

GENERAL INFORMATION

Subject

Request	-	Maumee Riverfront Overlay Review of Site Modifications
Location	-	313 Morris Street
Applicant / Developer	-	Riverfront Ventures LLC 122 S. Wilson Street Drawer D Fremont, OH 43420
Architect	-	Architects Forum Midwest, LLC 3232 Central Park West Toledo, OH 43617

Site Description

Zoning	-	IG / General Industrial
Overlay District	-	Maumee Riverfront Overlay District
Area 1	-	± 0.65 Acres
Frontage 1	-	± 160' along Morris Street ± 160' along Ottawa Street
Area 2	-	± 1.3 Acres
Frontage 2	-	± 153' along Morris Street ± 398' along Wade Street ± 159' along Williams Street
Existing Use	-	Vacant industrial building and parking
Proposed Use	-	Offices, equipment/vehicle storage and parking

Area Description

North	-	Anthony Wayne Bridge, industrial distributor, coffee shop, warehouse venue, Maumee Bay Brew Pub / IL & CD
South	-	Great Lakes Terminal Warehouse, artist studios, Ottawa Street, Norfolk Southern railyard / IG
East	-	Middlegrounds Dog Park, Middlegrounds Metropark and the Maumee River / POS
West	-	Morris Street, parking lot, Wade Street, fiberglass manufacturer and restaurant / IG, IL, RS6, & CM

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|---------|---|---|
| M-25-66 | - | General Neighborhood Renewal Plan for study and recommendation (PC rec. approval 10/13/1966; CC approved 11/30/1966, Ord. 920-66). |
| M-9-69 | - | Study for Toledo Central City Neighborhood Renewal Plan (PC rec. approval 9/4/1969; CC approved 6/30/82, Ord. 708-82). |
| M-2-15 | - | Review of the 2015 Middle Grounds District Plan as an amendment to the Toledo 20/20 Comprehensive Plan (PC rec. approval 11/5/2015; CC approved 12/22/2015, Ord. 598-15). |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- Maumee Riverfront Plan

STAFF ANALYSIS

The Applicant is requesting a Maumee Riverfront Overlay District review for site improvements at 313 Morris Street. The property consists of \pm 1.95 acres and is located south of the Anthony Wayne Bridge between Wade Street and Ottawa Street. A vacant industrial building, that once housed the Ohio Plate Glass Company, and a stone parking/loading area is situated on the lot on the east side of Morris Street. A concrete and stone parking area is located on the lot on the west Side of Morris Street. Surrounding land uses include a warehouse, coffee shop, event space and a restaurant/brewing company to the north across the Anthony Wayne Bridge; the Middlegrounds Dog Park, the Middlegrounds Metropark and the Maumee River to the east across Ottawa Street; a warehouse, Ottawa Street and railyard to the south; and Wade Street and a restaurant to the west.

The Applicant is requesting the Maumee Riverfront Overlay District review to allow for the existing building to be rehabilitated and utilized as corporate office space for one business; and offices, material and vehicle storage, and light fabrication for another business. In addition, the parking area to the west of Morris Street will be improved for parking for the proposed development. A Maumee Riverfront Overlay District Review is required per TMC§1111.1400 as the subject property east of Morris Street is located within the Maumee Riverfront Overlay District (MRO). In addition, a zone change request from IG to IL and a Major Site Plan Review for the proposed site modifications are required. These reviews are being completed in companion cases Z25-0016 and SPR25-0022.

STAFF ANALYSIS (cont'd)

Maumee Riverfront Overlay District (MRO)

The Maumee Riverfront Overlay District (MRO) enhances the requirements, regulations and procedures that apply in the underlying zoning district(s). The river is a visual, environmental and transportation resource affecting substantial portions of Downtown and surrounding areas. The general intent and purpose of the MRO is to provide for maximum public benefit through the opportunity for enjoyment of river vistas and access by the maximum number of citizens. Among others, it is also the intent of the MRO to eliminate or minimize negative environmental impacts and to provide for improved scenic and aesthetic controls. A Maumee Riverfront Overlay (MRO) review is required to ensure compliance with the vision and standards of the MRO.

