

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 14, 2021

REF: Z-11003-20

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 IL limited Industrial to CM Mixed Commercial-Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 14, 2021 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request - Zone Change from IL Limited Industrial to CM Mixed Commercial-Residential

Address - 1447 Summit Street

Owner - Will Lucas  
6725 W Central Ave Ste. M-353  
Toledo, Ohio 43604

#### Site Description

Zoning - IL / Limited Industrial

Area - 0.8 Acres

Frontage - 152.8' along Summit Street

Existing Use - Vacant Building

Overlay - Summit Street UNO, Vistula Historic District

#### Area Description

North - Residential Duplex / RD6

South - General Industrial / IG

East - Neighborhood Commercial / CN and Office Commercial / CO

West - Limited Industrial / IL

**GENERAL INFORMATION (cont'd)**

Combined History

M-10-99	Toledo 20/20 – A Comprehensive Plan (June, 2000)
M-5-00	Summit Street Redevelopment Plan (August 2000)
M-11-08	Summit Street Corridor Redevelopment Amendment (CC passed 1/26/09 Ord. 38-09)

Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from IL Limited Industrial to CM Mixed Commercial-Residential Commercial for a site located at 1447 N Summit Street. This was the former site of the Haas-Jordan Umbrella Factory, built in 1910. Surrounding land uses include commercial to the northeast, residential to the northwest, general industrial and the Maumee riverfront to the south, and residential to the west. The applicant is endeavoring to develop a full-service marketing and production agency which would include a soundstage, podcast and video production studio, business offices, event rental space and up to three residential units.

**Toledo 20/20 Comprehensive Plan**

The Toledo 20/20 Comprehensive Plan targets this site as an “Urban Village”. An Urban Village is defined as a specialized residential and commercial district that possesses characteristics of a traditional neighborhood development. This Zone Change supports the goals of this plan for an Urban Village.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-11003-20, a request for a Zone Change from IL Limited Industrial to CM Mixed Commercial-Residential for the site located at 1447 Summit Street to the Toledo City Council, for the following two (2) reasons:

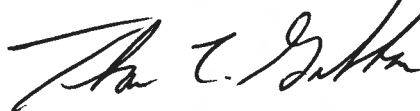
1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of this Zoning code TMC§1111.0606(A) – *Review & Decision-Making Criteria*).
2. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property (TMC 1111.0606.B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

TO: President Cherry and Members of Council  
January 14, 2021  
Page 3

REF: Z-11003-20

**PLAN COMMISSION RECOMMENDATION (Cont'd)**

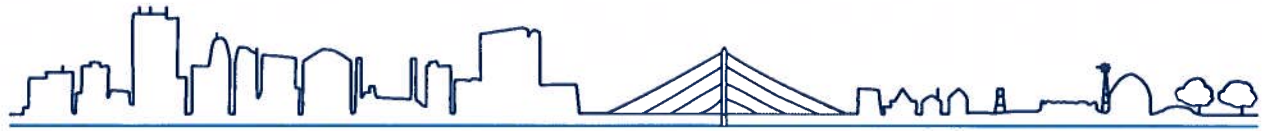
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is fluid and cursive, with the first name being the most prominent.

Thomas C. Gibbons  
Secretary

Two (2) sketches follow

Cc: Will Lucas, Applicant  
Lisa Cottrell, Administrator  
Nancy Hirsch, Planner



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: December 21, 2020  
REF: Z-11003-20  
PLANNER: Hirsch

### NOTICE OF PUBLIC HEARING

on

Date: Thursday, January 14, 2020

Request: Zone change from IL Limited Industrial to CM Mixed Commercial-Residential

Location: 1447 N Summit Street

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, January 14, 2021** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attendee" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

#### **Zoom Link:**

Join from PC, Mac, Linux, iOS or Android: <https://toledo-oh-gov.zoom.us/j/81582335037>

Or Telephone:

Dial:

USA 602 333 2017

USA 8882045987 (US Toll Free)

