

**GENERAL INFORMATION**

Subject

- Request - Final Plat of BLUFF STREET VILLAGE
- Location - Rosedale Avenue and Bluff Street, South of Monroe Street
- Applicant - The Monroe Street Neighborhood Center  
3613 Monroe Street  
Toledo, OH 43606
- Engineer - Feller, Finch & Associates, Inc  
1683 Woodlands Drive  
Maumee, OH 43537

Site Description

- Zoning - RS6 / Single Dwelling Residential, Monroe Street Corridor UNO District
- Area - ±0.11 acres
- Frontage - ±30.79' along Rosedale Avenue  
±160' along Bluff Street
- Existing Use - Vacant Lot
- Proposed Use - Tiny Home Village

Area Description

- North - RD6, CR / Tiny Homes, Garages, Retail, Office
- South - RS6, RD6 / Single family homes, Duplex
- East - RS6, RD6 / Vacant Lots
- West - RS6 / Church, Single-family homes, Vacant Lots

Subdivision Description

- No. of existing lots - 2
- No. of proposed lots - 3
- Streets - Public, existing
- Utilities - Water, existing
- Easements - None

**GENERAL INFORMATION (cont'd)**

Parcel History

V-267-51 - Vacation of an Alley in the rear of Lots 258A, 258B, 258C and 258D, fronting on Rosedale Avenue immediately south of Bluff Street and Lot 258E fronting on Bluff Street. (PC Approved 09/06/1951, CC Approved 10/01/1951 Ord. 654-51)

Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo Subdivision Rules and Regulations
- Toledo 20/20 Comprehensive Plan
- Monroe Street Redevelopment Plan

**STAFF ANALYSIS**

The applicant is requesting approval of a final plat for BLUFF STREET VILLAGE, located at Rosedale Avenue and Bluff Street, south of Monroe Street. The site consists of lots 258A, part of lot 258E and part of vacated 12 feet alley of the amended plat of AUBURNDALE EXTENSION north of Scott Avenue (now Ottawa Drive). The existing lot will be replatted into lots 1-3 of the new plat, BLUFF STREET VILLAGE. The site is owned by the Monroe Street Neighborhood Center and is currently a vacant lot. Surrounding land uses include a church and single-family homes to the west, commercial garages, office building and a retail shop to the north, single family homes and a duplex to the south, and vacant lots to the east. Typically, final plats are not heard as agenda items, however, this plat requires a waiver of the City of Toledo Subdivision Rules and Regulations so a staff report is necessary.

The purpose of the plat is to establish lots for the development of a tiny home village. “Tiny homes” are single-family dwellings which are smaller in size compared to traditional single-family dwellings. They are a viable option for a wide range of income levels, and are appealing due to their customizable nature and creative layouts. Because of the smaller dwelling size, the minimum lot dimensions for RS6 – Single-dwelling Residential prescribed in the Toledo Subdivision Rules and Regulations is disproportionate to the size of tiny homes. The applicant is seeking a waiver of the minimum width and area of the lots for the proposed “tiny home” subdivision.

The Intensity and Dimensional Standards of TMC§1106.0100 state that new lots in RS6 – Single-dwelling Residential Districts must have fifty feet (50’) of frontage and must be at least 6,000 square feet in area. The proposed lot sizes are 53.34 feet by 30.52 feet and one lot is 53.33 feet by 30.52. Because the proposed lots are sized to facilitate tiny homes, Plan Commission staff recommend a waiver of the City of Toledo Subdivision Rules and Regulations requiring compliance with the applicable zoning for the development.

