



Toledo Village Village District Pattern Book with Ordinance No.2023-12

Petition No. VP2-22-140

Presented by: The Planning and
Zoning Division



Overview

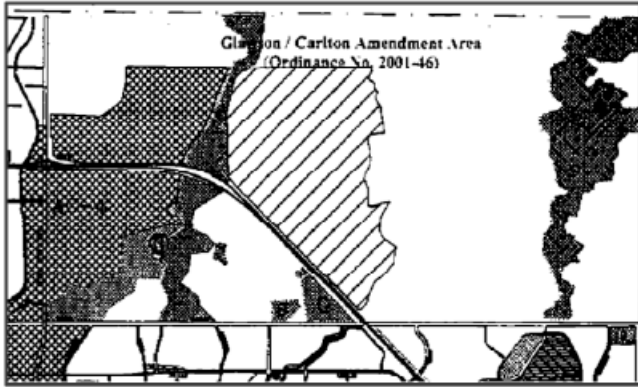
Applicant: Tony Squiteri

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

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

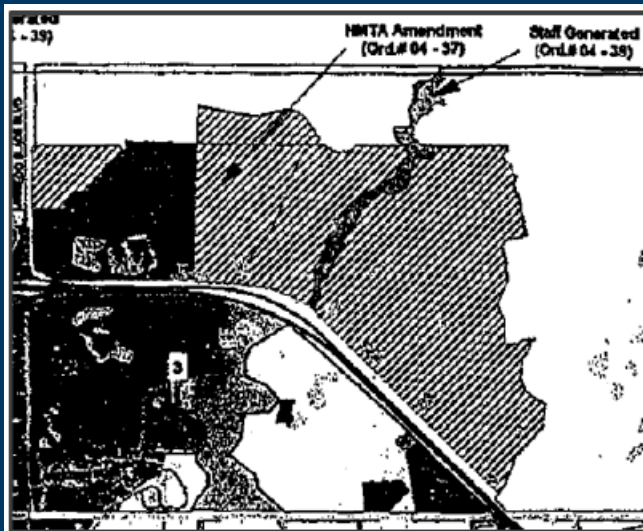
Location: PIDs 1092003000, 1092002000, 1089001000, 109000200, 1090001000, 1095001000, 188002000, 1088001000, 1097002000, 1097001000, and 1111001000

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.



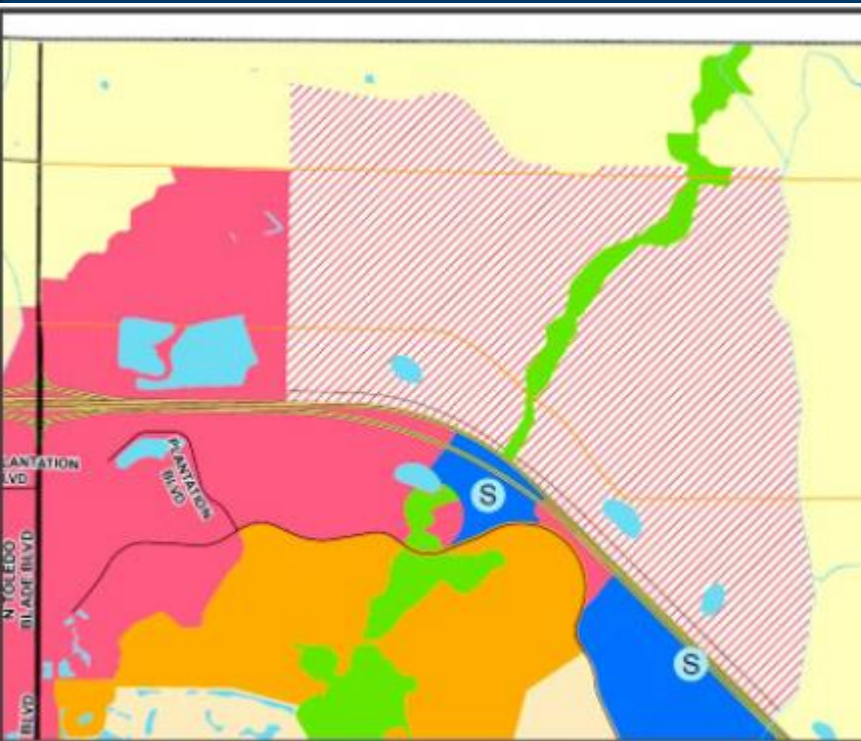
Ordinance No. 04-37

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”

