

GENERAL INFORMATION

Subject

- | | | |
|-------------------|---|--|
| Request | - | Zone Change from CN (Neighborhood Commercial) to CM (Mixed Commercial-Residential) |
| Location | - | 539 Broadway |
| Applicant / Owner | - | Key Carpet Ventures, LLC
535 Griswold St, Suite 111-522
Detroit, MI 48226 |

Site Description

- | | | |
|-----------------|---|---|
| Current Zoning | - | CN (Neighborhood Commercial) |
| Proposed Zoning | - | CM (Mixed Commercial-Residential) |
| Area | - | ± 0.52 Acres |
| Frontage | - | ± 150' along Broadway Street
± 150' along Logan Street |
| Existing Use | - | Day Care Center |
| Proposed Use | - | Multi-Dwellings |

Area Description

- | | | |
|-------|---|---|
| North | - | IL / Auto Repair, Vacant Commercial, Hose Supplier
Single-Dwelling Homes |
| South | - | CN, IL, IG / Parking, MLK Jr Plaza Train Station |
| East | - | RS6, IL / Single-Dwelling Homes, Restaurant,
Warehouses |
| West | - | CN, IL / Parking, I-75 |

Parcel History

- | | | |
|-----------|---|--|
| M-20-75 | - | Recommendation on the sale of city owned property at Logan and Broadway Streets – old No. 5 Fire Station |
| Z-1039-97 | - | Zone Change from “M-1” Restricted Industry to “C-3” Commercial at 539 Broadway (P.C. rec’d approval 3/13/97; Council approved 4/1/97, Ord. 222-97) |

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- 2015 Middle Grounds District Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CN (Neighborhood Commercial) to CM (Mixed Commercial-Residential) for 539 Broadway. The ±0.52-acre parcel houses three buildings: a vacant day care center, a multi-dwelling structure, and a garage structure. Beyond the garage structure, parking is provided on parcels across Logan Street an alley behind the building. These parking areas are not included as part of this zone change application. To the north is an auto repair shop, vacant commercial, a hose supplier, and single-dwelling homes, to the south is parking and the MLK Jr. Plaza Train Station, to the east are single-dwelling homes, a restaurant, and some warehouses, and to the west is more parking and I-75.

The applicant is requesting the zone change to convert the two habitable structures into multiple dwelling units. Multi-dwellings are permitted in CN (Neighborhood Commercial) districts provided all dwelling units are above the ground floor. Multi-dwellings are permitted in CM (Mixed Commercial-Residential) districts on all floors. The applicant wishes to convert all floors into dwelling units and has thus applied for a zone change.

2015 Middle Grounds District Plan

The 2015 Middle Grounds District Plan shows this site within the Broadway/Summit Commercial Corridor and emphasizes that the corridor contains a variety of commercial uses and underutilized/vacant parcels that offer opportunities for mixed use. The proposed zone change is consistent with the 2015 Middle Grounds District Plan.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Mixed-Use land uses. Designations in the plan have three components which must be evaluated for compatibility: physical design, land uses, and geographic characteristics. The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Middle- & High-density residential and mixed-use residential/commercial uses are encouraged. The proposed zone change is consistent with the Forward Toledo Plan not only because of the proposed multi-dwelling use but because it renovates a historic structure, thus supporting the Plan's Building Preservation goal.

Staff recommends approval of the Zone Change from CN (Neighborhood Commercial) to CM (mixed Commercial-Residential) at 539 Broadway because it is consistent with the Forward Toledo Comprehensive Land Use Plan and it is compatible with existing land uses within the general vicinity of the subject property.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0013, a Zone Change from CN 9Neighborhood Commercial) to CM (Mixed Commercial-Residential) at 539 Broadway, to Toledo City Council for the following two (2) reasons:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**); and

