

**TOLEDO - LUCAS COUNTY PLAN COMMISSIONS**

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

REF: Z-1001-24

DATE: March 14, 2024

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

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

SUBJECT: Zone Change from POS Park and Open Space and IG General Industrial to IG General Industrial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 14, 2024 at 2:00 P.M.

**GENERAL INFORMATION**

Subject

- Request - Zone Change from POS Park and Open Space and IG General Industrial to IG General Industrial
- Location - 173 South Avenue & 0 South Avenue
- Applicant + Owner - James P. Shaw, III, P.E.  
Board of Lucas County Commissioners  
One Government Center, Suite 800  
Toledo, OH 43604

Site Description

- Zoning - IG, POS/ General Industrial, Park and Open Space, Maumee Riverfront Overlay District
- Area - ± 18.62 acres
- Frontage - ± 670' along South Avenue
- Existing Use - Vacant Lot
- Proposed Use - Materials Recycling Facility (MRF)

Area Description

- North - IG, RS6 / Vacant Lots, Warehouse, Single-family Homes
- South - POS / Open space, Port Authority, Railway
- East - POS, RD6 / Open Space, Single-family Homes, I-75 R.O.W
- West - IG, POS / Railway, Open Space

## GENERAL INFORMATION (cont'd)

### Parcel History

V-153-23 - Vacation of portion of Walbridge Avenue east of the intersection of Walbridge Avenue and Morton Street

### Applicable Regulations

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

## STAFF ANALYSIS

The applicant, Board of Lucas County Commissioners is requesting a Zone Change from IG General Industrial and POS Park and Open Space to IG General Industrial for the parcels located at 173 South Avenue and 0 South Avenue. The parcel located at 173 South Avenue is zoned POS Parks and Open space whereas the parcel at 0 South Avenue is split Zoned POS Parks and Open Space to the south and the remaining portion is zoned IG General Industrial. The parcels are surrounded by vacant lots, warehouse and single-family homes to the north, to the east are open space, single-family homes and I-75, to the west is the railway and open space and to the south is an open space and an industrial site owned by the Toledo-Lucas County Port Authority commonly known as the Andersons Grain Silos.

The Zone Change is being requested to facilitate the development of a Materials Recovery Facility (MRF) to serve the City of Toledo and Lucas County. In June of 2023, Lucas County entered into an agreement with Closed Looped Partners to establish a MRF that will receive, process, and market recyclables. Currently, recycling services for residents of Lucas County involve shipping collected recyclable waste to a facility 90 miles away for processing. The MRF will provide a local recycling facility for residents to utilize and will help reduce greenhouse gas emission produced by both the City of Toledo and Lucas County. The project is expected to be completed by early 2026.

Future development of this sites shall be subject to the Maumee Riverfront Overlay District review guidelines and Site Plan Review.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan future land use designates this area for Utilities. Utilities land use is intended for infrastructure services provided by a private or public agency that includes water, sanitary, landfills and airports. The proposed Zone Change conforms with the Toledo 20/20 Comprehensive Plan as development of this land will be for a public facility.

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**STAFF ANALYSIS (cont'd)**

Toledo 20/20 Comprehensive Plan (cont'd)

Staff recommends approval of the requested Zone Change from IG General Industrial and POS Park and Open Space to IG General Industrial because the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed Zoning classification.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-1001-24, a request for Zone Change from IG General Industrial and POS Park and Open Space to IG General Industrial at 173 South Avenue and 0 South Avenue, to Toledo City Council for the following reasons:

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The physical suitability of the subject site and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification (**TMC§1111.0606(D)** – Review & Decision-Making Criteria).

Respectfully Submitted,



Thomas C. Gibbons

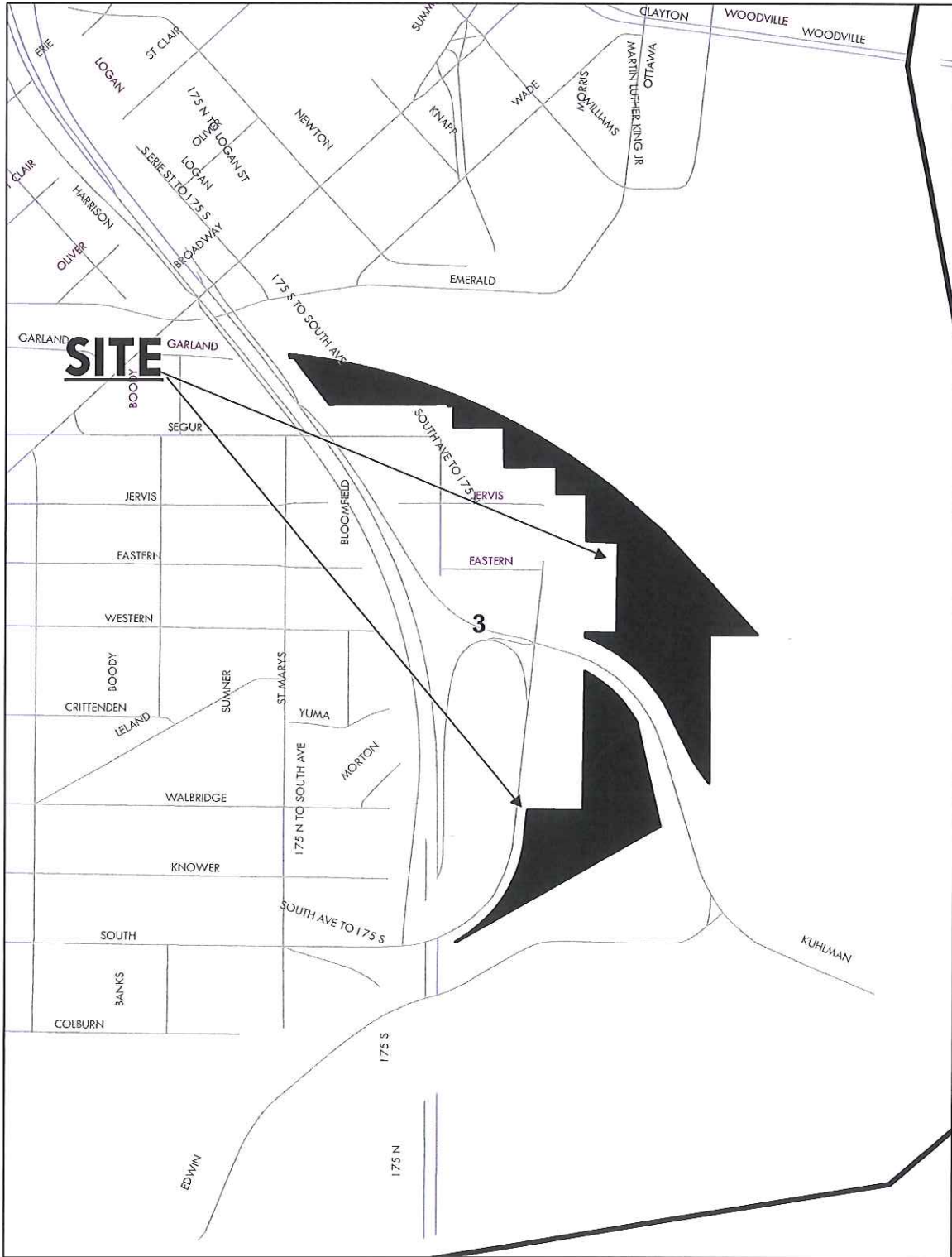
Secretary.

ET

Two (2) sketches follow

# GENERAL LOCATION

Z-1001-24



# ZONING & LAND USE

Z-1001-24

