

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z-4002-20

DATE: June 12, 2020

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 CM Mixed Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 11, 2020 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL Limited Industrial to CM Mixed Commercial
Address	-	602 and 608 Market Street and 114 S. Huron Street
Owner	-	John Kiely 17817 Davis Road Dundee, MI 48131

Site Description

Zoning	-	IL / Limited Industrial
Area	-	.321-acre
Frontage	-	86' Market Street and 100' along South Huron Street
Existing Use	-	Vacant warehouse
Proposed Use	-	Vacant warehouse
Neighborhood Org.	-	Warehouse Association
Overlay	-	Warehouse District Neighborhood Overlay

GENERAL INFORMATION (cont'd)

Area Description

North	-	Condo Complex / CD
South	-	Commercial storefront and parking lot / CM
East	-	Restaurant / CM
West	-	Vacant lot / CM and IL

Parcel History

M-12-13	-	Establishment of the Warehouse District Urban Neighborhood Plan Overlay (P.C. rec. approval on 10/23/13 and C.C. approved on 1/2/14 by Ord. 9-14).
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Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Toledo Warehouse District Plan
- Warehouse District Urban Neighborhood Overlay

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL Limited Industrial to CM Mixed Commercial for a site located at 602 and 608 Market Street and 114 S. Huron Street. The .321-acre site is zoned Limited Industrial and is occupied by a vacant warehouse covering all three lots. The applicant purchased the property back in 2006. This application is for a down zoning in order for the existing zoning to conform to the surrounding zoning classifications. Surrounding land uses to the site include condos to the north, mixed commercial uses to the south and east, and vacant lots on the west side.

The subject site is located in the Warehouse District Neighborhood Overlay (UNO). The effect of the designation establishes additional design standards for development. The applicant would be required to present any new construction to the Warehouse District Architectural Review Committee (TWDARC) for review and approval.

The TWDARC has created a sub-committee to initiate down zoning within the Warehouse District where it is feasible for existing sites that are zoned industrial to convert to Downtown Commercial or Mixed Commercial - Residential zoning to assist with new development. This is the fifth application to be processed under this initiative.

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STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan and the Warehouse District Plan both target this site for downtown commercial land uses. The Zone Change supports the goals of both plans. The Warehouse Neighborhood Overlay (UNO) overlaps with the Downtown Overlay District both support mixed-use development similar to that of the subject site.

Staff recommends approval of the Zone Change for this location since the vacant lot abuts mixed uses along with a restaurant in the immediate area. Second, the Zone Change will allow for any re-use of the property to complement the existing mixed commercial – residential uses. Finally, the proposed CM Mixed Commercial Zoning is consistent with the future land use in the Toledo 20/20 Comprehensive Plan and the Toledo Warehouse Plan for this site.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4002-20, a request for a Zone Change from IL Limited Industrial to CM Mixed Commercial for a site located at 602 and 608 Market Street and 114 S. Huron Street to the Toledo City Council, for the following three (3) reasons:

1. The proposed Zone Change is consistent with the Toledo 20/20 Comprehensive Plan and the Warehouse District Plan that both target this site for Mixed Commercial uses (TMC 1111.0606.A *Review and Decision-Making Criteria*).
2. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property (TMC 1111.0606.B *Review and Decision-Making Criteria*); and
3. The physical suitability of the subject property for the uses permitted under the proposed zoning classification for CM Mixed Commercial will allow the property to be revitalized (TMC 1111.0606.D *Review and Decision-Making Criteria*).

