

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: March 15, 2024

REF: Z-11006-23

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 1501 Monroe Street (bounded and described in Exhibit "A").

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 14, 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR – Regional Commercial to CM – Mixed Commercial-Residential
Location	-	1501 Monroe Street, Part of (bounded and described in Exhibit "A")
Owner / Co-Applicant	-	Cherry Street Mission Ministries 105 17 th Street Toledo, OH 43604
Co-Applicant	-	Lucas Metropolitan Housing Authority 424 Jackson Street Toledo, OH 43604
Agent	-	Matt Lewandowski Lewandowski Engineers 234 N. Erie Street Toledo, OH 43604

Site Description

Zoning	-	CR – Regional Commercial
Area	-	±0.446 acres
Frontage	-	±109.87' along Monroe Street
Existing Use	-	Parking Lot
Proposed Use	-	Multi-Family Housing Development

GENERAL INFORMATION (cont'd)

Area Description

North	-	Monroe Street, Auto Repair, Medical Clinic, School / CR
South	-	Washington Street, I-75N On Ramp, Commercial Warehouse, Light Assembly / CR & IL
East	-	Parking Lot, 14 th Street, Future County Canine Facility, Office / CR & IL
West	-	Cherry Street Mission Ministries Building / CR

Combined Parcel History

V-268-74	-	Vacate portion of 15 th Street that lies between Washington Street and Monroe Street
M-1-03	-	Monroe Street Corridor Design & Livability Plan
Z.1(j) 74-07	-	Text Amendment adding Monroe Street Corridor Overlay District
M-4-12	-	Uptown District Neighborhood Plan
M-5-19	-	Renew & Adoption of the Uptown Master Plan Update as amendment to the 20/20 Plan
SUP-6001-16	-	Special Use Permit for Community Recreation, Active

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The request is a Zone Change from CR – Regional Commercial to CM – Mixed Commercial-Residential for part of 1501 Monroe Street. The request is to accommodate a future multi-family housing development. Surrounding land uses include an auto body shop, a medical clinic, and a school to the north; a parking lot, the future county canine facility, and an office to the east; an HVAC contractor to the south; and the Cherry Street Mission Ministries building to the west.

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STAFF ANALYSIS (cont'd)

The applicant, Cherry Street Mission Ministries, is requesting a Zone Change to accommodate a multi-family housing development, which will be developed jointly between Cherry Street Ministries and Lucas Metropolitan Housing. This parcel is currently Zoned CR – Regional Commercial, which permits multi-dwelling structures so long as all dwelling units are located above the ground floor of the building. The proposed zoning, CM – Mixed Commercial-Residential, permits multi-family dwellings on all floors. The Board of County Commissioners has submitted a companion case, Z-11005-23, to rezone their adjacent properties (1401 Monroe St, 21 N 14th St, & 1402 Washington St) to CM – Mixed Commercial-Residential. The multi-family housing development will require a major site plan review.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village land uses – 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. Current surrounding land uses lack the residential component that is crucial to the characteristics of Traditional Neighborhood Development. As such, the proposed zone change is consistent with the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change from CR – Regional Commercial to CM – Mixed Commercial-Residential for part of 1501 Monroe Street, because the proposed CM – Mixed Commercial-Residential district is compatible with adjacent land uses. Additionally, it is compatible with the intended future land use per the Toledo 20/20 Comprehensive Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-11006-23, a Zone Change from CR – Regional Commercial to CM – Mixed Commercial-Residential for part of 1501 Monroe Street, for the following two (2) reasons:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A) – *Review & Decision-Making Criteria*); and,
2. The proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

