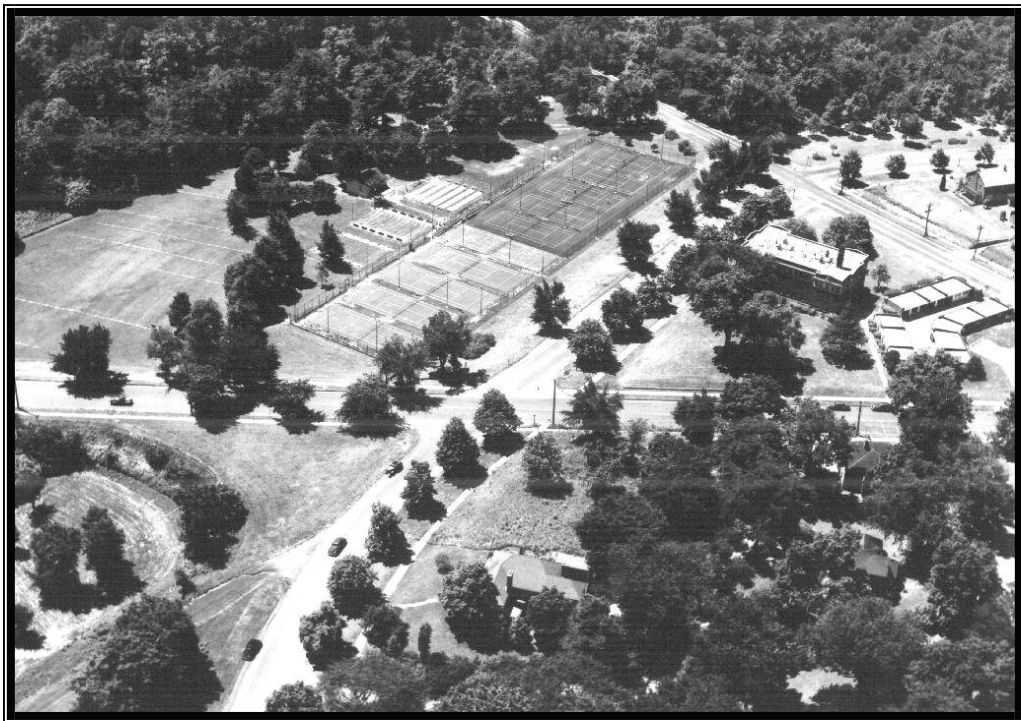


TOLEDO CITY PLAN COMMISSION

*REPORT
December 1, 2022*



Aerial Photo of the Jermain Park tennis courts circa Approx. 1961.
Photograph Retrieved from the Toledo-Lucas County Public Library Digital Collections.

Toledo-Lucas County Plan Commissions

One Government Center, Suite 1620, Toledo, OH 43604

Phone 419-245-1200, FAX 419-936-3730

MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

TOLEDO CITY PLAN COMMISSION

KEN FALLOWS
(Chairman)

BRANDON REHKOPF
(Vice Chairman)

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KRISTOPHER BALL

EMORY WHITTINGTON III

LUCAS COUNTY PLANNING COMMISSION

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LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2023**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION <i>(HEARINGS BEGIN AT 2PM)</i>			
November 28	December 26	December 30	January 12
December 27	January 23	January 25	February 9
January 23	February 21	February 24	March 9
February 27	March 27	March 31	April 13
March 27	April 24	April 28	May 11
April 24	May 22	May 26	June 8
May 30	June 26	June 30	July 13
June 26	July 24	July 28	August 10
July 31	August 28	September 1	September 14
August 28	September 25	September 29	October 12
September 18	October 16	October 20	November 2**
October 23	November 20	November 22	December 7**
COUNTY PLANNING COMMISSION <i>(HEARINGS BEGIN AT 9AM)</i>			
December 12	January 9	January 13	January 25
January 9	February 6	February 10	February 22
February 6	March 6	March 10	March 22
March 13	April 10	April 13	April 26
April 10	May 8	May 12	May 24
May 15	June 12	June 16	June 28
June 12	July 10	July 14	July 26
July 10	August 7	August 11	August 23
August 14	September 11	September 15	September 27
September 11	October 9	October 13	October 25
October 2	October 30	November 3	November 15**
November 6	December 4	December 8	December 20**

* County deadlines are for Preliminary Drawings

** Date shifts are due to holidays

Conversion Table

Toledo Zoning Code Update - Zoning District Designations

Existing District	New District Effective June 6, 2004
R-A, Single Family	RS12, Single Dwelling
R-B, Single Family	
R-1, Single Family	RS9, Single Dwelling
R-2, Single Family	RS6, Single Dwelling
R-3, Two Family	RD6, Duplex
R-2A, Restricted Multi Family	RM12, Multi Dwelling
None	RM24, Multi Dwelling
R-4, Multi Family	RM36, Multi Dwelling
R-4A, Multi Family	
R-5, Multi Family	
R-MH, Manufactured Home	RMH, Manufactured Housing Park
Commercial Districts	
C-1, Neighborhood	CN, Neighborhood
N-MX, Neighborhood Mixed Use	
C-2, Restricted Office	CO, Office
C-7, Office Park	
C-6-HS Redevelopment - Heritage South*	CS, Storefront
C-6-LA, Redevelopment - Lagrange*	
C-MX, Community Mixed Use	CM, Mixed Use
C-3, Commercial	CR, Regional
C-4, Shopping Center	CR-SO, Regional - Shopping Ctr. Sign Overlay
C-5, Central Business District	CD, Downtown
Industrial District	
M-1, Restricted Industrial	IL, Limited Industrial
M-2, Industrial	IG, General Industrial
M-4, Warehouse	
M-3, Planned Industrial	IP, Planned Industrial/Business Park
Special Purpose District	
P, Parks	POS, Park & Open Space
None	IC, Institutional Campus
Overlay Districts	
CUP, Community Unit Plan	None
D.O.D, Downtown	-DO, Downtown
HD, Historic District	-HO, Historic District
MR-O, Maumee River	-MRO, Maumee River
None	-UNO, Urban Neighborhood
None	-PO, Pedestrian
None	-SO, Shopping Center Sign

*The Heritage South and Lagrange C-6 Standards remain unless repealed

TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

December 1, 2022

2:00 P.M.

PUBLIC HEARING WILL BE HELD AT ONE GOVERNMENT CENTER
AT JACKSON BOULEVARD AND ERIE STREET
IN COUNCIL CHAMBERS
ON THE FOLLOWING CASES

AGENDA

ROLL CALL – Toledo City Plan Commission

PROOF OF NOTICE

MINUTES

FINAL PLATS

ORDERS OF THE DAY (APPROVAL)

NO.

1. Z-10003-22: Zone Change from IG to POS at 0 Front Street (part of parcel 18-77482) (dr)
2. V-418-22: Vacation of the 16' alley within the Block Bounded by Washington Street, Erie Street, Lafayette Street and S. Ontario Street (dr)
3. SUP-10001-22: Special Use Permit for Community Recreation – Active, for Park Modifications at 2434 S. Cove Blvd (jgl)
- ◆ 4. PUD-8009-22: Planned Unit Development for Multi-Family Development at 1338 N. Summit Street (jgl)
- ◆ 5. MRO-2-22: Maumee River Overlay Review for Multi-Family Development at 1338 N. Summit Street (jgl)
6. SPR-49-22: Major Site Plan Review for Parking Garage and Building Demolition and New Parking Lot at 2202 Jefferson Avenue, 2136 and 2235 Madison Avenue (jgl)
7. V-507-22: Vacation of Deer Park Court (jgl)

- 8. SUP-10002-22: Special Use Permit for Tobacco Shop at 4925 Jackman Road (dr)
- ◆ 9. Z-9001-22: Zone Change from IL to IG at 5439 Lewis Avenue (dr)
- ◆ 10. SUP-9002-22: Special Use Permit for Scrap and Salvage Facility at 5439 Lewis Avenue (dr)

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT

GENERAL INFORMATION

Subject

Request	-	Zone Change from IG-General Industrial and CS-Storefront Commercial to POS-Parks & Open Space
Location	-	0 Front Street (part of 18-77482)
Applicant	-	The Metropolitan Park District of the Toledo Area 5100 West Central Avenue Toledo, OH 43615
Owner	-	Economic Development City of Toledo One Government Center, Suite 2250 Toledo, OH 43604
Engineer	-	Lewandowski Engineers 234 N Erie Street Toledo, OH 43604

Site Description

Zoning	-	IG & CS / General Industrial & Storefront Commercial
Area	-	±8.29 acres
Frontage	-	±140' along Main Street ±1,675' along Miami Street
Existing Use	-	Multiuse path and undeveloped land
Proposed Use	-	Active Community Recreation
Overlay	-	Maumee Riverfront Overlay (MRO)

Area Description

North	-	Undeveloped, International Park, and Restaurants / POS & CR -MRO
South	-	Single family homes, auto repair and used auto sales, industrial / CS-MRO, IL-MRO, RM36, IL, RD6
East	-	Single family homes, auto repair and used auto sales, industrial / CS-MRO, IL-MRO, RM36, IL, RD6
West	-	Undeveloped, International Park, and Restaurants / POS & CR -MRO

GENERAL INFORMATION (cont'd)

Parcel History

SUP-69-85	-	Special Use Permit for installation of Toledo Rowing Foundation Dock in International Park Boat Basin and MRO Review. Ord. 427-85 passed 05/29/1985.
M-8-95	-	International Park Master Plan. PC approved 04/27/1995.
M-8-98	-	International Park Master Plan Amendment for restaurants, parking lot, and drive development. PC approved 08/13/1998.
MDO-2-98	-	Maumee Riverfront Overlay plan for restaurants and parking at International Park. PC approved 08/13/1998.

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Maumee Riverfront Plan
- Connecting the Pieces Neighborhood Plan

STAFF ANALYSIS

The request is a Zone Change from IG-General Industrial and CS-Storefront Commercial to POS-Parks & Open Space at a portion of 0 Front Street (part of Parcel #18-77482). The requested Zone Change will facilitate the redevelopment of International Park. Surrounding land uses include undeveloped land, International Park, and The Docks Restaurants to the north and west, and single family homes, auto repair, used auto sales, and warehouses to the south and east.

The applicant, the Metropolitan Park District of the Toledo Area (Metroparks Toledo), is requesting the Zone Change as part of the redevelopment of International Park. The redevelopment of International Park is part of the greater Glass City Riverwalk project, which aims to provide public parks and trails along both sides of the Maumee River. The City of Toledo currently owns International Park, and the subject parcel for which the Zone Change is requested runs along the east side of the park. On April 21, 2020, Toledo City Council passed Ord. 147-20, a development and option agreement with Metroparks Toledo for the sale and conveyance of International Park, and Metroparks Toledo has the approval of the City to apply for the Zone Change. The parcel is Zoned IG-General Industrial as it was the location of a rail line. Its current use is a multiuse path, developed as part of a "Rails-to-Trails" project. Preliminary plans show the multiuse path staying, with various paths branching off and into the park.

STAFF ANALYSIS (cont'd)

Prior to development, the applicant shall apply for a Special Use Permit. Active community recreation (i.e. parks with infrastructure) require an approved Special Use Permit in all Zoning Districts. The Special Use Permit shall be obtained prior to construction.

Connecting the Pieces Plan

The Connecting the Pieces Plan was approved in 2008, and provides a vision for the neighborhoods of Garfield Heights, the Marina District, the Main/Starr Business District, and International Park. The Plan recommends that International Park be improved with benches, rest ways, and picnic tables installed along riverfront walkways and bike paths. It also calls on beautifying the park for surrounding neighbors to enjoy. The proposed Zone Change and the Glass City Riverwalk project are both compatible with the Connecting the Pieces Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Parks and Open Space. This District is intended to preserve and enhance major open space and recreational areas. The District may also be applied to privately-owned open space areas within residential developments. Includes parks, golf courses, racetracks, marinas, and other areas containing recreational open space and facilities. The proposed Zone Change complies with the 20/20 Plan.

Staff recommends approval of the Zone Change from IG-General Industrial and CS-Storefront Commercial to POS-Parks & Open Space at 0 Front Street (part of Parcel #18-77482) because the proposed POS-Parks and Open Space Zoning is consistent with the Comprehensive Plan, Connecting the Pieces Neighborhood Plan, and the stated purpose of the Zoning Code. 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 staff recommends that the Toledo City Plan Commission recommend approval of Z-10003-22, a request for a Zone Change from IG-General Industrial and CS-Storefront Commercial to POS-Parks & Open Space at 0 Front Street (part of Parcel #18-77482) for the following two (2) reasons:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A) – *Review & Decision-Making Criteria*).
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*).

REF: Z-10003-22... December 1, 2022

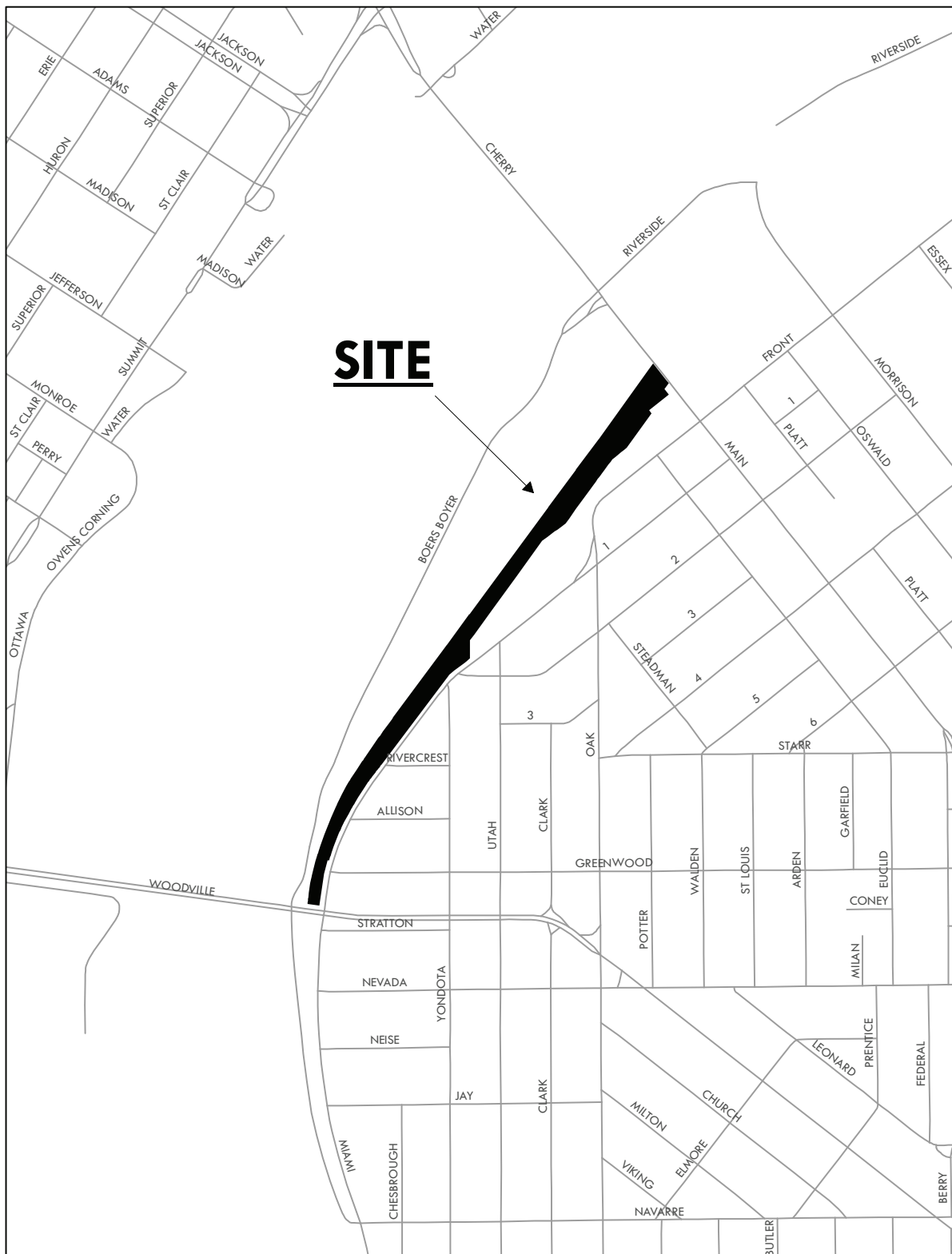
ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z-10003-22
DATE: December 1, 2022
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: January 4, 2023
TIME: 4:00 P.M.

