



# 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 12, 2018

REF: Z-11005-17

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

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

SUBJECT: Request a for a Zone Change from IL Limited Industrial to CR Regional Commercial at 1337 North Summit Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 11, 2018 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request	-	Request a for Zone Change from IL Limited Industrial to CR Regional Commercial
Location	-	1337 North Summit Street
Applicant	-	Maggie Bauman 5 Birkhead Place Toledo, OH 43608

### Site Description

Zoning	-	IL / Limited Industrial
Area	-	± 0.51 acres
Frontage	-	±166' along Summit Street
Frontage	-	±165' along Magnolia Street
Frontage	-	±133' along Ostrich Lane
Existing Use	-	Vacant Commercial Building
Proposed Use	-	Fast Order Food
Neighborhood Org.	-	Historic Vistula Foundation
Overlay	-	Summit Street Corridor Redevelopment

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	Community Center / RD6
South	-	Undeveloped Land / CN
East	-	Industrial Building / IL
West	-	Commercial Building / IL

Parcel History

None on record

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Summit Street Corridor Redevelopment UNO District
- Summit Street Corridor Redevelopment Plan
- Toledo 20/20 Comprehensive Plan

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from IL Limited Industrial to CR Regional Commercial for a site located at 1337 North Summit Street. The ±0.51 acre site is occupied by a vacant mixed commercial and residential use building that was built in 1910. The site consists of four (4) parcels and is located in the Summit Street Corridor Redevelopment Urban Neighborhood Overlay District.

The applicant is requesting a Zone Change to CR Regional Commercial in order to create a “food truck park”. The intention is to have a daily rotation of two (2) or three (3) local food trucks. The letter of intent states that tables, chairs, and port-a-potties will be provided for customers. The letter of intent also states that hours of operation will be from 11am to 2pm and that no trucks will be stored overnight. Such an operation is categorized as a “Fast Order Food” land use and is not allowed in the current zoning district. The use is defined as “an establishment whose primary business is the sale of food: a) primary intended for immediate consumption; b) available within a short waiting time; and c) packaged or presented in such a manner that is can be readily eaten outside the premises where it is sold. Does not include drive-thru fast order food establishments”.

Surrounding land uses include an industrial building to the east and a commercial building to the west of the site of the site. To the south of the property across Summit Street is undeveloped land. To the north of the site is a community center and an associated accessory building.

**STAFF ANALYSIS (cont'd)**

Summit Street Corridor Redevelopment Urban Neighborhood Overlay District

Overlay districts are tools for dealing with special situations or accomplishing special zoning goals. As the name implies, overlay zoning overlay districts are “overlaid” on base zoning classification to alter some or all of the underlying district regulations. The Summit Street Corridor Redevelopment (SSCR) District is an overlay zoning classification established as an Urban Neighborhood Overlay (UNO) District. The overlay zoning district establishes additional design standards on development allowed by the underlying zoning district. The proposed zoning complies with the intent of the SSCR-UNO.

Summit Street Corridor Redevelopment Plan

The Summit Street Corridor is essentially segmented into three (3) distinct zones which run parallel with the Maumee River. The northern zone is the residential neighborhood consisting of historic single and multiple family structures. The middle zone which runs along Summit Street is composed of mixed uses consisting of sporadic commercial structures, small manufacturing establishments, and institutional uses where not one type of land use is dominant. Lastly, the zone along the Maumee River consists primarily of warehouses, bulk commodities, and vacant parcels.

The plan identifies that there are three (3) redevelopment options for the Summit Street Corridor. One of the options requires a more aggressive public policy on land utilization within in corridor. In order to support additional retail, which is needed by the neighborhood, there has to be a corresponding expansion in residential development. This policy change will require rezoning within the corridor and the possible relocation of warehousing and bulk commodities uses along the Maumee River. The proposed zoning complies with the intent of the Summit Street Corridor Redevelopment Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village land uses. The intent of the Urban Village designation is to accommodate the development of a neighborhood in a village-like setting. This area consists of some small and unique stores, a grocery store and pharmacy. The urban village will be supported by traditional neighborhoods that have an interesting mix of land use dispersed throughout them. The streets are calmed by the presence of on-street parking. The plan also recommends developing strong, economically viable and diverse neighborhood commercial areas that help to provide entry-level jobs, offer quality products/services and entrepreneurial opportunities, and help to improve the City’s economic development and growth. Urban villages present opportunities for such development. The proposed use is consistent with the goals of the Toledo 20/20 Comprehensive Plan.

