



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604

PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: June 17, 2019

REF: Z-4007-19

TO: President Matt Cherry and Members of Council, City of Toledo

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

SUBJECT: Zone Change from RS6 Single Dwelling Residential to CO Office Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 13, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS9 <i>Single Dwelling Residential</i> to CO <i>Office Commercial</i>
Location	-	3837 Secor Road
Applicant	-	Encompass Health 9001 Liberty Parkway Birmingham, AL 35242
Owner	-	Rick Landrum The Kroger Company 1014 Vine Street Cincinnati, OH 45202
Engineer	-	Jeff Myers The Mannik & Smith Group 1800 Indian Wood Cir Maumee, OH 43537

GENERAL INFORMATION (cont'd)

Site Description

Zoning	-	RS9 <i>Single Dwelling Residential</i>
Area	-	± 18.627 acres
Frontage	-	± 701 Feet along Monroe Street ± 772 Feet along Secor Road
Existing Use	-	Undeveloped
Proposed Use	-	Hospital, Undeveloped

Area Description

North	-	Gas Station, Drug Store, Retail/ CR <i>Regional Commercial</i>
South	-	I-475, Self-Storage, Single Family Residential / RS9 <i>Single Dwelling Residential</i> & IP <i>Planned Industrial</i>
East	-	Grocery Store, Gas Station, Restaurants, Oil Service / CR <i>Regional Commercial</i>
West	-	Notre Dame High School & Day Care / RS9 <i>Single Dwelling Residential</i>

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.

GENERAL INFORMATION (cont'd)

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.
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.
T-43-19	-	Lot split for 8.35 acre parcel. Plan Commission approved 5/28/19. <i>Pending recording.</i>
SUP-5002-19	-	Special Use Permit for a Hospital (Companion Case)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The request is a Zone Change from RS9 *Single Dwelling Residential* to CO *Office Commercial* for the 18.627 acre site located at 3837 Secor Road. The site is the former location of the Sisters of Notre Dame Provincial Center. A companion Special Use Permit for a Hospital (SUP-5002-19) on a 8.34 acre portion of the site accompany this case. A neighborhood meeting was held on May 30, 2019 in order to discuss the request and provide an opportunity for public comment.

The applicant is proposing to build a 40 bed, single-story, 47,854 sq. ft. hospital focusing on rehabilitation services with a 120 space parking lot. The plan includes an optional building addition of 25,729 sq. ft., 40 beds and 40 parking spaces. The facility will have a staff of 88 over two shifts with the potential to increase staffing to 125 full time jobs. The parking provided is based on a review of parking demands at other Encompass Health facilities throughout the United States. The facility will be accessed from Monroe Street at a non-signalized intersection.

STAFF ANALYSIS (cont'd)

The parcel is located at the intersection of Monroe Street and Secor Road. This is a significant intersection in West Toledo, not only in terms of daily traffic volumes, but also because of the configuration of zoning and land uses. This intersection serves as a dividing line between Regional Commercial zoning and land uses to the northwest and southeast and Single Family Residential and Office Commercial zoning and land uses to the west and southwest. The request is compatible with adjacent zoning and land uses to the west and frames the edge of a less intense residential and office commercial corridor.

The Toledo 20/20 Plan Future Land Use Map designates this property for Institutional Campus land uses. The Institutional Campus designation is intended to accommodate large institutional uses in a campus-like setting, such as hospital, schools, and colleges. It is also used to recognize distinct areas in Toledo such as "church row" along Collingwood Boulevard. The park-like residential setting is a unique feature surrounded by traditional commercial development and efforts should be made to preserve it. The only proposed development at this time is the hospital and efforts have been made to preserve trees along the perimeter of the property similar to what previous developments offered. These efforts will be reviewed for the remaining acreage as development occurs. The zoning request is consistent with this designation.

The concentration of Office Commercial has been documented with previous development reviews at this location. Over 75% of all the CO zoned land in Toledo located in just seven (7) of the twenty five (25) neighborhoods in the Toledo 20/20 Plan. However, given the prominent location of a large acreage redevelopment at a key intersection and challenges that exist with redevelopment at this intersection staff feels that the request offers a reasonable compromise for future development. The concentration of retail commercial development, such as grocery stores or personal services, is a much larger theme in many of Toledo's older urban neighborhoods in the Toledo 20/20 Plan. The zoning district also offers the potential for uses such as a regional headquarter, which is one of the few uses that could attract additional jobs from outside the existing community rather than shifting jobs from existing spaces in the area.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission, recommends approval of Z-4007-19, a Zone Change from RS9 *Single Dwelling Residential* to CO Office Commercial, located at 3837 Secor Road, to the Toledo City Council, for the following **two (2)** reasons:

1. The request is compatible with adjacent land uses to the west and frames the edge of a low intensity commercial office and residential corridor on the south side of Sylvania Avenue. **TMC 1111.0606.B.**; and

