

**GENERAL INFORMATION**

Subject

- Request - Zone Change from RD6 (Duplex Residential) to IG (General Industrial)
- Location - 1111, 1113, & 1115 Klondike Street
- Applicant - Ohio Pickling & Processing  
1149 Campbell Street  
Toledo, OH 43607
- Designer - Kleinfelder  
101 Clinton Street  
Defiance, OH 43512

Site Description

- Current Zoning - RD6 (Duplex Residential)
- Proposed Zoning - IG (General Industrial)
- Area - ± 0.25 Acres
- Frontage - ± 90' along Klondike Street
- Existing Use - Vacant Residential
- Proposed Use - Fleet Storage

Area Description

- North - RD6 / Klondike Street, Single-Dwelling Homes, Duplexes, Vacant Residential
- South - IG / Vacant Industrial, Railroad
- East - RD6 / Single-Dwelling Homes, Vacant Residential
- West - IL & IG / Industrial Manufacturing (Ohio Pickling & Processing)

Parcel History

- M-14-95 - Community Development Plan for designation of a Community Development District for the Organized Neighbors Yielding Excellence (ONYX) neighborhood (P.C. approved 5/9/96; Council approved Ord. 325-96)

Applicable Plans & Regulations

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

## STAFF ANALYSIS

The applicant is requesting a Zone Change from Duplex Residential (RD6) to General Industrial (IG) for 1111, 1113, & 1115 Klondike Street. The ±0.25-acre area is currently occupied by a vacant residential structure. The applicant – who owns properties to the south and west – has entered into an agreement to purchase the properties for use in a planned future expansion. To the north and east is Klondike Street and a duplex/single-dwelling home neighborhood, to the south is a vacant industrial property (owned by the applicant) and a railroad, and to the west is the applicant’s industrial manufacturing facility.

The applicant is requesting the zone change to allow a future expansion of their industrial manufacturing facility. The applicant has indicated that they do not have specific plans for the subject parcels, but it will likely become parking/staging for semi-trucks and trailers. The freight terminal use is permitted only in industrial (IL/IG) zoning districts. The applicant thus applied for a zone change to General Industrial (IG). In accordance with TMC§1111.0800, a Site Plan Review may be required for any future expansion or improvements on the subject parcels.

### Junction Neighborhood Master Plan

Two (2) of the three (3) subject parcels are identified in the Junction Neighborhood plan as vacant. The third (3<sup>rd</sup>) parcel is identified as an owner-occupied house in good condition. However, that house has since deteriorated to a poor condition and has entered foreclosure due to unpaid property taxes. The Junction Neighborhood plan labels these vacant and poor-condition parcels as opportunities and states that – once the sites are clear – “the neighborhood can start to piece together this land and determine what may be the highest and best use for the land.” The plan goes on to list various corridors, nodes, and housing opportunity areas with ideas on how to use the area’s vacant parcels. The subject parcels are not specifically identified in any of these corridors, nodes, or areas; although the plan encourages housing infill generally. The proposed zone change is consistent with the Junction Neighborhood Master Plan as this small-area rezone allows expansion access from one (1) industrial parcel to another. This could be considered the property’s highest and best use.

### Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets these parcels for Neighborhood Residential land uses. Designations in the plan have three components which must be evaluated for compatibility: physical design, land uses, and geographic characteristics. The Neighborhood Residential land use designation provides space for low- and medium-density housing demands in the city while making best use of neighborhoods with constraints such as narrow lots. These areas are predominantly pedestrian-oriented. An industrial zoning designation would not be consistent with the Forward Toledo Plan’s future land use designation.

**STAFF ANALYSIS (cont'd)**

Forward Toledo Comprehensive Land Use Plan (cont'd)

However, the Forward Toledo Plan has a goal to Expand Areas for Manufacturing. Part of the challenge with manufacturing in Toledo is available real estate and space. Many companies are building in rural localities where larger acreage sites are available, even though workers and public infrastructure are limited. Allowing limited types of industrial uses in more areas would strengthen Toledo's manufacturing sector and provide additional job opportunities closer to where many Toledoans live. The Forward Toledo Plan states that this could include older vacant sites within neighborhoods, where very few homes remain or where larger vacant commercial shopping centers exist. As discussed previously, the subject parcels are either vacant or contain a house which has deteriorated to a significant degree. Rezoning these parcels allows a local Toledo manufacturer an opportunity to expand into an adjacent industrially zoned and identified area with a limited reduction in residential land. The proposed industrial rezone is consistent with the Expand Areas for Manufacturing goal.

In order to balance the subject parcels' neighborhood residential land use designation with Forward Toledo's goals, staff recommends that the applicant instead rezone the parcels to Limited Industrial (IL). The Limited Industrial district is intended to accommodate uses such as wholesale activities, warehouses and industrial/manufacturing operations that are not employment-intensive and are compatible with commercial and residential land uses. It would also permit the applicant's proposed use of the property. No commercial access would be permitted onto Klondike Street due to the street's residential nature and screening would be required along the street and adjacent residential properties.

Staff recommends disapproval of the Zone Change from Duplex Residential (RD6) to General Industrial (IG) for 1111, 1113, & 1115 Klondike Street because a lower intensity zoning classification would permit the intended development. Staff instead recommends approval of a zone change to Limited Industrial (IL) because it is consistent with the Forward Toledo Comprehensive Land Use Plan, the stated purpose of the Zoning Code, and the zoning classifications of properties within the general vicinity of the subject property.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z25-0017, a Zone Change from Duplex Residential (RD6) to General Industrial (IG) for 1111, 1113, & 1115 Klondike Street, to Toledo City Council for the following reason:

1. General Industrial (IG) is not compatible with existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**).

Although staff recommends that the Toledo City Plan Commission recommend disapproval of the request for a Zone Change to General Industrial (IG), staff would recommend the Toledo City Plan Commission recommend approval of Z25-0017, a Zone Change from Duplex Residential (RD6) to Limited Industrial (IL) for 1111, 1113, & 1115 Klondike Street, to Toledo City Council, for the following **two (2) reasons**:

**STAFF RECOMMENDATION** (cont'd)

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 consistent with the zoning classifications of properties within the general vicinity of the subject property (**TMC§1111.0606(C)**).

ZONE CHANGE  
TOLEDO PLAN COMMISSION  
REF: Z25-0017  
DATE: September 11, 2025  
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: October 15, 2025  
TIME: 4:00 P.M.

AS  
Three (3) sketches follow



# ZONING & LAND USE

Z25-0017  
ID 19



**SITE**

**Z25-0017**  
ID 19



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