



# City of Toledo

One Government Center  
Toledo, OH 43604

## Agenda Review City Council

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Tuesday, July 16, 2019

2:00 PM

Council Chambers

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### Agenda Review for the July 23, 2019 meeting of Toledo City Council

#### SECOND READING ITEM:

[R-317-19](#)

**Recognizing Alliance Francaise for a \$3,500 donation to help rebuild Notre Dame.**

**Label:** Council Member Spang

**Attachments:** [Audio: City Council Meeting July 9, 2019.](#)

#### COUNCILMAN SYKES PRESENTS:

[TMP-4210](#)

**Recognizing Dick Berry as a reporter and journalist who has dedicated his life's work to WTOL News for 40 years and has provided Toledo residents with exceptional news coverage.**

**Label:** Councilman Sykes

[TMP-4211](#)

**Recognizing and congratulating Brigette Burnett on her 2019 Emmy Award and her work as a reporter, anchor, producer, videographer, editor and journalist.**

**Label:** Councilman Sykes

#### APPOINTMENTS FROM THE OFFICE OF THE MAYOR:

[TMP-4212](#)

**Appointment - Civilian Police Review Board**

**Attachments:** [Civilian Police Review Bd](#)

[TMP-4213](#)

**Appointments - Human Relations Commission**

**Attachments:** [Human Relations Commission](#)

**COUNCILMAN UJVAGI PRESENTS:**

[TMP-4214](#)

**Authorizing the Mayor to enter into a Donation Agreement with the Polish Cultural Center Advisory Board, for the conveyance of approximately 1.9152 acres of land across a portion of the City-owned real estate located at 1600 Mott Avenue (TD 16-27956) and commonly known as Ravine Park; authorizing the Mayor to execute needed instruments in connection with such conveyance; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

The Polish Cultural Center Advisory Board (PCAB) desires to construct a Polish Cultural Center, which will highlight the rich polish culture in the City of Toledo. In order to facilitate this development, the PCAB has requested that the City of Toledo convey, at no cost, approximately 1.9152 acres of land across a portion of the City-owned property located at 1600 Mott Avenue (TD 16-27956), aka Ravine Park.

The requested property and proposed development is located immediately adjacent to property currently titled in the name of Old Central, Inc., on which the Northwest Ohio Building Trades offices is located. The Polish Cultural Center Advisory Board has entered into an Intent to Purchase agreement with Old Central, Inc. for the conveyance of a portion their property, which is to be combined with the proposed property being requested from the City of Toledo, in order to facilitate the development and construction of a Polish Cultural Center facility.

Concurrent with this Ordinance to donate Ravine Park, City Council is considering legislation to authorize a Development Agreement with the above referenced parties for the purpose of describing and setting forth the obligations and responsibilities of the parties with respect to the development and implementation by the City of a short-term plan to improve and revitalize areas near the Toledo Hospital/Toledo Children's Hospital campus including improved lighting, streetscape

and urban beautification improvements, and infrastructure improvements. In return, the Development Agreement will set forth the Hospital Parties minimum investment for Phase II of the Hospital Renaissance Project and the time frame in which such work will be completed. One of the City's obligations under the Development Agreement is to donate to Polish Cultural Center Advisory Board the City-owned property known as Ravine Park for use in the Hospital Renaissance Project. This Ordinance will authorize such transfer.

**Label:** Councilman Ujvagi

**Attachments:** [Exhibit A](#)

#### OFFICE OF THE MAYOR:

1. [TMP-4205](#) **Authorizing the Mayor to enter a contract with University of Toledo, Toledo-Lucas County Port Authority and Park Smart for the installation of parking meters on Bancroft Street; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

The University of Toledo wishes to modify the structure of parking along this portion of Bancroft by having metered parking installed for safety reasons and short term convenient parking for visitors. The City of Toledo contracts with the Toledo-Lucas County Port Authority for management of the City's parking system and wishes to implement the additional parking meters and services in this area on behalf the University of Toledo.

