

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 12, 2024

REF: Z-8008-23

TO: President Carrie Hartman 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-Residential for 104 parcels in the Warehouse District

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 11, 2024 at 1:00 P.M.

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Zone Change from IL-Limited Industrial to CM-Mixed Commercial-Residential for 104 parcels in the Warehouse District |
| Location | - | The area within the Warehouse District bounded by 11 th Street and the Anthony Wayne Trail to the west, Lafayette Street to the North, Ottawa Street to the east, and Newton Street to the south |
| Applicant | - | MacGregor Driscoll
ConnecToledo
300 Madison Ave Ste. 110
Toledo, OH 43604 |
| Owner | - | Multiple Owners |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | IL-Limited Industrial |
| Area | - | ± 39.8 acres (1,732,594 square feet) |
| Frontage | - | Multiple streets |
| Existing Use | - | Apartments, warehouses, various businesses, parking lots, utilities |
| Proposed Use | - | Various mixed uses |
| Overlay | - | Warehouse District Overlay |

GENERAL INFORMATION (cont'd)

Area Description

North	-	Warehouse District / IL, CM, CD
South	-	Residential, commercial, and industrial / RD6, RS6, CR, CM, IL
East	-	Residential, Owens Corning, commercial, and industrial / RS6, CD, CM, CR, IL
West	-	Residential and industrial / RM36 & IL

Combined Parcel History

No previous zone changes on file.

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Downtown Master Plan 2017
- Warehouse District Plan 2017

STAFF ANALYSIS

*See companion case Z-8006-23 for a brief history of the Warehouse District

Proposal

The request is a Zone Change from IL-Limited Industrial to CM-Mixed Commercial-Residential for one hundred four (104) parcels in the Warehouse District. These parcels comprise a collective area of ±39.8 acres and have frontage on multiple streets. Prominent uses within this area include the Toledo Farmers Market, restaurants, warehouses, and various businesses. The area is within the Warehouse District Urban Overlay and is bounded by the other portion of the Warehouse District to the north; Owens Corning to the east; a mix of residential, commercial, and industrial to the south; and multi-family residential and industrial to the west.

ConneToledo applied for a mass rezoning of the district (companion cases Z-8005-23, Z-8006-23, and Z-8007-23), with the desired outcome being that most parcels north of Lafayette Street will be CD-Downtown Commercial, and the parcels south of Lafayette Street will be CM-Mixed Commercial-Residential. The impetus for these changes is to foster continued growth in residents, commercial activity, pedestrian-oriented infrastructure, and adaptive re-use of existing buildings within the Warehouse District.

CM-Mixed Commercial-Residential is intended to accommodate mixed-use, pedestrian-

STAFF ANALYSIS (cont'd)

Proposal (cont'd)

oriented development. Pursuant to TMC§1106.0602 – *Residential Component*, a minimum of 50 percent of any new building over 25,000 square feet constructed in the CM district after June 6, 2004 must be devoted to residential dwelling units. ConnecToledo believes CM-Mixed Commercial-Residential zoning will help attract more residents to the Warehouse District and ensure these residents have access to attractive streetscapes and a diverse array of amenities.

As with companion cases Z-8006-23 and Z-8007-23, it is important to take note of those existing industrial uses that would become illegal nonconforming under proposed zone changes. Industrial businesses reflect the heritage of the Warehouse District, and staff encouraged the applicant to conduct outreach around this proposal to impacted owners. Though these businesses' zoning would change, they would be able to continue operation, as per TMC§1114 – *Nonconformities*. This code section recognizes the interests of property owners in continuing to use their property, specifying regulations around their ability to expand their building's square footage, sell to similar uses, and make repairs to their buildings for maintenance and safety.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site of these parcels for predominately Urban Village uses, but also Neighborhood Commercial uses. Urban Village land uses are intended to accommodate pedestrian oriented mixed-use development with a diversity of uses. Various housing densities may be interspersed within these districts, as well as important public spaces. Neighborhood Commercial land uses are predominately small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included. Staff agrees with the applicant that CM-Mixed Commercial- Residential, guided by the vision of all applicable plans, will achieve the desired outcomes of the Comprehensive Plan.

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code. Furthermore, the proposed rezoning is compatible with the existing land uses within the general vicinity of the subject property.

Downtown Master Plan 2017

The Downtown Master Plan 2017 recognizes the Warehouse District as one of its five focus areas for development and revitalization. It targets this area for continued residential development and adaptive reuse of industrial buildings for uses such as office space and pedestrian-oriented amenities. The Plan encourages activation of Warehouse District space, particularly around Swan Creek. The proposed rezoning would help achieve this Plan's vision.

