



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: January 12, 2018

REF: PUD-11003-17

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

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

SUBJECT: Amendment to Lot 7 of the INVERWEST Planned Unit Development for a Community Center

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 11, 2018 at 2:00 P.M. **Please note that this report has been modified to reflect a revised site plan submitted prior to the Plan Commission meeting.**

GENERAL INFORMATION

Subject

Request	-	Amendment to Lot 7 of the INVERWEST Planned Unit Development for a Community Center
Location	-	1302 Linden Lane
Applicant	-	Al-Madinah Community Center 3151 Chollett Drive Toledo, OH 43606
Architect	-	Tadd Stacy Architecture by Design 5622 Mayberry Square Sylvania, OH 43560
Engineer	-	Bryan D. Ellis, P.E., P.S. Glass City Engineering & Surveying 2001 River Road Maumee, OH 43537

GENERAL INFORMATION (cont'd)

Site Description

Zoning	-	RM36-PUD <i>Multi-Dwelling Residential Planned Unit Development</i>
Area	-	4.6 Acres
Frontage	-	± 315 Feet along Linden Lane
Existing Use	-	Undeveloped
Proposed Use	-	Community Center

Area Description

North	-	Reynolds Corner Library / CO <i>Commercial Office</i>
South	-	Single & Multiple Family Residential / RD6-PUD <i>Duplex Residential, Planned Unit Development</i>
East	-	Single & Multiple Family Residential / RD6-PUD <i>Duplex Residential, Planned Unit Development</i>
West	-	Undeveloped / RM36-PUD <i>Multiple Dwelling Residential, Planned Unit Development</i>

Parcel History

S-21-80	-	Preliminary Drawing review for Linden Hills. Approved by Plan Commission on 4/21/81. Final Plat approved on 5/20/82.
CUP-3-81	-	Community Unit Plan for Linden Hills. Plan Commission recommended approval 4/2/81. City Council approved 4/21/81. Ord. 234-81.
Z-2-81	-	Zone Change from R-2 to R-3, C-1 and C-2. Plan Commission recommended approval on 3/5/81. City Council approved on 3/24/81. Ord. 167-81.
CUP-198-87	-	Amendment to CUP originally granted by Ord. 234-81, to allow an increase in density on lot 7 of INVERWEST from 87 units to 150 units. Plan Commission recommended approval on 10/8/87. City Council approved on 11/3/87. Ord. 900-87.

GENERAL INFORMATION (cont'd)

- | | | |
|--------------|---|---|
| Z-158-87 | - | Zone Change from R-3 to R-4 for Lot 7 of INVERWEST. Plan Commission recommended approval on 9/10/87. City Council approved on 9/29/87. Ord. 783-87. |
| SUP-95-87 | - | SUP to allow for development of elderly housing complex on lot 7 of INVERWEST. Plan Commission recommended disapproval on 9/10/87. City Council approved a withdrawal of the application on 9/29/87. Res. 206-87. |
| CUP-198-87 | - | Minor change to CUP originally granted by Ord. 234-81 and subsequently amended by Ord. 900-87 to allow for a deed transfer of 60' of lot area for Lot 7 of INVERWEST. Plan Commission recommended approval on 12/1/88. City Council approved on 12/20/88. Ord. 1113-88. |
| Z-9015-04 | - | Zone Change for Lot 8 of INVERWEST. Plan Commission recommended disapproval on 11/4/04. Referred back to Plan Commission by City Council Committee of Planning and Zoning on 12/8/04. Plan Commission recommended disapproval on 1/13/05. City Council approved 3/8/05. |
| SPR-17-04 | - | Major Site Plan Review for Lots 7 and 8 of INVERWEST. Plan Commission disapproved on 11/4/04. Appealed to City Council on 11/12/04. Referred back to Plan Commission by City Council Committee of Planning and Zoning on 12/8/04. Plan Commission disapproved on 1/13/05. |
| PUD-10008-15 | - | Amendment to Lot 7 of the INVERWEST Planned Unit Development for a community center at 1302 Linden Lane. Plan Commission recommended approval on 3/10/16. City Council approved on 4/26/16. |

GENERAL INFORMATION (cont'd)

SUP-10007-15	-	Special Use Permit for a Community Center at 1302 Linden Lane. Plan Commission recommended approval on 3/10/16. City Council approved on 4/26/16. City Council approved a six month expiration extension on 5/2/17 until 11/2/17.
PUD-11003-17	-	Amendment to a Special Use Permit, originally granted by Ord. 149-16, for a Community Center (Companion Case).