**STAFF ANALYSIS (cont'd)**

Monroe Street Redevelopment Plan

The site is located within the Monroe Street Corridor UNO District. As stated in TMC§1103.0901, the Monroe Street Corridor UNO District is intended to implement appropriate building and parking setbacks that accommodate redevelopment that is compatible with historical building patterns, and to promote development that features retail display windows, rear parking lots, and other pedestrian-oriented site design features. However, TMC§1103.0905 (A) states that the standards of the Monroe Street Corridor UNO District do not apply to detached houses or duplexes, nor to driveways serving residential developments. Because the standards do not apply to the proposed use, the Final Plat meets the Monroe Street Corridor UNO District regulations.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Single Family Residential land uses. Single Family Residential is intended to accommodate the development of single dwelling units on individual lots. Land uses may include libraries, schools, churches, and community centers. The district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods. The proposed use is consistent with the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the request for two (2) reasons. First, the final plat facilitates “tiny home” development. Second, the final plat facilitates the orderly development of land.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of S-3-23, a request for the review of the final plat of BLUFF STREET VILLAGE located at Rosedale Avenue and Bluff Street, south of Monroe Street for the following two (2) reasons:

1. The final plat facilitates the “tiny home” development; and,
2. The final plat facilitates the orderly development of land to obtain harmonious and stable neighborhoods (City of Toledo Subdivision Rules and Regulations Sec.100.1 – *Purpose and Intent*).

The staff recommends that the Toledo City Plan Commission take the following action on the proposed waiver:

**Section 4 Design and Construction Standards**

**Sec. 405.1(a) Lot Arrangements and Dimensions** – Lot arrangement, design and dimensions shall be such that all lots will provide satisfactory building sites. Driveway access to buildings on the lot shall be from a dedicated public street or private street. Lots shall be properly related to topography and the character of the surrounding development, and shall be in compliance with the applicable zoning district in which they are located and for the use for which they are intended.

Approve a waiver to allow lots to be 1,628 square feet and 1,582 square feet in size for a detached house and have a lot width of 30.52 feet and 30.79 feet.

The staff further recommends that the Toledo City Plan Commission approve the final plat of BLUFF STREET VILLAGE, for a site located at Rosedale Avenue and Bluff Street, south of Monroe Street to the following **nine (9)** conditions:

Engineering Services

1. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at [Toledo.oh.gov search: Right of Way opening permit](https://www.toledo.oh.gov/search/Right%20of%20Way%20opening%20permit).
2. Applicant is hereby advised that a subdivision of this site require stormwater management. A management practice may be shared use, which would require the future submittal of an easement, or the practices may be for individual lots such as raingardens, rain barrels, and/or soil amendments.

Chief Surveyor

Comments not received.

Buckeye Cablevision

3. Approves of the Final Plat.

Columbia Gas

Comments not received.

Toledo Edison

Comments not received.

**STAFF RECOMMENDATION (cont'd)**

Toledo-Lucas County Health Department

Comments not received.

Lucas County Tax Map Department

4. Need to correct from Part of Lot 258A to Part of 258A.
5. Need to correct Prior deed reference.

Fire Prevention

6. Approves of the Final Plat.

Division of Transportation

7. Approves of the Final Plat.

Plan Commission

8. Per **Section 7** of the City of Toledo Subdivision Rules and Regulations, trees shall be planted along all streets in the subdivision. When the spacing interval exceeds forty (40') feet, small ornamental trees may be placed between the larger trees.
9. The final plat shall be recorded within six (6) months of Plan Commission approval.

