



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: June 10, 2022

REF: Z-4005-22

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

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

SUBJECT: Zone Change from IL Limited Industrial to CD Downtown Commercial at 1109-1117 Jefferson Avenue, 137 N 11<sup>th</sup> St, & 122-132 N 12<sup>th</sup> Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 9, 2022 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from IL Limited Industrial to CD Downtown Commercial.
Location	-	1109-1117 Jefferson Avenue, 137 N 11 <sup>th</sup> St, & 122-132 N 12 <sup>th</sup> Street.
Applicant + Owner	-	1117 Jefferson, LLC 6545 Market Ave N #1 Canton OH, 44721

#### Site Description

Zoning	-	IL / Limited Industrial
Area	-	± 0.73 Acres
Frontage	-	± 121' along Jefferson Avenue ± 275' along 12 <sup>th</sup> Street ± 40' along 11 <sup>th</sup> Street
Existing Use	-	Vacant Hotel
Proposed Use	-	Hotel

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	CD, CR / Jefferson Avenue Cycle-Track, Lucas County Common Pleas Court, Lock Smith, Restaurant
South	-	IL, CR, CD / Manufacturing, parking, auto parts, wholesale, Glass City Academy
East	-	IL, CD / Commercial Parking, Manufacturing, YWCA
West	-	CR / Parking, Wholesale, Vacant land

Combined Parcel History

M-4-12	-	UpTown District Neighborhood Plan (PC Approved 12/05/13, Adopted via Ord. 19-14).
M-5-19	-	Review and adoption of the Uptown Master Plan Update as an amendment to the 20/20 Plan (PC Approved 06/13/19. Adopted via Ord. 353-19).

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Uptown Master Plan

**STAFF ANALYSIS**

The applicant is requesting a zone change from IL Limited Industrial to CM Mixed Commercial. The ± 0.73 Acre site is currently occupied by a vacant hotel, an area for vehicular egress and ingress, and parking. To the north of the site is the Lucas County Common Pleas Court, a lock smith, and a restaurant. To the east of the site are commercial parking lots, manufacturing, and the YWCA. To the south of the site is additional manufacturing parking, wholesale, and Glass City Academy. To the west of the site is parking, a wholesale business, and vacant land. The applicant has requested the rezoning in order to return the building and associated parking to a hotel use.

The building was constructed in 1925 and housed the former Hotel Lorraine. The use predated modern use regulations, and therefore was permitted to continue operation in an IL Limited Industrial zoning district. However, the use has been discontinued for greater than one (1) year, and therefore a rezoning must be applied for in order to bring the use into conformance with the zoning code. The applicant has stated the intention to provide “approximately 105 rooms for guests, a rooftop lounge, a first-floor café, and a speakeasy in the lower level.”

**STAFF ANALYSIS (cont'd)**

The requested CD Downtown Commercial zoning district is intended to accommodate a broad range of uses to reflect downtown's role as a commercial, cultural, and governmental center. High building coverage, large buildings, and buildings close together are all characteristic of the CD Downtown Commercial zoning district. The existing structure conforms to the description and character of the requested zoning district. Furthermore, Jefferson Ave has recently been rebuilt to include a separated cycle-track and better connect the corridor to Downtown.

Future redevelopment of the site shall be subject to UpTown UNO review, Downtown Overlay District Review, and Site Plan Review.

Uptown Master Plan

The Uptown Master Plan, adopted in 2019, states that the hotel building contributes to the unique historical and cultural heritage of UpTown. The plan also states the redevelopment of historical and architecturally significant buildings as they become vacant is imperative to retaining the character of UpTown. The plan also refers to a 2017 market analysis which estimated 400-600 rooms need to serve visitors and support convention and meeting attendees in the Downtown area. Redevelopment of the site would meet the goals of the UpTown Master Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Downtown Commercial Land Use. The Downtown Commercial designation is 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. It also accommodates mixed-use pedestrian oriented development. The proposed zone change conforms to the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change from IL Limited Industrial to CD Downtown Commercial because the proposed CD Downtown Commercial zoning is consistent with the Comprehensive Plan, stated purpose of the Zoning Code, and the UpTown Master Plan. Additionally, the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed zoning classification.



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## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4005-22, a request for Zone Change from IL Limited Industrial to CD Downtown Commercial at 1109-1117 Jefferson Avenue, 137 N 11th St, & 122-132 N 12th Street to Toledo City Council for the following **three (3) reasons:**

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The rezoning is consistent with the UpTown Master Plan;
3. The physical suitability of the subject site and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification. (**TMC§111.0606(D)**).

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

JGL  
Two (2) sketches follow

Cc: 1117 Jefferson, LLC  
Lisa Cottrell, Administrator  
Jonny Latsko, Planner

# GENERAL LOCATION

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ID 9



