

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 13, 2022

REF: Z-11005-21

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 CR Regional Commercial & IL Limited Industrial to CM Mixed Commercial-Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 13, 2022 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from CR Regional Commercial & IL Limited Industrial to CM Mixed Commercial-Residential
Location	-	1157 Grand Avenue
Owner	-	The Grand at Detroit LLC 9100 Centre Pointe Drive, Suite 210 West Chester, OH 45069
Developer	-	MVAH Development LLC 9100 Centre Pointe Drive, Suite 210 West Chester, OH 45069

#### Site Description

Zoning	-	CR Regional Commercial & IL Limited Industrial
Area	-	± 2.78 acres
Frontage	-	± 228' along Grand Avenue, ± 517.4' along Detroit Avenue, & ± 189.1' along Woodruff Avenue
Existing Use	-	Vacant land
Proposed Use	-	Workforce housing with ground floor retail.

#### Area Description

North	-	Single-family housing / RD6
East	-	Single-family housing / RD6

**GENERAL INFORMATION (cont'd)**

- South - Single-family residential & vacant lot / CR & RD6
- West - Vacant land & industrial factory / IG, CR & IL

Combined Parcel History

- Z-391-34 - London Square east of Hoag zone change from A-A to C-D. PC approved 8/15/1934, CC approved 9/1/1934
- V-144-71 - Vacation west London Square between north ROW of south London Square & south ROW of Grand. PC approved 7/01/1971.
- Z-306-72 - Rezone from R-3 to M-1 south of Grand, east of Detroit, and north of Woodruff. PC approved 11/17/1972, CC approved 11/28/1972 by Ord. 34-72
- Z-13-82 - M-1 to C-3 at 1202 Prospect Ave. PC approved 1/29/1982, CC approved 3/31/1982 by Ord. 238-82.
- Z-1005-99 - R-3 to M-2 at 2020 N Detroit Ave. PC recommended disapproval 4/08/1999.
- V-327-99 - Portion of alley north of Prospect Ave, west of Hoag. PC approved 6/10/1999, CC approved 3/14/2000 by Ord. 253-00.
- Z-2002-16 - Zone change from RD6 to IL at 1202 Prospect and part of 1028 N Detroit. PC recommended disapproval 5/12/2016, case withdrawn at CC 6/15/2016
- Z-10005-18 - Zone change from IL & RD6 to CR. PC approved 1/10/2019, CC approved 2/13/2019 by Ord. 88-19

Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

## STAFF ANALYSIS

The applicant is requesting a Zone Change from CR Regional Commercial and IL Limited Industrial to CM Mixed Commercial-Residential. The ± 2.78 -acre site (the former Driggs Dairy) is comprised of four (4) parcels, which are vacant and include one vacant building backing up to the residences along Woodruff Avenue. Surrounding land uses include single family residential to the north, south, and east, with LRBG Chemical and vacant lots to the west.

The applicant is requesting the Zone Change as part of a multi-layered strategy to build a 70-unit, energy-efficient workforce housing development with retail spaces on the ground floor. Part of that strategy is to update zoning to allow for affordable mixed use of residential and retail businesses. Since these parcels were the former Driggs Dairy built in the 1930s, the City and Developer will remediate environmental problems associated with the previous land use. The site's redevelopment will include an elevator-accessible, three story structure built to Enterprise Green Community Standards, featuring 1, 2, and 3-bedroom units, a community room, computer center, on-site management and fitness center.

### 20/20 Comp Plan

The Toledo 20/20 Comprehensive Plan targets this area as Single Family Residential which is intended to accommodate the development of single dwelling units on individual lots. The districts are intended to create, maintain, and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible. However, the Plan also recommends zoning districts to be adjusted to conform with future land uses and permit appropriate densities.

Staff recommends approval of the Zone Change because the proposed zone change will remediate vacant brownfield parcels for a much-needed infill of an affordable housing development which will positively affect properties within the vicinity of the subject property.

## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-11005-21, a request for Zone Change from CR Regional Commercial and IL Limited Industrial to CM Mixed Commercial-Residential for a site located at 1157 Grand Avenue to Toledo City Council for the following **two (2) reasons:**

1. The request supports the physical suitability of the subject property for the uses permitted under the proposed zoning classification (**TMC§1111.0606(D)**) and
2. The rezoning will positively affect properties within the vicinity of the subject property (**TMC§1111.0606(E)**).

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Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Tom C. Gibbons". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

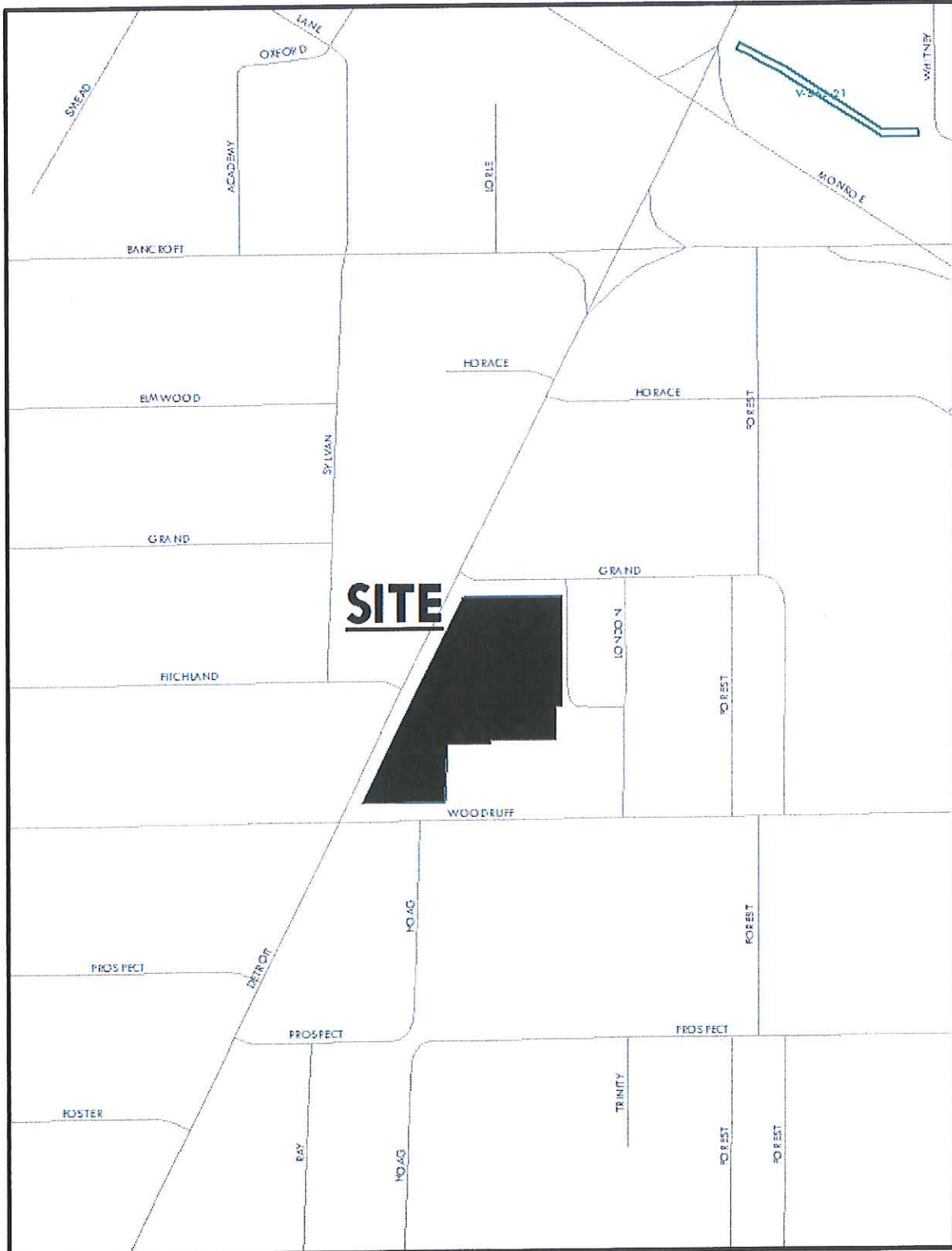
Thomas C. Gibbons  
Secretary

Two (2) sketches follow  
Four (4) exhibits follow

Cc: Pete Schwiegeraht, MVAH Development LLC, Applicant  
Lisa Cottrell, Administrator  
Nancy Hirsch, Planner

