

GENERAL INFORMATION

Subject

Request	-	Zone Change from IG (General Industrial) to CM (Mixed Commercial-Residential)
Location	-	1030 & 0 Water Street
Owner	-	City of Toledo One Government Center Suite 2250 Toledo, OH 43604
Applicant	-	Metroparks Toledo 6101 Fallen Timbers Maumee, OH 43537
Agent	-	Lewandowski Engineers 234 N. Erie Street Toledo, OH 43604

Site Description

Zoning	-	IG – General Industrial
Area	-	±3.28 acres
Frontage	-	±709.5' along Water Street
Existing Use	-	Streets Bridges & Harbor Building / Vacant Industrial
Proposed Use	-	Community Recreation – Active

Area Description

North	-	IL, IG, CR, CM / Warehouse, Manufacturing, Vacant, Restaurants, Day Care Center, Offices, Multi-Family
South	-	Maumee River
East	-	IG / Vacant Industrial, City Detention Basin & Pumping Station
West	-	IG & CO / Utility Substation, Warehouses, Vacant Industrial

GENERAL INFORMATION (cont'd)Combined Parcel History

V-117-40	-	Vacation of a portion of Cedar Street from Water Street to the Maumee River (Approved by Ord. 286-40 on 5/13/1940)
V-250-63	-	Vacation of a portion of Lagrange Street from Water Street to the Maumee River (Deferred on 12/19/1963)
M-2-88	-	Proposal to close Lagrange Street from Water Street to the Maumee River (Approved by Ord. 570-88)
MRO-3-88	-	Maumee Riverfront Overlay review of proposal to close Lagrange Street from Water Street to the Maumee River (Approved by Ord. 570-88)
MRO-2-96	-	Maumee Riverfront Overlay review of Streets, Bridges & Harbors Building (Plan Comm. Approved on 5/23/1996)
M-11-08	-	Review and approval of the Summit Street Corridor Redevelopment Overlay (Approved on 1/20/2009 by Ord. 38-09)
M-14-19	-	Review and approval of the Vistula Neighborhood Master Plan (Approved on 3/2/2021 by Ord. 121-21)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Vistula Neighborhood Master Plan
- Summit Street Redevelopment Plan
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The request is a Zone Change from IG (General Industrial) to CM (Mixed Commercial-Residential) for 1030 & 0 Water Street. The request is to redevelop the Streets, Bridges & Harbor building into a family oriented recreational pickleball facility. Surrounding land uses include warehouses, manufacturing, two restaurants, a day care center, offices, and the Lofts at WB to the north, a large city detention basin & pumping station to the east, a Toledo Edison substation and some warehouses to the west, and the Maumee River to the south.

STAFF ANALYSIS (cont'd)

The applicant is requesting a Zone Change to develop a family oriented recreational facility (Community Recreation (active)). Community Recreation (active) is not permitted in the site's current district – IG (General Industrial). Community Recreation (active) is permitted in the proposed CM (Mixed Commercial-Residential) district. The applicant has also submitted companion cases SUP-12002-23, a Special Use Permit for Community Recreation (active), and MRO-1-24, a Maumee River Overlay review for Community Recreation (active).

Summit Street Redevelopment Plan

The Summit Street Redevelopment Plan is a plan adopted by City Council intended to recommend community and economic development initiatives to reverse urban and economic decline, link existing neighborhoods with the Maumee River, and devise market driven revitalization programs. The plan designates this site as both “flexible” and “fixed” for future land uses and notes the importance of the area in connecting the northern neighborhoods to the water. The plan labels “fixed” sites as sites requiring some form of governmental action (zoning, acquisition, condemnation, relocation assistance, etc.) to change their current use. The requested Zone Change conforms to the Summit Street Redevelopment Plan as it is a governmental action that allows for the redevelopment of a site that will support the connection of the northern neighborhood to water.

Vistula Neighborhood Master Plan

The Vistula Neighborhood Master Plan, intended to guide development of the Vistula Neighborhood, designates the area along Summit Street and parallel to the river as Lower Town. Lower Town is intended to be a unique extension of the Core Business District, creating a diverse link between historic Vistula and new downtown investment. This site is targeted for Parks and Open Space land use. The proposed Zone Change conforms with the Vistula Neighborhood Master Plan as the zone change will allow for new investment in the form of community recreation (active) and an extension to the Glass City Riverwalk.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village land uses – a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. Community recreation centers and multi-use trails increase the quality of life for nearby residents and are shown to be a valued amenity within neighborhoods. The proposed zone change is in character with Traditional Neighborhood Development and is suitable within the Urban Village land use.

