



# TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604    PHONE 419-245-1200    FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: October 12, 2018

REF: SUP-8001-18

TO:            President Matt Cherry and Members of Council, City of Toledo

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

SUBJECT:     Request for Special Use Permit for a Tobacco Shop at 607 Monroe Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 11, 2018 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request                    -        Special Use Permit for a Tobacco Shop

Location                   -        607 Monroe Street

Applicant                 -        Monroe-Huron LLC  
420 Madison Ave  
Toledo, OH 43604

### Site Description

Zoning                     -        CD / Downtown Commercial

Area                        -        ± 0.15 acres

Frontage                  -        ± 60' along Monroe Street

Existing Use               -        Vacant commercial retail

Proposed use              -        Tobacco/cigar shop and lounge

Required Parking         -        0 parking spaces

Proposed Parking         -        0 parking spaces

Neighborhood Org.      -        Toledo Warehouse Association

Overlay                    -        Warehouse District UNO & Downtown Overlay District

### Area Description

North                      -        Monroe Street, restaurant, parking lot / CD

South                     -        Event center, distribution warehouse / CD

East                       -        Restaurant, Huron Street / CD

West                       -        Restaurant, alley, parking lot / CD

## GENERAL INFORMATION (cont'd)

### Parcel History

- |         |   |  |
|---------|---|--|
| M-5-12  | - | Adoption of the Warehouse District Neighborhood Plan (P.C. approved on 1/10/2013. C.C. approved on 2/19/2013 by Ord. 86-13).   |
| M-12-13 | - | Establish Warehouse District Urban Neighborhood Overlay (P.C. approved on 10/23/2013. C.C. approved on 1/2/2014 by Ord. 9-14). |

### Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Toledo Warehouse District Urban Neighborhood Overlay
- Toledo Downtown Overlay District

## STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a tobacco shop at 607 Monroe Street. The ±0.15-acre site is comprised of two buildings on one parcel that fronts on Monroe Street and Huron Street. One building is two stories and occupied by “The Blarney” restaurant and bar on the first floor with a vacant second floor which will be converted into a lounge and meeting rooms for the tobacco shop. The second building is three-stories and currently vacant. The applicant intends to occupy the first floor with a tobacco shop on along with a lounge, game room and meeting rooms on the upper floors. Tobacco shops are permitted in all commercial zoning districts, except CO Office Commercial, when a Special Use Permit is obtained.

The applicant intends to open “La Bueno Vida Cigar Lounge”, a high-end cigar lounge that will be open to both members and non-members. The first floor will be a cigar shop open to the public where customers can buy cigars that can be smoked upstairs or taken home. Members will have access to separate smoking rooms upstairs and conference rooms for meetings. Non-members will have access to a room upstairs for smoking cigars purchased in the shop. Adjacent land uses include parking lots and a restaurant across Monroe Street to the north, a restaurant to the west, an event center and distribution warehouse to the south, and a restaurant to the east across Huron Street.

## **STAFF ANALYSIS (cont'd)**

### Use Regulations

As stated in TMC§1104.1700, specific use regulations restrict the location and hours of operation of tobacco shops. A tobacco shop shall not be located within 500 feet of any of the following uses: school, public park, public library, child day care center, or other use established specifically for the activities of minors. The proposed location for the tobacco shop conforms to the applicable use regulation. Additionally, the hours of operation of a tobacco shop may be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, and listed as a condition of approval.

### Parking and Circulation

Pursuant to TMC§1107.0201(A), due to the unique characteristics of the central business district; including higher land values, integration with public transportation, and the presence of parking garages, non-residential uses in the CD Downtown Commercial zoning district are exempt from providing off-street parking spaces.

### Warehouse District UNO

The property is located within the Warehouse District UNO. In accordance with TMC§1103.1505(A), the standards of the UNO apply to the physical change of any building or building addition that increases a building's floor area by more than 10%. "Physical change" means any work such as alteration, remodeling, new construction or renovation of the exterior of a structure. The standards also apply to any signage installed on site. Any exterior physical changes and/or signage proposed on the building shall be submitted to the Toledo Warehouse District Architectural Review Committee (TWDARC) for review prior to any work conducted or permits issued by the city and listed as a condition of approval.

### Downtown Overlay District (DOD)

The property is located within the Downtown Overlay District (DOD). The DOD mandates that wherever possible, examples of the City's traditional commercial, civic and residential architecture should be preserved, renovated and where appropriate, adaptively reused. In the event the property is modified by any exterior physical changes which the total cost is more than \$250,000 or 25% of the appraised value of the building, as listed by the County Auditor, whichever is the lesser amount, then the property will be subject to additional regulations per TMC§1103.0200.

