TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

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THOMAS C. GIBBONS, DIRECTOR

DATE: July 12, 2019
REF: Z-5008-19

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

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

SUBJECT: Zone Change from IL *Limited Industrial* to CD *Downtown Commercial* at 436 13th Street and 435 12th Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 11, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL *Limited Industrial* to CD *Downtown Commercial* at 436 13th Street and 435 12th Street
Applicant	-	William Sattler Madhouse Properties 1215 Jackson Street Toledo, OH 43604
Attorney	-	David P. Mann, Esq. Marshall & Melhorn, LLC Four Seagate, 8th Floor Toledo, OH 43604

Site Description

Zoning	-	IL *Limited Industrial* –UUNO *Uptown Urban Neighborhood Overlay* & -DOD *Downtown Overlay District*
Area	-	± .51 Acres
Frontage	-	± 183 Feet along 13th Street ± 54.5 Feet along 12th Street
Existing Use	-	Office/Warehouse
Proposed Use	-	Office/Studio

GENERAL INFORMATION (cont'd)

Area Description

North	-	Office, Mixed Use, & Open Space / IL *Limited Industrial* & CD *Downtown Commercial*
South	-	Credit Union / CD *Downtown Commercial*
East	-	Outdoor Storage & Parking Lot / IL *Limited Industrial*
West	-	Multi-Dwelling Residential & Open Space / IL *Limited Industrial*

Parcel History

No parcel history on record

Applicable Plans and Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Toledo Uptown Plan 2013
- Downtown Toledo Master Plan 2017

STAFF ANALYSIS

The request is a Zone Change from IL *Limited Industrial* to CD *Downtown Commercial* at 436 13th Street and 435 12th Street. The applicant plans to relocate their current office and headquarters at 1215 Jackson Street and is requesting a zoning designation that better reflects the changing conditions in the Uptown neighborhood. Last month the applicant requested the Vacation of a paper alley between 13th and 14th Streets in order to consolidate property in the area.

The property is located in the UpTown Urban Neighborhood Overlay (UUNO) and is within the Toledo Uptown Plan and the Downtown Toledo Master Plan areas. These documents promote the redevelopment of an urban neighborhood with an emphasis on street level windows, rear parking lots, and pedestrian-oriented site design features, while encouraging public art and green infrastructure. The reuse of the grassy open space parcel at 435 12th Street is not known at this time, but it should be noted that the construction on new parking lots having frontage on a street is prohibited **TMC 1103.1611.B.**

The Toledo 20/20 Plan recommends this site for Downtown Commercial uses. This designation reflects the role of downtown as a diverse collection of commercial, governmental, cultural and entertainment uses. Land uses that accommodate mixed-use pedestrian friendly development in larger buildings, with higher coverage ratios are encouraged. The request is consistent with this designation.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of, a Zone Change from IL Limited Industrial to CD Downtown Commercial at 436 13th Street and 435 12th Street, to Toledo City Council for the following **two (2)** reasons:

1. The request is consistent with the Toledo 20/20 Comprehensive Plan **1111.0606.A;** and

2. The request better reflects the changing conditions in the Uptown neighborhood.

Respectfully Submitted,

Thomas C. Gibbons
Secretary

JL
Two (2) sketches follow

Cc: William Sattler, Madhouse Properties, 1215 Jackson Street, Toledo, OH 43604
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Lisa Cottrell, Administrator
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