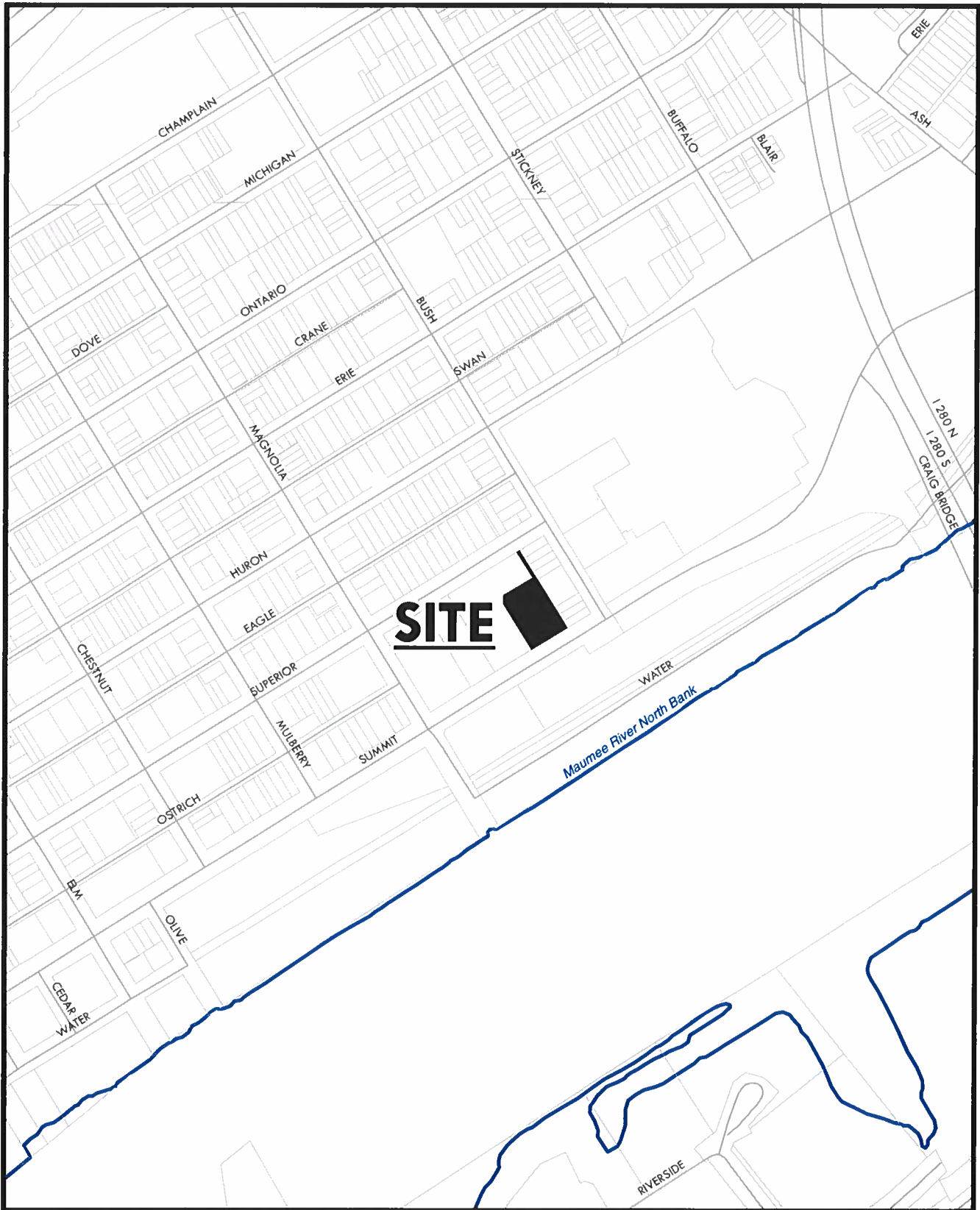
Conference code: 165882

You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at [nancy.hirsch@toledo.oh.gov](mailto:nancy.hirsch@toledo.oh.gov). We will ensure that your comments are incorporated as part of the public record.

**TOLEDO CITY PLAN COMMISSION**

# GENERAL LOCATION

Z-11003-20  
ID 4



**CITY OF TOLEDO, OHIO**

Clerk of Council  
One Government Center  
Toledo, Ohio 43604

Julie Gibbons  
Assistant Clerk of Council

Telephone  
419-245-1060

Date: December 21, 2020  
Ref: Z-11005-20

**NOTICE OF PUBLIC HEARING**

Wednesday, February 17, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, February 17, 2021 at 4:00 p.m., will consider the following request:

**Zone change from IL to CM at 1447 N. Summit Street**

When: February 17, 2021 04:00 PM Eastern Time (US and Canada)