This site is located within the Industry and Water-Oriented Industry Subdistrict which is intended to encourage, foster, consolidate, and unify such development in locations with adequate land area and access capabilities. The proposed development is permitted by right in the IL zoning district for which a zone change request has been submitted. Additionally, the use and renovation of the existing building for offices is listed in the Maumee River Overlay Approval Procedures as a use which is appropriate in the MRO. Per TMC§1111.1400(C), the following uses are set out as examples of development meeting the general purpose and intent of the MRO: (7) office buildings in and adjacent to the Central Business District. The proposed development is therefore consistent with the Maumee Riverfront Overlay District.

Maumee Riverfront Plan

The Maumee Riverfront Plan was developed in response to an increasing public awareness of the Maumee Riverfront and the possibilities of redevelopment of large sections of the riverfront. The Maumee Riverfront Plan recommends the arrangement of land uses into three segments along the River and establishes a review for any redevelopment. The subject property is located in the section known as the “Port Segment”. The Port Segment not only includes the downtown riverfront, but also most of the maritime shipping facilities and has the most complex urban character of the three segments. The majority of land in this segment is industrially zoned. The Plan indicates that truck access should be provided and the area should be developed for water-oriented industrial uses. Although the proposed use is not specifically a water-oriented industrial use, the subject property does not have direct water access, and the property will maintain its industrial zoning. Additionally, the proposed office use is consistent with existing surrounding uses and establishes a compatible use with the adjacent Middlegrounds Dog Park and Metropark to the east. The proposed development therefore supports the Maumee Riverfront Plan.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the subject property as Neighborhood Mixed-Use. The Neighborhood Mixed-Use land use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. These areas are the core component of neighborhoods and provide the highest density of commercial and housing opportunities. Offices and minimally obtrusive industrial uses are noted land uses for this designation. The proposed use would therefore be consistent with the Plan and the surrounding adjacent uses. The proposed use also supports the goal of Building Preservation under the Build theme through the reuse and renovation of an existing vacant building.

Staff is supportive of the proposed development as it is consistent with the Maumee Riverfront Overlay District, the Maumee Riverfront Plan, and the Forward Toledo Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission **approve** MRO-4-25, a Maumee Riverfront Overlay Review of Site Modifications at 313 Morris Street for the following **two (2) reasons**:

1. The proposed use is consistent with the Forward Toledo Comprehensive Land Use Plan; and
2. The proposed use conforms to the goals of the Maumee Riverfront Overlay District, as presented in the 1981 Maumee Riverfront Plan and Toledo Municipal Code as outlined in TMC§1103.0400 and TMC§1111.1400.

The staff further recommends that the Toledo City Plan Commission recommend **approval** of MRO-4-25, a Maumee Riverfront Overlay Review of Site Modifications at 313 Morris Street, subject to the following **three (3) conditions**:

Plan Commission

1. Approval of companion case Z25-0016, Zone Change request from IG to IL at 313 Morris Street.
2. Approval of the companion case SPR25-0022, a Major Site Plan Review for Site Modifications at 313 Morris Street.
3. Compliance with all the conditions of approval for SPR25-0022, a a Major Site Plan Review for Site Modifications at 313 Morris Street.

STAFF RECOMMENDATION (cont'd)

4. 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.