**STAFF ANALYSIS (cont'd)**

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Downtown Commercial land uses. The CD Downtown Commercial district is intended to accommodate a broad range of uses to reflect downtown's roles as a commercial, cultural and government center. Development is intended to be dense with high amounts of building coverage and decreased setbacks which create a more built environment with increased accessibility. Development is largely pedestrian-oriented with a strong emphasis on safe and attractive streetscapes.

Staff recommends approval of the Special Use Permit for this location because it meets the location requirements of TMC§1104.1700. Additionally, the request meets the stated purpose of the Zoning Code and compatible with the adjacent commercial land uses along Monroe Street. Finally, the proposed use is consistent with the goals of the Toledo 20/20 Comprehensive Plan and allows for the adaptive reuse of a property within in the DOD, therefore meeting the goals of the DOD.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of SUP-8001-18, a request for a Special Use Permit for a Tobacco Shop at 607 Monroe Street, to Toledo City Council for the following three (3) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A) – *Review & Decision-Making Criteria*).
2. The proposed use complies with all applicable provisions of the Zoning Code (TMC§1111.0706(B) – *Review & Decision-Making Criteria*); and
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C) – *Review & Decision-Making Criteria*).

The Toledo City Plan Commission further recommends approval of SUP-8001-18, a request for a Special Use Permit Special Use Permit for a Tobacco Shop at 607 Monroe Street, to Toledo City Council subject to the following **eight (8)** conditions:

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Fire Prevention

1. All fire protection requirements for the use of the proposed space must be met. OBC 3404.

Plan Commission

2. The hours of operation may be limited from 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio.
3. Per TMC§1103.1500, any exterior physical changes, and/or signage, for the building shall be submitted to the Toledo Warehouse District Architectural Review Committee (TWDARC) for review prior to any work conducted or permits issued by the city.
4. In the event the property is modified by any exterior physical changes which the total cost is more than \$250,000 or 25% of the appraised value of the building, as listed by the County Auditor, whichever is the lesser amount, then the property will be subject to additional Downtown Overlay District regulations per TMC§1103.0200.
5. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
6. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
7. Minor adjustments to the Site Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
8. 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.

