

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL Limited Industrial to RD6 Duplex Residential
Location	-	1692 Nebraska Avenue
Applicant/Owner	-	Calvin Jenkins 1692 Nebraska Avenue Toledo, OH 43607

Site Description

Zoning	-	IL / Limited Industrial
Area	-	± 0.12 acres (5,000 sq ft)
Frontage	-	± 67' along Nebraska Avenue
Existing Use	-	Duplex House
Proposed Use	-	Duplex House

Area Description

North	-	RD6 / Duplex & Single-Dwelling Residential
South	-	RD6 / Duplex & Single-Dwelling Residential
East	-	RD6 / Duplex & Single-Dwelling Residential
West	-	IL, IG/ Limited Industrial, General Industrial, New York Central Railroad

Parcel History

M-14-95	-	Designating CD Development District at Collingwood-Dorr Neighborhood. Approved by Res. 30-95.
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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 IL Limited Industrial to RD6 Duplex Residential at 1692 Nebraska Avenue. The overall ±0.12 acres site is zoned as IL Limited Industrial and is currently used as a duplex residential building.

STAFF ANALYSIS (cont'd)

To the north, south and east of the site is an established residential neighborhood, dominated by a mix of single and two-dwelling buildings. To the west is a warehouse facility that is zoned IL Limited Industrial.

The applicant is requesting the Zone Change in order to correct the non-conforming land use of the property and allow for a sale of the property. The new owner intends to use the property as a residence without any changes to the property or structure. The current zoning, IL Limited Industrial, does not permit detached housing per TMC§1104.0100 - *Use Table*. The duplex was built in 1929, and therefore was legally established before the most recent Zoning Regulation update.

Forward Toledo Comprehensive Land Use Plan

The *Forward Toledo Comprehensive Land Use Plan* targets this site for Neighborhood Residential. This designation is intended to provide space for low- and medium-density housing demands in the city while making best use of neighborhoods with constraints such as narrow lots, This designation is also predominantly pedestrian orientated. RD6 Duplex Residential fits within the intentions of Neighborhood Residential as it allows for low and medium density that's consistent with the local neighborhood.

Staff recommends approval of the Zone Change because the proposed zoning conforms to the *Forward Toledo Comprehensive Land Use Plan*. Additionally, the proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property. Finally, the proposed zone change corrects a legal non-conforming situation and allows the zoning of the site to align with the established use.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommends approval of Z25-0006, a Zone Change from IL Limited Industrial to RD6 Duplex Residential at 1692 Nebraska Avenue, to the Toledo City Council, for the following **three (3) reasons:**

1. The proposed zone change is consistent with the Forward Toledo Comprehensive Plan (TMC§1111.0606(A) - *Review and Decision-Making Criteria*); and
2. The proposed zone change is consistent with the surrounding zoning (TMC§1111.0606(C)-*Review and Decision-Making Criteria*); and
3. The proposed zone change corrects a legal, non-conforming use. (TMC§1111.0606(F) - *Review and Decision-Making Criteria*);

STAFF RECOMMENDATION (cont'd)

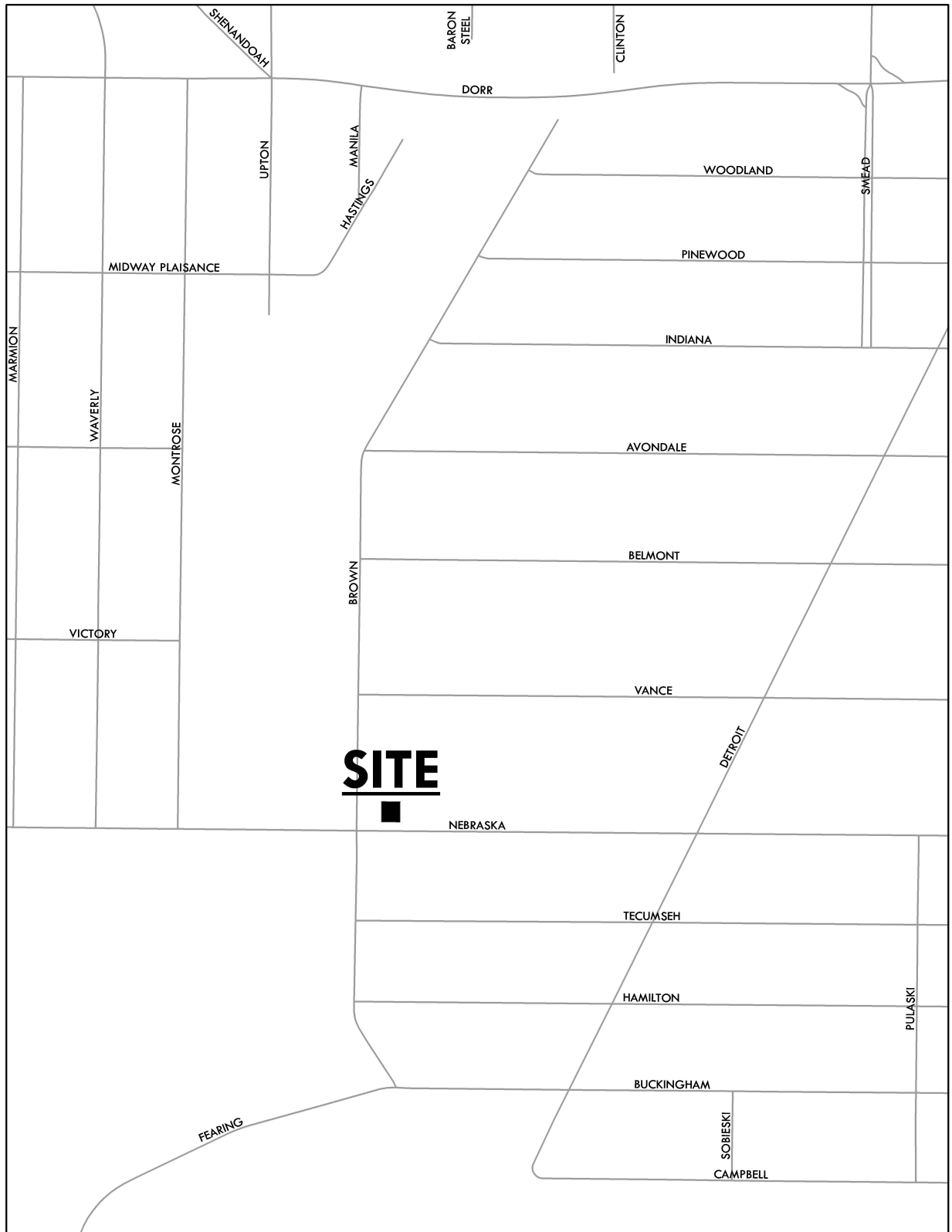
SPECIAL USE PERMIT
TOLEDO PLAN COMMISSION
REF: Z25-0006
DATE: April 10, 2025
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 14, 2025
TIME: 4:00 P.M.

ZM
Two (2) sketches follow.

GENERAL LOCATION

Z25-0006



ZONING & LAND USE

Z25-0006

