

## GENERAL INFORMATION

### Subject

Request	-	Special Use Permit for a Community Center
Location	-	1339 S. Byrne Road
Applicant	-	Margaret Hunt Senior Center 1339 S. Byrne Road Toledo, OH 43614
Owner	-	Joseph Swolsky 3440 Secor Road Toledo, OH 43606
Architect	-	Alex Schrinel 314 Conant Street Maumee, OH 43537

### Site Description

Zoning	-	CR-SO / Regional Commercial Shopping Center Overlay
Area	-	± 15.5 acres
Frontage	-	± 210' along Glendale Avenue
Existing Use	-	Senior Center
Proposed Use	-	Senior Center

### Area Description

North	-	RM36 / multi-family residential
South	-	CR & CO / auto shop, restaurant, medical offices
East	-	RS12 / hospital campus
West	-	CR-SO & RS12 / shopping center, single-family homes

### Parcel History

Z-181-65	-	Erection of a sign. PC approved 8/16/65.
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**GENERAL INFORMATION (cont'd)**

- Z-102-86 - Amend C-4 Site Plan, granted by Ord. 207-691 as amended. CC approved via Ord. 460-86 on 06/19/86.
- S-16-95 - Final Plat for the Replat of the Replat of the Replat of Toledo’s Great Southern Shopping Center. PC Approved 11/09/95.
- S-35-19 - Final Plat of the Replat of the Replat of the Replat of the Replat of Toledo's Great Southern Shopping Center. PC Approved 01/09/2020.
- S-4-22 - Final Plat of the Replat of the Replat of the Replat of the Replat of the Replat of Toledo's Great Southern Shopping Center. Case withdrawn.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

**STAFF ANALYSIS**

The applicant is requesting a Special Use Permit (SUP) for a Community Center at 1339 S. Byrne Road. The ± 15.5-acre site is zoned CR-SO (Regional Commercial Shopping Center Overlay) and is part of the Southland Shopping Plaza. The applicant, the Margaret Hunt Senior Center, is moving from its previous location into a tenant space in the northeast corner of the site and is seeking occupancy permits and a SUP to ensure compliance with Toledo Municipal Code. Adjacent land uses are multi-family residential to the north; an auto shop, restaurant, and medical offices to the south; a hospital campus to the east; and a shopping center and single-family homes to the west.

Parking and Circulation

The reuse of a single unit in a multi-tenant space does not typically require significant site improvements, however the Division of Transportation included bicycle parking and wheel stops as conditions of approval for the existing parking lot. The applicant shall ensure that one (1) bicycle rack with a minimum of two (2) slots is provided on the site. No other changes to the parking plan are necessary as the shared lot has an adequate number of spaces to meet the needs of the community center.

**STAFF ANALYSIS (cont'd)**

Landscaping and Screening

The SUP is for a single unit within a multi-tenant space and will not require landscaping related site improvements. There is no new landscaping proposed.

Signs

No proposed signage was submitted with this Special Use Permit request. Any future proposed signage is subject to approval by Planning Director and shall conform to the CR-SO Shopping Center Sign Control Overlay regulations listed in TMC§1103.0700.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan recommends this site for Neighborhood Mixed-Use land uses. This category promotes the development of institutional and public uses, including community centers. Staff recommends approval of SUP24-00101 as the proposed use is compatible with the Forward Toledo Comprehensive Land Use Plan.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of SUP24-00101, a request for a Special Use Permit for a Community Center located at 1339 S. Byrne, to the Toledo City Council, for the following **two (2) reasons**:

1. The use meets the stated purpose of the Zoning Code (**TMC§1111.0706(A)** *Review and Decision-Making Criteria*); and
2. The use is compatible with adjacent uses in terms of operating characteristics (such as noise, traffic generation, and other impacts associated with the use's operation) (**TMC§1111.0706(C)** *Review and Decision-Making Criteria*).

The staff recommends approval of SUP24-00101, a request for a Special Use Permit for a Community Center located at 1339 S. Byrne, to the Toledo City Council, subject to the following **seven (7) conditions**:

Bureau of Fire Prevention

Recommends approval. No comments provided.

Division of Transportation

1. Dimensions for all drive aisles and parking spots must be shown per TMC 1107.1911.

**STAFF RECOMMENDATION (cont'd)**

Division of Transportation (cont'd)

- 2. Wheel stops are required at all property lines, sidewalks, planting strips, and buildings per TMC 1107.1907.
- 3. Bicycle parking is required per TMC 1107.0900.