MAUMEE RIVERFRONT OVERLAY REVIEW
TOLEDO CITY PLAN COMMISSION

REF: MRO-4-25

DATE: July 3, 2025

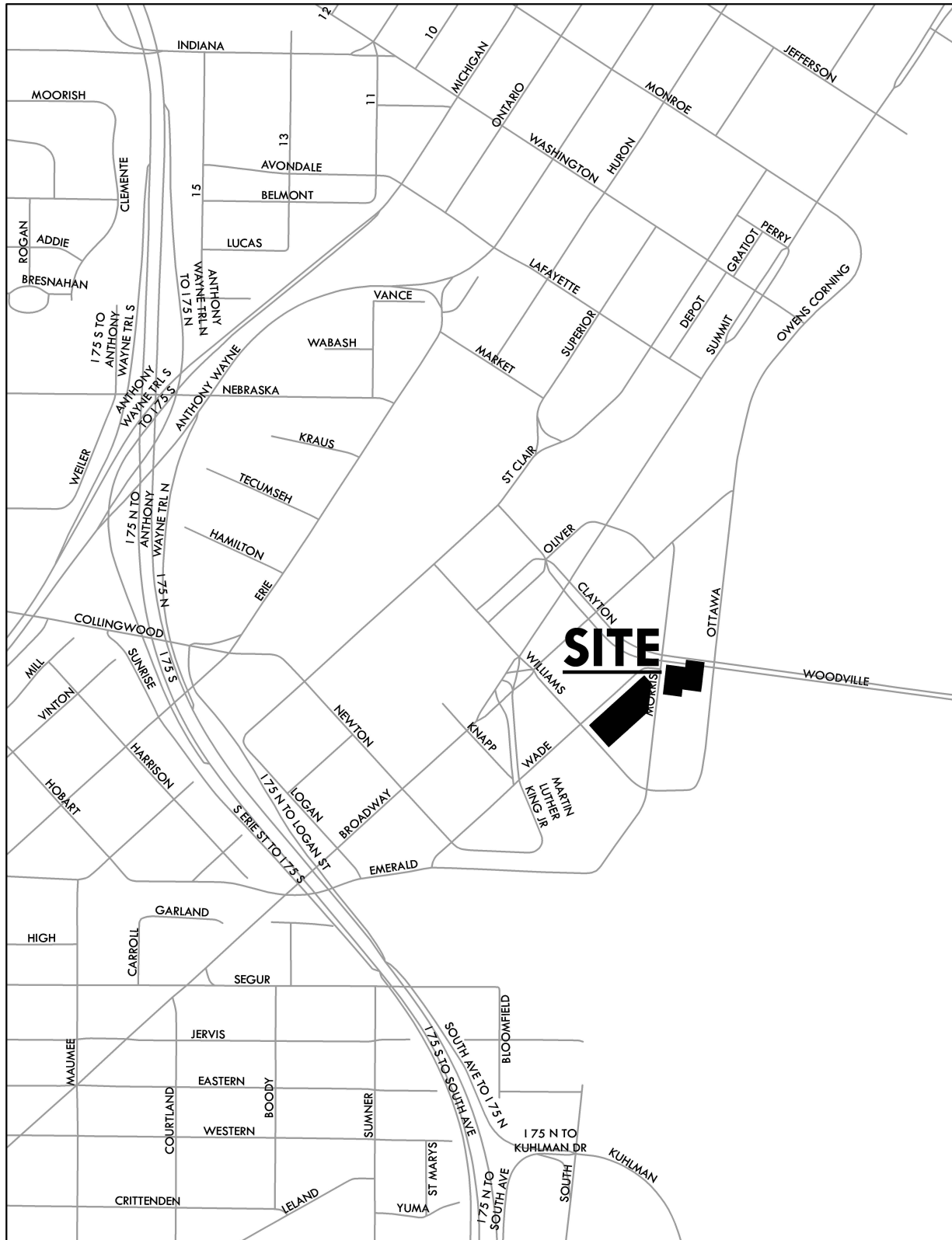
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LK