Warehouse District Plan 2017

The preferred uses throughout the Warehouse District, as specified in the Warehouse District Plan 2017, are mixed-use commercial and residential, specific commercial or residential,

TO: President Hartman and Members of Council
January 12, 2024
Page 4

REF: Z-8008-23

STAFF ANALYSIS (cont'd)

Warehouse District Plan 2017 (cont'd)

and open space. The proposed rezoning is consistent with this plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of a request for Zone Change from IL-Limited Industrial to CM-Mixed Commercial-Residential for one hundred four (104) parcels in the Warehouse District, to the Toledo City Council for the following two (2) reasons:

1. The proposed zone change adequately conforms to the vision for the Warehouse District laid out in the Toledo 20/20 Comprehensive Plan, the Downtown Master Plan 2017, and the Warehouse District Plan 2017.
2. The subject properties are physically suitable for the uses permitted under the proposed zoning classifications (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

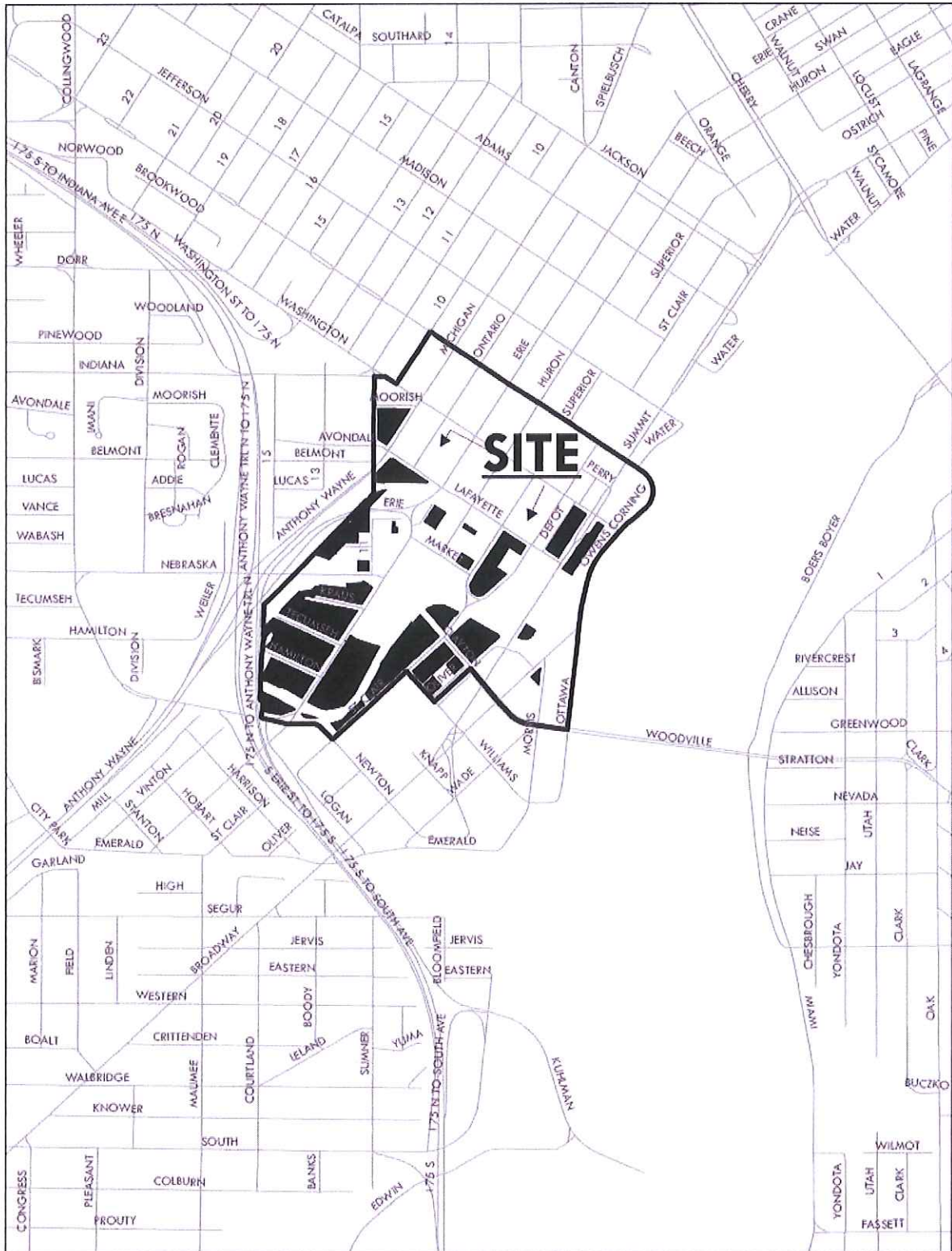
MJM

Two (2) sketches follow

Cc: MacGregor Driscoll, ConnecToledo, 300 Madison Ave. Ste. 110, Toledo, OH 43604
Lisa Cottrell, Deputy Director
Mara Momenee, Planner