Applicable Plans and Regulations

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

STAFF ANALYSIS

The request is an amendment to a Planned Unit Development (PUD), for a community center at 1302 Linden Lane. The previous plan was approved, but never built due in part to cost concerns. The community center will be used for lectures, community outreach, and activities for its membership. The operators are listed as a 501c3 non-profit. This designation is required for a Community Recreation, Active use because it is a Public and Civic use. Surrounding land uses include mixed residential uses to the south, undeveloped land to the west, a library and undeveloped land to the north, and a church to the east. SUP-11004-17, an amendment to a Special Use Permit, originally granted by Ord. 149-16, for a community center, is a companion case.

LAYOUT

The previous project included a 15,184 sq. ft. community center, a 16,357 sq. ft. structure for a gymnasium, a 121 space parking lot, and the preservation of .7 acres of land as open space per the requirements of the plat for INVERWEST, formerly known as LINDEN HILLS. The current project consolidates all uses into one, 40,752 sq. ft., multi-purpose building and adds space for an indoor soccer field at the back of the building. The property will access Linden Lane through a single curb cut.

GENERAL INFORMATION (cont'd)

OPEN SPACE

The land is included as part of a ±88.45 acre PUD for INVERWEST, formerly known as LINDEN HILLS, and was originally approved back in 1981. The development proposed a mixture of commercial and residential uses. There have been multiple amendments to the PUD over the years. The last amendment for Lot 7 was in 2005 for a 120 unit apartment development. The original PUD required that 10% of net acreage for the entire project be set aside as open space, although only 7.9% was ultimately approved. This 7.9% was maintained throughout multiple PUD amendments and designated accordingly on the plat for LINDEN HILLS. Lot 7 is required to maintain .7 acres of open space. The parcel is bound by the requirements of the original plan and encouraged to comply with all current requirements for a PUD.

The plan provides the required .7 acres of open space to the west of the site along Linden Lane for easier access by existing residents of INVERWEST. Staff has requested clarification on the exact size of the open space because it must be located outside of any required landscape buffers. A revised site plan shows that the open space is in compliance with the required .7 acres as originally approved.

20/20 PLAN

The 20/20 Comprehensive Plan recommends this property for Multiple Family Residential uses. However, similar to other residential categories, non-residential uses that are typically compatible with residential neighborhoods are also acceptable uses, such as libraries, schools, churches, and community centers. The parcel is also located near the intersection of Linden Lane with Dorr Street and as a result should limit the impact on the adjacent residential neighborhood of INVERWEST.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of PUD-11003-17, an amendment to a Planned Unit Development, for a community center at 1302 Linden Lane, to the Toledo City Council, for the following **two (2)** reasons:

1. The request is consistent with the Toledo 20/20 Comprehensive Plan; and
2. The location of the parcel near the intersection of Linden Lane with Dorr Street should limit the impact on the adjacent residential neighborhood.

The Plan Commission further recommends approval subject to the following **two (2)** conditions:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

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PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission

1. The amendment to the Planned Unit Development will require the approval of the companion case for an amendment to a Special Use Permit for a Community Center. If the Special Use Permit amendment is not approved or lapses the amendment to the Planned Unit Development will be considered void.
2. The required .7 acres of open space approved as part of the original INVERWEST development must be located outside of any landscape buffers. **Acceptable as depicted on the revised site plan.**

Respectfully Submitted,



Thomas C. Gibbons
Secretary

CC: Al-Madinah Community Center, 3151 Chollett Drive, Toledo, OH 43606
Tadd Stacy, Architecture by Design, 5622 Mayberry Square, Sylvania, OH 43560
Bryan D. Ellis, P.E., P.S., Glass City Engineering & Surveying, 2001 River Road,
Maumee, OH 43537
Lisa Cottrell, Administrator
Josh Lewandowski, Principal Planner

