



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-3003-22

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 at 413-433 13th & 420-430 14th St (10 parcels).

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 12, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL Limited Industrial to CM Mixed Commercial
Location	-	413-433 13 th & 420-430 14 th St (10 parcels).
Applicant + Owner	-	STS Management/Midland Title 420 Madison Ave Toledo, OH 43604

Site Description

Zoning	-	IL / Limited Industrial
Area	-	± 1.2 Acres
Frontage	-	± 193' along 14 th Street ± 350' along 13 th Street ± 242' along Jackson Street
Existing Use	-	Vacant land and building
Proposed Use	-	Attached Houses

Area Description

North	-	IL / vacant lots, warehousing
South	-	IL, CD / Open Space, Offices, Commercial
East	-	CD / Office, bank
West	-	CD, CR / Office, community garden

GENERAL INFORMATION (cont'd)

Combined Parcel History

M-4-12	-	UpTown District Neighborhood Plan (PC Approved 12/05/13, Adopted via Ord. 19-14).
SPR-29-15	-	Minor Site Plan Review for madhouse Properties Ltd Parking lot at 433 13 th Street (PC Approved 09/25/15).
M-5-19	-	Review and adoption of the Uptown Master Plan Update as an amendment to the 20/20 Plan (PC Approved 06/13/19. Adopted via Ord. 353-19).
V-87-22	-	Vacation of North-South alley behind the north side of the 1300 Block of Adams St. bounded by 13 th St, 14 th St, & Jackson & Adams (PC Approved 03/10/22, CC Approved 04/13/22, Pending BOR)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a zone change from IL Limited Industrial to CM Mixed Commercial. The ± 1.2 Acres site is composed of ten (10) parcels, the majority of which are vacant. At the time of the publication of this report, a former multi-family building on the site is in the process of being demolished. To the north of the site is a warehouse, to the east is an office and bank, to the south is open space as well as offices and commercial uses, and to the west is an office and community gardens. The applicant plans to redevelop the block along 13th St and 14th St with attached houses. Attached houses are not permitted in IL Limited Industrial and therefore the zoning district must be changed to facilitate residential redevelopment.

Future development of the block shall be subject to UpTown UNO review, Downtown Overlay District Review, and Site Plan Review.

STAFF ANALYSIS (cont'd)

Uptown Master Plan

The Uptown Master Plan, adopted in 2019, recommends significant housing around and near UpTown Green. The site of the proposed rezoning is approximately four (4) blocks from UpTown Green. The plan presents a possible build-out scenario of 4,500 square feet of residential development. The proposed zone change aligns with the goals of the Uptown Master Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Downtown Commercial Land Use. The Downtown Commercial designation 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. It also accommodates mixed-use pedestrian oriented development. The proposed zone change conforms to the Toledo 20/20 Comprehensive Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-3003-22, a request for Zone Change from IL Limited Industrial to CM Mixed Commercial at 13th & 14th St to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is consistent with the Comprehensive 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: STS Management/Midland Title
Lisa Cottrell, Administrator
Jonny Latsko, Planner

GENERAL LOCATION

Z-3003-22
ID 9



X-X

ZONING & LAND USE

Z-3003-22
ID 9

