



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 10, 2020

REF: Z-11003-19

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

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

SUBJECT: Request for Zone Change from CO Office Commercial to RM36 Multi-Dwelling Residential at 3837 Secor Road (portion)

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 9, 2020 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from CO Office Commercial to RM36 Multi-Dwelling Residential

Location - 3837 Secor Road (portion)

Applicant - Pete Schwiegeraht
MVAH Partners
9349 Waterstone Boulevard
Cincinnati, OH 45249

Owner - Kroger Co.
1014 Vine Street
Cincinnati, OH 45249

Engineer - Jeff Myers
The Mannik & Smith Group, Inc.
1800 Indian Wood Circle
Maumee, OH 43537

Site Description

Zoning - CO / Office Commercial

Area (Total) - ±2.6 Acres

Frontage - 50' along Secor Road

Existing Use - Undeveloped

Proposed Use - Senior Independent Living

GENERAL INFORMATION (cont'd)

Area Description

- North - Undeveloped land, gas station, drug store, retail / CO & CR
- South - Undeveloped land, I-475, self-storage facility, single family residential / CO & IP
- East - Grocery Store, gas station, restaurants, oil service / CR
- West - Encompass Health Rehabilitation Hospital (*in development*), Notre Dame High School & Day Care / CO & RS9

Parcel History

- PL-4-04 - Parking Lot Review for Revisions to the Existing Lot. Administratively Approved 07/07/04.
- Z-3003-15 - Zone Change from RS9 Single Dwelling Residential to CR Regional Commercial. Plan Commission recommended disapproval 06/11/15. City Council disapproved 11/10/15.
- SPR-10-15 - Major Site Plan Review for a New Grocery Store and Outlots at 3835 Secor Road. Staff recommended disapproval 06/11/15. Plan Commission approved 06/11/15.
- SPR-50-16 - Site Plan Review for a Grocery Store at 3835 Secor Road. Staff recommended disapproval 2/9/17. Plan Commission disapproved 2/9/17.
- PUD-11002-16 - Planned Unit Development for New Grocery Store and Outlots. Plan Commission recommended disapproval 2/9/17. City Council approved 3/21/17. PUD expired 3/22/19.
- Z-11001-16 - Zone Change from RS9 Single Dwelling Residential to CR Regional Commercial. Plan Commission recommended disapproval 2/9/17. City Council approved 3/21/17. Zoning reverted 3/22/19.

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|-----------|---|---|
| SPR-16-17 | - | Site Plan Review for a Grocery Store at 3835 Secor Road. Staff recommended approval 5/24/17. Plan Commission recommended approval 5/24/17. Site Plan expires 5/25/18. |
| S-1-18 | - | Final Plat of Kroger Town Center at west of Secor Road, south of Monroe Street. <i>Expired.</i> |
| T-43-19 | - | Lot split for 8.35 acre parcel. Plan Commission approved 5/28/19. <i>Pending recording.</i> |
| Z-4007-19 | - | Zone Change from RS9 Single Dwelling Residential to CO Office Commercial. Plan Commission recommended approval 6/13/2019. City Council approved 7/17/2019. Ord 350-19 approved 7/23/2019. |
| T-115-19 | - | Lot split for 2.6 acre parcel. <i>Approval pending.</i> |

Applicable Plans and Regulations

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

STAFF ANALYSIS

The request is a Zone Change from CO Office Commercial to RM36 Multi-Dwelling Residential for the 2.6 acre site located at 3837 Secor Road. The site is the former location of the Sisters of Notre Dame Provincial Center. Surrounding land uses include an interstate highway and undeveloped land to the south; restaurants, a gas station, auto repair, and Kroger to the east; undeveloped land to the north, and a rehabilitation hospital currently being developed to the west.

The applicant is requesting the Zone Change to facilitate the proposed construction of a four (4) story senior independent living facility. The proposed facility will not have any commercial retail and will utilize all floors for residential units. The CO Office Commercial requires that all dwelling units be located above the ground floor of the building, therefore, a Zone Change is required in order to facilitate the development. Before development occurs, the applicant must submit an application for a Site Plan Review to the Plan Commission.

