



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: March 14, 2025

REF: Z24-0002

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Zone Change from RS6 Single-Dwelling Residential to RD6 Duplex Residential at
0 Greystone Parkway

The Toledo City Plan Commission considered the above-referenced request at its meeting on March 13, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 Single-Dwelling Residential to RD6 Duplex Residential
Location	-	0 Greystone Parkway
Applicant / Owner	-	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	-	Residential subdivision with four (4) single-family home sites & five (5) duplex sites

Area Description

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

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|------------|---|--|
| M-9-62 | - | Interim Zoning for area proposed for annexation to the City of Toledo. Subject property proposed R-B Single-Family Residence (PC approved 5/3/1962; CC approved 1/21/1963 via Ord. 25-63). |
| Z-14-81 | - | Zone Change from R-B Single-Family Residential to R-3 Two-Family Residential of ±60 acres located between Angola Road and Airport Highway, east of Seymour Road (PC rec. approval 7/9/1981; CC approved 7/21/1981 via Ord. #449-81). |
| CUP-15-81 | - | Community Unit Plan of ±60 acres located between Angola Road and Airport Highway, east of Seymour Road (PC rec. approval 7/9/1981; CC approved 7/21/1981 via Ord. #450-81). |
| S-1-81 | - | Preliminary Drawing for Biniker's Country Trail Estates, Plat 3 (PC approved 7/9/1981). |
| S-33-89 | - | Preliminary Drawing for Greystone Village, a mobile home subdivision (PC disapproved with no prejudice 2/15/1990).

Revised Preliminary Drawing submitted as companion case to CUP-44-90 (PC approved 7/12/1990). |
| CUP-44-90 | - | Amendment to a Community Unit Plan approved by Ord. 641-79 (PC rec. approval 7/12/1990; CC approved 9/4/1990 via Ord. 899-90). |
| Z-8007-91 | - | Zone Change from R-2 Single-Family Residential to R-3 Two-Family Residential for proposed Greystone Village (PC rec. approval 9/5/1991; CC approved 9/24/1991 via Ord. 741-91). |
| Z-10006-97 | - | Zone Change from R-2, R-B and R-3 to R-MH Residential Mobile Home located at 4646 Airport Highway (PC rec. disapproval 11/6/1997; CC disapproved 12/9/1997, Ord. FAILED). |

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|---------|---|--|
| S-3-01 | - | Preliminary Drawing for Garden View Acres (PC approved 3/8/2001). Final Plat for Garden View Acres (PC approved 12/5/2002). |
| S-13-11 | - | Final Plat of Fieldview Addition, a Replat of Garden View Acres Lots 67 thru 76 (PC disapproved with no prejudice 1/12/2012. PC approved 10/11/2012). |
| V-78-12 | - | Vacation of a portion of Greystone Parkway abutting Lots 67 thru 76 in Garden View Acres (PC approved 4/12/2012. CC approved 8/28/2012 via Ord. 448-12). |

Applicable Plans and Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- 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-family homes and five (5) duplexes. Surrounding land uses include undeveloped residential land and apartments to the north, single-family homes and duplexes to the east, and single-family homes to the south and west. A Zone Change is required for this site because duplexes are not permitted in the current RS6 zoning district.

This case and companion case S-24-0016 were deferred for sixty (60) days at the January 16, 2025 Plan Commission meeting, to allow the applicant to hold a neighborhood meeting to discuss the proposal with surrounding neighbors. A neighborhood meeting was held on February 11, 2025 at the Heatherdowns Branch Library with five (5) community members in attendance. At the meeting, an additional meeting at a later time was requested. The applicant will hold another neighborhood meeting before the Plan Commission meeting on March 13, 2025 as requested.

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 remaining lot will be used for stormwater management for the subdivision. The preliminary drawing for the subdivision adheres to the Intensity and Dimensional Standards of TMC§1106.0100.

STAFF ANALYSIS (cont'd)

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.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends **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
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*).