DR
Two (2) sketches follow

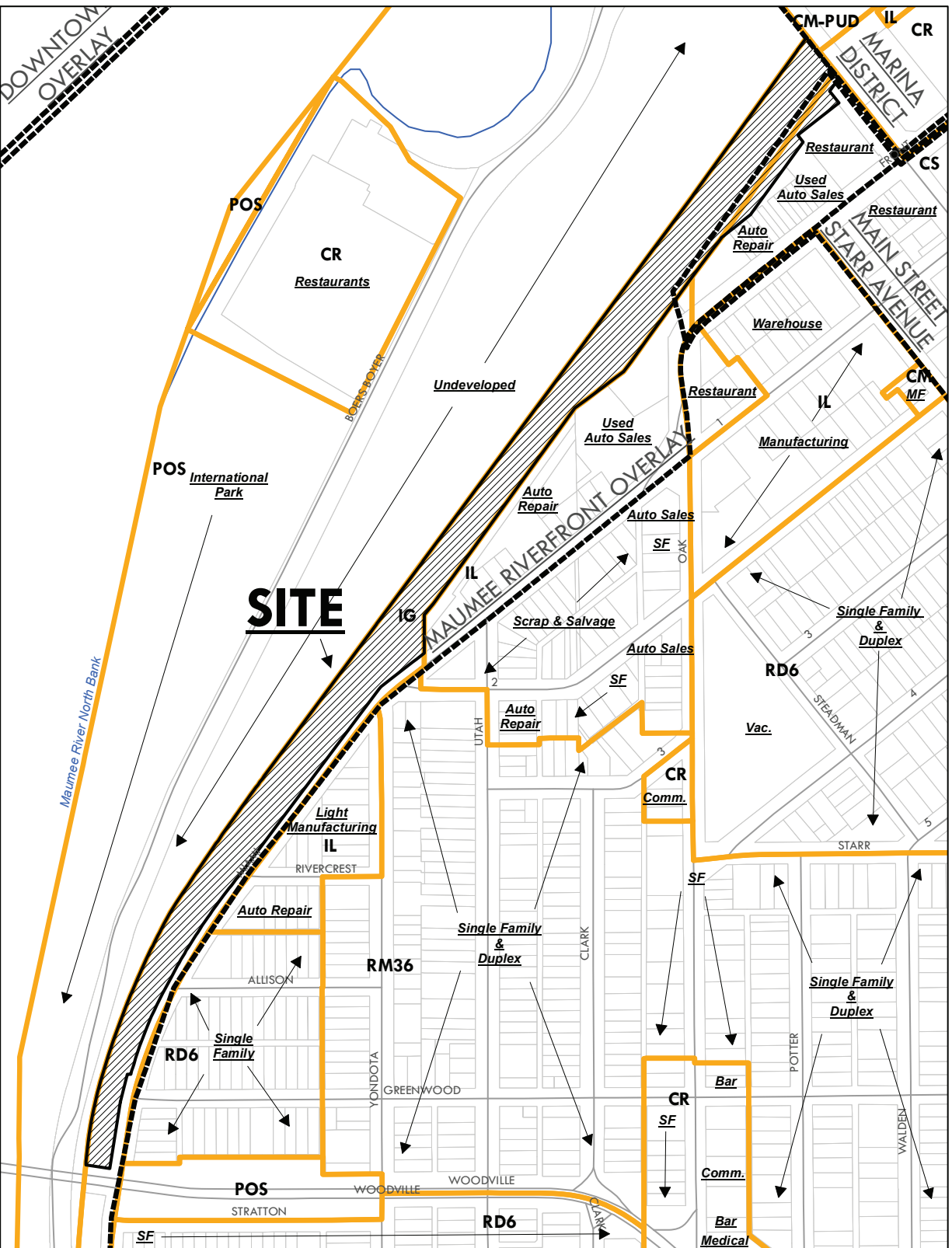
GENERAL LOCATION

Z-10003-22



ZONING & LAND USE

Z-10003-22



REF: V-418-22
DATE: December 1, 2022

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|--|
| Request | - | Vacation of the 16' alley within the block bounded by Washington St., Erie St., Lafayette St., and Ontario St. |
| Applicant | - | Kevin Prater
RKKP LLC, 15 South Ontario LLC, and 15 South Ontario Parking LLC
401 S. Washington Square, Suite 102
Lansing, MI 48933 |
| Engineer | - | Giffels Webster
28 W Adams Road, Suite 1200
Detroit, MI 48226 |

Site Description

- | | | |
|--------------|---|--|
| Zoning | - | CD / Downtown Commercial & IL / Limited Industrial |
| Area | - | ± 1,293.92 square feet |
| Frontage | - | ± 130' along Erie St.
± 292' along Ontario St. |
| Existing Use | - | Alley |
| Proposed use | - | Parking Lot |

Area Description

- | | | |
|-------|---|---|
| North | - | Multi-Family Residential, Parking Lot / IL & CD |
| South | - | Parking Lot / IL |
| East | - | Mixed-Use / CD |
| West | - | Multi-Family Residential, Mixed-Use / CD |

Parcel History

- | | | |
|-----------|---|--|
| Z-9005-22 | - | Zone Change from IL-Limited Industrial to CD-Downtown Commercial at 8 South Erie Street. Plan Commission recommended approval 11/3/2022 (<i>Companion Case</i>). |
|-----------|---|--|

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- SPR-44-22 - Major Site Plan Review for parking lot expansion at 15, 25, 31 & 39 S Ontario Street and 8 & 14 S Erie Street (*Companion Case, deferred to January 12, 2023*).

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Warehouse District Master Plan (2017)
- Downtown Toledo Master Plan

STAFF ANALYSIS

The applicant is requesting the Vacation of a sixteen-foot (16') alley off of Washington Street in Downtown Toledo. The Vacation will facilitate the development of a surface parking lot. Surrounding land uses include multifamily to the north; a parking lot to the south; a parking lot and a vacant building to the east; and a vacant building to the west. On 08/16/2022, City Council approved a declaration of intent (*Res. 418-22*) to Vacate the requested alley.

The applicant is requesting the Vacation in order to facilitate the construction of a parking lot. The applicant has submitted companion case, SPR-44-22, a site plan of the proposed parking lot; however, the applicant has requested a deferral to modify the site plan. The alley is located at the north end of site, and a sidewalk and fence are depicted on the submitted site plan. The developer, Kevin Prater of 15 South Ontario LLC, is the owner of the Commerce Paper building, adjacent to the alley. The developer plans on restoring the Commerce Paper building into mixed use apartments and commercial space. The alley and new parking lot will serve the restored building, which will be renamed the Overmyer Lofts.

Downtown Master Plan

The Downtown Toledo Master Plan was adopted in 2017, and outlined twelve Priority Action Items including to "Identify Strategic Redevelopment and Infill Sites." The proposed development of the Overmyer Lofts will allow the adaptive reuse of a vacant building and promote additional housing Downtown. The proposal meets the recommendations of the Downtown Master Plan.

STAFF ANALYSIS (cont'd)

Warehouse District Neighborhood Master Plan

The Toledo Warehouse District Neighborhood Master Plan was updated in 2017 and outlined multiple development opportunities and visions for streetscape enhancement. The Commerce Paper Building was highlighted as a development opportunity, and the parking lot assists in the redevelopment of this building. The plan also recommends that off-site parking be screened with fencing and landscaping. The parking lot shall be fenced according to TMC§1103.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Downtown Commercial land uses. Downtown Commercial encompasses a broad range of uses to reflect Downtown's role as a commercial, governmental, cultural, and entertainment center for the region. Land uses are intended to be intense with high building coverage, large buildings, and buildings placed close together. The plan also encourages mixed-use pedestrian oriented development. The proposed Vacation complies with the 20/20 Plan.

Staff recommends approval of the proposed Vacation as it will not alter the intended land use of the site as designated in the Toledo 20/20 Comprehensive Plan and the project is compatible with the Downtown Master Plan and the Warehouse District Neighborhood Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-418-22, the request for the Vacation of a 16' alley within the block bounded by Washington St., Erie St., Lafayette St., and Ontario St. to Toledo City Council for the following reason:

1. The proposed Vacation conforms to the Toledo 20/20 Comprehensive Plan.

The staff further recommends that the Toledo City Plan Commission recommend approval of V-418-22, the request for the Vacation of the 16' alley within the block bounded by Washington St., Erie St., Lafayette St., and Ontario St. to Toledo City Council subject to the following **three (3)** conditions:

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

Division of Engineering Services

1. Sewer in alley in vacated area will become private and the responsibility of the property owner to maintain. A manhole shall be installed where the transition from private to public occurs.

STAFF RECOMMENDATION (cont'd)

Columbia Gas

Comments not received at time of print.

Fire Prevention

No comments or concerns.

Division of Streets, Bridges and Harbors

No comments or concerns.

Toledo Area Regional Transit Authority

Comments not received at time of print.

Division of Transportation

2. Within the limits allowed by law, the applicant shall indemnify the City of Toledo, its officials, agents or employees, from any and all claims, demands, causes of action, suits or liability in connection with the performance of any and all acts authorized or permitted under this vacation. Said indemnification language shall be contained within and evidenced by the endorsement on a certified copy of the final vacating legislation by the owner which indemnification shall be kept in the permanent file of the Clerk of Council.

Plan Commission

3. Parcels 12-15984, 12-16016, and 12-16015 shall be combined.

RIGHT OF WAY VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-418-22
DATE: December 1, 2022
TIME: 2:00 PM

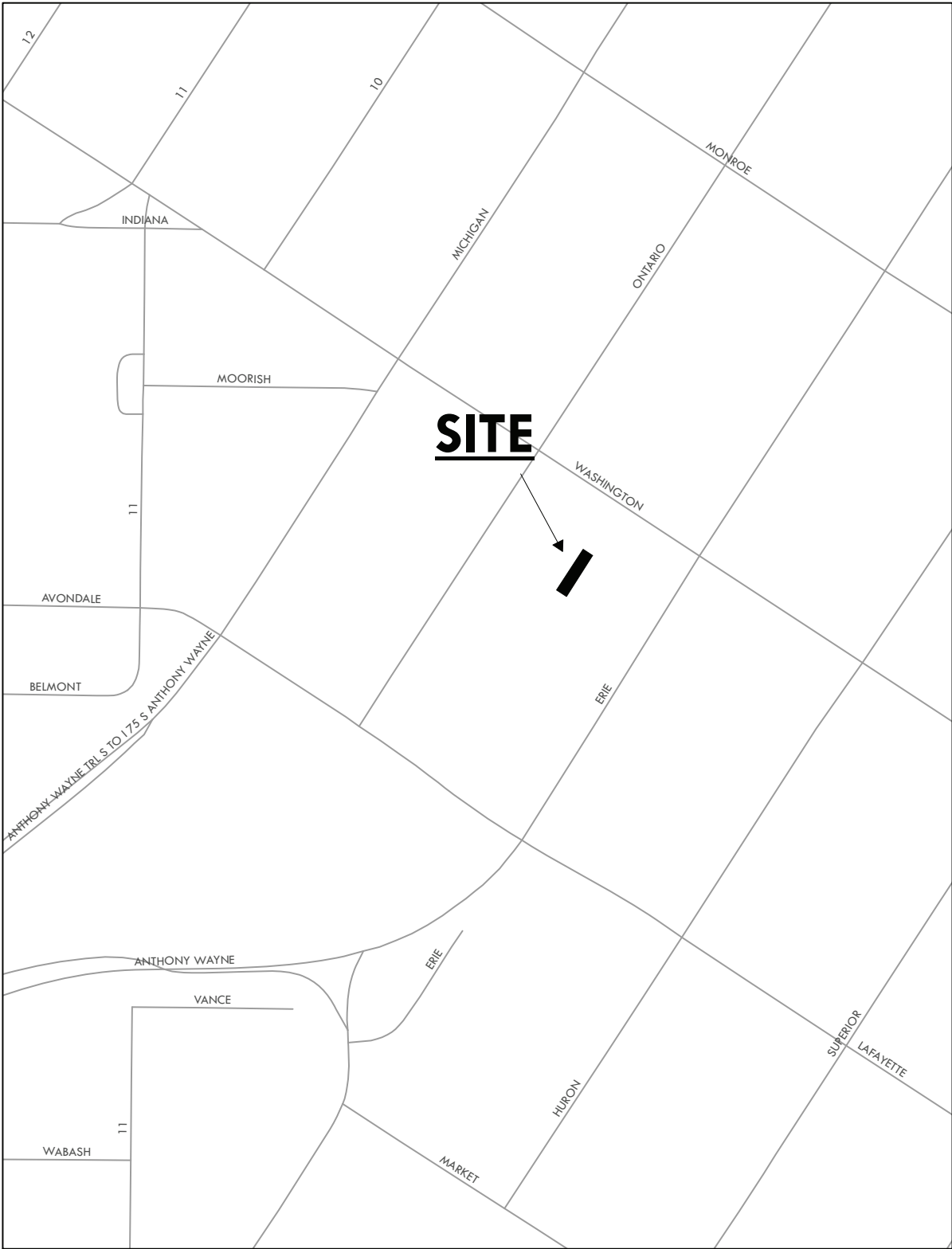
CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: January 4, 2023
TIME: 4:00 P.M.

DR

Three (3) sketches follow

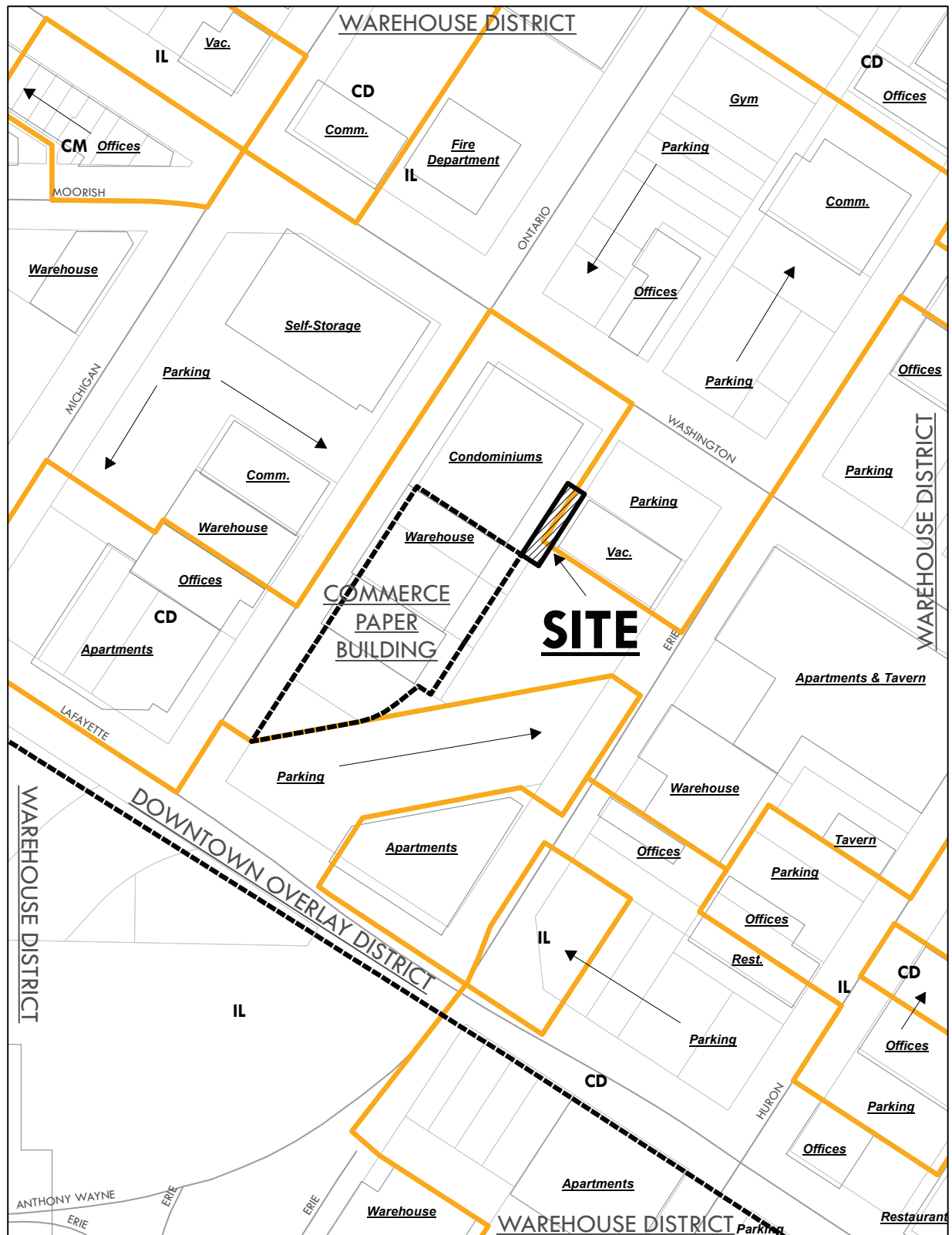
GENERAL LOCATION

V-418-22



ZONING & LAND USE

V-418-22



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GENERAL INFORMATION

Subject

Request	-	Special Use Permit for Community Recreation-Active, for park modifications
Location	-	2434 S. Cove Street
Applicant	-	City of Toledo 1 Government Center Suite 2250 Toledo, OH 43604
Civil Engineer	-	The Mannik & Smith Group 1800 Indian Wood Circle Maumee, OH 43537
Architect	-	The Collaborative Inc. Park Level 118 Toledo, OH 43604
MEP Engineer	-	Vision Design Group, Inc. 3450 W. Central Ave Suite 330 Toledo, OH 43606

Site Description

Zoning	-	POS / Parks and Open Space
Area	-	±77 Acres
Frontage	-	±1270' along Upton Ave. ±3,050' along S Cove Blvd ±1,975' along N Cove Blvd ±925' along Monroe ±925' along Monroe
Existing Use	-	Athletic Courts and Equipment
Proposed Use	-	Athletic Courts and Equipment

Area Description

North	-	CO, RD6 / Apartments, Bank, Single and two-family houses, I-475
South	-	RD6, RS6, CO, RM36 / Offices, single and two-family houses, apartments, a church.
East	-	POS / Beatty Park
West	-	POS / Ottawa Park

GENERAL INFORMATION (cont'd)

Combined Parcel History

Z-100-85 - Rezoning of city-owned property to P Park Districts (phase III in West Toledo) (PC Approved 6/11/85).

