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

DATE: December 2, 2022
REF: Z-10003-22

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

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

SUBJECT: Zone Change from IG-General Industrial and CS-Storefront Commercial to POS-Parks & Open Space at 0 Front Street (part of 18-77482)

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

GENERAL INFORMATION

Subject

Request	-	Zone Change from IG-General Industrial and CS-Storefront Commercial to POS-Parks & Open Space
Location	-	0 Front Street (part of 18-77482)
Applicant	-	The Metropolitan Park District of the Toledo Area 5100 West Central Avenue Toledo, OH 43615
Owner	-	Economic Development City of Toledo One Government Center, Suite 2250 Toledo, OH 43604
Engineer	-	Lewandowski Engineers 234 N Erie Street Toledo, OH 43604

Site Description

Zoning	-	IG & CS / General Industrial & Storefront Commercial
Area	-	±8.29 acres
Frontage	-	±140' along Main Street ±1,675' along Miami Street
Existing Use	-	Multiuse path and undeveloped land
Proposed Use	-	Active Community Recreation
Overlay	-	Maumee Riverfront Overlay (MRO)

GENERAL INFORMATION (cont'd)

Area Description

North	-	Undeveloped, International Park, and Restaurants / POS & CR -MRO
South	-	Single family homes, auto repair and used auto sales, industrial / CS-MRO, IL-MRO, RM36, IL, RD6
East	-	Single family homes, auto repair and used auto sales, industrial / CS-MRO, IL-MRO, RM36, IL, RD6
West	-	Undeveloped, International Park, and Restaurants / POS & CR -MRO

Parcel History

SUP-69-85	-	Special Use Permit for installation of Toledo Rowing Foundation Dock in International Park Boat Basin and MRO Review. Ord. 427-85 passed 05/29/1985.
M-8-95	-	International Park Master Plan. PC approved 04/27/1995.
M-8-98	-	International Park Master Plan Amendment for restaurants, parking lot, and drive development. PC approved 08/13/1998.
MDO-2-98	-	Maumee Riverfront Overlay plan for restaurants and parking at International Park. PC approved 08/13/1998.

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Maumee Riverfront Plan
- Connecting the Pieces Neighborhood Plan

STAFF ANALYSIS

The request is a Zone Change from IG-General Industrial and CS-Storefront Commercial to POS-Parks & Open Space at a portion of 0 Front Street (part of Parcel #18-77482). The requested Zone Change will facilitate the redevelopment of International Park. Surrounding land uses include undeveloped land, International Park, and The Docks Restaurants to the north and west, and single family homes, auto repair, used auto sales, and warehouses to the south and east.

The applicant, the Metropolitan Park District of the Toledo Area (Metroparks Toledo), is requesting the Zone Change as part of the redevelopment of International Park. The redevelopment of International Park is part of the greater Glass City Riverwalk project, which aims to provide public parks and trails along both sides of the Maumee River. The City of Toledo currently owns International Park, and the subject parcel for which the Zone Change is requested runs along the east side of the park. On April 21, 2020, Toledo City Council passed Ord. 147-20, a development and option agreement with Metroparks Toledo for the sale and conveyance of International Park, and Metroparks Toledo has the approval of the City to apply for the Zone Change. The parcel is Zoned IG-General Industrial as it was the location of a rail line. Its current use is a multiuse path, developed as part of a "Rails-to-Trails" project. Preliminary plans show the multiuse path staying, with various paths branching off and into the park.

Prior to development, the applicant shall apply for a Special Use Permit. Active community recreation (i.e. parks with infrastructure) require an approved Special Use Permit in all Zoning Districts. The Special Use Permit shall be obtained prior to construction.

Connecting the Pieces Plan

The Connecting the Pieces Plan was approved in 2008, and provides a vision for the neighborhoods of Garfield Heights, the Marina District, the Main/Starr Business District, and International Park. The Plan recommends that International Park be improved with benches, rest ways, and picnic tables installed along riverfront walkways and bike paths. It also calls on beautifying the park for surrounding neighbors to enjoy. The proposed Zone Change and the Glass City Riverwalk project are both compatible with the Connecting the Pieces Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Parks and Open Space. This District is intended to preserve and enhance major open space and recreational areas. The District may also be applied to privately-owned open space areas within residential developments. Includes parks, golf courses, racetracks, marinas, and other areas containing recreational open space and facilities. The proposed Vacation complies with the 20/20 Plan.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan (cont'd)

Staff recommends approval of the Zone Change from IG-General Industrial and CS-Storefront Commercial to POS-Parks & Open Space at 0 Front Street (part of Parcel #18-77482) because the proposed POS-Parks and Open Space Zoning is consistent with the Comprehensive Plan, Connecting the Pieces Neighborhood Plan, and the stated purpose of the Zoning Code. Additionally, the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed zoning classification.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-10003-22, a request for a Zone Change from IG-General Industrial and CS-Storefront Commercial to POS-Parks & Open Space at 0 Front Street (part of Parcel #18-77482) for the following two (2) reasons:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A) – *Review & Decision-Making Criteria*).