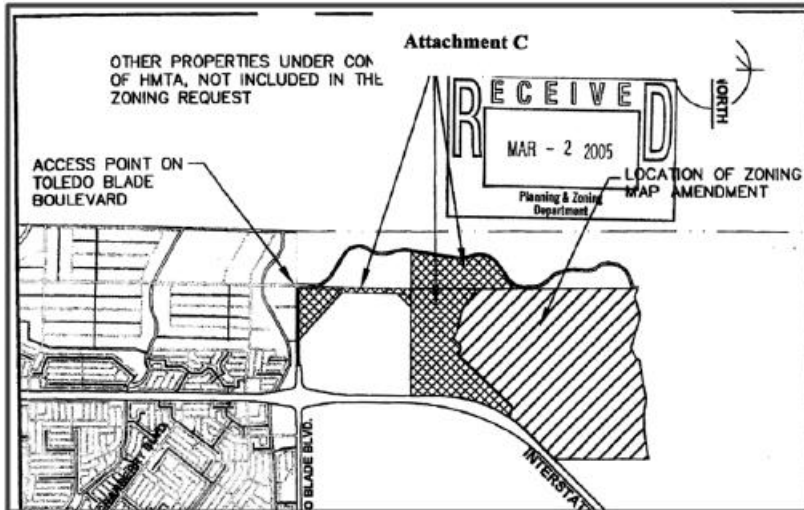


Ordinance 07-16

“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.”

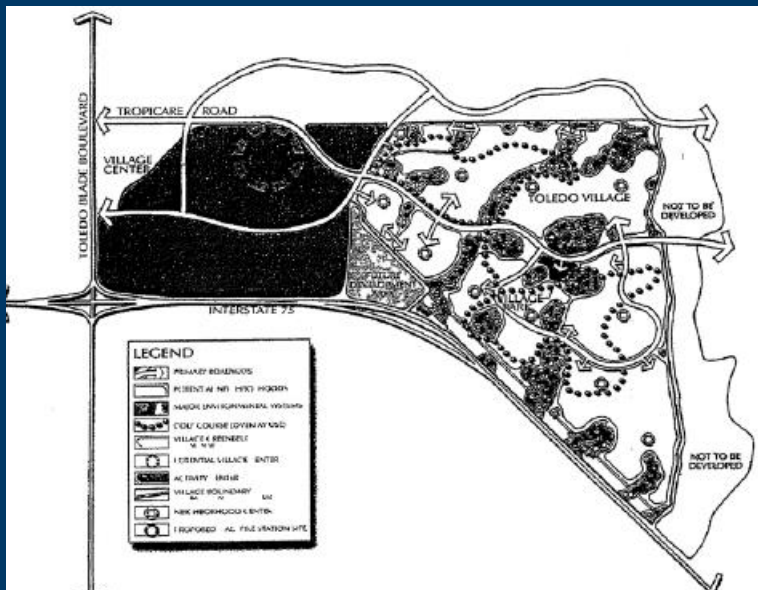


Regardless, the Ordinance established the Village Future Land Use category boundary for Toledo Village as represented on the current future land use map for the City in the red cross hatching



Ordinance 06-18

As the settlement agreement was being resolved, H.M.T.A. moved to rezone 1,296 acres (REZ-04-103) to the Village zoning district as approved which was approved on August 29, 2006 by Ordinance 2006-18. The Village zoning district is currently represented on the City's zoning map as approved according to Attachment C from the zoning resolution



Ordinance 07-21

The Index Map approved at the time is intended to depict a preliminary and conceptual land planning arrangement and that the specifics will be modified as part of the VDPP. The Index Map established the Village boundary, and set vision and the conceptual location of neighborhoods and neighborhood centers, civic uses, conservation areas and access points.



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 Village District Pattern Book for the Toledo Village development.

The Village District Pattern Book includes the entire ±2,086 acre Village located to the north of I-75 and east of Toledo Blade Boulevard.

The VDPB provides the governing framework for the Toledo Village development, which includes the designs, density, intensity, and use regulations for the Village.

