



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: December 3, 2020

REF: Z-10005-20

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 CO Office Commercial to RM-36 Multifamily Residential at 3837 Secor Road.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 3, 2020 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CO Office Commercial to RM36 Multi-Dwelling Residential
Location	-	3837 Secor Road (portion)
Applicant	-	Pete Schwiegeraht MVAH Partners 9100 Centre Pointe Drive, Suite 210 West Chester, OH 45069
Owner	-	Joseph Swolsky Secor Development LLC 3440 Secor Road Toledo, OH 43606
Engineer	-	Jeff Myers The Mannik & Smith Group, Inc. 1800 Indian Wood Circle Maumee, OH 43537

Site Description

Zoning	-	CO / Office Commercial
Area (Total)	-	±2.08 Acres
Frontage	-	50' along Secor Road
Existing Use	-	Undeveloped
Proposed Use	-	Multi-dwelling structure

GENERAL INFORMATION (cont'd)

Area Description

- North - Senior living facility (*in development*), undeveloped land / RM36 & CO
- South - I-475, self-storage facility, single family residential / RS9 & IP
- East - Grocery Store, gas station, restaurants, oil service / CR
- West - Encompass Health Rehabilitation Hospital (*in development*), Notre Dame High School & Day Care / CO & RS9

Parcel History

- PL-4-04 - Parking Lot Review for Revisions to the Existing Lot. Administratively Approved 07/07/04.
- Z-3003-15 - Zone Change from RS9 Single Dwelling Residential to CR Regional Commercial. Plan Commission recommended disapproval 06/11/15. City Council disapproved 11/10/15.
- SPR-10-15 - Major Site Plan Review for a New Grocery Store and Outlots at 3835 Secor Road. Staff recommended disapproval 06/11/15. Plan Commission approved 06/11/15.
- SPR-50-16 - Site Plan Review for a Grocery Store at 3835 Secor Road. Staff recommended disapproval 2/9/17. Plan Commission disapproved 2/9/17.
- PUD-11002-16 - Planned Unit Development for New Grocery Store and Outlots. Plan Commission recommended disapproval 2/9/17. City Council approved 3/21/17. PUD expired 3/22/19.
- Z-11001-16 - Zone Change from RS9 Single Dwelling Residential to CR Regional Commercial. Plan Commission recommended disapproval 2/9/17. City Council approved 3/21/17. Zoning reverted 3/22/19.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

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|-----------|---|---|
| SPR-16-17 | - | Site Plan Review for a Grocery Store at 3835 Secor Road. Staff recommended approval 5/24/17. Plan Commission recommended approval 5/24/17. Site Plan expires 5/25/18. |
| S-1-18 | - | Final Plat of Kroger Town Center at west of Secor Road, south of Monroe Street. <i>Expired.</i> |
| Z-4007-19 | - | Zone Change from RS9 Single Dwelling Residential to CO Office Commercial. Plan Commission recommended approval 6/13/2019. City Council approved 7/17/2019. Ord 350-19 approved 7/23/2019. |

Applicable Plans and Regulations

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

STAFF ANALYSIS

The request is a Zone Change from CO Office Commercial to RM36 Multi-Dwelling Residential for the 2.08 acre site located at 3837 Secor Road. The site is the former location of the Sisters of Notre Dame Provincial Center. Surrounding land uses include an interstate highway to the south; restaurants, a gas station, auto repair, and Kroger to the east; a senior independent living facility under development to the north, and a rehabilitation hospital under development to the west.

The applicant is requesting the Zone Change to facilitate the proposed construction of a four (4) story, sixty (60) unit multi-dwelling structure on the site. The proposed facility will not have any commercial retail and will utilize all floors for residential units. CO Office Commercial requires all dwelling units be located above the ground floor of the building, therefore, a Zone Change is required in order to facilitate the development. Additionally, a Zone Change and Major Site Plan Review were approved for the abutting property to the north for a similar development restricted to senior tenants. Before development occurs, the applicant must submit applications for a Preliminary Plat Drawing and a Site Plan Review to the Plan Commission.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Plan Future Land Use Map designates this property for Institutional Campus land uses. The Institutional Campus District is intended to promote and enhance the development and expansion of medical, educational and other large institutional uses. As surrounding properties are being developed, efforts have been made to preserve trees on site. These efforts will be reviewed for the remaining acreage as development occurs. The park-like residential setting is a unique feature surrounded by traditional commercial development, and efforts should be made to preserve it.