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PLAN COMMISSION RECOMMENDATION (cont'd)

2. The request is consistent with the Toledo 20/20 Plan and compatible with the Institutional Campus designation which reflects the desire to preserve a distinct area in Toledo. **TMC 1111.0606.A.**

Respectfully Submitted,



Thomas C. Gibbons
Secretary

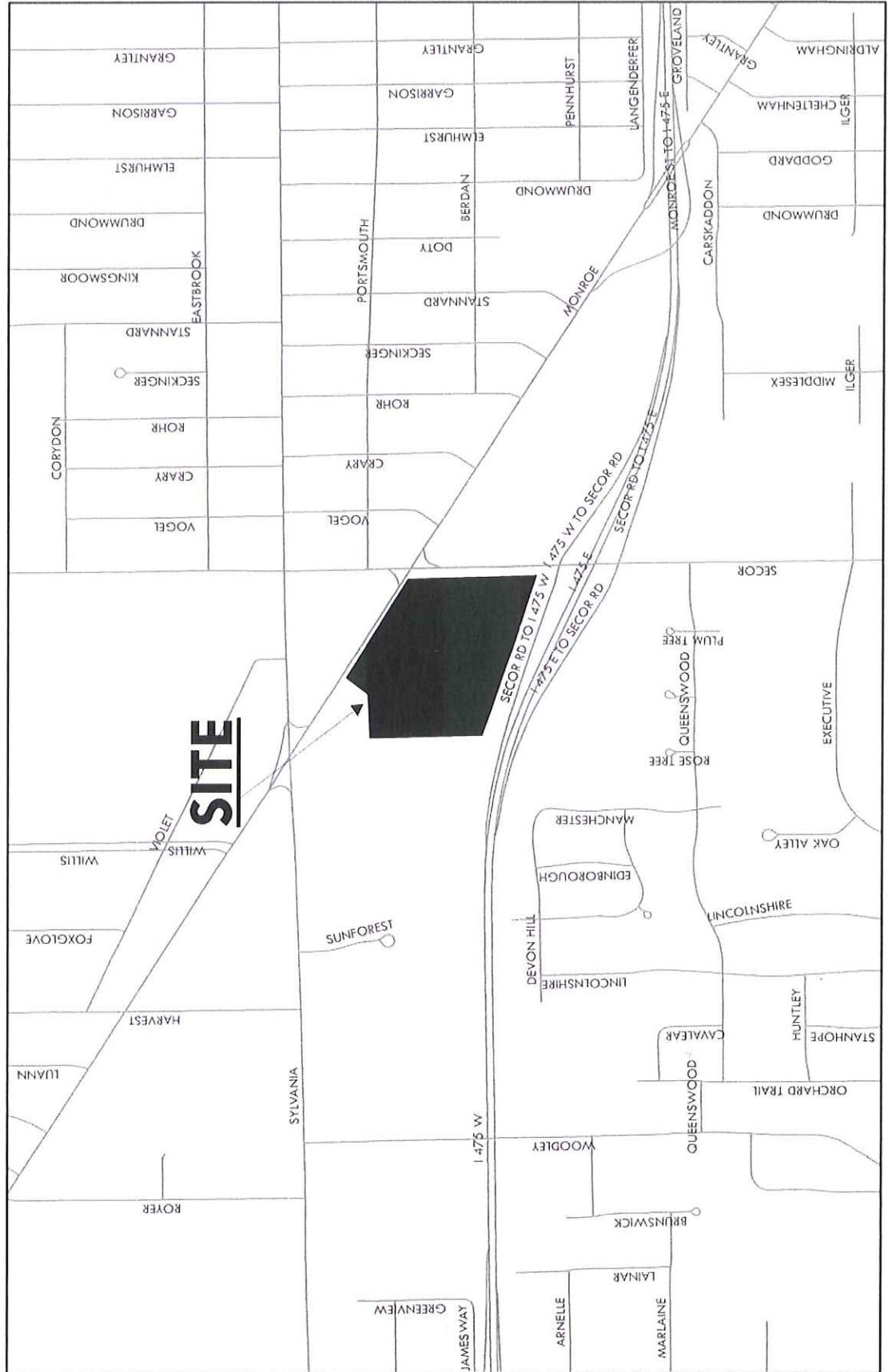
JL

Two (2) sketches follow

Cc: Encompass Health, 9001 Liberty Parkway, Birmingham, AL 35242
Rick Landrum, The Kroger Company, 1014 Vine Street, Cincinnati, OH 45202
Jeff Myers, The Mannik & Smith Group, 1800 Indian Wood Cir, Maumee, OH 43537
Lisa Cottrell, Administrator
Josh Lewandowski, Principal Planner

GENERAL LOCATION

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ZONING & LAND USE

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