



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

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THOMAS C. GIBBONS, DIRECTOR



DATE: December 7, 2018

REF: Z-10001-18

TO: President Matt Cherry and Members of Council, City of Toledo

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

SUBJECT: Request for a Zone Change from RM36 Multi-Dwelling Residential & CR Regional Commercial to CR Regional Commercial at 2105, 2139, 2141 & 2147 Lawrence Avenue.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 6, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

- Request - Zone Change from RM36 Multi-Dwelling Residential & CR Regional Commercial to CR Regional Commercial
- Location - 2105, 2139, 2141 & 2147 Lawrence Avenue
- Applicant - Midland Agency of NW OH, LLC.
401 Adams Street
Toledo, Ohio 43604
- Engineer - Lewandowski Engineers
234 North Erie Street
Toledo, Ohio 43604

Site Description

- Zoning - RM36 / Multi-Dwelling Residential
- Area - ± 0.87 acres
- Frontage - ± 300' along Lawrence Avenue
- Existing Use - Demolished single dwelling houses
- Proposed use - Consolidated land / offices
- Neighborhood Org. - None
- Overlay - Monroe Street Corridor UNO District

GENERAL INFORMATION (cont'd)

Area Description

| | | |
|-------|---|---|
| North | - | Single family residential / RM36 |
| South | - | vacant commercial building / CR, -UNO |
| East | - | Lawrence Avenue, Interstate-75 / RM36, -UNO |
| West | - | Alley (<i>Tryon Lane</i>), vacant parking lot / CR & RM36, -UNO |

Combined Parcel History

| | | |
|----------|---|--|
| V-459-18 | - | Vacation of an alley abutting Lots 23-33 and Lots 3 & 5 in the LK Parks Subdivision; located near Monroe Street and Lawrence Avenue (<i>companion case</i>). |
|----------|---|--|

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Monroe Street Corridor Design and Livability Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from RM36 Multi-Dwelling Residential and CR Regional Commercial to CR Regional Commercial for a site located at 2105, 2139, 2141 & 2147 Lawrence Avenue. The ±0.87-acre site is comprised of four (4) parcels that are currently zoned RM36 & CR. Three (3) of the parcels were previously occupied by residential houses which were recently demolished. One (1) of the parcels is split zoned and occupied by a commercial building at the corner of Lawrence Avenue and Monroe Street. Adjacent land uses include a single family house to the north, Interstate-75 to the east across Lawrence Avenue, a commercial office building to the south and a vacant parking lot to the west across the alley Tryon Lane.

The proposed areas to be rezoned are part of an overall site which is intended to be redeveloped for commercial offices. A Zone Change is required for this area because commercial offices are not permitted in the current RM36 zoning districts. A companion Petition to Vacate application (*V-459-18*) for the alley abutting the site to the west accompanies this case.

STAFF ANALYSIS (cont'd)

Future Developments

A Site Plan Review will be required in accordance with TMC§1111.0800 before any redevelopment of the site can occur. The purpose of requiring Site Plan Review is to ensure compliance with the standards of the Zoning Code; minimize land use conflicts; and encourage the compatible physical design and arrangement of buildings, off-street parking, lighting, landscaping, drainage, vehicle and pedestrian access, all in a manner that will promote public safety and convenience and will preserve property values. Through the installation of landscape buffers, efforts shall be taken to protect visibility from the neighboring residential properties along Lawrence Avenue and Monroe Street.

Monroe Street Corridor

The subject property is located within the Monroe Street Corridor UNO District. As stated in TMC§1103.0901, the Monroe Street Corridor UNO District is intended to implement appropriate building and parking setbacks that accommodate redevelopment that is compatible with historical building patterns; and promote development that features retail display windows, rear parking lots, and other pedestrian-oriented site design features.

The UNO District regulations provide a review process for proposed physical changes to structures and public space along the Monroe Street Corridor in order to evaluate the proposals in relation to the Monroe Street Corridor Design and Livability Plan, adopted by Toledo City Council as an amendment to the Toledo 20/20 Comprehensive Plan (*Ordinance 368-03*).

The standards of the Monroe Street Corridor UNO district shall apply to the construction of any building or building addition that increases a building's floor area by more than ten-percent (10%). The standards also apply to the construction of any off-street parking spaces and driveways. Upon redevelopment, the site shall be subject to the applicable standards and design criteria listed in TMC§1103.0900.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets a majority of this site for Single Family Residential land uses. The Single Family Residential designation is intended to accommodate the development of single-dwelling units on individual lots. This land use designation may also include libraries, schools, churches, and community centers. The future land use designation was assigned to these parcels when they were fully functional as residential households. However, the houses have since been demolished and the properties abut an area targeted for CR Regional Commercial land uses. As a result, staff is supportive of the Zone Change request since the properties are located adjacent to a CR future land use designation.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the Zone Change because it is compatible with the established land uses to the south of the subject site. Additionally, the proposed CR zoning is consistent with the current zoning designations of properties established in the immediate area west of the site and south along Monroe Street.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-10001-18, a request for Zone Change from RM36 Multi-Dwelling Residential and CR Regional Commercial to CR Regional Commercial at 2105, 2139, 2141 & 2147 Lawrence Avenue, to Toledo City Council for the following three (3) reasons:

1. The proposed CR Regional Commercial zoning is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*).
2. The proposed CR Regional Commercial zoning is consistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*); and
3. The site is not conducive for residential uses due to its frontage on a major street.

