

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: August 12, 2022

REF: Z-6006-22

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

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

SUBJECT: Vacation of the three alleys bounded by Elm Street, Chestnut Street, E. Lake Street, and Manhattan Blvd.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 11, 2022 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from CO Office Commercial to CD Downtown Commercial
Location	-	415 N Michigan St
Applicant + Owner	-	415 Mich Ltd. 4 Seagate #608 Toledo, Ohio 43604

#### Site Description

Zoning	-	CO / Office Commercial
Area	-	± 0.5 Acres
Frontage	-	± 20' Along N Michigan St.
Existing Use	-	Offices
Proposed Use	-	Mixed use residential and commercial

#### Area Description

North	-	CO / Offices, Parking, Family Court Building
South	-	CO / Offices, Parking
East	-	CO / Lucas County Court House
West	-	CO / Offices

## **GENERAL INFORMATION (cont'd)**

### Parcel History

No parcel history on record.

### Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Downtown Toledo Master Plan

## **STAFF ANALYSIS**

The applicant and owner of the building is requesting a zone change from CO Office Commercial to CD Downtown Commercial at 415 N Michigan street. The ± 0.05 Acres site is occupied by a zero-lot line building constructed in 1907. To the north of the site are legal offices and the Family Court House, to the east is the Lucas County Courthouse, to the south are additional law offices and parking, and to the west are additional offices. The applicant has requested the change to CD Downtown Commercial in order to accommodate first-floor commercial with residential units on the second and third floors. While CO Office Commercial does allow for residential above the ground floor, the commercial uses allowed on the first floor are limited under the current zoning. Rezoning the property to CD Downtown Commercial would increase the range of commercial uses permitted.

The letter of intent received from the applicant does not indicate a perspective tenant, however does outline the scope of work. Planned modifications to the building include interior and exterior renovation, new glazing and doors, and the potential for first floor retail. Rezoning the building to CD Downtown Commercial would not preclude reuse of the building as an office space. However, due to unprecedented increase in telecommuting nationally demand for dedicated office space has been reduced. Rezoning of the subject site would result in a more economically resilient commercial ecosystem while preserving the character of Toledo's central business district.

### Downtown Toledo Master Plan

The Downtown Toledo Master Plan targets downtown to capture 20% of job growth in the region, equating to roughly 600,000 square feet of necessary office space. The plan estimates there is nearly 1.5 million square feet of vacant office space available and states that new office development is not needed to accommodate demand. The plan also states that the growing population residing in and visiting downtown is creating a higher demand for commercial opportunities such as retail and restaurant uses. The plan sites a need for as much as 225,000 additional square feet of retail space. Being that commercial space is in demand and office space can be feasibly reduced without impacting future availability, the requested zone change conforms to the Downtown Toledo Master Plan.

**STAFF ANALYSIS (cont'd)**

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Downtown Commercial Land Use, which is intended to accommodate a broad range of uses to reflect downtown's role as a commercial, governmental, cultural and entertainment center. Land uses are intended to be intense with high building coverage, large buildings, and buildings placed close together. The proposed zone change complies with the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan, Downtown Toledo Master Plan, and the stated purpose of the Zoning Code. Furthermore, the rezoning is compatible with the existing land uses within the general vicinity of the subject property.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-6006-22, a request for Zone Change from CO Office Commercial to CD Downtown Commercial at 415 N Michigan St to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is consistent with the Comprehensive Plan, Downtown Toledo Master Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (**TMC§111.0606(B)**).