JL
Four (4) sketches follow

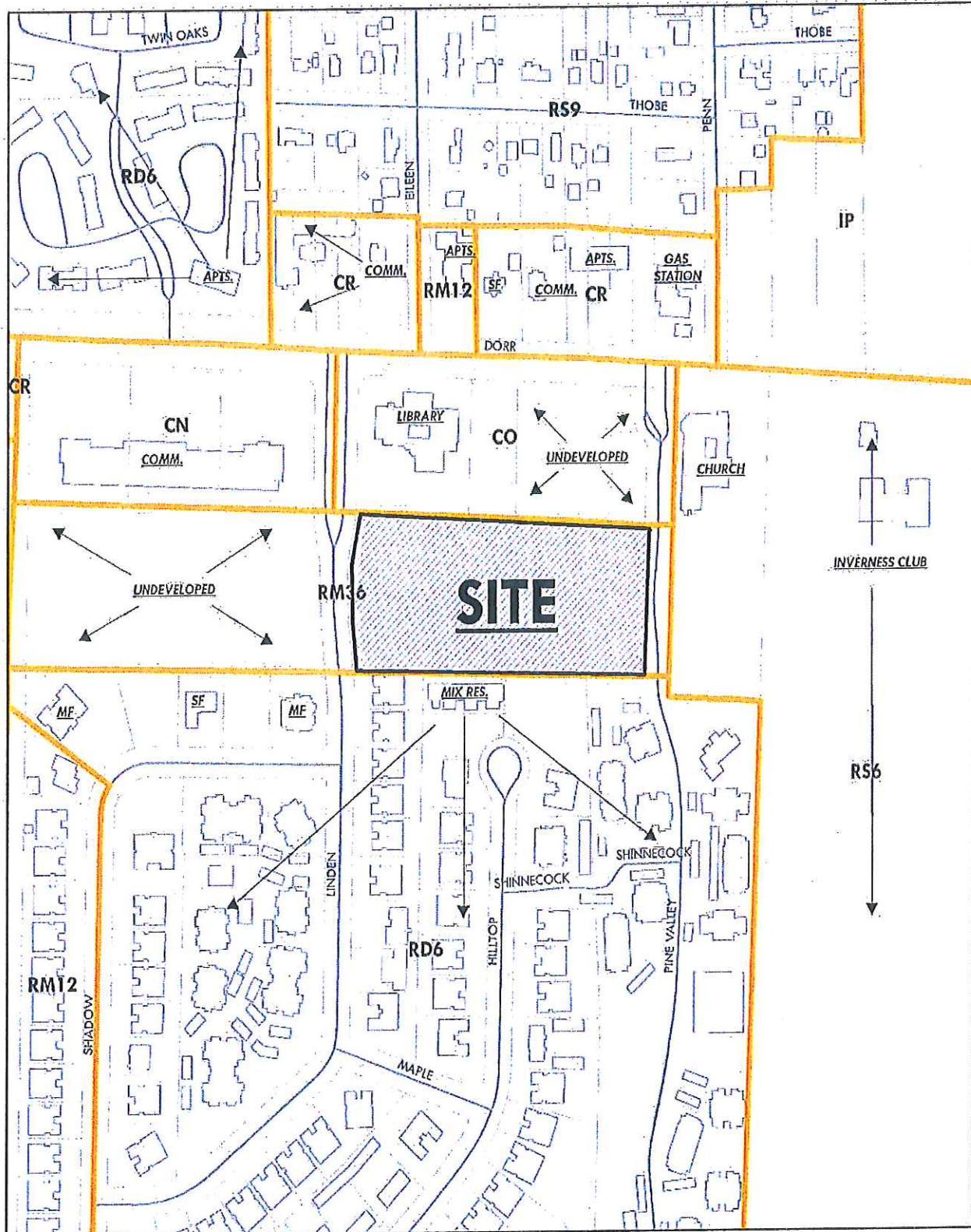
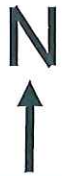
GENERAL LOCATION

