



# 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



REF:    Z-5005-18  
DATE:    July 13, 2018

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 614 & 618 Washington Street, and 14 North Erie Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 12, 2018 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request	-	Zone Change from IL Limited Industrial to CD Downtown Commercial
Location	-	614 & 618 Washington Street, and 14 North Erie Street
Applicant	-	Maumee River Estates, LLC 22 North Erie Street Toledo, OH 43604
Co-Applicant	-	Knight Insurance C/O: Ken Knight 22 North Erie Street Toledo, OH 43604
Attorney	-	LaValley, LaValley, Todak & Schaefer Co. C/O: J.P. O'Brien 5800 Monroe Street, Bldg F Sylvania, OH 43560 – 2207

**GENERAL INFORMATION (cont'd)**

Site Description

Zoning	-	IL / Limited Industrial
Area	-	± 0.38 acres
Frontage	-	±120' along Washington Street
Frontage	-	±186' along North Erie Street
Existing Use	-	Office Building
Proposed Use	-	Building Expansion and Renovation
Neighborhood Org.	-	Toledo Warehouse District Association
Overlay	-	Warehouse UNO District
Overlay	-	Downtown Overlay District

Area Description

North	-	Vacant Storefront Building / IL
South	-	Multi-Family Building / CD
East	-	Commercial Storefront CD, IL
West	-	Parking Lot / IL

Parcel History

No file on record

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from IL Limited Industrial to CD Downtown Commercial for sites located at 614 & 618 Washington Street, and 14 North Erie Street. The ±0.38 acre site is currently owned by Maumee River Estates, LLC and is occupied by a commercial storefront building that is being used by an insurance company. A Zone Change is requested by the applicant in order to facilitate a building renovation and expansion. The letter of intent states that the purpose of the renovation is to create additional office space to be leased to future tenants and to renovate the third floor into a residential unit.

**STAFF ANALYSIS (cont'd)**

The Zone Change is required to allow for the third floor to be renovated into a dwelling unit. The current zoning of IL Limited does not permit residential dwellings of any kind but does permit the current use of "Office, Administrative and Professional". The design guide lines that apply to the site state that wherever possible, examples of the City's traditional commercial, civic and residential architecture should be preserved, renovated and where appropriate, adaptively reused.

In accordance with TMC§1103.1515 (A), before any site work is performed, a copy of the existing building rehabilitation plans, including landscaping, shall be submitted by the developer or building owner to the Toledo Warehouse District Architectural Review Committee for their review prior to any work or any permits being issued by any city department.

Warehouse Urban Neighborhood Overlay District

The Warehouse UNO District is an overlay zoning classification established as an Urban Neighborhood District (UNO). The overlay zoning district establishes additional design standards for development allowed by the underlying zoning district. In the event of conflict between the Warehouse District (UNO) regulations and the regulations of the underlying base zoning district, the UNO regulations govern. In all cases, the most restrictive provision of the will govern. The request is in compliance with the Warehouse Urban Neighborhood Overlay District.

Downtown Overlay District

The -DO, Downtown Overlay District is intended to provide a review process for proposed physical changes to structures within the Central Business District of the City and adjacent areas in order to evaluate the proposals in relation to the approved plan for the area. The -DO district regulations apply in combination with underlying base zoning district regulations and all other applicable standards of this Zoning Code. When -DO district standards conflict with the underlying base zoning district standards or other regulations of the Zoning Code, the regulations of the -DO district will always govern. The request is in compliance with the Downtown Overlay District.

Downtown Toledo Master Plan

The Downtown Toledo Master Plan recognizes that achieving its vision for Downtown Toledo will require consistent attention and continual planning, a dedication of funds, the creation of incentives, and patience to implement it over time. The Plan identifies the Warehouse District as an asset that contributes to the attractiveness of downtown as a place to live, work, and play. It also recognizes that adding housing, and therefore residents, in downtown will invigorate the heart of the Toledo region, enhancing its marketability and appeal, and thus playing a vital role in a broader business development strategy to attract and retain a talented workforce. The request is in compliance with the Downtown Toledo Master Plan.

**STAFF ANALYSIS (cont'd)**

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan designates these sites for Downtown Commercial. The CD Downtown Commercial zoning district is intended to accommodate a broad range of uses to reflect downtown's role as a commercial, cultural and governmental center. Development is intended to be intense with high building coverage, large buildings, and building buildings places close together. Development is also intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

Toledo 20/20 Comprehensive Plan (cont'd)

The Toledo 20/20 Comprehensive Plan recognizes that it is key to revitalize the downtown core and encourages mixed-use zoning where residents and retail share the same buildings. The site is in close proximity to the Toledo Mud Hens Stadium and spin-off activity is significant to the areas around the stadium along with more opportunities for downtown businesses. The request is in compliance with the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change from IL Limited Industrial to CD Downtown Commercial because the proposed Zone Change is compatible with zoning classifications of properties within the general vicinity of the subject property. Additionally, the proposed zoning conforms to the Toledo 20/20 Comprehensive Plan.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-5005-18, a request for a Zone Change from IL Limited Industrial to CD Downtown Commercial for the sites located at 614 & 618 Washington Street, and 14 North Erie Street, to the Toledo City Council, for the following two (2) reasons:

1. The proposed Zone Change is compatible with zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C) – Review and Decision Making Criteria).
2. The proposed Zone Change conforms to the Toledo 20/20 Comprehensive Plan and all other applicable plans for the site (TMC§1111.0606(A) – Review and Decision Making Criteria).

