

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: October 14, 2022

REF: Z-8008-22

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

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

SUBJECT: Zone Change from CN Neighborhood Commercial to CM Mixed Commercial at 1338 N. Summit Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 13, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CN Neighborhood Commercial to CM Mixed Commercial
Location	-	1338 N. Summit
Applicant	-	BPM-Brown Property Management, LLC 26 Lansdowne Road Toledo, OH 43623
Co-Applicant & Owner	-	Bridges of Toledo, LLC PO Box 167195 Oregon, OH 43616

Site Description

Zoning	-	CN / Neighborhood Commercial
Overlays	-	MRO / Maumee Riverfront Overlay SSCRO / Summit Street Corridor Redevelopment UNO District
Area	-	± 0.81 Acres
Frontage	-	± 503' along Summit ± 171' along Magnolia
Existing Use	-	Vacant
Proposed Use	-	Multi-family development

GENERAL INFORMATION (cont'd)

Area Description

North	-	IL, CR / Vacant Lots & Commercial Structures, Brewery & Distillery, Offices, Warehouse
South	-	IG / Vacant Land, CSO Basin, Pedestrian Path, Urban Prairie, Maumee River
East	-	IG / Light Manufacturing
West	-	IG / Pedestrian path, Urban Prairie

Combined Parcel History

Z-259-81	-	Zone change from M-2 to C-3 (Ord. 78-82, 1/26/82)
SUP-229-81	-	Special Use Permit for a gasoline station (Ord. 79-82, 1/26/82)
Z-6016-05	-	Zone change from CR Regional Commercial to CN Neighborhood Commercial (PC Approved 8/11/05, CC approved via Ord. 692-05)
PUD-8009-22	-	Planned unit development for multi-family development (not yet heard by Plan Commission) <i>Companion Case.</i>
MRO-2-22	-	Maumee River Overlay Review for multi-family development (not yet heard by Plan Commission) <i>Companion Case.</i>

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant and owner of the property located at 1338 N. Summit Street has requested a zone change from CN Neighborhood Commercial to CM Mixed Commercial. The ± 0.81 acre site is situated at the south-west corner of Summit Street and Magnolia Street and is currently vacant. To the south of the site is a Downtown Storage Basin, which was developed as part of the Toledo Waterways Initiative and the Maumee river. To the west is an urban prairie with walking path that connects Summit Street to the intersection of Olive and Water Street. To the north of the site is

STAFF ANALYSIS (cont'd)

Staff recommends approval of the Zone Change from CN Neighborhood Commercial to CM Mixed Commercial because the proposed CM Mixed Commercial zoning is compatible with the existing land uses within the vicinity and is consistent with the Toledo 20/20 Comprehensive Plan, Summit Street Redevelopment Plan, and the Vistula Neighborhood Master Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-8008-22, a request for Zone Change from CN Neighborhood Commercial to CM Mixed Commercial to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**);
2. The rezoning is consistent with the Summit Street Redevelopment Plan, Vistula Neighborhood Master Plan, Comprehensive Plan, and stated purpose of the Zoning Code (**TMC1111.0606(A)**).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

