



# 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: January 11, 2019

REF: Z-11002-18

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 CR Regional Commercial and IG General Industrial to POS Park & Open Space at 0 Riverside Drive (Riverside Drive & Front Street).

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 10, 2019 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

- Request - Zone Change from CR Regional Commercial and IG General Industrial to POS Park & Open Space
- Location - 0 Riverside Drive (Riverside Drive & Front Street)
- Applicant - The Metropolitan Park District of the Toledo Area  
5100 West Central Avenue  
Toledo, OH 43615
- Architect - Smithgroup  
201 Depot Street, 2<sup>nd</sup> Floor  
Ann Arbor, MI 48104
- Engineer - Lewandowski Engineers  
234 N. Erie Street  
Toledo, OH 43604

### Site Description

- Zoning - CR & IG / Regional Commercial & General Industrial
- Area - ± 88.68 acres
- Frontage - ± 3500' along Front Street  
± 800' along Riverside Drive  
± 600' along future Morrison Drive  
± 60' along Main Street

**GENERAL INFORMATION (cont'd)**

Site Description (cont'd)

Existing Use	-	Undeveloped
Proposed Use	-	New metropark
Neighborhood Org.	-	None
Overlay	-	Maumee Riverfront Overlay (MRO) and Marina District Overlay (MDO)

Area Description

North	-	National Museum of the Great Lakes, Maumee River / CR
South	-	Front Street, single-family houses / CR, POS & IL
East	-	Front Street, single-family houses / CR & RM36
West	-	undeveloped (future apartments) / CM-PUD

Combined Parcel History

MRO-3-92	-	MRO review of a soil remediation facility at 957 Front Street (Applicant requested deferral 4/1/1993).
MRO-5-93	-	MRO review of addition to Sports Arena (Administrative approval 7/23/1993).
Z-8005-05	-	Zone change from IL to CR for Sports Arena site (PC approved 9/8/05, CC approved 11/1/05 by Ord. 761-05).
SUP-5005-06	-	Special use permit for Marina (PC approved 6/8/06, CC approved 7/25/06 by Ord. 523-06).
Z-8013-06	-	Zone change from IG, IL, CR and POS to CR (PC approved 10/12/06, CC approved 11/28/06 by Ord. 807-06).
M-8-06	-	Marina District Overlay Zoning District (PC approved 3/8/07, CC approved 5/1/07 by Ord. 273-07).
M-2-05	-	Marina District Urban Renewal Plan (PC approved 4/25/07, CC approved 5/15/07 by Ord. 288-07).

**GENERAL INFORMATION (cont'd)**

Combined Parcel History (cont'd)

- |              |   |                                                                                                                          |
|--------------|---|--------------------------------------------------------------------------------------------------------------------------|
| S-1-08       | - | Final Plat for THE MARINA DISTRICT Plat (PC approved 4/10/08).                                                           |
| M-15-13      | - | Correction to Marina District Overlay boundary originally approved via Ord. 93-10 (CC approved 12/10/13 by Ord. 568-13). |
| SUP-11003-18 | - | Special Use Permit for community recreation – active for a new metropark at 0 Riverside Drive ( <i>Companion Case</i> ). |
| MRO-3-18     | - | Maumee Riverfront Overlay District review for a new metropark at 0 Riverside Drive ( <i>Companion Case</i> ).            |
| MDO-5-18     | - | Marina District Overlay review for a new metropark at 0 Riverside Drive ( <i>Companion Case</i> ).                       |

Applicable Plans and Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- 1981 Maumee Riverfront Plan – Executive Summary
- Marina District Overlay Zone Declaration of Restrictions, Easements, Design and Development Standards and Comprehensive Sign Plan

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from CR Regional Commercial and IG General Industrial to POS Park & Open Space at 0 Riverside Drive (Riverside Drive and Front Street). The site is roughly 89-acres of land located along the Maumee River within the Marina District of Downtown Toledo. Surrounding land uses include the Maumee River to the north, International Park to the west across Main Street, a gas station, warehouse, and office space to the south, and the National Museum of the Great Lakes to the east.

**STAFF ANALYSIS (cont'd)**

The applicant is requesting the Zone Change in order to construct a new waterfront Metropark. The site plan submitted identifies park amenities including an event lawn and pavilion building with rooftop patio, a sledding hill, paddlecraft/kayak launch cove, multi-use recreation trails including a pedestrian bridge over Main Street, parking areas and stormwater infrastructure improvements. A Maumee Riverfront Overlay review (*MRO-3-18*), Marina District Overlay review (*MDO-5-18*), and a Special Use Permit request (*SUP-11003-18*) accompany this case.

Toledo 20/20 Comprehensive Plan

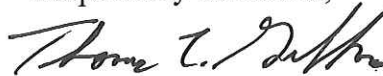
The Toledo 20/20 Comprehensive Plan identified the future land use designation as Urban Village. The Urban Village designation is a specialized residential and commercial area that possesses characteristics of Traditional Neighborhood Development, such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The proposed zoning classification is consistent with the future land use designation identified in the 20/20 Comprehensive Plan. Additionally, the proposed rezoning is similar to existing land uses and zoning classifications within the general vicinity of the subject site.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-11002-18, a request for Zone Change from CR Regional Commercial and IG General Industrial to POS Park & Open Space at 0 Riverside Drive (Riverside Drive & Front Street), to Toledo City Council for the following three (3) reasons:

1. The proposed zone change meets the stated purpose of the Zoning Code (TMC§1111.0606(A) – *Review & Decision-Making Criteria*).
2. The proposed POS Park & Open Space zoning classification is similar to existing land uses within the general vicinity of the site (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and
3. The proposed POS Park & Open Space zoning classification is consistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*).

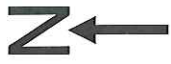
Respectfully Submitted,



Thomas C. Gibbons  
Secretary

Cc: Lisa Cottrell, Administrator  
Ryne Sundvold, Planner





Z-11002-18  
ID 27

# ZONING & LAND USE