Staff recommends approval of the Zone Change from CO Office Commercial to RM36 Multi-Dwelling Residential because the proposed RM36 Multi-Dwelling Residential zoning will facilitate the development of the multi-dwelling structure that conforms to an applicable zoning district while protecting the character of the site from commercial encroachment. Additionally, the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed zoning classification.

STAFF RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-10005-20, a request for Zone Change from CO Office Commercial to RM36 Multi-Dwelling Residential at 3837 Secor Road for the following two (2) reasons:

1. The proposed RM36 Multi-Dwelling Residential zoning district will facilitate the development of a senior independent living facility that conforms to an applicable zoning district.
2. 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*).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Pete Schwiegeraht, MVAH Partners, 9100 Centre Pointe Drive Suite 210, West Chester
OH 45069

Joseph Swolsky, Secor Development LLC, 3440 Secor Road, Toledo OH 43606

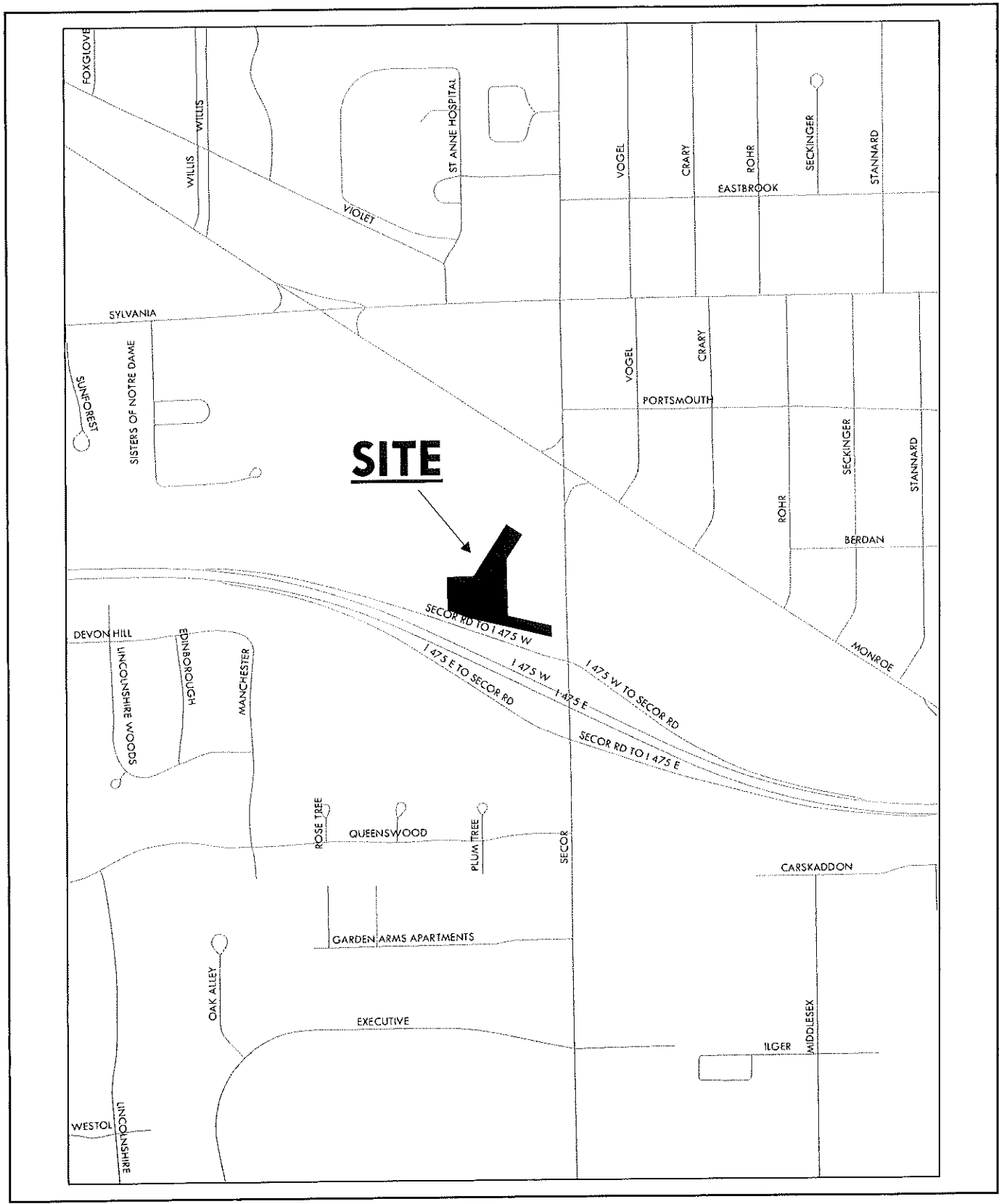
Jeff Myers, The Mannik & Smith Group, 1800 Indian Wood Circle, Maumee OH 43537

