

**GENERAL INFORMATION**

Subject

- Request - Downtown Overlay District Review of Building Demolition
- Location - 27-29 N. Huron Street
- Applicant - Julia Randles  
Crane Development  
701 Jefferson Ave, Ste 302  
Toledo, OH 43604
- Owner - 21 Huron LLC  
701 Jefferson Ave, Ste 302  
Toledo, OH 43604

Site Description

- Zoning - Downtown Commercial / CD
- Area - ±0.18 acres
- Frontage - ± 63' along Huron Street
- Existing Use - Loading dock and parking lot
- Proposed Use - Multi-use parking lot and Beer Garden

Area Description

- North - The Alleyway restaurant, Commercial Offices / CD & IL
- South - Huron Street, Fifth Third Field / CD
- East - Residential & Commercial businesses, The Blarney Irish Pub / CD
- West - Residential & Commercial businesses, Ye Olde Cock 'n Bull / CD & IL

**GENERAL INFORMATION (cont'd)**

Parcel History

- Z-10005-03 - Zone change from C-5 Central Business District and M-1 Restricted Industry District to C-5 Central Business District 17-33 N Huron street and 608 Washington Street. (PC approved 12/04/03, PZ approved 1/7/04, CC approved Ord. 65-04 03/25/04)
  
- M-12-13 - Establish Warehouse District Urban Neighborhood Overlay, PC approved 10/23/13, PZ approved 12/11/13, CC approved ORD. 9-14 01/02/14)
  
- M-4-19 - Text amendment updating Warehouse District UNO requirements TMC 1103.1500 PC approved 1/9/19, PZ approved 2/12/2020, CC approved ORD. 84-20 2/25/2020)
  
- M-8-19 - Amendment to DOD regulations re: parking lots; Repealing Toledo Municipal Code Sections 1103.0202, 1103.0205, 1103.0207; enacting New Toledo Municipal Code Sections 1103.0202, 1103.0205, 1103.0207, 1103.0208, 1103.0209, 1103.0210, 1103.0211. PC approved 6/13/19, PZ approved 7/17/19, CC approved ORD. 355-19 7/23/19)

Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- Downton Toledo Master Plan Update 2023
- Warehouse District Master Plan 2022

## STAFF ANALYSIS

The applicant, Julia Randles, has requested approval to demolish a structure within the Downtown Overlay District. The structure is a loading dock located at 27-29 N. Huron Street between the Okun Produce and Moreton Storage buildings adjacent to Fifth Third Field. The site is zoned CD Downtown Commercial, and is surrounded by the Alleyway restaurant to the north, Fifth Third Field across Huron Street to the south, commercial businesses, Okun Produce building and the Blarney Irish Pub to the east, and offices, commercial businesses, Moreton Storage building, and the Ye Olde Cock 'n Bull bar to the west. The applicant has submitted a proposal to construct a multi-use parking lot and beer garden once the structure is demolished. The plans for a multi-use lot and beer garden are currently undergoing Minor Site Plan Review, case file SPR25-0009, by staff. The intent of the parking lot is to provide adequate parking space for redevelopments and occupancy of adjacent sites, activate an outdoor pedestrian entertainment space, and create a connection from Huron Street to the current Alleyway restaurant. Pictures provided by the applicant of the loading dock proposed for demolition along with renderings of the proposed site redevelopments are included as "Exhibit A". Approval from the Plan Commission is required for any demolition within the Downtown Overlay District.

### Existing Conditions

The Okun Produce warehouse building was erected in 1896, the Moreton Storage building caught fire and was rebuilt in 1907. The loading dock was constructed as an accessory structure in 1974. The loading dock provided a connection between the Okun Produce and the Moreton Storage buildings to streamline business operations for the Okun Produce Company. The Okun Produce Company has ceased operations as of August 2024. The loading dock is no longer in use and the entirety of the site is used for parking on a legal non-conforming lot. The loading dock consists of six bays, built on a slab of concrete, and is enclosed by 2x4 wood framing with plywood sheathing. The roof consists of wood joists, plywood decking, and a membrane covering. The loading dock is unconditioned, lacking weather protection, and the condition of the structure has deteriorated. The materials of the loading dock are not architecturally significant nor does the loading dock contribute to the historical value of the Okun Produce and Moreton Storage buildings. Additionally, the loading dock is no longer in use for its intended purpose and does not hold economic viability for the redevelopment of the site and adjacent properties.

### Toledo City Historic District Commission

On February 24, 2025, the applicant presented the proposed demolition of a structure located at 27-29 N. Huron St., to the Toledo City Historic District Commission (TCHDC). The Okun Produce and Moreton Storage buildings do have historical standing however, the loading dock is not historically significant. The Commission members had concern that the removal of the loading dock would pose a view corridor from Huron to Erie Street, which was perceived as undesirable. Discussion of the proposed demolition with TCHDC was for informational and suggestive purposes as the loading dock does not have historical standing.