Applicable Regulations

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

STAFF ANALYSIS

The City of Toledo's Division of Parks, Recreation, and Youth Services is requesting a Special Use Permit for Community Recreation-Active for park modifications at 2434 Cove Street. - more commonly known as Jermain Park. The area to be modified is the ±13 acres portion bounded by N Cove St, Upton Ave, Monroe St, and the Ottawa River currently occupied by a variety of recreational amenities including tennis courts, shade structures, horse-shoe courts, and shuffleboard courts. However the entire site totals ±77 Acres and also includes an extensive mountain-bike trail, woodland, and mixed-use walking path. To the north of the site are apartments, a bank, a single and two-family home neighborhood, and I-475. To the east of the site is Beatty park, to the south of the site is a single-, two-, and multi-family home neighborhood, a church, and offices. To the west of the site is Ottawa Park. The site originally operated as an amusement park from 1900 to 1914, followed by a more traditional city park beginning in 1915. Due to its early founding in the city, not Special Use Permit was ever obtained for the active-recreation within. The proposed modifications and repairs act as an opportunity to bring the site into compliance with community recreation-active requirements.

The scope of the project includes the refinishing of six (6) tennis courts, removal of two (2) tennis courts, replacement of two (2) tennis courts with pickle-ball courts, removal of shuffleboard courts, maintenance and reduction of horse-shoe courts, introduction of new turf areas and seating, repair and maintenance of restroom facilities, reconstruction of the parking lot, and rehabilitation of the on-site shade structure. It is notable that the pickle-ball courts, a game rising in popularity nationally, will be the first dedicated courts of their kind publicly available in Toledo.

This project is part of a multi-year plan to rehabilitate, and reassess, park needs in the city. The Division of Parks has preliminary plans to renovate around twenty-six tennis courts by 2025 in different neighborhoods of the city.

STAFF ANALYSIS (cont'd)

Community Recreation – Active

Per TMC§1106.0800 – Parks and Open Space Dimensional Standards, any playground, sport court, or other active recreation area must be set back at least fifty (50) feet from any RS or RD district and at least 25 feet from any other Residential or Commercial zoning district. The proposed plan is acceptable as depicted.

Parking and Circulation

Minor revisions to existing parking layout are proposed. Drive aisles, entrances, and parking spaces will maintain similar layouts to the existing. Four parking spaces have been removed from the site to provide a landscape island at the end of the central parking row. A total of eighty (80) parking spaces are provided. Pursuant to TMC§1107.0600 – Off-Street Parking Schedule “D”, Community Recreation facilities have a wide variety of parking demand characteristics making it difficult to specify a single off-street parking standard. The reduction in parking spaces reflects the reduction in total recreation courts provided. The site is designed in such a way as to provide ample space for expansion should parking demand outpace available spaces. As a condition of approval, the applicant shall be required to address parking overflow in the event demand exceeds available parking on a regular basis so as to become a nuisance.

A portion of the total number of required off-street parking spaces must be specifically designated, located, and reserved for use by persons with physical disabilities. According to the table in TMC§1107.1701 – *Number of Required Parking Spaces for Persons with Disabilities*, the applicant is required to provide at least one (1) van accessible space with an eight-foot (8') drive aisle and three (3) car accessible spaces with five-foot (5') drive aisles for persons with physical disabilities. The site plan provides four (4) van accessible spaces.

Bicycle parking is required pursuant to Off-Street Parking Schedule “A” (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. The proposed plan requires eight (8) bicycle parking spaces. Upon a site visit, planning staff confirmed the presence of some bicycle parking on site. The total quantity of bicycle parking, with a minimum of eight (8) slots, shall be shown on a revised site plan.

Additionally, there must be safe, adequate, and convenient arrangement of pedestrian walkways, bikeways, roads, driveways, and off-street parking and loading spaces within off-street parking areas. The proposed plan allows pedestrian access to the site from Upton, as well as internal circulation between amenities. The swale to the south of the parking lot is designed in such a way as to allow access to the mountain-bike path from the parking lot.

STAFF ANALYSIS (cont'd)

Landscaping

Per **TMC§1108.0202** – *Frontage Greenbelts*, sites are required to provide a minimum thirty-foot (30') wide frontage greenbelt and contain at least one (1) tree for every thirty feet (30') of frontage. Trees are not required to be evenly spaced and may be clustered. The submitted landscape plan utilizes twenty (20) mature trees on site ranging from four- to sixty-inch (4"-60") caliper and meets the standards of the site.

Where facing the roadway, shrubs or berms are required along all parking lots to screen headlights from view. The basin-like topography created by Ottawa River results in a $\pm 3'$ lower grade for the parking lot from the street. Given the unique topography of the site, and deep setback, the provided landscaping meets the screening intent of the zoning code. Fencing is proposed around the tennis and pickle-ball courts. The proposed fence is ten-foot (10') chain link with several man gates on the north and south sides. The proposed fencing is acceptable as depicted.

Building Design and Materials

Rehabilitation of the shade-structures and restrooms shall not substantially change the visual form of either structure. Several solid-panel portions of the shade structure are intended to be replaced with pergola-like slats. Modifications conform to TMC§1109 – Design Standard.

Neighborhood Meeting

Pursuant to TMC§1111.0200 – Neighborhood Meetings, the Director has determined the application warrants a neighborhood meeting to be held prior to the Plan Commission hearing. The neighborhood meeting was held November 14, 2022 and Monroe Street United Methodist Church (3613 Monroe St.), at 5:00 P.M.

Monroe Auburn Neighborhood Master Plan

The Monroe Auburn Neighborhood Master Plan lists Ottawa and Jermain parks as regional and neighborhood assets. Jermain park is not only invaluable to the neighborhood but also as a regional draw for the City of Toledo and beyond. The proposed improvements within this Special Use Permit preserve and expand Jermain Park's role as a neighborhood and regional asset. The SUP conforms to the Monroe Auburn Neighborhood Master Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Parks and Open Space. The designation is intended to preserve and enhance major open space and recreational areas. Includes parks, golf courses, racetracks, marinas, and other areas containing recreational open space and facilities. The SUP for Jermain Park conforms to the Toledo 20/20 Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-10001-22, a Special Use Permit for Community Recreation-Active for park modifications at 2434 Cove Street to the Toledo City Council, for the following reason:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A))

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-10001-22, a Special Use Permit for Community Recreation-Active for park modifications at 2434 Cove Street, to the Toledo City Council, subject to the following **twenty-two (22)** 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.

Engineering Services

1. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins.
4. Proposed stormwater basin cannot prevent sewer maintenance trucks from reaching the sanitary MH at the Southwest corner of site.
5. The project requires a Flood Hazard Zone Development Permit per TMC 1100.
6. Full stormwater submittal requires multiple items:
 - a. Items are listed on the regional SWP3 submittal coversheet: <https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>
 - b. Plans according to the 2014 Infrastructure Requirements document found in the drop down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

7. Following the stormwater review, additional items are needed for final approval:
 - a. As listed on the regional SWP3 submittal cover sheet. The signed agreement will be through a covenant which will need to be recorded.
 - b. Fee and a Toledo Licensed Sewer Contractor for the sewer construction permit.
 - c. Construction inspection and completion of obligations in the stormwater permit.
8. Provide solid lids on any sanitary structures in the area.

Sewer & Drainage Services

Comments not received at time of print.

Environmental Services

Comments not received at time of print.

Fire Prevention

No comments nor concerns.

Transportation

9. Bicycle parking is required per TMC§1107.0900.
10. Wheel stops are required at all parking spots abutting sidewalks, property liens, planting strips and buildings per TMC 1107.1907.
11. Do Not Enter signage is required where one-way traffic drive aisle ends at two-way drive aisle to prevent wrong way traffic flow.

Plan Commission

12. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. Three (3) Car spaces and one (1) van spaces are required. **Acceptable as depicted.**
13. Per TMC§1107.0400, Off-Street Parking Schedule “A” requires one (1) bicycle parking slot per ten (10) parking spaces. **Not acceptable as depicted. Eight (8) spaces required.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

14. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities.
15. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
16. Active recreation area must be set back at least fifty (50) feet from any RS or RD district and at least 25 feet from any other Residential or Commercial zoning district. **Acceptable as depicted.**
17. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include: **Landscape plan is acceptable as depicted.**
 - a. A thirty-foot (30') greenbelt is required along Upton include one (1) tree per every thirty feet (30') of frontage. Trees are not required to be evenly spaced and may be clustered. **Acceptable as depicted. Trees noted for preservation are acceptable alternatives as depicted.**
 - b. Topsoil must be back filled to provide positive drainage of the landscape areas;
 - c. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage;
 - d. The location number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained;
 - e. The location, height, and materials for any fencing to be installed and maintained;
 - f. The location and direction of any proposed lighting (**any lighting is to be directed away from adjacent residential properties**).

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

18. No fence, sign structure or planting which obstructs visibility between 42 inches and 84 inches above grade shall be maintained within 23 feet of the curb or pavement edge of any street.
19. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in **TMC§1111.0707** have not been met.
20. 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.
21. 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.
22. 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.

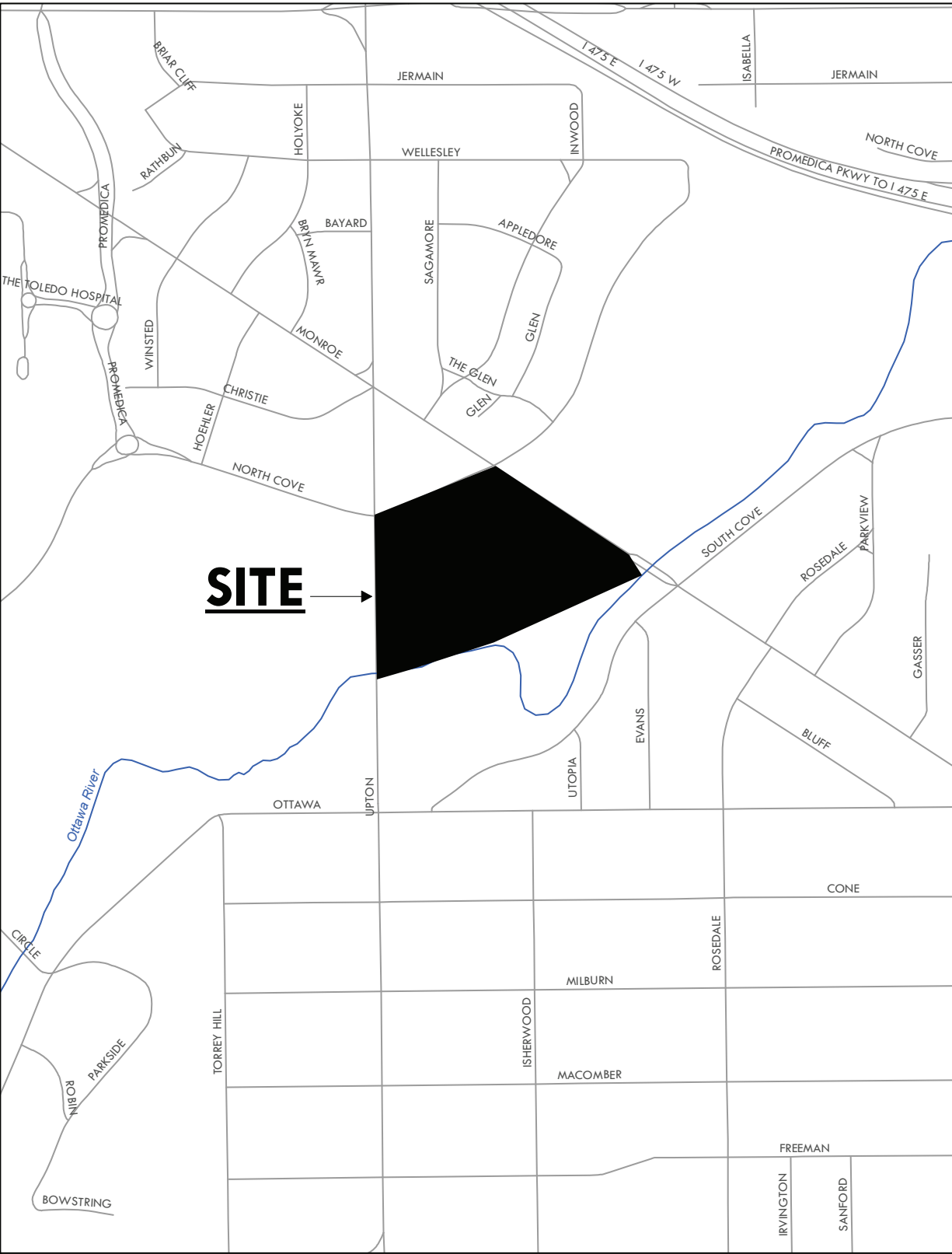
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-10001-22
DATE: December 1, 2022
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: January 4, 2023
TIME: 4:00 P.M.

