

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z-4001-20

DATE: June 12, 2020

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 CM Mixed Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 11, 2020 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL Limited Industrial to CM Mixed Commercial
Address	-	139 South Erie Street
Owner	-	Pamela Pearson 29557 Duxbury Court Perrysburg, OH 43551

Site Description

Zoning	-	IL / Limited Industrial
Area	-	.315-acre
Frontage	-	111' along South Erie Street
Existing Use	-	Vacant lot
Proposed Use	-	Vacant lot
Neighborhood Org.	-	Warehouse Association
Overlay	-	Warehouse District Neighborhood Overlay

GENERAL INFORMATION (cont'd)

Area Description

North	-	Industrial business / IL
South	-	Commercial storefront and parking lot / CM
East	-	Condo Complex / CD
West	-	Commercial parking lot / CM

Parcel History

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).
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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 CM Mixed Commercial for a site located at 139 South Erie Street. The .315-acre site is zoned Limited Industrial and is a vacant lot. The applicant purchased the vacant parcel in 2001 and the existing building on site was demolished in 2008. 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 industrial business to the north, mixed commercial uses to the south and west, and condos located to the east side.

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 fourth application to be processed under this initiative.

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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 vacant 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 mixed commercial – residential uses. Finally, the proposed CM Mixed 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-4001-20, a request for a Zone Change from IL Limited Industrial to CM Mixed Commercial for a site located at 139 South Erie 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 physical suitability of the subject property for the uses permitted under the proposed zoning classification for CM Mixed Commercial will allow the property to be revitalized (TMC 1111.0606.D *Review and Decision-Making Criteria*).

Respectfully submitted,



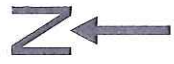
Thomas C. Gibbons
Secretary

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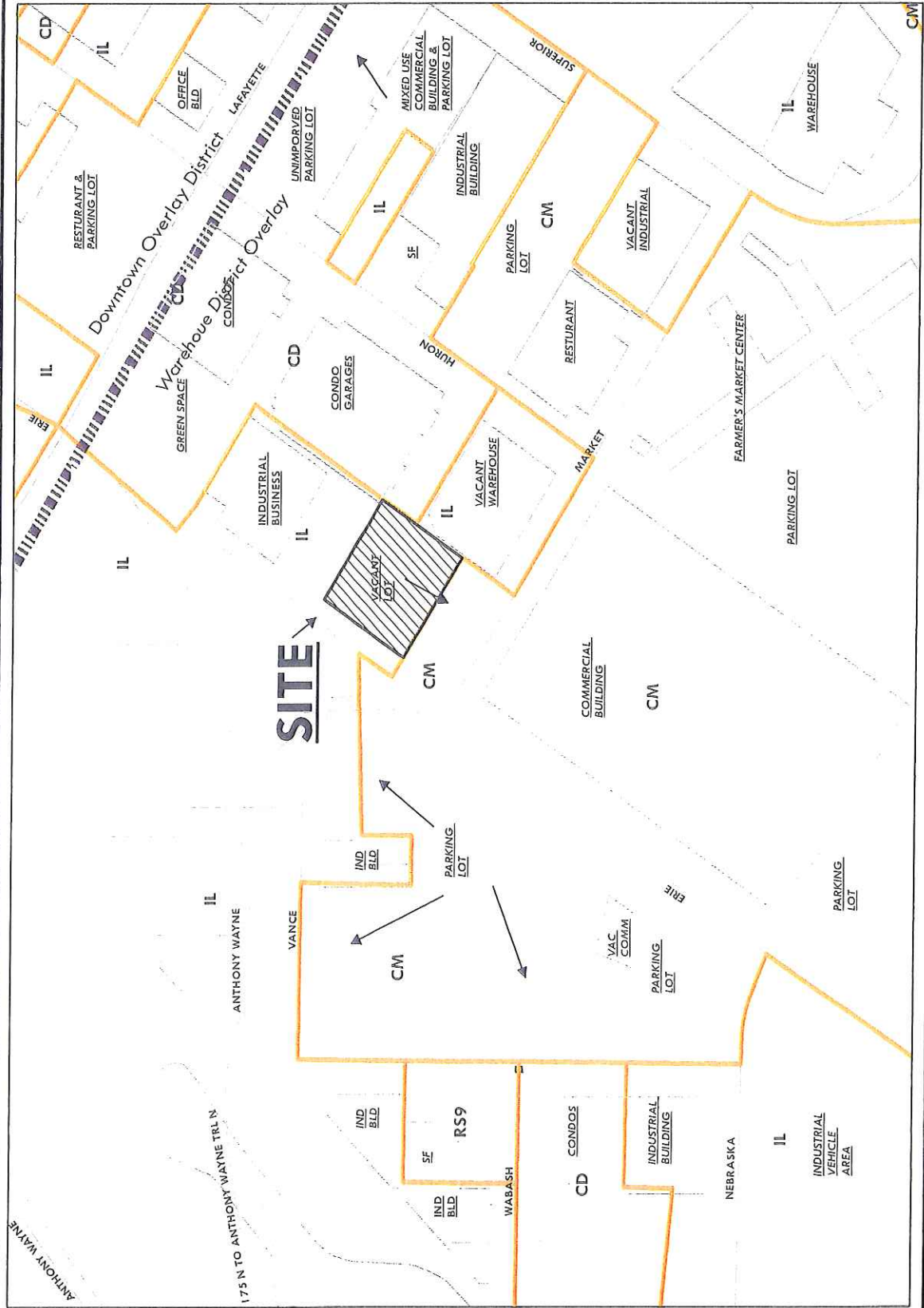
MLM
Two (2) sketches follow

Cc: Lisa Cottrell, Administrator
Molly Maguire, Principal Planner



Z-4001-20

Zoning and Land Use Map





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General Location