**Label:** Office of the Mayor

**Attachments:** [MOU](#)

2. [TMP-4206](#) **Temporarily amending the boundaries of the Downtown Outdoor Refreshment Area for the purpose of including access to Promenade Park to be within the Downtown Outdoor Refreshment Area; making certain findings and determinations with respect thereto; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

Ordinance 345-16 established the Downtown Outdoor Refreshment

Area. The temporary extension of boundaries is to allow participants of the Toledo Jeep Fest to carry a DORA beverage from a current DORA participating location to festival activities at Promenade Park.

**Label:** Downtown Outdoor Refreshment Area - Promenade Park  
Mayor's Office  
Gretchen DeBacker (x1600)

**Attachments:** [Exhibit A](#)

#### DEPARTMENT OF PUBLIC SERVICE:

3. **TMP-4199** Authorizing the mayor to enter into a food and beverage services agreement with Maxwell T. Services, LLC through December 31, 2019 with the option of two additional one-year renewals for the provision of food and beverage concession services at the Ottawa Park, Detwiler, and Collins Park municipal golf courses; waiving the formal competitive procurement provisions of TMC §187; and declaring an emergency.

**Body:** SUMMARY & BACKGROUND:

In the interest of implementing the food and beverage service at the three municipal golf courses in a seamless fashion, the Public Service Department recommends working with Maxwell T. Services, LLC. After interviewing several purveyors, Davey Golf, the city's current golf course Manager and Consultant, has made this recommendation. Maxwell T. Services' Manager has a long history of working with golf courses and with Davey Golf in particular. This selection, for the remainder of the 2019 season, will cut down on challenges typically experienced during such a transition. As a local enterprise, they are very familiar with the three municipal golf courses and the needs of each individually.

**Attachments:** Bullet Points

#### DEPARTMENT OF FIRE & RESCUE OPERATIONS:

4. [TMP-4201](#) Authorizing the mayor to accept a grant from the Ohio Department of Public Safety in an amount not to exceed \$2,765 to assist Toledo Fire & Rescue with the purchase

**of EMS equipment; authorizing the deposit, appropriation and expenditure of the grant proceeds; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

The Ohio Department of Public Safety is pleased to announce that The Toledo Fire and Rescue Department has been awarded the EMS 2019-2020 Training & Equipment Grant from the Ohio Department of Public Safety. This \$2,765 grant is awarded to assist with the purchase of 5 Sked rescue boards. The total cost for the Sked boards is \$2,883.95. After the grant is applied this will leave the Department responsible for the remaining \$ 118.95, which is included in the approved 2019 annual operating budget.

**Label:** Training & Equipment Grant  
Fire & Rescue Operations  
Verdell Franklin (x3515)  
(Revised)

5. [TMP-4200](#)

**Authorizing the mayor to enter into a lease agreement with Owens Community College for classrooms space within the College Hall Building located on the Owens College campus for the purpose of Emergency Medical Training of TFRD personnel; authorizing the expenditure of a sum not to exceed \$2,391.67 monthly from the General Fund; waiving the competitive bidding requirements of TMC 187.24; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

Toledo Fire and Rescue Department has negotiated a lease agreement with Owens Community College to include the use of classroom and office space for the provision of emergency medical training located within the Owens College Hall Building. The lease agreement defines space usage and provides to pay the amount not to exceed \$2,391.67 monthly for the term of the agreement. The term of this agreement will be for seventeen (17) months effective August 1, 2019 through December 31, 2020. Total expenditure amounts to \$11,958.35 for the remainder of 2019 and \$28,700.04 for year 2020. This agreement and expenditure is necessary to provide necessary emergency medical

training and certification for TFRD personnel. TFRD previously held a contract with the University of Toledo (UT) for this purpose. The University of Toledo contract is set to expire on August 31, 2019.

**Label:** Owens Community College Lease Agreement  
Fire & Rescue Operations  
Verdell Franklin (x3515)  
(Revised)

**DEPARTMENT OF LAW:**

6. [TMP-4204](#) **Amending Ord. 511-18 which authorized a Tax Increment Financing exemption for certain real property known as the Ironville Site and made various declarations and authorizations related thereto, by amending existing Sections 3, 4, and 5 and enacting a new Section 4 to provide for minimum service payments pursuant to ORC section 5709.91; renumbering sections 6 through 13 as sections 7 through 14 respectively; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

Ord. 511-18 (See Attachment 1) authorized a Tax Increment Financing (“TIF”) exemption for improvements to real property in an area located within the territorial boundaries of the City and within an area known as the “Ironville Site,” consisting of one or more separate parcels of real property (as depicted and described in Exhibit A to Ord. 511-18 and attached hereto, each a “Parcel” and, collectively, the “Site”).

