



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: March 15, 2019

REF: Z-1006-19

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 IP Planned Industrial to CM Mixed Commercial-Residential at 219 Southard Avenue.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 14, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IP Planned Industrial to CM Mixed Commercial-Residential
Location	-	219 Southard Avenue
Applicant	-	Craig Newburg Newburg Properties, LLC. 7940 Enchanted Circle Monclova, Ohio 43542

Site Description

Zoning	-	IP / Planned Industrial
Area	-	± 0.37 acres
Frontage	-	± 110' along Southard Avenue ± 150' along 14 th Street
Existing Use	-	Vacant commercial/industrial building
Proposed use	-	Mixed-use Commercial Residential
Neighborhood Org.	-	None
Overlay	-	None

Area Description

North	-	Vacant green space, parking lot / IP
South	-	Southard Ave, industrial warehouse / IL
East	-	14 th Street, parking lot, office commercial / IP
West	-	Tolco Corporation / IP

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|---------|---|--|
| Z-30-80 | - | Zone Change from M-3 to IP in the Warren Sherman Area on the south side of Woodruff Avenue, west of NYC R.R. (P.C. approved on 1/25/1980, C.C. approved on 3/19/1980 by Ord. 207-80). |
| S-19-83 | - | Preliminary Drawing for the Warren-Sherman Industrial Park, bounded by Woodruff, Franklin, Southard Ave & North 12th, State & Canton St (P.C. approved on 1/25/1980, C.C. approved on 3/19/1980 by Ord. 207-80). |

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 IP Planned Industrial to CM Mixed Commercial-Residential for a site located at 219 Southard Avenue. The ±0.37-acre site is located on the corner of Southard Avenue and 14th Street and currently occupied by a two-story vacant commercial building. Adjacent land uses include a parking lot to the north, a parking lot and office building to the east across 14th Street, an industrial warehouse south across Southard Avenue and an industrial supply company, Tolco Corporation, to the west.

The applicant intends to renovate the existing structure on the property in order to construct a mixed-use commercial residential development. A Zone Change is required for this property since mixed-uses including residential is not permitted in the current IP zoning district. The Zone Change to CM Mixed Commercial-Residential will allow the applicant to redevelop the site for both commercial and residential land uses. A Site Plan Review will be required in accordance with TMC§1111.0802(A)(1) & (2) before any future developments can take place on the site.

GENERAL INFORMATION (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Light Industrial land uses. The intent of the Light Industrial future land use designation is intended to accommodate uses such as research, wholesale activities, warehouses and industrial/manufacturing operations that are not employment-intensive and are compatible with commercial and residential land uses. However, the site is adjacent to an area targeted for Urban Village as the future land use designation. Urban Village is 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.

The proposed use does not comply with the future land use designation identified in the 20/20 Comprehensive Plan, however it does support the land use designation of properties located immediately adjacent to the subject site. Therefore, staff recommends approval of the Zone Change request because it is compatible with the future land use designation within the immediate area adjacent to the site. Additionally, the proposed CM Mixed Commercial-Residential zoning meets the challenge of a changing condition where the IP Planned Industrial zoning limits the redevelopment and use of the subject site. Finally, staff recommends approval of the Zone Change due to the physical suitability of the subject property for the proposed land use which is permitted under the proposed CM Mixed Commercial-Residential zoning classification.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-1006-19, a request for Zone Change from IP Planned Industrial to CM Mixed Commercial-Residential for a site located at 219 Southard Avenue, to Toledo City Council for the following three (3) reasons:

1. The proposed CM Mixed Commercial-Residential zoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A) – *Review & Decision-Making Criteria*).
2. The subject property is physically suitable for the uses permitted under the proposed CM Mixed Commercial-Residential zoning classification; (TMC§1111.0606(D) – *Review & Decision-Making Criteria*); and
3. The proposed CM Mixed Commercial-Residential zoning corrects an error or inconsistency in the Zoning Code or meets the challenge of a changing condition (TMC§1111.0606(F) – *Review & Decision-Making Criteria*).

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Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is fluid and cursive, with the first name "Thomas" being more prominent and the last name "Gibbons" following in a similar style.

Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Craig Newburg; Newburg Properties, LLC.; 7940 Enchanted Circle, Monclova, Ohio 43542
Lisa Cottrell, Administrator
Ryne Sundvold, Planner

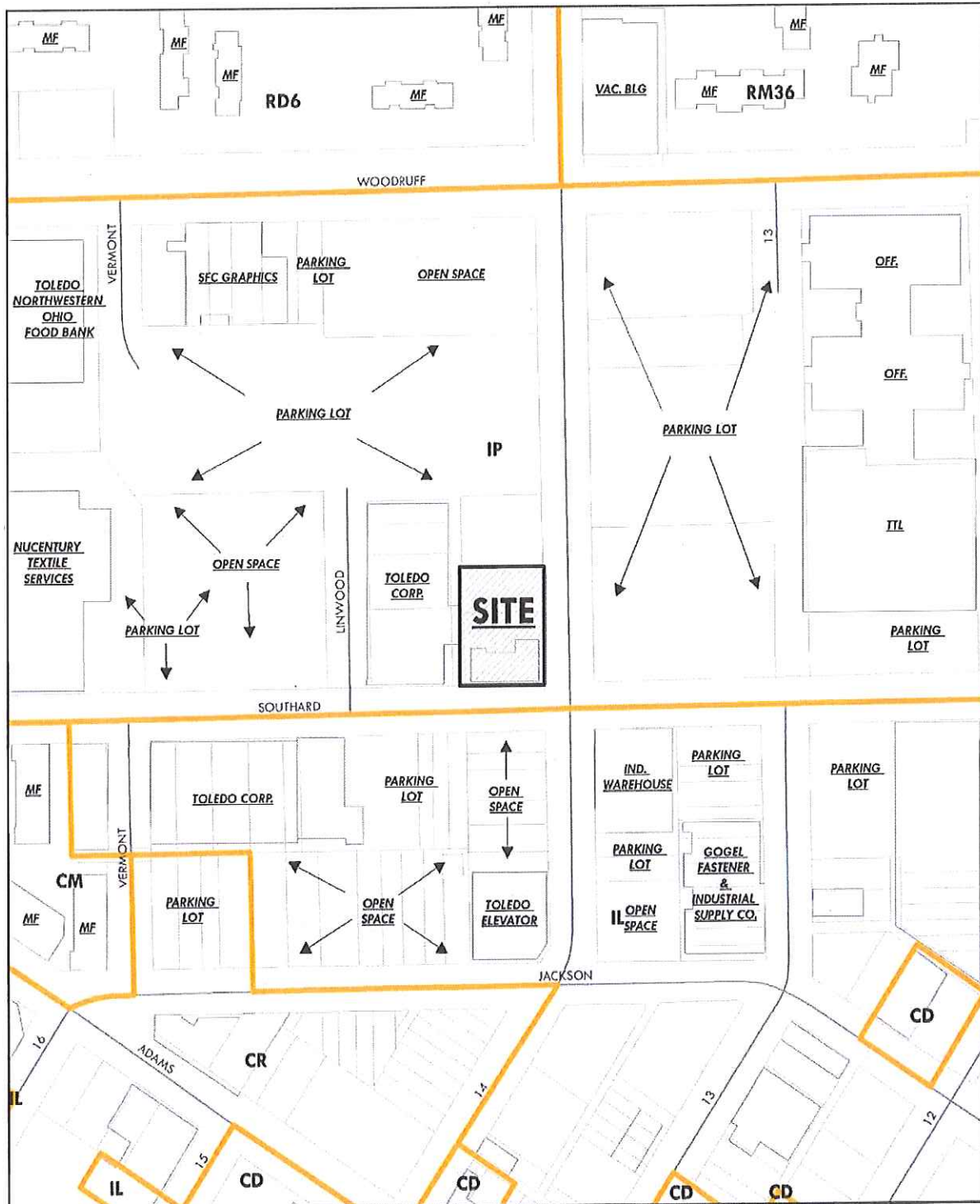
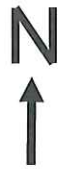
GENERAL LOCATION

