



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604

PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: February 9, 2018

REF: Z-12007-17

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

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

SUBJECT: Zone Change from IL *Limited Industrial* to CR *Regional Commercial*

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 8, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL <i>Limited Industrial</i> to CR <i>Regional Commercial</i>
Location	-	0 Front Street (Marina District Lot 12)
Applicant	-	Gus Cook Continental Development 150 E Broad Street Columbus, OH 43215
Landscape Architect	-	Ryan Pearson EDGE 330 W. Spring Street, Suite 350 Columbus, OH 43215
Engineer	-	Matt Lewandowski, P.E. Lewandowski Engineers 234 N. Erie Street Toledo, OH 43604
Owner	-	William Lorenzen Lorenzen Co. LLC 25 N. Ontario Street Toledo, OH 43604

GENERAL INFORMATION (cont'd)

Site Description

Zoning	-	IL <i>Limited Industrial</i> – Maumee River Overlay (MRO) and Marina District Overlay (MD)
Area	-	± 1.08 Acres
Frontage	-	± 199 Feet along Front Street
Existing Use	-	Light Industrial / Warehouse
Proposed Use	-	Medical Office

Area Description

North	-	Undeveloped (Future Apartments) / CM-PUD <i>Mixed Commercial Planned Unit Development & CR Regional Commercial</i>
South	-	Restaurants & Mixed Uses / CR <i>Regional Commercial & CS Storefront Commercial</i>
East	-	Light Industrial & Offices / IL <i>Limited Industrial</i>
West	-	Gas Station & Restaurant / CR <i>Regional Commercial & CS Storefront Commercial</i>

Parcel History

S-1-08	-	Final Plat for THE MARINA DISTRICT Plat. Plan Commission approved on 4/10/08.
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Applicable Plans and Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- 1981 Maumee Riverfront Plan – Executive Summary
- Marina District Overlay Zone Declaration of Restrictions, Easements, Design and Development Standards and Comprehensive Sign Plan

STAFF ANALYSIS

The request is a Zone Change from IL *Limited Industrial* to CR *Regional Commercial* at 0 Front Street (Marina District Lot 12). The property is located in the Marina District and the Maumee River Overlay. Surrounding land uses include undeveloped land (future apartments) to the north, light industrial and office uses to the east, restaurants and neighborhood commercial uses to the south, and neighborhood commercial uses to the west.

STAFF ANALYSIS (cont'd)

The 1.08 acre property contains two buildings that cover the majority of the property. The letter of intent states that one of the buildings will be demolished and the other building renovated for potential medical office use. The rear portion of the remaining building will be demolished to help facilitate the construction of a bike path behind the buildings. The bike path is part of the proposed improvements for the planned MetroPark in the Marina District. The proposed use is allowed in the current zoning district, but the request will help consolidate and unify the zoning in the Marina District.

The Toledo 20/20 Plan recommends this site for Urban Village Land Uses. The district is a specialized residential and commercial area that possesses characteristics of Traditional Neighborhood Development, such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The proposed request is consistent with this designation and will serve as a positive catalyst for additional redevelopment in the Marina District and East Toledo.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-12007-17, a Zone Change from IL *Limited Industrial* to CR *Regional Commercial* at 0 Front Street (Marina District Lot 12), to Toledo City Council for the following **three (3)** reasons:

1. The request conforms to the Toledo 20/20 Comprehensive Plan - **TMC 1111.0606.A**; and
2. The request consolidates and unifies the zoning district in the Marina District – **TMC 1111.0606.C**; and
3. The request will serve as a positive catalyst for additional redevelopment in the Marina District and East Toledo. – **TMC 1111.0606.E**

Respectfully Submitted,



Thomas C. Gibbons
Secretary

CC: Gus Cook, Continental Development, 150 E Broad Street, Columbus, OH 43215
Ryan Pearson, EDGE, 330 W. Spring Street, Suite 350, Columbus, OH 43215
Matt Lewandowski, P.E., Lewandowski Engineers, 234 N. Erie Street, Toledo, OH 43604
Lisa Cottrell, Administrator
Josh Lewandowski, Principal Planner

