



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: October 12, 2018

REF: Z-9001-18

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 IL Limited Industrial to Downtown Commercial for the building located at 443-447 10th Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 11, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from IL Limited Industrial to Downtown Commercial

Address - 443-447 10th Street

Owner & Developer - 445th Street LLC
Matthew Rubin
110 Ottawa St, APT 2A
Toledo, OH 43604

Site Description

Zoning - IL Limited Industrial

Area - .11-acres

Frontage - 47' along 10th Street and 100' along Jackson St

Existing Use - Warehouse

Proposed Use - Office space

Area Description

North - Office building / CD

South - Parking lot / IL and Office building / CD

East - Court building / CO

West - Parking lot / IL

GENERAL INFORMATION (cont'd)

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). |
| M-8-18 | - | Landmark designation (P.C. rec. approval on 6/14/18, C.C. approved on 7/31/18 by Ord. 298-18). |

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL Limited Industrial to CD Downtown Commercial for a site located at 443-447 10th Street. The .11-acre site is zoned Limited Industrial and is occupied by a historically significant building constructed between 1892 and 1906. Surrounding land uses include a large office building with a campus appearance to the north, court buildings to the east, and to the west and south are large surface lots for downtown parking.

The applicant is proposing to use the building for office space and possibly a retail use to mirror other uses in the area. The building is three stories tall and is situated at the corner of Jackson Street and 10th Street. The first floor is divided into two bays, the second and third floors both are 8-bays wide due to previous manufacturing uses. A Zone Change is required for the location because retail and commercial uses are not permitted in the industrial zoning classification. This application is a companion case to M-8-18, in which the building was designated as a local landmark.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan and Downtown Toledo Master Plan both target this site for Downtown Commercial uses. The Downtown Commercial land use category is intended to accommodate a broad range of uses to reflect the downtown's role as a commercial, government, cultural and entertainment center. Land uses are intended to be intense with high building coverage, large buildings, and buildings placed close together. The Uptown District Plan, adopted in 2014, also targets this site for downtown commercial uses and urban village. Additionally, the land uses are intended to be intense with high building coverage, large buildings, buildings close together, and to accommodate mixed-use pedestrian oriented development.

The Toledo City Historic District Commission reviewed the zone change proposal at their monthly meeting on September 24, 2018. The commission took a motion of support was taken to endorse the application prior to the Toledo City Plan Commission hearing.

Staff recommends approval of the Zone Change for this location since the conversion to office space will allow the structure to remain a contributing building in the community. Additionally, the proposed CD Downtown Commercial Zoning is consistent with the current zoning designations of properties established in the immediate area of the site. This Zone Change will allow for the existing building to be repurposed.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommended approval of Zone Change located at 443-447 10th Street to the Toledo City Council for the following three (3) reasons:

1. 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*);
2. The proposed CD Downtown Commercial zoning is compatible with the zoning classifications of properties within the general vicinity of the subject property (TMC 1111.0606.C *Review and Decision-Making Criteria*); and
3. The proposed zone change conforms to the Toledo 20/20 Comprehensive Plan and the UpTown District Toledo and the UpTown District Plan Urban Neighborhood Overlay.

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Respectfully submitted,

A handwritten signature in cursive script that reads "Thomas C. Gibbons".

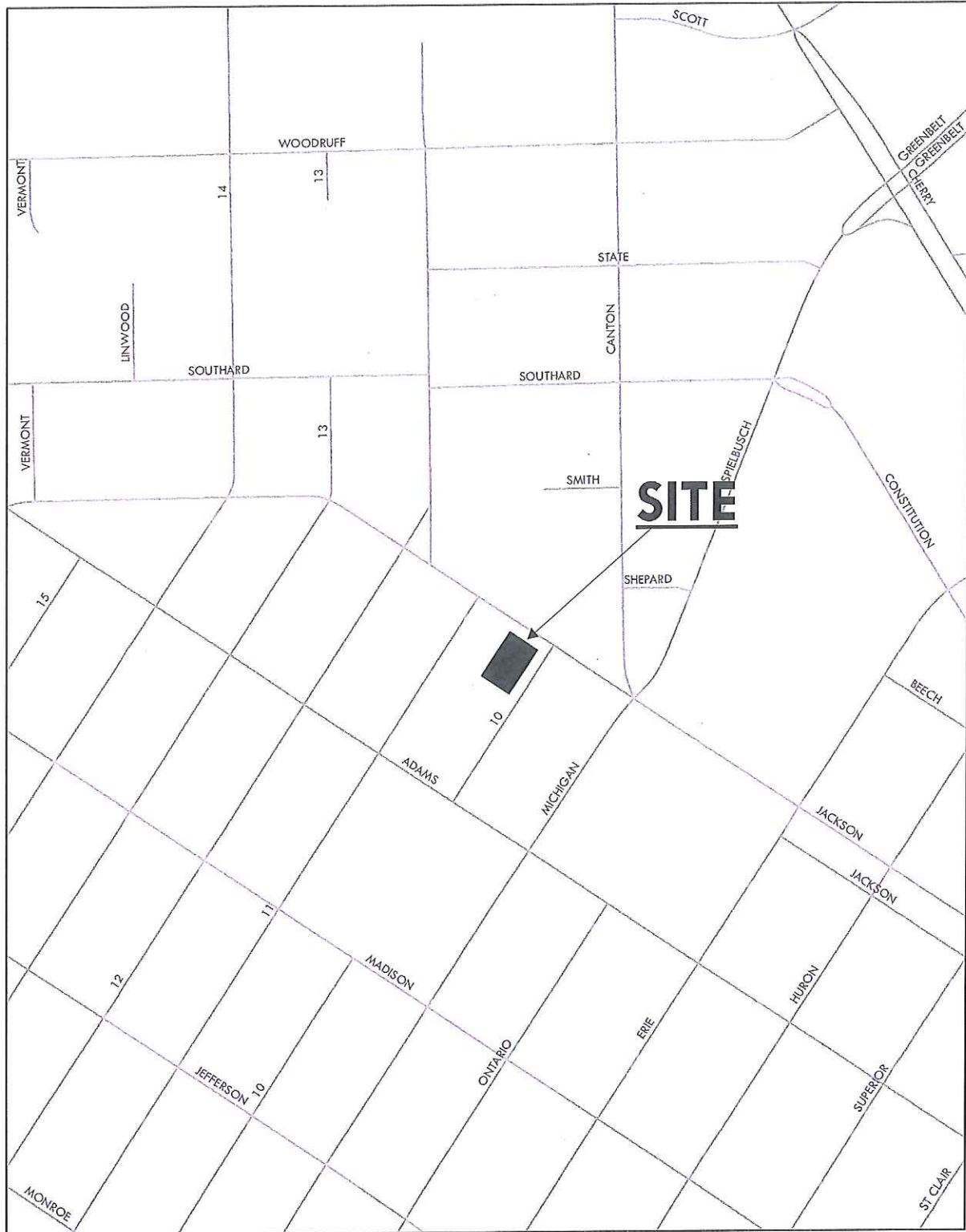
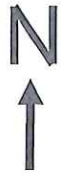
Thomas C. Gibbons
Secretary

MLM
Two (2) sketches follow

Cc: Matthew Rubin, Crane Development, Ltd
Lisa Cottrell, Administrator
Molly Maguire, Principal Planner

GENERAL LOCATION

Z-9001-18
ID 9



ZONING & LAND USE

Z-9001-18
ID 9

