REF: Z25-0024
DATE: September 11, 2025

GENERAL INFORMATION

Subject

Request	-	Zone Change from IP (Planned Business/Industrial Park) to CO (Office Commercial)
Location	-	0 South Detroit Avenue
Applicant	-	Toledo Lucas County Public Library 325 N. Michigan Street Toledo, OH 43604

Site Description

Current Zoning	-	IP (Planned Business/Industrial Park)
Proposed Zoning	-	CO (Office Commercial)
Area	-	±15.38 Acres
Frontage	-	±408' along Detroit Avenue ±61' along Research Drive ±30' along Brest Drive
Existing Use	-	Vacant Land
Proposed Use	-	Public Library

Area Description

North	-	IP / Radio/Television Station, Red Cross of Western Lake Erie, Offices, Medical Offices, Research Drive
South	-	RS6 / Glengate Neighborhood
East	-	CR & RS6 / Detroit Avenue, Auto Detail, Sports Bar, Glenurban Addition Neighborhood
West	-	RS6 & IP / Leith Place Neighborhood, Brest Drive, Vacant Land

Parcel History

Z-134-92	-	Zone Change from R-B & R-2 to M-1 (P.C. disapproved 3/5/92, but approved M-3; Council approved 4/28/92, Ord. 325-92).
M-4-94	-	Special Study M-3 Concept Master Plan Review for Advanced Technology Park (P.C. approved 5/5/94).

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- City of Toledo Vacant Industrial Land Use Report
- Northwest Ohio Advanced Technology Park Concept Master Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from IP (Planned Business/Industrial Park) to CO (Office Commercial) for 0 South Detroit Avenue (Parcel#1807660). The ±15.38-acre parcel is a vacant property currently owned by the University of Toledo as successor to the Medical College of Ohio at Toledo. The Toledo Lucas County Public Library has entered into a purchase agreement with the University of Toledo so they can construct a new public library on the site. Libraries are not permitted in IP (Planned Business/Industrial Park) zoning districts. They are permitted by right in CO (Office Commercial) zoning districts.

To the north of the site is WGTE Public Media, the Red Cross of Western Lake Erie, and the rest of the Northwest Ohio Advanced Technology Park. To the west is the Leith Place neighborhood. To the south is the Glengate neighborhood. To the east is Detroit Avenue, an Auto Detail Shop, a Sports Bar, and the Glenurban Addition neighborhood.

Northwest Ohio Advanced Technology Park Master Plan

The Northwest Ohio Advanced Technology Park Master Plan was submitted by the Medical College of Ohio at Toledo (MCO) to the Plan Commission in 1993 to meet a condition of the business/industrial park's zone change approval (Ord. 325-92). The plan emphasized a desire to develop the park for uses such as offices, technology and research-based industries, medical research and products, and pharmaceutical firms. Infrastructure was planned and subsequently developed to facilitate the growth of the proposed technology park. However, not all planned infrastructure was constructed and not all platted parcels have been developed.

A portion of the subject parcel was to be dedicated as right-of-way in a planned Westwood Avenue extension to Detroit Avenue, with the remainder to be split into developable parcels. However, Westwood Avenue was never extended past Swan Creek, and the subject parcel was never platted into the planned developable parcels. The subject property is thus a reminder parcel which, with the plethora of vacant platted developable parcels within the business/industrial park, can be removed from the Northwest Ohio Advanced Technology Park Planned Industrial district without detriment.

City of Toledo Vacant Industrial Land Use Report

The subject property is within the Land Use Report's MCO (Medical College of Ohio at Toledo) Tech Park Study Area. The study recommends that the industrial zoning of this and most parcels in the study area be maintained to facilitate the completion of the MCO Technology Park. However, as previously discussed the subject property is a remainder parcel which could be removed from the Technology Park district without detriment to other vacant industrial parcels within the study area.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Mixed-Use land uses. Designations in the plan have three components which must be evaluated for compatibility: physical design, land uses, and geographic characteristics. The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Institutional and public uses, including libraries, are compatible with the designation. The proposed zone change is consistent with the Forward Toledo Plan as the proposed land use is compatible with the Neighborhood Mixed-Use designation and because a library would support the plan's goals to promote recreational activities, support childhood development, and encourage social opportunities. Applicant should ensure continued compatibility with the Forward Toledo Plan by prioritizing pedestrian and bicycle connectivity, consolidating parking areas with other users (if possible), and ensuring quality design of the site and buildings.