STAFF ANALYSIS (cont'd)

Neighborhood Meeting

A neighborhood meeting was held on December 11, 2019 in order to discuss the request and provide an opportunity for public comment. Topics of discussion included the Zone Change and the proposed senior independent living facility, which will have ±66 units, be for individuals 55 years and older, and tenants will be income restricted. Amenities will include on-site management offices, a community room, fitness center, theater area, and supportive services. Neighbors were concerned about cost, amenities, traffic and emergency access to the site, snow plows, light pollution, security, landscaping, and the preservation of the existing trees.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Plan Future Land Use Map designates this property for Institutional Campus land uses. The Institutional Campus District is intended to promote and enhance the development and expansion of medical, educational and other large institutional uses. The only development approved near the site at this time is the rehabilitation hospital to the west, and efforts have been made to preserve trees along the perimeter of the property similar to what previous developments offered. These efforts will be reviewed for the remaining acreage as development occurs. The park-like residential setting is a unique feature surrounded by traditional commercial development, and efforts should be made to preserve it.

Staff recommends approval of the Zone Change from CO Office Commercial to RM36 Multi-Dwelling Residential because the proposed RM36 Multi-Dwelling Residential zoning will facilitate the development of the senior independent living facility that conforms to an applicable zoning district while protecting the character of the site from commercial encroachment. Additionally, the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed zoning classification.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-11003-19, a request for Zone Change from CO Office Commercial to RM36 Multi-Dwelling Residential at 3837 Secor Road for the following two (2) reasons:

1. The proposed RM36 Multi-Dwelling Residential zoning district will facilitate the development of a senior independent living facility that conforms to an applicable zoning district.
2. The physical suitability of the subject site and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

TO: President Cherry and Members of Council
January 10, 2020
Page 5

REF: Z-11003-19

Respectfully Submitted,

A handwritten signature in cursive script that reads "Thomas C. Gibbons".

Thomas C. Gibbons
Secretary

Four (4) sketches follow

Cc: Pete Schwiegeraht, MVAH Partners, 9349 Waterstone Boulevard, Cincinnati, OH 45249
Jeff Myers, Mannik & Smith Group, Inc., 1800 Indian Wood Circle, Maumee, OH 43537
Kroger Co., 1014 Vine Street, Cincinnati, OH 45249
Lisa Cottrell, Administrator
Dana Doubler, Planner

