DATE: April 12, 2019
REF: Z-2003-19

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

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

SUBJECT: Request for a Zone Change from CO Office Commercial to CD Downtown Commercial at 617 Adams Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 11, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CO Office Commercial to CD Downtown Commercial
Location	-	617 Adams Street
Applicant	-	Peter Shawaker 617 Adams Investment LTD 3434 Pelham Road Ottawa Hills, OH 43606

Site Description

Zoning	-	Office Commercial & Downtown Overlay District / CO & DOD
Area	-	± 0.12 acres
Frontage	-	± 60' along Adams Street
Existing Use	-	Offices
Proposed Use	-	Offices & General Retail

Area Description

North	-	Vacant commercial, bail bonds / CD, DOD
South	-	Alley, office, restaurant / CD, DOD
East	-	Office Commercial / CO, DOD
West	-	Mixed Commercial-Residential / CD, DOD

GENERAL INFORMATION (cont'd)

Parcel History

No records on file.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO Office Commercial to CD Downtown Commercial for a site located at 617 Adams Street. The ±0.12-acre site is currently occupied by a three-story commercial office building. The site is located within the Downtown Overlay District (DOD). Surrounding land uses include commercial land uses across Adams Street to the north, offices to the east, law office and restaurant across an alley to the south, and a mixed-use building to the west.

The applicant is requesting the Zone Change in order to facilitate the development of a General Retail tenant space. Retail establishments are not permitted in the current CO Office Commercial zoning district. Therefore, a Zone Change is required in order for the intended use to conform to the current Zoning Code.

Downtown Master Plan

The 2017 Downtown Master Plan's Market Analysis recognizes that downtown Toledo needs to continue to be enhanced as a place to do business. An active downtown environment with mixed activities, accommodations, and eateries will invite tourists to make downtown the center of their visit to Toledo, and will have significant impacts on its revitalization. The Market Analysis concludes that more retail goods and services could be supported by the existing market. Furthermore, an increase in the number of people shopping downtown – driven by more restaurants, housing, office space, and hotel rooms – would drive this demand up even further. The proposed Zone Change will permit retail land uses that support the goals of the Downtown Master Plan.

STAFF ANALYSIS (cont'd)

Downtown Overlay District (DOD)

The property is located within the Downtown Overlay District (DOD). The DOD is created as an overlay district that is applied to physical changes to structures located within and adjacent to the Central Business District of the City. DOD regulations apply in combination with underlying base zoning district regulations and all other applicable standards of the Toledo Municipal Zoning Code. In the event the property is modified by any exterior physical changes which the total cost is more than $250,000 or 25% of the appraised value of the building, as listed by the County Auditor, then the property will be subject to additional regulations per TMC§1103.0200.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Downtown Commercial land uses. The CD Downtown Commercial district is intended to accommodate a broad range of uses to reflect downtown's roles as a commercial, cultural and government center. Development is intended to be dense with high amounts of building coverage and decreased setbacks which create a more built environment with increased accessibility. Development is largely pedestrian-oriented with a strong emphasis on safe and attractive streetscapes.

Staff recommends approval of the Zone Change from CO Office Commercial to CD Downtown Commercial because the proposed zoning is consistent with properties within the general vicinity of the subject property. Additionally, the proposed zoning conforms to the Toledo 20/20 Comprehensive Plan and the 2017 Downtown Master Plan. Finally, the Zone Change allows for the reuse of the property within in the DOD, therefore meeting the goals of the DOD.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-2003-19, a request for a Zone Change from CO Office Commercial to CD Downtown Commercial to for the site located at 617 Adams Street, to the Toledo City Council for the following three (3) reasons:

1. The proposed request conforms to the Toledo 20/20 Comprehensive Plan and the 2017 Downtown Master Plan (TMC§1111.0606(A) – *Review and Decision Making Criteria*).

2. The proposed request is consistent with zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C) – *Review and Decision Making Criteria*); and

3. The proposed request meets the goals of the Downtown Overlay District.

Respectfully Submitted,

Thomas C. Gibbons
Secretary

Three (3) sketches follow
Cc: Peter Shawaker; 617 Adams Investment LTD, 3434 Pelham Road, Ottawa Hills, OH 43606
       Lisa Cottrell, Administrator
       Ryne Sundvold, Planner

GENERAL LOCATION

Z-2003-19
ID 09

N

SITE

MICHIGAN

JACKSON

JACKSON

ERIE

ONTARIO

ADAMS

HURON

SUPERIOR

MADISON

ST CLAIR

ZONING AND LAND USE

Z-2003-19
ID 09

N

COURT HOUSE

COMM.

CO

COMM.

COMM.

COUNTY OFF.

ERIE

REST.

COMM.

COMM./OFF.

ADAMS

SITE

COMM.

REST./COMM.

REST.

COMM.

CD

HURON

PARKING LOT

LASALLE APT.