

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: SUP-11010-23
DATE: January 12, 2024

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Special Use Permit for Community Center at 2155 Arlington Avenue (southern portion of lot to be split)

The Toledo City Plan Commission considered the above-referenced request at its meeting on January 11, 2024 at 1:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Community Center
Location	-	2155 Arlington Avenue (southern 2.0026 acres)
Applicant	-	Northwest Ohio Area Office on Aging Foundation 2155 Arlington Avenue Toledo, OH 43614
Developer	-	National Church Residences 2245 North Bank Drive Columbus, OH 43220
Engineer	-	Lewandowski Engineers 234 N Erie Street Toledo, OH 43604

Site Description

Zoning	-	RS6 & CO / Single-Dwelling Residential and Office Commercial
Area	-	± 2.0026 Acres
Frontage	-	± 305.17' along S Detroit Avenue
Frontage	-	± 387.83' along Garden Lake Parkway
Existing Use	-	Vacant
Proposed Use	-	Multi-family senior housing

GENERAL INFORMATION (cont'd)

Area Description

- | | | |
|-------|---|--|
| North | - | Offices, Arlington Avenue, gas station, / RS6 & CR |
| South | - | Offices, Garden Lake Boulevard / CO & RS6 |
| East | - | Hospital, senior center / CO |
| West | - | S Detroit Avenue, mental health facility / IC |

Parcel History

- | | | |
|-----------|---|---|
| T-90-23 | - | Lot split for 2.0026 acre parcel of Lot 2 of Golden Achers, remainder parcel 2.3491 acres (Approved 1/10/24) |
| S-24-03 | - | Preliminary drawing review for Golden Achers, a replat of Lots 4 and 5 of Lucas County Senior Citizens Complex (PC approved 10/9/03, Final Plat approved 10/6/05, Plat recorded 3/7/06). |
| Z-4001-03 | - | Zone change from R-2 Single-Family Residential to C-2 Restricted Office Commercial for Lot 5 (PC rec. approval 6/12/03; CC approved 7/22/03, Ord. 600-03, subject to the recording of a commercial plat). |
| S-1-83 | - | Final Plat for the Lucas County Senior Citizens Complex (PC approved 5/22/86). |
| SUP-52-82 | - | Special Use Permit granted for a 70.9 acre general geriatric campus (PC rec. approval 5/4/82; CC approved 6/30/82, Ord. 708-82). |

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 for a community center at 2155 Arlington Avenue. The subject property consists of ±2.0026 acres. The site is currently vacant. To the north of the site is the Northwest Ohio Area Office on Aging offices, and to the south is the Sight Center of Northwest Ohio. To the west of the site and Detroit Avenue is the Northwest Ohio Psychiatric Hospital. To the east of the site and Garden Lake Parkway is the Margaret Hunt Senior Center, Advanced Healthcare Center and Advanced Specialty Hospitals.

STAFF ANALYSIS (cont'd)

The subject property is part of a larger development initiated in 1982 by the Lucas County Board of Commissioners to construct a general geriatric campus. A Special Use Permit was granted by Ord No. 708-82 for a campus grouping of services and programs oriented to the elderly including institutional, senior center, nursing/patient care services and housing. The campus is known as the Lakewoods Campus and has since been developed with different types of housing and services for the elderly.

The Applicant is requesting a Special Use Permit to allow for a senior center to be located in a multi-family development intended for seniors that is proposed for the site. An associated Site Plan Review and Rezoning Request are also being requested for this development in companion cases SPR-45-23 and Z-11009-23. Approximately 15,000 square feet on the first floor of the multi-family building will be allocated to the senior center. This will be the new location of the Margaret Hunt Senior Center and will be operated by the Northwest Ohio Area Office on Aging. A Special Use Permit is required for a community center in the RM36 Zoning District, for which the property is proposed to be rezoned, per the Use Table in TMC§1104.0100.

