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## APPLICATION FOR DOWNTOWN OVERLAY DISTRICT REVIEW

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APPLICATION #: DOD-6-26  
APPLICANT: Toledo Lucas County Port Authority  
OWNER: Board of Lucas County Commissioners  
LOCATION: 114 N. 13<sup>th</sup> Street  
ZONING: Regional Commercial (CR)  
NEIGHBORHOOD: Downtown  
REPORT DATE: June 26, 2026  
HEARING DATE: July 9, 2026  
STAFF REVIEWER: Karcher

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### **Details of Downtown Overlay District Review:**

The applicant is requesting Downtown Overlay District Review for a ninety-five (95) space parking lot at 114 N. 13<sup>th</sup> Street. A Downtown Overlay District Review is required because the subject parcel is located within the Downtown Overlay District (DOD). An Uptown Urban Neighborhood Overlay District Review is also required as the subject parcel is located within the UpTown District. In addition, a Major Site Plan Review is required per TMC§1111.0802(B), as the proposed off-street parking lot consists of sixty (60) or more parking spaces.

### **Parcel History:**

No parcel history on record.

### **Existing Conditions:**

Based on aerial photos, the subject parcel has been used as a parking lot since 2007, when an existing building that fronted on 13<sup>th</sup> Street was demolished. The portion of the property where the building once stood is grass, while the remainder of the property is asphalt pavement. The property has frontage along 12<sup>th</sup> Street, Monroe Street and 13<sup>th</sup> Street with two (2) curb cuts along 12<sup>th</sup> Street and three (3) curb cuts along 13<sup>th</sup> Street. Surrounding land uses include offices to the north; a warehouse and electrical distributor to the east across 12<sup>th</sup> Street; a parking lot for Lucas County Canine Care and Control to the south across Monroe Street; and an office and parking lot to the west across 13<sup>th</sup> Street.

### **Proposed Project:**

The applicant is proposing to construct a new ninety-five (95) space parking lot that will be leased to ProMedica for use by their tenants at the Innovation Post located at 1300 Jefferson Avenue. The parking lot will be accessed through one (1) curb cut along 13<sup>th</sup> Street. A five-foot (5') wide landscape buffer with shrubs and a fence is proposed along the three (3) street frontages. In addition, parking lot islands with trees and lighting are proposed. Staff is recommending **approval** of the downtown overlay district review.



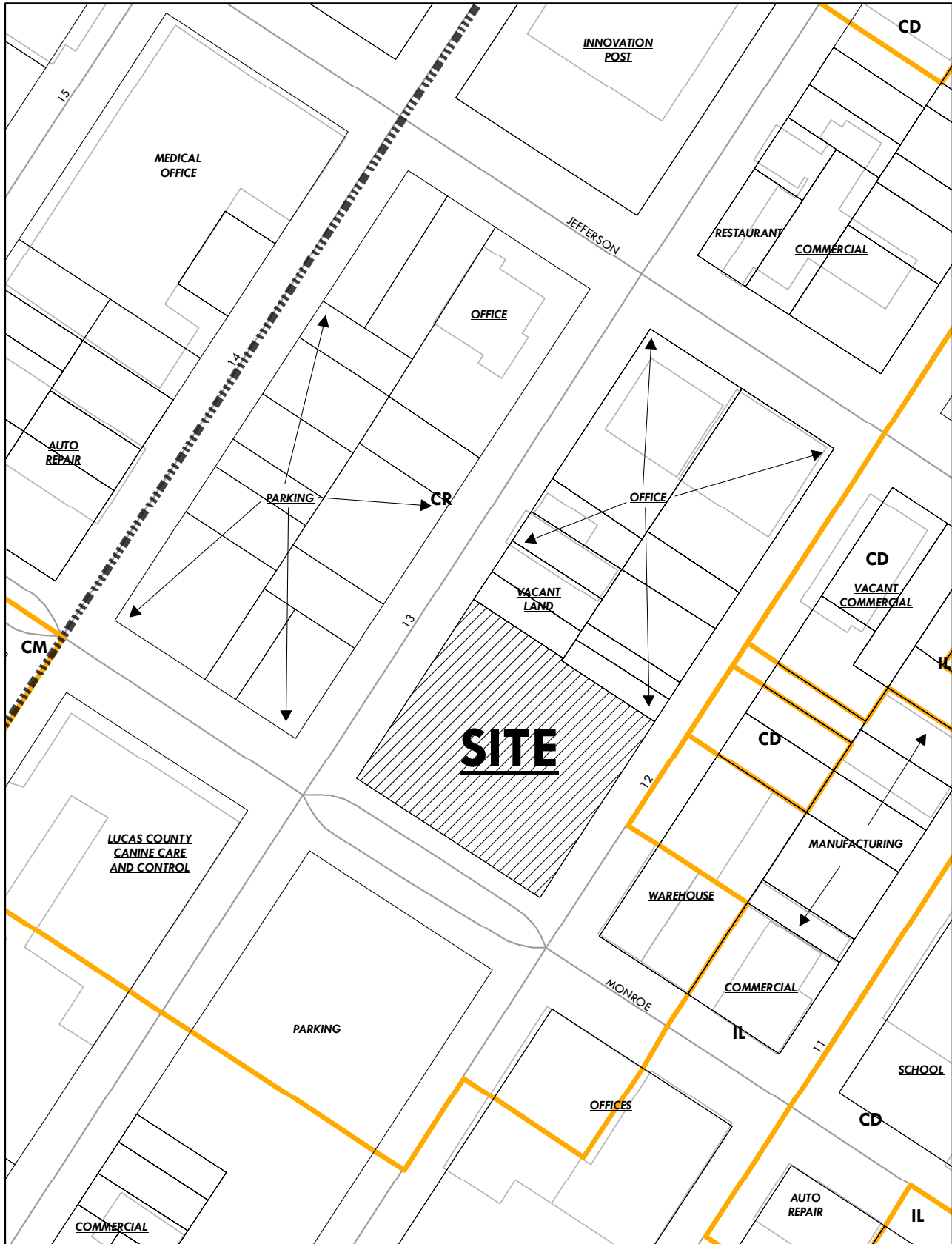
Aerial image of the subject property from Plan Commission GIS.