Ord. 511-18, as authorized by Sections 5709.40 through 5709.43 of the Ohio Revised Code (“ORC”), declared the improvement to certain real property to be a public purpose and declared such improvements to be exempt from real property taxation; authorized necessary agreements; required the owners of that property to make service payments in lieu of taxes, including to the Toledo Public Schools; designated the public infrastructure improvements to be made that will directly benefit the real property; and established a municipal public improvement tax increment equivalent fund for the deposit of

service payments; and declared an emergency.

The TIF authorized by 511-18 is a key support and incentive for the construction and implementation of the Cliffs Natural Resources Inc. HBI production project and will benefit residents by creating new jobs and economic opportunities, enlarging the property tax base, stimulating collateral development in the City, and providing revenue for the city and the Toledo-Lucas County Port Authority to undertake public infrastructure improvements. The public infrastructure improvements, as that term is defined in ORC §5709.40(A)(7), was described in Exhibit B to Ord. 511-18 and is also attached hereto and incorporated herein (the “Public Infrastructure Improvements”).

As provided in Section 2 of Ord. 511-18, which is not amended by this amending Ordinance, the Toledo City School District has authorized a compensation agreement for this TIF exemption by its Resolution 107-18.

This amendment is necessary, as due to the financing of certain improvements, the City and Port Authority intend, pursuant to ORC §5709.91 and to the proposed TIF Agreement, to require the owners of certain Parcels to make minimum service payments to the County Treasurer or the Port Authority on or before the final dates for payment of real property taxes, in the minimum amounts set forth in the amended Section 4 of this Ordinance and in the Declaration of Covenants and Conditions Relative to Minimum Service Payment Obligations and Other Matters (a “Declaration”) as applicable to a Parcel that is or will be subject to a minimum service payment as set forth herein and therein. Additionally, these amendments authorize the City to enter into one or more cooperative agreements with the Port Authority and others related to the financing of the public improvements, and to authorize reimbursement to IronUnits LLC for certain public infrastructure improvements.

Except as specifically amended herein, all provisions of Ord. 511-18 remain in full force and effect.

**Label:** AMENDING ORD. 511-18 (IRONVILLE TIF)

Law  
E. Granata (x1034)

**Attachments:** [Ord. 511-18](#)  
[Redline version](#)  
[Exhibit A & B](#)

**DEPARTMENT OF HUMAN RESOURCES:**

7. **TMP-4207** Authorizing the Mayor to enter into an agreement with the Lucas County Commissioners to accept the service of a County employee for the purpose of assisting the City with business development and expansion; authorizing the annual expenditure of an amount not exceed \$55,000 from the General Fund; and declaring an emergency.

**Body:** SUMMARY & BACKGROUND:

The City of Toledo and Lucas County together recognize the need to attract new businesses, and expand existing businesses, to the region. The City and County further recognize that in an effort to not only avoid unnecessary duplication of efforts but also to reduce costs, a joint approach is desirable. To that end, this ordinance authorizes the City to enter into an agreement with Lucas County whereby the County provides the service of its employee(s) to the City specifically for assistance in the City's economic development department. This ordinance further authorizes the City to pay for said the services at a fixed amount not to exceed \$55,000 annually, for one year, with a right to renew the agreement for a second year.

**DEPARTMENT OF NEIGHBORHOOD & BUSINESS DEVELOPMENT:**

8. **[TMP-4203](#)** Authorizing the disappropriation of \$50,000 from the General Fund; authorizing the appropriation and expenditure of \$50,000 from the General Fund for the JumpStart Program; authorizing the mayor to enter into an agreement with JumpStart Inc.; waiving the competitive bidding requirements of TMC Chapter 187; and declaring an emergency.