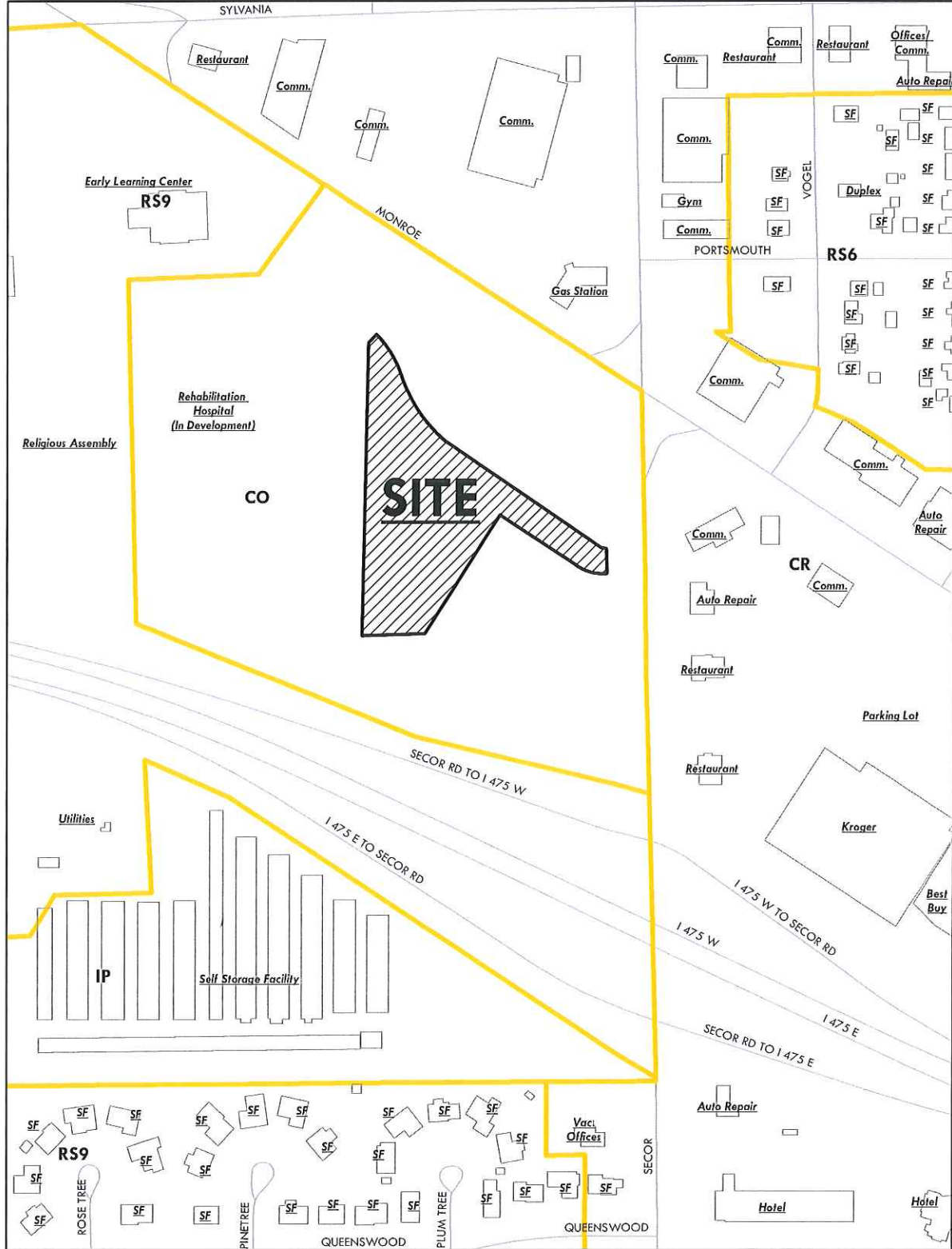
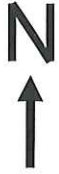
GENERAL LOCATION

