



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 14, 2020

REF: Z-7009-19

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 RS6 Single Dwelling Residential and CR Regional Commercial to CR Regional Commercial at 1953 & 1959 Bigelow Street and 1953 & 1959 Kelly Avenue.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 13, 2020 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from RS6 Single Dwelling Residential and CR Regional Commercial to CR Regional Commercial

Location - 1953 & 1959 Bigelow Street and 1953 & 1959 Kelly Avenue

Owner - The Toledo Hospital
100 Madison Avenue
Toledo, Ohio 43604

Engineer - Lewandowski Engineers
234 North Erie Street
Toledo, Ohio 43604

Site Description

Zoning - RS6 & CR / Single-Dwelling Residential & Regional Commercial

Area - ± 1.56 acres

Frontage - ± 500' along Promedica Parkway
± 150' Kelley Avenue

Existing Use - Vacant land and parking lot

Proposed Use - Hotel and parking lot

Neighborhood Org. - None

Overlay - None

GENERAL INFORMATION (cont'd)

Area Description

North	-	Promedica Parkway / RS6
East	-	Interstate-475 / CR
South	-	Medical office, vacant commercial / CR
West	-	Promedica Parkway, medical offices / IC

Combined Parcel History

Z-381-68	-	Rezone from R-2 to C-3 for Lots 51-54 in Fairfax Subdivision, S. of Bigelow and E. of Kelly (P.C. approved on 1/9/1969, C.C. approved on 1/27/1969 by Ord. 64-69).
V-507-12	-	Vacation of portions of Kelly Ave, Giant St and Bigelow St and adjacent alleys (P.C. approved on 12/6/2012, C.C. approved on 5/14/2013 by Ord. 249-13).
V-333-15	-	Vacation of Kelly Ave and adjacent alley (P.C. approved on 8/13/2015, C.C. approved on 9/23/2015, awaiting Ordinance).
SPR-38-19	-	Major Site Plan Review for a new hotel and parking lot at 2020, 2022, 2036, 2038, 2040 & 2046 W. Central Ave & 0 Kelly Ave (<i>companion case</i>).

Applicable Plans and Regulations

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

STAFF ANALYSIS

This application was postponed from the January 9, 2020 Plan Commission hearing to the February 13, 2020 Plan Commission hearing. The applicant is requesting a Zone Change from RS6 Single Dwelling Residential and CR Regional Commercial to CR Regional Commercial for a site located at 1953 & 1959 Bigelow Street and 1953 & 1959 Kelly Avenue. The ±1.5-acre site is comprised of five (5) parcels currently zoned RS6 Single Dwelling Residential and CR Regional Commercial. The applicant intends to redevelop the overall site for a new hotel and parking lot, which are not permitted in the RS6 zoning district. Adjacent land uses include Interstate-475 to the north, vacant commercial property to the east, a construction staging area and parking lot across Central Avenue to the south and medical offices across Promedica Parkway to the west.

STAFF ANALYSIS (cont'd)

A medical office building currently occupies a portion of the site that will be demolished for the new hotel. Pursuant to TMC§1111.0802(B)(1 & 2), a Major Site Plan Review is required for all nonresidential developments with a floor area of more than 50,000 square feet or any proposed off-street parking with sixty (60) or more parking spaces. A Major Site Plan Review (*SPR-38-19*) request accompanies this case for the proposed hotel and parking lot.

Neighborhood Meeting

Due to the potential impact on the surrounding neighborhood, the applicant decided to host a neighborhood meeting for the proposed Zone Change prior to the Plan Commission hearing. Meeting notifications were sent to a mailing address list provided to the applicant generated by Plan Commission staff. The first neighborhood meeting was on October 2, 2019 at 6:00 p.m. at the Sanger Branch of the Toledo-Lucas County Public Library. The second neighborhood meeting was held on October 30, 2019 at 6:00 p.m. at the Mary Ellen Falzone Diabetes Center, located at 2100 West Central Avenue.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targeted this site for Neighborhood Commercial land uses. CN land uses typically include predominantly small and medium scale commercial uses that serve neighborhoods although it may include small and medium scale office and mixed uses. The proposed Zone Change does not conform to the future land use designation identified in the 20/20 Comprehensive Plan. However, the land use designation was assigned to these properties prior to the construction of Promedica Parkway and the new Interstate-475 underpass.

Staff recommends approval since the proposed CR zoning is compatible with the adjacent commercial land uses surrounding the site. Additionally, the proposed CR Regional Commercial zoning is consistent with the current zoning designations of properties along Central Avenue. Finally, staff recommends approval due to the physical suitability of the subject property being located along an active commercial corridor and the proximity to the Toledo Hospital.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-7009-19, a request for Zone Change from RS6 Single Dwelling Residential and CR Regional Commercial to CR Regional Commercial for a site located at 1953 & 1959 Bigelow Street and 1953 & 1959 Kelly Avenue, to Toledo City Council for the following three (3) reasons:

1. The proposed CR zoning is compatible with existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review and Decision Making Criteria*).

