



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: June 13, 2025

REF: Z25-0013

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Zone Change from CR (Regional Commercial) & RS6 (Single-Dwelling Residential) to CR (Regional Commercial) at 4404 Secor Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 10, 2025 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from CN (Neighborhood Commercial) to CM (Mixed Commercial-Residential)
Location	-	539 Broadway
Applicant / Owner	-	Key Carpet Ventures, LLC 535 Griswold St, Suite 111-522 Detroit, MI 48226

#### Site Description

Current Zoning	-	CN (Neighborhood Commercial)
Proposed Zoning	-	CM (Mixed Commercial-Residential)
Area	-	± 0.52 Acres
Frontage	-	± 150' along Broadway Street ± 150' along Logan Street
Existing Use	-	Day Care Center
Proposed Use	-	Multi-Dwellings

#### Area Description

North	-	IL / Auto Repair, Vacant Commercial, Hose Supplier Single-Dwelling Homes
South	-	CN, IL, IG / Parking, MLK Jr Plaza Train Station
East	-	RS6, IL / Single-Dwelling Homes, Restaurant, Warehouses
West	-	CN, IL / Parking, I-75

**GENERAL INFORMATION (cont'd)**

Parcel History

M-20-75	-	Recommendation on the sale of city owned property at Logan and Broadway Streets – old No. 5 Fire Station
Z-1039-97	-	Zone Change from “M-1” Restricted Industry to “C-3” Commercial at 539 Broadway (P.C. rec’d approval 3/13/97; Council approved 4/1/97, Ord. 222-97)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- 2015 Middle Grounds District Plan

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from CN (Neighborhood Commercial) to CM (Mixed Commercial-Residential) for 539 Broadway. The ±0.52-acre parcel houses three buildings: a vacant day care center, a multi-dwelling structure, and a garage structure. Beyond the garage structure, parking is provided on parcels across Logan Street an alley behind the building. These parking areas are not included as part of this zone change application. To the north is an auto repair shop, vacant commercial, a hose supplier, and single-dwelling homes, to the south is parking and the MLK Jr. Plaza Train Station, to the east are single-dwelling homes, a restaurant, and some warehouses, and to the west is more parking and I-75.

The applicant is requesting the zone change to convert the two habitable structures into multiple dwelling units. Multi-dwellings are permitted in CN (Neighborhood Commercial) districts provided all dwelling units are above the ground floor. Multi-dwellings are permitted in CM (Mixed Commercial-Residential) districts on all floors. The applicant wishes to convert all floors into dwelling units and has thus applied for a zone change.

2015 Middle Grounds District Plan

The 2015 Middle Grounds District Plan shows this site within the Broadway/Summit Commercial Corridor and emphasizes that the corridor contains a variety of commercial uses and underutilized/vacant parcels that offer opportunities for mixed use. The proposed zone change is consistent with the 2015 Middle Grounds District Plan.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Mixed-Use land uses. Designations in the plan have three components which must be evaluated for compatibility: physical design, land uses, and geographic characteristics. The Neighborhood

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**STAFF ANALYSIS (cont'd)**

Forward Toledo Comprehensive Land Use Plan (cont'd)

Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Middle- & High-density residential and mixed-use residential/commercial uses are encouraged. The proposed zone change is consistent with the Forward Toledo Plan not only because of the proposed multi-dwelling use but because it renovates a historic structure, thus supporting the Plan's Building Preservation goal.

Staff recommends approval of the Zone Change from CN (Neighborhood Commercial) to CM (mixed Commercial-Residential) at 539 Broadway because it is consistent with the Forward Toledo Comprehensive Land Use Plan and it is compatible with existing land uses within the general vicinity of the subject property.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z25-0013, a Zone Change from CN (Neighborhood Commercial) to CM (Mixed Commercial-Residential) at 539 Broadway, to Toledo City Council for the following two (2) reasons:

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

Respectfully Submitted,

Lisa Cottrell  
Secretary

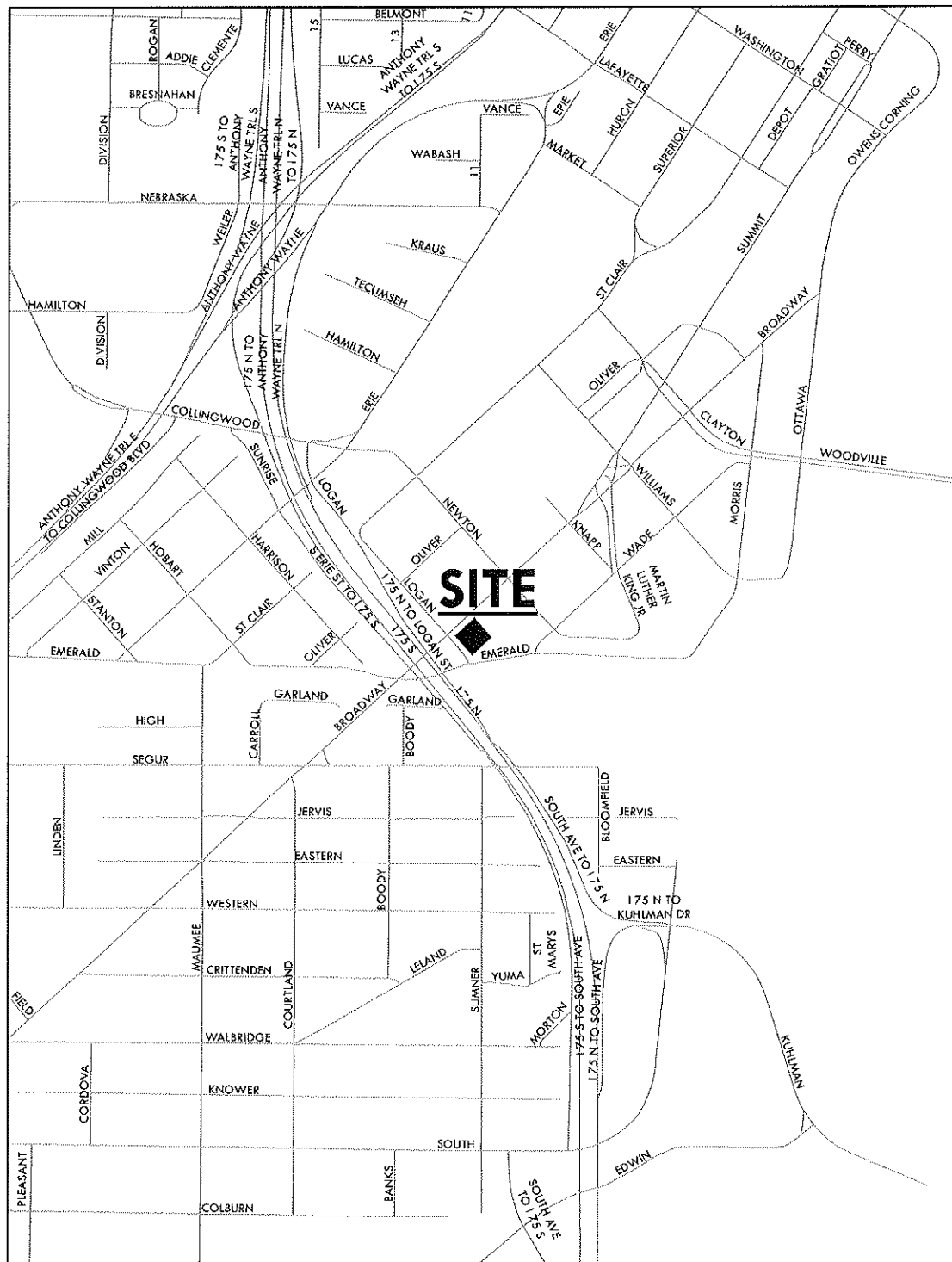
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Four (4) sketches follow

Cc: Key Carpet Ventures, LLC, 535 Griswold Street, Suite 111-522, Detroit, MI 48226  
Alex Schultz, Planner

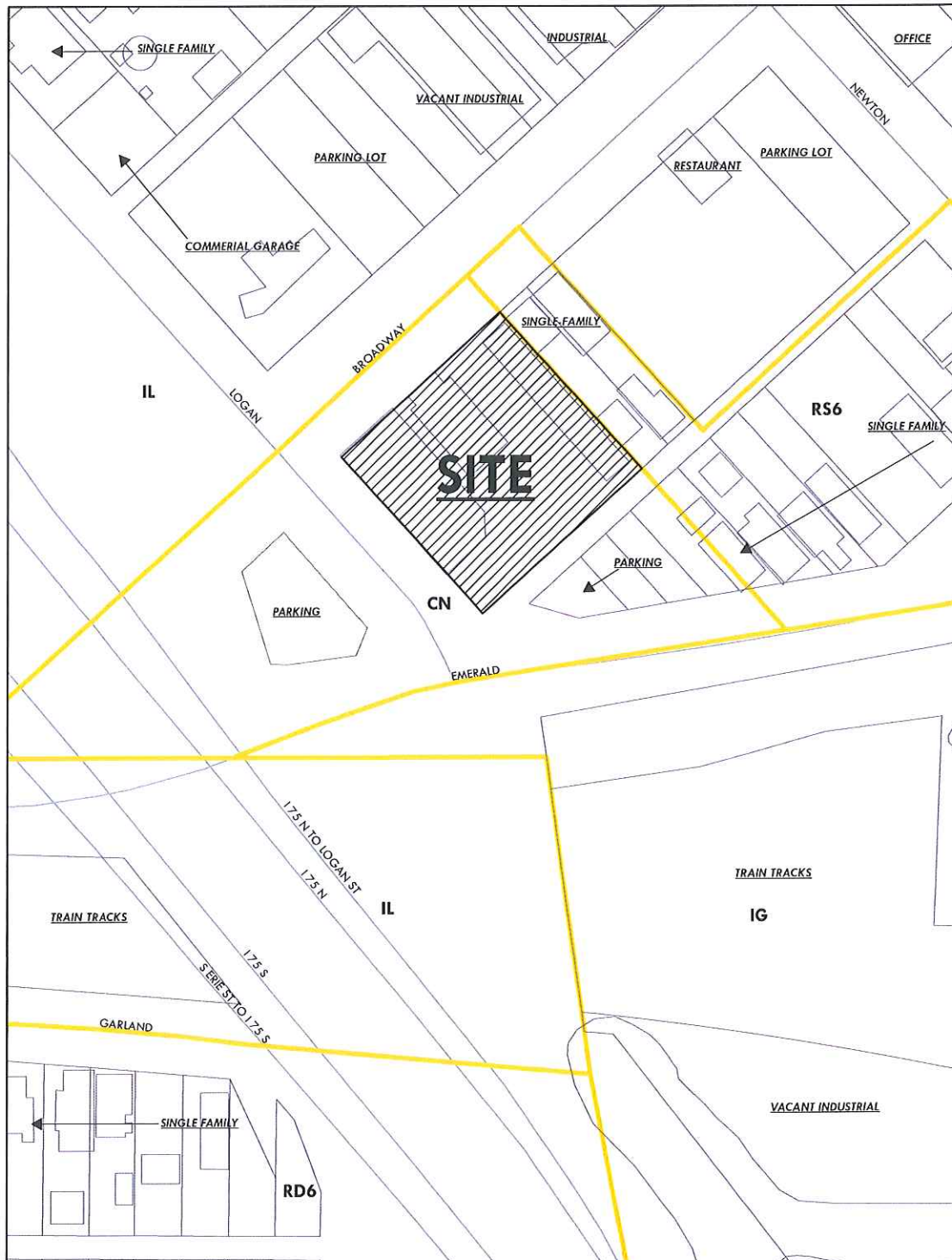
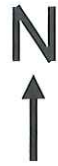
## GENERAL LOCATION

