

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: September 9, 2022

REF: Z-7002-22

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 at 448 13<sup>th</sup> Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 8, 2022 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request - Zone Change from IL Limited Industrial to CM Mixed Commercial

Location - 448 13<sup>th</sup> Street

Applicant + Owner - Madhouse Properties LTD  
436 13<sup>th</sup> St  
Toledo, OH 43604

#### Site Description

Zoning - IL / Limited Industrial

Area - ± 0.15

Frontage - ± 94' along Jackson Street  
± 73' along 13<sup>th</sup> Street

Existing Use - Office

Proposed Use - Potential Live-work space

#### Area Description

North - IL, CD / vacant lots, warehousing, taproom

South - CD / Offices, Commercial

East - IL / Parking

West - CM / Vacant

## **GENERAL INFORMATION (cont'd)**

### Parcel History

No Zoning history on record.

### Applicable Plans and Regulations

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

## **STAFF ANALYSIS**

The applicant, Madhouse Properties, is requesting a zone change from IL Limited Industrial to CM Mixed Commercial. The ± 0.15 Acres site is occupied by an office building constructed in 1922. The site is located in the Uptown neighborhood. To the north of the site are vacant parcels and a taproom, to the east is a parking lot, to the south is an office, and to the west is a vacant lot. The applicant is requesting the rezoning in order to better market the property to both commercial and residential buyers.

If the zone change is approved, future modifications of the site shall be subject to UpTown UNO review, Downtown Overlay District Review, and Site Plan Review.

### Uptown Master Plan

The Uptown Master Plan, adopted in 2019, recommends significant housing around and near UpTown Green. The site of the proposed rezoning is located near the mixed-use Adams Street Corridor and matches the intent of expanding housing and commercial availability in the Uptown neighborhood. Furthermore, preserving building stock is a major goal of the plan. Rezoning of this site to CM Mixed Commercial shall help to preserve and ensure high quality development on site through architectural review. The proposed zone change aligns with the goals of the Uptown Master Plan.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Downtown Commercial Land Use. The Downtown Commercial designation is intended to accommodate a broad range of uses to reflect downtown's role as a commercial, governmental, cultural, and entertainment center. Land uses are intended to be intense with high building coverage, large buildings, and buildings placed close together. It also accommodates mixed-use pedestrian oriented development. The proposed zone change conforms to the Toledo 20/20 Comprehensive Plan.

## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-7002-22, a request for Zone Change from IL Limited Industrial to CM Mixed Commercial at 448 13<sup>th</sup> St to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (**TMC§111.0606(B)**).

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

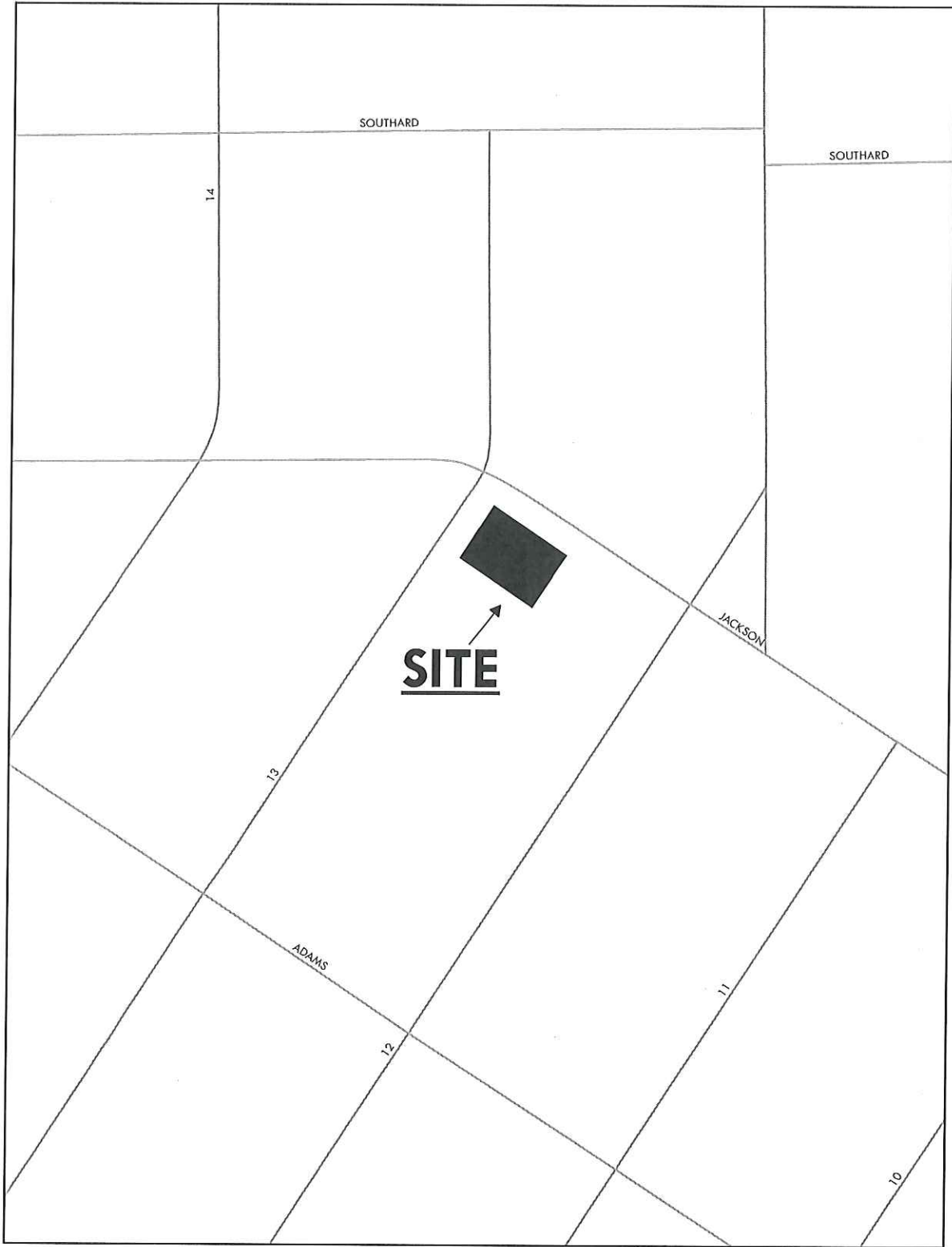
JGL

Two (2) sketches follow

Cc: Applicant  
Lisa Cottrell, Administrator  
Jonny Latsko, Planner

**GENERAL LOCATION**

**Z-7002-22**  
ID 9





# ZONING & LAND USE

Z-7002-22  
ID 9

