

GENERAL INFORMATION

Subject

- Request - Zone Change from CO Office Commercial to CM Mixed Commercial-Residential
- Location - 1902 Jefferson Avenue
- Applicant/ Developer - The Windsor Companies
71 Seldom Seen Road
Powell, OH 43065
- Engineer - Lewandowski Engineers, A Verdantas Company
219 S. Erie Street
Toledo, OH 43604

Site Description

- Zoning - CO / Office Commercial
- Overlay District - UpTown Urban Neighborhood Overlay District
- Area - ± 0.34 Acres
- Frontage - ± 140' along Jefferson Avenue
± 105' along 19th Street (vacated)
- Existing Use - Undeveloped land
- Proposed Use - Part of a multiple building mixed use development with multi-dwelling residential and retail

Area Description

- North - Undeveloped land and vacant commercial building / CM
- South - Jefferson Avenue, service station and homeless shelter / CO
- East - Undeveloped land / CM
- West - Child care and education / CO

Parcel History

- V-257-21 - Vacation of Alley bounded by Madison and Jefferson Avenues between 19th and 20th Streets (PC rec. approval 6/10/21; CC approved 11/9/21 via Ord. 569-21).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

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|------------|---|--|
| V-253-21 | - | Vacation of 19 th Street between Madison and Jefferson Avenues (PC rec. approval 6/10/21; CC approved 11/9/21 via Ord. 565-21). |
| UDARC-8-21 | - | UpTown District Review of building demolition at 1915 and 1919 Madison Avenue and 1902 Jefferson Avenue (UDARC approved 11/16/21). |
| M-5-19 | - | Review & adoption of the Uptown Master Plan Update as an amendment to the 20/20 Plan (PC rec. approval 6/13/19; CC approved on 7/23/19 via Ord. 353-19). |
| UDARC-5-16 | - | UpTown District Review of tuckpointing and window and roof repair at 1902 Jefferson Avenue (UDARC approved 6/15/15). |
| M-4-12 | - | Review & Adoption of the Uptown District Neighborhood Plan (PC approved 12/5/13; CC approved on 1/14/14 via Ord. 19-14). |
| V-230-09 | - | Vacation of Alley running parallel to Jefferson Avenue between 19 th and 20 th Streets (PC rec. approval 5/14/09; <i>incomplete</i>). |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Forward Toledo Comprehensive Land Use Plan
- 2019 UpTown Master Plan

STAFF ANALYSIS

The Applicant is requesting a Zone Change from CO Office Commercial to CM Mixed Commercial-Residential for property at 1902 Jefferson Avenue. The subject property is currently vacant and consists of ±0.34 acres located northwest of the intersection of Jefferson Avenue and 19th Steet (vacated). Surrounding land uses include undeveloped land and vacant commercial to the north; a vacant commercial building to the east across 19th Street; a service station and homeless shelter to the south across Jefferson Avenue; and a children's day care and education center to the west.

STAFF ANALYSIS (cont'd)

The Applicant is requesting the Zone Change to include the parcel in a larger mixed-used development proposed for the abutting property to the north and east. The abutting property was rezoned to CM Mixed Commercial-Residential in Plan Case Z-3004-20. Rezoning the subject property will allow the proposed development that consists of two (2) buildings that are four (4) stories tall with commercial retail space on a portion of the first floor, and 230 dwelling units that include a mix of studio, one-bedroom and two-bedroom units. While the current CO Zoning District permits both commercial and multi-dwelling uses, the number of multi-dwelling units permitted is limited to 103 based on the total development area of ±4.27 acres. In comparison, 265 multi-dwelling units are permitted in the CM Zoning District. The proposed mixed-use development is being reviewed as a Major Site Plan Review in companion case SPR-32-24. The Applicant has also submitted an UpTown District Architectural Review Committee (UDARC) application for review and approval.

UpTown Urban Neighborhood Overlay District and 2019 UpTown Master Plan

The property is located within the UpTown Urban Neighborhood Overlay (UNO) District, which was established as a recommendation of the 2013 UpTown District Plan. Updated in March 2019, the UpTown Master Plan identified the importance of mixed-use developments and residential housing opportunities within the UpTown District. As an outcome, one (1) of the six (6) priority projects of the 2019 Plan focuses on “Increased Market Rate Housing” within the UpTown District.

The UpTown Master Plan also identified the subject property and abutting property specifically as a “target zone” for new housing with semi-public green space. As stated in the 2019 Plan, *“A major opportunity for significant new housing construction is bounded by Madison and Monroe, 17th and 21st. This area is adjacent to UpTown Green and contains a significant portion of the neighborhood’s existing vacant land”*. Recognizing this need for new residential housing opportunities, the Plan estimated 225 units could be developed around UpTown Green Park, which is situated north of the property to be developed. The proposed Zone Change and residential land use conforms to the vision and framework of the 2019 UpTown Master Plan and the Urban Neighborhood Overlay district.

Toledo 20/20 Comprehensive Plan and Forward Toledo Comprehensive Land Use Plan

The Toledo 20/20 Comprehensive Plan targets this site as Urban Village. The Urban Village future land use district was intended as a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The Forward Toledo Plan targets this site for Neighborhood Mixed-Use. The Neighborhood Mixed-Use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. The proposed CM Mixed Commercial-Residential zoning requires buildings to be oriented in a pedestrian based design that requires distinct architecture and allows a mix of land uses. The proposed rezoning to CM is therefore consistent with both of these designations.

