



TO: President Vanice Williams and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary
SUBJECT: Zone change from CR (Regional Commercial) to RD6 (Duplex Residential) at 4927 N. Summit Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 9, 2026 at 2:00 P.M.

GENERAL INFORMATION

Subject

- Request - Zone change from CR (Regional Commercial) to RD6 (Duplex Residential)
- Location - 4927 N. Summit Street
- Applicant - Cadillac Realty LLC
527 Collins Street
Toledo, OH 43610

Site Description

- Zoning - CR / Regional Commercial
- Area - ± .1447 Acres
- Frontage - ± 50' along N. Summit Street
± 125' along 117th Street
- Existing Use - Single-Dwelling Residential
- Proposed Use - Single-Dwelling Residential

Area Description

- North - Multitenant commercial / CR
- South - Single-family house, retail / CR
- East - Contractor's offices, single family homes / CR, RS6
- West - Single-family homes / RS6

Parcel History

No history on file.

GENERAL INFORMATION (cont'd)

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 CR-Regional Commercial to RD6-Duplex Residential at 4927 N. Summit Street. The subject site is occupied by an existing single-family home. The site is surrounded by a commercial multi-tenant complex to the north; contractor services across North Summit Street to east; a billboard, undeveloped land, and a single-family home to the south; and, single-family homes to the west.

The existing structure is a single-family home that was built in 1905. Although there is no case history on file, the Point Place neighborhood was annexed into the City of Toledo in 1937. The interim zoning identified Summit Street as a commercial corridor, and Commercial Zoning was established for properties abutting Summit Street. There are several legal nonconforming structures along this corridor, including the single-family home to the south also Zoned CR-Regional Commercial. Staff are supportive of the RD6-Duplex Residential Zoning District as it will make the existing structure and proposed use compliant with the underlying Zoning.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. This area is a core component of the Point Place neighborhood, and the corridor should provide neighborhood-scale density for commercial uses along with a variety of housing options. The proposed Zone Change is consistent as it is incorporating housing along the Summit Street corridor.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z25-0028, a request for Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) at 4927 N. Summit 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 proposed rezoning is compatible with the existing zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)).

TO: President Williams and Members of Council
April 14, 2026
Page 3

REF: Z25-0028

Respectfully Submitted,

A handwritten signature in black ink that reads "Lisa Cottrell". The signature is written in a cursive style with a large initial "L".

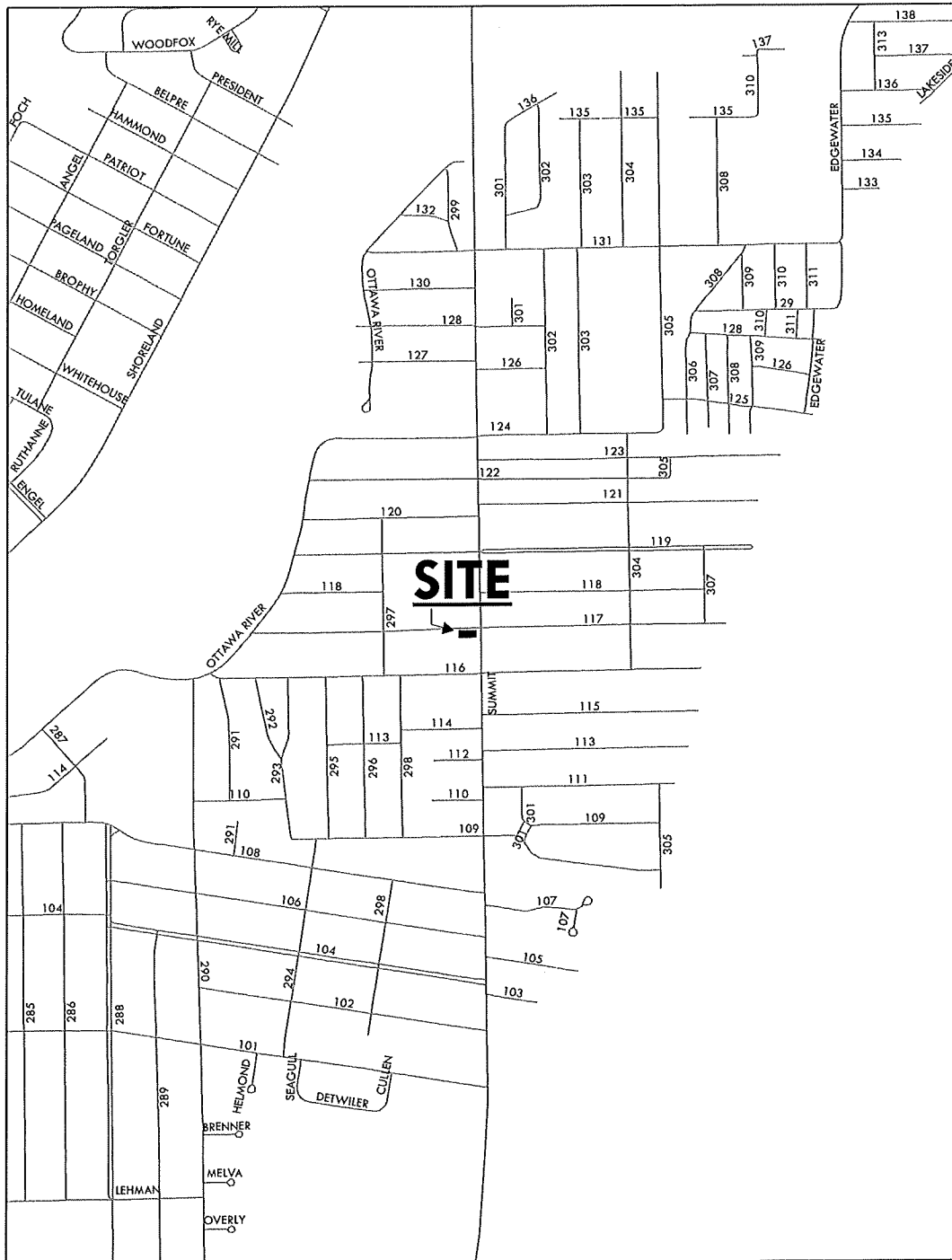
Lisa Cottrell
Secretary

DR
Two (2) sketches follow

Cc: Cadillac Realty LLC, 527 Collins Street, Toledo OH 43610
Dana Reising, Planner

GENERAL LOCATION

Z26-0028
ID 65



ZONING & LAND USE

Z26-0028
ID 65

