



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 7, 2025

REF: Z25-0016

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Zone Change from IG General Industrial to IL Limited Industrial at 313 Morris Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 3, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

- Request - Zone Change from IG General Industrial to IL Limited Industrial
- Location - 313 Morris Street
- Applicant / Developer - Riverfront Ventures LLC
122 S. Wilson Street Drawer D
Fremont, OH 43420
- Architect - Architects Forum Midwest, LLC
3232 Central Park West
Toledo, OH 43617

Site Description

- Zoning - IG / General Industrial
- Overlay District - Maumee Riverfront Overlay District
- Area - ± 0.65 Acres
- Frontage - ± 160' along Morris Street
± 160' along Ottawa Street
- Existing Use - Vacant industrial building
- Proposed Use - Offices and equipment/vehicle storage

GENERAL INFORMATION (cont'd)

Area Description

- | | | |
|-------|---|---|
| North | - | Anthony Wayne Bridge, industrial distributor, coffee shop, warehouse venue, Maumee Bay Brew Pub / IL & CD |
| South | - | Great Lakes Terminal Warehouse, Ottawa Street, Norfolk Southern railyard / IG |
| East | - | Middlegrounds Dog Park, Middlegrounds Metropark and the Maumee River / POS |
| West | - | Morris Street, parking lot, Wade Street, fiberglass manufacturer and restaurant / IG, IL, RS6, & CM |

Parcel History

- | | | |
|---------|---|---|
| M-25-66 | - | General Neighborhood Renewal Plan for study and recommendation (PC rec. approval 10/13/1966; CC approved 11/30/1966, Ord. 920-66). |
| M-9-69 | - | Study for Toledo Central City Neighborhood Renewal Plan (PC rec. approval 9/4/1969). |
| M-2-15 | - | Review of the 2015 Middle Grounds District Plan as an amendment to the Toledo 20/20 Comprehensive Plan (PC rec. approval 11/5/2015; CC approved 12/22/2015, Ord. 598-15). |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- Middle Grounds District Plan
- Maumee Riverfront Plan

STAFF ANALYSIS

The Applicant is requesting a zone change from IG General Industrial to IL Limited Industrial at 313 Morris Street. The property consists of ± 0.65 acres and is located south of the Anthony Wayne Bridge between Morris Street and Ottawa Street in the Maumee Riverfront Overlay District. A vacant industrial building, that once housed the Ohio Plate Glass Company, and a stone parking/loading area is situated on the lot. Surrounding land uses include a warehouse, coffee shop, event space and a restaurant/brewing company to the north across the Anthony Wayne Bridge; the Middlegrounds Dog Park, the Middlegrounds Metropark and the Maumee River to the east across Ottawa Street; a warehouse, Ottawa Street and railyard to the south; and a parking lot, Wade Street and a restaurant to the west.

The Applicant is requesting the zone change to allow for the existing building to be rehabilitated and utilized as corporate office space for one business; and offices, material and vehicle storage, and light fabrication for another business. Rezoning the property is required to permit the proposed corporate offices while also permitting light fabrication and material/equipment storage. In addition to the proposed zone change request, a Major Site Plan Review for the proposed site modifications and a Maumee Riverfront Overlay District Review is required. These reviews are being completed in companion cases SPR25-0022 and MRO-4-25.

Middle Grounds District Plan

The Middle Grounds is contiguous with both the downtown, which is located to the north, and the Warehouse District, which is located to the north and northwest. The Middle Grounds is therefore in an important location as these districts provide essential connections to greater Toledo. Additionally, the Old South Toledo District is located adjacent to the south along the Broadway corridor. The Middle Grounds not only has essential connections via surrounding districts; it also provides an essential connection to these districts as well as to the Middlegrounds Metropark, and the Amtrak-Greyhound station located in the Middle Grounds. The Middle Grounds Plan notes that the land adjacent to the Anthony Wayne Bridge is generally known as the “under the bridge area”. At the time the plan was written, an artists’ community was emerging along the west side of Morris Street. Located across Morris Street to the east, the subject property is noted as part the Great Lakes Terminal Warehouse Restoration and Reuse development area. This includes the redevelopment of the historic (greater than 50 years old) Great Lakes Terminal Warehouse and the Ohio Plate Glass building into a combination of residential, commercial and retail uses. A generalized conceptualization of future potential land use outcomes is proposed in the Plan. The subject property is proposed for neighborhood commercial uses. The area to the west across Morris Street is proposed for industrial uses consistent with the noted artists’ community, and the area to the east of the subject property as parks and open space for the metropark.

