



# 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-5010-19

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for Zone Change from CR Regional Commercial & RM36 Multi-Dwelling Residential to CM Mixed Commercial-Residential at 1119 N. Summit Street, 316 Elm Street and 1116 N. Superior 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 CR Regional Commercial & RM36 Multi-Dwelling Residential to CM Mixed Commercial-Residential
- Location - 1119 N. Summit Street, 316 Elm Street and 1116 N. Superior Street
- Applicant - Kevin Mikolajczyk  
Torrey Hill Apartments  
20 Broadway Street  
Toledo, OH 43604

### Site Description

- Zoning - CR & RM36 / Regional Commercial & Multi-Dwelling Residential
- Area (Total) - ±1.52 Acres
- Frontage - ±300' along Summit Street  
±50' and ±130' along Elm Street  
±100' and ±130' along Ostrich Lane  
±130' along Superior Street
- Existing Use - Vacant warehouse
- Proposed Use - Apartment complex and off-street parking

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	Single-family homes, multi-family homes and apartments / RM36
East	-	Single-family homes, vacant gas station / RM36 & IL
South	-	Warehouses, manufacturing, storage yards / IG
West	-	Restaurant, apartments / CR & RM36

Combined Parcel History

M-11-08	-	Establishment of the Summit Street Corridor Redevelopment UNO District. (Plan Commission approved 12/04/08).
SPR-27-19	-	Minor Site Plan Review for site modifications at 1119 N. Summit Street ( <i>Companion Case</i> ).
SSDO-1-19	-	Summit Street Corridor Redevelopment Organization review of site modifications at 1119 N. Summit Street ( <i>Companion Case</i> ).
VHD-3-19	-	Toledo City Historic District Commission Review to replace and install new windows and doors roof and mechanical plus fencing at 1119 N. Summit Street ( <i>Companion Case</i> ).

Applicable Plans and Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Summit Street Redevelopment Plan

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from CR Regional Commercial and RM36 Multi-Dwelling Residential to CM Mixed Commercial-Residential for the ±1.52 acre site located at 1119 N. Summit Street, 316 Elm Street, and 1116 N. Superior Street. The site is the location of the vacant Continental Baking Company (“Wonderbread”) facility. Surrounding land uses include single-family homes, multi-family homes, and apartments to the north, apartments and single-family homes and a vacant gas station to the east, warehouses, light manufacturing and storage yards to the south, and a restaurant and apartments to the west.

**STAFF ANALYSIS** (cont'd)

The applicant is requesting the Zone Change at 1119 N. Summit Street in order to redevelop the vacant building into apartments and commercial space. Per TMC§1104.0100-*Use Table*, within the current CR Regional Commercial Zoning District, all residential dwelling units must be located above the ground floor. The preliminary site plan includes dwelling units on the ground floor and therefore, the site requires a Zone Change from CR Regional Commercial to CM Mixed Commercial-Residential. Additionally, the applicant is proposing twenty-four (24) dwelling units which is under the maximum allowable density for the CM Mixed Commercial-Residential Zoning District. The property will also include two (2) spaces for commercial use and a parking garage. The properties at 316 Elm Street and 1116 N. Superior Street are included in the Zone Change, and will be used for off-street parking facilities.

A Site Plan Review shall be submitted to the Plan Commission prior to development to ensure compliance with the standards of the Zoning Code. Additionally, the site is located in the Summit Street Corridor Redevelopment (SSCR) Urban Neighborhood Overlay (UNO) District, and the Vistula Historic District. The purpose of the Overlay Districts is to address special situations and to accomplish special zoning goals. There are three (3) companion cases for this case, a Site Plan Review (*SPR-27-19*) was submitted to the Plan Commission for review and approval. A Summit Street Corridor Redevelopment Organization review (*SSDO-1-19*) and a Vistula Historic District Commission review (*VHD-3-19*) accompany this case for subsequent consideration and approval.

Summit Street Corridor Redevelopment District

The property is located within the SSCR-UNO District which was developed out of the 2000 Summit Street Redevelopment Plan. The purpose of the Summit Street Redevelopment Plan is to promote development and investment in the Summit Street Corridor with attractive and pedestrian-friendly site design features compatible with historical building patterns. The proposed use conforms to the vision of the Summit Street Redevelopment Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan future land use designation targets the proposed area for Urban Village. The Urban Village future land use designation was intended as 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. Based on the nature of the site and its location, the proposed Zone Change is consistent with the future land use designation identified in the Toledo 20/20 Comprehensive Plan.

