

**GENERAL INFORMATION**

Subject

- Request - Maumee Riverfront Overlay Review of Site Modifications
- Location - 313 Morris Street
- Applicant / Developer - Riverfront Ventures LLC  
122 S. Wilson Street Drawer D  
Fremont, OH 43420
- Architect - Architects Forum Midwest, LLC  
3232 Central Park West  
Toledo, OH 43617

Site Description

- Zoning - IG / General Industrial
- Overlay District - Maumee Riverfront Overlay District
- Area 1 - ± 0.65 Acres
- Frontage 1 - ± 160' along Morris Street  
± 160' along Ottawa Street
- Area 2 - ± 1.3 Acres
- Frontage 2 - ± 153' along Morris Street  
± 398' along Wade Street  
± 159' along Williams Street
- Existing Use - Vacant industrial building and parking
- Proposed Use - Offices, equipment/vehicle storage and parking

Area Description

- North - Anthony Wayne Bridge, industrial distributor, coffee shop, warehouse venue, Maumee Bay Brew Pub / IL & CD
- South - Great Lakes Terminal Warehouse, artist studios, Ottawa Street, Norfolk Southern railyard / IG
- East - Middlegrounds Dog Park, Middlegrounds Metropark and the Maumee River / POS
- West - Morris Street, parking lot, Wade Street, fiberglass manufacturer and restaurant / IG, IL, RS6, & CM

**GENERAL INFORMATION (cont'd)**

Parcel History

- |         |   |   |
|---------|---|---|
| M-25-66 | - | General Neighborhood Renewal Plan for study and recommendation (PC rec. approval 10/13/1966; CC approved 11/30/1966, Ord. 920-66).  |
| M-9-69  | - | Study for Toledo Central City Neighborhood Renewal Plan (PC rec. approval 9/4/1969; CC approved 6/30/82, Ord. 708-82).  |
| M-2-15  | - | Review of the 2015 Middle Grounds District Plan as an amendment to the Toledo 20/20 Comprehensive Plan (PC rec. approval 11/5/2015; CC approved 12/22/2015, Ord. 598-15). |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- Maumee Riverfront Plan

**STAFF ANALYSIS**

The Applicant is requesting a Maumee Riverfront Overlay District review for site improvements at 313 Morris Street. The property consists of ± 1.95 acres and is located south of the Anthony Wayne Bridge between Wade Street and Ottawa Street. A vacant industrial building, that once housed the Ohio Plate Glass Company, and a stone parking/loading area is situated on the lot on the east side of Morris Street. A concrete and stone parking area is located on the lot on the west Side of Morris Street. Surrounding land uses include a warehouse, coffee shop, event space and a restaurant/brewing company to the north across the Anthony Wayne Bridge; the Middlegrounds Dog Park, the Middlegrounds Metropark and the Maumee River to the east across Ottawa Street; a warehouse, Ottawa Street and railyard to the south; and Wade Street and a restaurant to the west.

The Applicant is requesting the Maumee Riverfront Overlay District review to allow for the existing building to be rehabilitated and utilized as corporate office space for one business; and offices, material and vehicle storage, and light fabrication for another business. In addition, the parking area to the west of Morris Street will be improved for parking for the proposed development. A Maumee Riverfront Overlay District Review is required per TMC§1111.1400 as the subject property east of Morris Street is located within the Maumee Riverfront Overlay District (MRO). In addition, a zone change request from IG to IL and a Major Site Plan Review for the proposed site modifications are required. These reviews are being completed in companion cases Z25-0016 and SPR25-0022.

**STAFF ANALYSIS (cont'd)**

Maumee Riverfront Overlay District (MRO)

The Maumee Riverfront Overlay District (MRO) enhances the requirements, regulations and procedures that apply in the underlying zoning district(s). The river is a visual, environmental and transportation resource affecting substantial portions of Downtown and surrounding areas. The general intent and purpose of the MRO is to provide for maximum public benefit through the opportunity for enjoyment of river vistas and access by the maximum number of citizens. Among others, it is also the intent of the MRO to eliminate or minimize negative environmental impacts and to provide for improved scenic and aesthetic controls. A Maumee Riverfront Overlay (MRO) review is required to ensure compliance with the vision and standards of the MRO.