**Body:** This ordinance authorizes the expenditure of funds for the JumpStart Program and authorizes the mayor to enter into an agreement with JumpStart Inc.

JumpStart Inc. seeks to assist diverse, ambitious entrepreneurs historically disconnected from services to grow their businesses and secure and grow jobs in the City of Toledo, creating economic opportunity within city neighborhoods. To achieve this objective, JumpStart has established an office in Toledo, building local capacity to offer technical assistance to entrepreneurs from the earliest stages through to later stages of growth. The JumpStart team in Toledo will deliver assistance to small business owners through call-to-action and outreach events, one-on-one office hours, a mentoring program, and a 12-week accelerator program. Additionally, JumpStart will bring together Toledo's existing small business service providers to form a Small Business Growth Collaborative, enabling service providers to collaborate (not compete) to serve entrepreneurs. JumpStart will make available grant dollars for the collaborators, to help build capacity within the partner organizations and to address service gaps that the collaborators identify as lacking in the ecosystem. Over four years, this work will serve over 300 small businesses who will grow 500 jobs in the City of Toledo.

The fiscal impact of this ordinance is as follows:

- The total amount of funds requested: \$50,000
- The expenditure budget line item: 1001-16400-537410-5661001STDSTD; reappropriated from 1001-16400-558900-5661001STDSTD
- New revenue generated: none
- Revenue budget line item: none
- Are funds budgeted in the current fiscal year?: yes, this was included in the approved 2019 operating budget under Contributions to Other Agencies; this ordinance requests to reappropriate this to Contractual Services
- Is this a capital project? no
- What section of the City's Strategic Plan does this support:
  - o Quality Community Investment (Livable City, Development)

**Label:** Jumpstart Program  
Department of Neighborhoods & Business Development  
Amy Odum (3647)  
(Revised)

**ITEMS IN ZONING & PLANNING COMMITTEE, WEDNESDAY, JULY 17, 4:00 PM:**

[TMP-4215](#)

**Granting an amendment to a Special Use Permit, originally granted by Ordinance 239-05, to construct a softball field for a site located at 2200 Arlington Avenue, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:  
By application (SUP-4009-19) filed with the City of Toledo Central Permit Center, a request for an amendment to a Special Use Permit, originally granted by Ordinance 239-05, to construct a softball field for a site located at 2200 Arlington Avenue in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On June 13, 2019, the Toledo City Plan Commission recommended approval for an amendment to a Special Use Permit, originally granted by Ordinance 239-05, to construct a softball field for a site located at 2200 Arlington Avenue in the City of Toledo, Lucas County, Ohio.

On July 17, 2019, Toledo City Council, Planning and Zoning Committee reviewed, and sent as approved an amendment to a Special Use Permit, originally granted by Ordinance 239-05, to construct a softball field for a site located at 2200 Arlington Avenue City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

[TMP-4216](#)

**Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 6047 Whiteford Center Rd, in the City of**

**Toledo, Lucas County, Ohio; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

An application (Z-4004-19) for a proposed change in zoning for the property located at 6047 Whiteford Center Rd, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On June 13, 2019, the Toledo City Plan Commission recommended approval of the request for a zone change from “RS6” Single Dwelling Residential and “CR” Regional Commercial to “RM24” Multi Dwelling Residential for the property located at 6047 Whiteford Center Rd, Toledo, Ohio.

The City Council Zoning and Planning Committee on July 17, 2019, sent as approved the request for a zone change from “RS6” Single Dwelling Residential and “CR” Regional Commercial to “RM24” Multi Dwelling Residential for the property located at 6047 Whiteford Center Rd, Toledo, Ohio.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

[TMP-4217](#)

**Granting an amendment to a Planned Unit Development, originally granted by Ordinance 240-77, for an apartment complex for a site located at 6047 Whiteford Center Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

By application (PUD-4005-19) filed with the City of Toledo Central Permit Center, a request for an amendment to a Planned Unit Development, originally granted by Ordinance 240-77, for an apartment complex for a site located at 6047 Whiteford Center Road, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On June 13, 2019, the Toledo City Plan Commission recommended

approval for an amendment to a Planned Unit Development, originally granted by Ordinance 240-77, for an apartment complex for a site located at 6047 Whiteford Center Road, in the City of Toledo, Lucas County, Ohio.

