

GENERAL INFORMATION

Subject

- Request - Special Use Permit for Major Urban Agriculture
- Location - 1320 Broadway Street
- Applicant / Owner - Sofia Quintero Art and Cultural Center
1222 Broadway Street
Toledo, OH 43609

Site Description

- Zoning - RD6 / Duplex Residential
- Area - ±2.18 acres
- Frontage - ±301' along Broadway Street
±718' along Walbridge Avenue
- Existing Use - Minor Urban Agriculture
- Proposed Use - Major Urban Agriculture

Area Description

- North - RD6 / Church, Single-Dwelling Homes, Duplexes
- South - RD6 / Walbridge Avenue, Single-Dwelling Homes, Duplexes
- East - RD6 / Single-Dwelling Home, Golden Rule Park
- West - RM36, CS / Broadway Street, Single-Dwelling Homes, Duplexes, Multi-Dwelling Homes, Restaurant

Parcel History

- SUP-7003-16 - Special Use Permit for Urban Gardening and Hoop Houses (P.C. approved 10/13/16; Council approved 12/20/16, Ord. 517-16)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- Old South End Master Plan 2017

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for Major Urban Agriculture at 1320 Broadway Street. The site is approximately 2.18 acres and is zoned Duplex Residential (RD6). The applicant currently uses this property for a community garden – which due to its operations and size is considered a Minor Urban Agriculture use. They have proposed a new ±960 square foot hoop house to assist their agricultural operation. If an urban agricultural operation includes a structure greater than four-hundred (400) square feet, then it becomes a Major Urban Agriculture use. Major Urban Agriculture requires a Special Use Permit in all residential zoning districts.

Single-dwelling, duplex, and multi-dwelling homes surround the site on all sides. In addition: to the north is a church, to the south is Walbridge Avenue, to the east is Golden Rule Park, and to the west is Broadway Street and a restaurant.

Old South End Master Plan 2017

The Old South End Master Plan identifies urban agriculture as a meaningful component of urban revitalization and states that portions of the Old South End might be ideal for such re-use. The subject parcel is identified as an example of this revitalization occurring in the Old South End. The proposed major urban agriculture / hoop house is consistent with the Old South End Master Plan.

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.

Staff recommends approval of the requested Special Use Permit because the proposed use meets the stated purpose of the zoning code and is compatible with adjacent uses in terms of scale, site design, and operating characteristics. Additionally, staff recommends approval of the proposed major urban agriculture operation because it is supported by goals within the Forward Toledo Comprehensive Land Use Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP25-0027, a Special Use Permit for Major Urban Agriculture at 1320 Broadway Street, to the Toledo City Council, for the following three (3) reasons:

STAFF RECOMMENDATION (cont'd)

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));
2. The proposed use complies with all applicable provisions of the zoning code (TMC§1111.0706(B)); and
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C)).

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP25-0027, a Special Use Permit for Major Urban Agriculture at 1320 Broadway Street, to the Toledo City Council with the following **six (6)** 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.

Plan Commission

1. Agricultural operation shall continue to follow all regulations found in TMC§1104.2400 *Urban Agriculture*.
2. Applicant shall obtain appropriate permits for any proposed signage, subject to TMC§1113 *Signs*.
3. 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.
4. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
5. 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.
6. 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.

REF: SUP25-0027...September 11, 2025

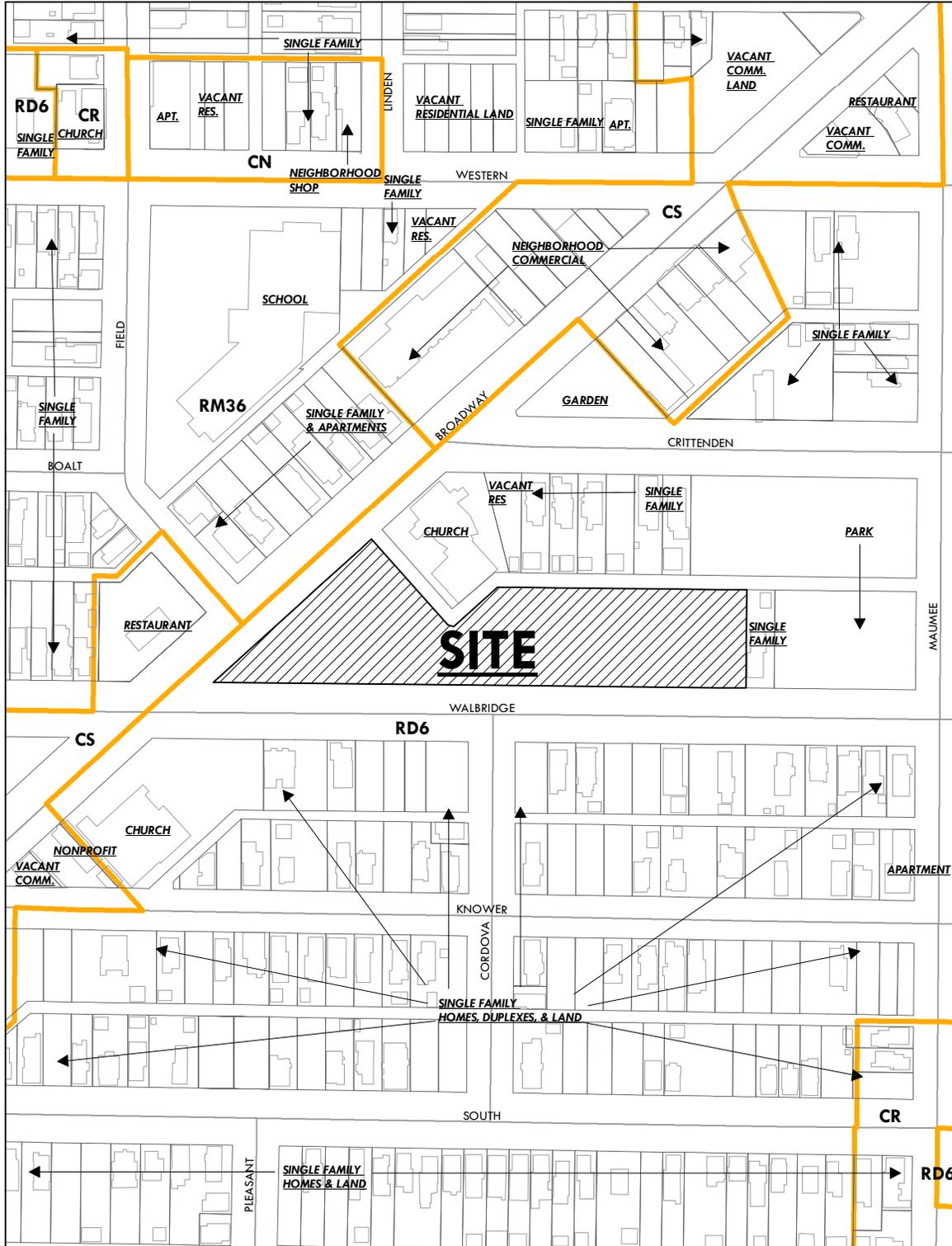
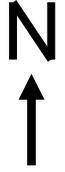
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP25-0027
DATE: September 11, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2025
TIME: 4:00 P.M.

AS
Three (3) sketches follow

ZONING & LAND USE

SUP25-0027
ID 12



SITE PLAN

SUP24-0027
ID 12



ALLEY

SUP



S-7