



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: June 11, 2021

REF: Z-4006-21

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 CO Office Commercial to CM Mixed Commercial Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 10, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CO Office Commercial to CM Mixed Commercial Residential
Location	-	213-229 18 th Street, 208-232 19 th Street, 0 & 230 20 th Street, 1803-1811, 1903, 1907 & 1919 Madison Avenue & 1802-1818 Jefferson Avenue
Developer	-	Scott Gibson, Windsor Development, LLC 6660 Doubletree Ave, Suite 8 Columbus, OH 43229
Engineer	-	Lewandowski Engineers 234 North Erie Street Toledo, OH 43604
Architect	-	Meghan Dyer, AIA, The Windsor Companies 6660 Doubletree Ave Columbus, OH 43229

Site Description

Zoning	-	CO / Office Commercial
Area	-	± 4.13 acres including vacations
Frontage	-	± 385' along Madison Avenue ± 478' along 18 th Street ± 267' along Jefferson Avenue ± 243' along 20 th Street

GENERAL INFORMATION (cont'd)

Site Description (cont'd)

- Existing Use - Vacant commercial buildings & land, parking lot
- Proposed Use - 152 apartment units, 6 townhouse units, 14,760 sf retail space, mixed-use development
- Neighborhood Org. - UpTown Association
- Overlay - UpTown Neighborhood Overlay (*UDARC*)

Area Description

- North - Apartments, OhioLink, UpTown Green / CM & POS
- East - Warehouse, mixed-use grocery store / CM & CO
- South - Parking lot, vacant land / CO
- West - Daycare center, vacant commercial / CO

Combined Parcel History

- V-263-80 - Vacation of alley between 19th & 20th Street, adjacent to Lots 144, 145, 146, 147, 169 & 175 in the Hunt's Addition (P.C. approved on 11/16/1980, C.C. approved Res. 263-80 on 8/23/1980, *incomplete*).
- V-988-98 - Vacation of alley between 18th & 19th Street (P.C. approved on 5/13/1999, C.C. approved on 12/21/1999 by Ord. 979-99, *conditions of approval were not met*).
- V-228-99 - Vacation of a portion of alley in block bounded by 18th & 19th Street, Jefferson & Madison Avenue (P.C. approved on 5/13/1999, C.C. approved on 12/21/1999 by Ord. 980-99).
- Z-7002-12 - Zone Change Request from CO to CR for a Rooming House at 232 19th Street (P.C. deferred case on 9/13/12 and 11/1/12, case withdrawn).
- M-4-12 - Review & Adoption of the Uptown District Neighborhood Plan (P.C. approved 12/5/2013, C.C. approved on 1/14/2014 by Ord. 19-14).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

- M-5-19 - Review & adoption of the Uptown Master Plan Update as an amendment to the 20/20 Plan (P.C. approved 6/13/2019, C.C. approved on 7/23/2019 by Ord. 353-19).
- UDARC-3-20 - UpTown District Architecture Review Committee review of 120-unit apartment complex at 1817 Madison Avenue (UDARC approved 5/28/2020).
- PUD-3005-20 - Planned Unit Development for the "Village on the Green" a 120-unit apartment complex at 1817 Madison Avenue (*withdrawn*).
- Z-3004-20 - Zone Change from CO Office Commercial to CM Mixed Commercial Residential at 1817 Madison Avenue (*withdrawn*).
- V-253-21 - Vacation of 19th Street between Madison and Jefferson Avenues (P.C. approved 06/10/2021 *companion*)
- V-254-21 - Vacation of "Pawlonia" Alley between 18th and 19th Streets (P.C. approved 06/10/2021 *companion*)
- V-255-21 - Vacation of "Pawlonia" Alley between 19th and 20th Streets (P.C. approved 06/10/2021 *companion*)
- V-256-21 - Vacation of Alley bounded by Madison and Jefferson Avenues between 18th and 19th Streets (P.C. approved 06/10/2021 *companion*)
- V-257-21 - Vacation of Alley bounded by Madison and Jefferson Avenues between 19th and 20th Streets (P.C. approved 06/10/2021 *companion*)
- SPR-16-21 - Major Site Plan Review for mixed use multifamily development (P.C. approved 06/10/21 *companion*)
- UDARC-3-21 - UpTown District Architectural Review Committee review of Village on the Green, a mixed-use, multifamily workforce housing development (UDARC-3-21 approved 5/25/21).

