

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z-2006-20
DATE: May 14, 2021

TO: President Matt Cherry and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary
SUBJECT: Zone Change from IL Limited Industrial to CR Regional Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 13, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL Limited Industrial to CR Regional Commercial
Address	-	1133 N. Summit Street
Owner	-	Sharqeya LLC Stephan Awada 1235 N. Ontario Street Toledo, OH 43604

Site Description

Zoning	-	IL / Limited Industrial
Area	-	1.03-acre
Frontage	-	97' along Summit Street and 132' along Chestnut Street
Existing Use	-	Vacant commercial land
Proposed Use	-	Unknown
Neighborhood Org.	-	Historic Vistula Foundation
Overlay	-	Vistula Historic District Overlay and Summit Street Corridor Redevelopment District (SSCR)

GENERAL INFORMATION (cont'd)

Area Description

North	-	Multi-family residences / RM36
South	-	Industrial and commercial uses / IG
East	-	Industrial warehouse / IL
West	-	Multi-family residences / CM

Parcel History

M-11-08	-	Summit Street Redevelopment Plan Adopted by City Council, Ord. 38-09)
Z-2004-17	-	Zone Change from IL to CR (Case was withdrawn by applicant on 2/28/17)
SUP-2005-19	-	Special Use Permit for a gas station and convenience store (Case was withdrawn by applicant on 2/28/17 due to location in relationship uses where minors may visit)
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VHD-12-20	-	Demolish a structure (TCHDC approved 9/28/20)
SUP-11004-20	-	Special Use Permit for a fuel station - Case withdrawn by applicant on 4/26/21
M-14-19	-	Vistula Neighborhood Master Plan (P.C. rec. approval on 1/14/21, C.C. FWNR on 2/17/21 by Ord. 121-21)
VHD-6-21	-	Construct a new fuel station with canopy, a standalone ATM machine, a single restroom and pump room structure, and install a ground mounted sign - Case withdrawn by applicant on 4/26/21)

Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Summit Street Corridor Redevelopment Plan (Adopted 2009)
- Vistula Neighborhood Master Plan (Adopted 3/2/21)

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL Limited Industrial to CR Regional Commercial for a site located at 1133 N. Summit Street. The 1.03-acre site is zoned light industrial and is a vacant lot. The applicant is requesting the CR Regional Commercial zoning in order to re-develop the site. At this time, the applicant has not selected an end use. Surrounding land uses to the north and west is multi-family residences, and to the east and south are industrial and commercial structures.

The subject site is located in the Vistula Historic District Overlay (HO) and the Summit Street Corridor Redevelopment District (SSCRD). The effect of the historic designation requires the property owner to apply for a Certificate of Appropriateness (COA) for any environmental change and will be reviewed for compliance with the U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings for by the Toledo City Historic District Commission (TCHDC). The Summit Street Corridor Redevelopment District (SSCRD) governs the off-street parking for existing buildings since the Historic Overlay governs the exterior modifications and assists with economic incentives.

Vistula Neighborhood Master Plan

The property is located within the Vistula Historic District, which is locally and nationally designated. The purposes of this type of overlay is to stabilize and improve property values, strengthen the local economy, and safeguard the heritage that reflect the City's history and architectural past.

The Vistula Neighborhood Master Plan was adopted in March of this year after a year of community outreach, feedback and development. The Vistula Neighborhood Master Plan identified the subject parcel on Summit Street as Urban Village which is achieved with Mixed Commercial (CM) zoning classification. This would expand the CM corridor development from Summit Street, linking Lower Town redevelopment along the Maumee River to the North River neighborhood.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village. The Toledo 20/20 Comprehensive Plan defines urban village as having five (5) essential design features that start with a definable center. A definable center can be commercial businesses that serve the neighborhood, a walkable streetscape paired with a calming street design, mixes of commercial and residential land uses, public spaces in the form of parks or churches, and efficiently served by public transit. One of the recommendations in the Toledo 20/20 Comprehensive Plan is expanding retail businesses or creating businesses that offer services to the residents, and the reduction of crime in the North River area. The Zone Change supports the goals of the Toledo 20/20 Comprehensive Plan to create new development along North Summit Street, Locust Street and Lagrange in the Vistula Historic District Overlay.

STAFF ANALYSIS (cont'd)

Staff disapproves the proposed CR Commercial Regional but approves the down zoning to CM Mixed Commercial for this location since the site is abutting a commercial property with the same CM Mixed Commercial zoning. Second, the Zone Change will allow for a new commercial use with the exception of a drive-thru to be developed as infill construction. Finally, the proposed CM Mixed Commercial Zoning is consistent with the future land use in the Toledo 20/20 Comprehensive Plan for this site.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends disapproval of Z-2006-20, a request for a Zone Change from IL Limited Industrial to CR, Regional Commercial, to the Toledo City Council for the following reason:

1. The request does not conform to the Vistula Neighborhood Master Plan that was adopted as an amendment to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A))

The Toledo City Plan Commission instead recommends approval of Z-2006-20, a Zone Change from IL Limited Industrial to CM Mixed Commercial for the site at 1133 N. Summit Street to Toledo City Council for the following reason:

1. The CM zoning will facilitate land uses which reflect the intentions of the Vistula Neighborhood Master Plan; TMC§1111.0606(B).

Respectfully submitted,



Thomas C. Gibbons
Secretary

MLM
Two (2) sketches follow

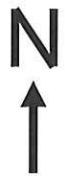
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Cc: Sharqeya LLC, Stephan Awada, 1235 N. Ontario Street, Toledo, OH 43604
Lisa Cottrell, Administrator
Molly Maguire, Principal Planner

General Location

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Zoning and Land Use

Z-2006-20