Respectfully Submitted,



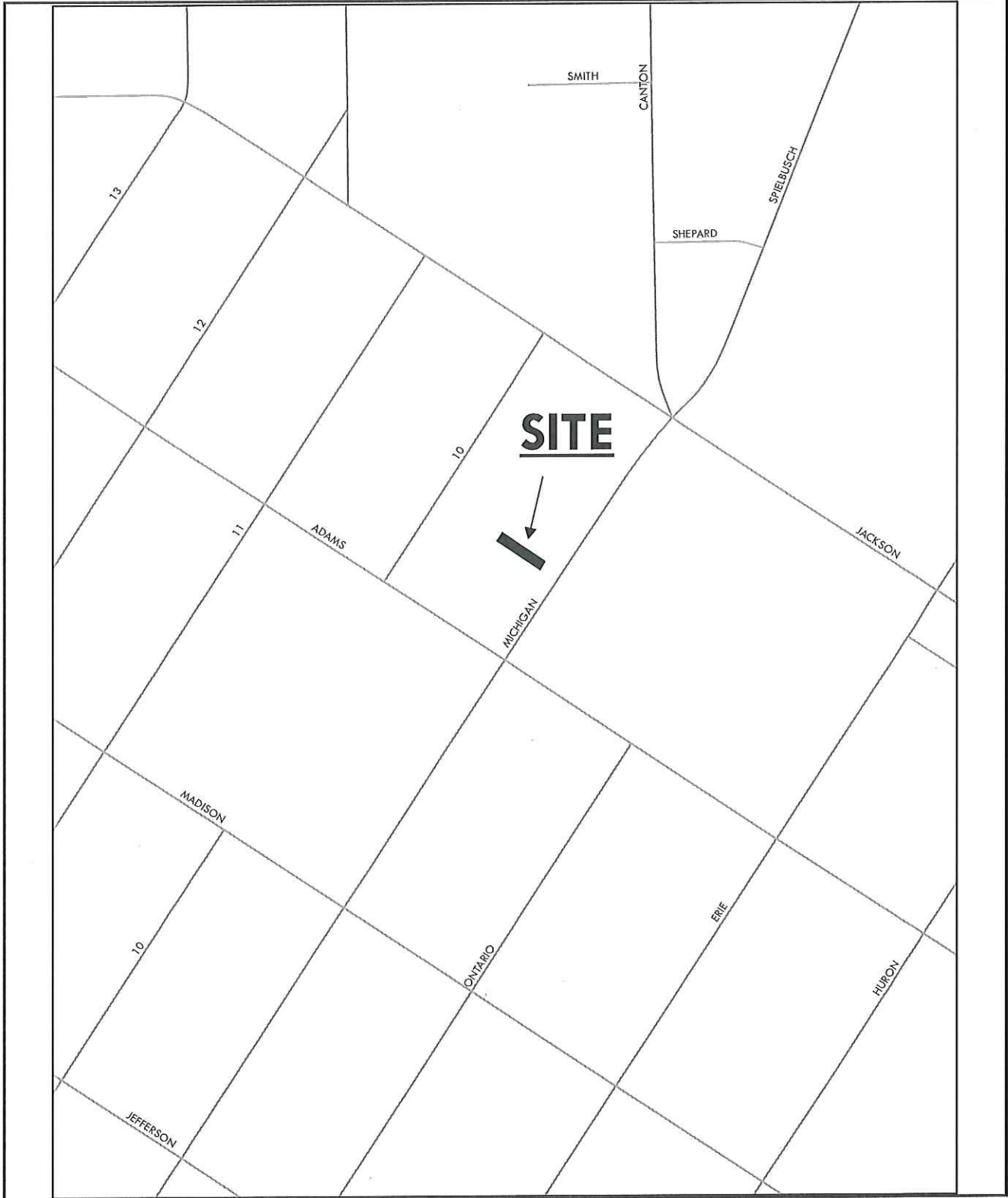
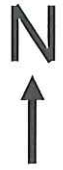
Thomas C. Gibbons  
Secretary

JGL  
Two (2) sketches follow

Cc: Applicant  
Lisa Cottrell, Administrator  
Jonny Latsko, Planner

**GENERAL LOCATION**

**Z-6006-22**  
ID 9



# ZONING & LAND USE

Z-6006-22  
ID 9