JGL
Six (6) sketches follow

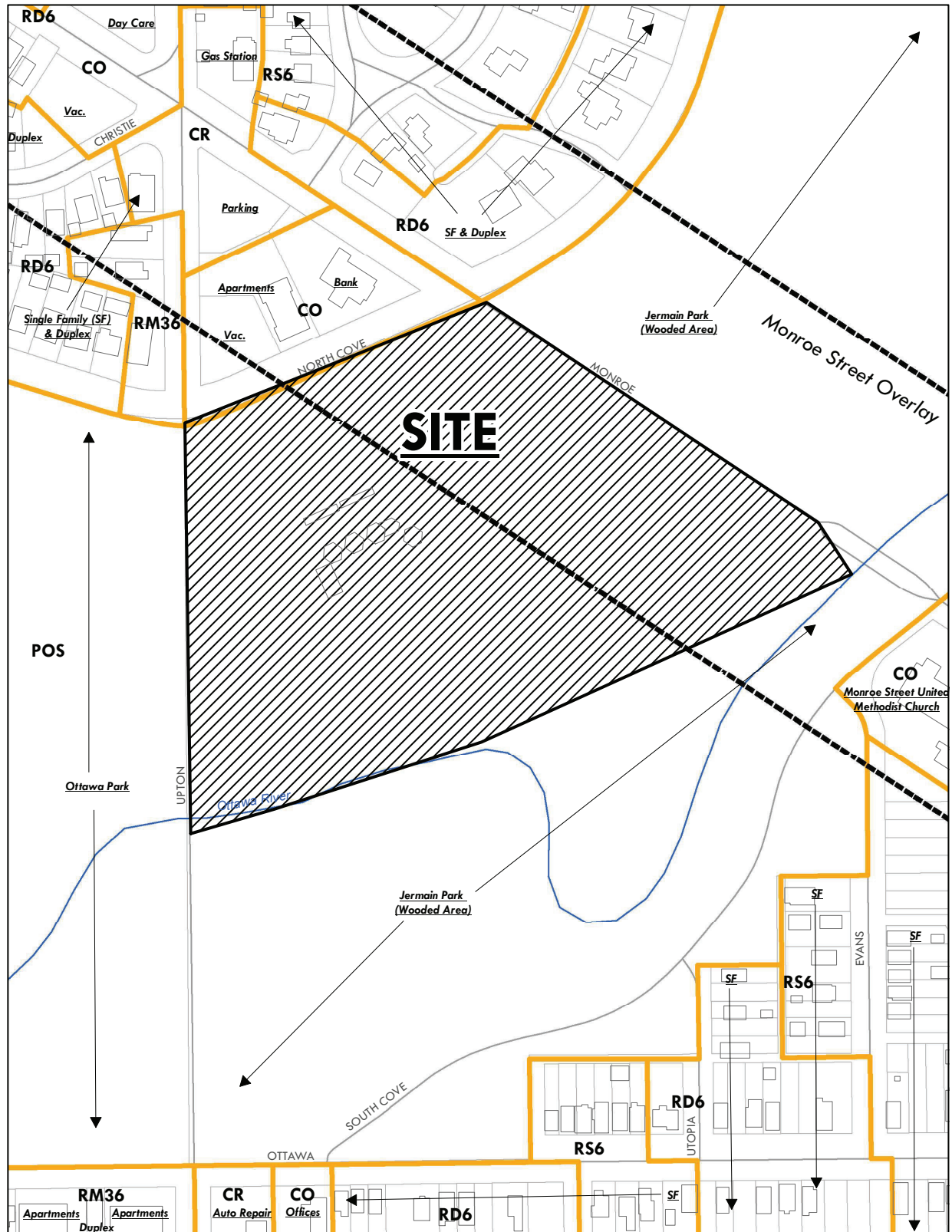
GENERAL LOCATION

SUP-10001-22
ID 41



ZONING & LAND USE

SUP-10001-22
ID 41



AERIAL PLAN

SUP-10001-22
ID 41



Horizontal

Calculated:	JEC
Checked:	PE

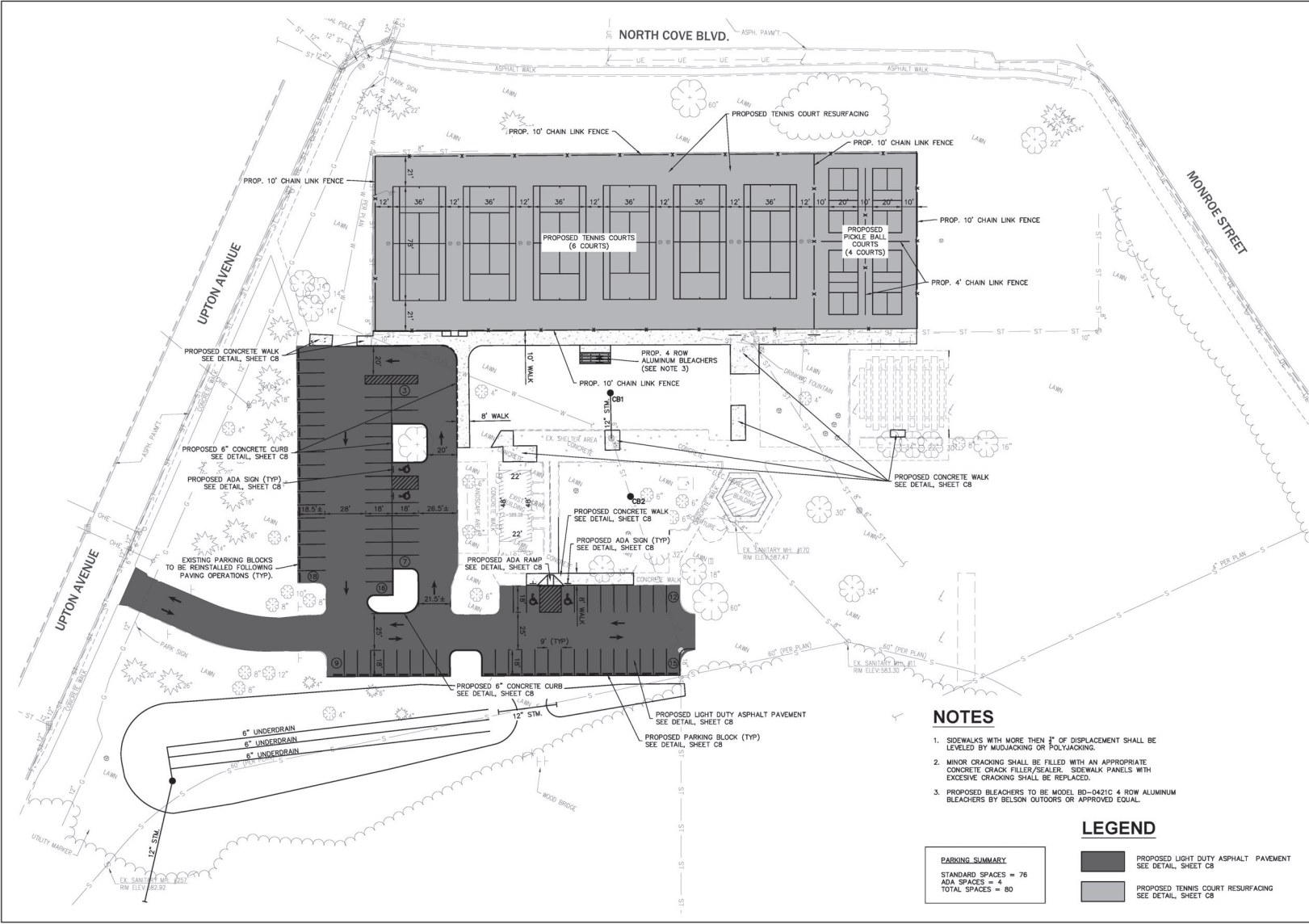
AERIAL PLAN

**JERMAIN PARK
SITE & FACILITY RESTORATION**

C3

SITE PLAN

SUP-10001-22
ID 41



NOTES

1. SIDEWALKS WITH MORE THAN 2" OF DISPLACEMENT SHALL BE LEVELED BY MUDJACKING OR POLYJACKING.
2. MINOR CRACKING SHALL BE FILLED WITH AN APPROPRIATE CONCRETE CRACK FILLER/SEALER. SIDEWALK PANELS WITH EXCESSIVE CRACKING SHALL BE REPLACED.
3. PROPOSED BLEACHERS TO BE MODEL BD-D421C 4 ROW ALUMINUM BLEACHERS BY BELSON OUTDOORS OR APPROVED EQUAL.

LEGEND

	PROPOSED LIGHT DUTY ASPHALT PAVEMENT SEE DETAIL, SHEET C8
	PROPOSED TENNIS COURT RESURFACING SEE DETAIL, SHEET C8

PARKING SUMMARY
STANDARD SPACES = 76
ADA SPACES = 4
TOTAL SPACES = 80

60'
30'
15'
0'
Horizontal
Scale in Feet

Consulted:	IEC	Check:	PEL
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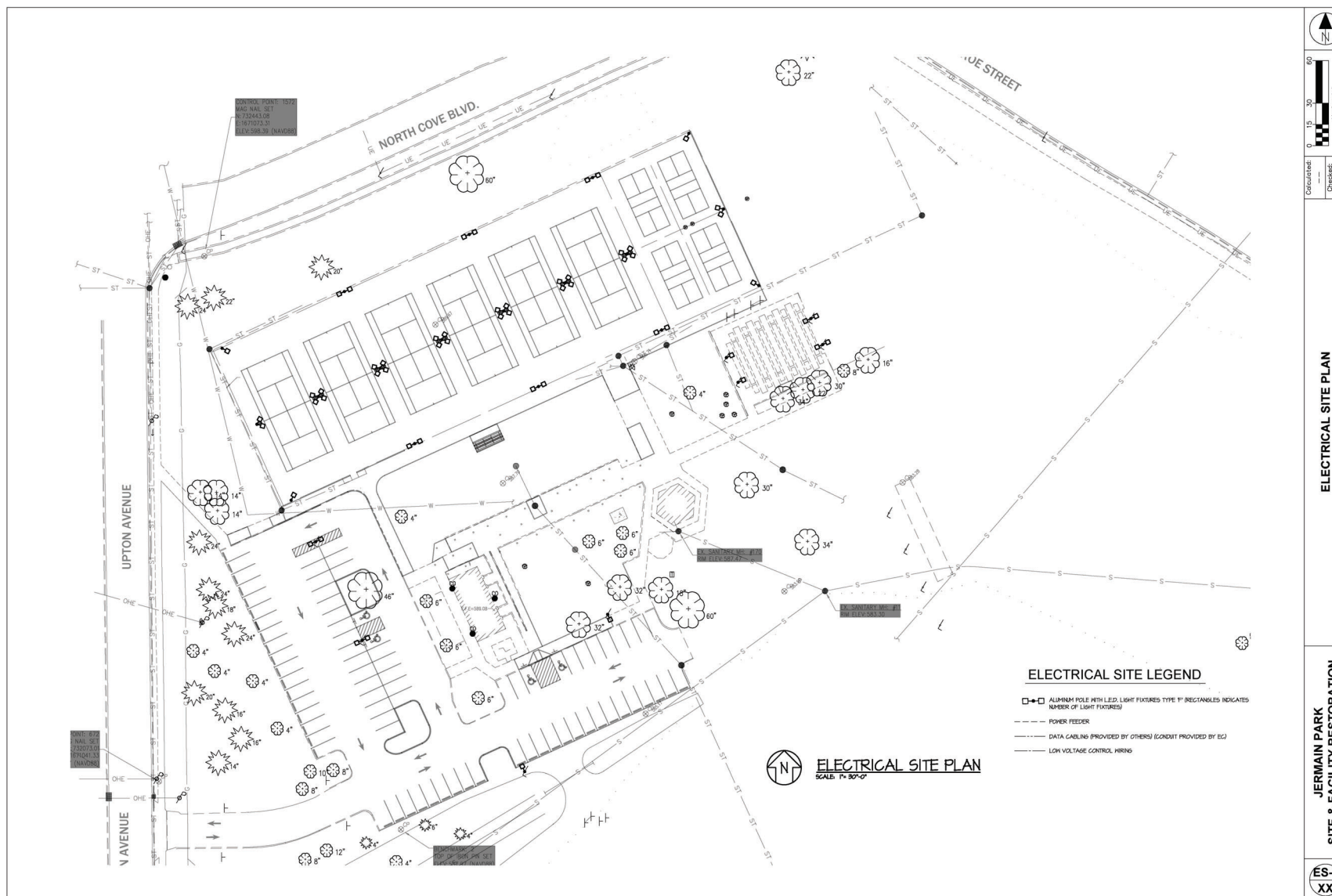
SITE PLAN

JERMAIN PARK
SITE & FACILITY RESTORATION

C6

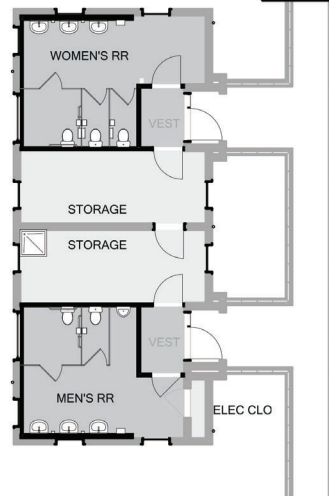
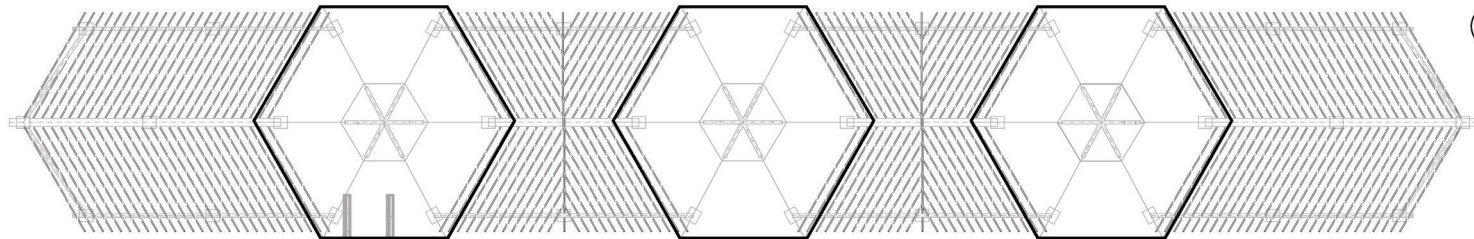
ELECTRICAL & LANDSCAPE PLAN

SUP-10001-22
ID 41



SHADE-STRUCTURE

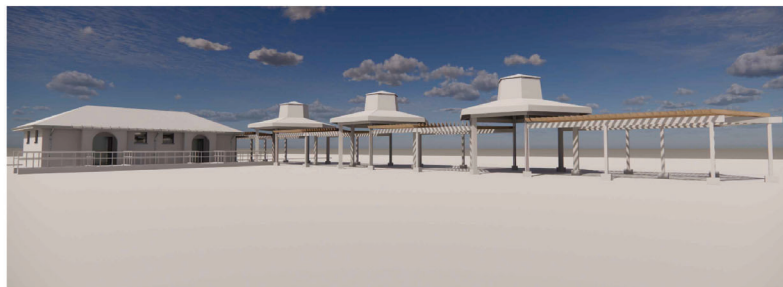
SUP-10001-22
ID 41



RESTROOM BUILDING RESTORATION



EXISTING PICNIC SHELTERS WITH PERGOLA



EXISTING PICNIC SHELTERS WITH PERGOLA



EXISTING PICNIC SHELTERS WITH PERGOLA

PROPOSED FLOOR PLAN & PERSPECTIVES

**JERMAIN PARK
SITE & FACILITY RESTORATION**

1
XX

GENERAL INFORMATION

Subject

- | | | |
|-------------------------|---|---|
| Request | - | Planned Unit Development for multi-family development |
| Location | - | 1338 N. Summit |
| Applicant | - | BPM-Brown Property Management, LLC
26 Lansdowne Road
Toledo, OH 43623 |
| Co-Applicant
& Owner | - | Bridges of Toledo, LLC
PO Box 167195
Oregon, OH 43616 |
| Architect | - | Architecture by Design
5622 Mayberry Square
Sylvania, OH 43560 |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | CN / Neighborhood Commercial
<i>(CM Mixed Commercial Zoning requested via Z-8008-22.)</i> |
| Overlays | - | MRO / Maumee Riverfront Overlay
SSCRO / Summit Street Corridor Redevelopment
UNO District |
| Area | - | ± 1.37 Acres |
| Frontage | - | ± 503' along Summit
± 171' along Magnolia |
| Existing Use | - | Vacant |
| Proposed Use | - | Multi-family development |

Area Description

- | | | |
|-------|---|---|
| North | - | IL, CR / Vacant Lots & Commercial Structures,
Brewery & Distillery, Offices, Warehouse |
| South | - | IG / Vacant Land, CSO Basin, Pedestrian Path,
Urban Prairie, Maumee River |
| East | - | IG / Light Manufacturing |
| West | - | IG / Pedestrian path, Urban Prairie |

GENERAL INFORMATION (cont'd)Combined Parcel History

Z-259-81	-	Zone change from M-2 to C-3 (Ord. 78-82, 1/26/82)
SUP-229-81	-	Special Use Permit for a gasoline station (Ord. 79-82, 1/26/82)
Z-6016-05	-	Zone change from CR Regional Commercial to CN Neighborhood Commercial (PC Approved 8/11/05, CC approved via Ord. 692-05)
Z-8008-22	-	Zone change from CN Neighborhood Commercial to CM Mixed Commercial at 1338 N Summit (PC approved 10/13/22) <i>Companion Case</i> .
MRO-2-22	-	Maumee River Overlay Review for multi-family development (not yet heard by Plan Commission) <i>Companion Case</i> .

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Vistula Neighborhood Master Plan
- Summit Street Redevelopment Plan

STAFF ANALYSIS

The applicant and owner of the property located at 1338 N. Summit Street has requested approval of a planned unit development (PUD) for a multi-family development named “Bridges of Toledo”. The ± 1.37 acre site is situated at the south-west corner of Summit Street and Magnolia Street and is currently vacant. To the south of the site is a Downtown Storage Basin, which was developed as part of the Toledo Waterways Initiative and the Maumee river. To the west is an urban prairie with walking path that connects Summit Street to the intersection of Olive and Water Street. To the north of the site is Summit Street, across which is a brewery/distillery, vacant lots, offices, and a warehouse. To the east of the site is Magnolia, across which is light manufacturing. The site is located north-east of the historic Vistula Neighborhood, and within the recently established Community Entertainment District named “Lowertown”. Lowertown has been host of several on-going redevelopment efforts focused on a mix of residential and commercial projects.