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PLAN COMMISSION RECOMMENDATION (cont'd)

2. The proposed CR zoning is consistent with the zoning classifications of properties surrounding the subject property (TMC§1111.0606(C) – *Review and Decision Making Criteria*); and
3. The physical suitability of the subject property for the uses permitted under the proposed CR Regional Commercial zoning classifications (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



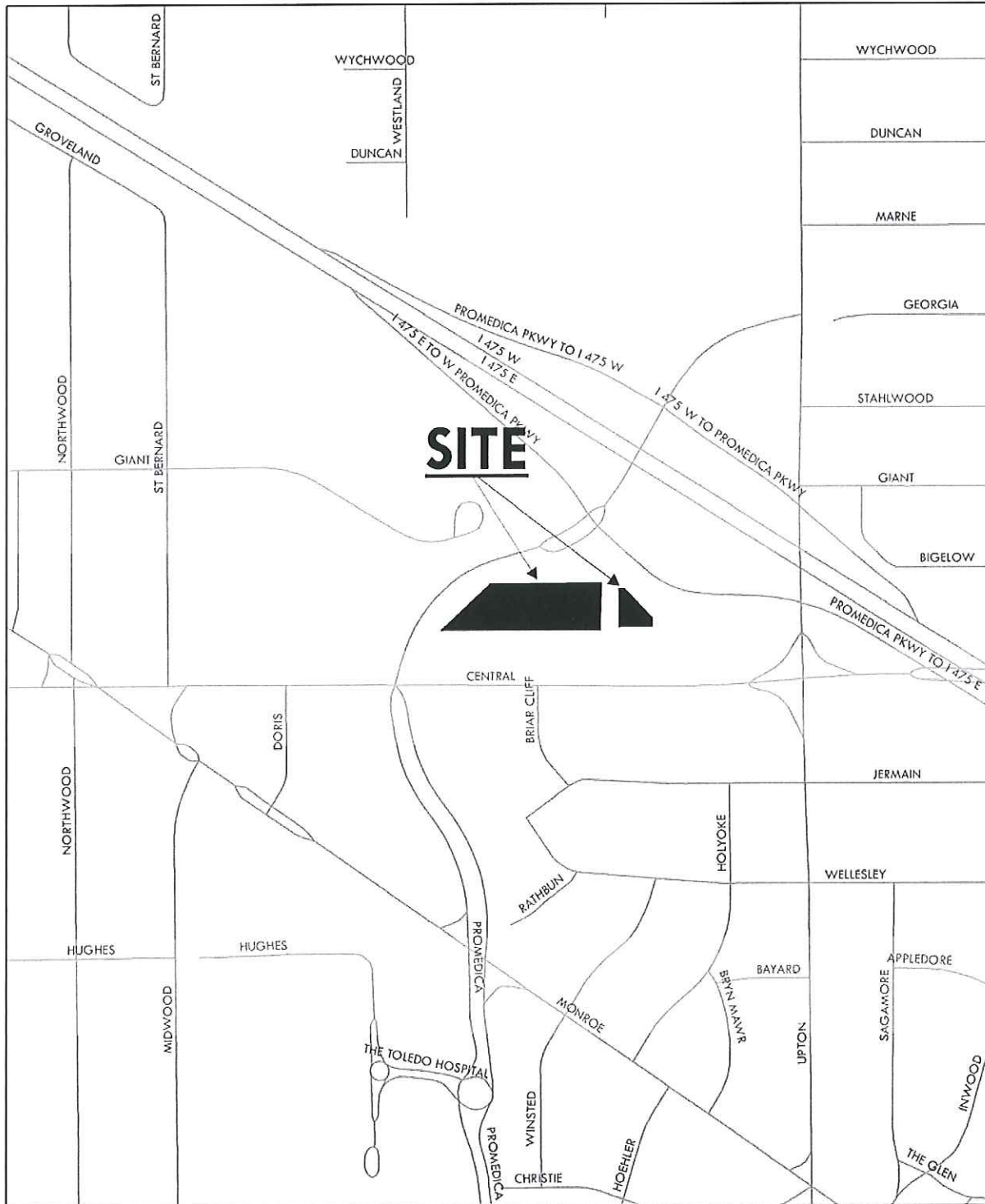
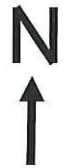
Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Mark Rose; The Toledo Hospital, 100 Madison Avenue, Toledo, Ohio 43604
Matt Lewandowski; Lewandowski Engineers, 234 North Erie Street, Toledo, Ohio 43604
Lisa Cottrell, Administrator
Ryne Sundvold, Associate Planner