The site plan for the overall proposed senior housing development has been reviewed in the companion case Major Site Plan Review Case SPR-45-23. The analysis, agency comments and conditions are the same with the exception of case specific conditions as those in SPR-45-23, a Major Site Plan Review for a New Multi-Family Development at 2155 Arlington Avenue. As such, the following analysis is specific to the senior center and the approval of this case is predicated on the approval of SPR-45-23 and compliance with all the conditions of that case. Please note that the north arrow on the proposed site plan is not correct. The staff analysis is based on the correct site orientation.

Parking and Circulation

The building is proposed to face Detroit Avenue and provide for access to the parking lot and the building from Garden Lake Parkway. The addition of the senior center to the proposed multi-family senior housing development requires that additional parking be provided for this use. The number of spaces required for this use will be determined by the Planning Director in review of an Alternative Access and Parking Plan to be completed by the Applicant in accordance with TMC§1107.1400. An Alternative Access and Parking Plan may be submitted to meet the minimum vehicle parking and transportation access needs by means other than providing parking spaces on-site as required. Based on the required parking spaces determined for the community center use, the required number of additional bicycle parking slots and accessible parking spaces will be determined per TMC§1107.0304 and TMC§1107.1701 respectively. The site plan will need to be revised to include the additional required parking spaces, bicycle slots and accessible parking spaces.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for institutional campus. The Institutional Campus District is meant to accommodate large institutional uses in campus like

STAFF ANALYSIS (cont'd)

settings and is intended to promote and enhance the development and expansion of medical, educational and other large institutional uses. In this case the Lucas County Board of Commissioners identified the area as a general geriatric campus. The proposed community center is consistent with this designation as it is intended for seniors.

Staff recommends approval of the proposed Special Use Permit to allow for a community center in the proposed multi-family development because it will serve seniors as the area was intended. In addition, the proposed senior center is compatible with the existing land uses in the general vicinity and is allowed within the proposed RM36 zoning district.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-11010-23, a request for a Special Use Permit for a Community Center at 2155 Arlington Avenue (southern 2.0026 acres), 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)).
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C)); and

The Toledo City Plan Commission further recommends approval of SUP-11010-23, a request for a Special Use Permit for a Community Center at 2155 Arlington Avenue (southern 2.0026 acres), to Toledo City Council subject to the approval of the following **eight (8) conditions**:

Plan Commission

1. Per TMC§1107.0304 the addition of the senior center to the proposed multi-family senior housing development requires that additional parking be provided for the senior center use. The number of spaces required for this use will be determined by the Planning Director in review of an Alternative Access and Parking Plan to be completed by the Applicant in accordance with TMC§1107.1400. **Not acceptable as depicted. The Applicant will need to submit an Alternative Access and Parking Plan in accordance with TMC§1107.1400.**
2. Based on the required parking spaces determined for the senior center use, the required number of additional bicycle parking slots and accessible parking spaces shall be determined and provided per TMC§1107.0304 and TMC§1107.1701 respectively. **Not acceptable as depicted. Additional bicycle slots and accessible parking spaces shall be provided as required and shown on the site plan.**
3. Approval of the companion case SPR-45-23, a Major Site Plan Review for a New Multi-Family Development at 2155 Arlington Avenue.

PLAN COMMISSION RECOMMENDATION (cont'd)

4. Compliance with all the conditions of approval for SPR-45-23, a Major Site Plan Review for a New Multi- Family Development at 2155 Arlington Avenue.
5. No new free-standing signs greater than forty-two (42) inches from grade are permitted – any proposed signage must meet the requirements of Toledo Municipal Code Title Nine – Sign Code.
6. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.
7. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
8. Approval of the Special Use Permit will lapse after one year if the criteria listed in TMC§1111.0707(A) have not been met.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