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 Toledo 20/20 Comprehensive Plan, the Forward Toledo Comprehensive Land Use Plan and the 2019 Uptown Master Plan. In addition, the permitted uses in the CM Zoning District are compatible with the existing land uses in the general vicinity and the subject property is physically suitable for these uses.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-6006-24, a request for Zone Change from CO Office Commercial to CM Mixed Commercial-Residential at 1902 Jefferson Avenue, to Toledo City Council for the following **four (4) reasons**:

1. The rezoning is consistent with the Toledo 20/20 Comprehensive Plan, the Forward Toledo Comprehensive Land Use Plan, and the stated purpose of the Zoning Code (TMC§1111.0606(A)).
2. The rezoning is consistent with the 2019 UpTown Master Plan.
3. The rezoning is compatible with the existing land uses in the general vicinity of the subject property (TMC§1111.0606(B)).
4. The subject property is physically suitable for the uses permitted under the existing and proposed zoning classifications (TMC§1111.0606(D)).

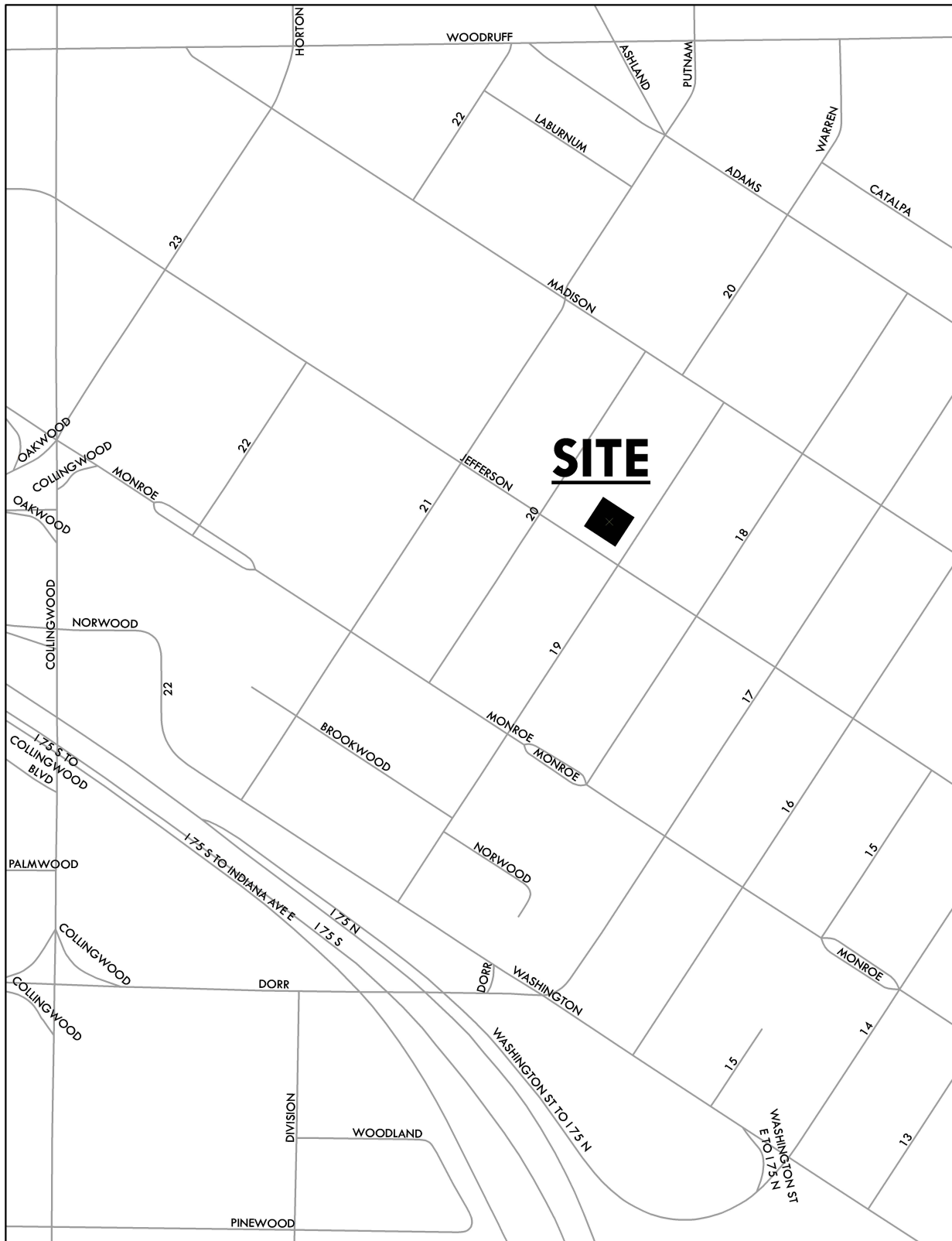
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-6006-24
DATE: September 12, 2024
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2024
TIME: 4:00 P.M.

LK
Two (2) sketches follow

GENERAL LOCATION

Z-6006-24



ZONING & LAND USE

Z-6006-24

