



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-4003-19

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-SO Regional Commercial Shopping Center Sign Control Overlay to IL Limited Industrial at 2040 S. Reynolds Road.

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-SO Regional Commercial Shopping Center Sign Control Overlay to IL Limited Industrial

Location - 2040 S. Reynolds Road

Applicant - City of Toledo
Dept. of Economic & Business Development
One Government Center, Suite 2200
Toledo, OH 43604

Site Description

Zoning - CR-SO / Regional Commercial Shopping Center Sign Control Overlay

Area - ± 58-acres

Frontage - ± 1,000' along Reynolds Road
± 5,000' along Southwyck Boulevard

Existing Use - Vacant commercial land

Proposed Use - Marketable industrial land

Neighborhood Org. Overlay - Ragan Woods/Hawthorne Hills Neighborhood Assoc. None

GENERAL INFORMATION (cont'd)

Area Description

North	-	Office commercial / CO
East	-	Reynolds Road, commercial & retail / CR
South	-	Office commercial / CO
West	-	Office commercial / CO

Combined Parcel History

Z-39-63	-	Zone Change from R-A to C-3, located at the west side of Reynolds Road, north of Ryan Road (P.C. approved on 3/14/1963, C.C. approved on 4/15/1963 by Ord. 211-63).
S-9-68	-	Preliminary Drawing of Hawthorne Hills, located at the NW corner of Heatherdowns Blvd. & Reynolds Road (P.C. approved on 7/11/1968).
Z-117-68	-	Zone Change from R-A, R-1, and C-3 to R-B, R-3, R-4, C-2, C-3 and C-4, located at the NW corner of Heatherdowns Blvd. & Reynolds Road (P.C. approved on 7/11/1968).
V-225-68	-	Vacate a portion of Ryan Road between Reynolds Road, West to N/S centerline of Sec. 23, Town 2 (P.C. approved on 9/5/1968, C.C. approved by Ord. 948-68).
S-1-69	-	Preliminary Drawing of Hawthorne Hills, located at the NW corner of Heatherdowns Blvd. & Reynolds Road (P.C. approved on 2/27/1969).
S-1-69	-	Final Plat of Hawthorne Hills, located at the NW corner of Heatherdowns Blvd. & Reynolds Road (P.C. approved on 5/14/1970).
S-1-69	-	Amendment to Commercial Plat for Hawthorne Hills Lot 2 at 5333 Southwyck Blvd. (P.C. approved on 11/18/1999).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

- | | | |
|---------|---|--|
| S-1-69 | - | Amendment to Commercial Plat for Hawthorne Hills Lot 21 at 5333 Southwyck Blvd. (P.C. approved on 1/18/2000). |
| Z-16-69 | - | Zone Change from R-A, R-1, and C-3 to C-4, west side of Reynolds Road & north of Heatherdowns Blvd. (P.C. approved on 3/27/1969, C.C. approved on 4/21/1969 by Ord. 292-69). <i>Case number used subsequently for site plans and sign approvals.</i> |
| Z-11-79 | - | Amendment to C-4 Shopping Center to permit a drive-up restaurant, west side of Reynolds Road & Southwyck Blvd. (P.C. approved on 2/8/1979, C.C. approved on 2/27/1979 by Ord. 129-79). |
| D-4-82 | - | Minor change to C-4 Site Plan for Southwyck Shopping Center to permit remodeling of drive-up restaurant, west side of Reynolds Road & south of Southwyck Blvd. (P.C. approved on 6/17/1982, C.C. approved on 7/6/1982 by Ord. 397-82). |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

This case was reviewed at the June 13, 2019 Toledo City Plan Commission hearing but failed on the motion due to a lack of majority amongst the quorum. The City of Toledo Department of Economic & Business Development is requesting a Zone Change from CR-SO Regional Commercial Shopping Center Sign Control Overlay to IL Limited Industrial at 2040 S. Reynolds Road. The ± 58-acre site is located at the northwest corner of Reynolds Road and Southwyck Boulevard. The site was previously occupied by the former Southwyck Mall, which has since been demolished and removed from the site. Surrounding land uses include commercial office buildings to the north, south and west across Southwyck Boulevard and commercial businesses across Reynolds Road to the east.

STAFF ANALYSIS (cont'd)

The City is requesting the Zone Change in order to market the property for a Wholesale, Storage and Distribution facility. A Zone Change is required because Wholesale, Storage and Distribution facilities are only permitted in the CD Downtown Commercial, IL Limited Industrial, IG General Industrial and IP Planned Industrial zoning districts. The Limited Industrial zoning district will control any potential negative effects on the surrounding residential and commercial land uses through the Site Plan Review process. Additionally, the IL Limited Industrial zoning district will provide ample space for a transition of light industrial operations between the CR Regional Commercial zoning to the east along Reynolds Road and the CO Office Commercial zoning to the west.

