

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z-8003-23
DATE: October 13, 2023

TO: President Matt Cherry and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary
SUBJECT: Zone Change from IL Limited Industrial to CD Downtown Commercial at 1819 Canton Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday October 12, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

- Request - Zone Change from IL Limited Industrial to CD Downtown Commercial
- Location - 1819 Canton Street
- Applicant - Lucas County Board of Commissioners
Jessica Ford, Administrator
1 Government Center, Suite 800
Toledo, OH 43604

Site Description

- Zoning - IL Limited Industrial
- Area - ±2.09 acres
- Frontage - ±158' along 12th Street
±150' along Canton Street
- Existing Use - Parking Lot and Open Space
- Proposed Use - Detention Facility and Parking Lot

Area Description

- North - Future Site Lucas County Detention Center / CD
- South - Parking Lot and Law Office / CR
- East - Juvenile Detention Facility / CD
- West - Industrial / IL

GENERAL INFORMATION (cont'd)

Parcel History

V-281-23	-	Vacation of 15' wide alley between 12 th Street and Canton Street (PC Approved 7/13/23, P&Z approved 8/16/23)
DOD-2-17	-	Demolition of Buildings at 1715-1723 Canton St (PC Approved 7/13/17)
V-443-17	-	Vacation of Smith Street (PC Approved 12/7/17, CC Approved 6/19/18)
SPR-14-07	-	Major Site Plan Review for a Parking Lot at 1810 12 th Street (PC Approved 7/12/07)

Applicable Plans & Regulations

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

STAFF ANALYSIS

The request is a Zone Change from IL Limited Industrial to CD Downtown Commercial for Lots 227 – 234 and Lots 242-244 of the Woodruffs Addition Platted in 1852. The request is to consolidate the zoning to allow for the construction of the new Lucas County Detention Facility and the relocation of existing parking for Shumaker Loop Law Firm. Surrounding land uses include the future site of the Lucas County Detention Center to the north, existing parking facilities and Shumaker Loop Law Office to the south, Juvenile Detention Facility and Court to the east and an industrial building to the west.

The Lucas County Board of Commissioners is requesting this zone change to construct the new Lucas County Detention Facility on the site. The new Detention Facility will be situated on site bounded by Canton Street, Southard Avenue and 12th Street to a depth of approximately 260' south of Southard Avenue. However, Lucas County purchased the entire parking lot from Shumaker Loop in May 2023. This allows for stormwater detention for both the park lot and the Lucas County Detention Facility to be located on the southeast portion of the site. This area will be paved and leased to the Law Firm under a long-term lease agreement.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village land uses. A specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. Based on the location of the existing Detention Facility and many of the social services being located in the Downtown Overlay District, the proposed Lucas County Detention Facility is an appropriate use within the Urban Village.

STAFF ANALYSIS (cont'd)

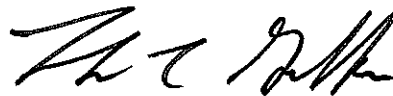
Staff recommends approval of the Zone Change from Zone Change from IL Limited Industrial to CD Downtown Commercial for Lots 227 – 234 and Lots 242-244 of the Woodruffs Addition. Additionally, it is compatible with the intended future land use per the Toledo 20/20 Comprehensive Plan.

PLAN COMMISSION RECOMMENDATION

The Plan Commission recommends approval of Zone Change from IL Limited Industrial to CD Downtown Commercial for Lots 227 – 234 and Lots 242-244 of the Woodruffs Addition for the following two (2) reasons:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A) – *Review & Decision-Making Criteria*); and,
2. The proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons

Secretary.