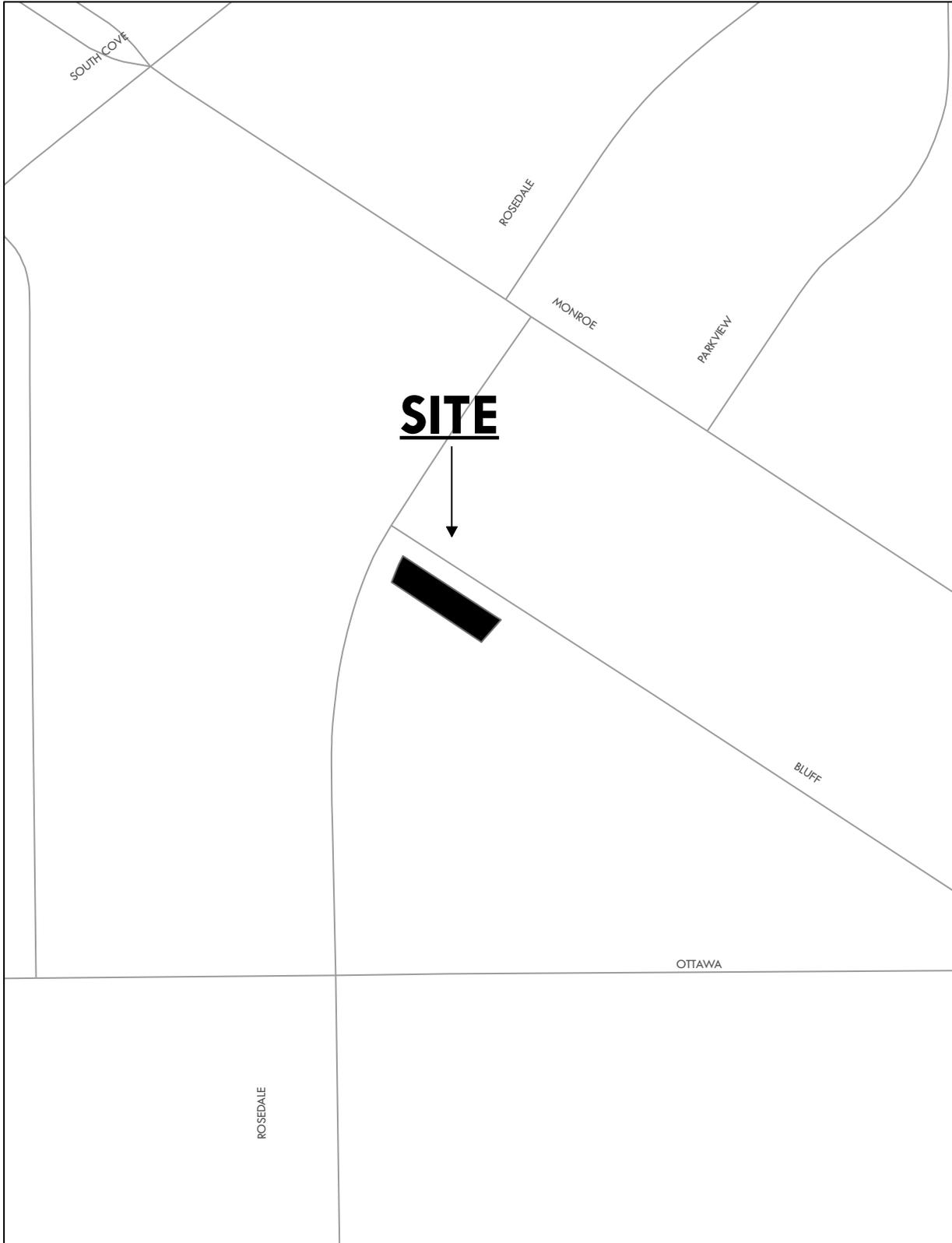
FINAL PLAT  
TOLEDO CITY PLAN COMMISSION  
REF: S-3-23  
DATE: April 13, 2023  
TIME: 2:00 P.M.