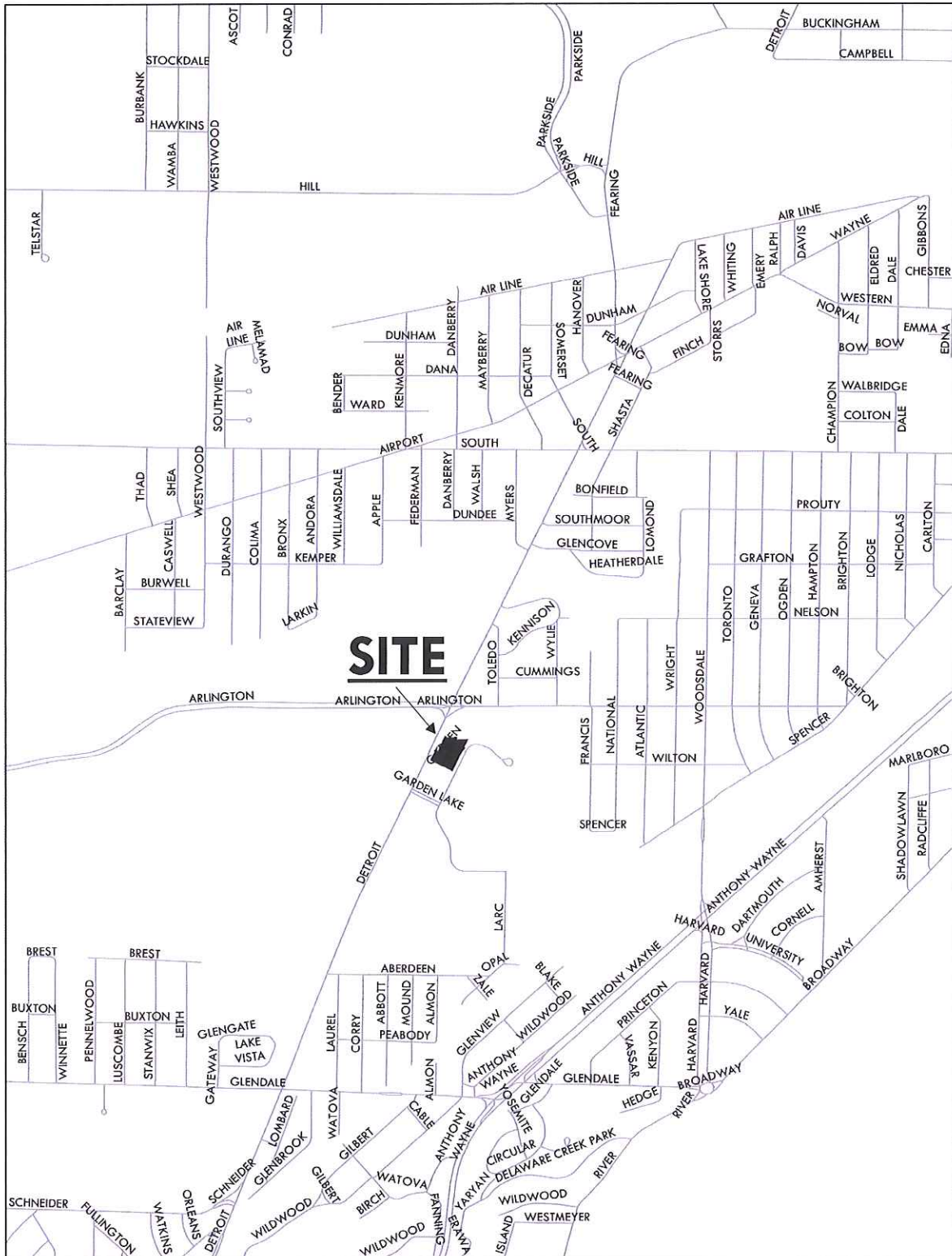
LK

Seven (7) sketches follow

cc: Matt Lewandowski, Lewandowski Engineers, 234 N. Erie Street, Toledo, OH 43604
Area Office on Aging, 2155 Arlington Avenue, Toledo, OH 43609
Matt Bierlein, National Church Residences, 2245 North Bank Drive, Columbus, OH 43220
Lisa Cottrell, Deputy Director
Lisa Karcher, Planner

