



SUP25-0040
648 Woodland Ave.

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: SUP25-0040
DATE: November 7, 2025

TO: President Vanice Williams and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Special Use Permit for Major Urban Agriculture at 648 Woodland Avenue.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 6th, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for Major Urban Agriculture
Location	-	648 Woodland Avenue
Applicant / Owner	-	Sonia Flunder-McNair Urban Wholistics 648 Woodland Avenue Toledo, OH 43604
Architect	-	Kevin Brown CENiC Architecture 325 Superior Street, Unit A Rossford, OH 43460

Site Description

Zoning	-	RS6 / Single-Dwelling Residential
Area	-	±1.923 acres
Frontage	-	±418' along Woodland Avenue ±121' along City Park Avenue
Existing Use	-	Minor Urban Agriculture
Proposed Use	-	Major Urban Agriculture

GENERAL INFORMATION (cont'd)

Area Description

North	-	CR, RM36, POS / Medical Clinic, Vacant Commercial Land, Apartments, Dorr St, Park Land, Single- & Multi-Dwellings, Vacant Residential Land.
South	-	RS6, RM36, CR / Single- & Multi- Dwellings, Vacant Residential Land, Pinewood Ave, Churches.
East	-	CR, RM36 / City Park Ave, Shopping Plaza, Collingwood Blvd, Apartments.
West	-	RS6, RD6 / Single- & Multi-Dwellings, Vacant Residential Land, Ewing St.

Parcel History

Z-56-79	-	Zoning change for the property bounded by City Park to Pinewood and the north-south alley just west of City Park to Indiana; Indiana Avenue; Hawley Street; and the east-west alley north of Woodland Avenue from R-4 Multi-Family Residence to R-2 Single -Family Residence for Area A and from R-4 to R-3 Two-Family Residence for Area B. (PC approved 06/07/1979. CC approved on 06/26/1979 by Ord. 418-79).
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Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- Junction Neighborhood Master Plan 2018

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for Major Urban Agriculture at 648 Woodland Avenue. The total site area is comprised of fourteen (14) parcels on Woodland Avenue and three (3) parcels on City Park Avenue. The total combined site area is approximately 1.963 acres and zoned Single-Dwelling Residential (RS6). The applicant currently uses the properties for a community garden – which due to its operations and size is considered a Minor Urban Agriculture use. The applicant is proposing to utilize a house at 619 Woodland Avenue as the “Farm House” for the site’s agricultural operations. If an urban agricultural operation includes a structure greater than four-hundred (400) square feet, then it becomes considered a Major Urban Agriculture use. Major Urban Agriculture requires a Special Use Permit in all residential zoning districts.

STAFF ANALYSIS (cont'd)

Surrounding land uses of the area include a medical clinic, vacant commercial land, apartments, Dorr Street, park land, single- & multi-dwellings, and vacant residential land to the north; single- & multi-dwellings, vacant residential land, Pinewood Avenue, and Churches to the south; City Park Avenue, a shopping plaza, Collingwood Blvd., and apartments to the east; and to the west are single- & multi-dwellings, vacant residential land, and Ewing Street.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan identifies that access to healthy food has long been a problem for cities with declining populations and sprawling development, like Toledo. A popular initiative to increase access to healthy food is urban agriculture. Urban agriculture encourages the growth of produce, herbs, and other food products in areas that lack access to healthy food. By promoting initiatives such as urban agriculture, Toledo can create a healthier environment for residents and improve overall food access within the community. The proposed major urban agriculture use is consistent with the Forward Toledo Plan as it increases access to healthy foods.