STAFF RECOMMENDATION

2. The proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**).

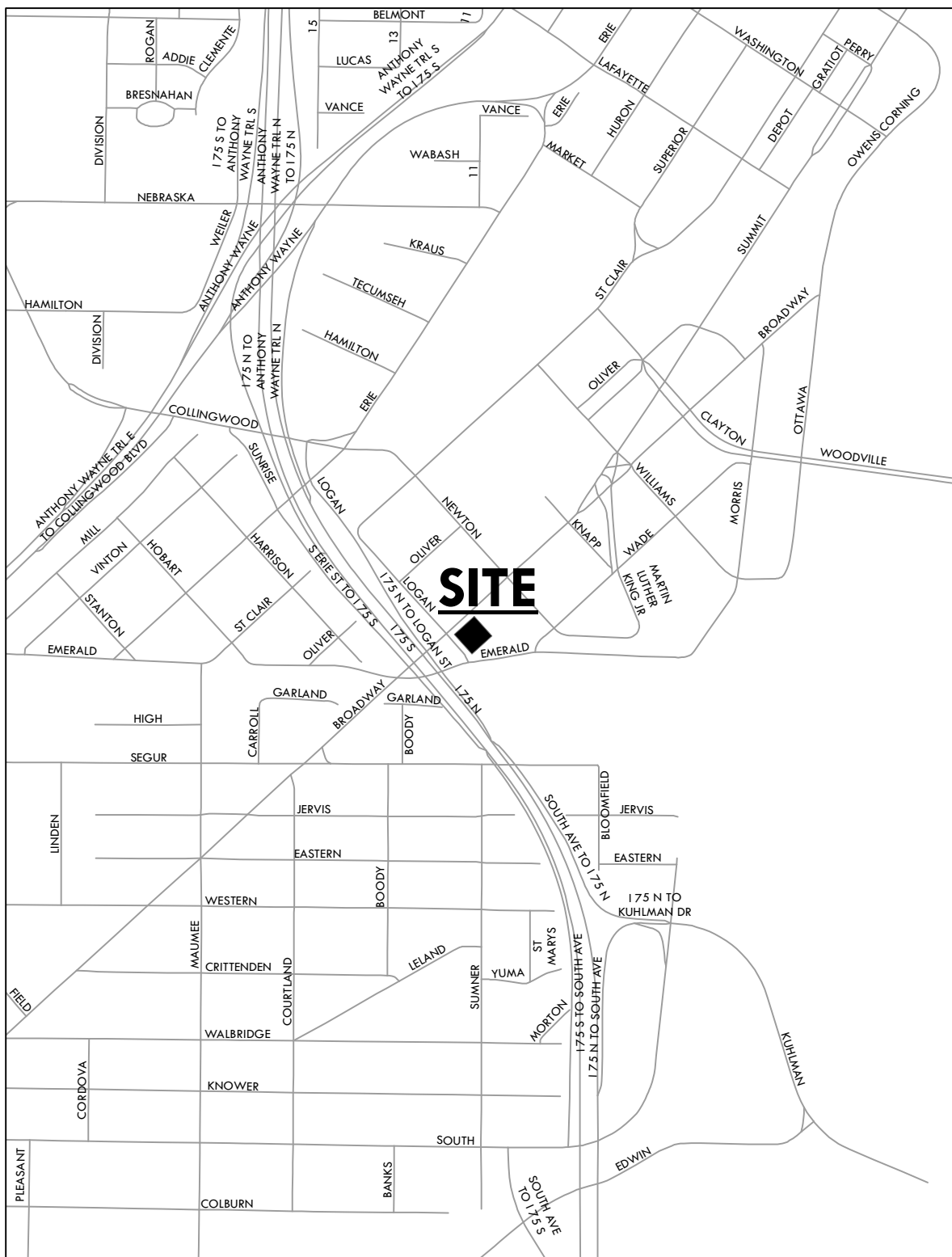
ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z25-0013
DATE: June 12, 2025
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: July 16, 2025
TIME: 4:00 P.M.