JGL
Two (2) sketches follow

Cc: Applicants
Lisa Cottrell, Administrator
Jonny Latsko, Planner

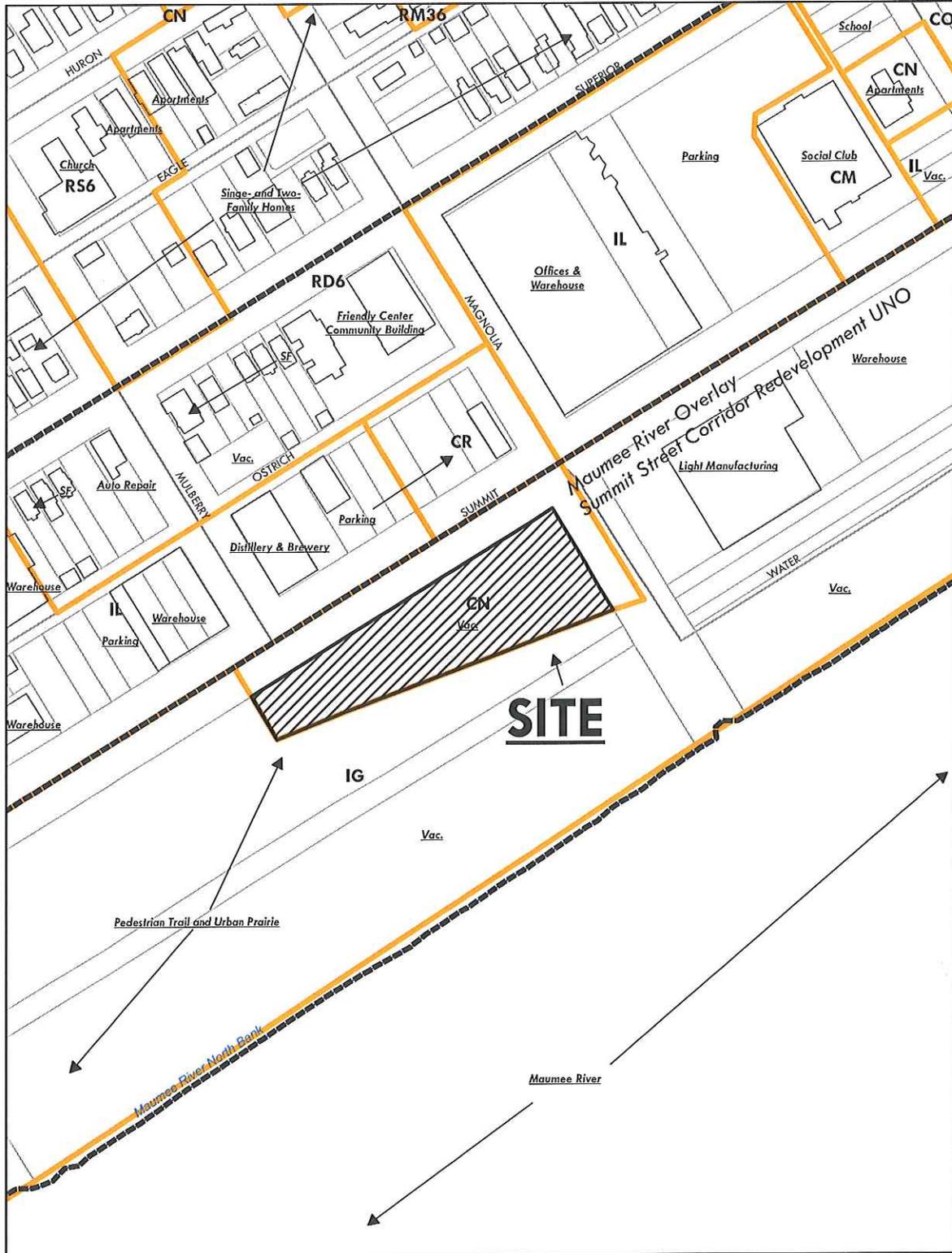
GENERAL LOCATION

Z-8008-22
ID 4



ZONING & LAND USE

Z-8008-22
ID 4



Latsko, Jonathan

From: Keith Brown <keith@brownrs.com>
Sent: Friday, September 16, 2022 1:05 PM
To: Latsko, Jonathan
Subject: Fwd: Bridges of Toledo

Lonnie Homan Toledo Historical and long time Vistula Neighborhood director

----- Forwarded message -----

From: Lonnie Homan <lhoman4854@att.net>
Date: Sat, Sep 10, 2022 at 9:48 AM
Subject: Re: Bridges of Toledo
To: keith@brownrs.com <keith@brownrs.com>

Keith Brown:

This email will act as my Support for your (BRIDGES OF TOLEDO) project. This Vistula neighborhood needs to grow just like the other neighborhoods in the city of Toledo. We need to support all the men and women who stand up and develop the projects that are needed to move this city to the future. We as residents of Vistula are excited to see this project of Keith Browns come to life. The river front is the perfect place for this type of project. I have been living in this neighborhood for 35+years and have seen a lot of improvements. This is another reason why I support the (BRIDGES OF TOLEDO) project.

Lonnie Homan
419-351-2967

On Friday, September 9, 2022 at 09:11:56 PM EDT, Lonnie Homan <lhoman4854@att.net> wrote:

Keith sorry I have been busy I will do this this weekend

[Sent from AT&T Yahoo Mail on Android](#)

On Fri, Sep 9, 2022 at 11:48 AM, Keith Brown <keith@brownrs.com> wrote:

Lonnie,

I wanted to update you regarding the Bridges of Toledo project.

We submitted for rezoning from CN to CM last week. Attached below are the rendering, site plan, elevations, ect.

I am in for rezoning so an email of support from you and others in the area will help me with my efforts.

This is an exciting time for Toledo and the North Summit Corridor.

Best regards,

Keith

Keith Brown
Brown CRE
26 Lansdowne Rd.
Toledo, OH 43623
P- 419.290.7770
F- 419.754.2177
keith@brownrs.com

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--

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Latsko, Jonathan

From: Keith Brown <keith@brownrs.com>
Sent: Friday, September 16, 2022 1:03 PM
To: Latsko, Jonathan
Subject: Fwd: Bridges of Toledo

from Greek Church

----- Forwarded message -----

From: Emmanuel Yakumithis <toledogreek@gmail.com>
Date: Fri, Sep 16, 2022 at 12:47 PM
Subject: Bridges of Toledo
To: keith@brownrs.com <keith@brownrs.com>

Mr. Brown,

Thank you for meeting with me to discuss your project. Father Larry and I have discussed with several parishioners and we are excited to show our support for this project. As a long term stakeholder in the neighborhood (over 100 years), we have seen the decline of the area and are filled with hope and pride in the current efforts being made by local development and businesses. Your project seems to fit in with the synergy being created for the area and we wish you success in this amazing project.