Junction Neighborhood Master Plan

The Junction Neighborhood Master Plan identifies a necessity of increasing open greenspace, community enhancements, and the reuse of vacant land. Goal number two (2) of the Action Plan calls for expanding business development and employment opportunities, one idea is through food production. The plan identifies a large amount of vacant land that presents an opportunity to expand on food production and community farmer's markets. Community gardens will help to strengthen partnerships within the Junction neighborhood and stakeholders, enhance community green spaces, and provide access to healthy food. The use of Major Urban Agriculture at the subject site is aligned with the Junction Neighborhood Master Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP25-0040, a Special Use Permit for Major Urban Agriculture at 648 Woodland Avenue, to the Toledo City Council, for the following **two (2)** reasons:

1. The proposed use meets the stated purpose of the Zoning Code and is consistent with the recommendations and goals of the Forward Toledo Comprehensive Land Use Plan (TMC§1111.0706(A)); and
2. The proposed use complies with all applicable provisions of the zoning code (TMC§1111.0706(B)).

PLAN COMMISSION RECOMMENDATION (cont'd)

The Toledo City Plan Commission further recommends approval of SUP25-0040, a Special Use Permit for Major Urban Agriculture at 648 Woodland Avenue, to the Toledo City Council with the following **fourteen (14)** conditions:

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

Fire Prevention Bureau

1. Any buildings on any of the properties used under this Special Use Permit, if undergoing a use that is different from its original approval may need to have a change of use application to the building department completed. This will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
2. Fire extinguishers will be required, unknown locations at this time. When ready please contact the FD for recommended placement in any buildings used. (OFC Section 906)

Plan Commission

3. Agricultural operations shall continue to follow all regulations found in TMC§1104.2400 *Urban Agriculture*.
4. All unenclosed garden areas must be three-feet (3') from any property line; unless a site distance setback issue is present. Special setbacks apply to composting in residential districts as listed in Sec. 1104.2405.
5. Urban agriculture gardens shall have legal access to a source of water. Use of water storage systems, such as cisterns and rain barrels, is allowed when in compliance with the buildings/structures provisions of this section. For information on establishing an onsite source of water contact the Utilities Administration Division within the City of Toledo Department of Public Utilities.
6. Urban agriculture activities shall be operated in a manner which prevents the drainage of stormwater, irrigation water, chemicals, dirt, or mud onto any adjacent properties or public right of ways.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission

7. As defined in Sec. 1116.0119.3, composting is permitted as an accessory use in residential zoning districts. Composting activities within residential zoning districts shall adhere to all of the following standards:
 - a. No compost pile or total composting area shall exceed three-hundred cubic feet (300ft³) in size and/or five feet (5') in height.
 - b. Any compost pile or area shall comply with the setbacks of Sec. 1105.0201.
 - c. A compost pile or total composting area shall be located as far away from adjacent residential areas as possible and properly screened.
 - d. Unless generated at the site, the following materials shall not be accepted from off-site sources for composting: animal manures and food scraps consisting of, or containing meats, bones, and dairy products.
 - e. Composting areas and structures shall be maintained in a manner that protects adjacent properties from nuisance odors and the attraction of rodents or other pests.
8. Per TMC§ 1104.2406, Products shall be grown on site, farm stands shall conform to the setback standards of Section 1104.2401; all on-site sales shall be conducted between the hours of 8am and 8pm.
9. Animal husbandry and/or livestock husbandry shall conform to the current Toledo Municipal Code and State of Ohio Department of Agriculture regulations. It is the responsibility of the person keeping livestock to be aware of and abide by all applicable local, state or federal requirements including but not limited to the Ohio Department of Agriculture's Ohio Livestock Care Standards and private deed or covenant restrictions.
10. Applicant shall obtain appropriate permits for any proposed signage, subject to TMC§1113 *Signs*.
11. 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.
12. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.

