



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 12, 2024

REF: Z-8007-23

TO: President Carrie Hartman 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 for 62 parcels in the Warehouse District

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 11, 2024 at 1:00 P.M.

GENERAL INFORMATION

Subject

- Request - Zone Change from IL-Limited Industrial to CD-Downtown Commercial for 62 parcels in the Warehouse District
- Location - The area within the Warehouse District bounded by 11th Street and 10th Street to the west; Monroe Street to the north; Ottawa Street to the east, and Lafayette Street to the south
- Applicant - MacGregor Driscoll
ConnecToledo
300 Madison Ave Ste. 110
Toledo, OH 43604
- Owner - Multiple Owners

Site Description

- Zoning - IL-Limited Industrial
- Area - ± 12 acres (520,684 square feet)
- Frontage - Multiple streets
- Existing Use - Various businesses, offices, parking lots
- Proposed Use - Various mixed uses
- Overlay - Warehouse District Overlay & Downtown Overlay District

GENERAL INFORMATION (cont'd)

Area Description

North	-	Downtown central business district / CD
South	-	Warehouse District / IL & CM
East	-	Swan Creek, Owens Corning / CD
West	-	Multi-family residential, warehouses, offices / RM36, IL, CO

Combined Parcel History

No previous zone changes on file.

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Downtown Master Plan 2017
- Warehouse District Plan 2017

STAFF ANALYSIS

*See companion case Z-8006-23 for a brief history of the Warehouse District

Proposal

The request is a Zone Change from IL-Limited Industrial to CD-Downtown Commercial for sixty-two (62) parcels in the Warehouse District. These parcels comprise a collective area of ±12 acres and have frontage on multiple streets. Prominent uses within this area include the Fifth Third Field, restaurants and bars, loft apartments, and warehouses. The area is within both the Warehouse District Urban Overlay and the Downtown Overlay District and is bounded by the central business district to the north; Swan Creek and Owens Corning to the east; the other portion of the Warehouse District to the south; and multi-family residential, warehouses and offices to the west.

ConneToledo applied for a mass rezoning of the district (companion cases Z-8005-23, Z-8006-23, and Z-8008-23), with the desired outcome being that most parcels north of Lafayette Street will be CD-Downtown Commercial, and the parcels south of Lafayette Street will be CM-Mixed Commercial-Residential. The impetus for these changes is to foster continued growth in residents, commercial activity, pedestrian-oriented infrastructure, and adaptive re-use of existing buildings within the Warehouse District.

CD-Downtown Commercial is an appropriate zoning district for this area, as it is adjacent to the core of downtown. Development in this zoning district is intended to be intense, with high

STAFF ANALYSIS (cont'd)

Proposal (cont'd)

building coverage and large buildings, as well as pedestrian-oriented, with a strong emphasis on safe and attractive streetscapes. Connectoledo believes CD-Downtown Commercial is a more suitable zoning designation than IL-Limited Industrial, as industry is no longer the driving force of the Warehouse District. Furthermore, a vibrant Warehouse District future depends on attracting more residents and supporting a diverse mix of commercial uses and amenities.

As with companion cases Z-8006-23 and Z-8008-23, it is important to take note of those existing industrial uses that would become illegal nonconforming under proposed zone changes. Industrial businesses reflect the heritage of the Warehouse District, and staff encouraged the applicant to conduct outreach around this proposal to impacted owners. Though these businesses' zoning would change, they would be able to continue operation, as per TMC§1114 – *Nonconformities*. This code section recognizes the interests of property owners in continuing to use their property, specifying regulations around their ability to expand their building's square footage, sell to similar uses, and make repairs to their buildings for maintenance and safety.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site of these parcels for predominately Downtown Commercial use, but also Urban Village uses. Urban Village land uses are intended to accommodate pedestrian oriented mixed-use development with a diversity of uses. Various housing densities may be interspersed within these districts, as well as important public spaces. Staff agrees with the applicant that CD-Downtown Commercial zoning, guided by the vision of all applicable plans, will achieve the desired outcomes of the Comprehensive Plan.

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code. Furthermore, the proposed rezoning is compatible with the existing land uses within the general vicinity of the subject property.

Downtown Master Plan 2017

The Downtown Master Plan 2017 recognizes the Warehouse District as one of its five focus areas for development and revitalization. It targets this area for continued residential development and adaptive reuse of industrial buildings for uses such as office space and pedestrian-oriented amenities. The Plan encourages activation of Warehouse District space, particularly around Swan Creek. The proposed rezoning would help achieve this Plan's vision.

Warehouse District Plan 2017

The preferred uses throughout the Warehouse District, as specified in the Warehouse District Plan 2017, are mixed-use commercial and residential, specific commercial or residential, and open space. The proposed rezoning is consistent with this Plan.

TO: President Hartman and Members of Council
January 12, 2024
Page 4

REF: Z-8007-23

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of a request for Zone Change from IL-Limited Industrial to CD-Downtown Commercial for sixty-two (62) parcels in the Warehouse District, to the Toledo City Council for the following two (2) reasons:

1. The proposed zone change adequately conforms to the vision for the Warehouse District laid out in the Toledo 20/20 Comprehensive Plan, the Downtown Master Plan 2017, and the Warehouse District Plan 2017.
2. The subject properties are physically suitable for the uses permitted under the proposed zoning classifications (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

MJM

Two (2) sketches follow

Cc: MacGregor Driscoll, Connectoledo, 300 Madison Ave. Ste. 110, Toledo, OH 43604
Lisa Cottrell, Deputy Director
Mara Momenee, Planner

GENERAL LOCATION

Z-8007-23
ID 10





PO BOX 11, TOLEDO, OHIO 43697
TOLEDOWAREHOUSE.ORG

November 20, 2023

Dear Mac,

We thank you for the presentation on the Mass Down Zoning proposal for the Toledo Warehouse District at our November meeting.