Six (6) sketches follow

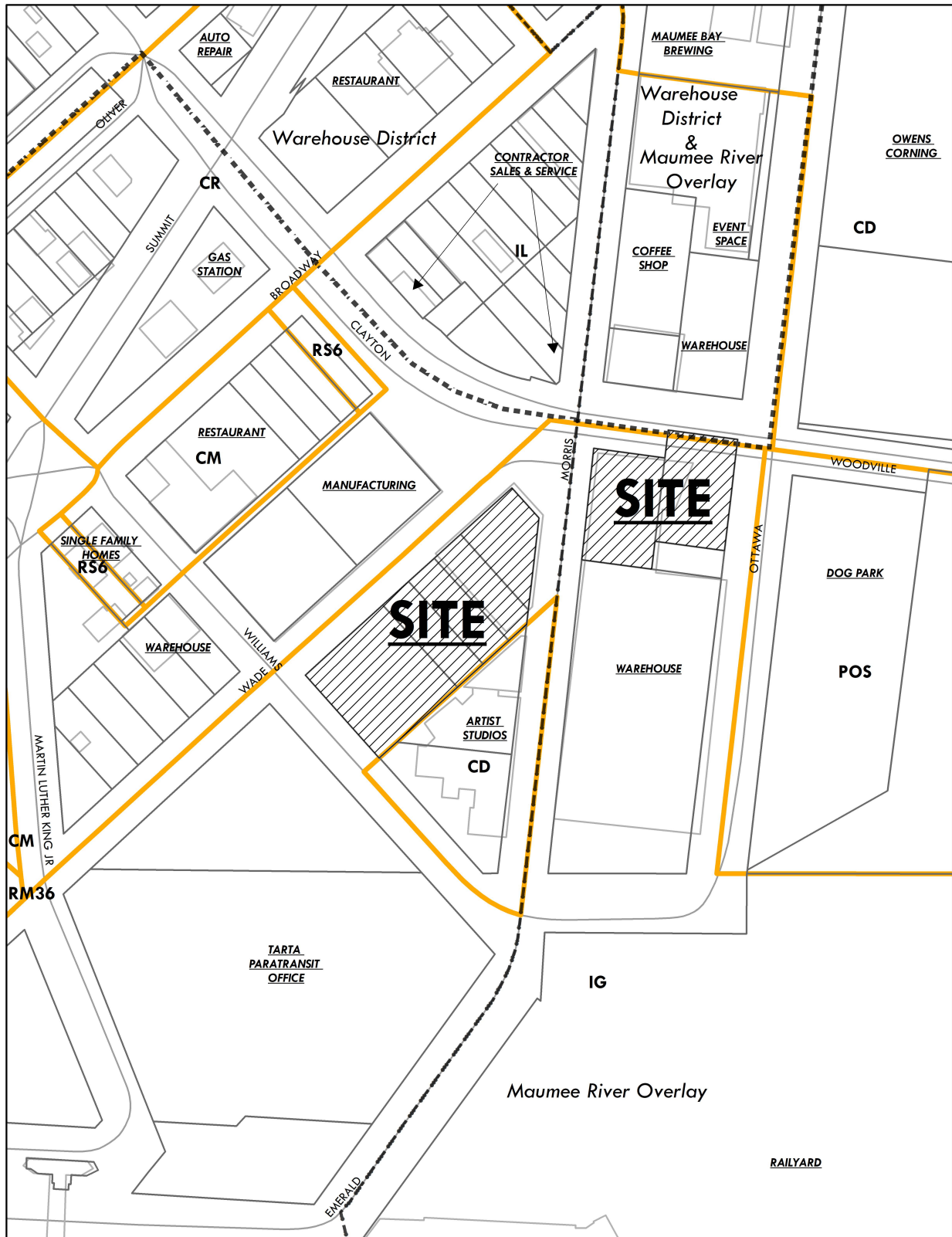
GENERAL LOCATION

MRO-4-25



ZONING & LAND USE

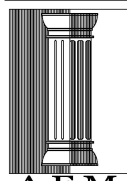
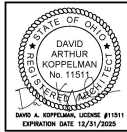
