



Legislation Details (With Text)

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**File created:** 2/16/2024      **In control:** City Council

**On agenda:** 2/28/2024      **Final action:** 2/28/2024

**Title:** Granting a Special Use Permit for a Community Center for a site located at 2155 Arlington Avenue, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2155 Arlington SUP

Date	Ver.	Action By	Action	Result
2/28/2024	1	City Council	Suspension	Pass
2/28/2024	1	City Council	Emergency	Pass
2/28/2024	1	City Council	Passage	Pass

SUP 2155 Arlington  
Zoning & Planning Committee  
2/13/24

**Granting a Special Use Permit for a Community Center for a site located at 2155 Arlington Avenue, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.**

**SUMMARY & BACKGROUND:**

By application (SUP-11010-23) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit for a Community Center for a site located at 2155 Arlington Avenue, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On January 11, 2024, the Toledo City Plan Commission recommended approval for the request for granting a Special Use Permit for a Community Center for a site located at 2155 Arlington Avenue, in the City of Toledo, Lucas County, Ohio;

On February 13, 2024 Toledo City Council, Planning and Zoning Committee reviewed, and recommended approval the request for a Special Use Permit for a Community Center for a site located at 2155 Arlington Avenue, in the City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

NOW THEREFORE Be it ordained by the Council of the City of Toledo:

SECTION 1. That granting a Special Use Permit for a Community Center for a site located at 2155 Arlington Avenue, in the City of Toledo, Lucas County, Ohio; be and the same is hereby approved, subject to the conditions contained in Section 2 hereof which must be complied with, as to the property more fully

described as follows:

**Legal Description of Parcel Split:** Being part of Lot 2 in Golden Achers, as recorded in Lucas County Official Record 20060307-0014266, in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

Commencing at a 1 inch iron bar found at the centerline intersection of Garden Lake Boulevard and Garden Lake Parkway.

Thence North 26 degrees, 18 minutes, 10 seconds East, along the centerline of Garden Lake Parkway, a distance of 375.00 feet to a point on the Southeasterly prolongation of the Northeasterly line of Lot 1 in Golden Achers, said line also being the Southeasterly prolongation of the Northeasterly line of a parcel of land as conveyed to the Toledo Society for the Blind, as recorded in Lucas County Official Record 20060307-0014266.

Thence North 63 degrees, 41 minutes, 50 seconds West, along the Southeasterly prolongation of the Northeasterly line of Lot 1 and the Southeasterly prolongation of the Northeasterly line of a parcel of land as conveyed to the Toledo Society for the Blind, a distance of 30.00 feet to a 1/2 inch galvanized steel pipe set on the Northwesterly Right-of-way of Garden Lake Parkway, said point being the True Point of Beginning.

Course 1: Thence continuing North 63 degrees, 41 minutes, 50 seconds West, along the North line of Lot 1 and the North line of a parcel of land as conveyed to the Toledo Society for the Blind, a distance of 270.00 feet to a 1/2 inch galvanized steel pipe set on the Southeasterly Right-of-way of South Detroit Avenue.

The following three courses are along the Southeasterly Right-of-way of South Detroit Avenue:

Course 2: Thence North 26 degrees, 18 minutes, 10 seconds East, a distance of 165.17 feet to a point of deflection of said Right-of-way, from said point a 3 inch brass plate monument capped "Lewandowski Engineers" can be found 0.08 feet South.

Course 3: Thence South 00 degrees, 09 minutes, 29 seconds West, a distance of 52.24 feet to a 3 inch brass plate monument capped "Lewandowski Engineers" found at a point of deflection of said Right-of-way.

Course 4: Thence North 26 degrees, 18 minutes, 05 seconds East, a distance of 184.77 feet to a 3 inch brass plate monument capped "Lewandowski Engineers" found at a point of curvature of said Right-of-way.

Course 5: Thence South 63 degrees, 41 minutes, 55 seconds East, a distance of 27.85 feet to a cross set in concrete sidewalk.

Course 6: Thence North 89 degrees, 52 minutes, 46 seconds East, a distance of 107.68 feet to a magnetic nail set.

Course 7: Thence South 00 degrees, 08 minutes, 39 seconds West, a distance of 21.00 feet to a 1/2 inch galvanized steel pipe set.

Course 8: Thence South 89 degrees, 51 minutes, 21 seconds East, a distance of 126.39 feet to a magnetic nail set on the Northwesterly Right-of-way of Garden Lake Parkway.

Course 9: Thence South 26 degrees, 18 minutes, 10 seconds West, along the Northwesterly Right-of-way of Garden Lake Parkway, a distance of 387.83 feet to the True Point of Beginning.

Containing 87,233.43 square feet or 2.0026 acres of land. Bearings used herein are based upon an assumed meridian and are intended to indicate angular measurement only. All 1/2 inch galvanized steel pipe set are capped with the company name and PLS No. 7476. This legal description is based upon a field survey prepared by Lewandowski Engineers between October and November 2023.

Part of Parcel 09-85961 is vested in the name of Northwest Ohio Area Office of Aging Foundation, as recorded in Lucas County Official Record 20150513-0018735, commonly known as 2155 Arlington Avenue.

SECTION 2. That the approval of the granting of a Special Use Permit for a Community Center for a site located at 2155 Arlington Avenue, in the City of Toledo, Lucas County, Ohio; Ohio;; be subject to compliance with the 8 conditions as follows:

The following eight (8) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

#### Plan Commission

1. Per TMC§1107.0304 the addition of the senior center to the proposed multi-family senior housing development requires that additional parking be provided for the senior center use. The number of spaces required for this use will be determined by the Planning Director in review of an Alternative Access and Parking Plan to be completed by the Applicant in accordance with TMC§1107.1400. **Not acceptable as depicted. The Applicant will need to submit an Alternative Access and Parking Plan in accordance with TMC§1107.1400.**
2. Based on the required parking spaces determined for the senior center use, the required number of additional bicycle parking slots and accessible parking spaces shall be determined and provided per TMC§1107.0304 and TMC§1107.1701 respectively. **Not acceptable as depicted. Additional bicycle slots and accessible parking spaces shall be provided as required and shown on the site plan.**
3. Approval of the companion case SPR-45-23, a Major Site Plan Review for a New Multi- Family Development at 2155 Arlington Avenue.
4. Compliance with all the conditions of approval for SPR-45-23, a Major Site Plan Review for a New Multi- Family Development at 2155 Arlington Avenue.
5. No new free-standing signs greater than forty-two (42) inches from grade are permitted - any proposed signage must meet the requirements of Toledo Municipal Code Title Nine - Sign Code.
6. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.
7. 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 Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
8. Approval of the Special Use Permit will lapse after one year if the criteria listed in TMC§1111.0707(A) have not been met.

SECTION 3. That when the conditions contained herein above have been complied with, the Secretary

of the Toledo City Plan Commission be and he is hereby directed to change the zoning maps to conform with the within Ordinance.

SECTION 4. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that the Ordinance must be immediately effective in order to provide for the orderly regulation and use of the property and to protect the land value in the area.

Vote on emergency clause: yeas \_\_\_\_\_, nays \_\_\_\_\_.

Passed: \_\_\_\_\_, as an emergency measure: yeas \_\_\_\_\_, nays \_\_\_\_\_.

Attest: \_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

\_\_\_\_\_.

Attest: \_\_\_\_\_  
Clerk of Council