

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: June 14, 2024

REF: M-1-22

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Study of UpTown District Boundary amendment to include those parcels abutting Monroe Street, east of Collingwood Boulevard

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 13, 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Study of UpTown District Boundary amendment to include those parcels abutting Monroe Street, east of Collingwood Boulevard
Applicant	-	Toledo Plan Commission One Government Center, Suite 1620 Toledo, OH 43604

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- 2019 Uptown Master Plan
- Monroe Street Corridor Design and Livability Plan

STAFF ANALYSIS

The Toledo Plan Commission is requesting a study of an amendment to the Uptown Urban Neighborhood Overlay (UNO) District boundaries to include those parcels abutting Monroe Street, east of Collingwood Boulevard. Currently these parcels are included in the Monroe Street Corridor UNO District and excluded from the UpTown UNO District. The Monroe Street Corridor UNO District was established in July of 2007 and includes parcels that are within 300 feet of the centerline of the Monroe Street right-of-way along both sides, extending from 14th Street on the east to Algonquin Parkway, just past Central Avenue on the west. The request would unify development standards in UpTown and align this portion of Monroe Street with an active, local review board.

STAFF ANALYSIS (cont'd)

The Monroe Street Corridor UNO District was established in July of 2007 based on a key recommendation in the Monroe Street Corridor Design and Livability Plan and the efforts of three community development corporations serving the area: Ottawa CDC, Toledo CDC and Neighborhoods in Partnership. The Monroe Street Corridor Design and Livability Plan was adopted in 2003. The plan's ultimate goal is to create a unique gateway within the heart of the city and reestablish the neighborhood fabric along the corridor. The Monroe Street Corridor UNO District was the first district established under the Urban Neighborhood Overlay provisions in the Toledo Planning and Zoning Code. The Monroe Street Corridor UNO District does not have an Architectural Review Committee. Instead, developments within the Monroe Street Corridor UNO District are reviewed administratively by Plan Commission staff.

The UpTown UNO District was established in October 2015 at the request of the UpTown Association. The UpTown UNO District outlines standards that are intended to ensure the realization of the vision and objectives of the UpTown Plan. The original UpTown Plan was adopted in 2013 and subsequently updated in 2019. While the UpTown UNO District does not currently include the properties along Monroe Street that are in the Monroe Street Corridor UNO District, they were included in the study area for the 2019 UpTown Master Plan, which in effect creates a gap in the UpTown Neighborhood. In establishing the UpTown UNO District, an Architectural Review Committee was created. The Uptown District Architectural Review Committee (UDARC) is an active committee consisting of five (5) members that include a property owner, business owner and resident in the UpTown District as well as a professional architect. UDARC reviews development within the UpTown UNO District. UDARC is currently working with staff to update/revise the UpTown UNO District standards.

Development has and is occurring along the Monroe Street Corridor within the UpTown Planning area (between 14th Street and Collingwood Avenue). Since the properties within the Monroe Street Corridor UNO District are defined as those within 300 feet of the centerline of the Monroe Street right-of-way, there are cases in which developments/projects have been situated within both the Monroe Street and UpTown UNO Districts. In these cases, UDARC review has been required and application of the most restrictive standards in the Monroe Street Corridor and the UpTown UNO Districts applied. This can create inconsistencies in the application of standards. In addition, the intent of the Urban Overlay District is to foster development and redevelopment that is compatible with the scale and physical character of original buildings in an area through the use of development and design standards specific to an area. By not including the properties along Monroe Street in the UpTown UNO District, a gap is created in the UpTown Neighborhood fabric that may be inconsistent with the character of the neighborhood. Hence the request to study an amendment to the Uptown UNO District boundaries. Removing the properties from the Monroe Street Corridor UNO District will not create a gap or inconsistencies in the Monroe Street Corridor as the properties are situated at the eastern end of the Corridor.

