



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604

PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: April 12, 2019

REF: Z-2004-19

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

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

SUBJECT: Zone Change from Request for a Zone Change from CO Office Commercial to CM
Mixed Commercial-Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 11, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CO Office Commercial to CM Mixed Commercial-Residential
Address	-	131 19th Street
Owner	-	Damon Hogan 500 E. 3 rd Street #309 Toledo, OH 45402

Site Description

Zoning	-	CO / Office Commercial
Area	-	.113-acre
Frontage	-	50' along 19th Street
Existing Use	-	Vacant commercial structure
Proposed Use	-	Commercial space on the first floor and residential uses on the second floor
Neighborhood Org.	-	UpTown Association
Overlay	-	UpTown District Neighborhood Overlay

GENERAL INFORMATION (cont'd)

Area Description

North	-	Multi-family houses and a vehicle storage lot / CO
South	-	Vacant lot / CO and office commercial / CR
East	-	Vacant lots and a warehouse / CO
West	-	Multi-family houses and vacant building / CO

Parcel History

M-4-12	-	Adoption of Uptown District Neighborhood Plan (P.C. rec. approval on 12/5/13, C.C. approved on 1/8/14 by Ord. 19-14).
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Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Toledo UpTown District Plan
- UpTown District Urban Neighborhood Overlay

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO Office Commercial to CM Mixed Commercial-Residential for a site located at 131 19th Street. The .113-acre site is zoned CO Office Commercial and is occupied by a two story brick structure. The applicant's intent is to allow for a small business on the first floor, and convert the second floor to apartments. In order to repurpose the structure a Zone Change is required for the mixed commercial and residential uses on the subject site.

Surrounding land uses include an auto service station, multi-family houses and a vehicle storage lot to the north, and west. A warehouse and vacant lots are located to the east with an office building to the south fronting on Monroe Street that is located in the Monroe Street Overlay.

The subject site is located in the UpTown District Neighborhood Overlay (UNO) and the effect of the designation establishes additional design standards for development. The applicant will be required to present "physical changes," meaning alterations, remodeling, new construction or renovation of the exterior, to the UpTown District Architectural Review Committee (UDARC) when applicable. The UDARC application is taken in and processed by the Plan Commission staff.

STAFF ANALYSIS (cont'd)

The structure located on the subject site was constructed as a warehouse in 1968. With the exception of the UpTown overlay, there is no case history on the parcel. The Warehouse District and the UpTown District have had multiple warehouse structures converted to mixed uses that have attributed to the success and development of the districts.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan and the Uptown District Plan both target this site for Urban Village land use. The Uptown Neighborhood with its proximity to Downtown was designated as Urban Village to identify this smaller urban district and support mixed-use development. The Urban Village land use category is a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character.

Staff recommends approval of the Zone Change for this location since the structure is abutting a commercial business, a warehouse and other residential uses in the immediate area. Second, the Zone Change will allow for the vacant building to be repurposed for a small scale mixed-use. Finally, the proposed CM Mixed Commercial-Residential Zoning is consistent with the future land use in the Toledo 20/20 Comprehensive Plan and Toledo Uptown Plan for this site.

PLAN COMMISSION RECOMMENDATION

The Toledo Plan Commission recommended approval of Z-2004-19, a request for a Zone Change from CO Office Commercial to MC Mixed Commercial- Residential for a site located at 131 19th Street to the Toledo City Council, for the following three (3) reasons:

1. The proposed Zone Change is consistent with the Toledo 20/20 Comprehensive Plan and the Uptown District Plan that both target this site for Urban Village land use (TMC 1111.0606.A *Review and Decision-Making Criteria*).
2. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property (TMC 1111.0606.B *Review and Decision-Making Criteria*); and
3. The physical suitability of the subject property for the uses permitted under the proposed zoning classification for CM Mixed Commercial-Residential will allow the property to be revitalized (TMC 1111.0606.D *Review and Decision-Making Criteria*).

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Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Thomas C. Gibbons", written in a cursive style.

Thomas C. Gibbons
Secretary

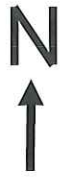
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Two (2) sketches follow

Cc: Damon Hogan, 500 E. 3rd Street #309, Toledo, OH 45402
Lisa Cottrell, Administrator
Molly Maguire, Principal Planner

GENERAL LOCATION

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ID 14



ZONING AND LAND USE

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