

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z-11009-23

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 RM36 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	-	Zone Change from RS6 Single-Dwelling Residential and CO Office Commercial to RM36 Multi-Dwelling Residential
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 zone change from RS-6 Single-Dwelling Residential and CO Office Commercial to RM36 Multi-Dwelling Residential. 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

STAFF ANALYSIS (cont'd)

Lake Parkway is the Margaret Hunt Senior Center, Advanced Healthcare Center and Advanced Specialty Hospitals.

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 the rezoning to construct multi-family senior housing on the subject property. 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 2.0026 acre lot to RM36 Multi-Dwelling Residential to allow for the development of up to 68 unit senior affordable housing community. Per the Use Table in TMC§1104.0100, multi-dwelling structures are a permitted use in the RM36 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 RM36 Multi-Dwelling Residential Zoning District will allow for the construction of the proposed multi-family housing units for seniors.

Staff recommends approval of the Zone Change from RS6 Single-Dwelling Residential and CO Office Commercial to RM36 Multi-Dwelling Residential because the proposed development is a permitted use in the RM36 Zoning District, which will allow for the development of housing to serve seniors, as the area was intended. In addition, the proposed development is compatible with the existing land uses in the general vicinity.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-11009-23, a request for Zone Change from RS6 Single-Dwelling Residential and CO Office Commercial to RM36 Multi-Dwelling Residential at 2155 Arlington Avenue (southern 2.0026 acres) to Toledo City Council for the following **two (2) reasons**:

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PLAN COMMISSION RECOMMENDATION (cont'd)

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

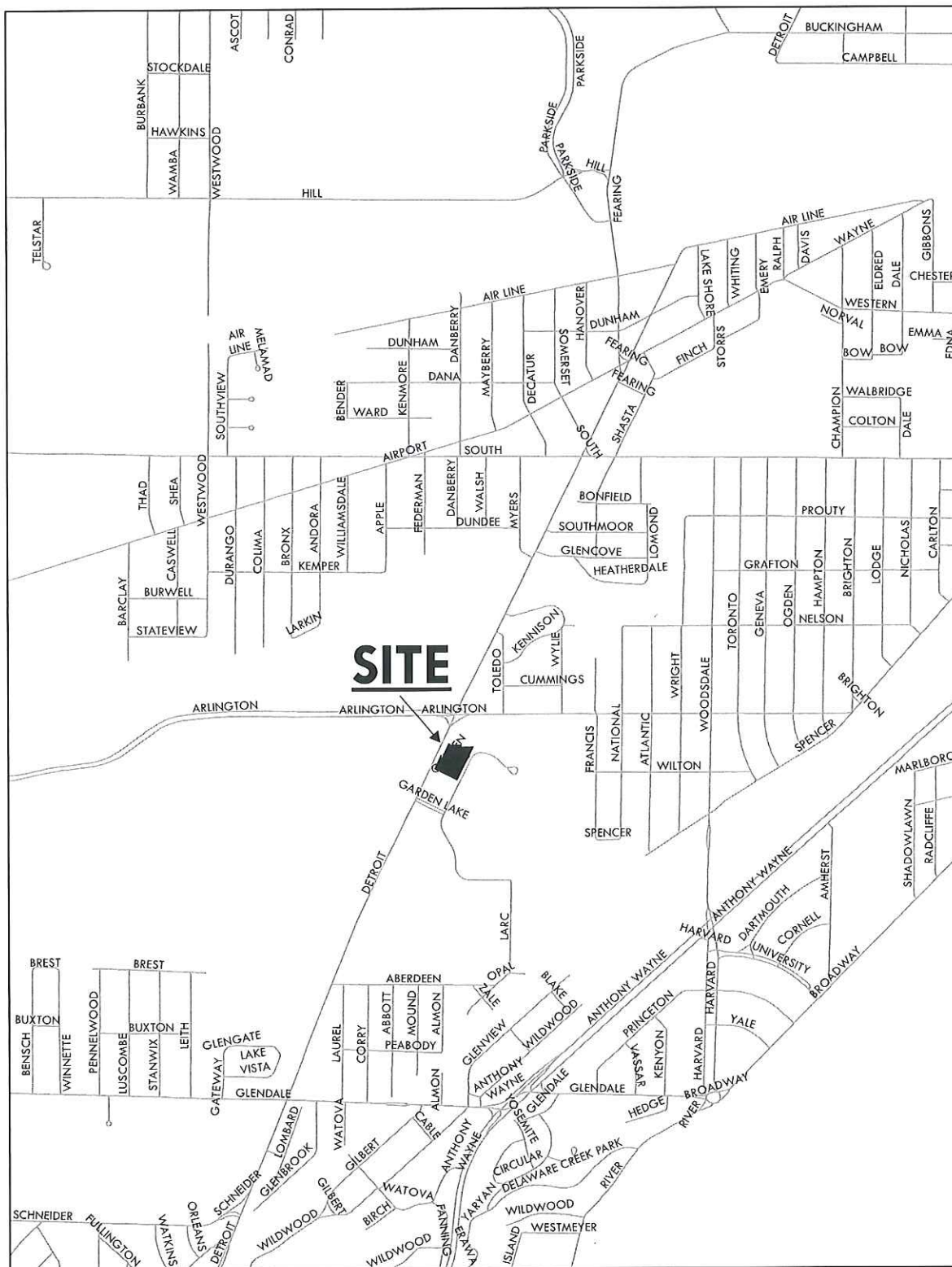
LK

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
Matt Bierlein, National Church Residences, 2245 North Bank Drive, Columbus, OH 43220
Lisa Cottrell, Deputy Director
Lisa Karcher, Planner

GENERAL LOCATION

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ZONING & LAND USE

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