The current zoning categories have presented us with a few issues recently and we want to help protect the Warehouse District for our future vision and plans. We tried a volunteer program a few years ago unsuccessfully.

We therefore support Connectoledo with the Blanket Down Zoning program.

Richard Rideout
TWDARC, Chairman



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May 16, 2023

Mr. Thomas Gibbons
Director
Toledo Lucas County Plan Commission,
One Government Center, Suite #1620
Toledo, Ohio 43604

Dear Mr. Gibbons:

I am writing to voice support for ConneCToledo's efforts to rezone the Toledo Warehouse District away from Regional Commercial, and Industrial Zoning into Downtown Commercial and Mixed Commercial Zoning. The Manhattan Building Company and KWIK Parking are supportive of this effort as an essential step to promoting the Warehouse District as Toledo's premier neighborhood.

The Warehouse District needs to see continued growth in residents, employee growth, and commercial activity to continue to thrive. For many years, the vision for the Warehouse District has been for a neighborhood with many residential and employment options, pedestrian and bike-oriented infrastructure, and adaptive re-use of buildings. Industrial and Regional Commercial Zoning is no longer compatible with the neighborhood, and voluntary efforts for re-zoning have not been effective.

As a property owner and business owner, The Manhattan Building Company and KWIK Parking are invested in the future of this neighborhood, and we feel this change to the zoning in the district is necessary to make that happen.

Thank you,

James G. Kniep
President
The Manhattan Building Company

Toledo Lucas County Plan Commission,

This letter is written to voice support for Connectoledo's efforts to rezone the Toledo Warehouse District away from Regional Commercial, and Industrial Zoning into Downtown Commercial and Mixed Commercial Zoning. [Enter Organization Name] is supportive of this effort as an essential step to promoting the Warehouse District as Toledo's premier neighborhood.

The Warehouse District needs to see continued growth in residents, employee growth, and commercial activity to continue to thrive. For many years, the vision for the Warehouse District has been for a neighborhood with many residential and employment options, pedestrian and bike oriented infrastructure, and adaptive re-use of buildings. Industrial and Regional Commercial Zoning is no longer compatible with the neighborhood, and voluntary efforts for re-zoning have not been effective.

As a [Resident, business owner, property owner, organization], we are invested in the future of this neighborhood, and we feel this change to the zoning in the district is necessary to make that happen.

Thank you,

A handwritten signature in purple ink that reads "Jamie M. Paul". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Jamie Paul/Toledo Warehouse District Association Treasurer

110 Ottawa #2f

Toledo, OH 43604

RECEIVED
MAY 17 2023
PLANNING DEPARTMENT
PLANNING DEPARTMENT



Toledo Design Collective
URBAN PLANNING & DESIGN

May 15, 2023

Tom Gibbons, Director
Toledo-Lucas County Plan Commissions
One Government Center, Suite 1620
Toledo, Ohio 43604

RE: Toledo Warehouse District Rezoning Support

Dear Tom,

The Toledo Design Collective (TDC) supports ConneCToledo's efforts to rezone the Toledo Warehouse District away from Regional Commercial, and Industrial Zoning into Downtown Commercial and Mixed Commercial Zoning. TDC is supportive of this effort as an essential step to promoting the Warehouse District as Toledo's premier walkable neighborhood.

The Warehouse District needs to see continued growth in residents, employee growth, and commercial activity to continue to thrive. For many years, the vision for the Warehouse District has been for a neighborhood with many residential and employment options, pedestrian and bike oriented infrastructure, and adaptive re-use of buildings. Industrial and Regional Commercial Zoning is no longer compatible with the neighborhood, and voluntary efforts for re-zoning have not been effective.

The TDC is a non-profit organization whose full-time staff, supported by our active volunteer board, provides neighborhood planning and design services to underserved neighborhoods of Toledo. Our expertise and passion stems from decades of combined experience as architects, city planners, urban developers, community leaders, and devoted Toledo residents. The TDC advocates for excellence and sustainability in design, and that this service should be a right not a privilege. In 2017 the TDC completed the Toledo Warehouse District Plan which was approved by Toledo City Council as an Amendment to the 20/20 Toledo Comprehensive Plan. This initiative spearheaded by ConneCToledo and the Toledo Warehouse District complements and builds on the plan in a positive way to create a vibrant neighborhood for all users. This initiative will build on pedestrian-oriented and adaptable development already happening within the Warehouse District.

On May 4, 2023 during a regularly scheduled TDC Board meeting, a motion was called to support rezoning classification of Warehouse District to a zoning classification based on the most recent Warehouse District Master Plan. A unanimous vote from the 12 board members in attendance came in support of the presented motion.

Please feel free to contact me with any questions or for additional information. Thank you in advance for your support.

Sincerely,


Elizabeth Ellis, *Studio Director*
Toledo Design Collective

cc: Jennifer Van Horn, *TDC Board Chair*