



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: December 7, 2019

REF: Z-10004-18

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

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

SUBJECT: Request for a Zone Change from CO Office to CD Downtown.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 6, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from CO Office to CD Downtown

Location - 625 Adams Street

Applicant - Talon Renovations, LLC
6800 Central Avenue, Suite B1
Toledo, OH 43617

Site Description

Zoning - CO Office Commercial

Area - ± 0.085 acres

Frontage - ± 42' along Adams Street
- ± 90' along Erie Street

Existing Use - Vacant commercial

Proposed Use - Multi Dwelling

Overlay - Downtown Overlay District

Area Description

North - Commercial offices, Court House / CO

South - Restaurants, Commercial offices / CD

East - Restaurants, Commercial offices / CO, CD

West - County offices / CD

GENERAL INFORMATION (cont'd)

Parcel History

None on record.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO Office Commercial to CD Downtown Commercial at 625 Adams Street. The ± 0.085 site is currently occupied by a 15,480 square foot, three-story building, constructed in 1886. Surrounding land uses include commercial offices and the Lucas County Court House to the north; commercial offices and restaurants to the east and south; and county offices to the west.

The lot area of the subject property measures 3,692 square feet. Office/retail space occupies the ground floor of the building. The applicant intends to convert the second and third floors to loft apartments. Multi-Dwelling uses are permitted in both CO and CD zoning districts. However, the current CO zoning district only allows two (2) units on the subject site based upon that district's requirement of a minimum lot area of 1,800 square feet per multi-family unit. The CD zoning district requires only 500 square feet minimum lot area per unit. As such, seven (7) units would be permitted here (TMC§1106.0102). The applicant is requesting the zone change in order to increase the allowed density and construct five (5) units.

Downtown Overlay District (DOD)

The property is located within the Downtown Overlay District (DOD). The DOD is created as an overlay district that is applied to physical changes to structures located within and adjacent to the Central Business District of the City. DOD regulations apply in combination with underlying base zoning district regulations and all other applicable standards of the Toledo Municipal Zoning Code. The DOD mandates that wherever possible, examples of the City's traditional commercial, civic and residential architecture should be preserved, renovated and where appropriate, adaptively reused. In the event the property is modified by any exterior physical changes which the total cost is more than \$250,000 or 25% of the appraised value of the building, as listed by the County Auditor, whichever is the lesser amount, then the property will be subject to additional regulations per TMC§1103.0200.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan recommends *Downtown Commercial* uses for the corner of Adams and Erie Streets; “*Intended to accommodate a broad range of uses to reflect downtown’s role as a commercial, governmental, cultural and entertainment center. Land uses are intended to be intense with high building coverage, large buildings, and buildings placed close together. Accommodates mixed-use pedestrian oriented development. Special District for Downtown Neighborhood.*” (Toledo 20/20 Comprehensive Plan/Appendix D, Legend)

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-10004-18, a Zone Change from CO Office to CD Downtown at 625 Adams Street to Toledo City Council for the following three (3) reasons:

1. The request conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606.A – *Review and Decision Making Criteria*).
2. The request is consistent with existing land uses within the general vicinity of the subject property (TMC§1111.0606.B - *Review & Decision-Making Criteria*); and
3. The request is consistent with the zoning classifications of the properties within the general vicinity of the subject property (TMC§1111.0606.C - *Review & Decision-Making Criteria*).

Respectfully Submitted,



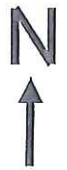
Thomas C. Gibbons
Secretary

CC: Lisa Cottrell, Administrator
Daryl Graus, Planner

Talon Renovations, LLC
6800 Central Avenue, Suite B1
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GENERAL LOCATION

Z-10004-18
ID 9



ZONING AND LAND USE

Z-10004-18
ID 9