Staff recommends approval of the Zone Change from IP (Planned Business/Industrial Park) to CO (Office Commercial) at 0 South Detroit Avenue because it is consistent with the Forward Toledo Comprehensive Land Use Plan and it is compatible with existing land uses within the general vicinity of the subject property.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0024, a Zone Change from IP (Planned Business/Industrial Park) to CO (Office Commercial) at 0 South Detroit Avenue, to Toledo City Council for the following two (2) reasons:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code **(TMC§1111.0606(A))**; and

2. The proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property **(TMC§1111.0606(B))**.

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z25-0024
DATE: September 11, 2025
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2025
TIME: 4:00 P.M.

AS
Two (2) sketches follow

GENERAL LOCATION

Z25-0024
ID 34

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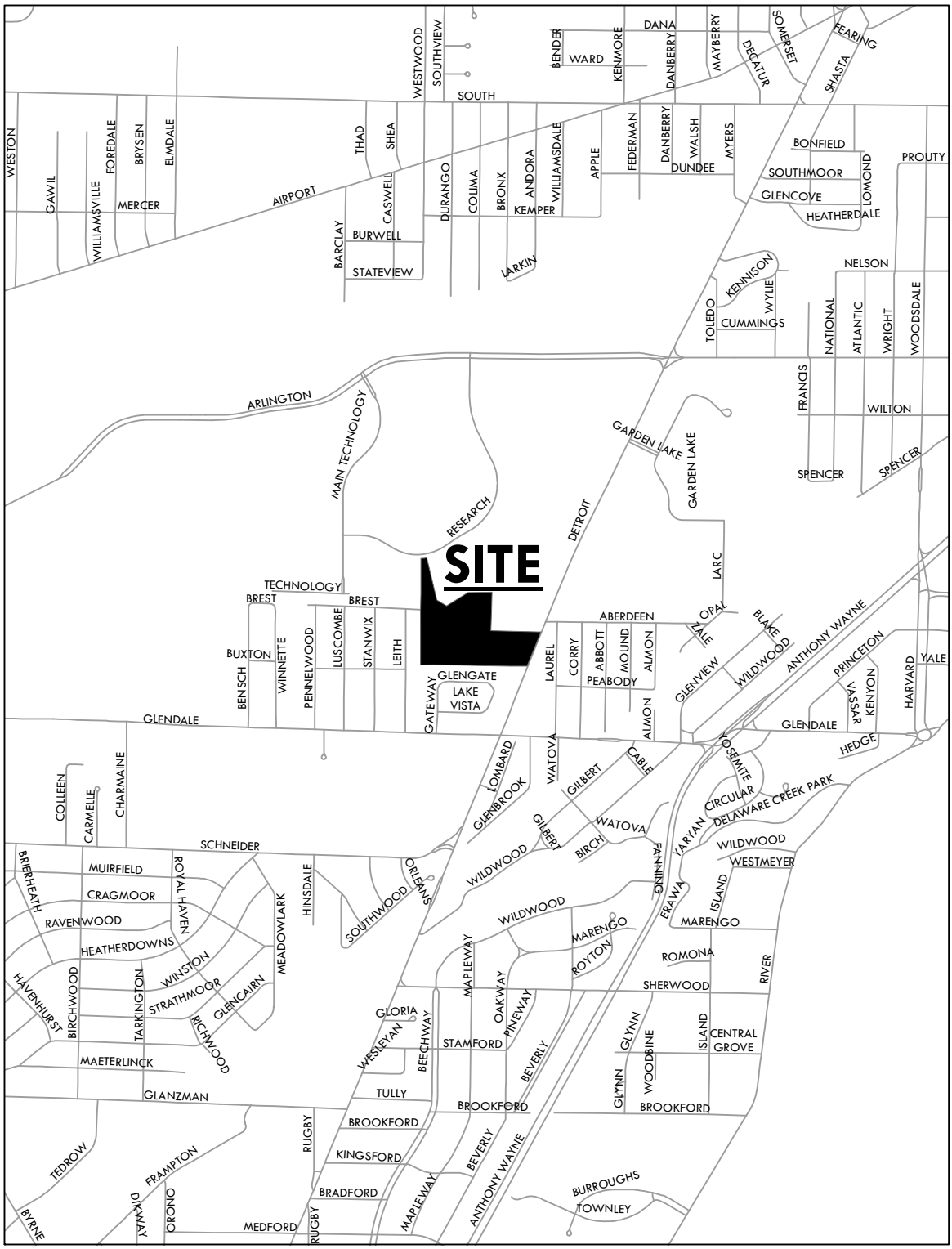
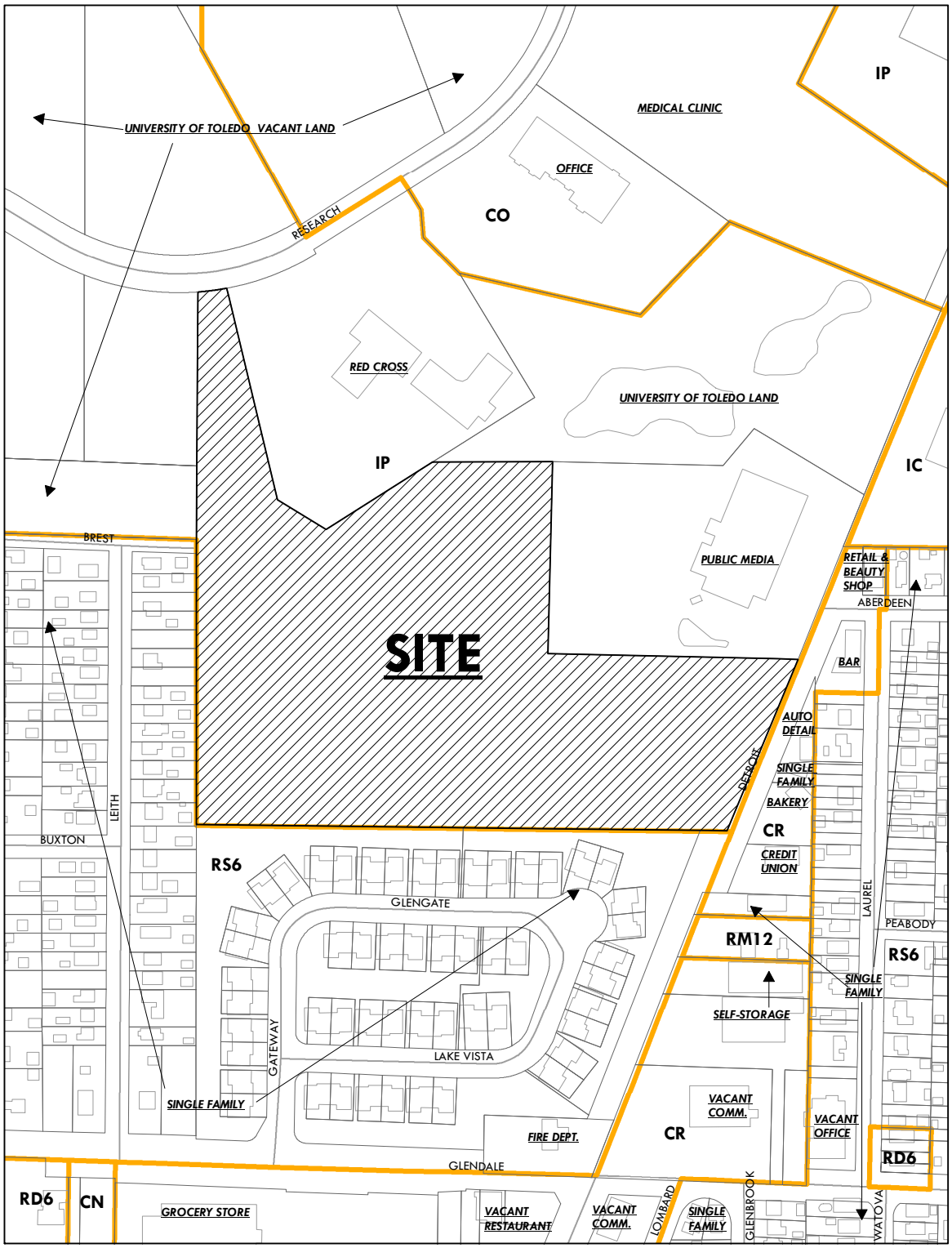


ZONING & LAND USE

Z25-0024
ID 34

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