STAFF ANALYSIS (cont'd)

The Middle Grounds District Plan also notes that a minor but very important connection also exists along Ottawa Street where the main entrance to the “new Middle Grounds Metropark will occur”. This will become the primary pedestrian and bike access from Downtown and the Warehouse District. Additionally, part of the District vision is to incorporate paved, landscaped, lighted, and well maintained off-street parking areas that are visually attractive, safe, and accessible at all times to serve customers, employees, and visitors.

While the proposed zone change request to IL is not entirely consistent with the plan designation for the area as neighborhood commercial, the reactivation of a vacant structure and improvements to the site and parking areas provides a viable office development that could not only support the redevelopment of the Great Lakes Terminal Warehouse for commercial and residential uses, but also the existing businesses in the area. It may also act as a catalyst for future development/redevelopment of the area.

Maumee Riverfront Plan

The Maumee Riverfront Plan was developed in response to an increasing public awareness of the Maumee Riverfront and the possibilities of redevelopment of large sections of the riverfront. The Maumee Riverfront Plan recommends the arrangement of land uses into three segments along the River and establishes a review for any redevelopment. The subject property is located in the section known as the “Port Segment”. The Port Segment not only includes the downtown riverfront, but also most of the maritime shipping facilities and has the most complex urban character of the three segments. The majority of land in this segment is industrially zoned. The Plan indicates that truck access should be provided and the area should be developed for water-oriented industrial uses. Although the proposed use is not specifically a water-oriented industrial use, the subject property does not have direct water access, and the property will maintain its industrial zoning. Additionally, the proposed office use is consistent with existing surrounding uses. The proposed zone change therefore supports the Maumee Riverfront Plan.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the subject property as Neighborhood Mixed-Use. The Neighborhood Mixed-Use land use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. These areas are the core component of neighborhoods and provide the highest density of commercial and housing opportunities. Offices and minimally obtrusive industrial uses are noted land uses for this designation. The proposed use would therefore be consistent with the Plan and the surrounding adjacent uses. The proposed use also supports the goal of Building Preservation under the Build theme through the reuse and renovation of an existing vacant building.

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STAFF ANALYSIS (cont'd)

Staff recommends approval of the Zone Change from IG General Industrial to IL Limited Industrial because the IL zoning district will allow for redevelopment of an existing vacant building with a permitted use that is compatible with surrounding land uses. The proposed project will also have a positive impact on the surrounding properties and serve as a potential catalyst for future development of the area. In addition, the rezoning is consistent with the Forward Toledo Plan and supports the Middle Grounds and Maumee Riverfront Plans.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends **approval** of Z25-0016, a request for a Zone Change from IG General Industrial to IL Limited Industrial at 313 Morris Street to Toledo City Council for the following **four (4) reasons**:

1. The rezoning is consistent with the Forward Toledo Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A));
2. The rezoning is compatible with the existing land uses in the general vicinity of the subject property (TMC§1111.0606(B));
3. The request will positively affect properties within the vicinity of the subject property (TMC§1111.0606(E)); and
4. The request is supportive of the Middle Grounds District Plan and the Maumee Riverfront Plan.

