



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: July 12, 2019

REF: Z-5007-19

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 RS6 Single-Dwelling Residential to CO Office Commercial at 10 Larc Lane, 2145 and 2146 Garden Lake Drive, 1154 and 1155 Larc Lane, and 2170 Aberdeen Avenue (Rear, Parcel ID: 1807589)

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 11, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 Single-Dwelling Residential to CO Office Commercial
Location	-	10 Larc Lane, 2145 and 2146 Garden Lake Drive, 1154 and 1155 Larc Lane, and 2170 Aberdeen Avenue (Rear, Parcel ID: 1807589)
Applicant	-	Lucas County Board of Developmental Disabilities 1154 Larc Lane Toledo, OH 43614
Owner	-	Lucas County Board of Commissioners One Government Center, Suite 800 Toledo, OH 43604
Engineer	-	Jason Collert Poggemeyer Design Group, Inc. 1168 N Main St Bowling Green, OH 43402

Site Description

Zoning	-	RS6 Single-Dwelling Residential
Area (Total)	-	±23.56 Acres
Frontage	-	±725' and ±950' along Larc Lane ±875' along Garden Lake Drive ±245' along Opal Street
Existing Use	-	Offices for Lucas County Board of Developmental Disabilities

GENERAL INFORMATION (cont'd)

Site Description (cont'd)

Proposed Use	-	Offices for Lucas County Board of Developmental Disabilities
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Area Description

North	-	Supportive housing and apartments / RM24 & RM12
East	-	Apartments and warehouse / RM12 & IL
South	-	Single-family homes and railroad track / RS6
West	-	Multi-family housing and government offices / RS6

Combined Parcel History

SPR-29-09	-	Minor site plan review for parking lot expansion at 1155 Larc Lane.
SPR-11-18	-	Minor site plan review for new parking lot at 1155 Larc Lane.
T-73-16	-	Lot split for 5.416 acre parcel and 5.163 acre parcel. Staff approved 10/03/16. <i>Pending recording.</i>

Applicable Plans and Regulations

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

STAFF ANALYSIS

The Lucas County Board of Commissioners is requesting a Zone Change from RS6 Single-Dwelling Residential to CO Office Commercial for the ±23.56 acre site located at 10 Larc Lane, 2145 and 2146 Garden Lake Drive, 1154 and 1155 Larc Lane, and 2170 Aberdeen Avenue (Rear, Parcel ID: 1807589). The site is the location of the administrative offices and maintenance facilities for the Lucas County Board of Developmental Disabilities. Surrounding land uses include supportive housing and apartments to the north, apartments and a light industrial warehouse the east, single-family homes and a railroad track to the south, and multi-family housing and government offices to the west.

STAFF ANALYSIS (cont'd)

The applicant is requesting the Zone Change to correct the non-conforming land use of the properties. The primary usage of the site has been administrative offices since 2006. The current zoning is RS6 Single-Dwelling Residential, which does not permit administrative and professional offices per the TMC§1104.0100 *Use Table*. The site was used for a variety of purposes since its initial development. Previous uses include a school for children with developmental disabilities, senior living, as well as children's services. The Lucas County Board of Developmental Disabilities plans to relocate the Educare program to this location in the future, and the proposed Zone Change will allow for this development.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan future land use designation targets the proposed area for IC Institutional Campus. The IC Institutional Campus designation is intended to accommodate large institutional uses in a campus-like setting, such as hospital, schools, and colleges. The IC Institutional Campus district is intended to promote and enhance the development and expansion of medical, educational and other large institutional uses while minimizing the adverse impacts that can result when such uses are located near residential neighborhoods. Based on the nature of the site and its location, the proposed Zone Change is consistent with the future land use designation identified in the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change from RS6 Single-Dwelling Residential to CO Office Commercial because the proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code. Additionally, the proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property. Finally, the physical suitability of the subject properties 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-5007-19, a request for Zone Change from RS6 Single-Dwelling Residential to CO Office Commercial at 10 Larc Lane, 2145 and 2146 Garden Lake Drive, 1154 and 1155 Larc Lane, and 2170 Aberdeen Avenue (Rear, Parcel ID: 1807589) to Toledo City Council for the following three (3) reasons:

1. The proposed Zone Change conforms to the Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) – *Review & Decision-Making Criteria*);
2. The existing land uses within the general vicinity of the subject site (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and
3. 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*).