This site is located within the Industry and Water-Oriented Industry Subdistrict which is intended to encourage, foster, consolidate, and unify such development in locations with adequate land area and access capabilities. The proposed development is permitted by right in the IL zoning district for which a zone change request has been submitted. Additionally, the use and renovation of the existing building for offices is listed in the Maumee River Overlay Approval Procedures as a use which is appropriate in the MRO. Per TMC§1111.1400(C), the following uses are set out as examples of development meeting the general purpose and intent of the MRO: (7) office buildings in and adjacent to the Central Business District. The proposed development is therefore consistent with the Maumee Riverfront Overlay District.

Maumee Riverfront Plan

The Maumee Riverfront Plan was developed in response to an increasing public awareness of the Maumee Riverfront and the possibilities of redevelopment of large sections of the riverfront. The Maumee Riverfront Plan recommends the arrangement of land uses into three segments along the River and establishes a review for any redevelopment. The subject property is located in the section known as the “Port Segment”. The Port Segment not only includes the downtown riverfront, but also most of the maritime shipping facilities and has the most complex urban character of the three segments. The majority of land in this segment is industrially zoned. The Plan indicates that truck access should be provided and the area should be developed for water-oriented industrial uses. Although the proposed use is not specifically a water-oriented industrial use, the subject property does not have direct water access, and the property will maintain its industrial zoning. Additionally, the proposed office use is consistent with existing surrounding uses and establishes a compatible use with the adjacent Middlegrounds Dog Park and Metropark to the east. The proposed development therefore supports the Maumee Riverfront Plan.

**STAFF ANALYSIS (cont'd)**

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the subject property as Neighborhood Mixed-Use. The Neighborhood Mixed-Use land use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. These areas are the core component of neighborhoods and provide the highest density of commercial and housing opportunities. Offices and minimally obtrusive industrial uses are noted land uses for this designation. The proposed use would therefore be consistent with the Plan and the surrounding adjacent uses. The proposed use also supports the goal of Building Preservation under the Build theme through the reuse and renovation of an existing vacant building.

Staff is supportive of the proposed development as it is consistent with the Maumee Riverfront Overlay District, the Maumee Riverfront Plan, and the Forward Toledo Plan.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission **approve** MRO-4-25, a Maumee Riverfront Overlay Review of Site Modifications at 313 Morris Street for the following **two (2) reasons**:

1. The proposed use is consistent with the Forward Toledo Comprehensive Land Use Plan; and
2. The proposed use conforms to the goals of the Maumee Riverfront Overlay District, as presented in the 1981 Maumee Riverfront Plan and Toledo Municipal Code as outlined in TMC§1103.0400 and TMC§1111.1400.

The staff further recommends that the Toledo City Plan Commission recommend **approval** of MRO-4-25, a Maumee Riverfront Overlay Review of Site Modifications at 313 Morris Street, subject to the following **three (3) conditions**:

Plan Commission

1. Approval of companion case Z25-0016, Zone Change request from IG to IL at 313 Morris Street.
2. Approval of the companion case SPR25-0022, a Major Site Plan Review for Site Modificaitons at 313 Morris Street.
3. Compliance with all the conditions of approval for SPR25-0022, a a Major Site Plan Review for Site Modificaitons at 313 Morris Street.