Plan Commission

- 4. A bicycle rack with a minimum of two (2) slots shall be provided on site per TMC§1107.0900.
- 5. Any future proposed signage is subject to approval by Planning Director and shall conform to the CR-SO Shopping Center Sign Control Overlay regulations listed in TMC§1103.0700. Applicant shall obtain any necessary permits for signage.
- 6. 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 Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
- 7. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission. Major adjustments will require an amendment to the Special Use Permit.

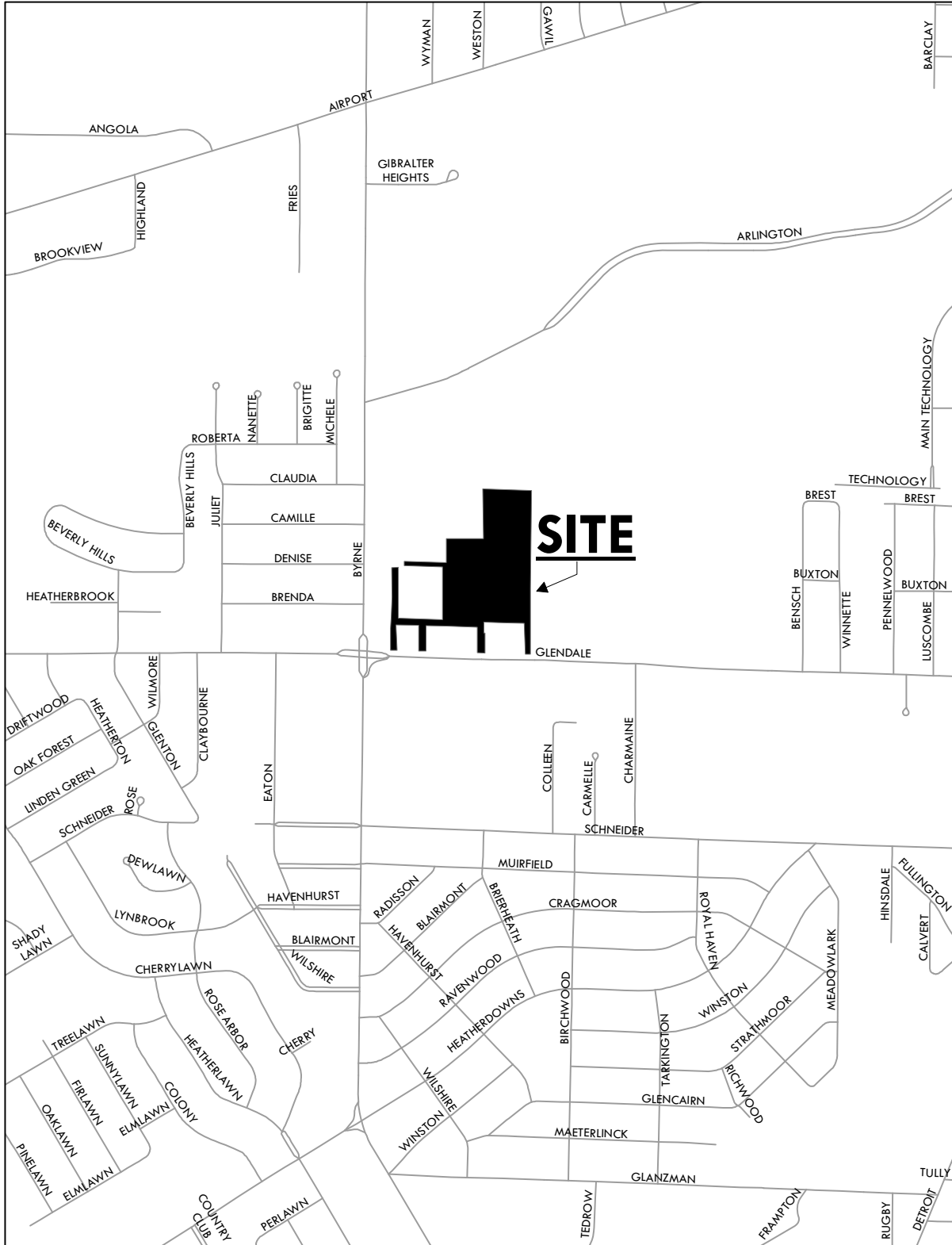
SPECIAL USE PERMIT  
 TOLEDO PLAN COMMISSION  
 REF: SUP24-00101  
 DATE: November 7, 2022  
 TIME: 2:00 P.M.

