



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: August 8, 2019

REF: Z-7002-19

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 CO Office Commercial to CD Downtown Commercial at 428 Erie Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 8, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from CO Office Commercial to CD Downtown Commercial

Location - 428 Erie Street

Applicant - Kate Philabaum
428 N Erie Street
Toledo, OH 43604

Site Description

Zoning - Office Commercial & Downtown Overlay District / CO & DOD

Area (Total) - ± 0.5 Acre

Frontage - ± 165' along N Erie Street

Existing Use - Religious Assembly

Proposed Use - Religious Assembly

Neighborhood Org. - Downtown Toledo Improvement District

Overlay - Downtown Overlay District

Area Description

North - One Government Center / CO, DOD

East - Surface parking lot, convenience store / CD, DOD

South - Commercial offices, restaurants / CD & CO, DOD

West - Courthouse / CO, DOD

Parcel History

None on record.

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- 2017 Downtown Toledo Master Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO Commercial Office to CD Downtown Commercial at 428 Erie Street. The site is approximately ±0.5 acres and is the location of the St. Paul's Lutheran Church. It is also the location of the HeART Gallery and a parking lot leased to KWIK Park. The site is located within the Downtown Overlay District (DOD). Surrounding land uses include government offices to the north, commercial and a parking lot to the east, commercial to the south, and a courthouse to the west.

The applicant is requesting the Zone Change in order to allow proposed signage to identify the building. Within the CO Office Commercial District, projecting signage is not permitted, only on-premise free standing signs, on-premise fascia signs, and low profile signs (TMC§1387.04 – *Restricted Office District*). Within the CD Downtown Commercial district, any one tenant with frontage on a public right of way is permitted to have one projecting sign along that public street. The projecting sign may exist instead of, but not in addition to, a free-standing sign or roof sign (TMC§1387.05(G) – *Construction of Signs, On Premise Projecting and Space-Frame Projecting Form Signs*). Therefore, a Zone Change is required in order for the proposed sign to conform to the current Sign and Zoning Codes. The proposed sign will be an aluminum, on-premise, projecting sign measuring twenty feet (20') by three feet (3'). The sign will be supported by aluminum scroll brackets. See "Signage Proposal" for the proposed hardscape sign.

Downtown Master Plan

The 2017 Downtown Master Plan identifies the Downtown Core as one of the five (5) districts of focus for the plan. The Downtown Core is where business and entertainment are to meet, and the activation of existing buildings and connecting and integrating existing assets are important to enhancing this part of downtown. A goal in this district is to encourage walkability, and people are willing to walk ½ mile if the walk is visually interesting.

A priority action item of the 2017 Downtown Master Plan is to identify strategic redevelopment and infill sites. This action item states that it is imperative for the City to identify policies and strategies that incentivize and enable reinvestment, including streetscape improvements, while also striving to work with existing property owners to make the necessary improvements to revitalize targeted areas of downtown. Signage improvements for existing structures would both encourage walkability and enhance the downtown.

STAFF ANALYSIS (cont'd)

Downtown Overlay District (DOD)

The Downtown Overlay District (DOD) is intended to provide a review process for proposed physical changes to structures within the Central Business District of the City and adjacent areas in order to evaluate the proposals in relation to the approved plan for the area. The DOD is created as an overlay district to be applied to land within and adjacent to the Central Business District. DOD regulations apply in combination with underlying base zoning district regulations and all other applicable standards of the Toledo Municipal Code. The DOD mandates that wherever possible, examples of the City's traditional commercial, civic and residential architecture should be preserved, renovated and where appropriate, adaptively reused.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan future land use designation targets the proposed Zone Change area for CD Downtown Commercial. 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. Development is intended to be intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape. Based on the nature of the site and its location, the proposed Zone Change is consistent with the future land use designation identified in the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change from CO Office Commercial to CD Downtown Commercial because the proposed zoning conforms to the Toledo 20/20 Comprehensive Plan. Additionally, the proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property, the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the existing zoning classification.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-7002-19, a request for Zone Change from CO Office Commercial to CD Downtown Commercial for 428 N Erie Street to Toledo City Council for the following three (3) reasons:

1. The proposed Zone Change conforms to the Toledo 20/20 Comprehensive Plan and the 2017 Downtown Toledo Master Plan (TMC§1111.0606(A) – *Review & Decision-Making Criteria*).
2. The proposed Zone Change is compatible with existing land uses within the general vicinity of the property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*).
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§1111.0606(D) – *Review & Decision-Making Criteria*).