**STAFF RECOMMENDATION (cont'd)**

4. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

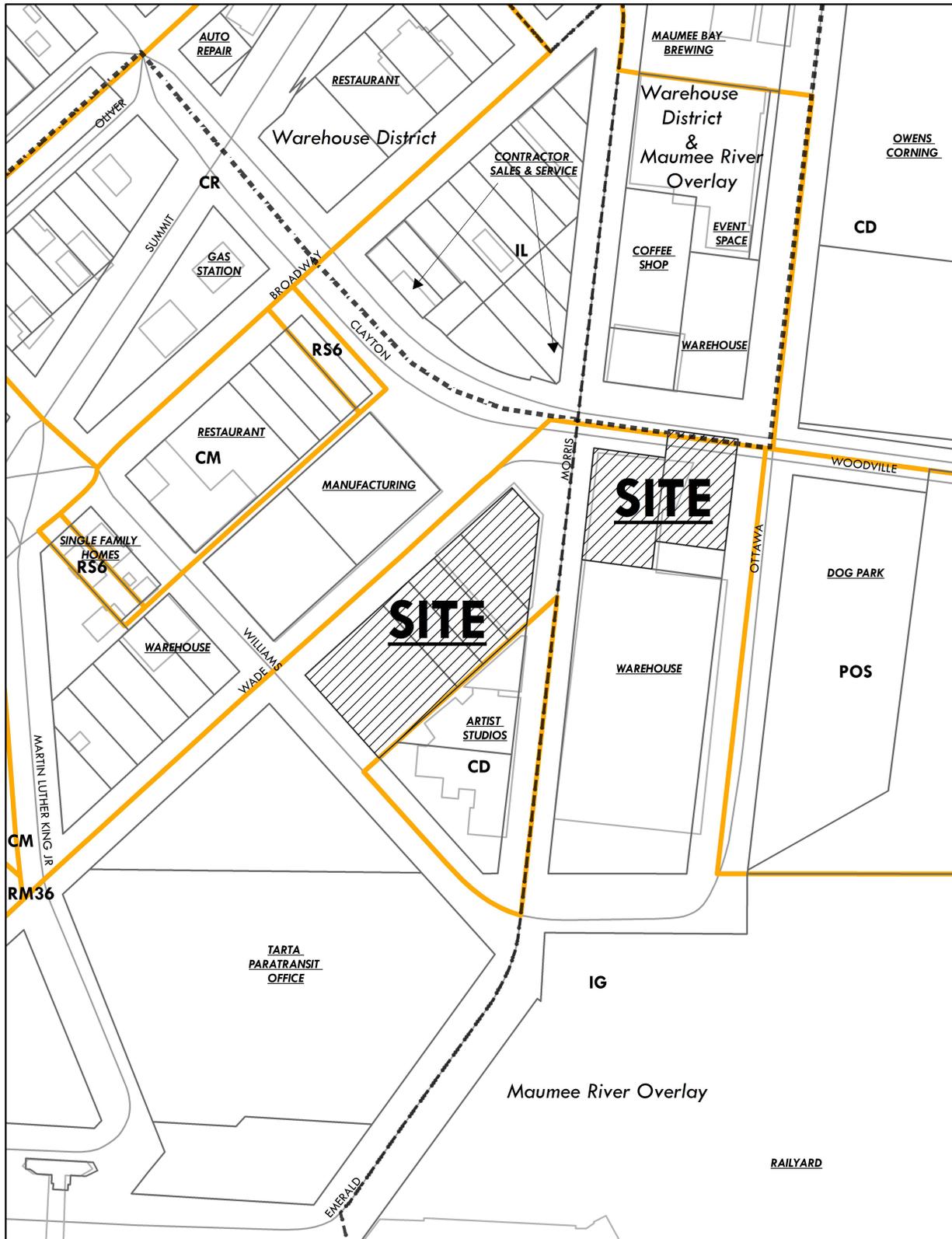
MAUMEE RIVERFRONT OVERLAY REVIEW  
TOLEDO CITY PLAN COMMISSION  
REF: MRO-4-25  
DATE: July 3, 2025  
TIME: 2:00 P.M.