STAFF ANALYSIS (cont'd)

The project consists of forty-four (44) units split between eight (8) buildings, six (6) of which are three-story buildings fronting onto Summit Street with six (6) units each. Within this report these shall be referred to as the “three-story buildings”. The remaining two (2) buildings are referred to in the elevations as Bungalows. The Bungalows are two-stories tall, inset into sloped-grade of the site, and facing primarily south-east towards the river. A parking area separates the bungalows and the three-story buildings.

A PUD is required for this project to facilitate multiple buildings on a lot in commercial zoning districts. Two companion cases for this development have been submitted. Companion cases include a Zone Change (Z-8008-22) from CN Neighborhood Commercial to CM Mixed Commercial, which was recommended for approval by the Plan Commission on October 13, 2022, and a Maumee Riverfront Overlay Review (MRO-2-22), required due to the site’s location within the Maumee Riverfront Overlay.

Proximity to Historic District

The subject site is located within five-hundred (500) feet of the Vistula Historic District. Per TMC§1103.0305(B) -*Correlation of City Programs; Land Use Review*, Plan Commission Staff shall notify the Toledo City Historic District Commission of the propose Planned Unit Development.

Intensity and Dimensional Standards

As a PUD, there are no minimum lot sizes, lot-widths, and building or structure setbacks, except for the open space requirements. The maximum height of buildings located within the CM zoning district is 120’. The elevations submitted indicate the top of the roofline of the proposed buildings are at a maximum of 40’ 10”.

The proposed CM zoning with a PUD allows for forty-nine (49) dwelling units per gross acre per TMC§1103.1007 – Residential Standards. However, pursuant to TMC§1106.0402 - Reduction, the minimum lot area required for multi-dwellings in the CM shall be reduced by 100 square feet from the original 700. Using the Multi-Dwelling Lot Area Bonuses for the provided greenspace, the 1.37-acre site, eighty-percent (80%) of which can be counted towards density within a PUD, will allow for eighty (80) dwelling units. The proposed forty-four (44) units is acceptable.

Pursuant to TMC§1103.1007(C), no more than forty percent (40%) of the gross site acreage shall be devoted to coverage by buildings, structures, street pavement, driveway, and parking areas pavement. The applicant is proposing a total impervious surface area of eighty-two percent (82%). A waiver to the impervious requirements is supported by staff due to the applicability of urban commercial landscape standards within the Summit Street Overlay, the purpose of which are to allow for denser urban development characteristic of Summit Street not possible with standard landscape requirements. The maximum allowed setback within the Summit Street Overlay is ten-feet (10’). A three-foot (3’) setback is provided.

STAFF ANALYSIS (cont'd)

Parking and Circulation

The site plan provides three (3) access points for vehicles. The first curb cut is located on Summit Street, directly across from the end of Mulberry Street. Connecting to the same parking lot is a curb cut off of Magnolia Street. Finally, there is a second curb cut off of Magnolia Street designed to provide access to garage spaces within several of the bungalows. Sidewalks are to be provided along the right-of-way. Off-street parking facilities within the Summit Street Overlay are required to place parking in the rear of the building – the provided plan complies with this provision.

Upon review of the submitted plan the Division of Transportation does not object to the proposed on-site circulation. However, they have identified multiple requirements which are listed as conditions of approval. These conditions include the requirement for twenty-five-foot (25') drive-aisle for access to the bungalow parking areas. Any such bungalow not able to achieve a twenty-five-foot (25') drive aisle shall be required to remove the garage entrance from the corresponding elevation and the depicted driveway shall need to be shortened to only serve the units with garages – remaining space shall provide plantings and a pedestrian walk to access said units. Revised site plans and/or elevations shall be submitted depicting compliance to these conditions.

Pursuant to TMC§1107.0300, the required parking for multi-family housing is one (1) and one-half (1 ½) spaces for every one (1) dwelling unit, plus one (1) space per ten (10) units for visitor parking. Calculations conclude that a 44-unit multi-family housing development requires sixty-six (66) residential spaces plus four (4) parking spaces for visitor parking for a total of seventy (70) parking spaces. Seventy-two (72) spaces are provided within the surface lot, additional parking is provided in the garage accessed units. Additionally, two (2) car accessible and one (1) van accessible spaces are required.

Multi-family developments are required to provide connecting walkways for internal pedestrian flow. The proposed site plan utilizes sidewalks along the internal parking area for access to the site. A proposed stairway provides access from the upper parking area to the lower-grade entrances of the Bungalows. It is unclear the manner in which the consolidated open space west of the entry drive is accessed. A revised site plan depicting a crossing or other access pursuant to TMC§1109.0103(A) shall be required as a condition of approval, and subject to review and approval by the Director. The applicant is encouraged to utilize pavers in this design to compliment the historic character of the Summit Street Corridor.

Open Space Requirements

Per TMC§1103.1007(D), a PUD is required to provide fifteen percent (15%) of gross site acreage to usable, accessible, and consolidated open space, none of which is part of any required yard or perimeter open space areas. The applicant is proposing a consolidated open space in the

STAFF ANALYSIS (cont'd)Open Space Requirements (cont'd)

form of a communal area to the west and a second to the south. The western communal area is approximately two-thousand five-hundred ninety (2,590) square feet, or (4.3%) of the total site area. The applicant provided a percentage of non-paved “greenspace” (totaling to sixteen (16%) percent of the site), however because it is not consolidated and therefore is not useable. As a condition of approval, a revised site plan shall be submitted depicting the total area of the consolidated open space. A waiver to the consolidated open space standards shall be required. As part of the final plat, the consolidated open space area must be delineated as a separate lettered lot.

Furthermore, pursuant to TMC§1103.1007(E)(2), when a residential area of a PUD abuts a Commercial or Industrial district, an open space perimeter area void of buildings, structures, parking areas, or other above ground improvements except fencing shall be provided that has a minimum depth of fifty-feet (50') or thirty-feet (30') with fencing or screening. The applicant is seeking a waiver of the required perimeter open space area. Staff supports this waiver, and instead recommends the inclusion of a landscaped five-foot (5') buffer the details of which are provided in the end of this report pursuant to the Urban Commercial Landscape Standards as outlined in TMC§1108.0308 – Buffers and Screening.

Landscaping

Due to the site's location within the Summit Street Corridor Redevelopment UNO District this development is subject to the Urban Commercial Landscape Standards per TMC§1103.1218. The intent of these standards is to recognize that compliance with the landscaping standards of TMC§1108.0200 may be difficult or impossible for urban, pedestrian-oriented development and therefore provide more flexible landscaping standards for redevelopment of existing structures and infill development in such areas of the City. A full list of landscape requirements for this development are included in the conditions of approval within this report. The submitted landscaping plan depicts a mixture of trees and shrubs being installed in the interior of the development and along the front setback.

Land use buffers are necessary to ensure effective buffering and screening between potentially incompatible land uses. Property lines abutting parcels zoned IG General Industrial shall be required to include a five-foot (5') wide landscape buffer with a solid evergreen hedge or decorative masonry wall, subject to approval of the director. If the previously mentioned waiver to TMC§1103.1007(E)(2) is not granted a thirty-foot (30') buffer with screening shall be required where abutting IG General Industrial zoning districts.

Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway. Perimeter landscaping shall consist of a landscaped area at least five-feet (5') wide planted with shrubs and a three and a half-foot (3 ½') metal tub/solid bar fence with shrubs planted along the outside of the fence. Such landscaping shall be required adjacent to Magnolia Street and Summit Street.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

Existing street trees shall be preserved along the development to the maximum extent possible. Any street tree damaged or remove during construction shall be replaced. Additionally, and understory tree shall be provided between the sidewalk and the street along Magnolia spaced one tree per thirty (30) feet.

Building Design and Materials

The building design is subject to the standards outlined in TMC§1103.1209 – Architectural Review Requirements for New Buildings in the Summit Street Overlay as well as TMC§1109 – Design Standards. This review includes consideration of the following elements: scale and proportion, suitability of building materials, design in relation to surrounding buildings, design in relation to proposed landscaping, and aesthetics of proposed buildings. The two building types, three-story and bungalow, shall be addressed separately:

Three-story Buildings (buildings one (1) through six (6))

The proposed three-story buildings are flat-roofed and predominantly cladded with Brick veneer and composite plank. A full breakdown of the proposed materials is included in the conditions of approval and included on the submitted elevations. The materials do not meet the requirements outlined in TMC§1109.0502. The amount of fiber cement board proposed, in the form of composite plank, exceeds the allowable maximum of twenty-percent (20%) for accent materials. Revised elevations depicting a maximum of 20% permitted accent material shall be required.

The materials are used in tandem with recesses and projections in a way which minimized massing along any portion of each elevation, as well as creates a natural hierarchy for the placement of balconies servicing each unit along the South Elevation. Along the North, east, and west elevations a brick soldier course brick is utilized as an accent to create a datum delineating the base ground floor of the building from the body of the building. One portion of one of these buildings extends taller than the rest in order to act as a focal point and display signage.

Buildings within the Summit Street Overlay are required to have a highly visible customer entrance featuring at least three design elements. The three-story buildings each include a dark-bronze aluminum and glass French (double) door fronting onto Summit Street. Each door is placed along a recessed portion of the wall and further emphasized by a dentil header – meeting the requirements of the overlay.

STAFF ANALYSIS (cont'd)Building Design and Materials (cont'd)*Bungalows (buildings seven (7) and eight (8))*

The bungalows are predominantly wood-sided, with large windows spanning the top floor facing the river. Samples of the wood material shall be required to be submitted to the director for approval. Due to the topography along the river, a portion of the ground floor is recessed into the slope of the site – due to this, the east and west elevations of the bungalows are a textured concrete foundation wall. The southern elevations, facing the Maumee River, include views of the ground and first floors. A patio visually separates the two floors. The ground floor proposes a dark bronze anodized aluminum overhead garage door for six of the units and windows in their stead in the remaining two. However, any unit not adjacent to a twenty-five-foot (25') drive aisle shall be required to remove the garage-door. The east and west elevations feature windows along the first floor. Along the north elevation only the first floor is visible – which is entirely wood sided and features horizontal windows to allow light in.

Additional Design Guidelines

The Summit Street Overlay requires careful consideration of design in order to protect the vistas from Summit Street and Vistula Historic District neighborhood to the Maumee River. The river is a visual, environmental, and transportation resource affecting substantial portions of the City including many neighborhoods. Maintaining river views will help eliminate or minimize negative environmental impact and provide for more improved scenic and aesthetic controls. The primary vista to preserve within the development is the intersection of Mulberry and Summit. The applicant has placed the drive aisle at this location, therefore preserving a viewing corridor to the River. Furthermore, fifteen-foot (15') open spaces are preserved between the three-story buildings allowing site lines to the river mid-block.

Parking Lots with twenty-six (26) or more parking spaces are required to follow specific lighting requirements within the Summit Street Overlay per TMC§1103.1215. Site lighting shall utilize a Shoe Box Fixture and pole (maximum 25' height) for efficiency of lighting and neutrality of design. Alternatively, lighting similar to that along Summit Street shall be permitted. The model number of the light pole and luminaire, as well as a detail product specification shall be subject to approval by the Director. Lighting intended for walkways shall be pedestrian scale (pole top mount) and similar in design to those used along Summit Street. The applicant is encouraged to coordinate with staff to determine appropriate parking area and pedestrian site lighting.

Signage within the Summit Street overlay is dictated by Part 13, Title 9, Chapter 1387 of the Toledo Municipal Code as well as additional zoning requirements per TMC§1103.1217. Building signs are required to be located above the storefront opening (doorway or window) at the storefront cornice line, on the upper façade wall. The sign shall be sized to allow the masonry to be full exposed around the sign. Building signs are not permitted to exceed the width of the

STAFF ANALYSIS (cont'd)

Additional Design Guidelines (cont'd)

storefront opening. Proposed signage is located at the highest point of the three-story buildings to act as a development-wide indicator and extends wider than the storefront opening, however given the nature of the residential development staff supports a waiver to the code allowing signage wider than the storefront opening.

Summit Street Redevelopment Plan

The Summit Street Redevelopment Plan is a plan adopted by city council intended to recommend community and economic development initiatives to reverse urban and economic decline, link existing residential neighborhoods with the Maumee River, and devise market driven revitalization programs. The plan designates the subject site as “flexible” for future land uses and notes the importance of the property in connecting the northern neighborhood to the water. The plan targets the land for future residential use. The proposed PUD conforms to the Summit Street Redevelopment Plan.

Vistula Neighborhood Master Plan

The Vistula Neighborhood Master Plan, intended to guide development of the Vistula Neighborhood, designates the areas along Summit Street and parallel to the river as Lower Town. Lower Town is intended to be a unique extension of the Core Business District through zone changes. The specific site is targeted for Urban Village land use which integrates with the mixed-use nature of Lagrange Street. The proposed PUD complies to the Vistula Neighborhood Master Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Urban Village Land Use. Urban Village land use is a specialized residential and commercial district that possesses characteristics of Traditional neighborhood Development, such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The street-oriented form of the structures meets these goals and conforms to the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Planned Unit Development, as modified in accordance to the following recommended waivers and conditions, due to the proposed plan’s conformance to the Toledo 20/20 Comprehensive Plan, Summit Street Redevelopment Plan, and Vistula Neighborhood Master Plan. Additionally, the proposed use is permitted in the requested CM Mixed Commercial zoning district. Finally, the proposed PUD will have a positive effect on the Summit Street Corridor by aiding redevelopment and housing needs.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommends approval of PUD-8009-22, a request for Planned Unit Development for multi-family development at 1338 N. Summit Street to Toledo City Council for the following **two (2) reasons**:

1. The Planned Unit Development is consistent with the Comprehensive Plan, Summit Street Redevelopment Plan, and Vistula Neighborhood Master Plan. **(TMC§1111.0606(A)); and**
2. The proposed use is allowed in CM Mixed Commercial Zoning **(TMC1111.0809(B)).**

The staff recommends that the Toledo City Plan Commission recommend approval of the following four (4) waivers:

Chapter 1106 - Intensity and Dimensional Standards

1106.0302 – Multiple Buildings on Lot

In any Residential district no more than 40% of the gross parcel acreage shall be devoted to coverage by buildings, street pavement, motor vehicle driveway pavement and parking area pavement.

Approve a waiver to allow coverage of a residential lot with multiple buildings greater than 40% due to the dense, urban nature of the Summit Street Corridor.

Chapter 1103 – Overlay Standards

1103.1007(D) – Residential Standards

D. No less than 15 percent of the gross site acreage, none of which is part of any required yard or perimeter open space, shall be allocated to usable, accessible, and consolidated common open space.

Approve a waiver to allow consolidated open space less than 15% of gross site acreage. The subject site is in a dense, urban environment with proximity to a bike path, river front, and mixed-use trail. Reduced space is acceptable and shall still require a lettered lot in the final plat.

Chapter 1103 – Planned unit Development

1103.1007(E) – Residential Standards

E. An open space area void of buildings, structures, parking areas, or other above ground improvements except fencing shall be maintained along all perimeter property lines of the Planned Unit Development as follows:

STAFF RECOMMENDATION (cont'd)

1. When abutting a Residential district, the open space perimeter area shall be provided with a minimum depth equal to the required rear yard setback of the PUD's underlying zoning district;
2. When a residential area of a Planned Unit Development abuts a Commercial or Industrial district, an open space perimeter area shall be provided that has a minimum depth of 50 feet or 30 feet with fencing or screening.

Approve a waiver to allow a reduced open space perimeter where abutting Commercial or Industrial Districts due to the dense, urban nature of the Summit Street Corridor. Additionally, approval of this waiver allows a greater integration of views of the river into the development, and adjacent properties are improved with predominantly below-ground stormwater management amenities. A five-foot (5') buffer shall be required in lieu of a fifty-foot (50') buffer as a condition of approval.

1103.1200 – Summit Street Corridor Redevelopment UNO District

1103.1217 – Signage

- A. Building signs shall be located above the storefront opening (doorway or window) at the storefront cornice line, on the upper facade wall. The sign shall be sized to allow the masonry to be fully exposed around the sign. A well designed and maintained building is as much of an advertisement for a business as the sign itself.
- B. Building signs shall not exceed the width of the storefront opening.

Approve a waiver to the sign location and size requirements to allow the location and orientation of the building-identification sign indicated on the elevations. The residential nature of the proposed development deviates from the storefront intended by the code. Furthermore, the proposed building identification signage allows for consolidated signage for the entire multi-building development, thus reducing total signage along Summit Street.

