
APPLICATION FOR A ZONE CHANGE

APPLICATION #: Z26-0013
APPLICANT: Mercy Obu
OWNER: Mercy Obu
ADDRESS: 1302 Kelsey Avenue
PARCEL(S): 07-13234
ZONING: Office Commercial (CO)
NEIGHBORHOOD: Raymer
REPORT DATE: July 31, 2026
HEARING DATE: August 13, 2026
STAFF REVIEWER: Vachon

Details of Zone Change Request:

The applicant is requesting a zone change from Office Commercial (CO) to Duplex Residential (RD6) for 1302 Kelsey Avenue.

Parcel History

The site was originally zoned RD6 – Duplex Residential. On March 30th, 2021, the Toledo City Council approved a zone change to Office Commercial (CO) by Ord. 169-21. The site was occupied by a roofing business for the use of an office and show room.

Existing Conditions

A duplex with commercial storefront was built on the property in 1904 per the Lucas County Auditor's Real Estate Information System (AREIS). The subject site is at the corner of Kelsey Avenue and Plymouth Street in the middle of a residential neighborhood. The subject site is surrounded by RD6 – Duplex Residential zoning.

Proposed Project

The applicant intends to utilize the structure as a primary residence. The intent of the zone change is to make the use compliant with the current Zoning Code.

Staff is recommending **approval** of the zone change request.



Google street view image of the subject property from Kelsey Avenue (June 2022).



Google street view image of the subject property from Plymouth Street (June 2022).



Zoning and Land Use Map of surrounding area.

Analysis

Chapter 1104 – Use Regulations

Under the current CO - Office Commercial zoning district, single-family dwellings and duplexes are not permitted. The proposed RD6 - Duplex Residential zoning district permits the structure and is consistent with the zoning of properties surrounding the subject site.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the subject property as Neighborhood Residential - NR. The Neighborhood Residential land use designation is intended to provide space for low- and medium-density housing demands. Majority of buildings in the NR designation are single- and two-unit houses. The proposed RD6 – Duplex Residential zoning district aligns with the purposes of the Neighborhood Residential land use designation.

Findings

1. The Zone Change will allow for the structure to be utilized as residential.
2. The proposed zoning district is more compatible with the Forward Toledo Comprehensive Land Use Plan designation than the current zoning.

Development Approval Criteria

1. The proposed zone change is consistent with the Comprehensive Plan, and the stated purposed of this Zoning Code (TMC§1111.0606(A)).

Recommendation

1111.0600 Zoning Map Amendment – **APPROVE** – zone change from CO Office - Commercial to RD6 - Duplex Residential at 1302 Kelsey Avenue.