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### **STAFF ANALYSIS (cont'd)**

Staff recommends approval of the Zone Change from IL Limited Industrial to CR Regional Commercial because the proposed Zone Change is compatible with zoning classifications of properties within the general vicinity of the subject site and will not detrimentally affect properties within the vicinity of the subject property. Additionally, the proposed zoning will permit uses that are physically suitable with uses in the general vicinity.

### **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-11005-17, a request for a Zone Change from IL Limited Industrial to CR Regional Commercial to for the site located at 1337 North Summit Street, to the Toledo City Council, for the following three (3) reasons:

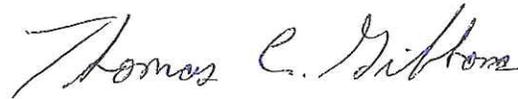
1. The proposed zoning is compatible with zoning classifications of properties within the general vicinity of the subject site (TMC§1111.0606(C) Review and Decision Making Criteria).
2. The proposed zoning will permit uses that are physically suitable with uses in the general vicinity (TMC§1111.0606(D) Review and Decision Making Criteria); and
3. The request will not have a negative impact on the residential properties adjacent to the subject site (TMC§1111.0606(E) Review and Decision Making Criteria)

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Respectfully Submitted,



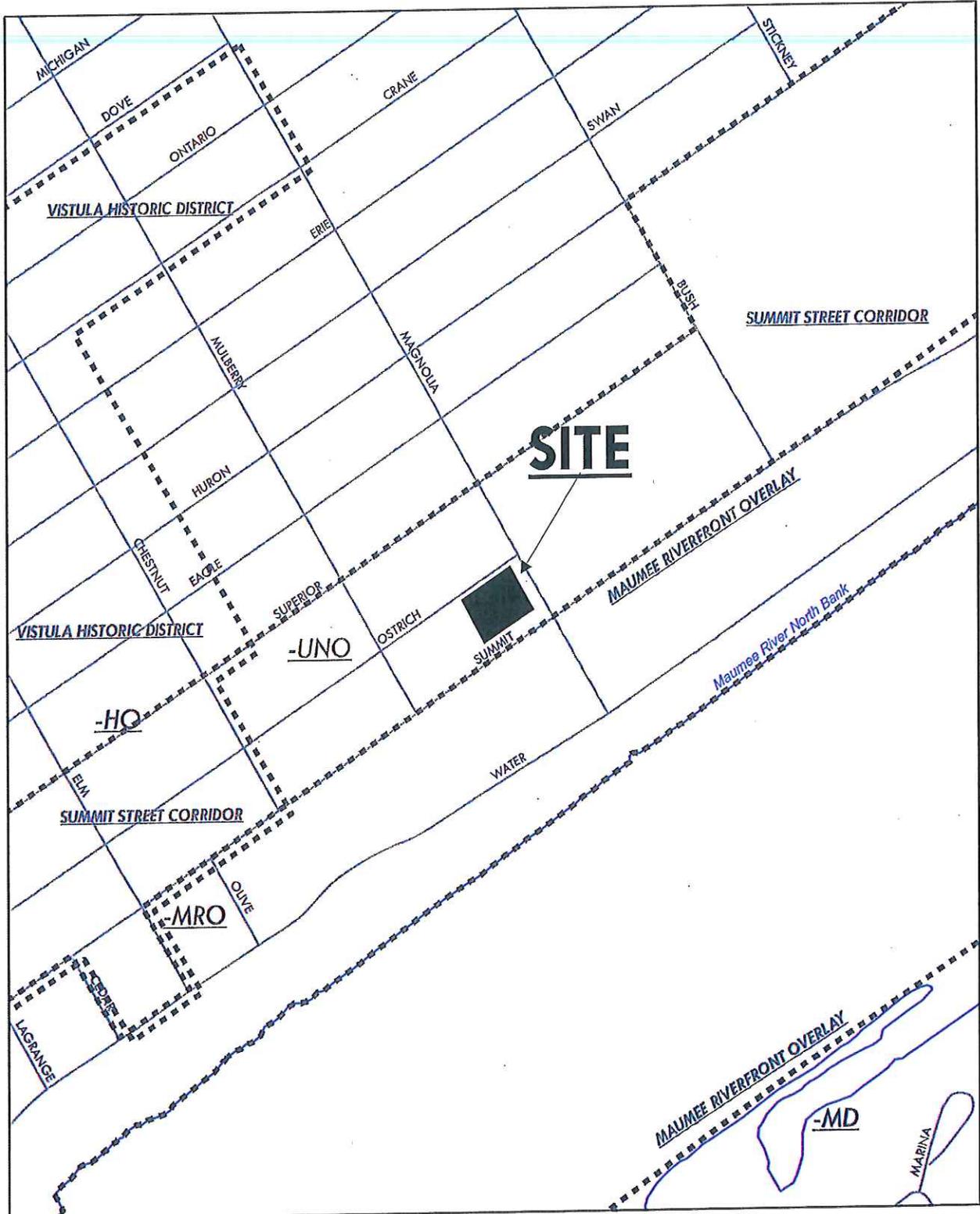
Thomas C. Gibbons  
Secretary

TCG/GP  
Three (3) sketches follow

CC: Lisa Cottrell, Administrator  
Gyasi "JC" Pullum, Planner

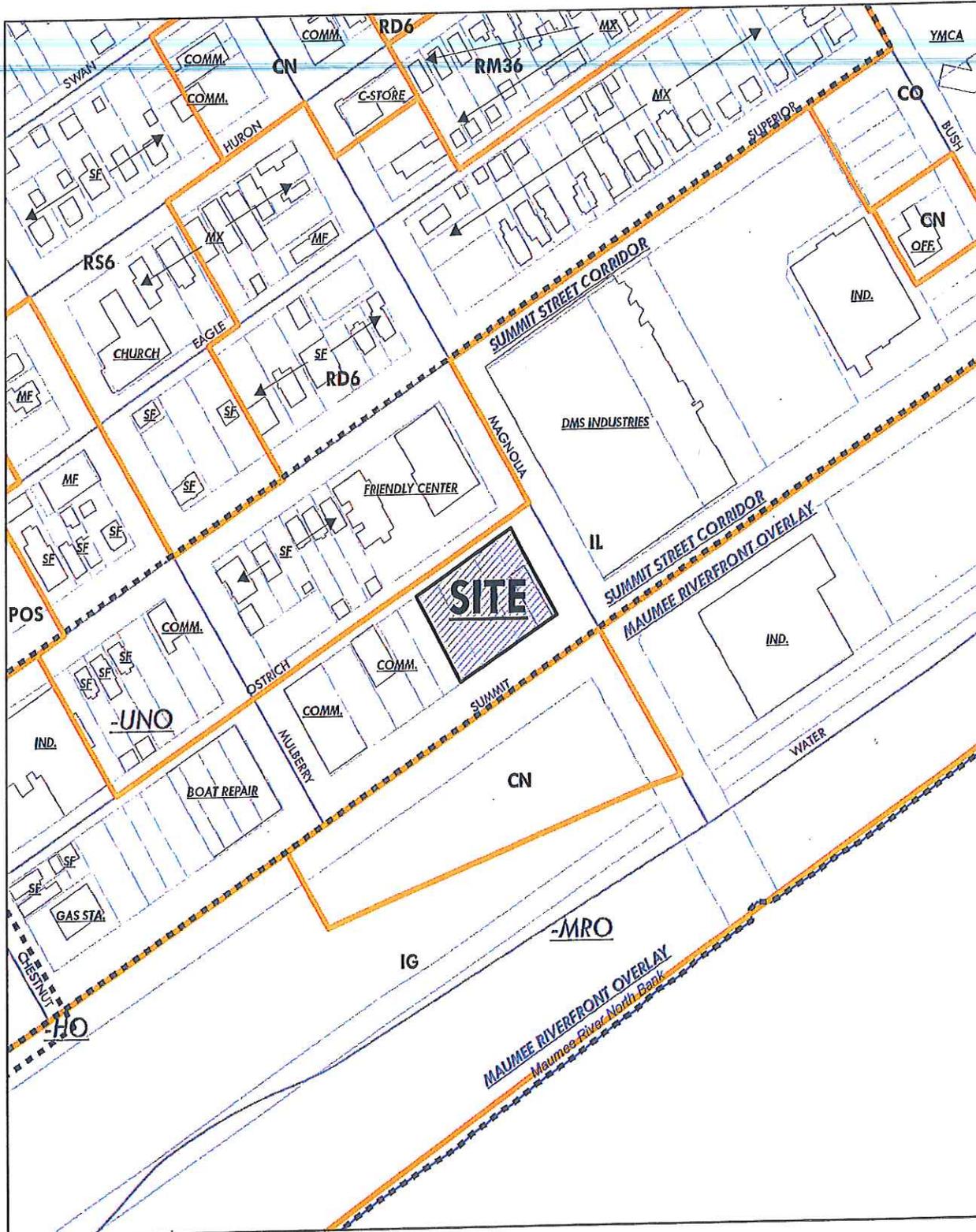
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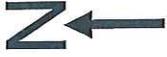
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# ZONING & LAND USE

