

GENERAL INFORMATION

Subject

- | | | |
|-------------------|---|--|
| Request | - | Zone Change from CR-Regional Commercial to CM-Mixed Commercial Residential |
| Location | - | 3360 and 3356 Monroe Street |
| Applicant + Owner | - | Kevin Roscoe Sr. Octogreens Corporation 2548 Rosedale Avenue Toledo, OH 43606 |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | CR-Regional Commercial |
| Area | - | ± 0.48 acres |
| Frontage | - | ± 160' along Monroe Street ± 150' along Trowbridge |
| Existing Use | - | Vacant commercial |
| Proposed Use | - | Multi-dwellings & Commercial businesses |
| Overlay | - | Monroe Street Corridor UNO |

Area Description

- | | | |
|-------|---|------------------------------------|
| North | - | Single family dwellings / CR & RD6 |
| South | - | Gasoline station and retail / CR |
| East | - | Single family dwellings / CR & RD6 |
| West | - | Retail / CR |

Combined Parcel History

- | | | |
|--------------|---|---|
| Z.1(j)-74-07 | - | Text Amendment adding Monroe St. Corridor Overlay District (PC recommended approval 06/14/2007. CC recommended approval 07/18/2007. Ord. 497-07 passed 07/24/2007). |
| M-5-20 | - | Review and approval of the Monroe-Auburn Master Plan (PC recommended approval 08/13/2020. CC recommended approval 09/16/2020. Ord. 392-20 passed 12/22/2020). |

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

V-435-25 - Vacation of the 15' alley adjacent to lots 17 and 18 in Clifton Park (PC recommended disapproval 01/15/2026. *City Council hearing scheduled for 02/18/2026*).

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- Monroe Auburn Neighborhood Master Plan
- Monroe Street Corridor Design and Livability Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CR-Regional Commercial to CM-Mixed Commercial Residential at 3360 and 3356 Monroe Street. The site consists of three (3) mixed-use structures with commercial storefronts, all built before 1920. Surrounding land uses include single family homes to the north, a fueling station and a multitenant commercial strip to the south, single-family homes to the east, and a beauty supply store to the west.

The applicant is requesting a Zone Change to rehabilitate and utilize the existing mixed-use structures. The proposal for redevelopment of the buildings includes multi-dwellings, a restaurant, and a future commercial business. The current zoning classification of CR-Regional Commercial does not permit first floor residences. The applicant intends for one (1) of the buildings to be solely residential with units on the first and second floors. The buildings were once used as mixed-use commercial and residential however, the three (3) buildings have sat vacant for at least the last decade. According to TMC§1114.0205 a legal nonconforming use loses this status if the use has been discontinued for a period of one (1) year or more.

Staff supports the request for Zone Change from CR-Regional Commercial to CM-Mixed Commercial Residential at 3360 and 3356 Monroe Street because it allows for the re-use of the existing mixed-use structures, and permits residences on the first floor.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this site for Neighborhood Mixed-Use land uses. Neighborhood Mixed-Use is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. Residential uses are ideally medium to high-density, with duplexes, triplexes, or apartments located near pedestrian-oriented commercial uses. The applicants' intention to redevelop the site for the use of residences, a restaurant, and a future commercial establishment aligns with the Neighborhood Mixed-Use land use designation.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan (cont'd)

The request for Zone Change for the subject property is supported by the Forward Toledo Comprehensive Land Use Plan as it would allow for the re-use and preservation of existing mixed-use structures and promote a pedestrian-oriented commercial and mixed-use development. Furthermore, the Zone Change request is aligned with many of the Plan's Goals including Preserving Housing Variety, Building Preservation, Walkable Neighborhoods, Strengthening Neighborhoods, and Business Creation.

Monroe Auburn Neighborhood Master Plan

The Monroe Auburn Neighborhood Master Plan was developed in 2020 by the Toledo Design Collective in partnership with the Monroe Street Neighborhood Center and the Monroe Street United Methodist Church. The Plan greatly emphasizes realistic, small wins to beautify and revitalize the neighborhood. For the Monroe and Auburn intersection, the Plan calls for adding distinguishing signage, street trees, medians, landscaping, and lighting. Restoration of the structures is encouraged throughout the Plan. The rehabilitation of the buildings at the subject site and the Zone Change request to utilize the buildings as mixed-use residential and commercial is consistent with the Monroe Auburn Neighborhood Master Plan.

Monroe Street Corridor Design and Livability Plan

The Monroe Street Corridor Design and Livability Plan, approved in 2002, emphasizes walkability and traffic calming methods along the Monroe Street Corridor to encourage commercial business development. Stakeholder requests focused on neighborhood amenities, such as grocery stores, restaurants, and public greenspace to encourage walkability between the prominent commercial corridor and the residences directly abutting the businesses. Specifically, the Plan calls for a roundabout at the Monroe & Auburn intersection, and façade improvements for the structures at the subject site. The request for Zone Change to allow for restoration and re-use of the mixed-use structures located at 3360 & 3356 Monroe Street is aligned with the Monroe Street Corridor Design and Livability Plan.

Staff recommends approval of the proposed rezoning because it is consistent with the Forward Toledo Comprehensive Plan, Monroe Auburn Neighborhood Plan, and the Monroe Street Corridor Design and Livability Plan, and the stated purpose of the Zoning Code.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z26-0001, a request for Zone Change from CR-Regional Commercial to CM-Mixed Commercial Residential at 3360 and 3356 Monroe Street, to the Toledo City Council for the following reason:

1. The proposed zone change is consistent with the Comprehensive Plan, applicable neighborhood plans, and the stated purpose of this Zoning Code (TMC§1111.0606(A) – Review & Decision-Making Criteria).

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z26-0001
DATE: February 12, 2026
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 18, 2026
TIME: 4:00 P.M.

AV
Two (2) sketches follow

GENERAL LOCATION

Z26-0001
ID 17



ZONING & LAND USE

Z26-0001
ID 17