The existing Shopping Center Sign Control Overlay (-SO) district is remaining from when the shopping mall occupied the site. The intent of the -SO district is to create a consolidated uniform sign plan used by tenants within the shopping center. Without the shopping mall and any commercial activity on the site, the -SO district has become obsolete. Staff is supportive of eliminating the -SO district due to the lack of commercial development on the site.

Southwyck Mall

Opened in 1972, the Southwyck Mall was constructed as an 878,000 sq. ft. single-story shopping mall. Due to a decline in the economy in the early 2000's and an increase of online shopping, the decline of retail shopping malls across the country has increased. Upon closing, the mall was demolished in 2009 and the entire site was cleared. The site has sat vacant for the past ten (10) years with the City of Toledo taking control of the property in December 2014. Over the past five (5) years, the City has marketed the property for multiple commercial and mixed-use development opportunities. However, there has been diminutive interest from the development community. Instead, due to a shift in the retail economy and delivery industry, more shipping and distribution facilities, known as "Last Mile Delivery" companies, are needed to deliver goods to customers.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Regional Commercial land uses. The intent of the Regional Commercial future land use designation is to accommodate auto-oriented commercial development in areas already built in the same manner and to accommodate community and regional-oriented commercial uses. The proposed Zone Change does not conform to the future land use designation identified in the 20/20 Comprehensive Plan. However, a Wholesale, Storage and Distribution facility is not particularly an employment-intensive operation. Therefore, the proposed land use is consistent since the Limited Industrial district is intended to accommodate uses that are compatible with commercial and residential land uses.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the request because the proposed zoning is compatible with the adjacent commercial land uses and zoning classifications identified in the Toledo 20/20 Comprehensive Plan. The proposed rezoning will allow for the vacant shopping mall site to be marketed for redevelopment as Wholesale, Storage and Distribution. Additionally, any potential negative effects on surrounding residential and commercial land uses will be mitigated through the installation of landscaping buffers required by the Site Plan Review process. Finally, the proposed zone change will provide an appropriate transition from the CR Regional Commercial zoning to the east along Reynolds Road and the CO Office Commercial zoning along Southwyck Boulevard to the west.

If the property is redeveloped in the future, a Major Site Plan Review shall be required in accordance with the provisions of TMC§1111.0800.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4003-19, a request for Zone Change from CR-SO Regional Commercial Shopping Center Sign Control Overlay to IL Limited Industrial at 2040 S. Reynolds Road, to Toledo City Council for the following three (3) reasons:

1. The proposed IL Limited Industrial zoning is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A) – *Review & Decision-Making Criteria*).
2. The proposed IL Limited Industrial zoning is compatible with existing land uses within the general vicinity of the site (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and
3. The physical suitability of the subject property for the uses permitted under the proposed IL Limited Industrial zoning classifications (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



