

GENERAL INFORMATION

Subject

- Request - Zone Change from RM36 Multi-family to CN
Neighborhood Commercial
- Address - 937 Ostrich Lane
- Owner - Toledo Metropolitan Development LLC
122 South Saint Clair Street
Toledo, OH 43604
- Architect - Thomas Porter Architects
Julie Apt
8 North Saint Clair Street
Toledo, OH 43604

Site Description

- Zoning - RM36 / Multi-family Residential
- Area - .056-acre
- Frontage - 50' along Ostrich Land and 50' along Lagrange
Street
- Existing Use - Carriage house
- Proposed Use - Office use
- Neighborhood Org. - Historic Vistula Foundation
- Overlay - Vistula Historic District Overlay and Summit Street
Corridor Redevelopment District (SSCR)

Area Description

- North - Multi-family residences / RM36
- South - Commercial storefront / CR
- East - Commercial storefront / CR
- West - Industrial warehouse / IL

GENERAL INFORMATION (cont'd)

Parcel History

- Z-2001-20 - Zone Change from IL Limited Industrial and RM36 Multi-family to CR Regional Commercial at 322 Locust Street (*companion case*)
- Z-2002-20 - Zone Change from RM36 Multi-family to CR Regional Commercial at 902 North Superior Street (*companion case*)
- Z-2004-20 - Zone Change from IL Limited Industrial to CR Regional Commercial at 915 North Summit Street (*companion case*)

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RM36 Multi-family Residential to CN Neighborhood Commercial for a site located at 937 Ostrich Lane. The .056-acre site is zoned multi-family residential and is a historic carriage house structure that was converted into a single-family home. The home was split off from the main house fronting on North Superior Street and the carriage lane that the structure fronts on is a remnant from the 1800's when the Vistula neighborhood was first established. Surrounding land uses to the north and south includes commercial businesses, to the west are multi-family residential structures, and to the east is a vacant hotel.

The applicant initiated the down zoning since the current residential use will no longer continue. The applicant intends to develop the site for a commercial office use where the Zone Change is required in order to be compliant with Toledo Municipal Code.

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.

STAFF ANALYSIS (cont'd)

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 recommends approval of the Zone Change for this location since the existing structure is abutting mixed uses. Second, the Zone Change will allow for a new business to be compliant with the existing mixed commercial – residential uses. Finally, the proposed CN Neighborhood Commercial Zoning is consistent with the future land use in the Toledo 20/20 Comprehensive Plan for this site.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-2003-20, a request for a Zone Change from RM36 Multi-family Residential to CN Neighborhood Commercial for a site located at 937 Ostrich Lane 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 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*).

REF: Z-2003-20. . .May 14, 2020

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
DATE: May 14, 2020
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE
ZONING AND PLANNING
DATE: June 17, 2020
TIME: 4:00 P.M.

MLM
Two (2) sketches follow