

GENERAL INFORMATION

Subject

- Request - Zone Change from IL-Limited Industrial to CD-Downtown Commercial for 62 parcels in the Warehouse District
- Location - The area within the Warehouse District bounded by 11th Street and 10th Street to the west; Monroe Street to the north; Ottawa Street to the east, and Lafayette Street to the south
- Applicant - Plan Commission
One Government Center, Suite 1620
Toledo, OH 43604
- Owner - Multiple Owners

Site Description

- Zoning - IL-Limited Industrial
- Area - ± 12 acres (520,684 square feet)
- Frontage - Multiple streets
- Existing Use - Various businesses, offices, parking lots
- Proposed Use - Various mixed uses
- Overlay - Warehouse District Overlay & Downtown Overlay District

Area Description

- North - Downtown central business district / CD
- South - Warehouse District / IL & CM
- East - Swan Creek, Owens Corning / CD
- West - Multi-family residential, warehouses, offices / RM36, IL, CO

Combined Parcel History

No previous zone changes on file.

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code

GENERAL INFORMATION (cont'd)

Applicable Plans & Regulations (cont'd)

- Toledo 20/20 Comprehensive Plan
- Downtown Master Plan 2017 & 2023 Update
- Warehouse District Plan 2022

STAFF ANALYSIS

*See companion case Z-4002-24 for a brief history of the Warehouse District.

Proposal

The request is a Zone Change from IL-Limited Industrial to CD-Downtown Commercial for sixty-two (62) parcels in the Warehouse District. These parcels comprise a collective area of ±12 acres and have frontage on multiple streets. Prominent uses within this area include the Fifth Third Field, restaurants and bars, loft apartments, and warehouses. The area is within both the Warehouse District Urban Overlay and the Downtown Overlay District and is bounded by the central business district to the north; Swan Creek and Owens Corning to the east; the other portion of the Warehouse District to the south; and multi-family residential, warehouses and offices to the west.

ConneCToledo was the catalyst for this zone change request, as well as for companion cases Z-4002-24 and Z-4004-24. Focused on the redevelopment of downtown Toledo, ConneCToledo has published a number of guiding documents, including the 2017 Downtown Toledo Master Plan (which was adopted as an amendment to the 20/20 Comprehensive Plan), the 2023 Downtown Toledo Master Plan Update, and the 2022 Warehouse District Master Plan.

The Plan Commission supports the work of ConneCToledo, and believes the zone change requests align with and will further the ideas in these plans. The desired outcome of the mass rezoning of the Warehouse District is that most parcels north of Lafayette Street will be CD-Downtown Commercial, and the parcels south of Lafayette Street will be CM-Mixed Commercial-Residential. Staff agrees with ConneCToledo in that these zone changes will help foster continued growth in residents, commercial activity, pedestrian-oriented infrastructure, and adaptive re-use of existing buildings within the Warehouse District.

CD-Downtown Commercial is an appropriate zoning district for this area, as it is adjacent to the core of downtown. Development in this zoning district is intended to be intense, with high building coverage and large buildings, as well as pedestrian-oriented, with a strong emphasis on safe and attractive streetscapes. The Plan Commission believes CD-Downtown Commercial is a more suitable zoning designation than IL-Limited Industrial, as industry is no longer the driving force of the Warehouse District. Furthermore, a vibrant Warehouse District future depends on attracting more residents and supporting a diverse mix of commercial uses and amenities.

As with companion cases Z-4002-24 and Z-4004-24, it is important to note that existing industrial uses would become nonconforming under the proposed zoning. Though these businesses' zoning would change, they would be able to continue operation, as per TMC§1114 –

STAFF ANALYSIS (cont'd)

Nonconformities. This code section recognizes the interests of property owners in continuing to use their property, specifying regulations around their ability to expand their building's square footage or make repairs to their buildings for maintenance and safety.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site of these parcels for predominately Downtown Commercial uses, but also Urban Village uses. Urban Village land uses are intended to accommodate pedestrian oriented mixed-use development with a diversity of uses. Various housing densities may be interspersed within these districts, as well as important public spaces. Staff believes that CD-Downtown Commercial zoning, guided by the vision of all applicable plans, will achieve the desired outcomes of the Comprehensive Plan.

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code. Furthermore, the proposed rezoning is compatible with the existing land uses within the general vicinity of the subject property.

Downtown Master Plan 2017 & 2023 Update

The Downtown Master Plan 2017 & 2023 Update recognize the Warehouse District as one of five focus areas for development and revitalization. These plans target this area for continued mixed-use residential development and adaptive reuse of industrial buildings for uses such as office space and pedestrian-oriented amenities. The plans encourage activation of Warehouse District space, particularly around Swan Creek, with the intention of making this district a destination on the southern edge of downtown. The proposed rezoning would help achieve the objectives of these plans.

