



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: November 4, 2022

REF: Z-9005-22

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 CD-Downtown Commercial at 8 South Erie Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 3, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL-Limited Industrial to CD-Downtown Commercial
Location	-	8 South Erie Street
Applicant	-	Kevin Prater RKKP LLC, 15 South Ontario LLC, and 15 South Ontario Parking LLC 401 S. Washington Square, Suite 102 Lansing, MI 48933

Site Description

Zoning	-	IL / Limited Industrial
Area	-	±0.1487 acres
Frontage	-	±56' along South Erie
Existing Use	-	Vacant Warehouse
Proposed Use	-	Off-Street Parking

Area Description

North	-	Multi-Family Residential, Parking Lot / IL & CD
South	-	Parking Lot / IL
East	-	Mixed-Use / CD
West	-	Multi-Family Residential, Mixed-Use / CD

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|--------------|---|--|
| TWDARC-9-22 | - | Building demolition at 8 S Erie Street. TWDARC approved 07/12/2022. |
| TWDARC-12-22 | - | Parking Lot Addition at 15, 25, 31 and 39 S Ontario Street and 8 and 14 S Erie Street. TWDARC approved 08/09/2022. |

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL-Limited Industrial to CD-Downtown Commercial at 8 S. Erie Street. The site is ±0.1487 acres and is the location of a vacant warehouse. The Zone Change is requested to facilitate the development of a new surface parking lot. Surrounding land uses include the Bartley Lofts and a parking lot to the north, The Berdan and commercial space to the east, a parking lot to the south, and the Bartley Lofts and a vacant warehouse to the west.

The applicant, Kevin Prater, is requesting the Zone Change as part of a redevelopment project to convert the Commerce Paper building (located at 15 S. Ontario Street) into apartments and retail. The redevelopment will be called the Overmyer Lofts, and will include multifamily residential units on all floors with commercial space on the first floor. The subject site of this Zone Change, 8 S. Erie, will be the location of the parking lot to serve the Overmyer Lofts. The building at 8 S. Erie will be demolished in order to do so. The Warehouse District Architectural Review Committee approved the demolition on 7/12/2022 (TWDARC-9-22) and site plan of the parking lot on 8/9/22 (TWDARC-12-22). The site plan for the parking lot was submitted to the Plan Commission for review, but has been deferred at the applicant's request for modifications.

Downtown Master Plan

The Downtown Toledo Master Plan was adopted in 2017, and outlined twelve Priority Action Items including to "Identify Strategic Redevelopment and Infill Sites." The Plan states that many buildings in the Downtown have unfortunately been disinvested and a better use should be established. The building at 8 S. Erie is in disrepair and the applicant has stated it cannot be reutilized. Although a parking lot may not be the highest and best use in the Downtown, razing the site and installing code appropriate fencing and landscaping stages the site for new future development.

STAFF ANALYSIS (cont'd)

Warehouse District Neighborhood Master Plan

The Toledo Warehouse District Neighborhood Master Plan was updated in 2017 and outlined multiple development opportunities and visions for streetscape enhancement. The Commerce Paper Building was highlighted as a redevelopment opportunity, and the parking lot assists in the redevelopment of this building. The proposed Zone Change would assist with this redevelopment.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Downtown Commercial land uses. Downtown Commercial encompasses a broad range of uses to reflect Downtown's role as a commercial, governmental, cultural, and entertainment center for the region. Land uses are intended to be intense with high building coverage, large buildings, and buildings placed close together. Encourages mixed-use pedestrian oriented development. The proposed Zone Change would harmonize the site with the 20/20 Plan.

