

**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-11005-23

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) & IL (Limited Industrial) to CM (Mixed Commercial-Residential) at 1401 Monroe Street, 21 N 14<sup>th</sup> Street, and 1402 Washington Street.

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 & IL – Limited Industrial to CM – Mixed Commercial-Residential
- Location - 1401 Monroe Street, 21 N 14<sup>th</sup> Street, and 1402 Washington Street
- Owner - Board of County Commissioners of Lucas County OH  
One Government Center  
Suite 800  
Toledo, OH 43604
- Co-Applicant - Lucas Metropolitan Housing Authority  
424 Jackson Street  
Toledo, OH 43604
- Co-Applicant - Cherry Street Mission Ministries  
105 17<sup>th</sup> Street  
Toledo, OH 43604
- Agent - Lewandowski Engineers  
234 N. Erie Street  
Toledo, OH 43604

**GENERAL INFORMATION (cont'd)**

Site Description

Zoning	-	CR – Regional Commercial / IL – Limited Industrial
Area	-	±1.223 acres
Frontage	-	±100' along Monroe Street ±492' along 14 <sup>th</sup> Street ±140' along Washington Street
Existing Use	-	Parking Lot
Proposed Use	-	Multi-Family Housing Development

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	-	14 <sup>th</sup> Street, Future County Canine Facility, Office / CR & IL
West	-	Cherry Street Mission Ministries / CR & IL

Combined Parcel History

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
SPR-45-19	-	Major Site Plan Review for building addition and parking lot expansion at 1301 Monroe Street
DOD-6-19	-	Downtown Overlay District review of building addition at 1301 Monroe Street
UDARC-8-19	-	Uptown District review of building addition at 1301 Monroe Street

Applicable Plans & Regulations

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

TO: President Hartman and Members of Council

REF: Z-11005-23

March 15, 2024

Page 3

### **STAFF ANALYSIS**

The request is a Zone Change from CR – Regional Commercial & IL – Limited Industrial to CM – Mixed Commercial-Residential for 1401 Monroe Street, 21 N 14th Street, and 1402 Washington 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; 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.

The Lucas County Board of Commissioners 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. The parcels at 21 N 14<sup>th</sup> Street, 1402 Washington Street, and the southwestern portion of 1401 Monroe Street are currently Zoned IL – Limited Industrial, which does not permit multi-dwelling structures. The northwestern portion of 1401 Monroe Street is 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. Cherry Street Ministries has also submitted a companion case, Z-11006-23, to rezone part of their adjacent property 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 & IL – Limited Industrial to CM – Mixed Commercial-Residential for 1401 Monroe Street, 21 N 14<sup>th</sup> Street, and 1402 Washington 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-11005-23, a Zone Change from CR – Regional Commercial & IL – Limited Industrial to CM – Mixed Commercial-Residential for 1401 Monroe Street, 21 N 14th Street, and 1402 Washington Street for the following two (2) reasons:

TO: President Hartman and Members of Council  
March 15, 2024  
Page 4

REF: Z-11005-23

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

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

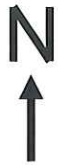
AS

Two (2) sketches follow

Cc: Board of County Commissioners, One Government Center, Ste 800, Toledo, OH 43604  
Lucas Metropolitan Housing Authority, 424 Jackson Street, Toledo, OH 43604  
Cherry Street Mission Ministries, 105 17<sup>th</sup> Street, Toledo, OH 43604  
Lewandowski Engineers (Verdantas), 234 N Erie Street, Toledo, OH 43604  
Lisa Cottrell, Deputy Director  
Alex Schultz, Planner

# GENERAL LOCATION

Z-11005-23  
ID 10



# ZONING & LAND USE

Z-11005-23  
ID 10