STAFF ANALYSIS (cont'd)

Staff recommends that the UpTown UNO District boundaries be amended to include those parcels abutting Monroe Street, east of Collingwood Boulevard as the amendment will provide consistency in application of regulations; reinforce the intent of the Urban Overlay District; and align this portion of Monroe Street with an active Architectural Review Committee that includes Uptown stakeholders.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of M-1-22, a request for an amendment modifying UpTown Urban Neighborhood Overlay District to expand the boundaries to include those parcels abutting Monroe Street, east of Collingwood Boulevard, to Toledo City Council for the following **three (3) reasons:**

1. The text amendment will provide consistency in application of regulations;
2. The text amendment will reinforce the intent of the Urban Overlay District; and
3. The text amendment will align this portion of Monroe Street with an active Architectural Review Committee that includes UpTown stakeholders.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

LK

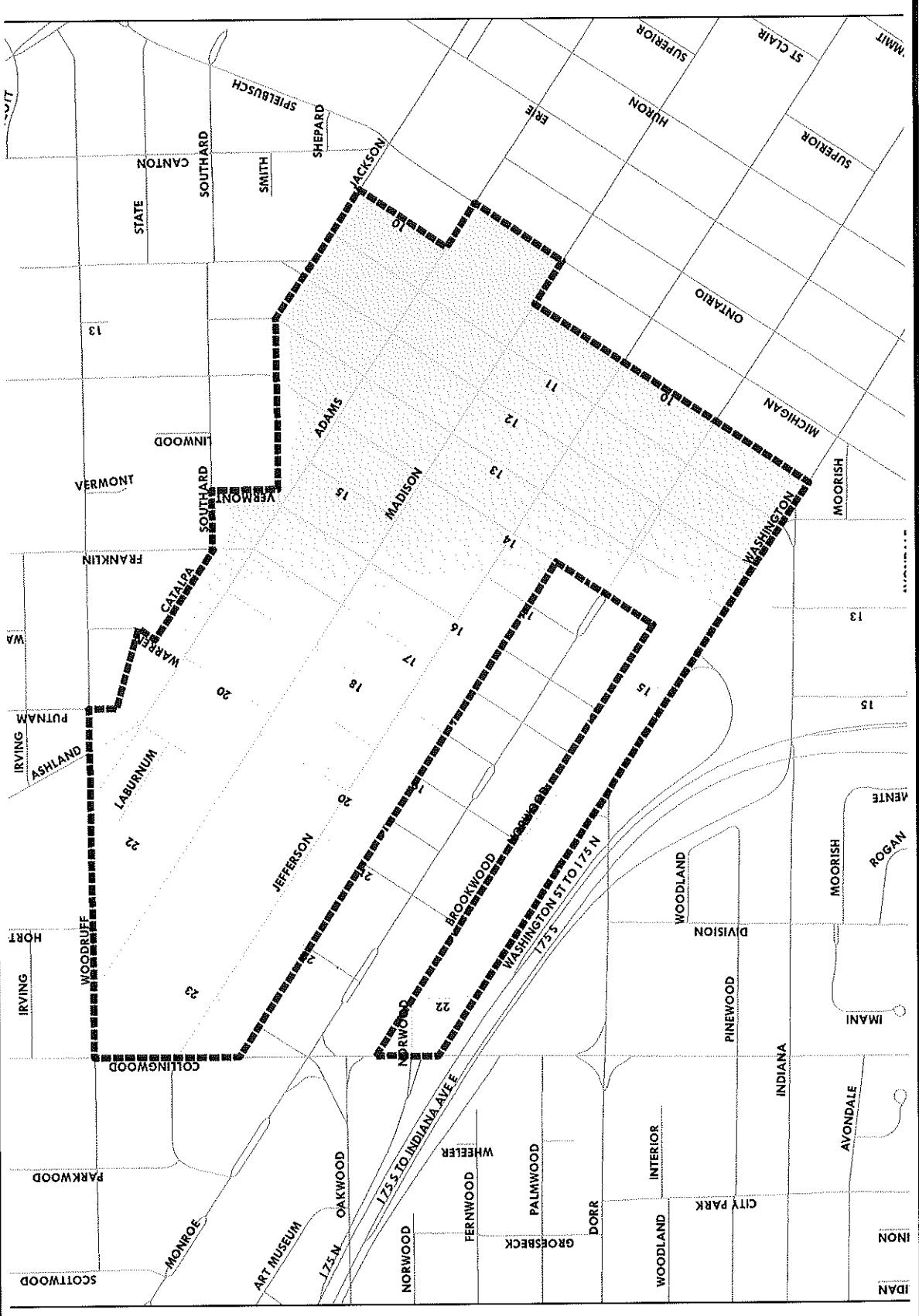
Four (4) Sketches and Three (3) Exhibits follow

