



CASE NO. 4

Z26-0006

802 & 806 Nebraska Ave.

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

April 14, 2026

TO: President Vanice S. Williams and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary
SUBJECT: Zone Change from CR-Regional Commercial to RM36-Multifamily
Residential at 802 and 806 Nebraska Avenue
REF: Z26-0006

The Toledo City Plan Commission considered the above-referenced request at its meeting on May 14, 2026 at 2:00 P.M. Plan Commission **recommends approval** to City Council.

Attached is the staff report for the request. Please contact our office with any questions or concerns.

Respectfully Submitted,

Lisa Cottrell
Secretary

CC: Corey Savage, 323 Crittenden Avenue, Toledo Ohio 43609

APPLICATION FOR A ZONE CHANGE FROM CR TO RM36

APPLICATION #: **Z26-0006**
APPLICANT: Corey Savage
OWNER: Corey Savage
ADDRESS: 802 and 806 Nebraska Avenue
PARCEL(S): 09-58957 and 09-58954
ZONING: CR-Regional Commercial
NEIGHBORHOOD: Junction
REPORT DATE: May 1, 2026
HEARING DATE: May 14, 2026
STAFF REVIEWER: Reising

Details of Zone Change Request:

The Applicant is requesting a Zone Change from CR-Regional Commercial to RM36-Multifamily Residential at 802 and 806 Nebraska Avenue. The Zone Change is intended to allow a Group Living Facility (Residential Facility - Small) in the existing building at 806 Nebraska.

Parcel History:

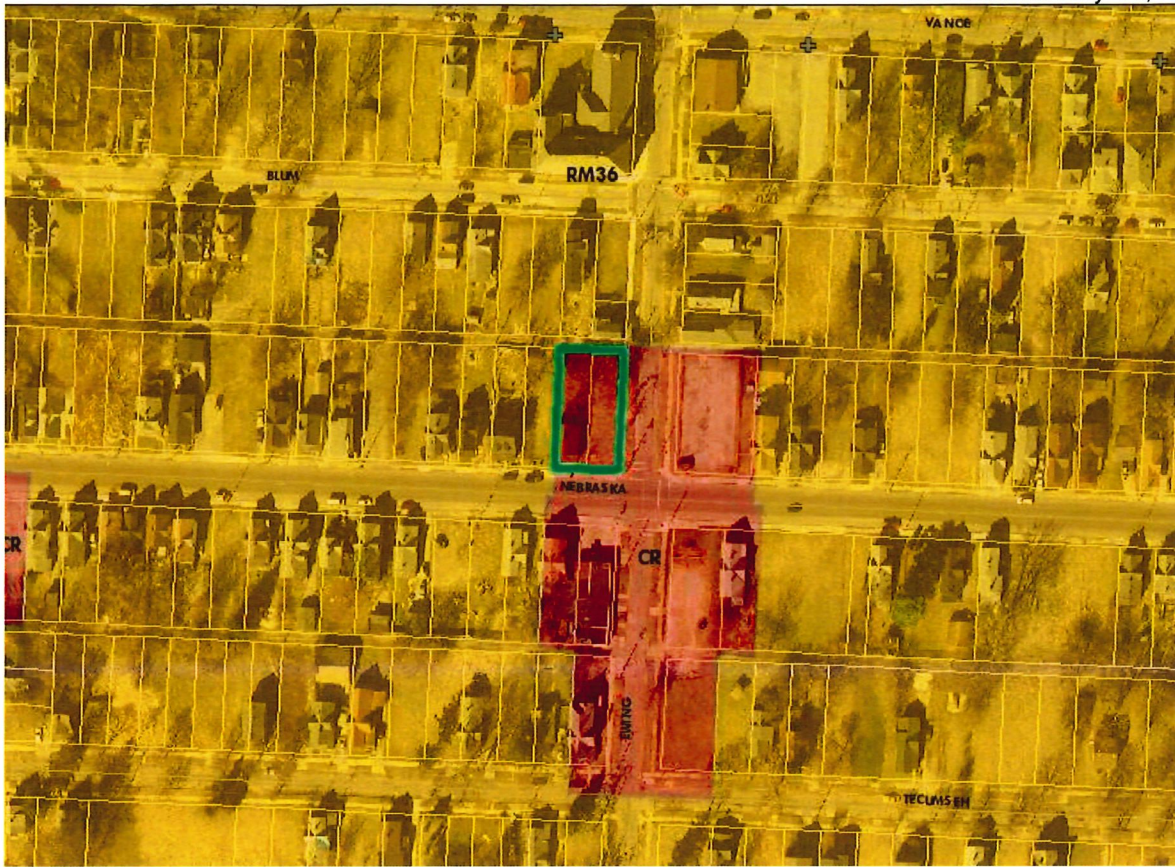
No parcel history records found.

Existing Conditions:

The subject site includes 802, 806, and 810 Nebraska Avenue. Each lot is thirty-five (35) feet in width, and a single-family house built in 1923 lies in the middle of the lots on 806 Nebraska Avenue. The other lots, 802 and 810 Nebraska Avenue, are vacant and are used as side yards. The two (2) lots closest to the Nebraska and Ewing intersection, 802 and 806 Nebraska Avenue are Zoned CR-Regional Commercial, while 810 Nebraska is already Zoned RM36-Multifamily Residential. A Zone Change is needed to conform with the underlying structure and to allow Group Living.