The staff further recommends that the Toledo City Plan Commission approve PUD-8009-22, a request for a Planned Unit Development for multi-family development at 1338 N. Summit Street, subject to the following **sixty-one (61)** 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 Engineering Services

1. Minimum 4' barrier free sidewalk shall be placed along frontages of all public streets in the development, and shall extend through drive approaches. Pedestrian curb ramps shall be placed at all intersections.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

2. All proposed drive approaches, sidewalk, and curb shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, and Toledo Municipal Code. All drive approaches, and sidewalk through the drives, shall be 6" thick concrete residential, 8" thick concrete Commercial. No curb shall be permitted in the right-of-way along either side of the drive approach. **No horizontal curb cutting will be permitted.**
3. Improvements per City of Toledo Infrastructure Design and Construction requirements.
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins.
5. Water service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Detailed plans for the water service lines shall be submitted to the Division of Water Distribution for review and approval.
7. As referenced in the Storm comments below, a September 19, 2022 letter submitted by the applicant presented Stormwater "proposal A", which is to provide an underground stormwater management system and connect to an available storm water structure in the Magnolia Right of Way. A minimum of 10 feet horizontal clearance and 18 inches vertical clearance (outside of pipe to outside of pipe), shall be maintained between the proposed storm sewer and existing water mains. It will not be possible to construct a storm sewer as indicated on Exhibit A of the September 19, 2022 letter while maintaining the required clearance from the existing 72-inch water main, within the existing right-of-way of Magnolia Street.
8. Stormwater "proposal A" in applicant's Sept 19th letter, which is to provide an underground stormwater management system and connect to an available stormwater structure in the Magnolia Right of Way, is the basis for stormwater comments here. Proposal 8 to drain overland through landscape-based stormwater features in the adjacent parcel would require a separate submittal and review in order to provide relevant conditions.
9. Preliminary stormwater design communication is highly encouraged ahead of the full stormwater submittal, in order to minimize revisions once the full stormwater submittal is made, which requires multiple items:
 - a. Items are listed on the regional SWP3 submittal coversheet: <https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>
 - b. Plans according to the 2014 Infrastructure Requirements document found in the drop down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

- c. The underground system design and accompanying long term maintenance plan shall meet the expectations of the 2018 Ohio Construction permit and latest revised chapter of the Ohio Rainwater Manual, including necessary access and inspection ports and structures.
- 10. Following the stormwater review, additional items are needed for final approval:
 - a. As listed on the regional SWP3 submittal cover sheet. The signed agreement will be through a covenant which will need to be recorded.
 - b. Fee and a Toledo Licensed Sewer Contractor for the sewer construction permit.
 - c. Construction inspection and completion of obligations in the stormwater permit.
- 11. The underground detention system (UDS) is proprietary and outside the scope of the City's services for sewer inspection. The following notes shall be added to the plans:
 - a. The Contractor shall have the underground detention system manufacturer's representative on-site during the installation of the UDS. This representative shall advise the contractor as to the required installation procedures for the UDS.
 - b. The City of Toledo will be provided with an as-built signature by an Ohio P.E. representing the detention system manufacturer with the certification statement to the effect of: 'I certify that the underground detention system was installed in accordance with the manufacturer's installation requirements and that the underground detention system will function as designed in accordance with the contract documents.'
- 12. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
- 13. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.

Water Distribution

- 14. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
- 15. Detailed plans for the proposed water main shall be submitted to the Division of Water Distribution for review and approval.
- 16. The water meter setting detail, including meter bypass (if applicable) and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S Erie Street, Toledo, OH 43604 for review and approval. Approval of site utility plan is contingent on approval of meter setting and backflow preventer.

STAFF RECOMMENDATION (cont'd)

Water Distribution (cont'd)

17. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ (800) 414-4990. Contact the Division of Water Distribution (419-392-2032) to verify the backflow prevention requirements for the site.
18. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
19. Detailed water plans shall also be submitted to Fire Prevention for review and approval.

Fire Prevention

20. The proposed new buildings will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.
21. Private fire service mains and appurtenance will be required.
22. Approved Premises identification is required.

Division of Environmental Services

23. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
24. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
25. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
26. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

27. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Sewer & Drainage Services

28. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
29. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Division of Transportation

30. Bicycle parking is required and must be clearly shown on drawings per TMC 1107.0900
31. Wheel stops are required at all parking spots abutting property lines, sidewalks, planting strips and buildings per TMC 1107.1907.
32. Eastern parking lot/driveway must have a 25' drive aisle for two-way traffic per TMC 1107.1911.
33. Existing curb cuts and drive approaches not being used on North Summit must be clearly shown as removed and replaced to match adjacent curb and lawn areas.

Plan Commission

34. Pursuant to TMC§1103.1010(C), all PUD's shall be platted according to the Subdivision Rules & Regulations for the City of Toledo. Final Plat shall be submitted for review with a separate lettered lot delineating for any of the consolidated common open space.
35. Per TMC§1107.0304 one and a half (1.5) parking spaces per dwelling unit plus one (1) space per ten (10) units for visitor parking is required. A minimum of seventy (70) and maximum of one-hundred and five (105) parking spaces are permitted. **Quantity acceptable as depicted. Revised site plan shall show parking spaces within covered parking areas.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

36. Two (2) car accessible and one (1) van accessible space are required. **Acceptable as depicted.**
37. Parking spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. **Accessible parking spaces serving the Bungalow units shall be moved nearer to the property line abutting Magnolia, as the proposed staircase does not provide accessible access to said units.**
38. The maximum building setback is ten-feet (10') along Summit Street. **Acceptable as depicted.**
39. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). One bicycle parking slot shall be provided per every ten (10) parking spaces for a total of seven (7) spots. Given the urban context of the site and proximity to bicycle trails, the applicant is encouraged to include additional bicycle parking required beyond the minimum. **None depicted. Seven (7) spaces shall be shown on a revised plan.**
40. Where a twenty-five (25') foot drive aisle is not included, adjacent to buildings seven and eight (Bungalow), drive aisles shall be removed and replaced with plantings and a sidewalk to access each unit. **Not acceptable as depicted.**
41. Pursuant to TMC§1103.1007(E)(2), when a residential area of a PUD abuts a Commercial or Industrial district, an open space perimeter area void of buildings, structures, parking areas, or other above ground improvements except fencing shall be provided that has a minimum depth of fifty-feet (50') or thirty-feet (30') with fencing or screening. **The applicant shall obtain a waiver of the required perimeter open space area. A revised plan shall be submitted depicting a 5' landscaped buffer along adjacent industrial properties.**
42. Off-street parking and loading spaces, parking lots, maneuvering aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water toward the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities (TMC§1107.1906).
43. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway, or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
44. A revised site plan shall depict a clear method of access to the consolidated outdoor area.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

45. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setback. **Acceptable as depicted.**
46. No more than forty percent (40%) of gross site acreage shall be devoted to coverage by buildings, structures, street pavement, driveway and parking area pavement (TMC§1106.0302(B)). **Not acceptable as depicted, applicant shall obtain a waiver.**
47. A minimum of one litter receptacle per building-entrance from the parking lot shall be provided for the parking area.
48. Pursuant to TMC§1103.1007(H), all telephone, electrical, cable, and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened.
49. Careful consideration shall be given to protecting the vistas from Summit Street and the Vistula Historic District neighborhood to the Maumee River. **Acceptable as depicted.**
50. Building frontages that face Summit Street and exceed a width of 50 feet must include vertical visual elements to break the plan of the building frontage per TMC§1103.1206(E(3)). **Acceptable as depicted.**
51. All roof-mounted mechanical equipment must be screened from public view pursuant to TMC§1103.1206(E(4)).
52. Grade level mechanical equipment shall be screened from adjoining residential parcels and from the right of way(s) per TMC§1103.1209(A(3)).
53. Each principle building on the site shall have clearly defined, highly visible customer entrance from summit street following the design guidelines outlined in TMC§1103.1209(A(6)).
54. The elevations of buildings one through six (three-story buildings) are subject to TMC§1109.0500 Building Façade Materials and Color.
 - a. North Elevations depict 12% Brick, 44% Composite Plank, 13% Cornice/Trim, 29% Fenestration and 2% Metal. **Revised Elevations shall be required depicting no more than 20% composite plank, or any other accent material per the table in TMC§1109.0502, due to visibility from Summit Street.**
 - b. East and West elevations depict 44% Brick, 30% Composite Plank, 5% Cornice/Trim, 17% Fenestration, and 4% Metal. **Revised Elevations shall be required depicting no more than 20% composite plank, or any other accent material per the table in TMC§1109.0502 for the East and West-most elevations**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

due to Visibility from Summit and Magnolia Streets. Elevations facing another building (between Buildings 1 and 2, & 3 and 4) are acceptable as depicted.

- c. South Elevations depict 14% Brick, 41% Composite Plank, 7% Cornice/Trim, 36% Fenestration, and 2% Metal. **Revised Elevations shall be required depicting no more than 20% composite plank, or any other accent material per the table in in TMC§1109.0502, due to visibility from Maumee River.**
- 55. The elevations of buildings seven and eight (Bungalows) are subject to TMC§1109.0500 Building Façade Materials and Color. Per TMC§1109.0502(F)) Wood may be permitted as a Predominant Material, subject to approval of the Director. **Samples of stained and weatherized wood shall be submitted to the Director for approval.**
- 56. Units in buildings seven and eight (Bungalows) which do not have access to a 25' drive aisle shall not be permitted to include a garage door. **Shall be depicted on revised elevations.**
- 57. A detailed site, lighting, fencing, and four (4) copies of a landscape plan shall be submitted to the Plan Director for review and approval. Such plan shall include
 - a. Any part of the lot area not used for buildings, other structures, or for roads, walks, parking, service areas or accessways must be landscaped with a combination of groundcover, trees, and shrubs. Grass may be used in conjunction other plan material. **Plantings depicted on site plan are acceptable as depicted.**
 - b. Landscape improvements must be provided in the sidewalk or other paved area in front the building. One understory street tree for every 30 feet of frontage shall be provided along Magnolia. Such plantings may be in the right-of-way pursuant to TMC§1108.0303. **None depicted.**
 - c. Perimeter landscaping must be installed along any parking lot area adjacent to the street. Said landscaping shall include a five-foot wide planted area with at least one shrub for every 3 to 5 feet, a 3.5 ft high metal tube fence or solid bar fence, with at least on shrub for every 3 feet of property line planted outside of the fence, or a solid 3.5 foot high brick or stone wall. Such screening methods shall be used along Magnolia and Summit. **None depicted.**
 - d. A five-foot (5') landscape buffer where adjacent to industrial properties including a solid six-foot (6') evergreen hedge with a minimum plant height at installation of at least three feet (3'), or another buffer method approved by the Director. **Not acceptable as depicted.**
 - e. Existing street trees along Summit Street shall be protected and maintained during construction and indefinitely upon completion of the project. In the event any

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

existing tree along Summit Street is removed or damaged, it shall be replaced. A tree protection plan pursuant to TMC§1108.0408 shall be submitted.

- f. Topsoil must be back filled to provide positive drainage of the landscape area.
 - g.
 - h. Landscaped areas may not contain bare soil, aggregated stone, or decorative rock. Any ground area must be covered with hardwood mulch, grass, or other vegetative ground coverage.
 - i. The location, number, height, diameter, and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained.
 - j. The site is larger than ½ acre: landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details.
 - k. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties). Lighting shall be a Shoe Box fixture with a maximum height of 25' or a lighting fixture similar to the ornamental design used along Summit Street subject to approval by the Director. Lighting intended for walkways shall be pedestrian scale (pole top mount) and similar in visual design to those used along Summit Street. **Fixture details shall be submitted for approval by the Plan Director. Applicant is encouraged to coordinate with staff.**
 - l. Average light intensity shall be a minimum of .5 foot-candles measured five feet (5') above grade for parking lots and 1 to 3 foot-candles measured five feet (5') above grade for pedestrian sidewalks.
 - m. The location, lighting, and size of any signs.
58. Any new ground signage is limited to monument-style signage and shall be designed with building materials and architectural features to harmonize with the primary building. **Sign package shall be submitted for Plan Director approval prior to permitting.**
59. 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.
60. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval then the Planned Unit Development approval shall become null and void.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

61. 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.

PLANNED UNIT DEVELOPMENT
TOLEDO CITY PLAN COMMISSION
REF: PUD-8009-22
DATE: December 1, 2022
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: January 4, 2022
TIME: 4:00 P.M.

