



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: March 15, 2024

REF: Z-1022-24

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Zone Change from RS6 (Single-Dwelling Residential), IL (Limited Industrial), & IG (General Industrial) to IG (General Industrial) at 3900 Summit Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 14, 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 (Single-Dwelling Residential), IL (Limited Industrial), & IG (General Industrial) to IG (General Industrial)
Location	-	3900 Summit Street
Owner / Applicant	-	David Selhorst City of Toledo Division of Water Reclamation 3900 Summit Street Toledo, OH 43611

Site Description

Zoning	-	RS6 (Single-dwelling Residential), IL (Limited Industrial), & IG (General Industrial)
Area	-	± 115.7 acres
Frontage	-	± 675' Lighthouse Drive ± 2780' Summit Street ± 1840' Bayview Park
Existing Use	-	Water Reclamation Plant
Proposed Use	-	Water Reclamation Plant

Area Description

North	-	RS6 / Detwiler Park and Golf Course, Yacht Club
South	-	RS6, IL, IG / Water reclamation facilities, single- and multi-family homes, marina, Maumee River
East	-	RS6 / Marina, Maumee River, U.S. Naval Reserve Center
West	-	RM36, RD6 / Apartments

GENERAL INFORMATION (cont'd)

Parcel History

M-33-54	-	Review of Water Reclamation Facility
M-4-66	-	Special Study for approval of a sewage disposal project. (PC approved 4/7/66).
M-12-75	-	Review of proposed employee facility at Water Reclamation Plant. (PC approved 5/29/75)
M-8-89	-	Review of a sludge stabilization facility at Bayview Wastewater Reclamation Plant located on Summit street, north of Manhattan Blvd. (PC Approved 8/3/89).
SUP-7004-23	-	Special Use Permit for Modifications to Major Utility (Ord. 589-23 passed on 10/24/23)
MRO-2-23	-	Maumee River Overlay for modifications to a major utility (PC approved 9/14/23).

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The Division of Water Reclamation is requesting a Zone Change from RS6 (Single-Dwelling Residential), IL (Limited Industrial), & IG (General Industrial) to IG (General Industrial) for 3900 Summit Street. The request is to accommodate future improvements to the Bay View Water Reclamation Facility. To the north of the site is Detwiler park and golf course, and a yacht club. To the east of the site is a marina, US Naval Reserve Center, and the Maumee River. To the south are additional reclamation facilities, single and multi-family homes, a marina, and the Maumee River. To the west are apartments.

STAFF ANALYSIS (cont'd)

The Division of Water Reclamation is in the process of a plant wide improvement program to upgrade various portions of the Bay View Water Reclamation Facility. The majority of the site is currently zoned RS6 (Single-Dwelling Residential). Major Utilities such as this facility are permitted in most districts by Special Use Permit, meaning all upgrades/expansions to the facility currently require a Special Use Permit amendment. Major Utilities are permitted without the need for a special use permit in IG (General Industrial) districts. Should the property be rezoned entirely to IG (General Industrial) as requested, future upgrades/expansions will be permitted by right subject to site plan review (minor or major, depending on scope). The Division of Water Reclamation's efforts to upgrade the facility is expected to take more than ten (10) years to complete. This upgrade will include rehabilitation and/or replacement of several buildings at the plant, and replacement of several portions of the wastewater treatment process. This rezone will serve to greatly reduce permitting timetables to help speed along the plant's planned improvements without compromising the appropriate agency reviews.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Utility. Utilities include infrastructure services provided by private and public agencies that include water, sanitary, electricity, natural gas, telephone, airports, and landfills. The proposed rezone is consistent with the Toledo 20/20 Comprehensive Plan as it will better accommodate the existing Major Utility use.

Staff recommends approval of the Zone Change from RS6 (Single-Dwelling Residential), IL (Limited Industrial), & IG (General Industrial) to IG (General Industrial) for 3900 Summit Street because it is compatible with the future land use per the Toledo 20/20 Comprehensive Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-1022-24, a Zone Change from RS6 (Single-Dwelling Residential), IL (Limited Industrial), & IG (General Industrial) to IG (General Industrial) for 3900 Summit Street, for the following reason:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A) – *Review & Decision-Making Criteria*)

Respectfully Submitted,



Thomas C. Gibbons
Secretary

TO: President Hartman and Members of Council
March 15, 2024
Page 4

REF: Z-1022-24

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Two (2) sketches follow

Cc: David Selhorst, Senior Professional Engineer
Lisa Cottrell, Deputy Director
Alex Schultz, Planner

GENERAL LOCATION

Z-1022-24
ID 1



ZONING & LAND USE

Z-1022-24
ID 1