Respectfully Submitted,

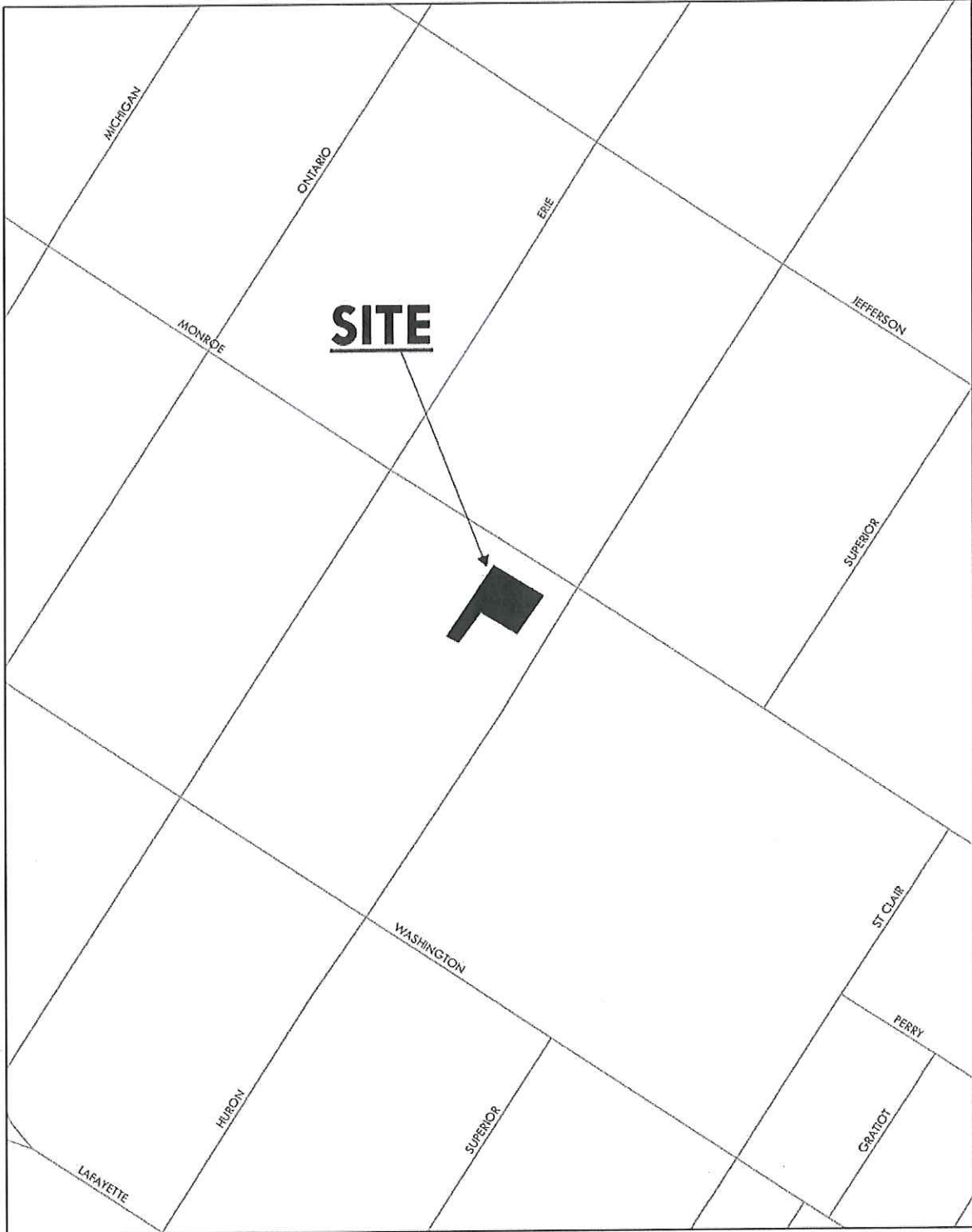


Thomas C. Gibbons  
Secretary

Four (4) sketches follow  
Cc: Lisa Cottrell, Administrator  
Ryne Sundvold, Planner

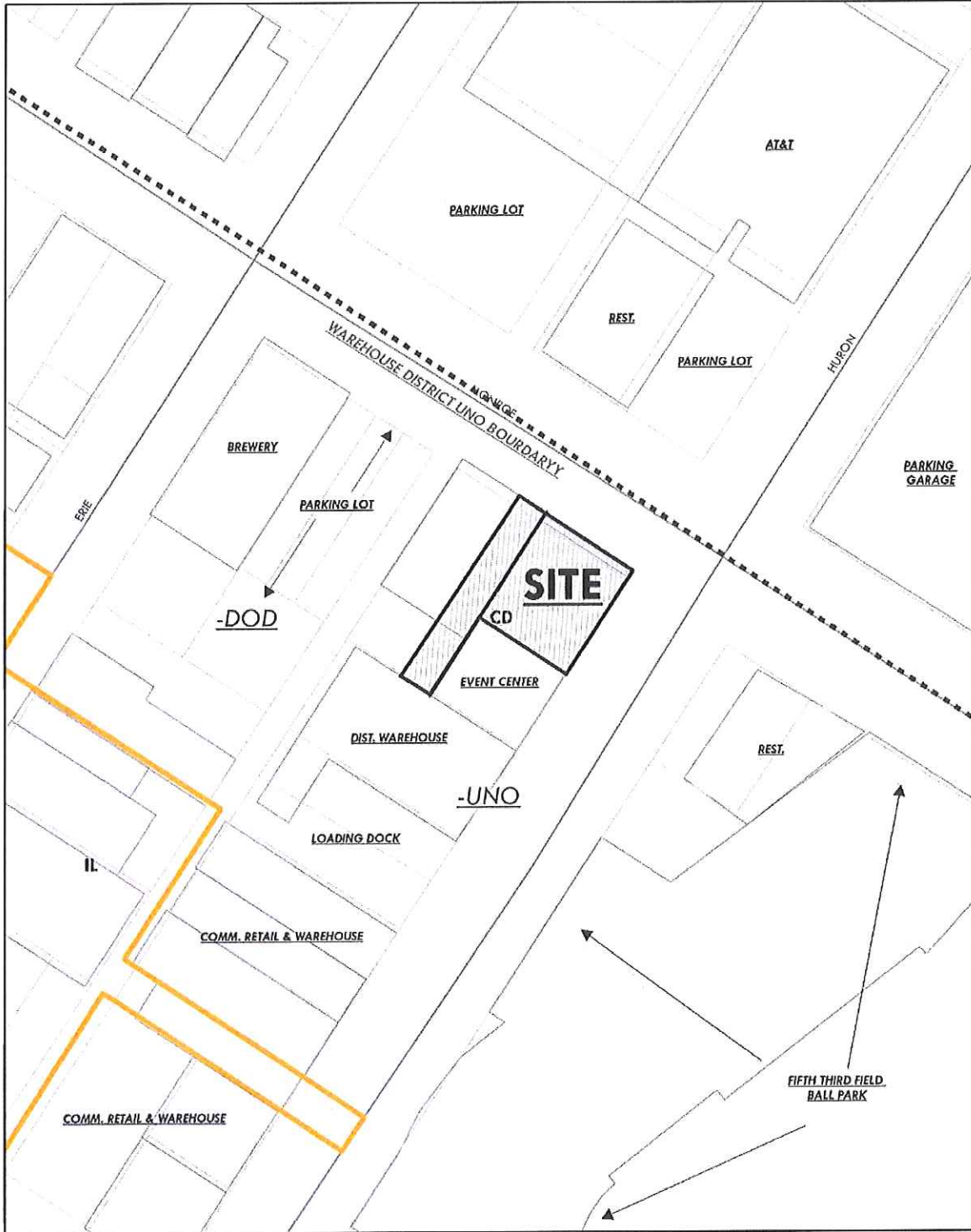
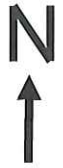
**GENERAL LOCATION**