Emmanuel T. Yakumithis, President
Holy Trinity Greek Orthodox Cathedral

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Latsko, Jonathan

From: Keith Brown <keith@brownrs.com>
Sent: Friday, September 16, 2022 1:06 PM
To: Latsko, Jonathan
Subject: Fwd: Bridges of Toledo

From Fred Treuhaft, Gateway Developer

----- Forwarded message -----

From: Fred Treuhaft <fred@treuadvisors.com>
Date: Thu, Aug 11, 2022 at 9:11 AM
Subject: RE: Bridges of Toledo
To: Keith Brown <keith@brownrs.com>

Keith,

Please find this email as support for your project. We are very excited about the continued development of Vistula and your 44 unit project will blend in very well with what else is going on.

Good luck and looking forward to you breaking ground!

Fred

From: Keith Brown <keith@brownrs.com>
Sent: Wednesday, August 10, 2022 12:35 PM
To: Fred Treuhaft <fred@treuadvisors.com>
Subject: Bridges of Toledo

Fred,

It was a pleasure meeting with you recently regarding the market rate apartment project we are working on at 1338 N. Summit.

As you know we are applying for rezoning from CN to CM to accommodate the design we are developing. Your comments were encouraging and if you would send me an email detailing your support for the project it could help me with the rezoning application process.

To recap, we would build 44 units made up of apartments that would include bungalows and flats. A mixture of 1 bedroom and 2 bedrooms ranging in size from 750 square feet to 1,100 square feet. They would all have private balconies facing the river.

Again, we greatly appreciate your support and believe this is the right use for the property and the Vistula and Lowertown neighborhood. Because we are local investors we are able to use some of our profits to help the greater good of the local community. If there are any local charities or initiatives you want to bring to our attention please let us know.

Best regards,

Keith

--
Keith Brown

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Latsko, Jonathan

From: Keith Brown <keith@brownrs.com>
Sent: Friday, September 16, 2022 1:09 PM
To: Latsko, Jonathan
Subject: Fwd: Bridges of Toledo,

from Ambrea Mikolajczyk

----- Forwarded message -----

From: Ambrea Mikolajczyk <ambrea@arktoledo.com>
Date: Thu, Aug 11, 2022 at 7:17 AM
Subject: Re: Bridges of Toledo,
To: Keith Brown <keith@brownrs.com>

Hi Keith,

Thank you for reaching out.

I will write a letter in support for you all, no problem.

Have a great day!

Ambrea Mikolajczyk
Torrey Hill Apartments
ARK Restoration & Construction
Office: 567-ARK-1535
Cell: 419-340-8404
arktoledo.com

On Aug 10, 2022, at 12:36 PM, Keith Brown <keith@brownrs.com> wrote:

Ambrea,

It was a pleasure meeting with you recently regarding the market rate apartment project we are working on at 1338 N. Summit.

As you know we are applying for rezoning from CN to CM to accommodate the design we are developing. Your comments were encouraging and if you would send me an email detailing your support for the project it could help me with the rezoning application process.

To recap, we would build 44 units made up of apartments that would include bungalows and flats. A mixture of 1 bedroom and 2 bedrooms ranging in size from 750 square feet to 1,100 square feet. They would all have private balconies facing the river.

Again, we greatly appreciate your support and believe this is the right use for the property and the Vistula and Lowertown neighborhood. Because we are local investors we are able to use some of our profits to help the greater good of the local community. If there are any local charities or initiatives you want to bring to our attention please let us know.

Best regards,

Keith

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Latsko, Jonathan

From: Keith Brown <keith@brownrs.com>
Sent: Friday, September 16, 2022 1:07 PM
To: Latsko, Jonathan
Subject: Fwd: Development at Bridges of Toledo

Support from Angela Lucas, Tolhouse and Lucille's owner

----- Forwarded message -----

From: Angela Lucas <angela@tolhouse.com>
Date: Thu, Sep 15, 2022 at 1:04 PM
Subject: Re: Development at Bridges of Toledo
To: Keith Brown <keith@brownrs.com>

Hi Keith!

The project looks great! I support it.

Angela

-

Angela Lucas
[TolHouse](#) | #FORTHEVIBRANT

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On Jun 21, 2022, at 5:01 PM, Keith Brown <keith@brownrs.com> wrote:

Angela,

It was a pleasure speaking with you and touring the Tolhouse today.

I was really impressed with what you and your husband have created. I look forward to visiting your coffee house and jazz bar in the near future. I also would have interest in leasing an office in your building. Let me know if that would be possible.

The main reason for stopping in is to share the development ideas we have for our property at 1338 N. Summit. We would appreciate your thoughts and comments since you are a major stakeholder in the Summit corridor. Let me know when you and Will have time to meet. I am available this week: tomorrow from 8:30-noon and after 2:30, Thursday from 9-10 and from noon to 5:30 or Friday afternoon. Next week I am open Monday from 8:30-10 or after 2:30 and anytime the rest of the week except Wednesday morning.

Thanks again for your time.

Best regards,

--

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