

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: February 10, 2022

REF: SUP-12009-21

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

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

SUBJECT: Request for a Special Use Permit for the expansion of Woodlawn Cemetery at 1402 W. Central Avenue.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 10, 2022 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Special Use Permit for expansion of Woodlawn Cemetery
Location	-	1502 W. Central Ave.
Applicants	-	City of Toledo One Government Center Suite 2250 Toledo, Ohio 43604
		Woodlawn Cemetery 1502 W. Central Ave. Toledo, Oh 43606

#### Site Description

Zoning	-	POS, RS6 / Parks and open space, Single-family Dwelling
Area	-	± 166.52 acres
Frontage	-	± 1,500' along Pioneer
Existing Use	-	Unimproved parkland
Proposed Use	-	Cemetery

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	RS6, RD6, POS / Single family homes, Willys Park
South	-	RD6, CO, RM36, IG/ Interstate, single family homes
East	-	RD6, IG/ Interstate, Industrial Warehousing
West	-	RS6/ Single family homes, existing cemetery, churches.

Parcel History

Z-100-85	-	Rezoning of city owned parkland to "P" park in west Toledo area. (PC approved 7/11/85, Ord. 564-85)
----------	---	---

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a Special Use Permit to incorporate a ± 11.90 acres site into the existing Woodlawn Cemetery. The site, which is being split from the parcel occupied by Willys Park, would be added to the parcel already containing Woodlawn Cemetery for a total of ± 166.52 acres. Cemeteries are a permitted use in POS Parks and Open Space districts, however require a special use permit in RS6 Single Family districts. Woodlawn was in operation prior to the requirement for special use permits; the combining of the properties triggered the requirement for a special use permit.

Woodlawn Cemetery was founded in 1876 during an era of rapid industrialization in cities. Cemeteries such as Woodlawn, which at the time existed at the fringe of the urban core, provided more than just a final resting place. Prior to the ubiquity of public parks, cemeteries provided necessary public green space and acted as a respite from the urban quagmire of the city. Woodlawn, to this day, still provides walking paths, striking architecture, well maintained landscape, and ponds with ample seating.

The purpose of the expansion is *not* to utilize the land for new grave sites. Instead, the cemetery must have a greater degree of control of the streams connecting the ponds to the Ottawa River in order to undergo environmental restoration to its assets. Responsible stewardship of the streambed is essential to the continued success of the cemetery and health of the region's water ways.

The Toledo City Council has authorized the sale of the land, and neighborhood meetings have been held to discuss the scope of project. The proposed changes would not impact the usable space of Willys Park.

**STAFF ANALYSIS (cont'd)**

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Parks and Open Space land uses. This designation is intended to preserve and enhance major open space and recreational areas. This designation may also be applied to privately-owned open space areas within residential developments containing recreational open space and facilities. The requested Special Use Permit conforms with the Toledo 20/20 Comprehensive Plan.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of SUP-11009-21, a Special Use Permit for Woodlawn Cemetery at 1502 W. Central Ave to Toledo City Council for the following two (2) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A) – *Review & Decision-Making Criteria*); and,
2. The request is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC§1111.0706(C) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