**STAFF ANALYSIS** (cont'd)

Toledo 20/20 Comprehensive Plan (cont'd)

Staff recommends approval of the Zone Change from CR Regional Commercial and RM36 Multi-Dwelling Residential to CM Mixed Commercial-Residential because the proposed Zone Change is consistent with the Comprehensive Plan, the Summit Street Corridor Redevelopment Plan, and the stated purpose of the Zoning Code. Additionally, the proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property. Finally, the proposed Zone Change will positively affect properties within the vicinity of the subject property.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-5010-19, a request for Zone Change from CR Regional Commercial and RM36 Multi-Dwelling to CM Mixed Commercial-Residential at 1119 N. Summit Street, 316 Elm Street and 1116 N. Superior Street to Toledo City Council for the following three (3) reasons:

1. The proposed Zone Change conforms to the Toledo 20/20 Comprehensive Plan and the Summit Street Corridor Redevelopment Plan (TMC§1111.0606(A) – *Review & Decision-Making Criteria*);
2. The existing land uses within the general vicinity of the subject site are compatible with the proposed Zone Change (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and
3. The proposed rezoning will positively affect properties within the vicinity of the subject property (TMC§1111.0606(E) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

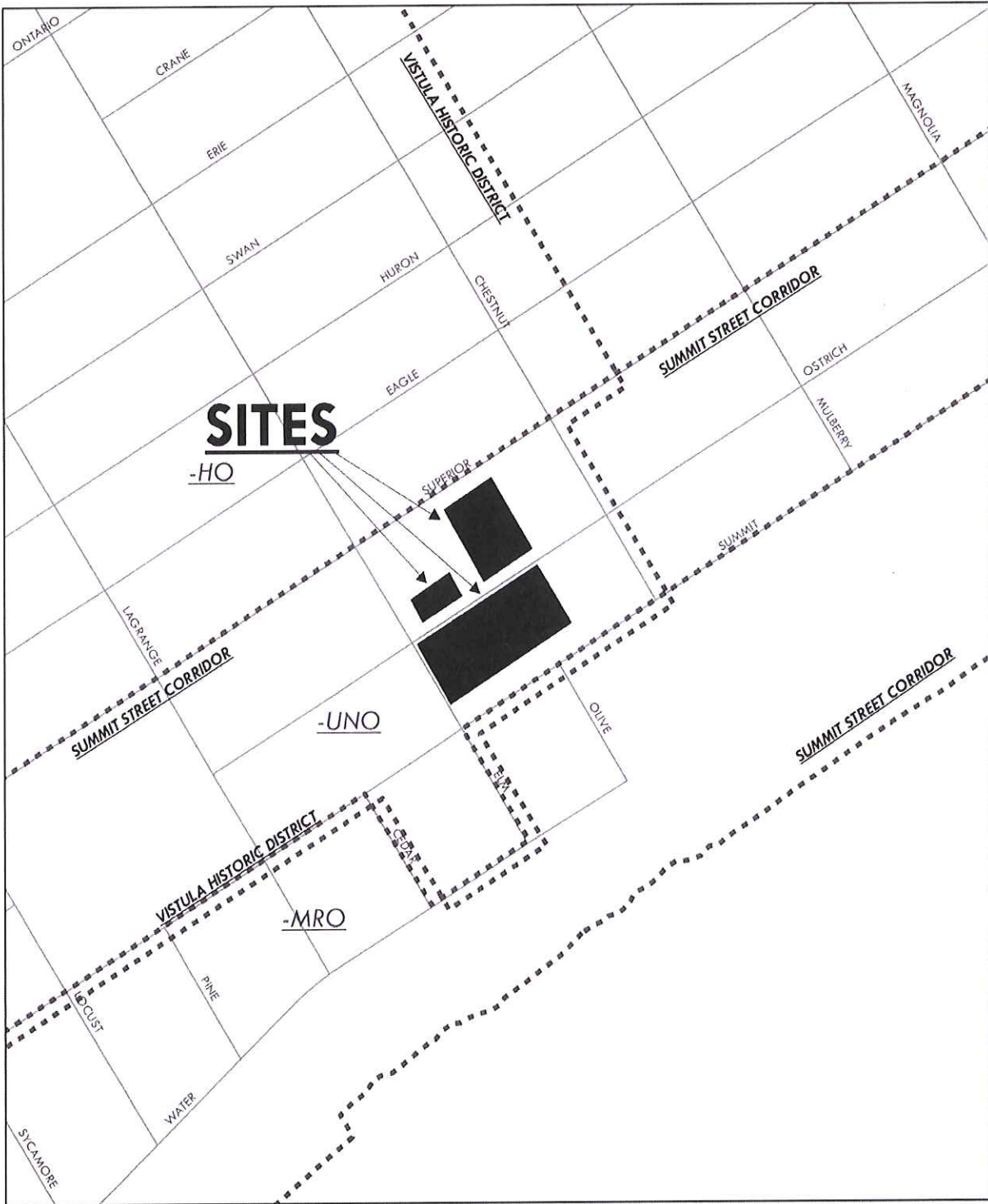
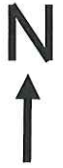
Two (2) sketches follow

Cc: Kevin Mikolajczyk; Torrey Hill Apartments; 20 Broadway Street; Toledo, OH 43604  
Lisa Cottrell, Administrator  
Ryne Sundvold, Associate Planner  
Dana Doubler, Planner