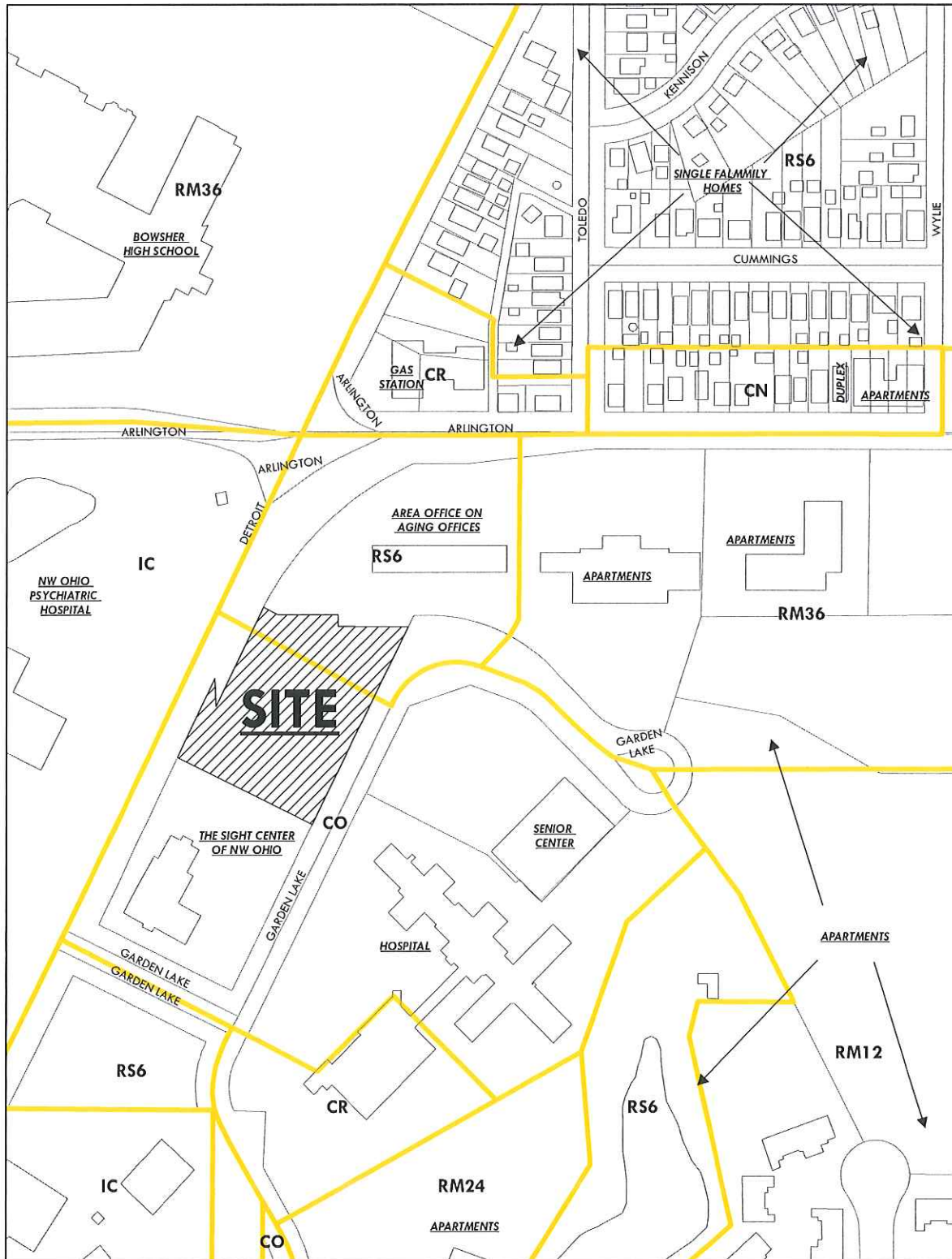
GENERAL LOCATION

SUP-11010-23



ZONING & LAND USE

SUP-11010-23

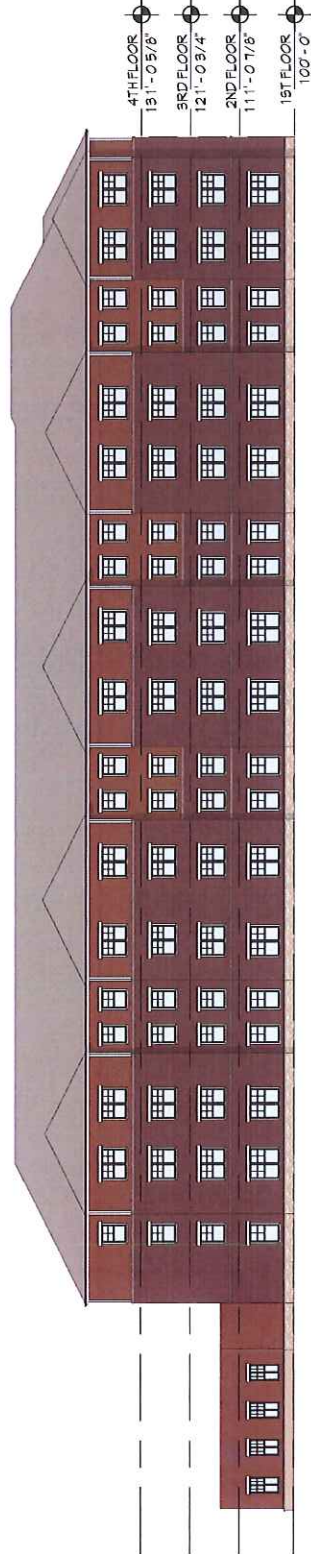


BUILDING ELEVATIONS

SUP-11010-23

NCR - ARLINGTON
SENIOR HOUSING

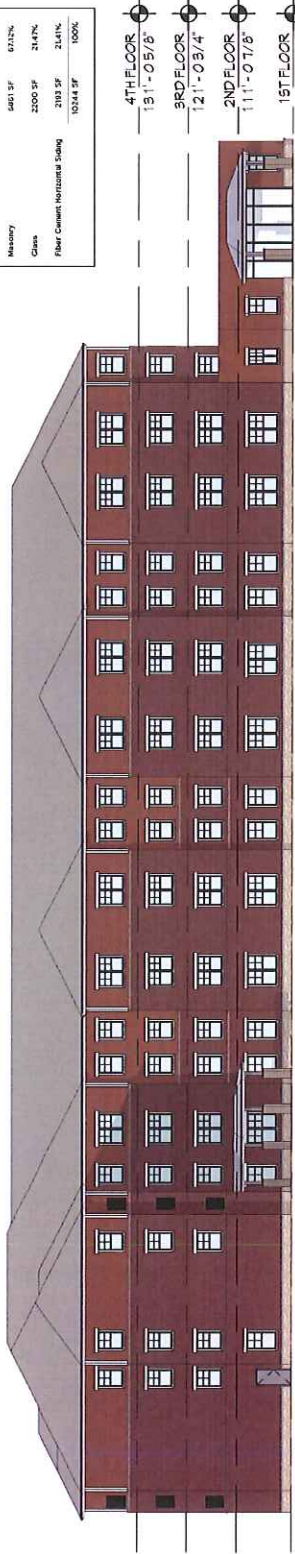
110 ALBION AVENUE
ARLINGTON, VA 22204
DESIGNED BY
BERARDI PARTNERS, LLC
ARCHITECTS
1100 COMMONWEALTH BLVD
SUITE 200
ARLINGTON, VA 22204
PH: 703.241.1100
WWW.BERARDIPARTNERS.COM



PRELIMINARY NORTH
ELEVATION
3/64" = 1'-0"

