

GENERAL INFORMATION

Subject

Request	-	Zone Change from RM36 Multi-family to CR Regional Commercial
Address	-	902 North Superior Street
Owner	-	Toledo Metropolitan Development LLC 122 South Saint Clair Street Toledo, OH 43604
Architect	-	Thomas Porter Architects Julie Apt 8 North Saint Clair Street Toledo, OH 43604

Site Description

Zoning	-	RM36 / Multi-family Residential
Area	-	.272-acre
Frontage	-	149' along North Superior Street and 77' along Locust Street
Existing Use	-	Church / Gym
Proposed Use	-	Manufacturing, production and technological company
Neighborhood Org.	-	Historic Vistula Foundation
Overlay	-	Vistula Historic District Overlay and Summit Street Corridor Redevelopment District (SSCR)

Area Description

North	-	Multi-family residences / RM36
South	-	Commercial storefront / CR
East	-	Industrial warehouse / IL
West	-	Multi-family residences / RM36

GENERAL INFORMATION (cont'd)

Parcel History

VHD-12-18	-	Installation of an ADA Ramp (TCHDC approved 8/27/18)
VHD-10-19	-	Re-roof with same (Administrative approval 11/7/19)
Z-2001-20	-	Zone Change from IL Limited Industrial and RM36 Multi-family to CR Regional Commercial at 322 Locust Street (<i>companion case</i>)
Z-2003-20	-	Zone Change from RM36 Multi-family to CN Neighborhood Commercial at 937 Ostrich Lane (<i>companion case</i>)
Z-2004-20	-	Zone Change from IL Limited Industrial to CR Regional Commercial at 915 North Summit Street (<i>companion case</i>)

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RM36 Multi-family Residential to CR Regional Commercial for a site located at 902 North Superior Street. The .272-acre site is zoned multi-family residential, and the subject site has a historic church structure that was converted into a gym. The gym was used for the Catholic Youth Organization (CYO) events in the early 1950's. Surrounding land uses to the north and west is multi-family residences, and to the east and south are commercial storefronts.

This application is for a re-zoning in order for a business owner to relocate an existing manufacturing, production and technological company currently located in the Warehouse District to this location. The historic church structure will be retro-fitted for their business offices and other uses associated with the technological business. The owner purchased multiple buildings on this city block in order to accommodate the relocation of the technological business.

STAFF ANALYSIS (cont'd)

The subject site is located in the Vistula Historic District Overlay (HO) and the Summit Street Corridor Redevelopment District (SSCRD). The effect of the historic designation requires the property owner to apply for a Certificate of Appropriateness (COA) for any environmental change and will be reviewed for compliance with the U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings for by the Toledo City Historic District Commission (TCHDC). The Summit Street Corridor Redevelopment District (SSCRD) governs the off-street parking for existing buildings since the Historic Overlay governs the exterior modifications and assists with economic incentives.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village. The Toledo 20/20 Comprehensive Plan defines urban village as having five (5) essential design features that start with a definable center. A definable center can be commercial businesses that serve the neighborhood, a walkable streetscape paired with a calming street design, mixes of commercial and residential land uses, public spaces in the form of parks or churches, and efficiently served by public transit. One of the recommendations in the Toledo 20/20 Comprehensive Plan is expanding retail businesses or creating businesses that offer services to the residents, and the reduction of crime in the North River area. The Zone Change supports the goals of the Toledo 20/20 Comprehensive Plan to create new development along North Summit Street, Locust Street and Lagrange in the Vistula Historic District Overlay.

Staff recommends approval of the Zone Change for this location since the existing structure is abutting commercial uses. Second, the Zone Change will allow for the manufacturing, production, and technological business to be compliant with the proposed commercial uses. Finally, the proposed CR Regional Commercial Zoning is consistent with the future land use in the Toledo 20/20 Comprehensive Plan for this site.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-2002-20, a request for a Zone Change from RM36 Multi-family Residential to CR Regional Commercial for a site located at 902 North Superior Street to the Toledo City Council, for the following three (3) reasons:

1. The proposed Zone Change is consistent with the Toledo 20/20 Comprehensive Plan and the both target this site for Downtown Commercial uses (TMC 1111.0606.A *Review and Decision-Making Criteria*).
2. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property (TMC 1111.0606.B *Review and Decision-Making Criteria*); and
3. The physical suitability of the subject property for the uses permitted under the proposed zoning classification for CD Downtown Commercial will allow the property to be revitalized (TMC 1111.0606.D *Review and Decision-Making Criteria*).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
DATE: May 14, 2020
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE
ZONING AND PLANNING
DATE: June 17, 2020
TIME: 4:00 P.M.

MLM
Two (2) sketches follow