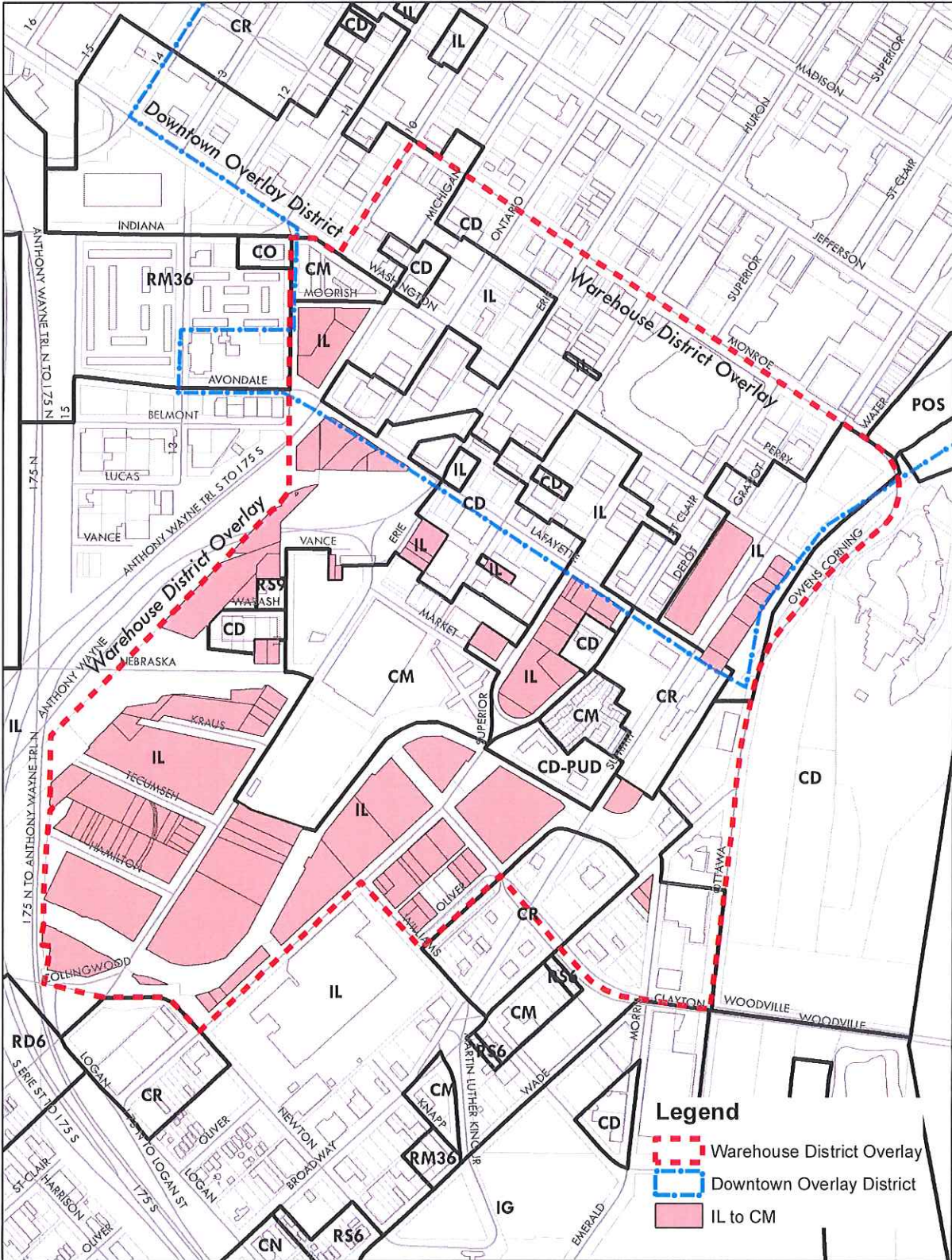
GENERAL LOCATION

Z-8008-23
ID 10



ZONING & LAND USE

Z-8008-23
ID 10





PO BOX 11, TOLEDO, OHIO 43697
TOLEDOWAREHOUSE.ORG

November 20, 2023

Dear Mac,

We thank you for the presentation on the Mass Down Zoning proposal for the Toledo Warehouse District at our November meeting.

The current zoning categories have presented us with a few issues recently and we want to help protect the Warehouse District for our future vision and plans. We tried a volunteer program a few years ago unsuccessfully.

We therefore support Connectoledo with the Blanket Down Zoning program.

Richard Rideout
TWDARC, Chairman



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May 16, 2023

Mr. Thomas Gibbons
Director
Toledo Lucas County Plan Commission,
One Government Center, Suite #1620
Toledo, Ohio 43604

Dear Mr. Gibbons:

I am writing to voice support for ConneCToledo's efforts to rezone the Toledo Warehouse District away from Regional Commercial, and Industrial Zoning into Downtown Commercial and Mixed Commercial Zoning. The Manhattan Building Company and KWIK Parking are supportive of this effort as an essential step to promoting the Warehouse District as Toledo's premier neighborhood.