Google Street View (June 2024) image of the subject property looking northeast from the intersection of Monroe Street and 13<sup>th</sup> Street.

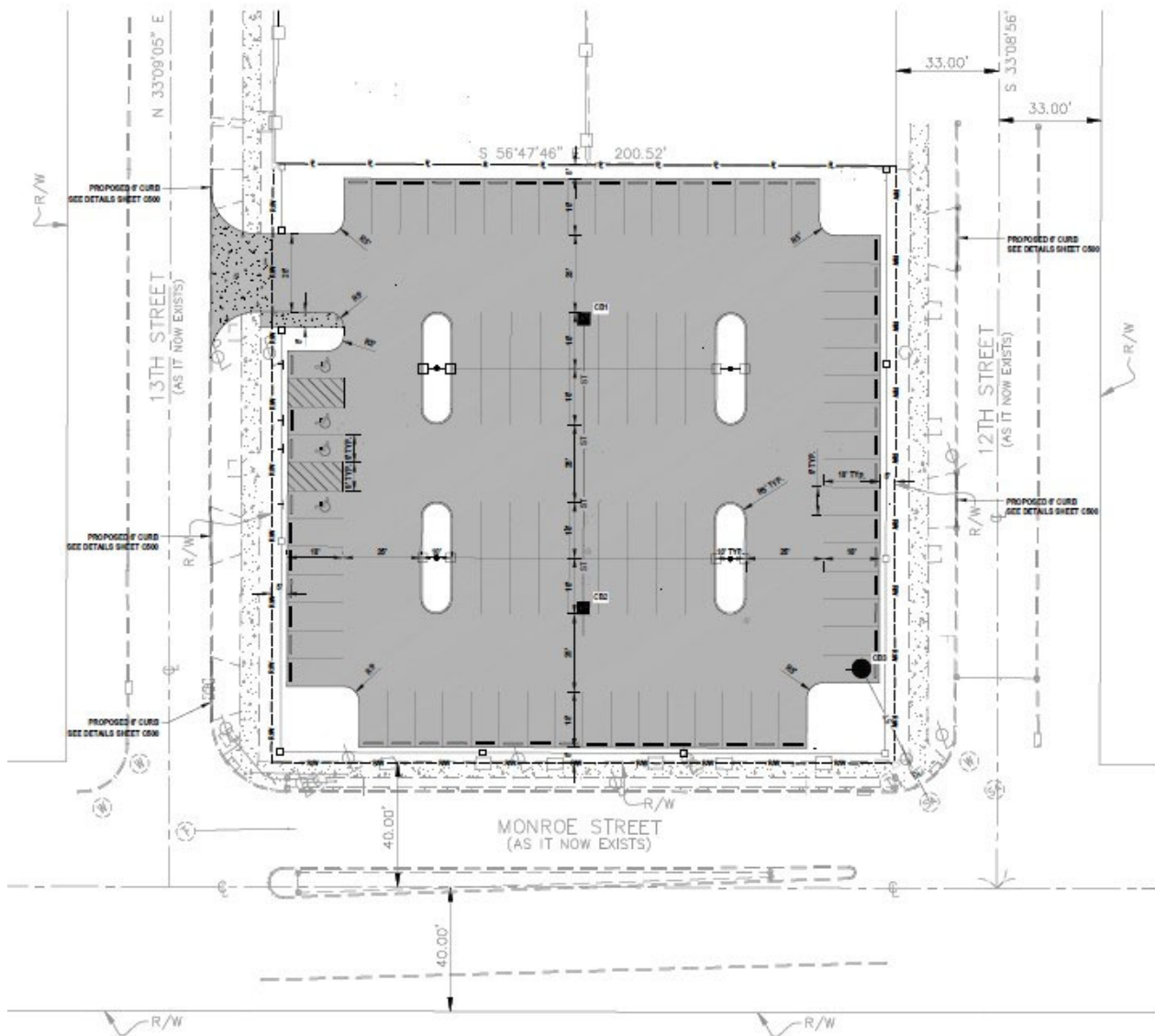