TOLEDO CITY COUNCIL  
 ZONING AND PLANNING COMMITTEE  
 DATE: December 10, 2024  
 TIME: 4:00 P.M.

MJM  
 Three (3) sketches follow

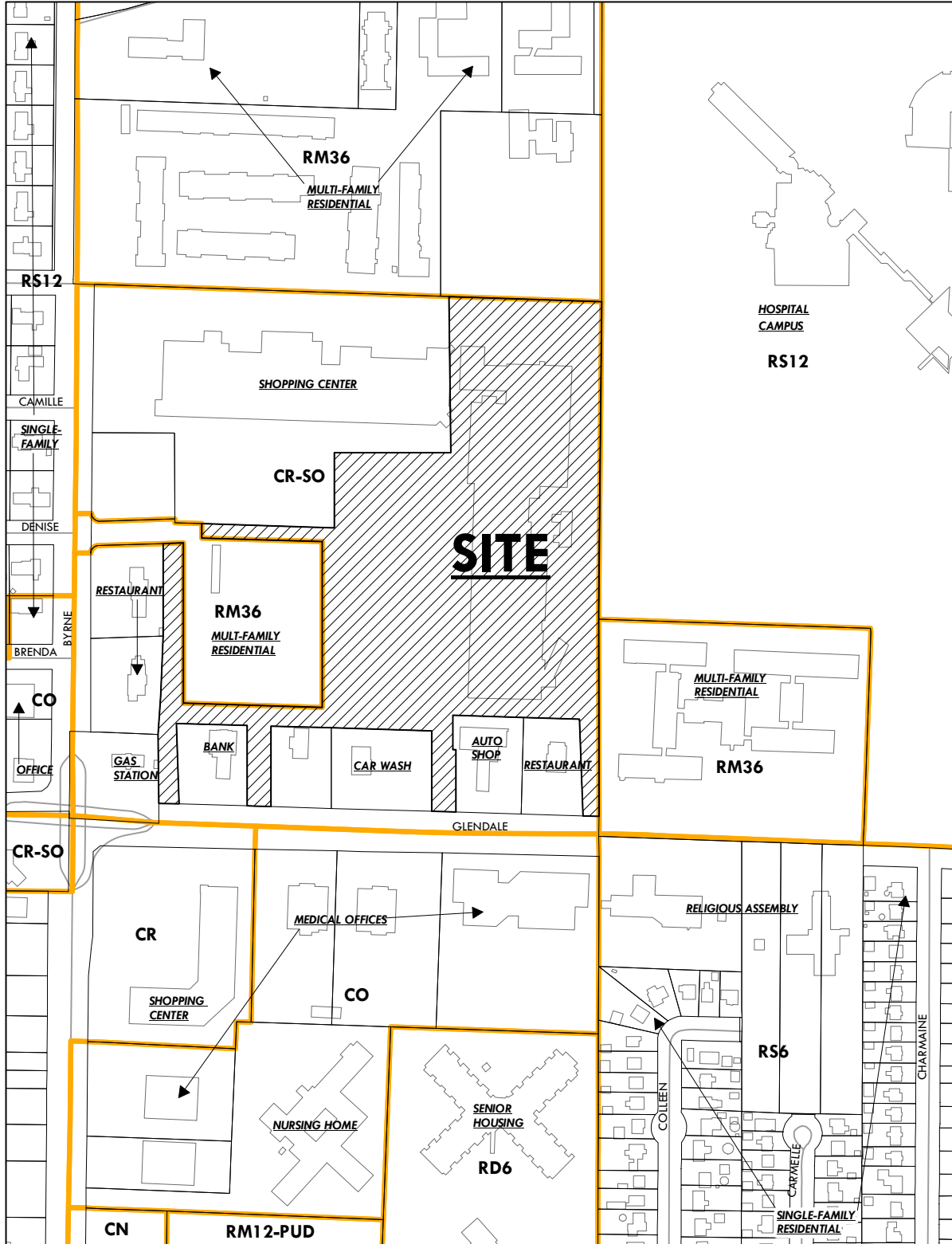
# GENERAL LOCATION

SUP24-00101  
ID 54



# ZONING & LAND USE

SUP24-00101  
ID 54



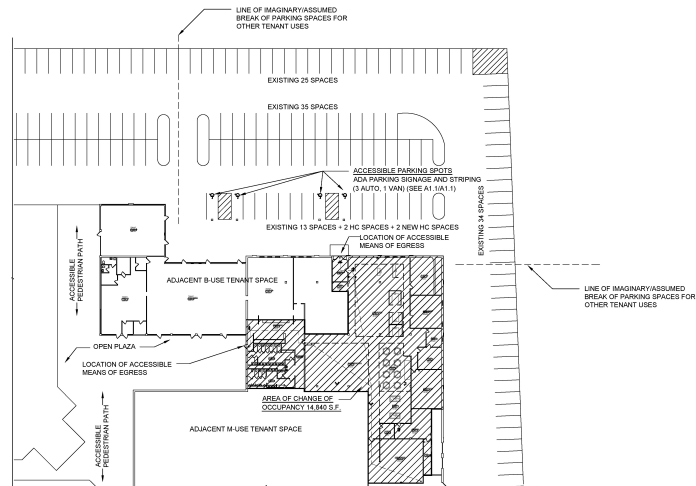
# SITE PLAN

**SUP24-00101**  
ID 54

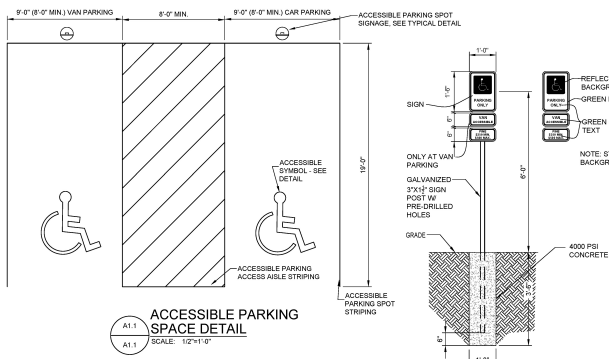


PARKING CALCULATIONS

USE	REQUIREMENT	AREA	PARKING REQUIRED
LODGE, FRATERNAL, AND CIVIC ASSEMBLY	1 PER 200 SF	14,890 SF	75
<b>TOTAL REQUIRED PARKING SPACES = 60 SPACES</b>			
<b>TOTAL PARKING SPACES PROVIDED = 91 SPACES</b>			
ACCESSIBLE PARKING REQUIRED = 3 AUTO 1 VAN			
ACCESSIBLE PARKING PROVIDED = 3 AUTO 1 VAN			

