

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z-4009-24

DATE: June 13, 2024

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Zone Change from RS6 Single-family Residential & IL Limited Industrial to IL Limited Industrial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 13, 2024 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from RS6 Single-family Residential & IL Limited Industrial to IL Limited Industrial
Location	-	0 N. Michigan (parcels 14-30143, 14-30142, 14-30145), 1934-1945 Champlain St (4 lots), 914-926 Rex St (4 lots), & proposed vacated alley
Applicant + Owner	-	Henry Gertzweiler, Inc. 921 Galena Street Toledo, OH 43611
Engineer	-	Frederick Associates 4645 N. Summit Street Toledo, OH 43611

#### Site Description

Zoning	-	RS6, IL / Single-family Residential, Limited Industrial
Area	-	± 2.28 Acres
Frontage	-	± 267' along Champlain Street ±150' along Rex Street ±331.5' along N. Michigan Street
Existing Use	-	Vacant Lots
Proposed Use	-	Manufacturing

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	IL, RS6 / Manufacturing, Warehouse
South	-	RD6 / Single-family Homes, Champlain Street Right-of-way
East	-	RS6 / Single-family Homes
West	-	RD6, IG/ Single-family Home, Industrial Warehouse

Parcel History

Z-133-82	-	Resolution No. 133-82 requesting a zoning for properties located in the "Northern Tier" of North Toledo. Approved by Ord.620-82
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Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant, Henry Gertzweiler, Inc. is requesting a Zone Change from RS6 Single-family Residential and IL Limited Industrial to IL Limited Industrial. The ± 2.28-acre vacant site contains nine (9) parcels with a portion of the northern most parcel zoned IL Limited Industrial and the rest RS6 Single-family Residential. The remaining parcels are zoned RS6 Single-family Residential. The area is surrounded by manufacturing and warehouses to the north, to the east is a predominantly single-family neighborhood, to the south is a single-family home and the Champlain R.O.W, and to the west is an industrial warehouse and a single-family home.

The applicant owns the manufacturing business and warehouses to the north of the site. The Zone Change is being requested in order to facilitate the expansion of the manufacturing business. The expansion will include a new fabrication building and possibly a rebar office. The applicant will also be vacating the alley between the northern parcel and the rest of the parcels to the south in a separate application. A Site Plan Review will also be required for future development on the site.

## STAFF ANALYSIS (cont'd)

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Single-family Residential land uses. Single Family land uses typically include the development of single-dwelling units on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. The Single-family Residential district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods.

Although the future land use intends this area for Single-family Residential land uses, staff recommends approval of the Zone Change from RS6 Single-family Residential and IL Limited Industrial to IL Limited Industrial because 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. In addition to that, the proposed use is similar to existing uses to the north and west of the subject property.

## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4009-24, a request for Zone Change from RS6 Single-family Residential & IL Limited Industrial to IL Limited Industrial at 0 N. Michigan (parcels 14-30143, 14-30142, 14-30145), 1934-1945 Champlain St (4 lots), 914-926 Rex St (4 lots), and proposed vacated alley to Toledo City Council for the following **three (3) reasons:**

1. The proposed Zone Change will allow uses that are compatible with existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)** – Review & Decision-Making Criteria);
2. The proposed IL Limited Industrial Zoning is compatible with the zoning classifications of properties within the general vicinity of the subject property (**TMC§1111.0606(C)** – Review & Decision-Making Criteria);
3. The physical suitability of the subject property for the uses permitted under the existing and proposed zoning classifications (**TMC§1111.0606(D)** – Review & Decision-Making Criteria).