ET

Three (3) sketches follow

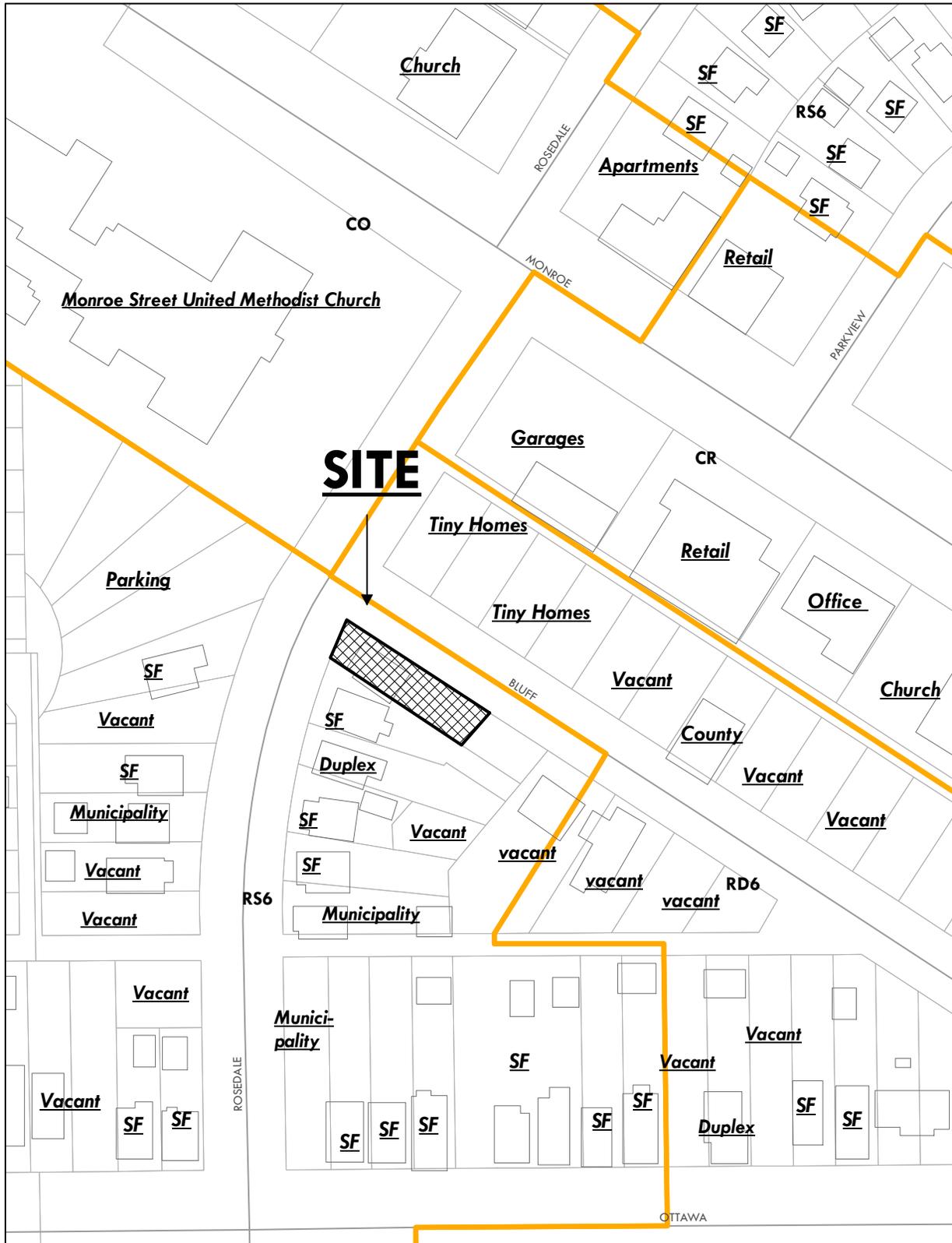
# GENERAL LOCATION

**S-3-23**  
ID 126



# ZONING & LAND USE

S-3-23  
ID 126



# PLAT

# S-3-23



## Bluff Street Village

A REPLAT OF PART OF 258A AND PART OF LOT 258E AND PART OF A VACATED 12' ALLEY IN THE AMENDED PLAT OF AUBURDALE EXTENSION NORTH OF SCOTT AVENUE (NOW OTTAWA DRIVE) IN AS RECORDED IN VOLUME 10 OF PLATS, PAGE 50 IN LUCAS COUNTY PLAT RECORDS, CITY OF TOLEDO, LUCAS COUNTY, STATE OF OHIO

A parcel of land being part of Lot 258A and part of Lot 258E and part of vacated 12' alley, in Auburndale Extension- Amended Plat North of Scott Avenue, as recorded in Volume 10, page 50, Lucas County Plat Records, in the City of Toledo, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of centerline of Monroe Street (80' Right of Way), with the centerline of Auburn Avenue, said point of intersection being marked with a found monument box, concrete inside box disturbed;

thence in a northwesterly direction along the centerline of Monroe Street, having a bearing of North fifty-six (56) degrees, fifty-four (54) minutes, thirteen (13) seconds West a distance of one thousand one hundred fifty-four and seventy-three thousandths (1,154.73') feet to the intersection of the centerline of Rosedale Avenue (60' Right of Way);

