

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: June 14, 2024

REF: Z-4007-24

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

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Zone Change from CS (Storefront Commercial) to CM (Mixed Commercial-Residential) at 3101, 3111, 3113, & 3115 Lagrange Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 13, 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

- Request - Zone Change from CS (Storefront Commercial) to CM (Mixed Commercial-Residential)
- Location - 3101, 3111, 3113, & 3115 Lagrange Street
- Applicant/Owner - Central Dwellings Corp
PO Box 963
Kittanning, PA 16201

Site Description

- Zoning - CS / Storefront Commercial
- Area - ±0.39 acres
- Frontage - ±125' along Central Avenue
±157' along Lagrange Street
- Existing Use - Pharmacy & Vacant Commercial
- Proposed Use - Pharmacy & Dwelling Units

Area Description

- North - CS / Restaurant, Barber Shop, Offices
- South - RD6 / Zablocki Senior Center
- East - CS / The Ohio Theatre, Bank
- West - RD6 / Single-Dwelling Homes

Parcel History

- Z-33-84 - Zone Change and Neighborhood Plan Review for 2200-2500 block of Lagrange St. and 2700-3500 block of Lagrange Street for preliminary designation as C-6 District; from C-3 and R-3 to C-6 (Ord. 341-84 passed on 5/2/84)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

Z-128-84	-	Zone Change and Neighborhood Plan Review for 2200-2500 block of Lagrange St. and 2700-3500 block of Lagrange Street for final designation as C-6 District (P.C. approved 8/23/84; Ord. 730-84 passed on 9/19/84)
L-11-91	-	C-6 Lagrange review for adapted reuse and new parking lot for "The Old Library Building" – 3101 Lagrange St (P.C. approved 8/8/91)
SUP-5004-16	-	Special Use Permit for Community Recreation – Active at 3101 Lagrange Street (P.C. approved 9/8/16; Ord. 339-16 passed on 10/25/16)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Land Development Standards and Guidelines for the Lagrange – Central Neighborhood Business District
- Toledo 20/20 Comprehensive Plan
- Forward Toledo Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CS (Storefront Commercial) to CM (Mixed Commercial-Residential) at 3101, 3111, 3113, & 3115 Lagrange Street to allow for the reuse of the vacant portions of the building into three (3) residential units while keeping the existing pharmacy tenant. The ±0.39-acre site is currently zoned CS (Storefront Commercial), which does not permit residential units on the ground floor. CM (Mixed Commercial-Residential) districts permit residential units on the ground floor while simultaneously permitting retail sales such as the existing pharmacy. The pharmacy intends to keep operating in their current space. To the North of the site is a restaurant, a barber Shop, and offices, to the South of the site is the Zablocki Senior Center, to the East is the Ohio Theatre and a bank, and to the West are single-dwelling homes.

Land Development Standards and Guidelines for Lagrange/Central Neighborhood Business District

This site is in the Lagrange/Central Neighborhood Business District (Primary Retail Area). The business district has additional development standards similar to those of our overlay zoning districts; however, they are currently imposed through the CS (Commercial Storefront) *base* zoning district. That being the case, this zone change request would bring the property out of the Lagrange/Central Neighborhood Business District.

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STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the 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. The requested zone change to CM (Mixed Commercial-Residential) for the purpose of reusing an architecturally distinct zero-lot-line building for mixed uses is compatible with the Toledo 20/20 Comprehensive Plan.

Draft Forward Toledo Comprehensive Land Use Plan

The Draft Forward Toledo Plan targets this site for Neighborhood Mixed-Use land uses. Neighborhood Mixed-Use land uses are for a mix of multi-family uses and small- and medium-scale commercial operations such as restaurants, specialized retail, small offices, and galleries. The requested zone change to CM (Mixed Commercial-Residential) for the purpose of permitting a mixed-use building with multi-dwelling units and a small-scale commercial operation is compatible with the Draft Forward Toledo Plan.

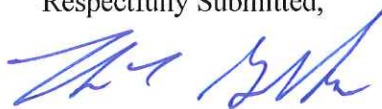
Staff recommends approval of the Zone Change from CS (Storefront Commercial) to CM (Mixed Commercial-Residential) because the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed Zoning classification. The proposed Zone Change is also consistent with the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4007-24, a request for Zone Change from CS (Storefront Commercial) to CM (Mixed Commercial-Residential) at 3101, 3111, 3113, & 3115 Lagrange Street, to the Toledo City Council, for the following **two (2)** reasons:

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**); and;
2. The subject property is physically suitable for uses permitted under the proposed zoning classification (**TMC§1111.0606(D)**).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

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Two (2) sketches follow

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Cc: Central Dwelling Corp, PO Box 963, Kittanning, PA 16201
Lisa Cottrell, Deputy Director
Alex Schultz, Planner

GENERAL LOCATION

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ID 7



ZONING & LAND USE

Z-4007-24
ID 7

