



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: May 10, 2019

REF: Z-3006-19

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

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

SUBJECT: Zone Change from Request for a Zone Change from IL Light Industrial to CD
Downtown Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 9, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL Light Industrial to CD Downtown Commercial
Address	-	22 N. Erie Street
Owner	-	Knight Brothers Realty LLC 22 N. Erie St Toledo, OH 43604
Agent	-	Michael Moriarty 151 N. Michigan Toledo, OH 43604

Site Description

Zoning	-	IL / Limited Industrial
Area	-	.173-acre
Frontage	-	63' along N. Erie Street
Existing Use	-	Commercial structure
Proposed Use	-	Commercial space on the first floor and residential uses on the second and third floors
Neighborhood Org.	-	Warehouse Association
Overlay	-	Warehouse District Neighborhood Overlay

GENERAL INFORMATION (cont'd)

Area Description

North	-	Commercial storefront and parking lot / CD
South	-	Commercial storefront and parking lot / CD
East	-	Commercial storefront / CD
West	-	Commercial storefront and parking lot / CD

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 CD Downtown Commercial for a site located at 22 N. Erie Street. The .173-acre site is zoned light industrial and is occupied by a three story brick structure. The applicant's intent is to allow for the commercial business on the first floor to continue, and convert the second and third floor to residential uses. In order to repurpose the structure a Zone Change is required for the mixed commercial and residential uses on the subject site.

Surrounding land uses to the south, east, and west include commercial businesses and existing surface lots with a few warehouse structures that have been converted to commercial storefronts. To the north there are several restaurants and taverns located within walking distance. The structure located on the subject site was constructed in 1867.

The subject site is located in the Warehouse District Neighborhood Overlay (UNO) and the effect of the designation establishes additional design standards for development. The applicant has already presented future "physical changes," meaning alterations, remodeling, new construction or renovation of the exterior, to the Warehouse District Architectural Review Committee (TWDARC) for the abutting property to the south. The TWDARC applications are taken in and processed by the Plan Commission staff.

STAFF ANALYSIS (cont'd)

The TWDARC has created a sub-committee to initiate down zoning within the Warehouse District where it is feasible for existing uses that are zoned industrial to convert to downtown commercial or mixed commercial - residential use in order to be compliant with Toledo Municipal Code. At this time, this is the first application to be processed under this initiative.

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 Warehouse Neighborhood Overlay (UNO) overlaps with the Downtown Overlay District that both support mixed-use development.

Staff recommends approval of the Zone Change for this location since the structure is abutting a commercial business, a warehouse and other commercial uses in the immediate area. Second, the Zone Change will allow for the building to be repurposed for a large scale mixed commercial – residential use. Finally, the proposed CD Downtown 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 Plan Commission recommended approval of Z-3006-19, a request for a Zone Change from IL Limited Industrial to CD Downtown Commercial for a site located at 22 N. Erie 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 Downtown 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 CD Downtown Commercial will allow the property to be revitalized (TMC 1111.0606.D *Review and Decision-Making Criteria*).

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is fluid and cursive, with the first name "Thomas" being the most prominent.

Thomas C. Gibbons
Secretary

MLM

Two (2) sketches follow

Cc: Knight Brothers Realty LLC, 22 N. Erie St, Toledo, OH 43604
Michael Moriarty, 151 N. Michigan, Toledo, OH 43604
Lisa Cottrell, Administrator
Molly Maguire, Principal Planner