**SUP-8001-18**  
ID 10



# ZONING AND LAND USE

SUP-8001-18  
ID 10



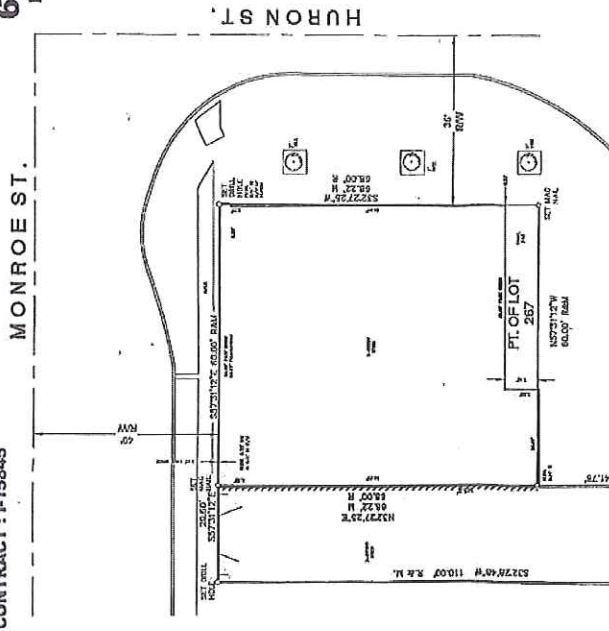
# SITE PLAN

SUP-8001-18  
ID 10



LE PROJECT : 47349  
CONTRACT : 1-15845

## SITE SURVEY AND CONDOMINIUM PLAN FOR: 601 & 607 MONROE STREET BEING PART OF LOT 267 FORT LAWRENCE DIVISION CITY OF TOLEDO, LUCAS COUNTY, OHIO



### CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AND CONDOMINIUM PLAN FOR THE PROJECT DESCRIBED HEREIN, AND THAT THE SAME HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE OHIO CONDOMINIUM ACT, CHAPTER 530, REVISIONS TO CHAPTER 530, PUBLIC LAW 131, AS AMENDED, AND THE RULES OF THE BOARD OF SURVEYORS AND MAPPERS, LUCAS COUNTY, OHIO.