JGL
Thirteen (13) sketches follow
Exhibit "A" follows

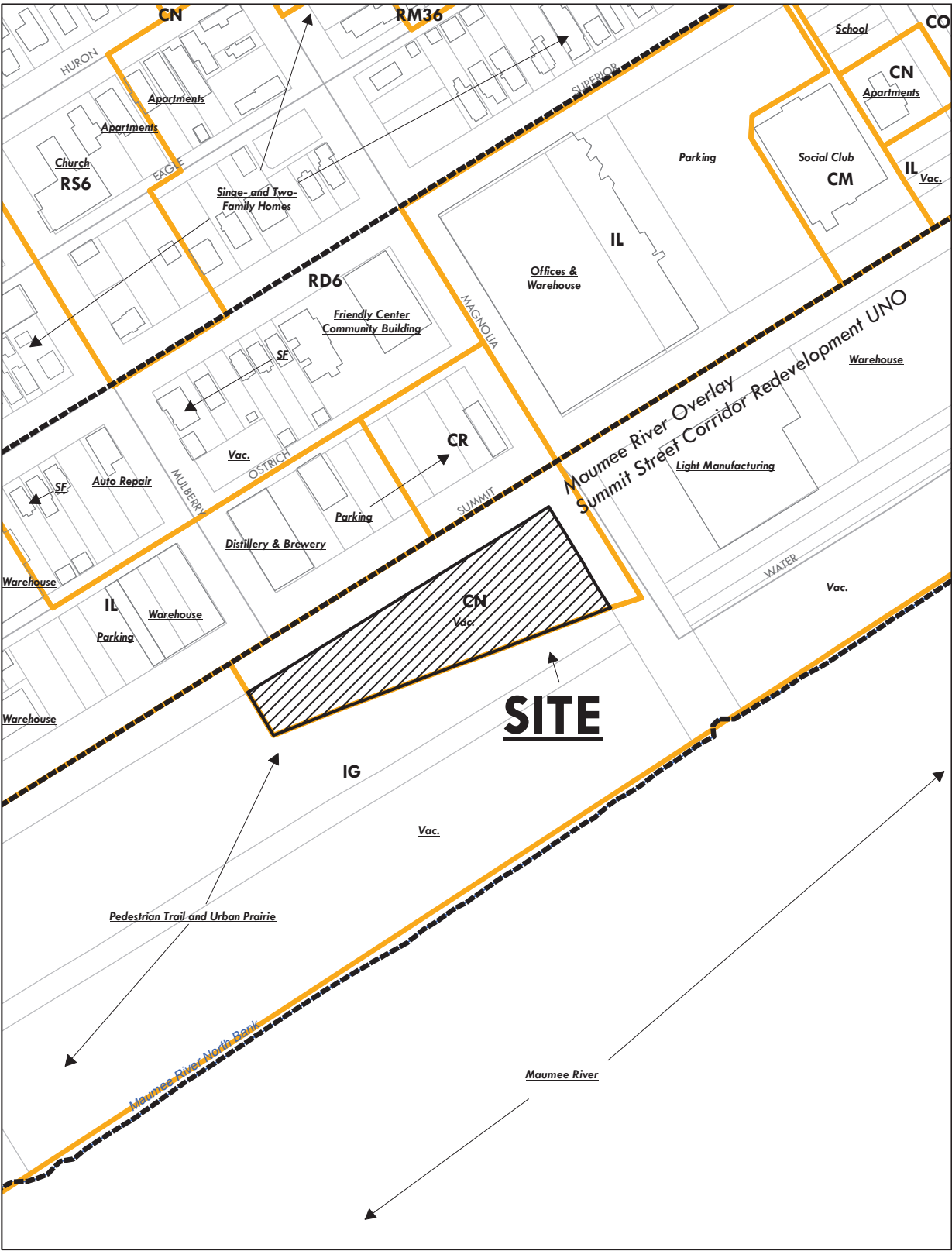
GENERAL LOCATION

PUD-8009-22
ID 4



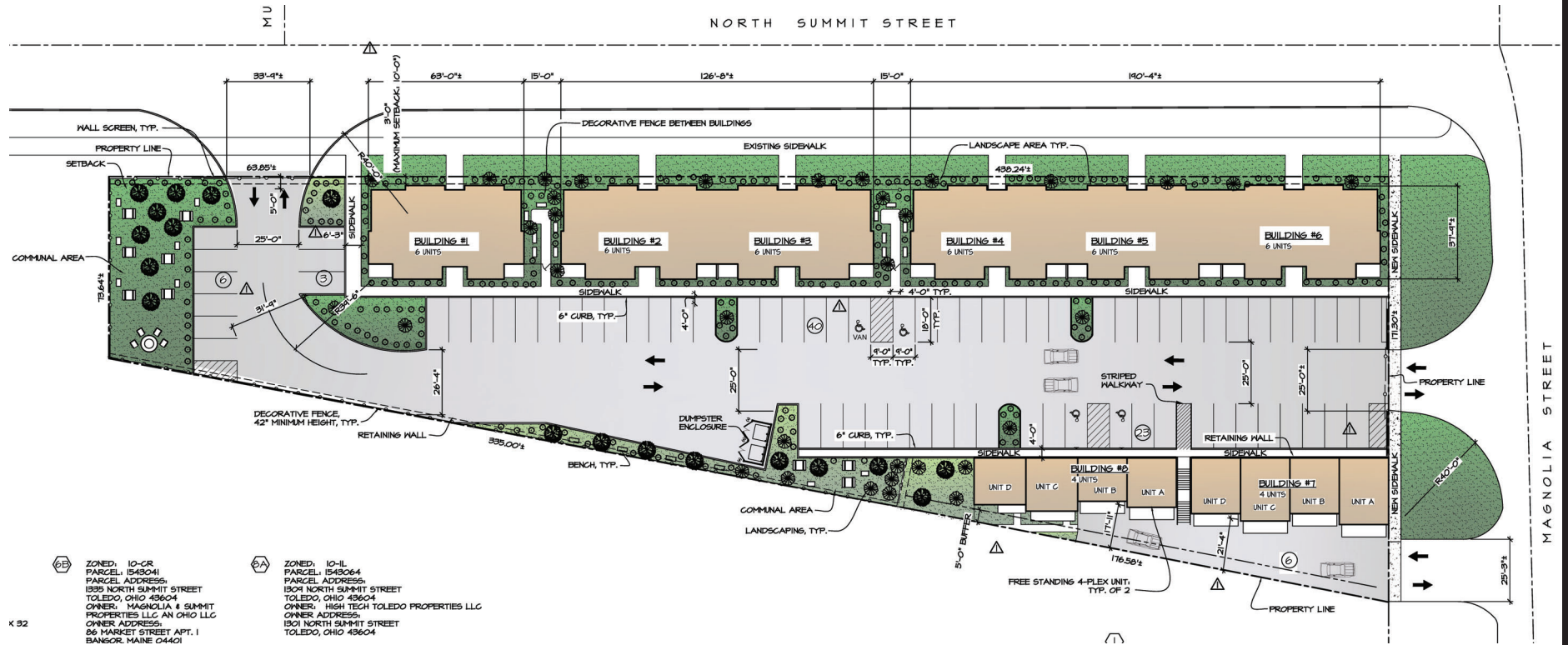
ZONING & LAND USE

PUD-8009-22
ID 4



SITE PLAN MAGNIFIED

PUD-8009-22
ID 8



ELEVATIONS - BUILDINGS 1-6

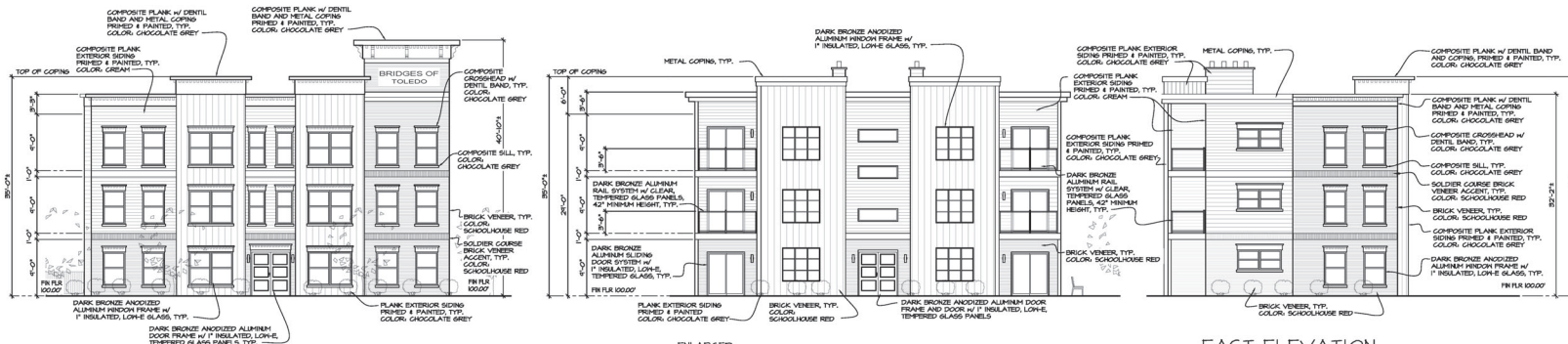
PUD-8009-22
ID 8



NORTH ELEVATION (SUMMIT STREET)
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION (MAUMEE RIVER)
SCALE: 1/16" = 1'-0"



ENLARGED
NORTH ELEVATION (SUMMIT STREET)
SCALE: 1/8" = 1'-0"

ENLARGED
SOUTH ELEVATION (MAUMEE RIVER)
SCALE: 1/8" = 1'-0"

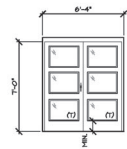
PERCENTAGE OF MATERIALS

COMPOSITE PLANK (SIDING)	44%	100% 100'00 S.F.
COMPOSITE CORNICE / TRIM	18%	100% 100'00 S.F.
PENETRATION	2%	100% 100'00 S.F.
METAL	3%	100% 100'00 S.F.
TOTAL	100%	100% 100'00 S.F.

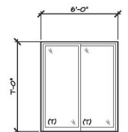
DOOR TYPES

SCALE: 1/4" = 1'-0"

1. HINGED AND DOOR ASSEMBLIES SHALL BE CERTIFIED BY THE MANUFACTURER AND LABELED TO BE IN ACCORDANCE WITH ANIA / NFPA / CSA 101 / 1.6.3 / 1.440 OR NFPA 400.
2. ALL GLASS IN DOORS SHALL BE TEMPERED (TO WHERE INDICATED).
3. SEE FLOOR PLAN FOR OPENING DETAILS.



- DOOR**
3'-0" x 7'-0" x 1 3/4"
THERMAL-BROKEN ANODIZED ALUMINUM DOOR AND SILL
WITH 1" INSULATED, LOW-E, TEMPERED GLASS.
- FRAME**
THERMAL-BROKEN ANODIZED ALUMINUM
COLOR: DARK BRONZE
- HARDWARE**
1. ENTRY HINGES
1. LEVER LOCK SET (ANSI A115)
1. EXIT DEVICE (ANSI A115)
1. CLOSER (ANSI A115)
1. THRESHOLD (ANSI A115)
1. WEATHERSTRIPPING SET (PAIR OF DOORS)
1. BOTTOM SWEEPS



- DOOR**
6'-0" x 7'-0" x 1 3/4"
THERMAL-BROKEN ANODIZED ALUMINUM SLIDING DOOR
WITH 1" INSULATED, LOW-E, TEMPERED GLASS.
- FRAME**
THERMAL-BROKEN ANODIZED ALUMINUM
COLOR: DARK BRONZE
- HARDWARE**
1. SLIDER SET
1. SLIDER LOCK SET (ANSI A115)
1. THRESHOLD (ANSI A115)
1. WEATHERSTRIPPING SET (PAIR OF DOORS)
1. BOTTOM SWEEPS

**SOUTH ELEVATION
PERCENTAGE OF MATERIALS**

COMPOSITE PLANK (SIDING)	44%	100% 100'00 S.F.
COMPOSITE CORNICE / TRIM	18%	100% 100'00 S.F.
PENETRATION	2%	100% 100'00 S.F.
METAL	3%	100% 100'00 S.F.
TOTAL	100%	100% 100'00 S.F.

**EAST ELEVATION (WEST ELEVATION IS SIMILAR)
PERCENTAGE OF MATERIALS**

COMPOSITE PLANK (SIDING)	44%	100% 100'00 S.F.
COMPOSITE CORNICE / TRIM	18%	100% 100'00 S.F.
PENETRATION	2%	100% 100'00 S.F.
METAL	3%	100% 100'00 S.F.
TOTAL	100%	100% 100'00 S.F.

MATERIAL NOTES

1. COORDINATE ALL FINISH COLORS, TEXTURES, PROFILES, ETC. WITH OWNER.
2. PROVIDE SEPARATION BETWEEN DISSIMILAR METALS.
3. EDGE FINISHES:
ALL EDGE SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH ANSI / SP-11 ES-1.
4. SIGNAGE:
BUILDING SIGNAGE TO BE PROVIDED BY OWNER. INSTALLATION BY CONTRACTOR. COORDINATE FINAL LOCATION WITH OWNER.

Architecture by Design, Ltd.
5622 Maplebury Square, Sylvania, Ohio 43560
(419) 824-3811 | architecturebydesign.com



EXTERIOR ELEVATIONS
NEW CONSTRUCTION FOR:
BRIDGES OF TOLEDO
1399 NORTH SUMMIT STREET
TOLEDO, OHIO 43615

PROJECT INFORMATION

DATE: 04/12/2022	BY: A-1
DATE: 04/12/2022	BY: A-1
DATE: 04/12/2022	BY: A-1
DATE: 04/12/2022	BY: A-1

DETAILED ELEVATIONS - BUILDING 1-6 - NORTH

PUD-8009-22
ID 8

4 - 25



PROJECT NO:	DATE:
22107	10/17/2022
DRAWN BY:	CHECKED BY:
A.S.H.	D.N.G.
EX-3	
3 OF 7 DRAWINGS	

ELEVATION COLOR PALETTE

NEW CONSTRUCTION FOR:

BRIDGES OF TOLEDO

1388 NORTH SUMMIT STREET

TOLEDO, OHIO



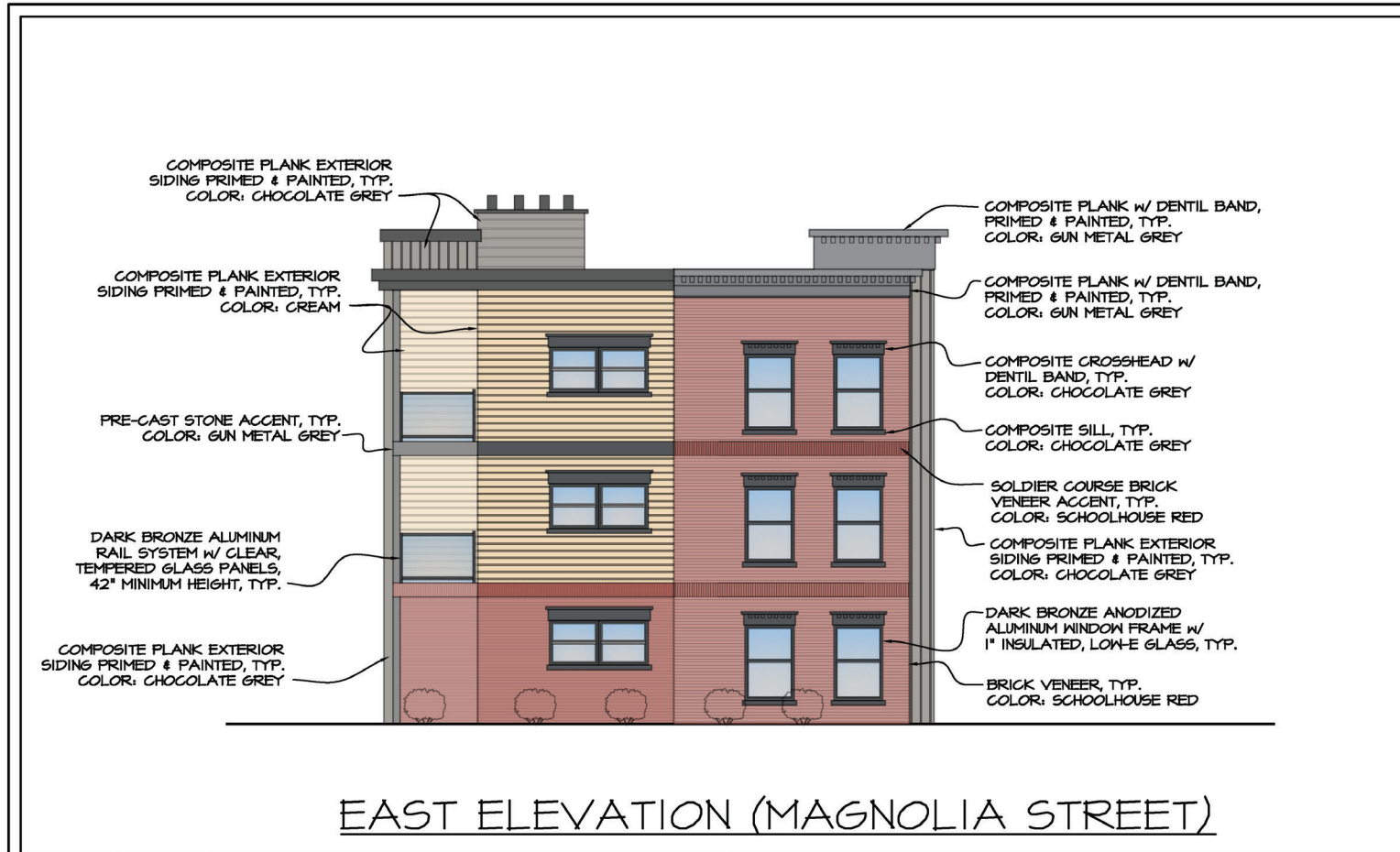
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DETAILED ELEVATIONS - BUILDING 1-6 - EAST

PUD-8009-22
ID 8



PROJECT NO:	DATE:
22107	10/17/2022
DRAWN BY:	CHECKED BY:
A.S.H.	D.N.G.
EX-4	
4 OF 7 DRAWINGS	

ELEVATION COLOR PALETTE

NEW CONSTRUCTION FOR:

BRIDGES OF TOLEDO

1388 NORTH SUMMIT STREET

TOLEDO, OHIO



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DETAILED ELEVATIONS - BUILDING 1-6 - SOUTH

PUD-8009-22
ID 8



SOUTH ELEVATION (MAUMEE RIVER)

PROJECT NO: DATE:
22107 10/17/2022
DRAWN BY: CHECKED BY:
A.S.H. D.N.G.

ELEVATION COLOR PALETTE
NEW CONSTRUCTION FOR:
BRIDGES OF TOLEDO
1388 NORTH SUMMIT STREET
TOLEDO, OHIO

EX-5

5 OF 7 DRAWINGS



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PUD-8009-22
ID 8

ID 8

John Chittum #200 9507339

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Architecture Now

EXTERIOR ELEVATIONS - BUNGALOWS

NEW CONSTRUCTION FOR:
BRIDGES OF TOLEDO
338 NORTH SUMMIT STREET
TOLEDO, OHIO

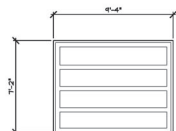
DIRECT NO:	DATE:
TOWN BY:	CHECKED BY:
A.S.H.	D.N.G.
A-1-1	
10/17/2022	PSS-BET
04/15/2022	REVISION
08/24/2022	ZONING
06/27/2022	OWNER REVIEW
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2 OF 2 DRAWINGS

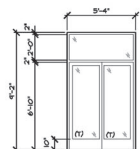
DOOR TYPES
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

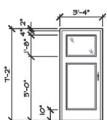
- NOTES:
1. WINDOW AND DOOR ASSEMBLIES SHALL BE CERTIFIED BY THE MANUFACTURER AND LABELED TO BE IN ACCORDANCE WITH AAMA / WDMA / CSA 101 / 15.2 / 4440 OR NFRC 400.
 2. ALL GLASS IN DOORS SHALL BE TEMPERED (T) WHERE INDICATED.
 3. SEE FLOOR PLAN FOR OPENING DIMENSIONS.



