TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR

DATE: January 11, 2019
REF: Z-10005-18

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 IL Limited Industrial & RD6 Duplex Residential to CR Regional Commercial at 1157 Grand Avenue & 1928 N. Detroit Avenue.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 10, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL Limited Industrial & RD6 Duplex Residential to CR Regional Commercial
Location	-	1157 Grand Avenue & 1928 N. Detroit Avenue
Applicant	-	Toledo City Council One Government Center, Suite 2120 Toledo, Ohio 43604
Owner	-	Department of Economic & Business Development City of Toledo One Government Center, Suite 2250 Toledo, Ohio 43604

Site Description

Zoning	-	IL & RD6 / Limited Industrial & Duplex Residential
Area	-	± 4.64 acres
Frontage	-	± 230' along Grand Avenue ± 250' along London Square ± 820' along Detroit Avenue ± 190' along Woodruff Avenue ± 420' along Hoag Street ± 190' along Prospect Avenue
Existing Use	-	Vacant land
Proposed Use	-	Neighborhood Commercial developments

GENERAL INFORMATION (cont'd)

Site Description (cont'd)

Neighborhood Org.	-	New London Square Neighborhood Association
Overlay	-	None

Area Description

North	-	Single family houses / RD6
South	-	Convenience store, auto repair shop, single family houses / RD6, RM36
East	-	Single family houses / RD6
West	-	Detroit Avenue (US 24), vacant land, industrial factory / IG, CR & RM36

Combined Parcel History

Z-13-82	-	M-1 to C-3 at 1202 Prospect Ave. (PC rec. approval on 1/29/1982, CC approved on 3/31/1982 by Ord. 238-82).
Z-1005-99	-	R-3 to M-2 at 2020 N. Detroit Ave. (PC rec. disapproval on 4/08/1999).
V-327-99	-	Portion of alley north of Prospect Ave, west of Hoag (PC rec. approval on 6/10/1999, CC approved on 3/14/2000 by Ord. 253-00).
Z-2002-16	-	Zone Change from RD6 to IL at 1202 Prospect and part of 1028 N. Detroit (PC rec. disapproval on 5/12/2016, case withdrawn at CC on 6/15/2016).

Applicable Plans and Regulations

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

STAFF ANALYSIS

This case was deferred for thirty days from the December 6, 2018 Plan Commission hearing in order to give the applicant more time to consider the request. The applicant has revised their Zone Change request from CN Neighborhood Commercial to CR Regional Commercial. The applicant is requesting a Zone Change from IL Limited Industrial & RD6 Duplex Residential to CR Regional Commercial at 1157 Grand Avenue & 1928 North Detroit Avenue. The ± 4.64-acre site is comprised of two (2) parcels that were previously occupied by an industrial manufacturer and storage operation. Both parcels are split zoned IL Limited Industrial and RD6 Duplex Residential which currently sit vacant with the exception of one (1) warehouse located on the northern parcel. Surrounding land uses include single family houses to the north and east, vacant commercial land to the west across Detroit Avenue and an auto repair shop with single family homes across Prospect Avenue to the south.

On October 23, 2018, the Toledo City Council passed Resolution 439-18 for a proposal to change the zoning classification from IL Limited Industrial to CN Neighborhood Commercial for the subject properties. If approved, the Zone Change would restrict the type and intensity of future land uses. The current IL zoning district is too intense of a zoning classification for the residential neighborhood surrounding the subject properties. While the RD6 zoning district is limited residentially due to environmental contamination concerns and the location along a US and State Route highway. A Zone Change is required because Commercial land uses are not permitted in the current RD6 zoning category.

In March of 2016, a Phase I Environmental Site Assessment (ESA) was conducted to identify any environmental contamination which had occurred from historical manufacturing land uses. Results of the Phase I ESA determined there to be two Identified Areas (IA) or Recognized Environmental Conditions (REC) that are on or immediately adjacent to the site. One of the areas located on the site considered to be an IA/REC is the site of a former rubber manufacturer and tool stamping facility in the mid-1900's. The second area considered to be an IA/REC is east of the site in the parcel along Hoag Street which was based on the long term use as a railroad track and spur in the early to mid-1900's. In order to develop the property, the overall site will require a Phase II ESA to further evaluate the IAs identified and determine what remediation will be required.

Future Developments

Upon development of the site, a Site Plan Review in accordance with TMC§1111.0800 will be required with a complete landscaping plan. Through the installation of landscape buffers, efforts will be taken to protect visibility from the right-of-way and the neighboring residential properties surrounding the site. Additionally, the site plan would be sent to the Division of Environmental Services to verify any environmental concerns are remediated before development.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Single Family Residential land uses. Single Family land uses typically include the development of single dwelling units on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. The Single Family Residential district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods.

These two blocks along Detroit Avenue were primarily targeted for Single Family Residential as a result of neighborhood concerns with nuisance conditions from the previous industrial operations. However, the future land use designation was assigned to these properties prior to any knowledge of potential environmental contamination. Due to the environmental conditions described in the Phase I ESA the site is limited in development without further assessment and/or remediation. As a result, unforeseen environmental contamination existing from the historical land uses pose a limitation on any future small-scale developments due to remediation costs. Additionally, the site is located along an increasingly active commercial/industrial corridor due to the proximity of the Norfolk Southern Intermodal facility which makes the site less conducive for neighborhood commercial developments due to traffic speed, volume and weight limits.