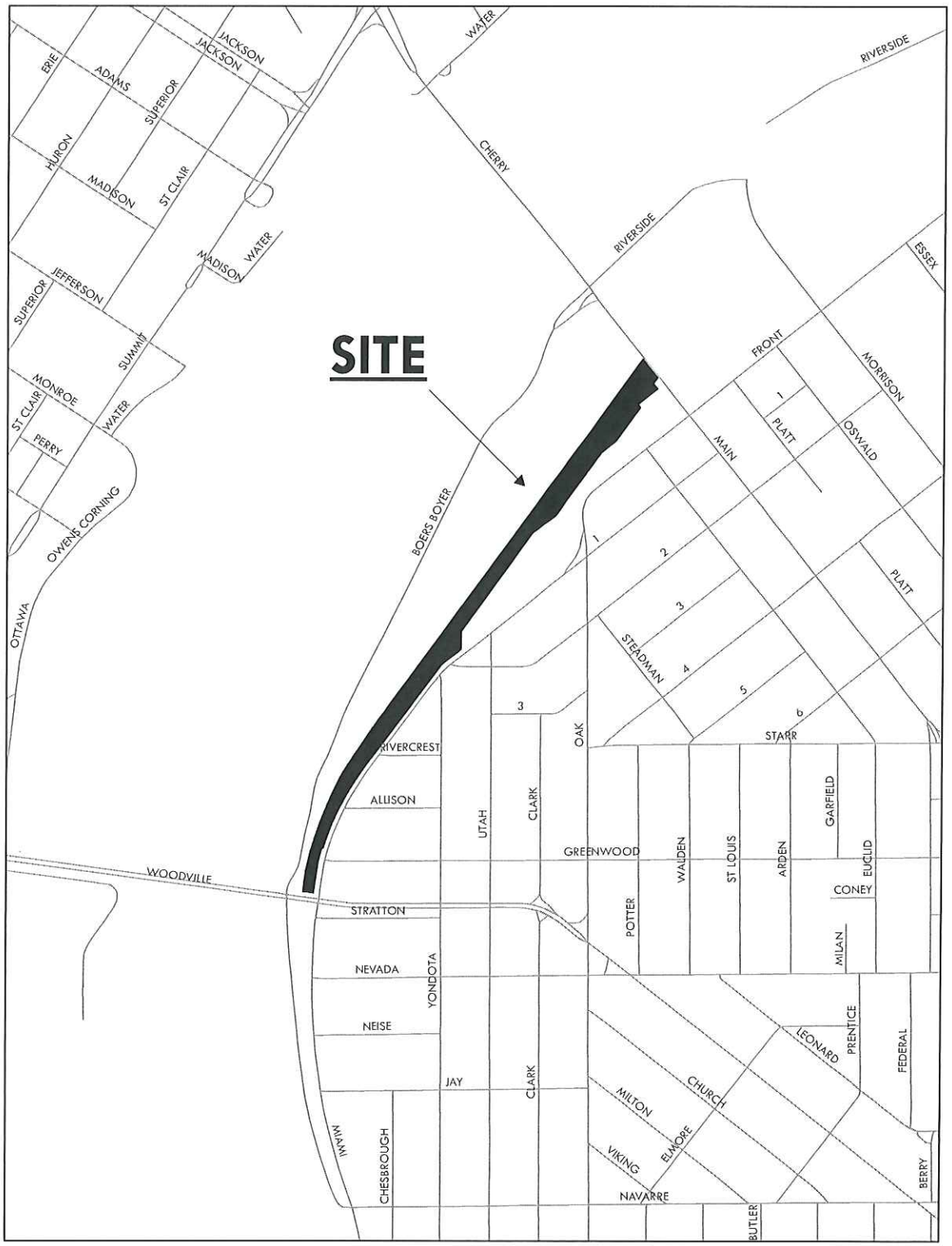
2. The physical suitability of the subject site and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

