

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 14, 2023

REF: Z-5003-23

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

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

SUBJECT: Zone Change from CO-Office Commercial to CD-Downtown Commercial at 618 Adams Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 13, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CO-Office Commercial to CD-Downtown Commercial
Location	-	618 Adams Street
Applicant	-	Natalie Kissinger Downtown Cats LLC 644 Dussel Drive Maumee, OH 43537
Owner	-	E Shousher LLC 4850 Forest Hill Drive Toledo, OH 43623

Site Description

Zoning	-	CO-Office Commercial
Area	-	±0.048 acres
Frontage	-	±22' along Adams Street
Existing Use	-	Office Building
Proposed Use	-	Cat Café and Residential Units
Overlay	-	Downtown Overlay District

GENERAL INFORMATION (cont'd)

Area Description

North	-	Offices, religious assembly / CO & CD -DOD
South	-	Restaurants, offices, and retail / CO & CD -DOD
East	-	Restaurants, offices, and parking / CO & CD -DOD
West	-	Offices and courthouse / CO & CD -DOD

Parcel History

None on file.

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- 2017 Downtown Plan

STAFF ANALYSIS

The request is a Zone Change from CO-Office Commercial to CD-Downtown Commercial at 618 Adams Street. The applicant requested the Zone Change to facilitate the opening of a “cat café” on the first floor with residences on the second floor. Surrounding land uses include offices and St. Paul’s Lutheran Church to the north; restaurants, offices, and parking to the east; restaurants offices, and retail to the south; and, offices and the Lucas County Courthouse to the west.

The applicant is requesting the Zone Change in order to open a cat café and residential units. A cat café is a place of business which is a hybrid between a humane society and a café, where customers may come in and meet and play with cats which are available for adoption. The concept of a cat café originated in East Asia, and has since gained popularity across the world. Neighboring jurisdictions including Bowling Green, Ann Arbor, and Detroit have recently opened cat cafés, and they are often seen as a great way to test the compatibility of a cat with a potential owner before committing to adoption, ensuring the purr-fect match.

A Zone Change is required as the CO-Office Commercial Zoning District does not allow animal shelters. The CD-Downtown Commercial Zoning District permits both animal shelters and kennels by right, along with multifamily units. The applicant included floor plans with the Zone Change application, and plans to separate the main entrance from the feline-occupied rooms with a fully enclosed hallway, greatly reducing the likelihood of rogue felines roaming the streets.

STAFF ANALYSIS (cont'd)

2017 Downtown Toledo Master Plan

The Downtown Toledo Master Plan identifies the subject property as being located in the Downtown Core. The Plan calls for the Downtown Core to be reactivated using existing buildings and connecting and integrating existing assets. Action items include infill development and occupancy of vacant space, which is prevalent in this part of the City. Additionally, a goal of the Plan is to encourage more mixed use development. The residential market analysis found that an additional 1,250 to 1,500 units could be supported, and highlights the demand for restaurants, retail, and other amenities for residents. Unique businesses are part of what brings variety and culture to cities, and the proposed Zone Change helps revitalize the Downtown.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Downtown Commercial. This District is intended to accommodate a broad range of uses to reflect downtown's role as a commercial, governmental, cultural and entertainment center. Land uses are intended to be intense with high building coverage, large buildings, and buildings placed close together. Accommodates mixed-use pedestrian oriented development. The proposed Zone Change complies with the 20/20 Plan.

Staff recommends approval of the Zone Change from CO-Office Commercial to CD-Downtown Commercial at 618 Adams Street because the proposed CD-Downtown Commercial Zoning is consistent with the Comprehensive Plan, the 2017 Downtown Plan, and the stated purpose of the Zoning Code. Additionally, the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed zoning classification.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-5003-23, a request for a Zone Change from CO-Office Commercial to CD-Downtown Commercial at 618 Adams Street for the following two (2) reasons:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A) – *Review & Decision-Making Criteria*).
2. The physical suitability of the subject site and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

