



**TOLEDO - LUCAS COUNTY PLAN COMMISSIONS**

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

REF: Z25-0033

DATE: November 7, 2025

TO: President Vanice Williams and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Request for a Zone change from IG General Industrial to CN Neighborhood Commercial) at 1427-1429 W. Bancroft Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 6th, 2025 at 2:00 P.M.

**GENERAL INFORMATION**

Subject

- Request - Zone change from IG General Industrial to CN Neighborhood Commercial
- Location - 1427-1429 W. Bancroft Street
- Applicant/Owner - Bobby Pope  
2115 Eileen Rd  
Toledo, OH 43615

Site Description

- Zoning - IG / General Industrial
- Area - ± .382 Acres
- Frontage - ± 160' along W. Bancroft Street
- Existing Use - Single-Dwelling house
- Proposed Use - Single-Dwelling house

Area Description

- North - CR, RM36, RS6 / Church, Commercial warehouse, Single-Dwelling houses, Vacant land
- South - IG / Industrial Warehouse, Rail Road
- East - IG, IL, RD6 / Industrial storage building, Rail Road, Vacant land
- West - IG, CR, RD6 / Vacant land, Vacant Commercial structures, Single-Dwelling houses

**GENERAL INFORMATION (cont'd)**

Parcel History

No history on file.

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 IG General Industrial to CN Neighborhood Commercial at 1427-1429 W. Bancroft Street. The subject site is ± .382 acres and is occupied by a single-dwelling house. The structure was built in 1887 and has been used as a single-dwelling residence since. Residential structures are not permitted within the IG zoning district. The applicant has requested a lot split of the site to potentially build residential structures on the land in the future. Pursuant to the City of Toledo Subdivision Rules and Regulations (2009), lot splits cannot be approved if the split will further increase non-conformity of the site. Staff recommended CN zoning district because it permits a variety of residential and commercial uses, including single-dwellings. The CN district also provides a buffer between the Industrial District and land uses near existing residential and commercial areas. The proposed Zone Change to CN from IG would allow for new residential or commercial development at this site, both of which would be compatible with surrounding land uses.

The subject site is surrounded by a mix of Industrial, Commercial, and Residential zoning districts. To the north of the site across Bancroft Street is a church, commercial warehouse, and single-dwelling houses, south of the site is an industrial warehouse, single-dwelling houses, and railroad, east of the site is vacant land, railroad, and single-dwelling houses; and west of the site is vacant land, commercial structures, and single-dwelling houses.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map identifies the subject site as Low Impact Industrial (LI). The Low Impact Industrial land use designation is intended to provide a space for smaller-scale industrial uses which do not noticeably affect the character of the neighborhood. Typical land uses include office facilities, commercial producers, and educational uses which cater to the demand of High Impact Industrial users. The CN Neighborhood Commercial zoning district permits uses that are compatible with the intent of the LI designation. The request to rezone 1427-1429 W. Bancroft Street from IG General Industrial to CN Neighborhood Commercial is aligned with the Forward Toledo Comprehensive Land Use Plan.

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### **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends **approval** of Z25-0033, a request for Zone Change from IG General Industrial to CN Neighborhood Commercial at 1427 – 1429 W. Bancroft Street to Toledo City Council for the following **two (2) reasons**:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A)); and
2. The physical suitability of the subject property is compatible with the uses permitted under the proposed zoning classification. (TMC§1111.0606(D)).

Respectfully Submitted,



Lisa Cottrell  
Secretary

AV

Two (2) sketches follow

Cc: Bobby Pope, 2115 Eileen Rd Toledo, OH 43615  
Alaya Vachon, Planner



# ZONING & LAND USE

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ID 18

