

Toledo Village Index Map with Ordinance No.2023-13

Petition No. VI1-22-139

Presented by: The Planning and
Zoning Division



Overview

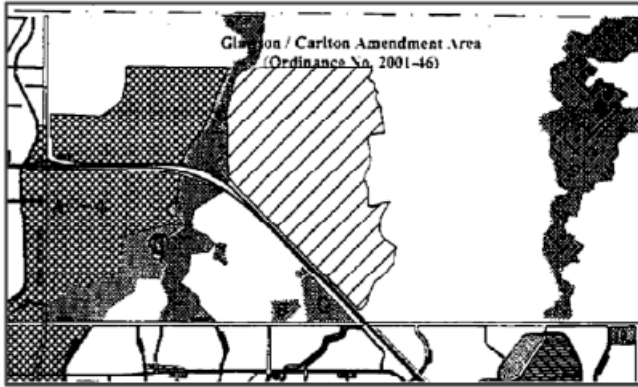
Applicant: Tony Squiteri

Property Owner: H.M.T.A. Real Estate LLC

Request: Requesting approval of a Village Index Map for 2,086+/- acres of land, comprising the Toledo Village development

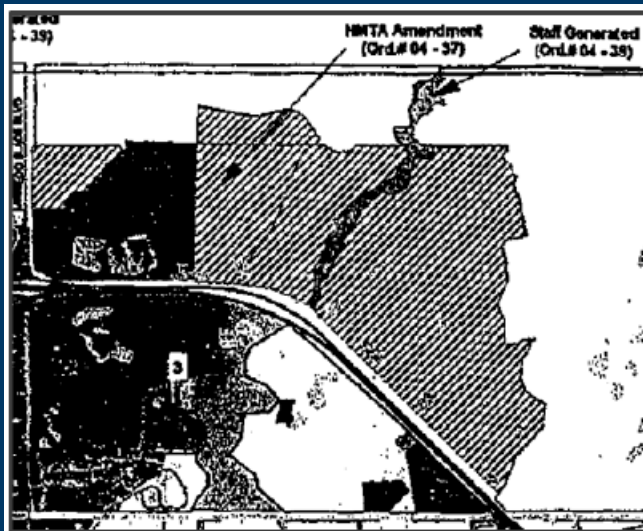
Location: PIDs 1092003000, 1092002000, 1089001000, 109000200, 1090001000, 1095001000, 188002000, 1088001000, 1097002000, 1097001000, and 1111001000

Property Size: ± 2,086 acres



Ordinance 01-46

The Glawson/Carlton Comprehensive Plan Amendment placed the eastern parcels into the Village Future Land Use Category by Ordinance 2001-46.



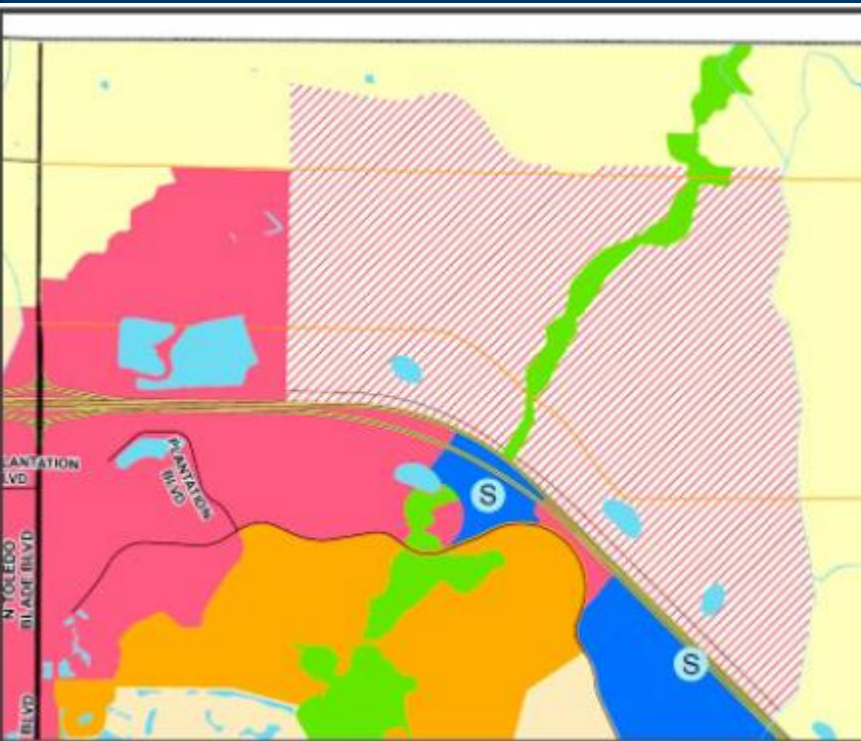
Ordinance No. 04-37

On July 26, 2004, Comprehensive Plan Amendment 04-38 was adopted through Ordinance 2004-37. The Comprehensive Plan Amendment was to amend the Future Land Use Map classification for 571± acres of property located east of Toledo Blade Boulevard and north of Interstate 75. The amendment includes a change of 346 acres from “Activity Center” to “Village”, and a change of 225 acres from “Agricultural, Estates” to “Village”



Ordinance 07-16

“The maximum density for the designated Village areas northeast of the interchange of I-75 and Toledo Blade Boulevard shall be 1,350 dwelling units. These units are designated for the H.M.T.A. villages.”