TO: President Cherry and Members of Council
July 14, 2023
Page 4

REF: Z-5003-23

Respectfully Submitted,



Thomas C. Gibbons
Secretary

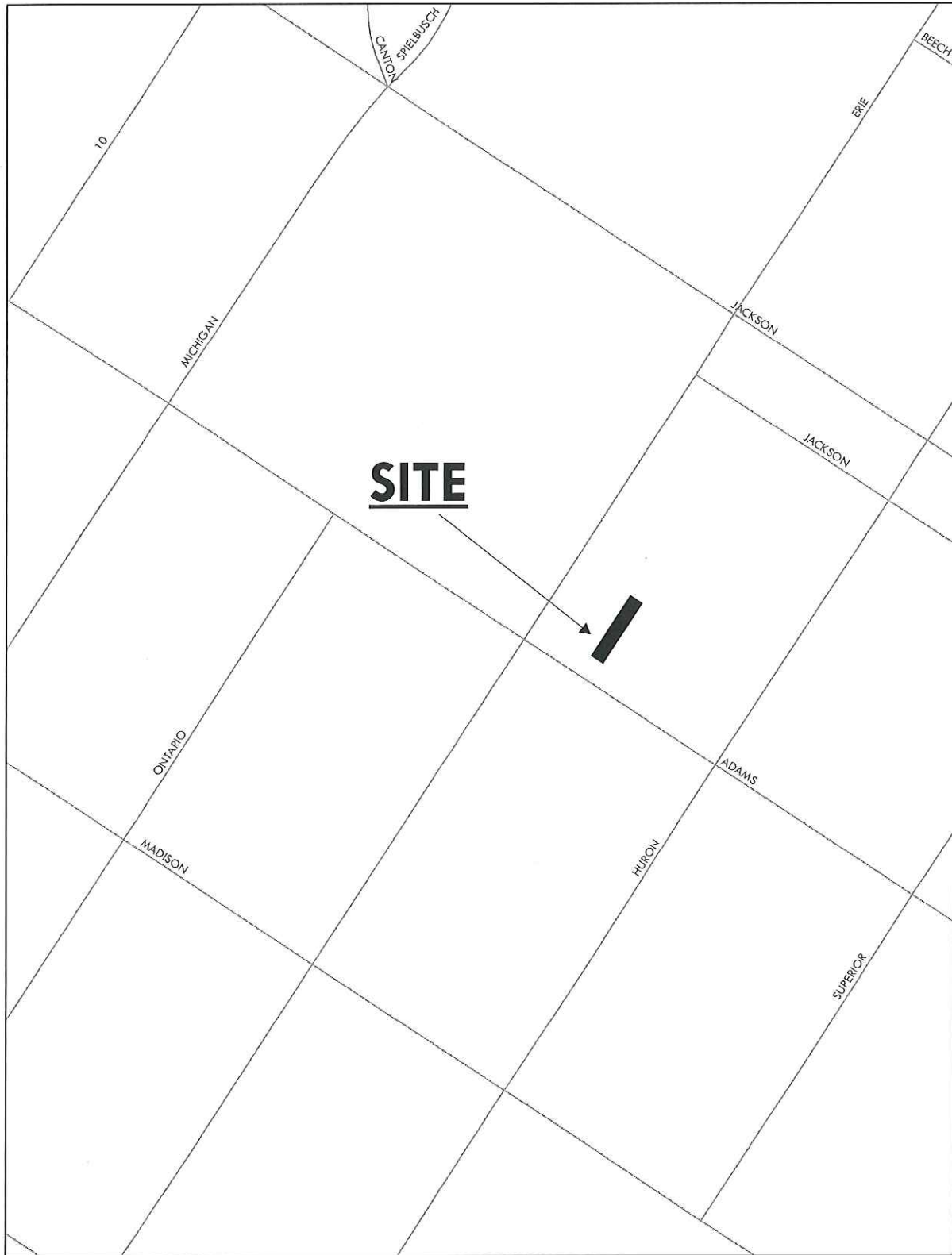
DR

Three (3) sketches follow

Cc: Natalie Kissinger, Downtown Cats LLC, 644 Dussel Drive, Maumee OH 43537
E Shouser LLC, 4850 Forest Hill Drive, Toledo OH 43623
Lisa Cottrell, Deputy Director
Dana Reising, Associate Planner