WALTER L. LEWANDOWSKI, P.S. 7476

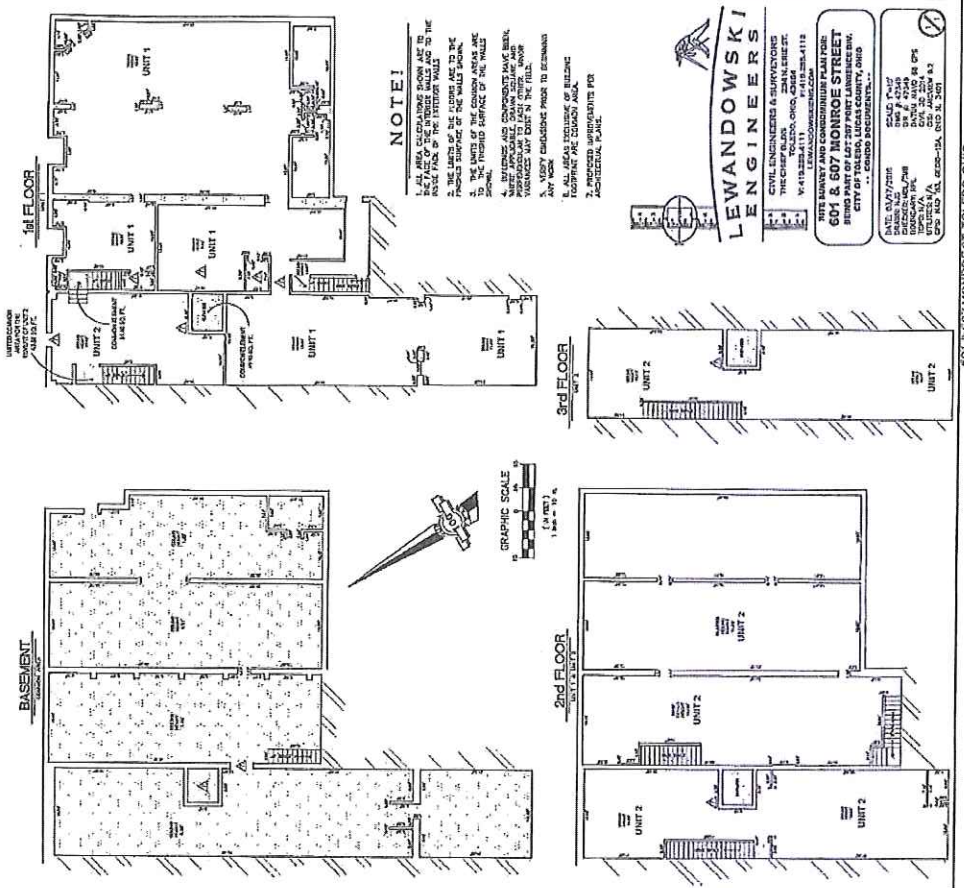
THE UNDERSIGNED HEREBY CERTIFY THAT THE CHANGES NOTED HEREON WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OHIO CONDOMINIUM ACT, CHAPTER 530, REVISIONS TO CHAPTER 530, PUBLIC LAW 131, AS AMENDED, AND THE RULES OF THE BOARD OF SURVEYORS AND MAPPERS, LUCAS COUNTY, OHIO.

WALTER L. LEWANDOWSKI, P.S. 7476

TRISTY BANAKA, P.E. #10107



### Exhibit A



### NOTE!

1. ALL MEASUREMENTS OF DISTANCE SHALL BE MADE FROM THE CENTER OF THE WALL UNLESS OTHERWISE NOTED.
2. THE UNITS OF THE COMMON AREAS ARE SHOWN.
3. ALL FINISHES AND COMPONENTS HAVE BEEN PROVIDED FOR TO MATCH THE FINISHES AND COMPONENTS OF THE EXISTING BUILDING.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OHIO CONDOMINIUM ACT, CHAPTER 530, REVISIONS TO CHAPTER 530, PUBLIC LAW 131, AS AMENDED, AND THE RULES OF THE BOARD OF SURVEYORS AND MAPPERS, LUCAS COUNTY, OHIO.

**LEWANDOWSKI ENGINEERS**  
CIVIL ENGINEERS & SURVEYORS  
11000 W. BROADWAY, SUITE 4118  
TOLEDO, OHIO 43624  
TEL: 419-241-1118  
FAX: 419-241-1119

**TRISTY BANAKA ENGINEERS**  
CIVIL ENGINEERS & SURVEYORS  
11000 W. BROADWAY, SUITE 4118  
TOLEDO, OHIO 43624  
TEL: 419-241-1118  
FAX: 419-241-1119

**DATE: 04/27/08**  
**DESIGNER: WLM**  
**DRAWN: WLM**  
**SCALE: 1" = 10'-0"**  
**PROJECT: SUP-8001-18**  
**LOT: 267**  
**UNIT: 1 & 2**  
**DATE: 04/27/08**  
**SCALE: 1" = 10'-0"**  
**PROJECT: SUP-8001-18**  
**LOT: 267**  
**UNIT: 1 & 2**

601 & 607 MONROE ST., TOLEDO, OHIO



## Letter of Intent – La Bueno Vida Cigar Lounge

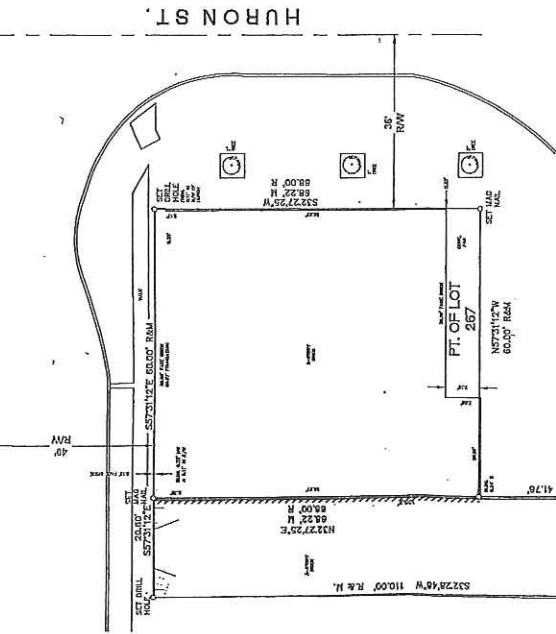
To Whom it May Concern:

This letter is intended to explain the use of La Bueno Vida Cigar Lounge. La Bueno Vida Cigar Lounge will be a high-end cigar lounge that will be open to both members and non-members. Members will have access to a separate smoking room upstairs with soft seating and pool tables as well as conference rooms for meeting and small get togethers. Non-members will have access to a room just upstairs for smoking cigars. The first floor will be a cigar shop where you will be able to buy cigars that you can smoke upstairs or take home with you. This will be open to the public.

LE PROJECT : 47349  
 CONTRACT : 1-15845

MONROE ST.

**SITE SURVEY AND CONDOMINIUM PLAN FOR:  
 601 & 607 MONROE STREET**  
 BEING PART OF LOT 267 PORT LAWRENCE DIVISION  
 CITY OF TOLEDO, LUCAS COUNTY, OHIO



**CERTIFICATION**

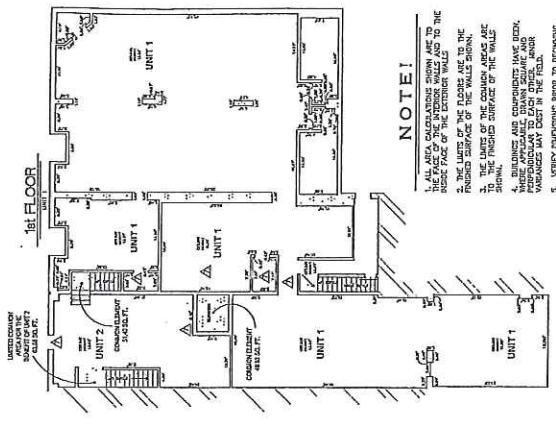
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME SHOWS CORRECTLY THE LOCATION AND DIMENSIONS OF ALL APPLICABLE EASEMENTS, RIGHTS, AND INTERESTS, AND THAT THE SAME ARE CORRECTLY SHOWN AND DESCRIBED THEREIN. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT, PUBLIC LAW 103-436, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS OF THE STATE OF OHIO. THE UNDERSIGNED IS A LICENSED SURVEYOR IN THE STATE OF OHIO, LICENSE NO. 11100, AND IS NOT PROVIDING ANY SERVICES TO ANY PARTY OTHER THAN THE CLIENT. THE UNDERSIGNED IS NOT PROVIDING ANY SERVICES TO ANY PARTY OTHER THAN THE CLIENT.

MATTHEW S. LEWANDOWSKI, PS 7475

THE UNDERSIGNED HEREBY CERTIFIES THAT THE DRAWING HEREON BEING SUBMITTED IN ACCORDANCE WITH THE LATEST LOCAL, STATE AND FEDERAL REQUIREMENTS, AND THAT THE SAME ARE CORRECTLY PREPARED AND CONFORM TO THE PROVISIONS OF THE SURVEYING ACT, PUBLIC LAW 103-436, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS OF THE STATE OF OHIO.

MATTHEW S. LEWANDOWSKI, PS 7475

TRISTY BISHMAN, PE #11007



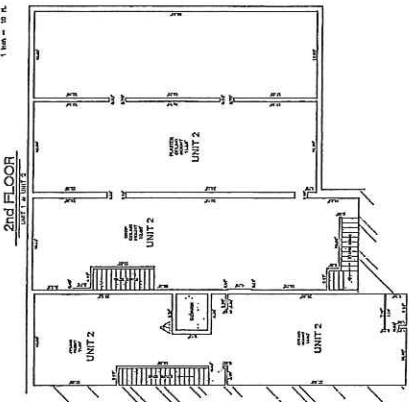
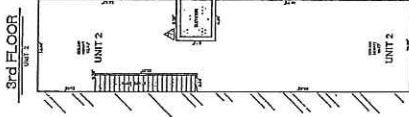
**NOTE!**

1. ALL AREA CALCULATIONS SHOWN ARE TO THE FACE OF THE INTERIOR WALLS AND TO THE FINISHED SURFACE OF THE WALLS SHOWN.
2. THE LINES OF THE FLOOR ARE TO THE LINES OF THE COMMON AREAS AS SHOWN.
3. VERIFY DIMENSIONS PRIOR TO BEGINNING ANY WORK.
4. VERIFY DIMENSIONS PRIOR TO BEGINNING ANY WORK.
5. VERIFY DIMENSIONS PRIOR TO BEGINNING ANY WORK.
6. VERIFY DIMENSIONS PRIOR TO BEGINNING ANY WORK.
7. PROPOSED DIMENSIONS FOR ARCHITECTURAL PLANS.