**Z25-0013**  
**ID 10**



# ZONING & LAND USE

Z25-0013  
ID 10

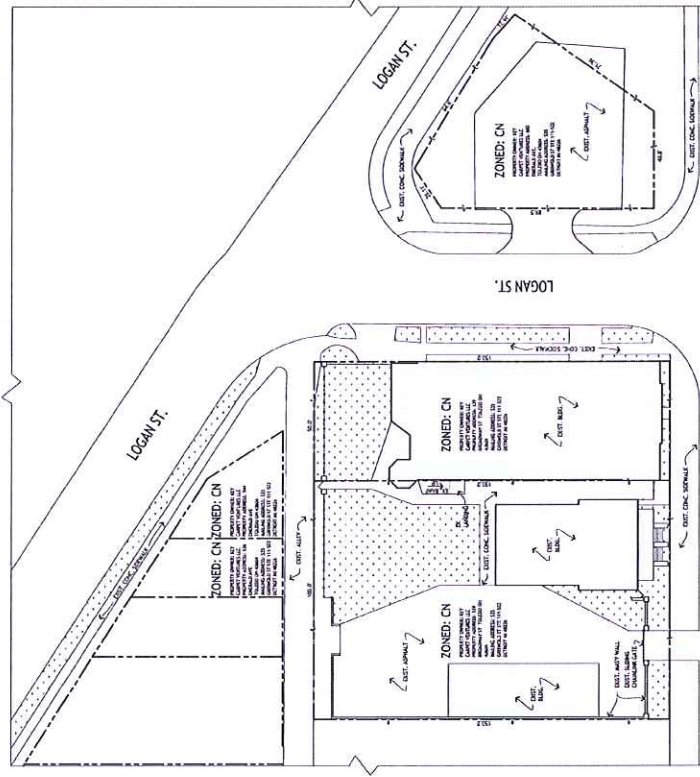


SITE PLAN

Z25-00013  
ID 10



EXISTING SITE PLAN  
BROADWAY APTS.  
539 BROADWAY ST., TOLEDO, OHIO



SITE LOCATION PLAN

LEGEND:  
EXIST. DRAINAGE  
EXIST. EASEMENTS  
EXIST. FLOOD CHANNING FENCE  
SITE PLAN NOTES:  
1. THIS SITE IS BEING ACQUIRED BY THE CITY OF TOLEDO.  
2. ALL DIMENSIONS ARE IN FEET.



OVERALL SITE PLAN  
SCALE: 1" = 50'

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# PUBLIC HEARING

CASE NO. Z25-0013

**REQUEST:** Zone Change from CN (Neighborhood Commercial) to CM (Mixed Commercial-Residential)  
at 539 Broadway

**APPLICANT NAME:** Key Carpet Ventures, LLC

**ADDRESS:** 535 Griswold Street, Suite 111-522, Detroit, MI 48226

**DATE:** June 12, 2025 **TIME:** 2:00 P.M.

Contact Person: Brian Watkins

Contact Person Phone Number: 313-682-6793

**PLACE:** Council Chamber, 1<sup>st</sup> Floor, One Government Center  
Jackson & Erie Streets, Toledo, OH

**For Further Information, Contact**  
**The Toledo-Lucas County Plan Commissions**

**PHONE:** (419) 245-1200

**FAX:** (419) 936-3730

**TMC 1111.0304**