

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL-Limited Industrial to POS-Parks & Open Space
Location	-	1600 Mott Avenue (parcel #1627991)
Applicant	-	Tom Waniewski Polish Cultural Center Advisory Board PO Box 291 Waterville, OH 43566
Owner	-	Polish Cultural Center Advisory Board PO Box 291 Waterville, OH 43566
Engineer	-	Troy Barman Lewandowski Engineers 234 N Erie Street Toledo, OH 43604

Site Description

Zoning	-	IL-Limited Industrial
Area	-	±0.99 acres
Frontage	-	None
Existing Use	-	Vacant industrial land, Ravine Park II
Proposed Use	-	Polish Cultural Center

Area Description

North	-	Tribute Park, Northwest Ohio Building & Construction Trades Council, Interstate-280 / CO, IL, CR -MRO, CR -MD
South	-	Ravine II Park & single-family homes / POS, RD6, IL
East	-	Interstate-280 / IL
West	-	Glass City Metropark, duplexes / RM36, POS, CR -MRO, CR -MD

GENERAL INFORMATION (cont'd)Parcel History

M-10-20 - Assist with Garfield Community Plan. PC approved 11/04/2021. CC approved 12/08/2021. Ord. 632-21 on 12/21/2021.

Applicable Plans & Regulations

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

STAFF ANALYSIS

The request is a Zone Change from IL-Limited Industrial to POS-Parks & Open Space at 1600 Mott Avenue. The requested Zone Change will facilitate the development of the Polish Cultural Center (companion case SUP-12003-23). Surrounding land uses include Tribute Park, the Northwest Ohio Building & Construction Trades Council and I-280 to the north; Ravine II Park and single-family homes to the south; I-280 to the east; and Glass City Metropark and duplexes to the west.

In the 1981, City Council passed an ordinance (Ord. 591-81) to rezone the City-owned parks in East Toledo to P-Parks (now referred to as POS-Parks and Open Space). The subject parcel was likely not included in this Zone Change due to private ownership at the time. The City eventually acquired the parcel, selling it to the applicant, the Polish Cultural Center Advisory Board, in 2019.

The Polish Cultural Center Advisory Board is requesting the Zone Change to construct a cultural center that reflects the history of Toledo from the perspective of Polish immigrants. The organization intends to create a multicultural space that embraces all ethnicities, promoting education and inclusivity in the community. Cultural exhibits require a Special Use Permit in POS-Parks and Open Space Zoning Districts, which shall be obtained prior to any construction.

Garfield Community Plan

The Garfield Community Plan, adopted by City Council in 2021, lays out the Garfield community's vision for facilitating new business and residential growth, highlighting East Toledo's rich history, and promoting a strong neighborhood identity. The Plan identifies Ravine Park II, the site of the proposed Zone Change, as a key zone for providing recreational space, programming, and increased connectivity with the surrounding neighborhood. Furthermore, the strategic goals of the Plan include "[promoting] equitable, racial, and ethnic diversity" and "[strengthening] the presence of arts and culture organizations in the neighborhood." The proposed Zone Change and Polish Cultural Center project are both compatible with the vision of the Garfield Community Plan.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Parks and Open Space. This District is intended to preserve and enhance major open space and recreational areas. The District may also be applied to privately-owned open space areas within residential developments, including parks, golf courses, racetracks, marinas, and other areas containing recreational open space and facilities. The proposed Zone Change complies with the 20/20 Plan.

Staff recommends approval of the Zone Change IL-Limited Industrial to POS-Parks & Open Space at 1600 Mott Avenue because the proposed POS-Parks and Open Space Zoning is consistent with the Comprehensive Plan, Garfield Community 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.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-12004-23, a request for a Zone Change from CO-Office Commercial, IL-Limited Industrial, and POS-Parks & Open Space to POS-Parks & Open Space at 1600 Mott for the following three (3) 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 proposed rezoning is consistent with the Garfield Community Plan.
3. 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*).

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z-12004-23
DATE: February 8, 2024
TIME: 2:00 P.M.

