

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: June 10, 2022

REF: Z-4007-22

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

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

SUBJECT: Zone Change from RM36 Multi-Dwelling Residential to CO Office Commercial at 1055 Dorr Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 9, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RM36 Multi-Dwelling Residential to CO Office Commercial
Location	-	1055 Dorr Street
Applicant	-	Anne Ruch Compassion Health 1638 Broadway Toledo, Ohio 43609
Owner	-	City of Toledo 1 Government Center Suite 2250 Toledo, Ohio 43604

Site Description

Zoning	-	RM36 / Multi-Dwelling Residential
Area	-	± 1.03 Acres
Frontage	-	± 343' along Dorr Street ± 127' along Forest Ave
Existing Use	-	Vacant – Former Library
Proposed Use	-	Medical Office

GENERAL INFORMATION (cont'd)

Area Description

North	-	RM36, RD6 / School, Multi-Family Dwellings, Mott Branch Library, Smith Park
South	-	RS6 / Single-Family Homes, Two-Family Homes
East	-	RM36 / Apartments
West	-	RM36 / Apartments

Combined Parcel History

Z-77-74	-	Special Use Permit to construct a public library addition at the South side of Dorr Street, east and west of Forest Ave (PC Approved 4/4/74, CC approved Ord. 394-74)
Z-203-77	-	CUP for construction of 100 units of 8 fam. Housing in the Roosevelt NDP Area (PC Approved 7/12/77, CC Approved 8/17/77)
SUP-1007-98	-	Amendment to Special Use Permit for Mott Branch Library Expansion at 1085 Dorr St (PC Approved 2/12/98, CC Approved 2/18/98 Ord. 527-98).

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Dorr Street Corridor Vision Plan

STAFF ANALYSIS

The applicant is requesting a zone change from RM36 Multifamily Residential to CO Office Commercial. The ± 1.03 Acres site consists of two parcels along Dorr Street separated by Forest Avenue. The parcel on the east side of Forest Avenue is occupied by the former Mott Branch Library building and associated parking. The parcel on the west side of Forest Avenue contains an additional parking lot for the site. To the north of the site are multi-family dwellings, a school, Smith Park, and the new Mott Branch Library. To the east and west of the site are apartments. To the south of the site is a neighborhood consisting of single- and two- family homes.

The applicant has requested the rezoning in order to utilize the building for medical offices. Medical offices are not permitted in RM36 Multi-Dwelling Residential Zoning District. Per the Toledo Municipal Code, the CO Office Commercial zoning district is intended to function as a low to medium intensity office zoning district which acts as a land use buffer between major streets

STAFF ANALYSIS (cont'd)

and residential neighborhoods, as well as between higher intensity commercial areas and residential neighborhoods.

The applicant intends to preserve and reuse the existing building on site. Under RM36 zoning, the site can only be used for residential uses and select civic and commercial uses. Rezoning the site to CO Office Commercial permits a wider variety of commercial uses which are compatible with the existing site. Reutilization of the building by any user would be made significantly more difficult without a zone change.

Dorr Street Corridor Vision Plan

The Dorr Street Corridor Vision Plan is a plan for the redevelopment of Dorr Street adopted by City Council in 2010. A major land use recommendation within the plan is to encourage redevelopment in the community areas already served by infrastructure and utilize resources that existing neighborhoods offer. Redevelopment along Dorr Street should seek to reuse and upgrade vacant buildings or lots first, then target underutilized spaces. The proposed rezoning enables this objective and conforms to the Dorr Street Corridor Vision Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Multiple Family Residential land use. This is intended to create, maintain, and promote higher density housing opportunities in areas with good transportation access.

Furthermore, the area, referred to as ONYX in the 20/20 Comprehensive Plan, is targeted for introduction of more service businesses in the area. While the land-use plan does not specifically call this site out for office use, the proposed use and zoning allow for re-utilization of the former Mott Branch Library building in a way which meets the objectives of the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change from RM36 Multi-Dwelling Residential to CO Office Commercial because the proposed CO Office Commercial zoning is compatible with the existing land uses within the vicinity and is consistent with the Dorr Street Corridor Vision Plan. Additionally, the subject site's physical suitability is compatible with uses in the proposed zoning classification.