Lisa Cottrell, Administrator

Dana Reising, Planner

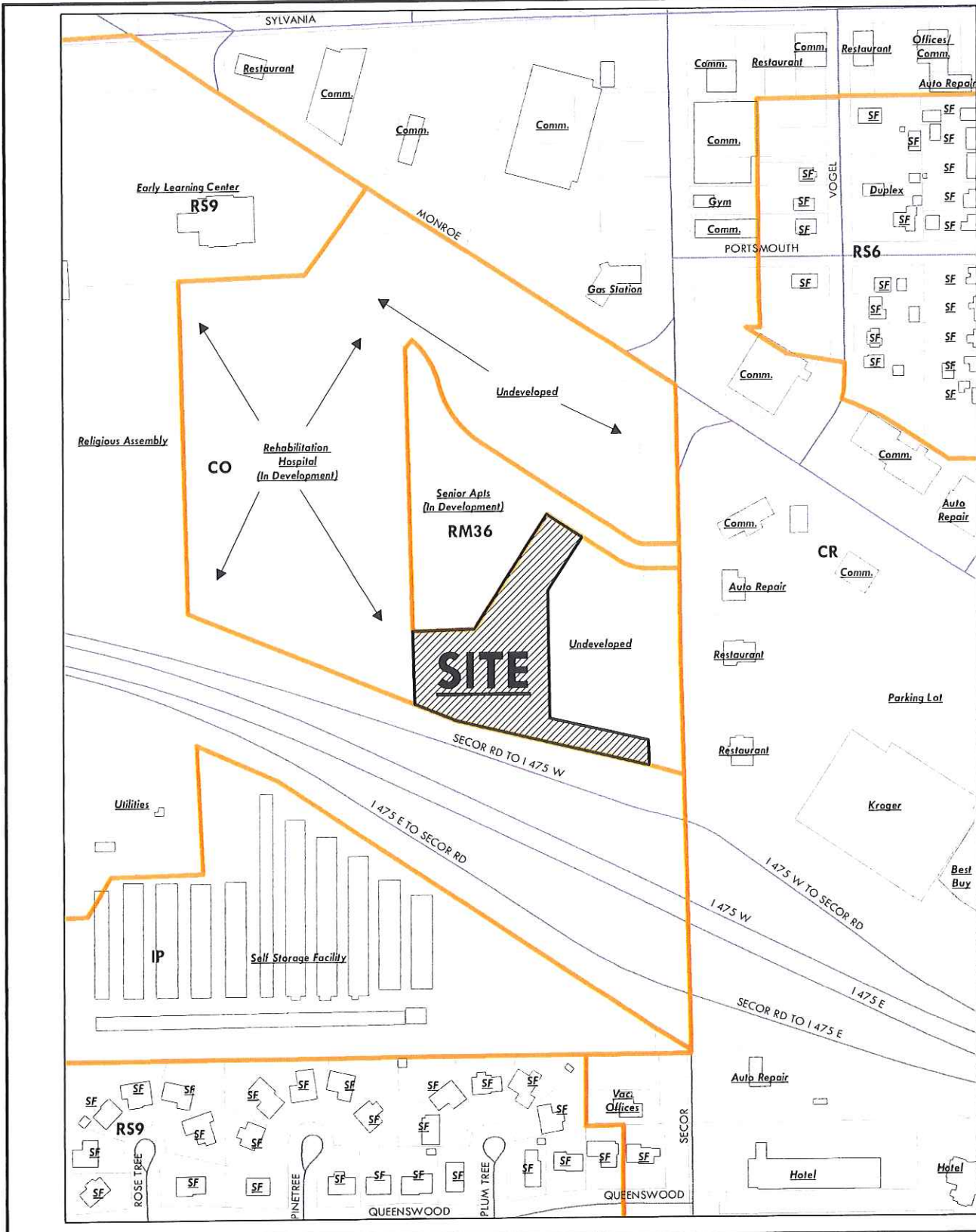
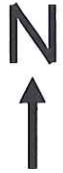
GENERAL LOCATION