Topic: Toledo City Council Zoning & Planning Committee Meeting

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/84938443246?pwd=bm5DVjVvNEtQcnJIN2ZIY2h5WVY0dz09>

Passcode: 253123

Or Telephone:

Dial:

USA 602 333 2017

USA 8882045987 (US Toll Free)

Conference code: 623767

Julie Gibbons  
Assistant Clerk of Council

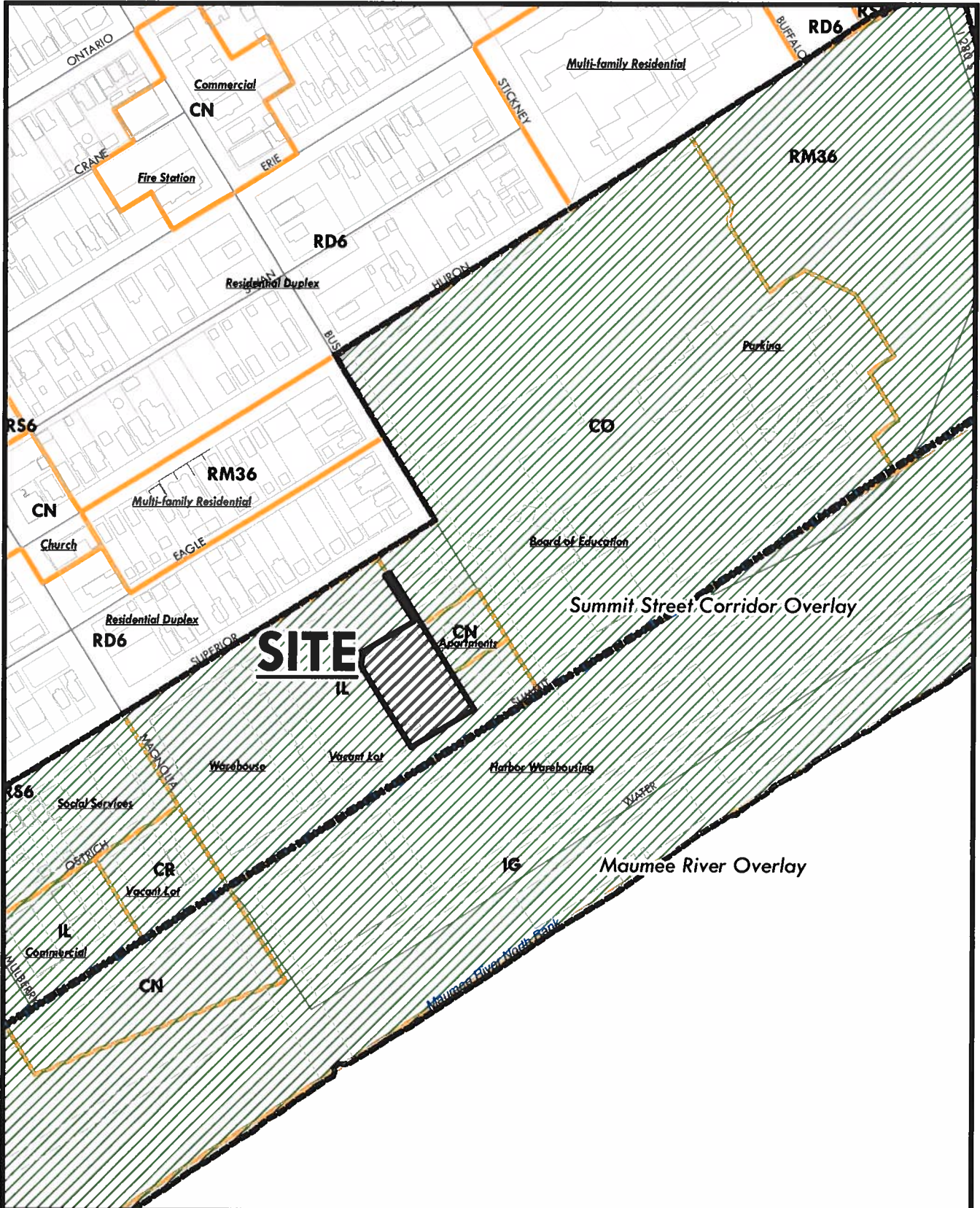
**\*\*Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL



# ZONING & LAND USE

Z-11003-20  
ID 4



owner	mailing address 1	mailing address 2
COREY LOUISE	1228 SUPERIOR ST	TOLEDO OH 43604
RANKIN WHITACRE HOLDINGS LLC	12602 S DIXIE HWY	PORTAGE OH 43451
FRIENDLY CENTER INC	1324 SUPERIOR ST	TOLEDO OH 43604
POBORSKY DENISE L	1329 SUPERIOR ST	TOLEDO OH 43604
DANIEL MARIETTA TR	1333 N SUPERIOR ST	TOLEDO OH 43604 2027
CRAPSEY ALFRED & MELINDA	1339 SUPERIOR ST	TOLEDO OH 43604
WOOD KENNETH & EVA M	1423 N SUPERIOR ST	TOLEDO OH 43604 2029
LEE WAYNE	1429 N SUPERIOR ST	TOLEDO OH 43604
ECTOR ROY W	1445 N SUPERIOR ST	TOLEDO OH 43604 2029
LEELDE LLC	1447 N SUMMIT ST	TOLEDO OH 43604
DURHAM ALISHA H	1457 N SUPERIOR ST	TOLEDO OH 43604
TAYLOR DEBRA	1469 N SUPERIOR ST	TOLEDO OH 43604 3051
RIVERSIDE MERCY HOSPITAL	1701 MERCY HEALTH PL	CINCINNATI OH 45237
PENNSYLVANIA CO	3 COMMERCIAL PL P.O. BOX 209	NORFOLK VA 23510
PONTIAC PLACE HOMES LIMITED PARTNERSHIP	3106 LAGRANGE ST	TOLEDO OH 43608 1802
TYE BRENDA F	3270 AYERS RD	MILLBURY OH 43447 9735
FRANCIS RICHARD J & ROSE MARIE ETAL	3838 HEATHERBROOK DR	TOLEDO OH 43614 2224
BILLSSON LLC AN OHIO LLC	4554 NORTHBROOK	TOLEDO OH 43623
WOMANS DIV CHRISTIANSEER BD OF MISSIONS	475 RIVERSIDE DR RM 1503	NEW YORK NY 10015
BAILEY LAMAR W	511 BUSH ST	TOLEDO OH 43604 2002
SUTTON JOHN & MAMIE A	513 BUSH ST	TOLEDO OH 43604 2002
BATTLE TONI	5366 CARLINGFORT DR	TOLEDO OH 43623 1560
BOMYEA DAVID F	5900 CORDUROY RD	OREGON OH 43616
MAGNOLIA & SUMMIT PROPERTIES LLC	86 MARKET ST APT 1	BANGOR ME 04401
TAYLOR LAWRENCZEL	P O BOX 118015	TOLEDO OH 43611
TOLEDO RESTORATION PROPERTY MANAGEMENT LLC	P O BOX 160	MILBURY OH 43447
BRIDGES OF TOLEDO LLC	P O BOX 167195	OREGON OH 43616
REARDON JAMES	P.O BOX 113	GENOA OH 43430
UCKELE BUILDING COMPANY, LLC	P.O. BOX 160 5600 SILBERHORN HIGHWAY	BLISSFIELD MI 49228
TOLEDO HOMEFINDERS LLC	PO BOX 8000	TOLEDO OH 43605
GREATER METROPOLITAN TITLE LLC	PO BOX 983	MAUMEE OH 43537 0983



# PUBLIC HEARING

CASE NO. Z-11003-20

REQUEST: Zone Change from IL, Limited Industrial, to CM, Mixed Commercial  
\_\_\_\_\_

APPLICANT NAME: Will Lucas

ADDRESS: 6725 W Central Ave, Ste M-353

DATE: January 14, 2020 TIME: 2:00 p.m.

Contact Person: Nancy Hirsch

Contact Person Phone Number: 419-936-2585

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

# CITY OF TOLEDO

## SIGN POSTING REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

#### 1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk** (or edge of public street). Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

#### 4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 12-29-20 to 02-26-21.

#### 5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

\_\_\_\_\_  
(Applicant or Agent)

\_\_\_\_\_  
(Print Name or Organization)

\_\_\_\_\_  
(Telephone No.)

I issued 1 signs for this application 12-11-20  
(Date)

Nancy Hirsch  
(Staff Member)

Location of sign(s) 1447 N Summit Street

CASE NUMBER Z-11003-20