Respectfully Submitted,

Thomas C. Gibbons
Secretary

DR
Two (2) sketches follow
Cc: Metroparks Toledo, 5100 West Central Avenue, Toledo OH 43615
Economic Development, City of Toledo, One Government Center Ste 2250, Toledo OH 43604
Lewandowski Engineers, 234 N Erie Street, Toledo OH 43604
Lisa Cottrell, Administrator
Dana Reising, Associate Planner

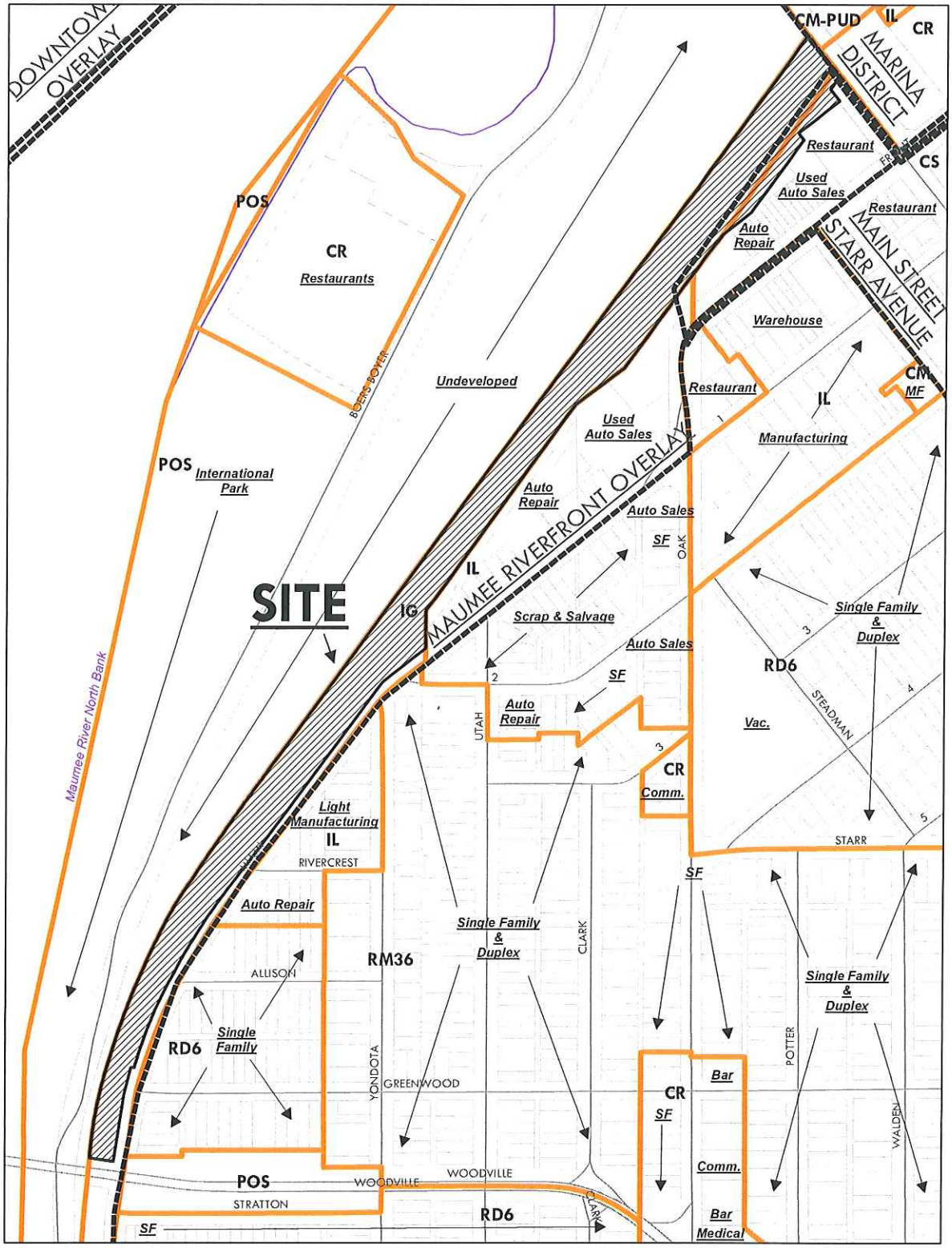
GENERAL LOCATION	Z-10003-22	N ↑



ZONING & LAND USE

Z-10003-22

N



125 OAK STREET LLC
512 GARDEN CT
MAUMEE OH 43537 2950

ADAMS STREET INVESTMENTS LLC
P O BOX 167195
OREGON OH 43616

AL-GHARIB REALTY LLC
2974 AIRPORT HWY
TOLEDO OH 43609

BAKER SYLVESTER A
25 GREENWOOD AVE
TOLEDO OH 43605 2215

BARRIENTOS F. ERIC
28 ALLISON AVE
TOLEDO OH 43605 2204

BLACK ANGELA L
21 GREENWOOD AVE
TOLEDO OH 43605 2215

BRITO TOMAS CEDILLO
19 GREENWOOD AVE
TOLEDO OH 43605

CALMES DANIEL A
30 ALLISON AVE
TOLEDO OH 43605 2204

CARTER CARLTON
108 2ND ST
TOLEDO OH 43605

CHUNG GEORGE T
417 SAINT LOUIS ST
TOLEDO OH 43605 2345

CLARK EDWARD V & SHARON
3156 INDIAN SPRINGS RD
MAUMEE OH 43537

COM DEV LLC
148 MAIN ST
TOLEDO OH 43605 2067

CRABTREE BRIAN
212 UTAH ST
TOLEDO OH 43605 2244

EAST SIDE AUTO PARTS
214 FIRST ST
TOLEDO OH 43605

FLAGGS INVESTMEBTS LLC
1125 CRYSTAL ST
TOLEDO OH 43605

