

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: April 15, 2025

REF: Z25-0009

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

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

SUBJECT: Zone Change from CR Regional Commercial to RD6 Duplex Residential at 3305 Franklin Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 10, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

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

Site Description

Zoning	-	RS6 / Single-Dwelling Residential
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

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STAFF ANALYSIS

The applicant is requesting a Zone Change from CR Regional Commercial to RD6 Duplex Residential at 3305 Franklin Avenue. The site is currently a legal, non-conforming single-dwelling residential building. The site is currently zoned as CN Neighborhood Commercial with the CN zoning being centralized on the intersection of Franklin and Oakland. The applicant is intending on using this site for a mental health residential group home, which would require the zone change to operate. The zone change would also bring the current legal, non-conforming use into conformity.

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.

PLAN COMMISSION RECOMMENDATION

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 **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*);
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*);

Respectfully Submitted,



Thomas C. Gibbons
Secretary

ZM

Two (2) sketches follow.

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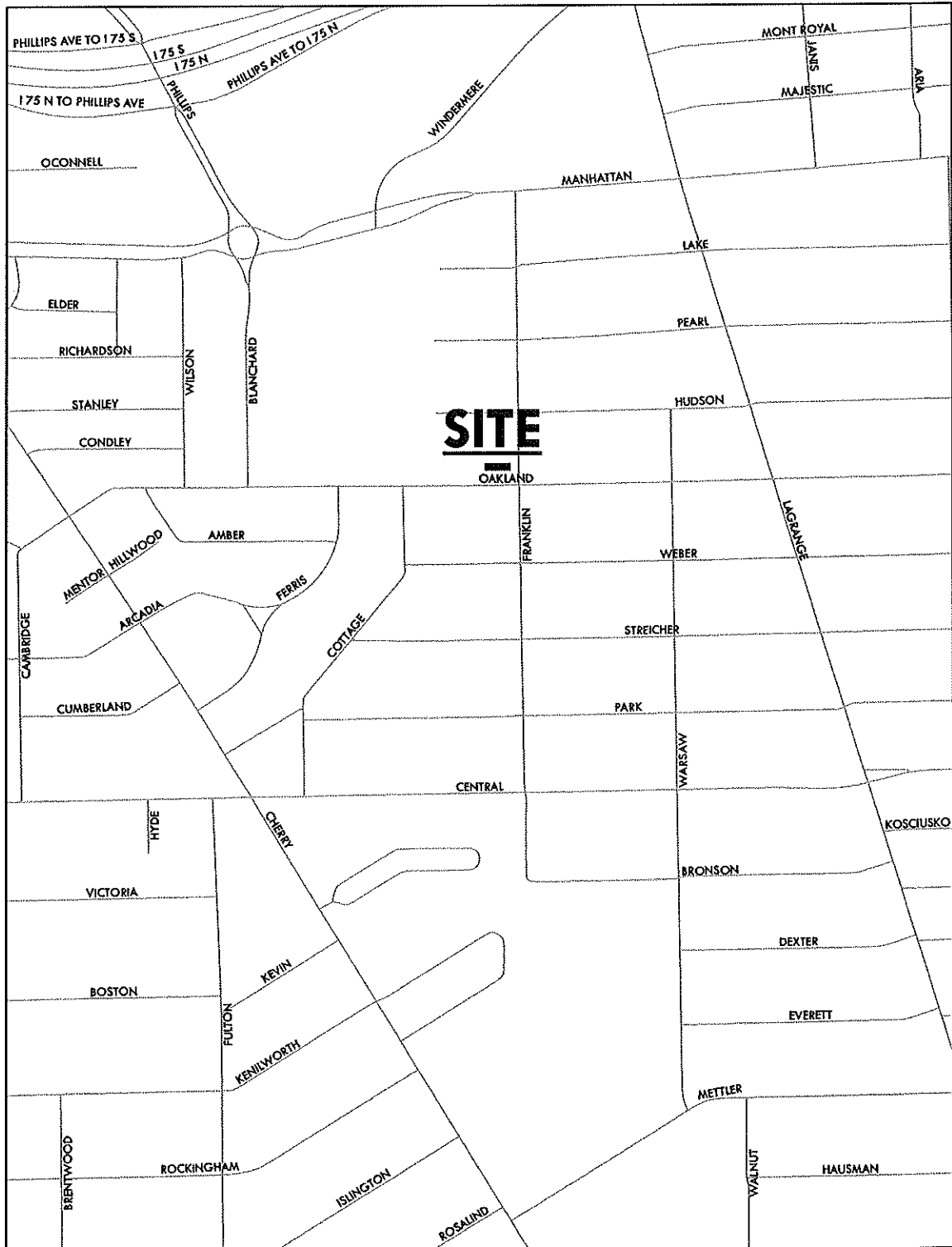
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PLAN COMMISSION RECOMMENDATION (cont'd)

Cc: Christiana Agbanyim, 2508 Southwood Rd Toledo, OH 43614
Lisa Cottrell, Deputy Director
Zoey Moratt, Planner

GENERAL LOCATION

Z25-0009



ZONING & LAND USE

Z25-0009