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Respectfully Submitted,

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

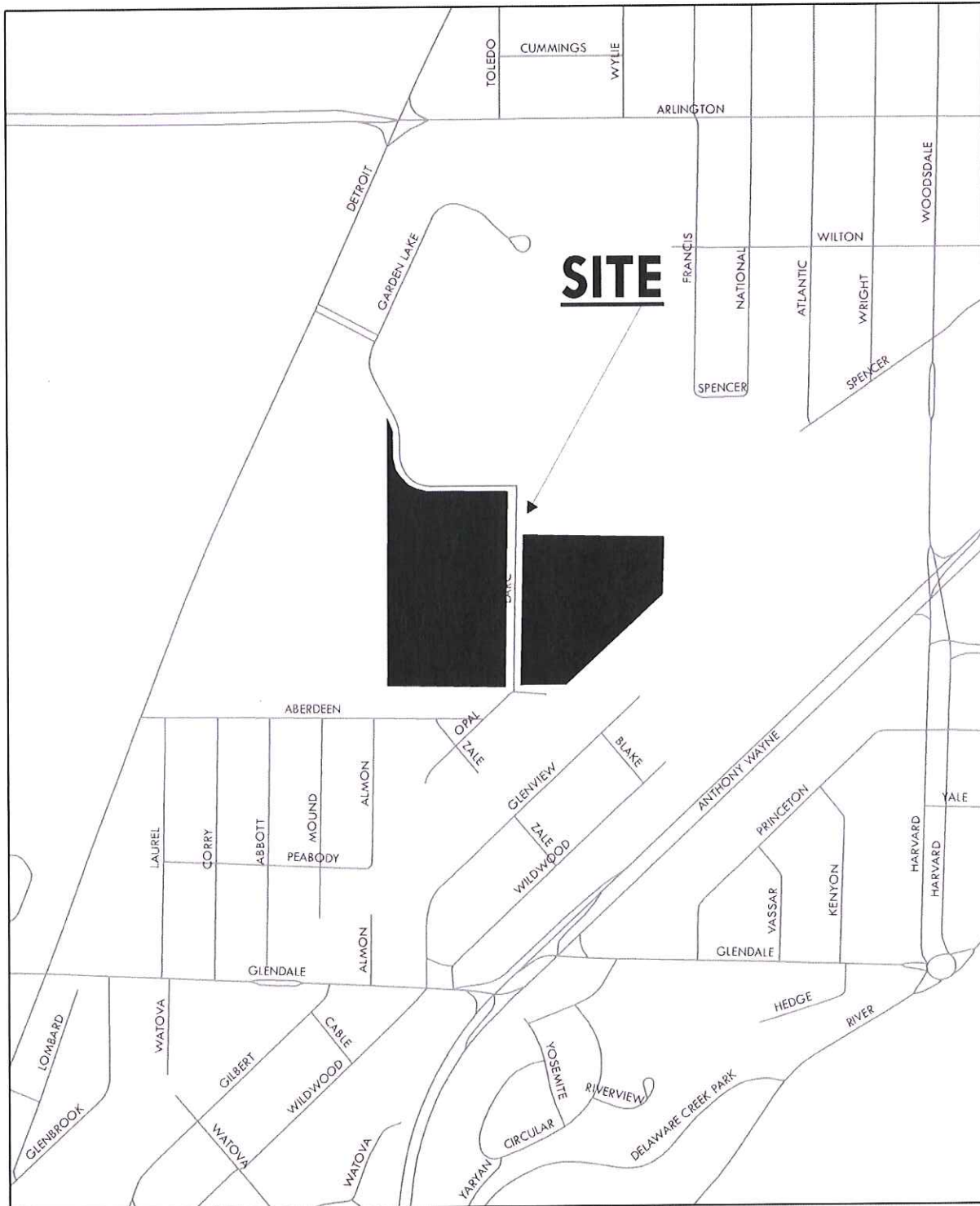
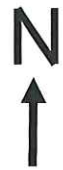
Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Mary Anne Burns; Lucas County Board of Developmental Disabilities; 1154 Larc Lane;
Toledo, OH 43614
Lucas County Board of Commissioners; One Government Center, Suite 800; Toledo, OH
43614
Lisa Cottrell, Administrator
Ryne Sundvold, Associate Planner
Dana Doubler, Planner

GENERAL LOCATION

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ZONING AND LAND USE

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