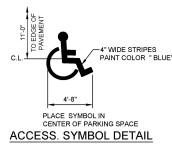


**ARCHITECTURAL SITE PLAN**  
SCALE: N.T.S.

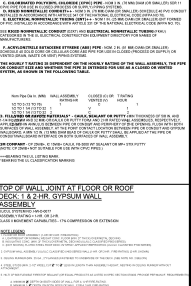
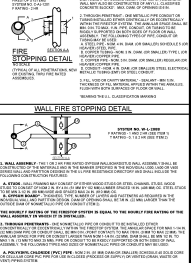
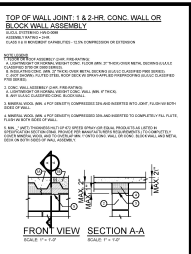
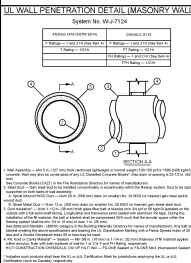
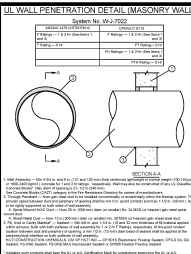
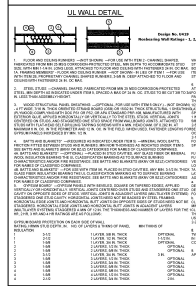
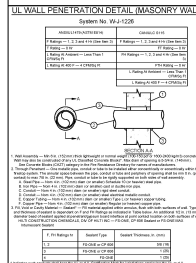
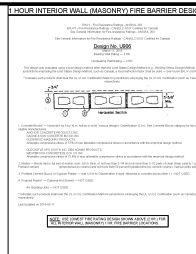


**ACCESSIBLE PARKING SPACE DETAIL**  
SCALE: 1/2"=1'-0"  
PER ICC A117.1 - FIGURE 602.2(B)

**TYP. ACCESSIBLE PARKING SIGN DETAIL**



**ACCESS. SYMBOL DETAIL**



CHANGE OF USE FOR SUITE 1339B @ SOUTHLAND TOLEDO, OHIO



REVISION SCHEDULE

2024-09-05	ISSUE DATE: 09/05/24
	JOB NUMBER: 240771
	PERMIT SET

**A1.1**