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PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4007-22, a request for Zone Change from RM36 Multi-Dwelling Residential to CO Office Commercial at 1055 Dorr to Toledo City Council for the following **three (3) reasons**:

1. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (**TMC§111.0606(B)**);
2. The subject property is physically suitable for the uses permitted under the proposed zoning classifications (**TMC§111.0606(D)**).
3. The rezoning is consistent with the Dorr Street Corridor Vision Plan.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

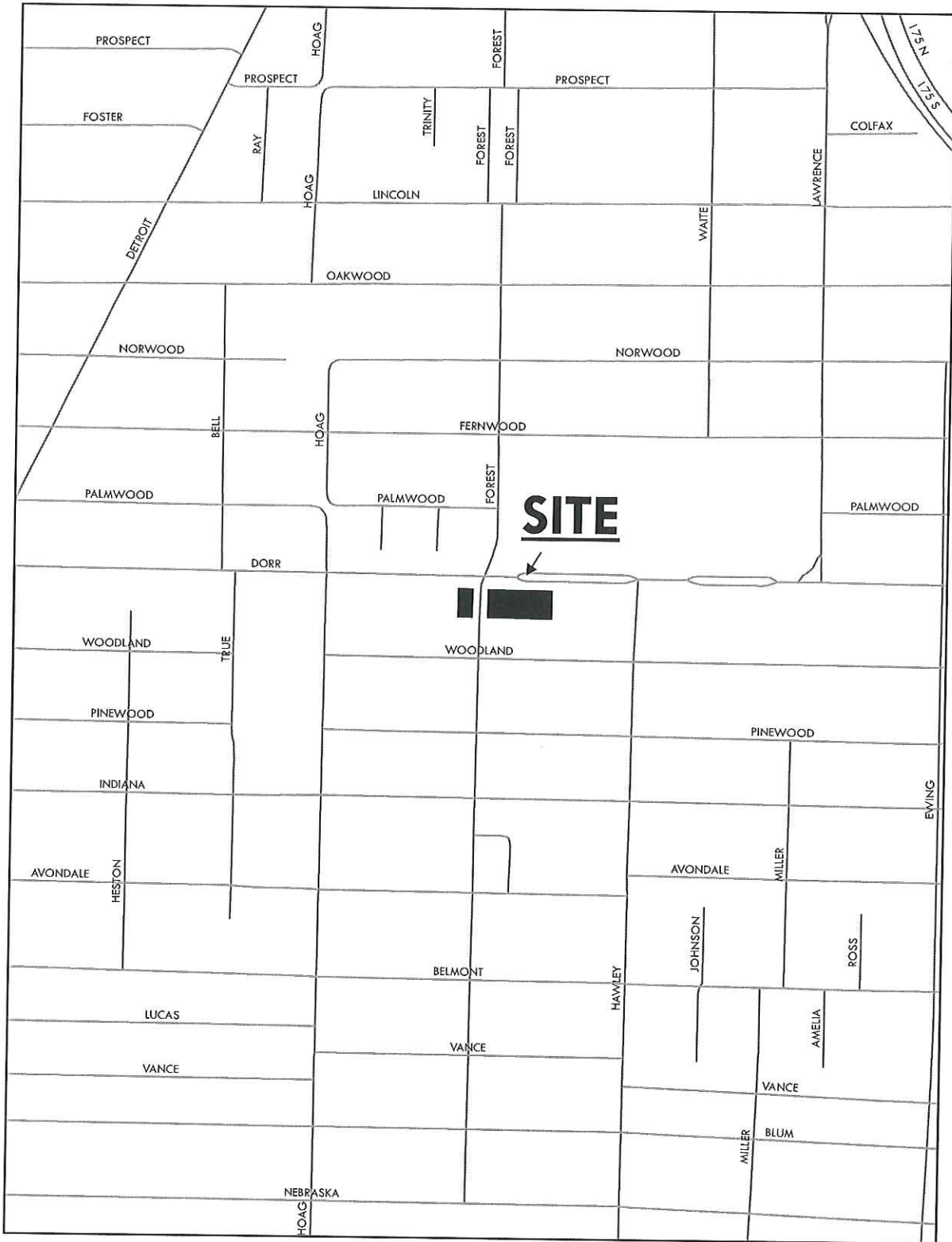
JGL

Two (2) sketches follow

Cc: Anne Ruch, Compassion Health
Douglas Johnson, Real Estate
Lisa Cottrell, Administrator
Jonny Latsko, Planner

