



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: August 13, 2021

REF: Z-7001-21

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

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

SUBJECT: Request for Zone Change from IL Limited Industrial to IG General Industrial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 12, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

- Request - Zone Change from IL Limited Industrial to IG General Industrial
- Location - 220 Mel Simon Drive, 5901 Skyview Drive & 301 New Towne Square
- Applicant - City of Toledo
Department of Economic Development
One Government Center, Suite 2250
Toledo, OH 43604

Site Description

- Zoning - IL / Limited Industrial
- Area - ± 58.032 acres
- Frontage - ± 2,007.4' along Mel Simon Drive
± 1,167.4 along Skyview Drive
± 1,533.5' along New Towne Square
- Existing Use - Vacant land
- Proposed Use - Alexis Road corridor redevelopment

Area Description

- North - Apartments, vacant lots, manufacturing buildings / RD6, CR-SO & IL
- East - Manufacture, convenience store / CR-SO & IL
- South - Commercial businesses & hotel / CR & CR-SO
- West - Daycare center, fitness center, auto sales / CR-SO

GENERAL INFORMATION (cont'd)

Combined Parcel History

- | | | |
|------------|---|---|
| M-35-60 | - | Establish interim zoning for area bounded by Detroit Avenue, the Ohio-Michigan State Line, Telegraph Road, and Rozelle Drive, for annexation to the City of Toledo. Approved by Plan Commission on 8/25/60. |
| Z-118-64 | - | Permanent zoning established for area annexed in 1960. Approved by Plan Commission on 6/25/64 |
| Z-26-73 | - | Zone change from M-2 & C-3 to C-4, R-3, & M-1 for entire Skyview National Plaza. Approved 2/8/73 by Ord. 375-73. |
| S-3-77 | - | Preliminary drawing for Skyview Nat'l Plaza. Approved 2/17/77 by Ord.303-77. |
| Z-65-81 | - | Los 27&28 zoned R-3 to C-4. Approved 6/5/81 by Ord. 318-81 |
| Z-6003-03 | - | Request for zone change from CR-SO to IL at 301 and 501 New Towne Square. P. C. approved 7/14/05. C. C. approved 9/6/05 by Ord.638-05. |
| Z-6004-03 | - | Request for zone change from CR-SO to IL at 220 Mel Simon Drive. P. C. approved 5/12/05. C.C. approved on 6/28/05 by Ord. 467-05. |
| Z-10001-17 | - | Request for zone change from CR-SO to IL at 220 Mel Simon Drive, 5901 Skyview Drive, 501 New Towne Square and 301 New Towne Square. P. C. approved 11/2/17. C.C. approved on 12/12/17 by Ord. 544-17. |

Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Vacant Industrial Land Use Report 2005

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL Limited Industrial to IG General Industrial at 220 Mel Simon Drive, 5901 Skyview Drive, and 301 New Towne Square. The ±58.032-acre site is comprised of four (4) parcels, which are all vacant lots. Surrounding land uses include an apartment complex, undeveloped land, a tool and die shop and metal stamping shop to the north. To the east is a manufacturing business, auto repair, and a convenience store. To the south are commercial businesses and a hotel, and to the west is a, auto dealership, fitness center and preschool. The site is part of the former North Towne Mall which was built in 1981 and demolished in 2013.

The applicant is requesting the Zone Change in order to facilitate the re-development of the properties. As the largest industrial City-owned site, rezoning these parcels to IG General Industrial will attract high-tech businesses to relocate and revitalize the local economy with living-wage jobs similar to the Overland Industrial Park.

Vacant Industrial Land Use Report

The 2005 City of Toledo Vacant Industrial Land Use Report to analyze vacant and underutilized industrial land to serve as the foundation for future land use and infrastructure policies. The report analyzed the availability, location, and infrastructure associated with the vacant industrial zoned properties in the City. The plan breaks the City's vacant industrial land into "study areas". The subject site is within the Alexis/Telegraph Study Area and is targeted for industrial uses.

20/20 Comp Plan

The Toledo 20/20 Comprehensive Plan targets this area as Limited Industrial. However, since the Toledo 20/20 Comprehensive Plan was written and industries established in this neighborhood, the Limited Industrial zoning district does not meet the needs for evolving General Industrial land uses. The proposed IG General Industrial zoning would assist in the redevelopment of these properties.

Staff recommends approval of the Zone Change because the proposed development is consistent with the existing land uses of properties within the general vicinity of the site.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-7001-21, a request for Zone Change from IL Limited Industrial to IG General Industrial for a site located at 220 Mel Simon Drive, 5901 Skyview Drive and 301 New Towne Square, to Toledo City Council for the following two (2) reasons:

1. The request is compatible with existing land uses within the general vicinity of the subject property (TMC§1111.0606(B)); and

TO: President Cherry and Members of Council
August 13, 2021
Page 4

REF: Z-7001-21

PLAN COMMISSION RECOMMENDATION (cont'd)

2. The zone change meets the intent of the Vacant Industrial Land Use Plan.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Brandon Sehlhorst, Applicant
Lisa Cottrell, Administrator
Nancy Hirsch, Planner



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS
One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: July 30, 2021
REF: Z-7001-21
PLANNER: N Hirsch

NOTICE OF PUBLIC HEARING

on

Date: **Thursday, August 12, 2021**

Request: Zone change from Limited Industrial to General Industrial
Location: 220 Mel Simon Drive, 5901 Skyview Drive, and 301 New Towne Square

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the owners of property within and contiguous to and directly across the street from subject parcel or parcels at the addresses of such owners appearing on the County Auditor's current tax list. Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, August 12, 2021** at the ***Council Chambers, First Floor, One Government Center,*** Jackson and Erie Streets, Toledo, Ohio, and would appreciate any information you or your neighbors can give to aid their decision. **It is not necessary for you to attend the meeting but you are welcome to do so if you wish.** You may write or phone before the meeting to give us information or to inquire about this request. The Plan Commission phone number is 419-245-1200.