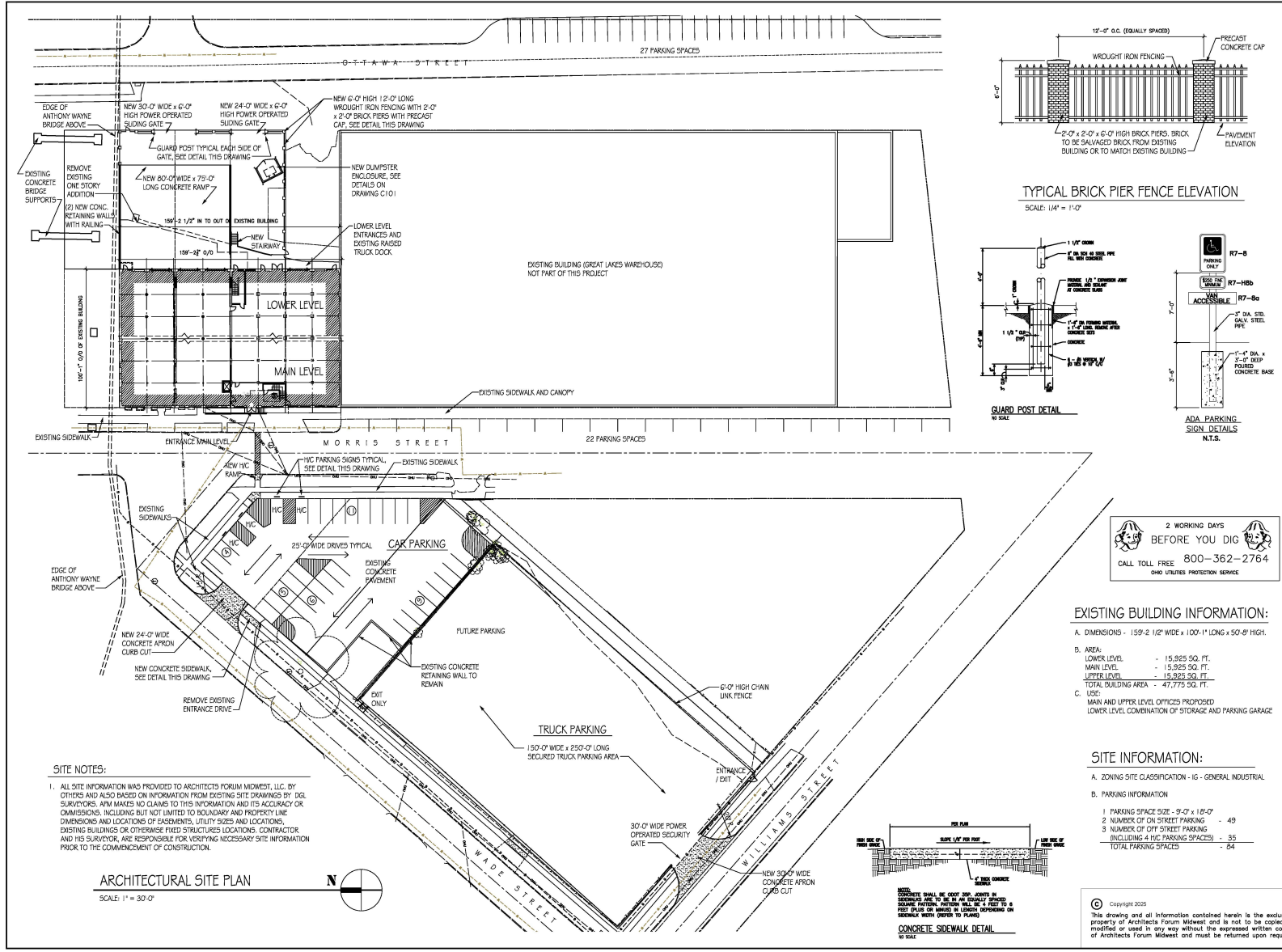
MRO-4-25



SITE PLAN

MRO-4-25

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RIVERFRONT DEVELOPMENT L.L.C.
303, 305 & 307 MORRIS STREET,
TOLEDO, OHIO