CC: Lisa Cottrell, Deputy Director
Lisa Karcher, Planner

UPTOWN UNO DISTRICT BOUNDARIES - EXISTING

M-1-22

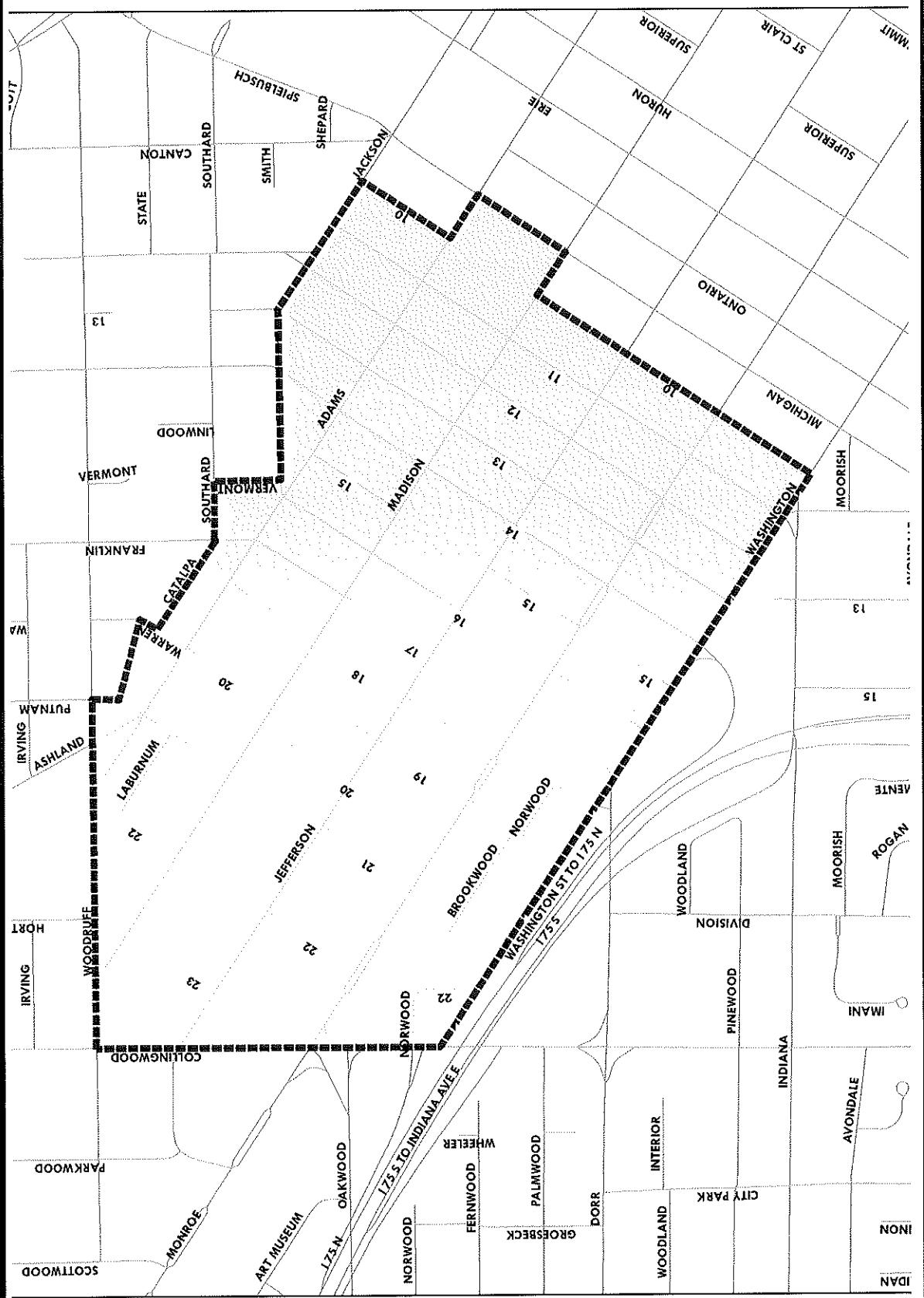
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UPTOWN UNO DISTRICT BOUNDARIES - PROPOSED

