



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: March 12, 2021

REF: Z-1002-21

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

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

SUBJECT: Request for Zone Change from IL Limited Industrial to CM Mixed Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 11, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from IL Limited Industrial to CM Mixed Commercial

Location - 335 15th Street

Applicant - Midland Agency of Northwest Ohio, Inc,
Trustee/2001 Market Place, LLC
420 Madison Ave, Ste 103
Toledo, OH 43604

Site Description

Zoning - IL / Limited Industrial

Area - ± 0.116 acres

Frontage - ± 52' along 15th Street

Existing Use - Vacant building

Proposed Use - Office and second floor residential

Overlay - Uptown District Overlay

Area Description

North - CM / Mixed Commercial

South - CD / Downtown Commercial

East - CD / Downtown Commercial

West - CR / Regional Commercial

GENERAL INFORMATION (cont'd)

Combined Parcel History

M-4-12	-	Uptown District Neighborhood Plan, Approved 01/14/14, CC Ord. 19-14
M-5-19	-	Uptown Plan update and renewal, Approved 07/23/19, CC Ord. 353-19

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL Limited Industrial to CM Mixed Commercial for a site located at 335 15th Street, for the purpose of operating a small office with residential units on the second story. The ±0.116 acre site is currently a vacant building. Surrounding land uses are restaurants and community gardens to the north, parking lots to the south and west with the Toledo School for the Arts to the east. CM, Mixed Commercial, is intended to accommodate pedestrian oriented development.

20/20 Plan

The Toledo 20/20 Comprehensive Plan targets this area and the neighborhood around the site for Urban Village land uses.

CM zoning is appropriate for an Urban Village based on the size of parcel and permitted uses. Striking a balance between automobile and pedestrian, this rezoning would support a mix of land uses which consist of non-residential activities at corners as well as increasing housing densities. Diversity of land use and population is a key feature of Urban Villages.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-1002-21, a Zone Change from IL Limited Industrial to CM Mixed Commercial for the site at 335 15th Street to Toledo City Council for the following two (2) reasons:

1. The CM zoning request is similar to existing land uses within the general vicinity of the subject property (TMC 1111.0606.B Review & Decision-Making Criteria); and
2. A zone change to CM Mixed Commercial is consistent with the zoning classification of properties within the general vicinity of the site (TMC §1111.0606.C Review & Decision-Making Criteria).

TO: President Cherry and Members of Council
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Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is fluid and cursive, with a large initial "T" and "G".

Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Ryan Ball, Midland Agency of Northwest Ohio, Inc, Applicant
Lisa Cottrell, Administrator
Nancy Hirsch, Planner

General Location

Z-1002-21



Land Use and Zoning

Z-1002-21



PUBLIC HEARING

CASE NO. Z-1002-21

REQUEST: Zone Change from IL, Limited Industrial, to CM, Mixed Commercial
at 335 15th Street

APPLICANT NAME: Midland Agency of Northwest Ohio

ADDRESS: 420 Madison Ave, Suite 103

DATE: March 11, 2021 TIME: 2:00 p.m.

Contact Person: Nancy Hirsch

Contact Person Phone Number: 419-936-2585

PLACE: Council Chamber, 1st Floor, One Government Center
Jackson & Erie Streets, Toledo, OH

For Further Information, Contact
The Toledo-Lucas County Plan Commissions

PHONE: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304

CITY OF TOLEDO

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 02.23.21 to 04.23.21.

5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

(Applicant or Agent)

(Print Name or Organization)

(Telephone No.)

I issued 1 signs for this application 02.08.21
(Date)

Nancy Hirsch
(Staff Member)

Location of sign(s) 335 15th Street

CASE NUMBER Z-1002-21



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: February 26, 2021
REF: Z-1002-21
PLANNER: Hirsch

NOTICE OF PUBLIC HEARING

on

Date: Thursday, March 11, 2021

Request: Zone change from IL, Limited Industrial, to CM, Mixed Commercial

Location: 335 15th Street

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, March 11, 2021** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attendee" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

Zoom Link:

Join from PC, Mac, Linux, iOS or Android:

<https://toledo-oh-gov.zoom.us/j/82797725260?pwd=QS9oM3pGNGFVb2lrSWZXXaVE1ZW5UUT09>

Passcode: 682523

Or Telephone:

Dial:

USA 602 333 2017 US Toll

USA 888 204 5987 US Toll-free

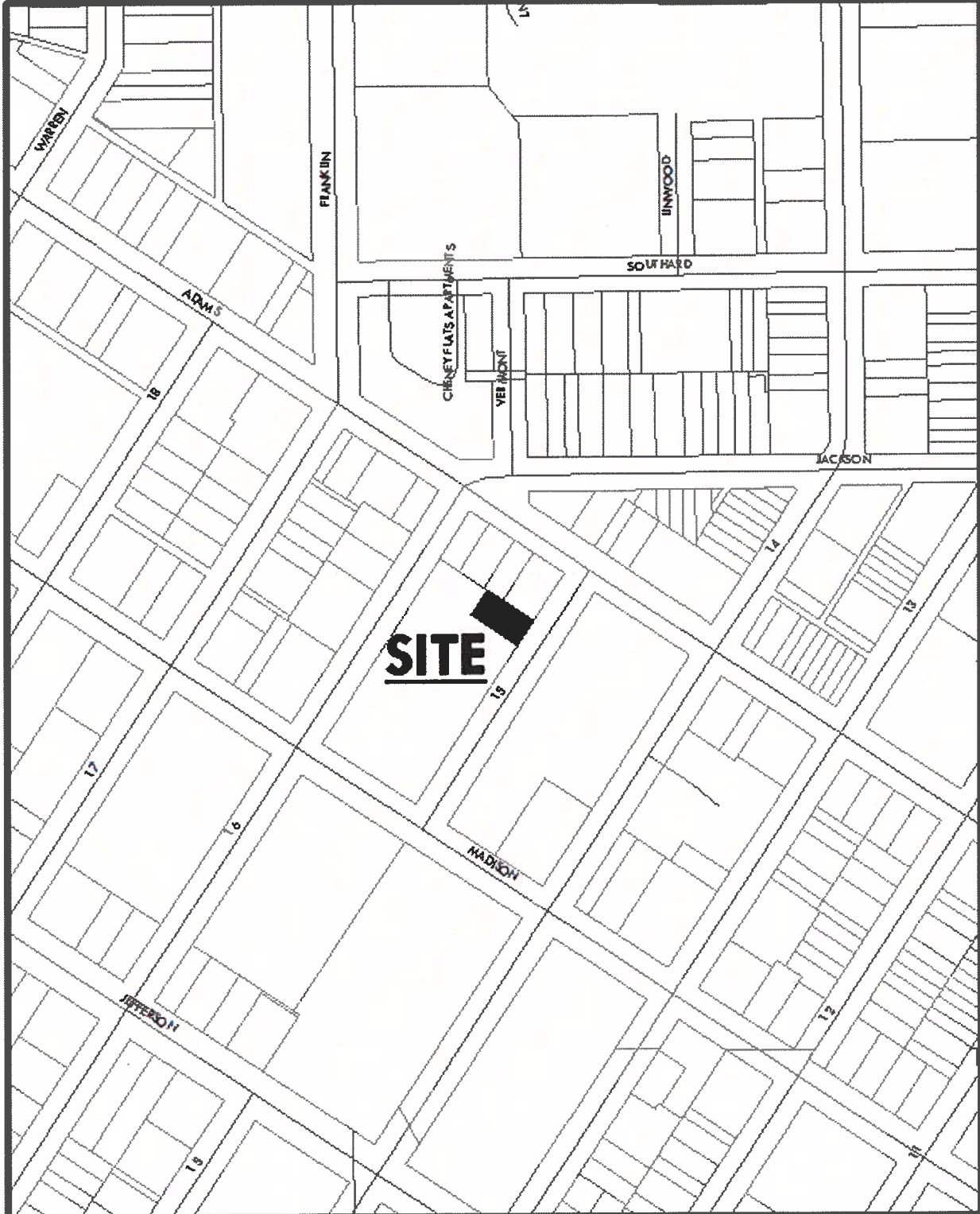
Conference code: 291916

You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at nancy.hirsch@toledo.oh.gov. We will ensure that your comments are incorporated as part of the public record.

TOLEDO CITY PLAN COMMISSION

General Location

Z-1002-21



CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: February 26, 2021
Ref: Z-1002-21

NOTICE OF PUBLIC HEARING

Wednesday, April 14, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, April 14, 2021 at 4:00 p.m., will consider the following request:

Zone change from IL to CM at 335 15th Street

When: April 14, 2021 04:00 PM Eastern Time (US and Canada)
Topic: Toledo City Council Zoning & Planning Committee Meeting

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/84767280845?pwd=MURmc0hVSG83Y3V2b2FKbDRra1g3UT09>
Passcode: 253123

Or Telephone:

Dial:
USA 602 333 2017
USA 8882045987 (US Toll Free)
Conference code: 623767

Julie Gibbons
Assistant Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

Land Use and Zoning

Z-1002-21



owner	mailing address 1	mailing address 2
321 16TH STREET LLC	P O BOX 2987	TOLEDO OH 43606
CHARTER LC TOLEDO LLC	19950 W COUNTRY CLUB DR STE 800	AVENTURA FL 33180
CHARTER LC TOLEDO LLC	1501 MADISON AVE	TOLEDO OH 43624
CONCOR INVESTMENTS LTD	1600 MADISON AVE	TOLEDO OH 43624
CREADY ROBERT A	1501 ADAMS ST	TOLEDO OH 43604
GMR + RRR PROPERTIES LTD AN OHIO	922 JEFFERSON AVE	TOLEDO OH 43604 2972
HISTORIC HILLCREST INVESTMENT LLC AN OHI	1603 MADISON AVE	TOLEDO OH 43604
HISTORIC HILLCREST INVESTMENT LLC AN OHI	1300 KEY TOWER 127 PUBLIC SQUARE	CLEVELAND OH 44114
I.B.C. INC AN OHIO CORPORATION	300 PHILLIPS AVE	TOLEDO OH 43612
MIDLAND AGENCY OF NORTHWEST OHIO INC TRUSTEE	401 ADAMS ST	TOLEDO OH 43604
MMD RE ACQUISITION CORP	333 14TH ST	TOLEDO OH 43604
PASCHALIS EMMANUEL & JUDY	1850 SAMARIA RD	TEMPERANCE MI 48182
REINHART KEN E	327 16TH ST	TOLEDO OH 43604 5406
TOLCO CORPORATION	1920 LINWOOD	TOLEDO OH 43604
TOLCO CORPORATION	1812 VERMONT AVE	TOLEDO OH 43604
TOLEDO CLUB	1401 MADISON AVE	TOLEDO OH 43604
TOLEDO SCHOOL FOR THE ARTS	333 N 14TH ST UNIT 301	TOLEDO OH 43604
TORREY HILL APARTMENTS TWO LLC	1602 ADAMS ST	TOLEDO OH 43604
TORREY HILL APARTMENTS TWO LLC	20 BROADWAY ST	TOLEDO OH 43604
ZDL VENTURES	2328 TOWNLEY	TOLEDO OH 43614

MAILING MAP

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