Staff recommends approval of the Zone Change for this location because it is compatible with the established land uses along Detroit Avenue. Additionally, the proposed CR Regional Commercial zoning is consistent with the current zoning designations of properties in the immediate area surrounding the site. Finally, the proposed CR zoning would allow for large-scale commercial developments which are conducive on the subject properties due to the potential environmental concerns, remediation costs and the proximity along a US and State Route highway.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-10005-18, a Zone Change from IL Limited Industrial & RD6 Duplex Residential to CR Regional Commercial at 1157 Grand Avenue & 1928 North Detroit, to Toledo City Council for the following three (3) reasons:

1. The proposed CR zoning is similar to existing land uses within the general vicinity of the subject site (TMC§1111.0606(B) – *Review & Decision-Making Criteria*).

2. The proposed CR zoning is consistent with the zoning classifications of properties within the general vicinity of the subject site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*); and

PLAN COMMISSION RECOMMENDATION (cont'd)

3. The proposed CR zoning is suitable due to potential environmental concerns, remediation costs and proximity along a US and State Route highway (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

Respectfully Submitted,

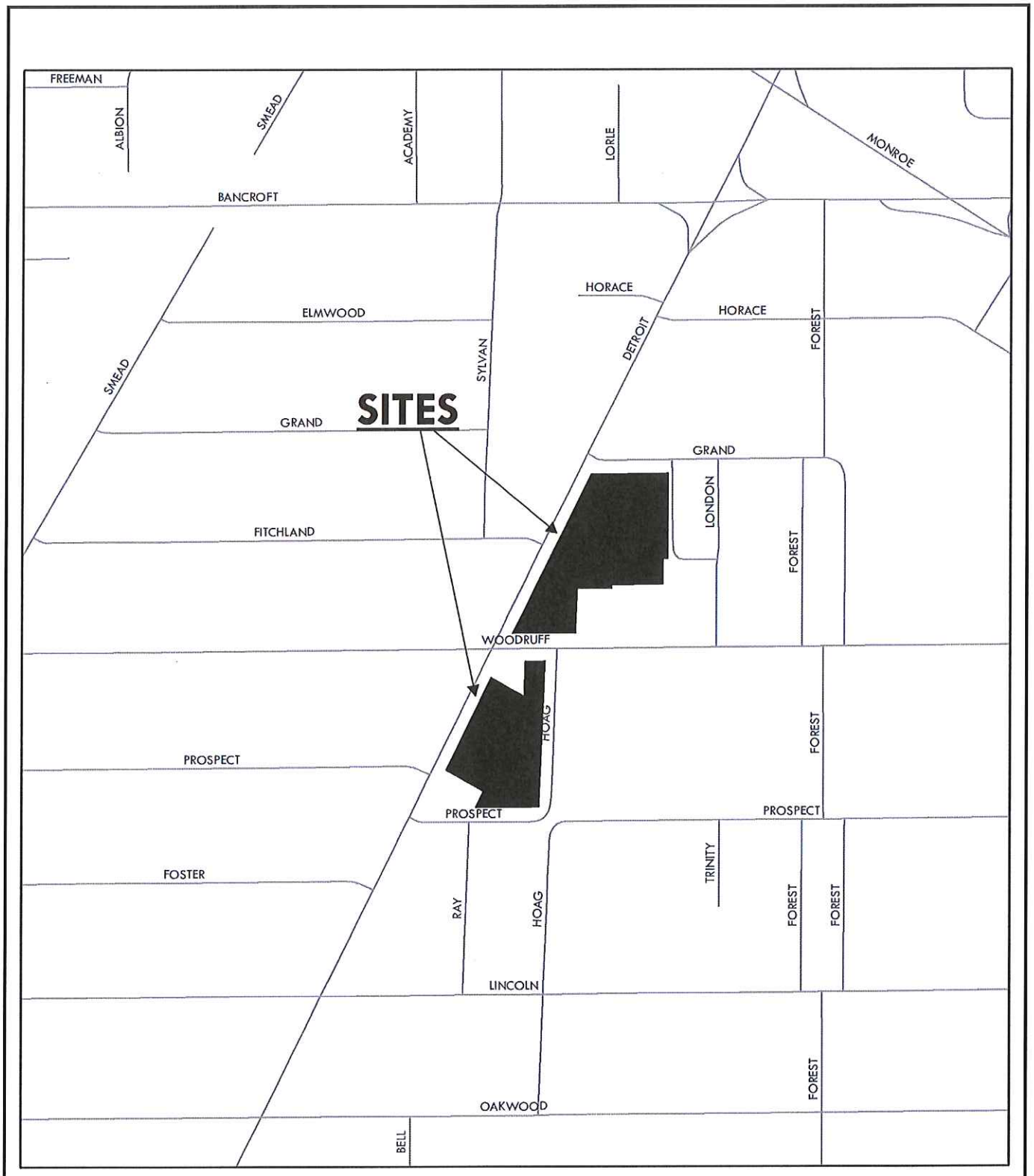
Thomas C. Gibbons
Secretary

Cc: Lisa Cottrell, Administrator
Ryne Sundvold, Planner

GENERAL LOCATION

Z-10005-18
ID 18

N



ZONING AND LAND USE

Z-10005-18
ID 18

N