GRANGER MICHAEL
329 FIRST ST
TOLEDO OH 43605

GUERRA LINDA D
211 YONDOTA ST
TOLEDO OH 43605 2251

HEILMAN LARRY
9414 SEAMAN
CURTICE OH 43412

HYSLOP JASON
144 RIVER CREST AVE
TOLEDO OH 43605

JACKSON HERBERT HAROLD
P O BOX 573
KINGSTON WA 98346

JOHNSON JUSTIN
23 GREENWOOD AVE
TOLEDO OH 43605

KALE HOLDINGS LLC
214 FIRST ST
TOLEDO OH 43605

KALE HOLDINGS LLC
416 N ERIE ST STE 100
TOLEDO OH 43604 5664

KAREEM S LLC
2327 GOLDENROD LN
PERRYSBURG OH 43551

KTB INVESTMENTS, LTD
1704 N GENOA CLAY CENTER RD
GENOA OH 43430

L HOLLINGWORTH SCHOOL
653 MIAMI ST
TOLEDO OH 43605

LAI MICHAEL
7 NEVADA ST
TOLEDO OH 43605

LOZANO LAURA
20 ALLISON AVE
TOLEDO OH 43605 2204

MACKEY JACK D & BARBARA J
2526 HOLLAND SYLVANIA RD
TOLEDO OH 43615

MARINA LOFTS BORROWER LLC
80 E RICH ST STE 120
COLUMBUS OH 43215

MARINA LOFTS BORROWER LLC
ONE MARITIME PLAZA #701
TOLEDO OH 43604

MCALLISTER PAT
24520 WEST TROWBRIDGE
MILLBURY OH 43447

MCCREADY DARREN M
31 ALLISON AVE
TOLEDO OH 43605 2203

MCDONALD'S REAL ESTATE COMPANY
833 BARKER RD
FREMONT OH 43420

METROPARKS TOLEDO
5100 W CENTRAL AVE
TOLEDO OH 43615

MIAMI STREET INVESTMENTS LLC
P O BOX 1508
MAUMEE OH 43537

MOORE ROBERT
11 GREENWOOD
TOLEDO OH 43605

MORALES OSCAR
1234 LEVI GREEN
HAYDEN AL 35079

OSENBAUGH CHERYL
