

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 14, 2023

REF: Z-5002-23

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

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

SUBJECT: Zone Change from CO-Office Commercial to RM12-Multifamily Residential at 5744 Southwyck Blvd

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 13, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CO-Office Commercial to RM12-Multifamily Residential
Location	-	5744 Southwyck Drive
Applicant & Owner	-	Zalmai Sediqe 8715 Bancroft Street Toledo, OH 43617
Agent	-	William Sheehan 6641 Sylvania Suite 5 Sylvania, OH 43560

Site Description

Zoning	-	CO-Office Commercial
Area	-	±1.24 acres
Frontage	-	±175.99' along Southwyck Blvd ±205.5' along Brownstone Blvd
Existing Use	-	Vacant Office Space
Proposed Use	-	Apartments

Area Description

North	-	Multifamily, Undeveloped Land / RD6
South	-	Amazon Distribution Center / IL
East	-	Offices, Multifamily / CO
West	-	Offices, Duplexes / CO & RD6

GENERAL INFORMATION (cont'd)

Parcel History

D-3-92 - Drive-thru for ATM at NW corner of Southwyck Blvd and Brownstone Blvd. Plan Commission administratively approved 4/2/1992.

Applicable Plans & Regulations

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

STAFF ANALYSIS

The request is a Zone Change from CO-Office Commercial to RM12-Multifamily Residential at 5744 Southwyck Blvd. The request is to allow the existing office building to be utilized as multifamily residences. Surrounding land uses include multifamily, floodplain, and undeveloped land to the north, offices and multifamily to the east, the Amazon Distribution Center to the south, and offices and duplexes to the west.

The applicant is requesting the Zone Change to facilitate converting the existing office building into apartments. The owner purchased the property in 2017, and it was previously occupied by a bank on the first floor, with office spaces on the second floor. Due to the popularity of telecommuting, the demand for office spaces has decreased, and more office buildings are struggling with vacancy. CO-Office Commercial allows multi-dwelling uses, however per footnote 6 of the TMC§1104.0100 – Land Use Table, all dwelling units must be located above the ground floor. In order to allow residences on all floors, a Zone Change is required. Staff recommend RM12-Multifamily Residential, which is the least dense multifamily Zoning District. Based on the size of the property, a maximum of fifteen (15) units are allowed on the site per the RM12-Multifamily Residential intensity and dimensional standards of TMC§1106.0101.

Before the applicant leases spaces, they must obtain a Certificate of Occupancy from the Division of Building Inspections and ensure the building meets the Ohio Building Code for residential use.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Office Commercial land uses. This district is intended for a large concentration of office uses. The district is also intended to serve as a land use buffer between major streets and residential neighborhoods and between higher intensity commercial areas and residential neighborhoods. Seeing as the Amazon Distribution Center directly to the south of the subject property was developed as an adaptive reuse of a long vacant shopping mall, and the need of offices is becoming nonessential for more companies, adaptive reuse of the subject property is appropriate. Additionally, apartments are seen as another land use which is often characterized as a buffer between residential neighborhoods and business.

Staff recommends approval of the Zone Change from CO-Office Commercial to RM12-Multifamily Residential at 5744 Southwyck Blvd because the proposed RM12-Multifamily Residential is compatible with adjacent land uses, especially as multifamily, duplexes, and apartments are in high concentration around the site. Additionally, the proposed Zoning is compatible with adjacent Zoning Districts (RD6-Duplex Residential and CO-Office Commercial).

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-5002-23, a request for a Zone Change from CO-Office Commercial to RM12-Multifamily Residential for the following two (2) reasons:

1. The proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*).
2. The proposed Zone Change is compatible with the zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

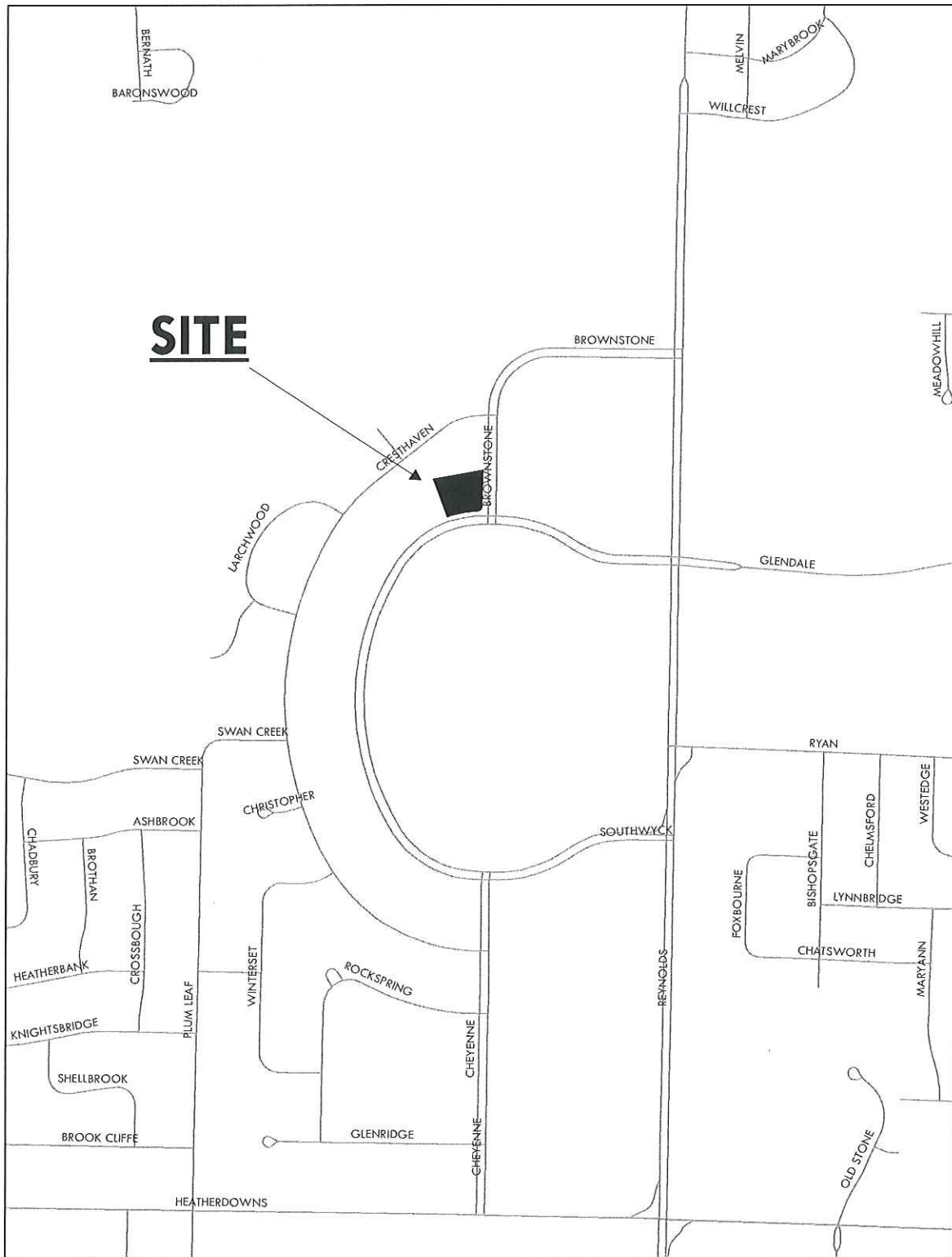
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Lisa Cottrell, Deputy Director
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GENERAL LOCATION

Z-5002-23



ZONING & LAND USE

Z-5002-23