Z-10005-20
ID 78



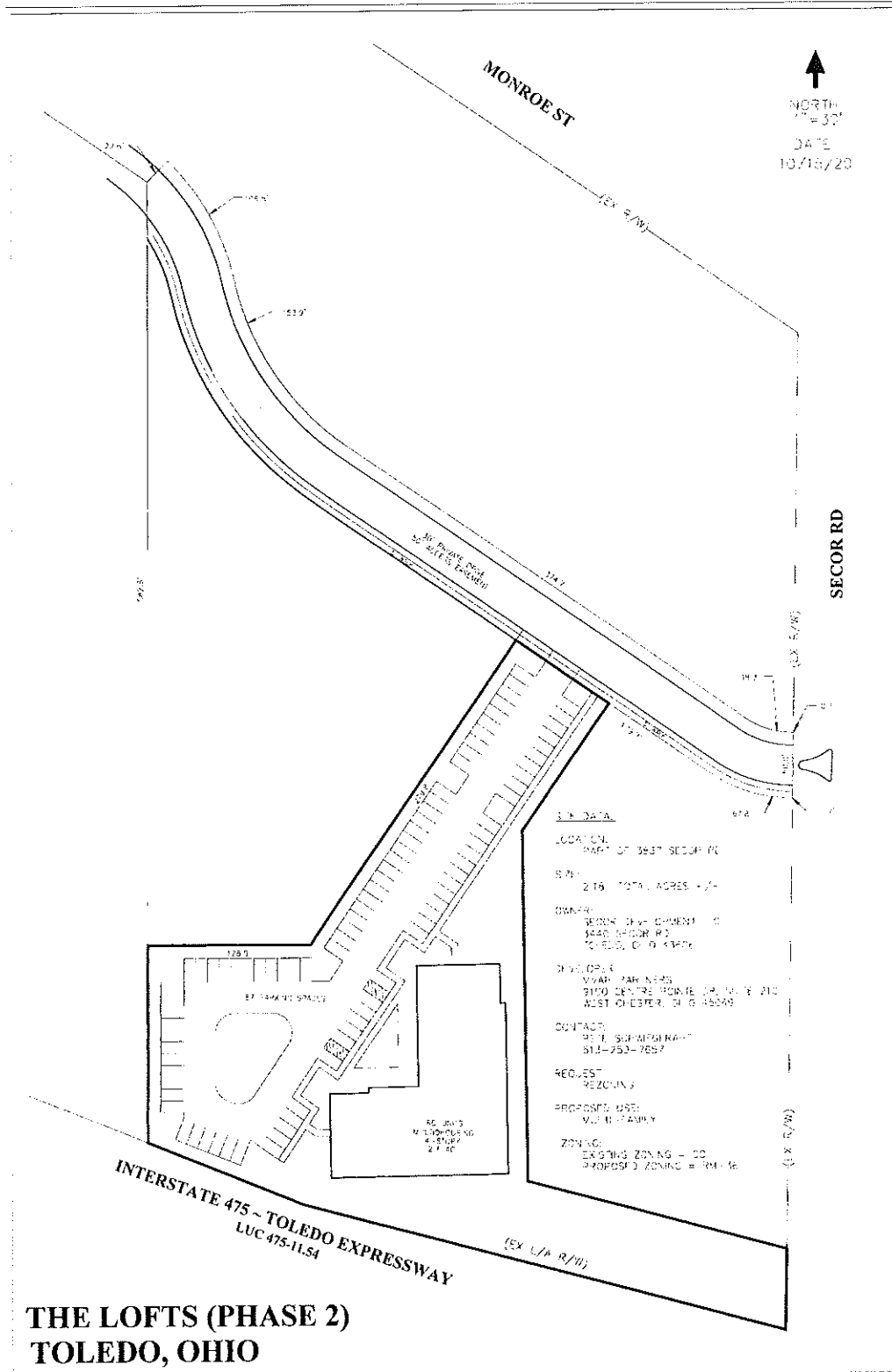
ZONING & LAND USE

Z-10005-20
ID 78



SITE PLAN

Z-10005-20
ID 78



THE LOFTS (PHASE 2)
TOLEDO, OHIO

ELEVATIONS

Z-10005-20
ID 78

