

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: May 14, 2021

REF: Z-3009-21

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 CN Neighborhood Commercial & RM36 Multifamily Residential to CM Mixed Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 13, 2021 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

- Request - Zone Change from CN Neighborhood Commercial and RM36 Multi-family Residential to CM Mixed Commercial
- Address - Part of parcel 12-40585 located at Nebraska Avenue and Division Street
- Contact - Kattie Bond, Lucas Metropolitan Housing Authority  
435 Nebraska Avenue  
Toledo, OH 43604

#### Site Description

- Zoning - CN/Commercial Neighborhood, RM 36/Multifamily Residential
- Area - 1.01 Acres
- Frontage - 190' on Nebraska Avenue & 231.8' Nebraska Street
- Existing Use - Vacant lot
- Proposed Use - Multiunit mixed-use elderly building

#### Area Description

- North - Vacant lot / RM 36
- South - Multi-dwelling residential / RM 36
- East - Vacant lot / RM 36
- West - School / RM 36

**GENERAL INFORMATION (cont'd)**

Combined Parcel History

- Z-51-85 - Zone Change from C-3 to R-2 and R-5 to R-2. PC approved 04/25/85. Ord 353-85 passed 05/14/85.
- M-14-95 - Community Development Plan for the ONYX Community Development District. PC approved 05/03/95. Ord 375-96 passed 05/29/96.
- S-16-02 - Preliminary Drawing Review for Washington Village Plat Ten. PC approved 11/07/02.
- S-31-04 - Washington Village Plat X Preliminary Drawing Review. Withdrawn.
- Z-1001-05 - Zone Change from RS6 to CO. Withdrawn.
- SPR-11-11 - Major Site Plan Review of a 65 Unit Senior Housing Center. PC approved 09/06/11.
- Z-9003-12 - Zone Change from RS6 to RM36. PC rec approval 10/11/12. CC rec approval 11/14/12. Ord 549-12 passed 11/20/12.
- PUD-8007-12 - Request for a Planned Unit Development for a 207 dwelling unit housing complex located at 392 Nebraska Avenue. PC rec approval on 10/11/12. CC rec approval on 11/14/12. Ord 550-12 passed 11/20/12.
- V-441-13 - Request for the Vacation of all right of ways bounded by Nebraska Avenue, Division Street, Belmont Avenue, and Interstate 75. PC rec approval 10/10/13. CC rec approval 11/13/13. Ord 552-13 passed 12/10/13.
- V-29-13 - Request for the Vacation of Weiler Avenue from Nebraska Avenue to Belmont Avenue. PC rec approval on 02/14/13. CC rec approval 11/13/13. Ord. 552-13 passed 12/10/13.

**GENERAL INFORMATION (cont'd)**

Combined Parcel History

- |              |   |  |
|--------------|---|--|
| S-24-13      | - | Request for the review of the Final Plat of Collingwood Green located at the intersection of Collingwood Boulevard and Nebraska Avenue. PC approved 10/23/13.  |
| PUD-11004-16 | - | Amendment to a Planned Unit Development, originally granted via Ord 550-12 for new multi-family housing at 392 Nebraska Avenue. PC rec approval 01/12/17. CC rec approval 02/15/17. Ord 87-17 passed 02/21/17. |
| V-166-17     | - | Vacation of portion of Belmont Ave, a portion of Bresnahans Green and a portion of Rogan Way. PC rec approval 06/08/17. CC rec approval 07/12/17. Ord 77-18 passed 02/27/18.                                   |
| PUD-10007-20 | - | PUD amendment, originally approved by Ord. 87-17, for multi-family development. PC approved 12/03/2020. CC approved 01/19/2021 by Ord. 30-21   |
| S-6-20       | - | Final Plat of Bresnahan Green and part of Belmont Avenue in Collingwood Green. PC disapproved without prejudice 05/14/20.  |
| V-444-20     | - | Vacation of a portion of Clemente Trace in Collingwood Green. PC approved 12/03/2020.  |

Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Community Development Plan for the Organized Neighbors Yielding eXcellence (ONYX) Community Development District

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from CN Commercial Neighborhood to CM Commercial Mixed for a site located at the northeast corner of Division Street and Nebraska Avenue, part of parcel 12-40585. The applicant is requesting this rezoning from CN and RM36 to CM to allow LMHA to apply for funding to develop a multiunit mixed-use elderly building. An amendment to the existing PUD will be submitted for Plan Commission review and approval.

