

GENERAL INFORMATION

Subject

- Request - Zone Change from IL-Limited Industrial to CM-Mixed Commercial-Residential for 101 parcels in the Warehouse District
- Location - The area within the Warehouse District bounded by 11th Street and the Anthony Wayne Trail to the west, Lafayette Street to the North, Ottawa Street to the east, and Newton Street to the south
- Applicant - Plan Commission
One Government Center, Suite 1620
Toledo, OH 43604
- Owner - Multiple Owners

Site Description

- Zoning - IL-Limited Industrial
- Area - ± 39.5 acres (1,720,620 square feet)
- Frontage - Multiple streets
- Existing Use - Apartments, warehouses, various businesses, parking lots, utilities
- Proposed Use - Various mixed uses
- Overlay - Warehouse District Overlay

Area Description

- North - Warehouse District / IL, CM, CD
- South - Residential, commercial, and industrial / RD6, RS6, CR, CM, IL
- East - Residential, Owens Corning, commercial, and industrial / RS6, CD, CM, CR, IL
- West - Residential and industrial / RM36 & IL

Combined Parcel History

- Z-2002-24 - Zone Change from IL-Limited Industrial to CN-Neighborhood Commercial at 402-404 Williams Street and 232 Oliver Street. PC approved 4/11/24. Z&P approved 5/14/24. Ordinance 249-24.

GENERAL INFORMATION (cont'd)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Downtown Master Plan 2017 & 2023 Update
- Warehouse District Plan 2022

STAFF ANALYSIS

*See companion case Z-4002-24 for a brief history of the Warehouse District.

Proposal

The request is a Zone Change from IL-Limited Industrial to CM-Mixed Commercial-Residential for one hundred and one (101) parcels in the Warehouse District. These parcels comprise a collective area of ±39.5 acres and have frontage on multiple streets. Prominent uses within this area include the Toledo Farmers Market, restaurants, warehouses, and various businesses. The area is within the Warehouse District Urban Overlay and is bounded by the other portion of the Warehouse District to the north; Owens Corning to the east; a mix of residential, commercial, and industrial to the south; and multi-family residential and industrial to the west.

ConnecToledo was the catalyst for this zone change request, as well as for companion cases Z-4002-24 and Z-4003-24. Focused on the redevelopment of downtown Toledo, ConnecToledo has published a number of guiding documents, including the 2017 Downtown Toledo Master Plan (which was adopted as an amendment to the 20/20 Comprehensive Plan), the 2023 Downtown Toledo Master Plan Update, and the 2022 Warehouse District Master Plan.

The Plan Commission supports the work of ConnecToledo, and believes the zone change requests align with and will further the ideas in these plans. The desired outcome of the mass rezoning of the Warehouse District is that most parcels north of Lafayette Street will be CD-Downtown Commercial, and the parcels south of Lafayette Street will be CM-Mixed Commercial-Residential. Staff agrees with ConnecToledo in that these zone changes will help foster continued growth in residents, commercial activity, pedestrian-oriented infrastructure, and adaptive re-use of existing buildings within the Warehouse District.

Parcels within the site area have undergone one recent zone change shifting the zoning of three (3) parcels at 402-404 Williams and 232 Oliver from IL-Limited Industrial to CN-Neighborhood Commercial. These parcels were initially in this zone change request, but have been omitted, as CN-Neighborhood Commercial zoning is aligned with the intent of the mass rezoning of the Warehouse District.

CM-Mixed Commercial-Residential, the proposed zoning for the site area, is intended to accommodate mixed-use, pedestrian-oriented development. Pursuant to TMC§1106.0602 – *Residential Component*, a minimum of 50 percent of any new building over 25,000 square feet constructed in the CM district after June 6, 2004 must be devoted to residential dwelling units. By encouraging a mixture of uses, CM-Mixed Commercial-Residential zoning will help attract

STAFF ANALYSIS (cont'd)

more residents to the Warehouse District and ensure these residents have access to attractive streetscapes and a diverse array of amenities.

As with companion cases Z-4002-24 and Z-4003-24, it is important to note that existing industrial uses would become nonconforming under the proposed zoning. Though these businesses' zoning would change, they would be able to continue operation, as per TMC§1114 – *Nonconformities*. This code section recognizes the interests of property owners in continuing to use their property, specifying regulations around their ability to expand their building's square footage or make repairs to their buildings for maintenance and safety.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site of these parcels for predominately Urban Village uses, but also Neighborhood Commercial uses. Urban Village land uses are intended to accommodate pedestrian oriented mixed-use development with a diversity of uses. Various housing densities may be interspersed within these districts, as well as important public spaces. 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. Staff believes that CM-Mixed Commercial-Residential, guided by the vision of all applicable plans, will achieve the desired outcomes of the Comprehensive Plan.

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code. Furthermore, the proposed rezoning is compatible with the existing land uses within the general vicinity of the subject property.

Downtown Master Plan 2017 & 2023 Update

The Downtown Master Plan 2017 & 2023 Update recognize the Warehouse District as one of five focus areas for development and revitalization. These plans target this area for continued mixed-use residential development and adaptive reuse of industrial buildings for uses such as office space and pedestrian-oriented amenities. The plans encourage activation of Warehouse District space, particularly around Swan Creek, with the intention of making this district a destination on the southern edge of downtown. The proposed rezoning would help achieve the objectives of these plans.