Z-11003-19
ID 78



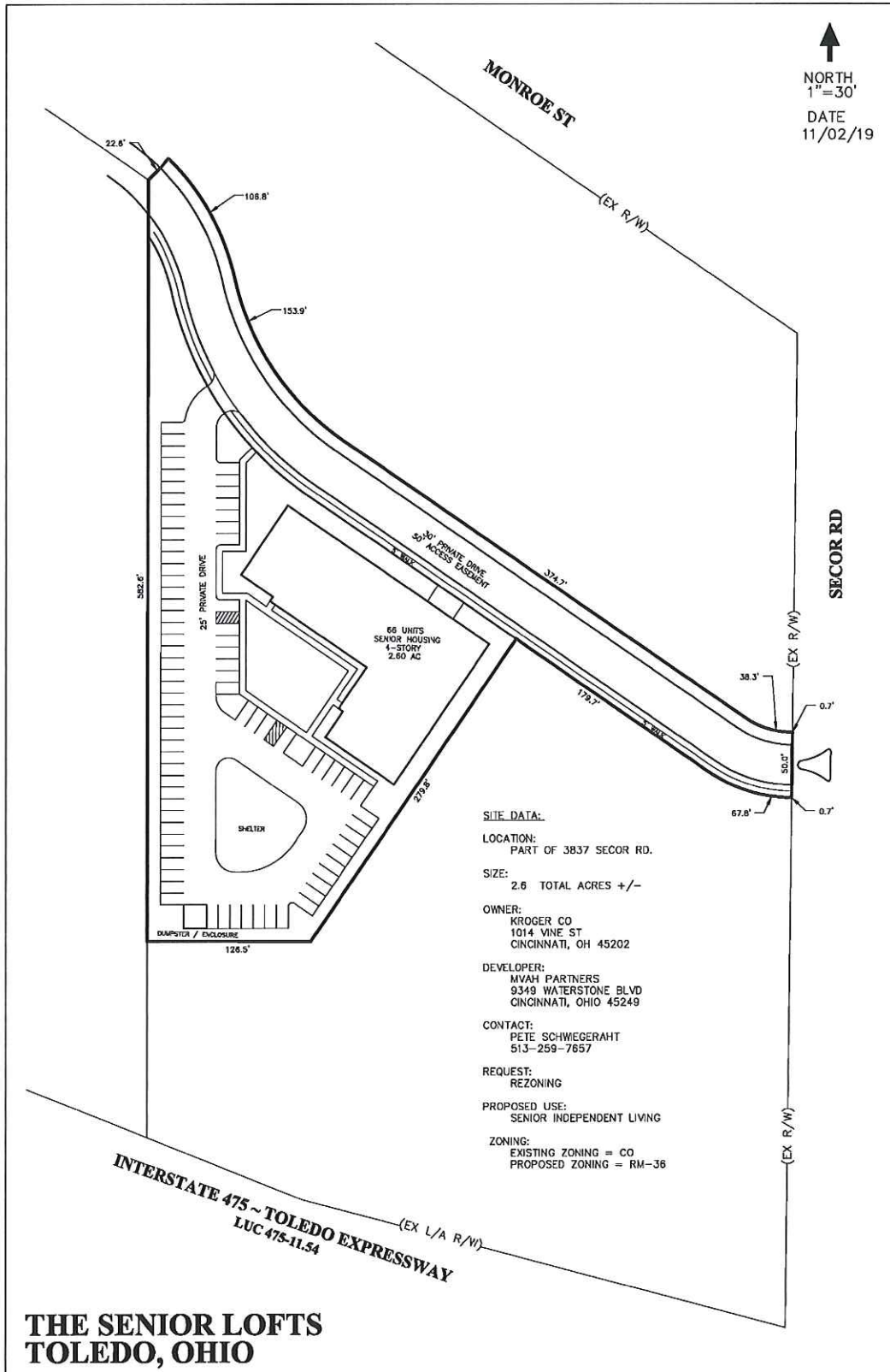
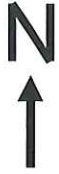
ZONING AND LAND USE

Z-11003-19
ID 78



PRELIMINARY SITE PLAN

Z-11003-19
ID 78



CONCEPT DRAWING

Z-11003-19
ID 78



Please join the MVAH Partners at a presentation to discuss the potential development of Secor Senior Lofts located on a portion of 3837 Secor Rd in Toledo, Ohio
A 2.6 Acre portion of the property is proposed to be split-off and re-zoned from CO to RM36



**When: Meeting will be held on:
December 11, 2019 from 7:15-8:45pm.**

**Where: Meetings will be held at
Toledo Public Library – Sanger Branch
3030 Central Ave
Toledo, Ohio 43606**

**Those who are unable to attend but would like additional information may contact
MVAH Partners at 513-964-1157**

For more information about MVAH Partners visit our website at www.mvahpartners.com



December 16, 2019

Dana Doubler
Toledo-Lucas County Plan Commissions
One Government Center, Suite 1620
Toledo, OH 43604

Re: Request for Rezoning of 2.6 Acres +/- Part of 3837 Secor Road in Toledo, Ohio

Toledo Planning Commission,

Please consider this a formal request to 2.6 Acres +/- Part of 3837 Secor Road in Toledo, Ohio owned by Kroger Co. We request this property be rezoned from CO to RM-36.

This will allow for the development of a senior independent living community that will include up to 70 units. It will include a mix of 1, and 2-bedroom units located within a single building containing 4-stories. All units will contain the full spectrum of modern amenities. The building will also include community amenities such as on-site management offices, a community room, fitness center, and theater area. Residents will also have access to supportive services that include transportation, in home meals, light house-keeping, and social activities. The development will also adhere to Enterprise Green building standards and will be 100% accessible. In total the development will represent approximately \$12,000,000 in new investment. See attached site plan and elevations for further detail.

The 55+ population is the fastest growing demographic in Toledo. Seniors living in Toledo are in-need of new high-quality housing options. This development will service these residents. Thank you for the opportunity to submit this proposal. We greatly appreciate your time and considerations.

Sincerely,

MV Residential Land LLC

Pete Schwiegeraht

Pete Schwiegeraht
Developer