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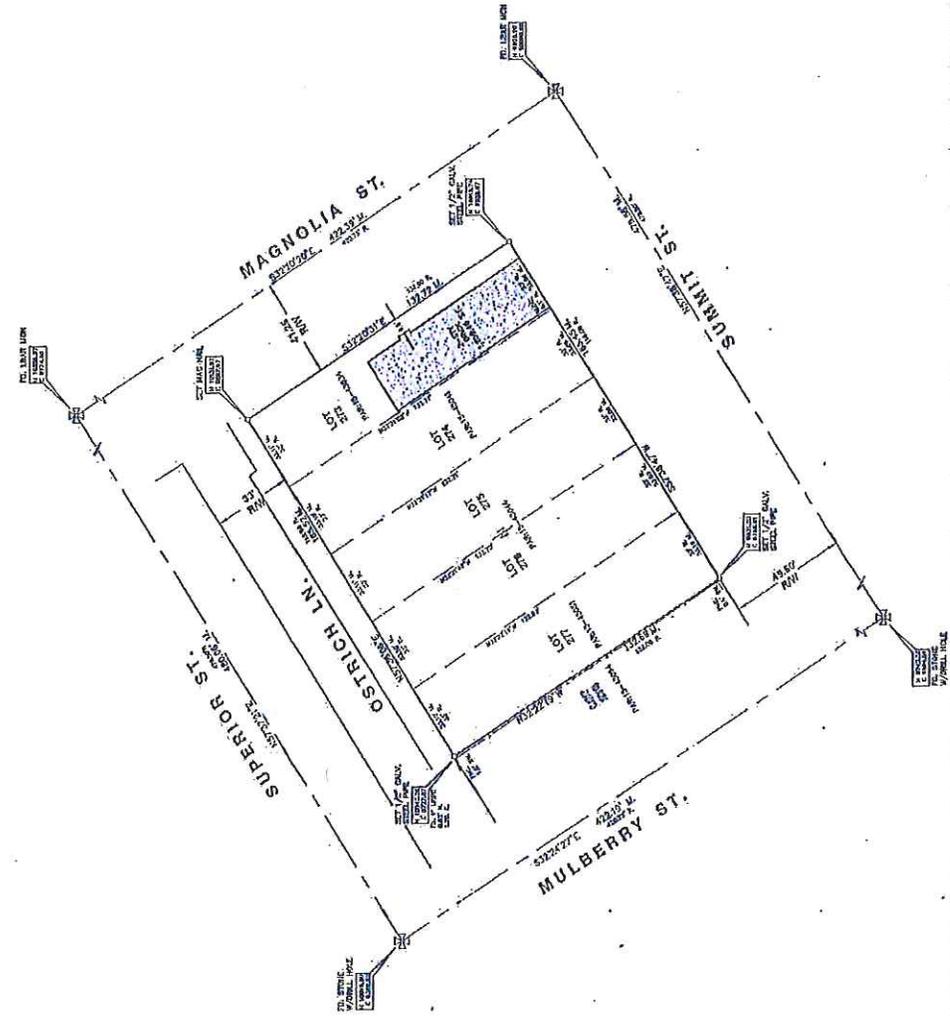
# SITE SURVEY

LE PROJECT : 47067  
CONTRACT : 145270



GRAPHIC SCALE  
1" = 20'

SITE SURVEY OF:  
**LOTS 273 - 277**  
IN VISTULA DIVISION  
CITY OF TOLEDO, LUCAS COUNTY, OHIO



**CERTIFICATION**

I, the undersigned, being a duly Licensed Professional Engineer in the State of Ohio, do hereby certify that the foregoing is a correct and true copy of the original as shown to me, and that the same is a correct copy of the original as shown to me, and that the same is a correct copy of the original as shown to me, and that the same is a correct copy of the original as shown to me.

**LEWANDOWSKI ENGINEERS**

CITY ENGINEER & SURVEYOR  
TOLEDO, OHIO, 44001-1112  
LEWANDOWSKIENGINEERS.COM

**LOTS 273 - 277**  
CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: 12/28/14  
BY: S. J. LEWANDOWSKI  
CITY ENGINEER & SURVEYOR  
TOLEDO, OHIO, 44001-1112  
LEWANDOWSKIENGINEERS.COM

**LEGEND**

- Lot Lines
- Property Lines
- Survey Lines
- Iron Pins
- Iron Nails
- Iron Rods
- Iron Wires

**WARNING**

THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS SURVEY. THE SURVEYOR ACCEPTS NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS SURVEY.



LOTS 273-277 VISTULA DIVISION 10405