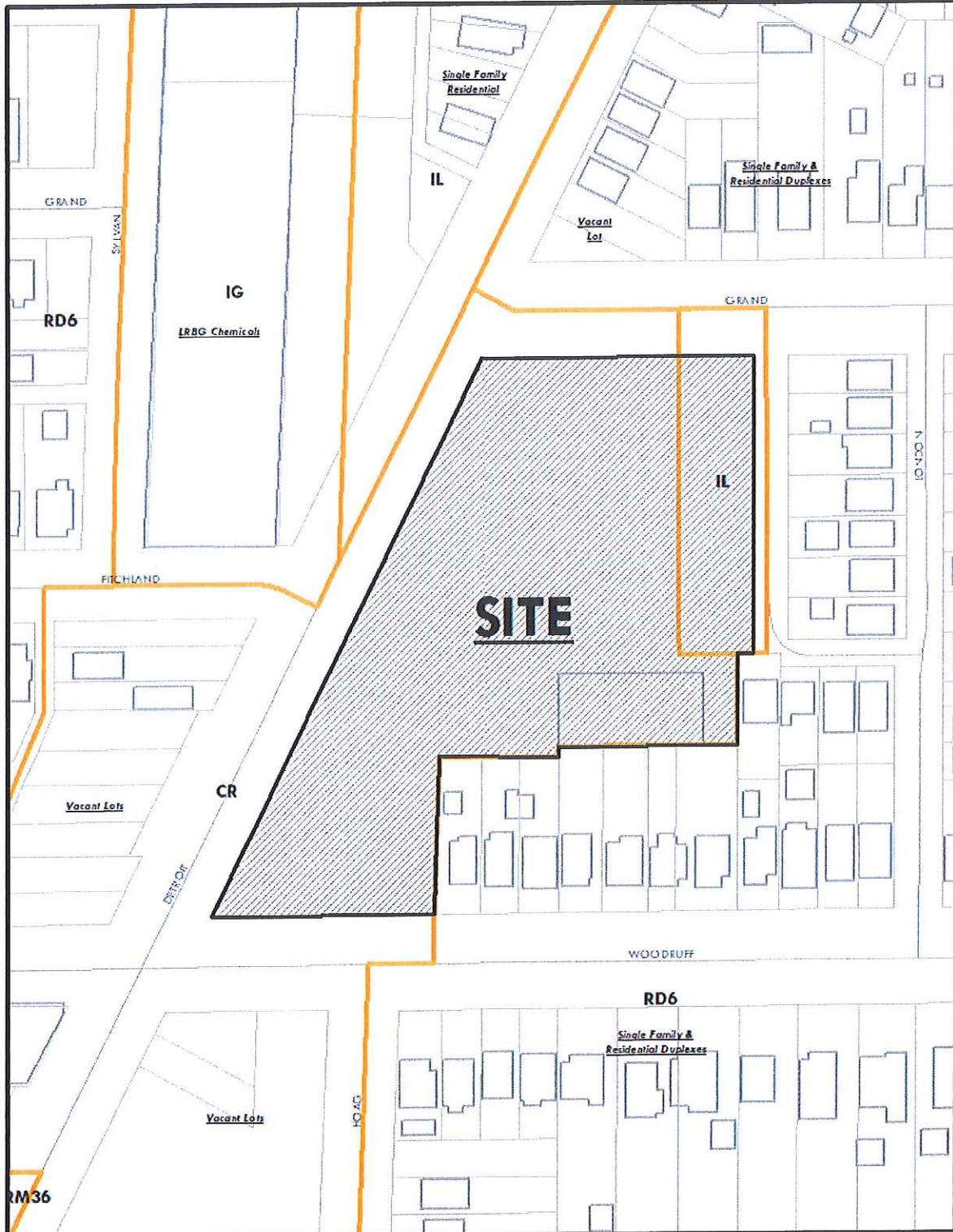
# GENERAL LOCATION

Z-11005-21



# ZONING & LAND USE

Z-11005-21





## Blighted property to get new life with proposed development



NANCY GAGNET ✓  
The Blade  
ngagnet@theblade.com

DEC 20, 2021

5:03 PM

The site that was dominated for years by an abandoned dairy is being eyed by the city of Toledo for a land deal that will bring a new housing development to the London Square community in central Toledo.