**STAFF ANALYSIS (cont'd)**

Surrounding land uses include a vacant lot to the north, vacant lot and I-75 to the east, multi-family residential to the south, and a school to the west. LMHA seeks to continue the theme of dense urban development of Collingwood Green at the corner of Division and Nebraska. This development represents Phase V of a robust transformation of the former Brand Whitlock and Albertus Brown homes site into Collingwood Green. The requested zone change will allow for up to 75 residential units to be built on site.

20/20 Comp Plan

The Toledo 20/20 Comprehensive Plan targets this site for Multifamily residential uses. This district is intended to create, maintain, and promote higher density housing opportunities in areas with good transportation access. Based on existing uses in the immediate area and the good transportation access along Nebraska Avenue, this rezoning would be consistent with the existing development.

Staff recommends approval of the Zone Change to Mixed Commercial for this location since the parcel is abutting other residential uses in the immediate area.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-3009-21, a Zone Change from RM36 Multi-family residential and CN Neighborhood Commercial to CM Mixed Commercial for the site consisting of part of parcel 12-40585 located at Nebraska Avenue and Division Street to Toledo City Council for the following two (2) reasons:

1. The CM zoning is complementary to existing land uses within the general vicinity of the subject property (TMC 1111.0606 B).
2. This rezoning will not adversely affect properties within the vicinity of the subject property (TMC 1111.0606 E).