**LEWANDOWSKI ENGINEERS**  
 CIVIL ENGINEERS & SURVEYORS  
 10000 WOODBURN RD.  
 TOLEDO, OHIO 44106-1112  
 V-419-828-1111 F-419-256-1112

**SITE SURVEY AND CONDOMINIUM PLAN FOR:  
 601 & 607 MONROE STREET**  
 BEING PART OF LOT 267 PORT LAWRENCE DIVISION  
 CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: 03/17/2008  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"  
 SHEET NO. 1 OF 1



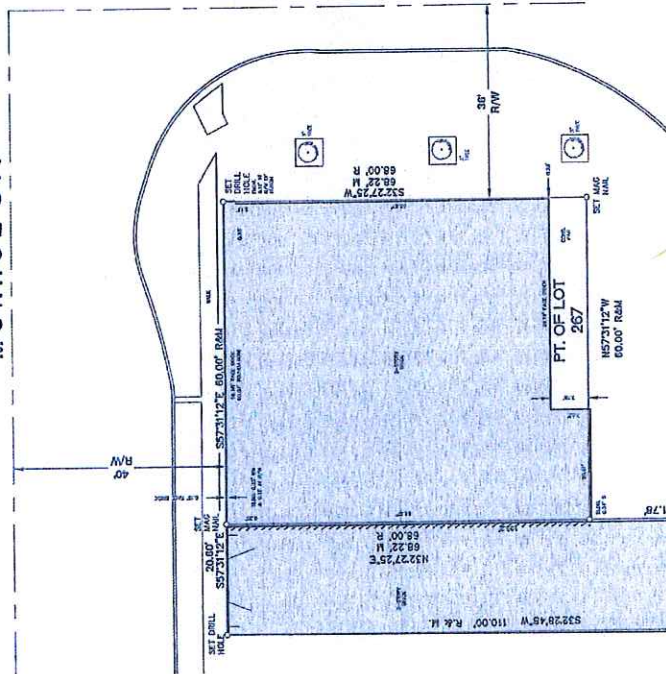
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/17/08
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

601 & 607 MONROE ST., TOLEDO, OHIO

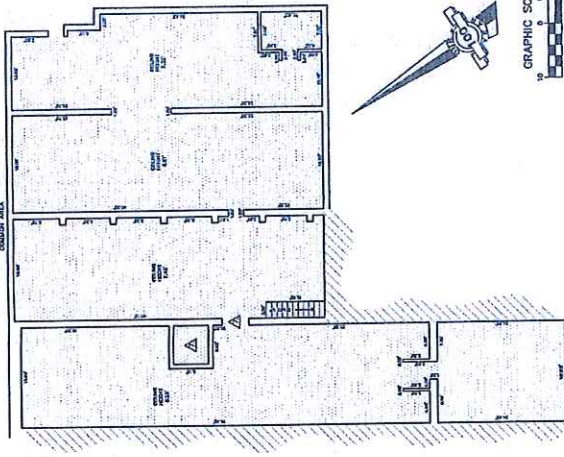
LE PROJECT : 47349  
CONTRACT : I-15845

MONROE ST.

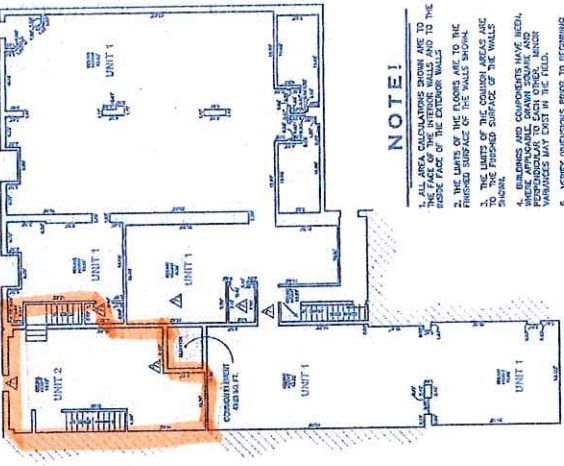
**SITE SURVEY AND CONDOMINIUM PLAN FOR:  
601 & 607 MONROE STREET**  
BEING PART OF LOT 267 PORT LAWRENCE DIVISION  
CITY OF TOLEDO, LUCAS COUNTY, OHIO