Respectfully submitted,



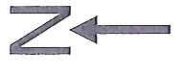
Thomas C. Gibbons
Secretary

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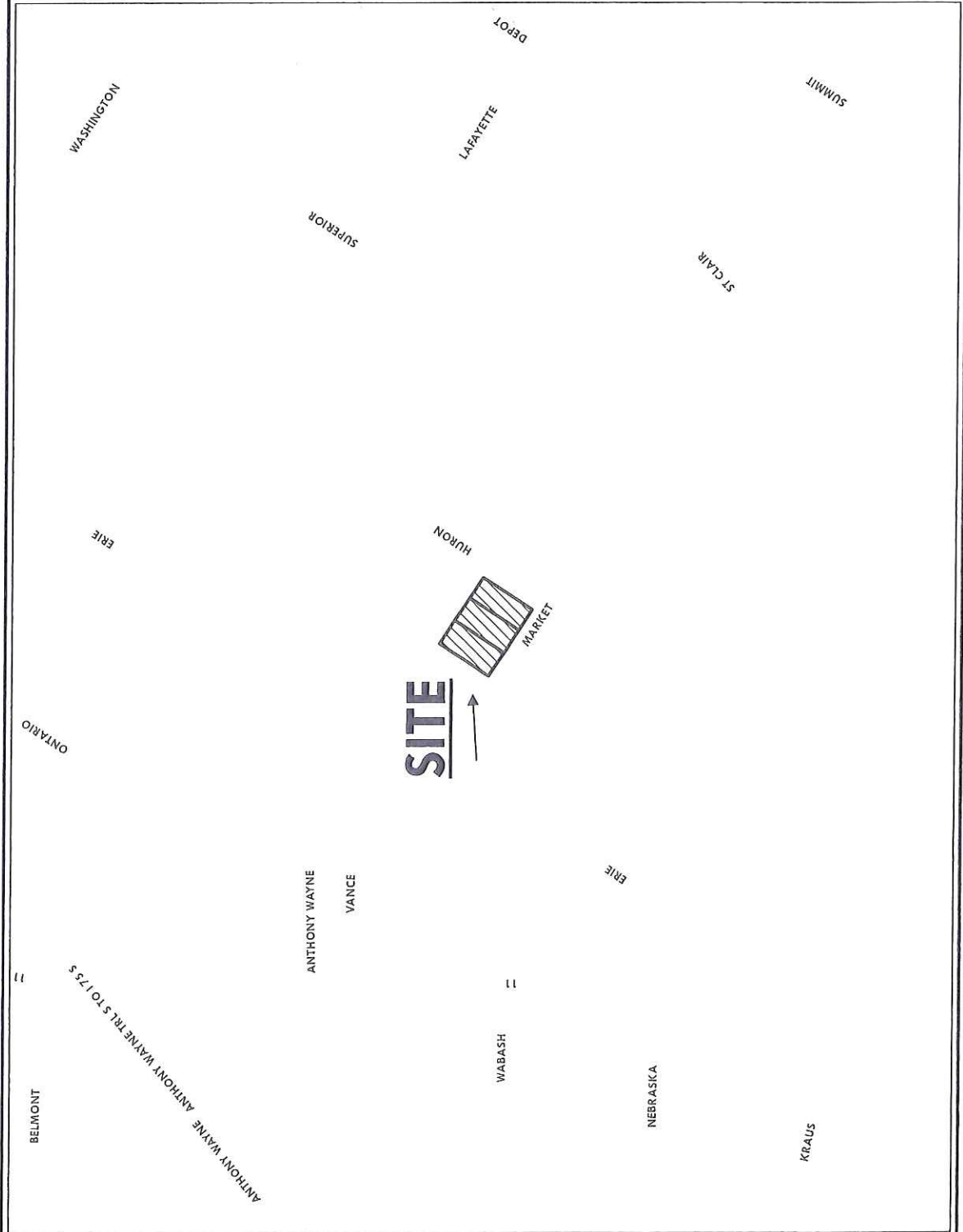
MLM
Two (2) sketches follow

