



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: February 9, 2018

REF: Z-12006-17

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

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

SUBJECT: Zone Change from IL *Limited Industrial* to CR *Regional Commercial*

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 8, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL <i>Limited Industrial</i> to CR <i>Regional Commercial</i>
Location	-	901 Front Street
Applicant	-	Gus Cook Continental Development 150 E Broad Street Columbus, OH 43215
Landscape Architect	-	Ryan Pearson EDGE 330 W. Spring Street, Suite 350 Columbus, OH 43215
Engineer	-	Matt Lewandowski, P.E. Lewandowski Engineers 234 N. Erie Street Toledo, OH 43604
Owner	-	Midland Agency of NW Ohio 401 Adams Street Toledo, OH 43604

GENERAL INFORMATION (cont'd)

Site Description

Zoning	-	IL <i>Limited Industrial</i> – Maumee River Overlay (MRO) and Marina District Overlay (MD)
Area	-	± 1.34 Acres
Frontage	-	± 302 Feet along Front Street
Existing Use	-	Vacant Land
Proposed Use	-	Medical Office

Area Description

North	-	Undeveloped (Future Metropark) / CR <i>Regional Commercial</i>
South	-	Restaurants & Optimist Park / CR <i>Regional Commercial</i> & POS <i>Parks and Open Space</i>
East	-	Office & Undeveloped (Future Metropark) / CR <i>Regional Commercial</i>
West	-	Vacant Industrial & Offices / CR <i>Regional Commercial</i> & IL <i>Limited Industrial</i>

Parcel History

Z-1002-14	-	Zone Change from IL to CR at 901 Front Street. Applicant requested an indefinite deferral on 3/7/14.
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Applicable Plans and Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- 1981 Maumee Riverfront Plan – Executive Summary
- Marina District Overlay Zone Declaration of Restrictions, Easements, Design and Development Standards and Comprehensive Sign Plan

STAFF ANALYSIS

The request is a Zone Change from IL *Limited Industrial* to CR *Regional Commercial* at 901 Front Street. The property is located in the Marina District and the Maumee River Overlay. Surrounding land uses include undeveloped land (future MetroPark) to the north, office uses and undeveloped land (future Metropark) to the east, Optimist Park to the south, and vacant industrial and office uses to the west.

STAFF ANALYSIS (cont'd)

The 1.34 acre property is currently vacant industrial land. The letter of intent states that the property would be built out with a 13,000 sq. ft. building for a potential medical use. The proposed use is allowed in the current zoning district, but the request will help consolidate and unify the zoning in the Marina District.

The Toledo 20/20 Plan recommends this site for Urban Village Land Uses. The district is a specialized residential and commercial area that possesses characteristics of Traditional Neighborhood Development, such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The proposed request is consistent with this designation and will serve as a positive catalyst for additional redevelopment in the Marina District and East Toledo.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-12006-17, a Zone Change from IL *Limited Industrial* to CR *Regional Commercial* at 901 Front Street, to Toledo City Council for the following **three (3)** reasons:

1. The request conforms to the Toledo 20/20 Comprehensive Plan - **TMC 1111.0606.A**; and
2. The request consolidates and unifies the zoning district in the Marina District – **TMC 1111.0606.C**; and
3. The request will serve as a positive catalyst for additional redevelopment in the Marina District and East Toledo. – **TMC 1111.0606.E**

Respectfully Submitted,



Thomas C. Gibbons
Secretary

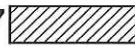
CC: Gus Cook, Continental Development, 150 E Broad Street, Columbus, OH 43215
Ryan Pearson, EDGE, 330 W. Spring Street, Suite 350, Columbus, OH 43215
Matt Lewandowski, P.E., Lewandowski Engineers, 234 N. Erie Street, Toledo, OH 43604
Lisa Cottrell, Administrator
Josh Lewandowski, Principal Planner

