

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS
One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: July 15, 2022
REF: Z-6004-22

TO: President Matt Cherry and Members of Council, City of Toledo

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

SUBJECT: Zone Change from RS6 Single Family Residential to RM24 Multi-dwelling Residential at 424 E. Manhattan Blvd.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 14, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 Single Family Residential to RM24 Multi-dwelling Residential
Location	-	424 E Manhattan Blvd.
Applicant	-	Joseph Recchie Thurgood Marshall Senior Housing, LLC 1263 E Broad St. Columbus, Ohio 43205
Owner	-	Toledo Public Schools 1609 Summit St Toledo, Ohio 43604

Site Description

Zoning	-	RS6 / Single-Family Residential
Area	-	± 4.65 Acres
Frontage	-	± 537' along E Manhattan Blvd. ± 541' along E Lake St. ± 352' along Elm St. ± 396' along Chestnut St.
Existing Use	-	Vacant School Building
Proposed Use	-	Senior Apartments

GENERAL INFORMATION (cont'd)

Area Description

North	-	RS6 / Single Family Houses, Leverette Elementary School
South	-	RS6, CO, RD6 / Single Family and Duplex houses, office
East	-	RS6 / Single Family houses
West	-	CN, RS6 / Convenience Store, Single Family Homes

GENERAL INFORMATION (cont'd)

Parcel History

M-7-54	-	Study and review of Webster School Zoning (PC Reviewed 3/18/54, CC no action 3/31/54)
P-44-54	-	Review of Off-street parking at Inclusive Pomeroy's Lagrange Manor extension between Elm and Chestnut Streets N of Lake ST (PC approved 5/11/54).
SPR-33-22	-	Request for a major site plan review for 86-unit senior housing development at 424 E Manhattan Blvd (Companion Case, not yet heard by Plan Commission).
M-8-22	-	Review of landmark designation for 420 E Manhattan Blvd (Companion Case, not yet heard by Plan Commission).

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a zone change from RS6 Single Family Residential to RM24 Multi-Dwelling Residential at 424 E Manhattan. The ± 4.65 Acres site is currently occupied by a former school building, called the *Thurgood Marshall Building*, constructed in 1921. To the north of the site is a single-family residential neighborhood and Leverette Elementary, to the south of the site is a residential neighborhood composed predominantly of single- and two-family homes as well as an office building. To the west of the site is a residential neighborhood of single-family homes as well as a convenience store. To the east of the site is a single-family neighborhood.

The applicant is requesting the rezoning in order to accommodate senior apartments on the site. This rezoning request is one of several cases involved in the renovation and expansion of the Thurgood Marshall Building. Eighty-six (86) units are planned for the site. Companion cases shall be heard at the 8/11/22 Plan Commission hearing. The existing building is planned to be preserved and an annex added to the rear of the structure to accommodate a greater number of units. Within the current zoning district of the site, RS6 Single Family Residential, the building is only be permitted by right to be used as a single-family home, foster home, and other select civic and commercial uses. Rezoning of the property is required in order to reutilize the building for multi-family use.

Neighborhood Meeting

The applicant has begun neighborhood engagement prior to the Plan Commission hearing. The Director has required the applicant hold a neighborhood meeting for the project as a whole pursuant to TMC§1111.0200 – *Neighborhood Meetings*. Toledo Municipal Code require applicants invite neighboring property owners via mail to the meeting. The applicant has not chosen a time or location at the time of the publication of this report – information regarding the meeting shall be available in the Toledo-Lucas Count Plan Commission office.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Neighborhood Commercial land uses. Neighborhood Commercial land uses are predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included. The requested rezoning complies with the Toledo 20/20 Comprehensive plan.

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code. Furthermore, the rezoning is compatible with the existing land uses within the general vicinity of the subject property.