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PLAN COMMISSION RECOMMENDATION (cont'd)

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13. 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.
14. 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,



Lisa Cottrell
Secretary

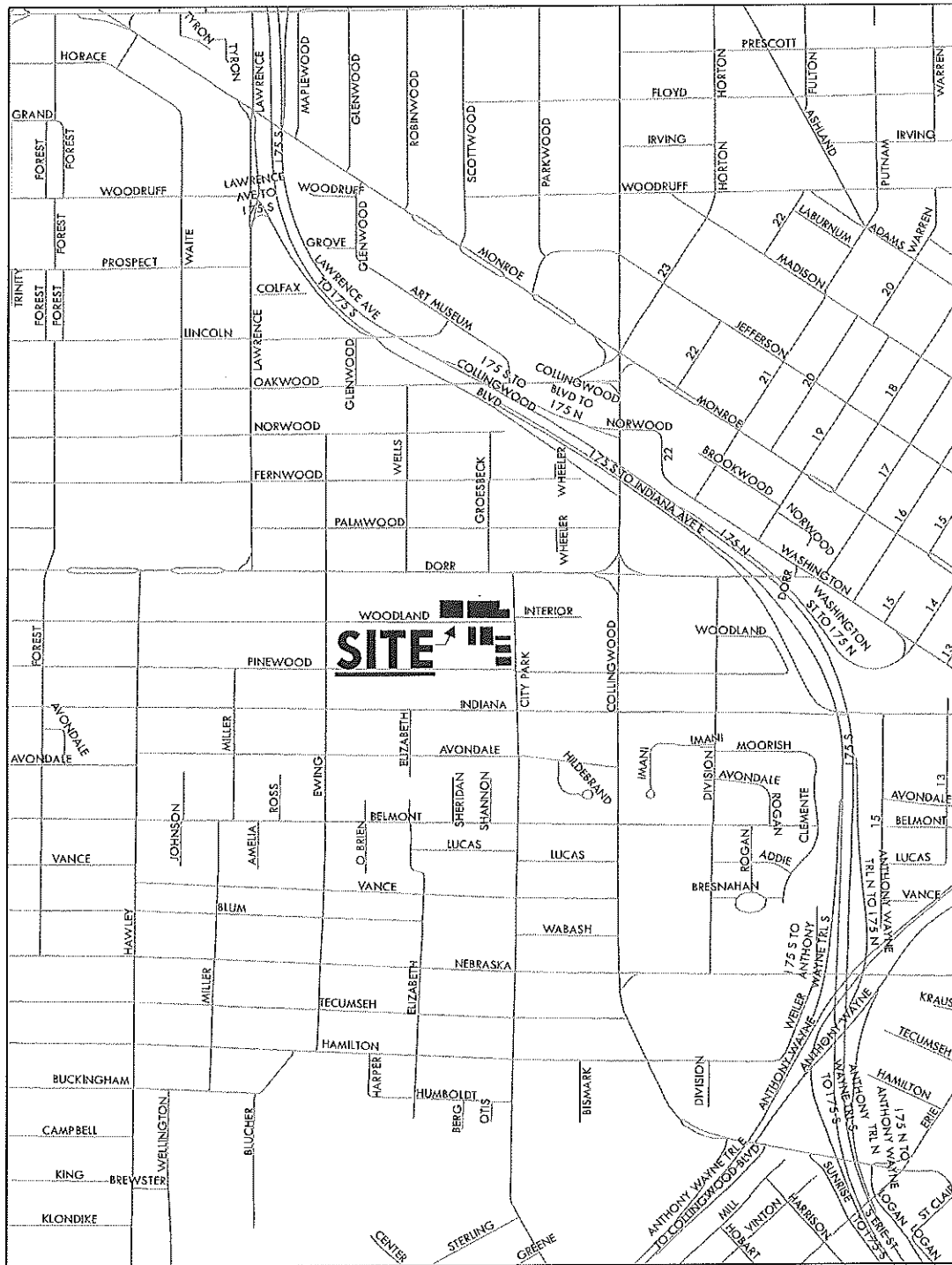
AV

Four (4) sketches follow

Cc: Sonia Flunder-McNair, Urban Wholistics, 648 Woodland Ave. Toledo, OH 43604
Kevin Brown, CENiC Architecture, 325 Superior St. Rossford, OH 43460
Alaya Vachon, Planner