thence South thirty-three (33) degrees, twenty (20) minutes, forty-eight (48) seconds West along the centerline of Rosedale Avenue, a distance of two hundred thirty-seven and thirteen hundredths (237.13') feet to of curve;

thence along the centerline of Rosedale Avenue, along an arc of curve to the left, on an arc length of forty-two and ninety-three hundredths (42.93') feet to the a point, said arc of curve having a radius of four hundred forty-four and twenty hundredths (444.20') feet, a central angle of five (05) degrees, twenty-four (24) minutes, fifty-five (55) seconds, a chord bearing of South thirty (30) degrees, thirty-eight (38) minutes, twenty-one (21) seconds West , and a chord length of forty-two and ninety-one hundredths (42.91') feet;

thence South fifty-six (56) degrees, fifty-four (54) minutes, thirteen (13) seconds East along westerly extension of the Southerly Right of Way line of Bluff Street, in Auburndale Extension- Amended Plat North of Scott Avenue, as recorded in Volume 10, page 50, Lucas County Plat Records, a distance of thirty and thirteen hundredths (30.13') feet to the intersection of the Easterly Right of Way line of Rosedale Avenue (60' Right of Way), said point of intersection being marked with a set concrete monument, said point of intersection also being the Point of Beginning ;

thence continuing South fifty-six (56) degrees, fifty-four (54) minutes, thirteen (13) seconds East along the Southerly Right of Way line of Bluff Street, (46' Right of Way), a distance of one hundred sixty and zero hundredths (160.00') feet to the intersection of the West line of Lot 258E in Auburndale Extension- Amended Plat North of Scott Avenue, as recorded in Volume 10, page 50, Lucas County Plat Records, said point of intersection being marked with a set concrete monument;

thence South thirty-three (33) degrees, eleven (11) minutes, fifteen (15) seconds West along the West line of Lot 258E in Auburndale Extension- Amended Plat North of Scott Avenue, as recorded in Volume 10, page 50, Lucas County Plat Records, a distance of thirty and fifty-two hundredths (30.52') feet to the intersection of the Southerly line of a parcel of land as described in Official Record 20210330-0015849 Lucas County Deed Records;

thence North fifty-six (56) degrees, fifty-four (54) minutes, thirteen (13) seconds West along the Southerly line of a parcel of land as described in Official Record 20210330-0015849 Lucas County Deed Records, passing through a set concrete monument at a distance of five and zero hundredths (5.00') feet, a total distance of one hundred fifty-five and eighty-seven hundredths (155.87') feet to the intersection of the Easterly Right of Way line of Rosedale Avenue (60' Right of Way), said point of intersection being marked with a set concrete monument;

thence along the Easterly Right of Way line of Rosedale Avenue (60' Right of Way), along a non-tangent arc of curve to the right, an arc length of thirty and eighty hundredths (30.80') feet to the Point of Beginning, said arc of curve having a radius of four hundred twenty-four and twenty hundredths (424.20') feet, a central angle of four (04) degrees, nine (09) minutes, thirty-six (36) seconds, a chord bearing of North twenty-five (25) degrees, twenty-nine (29) minutes, six (06) seconds East , and a chord length of thirty and seventy-nine hundredths (30.79') feet;

said parcel of land containing an area of 4,826 square feet, 0.111 acres of land, more or less Subject to legal highways.

The above-described parcel of land is subject to any and all leases, easements, and restrictions of record.

The above-described parcel of land consists of:  
 3,433 square feet or 0.078 acres of land within Tax Parcel No.01-09007  
 1,393 square feet or 0.032 acres of land within Tax Parcel No. 01-09039

