

City Council Zoning & Planning Committee
Chairman Matt Cherry / Vice Chair Tom Waniewski
will conduct a Committee meeting on
Wednesday, August 14, 2019
One Government Center
City Council Chambers
4:00 P.M.

1. Request for a Zone change from CR-SO Regional Commercial Shopping Center Overlay to IL Limited Industrial for the property located at 2040 S Reynolds Road. (Z-4003-19) (2)
The Plan Commission recommends approval.

This is a request to rezone the 58-acre "Southwyck" site to IL Limited Industrial to facilitate the development of a warehouse/distribution use. The site has sat vacant since the 2009 demolition of the mall, with the City taking ownership of the site in 2014. There will be future site plan reviews required, which will provide staff ample opportunity to place adequate buffers for nearby commercial and residential uses.

2. Request for a zone Change from CR Regional Commercial and RM36 Multi Dwelling Residential to CM Mixed Commercial- Residential for the property located at 1119 N. Summit Street, 316 Elm Street and 1116 N. Superior Street. (Z-5010-19) (4)
The Plan Commission recommends approval.

The request is to rezone the former Continental Baking Company building to CM to allow the applicant to develop apartments and retail on site. CM zoning is required because the applicant intends to development apartments on the ground floor of the building and no other commercial zoning district permits this. The site is within the Summit Street Overlay and the Vistula Historic District and has been reviewed for compliance with both sets of standards.

3. Request for a Special Use Permit for a Residential Drug and Alcohol Treatment Center for the property located at 3132 Secor Road (SUP-5003-19) (5)
The Plan Commission recommends approval with 25 conditions.

The request is to modify an existing non-residential Drug and Alcohol Treatment facility to allow for a residential component. The applicant currently operates a similar, co-ed facility on Champlain Street but would like to create a "women's only" facility on site. The site will allow for 30 residents and 6-8 staff.

4. Request for a review for possible revocation of SUP for a used auto sales facility approved via Ord. 70-14 for the property located at 4154, 4158 and 4160 Monroe Street. (SUP-10010-13) (5) The Plan Commission recommends approval of the revocation.

This is a re-review of a special use permit for a used auto sales facility, originally granted in 2014, for compliance with the conditions of approval as set forth in Ordinance 70-14. The special use permit was re-reviewed in 2016 due to compliance issues. At that time the applicant began working towards compliance and the Plan Commission did not pursue the revocation.

However, instances of non-compliance with the original approval continue to occur, including: conditions 1-4 and 13-14 from the Divisions of Engineering Services and Transportation (curbs, sidewalks and drive approaches); conditions 18-19 from the Plan Commission (required customer and employee parking spaces); and condition 23 from the Plan Commission (landscaping). Curb cuts have not been modified as required and sidewalks have not been repaired. The site remains overparked without clear delineation of required customer parking and the required landscaping has not been installed or maintained. The Plan Commission has recommended a revocation of the special use permit.

5. Request for a zone Change from IL Limited Industrial to CD Downtown Commercial for the property located at 436 13th Street and 435 12th Street. (Z-5008-19) (4)
The Plan Commission recommends approval.

The request is for a zone change to CD zoning to allow the applicant to relocate their office/headquarters on site. The proposed CD zoning meets the purpose of the recently amended Uptown Plan along with the Downtown Master Plan and better reflects current land use trends in the area.

6. Request for an amendment to the Land Development Standards and Guidelines for Viva South Toledo Neighborhood Business District. (C-6 Zoning District for Commercial Storefront) (M-1-18) (3) The Plan Commission recommends approval.

The request is to modify the Land Development Standards for the VIVA South area to facilitate changes and goals as set forth in the recently adopted “Old South End” Master Plan. The Standards were developed in 1990 as a separate set of development requirements tailored specifically to the CS zoned parcels in the former VIVA South neighborhood. The Standards use parking lot setbacks, building setbacks, landscaping and use regulations to facilitate the development of pedestrian friendly development corridor while retaining the physical character of historical building patterns. These standards have been updated to ensure that development occur in this preferred manner.

