



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: August 9, 2024

REF: Z-6005-24

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Zone Change from CR (Regional Commercial) to CM (Mixed Commercial-Residential) at 1006 N Huron Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 8, 2024 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request - Zone Change from CR (Regional Commercial) to CM (Mixed Commercial-Residential)

Location - 1006 N Huron Street

Owner / Applicant - Cloud Investment Group Huron LLC  
34841 Mound Road, Suite #306  
Sterling Heights, MI 48310

#### Site Description

Zoning - CR (Regional Commercial)

Area - ± 0.1 acres

Frontage - ± 49.5' along Lagrange Street  
± 99' along Loxley Road

Existing Use - Vacant Commercial & Vacant Apartments

Proposed Use - Commercial & Apartments

#### Area Description

North - CR & RM36 / Vacant Restaurant, Commercial, Single-Dwelling Homes

South - CR & RM36 / Apartments, Duplex, Single-Dwelling Homes

East - RM36 / Apartments, Single-Dwelling Homes

West - CR, CO, & RM36 / Convenience Store, Vacant Commercial, Apartments, Duplex

#### Parcel History

M-14-19 - Review of the Vistula Neighborhood Master Plan

**GENERAL INFORMATION (cont'd)**

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Forward Toledo Comprehensive Land Use Plan
- Vistula Neighborhood Master Plan

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from CR (Regional Commercial) to CM (Mixed Commercial-Residential) for 1006 N Huron Street. The request is to accommodate a reuse of the structure into apartments, as they were originally intended for. Current CR (Regional Commercial) zoning permits dwelling units only above the first floor. The CM (Mixed Commercial-Residential) district will permit dwelling units on all floors. To the north of the site is a vacant restaurant, commercial, and single-dwelling homes. To the east of the site are apartments, a duplex, and single-dwelling homes. To the south are apartments and single dwelling homes. To the west is a convenience store, vacant commercial, apartments, and a duplex.

There are two structures on this site, one on the corner of Lagrange and Huron which was a former laundromat with apartments above and another which was entirely apartments. The applicant intends to have four dwelling units above the former laundromat space and eight units in the other building. TMC§1107.0304 *Off-Street Parking Schedule A* would require twenty (20) parking spaces for the dwelling units, plus parking for the former laundromat commercial space. The current site does not have space to provide parking; however, the applicant intends to purchase the adjacent 1012 N Huron Street property to construct a parking lot. The 1012 N Huron property is owned by the Lucas County Land Bank and cannot be purchased by the applicant until they have at least one tenant. The applicant will need to rezone 1012 N Huron Street once purchased and apply for a Minor Site Plan Review and Certificate of Appropriateness to construct the parking lot. Staff estimates this property, if the parking lot is designed correctly, will be able to meet the parking requirements outlined in TMC Chapter 1107 *Parking, Loading, and Access*.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan Future Land Use Map targets this site for Neighborhood Commercial Land Uses. Neighborhood Commercial land uses are predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may also be included. The proposed rezone is consistent with the Toledo 20/20 Comprehensive Plan as it will permit a mix of uses on the property.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan Future Land Use Map targets this site for Neighborhood Mixed-Use land uses. The intent of the Neighborhood Mixed-Use designation is to preserve and promote pedestrian-oriented commercial and mixed-use areas. Pedestrian connectivity should be prioritized and individual parking lots for single commercial uses are discouraged. The proposed rezone request is consistent with the Forward Toledo Plan as it preserves density along a main street and promotes pedestrian activity in a historically pedestrian-

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**STAFF ANALYSIS** (cont'd)

Forward Toledo Comprehensive Land Use Plan (cont'd)

oriented commercial corridor. The parking lot this rezone will necessitate will serve residences and a commercial space alike.

Vistula Neighborhood Master Plan

The Vistula Neighborhood Master Plan targets this site (and surrounding sites) for a neighborhood service hub. Community identified service needs include: fresh food, youth activities, resource center, bank, daycare, coffee shop, beauty parlor, and laundromat. While the applicant's primary use of the site will be residential, they plan on reopening the laundromat on the corner of Lagrange and Huron. Additional dwellings in the area will also promote further reuse of existing vacant buildings in the targeted neighborhood service hub. The proposed rezone is consistent with the Vistula Neighborhood Master Plan.

Staff recommends approval of the Zone Change from CR (Regional Commercial) to CM (Mixed Commercial-Residential) for 1006 N Huron Street because it is consistent with the Toledo 20/20 Comprehensive Plan, the Forward Toledo Comprehensive Land Use Plan, and the Vistula Neighborhood Master Plan.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-6005-24, a Zone Change from CR (Regional Commercial) to CM (Mixed Commercial-Residential) for 1006 N Huron Street, for the following reason:

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

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

AS

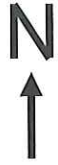
Two (2) sketches follow

Cc: Cloud Investment Group Huron LLC, 34841 Mound Road, Suite #306, Sterling Heights,  
MI 48310

