

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR (Regional Commercial) to CM (Mixed Commercial-Residential)
Location	-	1006 N Huron Street
Owner / Applicant	-	Cloud Investment Group Huron LLC 34841 Mound Road, Suite #306 Sterling Heights, MI 48310

Site Description

Zoning	-	CR (Regional Commercial)
Area	-	± 0.1 acres
Frontage	-	± 49.5' along Lagrange Street ± 99' along Loxley Road
Existing Use	-	Vacant Commercial & Vacant Apartments
Proposed Use	-	Commercial & Apartments

Area Description

North	-	CR & RM36 / Vacant Restaurant, Commercial, Single-Dwelling Homes
South	-	CR & RM36 / Apartments, Duplex, Single-Dwelling Homes
East	-	RM36 / Apartments, Single-Dwelling Homes
West	-	CR, CO, & RM36 / Convenience Store, Vacant Commercial, Apartments, Duplex

Parcel History

M-14-19	-	Review of the Vistula Neighborhood Master Plan
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Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Forward Toledo Comprehensive Land Use Plan
- Vistula Neighborhood Master Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CR (Regional Commercial) to CM (Mixed Commercial-Residential) for 1006 N Huron Street. The request is to accommodate a reuse of the structure into apartments, as they were originally intended for. Current CR (Regional Commercial) zoning permits dwelling units only above the first floor. The CM (Mixed Commercial-Residential)

STAFF ANALYSIS (cont'd)

district will permit dwelling units on all floors. To the north of the site is a vacant restaurant, commercial, and single-dwelling homes. To the east of the site are apartments, a duplex, and single-dwelling homes. To the south are apartments and single dwelling homes. To the west is a convenience store, vacant commercial, apartments, and a duplex.

There are two structures on this site, one on the corner of Lagrange and Huron which was a former laundromat with apartments above and another which was entirely apartments. The applicant intends to have four dwelling units above the former laundromat space and eight units in the other building. TMC§1107.0304 *Off-Street Parking Schedule A* would require twenty (20) parking spaces for the dwelling units, plus parking for the former laundromat commercial space. The current site does not have space to provide parking; however, the applicant intends to purchase the adjacent 1012 N Huron Street property to construct a parking lot. The 1012 N Huron property is owned by the Lucas County Land Bank and cannot be purchased by the applicant until they have at least one tenant. The applicant will need to rezone 1012 N Huron Street once purchased and apply for a Minor Site Plan Review and Certificate of Appropriateness to construct the parking lot. Staff estimates this property, if the parking lot is designed correctly, will be able to meet the parking requirements outlined in TMC Chapter 1107 *Parking, Loading, and Access*.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan Future Land Use Map targets this site for Neighborhood Commercial Land Uses. Neighborhood Commercial land uses are predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may also be included. The proposed rezone is consistent with the Toledo 20/20 Comprehensive Plan as it will permit a mix of uses on the property.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan Future Land Use Map targets this site for Neighborhood Mixed-Use land uses. The intent of the Neighborhood Mixed-Use designation is to preserve and promote pedestrian-oriented commercial and mixed-use areas. Pedestrian connectivity should be prioritized and individual parking lots for single commercial uses are discouraged. The proposed rezone request is consistent with the Forward Toledo Plan as it preserves density along a main street and promotes pedestrian activity in a historically pedestrian-oriented commercial corridor. The parking lot this rezone will necessitate will serve residences and a commercial space alike.

Vistula Neighborhood Master Plan

The Vistula Neighborhood Master Plan targets this site (and surrounding sites) for a neighborhood service hub. Community identified service needs include: fresh food, youth activities, resource center, bank, daycare, coffee shop, beauty parlor, and laundromat. While the applicant's primary use of the site will be residential, they plan on reopening the laundromat on the corner of Lagrange and Huron. Additional dwellings in the area will also promote further reuse of existing vacant buildings in the targeted neighborhood service hub. The proposed rezone is consistent with the Vistula Neighborhood Master Plan.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the Zone Change from CR (Regional Commercial) to CM (Mixed Commercial-Residential) for 1006 N Huron Street because it is consistent with the Toledo 20/20 Comprehensive Plan, the Forward Toledo Comprehensive Land Use Plan, and the Vistula Neighborhood Master Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-5004-24, a Zone Change from CR (Regional Commercial) to CM (Mixed Commercial-Residential) for 1006 N Huron Street, for the following reason:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**)

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z-6005-24
DATE: August 8, 2024
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: September 10, 2024
TIME: 4:00 P.M.

AS

Two (2) sketches follow

GENERAL LOCATION

Z-6005-24
ID 9



ZONING & LAND USE

Z-6005-24
ID 9