1
SD-201

North Elevation		WEST	
Predominant Building Materials			
Masonry	63.61%		
Glaze	24.11%		
Fiber Cement Horizontal Siding	22.27%		
	104.06 SF		100%
South Elevation		EAST	
Predominant Building Materials			
Masonry	64.61%		
Glaze	24.47%		
Fiber Cement Horizontal Siding	21.91%		
	10244 SF		100%



PRELIMINARY SOUTH
ELEVATION
3/64" = 1'-0"

2
SD-201

PRELIMINARY

DATE: 11-27-2024
PROJECT #: 23106

PRELIMINARY
ELEVATIONS

SD-201

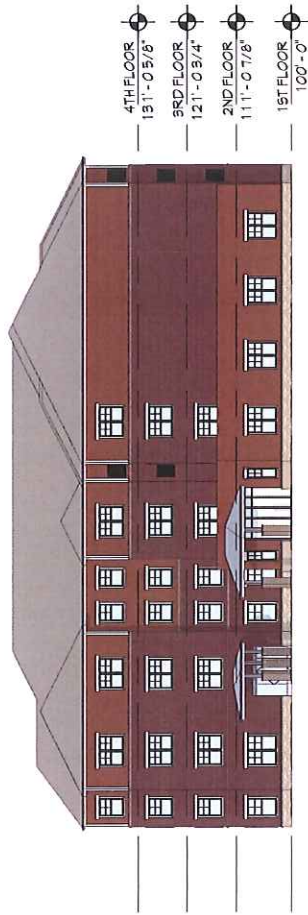
BERARDI+
ARCHITECTS

BUILDING ELEVATIONS

SUP-11010-23

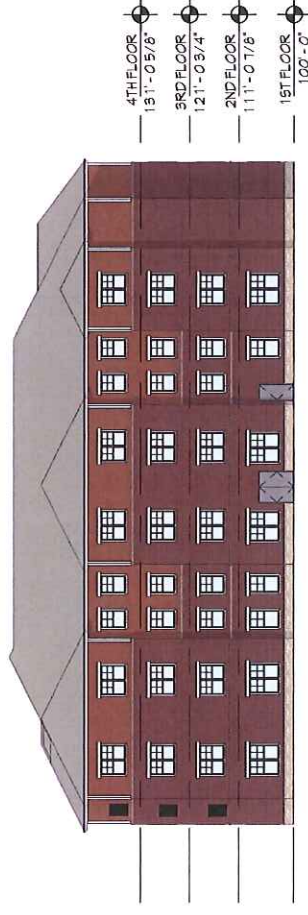
NCR - ARLINGTON
SENIOR HOUSING

2114 WASHINGTON AVE
ARLINGTON, VA 22202
BERARDI+ PARTNERS LLC
1000 WOODS DRIVE
ARLINGTON, VA 22202
ARCHITECTS
ARCHITECTS OF RECORD FOR ALL
CONSTRUCTION AND INTERIORS
EXCLUSIONS: SEE CONTRACT DOCUMENTS



1 PRELIMINARY EAST ELEVATION
3/64" = 1'-0"
SD-200

East Elevation		NORTH	
Predominant Building Materials		2427 SF	46.64%
Masonry		976 SF	17.88%
Glass		810 SF	33.38%
Fiber Cement Horizontal Siding		642 SF	100%
West Elevation		SOUTH	
Predominant Building Materials		3220 SF	56.54%
Masonry		182 SF	21.68%
Glass		103 SF	10.00%
Fiber Cement Horizontal Siding		563 SF	100%



2 PRELIMINARY WEST ELEVATION
3/64" = 1'-0"
SD-200

PRELIMINARY

DATE: 11/2/2023
PROJECT #: 2304

PRELIMINARY
ELEVATIONS

SD-200

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CONSTRUCTION AND INTERIORS
EXCLUSIONS: SEE CONTRACT DOCUMENTS