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Respectfully Submitted,

A handwritten signature in cursive script that reads "Thomas C. Gibbons".

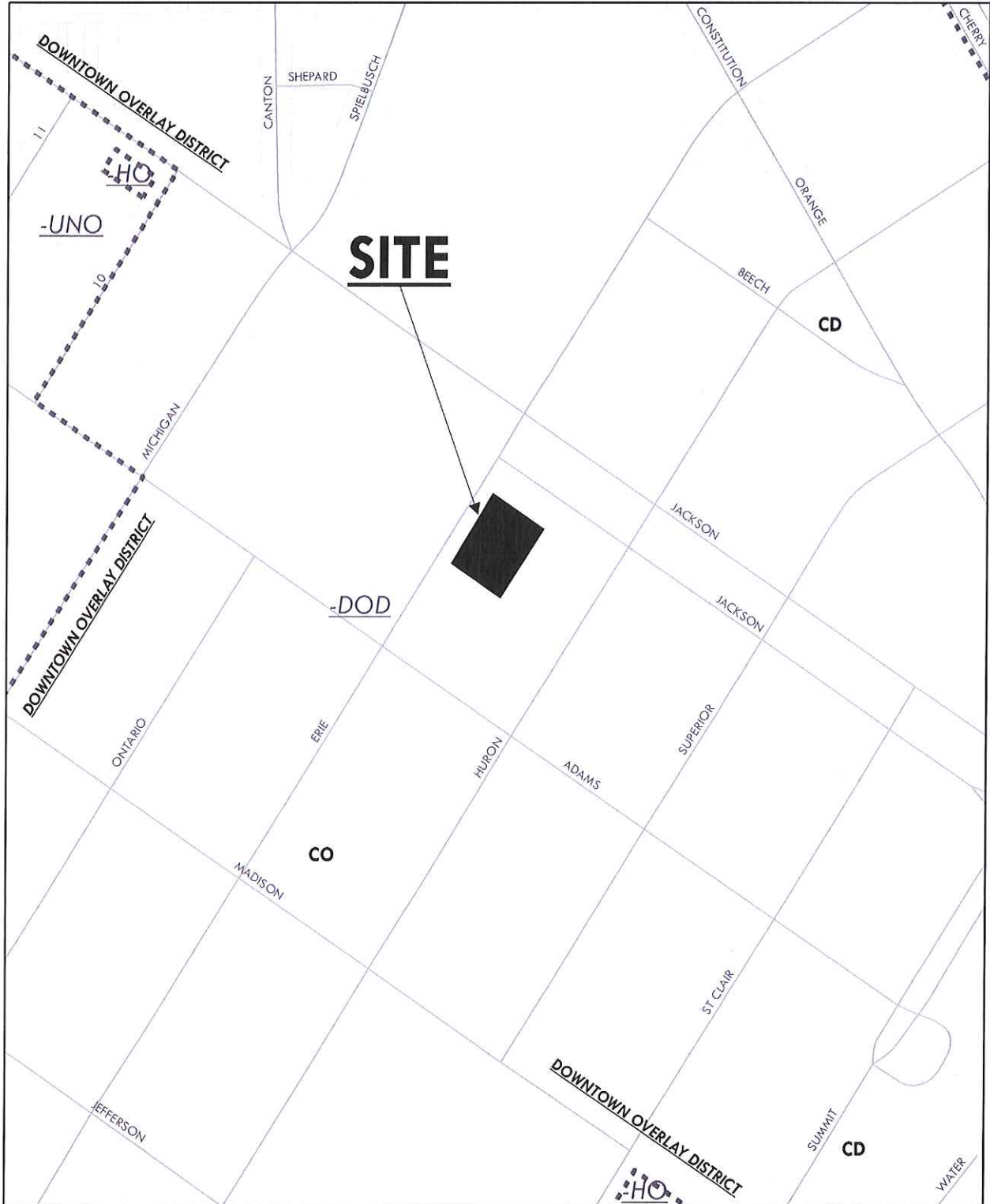
Thomas C. Gibbons
Secretary

Three (3) sketches follow

Cc: Kate Philabaum, 428 Erie Street, Toledo OH 43604
Lisa Cottrell, Administrator
Dana Doubler, Planner

