



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: November 2, 2018

REF: Z-9003-18

TO: President Matt Cherry and Members of Council, City of Toledo

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

SUBJECT: Zone Change from CO Office Commercial to CR Regional Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 1, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from CO Office Commercial to CR Regional Commercial

Address - 323 20th Street

Owner - James House
328 21st Street
Toledo, OH 43604

Lessee - Scott Michalak
2056 Scottwood Ave
Toledo, OH 43620

Site Description

Zoning - CO / Office Commercial

Area - .18-acre

Frontage - 45' along 20th Street

Existing Use - Vacant warehouse structure

Proposed Use - Vehicle repairs and private storage

Area Description

North - Office building / CO and warehouse / CR

South - Vacant lot / CO and warehouse / CM

East - Park space / POS and surface lot / CR

West - Office building / CO and warehouses / CR / CM

GENERAL INFORMATION (cont'd)

Parcel History

M-4-12 - Adoption of Uptown District Neighborhood Plan (P.C. rec. approval on 12/5/13, C.C. approved on 1/8/14 by Ord. 19-14).

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO Office Commercial to CR Regional Commercial for a site located at 323 20th Street. The .18-acre site is zoned CO Office Commercial and is occupied by a one story brick structure. Surrounding land uses includes office buildings and warehouses to the north, south and west. A public park and a surface lot for parking are located to the south.

The applicant is proposing to use the building for storage of personal vehicles and light vehicle repairs on site. The building is accessed off of the alley located behind the building with no outdoor storage. The intent is not to operate a business that is open to the public but to be compliant with the zoning resolution for the intended use. The purchase agreement is contingent on the Zone Change request being approved. A Zone Change is required for vehicle repairs on the property even though the use intended to be private.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan and the Uptown District Plan both target this site for Neighborhood Commercial uses. The Neighborhood Commercial land use category is intended to accommodate small scale commercial uses that serve neighborhoods. This district is intended to serve as a land use buffer between major streets and residential neighborhoods and between higher intensity commercial areas and residential neighborhoods.

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STAFF ANALYSIS (cont'd)

Staff recommends approval of the Zone Change for this location since the structure is abutting a commercial boat business, warehouses and other commercial uses in the immediate area. Additionally, the Zone Change will allow for the vacant building to be occupied and repurposed for small scale commercial uses in the future. Finally, the proposed CR Regional Commercial Zoning is consistent with the current zoning designations of the abutting properties in the immediate area of the site.

PLAN COMMISSION RECOMMENDATION

The Toledo Plan Commission recommended approval of Z-9003-18, a request for a Zone Change located at 323 20th Street to the Toledo City Council for the following two (2) reasons:

1. 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*); and
2. The proposed CR Regional Commercial zoning is compatible with the zoning classifications of properties within the general vicinity of the subject property (TMC 1111.0606.C *Review and Decision-Making Criteria*).

Respectfully submitted,



Thomas C. Gibbons
Secretary

MLM
Two (2) sketches follow

Cc: James House, 328 21st Street, Toledo, OH 43604
Scott Michalak, 2056 Scottwood Ave, Toledo, OH 43620
Lisa Cottrell, Administrator
Molly Maguire, Principal Planner

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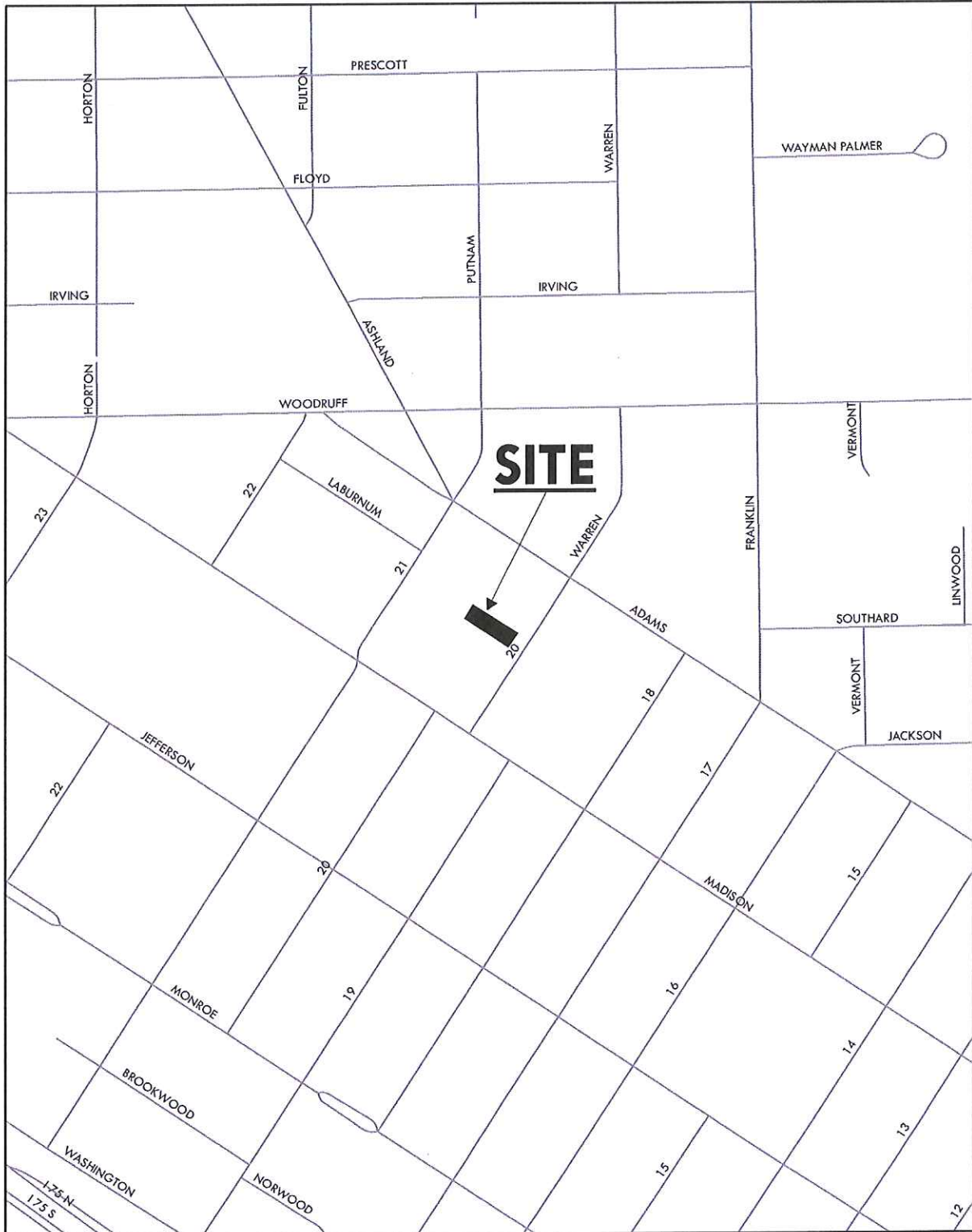
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GENERAL LOCATION

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ID 14



ZONING AND LAND USE

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ID 14