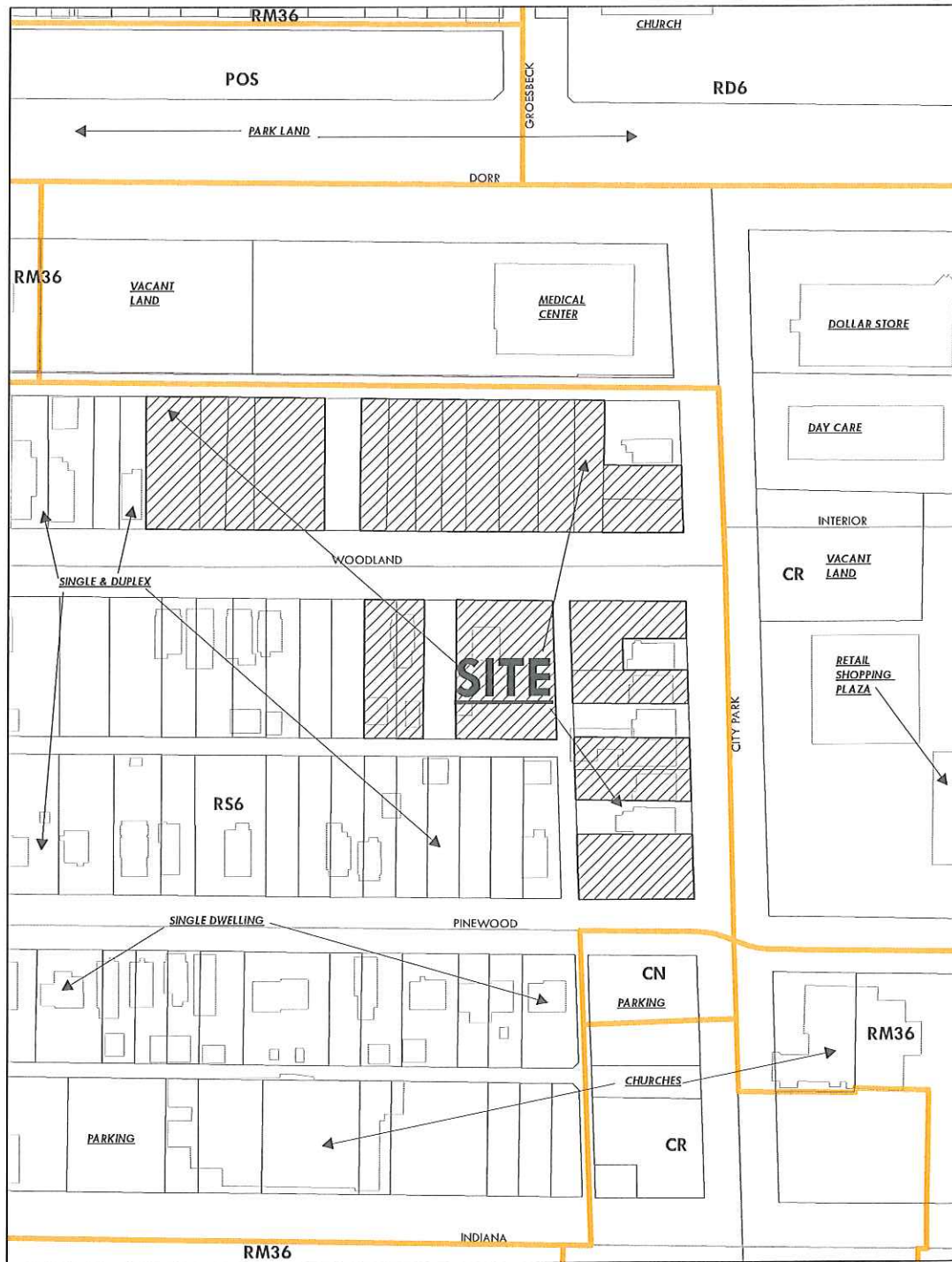
GENERAL LOCATION

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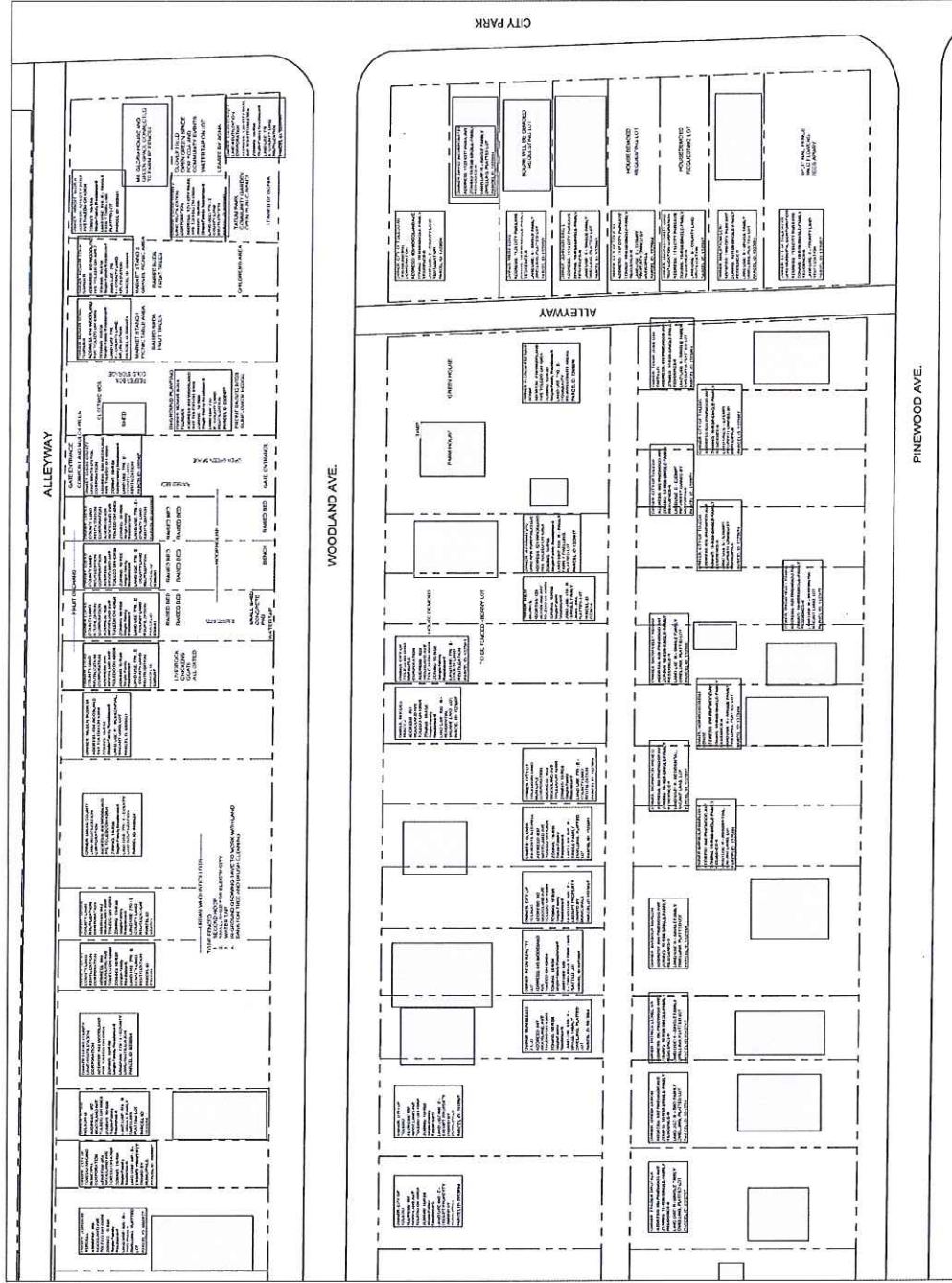
ZONING & LAND USE

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SITE PLAN

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PARCEL ID
EXISTING SITE PLAN
SCALE: 1" = 30'-0"

URBAN
WHOLISTICS
BY NORTIA OTTESEN

CENIC
ARCHITECTURE

419-345-0259

AERIAL IMAGE

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ID 13

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