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMITS REVIEW	6-19-25	AFM

DESIGNED BY	DATE FILED
APPROVED BY	DATE
PROJECT NO.	2-7-25
DRAWING TITLE	ARCHITECTURAL SITE PLAN
DRAWING NO.	C100

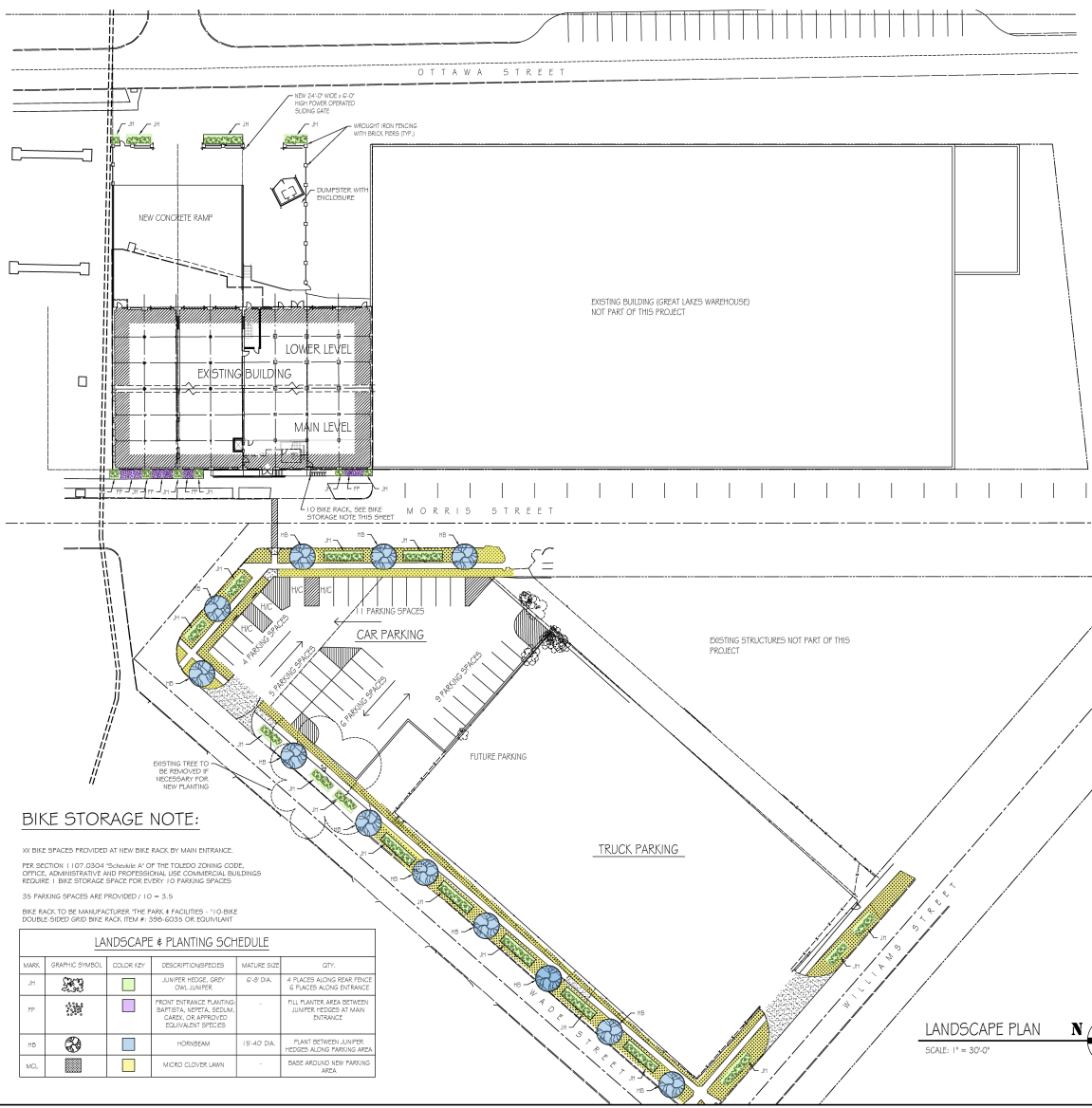
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LANDSCAPE PLAN

MRO-4-25



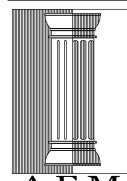
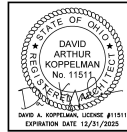
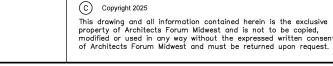
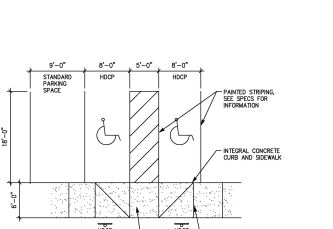
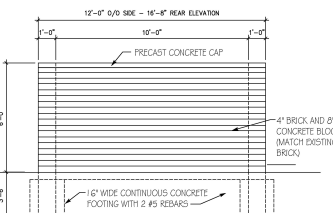
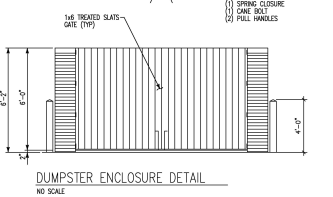
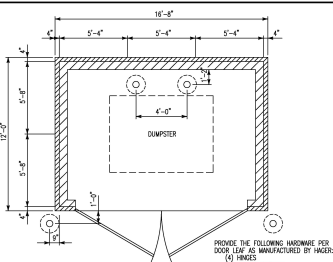
4-9



BIKE STORAGE NOTE:

XX BIKE SPACES PROVIDED AT NEW BIKE RACK BY MAIN ENTRANCE.
PER SECTION 1107.0304 "SHALLAWAY" OF THE TOLEDO ZONING CODE.
OFFICE, ADMINISTRATIVE AND PROFESSIONAL USE COMMERCIAL BUILDINGS
REQUIRE 1 BIKE STORAGE SPACE FOR EVERY 10 PARKING SPACES.
35 PARKING SPACES ARE PROVIDED / 10 = 3.5
BIKE RACK TO BE MANUFACTURED THE PARK # FACILITIES - 10 BIKE
DOUBLE-SIDED GRAB BIKE RACK ITEM #: 350-6035 OR EQUIVALENT

LANDSCAPE & PLANTING SCHEDULE					
MARK	GRAPHIC SYMBOL	COLOR KEY	DESCRIPTION/PROCESS	MATURE SIZE	QTY
J1			JUNIPER HEDGE, GREY OVAL JUNIPER	12'-0" DIA.	4 PLACES ALONG REAR FENCE 6 PLACES ALONG ENTRANCE
TP			FRONT ENTRANCE PLANTING: BARTONIA, NOSTRA, SOCIAL CACTUS, OR APPROVED EQUIVALENT SPECIES	-	FILL PLANTER AREA BETWEEN JUNIPER HEDGES AT MAIN ENTRANCE
HS			HEDGE	18'-0" DIA.	PLANT BETWEEN JUNIPER HEDGES ALONG PARKING AREA
MC			MICRO CLOVER LAWN	-	BASE AROUND NEW PARKING AREA



RIVERFRONT DEVELOPMENT L.L.C.
303, 305 & 307 MORRIS STREET
TOLEDO, OHIO

REVISIONS	DATE	BY	DESCRIPTION
1	12-13-2025	DA	ISSUED FOR PERMIT REVIEW

DESIGNED BY	DA
CHECKED BY	DA
APPROVED BY	DA
DATE	12-13-25

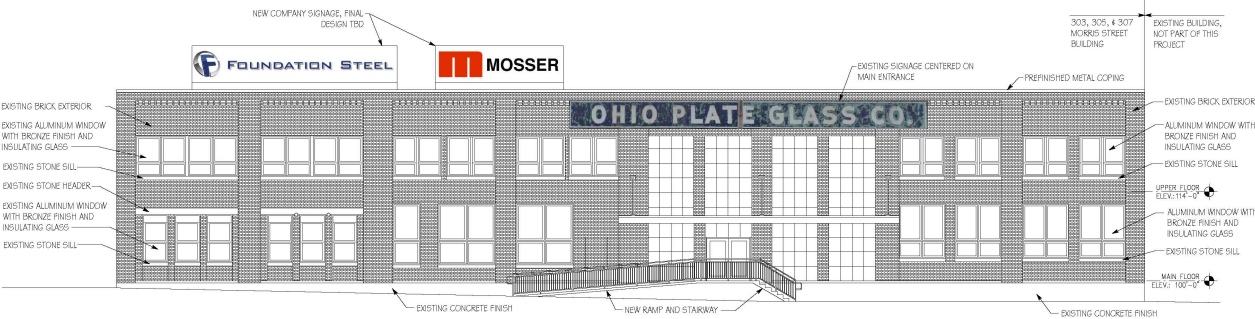
PROJECT NO.	LANDSCAPE PLAN
DRAWING NO.	C101

LANDSCAPE PLAN
SCALE: 1" = 30'-0"

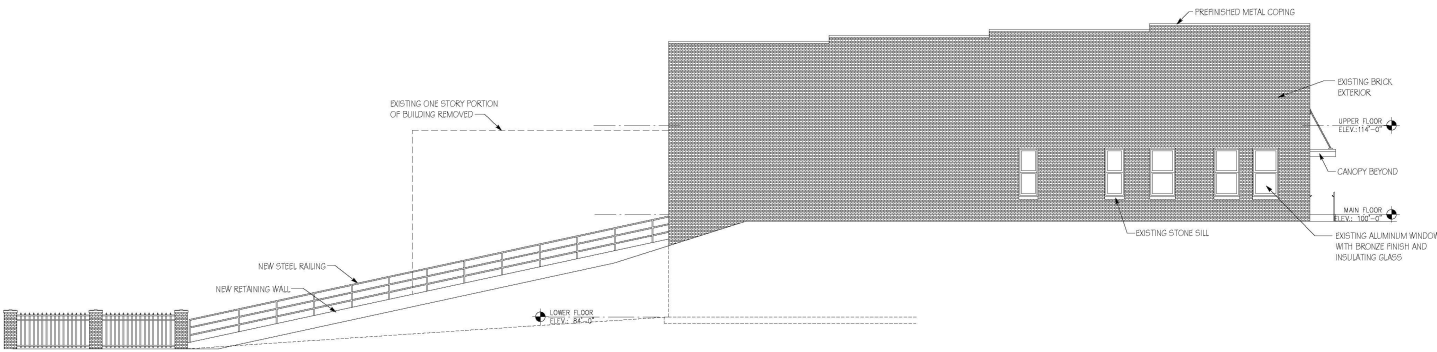
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NORTH & WEST ELEVATIONS

