



# 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: January 10, 2020

REF: Z-10007-19

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

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

SUBJECT: Zone Change from Request for a Zone Change from IL Light Industrial to CD  
Downtown Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 9, 2020 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request - Zone Change from IL Limited Industrial to CD  
Downtown Commercial

Address - 21 South Saint Clair Street

Owner - Virgil and Melva Jean Behnfeldt  
17391 King Road  
Bowling Green, OH 43402

### Site Description

Zoning - IL / Limited Industrial

Area - .0318-acre

Frontage - 20' along South St Clair Street

Existing Use - Vacant lot

Proposed Use - Vacant lot

Neighborhood Org. - Warehouse Association

Overlay - Warehouse District Neighborhood Overlay

### Area Description

North - Commercial storefront and parking lot / CD

South - Commercial storefront and parking lot / CD

East - Surface parking lot / CD

West - Commercial storefront and parking lot / CD

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

### Parcel History

M-12-13 - Establishment of the Warehouse District Urban Neighborhood Plan Overlay (P.C. rec. approval on 10/23/13 and C.C. approved on 1/2/14 by Ord. 9-14).

### Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Toledo Warehouse District Plan
- Warehouse District Urban Neighborhood Overlay

## **STAFF ANALYSIS**

The applicant is requesting a Zone Change from IL Limited Industrial to CD Downtown Commercial for a site located at 21 South Saint Clair Street. The .0318-acre site is zoned light industrial and is a vacant lot. The applicant purchased the vacant parcel back in 1969. This application is for a down zoning in order for the existing zoning to conform to the surrounding zoning classifications. Surrounding land uses to the north, west, east, and south includes commercial storefronts, and existing surface lots.

The subject site is located in the Warehouse District Neighborhood Overlay (UNO). The effect of the designation establishes additional design standards for development. The applicant would be required to present any new construction to the Warehouse District Architectural Review Committee (TWDARC) for review and approval.

The TWDARC has created a sub-committee to initiate down zoning within the Warehouse District where it is feasible for existing uses that are zoned industrial to convert to downtown commercial or mixed commercial - residential use in order to be compliant with Toledo Municipal Code. This is the third application to be processed under this initiative.

### **Toledo 20/20 Comprehensive Plan**

The Toledo 20/20 Comprehensive Plan and the Warehouse District Plan both target this site for downtown commercial land uses. The Zone Change supports the goals of both plans. The Warehouse Neighborhood Overlay (UNO) overlaps with the Downtown Overlay District both support mixed-use development similar to that of the subject site.

**STAFF ANALYSIS (cont'd)**

Staff recommends approval of the Zone Change for this location since the vacant lot is abutting mixed uses along with several restaurants in the immediate area. Second, the Zone Change will allow for any new construction to be compliant with the existing mixed commercial – residential uses. Finally, the proposed CD Downtown Commercial Zoning is consistent with the future land use in the Toledo 20/20 Comprehensive Plan and the Toledo Warehouse Plan for this site.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommended approval of Z-10007-19, a request for a Zone Change from IL Limited Industrial to CD Downtown Commercial for a site located at 21 South Saint Clair 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 Warehouse District Plan that 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*).

Respectfully submitted,



Thomas C. Gibbons  
Secretary

MLM  
Two (2) sketches follow

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Cc: Virgil and Melva Jean Behnfeldt, 17391 King Road, Bowling Green, OH 43402  
Lisa Cottrell, Administrator  
Molly Maguire, Principal Planner