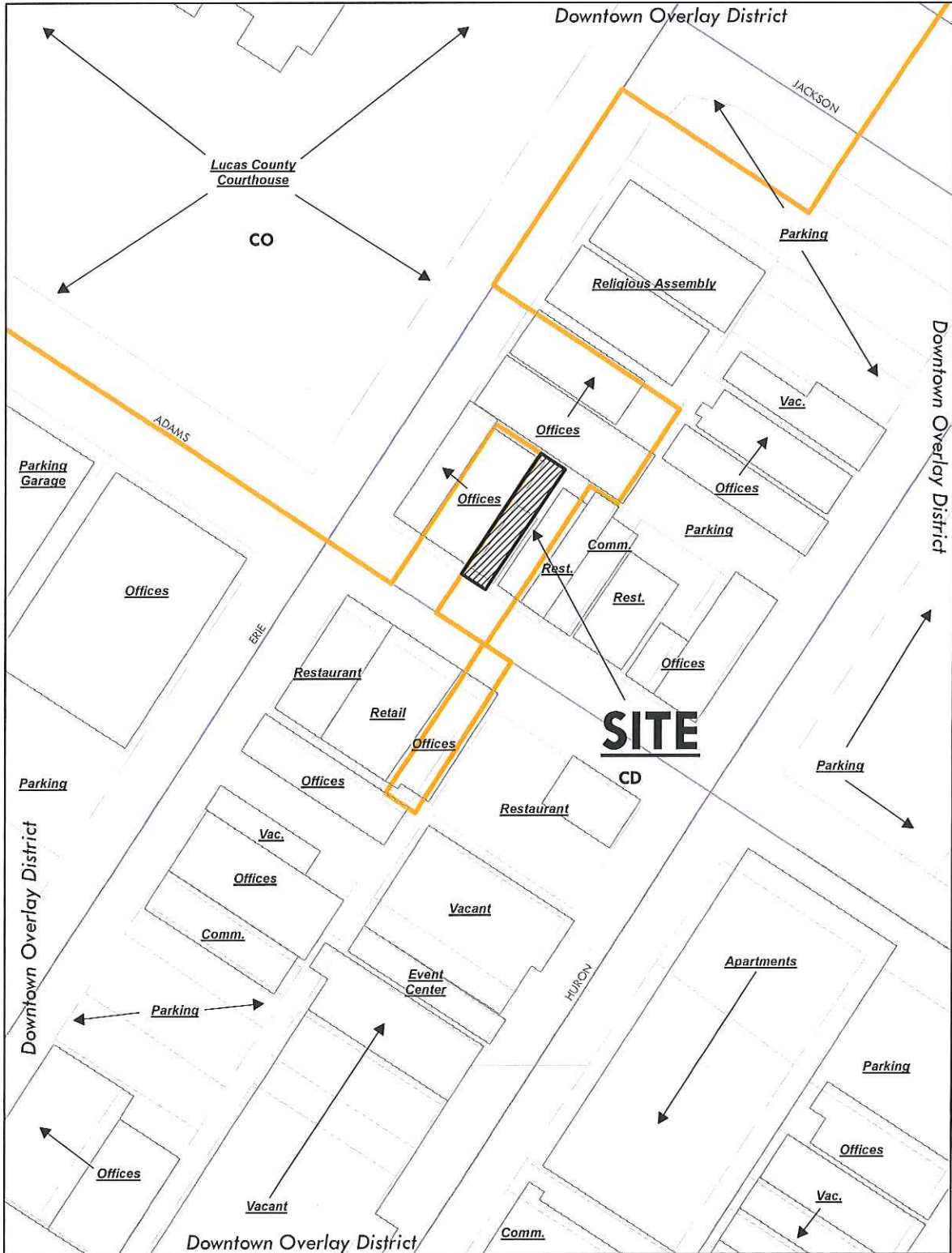
GENERAL LOCATION

Z-5003-23



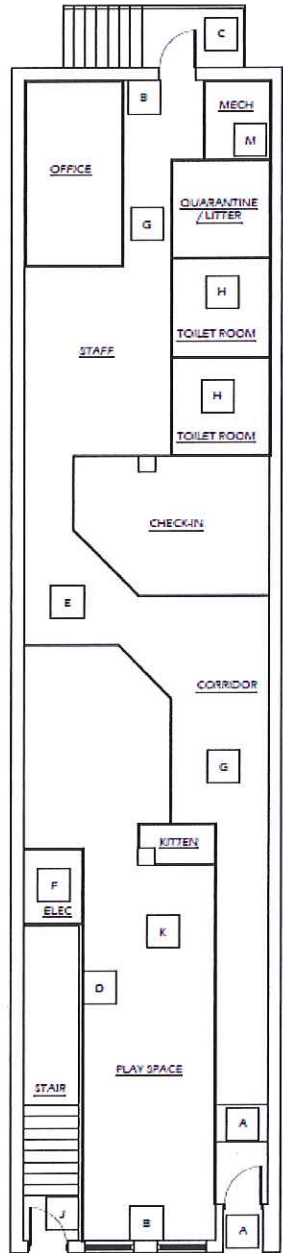
ZONING & LAND USE

Z-5003-23

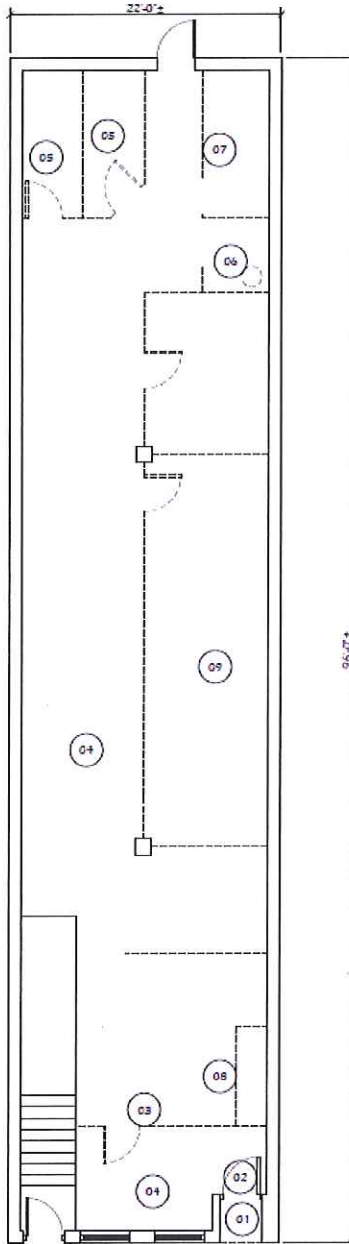


FLOOR PLANS

Z-5003-23



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



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

DEMOLITION KEY NOTES, TYPICAL

- 01 GRIND CONC FLUSH
- 02 REMOVE/REPLACE DOOR
- 03 REMOVE EXIST CONSTRUCTION
- 04 REMOVE EXIST CEILING TILES, GRID, LIGHTS, ETC. TYPICAL
- 05 REMOVE EXIST TOILET ROOMS, FIXTURES, GRAB BARS, ETC.
- 06 REMOVE EXIST WATER HEATER/REPLACE
- 07 REMOVE EXIST RTU ON ROOF ABOVE
- 08 REMOVE EXIST ELECTRICAL PANELS AND RELOCATE
- 09 REMOVE EXIST FLOORING TYPICAL THROUGHOUT

PROPOSED KEY NOTES, TYPICAL

- A NEW LANDING AT BOTH SIDES OF ENTRY DOOR, NEW DOOR AND ACCESSIBLE RAMP AT INTERIOR
- B NEW INSULATION AT EXTERIOR WALLS AND PORTION OF ROOF
- C NEW EXTERIOR STAIR WITH AREA OF REFUGE
- D NEW RATED STAIR ENCLOSURE
- E NEW 2 HOUR HORIZONTAL ASSEMBLY AT FLR/CLG THROUGHOUT
- F NEW ELECTRICAL PANEL, METER, ETC.
- G NEW 1 HOUR RATED CORRIDOR
- H NEW ACCESSIBLE TOILET ROOMS
- J 2ND FLOOR ELEC SERVICE RELOCATION
- K NEW EXIT & EMERGENCY LIGHTING ALONG EGRESS PATH
- L NEW RTU ON ROOF
- M NEW WATER HEATER



WHITE BOX (RUBY CATS)

618 ADAMS STREET, TOLEDO, OHIO

05.03.2023

ENGAGE STUDIO ARCHITECTS, LLC

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