Respectfully Submitted,

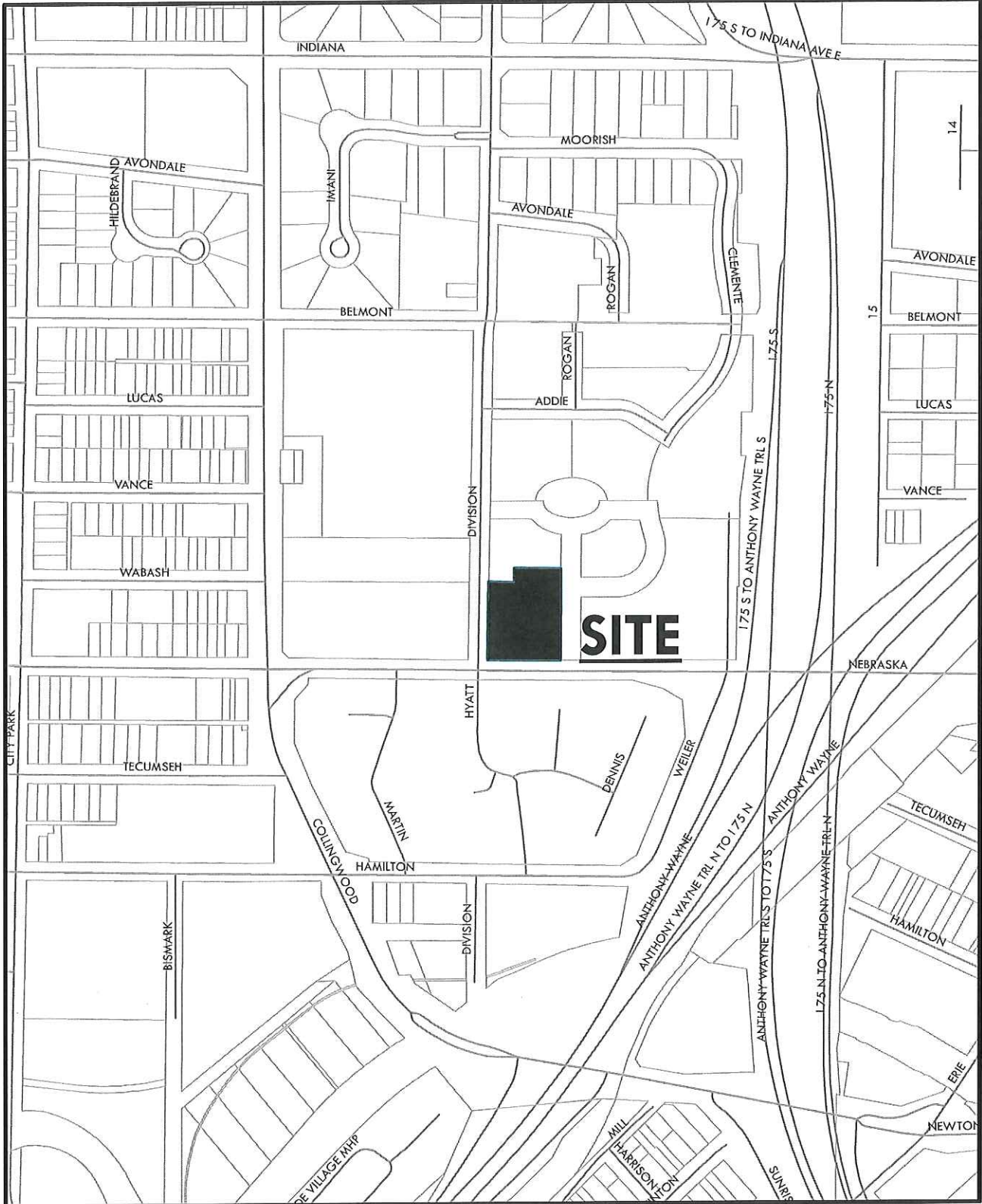


Thomas C. Gibbons  
Secretary

Two (2) sketches follow

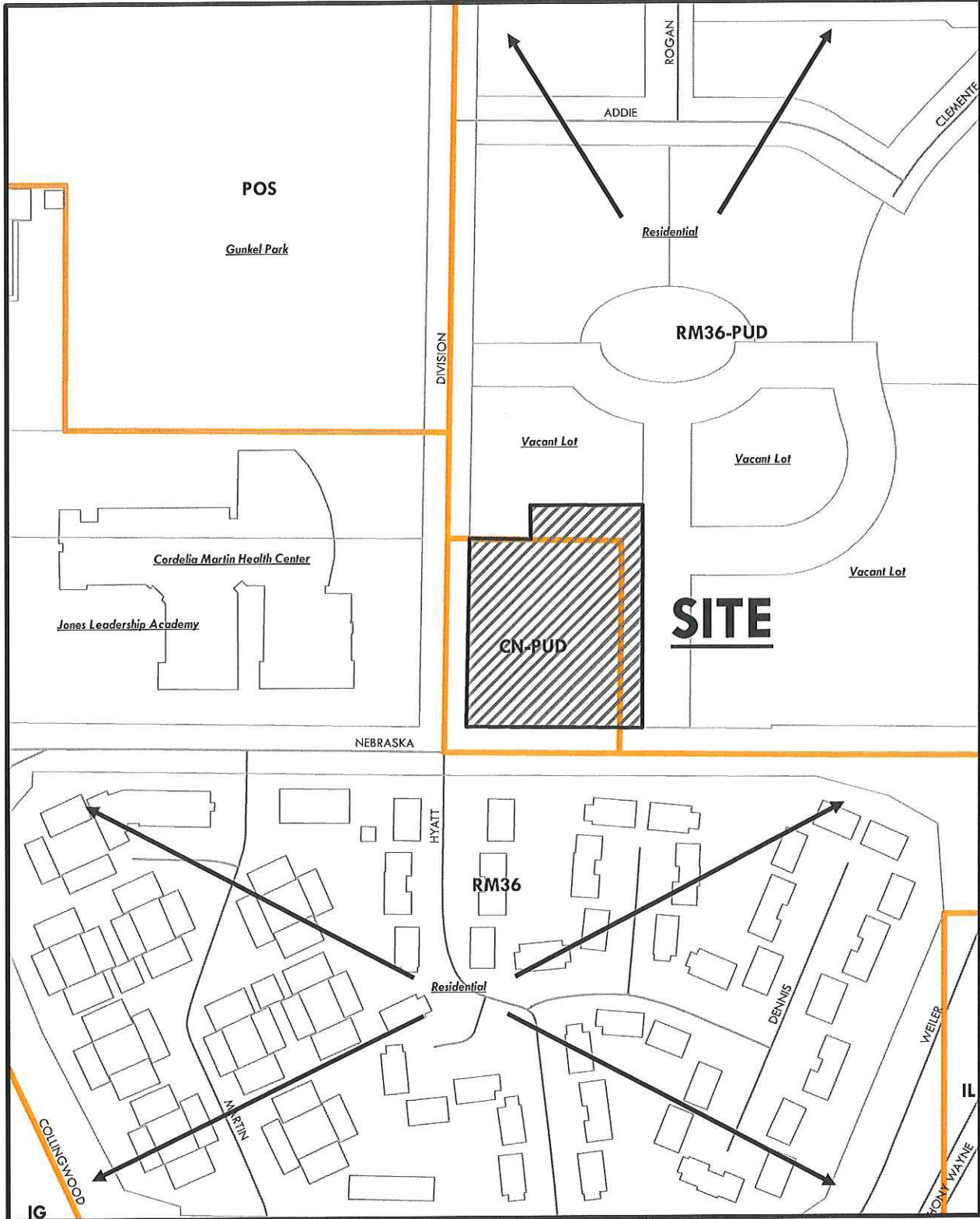
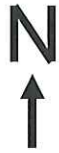
# General Location

