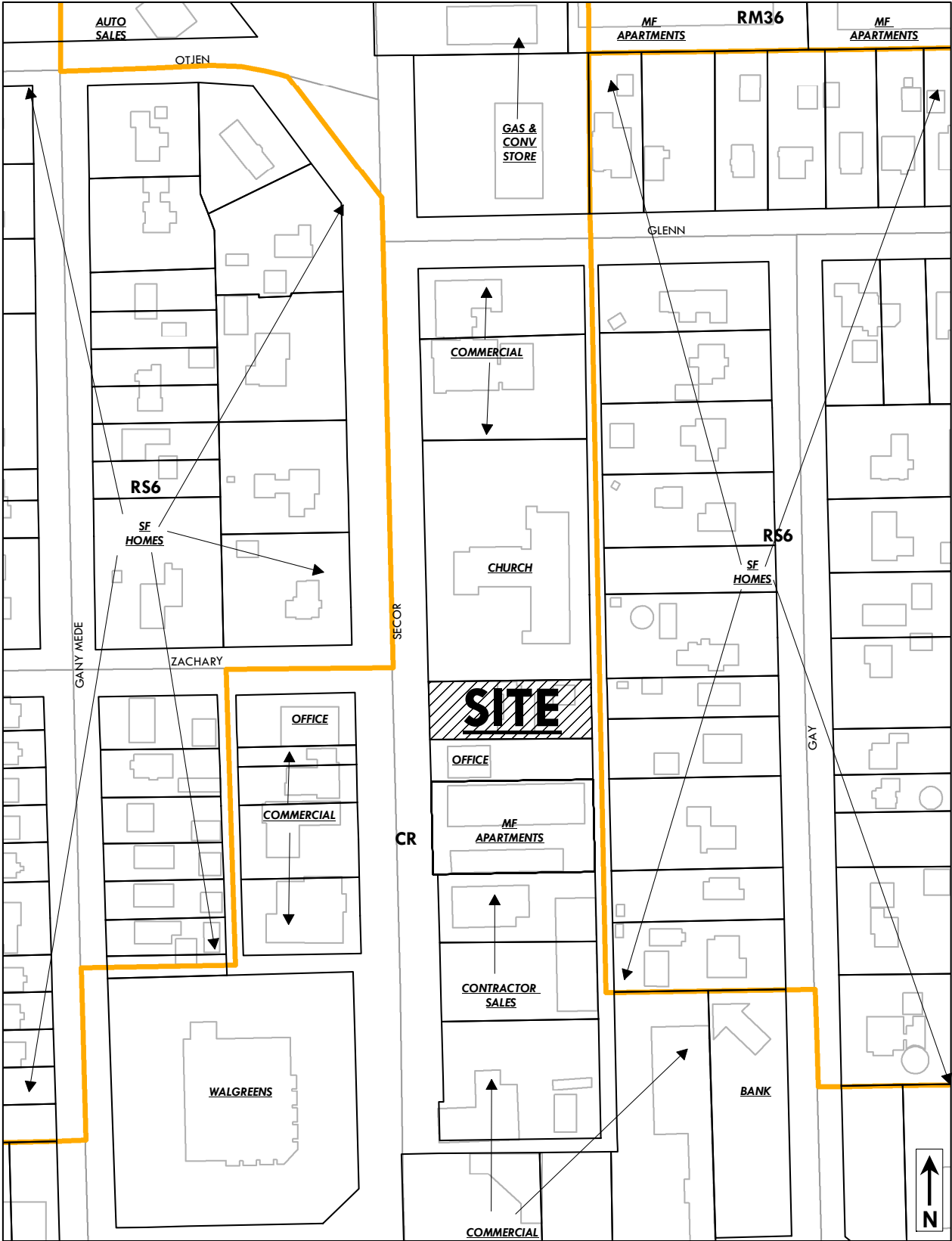
Based on the structure, layout and surrounding area, the applicant believes that the highest and best use of the property is as a single-family residence. It is their intent to return the property to a residential use and market and sell the property as a three-bedroom single-family home, thereby contributing to the local housing supply and aligning the property's use with its original design and neighborhood character. Staff is recommending **approval** of the zone change request.



Aerial image of the subject property from Plan Commission GIS.



Google Street View (Sept 2025) image of the subject property from Secor Road.



Zoning and Land Use Map of surrounding area.

Analysis:

1104 – Use Regulations

Under the current CR Regional Commercial zoning district, single-family dwellings are not permitted. In addition, the single-family use is no longer considered legally nonconforming as the structure has not been used as a single-family dwelling for more than a year. The subject property must therefore be rezoned to allow the applicant to reestablish and use the structure as a single-family home. The proposed RS6 Single-Dwelling zoning district permits single-family dwellings and is consistent with zoning of properties to the east and to the northwest across Secor Road that are also developed with single-family homes.

1106 – Intensity and Dimensional Standards

The lot and existing structures meet the intensity and dimensional standards in TMC§1106.0100 for a single-family use in the RS6 zoning district.

1107 – Parking, Loading, and Access

As noted in existing conditions, there is an existing curb cut from Secor Road; however, the original driveway to the attached garage no longer exists. It is important to note that should a driveway be reestablished to serve the single family use, it must be surfaced with concrete, bituminous asphalt, or other dust-free material per TMC§1107.1906.

1113 – Signs

There is an existing ground sign on the subject property. It is important to note that once the property is rezoned and the single-family use reestablished, the existing ground sign will need to be removed as it is not permitted in the RS6 zoning district.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the subject property as Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. These areas are the core component of neighborhoods and provide the highest density of commercial and housing opportunities. The proposed rezoning isn't consistent with the NM land use designation as it is intended for multi-family uses as opposed to single-family uses. However, rezoning the property to RS6 is more compatible with the NM designation than the current CR zoning district, which allows more intense, auto-oriented development. In addition, the rezoning will allow for the structure to be used as a single-family dwelling for which it was originally built.

Development Approval Criteria:

1. The rezone change is compatible with the existing land uses within the general vicinity of the subject property (TMC§1111.0606(B)); and
2. The subject property is physically suitable with the uses permitted in the proposed zoning classification (TMC§1111.0606(D)).

Recommendation:

1111.0600 Zoning Map Amendment – APPROVE – Zone Change from CR Regional Commercial to RS6 Single-Dwelling Residential at 5860 Secor Road.

Findings:

1. The rezone change will allow for the structure to be used as a single-family dwelling for which it was originally built.
2. The proposed zoning district is more compatible with the Forward Toledo Comprehensive Land Use Plan designation than the current zoning.