On July 17, 2019, Toledo City Council, Planning and Zoning Committee reviewed, and sent as approved an amendment to a Planned Unit Development, originally granted by Ordinance 240-77, for an apartment complex for a site located at 6047 Whiteford Center Road, City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

[TMP-4218](#)

**Granting a Special Use Permit, for an Adult Daycare Center for a site located at 2801 Tremainsville Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions and a waiver; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

By application (SUP-5001-19) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit, for an Adult Daycare Center for a site located at 2801 Tremainsville Road, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On June 13, 2019, the Toledo City Plan Commission recommended approval for an Adult Daycare Center for a site located at 2801 Tremainsville Road, in the City of Toledo, Lucas County, Ohio.

On July 17, 2019, Toledo City Council, Planning and Zoning Committee reviewed, and sent as approved a for an Adult Daycare Center for a site located at 2801 Tremainsville Road Special Use Permit, City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)[TMP-4219](#)

**Granting a Special Use Permit, for a Convenience Store for a site located at 2222 N. Reynolds Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions and waivers; and declaring an emergency.**

**Body:**

SUMMARY & BACKGROUND:

By application (SUP-3009-19) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit for a Convenience Store for a site located at 2222 N. Reynolds Road, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On June 13, 2019, the Toledo City Plan Commission recommended disapproval for request for a Special Use Permit, for a Convenience Store for a site located at 2222 N. Reynolds Road, , in the City of Toledo, Lucas County, Ohio.

On July 17, 2019, Toledo City Council, Planning and Zoning Committee reviewed, and sent as approved a request for a Special Use Permit for a Convenience Store for a site located at 2222 N. Reynolds Road, City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)[TMP-4220](#)

**Granting a Special Use Permit, for a Sweepstakes Terminal Café for a site located at 1805 E. Manhattan Boulevard, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.**

**Body:**

SUMMARY & BACKGROUND:

By application (SUP-4002-19) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit, for a Sweepstakes Terminal Café for a site located at 1805 E. Manhattan Boulevard, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On June 13, 2019, the Toledo City Plan Commission recommended approval for Special Use Permit, for a Sweepstakes Terminal Café for a site located at 1805 E. Manhattan Boulevard, in the City of Toledo, Lucas County, Ohio.

On July 17, 2019, Toledo City Council, Planning and Zoning Committee reviewed, and sent as approved a Special Use Permit, for a Sweepstakes Terminal Café for a site located at 1805 E. Manhattan Boulevard, City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

[TMP-4221](#)

**Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 3837 Secor Road, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

An application (Z-4007-19) for a proposed change in zoning for the property located at 3837 Secor Road, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On June 13, 2019, the Toledo City Plan Commission recommended approval of the request for a zone change from “RS9” Single Dwelling Residential to “CO” Office Commercial for the property located at 3837 Secor Road, Toledo, Ohio.

The City Council Zoning and Planning Committee on July 17, 2019, sent as approved the request for a zone change from “RS9” Single Dwelling Residential to “CO” Office Commercial for the property located at 3837 Secor Road Toledo, Ohio.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

[TMP-4222](#)

**Granting a Special Use Permit, for a Hospital for a site located at 3837 Secor Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions and waivers; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

By application (SUP-5002-19) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit for a Hospital for a site located at 3837 Secor Road, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On June 13, 2019, the Toledo City Plan Commission recommended approval for the request for a Special Use Permit, for a Hospital for a site located at 3837 Secor Road, in the City of Toledo, Lucas County, Ohio.

On July 17, 2019, Toledo City Council, Planning and Zoning Committee reviewed, and sent as approved a request for a Special Use Permit for a Hospital for a site located at 3837 Secor Road, City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

[TMP-4223](#)

**Granting a Special Use Permit, for a Non Residential Drug and Alcohol Treatment Facility for a site located at 4747 Monroe Street, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

By application (SUP-4006-19) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit for Non Residential Drug and Alcohol Treatment Facility for a site located at 4747 Monroe Street, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On June 13, 2019, the Toledo City Plan Commission recommended approval for the request for a Special Use Permit, for a Non Residential Drug and Alcohol Treatment Facility for a site located at 4747 Monroe Street, in the City of Toledo, Lucas County, Ohio.