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PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-6004-22, a request for Zone Change from RS6 Single Family Residential to RM24 Multi-dwelling Residential at 424 E Manhattan to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A));
2. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (TMC§111.0606(B)).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

JGL
Two (2) sketches follow

Cc: Thurgood Marshall Senior Housing, LLC – 1263 E Broadway St Columbus, OH 43205.
Lisa Cottrell, Administrator
Jonny Latsko, Planner

GENERAL LOCATION

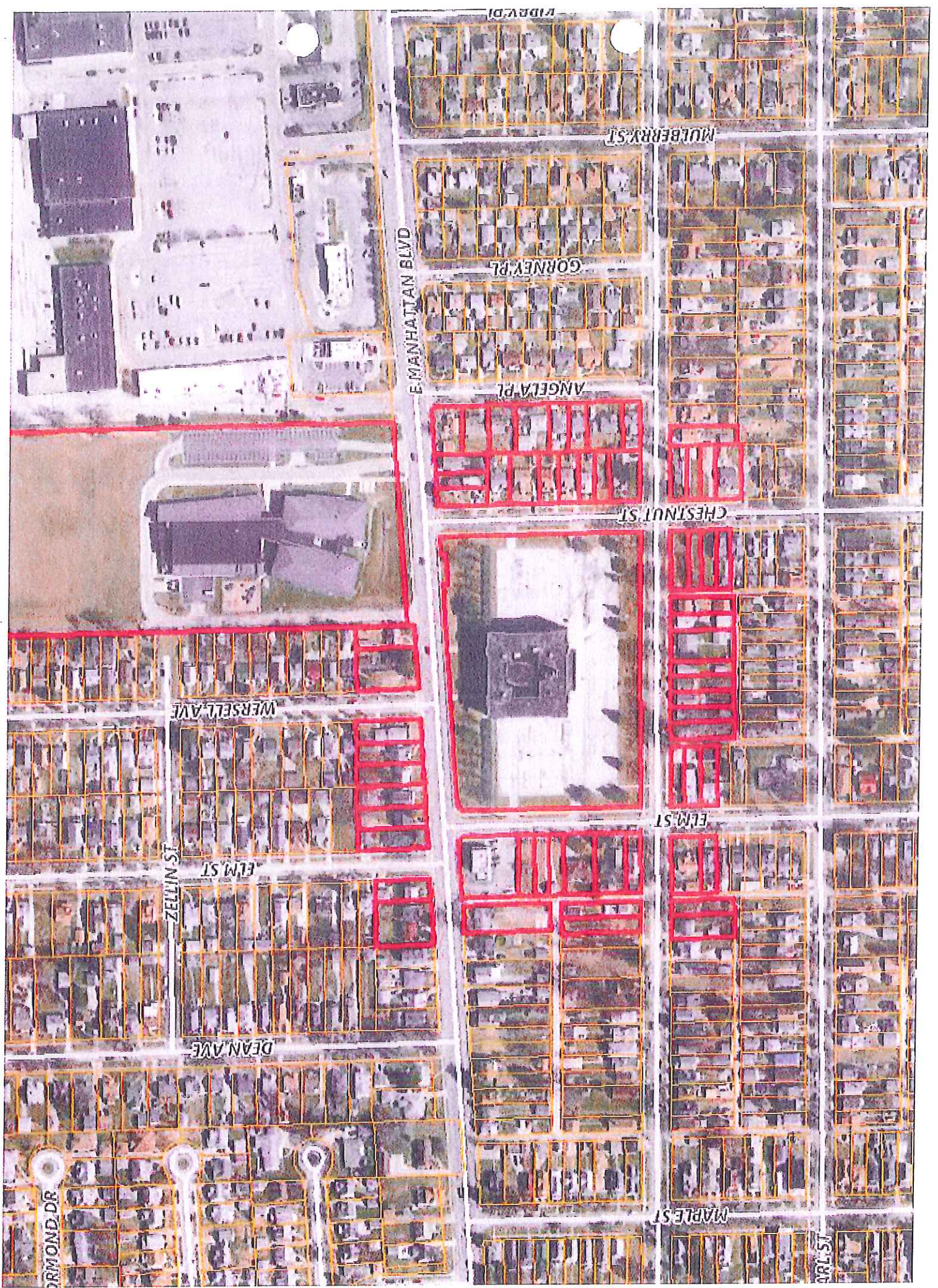
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ZONING & LAND USE