BASEMENT

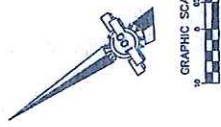


1st FLOOR

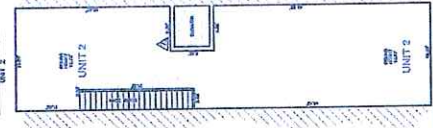


**NOTE!**

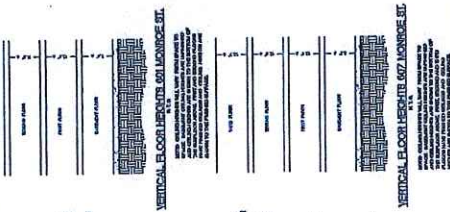
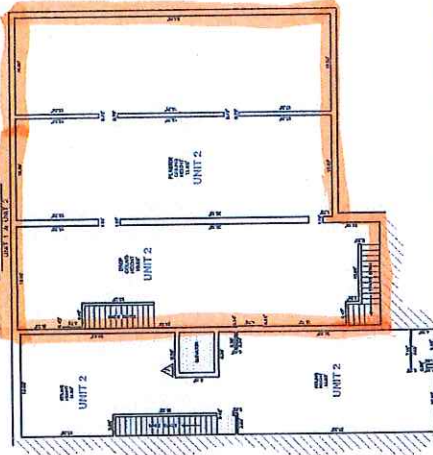
1. THE UNITS SHOWN ARE TO BE CONSTRUCTED TO THE FACE OF THE INTERIOR WALLS AND TO THE REAR FACE OF THE EXTERIOR WALLS.
2. THE LIMITS OF THE FLOORS ARE TO BE FINISHED SURFACE OF THE FLOOR AREAS AS SHOWN TO THE FINISHED SURFACE OF THE WALLS.
3. THE UNITS ARE TO BE CONSTRUCTED TO THE FACE OF THE INTERIOR WALLS AND TO THE REAR FACE OF THE EXTERIOR WALLS.
4. THE UNITS ARE TO BE CONSTRUCTED TO THE FACE OF THE INTERIOR WALLS AND TO THE REAR FACE OF THE EXTERIOR WALLS.
5. ALL AREAS EXCLUDING OF INCLUDING FOOTPRINT ARE COMMON AREA.
6. ALL AREAS EXCLUDING OF INCLUDING FOOTPRINT ARE COMMON AREA.
7. PROPOSED IMPROVEMENTS PER ARCHITECTURAL PLAN.



3rd FLOOR



2nd FLOOR



**CERTIFICATION**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY, ACCORDING TO THE PROVISIONS OF THE CONDOMINIUM ACT, THE LOCATION, DIMENSIONS AND CHARACTERISTICS OF ALL APARTMENT UNITS, THAT THERE ARE NO ENCUMBRANCES OR OTHER MATTERS WHICH MAY AFFECT THE SURVEY, INCLUDING THE RIGHT OF WAY OF ADJACENT LOTS AND PRECEDENCE ALONG THEIR INTERSECTIONS. THE PURPOSE OF THIS CERTIFICATION IS TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED UNDER SECTION 201.07 OF OHIO REVENUE CODE.

MATTHEW D. LEWANDOWSKI, P.E. 7478  
A.M.L.T.S.C.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE SURVEYING INSTRUMENTS AND EQUIPMENT USED IN THE CONDUCT OF THIS SURVEY AND THE LOCATION, DIMENSIONS AND CHARACTERISTICS OF THE UNITS, COMMON AREAS AND FEATURES OF THIS PROJECT, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 201.07 OF OHIO REVENUE CODE.

MATTHEW D. LEWANDOWSKI, P.E. 7478  
A.M.L.T.S.C.

Know where below.  
Call before you dig.

**LEWANDOWSKI ENGINEERS**  
CIVIL ENGINEERS & SURVEYORS  
25914 DINE ST.  
THE CHEROKEE, OHIO 43025-4112  
V-419-252-4111  
WWW.LEWANDOWSKIENGINEERS.COM

**601 & 607 MONROE STREET**  
BEING PART OF LOT 267 PORT LAWRENCE DIV.  
CITY OF TOLEDO, LUCAS COUNTY, OHIO  
... COORDINATE ...

DATE: 04/06/2016  
DRAWN BY: MDR  
CHECKED BY: MDR  
SCALE: 1"=10'  
DATE: 04/06/2016  
DRAWN BY: MDR  
CHECKED BY: MDR  
SCALE: 1"=10'  
DATE: 04/06/2016  
DRAWN BY: MDR  
CHECKED BY: MDR  
SCALE: 1"=10'

601 & 607 MONROE ST., TOLEDO, OHIO

# ELEVATION

SUP-8001-18  
ID 10