On July 17, 2019, Toledo City Council, Planning and Zoning Committee reviewed, and sent as approved a request for a Special Use Permit for a Non Residential Drug and Alcohol Treatment Facility for a site located at 4747 Monroe Street, City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

[TMP-4224](#)

**Approving and adopting the M-5-19 2019 UpTown District Master Plan Update as an amendment to the Toledo 20/20 Comprehensive Plan for the City of Toledo, Ohio; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

This request is for the review of the 2019 UpTown District Plan Update, prepared by the Toledo Design Center in conjunction with the UpTown Association and Toledo City Plan Commission staff. The Core Planning Team started reviewing the area in November of 2016, and in the spring of 2017 they held four (4) public forums to discuss how to proceed with the plan. The Toledo Design Center professionals and interns engaged in detailed visioning, including extensive meetings with the stakeholders that led to numerous possibilities for planning sustainable growth.

The planning area of the UpTown District Plan encompasses 250 acres bounded by Collingwood Boulevard to the west, Woodruff Avenue to Franklin Avenue to the north with Jackson Street and 10th to the east, and back to Washington Street for the southerly border. Directly to the north of UpTown is the Old West End Historic District, to the east and south is the Downtown Overlay District and Warehouse District. The



Monroe Street Corridor starts at 14th street and runs north to Collingwood Blvd and is encompassed in the UpTown Urban Neighborhood Overlay but is excluded from the district since it has an overlay.

In an effort to gather feedback from stakeholders and their organizations, the planning team conducted interviews, meet monthly with the UpTown Development Committee to discuss the progress of the new plan. Once the draft was finalized, there were two public meetings held within the UpTown District planning area. The meetings were held on March 7th and 13th with approximately 80 people in attendance.

The current Master Plan for UpTown was adopted in 2013 and since then several reinvestments have been made in the neighborhood to include stakeholders taking their own initiative with the creation of the Village on Adams (VOA) in 2014. The major renovations took place at the Toledo School for the Arts, the Toledo Club, and Mercy College. A major relocation occurred with the Cherry Street Mission moving into the old Macomber High School.

Several new developments have occurred since 2013 with the largest being the completion of the multi-million dollar Neighborhood Health Association Clinic that transformed two city blocks. Two smaller developments that were completed are the UpTown Green Park that covers 2.5 acres of green space in the district and the ProMedica Ebeid Institute. An up and coming project is the major renovation to the Downtown Toledo-Lucas County Main Public Library.

Since the inception of the UpTown District Urban Neighborhood Overlay (UNO) and the appointments to UpTown District Architectural Review Committee (UDARC), twenty-two (22) applications have been received and reviewed by the UDARC to include three zone changes, and a local historical designation of a property located at 443-447 10th Street by a local developer. The zone changes were considered down zoning since the properties were zoned industrial and were changed to commercial or mixed commercial

and residential zoning to allow for compatible reuses of the existing structures.

The UpTown District is viewed as more trendy with local shop owners, artists, and locally owned restaurants. The assets identified in the planning process are the strong music scene and organized street events. The obstacles identified is the sub-par lighting, lack of bicycle and pedestrian infrastructure, and buildings not being restored and put back in to use to assist with sustainability of the neighborhood, and the major challenge is uncoordinated parking resources.

The Master Plan Update shows the current land use in the UpTown District is broken down into percentages in the new plan showing the commercial properties being at 52% and the lowest showing industrial properties at .5%. There is strong potential for converting the commercial properties to mixed use commercial and residential zoning if properties are restored and converted either by the current entities or sold to new owners wanting to invest in the Downtown area. Currently, the mixed use percentage in the UpTown District is at 4.5%.