Google Street View (June 2024) image of the subject property looking northwest from the intersection of Monroe Street and 12<sup>th</sup> Street.

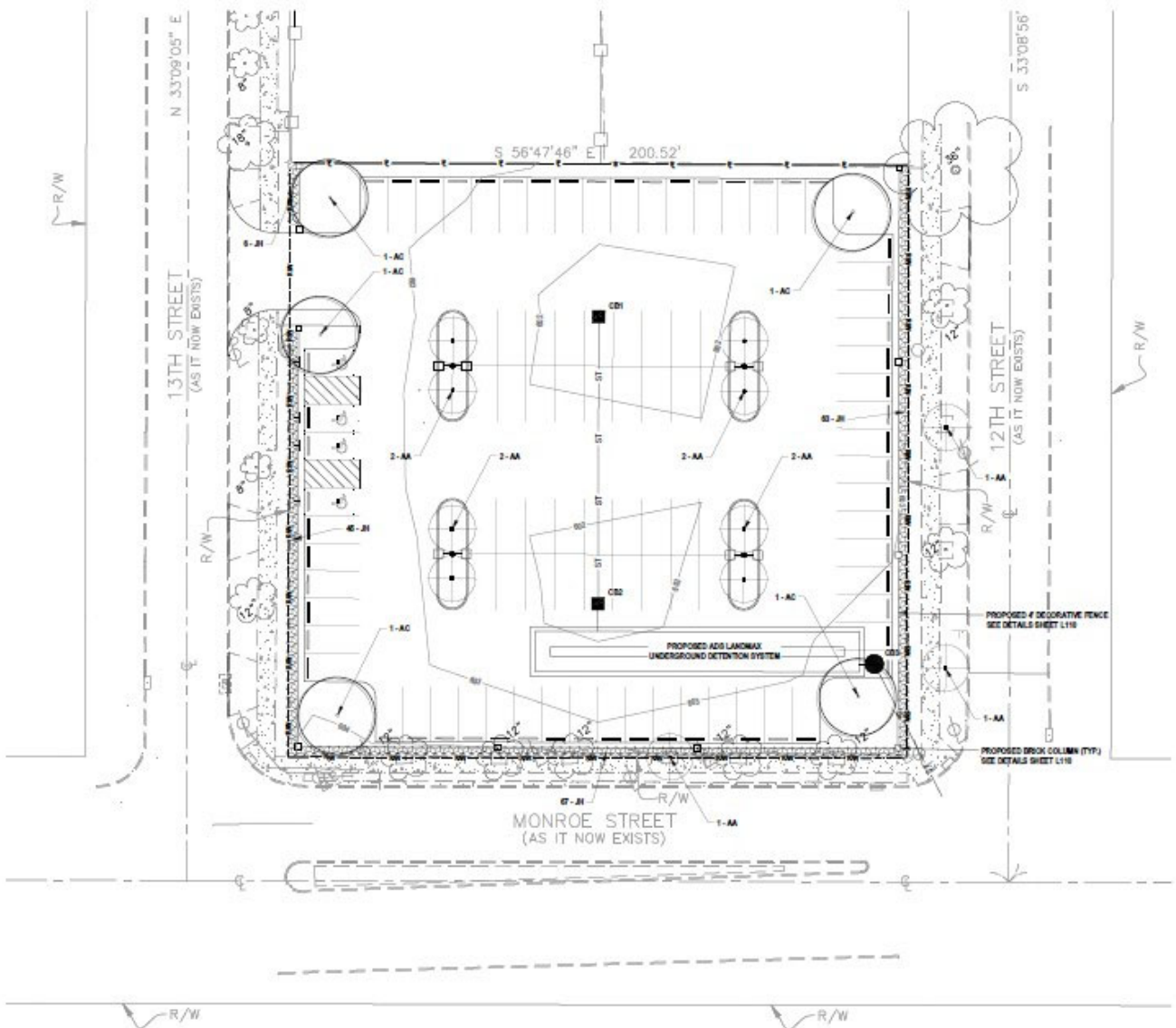


Zoning and Land Use Map of surrounding area.