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: No Objection

Finance: No Objection

Planning: Meets Requirements

Parks & Rec: No Objection

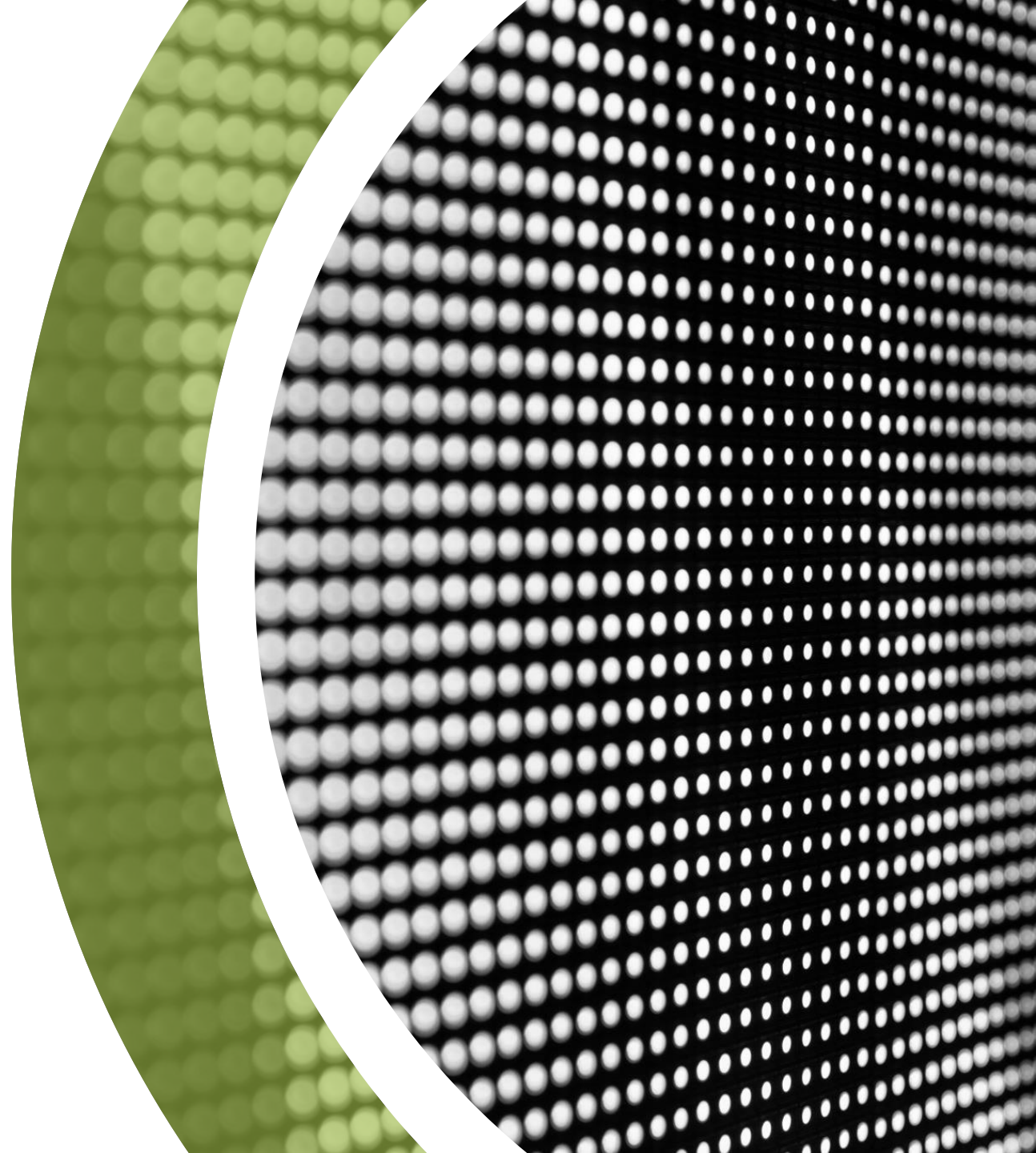
Compliance with Comprehensive Plan and Unified Land Development Code

The petition and ordinance was reviewed and approved by staff for conformance with the Comprehensive Plan Future Land Use Element Objective 1, Policy 1.6, 4.2, 4.13, Goal 5 & Objective 13.

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

Staff Recommendations

The Planning & Zoning Division recommends approval of Petition No. VP2-22-140 with Ordinance No. 2023-12.



Any Questions?