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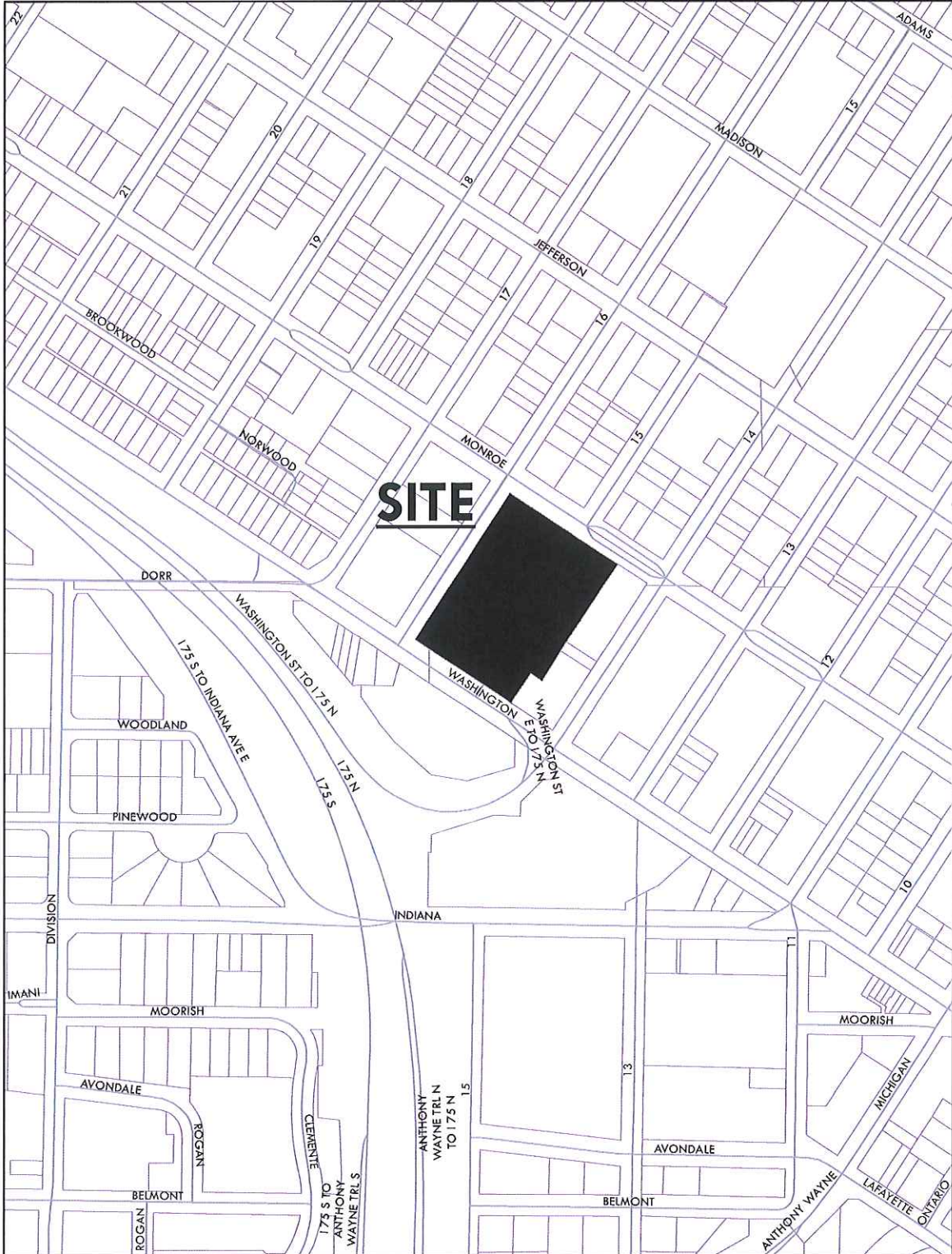
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Two (2) sketches follow
Exhibit "A"

Cc: Cherry Street Mission Ministries, 105 17th Street, Toledo, OH 43604
Lucas Metropolitan Housing Authority, 424 Jackson Street, Toledo, OH 43604
Lewandowski Engineers (Verdantas), 234 N Erie Street, Toledo, OH 43604
Lisa Cottrell, Deputy Director
Alex Schultz, Planner

GENERAL LOCATION

Z-11006-23
ID 10a



ZONING AND LAND USE

Z-11006-23
ID 10a