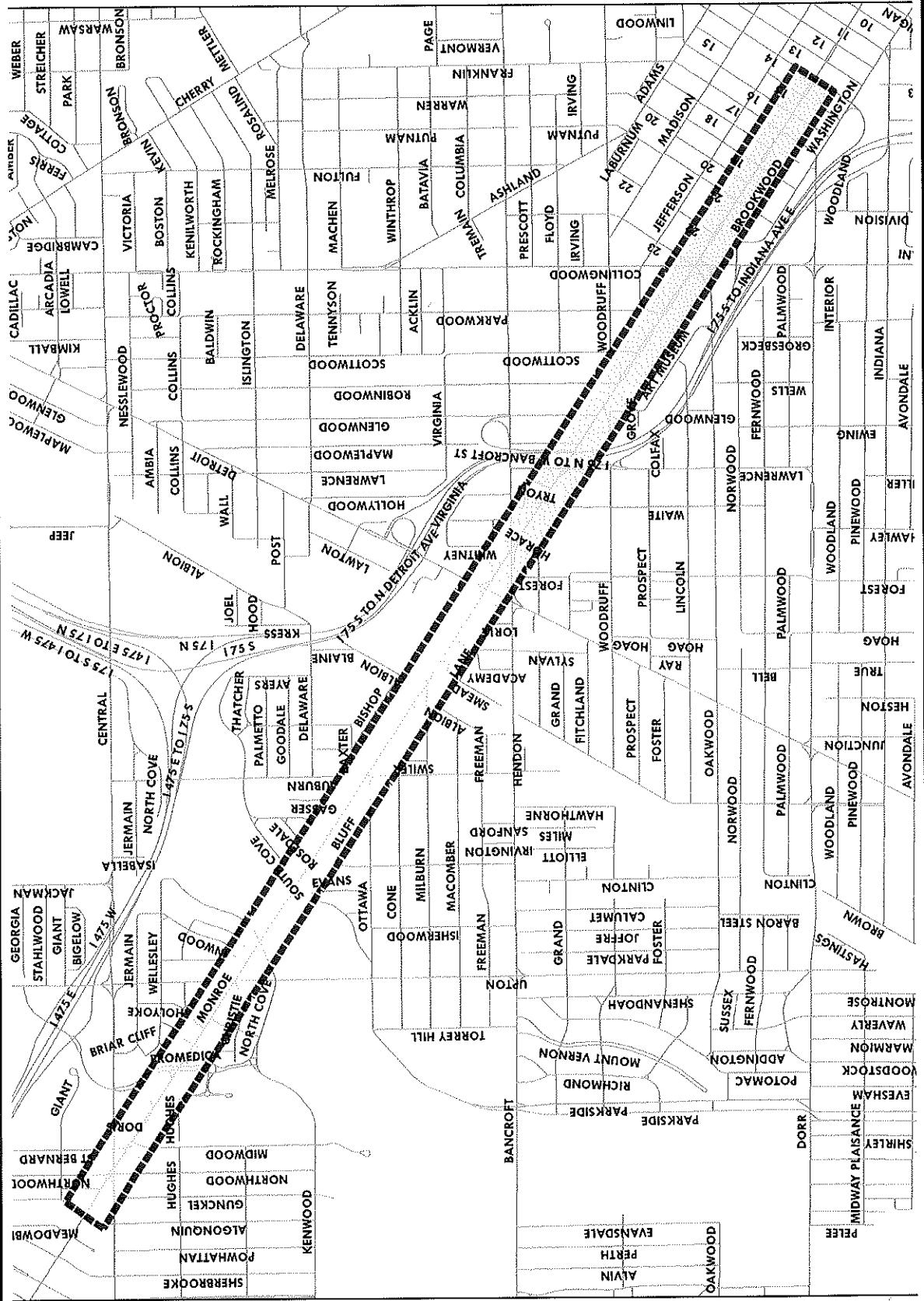
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MONROE STREET CORRIDOR UNO BOUNDARIES - EXISTING