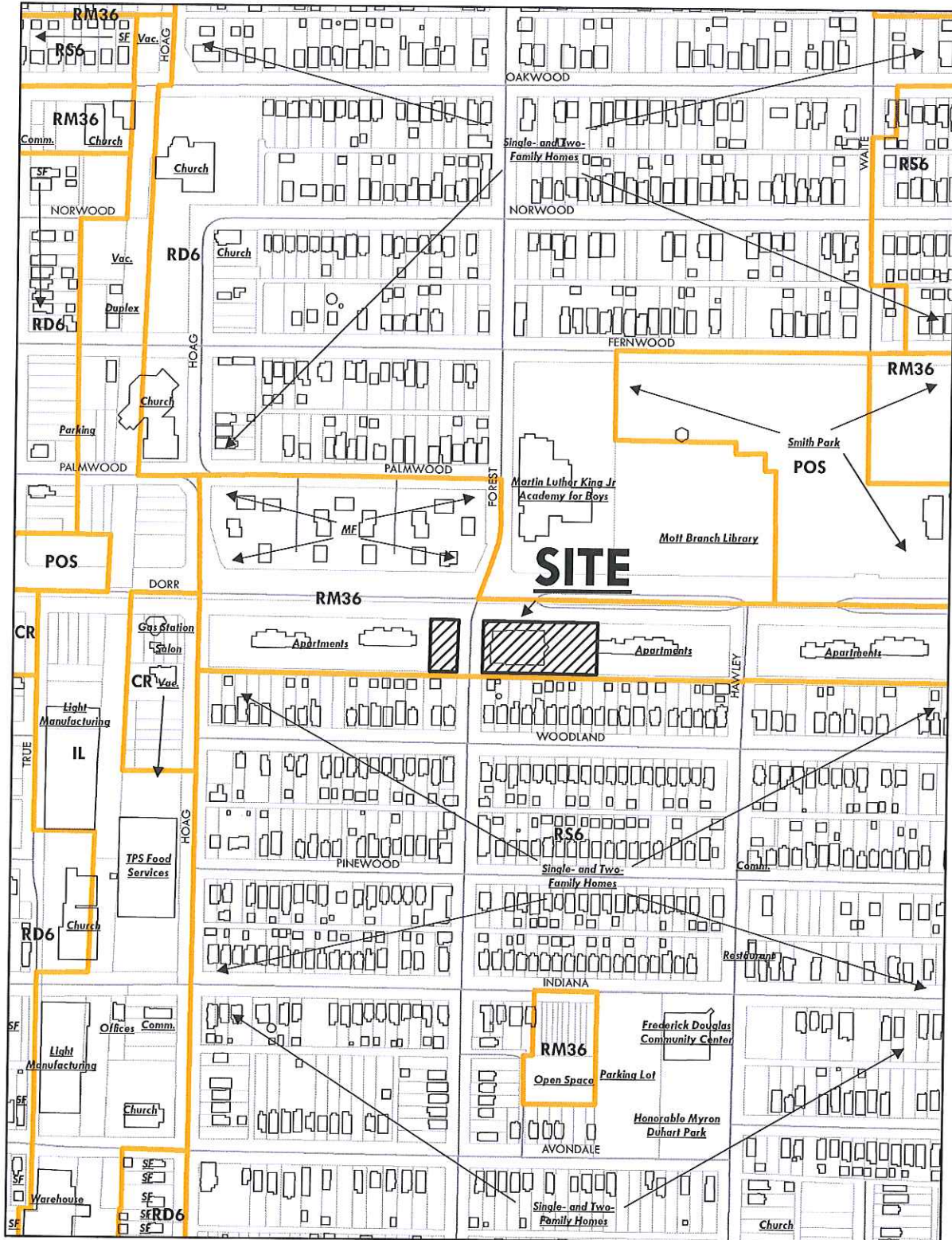
GENERAL LOCATION

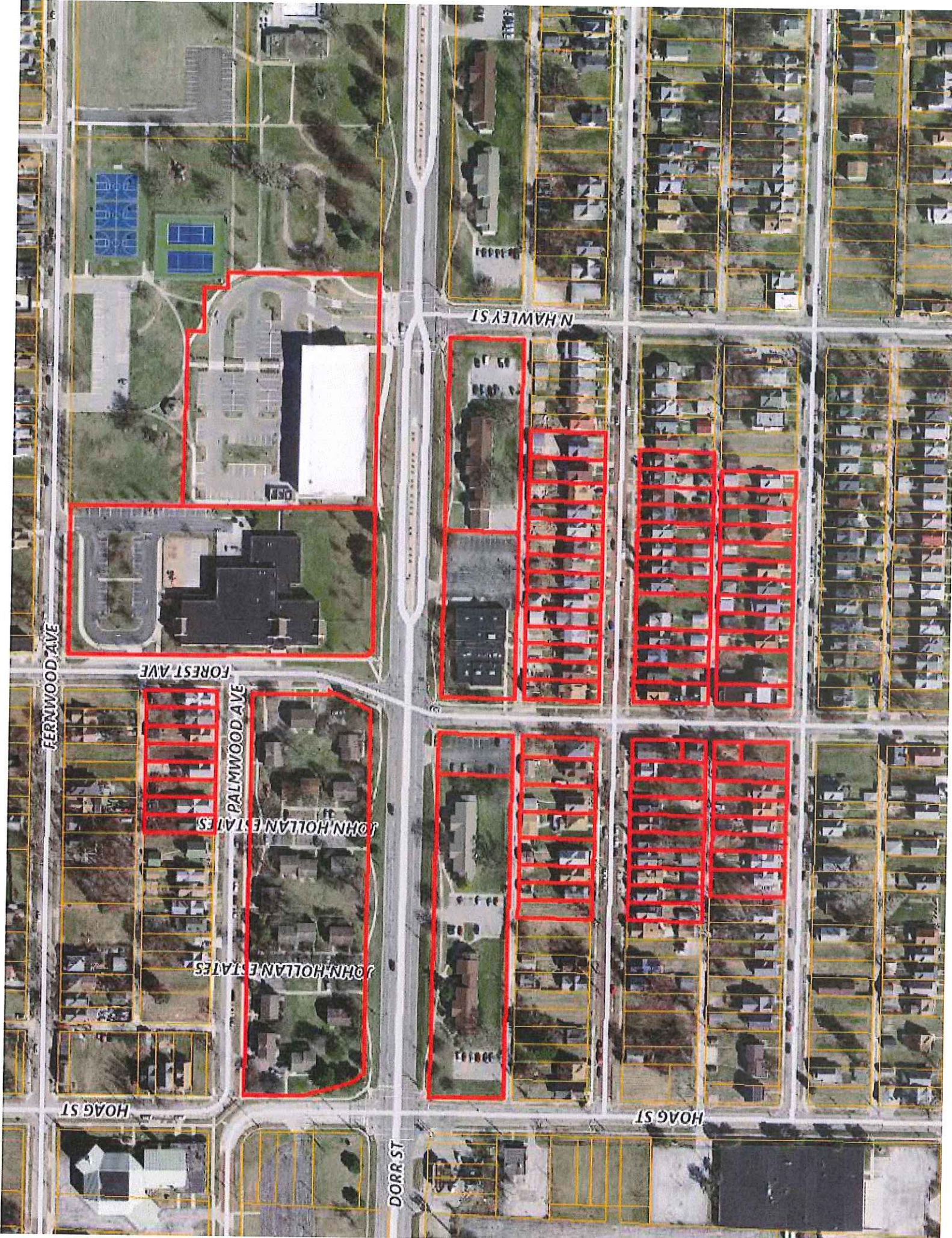
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ID 19



ZONING & LAND USE

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FERNWOOD AVE

FOREST AVE

PALMWOOD AVE

JOHN HOLLAN ESTATES

JOHN HOLLAN ESTATES

HOAG ST

DORR ST

N HAWLEY ST

HOAG ST

