

GENERAL INFORMATION

Subject

- | | | |
|-----------------|---|---|
| Request | - | Zone Change from CO Office Commercial to CM Mixed Commercial-Residential |
| Location | - | 1457 Dorr Street |
| Applicant/Owner | - | Jim Jackson
JJ Holdings of Ohio, LLC
8428 Augusta Lane
Holland, OH 43528 |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | CO / Office Commercial |
| Area | - | ± 1.74 Acres |
| Frontage | - | ± 280' along Dorr Street |
| Frontage | - | ± 271' along Smead Avenue |
| Frontage | - | ± 280' along Woodland Avenue |
| Existing Use | - | Two vacant buildings and parking lot
(Former St. Teresa Parish and School) |
| Proposed Use | - | Commercial and multi-dwelling residential |

Area Description

- | | | |
|-------|---|--|
| North | - | Dorr Street, open space, single-family homes, and duplexes / CO and RD6 |
| South | - | Woodland Avenue and single-family homes / RS6, RM36 and CR |
| East | - | Bank and single-family homes / CO and RS6 |
| West | - | Smead Avenue, post office, religious assembly and single-family homes / CR and RS6 |

Parcel History

- | | | |
|-----------|---|---|
| M-18-10 | - | Dorr Street Corridor Vision Plan as amendment to Toledo 20/20 Comprehensive Plan (PC rec. approval 11/4/10; CC approved 12/21/10, Ord. 668-10). |
| Z-3004-15 | - | Zone change from CO Office Commercial to CN Neighborhood Commercial (PC rec. denial 7/9/2015; request withdrawn). |

GENERAL INFORMATION (cont'd)

Z-273-87	-	Zone change from C-3 General Commercial and R-3 Two-Family Residential to C-2 Restricted Office (PC rec. approval 2/4/1988; CC approved 2/23/1988, Ord. 172-88).
M-11-87	-	Review of Tri-Street Block Neighborhood Plan (PC rec. approval 2/4/1988; CC approved 2/23/1988, Ord. 169-88).

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Dorr Street Corridor Vision Plan

STAFF ANALYSIS

The Applicant is requesting a zone change from CO Office Commercial to CM Mixed Commercial-Residential for property at 1457 Dorr Street. The subject property consists of ± 1.74 acres and is located southeast of the intersection of Dorr Street and Smead Avenue. Surrounding land uses include single-family homes and duplexes to the north across Dorr Street; a bank and single-family homes to the east; single-family homes to the south across Woodland Avenue; and a post office and single-family homes to the west across Smead Avenue.

The subject property was once home to the St. Teresa Parish and School. Two vacant buildings and a parking lot remain on the site. The Applicant is requesting the Zone Change to redevelop the site for a mixed use project that will include affordable multi-family housing and a health clinic, pharmacy and other appropriate services on the ground floor for residents, the senior population, and/or the broader community. Preliminary development plans are for a building with a ground floor of approximately 12,000 square feet for commercial uses and four floors above with one and two bedroom units. The development will include approximately 88 residential units. The proposed development will be required to be reviewed through the Major Site Plan Review process and/or the Special Use Permit process.

While the current CO Zoning District permits both commercial and multi-dwelling uses, the number of multi-dwelling units permitted is limited to 42 based on the lot area of ± 1.74 acres. In comparison, 108 multi-dwelling units are permitted in the CM Zoning District. In addition per TMC§1106.0400 - Multi-Dwelling Lot Area Bonuses and Amenities in the CM and CD District, additional units may be permitted in the CM District if the developer provides any of the amenities listed in TMC§1106.0402. One of the amenities that would apply to the proposed development is devoting the ground floor to commercial uses and establishing residential dwelling units on all other floors. This amenity would permit 126 multi-dwellings. In no case shall the allowed density exceed 100 percent more than allowed by the zoning district.

STAFF ANALYSIS (cont'd)

The CO and the CM Zoning Districts also differ in front yard setbacks and building height. The CO Zoning District requires a minimum front yard setback of 20 feet, a maximum front yard setback of 35 feet and a maximum building height of 65 feet. In comparison, the CM Zoning District requires a minimum front yard setback of 0 feet, a maximum front yard setback of 10 feet and a maximum building height of 120 feet. In addition, the CM Zoning District has an additional standard that requires that any new building over 25,000 square feet devote a minimum of 50 percent of the floor area to residential dwelling units. The permitted density, required setbacks and standards of the CM Zoning District allow for mixed-use developments with buildings close to the street and parking in the rear of buildings.

Dorr Street Corridor Vision Plan

The Dorrr Street Corridor Vision Plan identifies the Dorrr Street and Detroit Avenue intersection as a key node. One of the proposed improvements for this node is to create a town center feel, with multi story structures and minimal setbacks. The subject property is located to the west of this node and is noted as proposed new mixed use development on the Framework for Development in the Plan. In addition, recommendations in the Plan include:

- Promoting walkability with pedestrian friendly street design including buildings close to the street with hidden parking lots;
- Celebrating diversity by requiring a mix of shops, office, apartments, and homes on site; mixed-use neighborhoods, within blocks, and within buildings as a critical component of achieving better places to live; and
- Creating a range of housing opportunities and choices by varying housing densities and encouraging mixed use where residential can be developed on the upper stories above commercial uses.

The proposed Zone Change would allow for the subject property to be developed consistent with the Dorrr Street Corridor Vision Plan based on the allowable density, setback requirements, and standards of the CM Zoning District.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Neighborhood Commercial land uses. Neighborhood Commercial land uses are predominately small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included as well. The CM Mixed Commercial-Residential zoning district is intended to accommodate mixed-use, pedestrian-oriented development. The CM Zoning District permits similar mix of uses as Neighborhood Commercial. The uses however are permitted to be denser and more intense. While the CM Zoning District is not consistent in this sense, it is consistent with surrounding uses and development along Dorrr Street.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the Zone Change from CO Office Commercial to CM Mixed Commercial-Residential because the proposed CM Zoning District is consistent with the vision and recommendations of the Dorr Street Corridor Vision Plan and the permitted uses in the CM Zoning District are compatible with the existing land uses in the general vicinity.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-5010-24, a request for Zone Change from CO Office Commercial to CM Mixed Commercial-Residential at 1457 Dorr Street to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is consistent with the Dorr Street Corridor Vision Plan; and
2. The rezoning is compatible with the existing land uses in the general vicinity of the subject property (TMC§1111.0606(B)).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-5010-24
DATE: July 11, 2024
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 13, 2024
TIME: 4:00 P.M.

LK
Two (2) sketches follow

ZONING & LAND USE

Z-5010-24

