

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: May 13, 2022

REF: Z-3005-22

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 CM (Mixed Commercial-Residential) at 1001 Washington St and 53 Indiana Ave.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 14, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL (Limited Industrial) to CM (Mixed Commercial-Residential)
Location	-	1001 Washington St and 53 Indiana Ave.
Applicant	-	Larry Parker Jr. 2453 Warren Street Toledo, OH 43620

Site Description

Zoning	-	IL / Limited Industrial
Area	-	± 0.56 Acres
Frontage	-	± 163' along Washington St ± 210' along Moorish Ave ± 100' along 11th St
Existing Use	-	Vacant Industrial
Proposed Use	-	Mixed-Use

Area Description

North	-	CM / Mixed Commercial
South	-	IL / Limited Industrial
East	-	CM / Mixed Commercial
West	-	IL / Limited Industrial

GENERAL INFORMATION (Cont'd)

Parcel History

M-12-13	-	Establishment of the Warehouse District Urban Neighborhood Overlay
M-21-17	-	Review and Approval of the Warehouse District 2017 Plan as an amendment to the Toledo 2020 Plan
TWDARC-7-20	-	Partial demolition of connecting breezeway at 1001 Washington St. Approved by TWDARC on June 2, 2020.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Warehouse District Neighborhood Master Plan (2017)

STAFF ANALYSIS

The applicant is requesting a zone change from IL (Limited Industrial) to CM (Mixed Commercial-Residential) for a site located at 1001 Washington St. The property is located in the Warehouse District on the south side of Washington St. The two large brick buildings were most recently occupied by the Society of St. Vincent de Paul as their thrift store and offices. The applicant, Larry Parker Jr, owns the property and intends to revitalize the two buildings on this site for a mixture of commercial and residential uses, in line with similar mixed-use redevelopments which have recently been successful in the Warehouse District. The property is currently under an industrial zoning classification; a zone change will be required for the proposed uses. The CM (Mixed Commercial-Residential) zoning classification can be found on adjacent properties and is most appropriate for the proposed development.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Downtown Commercial land uses. The proposed zoning district accommodates these land uses and can be found surrounding this property in the Warehouse District and Uptown.

Toledo Warehouse District Plan (2017)

The Toledo Warehouse District Plan proposes that this property be used for commercial and mixed uses. The plan states that “mixed use commercial and residential, specific commercial or residential, and open space are the preferred uses throughout the Warehouse District.” The proposed zoning classification of CM (Mixed Commercial-Residential) will best cater to these desired uses.

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PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of a Zone Change from IL (Limited Industrial) to CM (Mixed Commercial) at 1001 Washington St to Toledo City Council for the following reason:

1. The CM zoning classification will facilitate land uses which are appropriate in context of surrounding land uses, and will reflect the objectives of the Warehouse District Neighborhood Master Plan; (TMC§1111.0606.A and TMC§1111.0606.C)

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Thomas C. Gibbons', written in a cursive style.

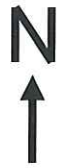
Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Larry Parker Jr; 2453 Warren Street; Toledo, OH 43620
Lisa Cottrell, Administrator
Matt Lascheid, Associate Planner

General Location

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Zoning and Land Use

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