PUD-11003-17
ID 107



ZONING & LAND USE

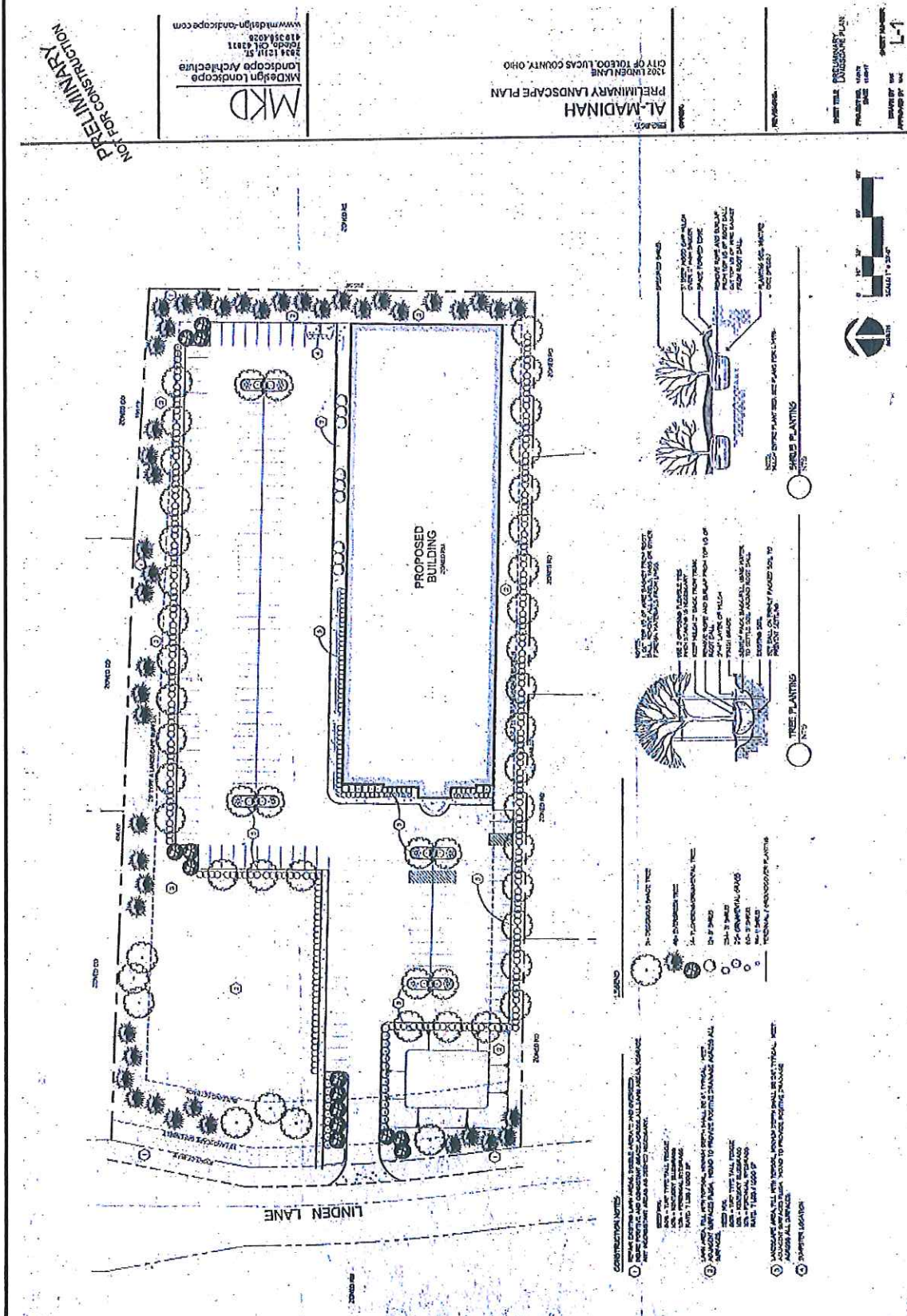
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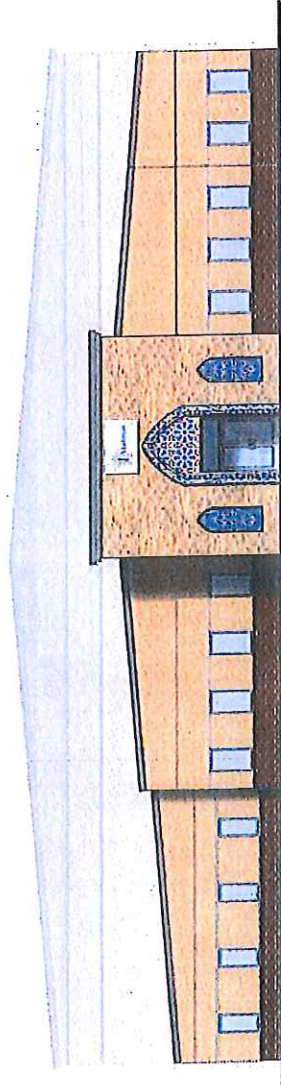
PUD-11003-17
ID 107



PUD-11003-17
ID 107



REVISED



WEST ELEVATION



NORTH ELEVATION

AL-MADINAH CENTER
1302 LINDEN LANE, TOLEDO, OHIO
1/3/2018



REVISED

EXISTING SITE CONDITIONS:

TAX PARCEL: 09-8407
 CURRENT OWNER: AL-MADINAH COMMUNITY CENTER
 ADDRESS: 1302 LINDEN LANE
 TOLEDO, OHIO 43615
 ZONING: RM-36, MULTIPLE FAMILY

PARCEL: 09-8408
 AREA: 4.63 AC., 201,753 SF
 VACANT LOT
 NEARLY NO VISIBLE EVIDENCE LOCATED ON SITE.