The Warehouse District needs to see continued growth in residents, employee growth, and commercial activity to continue to thrive. For many years, the vision for the Warehouse District has been for a neighborhood with many residential and employment options, pedestrian and bike-oriented infrastructure, and adaptive re-use of buildings. Industrial and Regional Commercial Zoning is no longer compatible with the neighborhood, and voluntary efforts for re-zoning have not been effective.

As a property owner and business owner, The Manhattan Building Company and KWIK Parking are invested in the future of this neighborhood, and we feel this change to the zoning in the district is necessary to make that happen.

Thank you,

James G. Kniep
President
The Manhattan Building Company

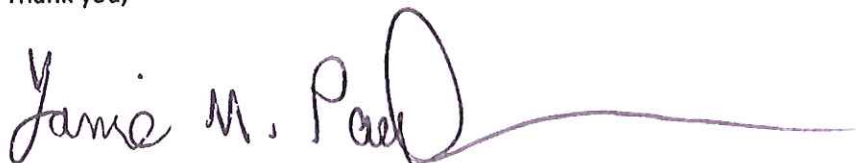
Toledo Lucas County Plan Commission,

This letter is written to voice support for ConnectToledo's efforts to rezone the Toledo Warehouse District away from Regional Commercial, and Industrial Zoning into Downtown Commercial and Mixed Commercial Zoning. [Enter Organization Name] is supportive of this effort as an essential step to promoting the Warehouse District as Toledo's premier neighborhood.

The Warehouse District needs to see continued growth in residents, employee growth, and commercial activity to continue to thrive. For many years, the vision for the Warehouse District has been for a neighborhood with many residential and employment options, pedestrian and bike oriented infrastructure, and adaptive re-use of buildings. Industrial and Regional Commercial Zoning is no longer compatible with the neighborhood, and voluntary efforts for re-zoning have not been effective.

As a [Resident, business owner, property owner, organization], we are invested in the future of this neighborhood, and we feel this change to the zoning in the district is necessary to make that happen.

Thank you,

A handwritten signature in purple ink that reads "Jamie M. Paul". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Jamie Paul/Toledo Warehouse District Association Treasurer

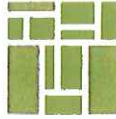
110 Ottawa #2f

Toledo, OH 43604

RECEIVED

MAY 17 2023

PLANNING DEPARTMENT
PLANNING DIVISION



Toledo Design Collective
URBAN PLANNING & DESIGN

May 15, 2023

Tom Gibbons, Director
Toledo-Lucas County Plan Commissions
One Government Center, Suite 1620
Toledo, Ohio 43604

RE: Toledo Warehouse District Rezoning Support

Dear Tom,

The Toledo Design Collective (TDC) supports ConnectToledo's efforts to rezone the Toledo Warehouse District away from Regional Commercial, and Industrial Zoning into Downtown Commercial and Mixed Commercial Zoning. TDC is supportive of this effort as an essential step to promoting the Warehouse District as Toledo's premier walkable neighborhood.

The Warehouse District needs to see continued growth in residents, employee growth, and commercial activity to continue to thrive. For many years, the vision for the Warehouse District has been for a neighborhood with many residential and employment options, pedestrian and bike oriented infrastructure, and adaptive re-use of buildings. Industrial and Regional Commercial Zoning is no longer compatible with the neighborhood, and voluntary efforts for re-zoning have not been effective.

The TDC is a non-profit organization whose full-time staff, supported by our active volunteer board, provides neighborhood planning and design services to underserved neighborhoods of Toledo. Our expertise and passion stems from decades of combined experience as architects, city planners, urban developers, community leaders, and devoted Toledo residents. The TDC advocates for excellence and sustainability in design, and that this service should be a right not a privilege. In 2017 the TDC completed the Toledo Warehouse District Plan which was approved by Toledo City Council as an Amendment to the 20/20 Toledo Comprehensive Plan. This initiative spearheaded by ConnectToledo and the Toledo Warehouse District complements and builds on the plan in a positive way to create a vibrant neighborhood for all users. This initiative will build on pedestrian-oriented and adaptable development already happening within the Warehouse District.

On May 4, 2023 during a regularly scheduled TDC Board meeting, a motion was called to support rezoning classification of Warehouse District to a zoning classification based on the most recent Warehouse District Master Plan. A unanimous vote from the 12 board members in attendance came in support of the presented motion.

Please feel free to contact me with any questions or for additional information. Thank you in advance for your support.

Sincerely,


Elizabeth Ellis, *Studio Director*
Toledo Design Collective

cc: Jennifer Van Horn, *TDC Board Chair*