JL

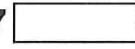
Two (2) sketches follow

GENERAL LOCATION

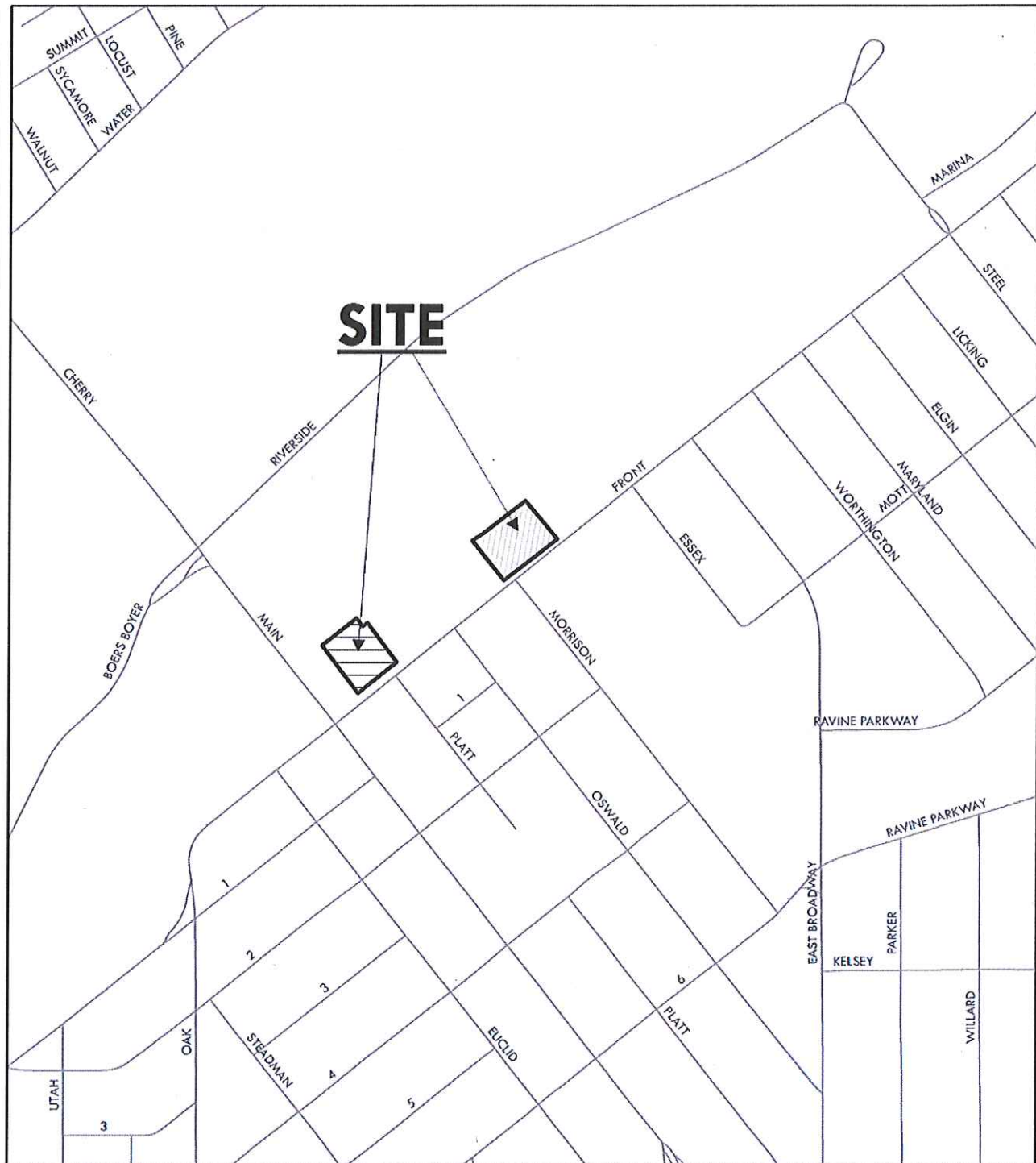
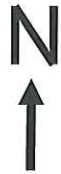
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ZONING & LAND USE

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