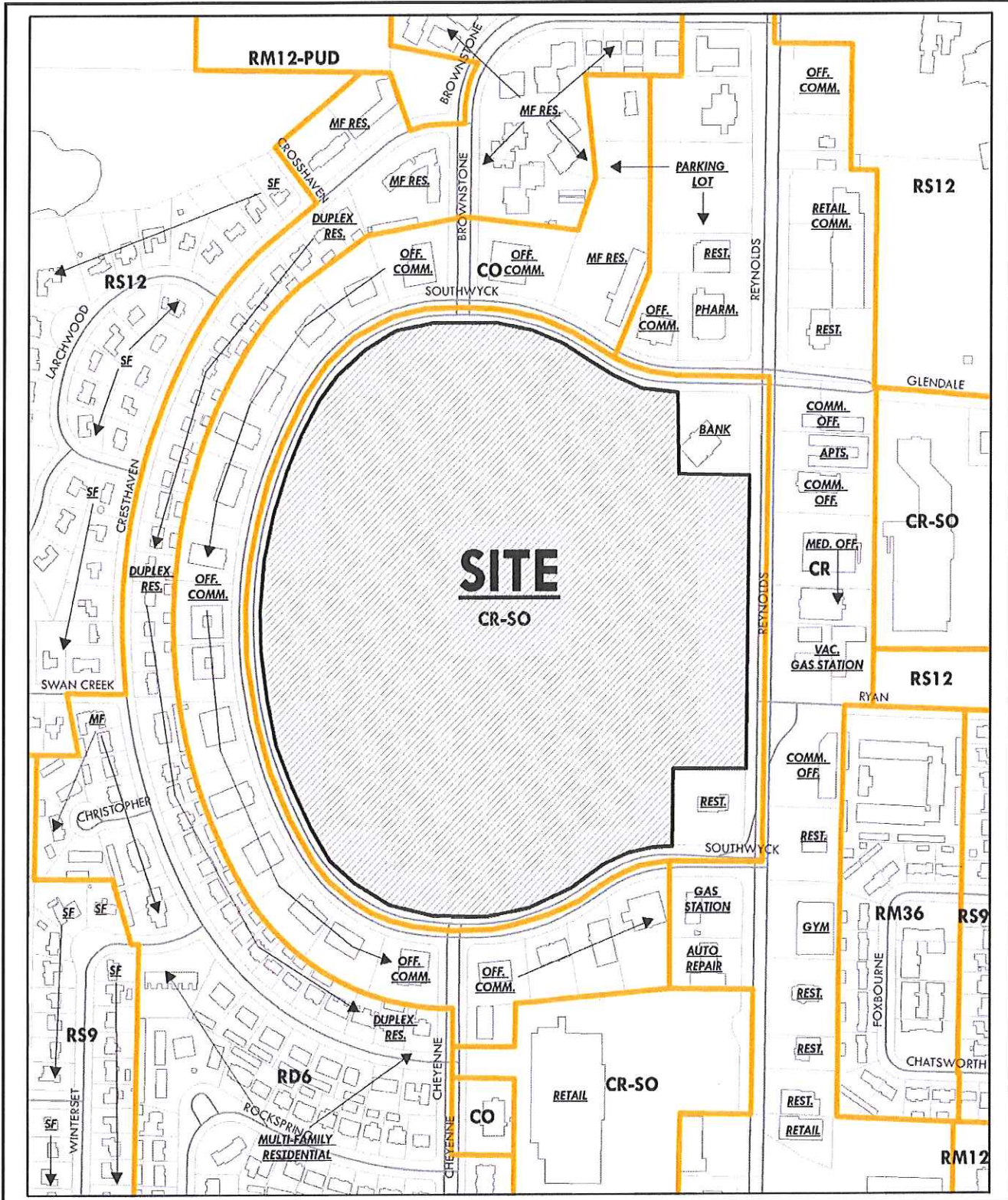
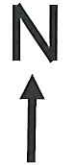
Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Brandon Sehlhorst, Commissioner, Div. of Economic Development, Suite 2200
Lisa Cottrell, Administrator
Ryne Sundvold, Associate Planner

ZONING AND LAND USE

Z-4003-19
ID 148



Gibbons, Julie

From: David Lemon <DLemon@co.lucas.oh.us>
Sent: Tuesday, June 18, 2019 7:20 AM
To: Ludeman, Rob
Subject: Fwd: July 11 rezoning hearing regarding the former Southwyck Mall acreage

Good morning Rob, I submitted the attached petition in support of the Southwyck zoning change to the plan commission yesterday. . .

>>> David Lemon 6/17/2019 12:06 PM >>>

June 17, 2019

Thomas Gibbons, Toledo-Lucas County Planning Commission Director
City of Toledo Plan Commission Members
One Government Center, Suite 1620
Toledo, Ohio 43604

Re: July 11, 2019 rezoning request for the acreage of the former Southwyck Mall.

Dear Mr. Gibbons and City of Toledo plan commission members,

We, the undersigned residents, property owners, and stakeholders in the Hawthorne Hills and Ragan Woods residential subdivisions and the S.Reynolds commercial corridor, located adjacent to the acreage formerly housing the Southwyck Mall, which closed on June 29, 2008, and was demolished in July, 2009, are contacting you to convey our support of the zoning change that has been requested for the land by the current property owner, the City of Toledo.

This zoning modification will better reflect both the current overall trend in commercial land usage and development, as well as the most economically viable alternative usage of this specific commercial property located in a high traffic, commercial corridor situated between the Ohio Turnpike Maumee/Toledo exit and the nearby I-475 Spring Meadows exit. Traditional bricks and mortar retailing has been experiencing a rapidly shrinking footprint locally and nationally due to the growing dominance of online retail by American consumers.

It has been publicly reported recently that the City of Toledo and Signature are conducting "serious negotiations," with a commercial purchaser/end user who seeks to acquire and redevelop the Southwyck acreage for business purposes entailing a new business operation/facility and the accompanying, beneficial new employment and tax revenue streams that are the lifeblood of any community that seeks to continue to grow.

