



# 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: September 14, 2018  
REF: Z-7005-18

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

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

SUBJECT:     Request for a Zone Change from IL Limited Industrial to CD Downtown Commercial at 125 & 132 Wabash Street & 120 Nebraska Avenue.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 13, 2018 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request	-	Zone Change from IL Limited Industrial to CD Downtown Commercial
Location	-	125 & 132 Wabash Street & 120 Nebraska Avenue
Applicant	-	AMA Superior, LLC 129 Riley Street Dundee, MI 48131
Attorney	-	Brittany M. Shreffler Marshall & Melhorn, LLC Four Seagate, 8 <sup>th</sup> Floor Toledo, OH 43604

### Site Description

Zoning	-	IL / Limited Industrial
Area	-	± 0.43 acres
Frontage	-	± 120' along Wabash Street ± 100' along Nebraska Avenue
Existing Use	-	Industrial warehouse and parking lot
Proposed use	-	Residential apartments, commercial office
Neighborhood Org.	-	Toledo Warehouse District Association
Overlay	-	Warehouse UNO District

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	Warehouse, single-family residential / IL, RS9
South	-	Vacant land, Nebraska Avenue / IL
East	-	Mixed use, warehouse, apartments / IL
West	-	City-owned vacant land, Anthony Wayne Trail / IL

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from IL Limited Industrial to CD Downtown Commercial for a site located at 125 & 132 Wabash Street & 120 Nebraska Avenue. The ±0.43-acre site is comprised of three (3) parcels located northwest of the Nebraska Avenue and 11th Street intersection. The two (2) parcels with frontage on Wabash Street are occupied by a single-story warehouse building. The one (1) parcel located along Nebraska Avenue is behind the building and currently undeveloped without access on Nebraska Avenue. Surrounding land uses include a warehouse and single-family home across Wabash Street to the north, mixed-use warehouse and apartments to the east, and undeveloped vacant industrial land to the south and west of the site.

The applicant intends to redevelop the existing warehouse building into three (3) residential apartments. A Zone Change is required for the site because residential land uses are not permitted in the IL Limited Industrial zoning district. The Zone Change to CD Downtown Commercial will facilitate the conversion of the existing warehouse building into residential apartments and a commercial office.

Warehouse District UNO

The property is located within the Warehouse District Urban Neighborhood Overlay (UNO) which aims “to foster and guide further development and redevelopment that is compatible with the scale and physical character of the original and recently renovated structures through the use of specific policy, development, and design standards in conformance with the Toledo Warehouse District Plan”. The current IL Limited Industrial zoning classification is not conducive to the vision adopted by the District Plan. A Zone Change to CD Downtown Commercial will allow the applicant to pursue the redevelopment of the site for residential land uses.

**GENERAL INFORMATION (cont'd)**

Warehouse District UNO (cont'd)

The UNO district establishes additional zoning regulations and design standards for developments within the Warehouse District. In accordance with TMC§1103.1515(A), a copy of the building rehabilitation plans, including landscaping, shall be submitted to the Toledo Warehouse District Architectural Review Committee (TWDARC) for review prior to any work conducted or permits issued by the city.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan designates this site for Urban Village land uses and development. The Urban Village designation is 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 Downtown Commercial zoning classification is the most appropriate zoning district to facilitate “Urban Village” uses. Staff recommends approval of the request because the proposed Zone Change conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code. Additionally, the proposed Zone Change is similar to existing land uses and zoning classification of properties within the general vicinity of the subject properties.

**PLAN COMMISSION RECOMMENDATION**

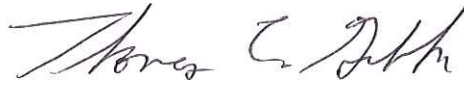
The Toledo City Plan Commission recommends approval of Z-7005-18, a request for Zone Change from IL Limited Industrial to CD Downtown Commercial at 125 & 132 Wabash Street & 120 Nebraska Avenue, to Toledo City Council for the following three (3) reasons:

1. The proposed CD Downtown Commercial conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A) – *Review and Decision Making Criteria*).
2. The proposed CD Downtown Commercial zoning is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and
3. The proposed CD Downtown Commercial zoning is consistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*).

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Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is fluid and cursive, with a large initial "T" and "G".

