

GENERAL INFORMATION

Subject

- Request - Zone change from IL – Limited Industrial to CN – Neighborhood Commercial
- Location - 402-404 Williams Street and 232 Oliver Street
- Applicant + Owner - Kathleen P. Horner
404 Williams Street
Toledo, OH 43602

Site Description

- Zoning - IL – Limited Industrial
- Area - ±0.33 acres
- Frontage - ±121’ along Williams Street
±120’ along Oliver Street
- Existing Use - Commercial Garage
- Proposed Use - Single-Family Residential
- Overlay - Warehouse District Overlay

Area Description

- North - Warehouses, Vacant light manufacturing / IL
- South - Offices / IL
- East - Vacant commercial, duplex, auto shop / CR
- West - Postal Workers Union / IL

Parcel History

- Z-8008-23 - Request for a zone change from IL – Limited Industrial to CM – Mixed Commercial-Residential for 104 Parcels in the Warehouse District. The Plan Commission requested this be referred back to the Plan Commission 2/13/24.

Applicable Plans & Regulations

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

STAFF ANALYSIS

The request is a Zone Change from IL – Limited Industrial to CN – Neighborhood Commercial for three parcels at 402-404 Williams Street and 232 Oliver Street. The ±0.33-acre site is currently occupied by a commercial garage that is being used by the owner for storage. Surrounding land uses include warehouses and vacant light manufacturing to the north; offices to the south; vacant commercial, a duplex, and an auto shop to the east; and the Postal Workers Union to the west.

The parcel history for the site includes a Zone Change case from 2023 (Z-8008-23) in which ConneCToledo requested a mass rezoning of 104 parcels in the Warehouse District from IL – Limited Industrial to CM – Mixed Commercial-Residential. The case was not approved due to procedural issues, and was referred back to Plan Commission with the understanding that it will be pursued again in the near future with sponsorship from City Council.

ConneCToledo applied for this mass rezoning of the Warehouse District (companion cases Z-8006-23, Z-8007-23, and Z-8008-23), 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. ConneCToledo believes that the proposed zoning designations are more appropriate than the current industrial zoning, and that these changes will help to spur continued progress towards the vision identified for the Warehouse District.

While the subject parcels were identified by ConneCToledo as being suitable for CM-Mixed Commercial-Residential in the case Z-8008-23, the owner of the subject parcels is requesting a Zone Change to CN – Neighborhood Commercial to allow for a single-family detached dwelling. She wishes to construct a new home approximately 4,800 square feet in size, using the existing building on the site as a residential garage.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for CN – Neighborhood Commercial uses. Neighborhood Commercial land uses are predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may also be included. Various housing typologies are permitted within this zoning district, including the proposed single-family detached house.

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, and open space. The subject site's proposed land use of single-family residence is compatible with this Plan, which aims to promote a diversity of housing options within the district.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-2002-24, a request for Zone Change from IL – Limited Industrial to CN – Neighborhood Commercial at 402-404 Williams Street and 232 Oliver Street, to the Toledo City Council for the following three (3) reasons:

1. The proposed zone change is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A) - *Review & Decision-Making Criteria*).
2. The subject properties are physically suitable for the uses permitted under the proposed zoning classifications (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).
3. The proposed zone change is consistent with the Warehouse District Plan 2017.

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z-2002-24
DATE: April 11, 2024
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 14, 2024
TIME: 4:00 P.M.

MJM

Two (2) sketches follow

ZONING & LAND USE

Z-2002-24
ID 10