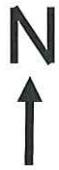
# GENERAL LOCATION

Z-5010-19  
ID 4



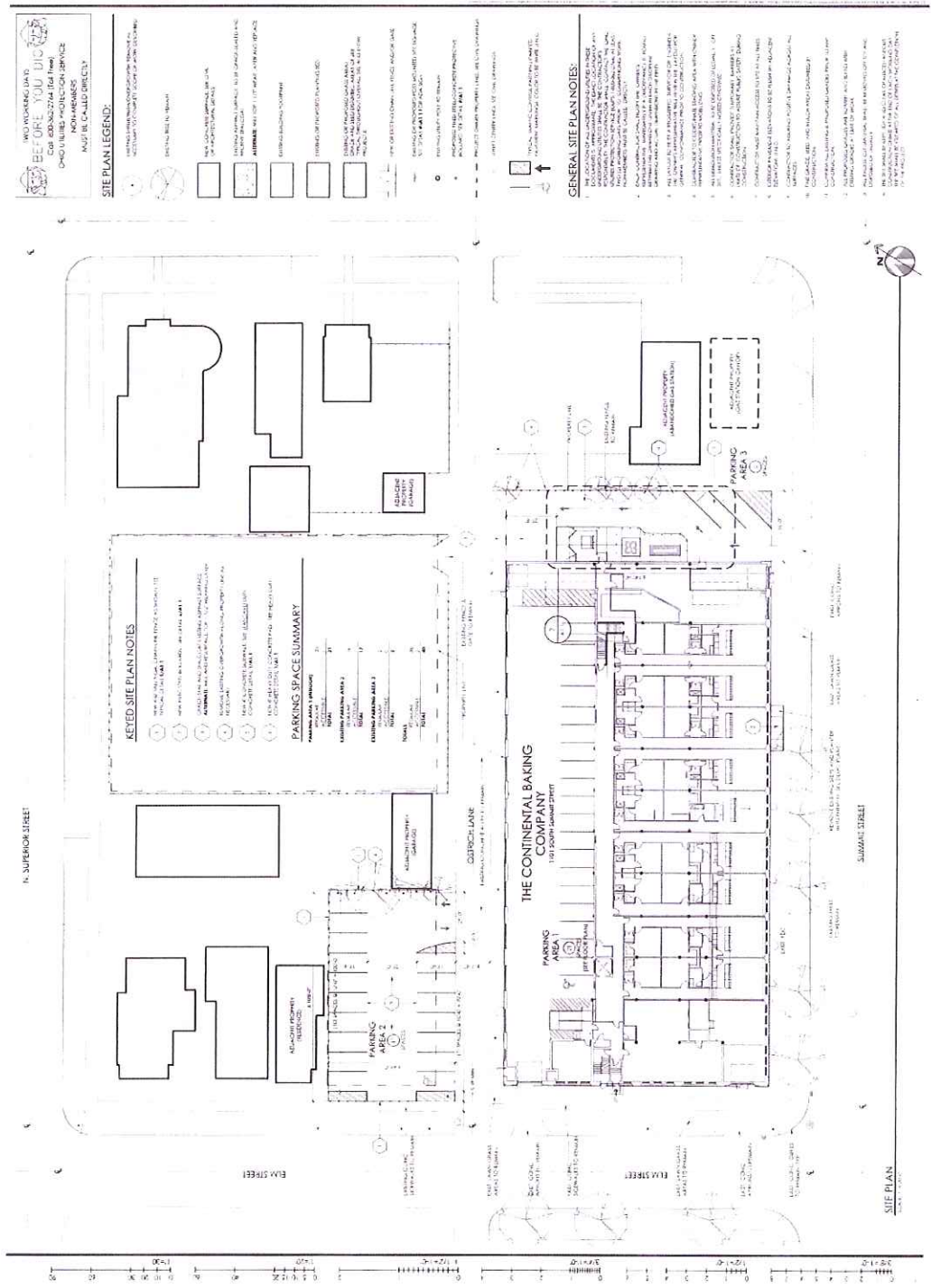
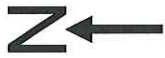
# ZONING AND LAND USE

Z-5010-19  
ID 04



# SITE PLAN

Z-5010-19  
ID 4



**THOMAS PORTER ARCHITECTS**  
11111 Elm Street, Suite 100, Dayton, OH 45424  
Phone: (937) 233-1111  
www.thomasporter.com

**engineers, llc**  
11111 Elm Street, Suite 100, Dayton, OH 45424  
Phone: (937) 233-1111  
www.engineersllc.com

**inda engineering, inc.**  
11111 Elm Street, Suite 100, Dayton, OH 45424  
Phone: (937) 233-1111  
www.inda-engineering.com

**CSB**  
11111 Elm Street, Suite 100, Dayton, OH 45424  
Phone: (937) 233-1111  
www.csbcivil.com

**THE CONTINENTAL BAKING COMPANY**  
TORREY HILL APARTMENTS LLC

11111 Elm Street, Suite 100, Dayton, OH 45424  
Phone: (937) 233-1111  
www.continentalbaking.com

**PROJECT NUMBER: 17034**

**OVERALL SITE PLAN**

**A1.0**