**STAFF ANALYSIS (cont'd)**

Forward Toledo Comprehensive Land Use Plan

The site is identified in the Forward Toledo Comprehensive Land Use Map as a part of the Downtown District (DT). The Downtown District land use designation is intended to accommodate a broad range of commercial, governmental, cultural, and entertainment uses. Mixed-use and pedestrian-oriented development are key elements of the DT land use designation. The applicant is proposing development of a pedestrian-oriented outdoor entertainment area. The proposed site modifications are supported by the Downtown District intent to accommodate pedestrian-oriented entertainment space. The demolition of the loading dock does not conflict with the Forward Toledo Comprehensive Land Use Plan. The proposed reuse of the site, if demolition of the loading dock is approved, aligns with the Forward Toledo Comprehensive Land Use Plan's goals of encouraging social opportunities and highlighting regional tourism.

Downtown Toledo Master Plan 2023

The Downtown Toledo Master Plan identifies the Okun Produce and Moreton Storage buildings as historic however, the loading dock is not included. The summary of a stakeholder focus group included the desire for increased Downtown programming, commercial and retail support, and Downtown livability. The site of the loading dock is identified in the plan as a place people enjoy and also a place that needs improvements. Strategic market analysis recommendations have been made in efforts to increase visitors to Downtown by focusing on development near major visitation anchors and supporting pop-event programming. The site is adjacent to the Toledo Mud Hens Fifth Third Stadium, a major anchor of Downtown. The demolition of the loading dock will support the proposed development of an outdoor pedestrian entertainment space. The Downtown Toledo Master Plan also discusses streetscape improvements of Huron Street to enhance pedestrian activities. The proposed demolition does not conflict with the Downtown Toledo Master Plan, and the proposed redevelopment of the site is supported by the plan.

**STAFF ANALYSIS (cont'd)**

Warehouse District Master Plan 2022

The Warehouse District Master Plan identifies the Huron Street corridor as one of four key components of the Warehouse District. The Huron Street corridor serves as a major connector between Downtown Toledo's key destinations and the Warehouse District. Huron Street corridor runs through three sections. The site of the proposed building demolition is within the Washington to Monroe Street section. The plan states the vision of this area is to create a flexible streetscape that can be activated for pedestrians during events. The desired streetscape elements include outdoor seating and dining areas, along with the creation of landscape elements. The applicant is proposing a multi-use lot and beer garden with outdoor seating, landscaping; and other entertainments if the building demolition is approved. The demolition of the loading dock located at 27-29 N. Huron St., does not conflict with the Warehouse District Master Plan and the redevelopment of this site conforms to the plan. Additionally, the Toledo Warehouse District Architectural Review Committee has reviewed the proposed demolition at their March 4, 2025 meeting. The Committee members did not express concern and approved the demolition.

Staff recommends approving the demolition of the loading dock located at 27-29 N. Huron Street because the structure does not hold historical standing, the structure is made of poor-quality materials, and is not architecturally significant. Demolition of the structure will support the development of a pedestrian-oriented outdoor entertainment space. The proposed developments of the site will bring the parking lot closer into conformance with TMC1107.1900 – *Design Standards*. The demolition to allow for redevelopment is supported by the Forward Toledo Comprehensive Land Use Plan. The proposed multi-use lot supports the revitalization of Downtown, creates a place for tourism by activating a pedestrian space near a key Downtown anchor, and benefits adjacent properties. Additionally, the demolition of the loading dock does not conflict with the Downtown Toledo Master Plan, nor the Warehouse District Master Plan. Redevelopment of the site and improvements of Huron Street's streetscape are supported by both Downtown Toledo and Warehouse District's master plans.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission approve of DOD-4-25, a Downtown Overlay District Review of Building Demolition at 27-29 N. Huron Street for the following **two (2)** reasons:

1. There is no reasonable economic use or return for the structure as it exists (TMC§1111.0904(C)(1));
2. The structure is of no reasonable value to the -DO district. (TMC§1111.0904(C)(3)).

**STAFF RECOMMENDATION (cont'd)**

The staff further recommends that the Toledo City Plan Commission recommend approval of DOD-4-25, a Downtown Overlay District Review of Building Demolition at 27-29 N. Huron Street, to the Toledo City Council, subject to the following **three (3)** conditions:

Plan Commission

- 1. Any necessary demolition permits shall be obtained through the City of Toledo Division of Building Inspections.
- 2. The proposed reuse of this site shall be subject to Minor Site Plan Review approval.
- 3. 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

DOWNTOWN OVERLAY DISTRICT  
 TOLEDO CITY PLAN COMMISSION  
 REF: DOD-4-25  
 DATE: April 10, 2025  
 TIME: 2:00 P.M.