The new plan lists out the future implementation strategy and has six (6) Priority Projects for the UpTown District Master Plan:

- Improve connectivity  
converting one way streets to two way streets along with constructing a cycle way separate from bike lanes on the main roads.
- Highlight Adam's Street as a premier arts district.
- Increased market rate housing.
- Two community projects for a new park located on Washington and the reuse of the Jefferson Center.
- Monroe Street Enhancements.
- Strengthen Uptown Association by collaborating with the Village on Adams, ConneToledo, and Downtown Toledo

## Development Corporation.

The framework for the new master plan has key elements that include protecting and redeveloping existing structures, focus new construction on corner properties first, enhance Adams Street with new lighting, street trees and furniture. Develop gateways at Adams, Michigan Street, Franklin, and Ashland, and convert Jackson, 11th Street, and 14th Street to two-way streets to improve connectivity.

The 20/20 Land Use Plan that was adopted for the UpTown vicinity reflects the recommendations from the 2011 Toledo Downtown Plan. The recommendations from the Toledo 20/20 Comprehensive Plan for the UpTown neighborhood area are as follows:

(167) Toledo 20/20 recommends for the Downtown:

- Converting Monroe and Washington to two-way with landscaping.
- Creating entertainment and niche commercial development.
- Enforcing aggressively the commercial building code.
- Encouraging educational facilities downtown.
- Changing the street system to two-way streets.
- Encouraging more museums downtown.

These recommendations are consistent and compliment the initiatives that are proposed for the UpTown District Plan.

The Plan as an amendment to the Toledo 20/20 Comprehensive Plan was submitted to the Toledo City Plan Commission for its review and recommendation. This matter was considered by the Toledo City Plan Commission at its meeting on June 13, 2019 and the City Plan Commission recommended approval.

On July 17, 2019, the Zoning and Planning Committee of City Council considered the Plan and the committee voted to forward to the full Council with a recommendation of approval the request to adopt the

Plan as an amendment to the Toledo 20/20 Comprehensive Plan.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

[TMP-4225](#)

**Granting a Special Use Permit, for a New School for a site located at 4747 Heatherdowns Boulevard, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

By application (SUP-4008-19) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit for a new School for a site located at 4747 Heatherdowns Boulevard, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On June 13, 2019, the Toledo City Plan Commission recommended approval for the request for a Special Use Permit, for a new school for a site located at 4747 Heatherdowns Boulevard, in the City of Toledo, Lucas County, Ohio.

On July 17, 2019, Toledo City Council, Planning and Zoning Committee reviewed, and sent as approved a request for a Special Use Permit for a new school a site located at 4747 Heatherdowns Boulevard, City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

[TMP-4226](#)

**Granting an amendment to a Special Use Permit, originally approved by Ordinance 160-89 and 65-06, for a gas station rebuild for a site located at 3504 Lagrange Street, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

By application (SUP-9005-18) filed with the City of Toledo Central

Permit Center, a request for an amendment to a Special Use Permit, originally approved by Ordinance 160-89 and 65-06, for a gas station rebuild for a site located at 3504 Lagrange Street, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On June 13, 2019, the Toledo City Plan Commission recommended approval for the request for an amendment to a Special Use Permit, originally approved by Ordinance 160-89 and 65-06, for a gas station rebuild for a site located at 3504 Lagrange Street, in the City of Toledo, Lucas County, Ohio.

On July 17, 2019, Toledo City Council, Planning and Zoning Committee reviewed, and sent as approved a request for an amendment to a Special Use Permit, originally approved by Ordinance 160-89 and 65-06, for a gas station rebuild for a site located at 3504 Lagrange Street City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

[TMP-4227](#)

**Amending Toledo Municipal Code (TMC), Part Eleven, Subsection 1103.0202, 1103.0205, 1103.0207; and enacting a new Toledo Municipal Code, Chapter Eleven, Subsections 1103.0208, 1103.0209, 1103.0210, 1103.0211 regarding the Downtown Overlay District Regulations pertaining to parking; and declaring an emergency.**

**Body:** SUMMARY & BACKGROUND:

The request is a Text Amendment to the Toledo Municipal Code Chapter 1103 Overlay Zoning Districts pertaining to Sections 1103.0202, 1103.0205, 1103.0207, 1103.0208, 1103.0209, 1103.0210, and 1103.0211 that are specific to the Downtown Overlay District (DOD). The Text Amendment was prepared by the City of Toledo Department Economic and Business Development and the Toledo City Plan Commission staff.

