TOLEDO - LUCAS COUNTY PLAN COMMISSIONS
One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: April 18, 2022
REF: Z-2009-22

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 CD (Downtown Commercial) at 12 N St. Clair St.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 14, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL (Limited Industrial) to CD (Downtown Commercial)
Location	-	12 N St. Clair St.
Applicant	-	Neighborhood Health Association 313 Jefferson Ave Toledo, OH 43604

Site Description

Zoning	-	IL / Limited Industrial
Area	-	± 0.09 Acres
Frontage	-	± 34' St. Clair St
Existing Use	-	Vacant Commercial
Proposed Use	-	Medical Office

Area Description

North	-	CD / Downtown Commercial
South	-	IL / Limited Industrial
East	-	IL / Limited Industrial
West	-	CD / Downtown Commercial

GENERAL INFORMATION (Cont'd)

Parcel History

None on Record

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a zone change from IL (Limited Industrial) to CD (Downtown Commercial) for a site located at 12 N St. Clair Street. The property is located in the Warehouse District along a dense commercial corridor, surrounded by other urban commercial buildings from the late 1800s and early 1900s. The applicant, Neighborhood Health Association of Northwestern Ohio, owns the building and intends to use the building as medical offices. The current industrial zoning does not permit this use. The proposed zoning of Downtown Commercial will permit the proposed use, naturally suit the urban commercial/mixed-use building, and fit in with zoning of surrounding properties.

Applicable Plans

The Toledo 20/20 Comprehensive Plan targets this site for "Downtown Commercial" land uses in the Future Land Use map for Downtown. The Downtown Toledo Master Plan calls for the Identification of Strategic Redevelopment and Infill Sites within the Priority Action Items, and the rezoning of this property will allow it to be redeveloped. Finally, the Warehouse District Plan (2017) calls for this property to be used for commercial purposes within the Proposed Land Use map. The proposed zone change is in line with these recommendations.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-2009-22, a request for a Zone Change from IL (Limited Industrial) to CD (Downtown Commercial) at 12 N St. Clair St, to the Toledo City Council for the following reasons:

1. The request conforms with existing land uses within the general vicinity of the subject property (TMC§1111.0606.C)

2. The request conforms with the Toledo 20/20 Comprehensive Plan, applicable neighborhood plans, and the stated purpose of the Zoning Code (TMC§1111.0606.A).

Respectfully Submitted,

Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Neighborhood Health Association; 313 Jefferson Ave; Toledo, OH 43604
Lisa Cottrell, Administrator
Matt Lascheid, Associate Planner

General Location

Z-2009-22

N



Zoning and Land Use

Z-2009-22

N



NEIGHBORHOOD HEALTH
ASSOCIATION OF TOLEDO
313 JEFFERSON AVE
TOLEDO OH 43604

8 NORTH ST CLAIR STREET
VENTURES LLC
8 NORTH ST CLAIR ST
TOLEDO OH 43604

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