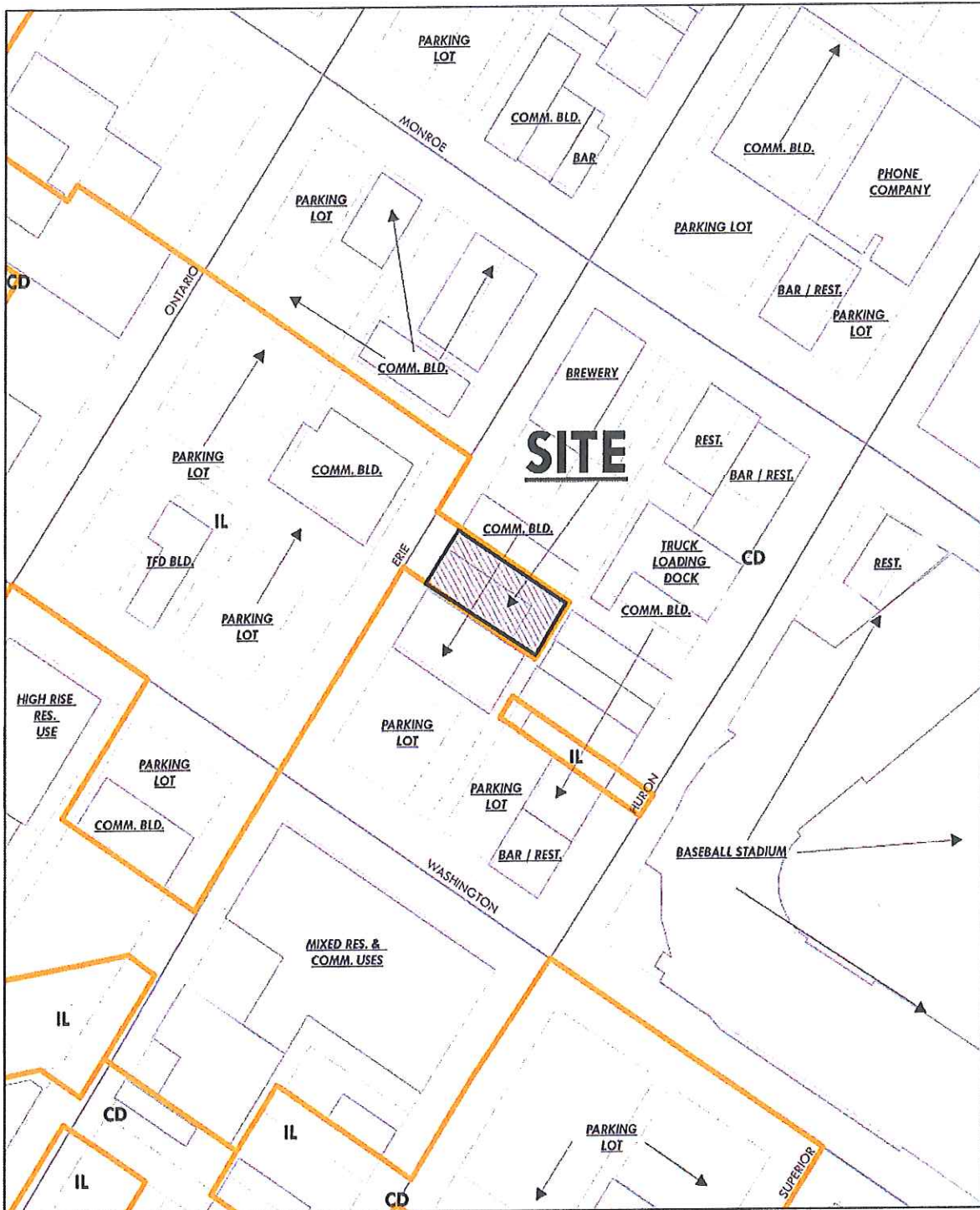
GENERAL LOCATION

Z-3006-19
ID 10



ZONING AND LAND USE

Z-3006-19
ID 10



Maguire, Molly

From: Michael Moriarty [moriartyservices@yahoo.com]
Sent: Tuesday, March 26, 2019 5:04 PM
To: Maguire, Molly; Kenneth Knight
Subject: zoning change 22 N. Erie

Good Day Molly

The change of zoning request for 22 North Erie Street, Toledo appears to be two buildings which it was. The buildings were combine to one parcel. This parcel is currently zoned IL. We are requesting a change to CD to be the same as the parcel to the south which is now under redevelopment. Both properties, 22 N. Erie and the property to the south, 14N. Erie are under the control of Ken Knight.

The legal description for 22 N. Erie is: Port Lawrence Lot 294

I will be in soon to drop off the Petition to Toledo City Council.

Thanks
Mike

Mike Moriarty
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