Calling it the most “exciting project the department of neighborhoods has put together,” Director of Housing and Community Development Rosalyn Clemens has asked Toledo City Council to approve a \$350,000 purchase agreement with Miller Valentine Holding LLC (MVAH) to develop approximately three acres of property located at 1157 Grand Ave., better known as the former Driggs Dairy.

Council will vote Tuesday on the purchase proposal as well as a related request that calls for the approval of \$150,000 in funds to conduct environmental remediation at the site.

“It is the first of what we hope to be many more redevelopment projects in our inner core,” Ms. Clemens said at the Dec. 14 agenda review meeting. “This developer wants to do a beautiful building on that site that has not seen development in 40 years.”

The \$150,000 would pay to hire an environmental consulting firm to prepare environmental reports for the remedial activities in order to remain in compliance with Ohio Environmental Protection Agency’s Voluntary Action Program. That step will release the city from further state action by the Ohio EPA.

The new project calls for a 70-unit affordable housing complex with a fitness area, retail space, and a community meeting room. Pathways, a community action agency, will also have an office in the building to provide community services such as financial literacy and GED services.

The purchase offer of the building is \$60,000 above the appraised value and proceeds from the sale will support the Community Development Block Grant program to support other work taking place at the site, Ms. Clemens said.

“I call it priming the pump,” she said. “When you talk about neighborhood revitalization and redevelopment, this is the proactive work that we want to do.”

According to Ms. Clemens, a recent housing report shows that for incomes at or below 50 percent of the area median income households in Toledo, there is a deficit of 12,000 housing units for residents in need of affordable housing.

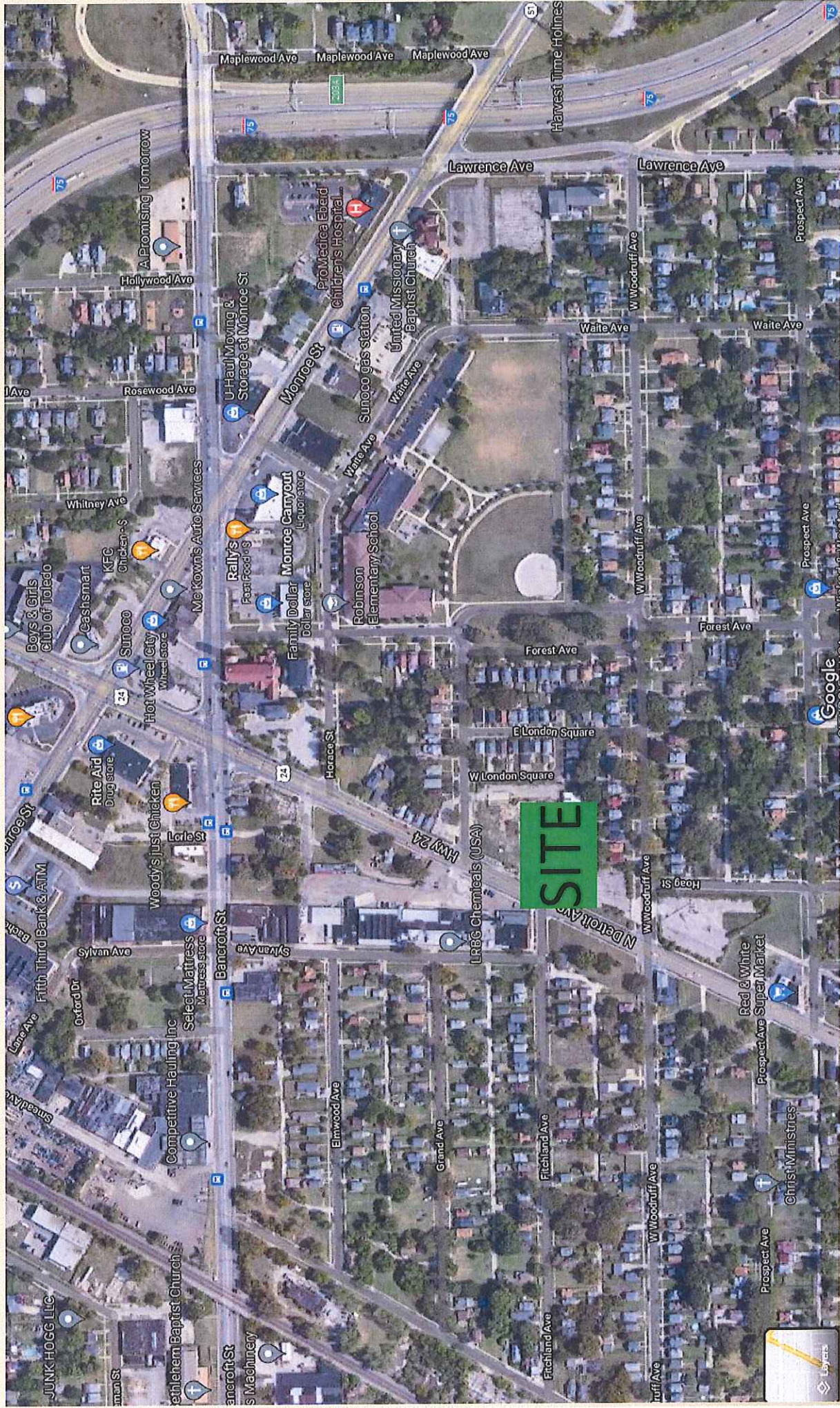
“So any opportunity we have for reducing that deficit, we’re going to move forward to doing it with city assets,” she said.