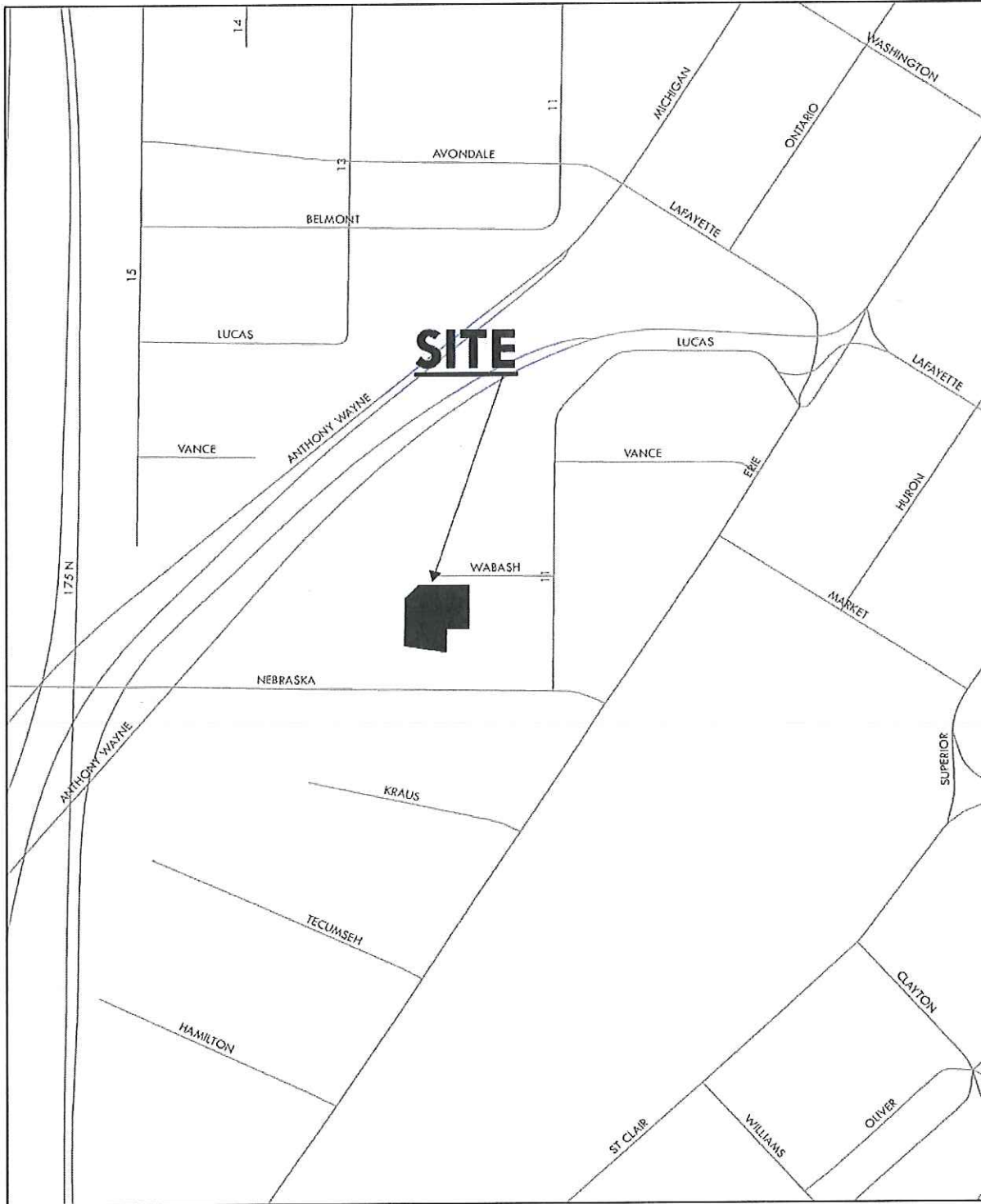
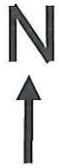
Thomas C. Gibbons  
Secretary

Two (2) sketches follow

Cc: Lisa Cottrell, Administrator  
Ryne Sundvold, Planner

# GENERAL LOCATION

Z-7005-18  
ID 10



# ZONING & LAND USE

Z-7005-18  
ID 10