The Department Economic and Business Development representatives engaged in public and private meetings with the stakeholders located in the DOD to encourage business owners to bring their surface parking lots into compliance with the new design guidelines that are being proposed under the Text Amendment. Additionally, the Department Economic and Business Development representatives presented the proposed Text Amendment to City Council in a public meeting on April 25, 2019 where stakeholders were allowed to voice concerns regarding the parking issues within the DOD.

The Downtown Overlay District (DOD) is bounded by 14th Street to the west, Woodruff Avenue to Cherry Street to the north, Summit Street creating the easterly boarder along the riverfront, and down to Lafayette Street and Washington Street for the southern border. Directly west of the DOD is UpTown District, to the north is the Vistula Historic District, and directly to the south is the Warehouse District that overlaps into the DOD.

The Text Amendment will require all surface parking lot owners to follow the design criteria for fencing in the lots with black wrought iron or black heavy gauge aluminum tube along with brick piers spaced accordingly to the parcel size, and the brick pier color will be earth tone colors. The parking lots will be required to have wheel stops for each space abutting the fencing, landscaping or alley way of the lot, landscaping and lighting on the piers is encouraged. The property owners will have three (3) to five (5) years to comply with these new guidelines based on the map provided in the document.

#### Downtown Toledo Master Plan

The Downtown Toledo Master Plan recommends that the City conduct a Downtown Parking Study that addresses public on-street parking, off-street parking, and structured parking. The plan identifies these three options as to how they should be viewed when developing the downtown area. The on-street parking could generate up to \$10,000 on a yearly basis in retail sales when adjacent to retailers. The off-street parking is to be considered temporary, and should be

attractive and screened so as not to disrupt the walkability of the downtown area. Once land values increase, the existing surface lots should then be redeveloped with infill buildings. The structured parking is considered the most effective and economical in mixed use developments. The new parking structures would be located along a street, sizing the first floor for infill commercial space and architecturally designed to contribute to the public streetscape.

Staff recommends the approval of the Text Amendment for three reasons. First, the stakeholders in the DOD community were involved from the beginning, and their interests and concerns were incorporated into the guidelines. Second, the goal of the Text Amendment is to create uniformity with the parking surface lots within the DOD over the next three (3) years.

Finally, the Text Amendment is consistent with the Downtown Toledo Master Plan as it pertains to designing off-street surface lots.

#### PLAN COMMISSION RECOMMENDATION

The Plan Commission recommends approval of M-8-19, a request to Amendment of Downtown Overlay District regulations regarding parking lots; Repealing Toledo Municipal Code Sections 1103.0202, 1103.0205, 1103.0207; enacting New Toledo Municipal Code Sections 1103.0202, 1103.0205, 1103.0207, 1103.0208, 1103.0209, 1103.0210, 1103.0211 to the Toledo City Council, for the following one (1) reason:

1. The Text Amendment was created to have a safe, and walkable downtown area as stated in the Downtown Toledo Master Plan, and create uniformity with all of the parking surface lots within the DOD.

On June 13, 2019 the Toledo City Plan Commission considered and recommended approval of the requested text amendment.

On July 17, 2019, Toledo City Council, Zoning & Planning Committee

reviewed, and recommended approval of the requested text amendment.

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)

[TMP-4228](#)

**Appeal of Site Plan review for religious assembly at 3900 Emmajeau Rd. for Zen Buddhist Temple.**

**Body:** SUMMARY & BACKGROUND:

**Label:** Zoning & Planning Committee

**Attachments:** [Plan Commission Report](#)  
[Attorney memorandum](#)

**ITEM LIKELY TO BE RELIEVED OF COMMITTEE OF THE WHOLE:**

[A-323-19](#)

**Appointments - Toledo-Lucas County Port Authority Board**

**Attachments:** [Toledo-LC Port Authority](#)  
[Audio: Agenda Review 7/2/2019](#)  
[Audio: City Council Meeting July 9, 2019.](#)

**Toledo City Council supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1060.**