We support this zoning change in order to give the parties the tools they need to successfully move forward with the sale and redevelopment of this land.

Sincerely,

David Lemon, Attorney-at-Law, Larchwood Lane, Toledo, Ohio 43614

Jim Oedy, Co-Owner, CEO, Genesis Village Senior Community, individually and on behalf of the 175 residents and 48 employees of Genesis, 2429 S.Reynolds Rd., Toledo, Ohio 43614

Joe Mossing, Owner, Mossing & Sons Apartments, 2323 Cheyenne Blvd., Toledo, Ohio 43614

Bill Logie, Swan Creek Dr., Toledo, Ohio 43614

Susan Logie, Swan Creek Dr., Toledo, Ohio 43614

Paul Tecpanecatl, Ragan Woods Dr., Toledo, Ohio 43614

Elaine Tecpanecatl, Ragan Woods Dr., Toledo, Ohio 43614

Pastor Chuck Campbell, Tanglewood Dr., Toledo, Ohio 43614

Jeri Campbell, Tanglewood Dr., Toledo, Ohio 43614

Jeffrey Sullivan, MBA, MSF, Larchwood Lane, Toledo, Ohio 43614

Kevin Welch, Owner, Andrews & Andrews Properties, 5560 Heatherdowns Blvd., Toledo, Ohio 43614

Dr. Richard Weisfelder, Swan Creek Dr., Toledo, Ohio 43614

Dr. Christine Weisfelder, Swan Creek Dr., Toledo, Ohio 43614

Dr. Susan Battan, Sweetwater Ct., Toledo, Ohio 43614

Nancy O'Henry-Roberts, Owner/Partner, Shadow Valley Tennis Club, Bridlewood Lane, Toledo, 43614

Elizabeth Foley, Attorney-at-Law, Rockspring Rd., Toledo, Ohio 43614

Dennes Toneff, Ragan Woods Dr., Toledo, Ohio 43614

John Fleitz, Sweetwater Ct., Toledo, Ohio 43614

Marcia Fleitz, Sweetwater Ct., Toledo, Ohio 43614

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Barbara Baker, Rockspring Rd., Toledo, Ohio 43614

Lori Ohlers, Brownstone Blvd., Toledo, Ohio 43614

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Dr. Moira Van Staaden, Larchwood Lane, Toledo, Ohio 43614

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Robin Staller, Cresthaven Lane, Toledo, Ohio 43614

Tony Lyons, Tanglewood Dr., Toledo, Ohio 43614

Linda Lyons, Tanglewood Dr., Toledo, Ohio 43614

Adam Crane, Manager, Crane Properties, Rockspring Rd., Toledo, Ohio 43614

Dr. John Russ, Larchwood Lane, Toledo, Ohio 43614

Julie Miller, Brownstone Blvd., Toledo, Ohio 43614

Mary Jane Koch, Maryann Place, Toledo, Ohio 43614

2-4003-19

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Julie Miller, Brownstone Blvd., Toledo, Ohio 43614

Mary Jane Koch, Maryann Place, Toledo, Ohio 43614

Sundvold, Ryne

From: Nancy Roffey <nroffey100@gmail.com>
Sent: Monday, July 8, 2019 3:35 PM
To: Sundvold, Ryne
Subject: Zone Change--Southwyck Mall

July 9, 2019

From Nancy Roffey, 5431 Cresthaven Ln, D2

A question for you. How would you like to live a block and a half from a warehouse, factory or shipping business...with large trucks screeching in and out all day long, with big freight trucks tying up traffic on Reynolds or roaring past the day care center on Cheyenne. The noise pollution will be unhealthy in this residential neighborhood.

My street runs just behind Southwyckb Blvd. It is made up of single, double and multi-family dwellings. Properties are well-maintained with manicured lawns. Why should a business come into this area and be allowed to destroy property values. That is not the role of government.

Already 18-wheelers and other large trucks are parked in rows behind the office buildings that line Southwyck, filling the space between the buildings right next to the fence behind the apartment building across from me. In fact, from my lovely condo patio, I can look across and see big trucks behind my neighbors fence. These buildings are using these are in the 4000 block just off of Cheyenne. These are zoning violation, and I have asked for an investigation.

There is already enough blight/empty spaces on Reynolds Rd. Please don't add more problems. Please do no ruin my home. There is plenty of space around entrances to interstates all around the city.

Respectfully,
Nancy Roffey