Respectfully Submitted,



Lisa Cottrell
Secretary

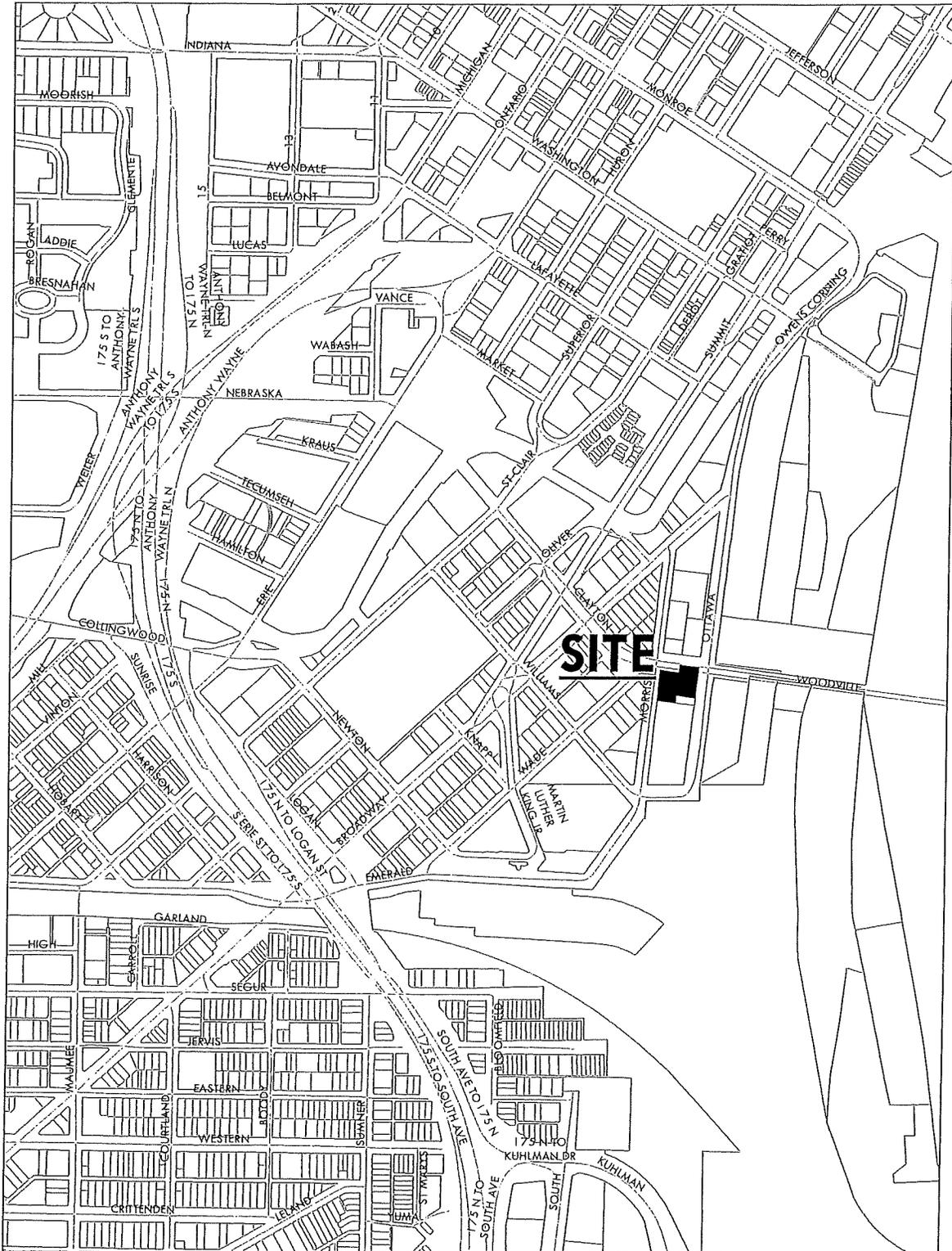
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Two (2) sketches follow

CC: Architects Forum Midwest LLC, 3232 Central Park West, Toledo, OH 43617
Riverfront Ventures LLC, 122 S. Wilson Street Drawer D, Fremont, OH 43420
Lisa Karcher, Planner

GENERAL LOCATION

Z25-0016



ZONING & LAND USE

Z25-0016