Z-1006-19
ID 9



ZONING AND LAND USE

Z-1006-19
ID 9



RENOVATION OF 219 SOUTHARD

NEWBERG PROPERTIES



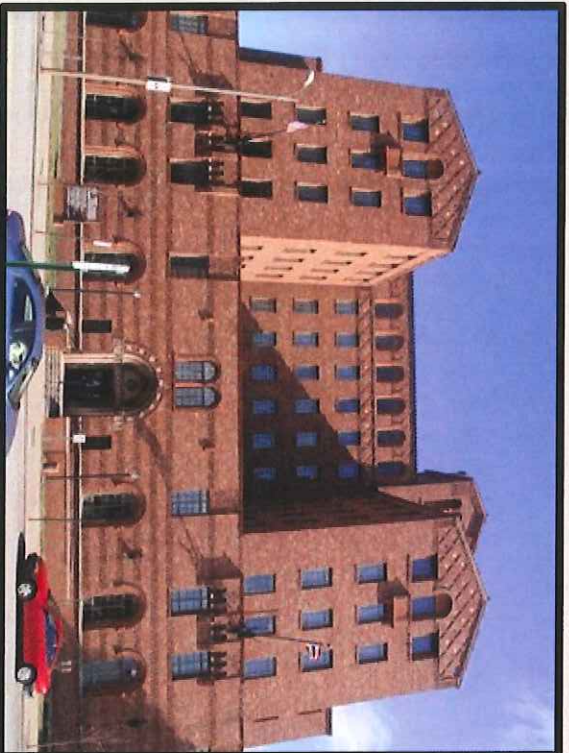
HISTORY OF BUILDING

- Commissioned in 1930 for the “Old Adams Street Nursery”
- Designed by Toledo firm of *Mills, Rhines, Bellman & Nordhoff*
- Found original velum blueprints (on linen) Thanks to Ed at Toledo Library!
- Building was used by Toledo Day Nursery for over 80 years

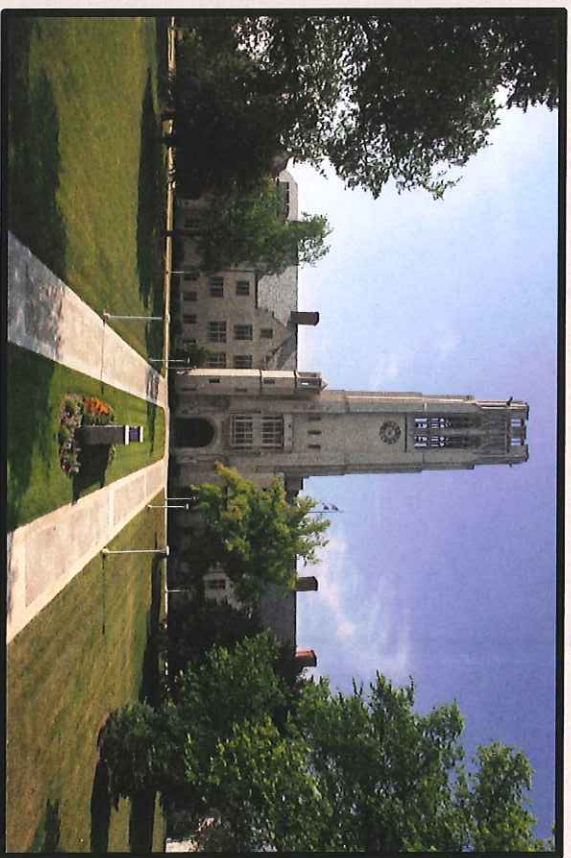


MILLS, RHINES, BELLMAN & NORDHOFF OTHER TOLEDO PROJECTS

Central YMCA - 1934



University Hall at UT – 1931



MILLS, RHINES, BELLMAN & NORDHOFF OTHER TOLEDO PROJECTS

PNC Bank Building -



Commodore Perry Hotel - 1927



JOURNEY TO DISREPAIR

- Decline began after Toledo Day Nursery closed
- Featured in 2015 WTOL news report on blighted properties
- Vandals broke windows and started fires which further damaged the building
- Scrappers stole copper wire, metal pipes, radiators, and air conditioners



PURCHASED IN DECEMBER 2018

- Initial intent to simply cleanup and re-sell
- However, quickly fell in love with its solidity and history
- Constructed of triple-brick walls and Bethlehem USA steel beams
- Although stripped and damaged, building structure remains solid
- Definitely worthy of a new chapter in its life!



CURRENT PLANS

- Working with Thomas Porter Architects, and Pace Energies
- Developing a plan of use to include businesses and/or residences pending re-zoning decision
- Have encountered many Toledo Day Nursery students from years past
- We are committed to bringing back existing character of structure
- Also committed to being active owner/members of the UpTown community

219 SOUTHARD

**Thank you for considering our re-zoning
request**