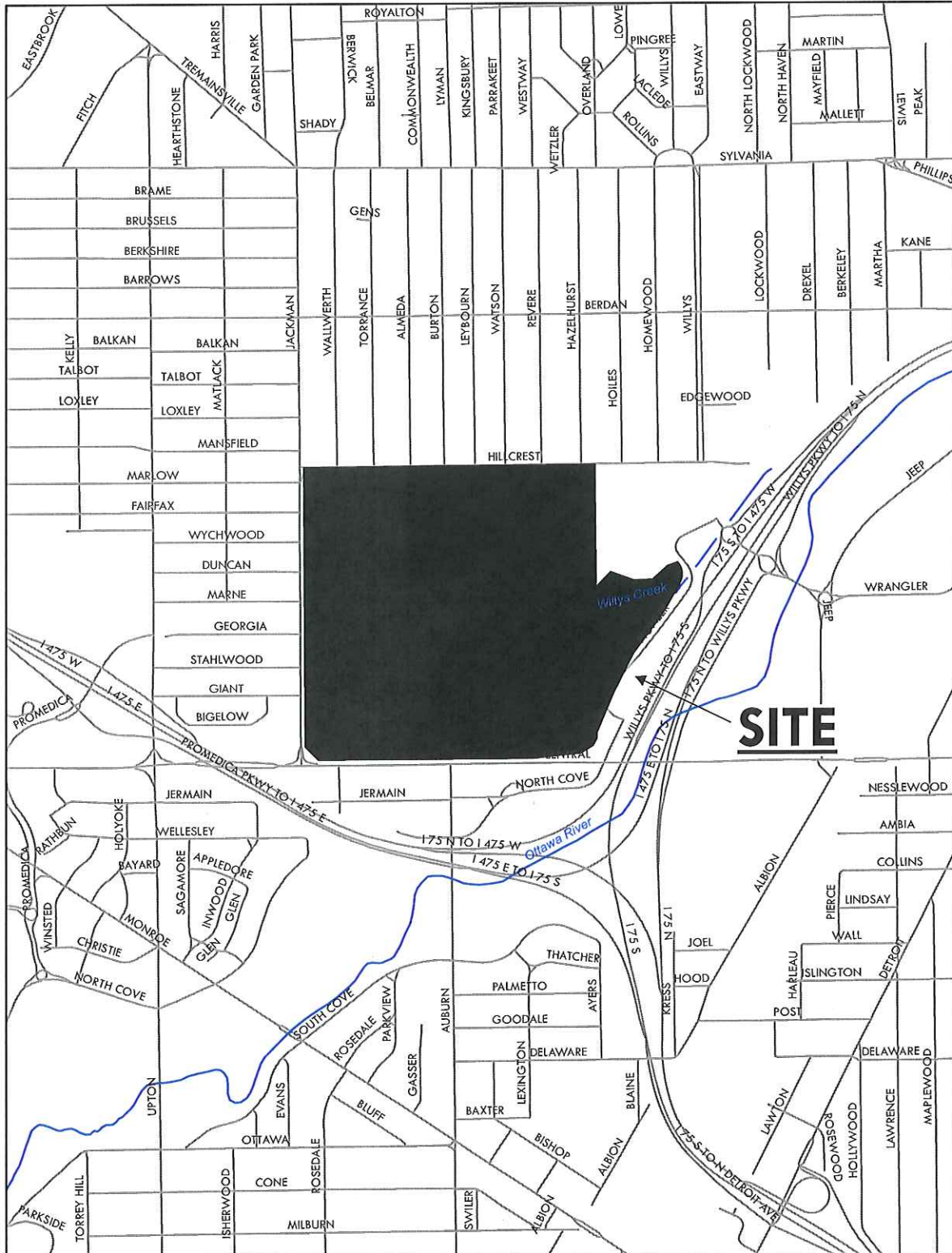
Thomas C. Gibbons  
Secretary

Two (2) sketches follow

Cc: Doug Johnson, Real Estate/Economic Development  
Mike Young, Woodlawn Cemetery, 1502 W. Central Ave. Toledo, OH 43606  
Lisa Cottrell, Administrator  
Jonny Latsko, Planner