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- UpTown District Urban Neighborhood Overlay District
- 2019 UpTown Master Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO Office Commercial to CM Mixed Commercial Residential for a site located at 213-229 18th Street, 208-232 19th Street, 0 & 230 20th Street, 1803-1811, 1903, 1907 & 1919 Madison Avenue and 1802-1818 Jefferson Avenue. The ±4.13-acre site including vacations is comprised of twenty-six (26) parcels, which are predominantly vacant with buildings and parking lots on portions of the overall site. The applicant intends to demolish the existing buildings in order to redevelop the site.

Surrounding land uses include commercial properties and a park across Madison Avenue to the north, vacant commercial land and parking lots to the south across 18th Street, a mixed-use building and grocery store to east across Madison Avenue, along with a daycare center to the west and multi-family apartments across 20th Street.

The applicant is requesting the Zone Change in order to construct a mixed-use development consisting of commercial and residential land uses. The applicant intends to develop 142 apartment units split between two (2) buildings, six (6) townhouses with four (4) stories at approximately ±149,401 square feet of building area. Each building will also feature the opportunity to include a ±7,380 square foot commercial retail space. Twenty percent (20%) of the apartments, thirty-one (31) units are workforce housing supporting workers earning <80% of the area median income (AMI).

A companion SPR application (*SPR-16-21*) was submitted with this request to allow for multiple buildings on the site with residential and retail uses. Additionally, the applicant has also submitted an UpTown District Architecture Review Committee, UDARC, application (*UDARC-3-21*) for review and approval.

UpTown District

The property is located within the UpTown District Urban Neighborhood Overlay (UNO), which was established out of the 2013 UpTown District Plan. Updated in March 2019, the UpTown Master Plan identified the importance of mixed-use developments and residential housing opportunities within the UpTown District. As an outcome, one (1) of the six (6) priority projects of the 2019 Plan was a focus on “Increased Market Rate Housing” within the UpTown District.

STAFF ANALYSIS (cont'd)

UpTown District

Additionally, the Plan identified the subject site specifically as a “target zone” for new housing with semi-public green space. As stated in the 2019 Plan, “*A major opportunity for significant new housing construction is bounded by Madison and Monroe, 17th and 21st. This area is adjacent to UpTown Green and contains a significant portion of the neighborhood’s existing vacant land*”. Recognizing this need for new residential housing opportunities, the Plan estimated 225 units could be developed around UpTown Green Park. The proposed Zone Change and residential land use conforms to the vision and framework of the 2019 UpTown Master Plan and the Urban Neighborhood Overlay district.

20/20 Comp Plan

The Toledo 20/20 Comp Plan targets this area as Urban Village. The Urban Village future land use district was intended as 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. The proposed CM Mixed Commercial Residential zoning requires buildings to be oriented in a pedestrian based design that requires distinct architecture and allows a mix of land uses. The applicant is pursuing a residential and retail development, which is consistent with the Urban Village land use designation.

Staff recommends approval of the proposed Zone Change since it is consistent with the zoning classifications of properties within the general vicinity of the subject property. Additionally, the proposed Zone Change conforms to the Toledo 20/20 Comprehensive Plan, the 2019 UpTown Master Plan and the stated purpose of the Zoning Code. Finally, staff recommends approval of the Zone Change because the proposed development is consistent with the existing land uses of properties within the general vicinity of the site.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4006-21, a Zone Change from CO Office Commercial to CM Mixed Commercial Residential for a site located at 213-229 18th Street, 208-232 19th Street, 0 & 230 20th Street, 1803-1811, 1903, 1907 & 1919 Madison Avenue and 1802-1818 Jefferson Avenue, to Toledo City Council for the following three (3) reasons:

1. The request conforms to the Toledo 20/20 Comp Plan, the 2019 UpTown Master Plan and the stated purpose of the Zoning Code **(TMC§1111.0606(A))**
2. The request is compatible with existing land uses within the general vicinity of the subject property **(TMC§1111.0606(B))**; and

TO: President Cherry and Members of Council
June 11, 2021
Page 6

REF: Z-4006-21

PLAN COMMISSION RECOMMENDATION (cont'd)

3. The physical suitability of the subject property for the uses permitted under the proposed CM Mixed Commercial Residential zoning classifications

Respectfully Submitted,



Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Scott Gibson, Applicant
Meghan Dyer, Architect
Matt Lewandowski, Engineer
Lisa Cottrell, Administrator
Nancy Hirsch, Planner

General Location

Z-4006-21



Zoning & Land Use

Z-3009-21

