

GENERAL INFORMATION

Subject

- Request - Zone Change from CM Mixed Commercial-Residential to RS6 Single-Dwelling Residential
- Location - 1415 W. Delaware Avenue
- Applicant - Glen K. Stewart
1415 W. Delaware Avenue
Toledo, OH 43606

Site Description

- Zoning - CM / Mixed Commercial-Residential
- Area - ± 0.331 Acres
- Frontage - ± 120' along W. Delaware Avenue
- Existing Use - Office building as single-family dwelling
- Proposed Use - Single-family dwelling

Area Description

- North - Delaware Street, single-family homes and duplexes / RS6
- South - Alley, single-family homes, duplexes and warehouse / RS6, IL
- East - Single-family home and industrial / IL
- West - Church, Trenton Avenue, and single-family homes / RS6

Parcel History

- Z-12004-17 - Zone change from IL Limited Industrial to CM Mixed Commercial-Residential for 1415 W. Delaware Street (PC rec. approval 2/8/2018; CC approved 3/27/2018 via Ord. 118-18).
- Z-315-68 - Zone change from R-4 Multiple-Dwelling to M-1 Restricted Industry for Lot 119 Clifton Park Addition (PC rec. approval 10/17/1968; CC approved 11/13/1968 via Ord. 1053-68).

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The Applicant is requesting a zone change from CM Mixed Commercial-Residential to RS6 Single-Dwelling Residential for property at 1415 W. Delaware Avenue. The subject property consists of ±0.331 acres and is occupied by a two-story brick structure and parking area. Surrounding land uses include a mix of single-family homes and duplexes to the north across Delaware Avenue; a single-family home and industrial uses to the east; single-family homes, duplexes and a warehouse to the south across an alley; and a church immediately adjacent to the west with single-family homes further west across Trenton Avenue.

The existing two-story structure on the subject property was once used by a color lithograph processing company. The New Prospect Baptist Church, located to the west, previously owned the property and rezoned the property from IL Limited Industrial to the current CM Zoning District in 2018. The Church intended to renovate the building with offices on the first floor and 1-2 residential units on the second floor. This plan was never realized due to financial costs, and the Church subsequently sold the property to the Applicant in 2019. The Applicant has lived in the structure since this time and has been renovating it as a residential dwelling for himself. Per the Use Table in TMC§1104.0100, single-family dwellings are not permitted in the CM Zoning District; however, they are permitted in the RS-6 Zoning District. The Applicant is therefore requesting the zone change to RS6 to allow him to convert the existing structure into a single-family dwelling.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Single-Family Residential land uses. The proposed RS6 Zoning District is primarily intended to accommodate the development of single dwelling units on individual lots. Therefore, the proposed RS6 Zoning District and the proposed single-dwelling use is consistent with the Single-Family Residential designation in the Comprehensive Plan.

Staff recommends approval of the Zone Change from CM Mixed Commercial-Residential to RS6 Single-Dwelling Residential because the proposed RS6 Zoning District is consistent with the 20/20 Comprehensive Plan. In addition, the RS6 Zoning District is consistent with the surrounding RS6 zoning and existing residential land uses to the north, south and west of the subject property.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-6002-24, a request for Zone Change from CM Mixed Commercial-Residential to RS6 Single-Dwelling Residential at 1415 W. Delaware Street to Toledo City Council for the following **two (2) reasons:**

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A));
2. The rezoning is compatible with the existing zoning and land uses in the general vicinity of the subject property (TMC§1111.0606(B)).

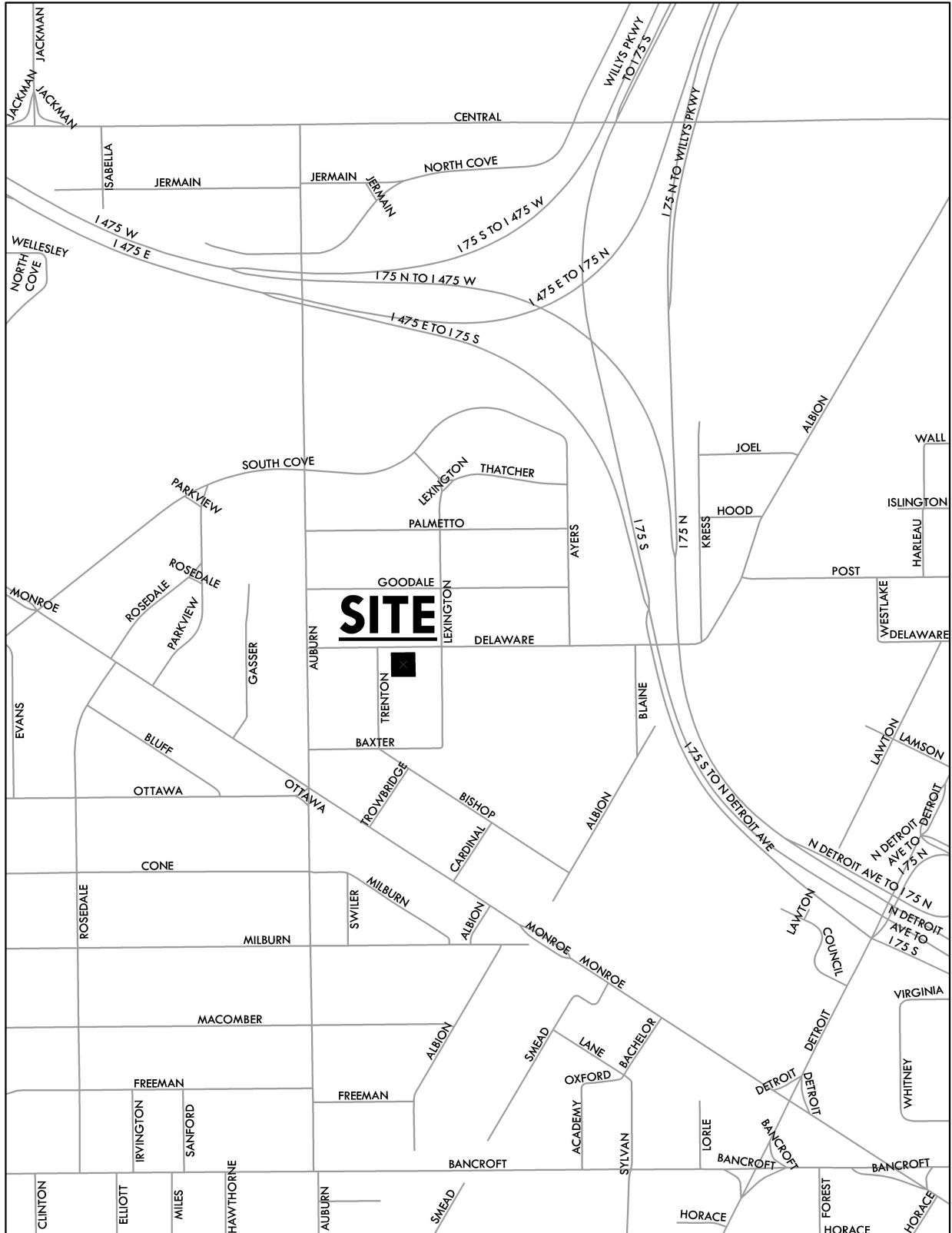
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-6002-24
DATE: July 11, 2024
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 13, 2024
TIME: 4:00 P.M.

LK
Two (2) sketches follow

GENERAL LOCATION

Z-6002-24



ZONING & LAND USE

Z-6002-24