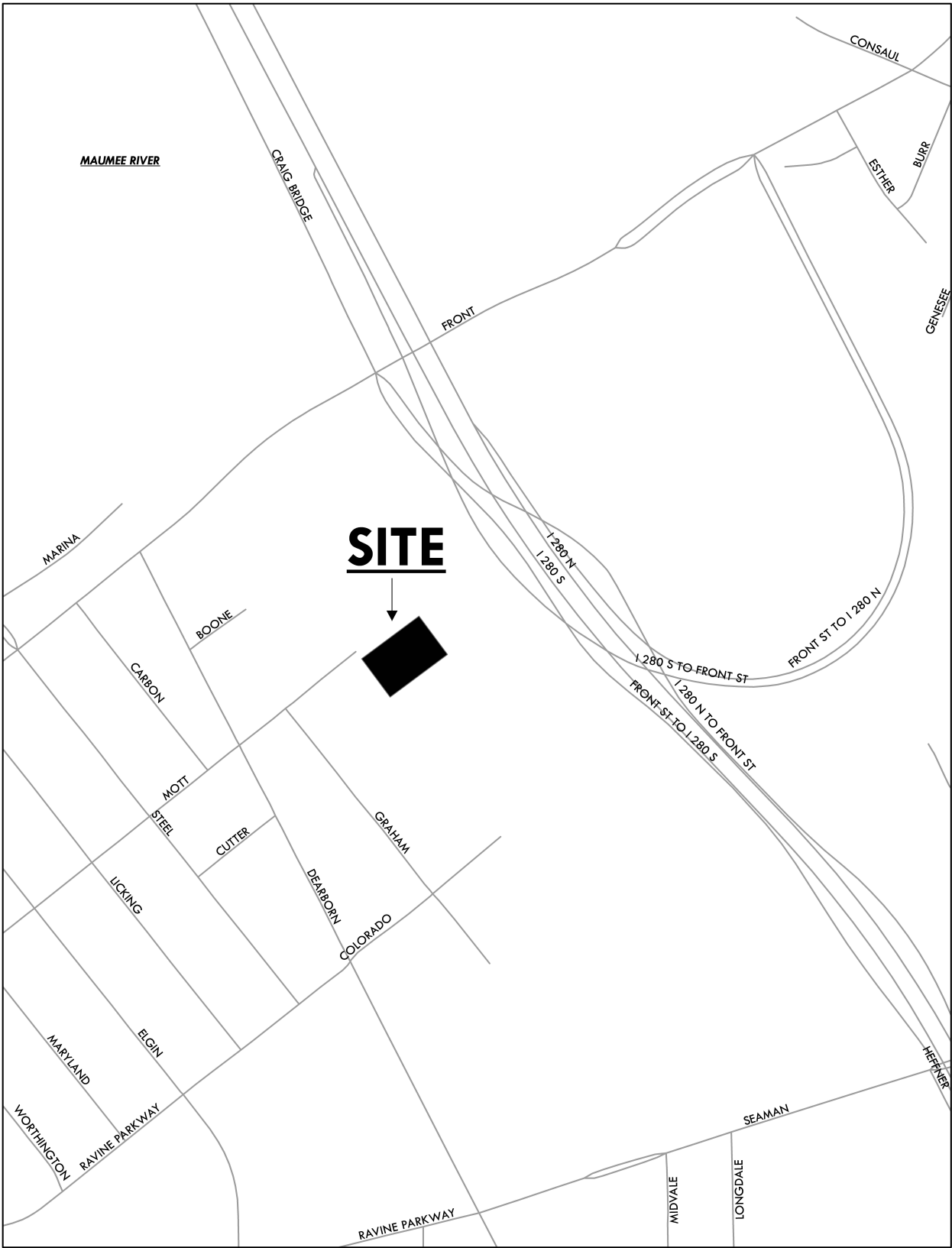
TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 12, 2024
TIME: 4:00 P.M.

MJM

Two (2) sketches follow

GENERAL LOCATION

Z-12004-23
ID 27



ZONING & LAND USE

Z-12004-23
ID 27