LK  
Six (6) sketches follow



# ZONING & LAND USE

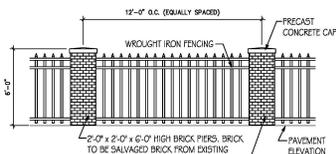
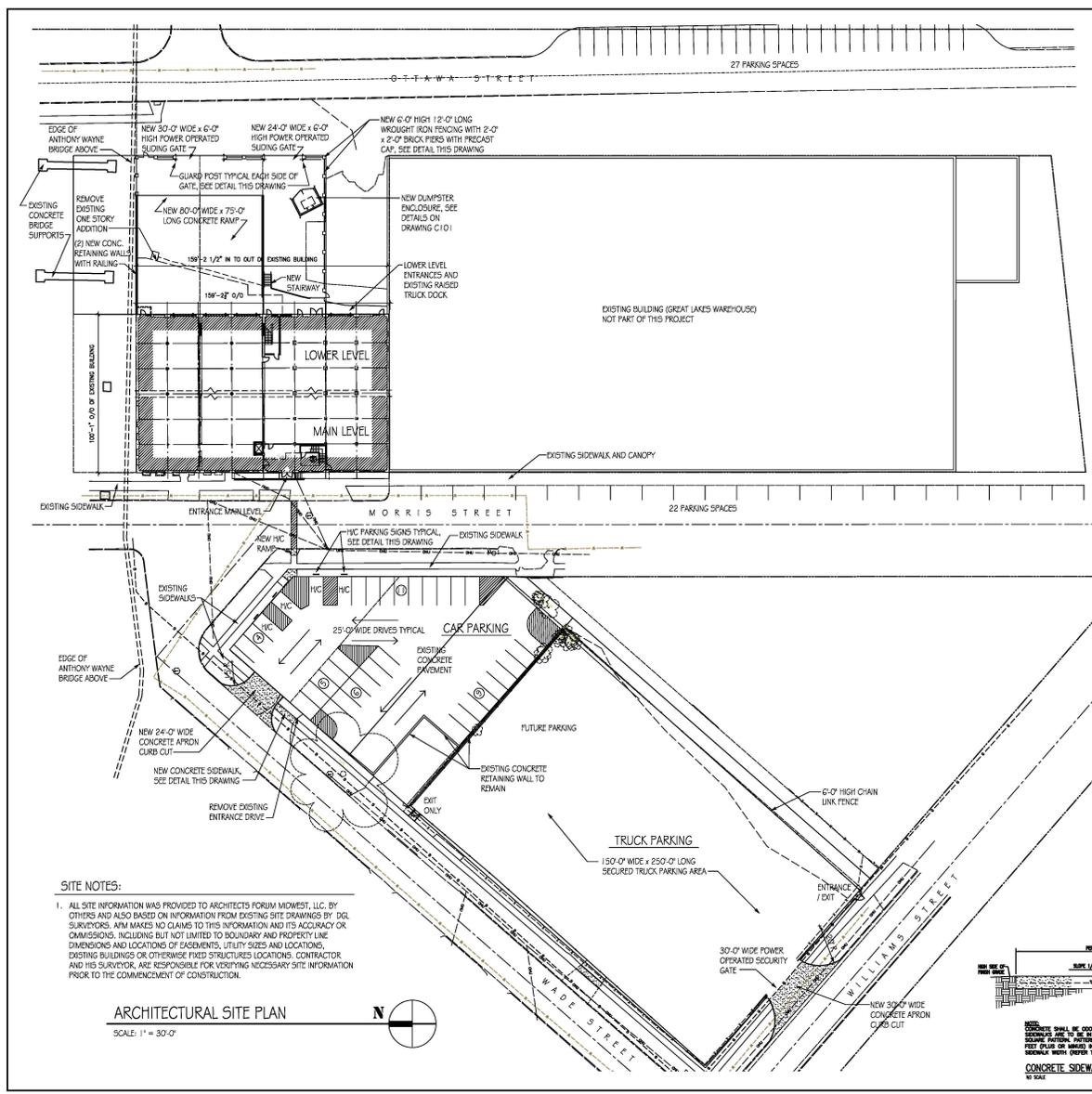
MRO-4-25



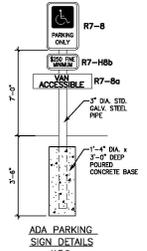
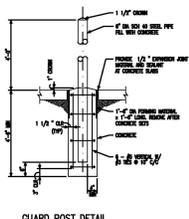
# SITE PLAN

# MRO-4-25

# N



TYPICAL BRICK PIER FENCE ELEVATION  
SCALE: 1/4" = 1'-0"



2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

**EXISTING BUILDING INFORMATION:**

A. DIMENSIONS - 159'-2 1/2" WIDE x 100'-1" LONG x 50'-0" HIGH.

B. AREA:

LOWER LEVEL	- 15,925 SQ. FT.
MAIN LEVEL	- 15,925 SQ. FT.
UPPER LEVEL	- 15,925 SQ. FT.
TOTAL BUILDING AREA	- 47,775 SQ. FT.