Z-3009-21



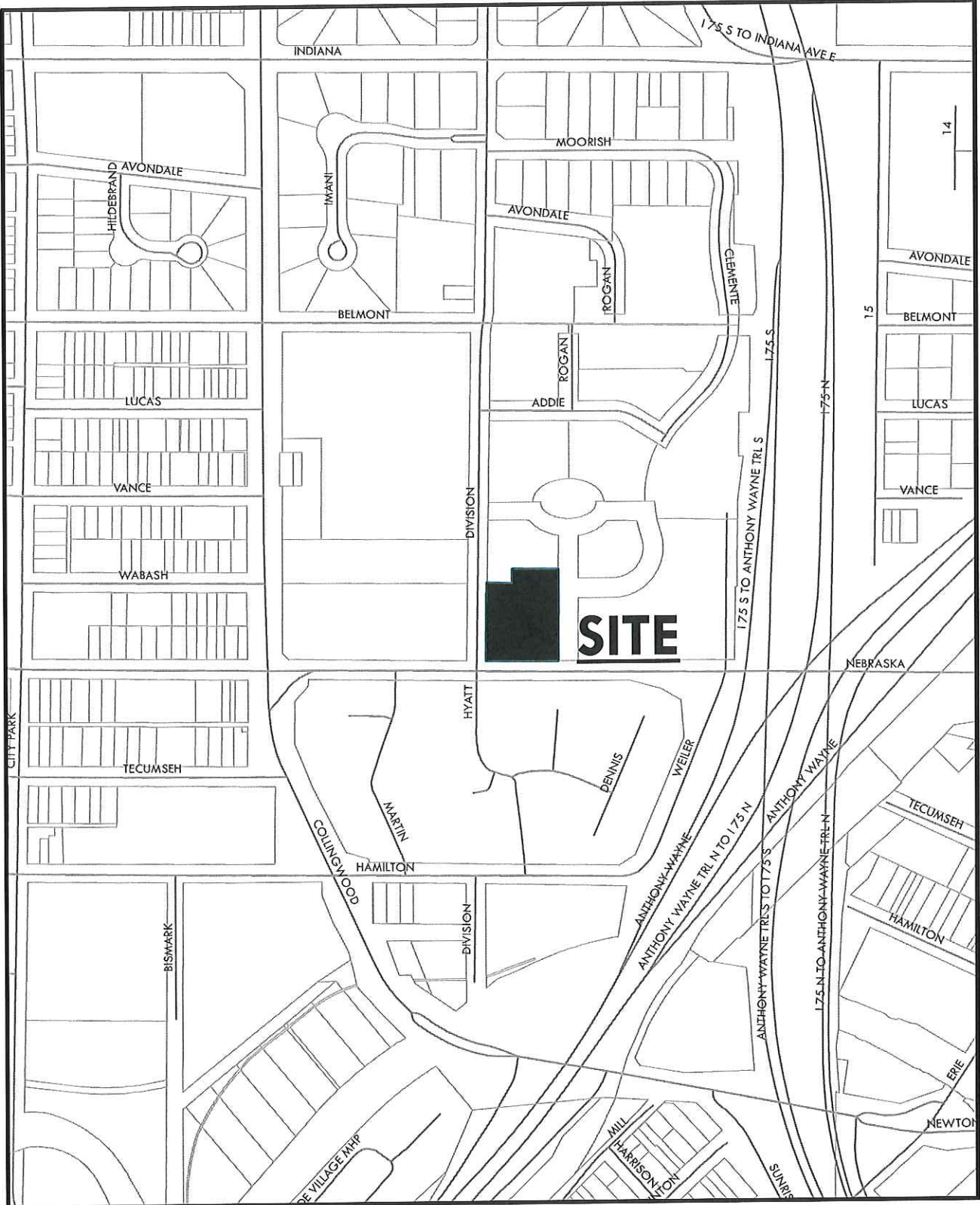
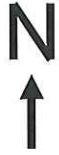
# Zoning & Land Use

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# General Location

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# Zoning & Land Use

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# Mailing Map

Z-3009-21

