



Legislation Text

File #: R-148-24, **Version:** 1

Warehouse District Rezoning Study
Councilwoman Williams

Submitting to the Toledo City Plan Commission a request to conduct a study to ultimately rezone 14 parcels from CR to CM, 62 parcels from IL to CD, and 104 parcels from IL to CM, all of which are located within the Toledo Warehouse District; authorizing a public hearing on said text amendments and publication of said hearing; and declaring an emergency.

WHEREAS, there has been a shift in the desire of land uses within the Toledo Warehouse District from Limited Industrial (IL) and Regional Commercial (CR) to both Downtown Commercial (CD) and Mixed Commercial-Residential (CM); and

WHEREAS, the proposed rezoning of these parcels will help attract more residents to the Warehouse District and will ensure these residents have access to attractive streetscapes and a diverse array of amenities; and

WHEREAS, the Toledo 20/20 Comprehensive Plan targets the sites for Urban Village uses, Neighborhood Commercial uses, and Downtown Commercial uses, intended to accommodate pedestrian oriented mixed-use development with a diversity of uses, housing densities and public spaces; and

WHEREAS, the proposed zone changes also are aligned with the Downtown Master Plan 2017 and the Warehouse District Plan 2017.

NOW THEREFORE, Be it resolved that:

SECTION 1. That the Toledo City Plan Commission review zoning regulations as they relate to the rezoning of said parcels as described in schedule B and contained in Toledo Municipal Code Sections 1104, 1111, 1116.

SECTION 2. That the request for proposed zone changes are hereby referred to the Toledo City Plan Commission for their review, recommendation and appropriate hearing date. That a public hearing upon a proposed ordinance to effectuate the above described change shall be held in the Council Chambers at One Government Center and the Clerk of Council is hereby authorized and directed to give notice of the time and place of said hearing in the manner required by the law.

SECTION 3. That this Resolution hereby is declared to be an emergency measure and shall take effect and be in force immediately from and after its adoption. 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 Resolution must be immediately effective so that the text amendments can be expeditiously forwarded to the Toledo City Plan Commission so the proper time may be committed to a full review of the

proposed zone changes.

Vote on emergency clause: yeas 10, nays 0.

Adopted: April 10, 2024, as an emergency measure: yeas 10, nays 0.

Attest:

Julie A. Gibbons
Clerk of Council

Carrie Hartman
President of Council

Approved:

April 11, 2024
Wade Kapszukiewicz
Mayor