Warehouse District Plan 2022

The vision for the Warehouse District, as laid out in the Warehouse District Plan 2022, is a vibrant mixed-use district that contains well connected neighborhoods with opportunities for living, work, recreation, an entertainment. The plan promotes strategic infill with mixed-use commercial and residential development, open space, and improved streetscapes. The proposed rezoning is consistent with this Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of a request for Zone Change from IL-Limited Industrial to CM-Mixed Commercial-Residential for one hundred and one (101) parcels in the Warehouse District, to the Toledo City Council for the following two (2) reasons:

1. The proposed zone change adequately conforms to the vision for the Warehouse District laid out in the Toledo 20/20 Comprehensive Plan, the Downtown Master Plan 2017 & 2023 Update, and the Warehouse District Plan 2022.
2. The subject properties are physically suitable for the uses permitted under the proposed zoning classifications (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z-4004-24
DATE: July 11, 2024
TIME: 2:00 P.M.

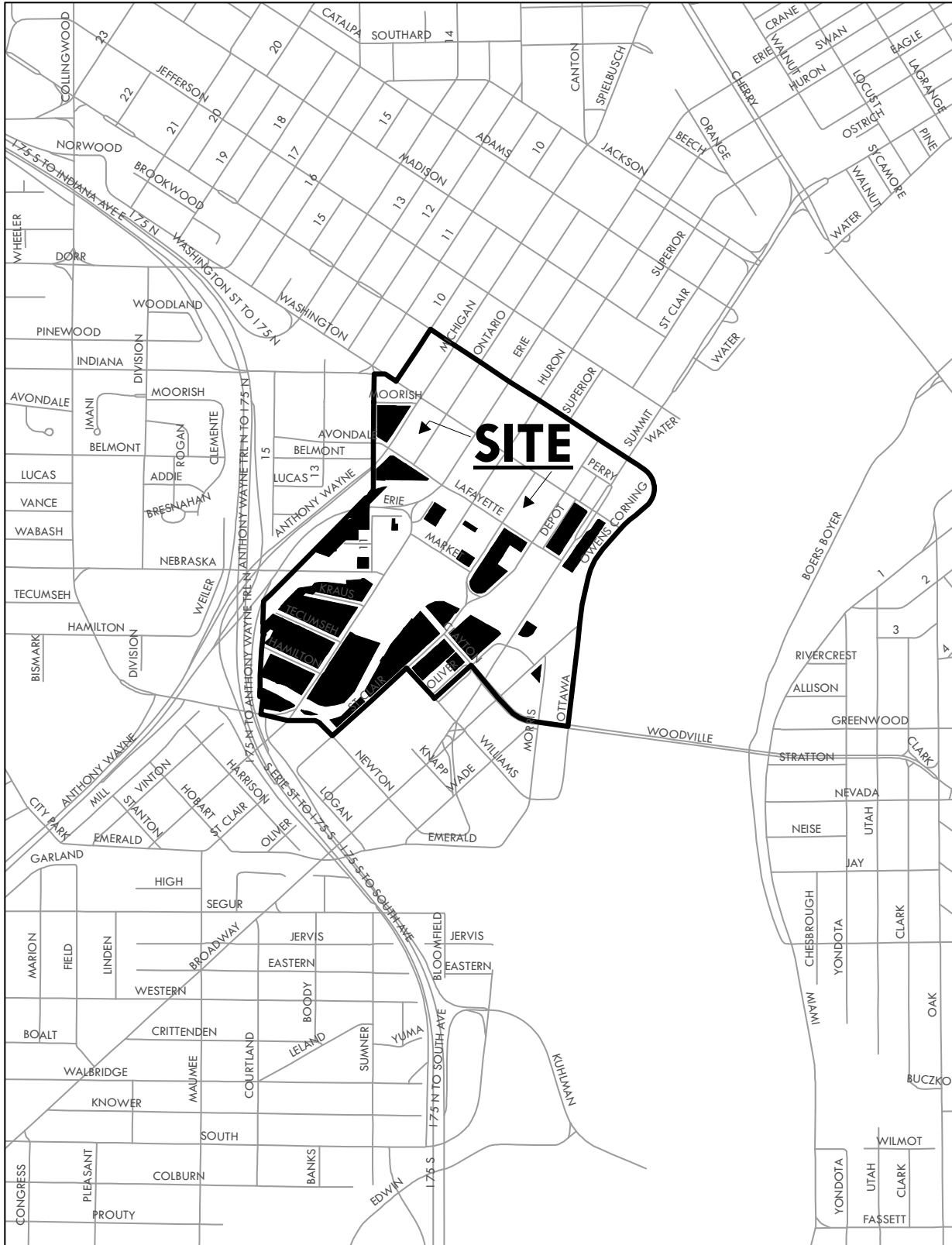
TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 13, 2024
TIME: 4:00 P.M.

MJM

Two (2) sketches follow

GENERAL LOCATION

Z-4004-24
ID 10



ZONING & LAND USE

Z-4004-24
ID 10