Regardless, the Ordinance established the Village Future Land Use category boundary for Toledo Village as represented on the current future land use map for the City in the red cross hatching



Ordinance 22-22

In November of 2022, a Comprehensive Plan Amendment to amend the Future Land Use of ± 83 acres from “Agricultural, Estates” and “Activity Center” to “Village” was adopted through Ordinance No. 22-22.



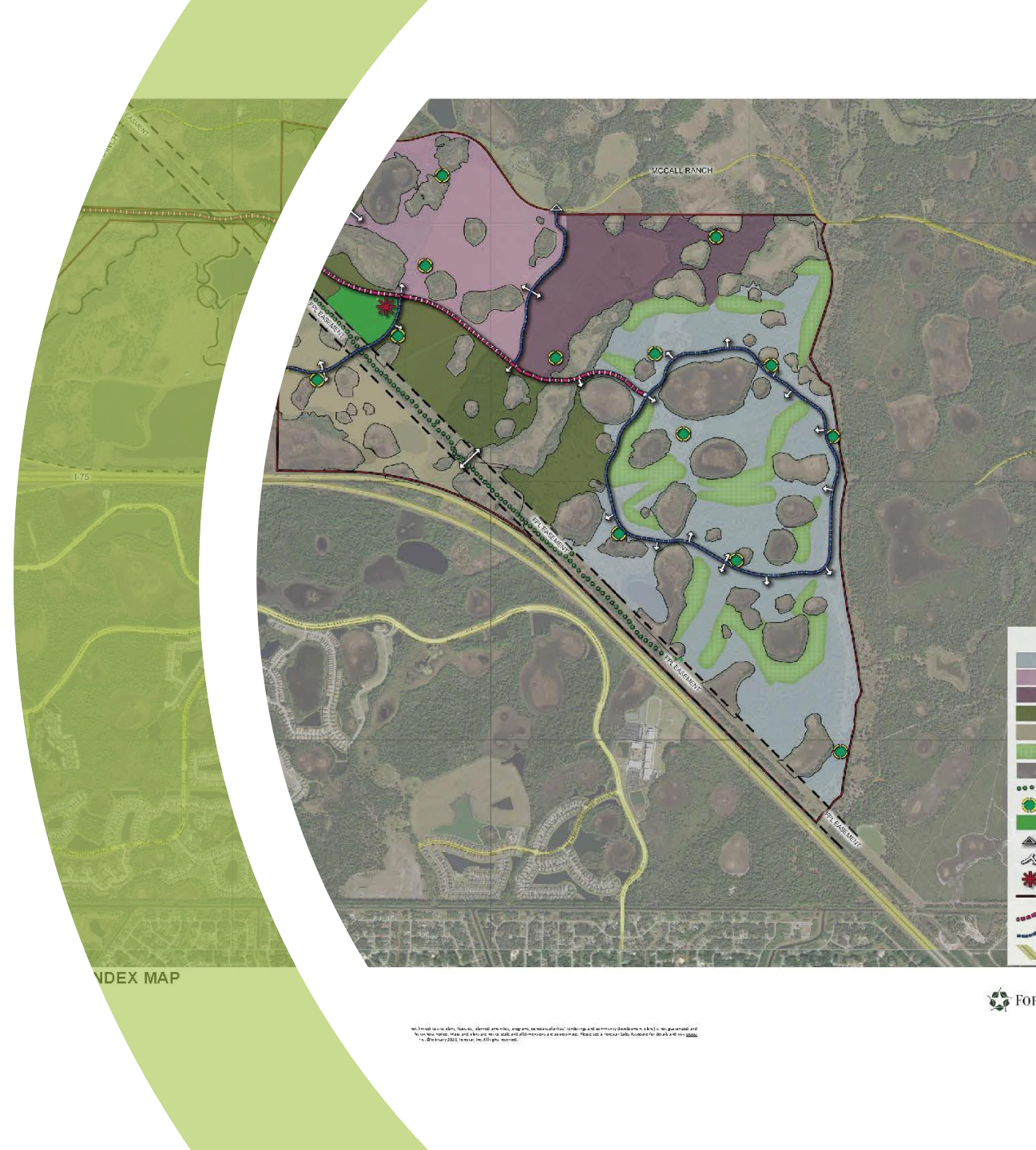
Ordinance 22-21

Concurrent with the Comprehensive Plan Amendment above, a Rezone petition for ± 571 acres, including the connector piece to Toledo Blade Blvd., from “No Zoning Designation” (NZD) to “Village” was adopted through Ordinance No. 22-21.

Requesting to approval of the Index Map for the Toledo Village development.