AS
Four (4) sketches follow

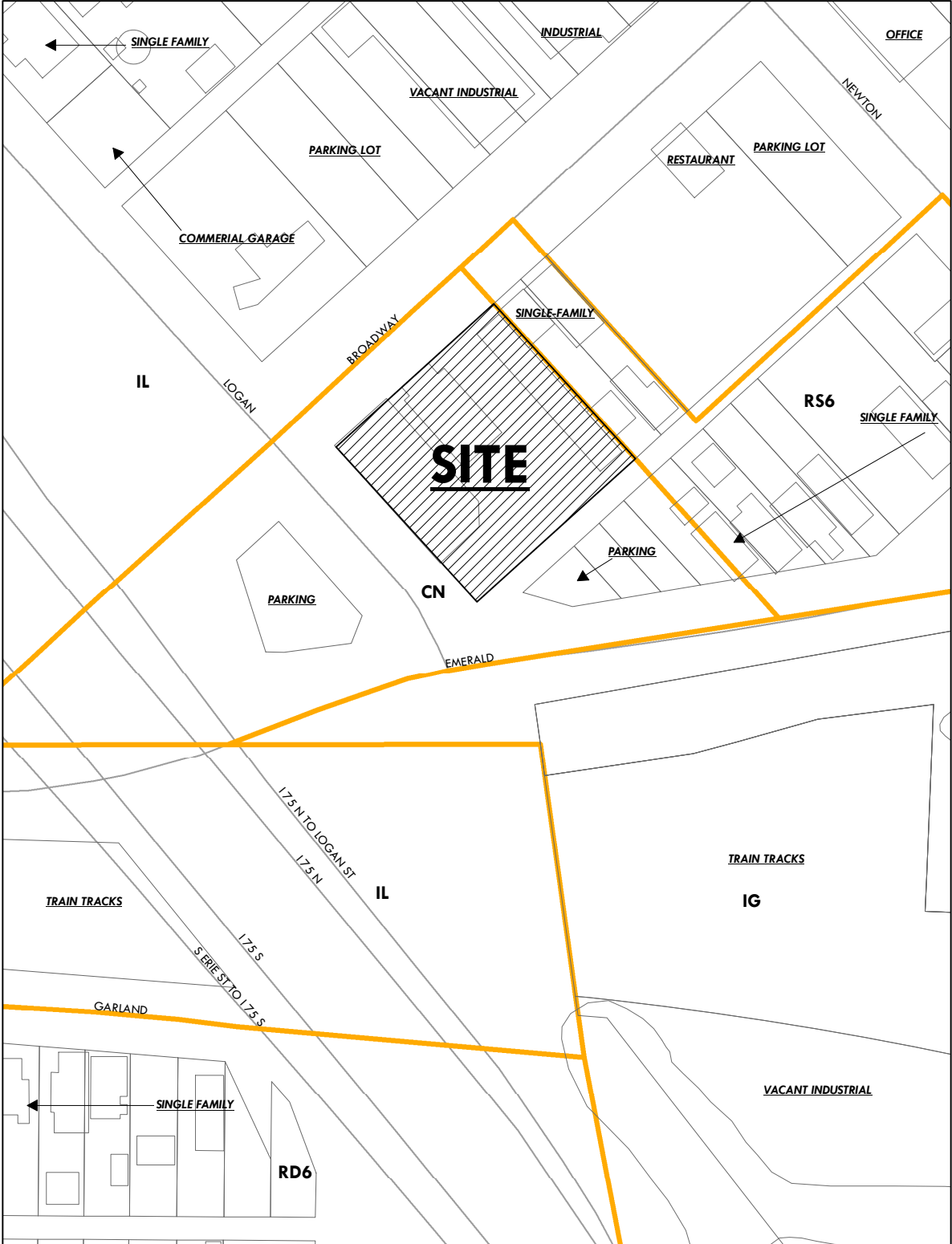
GENERAL LOCATION

Z25-0013
ID 10



ZONING & LAND USE

Z25-0013
ID 10

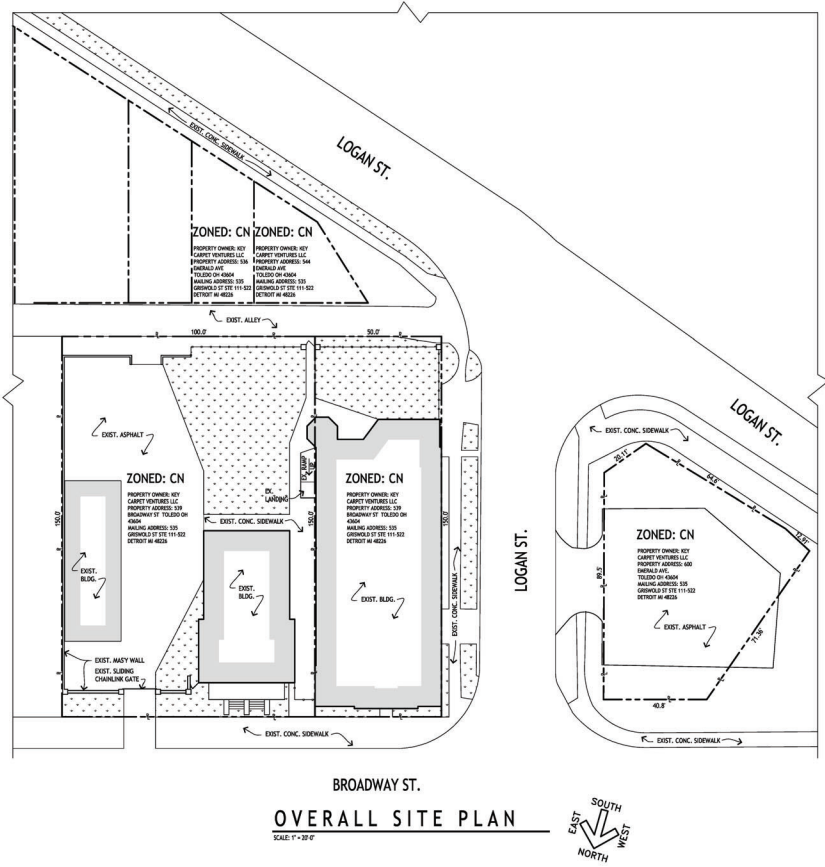


SITE PLAN

Z25-00013
ID 10



EXISTING SITE PLAN BROADWAY APTS. 539 BROADWAY ST., TOLEDO, OHIO



SITE LOCATION PLAN
NORTH
WEST
EAST
SOUTH

LEGEND:
- - - EXIST. GRASS AREA
- - - EXIST. PROPERTY LINES
- - - EXIST. #4 TALL CHAINLINK FENCE
SITE PLAN NOTES:
1. THIS SITE IS EXISTING. ALL BUILDINGS AND FEATURES ARE EXISTING U.N.D.
2. ALL DIMS. ARE ±

ROSSI ASSOCIATES, LLC
