

**TOLEDO - LUCAS COUNTY PLAN COMMISSIONS**

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

REF: Z-3001-24  
DATE: April 11, 2024

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

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

SUBJECT: Zone Change from RD6 Duplex Residential & IL Limited Industrial to RD6 Duplex Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 11, 2024 at 2:00 P.M.

**GENERAL INFORMATION**

Subject

|                   |   |   |
|-------------------|---|---|
| Request           | - | Zone Change from RD6 Duplex Residential & IL Limited Industrial to RD6 Duplex Residential |
| Location          | - | 3950 Burnham Avenue   |
| Applicant + Owner | - | Seth Loveland<br>3950 Burnham Avenue<br>Toledo, OH 43612                                  |

Site Description

|              |   |  |
|--------------|---|--|
| Zoning       | - | RD6, IL / Duplex Residential, Limited Industrial |
| Area         | - | ± 0.11 Acres                                     |
| Frontage     | - | ± 60' along Burnham Avenue                       |
| Existing Use | - | Single-family Home                               |
| Proposed Use | - | Single-family Home                               |

Area Description

|       |   |  |
|-------|---|--|
| North | - | IL / Commercial Garage, Retail   |
| South | - | RD6 / Single-family Homes  |
| East  | - | RD6 / Single-family Homes, Duplex, 3-plex                                    |
| West  | - | RD6/ Single-family Homes, Duplex, Retail, Office Building, Commercial Garage |

## GENERAL INFORMATION (cont'd)

### Parcel History

None on file

### Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

## STAFF ANALYSIS

The applicant is requesting a Zone Change from RD6 Duplex Residential and Limited Industrial to RD6 Duplex Residential. The ± 0.11-acre site is split zoned RD6 Duplex Residential to the south and IL Limited Industrial to the north. The site is occupied by a single-family home built in 1911. The property is surrounded by a commercial garage and retail structure to the north, single-family homes, duplexes and a 3-plex to the east, to the south is a predominantly single-family neighborhood, and to the west is a retail shop, single-family homes, duplex and office building. The applicant is requesting the Zone Change to better align the zoning of the site with the property in its current use. The Zone Change to RD6 Duplex Residential will give the site one zoning classification.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Single-family Residential land uses. Single Family land uses typically include the development of single-dwelling units on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. The Single-family Residential district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods.

Staff recommends approval of the Zone Change from RD6 Duplex Residential and IL Limited Industrial to RD6 Duplex Residential because the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed Zoning classification. The proposed Zone Change is also consistent with the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code.

## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-3001-24, a request for Zone Change from RD6 Duplex Residential and IL Limited Industrial to RD6 Duplex Residential at 3950 Burnham Avenue to Toledo City Council for the following **three (3) reasons**:

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**PLAN COMMISSION RECOMMENDATION (Cont'd)**

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The physical suitability of the subject property for the uses permitted under the existing and proposed zoning classifications (**TMC§1111.0606(D)** – Review & Decision-Making Criteria).
3. The proposed Zone Change will align the zoning of the site with its current use.

Respectfully Submitted,



Thomas C. Gibbons

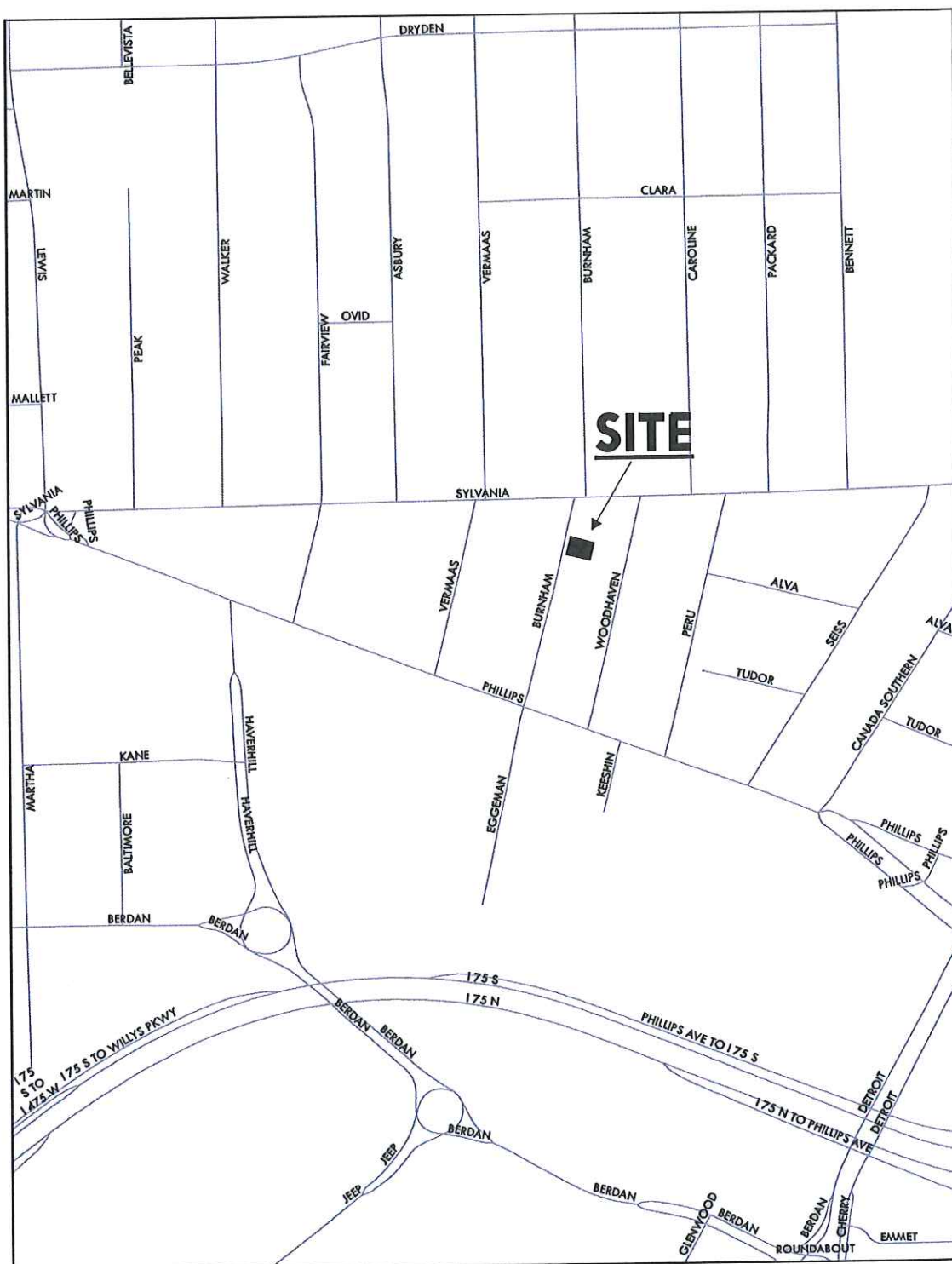
Secretary.

ET

Two (2) sketches follow

## GENERAL LOCATION

**Z-3001-24**





# ZONING & LAND USE

Z-3001-24

