



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: October 14, 2022

REF: Z-8002-22

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

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

SUBJECT: Zone Change from POS Parks and Open Space to CO Office Commercial at 1301-1327 N Detroit Avenue and 1414 Dorr Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 13, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from POS Parks and Open Space to CO Office Commercial
Location	-	1301-1327 N. Detroit Avenue and 1414 Dorr Street
Applicant	-	Toledo Urban Federal Credit Union 1441 Dorr Street Toledo, Ohio 43607
Co-Applicant & Owner	-	City of Toledo 1 Government Center Suite 2250 Toledo, Ohio 43604

Site Description

Zoning	-	RM36 / Multi-Dwelling Residential
Area	-	± 1.39 Acres
Frontage	-	± 675' along Dorr ± 163' along Detroit ± 129' along Palmwood ± 71' along Smead
Existing Use	-	Greenway
Proposed Use	-	Office and community resource center

GENERAL INFORMATION (cont'd)

Area Description

North	-	RD6, CR / Single- and Two- Family Homes, Vacant Lots, Vacant Commercial Building
South	-	CO, CR / Credit Union, Vacant School, Vacant Lots, Restaurant
East	-	CR, POS / Greenway, Restaurant
West	-	IL / Vacant Lots

Combined Parcel History

M-13-66	-	Roosevelt Conservation Area Report.
Z-286-71	-	Special Use Permit to construct an automobile station at the NW corner of Dorr & Detroit (PC Denied 9/23/71, Ordinance 871-71)
M-10-90	-	Sale of city-owned land at the NW corner of Dorr and Detroit for a fast food establishment (PC Approved 5/3/90)
M-3-96	-	Sale of city-owned land at the NW corner of Dorr and Detroit for a car-wash (withdrawn)
Z-253-04	-	Zone Change from IL, CR, and RM36 to POS (PC Approved 08/12/2004, CC Approved Or. 777-07).

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Dorr Street Corridor Vision Plan

STAFF ANALYSIS

The applicants, the Toledo Urban Federal Credit Union in co-operation with the property owner the City of Toledo, are requesting a zone change from POS Parks and Open Space to CO Office Commercial. The ± 1.39 acres site consists of several parcels along Dorr street, Detroit Street, and abutting Palmwood Ave and Smead Ave. The site fronts the intersection of Detroit Ave and Dorr Street. It is not occupied by any permanent structures, and instead contains a berm which acts as a buffer between Dorr street and the northern properties. The existing space is part of a greenway constructed along Dorr following Urban Renewal programs of the 1970s and includes a sidewalk that curves slightly to create a more “park like” environment. The north of the site is an alley, single- and

STAFF ANALYSIS (cont'd)

two- family homes and vacant lots. South of the site is Dorr Street, across which is Toledo Urban Federal Credit Union, a vacant school building & lots (formerly St. Teresa's Parish School), and a restaurant. To the west of the site is Smead Ave across which are vacant lots.

The applicant has requested the zone change in order to construct office space and a community resource center. POS Parks and Open Space, does not allow the majority of commercial uses. CO Office Commercial is a relatively low-intensity zoning district that is often utilized as buffer between residential and commercial areas. At the time of application, a full scope of work has not been submitted to the Plan Commission. Pending zone change approval, development of the site will require additional review. Site plan review shall provide opportunity to ensure existing houses along Palmwood Ave are protected from the negative secondary effects of Dorr Street, which is a major road, and newly introduced commercial uses through buffers and other design elements.

Dorr Street Corridor Vision Plan

The Dorr Street Corridor Vision Plan is a plan for the redevelopment of Dorr Street adopted by City Council. The subject site falls within the East Section study area of the plan, which calls for new commercial development on the North West Corner of Detroit & Dorr. A major land use recommendation within the plan is to encourage redevelopment in the community areas already served by infrastructure and utilize resources offered by existing neighborhoods. Redevelopment along Dorr Street should seek to reuse and upgrade vacant buildings or lots first, then target underutilized spaces. The proposed rezoning enables this objective and conforms to the Dorr Street Corridor Vision Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Neighborhood Commercial land uses. Neighborhood Commercial land uses are predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included. The western-most third of the property is also targeted for Parks and Open Space. Parks and open space is intended to preserve and enhance major opens pace and recreational areas. The District may also be applied to privately owned open space areas within residential developments. While the request does extend into the portion targeted for Parks and Open Space, rezoning of the complete parcel allows for successful reutilization of the land in a way that meets the intent of the Toledo 20/20 Comprehensive plan. The proposed use and zoning allow for re-utilization of the land in a way which meets the objectives of the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change from POS Parks and Open Space to CO Office Commercial because the proposed CO Office Commercial zoning is compatible with the existing land uses within the vicinity and is consistent with the Dorr Street Corridor Vision Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-8002-22, a request for Zone Change from POS Parks and Open Space to CO Office Commercial at 1301-1327 N. Detroit Avenue and 1414 Dorr Street to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is compatible with the existing land uses within the general vicinity of the subject property **(TMC§1111.0606(B))**;
2. The rezoning is consistent with the Dorr Street Corridor Vision Plan, Comprehensive Plan, and stated purpose of the Zoning Code **(TMC1111.0606(A))**.

Toledo City Plan Commission further recommends approval of Z-8002-22, a request for Zone Change from POS Parks and Open Space to CO Office Commercial at 1301-1327 N. Detroit Avenue and 1414 Dorr Street subject to the following one (1) condition:

1. A commercial plat shall be approved and recorded prior to amendment to the Zoning Map.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

JGL

Two (2) sketches follow

Cc: Applicants
Lisa Cottrell, Administrator
Jonny Latsko, Planner

GENERAL LOCATION

Z-8002-22
ID 18



ZONING & LAND USE

Z-8002-22
ID 18