In April the city announced that CDBG money would be used to demolish what was left of the dairy processing plant, which had fallen into blight and disrepair.

Thomas Armstrong, a resident of the Englewood neighborhood, remembers riding his bike near the working plant when he was a child. Now as a homeowner who has watched the building deteriorate, he is happy about the proposal.



“HOUSING FOR THE WORKFORCE”



# THE GRAND - TOLEDO

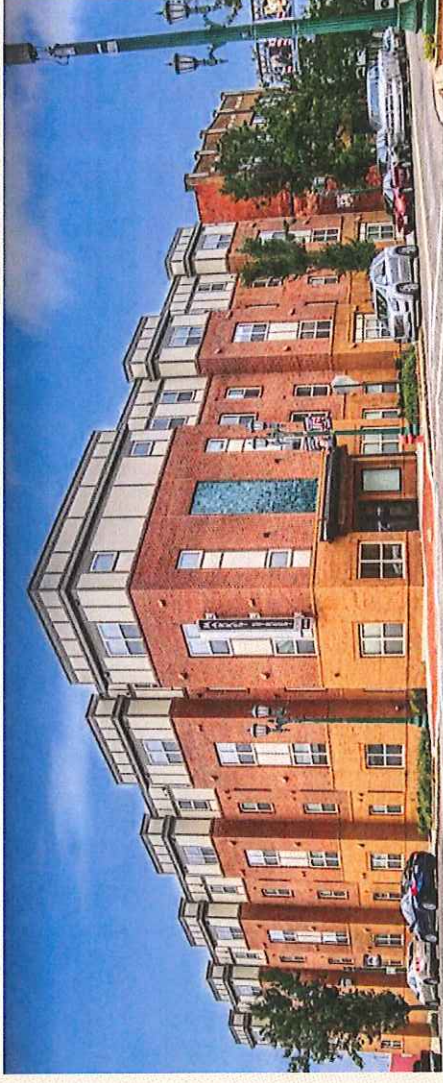