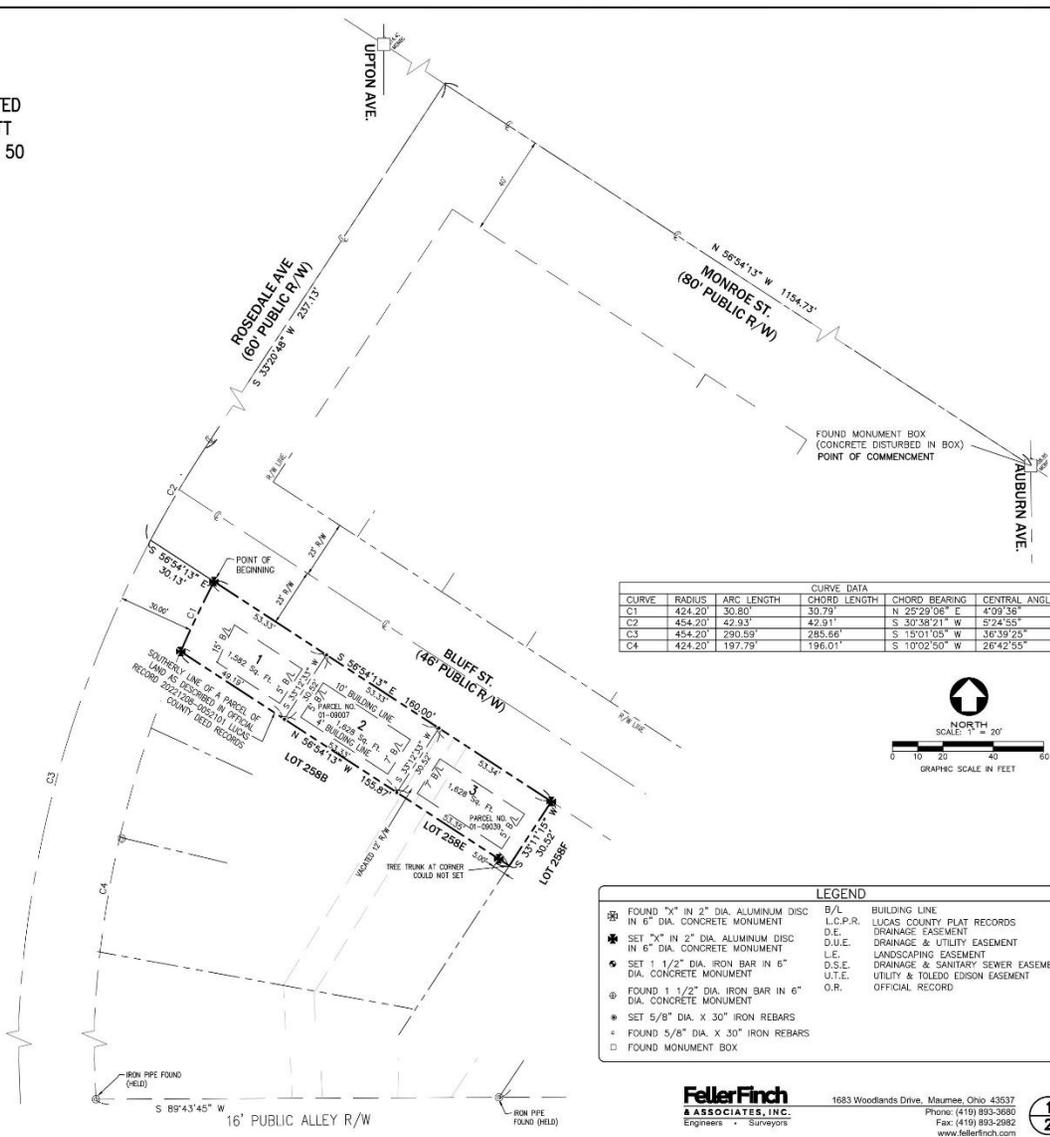
The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

Said set concrete monuments being 6" in diameter and 30" in length with a 2" aluminum cap, the aluminum cap being stamped Feller, Finch & Assoc., Inc.

The above description is based on a survey performed under my supervision during February 2023.

Prior Deed Reference is Official Record 20210330-0015849, Lucas County Deed Records.

THE BEARINGS USED HEREON ARE BASED ON AN OHIO REAL TIME NETWORK, NORTH ZONE (S401) MD 83 (2011) 2002.0 EPOCH, UNITS IN U.S. SURVEY FEET.



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**FellerFinch & ASSOCIATES, INC.**  
 Engineers - Surveyors  
 1683 Woodlands Drive, Maumee, Ohio 43537  
 Phone: (419) 893-3680 Fax: (419) 893-2682  
 www.fellerfinch.com

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