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## APPLICATION FOR A ZONE CHANGE FROM CR TO RM36

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APPLICATION #: **Z26-0006 REVISED**  
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

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### **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:**

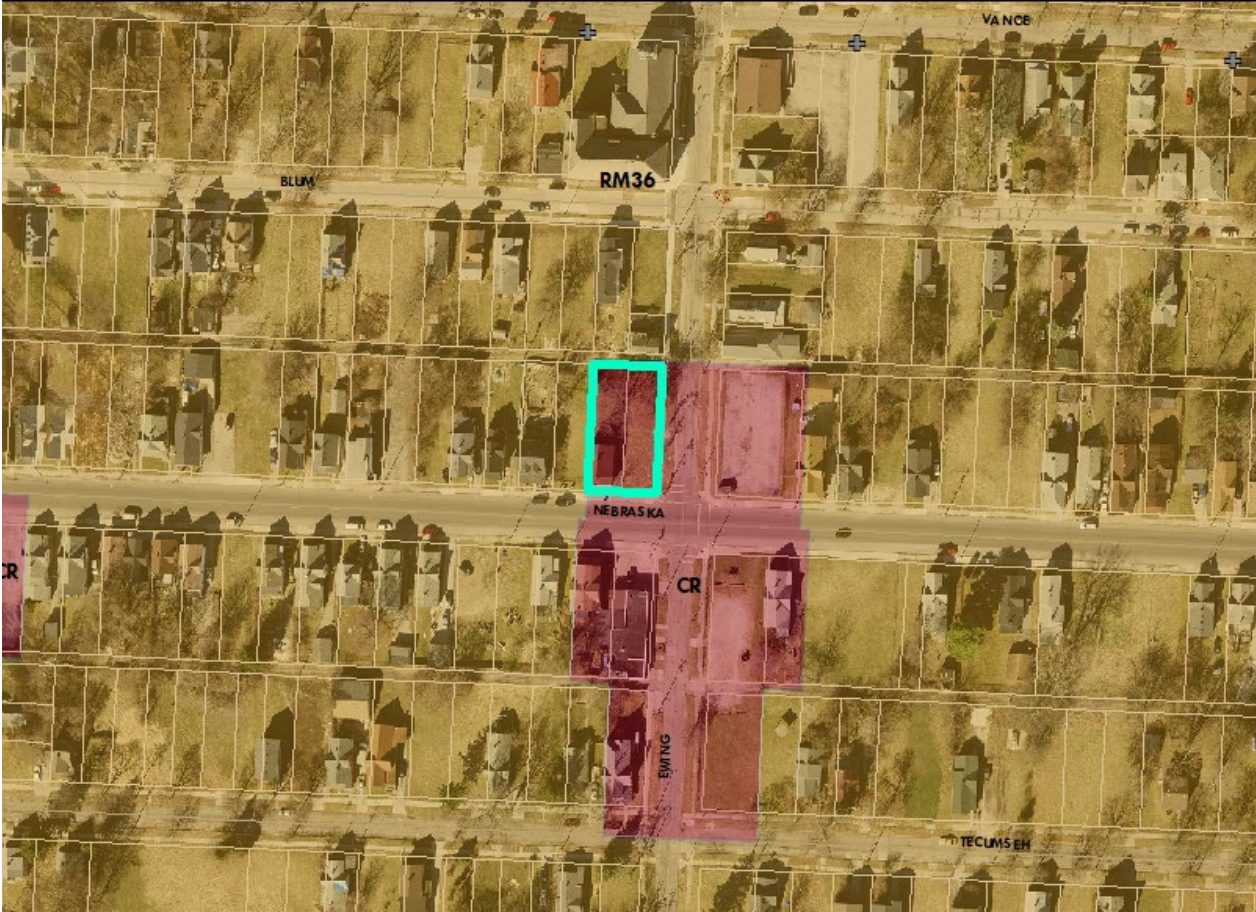
No parcel history records found.

### **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

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**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.