Warehouse District Plan 2022

The vision for the Warehouse District, as laid out in the Warehouse District Plan 2022, is a vibrant mixed-use district that contains well connected neighborhoods with opportunities for living, work, recreation, an entertainment. The plan promotes strategic infill with mixed-use commercial and residential development, open space, and improved streetscapes. The proposed rezoning is consistent with this Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of a request for Zone Change from IL-Limited Industrial to CD-Downtown Commercial for sixty-two (62) parcels in the Warehouse District, to the Toledo City Council for the following two (2) reasons:

1. The proposed zone change adequately conforms to the vision for the Warehouse District laid out in the Toledo 20/20 Comprehensive Plan, the Downtown Master Plan 2017 & 2023 Update, and the Warehouse District Plan 2022.

STAFF RECOMMENDATION (cont'd)

2. The subject properties are physically suitable for the uses permitted under the proposed zoning classifications (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z-4003-24
DATE: July 11, 2024
TIME: 2:00 P.M.

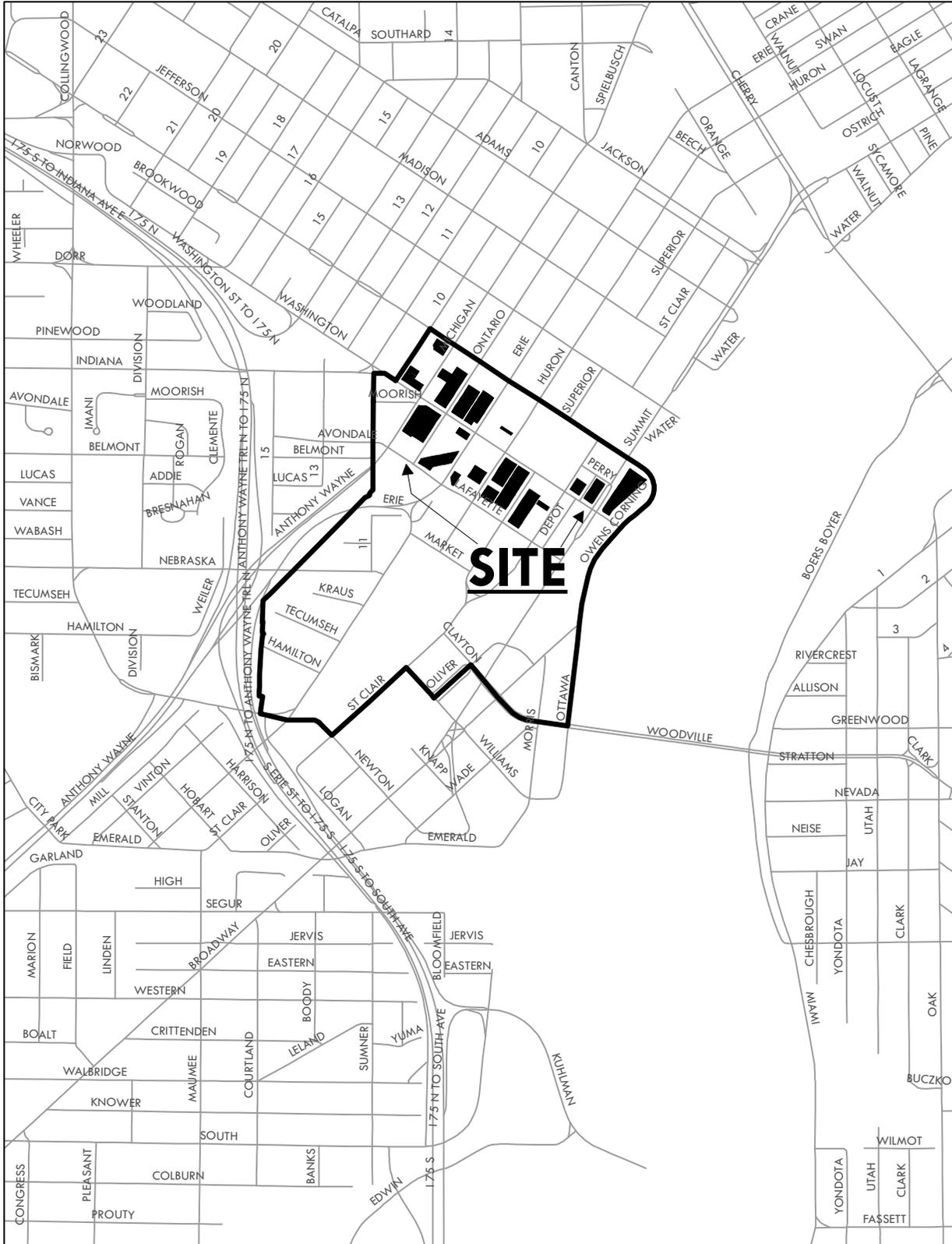
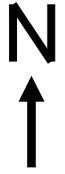
TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 13, 2024
TIME: 4:00 P.M.

MJM

Two (2) sketches follow

GENERAL LOCATION

Z-4003-24
ID 10



ZONING & LAND USE

Z-4003-24
ID 10