C. USE:

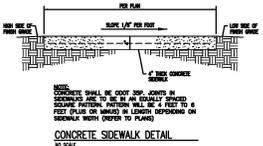
MAIN AND UPPER LEVEL OFFICES PROPOSED  
LOWER LEVEL COMBINATION OF STORAGE AND PARKING GARAGE

**SITE INFORMATION:**

A. ZONING SITE CLASSIFICATION - IG - GENERAL INDUSTRIAL

B. PARKING INFORMATION

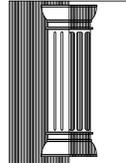
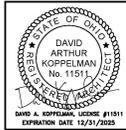
1. PARKING SPACE SIZE - 9'-0" x 18'-0"	
2. NUMBER OF ON STREET PARKING	- 49
3. NUMBER OF OFF STREET PARKING (INCLUDING 4 HIC PARKING SPACES)	- 35
TOTAL PARKING SPACES	- 84



**SITE NOTES:**

- ALL SITE INFORMATION WAS PROVIDED TO ARCHITECTS FORUM MIDWEST, LLC. BY OTHERS AND ALSO BASED ON INFORMATION FROM EXISTING SITE DRAWINGS BY DGL SURVEYORS. ANM MAKES NO CLAIMS TO THIS INFORMATION AND ITS ACCURACY OR COMPLETION, INCLUDING BUT NOT LIMITED TO BOUNDARY AND PROPERTY LINE DIMENSIONS AND LOCATIONS OF EASEMENTS, UTILITY SIZES AND LOCATIONS. EXISTING BUILDINGS OR OTHERWISE FIXED STRUCTURES LOCATIONS, CONTRACTOR AND HIS SURVEYOR, ARE RESPONSIBLE FOR VERIFYING NECESSARY SITE INFORMATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ARCHITECTURAL SITE PLAN  
SCALE: 1" = 30'-0"



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**RIVERFRONT DEVELOPMENT L.L.C.**  
303, 305 & 307 MORRIS STREET,  
TOLEDO, OHIO

NO.	DATE	BY	REVISIONS
1	5-11-25	JM	ISSUED FOR PERMITS REVIEW

DESIGNED BY	DATE	SCALE
DRAWN BY	DATE	SCALE
PROJECT NO.	DATE	SCALE
DRAWING TITLE		
ARCHITECTURAL SITE PLAN		
DRAWING NO.		
C100		