M-1-22



MONROE STREET CORRIDOR UNO BOUNDARIES - PROPOSED

M-1-22

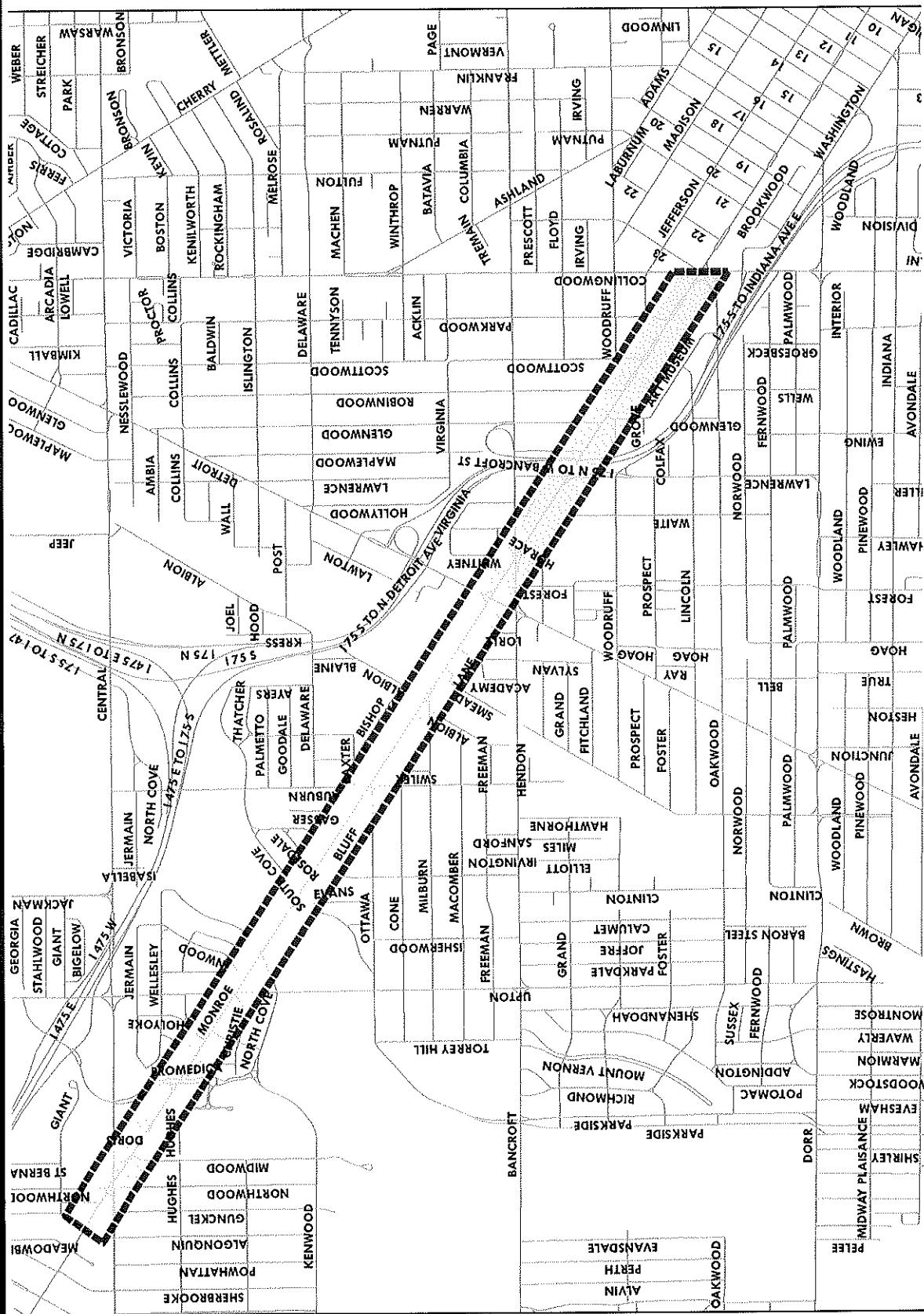


Exhibit "A"
Existing Regulations

1103.0904 Monroe Street Corridor UNO District Boundaries

The boundaries of the District are hereby established as shown on the City of Toledo zoning maps. The District boundaries includes those parcels within 300 feet of the centerline of the Monroe Street right-of-way along both sides, extending from 14th Street on the east to Algonquin Parkway (just past Central Avenue) on the west. The overlay district regulations apply to the entirety of parcels, as existing at the time of adoption, lying wholly or partially within this boundary.

1103.1604 UpTown UNO District Boundaries

The boundaries of the District are hereby established as shown on the City of Toledo zoning maps. The District boundaries are defined via the map attached hereto and legally described in this section, both of which are incorporated herein by reference. The overlay district regulations apply to the entirety of parcels, as existing at the time of adoption, lying wholly or partially within this boundary.

The UpTown UNO District boundary is as follows: Washington Street to the south, Collingwood Boulevard to the west, Woodruff Avenue, Putnam Street, alley south of Woodruff between Putnam and Warren Street, Warren Street, alley south of Woodruff between Warren Street and Franklin Avenue, Southard Avenue, Vermont Avenue, and Jackson Boulevard to the north, 10th Street, Adams Street, Michigan Avenue, Madison Avenue, and 10th Street to the east. Properties located within the Monroe Street Corridor UNO District shall be excluded from UpTown UNO (see TMC1103.0900 for boundary).

Exhibit “B”
Proposed Modifications
(Additions in italic highlight. Deletions in bold strikethrough.)

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Exhibit "C"
Proposed Text

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