Respectfully Submitted,

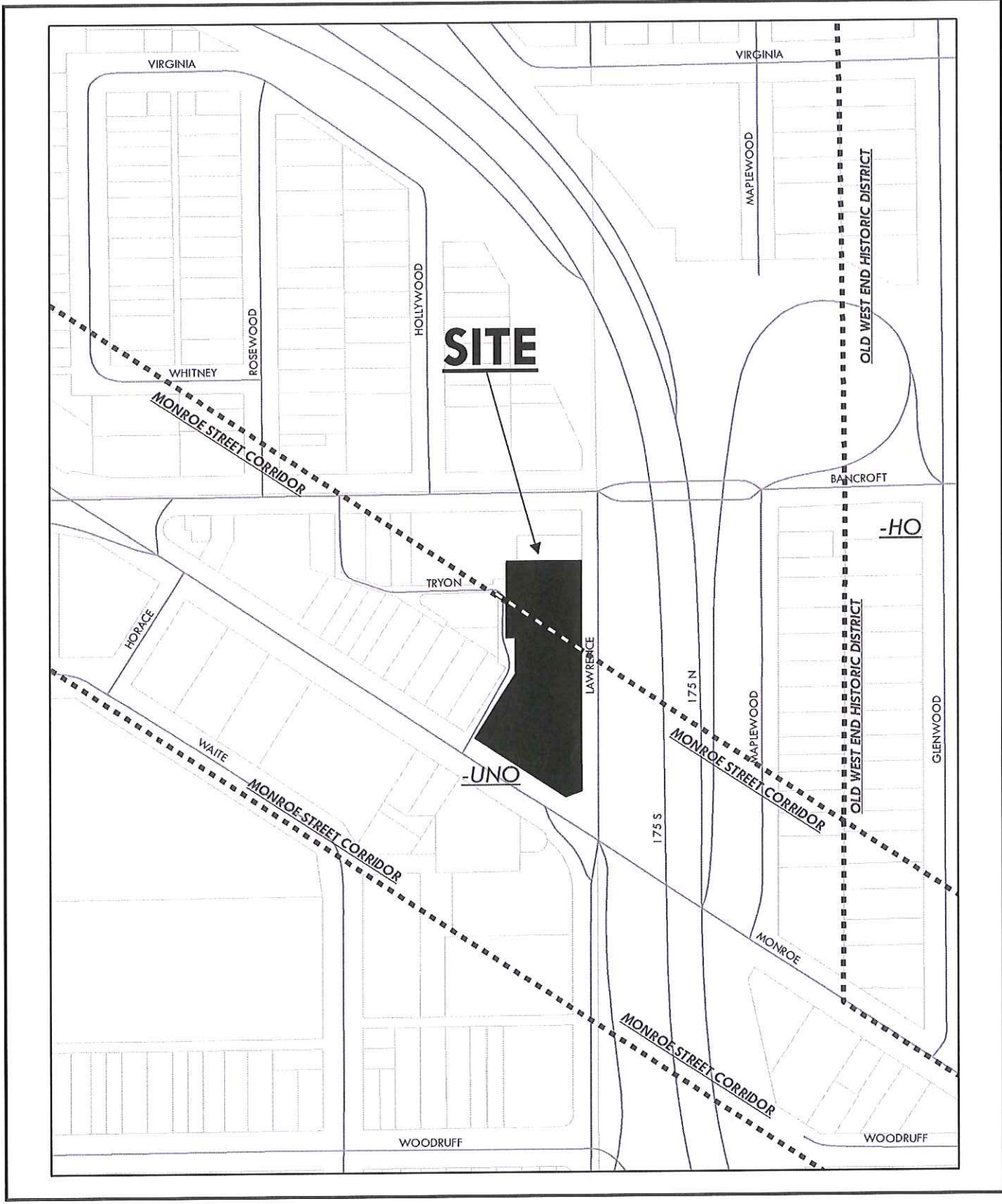


Thomas C. Gibbons
Secretary

Cc: Lisa Cottrell, Administrator
Ryne Sundvold, Planner

GENERAL LOCATION

Z-10001-18
ID 18



ZONING AND LAND USE

Z-10001-18
ID 18

