



# TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604    PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: July 12, 2019  
REF: Z-5008-19

TO: President Matt Cherry and Members of Council, City of Toledo  
FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary  
SUBJECT: Zone Change from IL *Limited Industrial* to CD *Downtown Commercial* at 436 13th Street and 435 12th Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 11, 2019 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

- Request - Zone Change from IL *Limited Industrial* to CD *Downtown Commercial* at 436 13th Street and 435 12th Street
- Applicant - William Sattler  
Madhouse Properties  
1215 Jackson Street  
Toledo, OH 43604
- Attorney - David P. Mann, Esq.  
Marshall & Melhorn, LLC  
Four Seagate, 8<sup>th</sup> Floor  
Toledo, OH 43604

### Site Description

- Zoning - IL *Limited Industrial* -UUNO *Uptown Urban Neighborhood Overlay* & -DOD *Downtown Overlay District*
- Area - ± .51 Acres
- Frontage - ± 183 Feet along 13<sup>th</sup> Street  
± 54.5 Feet along 12<sup>th</sup> Street
- Existing Use - Office/Warehouse
- Proposed Use - Office/Studio

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	Office, Mixed Use, & Open Space / IL <i>Limited Industrial</i> & CD <i>Downtown Commercial</i>
South	-	Credit Union / CD <i>Downtown Commercial</i>
East	-	Outdoor Storage & Parking Lot / IL <i>Limited Industrial</i>
West	-	Multi-Dwelling Residential & Open Space / IL <i>Limited Industrial</i>

Parcel History

No parcel history on record

Applicable Plans and Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Toledo Uptown Plan 2013
- Downtown Toledo Master Plan 2017

**STAFF ANALYSIS**

The request is a Zone Change from IL *Limited Industrial* to CD *Downtown Commercial* at 436 13th Street and 435 12th Street. The applicant plans to relocate their current office and headquarters at 1215 Jackson Street and is requesting a zoning designation that better reflects the changing conditions in the Uptown neighborhood. Last month the applicant requested the Vacation of a paper alley between 13<sup>th</sup> and 14<sup>th</sup> Streets in order to consolidate property in the area.

The property is located in the UpTown Urban Neighborhood Overlay (UUNO) and is within the Toledo Uptown Plan and the Downtown Toledo Master Plan areas. These documents promote the redevelopment of an urban neighborhood with an emphasis on street level windows, rear parking lots, and pedestrian-oriented site design features, while encouraging public art and green infrastructure. The reuse of the grassy open space parcel at 435 12<sup>th</sup> Street is not known at this time, but it should be noted that the construction on new parking lots having frontage on a street is prohibited **TMC 1103.1611.B**.

The Toledo 20/20 Plan recommends this site for Downtown Commercial uses. This designation reflects the role of downtown as a diverse collection of commercial, governmental, cultural and entertainment uses. Land uses that accommodate mixed-use pedestrian friendly development in larger buildings, with higher coverage ratios are encouraged. The request is consistent with this designation.

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## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of, a Zone Change from IL Limited Industrial to CD Downtown Commercial at 436 13th Street and 435 12th Street, to Toledo City Council for the following **two (2)** reasons:

1. The request is consistent with the Toledo 20/20 Comprehensive Plan **1111.0606.A**; and
2. The request better reflects the changing conditions in the Uptown neighborhood.

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

JL

Two (2) sketches follow

Cc: William Sattler, Madhouse Properties, 1215 Jackson Street, Toledo, OH 43604  
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43604  
Lisa Cottrell, Administrator  
Josh Lewandowski, Principal Planner