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E. MANHATTAN BLVD

MURPHY ST

GORNEY PL

ANGELA PL

CHESTNUT ST

WERSSELL AVE

ELM ST

ELM ST

ZELLIN ST

DEAN AVE

MAPLE ST

DRMOND DR

15730

THURGOOD MARSHALL PROJECT
NEIGHBORHOOD MEETING
JULY 11, 2022

NAME
Ron Grant

PHONE
412-253-3988

EMAIL
ronoldra.grant@gmail.com

NAME
Jonathan

PHONE
419 245-1200

Litsko - Toledo Lucas
County Plan Comm

EMAIL
Jonathan.litsko@toledo.oh.gov

NAME
Tonya Cole

PHONE
419-819-8950

EMAIL
Tonya.M.Cole@ICloud.com

NAME
Rhonda Cole

PHONE
419-499-5603

EMAIL
rhondaCole66@gmail.com

NAME
Dearrah Dunbar

PHONE
419-246-7934

EMAIL
Dearrah26@gmail.com

NAME
Joe Reechie

PHONE
614-306-0640

EMAIL
jreechie@gmail.com

NAME
Tom Kroma

PHONE
567 312 9676

EMAIL
Tom.Kroma@gmail.com

NAME
William Farnsee

PHONE
419-356-0860

EMAIL
wfarnsee@nwtoledo.org

NAME
Alyssa Simmons

PHONE
419-779-7063

EMAIL
blackberry29@yahoo

NAME

PHONE

THURGOOD MARSHALL PROJECT
NEIGHBORHOOD MEETING
JULY 11, 2022

NAME PHONE 419 261-2785
Charrisse Curry * Curry Charrisse@yahoo.com

NAME PHONE 419 243-1122
Verna G

NAME PHONE
EMAIL

NAME PHONE
EMAIL

NAME PHONE
EMAIL

NAME PHONE
EMAIL

NAME PHONE
EMAIL

NAME PHONE
EMAIL

NAME PHONE
EMAIL

NAME PHONE

2228 FUND LLC
113 N 6TH ST
WINDSOR CO 80550

ALEXANDER BURROW
358 E LAKE ST
TOLEDO OH 43608

ALEXANDER CHRISTINE
3420 CHESTNUT ST
TOLEDO OH 43608 1205

ALEXANDER JAMES E
6 WESTCREEK PL
PLANO TX 75074 4513

ANDERSON YULANDA J
375 E MANHATTEN BLVD
TOLEDO OH 43608

BREAKFIELD MARY
13517 KENTUCKY ST
DETROIT MI 48238

C & Y TOLEDO LLC AN OHIO LIMITED LIABILI
4741 SWATHMORE PL
SYLVANIA OH 43560 2992

CANNON VACHON ENTERPRISES
5440 LOUIE LN STE 106
RENO NV 89511

CARSON MICHELLE
3431 ANGELA PL
TOLEDO OH 43608 1232

COLE TONYA
3413 ELM ST
TOLEDO OH 43608 1206

CURRY'S CASTLE CHILDCARE AND
21 E CENTRAL AVE # 3
TOLEDO OH 43608

DEMPESEY DERON L & REBECCAL
3379 ELM ST
TOLEDO OH 43608 1258

FORFEITED LAND
ONE GOVERNMENT CENTER #770
TOLEDO OH 43604

GARCIA MARIA DE LEON
514 E LAKE ST
TOLEDO OH 43608

GOINGS KIMBERLY M
3424 CHESTNUT ST
TOLEDO OH 43608 1205

GREATER METROPOLITAN TITLE INC TRUSTEE
5763 TALMADGE STE C
TOLEDO OH 43623

GREGORY DAVID MICHAEL
411 E MANHATTAN BLVD
TOLEDO OH 43608 1266

HICKS SHIRLEY
3380 ELM
TOLEDO OH 43608

HOMELEASE INVESTMENTS, LLC
4430 W BANCROFT
TOLEDO OH 43615