LANDSCAPE SETBACKS:

LANDSCAPE SETBACKS PER ZONING CODE 110B.0200
 FRONTAGE PROBABLY SHALL BE A MINIMUM WIDTH OF 15 FEET
 FRONTAGE SHALL BE A MINIMUM OF 30 FEET MEASURED PERPENDICULAR
 FROM THE STREET OR PLACE OR ANY ADJUTING PROPERTY

INTERIOR LANDSCAPING
 20 SF PER SPACE
 20 SF * 164 = 3,280 SF

PROPOSED
 1,200 SF

BUILDING SETBACKS:

BUILDING SETBACKS PER ZONING CODE IN RM-36 ZONE (110B.0100)
 FRONT, 25 FEET (PER CODE), 50 FEET (PER PLAN)
 REAR, 25 FEET (PER CODE), 50 FEET (PER PLAN)
 SIDE, 25 FEET (PER CODE), 50 FEET (PER PLAN)
 *SETBACK PER LINDEN HILLS PLOT 1 - PLOT 97, PG. 20 & 21

PROPOSED PARKING (RM36 ZONING)

REQUIRED PARKING - COMMUNITY CENTER
 RECREATIONAL COMMUNITY CENTER: 31 SPACES PER 1,000 GFA (PER ITE, 4TH ED. PG. 127)
 THIS EQUATES TO 1 SPACE PER 323 SF

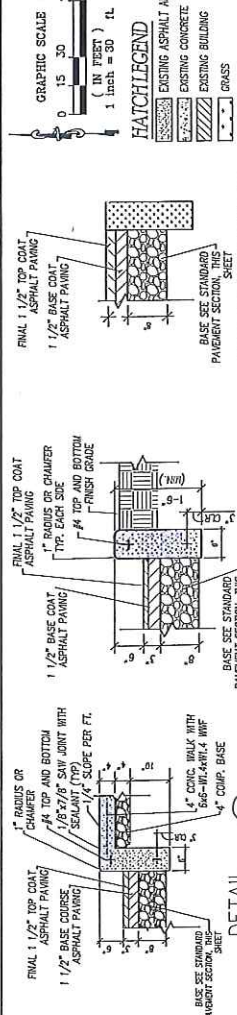
PER ITE CORRELATES
 COMMUNITY CENTER
 40,732 SF / 3226 SF = 126.21 -> 127 SPACES REQUIRED

REQUIRED ACCESSIBLE PARKING BY ADA (CODE 202 OF ADA BASED ON PROPOSED)
 TOTAL PARKING 151 TO 200 = 6 ACCESSIBLE SPACE (5.4%) PER TABLE 502.2
 MINIMUM 1 IN 6 ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE (5.4% OF 151 TO 200)
 TOTAL = 5 ACCESSIBLE SPACES + 1 VAN ACCESSIBLE SPACE

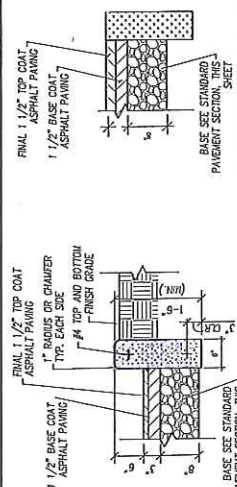
PARKING REQUIRED
 127 STANDARD SPACES + 5 ACCESSIBLE + 1 VAN ACCESSIBLE = 133 TOTAL SPACES PROVIDED

PARKING PROVIDED
 133 STANDARD SPACES + 5 ACCESSIBLE + 1 VAN ACCESSIBLE = 139 TOTAL SPACES PROVIDED

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	33.97	1312.20'	1097.107'W	33.99°
C2	175.51	1282.20'	1022.551'W	35.36°
C3	173.71	1282.20'	1022.551'W	35.36°



DETAIL 1
 NO SCALE
 (TYPICAL INTERIOR CORNER/SEAWALK)



DETAIL 2
 NO SCALE

NO.	ISSUED FOR:	DATE
1	CLEAR REVIEW	11/17/17
2	MAJOR SITE PLAN REVIEW	1/10/18
3		
4		
5		

GRAPHIC SCALE
 0 15 30 45
 1" IN FEET = 30'

HATCHLEGEND
 EXISTING ASPHALT AREA
 EXISTING CONCRETE
 EXISTING BUILDING
 GRASS

GLASS CITY ENGINEERING & SURVEYING, LLC
 2001 RIVER ROAD
 MAUMEE, OHIO 43537
 419-893-3327, FAX 419-794-9391
 EMAIL: BRYAN.ELLIS@GCCENGINEERINGANDSURVEYING.COM

AL-MADINAH
 1302 LINDEN LANE
 CITY OF TOLEDO, OHIO
 SITE DIMENSIONAL PLAN

SP-2/2
 SHEET NO. 17-021
 JOB NUMBER: 17-021
 REVISION: 01/18

REVISED

