



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: September 11, 2020

REF: Z-7002-20

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

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

SUBJECT: Request for Zone Change from IL Limited Industrial to CD Downtown Commercial at 20 N St. Clair Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 10, 2020 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request - Zone Change from IL Limited Industrial to CD Downtown Commercial

Address - 20 N St. Clair Street

Owner - Dymarkowski Development Group, LTD  
P. O. Box 307  
Swanton, OH 43558

#### Site Description

Zoning - IL / Limited Industrial

Area - .26-acre

Frontage - 68.8' along N St. Clair Street & 164' along Perry Street

Existing Use - Commercial

Proposed Use - Commercial

Neighborhood Org. - Warehouse Association

Overlay - Warehouse District Neighborhood Overlay

#### Area Description

North - Downtown Commercial / CD

South - Downtown Commercial / CD

East - Limited Industrial / IL

West - Downtown Commercial / CD

**GENERAL INFORMATION (cont'd)**

Parcel History

- |         |   |   |
|---------|---|---|
| M-5-12  | - | Review of the 2012 Toledo Warehouse District Plan as an amendment to the 20/20 Plan (P.C. approval on 1/10/13 and P. & Z. approval on 12/13/13 by Ord. 86-13) |
| 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).            |
| M-4-19  | - | Text Amendment updating Warehouse District UNO requirements TMC 1103.1500 (P. C. rec. approval on 01/09/19 and C. C. approved on 02/25/20).                   |
| M-8-19  | - | Amend DOD regulations regarding parking lots (P. C. rec. approval on 06/13/19 and C. C. approved on 07/23/19, Ord. 355-19).                                   |

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 20 N St. Clair Street. The .26-acre site is zoned Limited Industrial and is currently a vacant building. This application is to allow the site to become a restaurant, which is not allowed in the IL Limited Industrial zoning classification. Surrounding land uses to the site include restaurants to the north, mixed commercial uses to the south, parking to the east, and the Fifth Third Field located to 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.

**STAFF ANALYSIS (cont'd)**

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 seventh 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 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 existing building abuts mixed uses along with restaurants in the immediate area. Second, the Zone Change will allow for any new uses to complement the existing downtown commercial – residential uses. 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 City Plan Commission recommends approval of Z-7002-20, a request for a Zone Change from IL Limited Industrial to CD Downtown Commercial for a site located at 20 N St. Clair 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 proposed zone change will allow an anticipated use to conform to zoning.

Respectfully Submitted,

Thomas C. Gibbons  
Secretary

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Two (2) sketches follow

Cc: Doug Dymarkowski, P. O. Box 307, Swanton, OH 43558  
Danny Dymarkowski P. O. Box 307, Swanton, OH 43558  
Lisa Cottrell, Administrator  
Nancy Hirsch, Planner

**GENERAL LOCATION**

**Z-7002-20  
ID 9a**



# ZONING & LAND USE

Z-7002-20  
ID 9a