The Village Index Map includes the entire $\pm 2,086$ acre Village located to the north of I-75 and east of Toledo Blade Boulevard.

The purpose of the Village Index Map is to provide an overview of uses, roadways, and pathways for Toledo Village.



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Review Process

Arborist: No Objection

Building: No Objection

Fire: Meets Requirements with Conditions

Infrastructure: No Objection

Solid Waste: No Objection

Stormwater: No Objection

Environmental: No Objection

Utilities: Meets Requirements with Conditions

Finance: No Objection

Planning: Meets Requirements with Conditions

Parks & Rec: No Objection

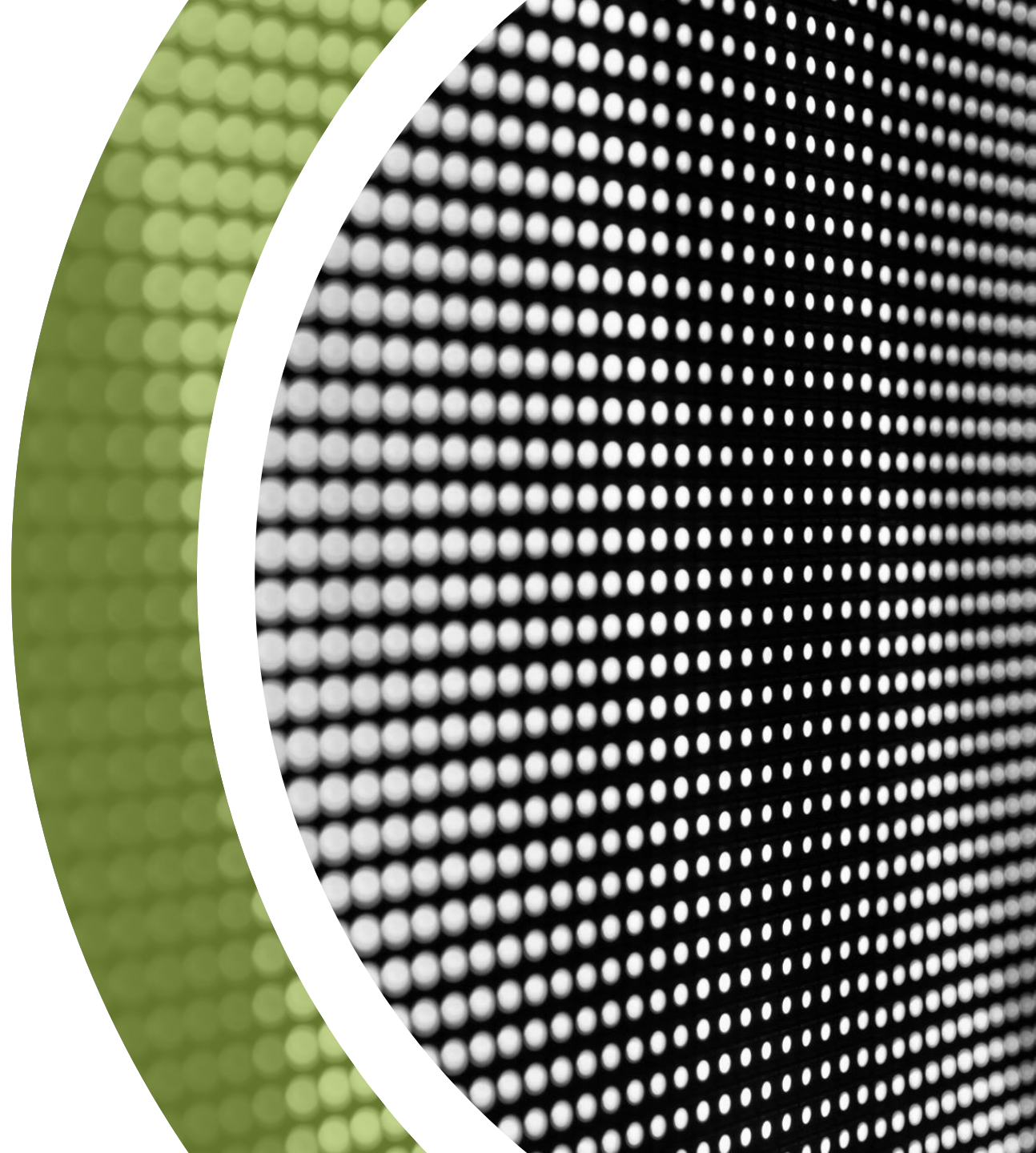
Compliance with Comprehensive Plan and Unified Land Development Code

The petition and ordinance was reviewed and approved by staff for conformance with the Comprehensive Plan Future Land Use Element Goal 5, Policy 13.1, 13.3.1, & 13.4.1.

The petition was reviewed and approved by staff for conformance with ULDC Chapter 53 Article XVII, Section 53-213.A.(1), and Section 53-213.A.(4).

Staff Recommendations

The Planning & Zoning Division recommends approval of Petition No. VI1-22-139 with Ordinance No. 2023-13.



Any Questions?