Cc: Lisa Cottrell, Administrator
Molly Maguire, Principal Planner



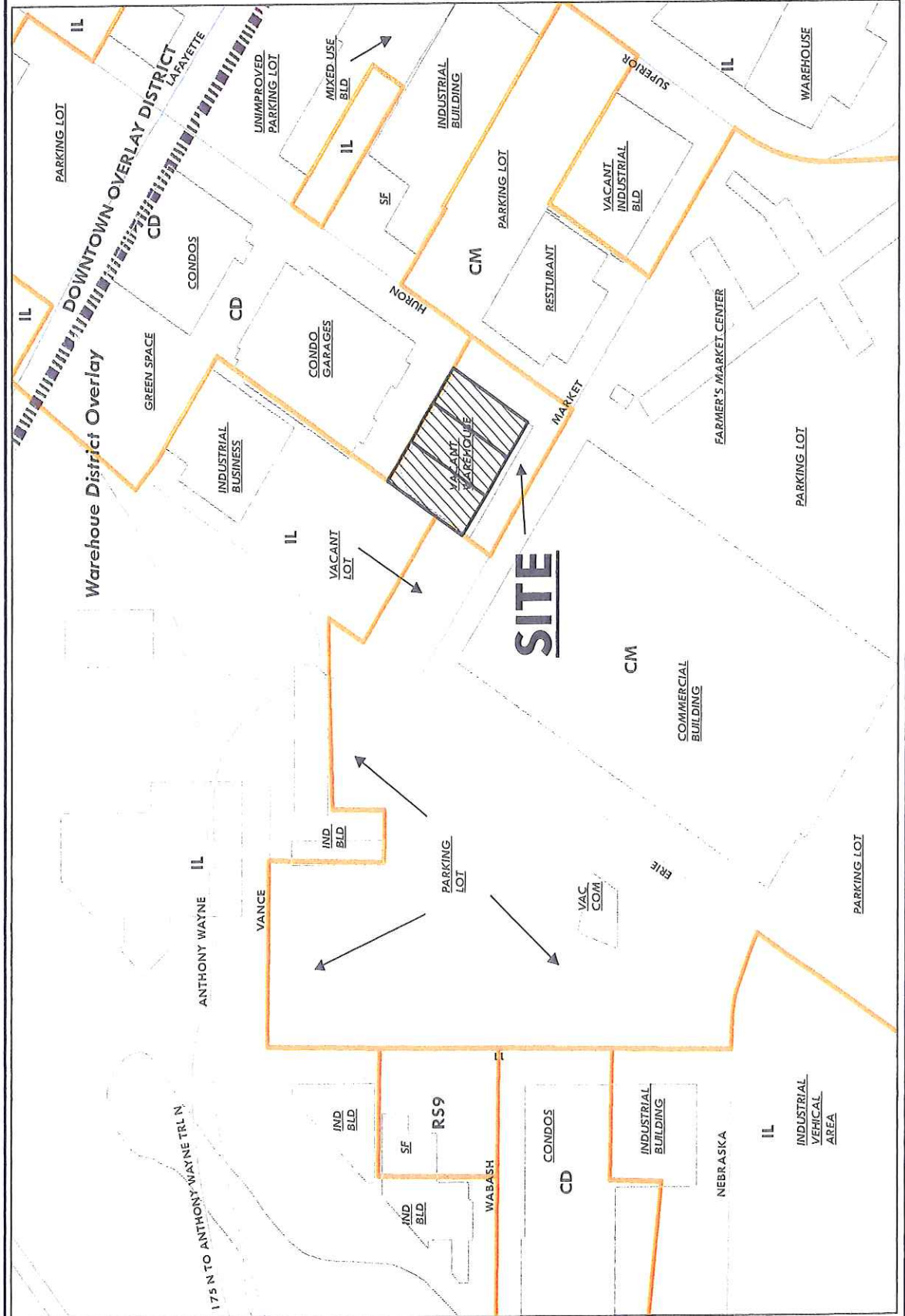
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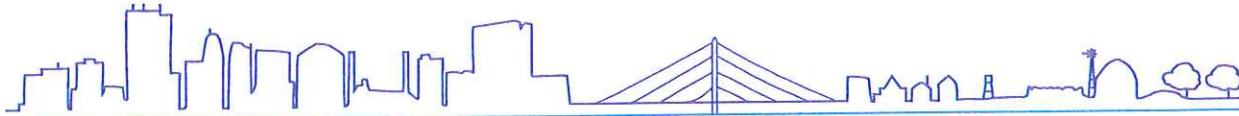
General Location



Zoning and Land Use Map

Z-4002-20





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: May 24, 2020

REF: Z-4002-20

PLANNER: Molly L. Maguire

NOTICE OF PUBLIC HEARING

on

Date: Thursday, June 11, 2020

Request: Request for a Zone Change from IL Light Industrial to CM Mixed Commercial

Location: 602 Market Street, 608 Market Street, and 144 S Huron Street

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, June 11, 2020** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attendee" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

Zoom Link:

Thursday, June 11th at 2pm | Plan Commission (set-up as a webinar)

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/93727918310> or Webinar ID: 93727918310

Telephone for public/media:

Dial:

USA 602 333 2017

USA 8882045987 (US Toll Free)

Conference code: 165882

You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at **molly.maguire@toledo.oh.gov**. We will ensure that your comments are incorporated as part of the public record.

TOLEDO CITY PLAN COMMISSION

CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: May 24, 2020
Ref: Z-4002-20

NOTICE OF PUBLIC HEARING

Wednesday, July 15, 2020

The Zoning and Planning Committee of Council, at a meeting to be held in the Council Chambers, First Floor, One Government Center, Jackson & Erie Streets, Toledo, Ohio, on Wednesday, July 15th at 4:00 p.m., will consider the following request:

Request for a Zone Change from IL Light Industrial to CM Mixed Commercial for a site located at 602 Market Street, 608 Market Street, and 144 S Huron Street.

Julie Gibbons
Assistant Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

Scott Carpenter
100 S. Huron St., Suite 7A
Toledo, OH 43604
419-346-7858

Molly Maguire
Toledo-Lucas County Plan Commission
Via email

Regarding the request for zone change at 602/608 Market and 144 S. Huron streets:

I am a board member for the homeowners association at 100 S. Huron Street, adjacent to the properties in question. I have recently complained about the condition of the buildings to the owner, our district councilwoman, the Warehouse District Association and Engage Toledo.

My first complaint regarding numerous broken windows was addressed, minimally, by covering the openings with plastic, some of which has since torn or blown away.

My latest complaint, which is pending, is about bricks pulling away from the back of one of the Market Street buildings, posing a safety hazard to people on our property, as well as loose roofing material from the same building blowing onto our driveways. Neighbors tell me the roofing material has been a concern since before I moved into our building two years ago.

With a new restaurant across the street, a furniture store planned nearby and several other storefronts actively being marketed, the buildings at Market and Huron streets are a blemish on a corner of the Warehouse District that appears to be on the verge of new energy and investment.

I support the zone change because it will make the property more marketable, increasing the chances that an eyesore will be renovated or demolished, either of which would improve our neighborhood.

Scott Carpenter