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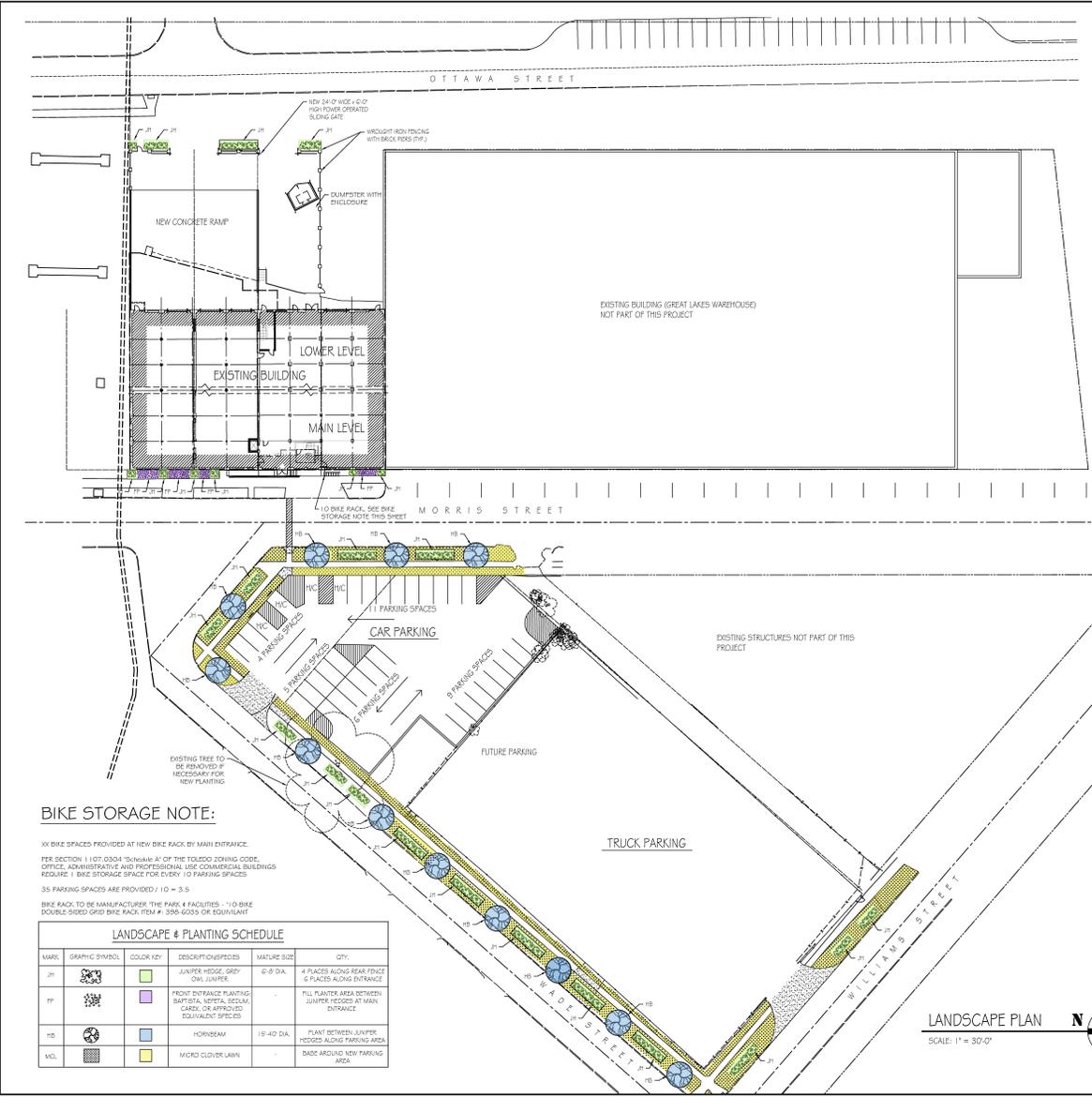
# LANDSCAPE PLAN

MRO-4-25

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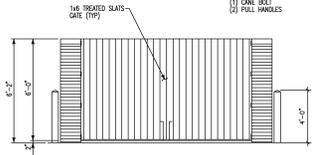
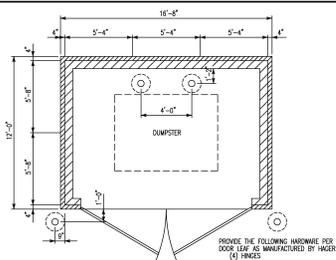
4-9



**BIKE STORAGE NOTE:**

XX BIKE SPACES PROVIDED AT NEW BIKE RACK BY MAIN ENTRANCE.  
 PER SECTION 11.07.03.04 "SIGNAGE" OF THE TOLEDO ZONING CODE, OFFICE, ADMINISTRATIVE AND PROFESSIONAL USE COMMERCIAL BUILDINGS REQUIRE 1 BIKE STORAGE SPACE FOR EVERY 10 PARKING SPACES.  
 SS PARKING SPACES ARE PROVIDED / 10 = 3.5  
 BIKE RACK TO BE MANUFACTURER "THE PARK & FACILITIES" 110 BIKE DOUBLE-SHED GRAB BIKE RACK, ITEM #: 330-6035 OR EQUIVALENT

LANDSCAPE & PLANTING SCHEDULE					
MARK	GRAPHIC SYMBOL	COLOR KEY	DESCRIPTION/SPECIES	MATURE SIZE	QTY
JH			JUNIPER HEDGE, GREY OWL JUNIPER	12'-0" DIA.	4 PLACES ALONG REAR FENCE & 6 PLACES ALONG ENTRANCE
FP			FRONT ENTRANCE PLANTING: BARTONIA, HOSTA, SOCLAL, CAREN, OR APPROVED EQUIVALENT SPECIES	-	FILL PLANTER AREA BETWEEN JUNIPER HEDGES AT MAIN ENTRANCE
HB			HORSESHOE	18'-40" DIA.	PLANT BETWEEN JUNIPER HEDGES ALONG PARKING AREA
MC			MICRO CLOVER LAWN	-	BASE AROUND NEW PARKING AREA