Lisa Cottrell, Deputy Director  
Alex Schultz, Planner

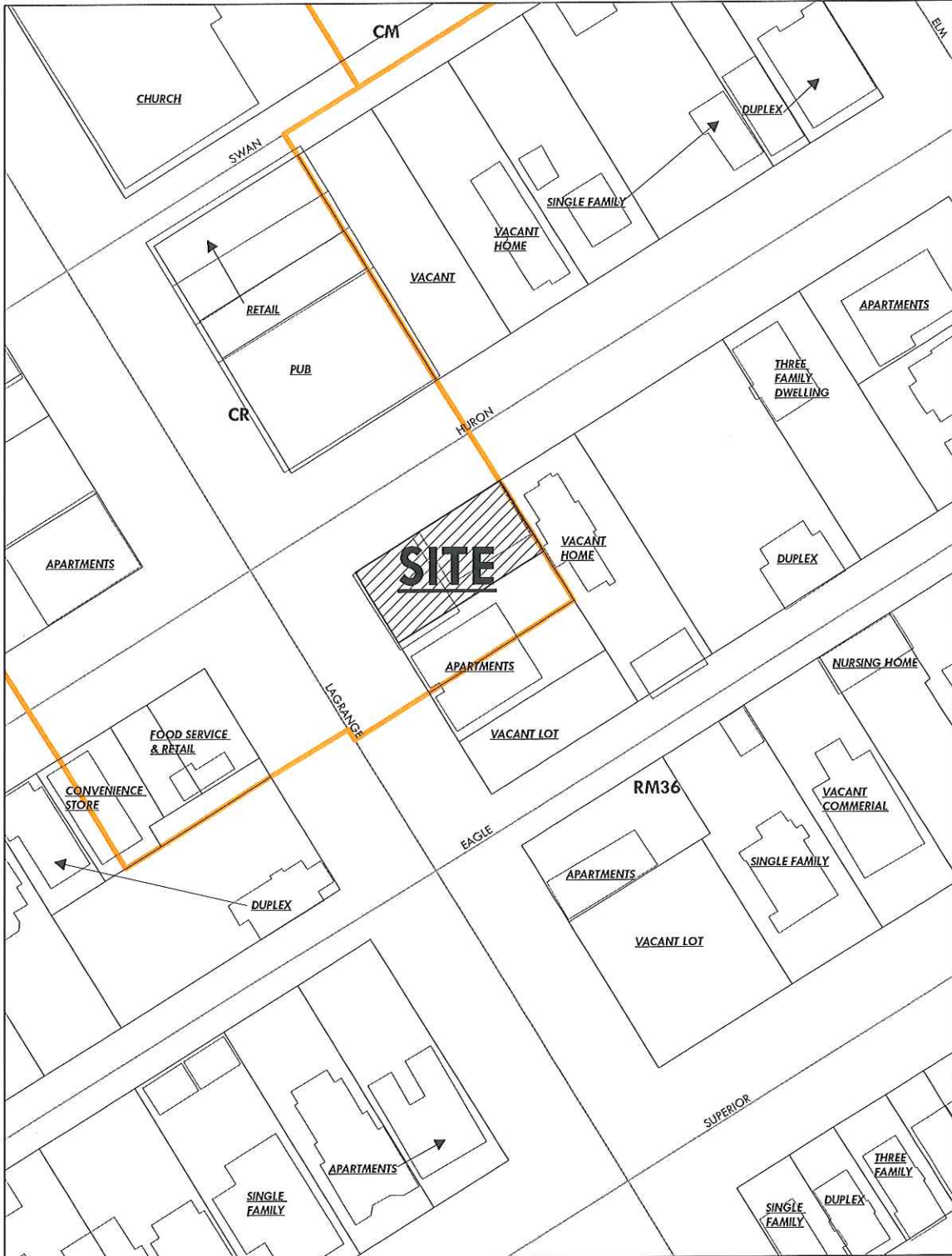
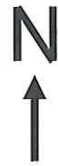
# GENERAL LOCATION

Z-6005-24  
ID 9



# ZONING & LAND USE

Z-6005-24  
ID 9



# PUBLIC HEARING

CASE NO. Z-6005-24

REQUEST: Zone Change from CR (Regional Commercial) to CM (Mixed Commercial-Residential) at  
1006 N Huron Street

APPLICANT NAME: Cloud Investment Group Huron LLC

ADDRESS: 34841 Mound Road, Suite #306, Sterling Heights, MI 48310

DATE: August 8, 2024 TIME: 2:00 P.M.

Contact Person: Khattabi Vanlerberg

Contact Person Phone Number: 248-249-8186

PLACE: Council Chamber, 1<sup>st</sup> Floor, One Government Center  
Jackson & Erie Streets, Toledo, OH

For Further Information, Contact  
The Toledo-Lucas County Plan Commissions

PHONE: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304

# CITY OF TOLEDO SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

### 1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk (or edge of public street).** Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

### 3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

### 4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 07/24/2024 to 09/20/2024.

### 5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

Khattasi VanLerberg  
(Applicant or Agent)

Cloud Investment Group LLC  
(Print Name or Organization)

248-249-8186  
(Telephone No.)

I issued 2 signs for this application \_\_\_\_\_  
(Date)

Alex Schultz  
(Staff Member)

Location of sign(s) Along Lagrange Street  
Along Huron Street

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