Respectfully Submitted,



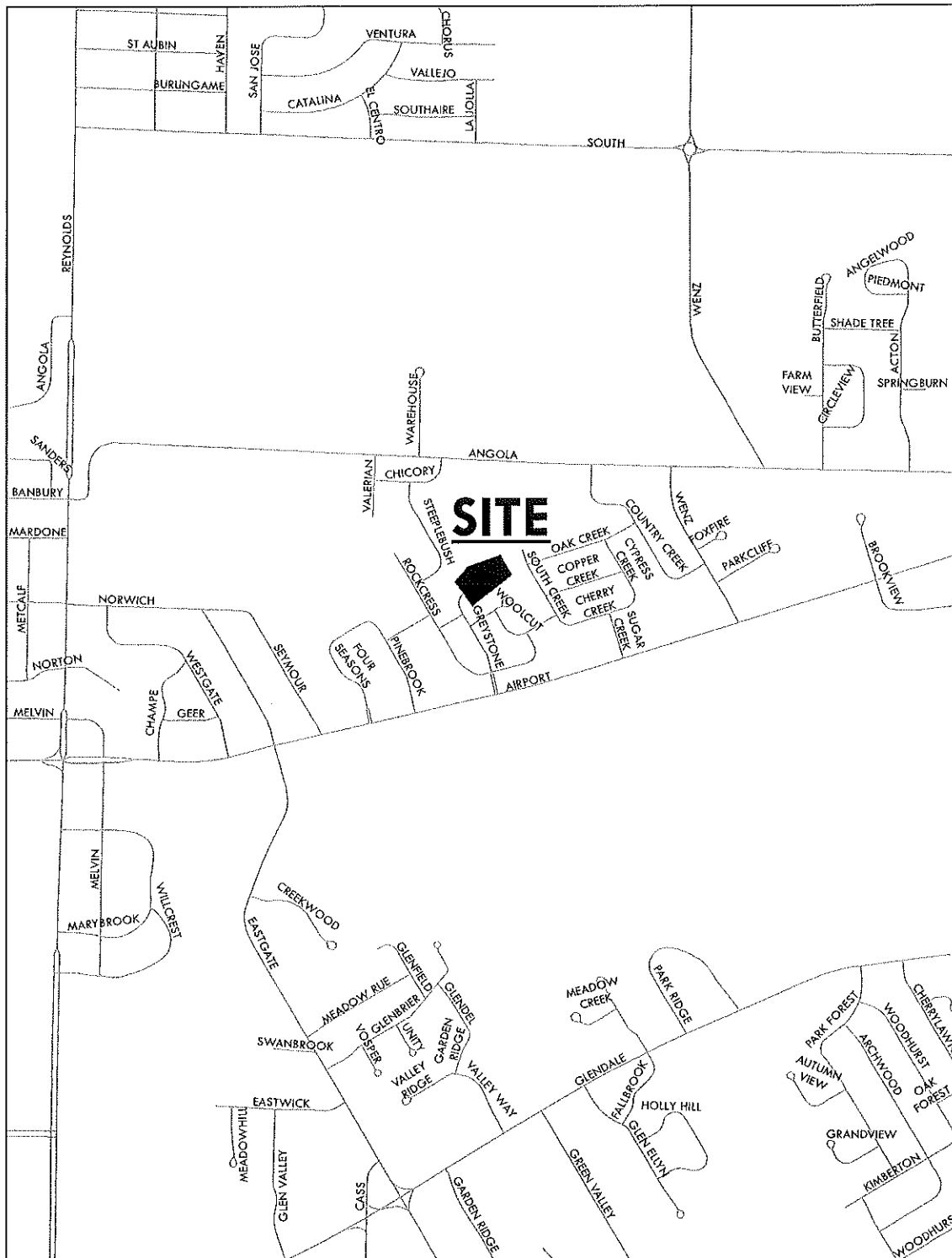
Thomas C. Gibbons
Secretary

LK
Two (2) sketches follow

CC: Deon Davis, 2460 N. Reynolds Road, Toledo, OH 43615
Greg Ungerer, Verdantas, 219 S. Erie Street, Toledo, OH 43604
Lisa Cottrell, Deputy Director
Lisa Karcher, Planner

GENERAL LOCATION

Z24-0002
ID 140



ZONING & LAND USE

Z24-0002
ID 140