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Respectfully Submitted,



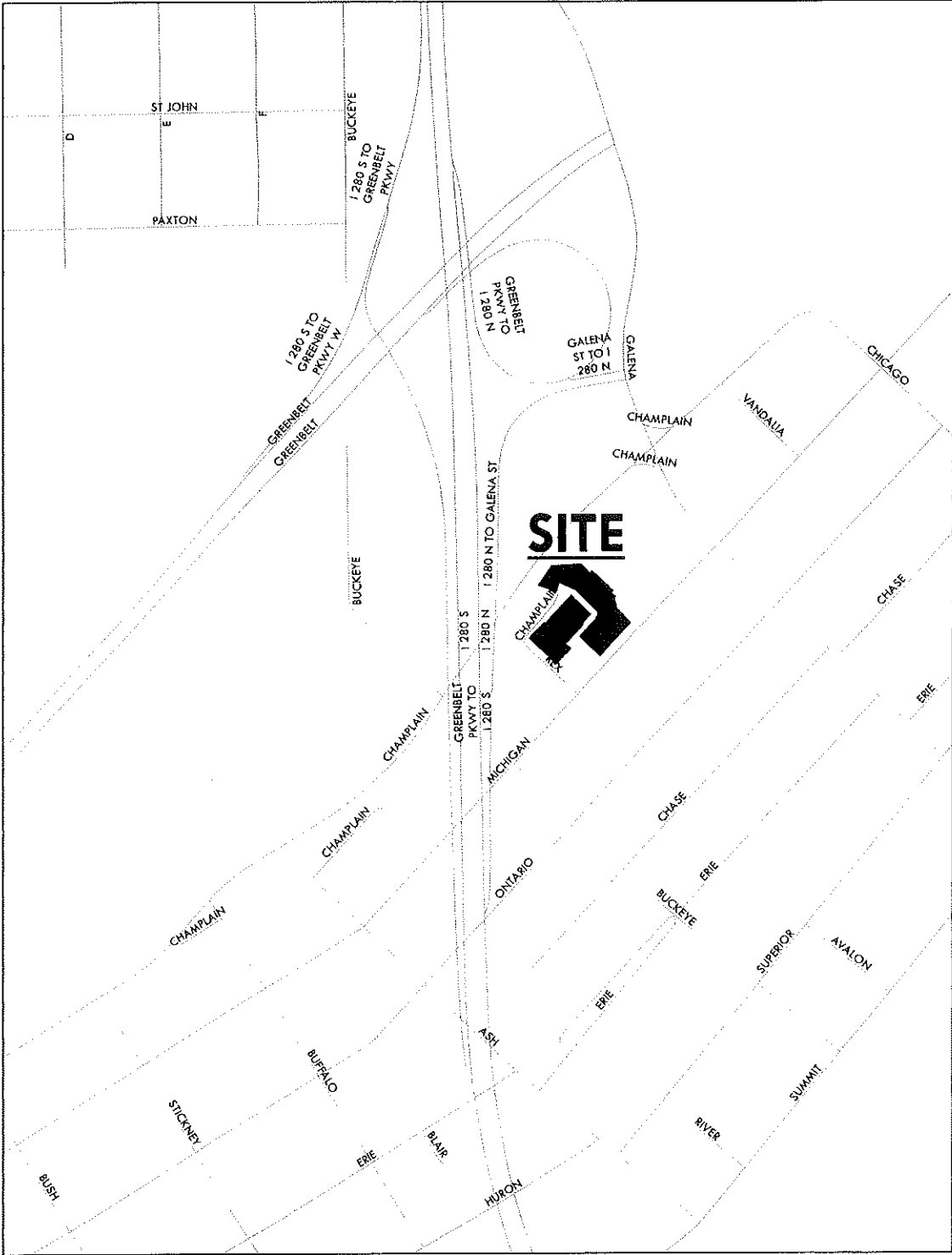
Thomas C. Gibbons

Secretary.

ET  
Three (3) sketches follow

# GENERAL LOCATION

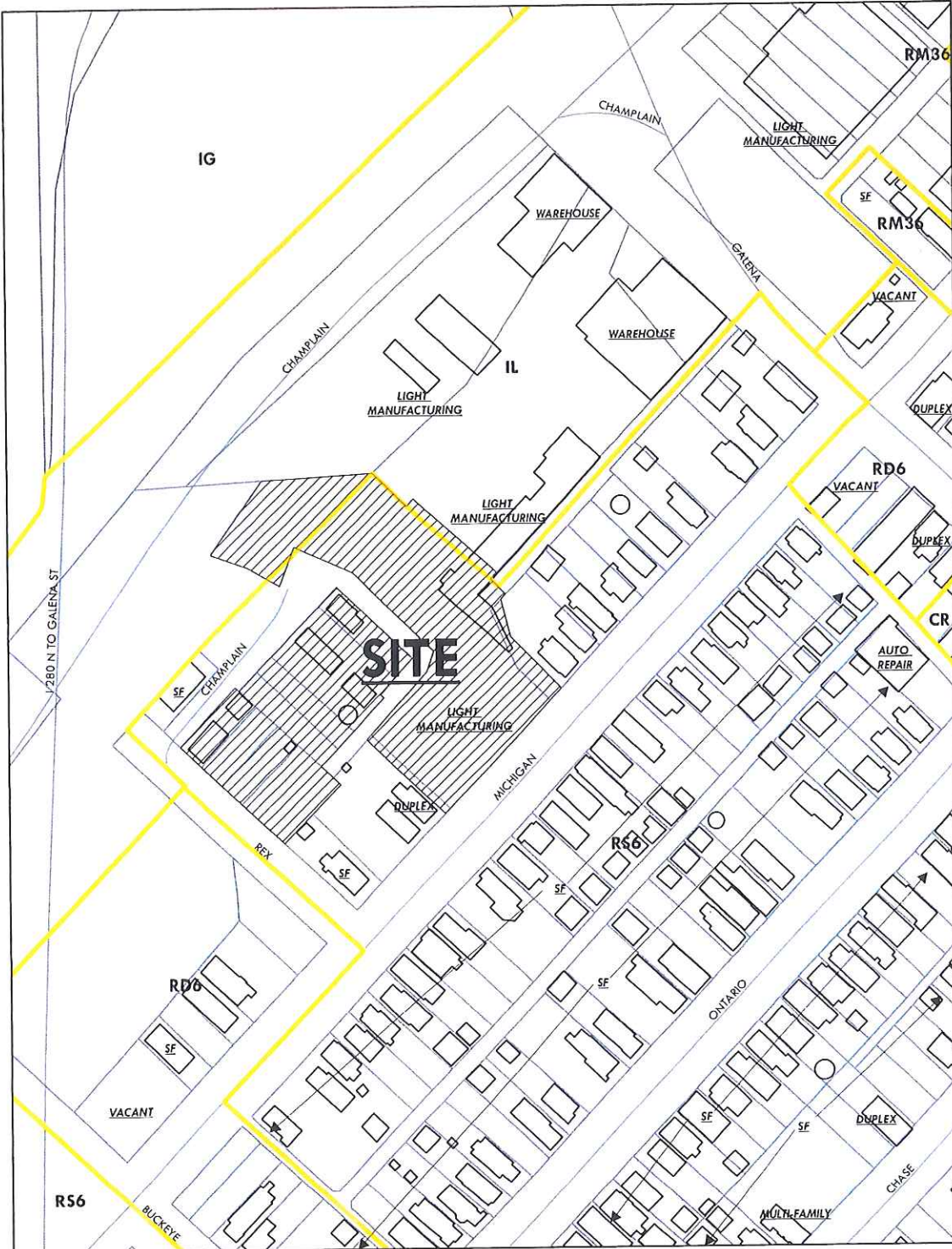
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# ZONING & LAND USE

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SURVEY