Proposed Project:

The Applicant is requesting the Zone Change to allow and operate a Class II Residential Facility licensed by the Ohio Department of Mental Health and Addiction Services. The intent is to provide safe, structured, and supportive housing for individuals in need of residential behavioral health services. Staff is recommending **approval** of the zone change.



Aerial image of the subject property from Plan Commission GIS.



Street view image of the subject property. Applicant is requesting the Zone Change to allow group living.

ZONING & LAND USE

Z26-0006
ID 13



Analysis

1104.1000 – Use Specific Standards

Group Living facilities, Type A Family Day Care Home and Nonresidential Drug and Alcohol Centers that are subject to this spacing requirement Section in the Use Table of TMC§1104.0100, must be at least 500 feet from a site with any other Group Living facility, Type A Family Day Care Home, and Nonresidential Drug and Alcohol Center that is also subject to this spacing requirement.

1106.0100 – Intensity and Dimensional Standards

RM36-Multifamily Residential District

Minimum lot area:	6,000 sq. ft.
Minimum lot width:	50 feet
Minimum front setback:	25 feet
Minimum side setback (one side / combined):	5 feet / 12 feet
Minimum rear setback:	25 feet
Maximum height:	50 feet

Forward Toledo Plan Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates 802 Nebraska as Neighborhood Mixed-Use, and 810 Nebraska as Neighborhood Residential. Neighborhood Residential is intended for one (1) to two (2) unit dwellings, with higher density along major corridors. Traditional neighborhood design and walkability are high priorities. The Neighborhood Mixed-Use land use is intended for multifamily and mixed uses, also prioritizing walkability and allowing higher density residential. A group living facility is compatible with both future land use districts, as they both encourage medium density housing and small commercial.

Development Approval Criteria

Applicant must obtain any and all required permits from the Division of Building Inspections for a Group Living use.

Recommendation:

1111.0600 Zoning Map Amendments – APPROVE – Zone Change from CR-Regional Commercial to RM36-Multifamily Residential at 802 and 806 Nebraska Avenue for the following three (3) reasons:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A)),
2. The proposed rezoning is consistent with the zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)); and,
3. The subject property is physically suitable with the uses permitted in the proposed zoning classification (TMC§1111.0606(D)).

Findings:

- (1) The proposed use is compatible with the Forward Toledo Comprehensive Land Use Plan.
- (2) The three existing lots have legal non-conforming lot widths of 35 feet each. Combining the lots will make them legal conforming and the applicant is encouraged to contact the Lucas County Auditor's Office to combine the lots.
- (3) The proposed Zone Change allows a reuse of an existing structure.



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: May 1, 2026

REF: Z26-0006

PLANNER: Reising

Corey Savage
323 Crittenden Avenue
Toledo, OH 43609

PUBLIC HEARING DATE

Thursday, May 14, 2026

Please be advised that your request for a Special Use Permit for a Zone Change from CR-Regional Commercial to RM36-Multifamily Residential at 802 and 806 Nebraska has been scheduled for public hearing before the Toledo City Plan Commission. This hearing will be held in the **City Council Chambers, One Government Center**, Jackson and Erie Streets, Toledo, Ohio on **Thursday, May 14, 2026** at **2:00 p.m.**

The purpose of the public hearing is to enable the Plan Commissions to consider your request in an open and public forum. This allows you and the surrounding property owners an opportunity to offer any and all opinions and comments regarding the request.

You or your representative should make every attempt to attend this hearing in order to respond to any questions or concerns which may arise. In the event you are unable to attend the public hearing, it is suggested that you notify the Plan Commission staff at 419-245-1200 prior to the meeting.

Please Note: **Failure to attend or be represented could result in the Plan Commission deferring action on your request.**

TOLEDO CITY PLAN COMMISSION



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: May 1, 2026

REF: Z26-0006

PLANNER: Reising

NOTICE OF PUBLIC HEARING

on

Date: Thursday, May 14, 2026

Request: Zone Change from CR-Regional Commercial to RM36-Multifamily Residential

Location: 802 and 806 Nebraska Avenue

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the owners of property within and contiguous to and directly across the street from subject parcel or parcels at the addresses of such owners appearing on the County Auditor's current tax list. Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, May 14, 2026** at the **Council Chambers, First Floor, One Government Center**, Jackson and Erie Streets, Toledo, Ohio, and would appreciate any information you or your neighbors can give to aid their decision. **It is not necessary for you to attend the meeting but you are welcome to do so if you wish.** You may write or phone before the meeting to give us information or to inquire about this request. The Planner handling this case is Dana Reising; she may be contacted at 419-245-6287 or dana.reising@toledo.oh.gov.

TOLEDO CITY PLAN COMMISSION

Clerk of Council
One Government Center
Toledo, Ohio 43604

Date: May 1, 2026

Julie Gibbons
Clerk of Council
Tel: 419-245-1060

Ref: Z26-0006

NOTICE OF PUBLIC HEARING

Wednesday, June 17, 2026

The Zoning and Planning Committee of Council, at a meeting to be held in the Council Chambers, First Floor, One Government Center, Jackson & Erie Streets, Toledo, Ohio, on Wednesday, June 17, 2026 at 4:00 p.m., will consider the following request:

Zone Change from CR-Regional Commercial to RM36-Multifamily Residential at 802 and 806 Nebraska Avenue

Julie Gibbons
Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

