

GENERAL INFORMATION

Subject

- Request - Zone Change from RS6 Single-dwelling Residential to RD6 Duplex Residential
- Location - 0 Greystone Parkway
- Applicant - Deon Davis
2460 N. Reynolds Road
Toledo, OH 43615

Site Description

- Zoning - RS6 / Single-dwelling Residential
- Area - ± 2.6 acres
- Frontage - 50' on Greystone Parkway
- Existing Use - Undeveloped land
- Proposed Use - Four (4) Single-Dwelling Homes & five (5) Duplexes

Area Description

- North - Undeveloped residential land and apartments / RS6 & RM12
- East - Single-dwelling households and duplexes / RD6
- South - Single-dwelling households / RS6
- West - Single-dwelling households / RS6

Parcel History

- S-1-81 - Preliminary drawing for Biniker's Country Trail Estates, Plat III (PC approved 7/9/81).
- S-13-11 - Final Plat - Fieldview Addition Replat of Gardenview Acres Lots 67 thru 76 (PC disapproved with no prejudice 1/12/12).
- V-78-12 - Vacation of portion of Parkway at Lots 67 thru 76 in Gardenview Acres (PC approved with conditions 4/12/12. CC approved on 8/28/12 via Ord. 448-12).

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RS6 Single-dwelling Residential to RD6 Duplex Residential at 0 Greystone Parkway. The ±2.6-acre site is currently vacant and undeveloped, and the applicant is proposing a residential subdivision (*companion case S24-0016*) for the development of four (4) single-dwelling homes and five (5) duplexes. Surrounding land uses include undeveloped residential land and apartments to the north, single-dwelling households and duplexes to the east, and single-dwelling houses to the south and west. A Zone Change is required for this site because duplexes are not permitted in the current RS6 zoning district.

Density

The proposed RD6 Duplex Residential zoning district would require 6,000 square foot lots for both single-dwelling homes and duplexes, the latter of which requires 3,000 square feet per dwelling unit. The proposed subdivision would result in the creation of ten (10) lots, four (4) of which are designated for single-dwelling units and five (5) of which are designated for duplexes. The preliminary drawing for the subdivision adheres to the Intensity and Dimensional Standards of TMC§1106.0100.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this area for Low-Density Residential land uses. The intent of the Low-Density Residential land use designation is to provide space for contemporary auto-oriented suburban style neighborhoods in the city. Land uses within this designation are primarily single-family homes on individual lots, as well as duplexes when designed compatibly with neighborhood character. Staff recommends approval of the proposed Zone Change to RD6 Duplex Residential as it is consistent with the Forward Toledo Plan and will support the development of additional low-density housing within the city.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z24-0002, a request for Zone Change from RS6 Single-dwelling Residential to RD6 Duplex Residential at 0 Greystone Parkway, to Toledo City Council for the following **two (2)** reasons:

1. The proposed zoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A) – *Review & Decision-Making Criteria*); and

STAFF RECOMMENDATION (cont'd)

2. The proposed zoning is consistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z24-0002
DATE: January 16, 2025
TIME: 2:00 P.M.

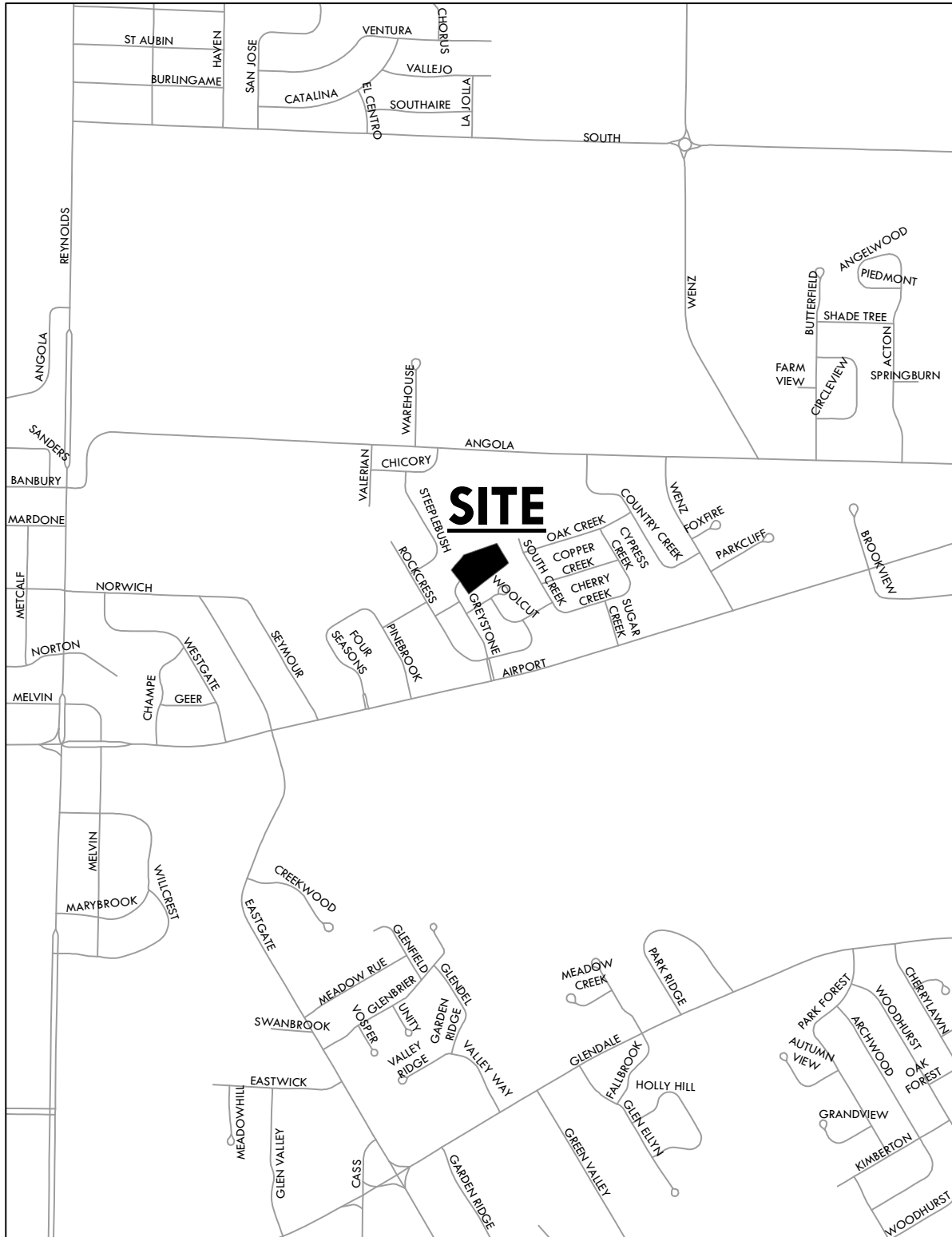
CITY COUNCIL
ZONING & PLANNING COMMITTEE
DATE: February 19, 2025
TIME: 4:00 P.M.

MJM

Two (2) sketches follow

GENERAL LOCATION

Z24-0002
ID 140



ZONING & LAND USE

Z24-0002
ID 140

