

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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REF: Z-11008-23

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: Zone Change from RS6 and CO to CO at 2155 Arlington Avenue (northern 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	-	Zone Change from RS6 Single-Dwelling Residential and CO Office Commercial to CO Office Commercial
Location	-	2155 Arlington Avenue (northern 2.3491 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 Eric Street Toledo, OH 43604

Site Description

Zoning	-	RS6 & CO / Single-Dwelling Residential and Office Commercial
Area	-	± 2.3491 Acres
Frontage	-	± 190.93' along Arlington Avenue
Frontage	-	± 378.93' along S Detroit Avenue
Frontage	-	± 126.03' along Garden Lake Parkway
Existing Use	-	Northwest Ohio Area Office on Aging
Proposed Use	-	Northwest Ohio Area Office on Aging

GENERAL INFORMATION (cont'd)

Area Description

North	-	Arlington Avenue, gas station, single-family homes / CR & RS6
South	-	Vacant, Garden Lake Parkway, senior center / CO
East	-	Senior apartments / RM36
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 zone change from RS-6 Single-Dwelling Residential and CO Office Commercial to CO Office Commercial. The subject property consists of ± 2.3491 acres. The offices for the Northwest Ohio Area Office on Aging currently occupy the site. To the north of the site and Arlington Avenue is a gas station and single-family homes. To the west of the site and Detroit Avenue is the Northwest Ohio Psychiatric Hospital. To the south of the site and Garden

STAFF ANALYSIS (cont'd)

Lake Parkway is the Margaret Hunt Senior Center, Advanced Healthcare Center and Advanced Specialty Hospitals. Multi-family housing, in the form of senior apartments, is located to the east of the site.

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 rezoning request is being brought about by a proposal to construct additional senior housing. An associated Special Use Permit and Major Site Plan Review are also being requested for this development in companion cases SUP-11010-23 and SPR-45-23. For development to move forward, a lot split was administratively approved that split Lot 2 of Golden Achers into two parcels. One containing 2.0026 acres (southern portion of Lot 2) upon which the proposed senior housing will be built, and the other containing 2.3491 acres (northern portion of Lot 2) upon which the offices of the Area Office on Aging are situated. The Applicant is requesting the proposed zone change for the 2.3491 acre lot to CO Office Commercial to appropriately zone the parcel for the current office use. Per the Use Table in TMC§1104.0100, offices are a permitted use in the CO Zoning District.

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 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 rezoning is consistent with this designation as the proposed CO Office Commercial Zoning District will make the existing offices, that serve the senior population, a permitted use.

Staff recommends approval of the Zone Change from RS6 Single-Dwelling Residential and CO Office Commercial to CO Office Commercial because the current use of the site is a permitted use in the CO Zoning District, and the current use is compatible with the existing land uses in the general vicinity.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-11008-23, a request for a Zone Change from RS6 Single-Dwelling Residential and CO Office Commercial to CO Office Commercial at 2155 Arlington Avenue (northern 2.3491 acres) to Toledo City Council for the following **two reasons**:

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);

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PLAN COMMISSION RECOMMENDATION (cont'd)

2. The rezoning is compatible with the existing land uses in the general vicinity of the subject property. (TMC§1111.0606(B)).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

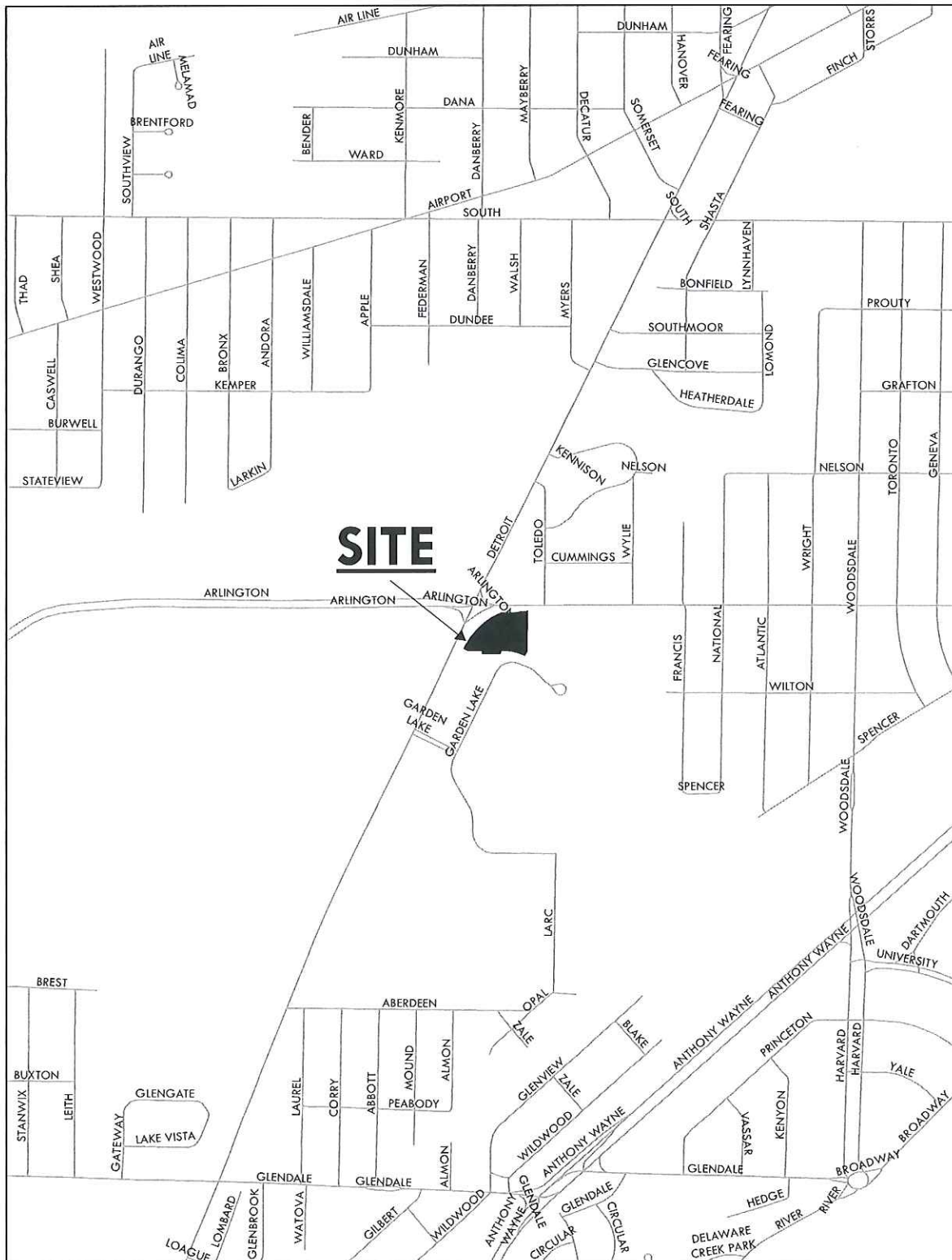
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Two (2) sketches follow

cc: Matt Lewandowski, Lewandowski Engineers, 234 N. Erie Street, Toledo, OH 43604
Area Office on Aging, 2155 Arlington Avenue, Toledo, OH 43609
Lisa Cottrell, Deputy Director
Lisa Karcher, Planner

GENERAL LOCATION

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ZONING & LAND USE

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