



Legislation Text

File #: O-350-20, **Version:** 1

Zoning & Planning Committee

Granting a waiver of Toledo Municipal Code Section 1006.0100 Intensity and dimensional standards Table to allow a multi-dwelling project at 201 Knapp Street and 410-414 Wade Street, in the “RM36” Multi Dwelling Residential District, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

SUMMARY & BACKGROUND:

The Park Hotel was constructed in 1909 and featured over one hundred (100) rooms, a bar, and a restaurant. It was built to serve passengers from the adjacent train station, as well as visitors of south Toledo. The hotel closed in 2001, with the bar and restaurant closing soon after. The site has changed owners several times since then, but has remained vacant since the early 2000s. The Park Hotel is located in the Middlegrounds Neighborhood, directly south of Downtown Toledo in between the Warehouse District and the Old South End. It is a neighborhood with several iconic features, including public art, popular restaurants, and historically significant structures. However, over the past few decades, it has also struggled with vacancies and blight.

LMHA is proposing to redevelop the site into forty (40) apartments catered to youth aging out of foster care. Per the Intensity and Dimensional Standards outlined in TMC§1106.0100, the maximum number of units permitted on the 0.5 acre site in RM36 Multi-Dwelling Residential is eighteen (18). RM36 Multi-Dwelling Residential is the Zoning District with the lowest square feet per unit allowed outside of Downtown. In order to meet density standards, a waiver must be obtained from City Council prior to redevelopment to allow the forty (40) units. Considering that the proposal will repurpose a 111 year old former hotel, that the Middlegrounds Neighborhood is an urban neighborhood, and that the Park Hotel once housed one hundred (100) rooms, redevelopment for high-density typically seen in the Downtown at the site would be in character with the neighborhood.

Waiving of this zoning section will allow the project to proceed.

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That TMC Section 1106.0101, Residential District Intensity and Dimensional Standards Table, 1200 square feet minimum lot area per unit for multi-dwelling in the RM36 Multi Family Residential District be waived for a multi-dwelling project at 201 Knapp Street and 410-414 Wade Street to allow up to forty (40) units.

SECTION 2. That the waiver of the above Zoning Code section be limited to 201 Knapp Street and 410-414 Wade Street with the overall project property more fully described as follows:

11-59831, 11-59821, 11-59814, OLIVERS DIVISION LOT 650, OLIVERS DIVISION LOT 648, OLIVERS DIVISION LOT 646

SECTION 3. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that this Ordinance must be immediately effective in order that the construction of needed downtown housing in a vacant structure can be completed in an economical manner.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____
Clerk of Council