



Z25-0032

1321 &amp; 1327 W. Sylvania Ave.

**TOLEDO - LUCAS COUNTY PLAN COMMISSION**

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

DATE: November 7, 2025

REF: Z25-0032

TO: President Vanice Williams and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa A. Cottrell, Secretary

SUBJECT: Zone Change CR Regional Commercial to CN Neighborhood Commercial at 1321 & 1327 W Sylvania Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 6, 2025 at 2:00 P.M.

**GENERAL INFORMATION**
Subject

Request	-	Zone Change from CR Regional Commercial to CN Neighborhood Commercial
Location	-	1321 & 1327 W. Sylvania Avenue
Applicant	-	Jacob Spellis KB Glass City Properties LLC 5600 Redhawk Lane Sylvania, OH 43560

Site Description

Current Zoning	-	CR (Regional Commercial)
Proposed Zoning	-	CN (Neighborhood Commercial)
Area	-	±6,500 Square Feet
Frontage	-	±74' along Sylvania Avenue
Existing Use	-	Duplex Home & Dwelling used as Office
Proposed Use	-	Two (2) Duplex Homes

Area Description

North	-	POS, CR / Sylvania Avenue, Library Village, West Toledo Branch Library, Church, Commercial
South	-	CR, RD6 / Community Garden, Duplexes, and Single-Dwelling Homes
East	-	CR / Office, Gas Station, Willys Parkway
West	-	CR / Single Dwelling Home, Homewood Avenue

## **GENERAL INFORMATION (cont'd)**

### Parcel History

None on record.

### Applicable Plans & Regulations

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

## **STAFF ANALYSIS**

The applicant is requesting a Zone Change from CR Regional Commercial to CN Neighborhood Commercial for 1321 & 1327 W. Sylvania Avenue. The ±6,500 square foot area consists of two (2) parcels. One (1) parcel is currently occupied by a duplex home. The second parcel is occupied by a former duplex with a portion converted to an office. A singular shared driveway occupies the space between these structures. The applicant and owner of the parcels is attempting to renovate the structures into two (2) duplex homes. Duplexes are not permitted in CR Regional Commercial zoning districts. The existing duplex structures were built in 1917 & 1930 before zoning prohibited the use and are therefore legally nonconforming with the code. The applicant is unable to secure financing for the planned renovation without a resolution to this nonconformity. The applicant would also not be able to reoccupy the converted office portion of one (1) duplex under its current zoning designation. The applicant has therefore requested a zone change to CN Neighborhood Commercial, which permits duplexes by right while simultaneously permitting future office or other commercial conversions, if desired. To the north of the site is Sylvania Avenue, Library Village, and the West Toledo Branch Library. To the east is an office and a gas station. To the south and west are a community garden, duplexes and single-dwelling homes.

### Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Mixed-Use land uses. The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Mixed-use residential and commercial should be encouraged. Stand-alone residential uses should be middle- and high-density such as quadplexes and apartment buildings. The proposed zone change is compatible with the Forward Toledo Plan as it preserves existing residential structures consistent with the Plan's goals of Building Preservation and Addressing Housing Affordability. The proposed zone change is also compatible with the Forward Toledo Plan as it would permit future conversion of these structures to mixed-use residential & commercial in line with the future land use category targeted for this site.

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**STAFF ANALYSIS (cont'd)**

Staff recommends approval of the Zone Change from CR Regional Commercial to CN Neighborhood Commercial at 1321 & 1327 W. Sylvania Avenue because it is consistent with the Forward Toledo Comprehensive Land Use Plan and it is compatible with existing land uses within the general vicinity of the subject property.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z25-0032, a Zone Change from CR Regional Commercial to CN Neighborhood Commercial at 1321 & 1327 W. Sylvania Avenue, to Toledo City Council for the following **two (2) reasons**:

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

Respectfully Submitted,



Lisa A. Cottrell  
Secretary

AS  
Two (2) sketches follow

CC: Jacob Spellis, KB Glass City Properties LLC, 5600 Redhawk Lane, Sylvania, OH 43560  
Alex Schultz, Planner