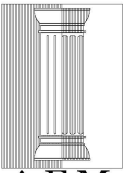
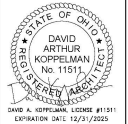
MRO-4-25



WEST ELEVATION - PRELIMINARY
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - PRELIMINARY
SCALE: 1/8" = 1'-0"



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NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT REVIEW	04-19-25	

DESIGN BY	DATE FILED
DESIGNED BY	REVIEW
APPROVED BY	DATE

PROJECT NO.
DRAWING TITLE
EXTERIOR ELEVATIONS

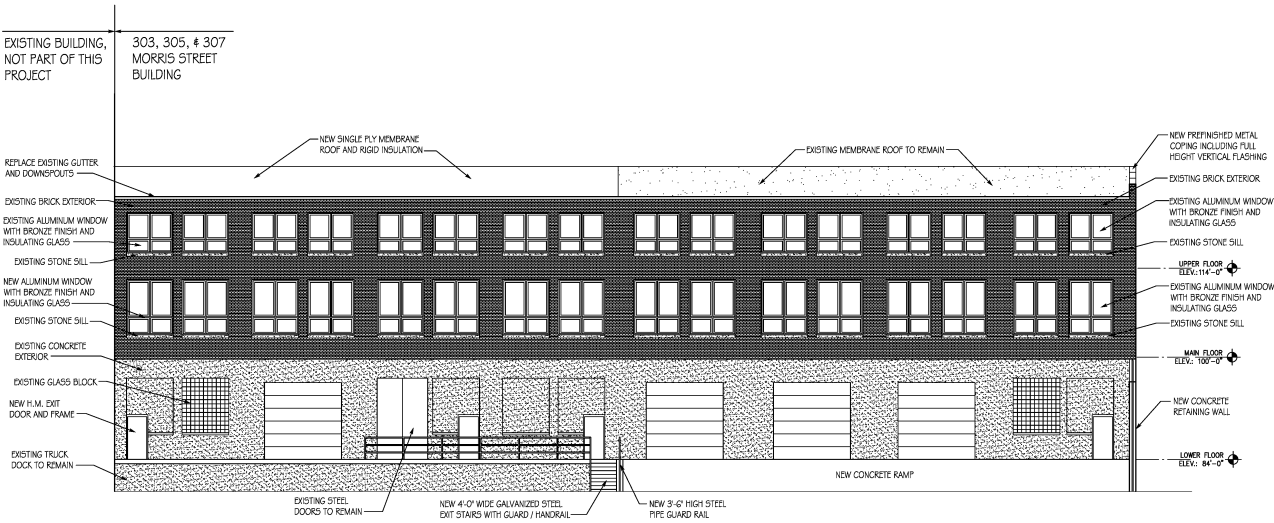
DRAWING NO.
A200

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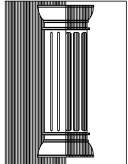
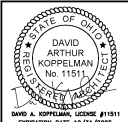
EAST ELEVATION

MRO-4-25

4 - 11



EAST ELEVATION - PRELIMINARY
SCALE: 1/8" = 1'-0"



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RIVERFRONT DEVELOPMENT L.L.C.
303, 305 & 307 MORRIS STREET , TOLEDO, OHIO

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT REVIEW

DRAWN BY	GO FILE NAME
DESIGNED BY	SCALE 1/8"=1'-0"
APPROVED BY	DATE 1-9-25
PROJECT NO.	
DRAWING TITLE	EXTERIOR ELEVATIONS
DRAWING NO.	A201

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