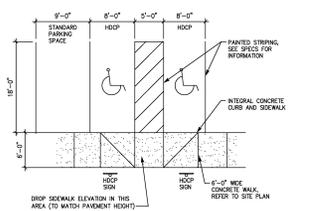


B.O. FOOTING

(S100)

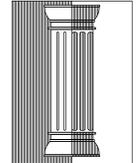
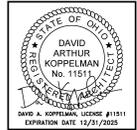
CONC. BLOCK DUMPSTER SCREEN DETAIL TYPICAL 3 SIDES + 2 GATES

NOTE: ALL FENCE COMPONENTS AND ACCESSORIES TO BE HOT DIPPED GALVANIZED STEEL.



**HC PARKING SPACE DETAIL**  
SCALE: N.T.S.

LANDSCAPE PLAN  
SCALE: 1" = 30'-0"



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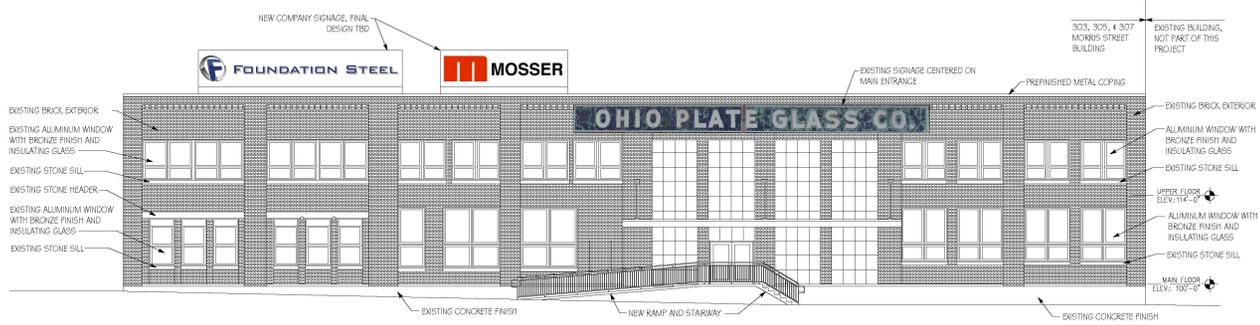
NO.	DATE	REVISIONS
1	2-7-25	ISSUED FOR PERMITS REVIEW

DRAWN BY:	DATE:	SCALE:
CHKD BY:	DATE:	SCALE:
APPROVED BY:	DATE:	SCALE:
PROJECT NO.:	LANDSCAPE PLAN	
DRAWING NO.:	C101	

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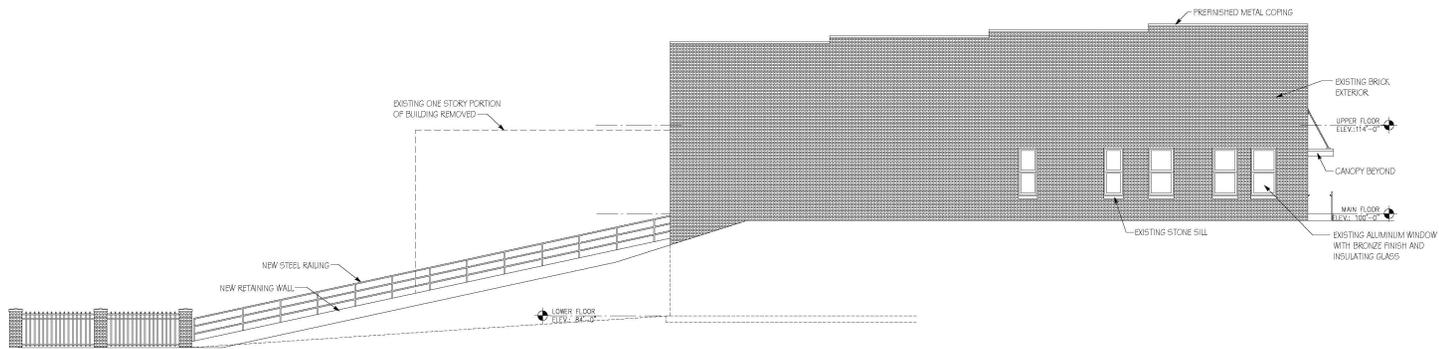
# NORTH & WEST ELEVATIONS

