



# TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604

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THOMAS C. GIBBONS, DIRECTOR



DATE: September 14, 2018

REF: Z-7006-18

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

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

SUBJECT: Request for a Zone Change from RM36 Multi Dwelling & IL Limited Industrial to RM36 Multi Dwelling at 902 N. Superior Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 13, 2018 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request	-	Zone Change from RM36 Multi Dwelling & IL Limited Industrial to RM36 Multi Dwelling
Location	-	902 N. Superior Street
Applicant	-	JES NWO, Inc. P.O. Box 1387 Toledo, OH 43603
Architect	-	Paul R. Sullivan JR. AIA LLC 23 S. St. Clair-Lower Toledo Ohio 43604

### Site Description

Zoning	-	RM36 / Multi Dwelling & IL / Limited Industrial
Area	-	± .277 acres
Frontage	-	± 149' along N. Superior Street ± 80' along Locust Street
Existing Use	-	Vacant
Proposed Use	-	Gymnasium (Private School)
Overlay	-	Vistula Historic District Summit Street Corridor Redevelopment UNO (Urban Neighborhood Overlay) District

### Area Description

North	-	Multi Family, Single Family Residential / RM36
South	-	Commercial Warehouse / IL
East	-	Parking Lot / RM36
West	-	Multi Family, vacant lot / RM36

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## GENERAL INFORMATION (cont'd)

### Parcel History

Z-227-78	-	Zone Change from R-5 Multi Family to M-1 Restricted Industrial ((Plan Commission recommended approval on 9/21/78, City Council approved on 11/15/78 by Ord. 19-79).
M-11-08	-	Adoption of Summit Street Corridor Redevelopment Overlay District (Plan Commission recommended approval on 12/04/2008, City Council approved on 1/20/2009 by Ord. 38-09).
SUP-7004-18	-	Special Use Permit for a school at 902 N. Superior Street ( <i>companion case</i> ).

### Applicable Plans and Regulations

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

## STAFF ANALYSIS

The applicant is requesting a Zone Change from RM36 Multi Dwelling & IL Limited Industrial to RM 36 Multi Dwelling at 902 N. Superior Street. Currently, the ±.277 acre site is split zoned. Approximately, two-thirds of the parcel is zoned RM36, while an approximate one-third is zoned IL. The zoning demarcation line goes through the existing building.

The site is located within both the Vistula Historic District and the Summit Street Corridor Redevelopment UNO (Urban Neighborhood Overlay) District. Exterior modifications require approval of the Toledo City-wide Historic District (TCWHD). The TCWHD voted to approve the proposed modification at its August 27, 2018 hearing.

The site is occupied by a 17,906 square foot former church, constructed in 1862. Surrounding land uses include a mix of single-family and multi-dwelling homes to the north, a parking lot and a single-family dwelling to the east, commercial warehousing to the south, and multi-dwelling homes and a vacant lot to the west.

It is the applicant's intent for the facility to be used as a private gym for the Maritime Academy of Toledo (803 Water Street). The IL zone district does not allow for a school use and an SUP is required for a school use in any RM district.

**STAFF ANALYSIS (cont'd)**

Therefore, the applicant is requesting the zone change to RM36 for the entire parcel in order to request approval of the companion case for a Special Use Permit (*SUP 7004-18*) submitted along with this request.

Toledo 20/20 Comprehensive Plan


The Toledo 20/20 Comprehensive Plan recommends *Urban Village* uses for this area of Superior Street; "*A specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character.*" (Toledo 20/20 Comprehensive Plan/Appendix D, Legend)

**STAFF RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-7006-18, a Zone Change from RM36 Multi Dwelling & IL Limited Industrial to RM 36 Multi Dwelling at 902 N. Superior Street to Toledo City Council for the following three (3) reasons:

1. The request conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(B) – *Review and Decision Making Criteria*).
2. The request is consistent with existing land uses within the general vicinity of the subject property. (TMC§1111.0606.B *Review & Decision-Making Criteria*).
3. The request is consistent with the zoning classifications of the properties within the general vicinity of the subject property. (TMC§1111.0606.C *Review & Decision-Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

Two (2) sketches follow  
CC: Lisa Cottrell, Administrator  
Daryl Graus, Planner



# GENERAL LOCATION

Z-7006-18  
ID 09



# ZONING & LAND USE

Z-7006-18  
ID 9

