

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: March 10, 2023

REF: Z-12004-22

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

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

SUBJECT: Zone Change from RM36 Multi-Dwelling Residential to CN Neighborhood Commercial at 2582 and 2578 Monroe Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 9, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from RM36 Multi-Dwelling Residential to CN Neighborhood Commercial

Location - 2582 and 2578 Monroe Street

Applicant/Owner - Lucas County Land Reutilization Corporation
One Government Center, Ste. 580
Toledo, OH 43604

Site Description

Zoning - RM36 / Multi-Dwelling Residential

Overlays - Old West End Historic District
Monroe Street Overlay

Area - ±0.29 Acres

Frontage - ±187' along Monroe
±30' along Glenwood

Existing Use - Vacant Commercial

Proposed Use - Commercial Office and Barber Shop

Area Description

North - RM36 / Apartments, Single- and Two- family houses

South - POS, CO / Vacant land, Church

East - RM36 / Apartments, Single-family house

West - RD6, RM36 / Church, Single Family house

GENERAL INFORMATION (cont'd)

Combined Parcel History

- | | | |
|----------|---|--|
| Z-28-43 | - | Zone Change from A to B at 2017 Robinwood Avenue. (Denied 5/5/43) |
| M-16-75 | - | Proposed change in land use maps in Old West End Urban Renewal Project. (PC approved 6/30/75, CC approved 7/16/75) |
| Z-146-75 | - | Proposed changes in the zoning maps attached to Chapter 9, zoning Old West End Urban Renewal Project, A-2-1 – C-2 to R4A, C-2 to R-5, C-3 to C-2. (PC Approved in part 6/2/77, CC Approved in part 10/18/78) |
| Z-205-78 | - | Zoning change for certain areas in the Old West End Conservation Project Area, Subject site C-2 to R-5 (PC Approved 10/5/78, CC approved 10/18/78) |

Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Monroe Street Corridor Design & Livability Plan

STAFF ANALYSIS

The Lucas County Land Reutilization Corporation (The Land Bank) is requesting a Zone Change from RM36 Multi-Dwelling Residential to CN Neighborhood Commercial for the two parcels located 2582 and 2578 Monroe Street. The ±0.29 Acres site is located at the intersection of Glenwood and Monroe. Occupying the site is a vacant commercial building constructed in 1937 which was previously used as a record store, and the associated parking area. To the north of the site is an apartment building, as well as a neighborhood composed predominantly of single- and two- family houses. To the east of the site is an apartment building and single-family home. To the south of the site is Glenwood Lutheran Church, and vacant land. To the west of the site is a single-family house, as well as Harvest Time Holiness Church. This case was deferred February 9th, 2023.

The applicant is requesting the rezoning in order to reutilize the building on site for commercial purposes. The Land Bank intends to sell the property, with a current potential buyer proposing a barber shop and offices. A zone change is required in order to use the building for commercial purposes, as the current RM36 zoning does not allow for the majority of commercial uses.

STAFF ANALYSIS (cont'd)

The property became non-conforming as a commercial use during the Old West End Conservation Project Area rezonings that occurred in the mid to late 1970's. However, due to it's disuse for over one (1) year, it has lost it's legal non-conforming status. The close proximity of the site to the Toledo Museum of Art, which acts as a regional attraction and cultural anchor, presents an opportunity for the site to flourish as a neighborhood commercial enterprise. Additionally, the location along a major corridor (Monroe) and commercial history of the site support the applicant's request for the rezoning. Due to the site's location within the Monroe Street and Historic District overlays, regardless of zoning district any physical modification to the site shall be subject to said overlay regulations.

Proximity to Historic District

The subject site is located within the Old West End Historic District. Per TMC§1103.0305(B) – *Correlation of City Programs; Land Use Review*, Plan Commission Staff notified the Historic District Commission of the Proposed zone change at the regularly scheduled meeting of the Old West End Historic District Commission on February 13th, 2023. The applicant and perspective buyer were in attendance to answer questions from the commission and neighbors. Neighborhood questions included concerns with the use of the full property – including the unpaved portions, concerns with the potential reuse of the property should the perspective buyer's proposed use not come to fruition, parking questions, and general interest in the project.

Monroe Street Corridor Design and Livability Plan

The Monroe Street Corridor Design and Livability plan points to the economic investments made by the Toledo Museum of Art as a catalyst for further development of the corridor. Much like a high-pressure weather system which bears down and pushes outward on the surrounding landscape, the investment by this institution should be harnessed to create spin-off and complementary districts. The proposed rezoning achieves this aim by creating opportunities for investment along the Monroe Street Corridor.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Multi-family residential land uses. The land use designation is intended to provide space in the city for the development of contiguous small to medium scale multiple family residential development in areas with good transportation access. The proposed rezoning does not meet the parcel-based land use designation in the Toledo 20/20 Comprehensive Plan. However, the Toledo 20/20 Comprehensive Plan does characterize the Old West End as traditional neighborhood, which is walkable and contains a mix of land uses. By creating commercial opportunity along Monroe the proximity of goods and services to pedestrians in the Old West End increases in a way that still maintains the majority of commercial access along major corridors. Staff recommends approval of the Zone Change as the proposed rezoning is compatible with the neighborhood character of the Old West End, and the proposed CN zoning is suitable for the subject site.