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**BROADWAY APTS.
SITE PLAN**
539 BROADWAY ST. TOLEDO, OH

DATE	4-21-23
REVIEW	
DESIGN BY	

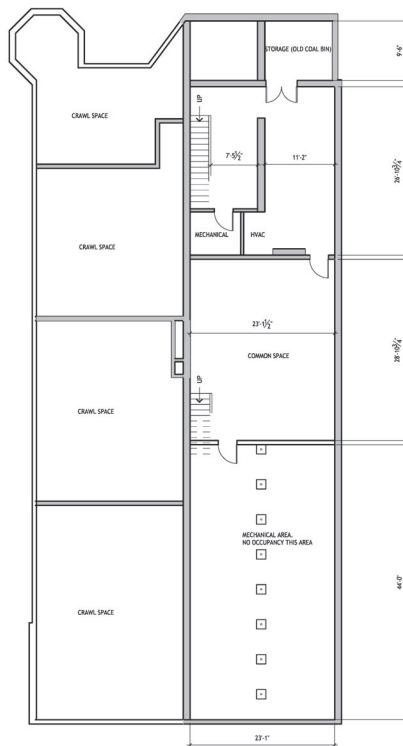
C-1.0

FLOOR PLAN

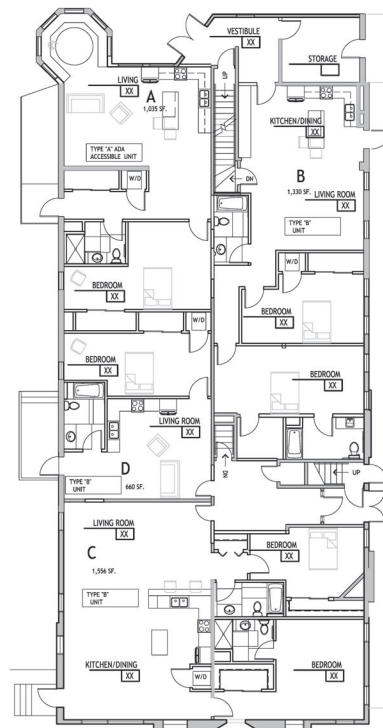
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ID 10



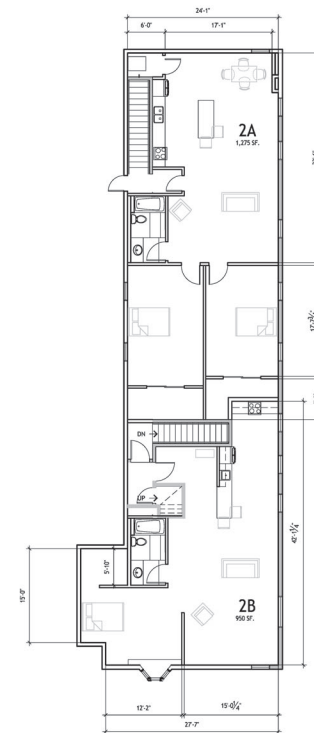
PRELIMINARY



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



RA ROSSI ASSOCIATES, LLC
ARCHITECTURE

**BROADWAY APTS.
INTERIOR ALTERATIONS**

539 BROADWAY ST. TOLEDO, OH

SK-1