



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: November 8, 2024

REF: SUP24-00101

TO: President Carrie Hartman and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary
SUBJECT: Special Use Permit for a Community Center at 1339 S. Byrne Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 7 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Community Center
Location	-	1339 S. Byrne Road
Applicant	-	Margaret Hunt Senior Center 1339 S. Byrne Road Toledo, OH 43614
Owner	-	Joseph Swolsky 3440 Secor Road Toledo, OH 43606
Architect	-	Alex Schrinel 314 Conant Street Maumee, OH 43537

Site Description

Zoning	-	CR-SO / Regional Commercial Shopping Center Overlay
Area	-	± 15.5 acres
Frontage	-	± 210' along Glendale Avenue
Existing Use	-	Senior Center
Proposed Use	-	Senior Center

Area Description

North	-	RM36 / multi-family residential
South	-	CR & CO / auto shop, restaurant, medical offices

GENERAL INFORMATION (cont'd)

- | | | |
|------|---|---|
| East | - | RS12 / hospital campus |
| West | - | CR-SO & RS12 / shopping center, single-family homes |

Parcel History

- | | | |
|----------|---|--|
| Z-181-65 | - | Erection of a sign. PC approved 8/16/65. |
| Z-102-86 | - | Amend C-4 Site Plan, granted by Ord. 207-691 as amended. CC approved via Ord. 460-86 on 06/19/86. |
| S-16-95 | - | Final Plat for the Replat of the Replat of the Replat of Toledo's Great Southern Shopping Center. PC Approved 11/09/95. |
| S-35-19 | - | Final Plat of the Replat of the Replat of the Replat of the Replat of Toledo's Great Southern Shopping Center. PC Approved 01/09/2020. |
| S-4-22 | - | Final Plat of the Replat of the Replat of the Replat of the Replat of the Replat of Toledo's Great Southern Shopping Center. Case withdrawn. |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit (SUP) for a Community Center at 1339 S. Byrne Road. The ± 15.5-acre site is zoned CR-SO (Regional Commercial Shopping Center Overlay) and is part of the Southland Shopping Plaza. The applicant, the Margaret Hunt Senior Center, is moving from its previous location into a tenant space in the northeast corner of the site and is seeking occupancy permits and a SUP to ensure compliance with Toledo Municipal Code. Adjacent land uses are multi-family residential to the north; an auto shop, restaurant, and medical offices to the south; a hospital campus to the east; and a shopping center and single-family homes to the west.

STAFF ANALYSIS (cont'd)

Parking and Circulation

The reuse of a single unit in a multi-tenant space does not typically require significant site improvements, however the Division of Transportation included bicycle parking and wheel stops as conditions of approval for the existing parking lot. The applicant shall ensure that one (1) bicycle rack with a minimum of two (2) slots is provided on the site. No other changes to the parking plan are necessary as the shared lot has an adequate number of spaces to meet the needs of the community center.

Landscaping and Screening

The SUP is for a single unit within a multi-tenant space and will not require landscaping related site improvements. There is no new landscaping proposed.

Signs

No proposed signage was submitted with this Special Use Permit request. Any future proposed signage is subject to approval by Planning Director and shall conform to the CR-SO Shopping Center Sign Control Overlay regulations listed in TMC§1103.0700.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan recommends this site for Neighborhood Mixed-Use land uses. This category promotes the development of institutional and public uses, including community centers. Staff recommends approval of SUP24-00101 as the proposed use is compatible with the Forward Toledo Comprehensive Land Use Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP24-00101, a Special Use Permit for community center at 1339 S. Byrne Road, to Toledo City Council for the following two (2) reasons:

1. The use meets the stated purpose of the Zoning Code (**TMC§1111.0706(A)** *Review and Decision-Making Criteria*); and
2. The use is compatible with adjacent uses in terms of operating characteristics (such as noise, traffic generation, and other impacts associated with the use's operation) (**TMC§1111.0706(C)** *Review and Decision-Making Criteria*).

PLAN COMMISSION RECOMMENDATION (cont'd)

The Toledo City Plan Commission recommends approval of SUP24-00101, a Special Use Permit for community center at 1339 S. Byrne Road subject to the following **seven (7)** conditions.

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

Division of Transportation

1. Dimensions for all drive aisles and parking spots must be shown per TMC 1107.1911.
2. Wheel stops are required at all property lines, sidewalks, planting strips, and buildings per TMC 1107.1907.
3. Bicycle parking is required per TMC 1107.0900.

Plan Commission

4. A bicycle rack with a minimum of two (2) slots shall be provided on site per TMC§1107.0900.
5. Any future proposed signage is subject to approval by Planning Director and shall conform to the CR-SO Shopping Center Sign Control Overlay regulations listed in TMC§1103.0700. Applicant shall obtain any necessary permits for signage.
6. 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 Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
7. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission. Major adjustments will require an amendment to the Special Use Permit.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

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MJM
Three (3) sketches follow

Cc: Margaret Hunt Senior Center, 1339 S. Byrne Road, Toledo, OH 43606
Lisa Cottrell, Deputy Director
Mara Momenee, Planner

GENERAL LOCATION

SUP24-00101
ID 54



ZONING & LAND USE

SUP24-00101
ID 54