7. Request for a zone Change from RS6 Single Dwelling Residential to CO Office Commercial for the property located at 10 Larc Lane, 2145 and 2146 Garden Lake Drive, 1154 and 115 Larc Lane, and 2170 Aberdeen Avenue (Rear parcel). (Z-5007-19) (2) The Plan Commission recommends approval.

The request is to rezone a multi-parcel, 23 acre site, currently occupied by administrative offices, to CO Office Commercial zoning. Offices are not permitted in the RS6 district; the rezoning will correct the non-conforming land use while allowing for a possible future expansion.

8. Request for a Special Use Permit for a school for the property located at 4747 Heatherdowns Boulevard. (SUP-4008-19) (2) The Plan Commission recommends approval with 38 conditions. (Requested Deferral to the September 18th Zoning Meeting)

The request is for a special use permit to operate a K-8 school, with an approximate enrollment of 200 children, in the former Masonic Hall that adjoins the Stranahan Theatre. All schools require special use permit approval, and there is no difference between public or charter school regulations. There are no proposed changes to the building or parking lot; although staff is requiring landscaping upgrades and a sidewalk along Cass Road. There is opposition to this case.

9. Request for a Special Use Permit for a school for the property located at 874 Orchard Street. (SUP-5006-19) (3) The Plan Commission recommends approval with 26 conditions.

The request is for a special use permit to open a K-8 school on the site recently occupied by Mosaic Ministries. The site was originally developed for a school and therefore has adequate parking. The Plan Commission has required some site upgrades, most significantly the addition of decorative fencing along Broadway. The proposed use meets the intent of the recently adopted "Old South End" Master Plan.

10. Request for a zone Change from IL Limited Industrial and IG General Industrial and RD6 Duplex Residential to POS Parks and Open Space for the property bounded by Bassett Street, Chase Street, Suder Avenue, CSX RR and New York Avenue aka The Manhattan Marsh Metropark. (Z-5004-19) (4) The Plan Commission recommends approval.

The request is a zone change to POS for a 70-acres, multiple property site to facilitate the development of the Manhattan Marsh Metroparks. Several right-of-ways have recently been vacated in the project area and the site plan review is complete. The Metropark will include amenities such as the following: walking paths, boardwalks, scenic overlooks, interpretive signage, and picnic facilities. Restrooms and a 20-space parking lot will also be available.

11. Request for a zone Change from IL Limited Industrial and RD6 Duplex Residential to POS Parks and Open Space for the property located at 123 Alpena Street, 708 Adrian Street, 917 Pontiac Street, 3084, 3092, 3100 and 3336 Edison Street; and 3120, 3130, 3136 and 3146 Joseph Street. (Z-5005-19) (4) The Plan Commission recommends approval.

The request is a zone change to POS for a 1.5-acres, site that includes 11 parcels, to facilitate the development of the Manhattan Marsh Metroparks. The Plan Commission is the applicant and is requesting the zone change on behalf of these privately owned parcels. Pursuant to TMC 1111.0101(B), any decision-making body is permitted to initiate a zoning action.

Several right-of-ways have recently been vacated in the project area and the site plan review is complete. The Metropark will include amenities such as the following: walking paths, boardwalks, scenic overlooks, interpretive signage, and picnic facilities. Restrooms and a 20-space parking lot will also be available.

12. Request for a Special Use Permit for Community Recreation Active for the property located at 4164 Dorr Street. (SUP-12004-18) (1) The Plan Commission recommends approval with 45 conditions and waiver.

The request is for a special use permit to facilitate the development of soccer and lacrosse field on a 10-acre site at the Northeast corner of Dorr Street and Richards Road. The development will include 3 fields, a 90-space parking lot, and a small maintenance/restroom building. The applicant is proposing extensive landscape and multiple green infrastructure improvements.

This case was deferred for several months to allow the applicant time to explore modifications to the site plan, based on feedback generated from neighborhood meetings. The applicant presented several possible layouts to Plan Commission staff and other City agencies; but the consensus is that the original layout is the most appropriate

13. Plan Commission presentation of the Comprehensive Plan.

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)