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PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-12004-22, a zone change from RM36 Multi-Dwelling Residential to CN Neighborhood Commercial at 2582 and 2578 Monroe Street to the Toledo City Council, for the following (2) reasons:

1. The proposed CN zoning is compatible with existing land uses within the general vicinity of the subject property (TMC§1111.0606(B)); and,
2. The site is physically suitable for CN zoning (TMC§1111.0606(D)).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

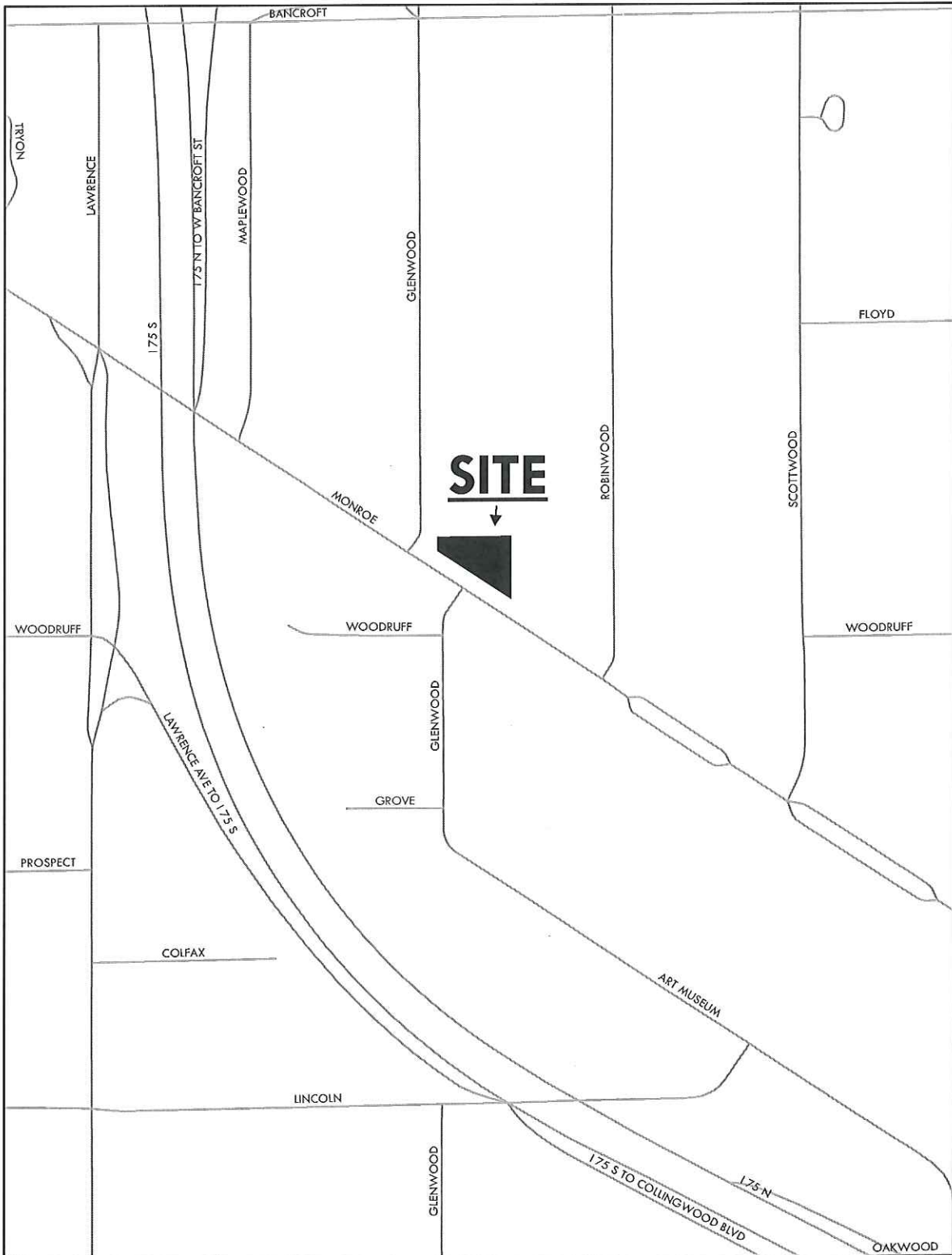
JGL

Two (2) sketches follow

Cc: Applicant
Lisa Cottrell, Administrator
Jonny Latsko, Planner

GENERAL LOCATION

SUP-12004-22
ID 14



ZONING & LAND USE

SUP-12004-22
ID 14