TOLEDO CITY PLAN COMMISSION

CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: July 30, 2021
Ref: Z-7001-21

NOTICE OF PUBLIC HEARING

Wednesday, August 11, 2021

The Zoning and Planning Committee of Council, at a meeting to be held in the Council Chambers, First Floor, One Government Center, Jackson & Erie Streets, Toledo, Ohio, on Wednesday, July 14, 2021 at 4:00 p.m., will consider the following request:

Zone Change from Limited Industrial to General Industrial at 220 Mel Simon Drive, 5901 Skyview Drive, and 301 New Towne Square

Julie Gibbons
Assistant Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

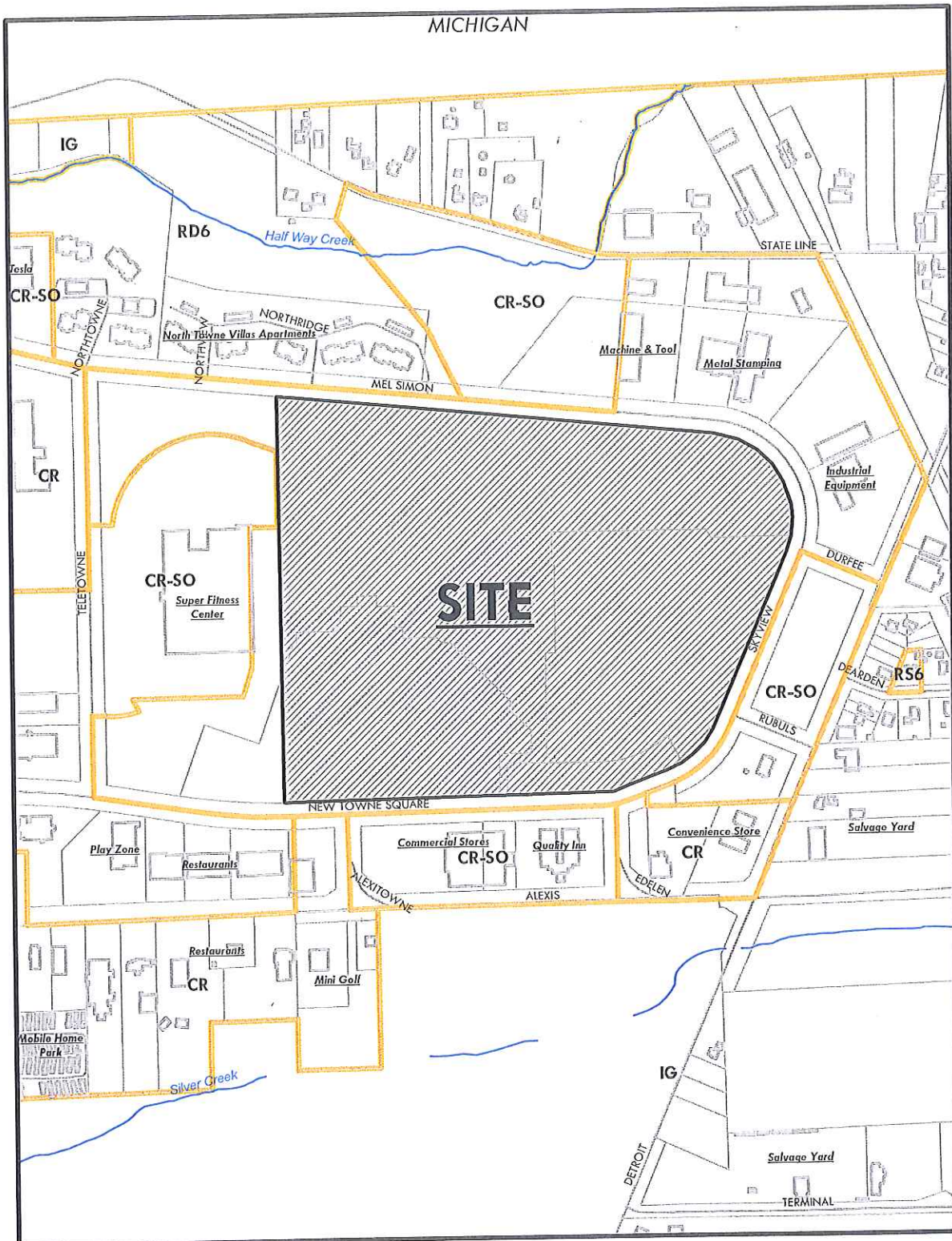
General Location

Z-7001-21



Zoning & Land Use

Z-7001-21





PLANNING
PLANNER

FROM: TERRY GRADY

To: Toledo-Lucas County Plan Commissions

August 12, 2021

I own & operate Toledo Par 2 Golf & Go-Karts at 210 E. Alexis Rd. on the opposite side of Alexis Rd. from the proposed site for this property hearing. I am 100% in favor of this project for the following reasons:

1. Toledo needs more good jobs for its people, especially full-time jobs that pay well.
2. This project benefits Toledo, Lucas County and the state of Ohio with the tax revenues, real estate tax revenues, sales taxes and all the construction revenues resulting in additional monies for the area.
3. Every job that is created results in one less unemployed person, & this project means hundreds of more jobs. These citizens will become independent & self sufficient rather than more dependent on government and other tax-payers.
4. The project sits behind the main Alexis rd. & would not generate negative issues such as traffic & congestion.

This project is a "WIN-WIN" for Toledo & Lucas County...Let's get this done!