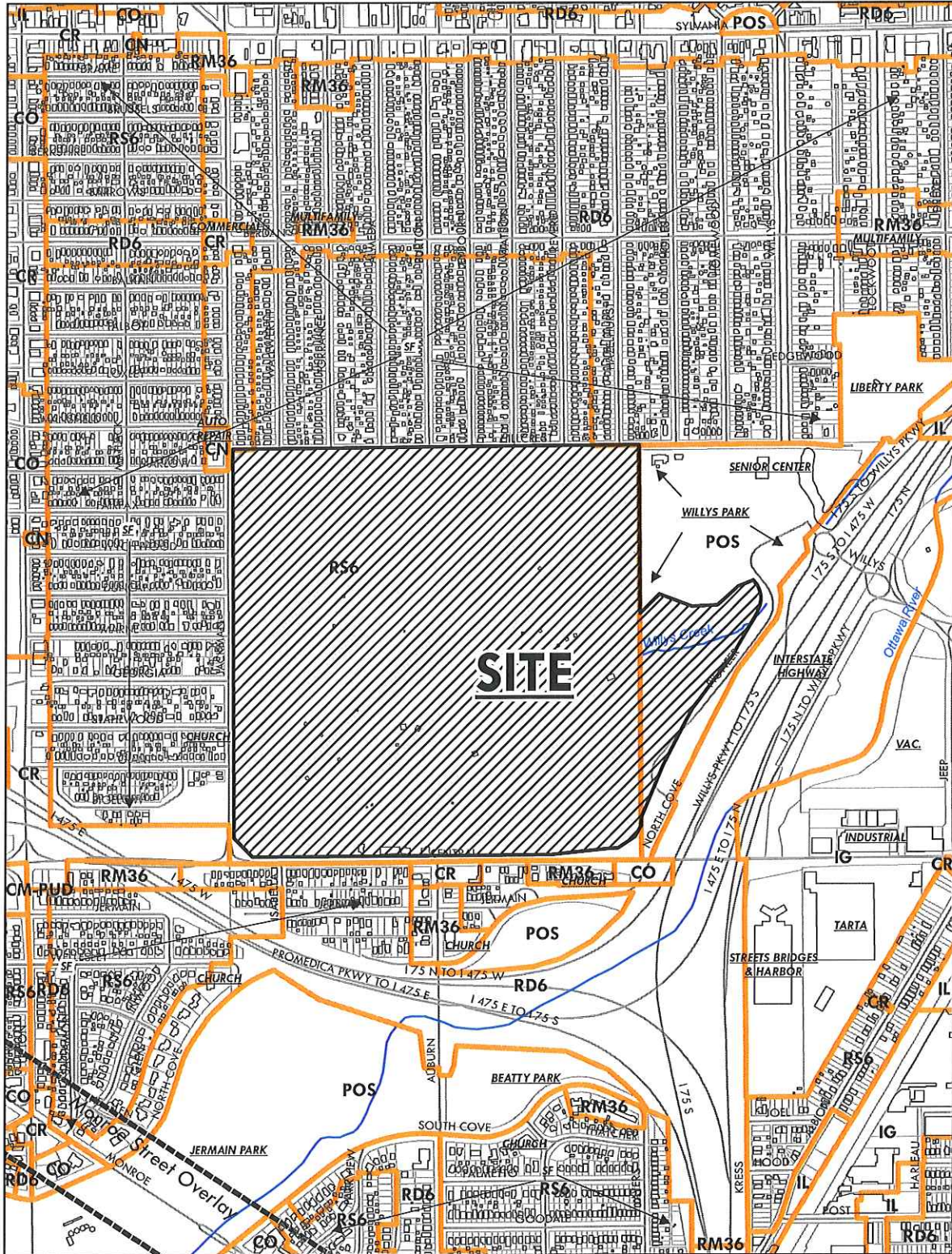
# GENERAL LOCATION

SUP-12009-21  
ID 35



# ZONING & LAND USE

SUP-12009-21  
ID 35







Toledo

PIONEER

WILLYS

JEEP

JEEP

JEEP

WRANGLER

MAPLEWOOD  
GLENWOOD

LOCKWOOD

DREXEL

BERKELEY

MARTHA

WILLYS  
WILLYS

HOMEWOOD

HOMES

HAZELBURST

REVERE

WILSON

HEWBOURN

BURTON

ARMEDA

TORRANCE

WALLWERTH

JACKMAN

MATLACK

LOXTON

WALTON

KELLY

HARRIS

STALMAN

MOXTON

BALLMAN

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

WATERWOOD

AUBURN

SOUTH COVE

NORTH COVE

INWOOD

SAGAMORE

WELLESLEY

HOLYOKE

MONROE

WINSTED

CHRISTIE

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