Staff recommends approval of the Zone Change from IL-Limited Industrial to CD-Downtown Commercial as 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.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-9005-22, a request for a Zone Change from IL-Limited Industrial to CD-Downtown Commercial at 8 S Erie Street to the Toledo City Council, for the following reason:

1. 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).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

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November 4, 2022
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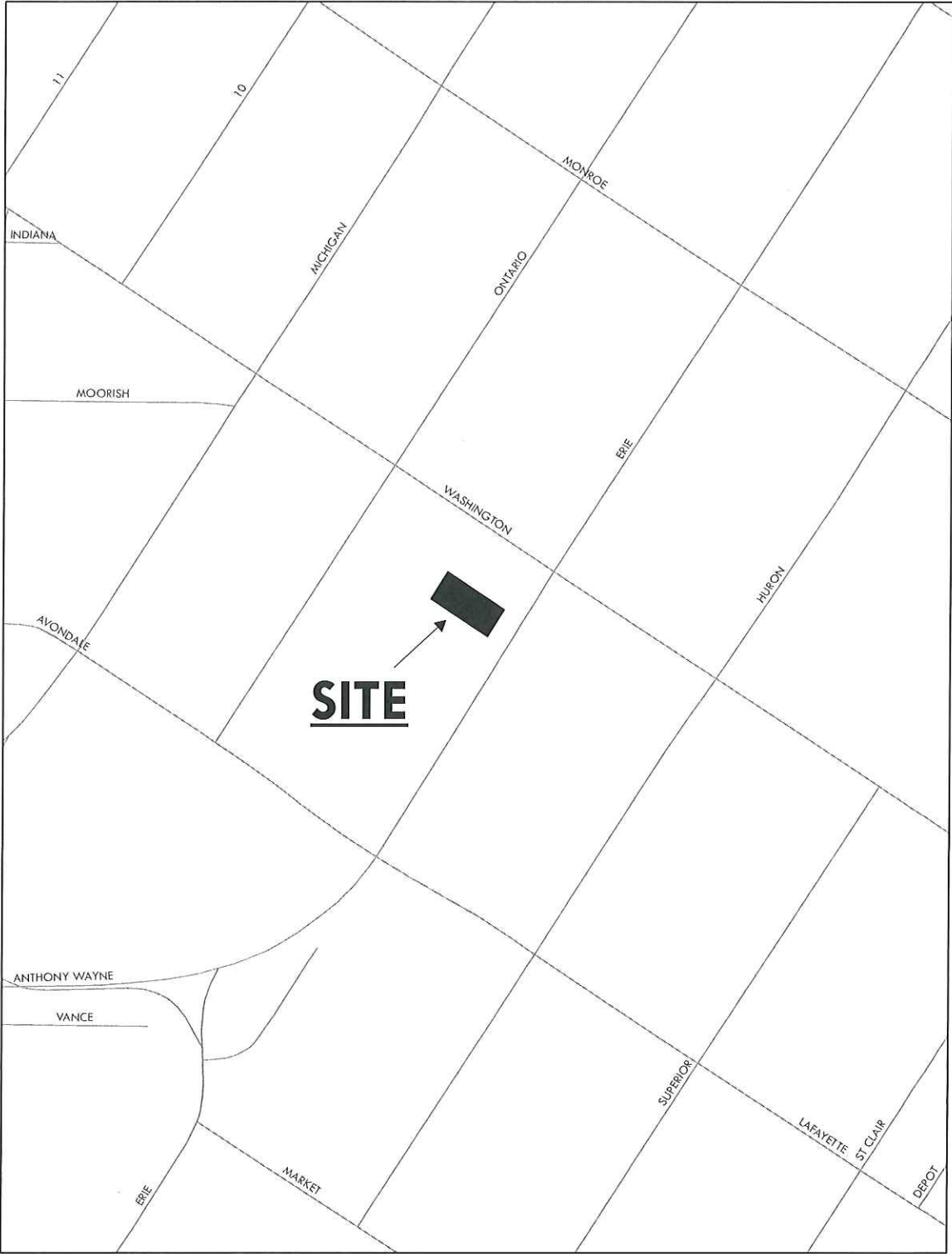
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Two (2) sketches follow

Cc: Kevin Prater, RKKP LLC, 401 S Washington Square Suite 102, Lansing MI 48933
Lisa Cottrell, Administrator
Dana Reising, Associate Planner

GENERAL LOCATION

Z-9005-22



ZONING & LAND USE

Z-9005-22