## MVAH Partners

- 28+ Years Experience
- Development in 16 States
- 8,000+ Units Developed



## MVAH Activities in Ohio

- Over 60 developments
- 12 Development since 2018

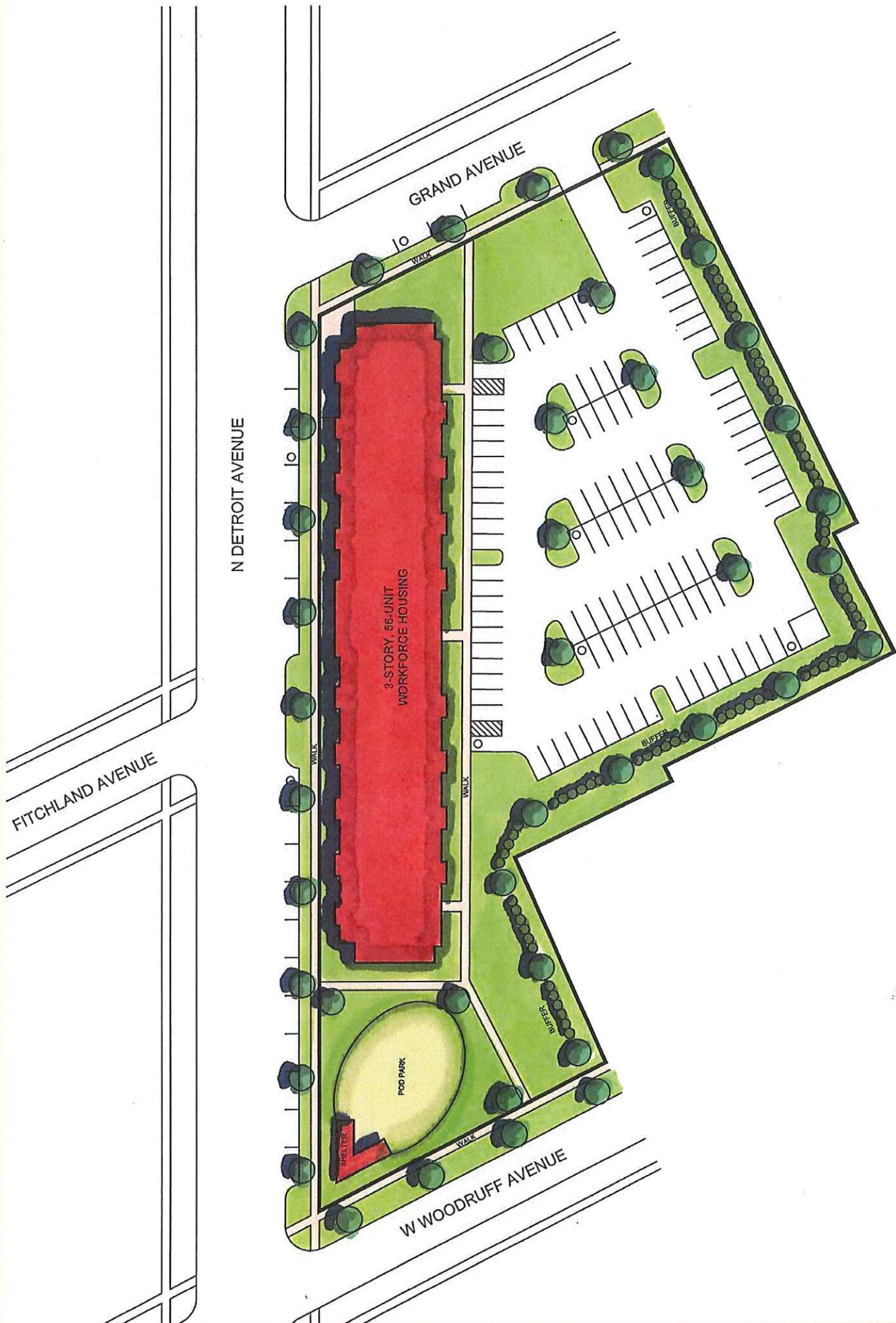


## MVAH Nearby Efforts

- Sylvania Senior - Sylvania
- Whitehouse Square – WH
- Harbor Town – Perrysburg
- Oregon Senior – Oregon
- Secor Senior – Toledo
- Trailside - Maumee
- Nia Heights - Toledo



# THE GRAND - TOLEDO



# THE GRAND - TOLEDO



# THE GRAND - TOLEDO