

**City Council Zoning & Planning Committee**  
**Chairman Matt Cherry / Vice Chair Tom Waniewski**  
**will conduct a Committee meeting on**  
**Wednesday, May 15, 2019 One Government Center**  
**City Council Chambers**  
**4:00 P.M.**

1. Request for a zone Change from CO Office Commercial to RM36 Multi Dwelling Residential for the property located at 702-704 E Broadway Street. (Z-1005-19) (3) The Plan Commission recommends approval.

The request is to rezone a 3100 square foot, two-story mixed use building to RM36 Multi Dwelling to allow the entire building to be used for residential purposes. The 20/20 Plan targets this site for single family residential uses. The Plan Commission is supportive of the request because it is a downzoning from a more intensive, commercial district. Additionally, it will allow for land uses compatible with abutting existing uses.

2. Request for a zone Change from CO Office Commercial to CD Downtown Commercial for the property located at 617 Adams Street. (Z-2003-19) (4) The Plan Commission recommends approval.

The request is to rezone a 21,000 square foot, 3-story building, to CD Downtown Commercial. The site is occupied by a building constructed in 1905, and there is no room on site for parking. It is currently zoned CO Office Commercial, which restricts potential redevelopment and requires off-street parking. The proposed CD zoning district is more appropriate for any site in the downtown core, as it allows for a greater range of uses but does not require separate off-street parking. The 20/20 Plan targets this site for “downtown commercial” uses, and the proposed zone change will facilitate such uses.

3. Request for a zone Change from CO Office Commercial to CM Mixed Commercial for the property located at 131 19<sup>th</sup> Street.  
(Z-2004-19) (4) The Plan Commission recommends approval.

The request is to rezone a .113 acre site to CM Mixed Commercial to allow for the existing building to be repurposed for commercial uses on the first floor, and residential uses above. The 20/20 Plan targets this site for “urban village” uses. The proposed zone change is appropriate because it will facilitate such uses. Additionally, the site is within the Uptown Urban Neighborhood Overlay and any exterior changes will require Uptown Architectural Review Committee approval.

4. Request for a Special Use Permit for a Type A Family Daycare for the property located at 4560 Hill Avenue. (SUP-2002-19) (1)  
The Plan Commission recommends approval subject to 26 conditions.

The request is for a special use permit to allow the existing single family home to be used for a Type A Day Care. The special use permit is required because the site is zoned residentially. The site has adequate indoor and outdoor play space, however, the Plan Commission is requiring the submittal of a revised site plan depicting landscaping or fencing around the proposed outdoor play area. Additionally, the site offers a double driveway that is deemed adequate for child drop off/pick up.

5. Request for a Special Use Permit for a second drive thru lane to an existing McDonalds for the property located at 1540 Broadway Street.  
(SUP-2001-19) (3)  
The Plan Commission recommends approval with 24 conditions.

The request is for a special use permit to facilitate the addition of a second drive-thru lane for the existing McDonald's at Broadway and South Avenue. A special use permit is required because the site is zoned CS and is governed by the “VIVA South Toledo Land

Development Regulations”. Additional site improvements include updated ADA spaces, pedestrian walkways, and landscaping.

The proposed drive-thru addition will result in the loss of several parking spaces abutting Broadway. The Broadway Corridor Coalition has reviewed the proposed site improvements and expressed concern regarding this loss of parking spaces. However, per the “VIVA South Land Development Regulations” the site will retain an adequate amount of parking. Additionally, the site has shared parking with the shopping center to the east.

**City Council’s office supports the provisions of the Americans’ with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1060.**