JAWAD LTD AN OHIO LLC
6026 BLOSSMAN RD
TOLEDO OH 43617

JLW WOLVERINES LLC
4839 N REIMAN RD
CURTICE OH 43412

JOHNSON RUBIN JR
510 E LAKE ST
TOLEDO OH 43608

KOZLOWSKI DAVID ETAL
702 COLLINS PARK AVE
TOLEDO OH 43605

KYNARD ORLANDO D
1045 KING ST
TOLEDO OH 43607 4447

LAMBERT TINA M & DAVID D
3105 S EBER RD
SWANTON OH 43558 9646

MAZUCHOWSKI DOLORES M
3437 ANGELA PL
TOLEDO OH 43608 1232

MCGHEE DURRELL J & JACKIE
371 E MANHATTAN BLVD
TOLEDO OH 43608 1266

MCKINNEY RANDALL
110 WAGGONER
TOLEDO OH 43612

MORRIS ROGER G
3413 ANGELA PL
TOLEDO OH 43608 1232

MURRAY JAMES
320 BOSTON PL
TOLEDO OH 43610

NED LLC
5716 BENNETT RD
TOLEDO OH 43612

OSLEY ARCHIE
424 EAST LAKE ST
TOLEDO OH 43608

PIKOVSKY ANATOLY
161/332 PARK ST 5TH MELBOURNE
3205 AUSTRALIA

RJM REALTY LTD A NEVADA LLC
1116 SHELLY AVE
MAUMEE OH 43537 2919

ROBERTS DARRICK & DEMETRIA
1415 MACOMBER
TOLEDO OH 43606

RODRIQUEZ ELENA M
3385 ELM ST
TOLEDO OH 43608 1258

ROZMAN PROPERTIES LTD
2631 WEST CENTRAL AVE
TOLEDO OH 43606

RUIZ JEANNE L
1505 SABRA RD
TOLEDO OH 43612

SILICA INVESTMENT GROUP LLC
P O BOX 13256
TOLEDO OH 43613

SIMMONS ANGELEAN
3404 CHESTNUT ST
TOLEDO OH 43608 1205

SMIESZEK HARRY L
3423 ANGELA PL
TOLEDO OH 43608 1232

SNOW JAMES D
429 E MANHATTAN BLVD
TOLEDO OH 43608 1268

THOMPSON VINCENT H & LINDA V
440 E LAKE ST
TOLEDO OH 43608 1215

WALKER JACQUELINE & REGINALD D
3440 CHESTNUT ST
TOLEDO OH 43608 1205

WALKER RONALD
357 E MANHATTAN BLVD
TOLEDO OH 43608

WATSON RANDY L ETAL
7408 SUDER AVE
ERIE MI 48133 9672

WATTS THOMAS & DARSENE
3417 ANGELA PL
TOLEDO OH 43608 1232

WOJEIECHOWSKI JAMES W
430 E LAKE ST
TOLEDO OH 43608 1215

YOUNG CHARLES V
3935 GRANDVIEW CT
TOLEDO OH 43614

ZAVODYUK SUSANNA
6458 BROOKLINE
SYLVANIA OH 43560

ZIMMERMAN MATTHEW S
431 E MANHATTAN BLVD
TOLEDO OH 43608 1268

COUNCILMEMBER MORRIS
ONE GOVERNMENT CENTER SUITE 2100
TOLEDO OH 54604

JOSEPH RECCHIE
1263 EAST BROAD STREET
COLUMBUS OH 43205

JAMES GRANT, TPS
1609 SUMMIT STREET
TOLEDO OH 43604

ANUP JANARDHANAN
300 SPRUCE STREET, SUITE 300
COLUMBUS OH 43215

JUSTIN MOOR
2155 ARLINGTON AVENUE
TOLEDO OH 43609

MATTHEW SUTTER
201 BELMONT STREET
TOLEDO OH 43604

WILLIAM FARNSSEL
704 2ND ST, PO BOX 8125
TOLEDO OH 43605

ONE VILLAGE COUNCIL
PO BOX 845
TOLEDO OH 43697

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Labels JGL