22 GREENWOOD AVE
TOLEDO OH 43605 2216

PEGISH DARREL & MALINDA
15 GREENWOOD AVE
TOLEDO OH 43605 2215

PROP EQUITY LLC
PO BOX 446
LAKE BLUFF IL 60044 0446

REICHOW HOWARD E JR
5319 EDGEWATER DR
TOLEDO OH 43611 2639

TOBER CHRIS & DEBORAH
41 ALLISON AVE
TOLEDO OH 43605 2203

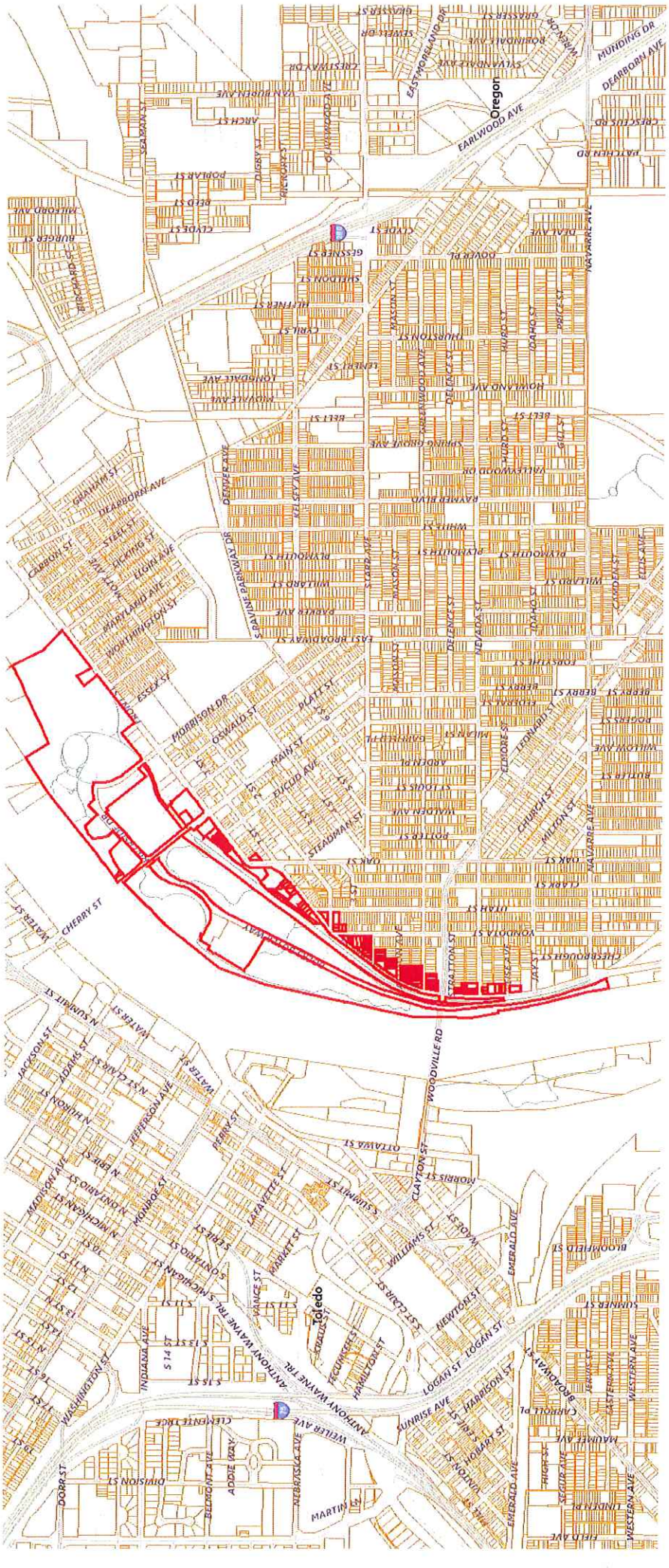
V & K CO
214 FIRST ST
TOLEDO OH 43605

WESOLOWSKI JOAN K
22 ALLISON AVE
TOLEDO OH 43605 2204

YONDOTA ADDITION LLC
835 MAIN ST
TOLEDO OH 43605

LEWANDOWSKI ENGINEERS
234 N ERIE STREET
TOLEDO OH 43604

COUNCILMEMBER THERESA GADUS
SUITE 2120


Oregon
Toledo
EARLWOOD AVE
DEARBORN AVE
MUNDING DR
WOODVILLE RD
CHERRY ST
MORRISON DR
OSWALD ST
PLATT ST
MAIN ST
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HARRISON ST
HAMILTON ST
HECKRICKEN ST
CHERRY ST
ANTHONY WAYNE TRL
SUNRISE AVE
WELLER AVE
CLEVELAND AVE
DIVISION ST
DORR ST
ADDIS WAY
BELMONT AVE
NEBRASKA AVE
MARTIN LN
INDIANA AVE
WASHINGTON ST
HOBART ST
HUNTON ST
BRIGHT ST
MAUMEE AVE
WESTERN AVE
BROADWAY ST
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NORTHINGTON ST
LYON AVE
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SEAMAN ST
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ARCH ST
VAN BUREN AVE
CRESTWAY DR
STANLEY DR
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