

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: December 7, 2020

REF: Z-11001-20

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

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

SUBJECT: Zone Change from CO to CM at 2283 Ashland Ave.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 3 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CO to CM
Location	-	2283 Ashland Ave
Applicant	-	Beach House Inc. 2421 Broadway St Toledo, OH 43609

Site Description

Existing Zoning	-	CO / Office Commercial
Proposed Zoning	-	CM / Mixed Commercial
Area	-	± .68 acres
Frontage	-	± 150' along Ashland Ave
Existing Use	-	Office
Proposed Use	-	Office, Homeless Shelter

Area Description

North	-	CO / Multi-Family Residential
South	-	CO / Medical Office
East	-	CO / Post Office
West	-	CO / Office, Multi-Family Residential

STAFF ANALYSIS

Parcel History

SpP-2-77 - Special Permit to construct 35'x45' addition

Applicable Plans and Regulations

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

The applicant, Beach House Inc, is requesting a Zone Change from CO (Office Commercial) to CM (Mixed Commercial) at 2283 Ashland Ave. This case is being reviewed alongside SUP-11002-20, a Special Use Permit for a Homeless Shelter at 2283 Ashland Ave. The applicant currently operates offices in the subject building, with a shelter on Erie Street in Vistula. Covid-19 has caused unpredictable residual effects, and as a result, additional housing is needed for individuals experiencing homelessness. Additionally, social distancing practices require additional overflow space. The proposed zone change would allow Beach House to expand their existing offices to serve as a homeless shelter, which is permitted in the CM zoning classification with a Special Use Permit. The existing office building has frontage on Ashland Ave and is surrounded by a variety of office and multi-family uses.

The applicant has attended a meeting of the Old West End Historic District Commissions and presented the application. A few minor questions were answered, no additional concerns were found. A neighborhood meeting has been scheduled for December 1st, 2020 at 6:00 pm over Zoom.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan recommends this land be used for Neighborhood Commercial purposes. The Toledo 20/20 Plan defines Neighborhood Commercial as “predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale offices and mixed uses may be included.” The proposal offers a medium scale mixed use/office space, and is supported by the Comprehensive Plan.

Subject to the approval of a zone change from CO (Office Commercial) to CM (Mixed Commercial), the proposed use will be permitted. The proposal meets an increasing need in the community and will offer a mix of multi-family residential and office uses, which are compatible with surrounding multi-family residential, medical office, and office uses. The proposed location meets all use-specific requirements of TMC§1104.1000 and does not create any spacing violations. Staff recommends approval.

PLAN COMMISSION RECOMMENDATION

The Plan Commission recommends approval of Z-11001-20, a Zone Change from CO to CM at 2283 Ashland Ave, to Toledo City Council for the following two (2) reasons:

1. The proposal is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606.A); and
2. The proposal is appropriate in context of existing land uses within the general vicinity of the subject property (TMC§1111.0606.B);

Respectfully Submitted,



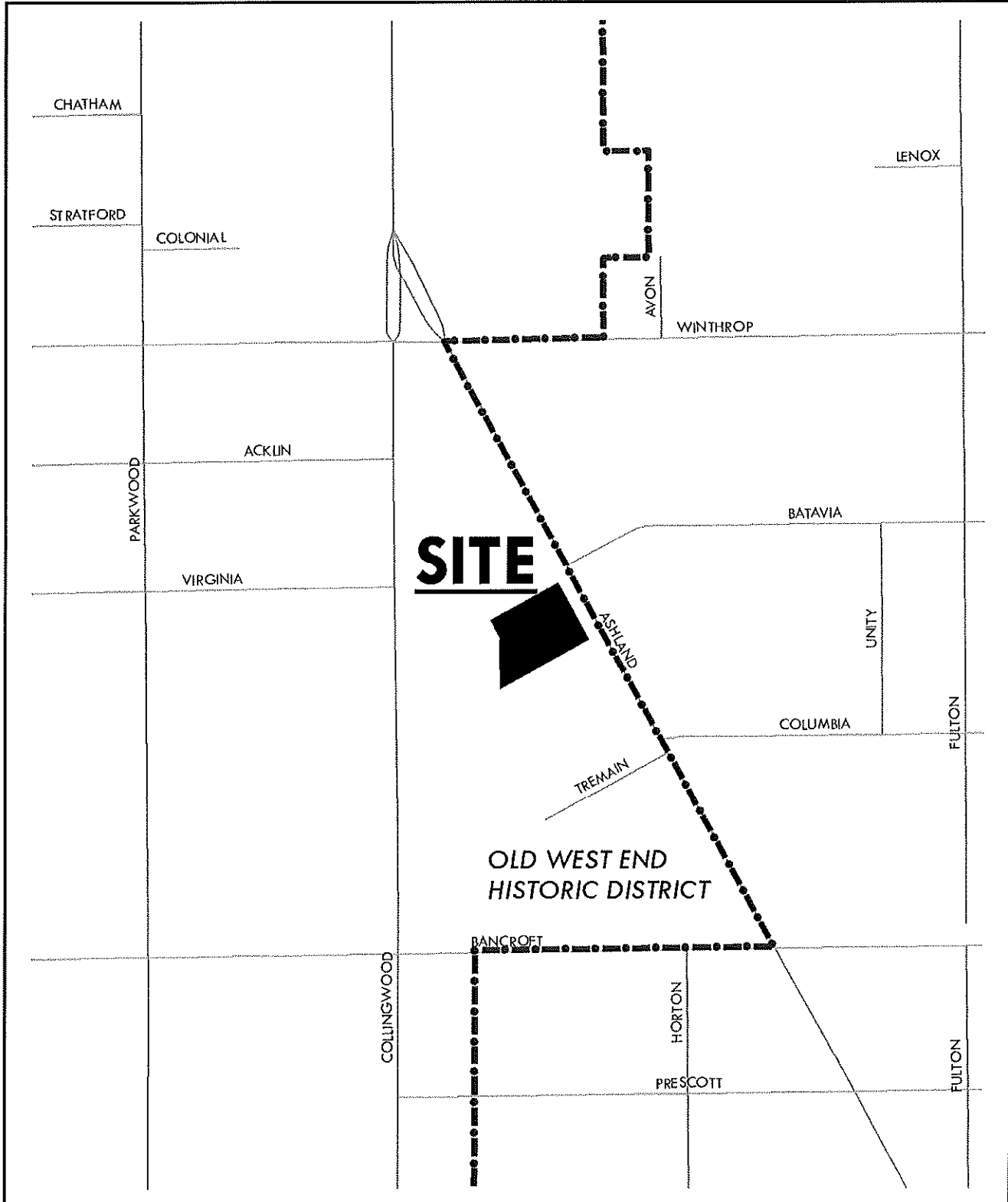
Thomas C. Gibbons
Secretary

ML
Two (2) sketches follow

CC: Lisa Cottrell, Administrator
Matt Lascheid, Associate Planner
Beach House Inc; 2421 Broadway St; Toledo, OH 43609
Mannik & Smith Group; 1800 Indian Wood Circle; Maumee, OH 43537

GENERAL LOCATION

Z-11001-20
ID 4



ZONING AND LAND USE

Z-11001-20
ID 4