# GENERAL LOCATION MAP

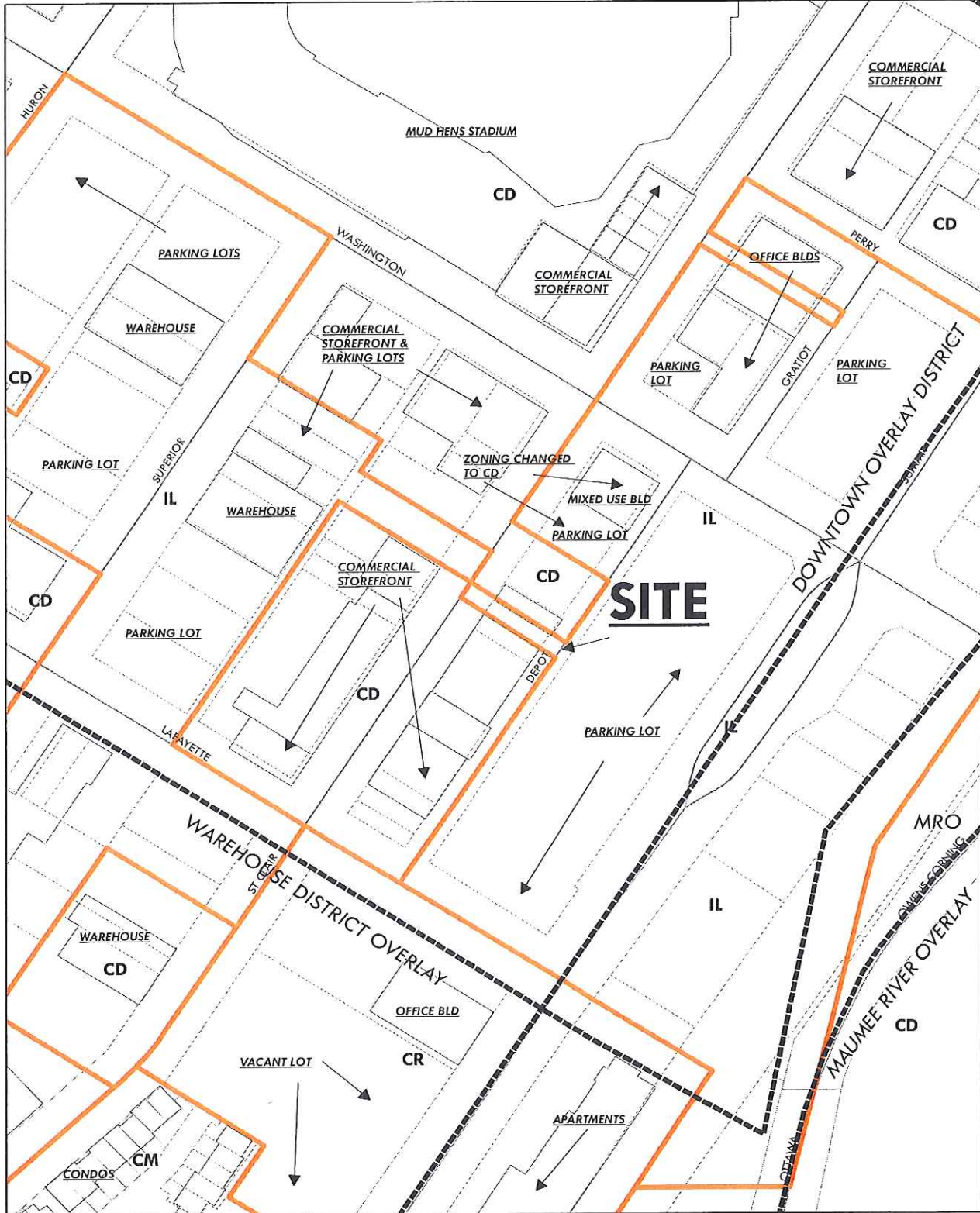
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# ZONING & LAND USE MAP

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## Maguire, Molly

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**From:** Paul Sullivan [psullivan@bex.net]  
**Sent:** Thursday, January 09, 2020 9:32 AM  
**To:** Maguire, Molly  
**Subject:** 21 south st clair

If you would read into the record that the next door neighbors thank them and whole heartedly support the change to CD.

I don't think I am going to make it with the circus in town at huntington

Paul R. Sullivan JR. AIA LLC  
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Toledo Ohio 43604  
[psullivan@bex.net](mailto:psullivan@bex.net)