

GENERAL INFORMATION

Subject

Request	-	Zone Change from CN Neighborhood Commercial to RD6 Duplex Residential
Location	-	3305 Franklin Avenue
Applicant/Owner	-	Christiana Agbanyim 2508 Southwood Road Toledo, OH 43614

Site Description

Zoning	-	CN Neighborhood Commercial
Area	-	± 0.08 acres (3,400 sq ft)
Frontage	-	± 31' along Franklin Avenue
Existing Use	-	Single-Dwelling Residential
Proposed Use	-	Group Home

Area Description

North	-	RS6, RD6 / Single-Dwelling Residential
South	-	RS6, RD6, CR / Single-Dwelling Residential
East	-	RD6 / Single-Dwelling Residential
West	-	RS6, POS / Joe E. Brown Park, Single-Dwelling Residential

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 CN Neighborhood Commercial to RD6 Duplex Residential at 3305 Franklin Avenue. The site is occupied by a single dwelling home, which is a permitted use in the CN Neighborhood Commercial zoning district. However, the applicant intends to open a Residential Care Facility – Small, on site and this use is not permitted in the CN Neighborhood Commercial district. A zone change to RD6 Two-Dwelling Residential will allow the applicant to operate the Residential Care Facility. The home will house those who require care due to mental illness.

STAFF ANALYSIS (cont'd)

To the north and west of the site are single family homes that are zoned RD6 Two-Dwelling Residential. To the east are single family homes that are zoned RS6 Single-Dwelling Residential. While CN Neighborhood Commercial zoning is concentrated at the intersection of Franklin Avenue and Oakland Street, the predominant land use in the area is single-dwelling.

Group Living

The TMC defines Residential Facilities (Small) as:

A State-licensed or State-regulated home or facility that provides room and board, personal care, habilitation services, and supervision in a family setting for as many as six (or, if allowed by State law, eight) persons who require such care because of any of the following: mental retardation or a developmental disability; physical disability; age; long-term illness, including HIV; domestic violence; or being a runaway minor. Includes the following types of facilities identified under State law: residential facility, Revised Code Section 5123.19(L); community alternative home, Revised Code Section 3724.01(B); shelter for victims of domestic violence, Revised Code Section 3113.33(C); shelter for runaways, Revised Code Section 5119.64(B); and other similar uses of the same size licensed by the state but not requiring skilled nursing care.

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. They are 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 Forward Toledo Comprehensive Land Use Plan emphasizes the need for alternative forms of housing that meets the needs of all Toledoans. The proposed zone change will allow for inclusivity and allow those with a disability to live in the community. Finally, the proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property.

STAFF RECOMMENDATION

REF: Z25-0009. . .April 10, 2025

The staff recommends that the Toledo City Plan Commission recommends approval of Z25-0009, a Zone Change from CN Neighborhood Commercial to RD6 Duplex Residential at 3305 Franklin Avenue, to the Toledo City Council, for the following **two (2) 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

SPECIAL USE PERMIT
TOLEDO PLAN COMMISSION
REF: Z25-0009
DATE: April 10, 2025
TIME: 2:00 P.M.

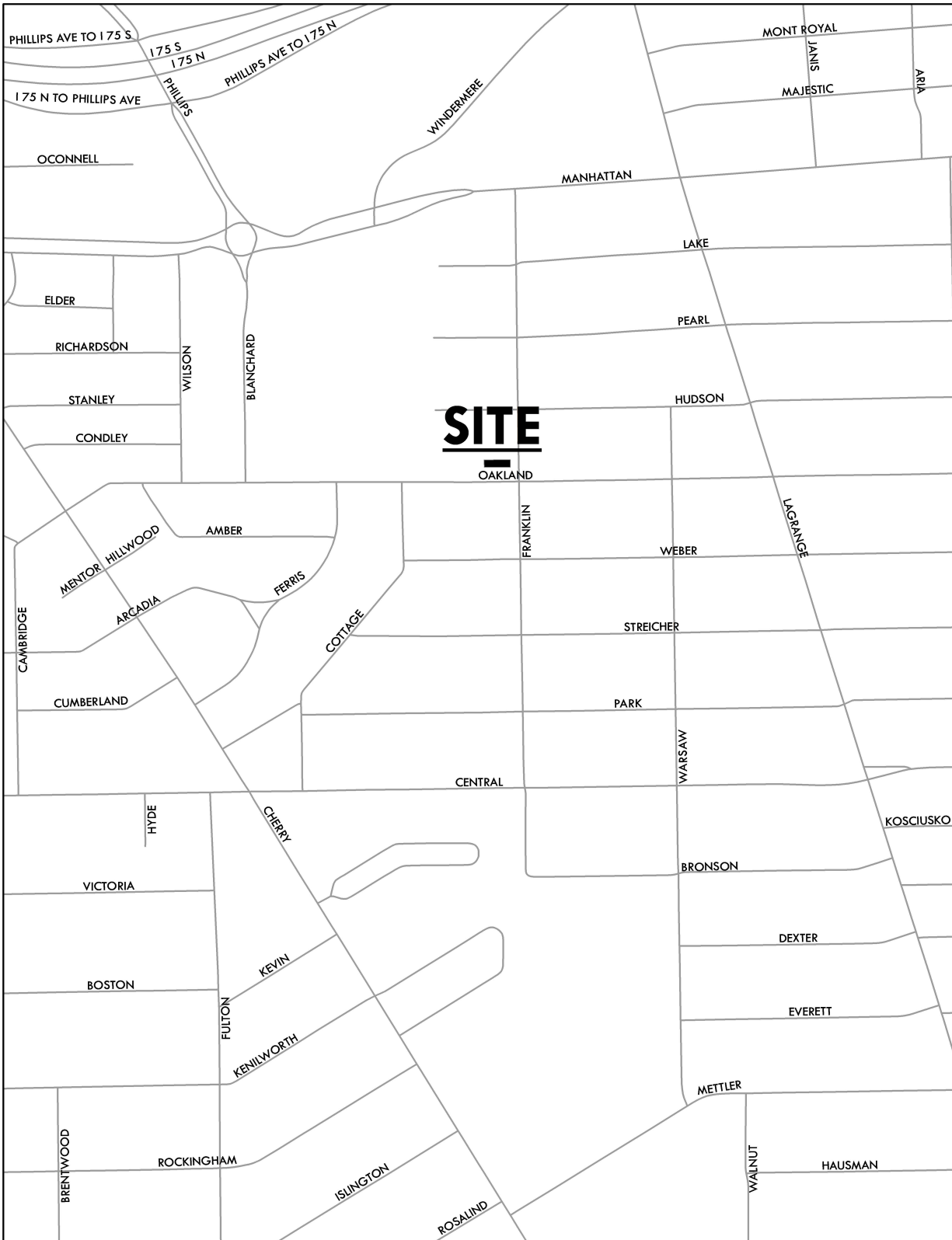
TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 14, 2025
TIME: 4:00 P.M.

ZM

Two (2) sketches follow.

GENERAL LOCATION

Z25-0009



ZONING & LAND USE

Z25-0009