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Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is written in a cursive style with a large initial 'T' and 'G'.

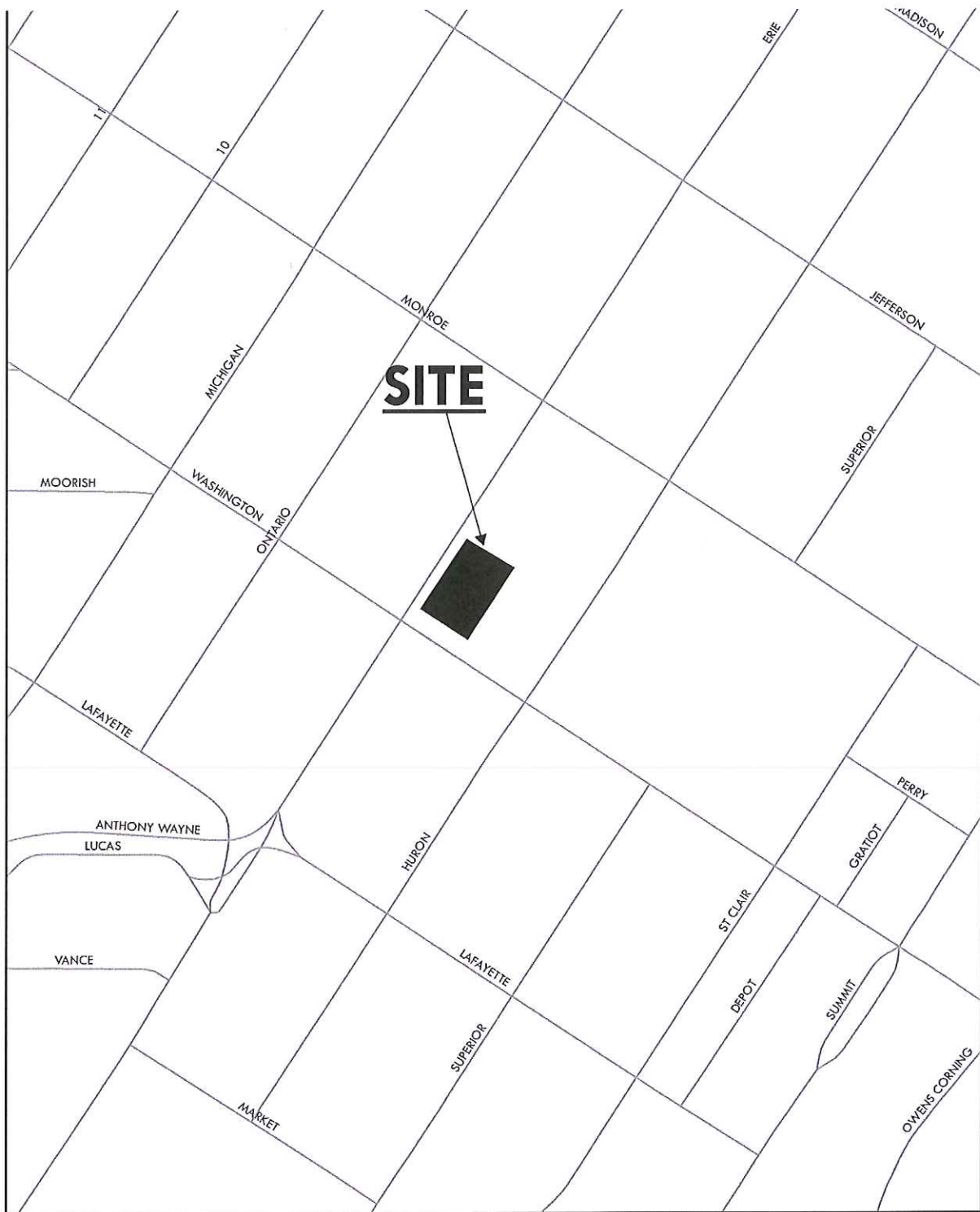
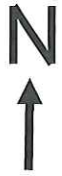
Thomas C. Gibbons  
Secretary

TCG/GP  
Two (2) sketches follow

CC: Lisa Cottrell, Administrator  
Gyasi "JC" Pullum, Planner

# GENERAL LOCATION

Z-5005-18  
ID 10



# ZONING & LAND USE

Z-5005-18  
ID 10