JL

Two (2) sketches follow

GENERAL LOCATION

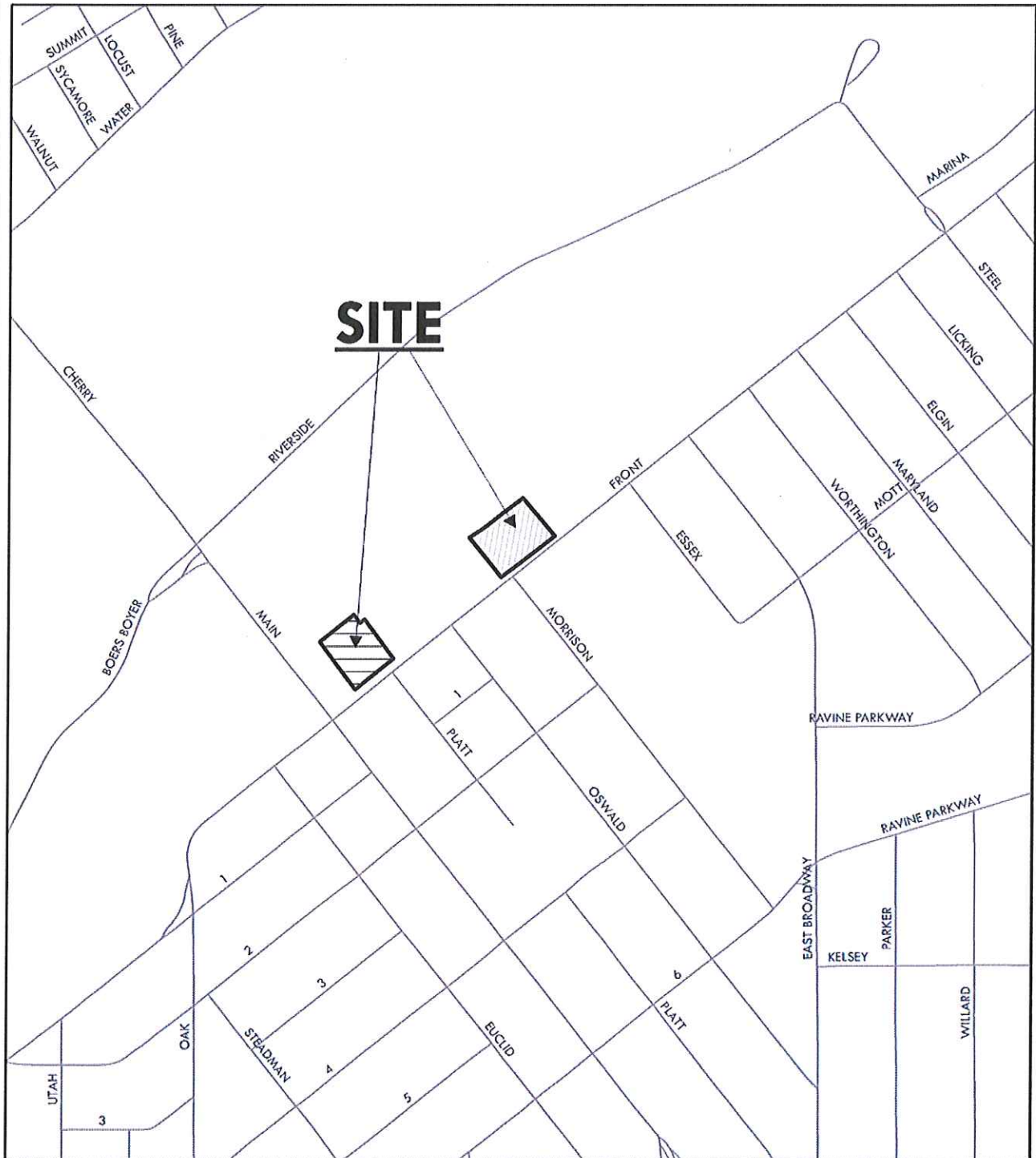
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ID 27



ZONING & LAND USE

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