AV  
 Exhibit "A" and (2) sketches follow.

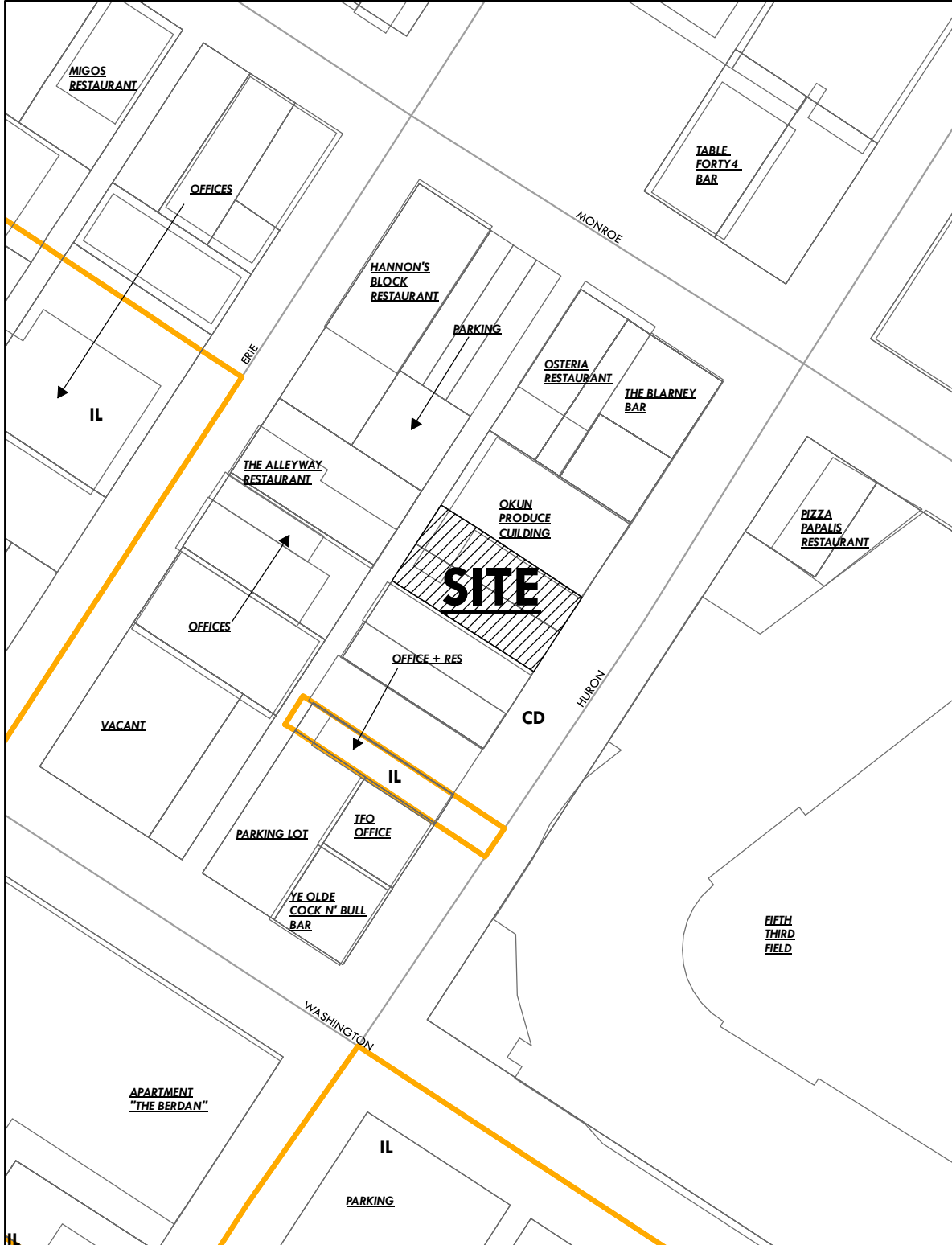
# GENERAL LOCATION

DOD-4-25  
ID 10



# ZONING & LAND USE

DOD-4-25  
ID 10





**Exhibit "A"**  
**DOD-4-25 Pictures of loading**  
**dock proposed for demolition**



**Exhibit "A"**  
**DOD-4-25 Pictures of loading**  
**dock proposed for demolition**



**Exhibit "A"**  
**DOD-4-25 Pictures of loading**  
**dock proposed for demolition**



**Exhibit "A"**  
**DOD-4-25 Pictures of loading**  
**dock proposed for demolition**



**Exhibit "A"**  
**DOD-4-25 Pictures of loading dock**  
**proposed for demolition**



Exhibit "A"  
DOD-4-25 Renderings of  
proposed site redevelopment



**Beer Garden**

3D Visuals  
Toledo, Ohio / January 27, 2025

**Exhibit "A"**  
**DOD-4-25 Renderings of**  
**proposed site redevelopment**