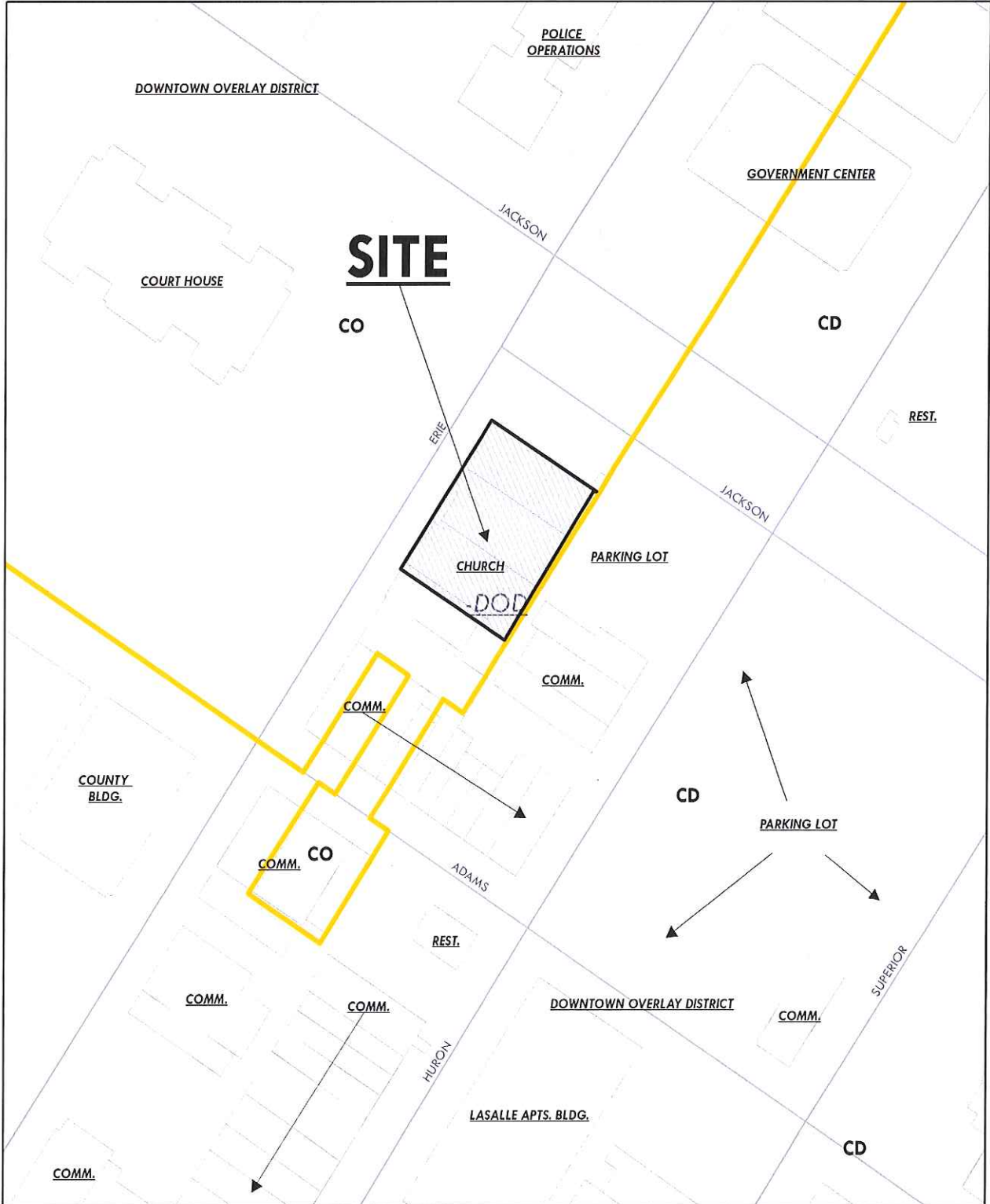
GENERAL LOCATION

Z-7002-19
ID 09



ZONING AND LAND USE

Z-7002-19
ID 09



SIGNAGE PROPOSAL

Z-7002-19
ID 9

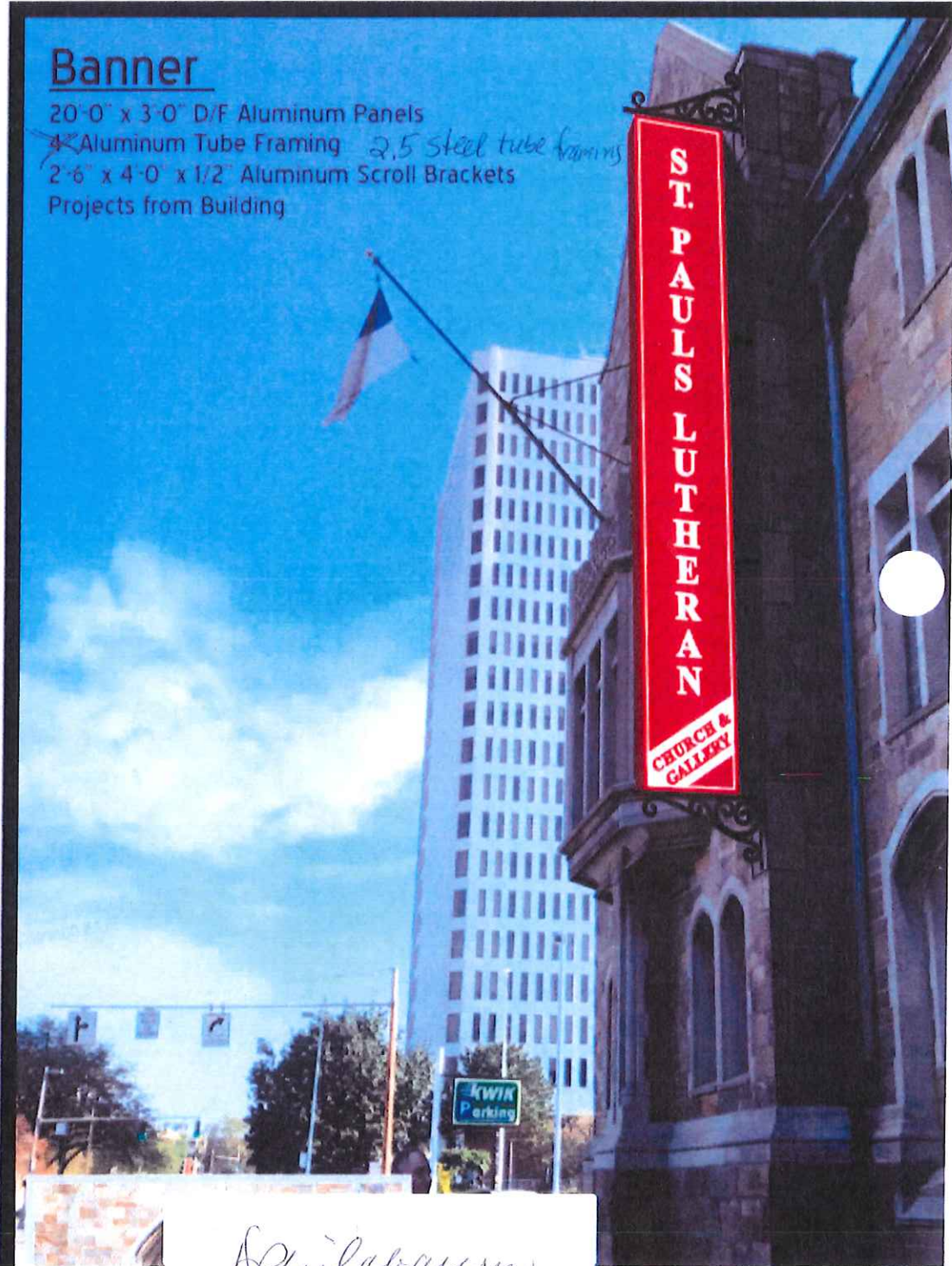
Banner

20'-0" x 3'-0" D/F Aluminum Panels

4" Aluminum Tube Framing *2.5 steel tube framing*

2'-6" x 4'-0" x 1/2" Aluminum Scroll Brackets

Projects from Building



Philabauer