



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 11, 2019

REF: Z-8002-19

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

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

SUBJECT: Zone Change from Request for a Zone Change from IL Light Industrial to CD
Downtown Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 10, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from IL Light Industrial to CD
Downtown Commercial

Address - 1 South Saint Clair Street

Owner - Significant Other Properties, LLC
Richard Rideout
1 South Saint Clair Street
Toledo, OH 43604

Site Description

Zoning - IL / Limited Industrial

Area - .199-acre

Frontage - 125' along South St Clair Street and 70' along the
Washington St

Existing Use - Commercial structure with residential use above
and a surface parking lot

Proposed Use - Commercial space on the first and second floors and
residential uses on the third floor

Neighborhood Org. - Warehouse Association

Overlay - Warehouse District Neighborhood Overlay

GENERAL INFORMATION (cont'd)

Area Description

North	-	Commercial storefront and parking lot / IL
South	-	Commercial storefront and parking lot / CD
East	-	Surface parking lot / IL
West	-	Commercial storefront and parking lot / CD

Parcel History

M-12-13	-	Establishment of the Warehouse District Urban Neighborhood Plan Overlay (P.C. rec. approval on 10/23/13 and C.C. approved on 1/2/14 by Ord. 9-14).
TWDARC-26-17	-	Replacement windows (TWDARC approved with conditions on 9/8/17)

Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Toledo Warehouse District Plan
- Warehouse 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 1 South Saint Clair Street. The .199-acre site is zoned light industrial and is occupied by a three story brick structure and a surface lot. The applicant renovated the structure to allow for the commercial business on the first and second floor, and converted the third floor to a residential use. This application is for a down zoning in order for the existing use to conform to the surrounding zoning classifications.

Surrounding land uses to the south, east, and west include commercial businesses, and existing surface lots. To the north there are several restaurants and taverns located within walking distance. The structure located on the subject site was constructed in 1889.

The subject site is located in the Warehouse District Neighborhood Overlay (UNO). The effect of the designation establishes additional design standards for development. The applicant has already completed the "physical changes," meaning alterations, remodeling, new construction or renovation of the exterior and has been granted Warehouse District Architectural Review Committee (TWDARC) approval.

STAFF ANALYSIS (cont'd)

The TWDARC has created a sub-committee to initiate down zoning within the Warehouse District where it is feasible for existing uses that are zoned industrial to convert to downtown commercial or mixed commercial - residential use in order to be compliant with Toledo Municipal Code. This is the second application to be processed under this initiative.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan and the Warehouse District Plan both target this site for downtown commercial land uses. The Zone Change supports the goals of both plans. The Warehouse Neighborhood Overlay (UNO) overlaps with the Downtown Overlay District both support mixed-use development similar to that of the subject site.

Staff recommends approval of the Zone Change for this location since the structure is abutting a commercial business along with several restaurants in the immediate area. Second, the Zone Change will allow for the building to be compliant with the existing mixed commercial – residential uses. Finally, the proposed CD Downtown Commercial Zoning is consistent with the future land use in the Toledo 20/20 Comprehensive Plan and the Toledo Warehouse Plan for this site.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommended approval of Z-8002-19, a request for a Zone Change from IL Limited Industrial to CD Downtown Commercial for a site located at 1 South Saint Claire Street to the Toledo City Council, for the following three (3) reasons:

1. The proposed Zone Change is consistent with the Toledo 20/20 Comprehensive Plan and the Warehouse District Plan that both target this site for Downtown Commercial uses (TMC 1111.0606.A *Review and Decision-Making Criteria*).
2. 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*); and
3. The physical suitability of the subject property for the uses permitted under the proposed zoning classification for CD Downtown Commercial will allow the property to be revitalized (TMC 1111.0606.D *Review and Decision-Making Criteria*).

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Respectfully submitted,

Thomas C. Gibbons
Secretary

MLM

Two (2) sketches follow

Cc: Significant Other Properties, LLC, 1 South Saint Clair Street, Toledo, OH 43604
Lisa Cottrell, Administrator
Molly Maguire, Principal Planner

ZONING AND LAND USE

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ID 10

