



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: August 14, 2020

REF: Z-7001-20

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

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

SUBJECT: Request for Zone Change from IL Limited Industrial to CD Downtown Commercial at 140 Ottawa Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 13, 2020 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL Limited Industrial to CD Downtown Commercial
Address	-	140 Ottawa Street
Owner	-	Ian Appold 136 N. Huron Street Toledo, OH 43604

Site Description

Zoning	-	IL / Limited Industrial
Area	-	.7-acre
Frontage	-	134' along Ottawa Street & 110.6' along Broadway
Existing Use	-	Parking lot
Proposed Use	-	Parking Lot
Neighborhood Org.	-	Warehouse Association
Overlay	-	Warehouse District Neighborhood Overlay

Area Description

North	-	Downtown Commercial / CD
South	-	Downtown Commercial / CD
East	-	Downtown Commercial / CD
West	-	Regional Commercial / CR

GENERAL INFORMATION (cont'd)

Parcel History

M-5-12	-	Review of the 2012 Toledo Warehouse District Plan as an amendment to the 20/20 Plan (P.C. approval on 1/10/13 and P. & Z. approval on 12/13/13 by Ord. 86-13)
M-12-13	-	Establishment of the Warehouse District Urban Neighborhood Plan Overlay (P.C. rec. approval on 10/23/13 and C.C. approved on 1/2/14 by Ord. 9-14).
TWDARC-26-16	-	Toledo Warehouse District review of new off-premise sign at 140 Ottawa Street.

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL Limited Industrial to CD Downtown Commercial for a site located at 140 Ottawa Street. The .7-acre site is zoned Limited Industrial and is an overflow parking lot. This application is for a down zoning in order for the existing zoning to conform to the surrounding zoning classifications. Surrounding land uses to the site include townhouses to the north, mixed commercial uses to the south, parking to the east, and apartments located to the west side across Swan Creek.

The subject site is located in the Warehouse District Neighborhood Overlay (UNO). The effect of the designation establishes additional design standards for development. The applicant would be required to present any new construction to the Warehouse District Architectural Review Committee (TWDARC) for review and approval.

The TWDARC has created a sub-committee to initiate down zoning within the Warehouse District where it is feasible for existing sites that are zoned industrial to convert to Downtown Commercial or Mixed Commercial - Residential zoning to assist with new development. This is the sixth application to be processed under this initiative.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan and the Warehouse District Plan both target this site for downtown commercial land uses. The Zone Change supports the goals of both plans. The Warehouse Neighborhood Overlay (UNO) overlaps with the Downtown Overlay District both support mixed-use development similar to that of the subject site.

Staff recommends approval of the Zone Change for this location since the parking lot abuts mixed uses along with a restaurant in the immediate area. Second, the Zone Change will allow for any new construction to complement the existing downtown commercial – residential uses. Finally, the proposed CD Downtown Commercial Zoning is consistent with the future land use in the Toledo 20/20 Comprehensive Plan and the Toledo Warehouse Plan for this site.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-7001-20, a request for a Zone Change from IL Limited Industrial to CD Downtown Commercial for a site located at 140 Ottawa Street to the Toledo City Council, for the following three (3) reasons:

1. The proposed Zone Change is consistent with the Toledo 20/20 Comprehensive Plan and the Warehouse District Plan that both target this site for Mixed Commercial uses (TMC 1111.0606.A *Review and Decision-Making Criteria*).
2. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property (TMC 1111.0606.B *Review and Decision-Making Criteria*); and
3. The proposed zone change will allow a current use to conform to zoning.

Respectfully Submitted,

Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Ian Appold 136 N Huron Street, Toledo, OH 43604
Andy Knopp, Porter Architecture, 8 N St. Clair Street, Toledo, OH 43604
Lisa Cottrell, Administrator
Nancy Hirsch, Planner

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