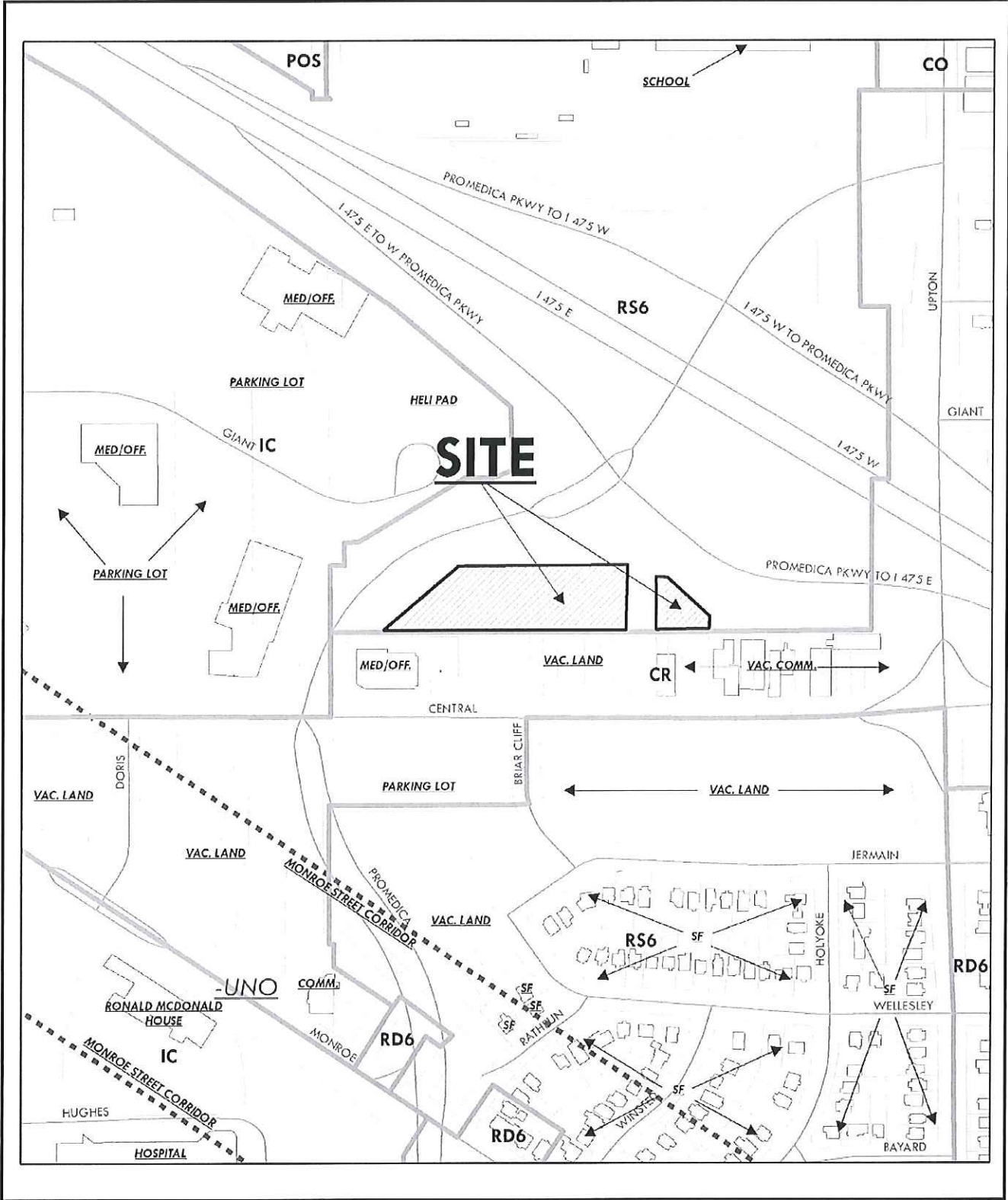
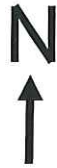
GENERAL LOCATION

Z-7009-19
ID 45



ZONING AND LAND USE

Z-7009-19
ID 45





CONTINENTAL REAL ESTATE COMPANIES

October 18, 2019

Dear Neighbors and City Officials:

We had a very informative meeting on October 2, 2019, with our neighbors and community leaders, including our District Councilman, Tyrone Riley, and members of the Plan Commission staff, concerning our proposed new residential and hotel developments along Central Avenue between ProMedica Parkway and Upton Avenue. At that meeting, we received important input and questions about aspects of these developments. We are now prepared to update you further on the development and address questions and concerns raised at that meeting.

Thus, we invite you to join us for a follow-up meeting **October 30, 2019 at 6:00 p.m. at the Mary Ellen Falzone Diabetes Center, 2100 West Central Avenue** (i.e., this is the first building on the right when you pull into the parking lot at Central Avenue just west of the ProMedica Parkway). Note that this is a different location than last meeting – we were unable to reserve the Sanger Branch Library for this meeting.

In an effort to make the meeting more productive for all attending, we ask that you email your comments/questions to us at:

colonycomments@gmail.com

We look forward to seeing you again at this meeting. We continue to be excited about these projects, involving a mix of residential, commercial, and a hotel developments, which will energize this area of the "Colony" and enhance the surrounding neighborhoods.

Thank you for your continued participation in this process; your input is important to us.

Sincerely,

Gus Cook