MRO-4-25



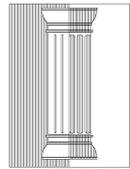
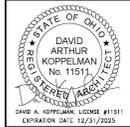
WEST ELEVATION - PRELIMINARY

SCALE: 1/8" = 1'-0"



NORTH ELEVATION - PRELIMINARY

SCALE: 1/8" = 1'-0"



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NO.	DATE	REVISIONS
1	5-17-24	ISSUED FOR PERMIT REVIEW

DESIGNED BY	DATE
APPROVED BY	DATE
PROJECT NO.	1-9-25
DRAWING TITLE	EXTERIOR ELEVATIONS
DRAWING NO.	A200

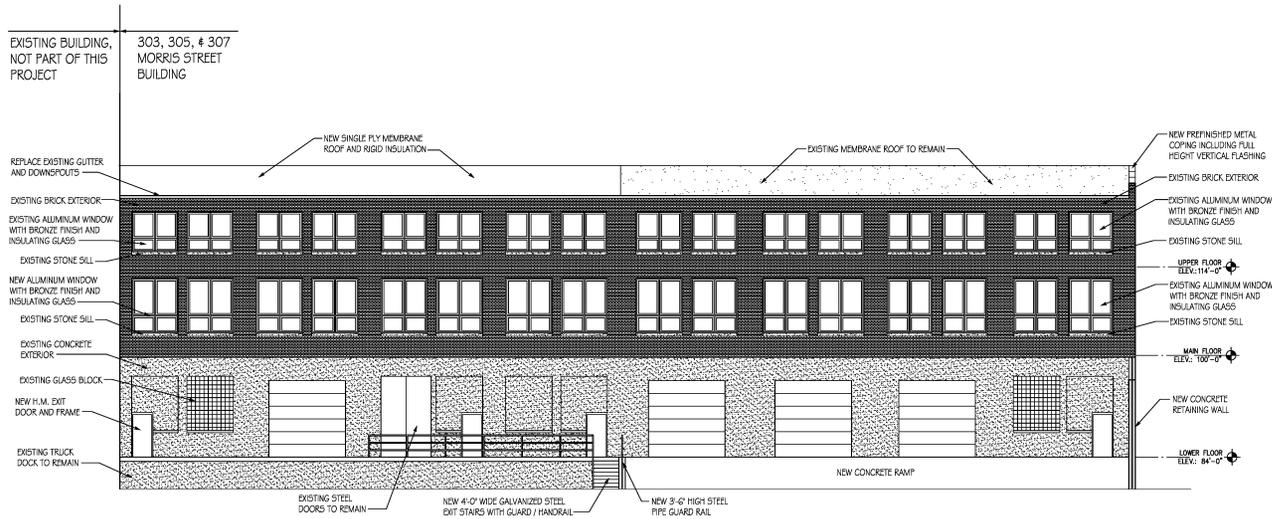
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# EAST ELEVATION

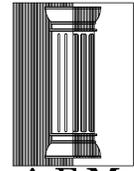
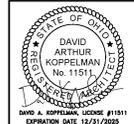
MRO-4-25

4 - 11



EAST ELEVATION - PRELIMINARY

SCALE: 1/8" = 1'-0"



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1	1-9-25	DA	ISSUED FOR PERMITS REVIEW

DRAWN BY	GD	FILE NAME
CHECKED BY	DA	SCALE
APPROVED BY	DA	DATE
PROJECT NO.	1-9-25	

DRAWING TITLE  
**EXTERIOR ELEVATIONS**

DRAWING NO.  
**A201**

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