Staff recommends approval of the Zone Change from IG (General Industrial) to CM (Mixed Commercial-Residential) for 1030 & 0 Water Street because the proposed CM (Mixed Commercial-Residential) district is compatible with adjacent land uses. Additionally, it is compatible with the Summit Street Redevelopment Plan, the Vistula Neighborhood Master Plan, and the Toledo 20/20 Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-12001-23, a Zone Change from IG (General Industrial) to CM (Mixed Commercial-Residential) for 1030 & 0 Water Street for the following two (2) reasons:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A) – *Review & Decision-Making Criteria*); and,
2. The proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*).

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z-12001-23
DATE: February 8, 2024
TIME: 2:00 P.M.

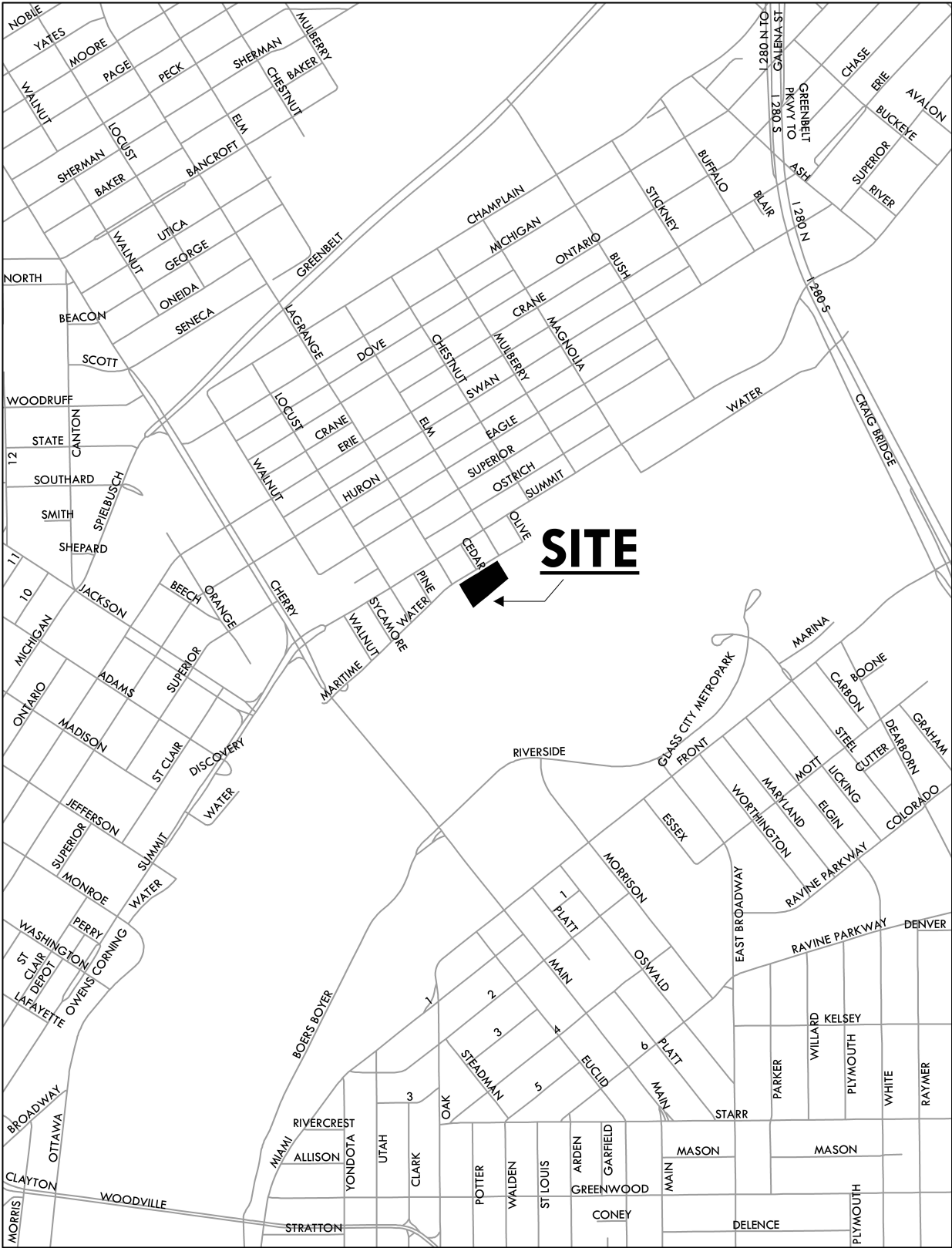
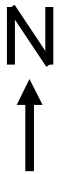
TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 12, 2024
TIME: 4:00 P.M.

AS

Two (2) sketches follow

GENERAL LOCATION

Z-12001-23
ID 9



ZONING & LAND USE

Z-12001-23
ID 9