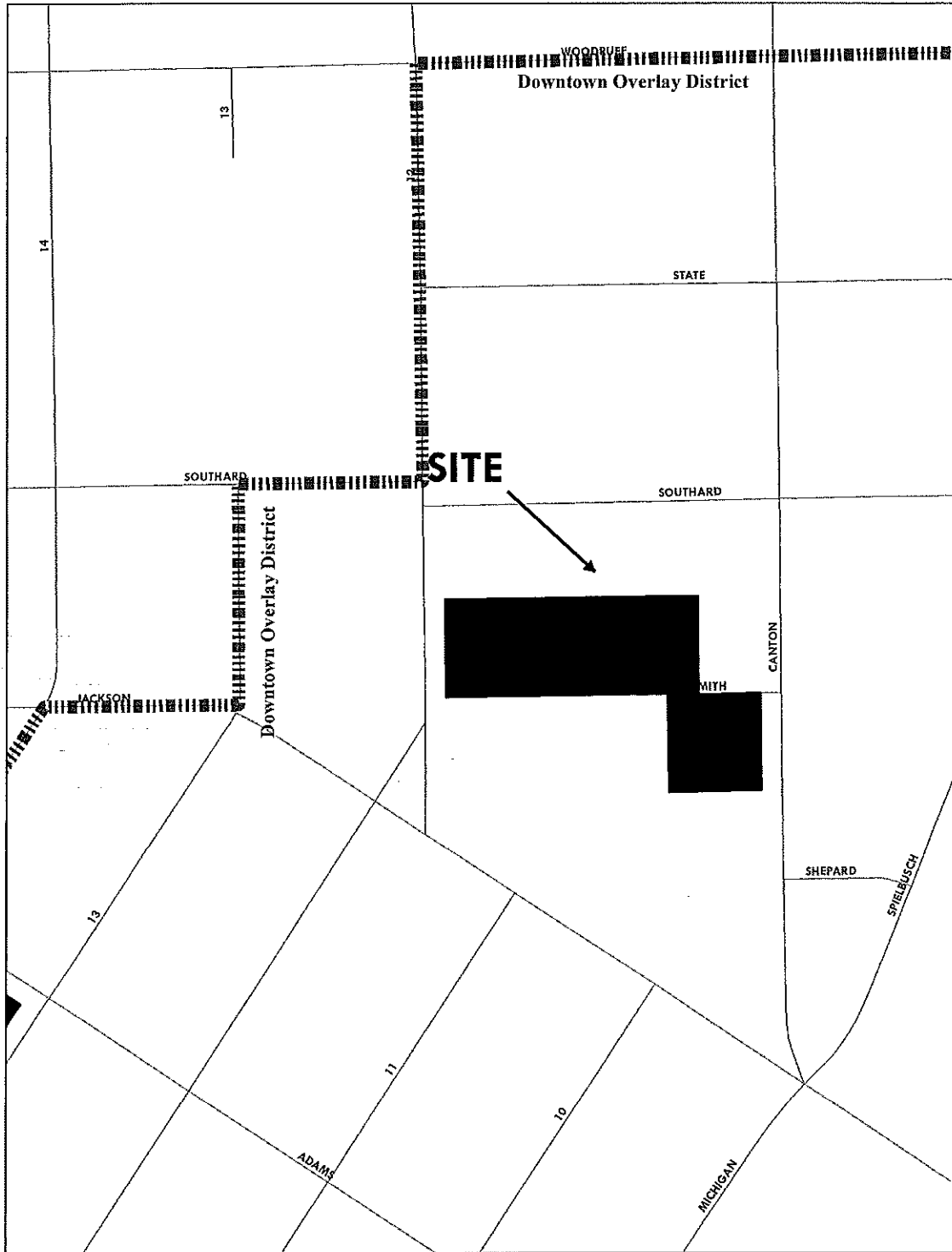
BH

Two (2) sketches follow

Cc: Lucas County Board of Commissioners, 1 Gov Center, Suite 800, Toledo, OH 43604
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Kleinfelder Inc., 1168 N Main Street, Bowling Green, OH 43402
Lisa Cottrell, Deputy Director
Bill Harbert, Associate Planner

GENERAL LOCATION

Z-8003-23



ZONING & LAND USE

Z-8003-23