**Proposed Site Plan:**



**Proposed Landscape Plan:**



**Analysis:**

**1103.0200 – Downtown Overlay District**

- (a) *Special Design Standards - Surface Parking Lots (TMC§1103.0207)*. Surface Parking Lots in the Downtown Overlay district shall be bordered along public rights of way by black wrought iron or black heavy gauge aluminum tube fencing that is at least four feet high with brick or thin brick columns that are at least 4'6" high and at least 18" wide or greater. Columns shall be constructed using earth tone colors. On primary streets, spacing of columns shall be at least every 24' for small lots (120' x 120' and under) and at least every 60' for large lots (with frontage of more than 120'). On non-primary streets, spacing of columns may be spaced no more than 90' apart. The proposed fence is forty-two (42") tall. The brick columns are not depicted. - Not acceptable
- (b) *Special Design Standards - Surface Parking Lots (TMC§1103.0207)*. Parking spaces in Surface Parking Lots in the Downtown Overlay District that abut fencing required by this Section shall have wheel stops of 4" high or a continuous 4 inch concrete inside the fence placed as to prevent cars from hitting or damaging the fence or columns. Wheel stops are depicted on the site plan for all perimeter parking spaces. - Acceptable
- (c) *Special Design Standards - Surface Parking Lots (TMC§1103.0207)*. Lighting fixtures located on the brick columns are encouraged, but not required.

**Downtown Master Plan**

The subject site is located within the UpTown area of downtown and is one block south of the designated UpTown/Social Innovation District. The Downtown Toledo Master Plan recommends identifying strategic redevelopment and infill sites within the downtown. While the Plan states that surface parking lots adjacent to sidewalks interrupt the walkability of streets and divide areas of downtown and sections of streets into separate nodes of activity, the proposal improves an existing deteriorated parking lot for which there is no immediate plan for redevelopment as a building site. The public streetscape view and aesthetics will be improved with the proposed improvements and landscaping. As the Downtown Toledo Master Plan states the use of the lot for off-street parking could serve as a "temporary" development condition until such surface lots are redeveloped as buildings and/or structured parking across time. In addition the proposed parking lot will support the Innovation Post which is noted as a major anchor in Uptown.

## **Forward Toledo Comprehensive Land Use Plan**

The Forward Toledo Comprehensive Land Use Plan designates the subject property as Downtown (DT). This land use designation accommodates a broad range of uses to reflect downtown's role as a commercial, governmental, cultural, and entertainment center. Land uses are intended to be more intense with high building coverage, large buildings, and buildings placed close together. Mixed-use and pedestrian-oriented development are key elements of this designation. The proposed parking lot is intended to only serve one user and is more consistent with an auto-oriented area; however, it will support an important development in the UpTown District that is consistent with the DT land use designation.

### **Development Approval Criteria:**

- (1) The proposed parking lot will provide for needed off-street parking in close proximity to the Innovation Post it is intended to serve (TMC§1111.0903(C.1)); and
- (2) The proposed parking lot is compatible with the downtown urban design guidelines (TMC§1111.0903(C.2)).

### **Recommendation:**

**1111.0900 Downtown Review – APPROVE –** Downtown Overlay District Review for New Parking Lot at 114 N. 13<sup>th</sup> Street and subject to seven (7) conditions.

### **Findings:**

- (1) The streetscape aesthetics will be improved with the proposed perimeter parking lot landscaping and the removal of existing asphalt in the tree lawn and seeding the area with grass.
- (2) The proposed vacation is consistent with the Downtown Master Plan.

### **Conditions of Approval:**

The seven (7) conditions of approval are as follows:

#### **Plan Commission**

1. The proposed parking lot perimeter fence shall meet the standards in TMC§1103.0207. Not acceptable as depicted. A revised landscape plan shall be submitted that complies with this section.
2. Wheel stops are required for all parking spaces that abut fencing required in TMC§1103.0207. Acceptable as submitted.
3. Lighting fixtures located on the brick columns are encouraged, but not required.

Plan Commission (cont'd)

4. Approval of the companion case SPR26-0023, a Major Site Plan Review for Parking Lot at 114 13<sup>th</sup> Street.
5. Compliance with all the conditions of approval for SPR26-0023, a Major Site Plan Review for Parking Lot at 114 13<sup>th</sup> Street.
6. Any future signage shall be subject to additional review by the Plan Commission staff to ensure compliance with the requirements of the Downtown Overlay District.
7. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above