DOOR:	INSULATED ANODIZED ALUMINUM SECTIONAL OVERHEAD DOOR
FRAME:	STEEL TRACK SUPPORT BY GARAGE DOOR SUPPLIER
HARDWARE:	BY GARAGE DOOR SUPPLIER OVERHEAD DOOR TRACK OVERHEAD DOOR RSK SET ELECTRONIC GARAGE DOOR OPENER BOTTOM SEAL WEATHERSTRIPPING SET

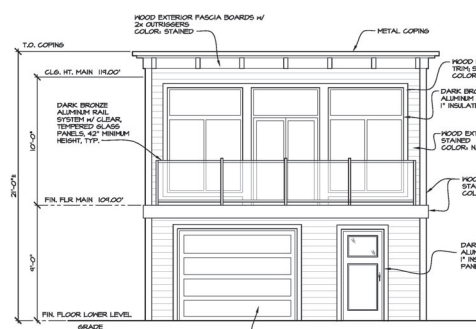


DOOR	(2) 2'-6" x 7'-0" x 1/4"
	THERMAL BROKEN ANODIZED ALUMINUM PATIO DOOR AND TRANSOM w/ 1" INSULATED, LOW-E, TEMPERED GLASS COLOR: DARK BRONZE
FRAME	THERMAL BROKEN ANODIZED ALUMINUM COLOR: DARK BRONZE
HARDWARE	3 BUTT HINGES 1 LEVER LOCK SET (ANSI A117.1) 1 THRESHOLD (ANSI A117.1) 1 WEATHERSTRIPPING SET (PAIR OF DOORS) 1 BOTTOM SWEEPS



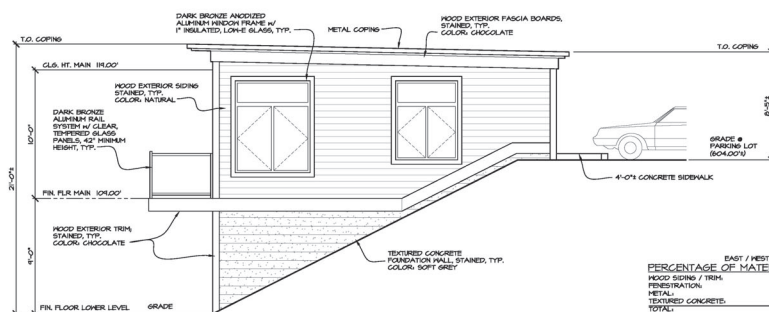
DOOR	3'-0" x 7'-0" x 1 3/4" THERMAL BROKEN ANODIZED ALUMINUM DOOR w/ 1" INSULATED, LOW-E, TEMPERED GLASS PANEL COLOR: DARK BRONZE
FRAME	THERMAL BROKEN ANODIZED ALUMINUM COLOR: DARK BRONZE
HARDWARE	3 BUTT HINGES 1 LEVER LOCK SET (ANSI A117.1) 1 THRESHOLD (ANSI A117.1) 1 WEATHERSTRIPPING SET (PAIR OF DOORS) 1 BOTTOM

BUNGALOWS
SOUTH ELEVATION (MAUMEE RIVER)
SCALE: 1/8" = 1'-0"

$$\frac{500}{500} \frac{1}{1.8} = 1.2$$


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

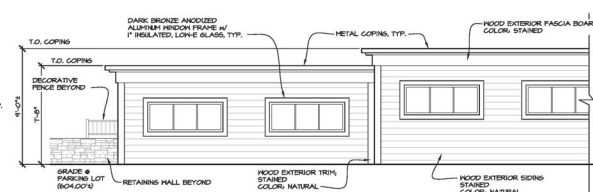
SCALE: 1/4" = 1'-0"



END UNIT
EAST ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

EAST / WEST ELEVATIONS	
PERCENTAGE OF MATERIALS (PER ELEVATION)	
WOOD SIDING / TRIM:	56% (204 S.F.)
PENESTRATION:	27% (96 S.F.)
METAL:	3% (10 S.F.)
TEXTURED CONCRETE:	14% (50 S.F.)
TOTAL:	100% (360 S.F.)



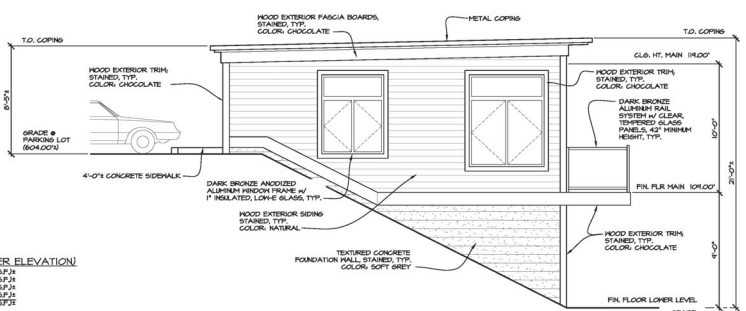
NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NORTH ELEVATION	
PERCENTAGE OF MATERIALS	
WOOD SIDING / TRIM	45% (2.75 S.F.)
METAL	2% (.04 S.F.)
TOTAL	100% (2.80 S.F.)

MATERIAL NOTES

1. COORDINATE ALL FINISH COLORS, TEXTURES, PROFILES, ETC., w/ OWNER.
2. PROVIDE SEPARATION BETWEEN DISSIMILAR METALS.
3. EDGE SYSTEMS:
ALL EDGE SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH ANSI / SPRI ES-1.
4. SIGNAGE:
BUILDING SIGNAGE TO BE PROVIDED BY OWNER. INSTALLATION BY CONTRACTOR. COORDINATE FINAL LOCATION w/ OWNER.

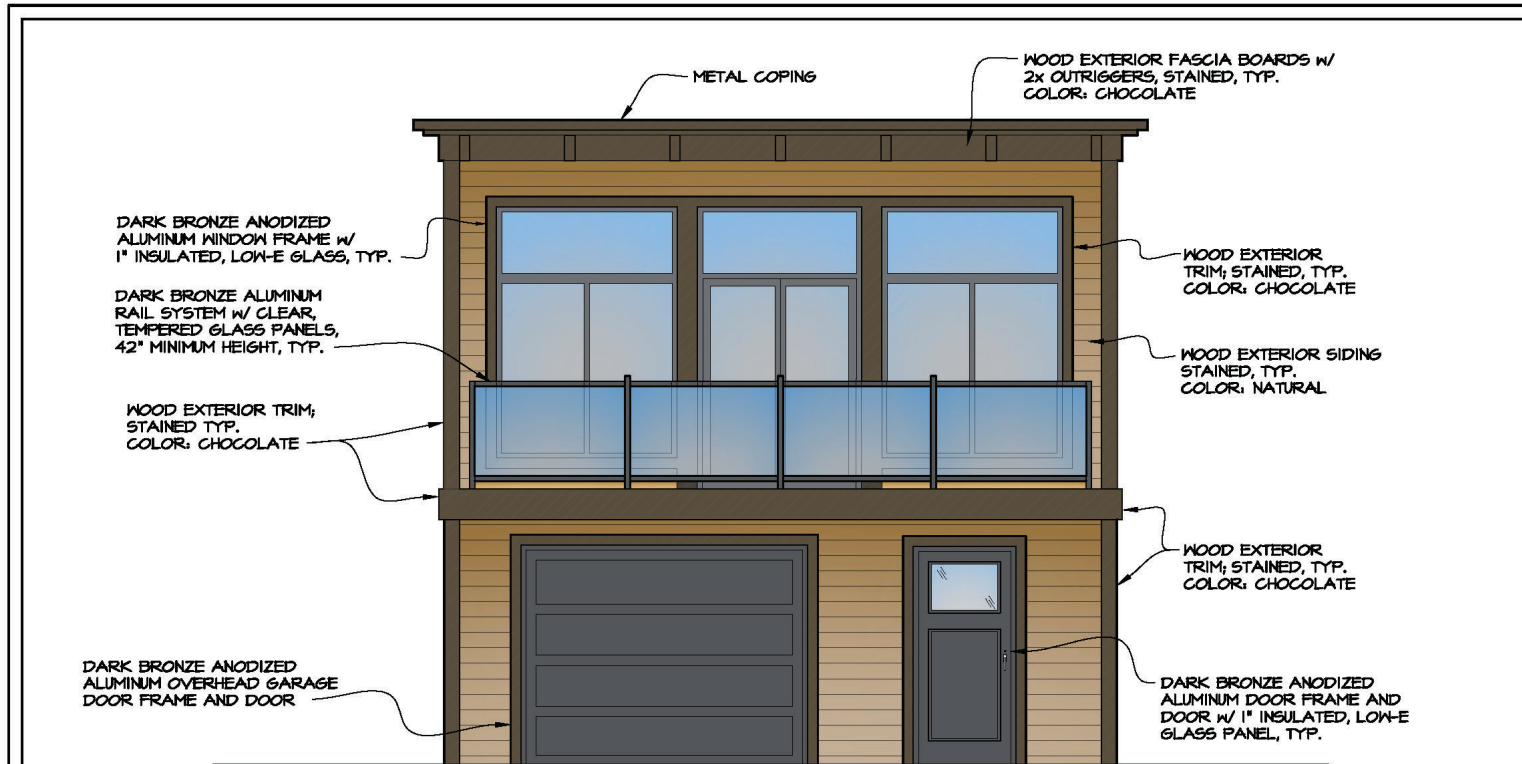


END UNIT
WEST ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

DETAILED ELEVATIONS - BUILDING 7 & 8 - SOUTH

PUD-8009-22
ID 8



BUNGALOW
SOUTH ELEVATION (MAUMEE RIVER)

PROJECT NO:	DATE:
22107	10/17/2022
DRAWN BY:	CHECKED BY:
A.S.H.	D.N.G.
EX-1	
1 OF 7 DRAWINGS	

ELEVATION COLOR PALETTE

NEW CONSTRUCTION FOR:
BRIDGES OF TOLEDO
1388 NORTH SUMMIT STREET
TOLEDO, OHIO



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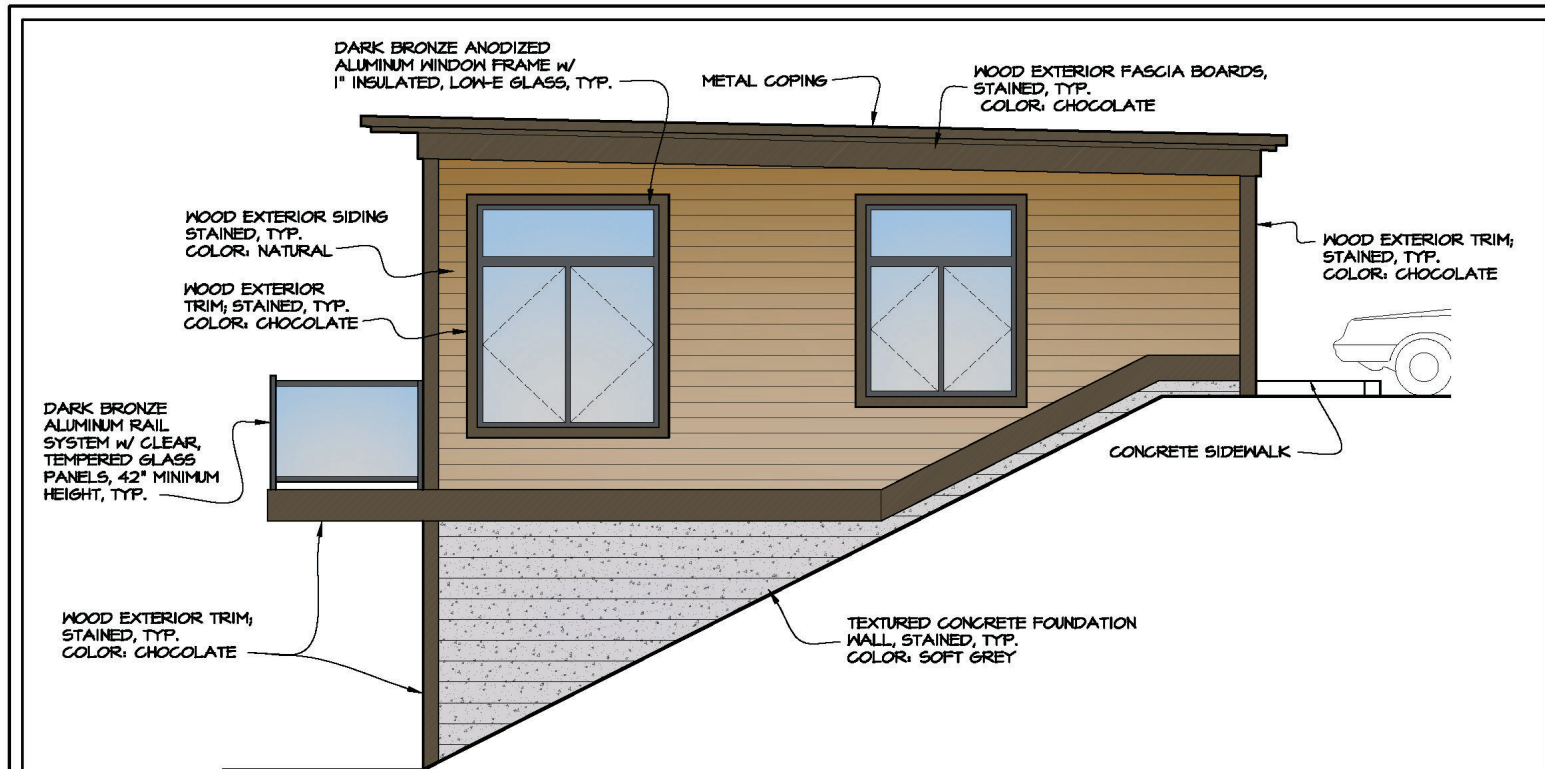
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DETAILED ELEVATIONS - BUILDING 7 & 8 - EAST

PUD-8009-22
ID 8



BUNGALOW
EAST ELEVATION (MAGNOLIA STREET)

PROJECT NO: 22101	DATE: 10/11/2022	ELEVATION COLOR PALETTE	
DRAWN BY: A.S.H.	CHECKED BY: D.N.G.	NEW CONSTRUCTION FOR:	
EX-2		BRIDGES OF TOLEDO	
2 OF 1 DRAWINGS		1388 NORTH SUMMIT STREET TOLEDO, OHIO	



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AERIAL CONCEPTUAL RENDERING

PUD-8009-22
ID 8



AERIAL VIEW

PROJECT NO: 22107
DATE: 10/17/2022

DRAWN BY: A.S.H.
CHECKED BY: D.N.G.

EX-6

6 OF 7 DRAWINGS

AERIAL VIEW

NEW CONSTRUCTION FOR:
BRIDGES OF TOLEDO
1388 NORTH SUMMIT STREET
TOLEDO, OHIO



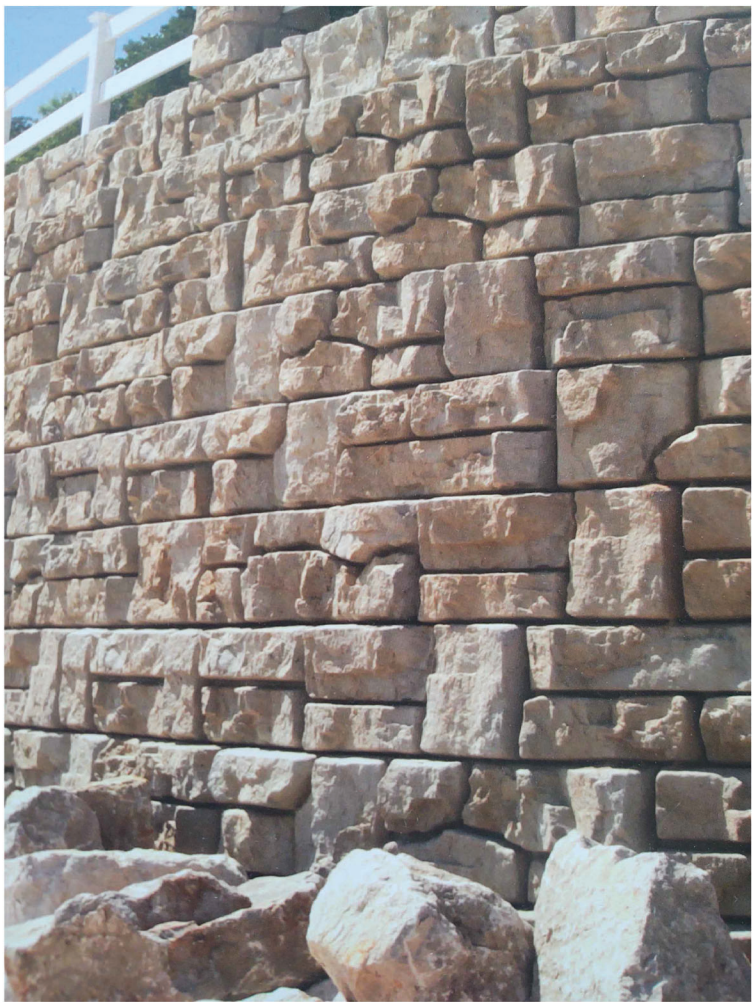
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RETAINING WALL MATERIAL

PUD-8009-22
ID 4



RETAINING WALL
STYLE & ELEVATION
COLOR PALETTE

*FOR REFERENCE ONLY
NOT SUBJECT RETAINING WALL

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RETAINING WALL

NEW CONSTRUCTION FOR:

BRIDGES OF TOLEDO

1300 NORTH SUMMIT STREET

TOLEDO, OHIO

PROJECT NO: DATE:

22107 10/17/2022

DRAWN BY: CHECKED BY:

A.S.H. D.N.G.

EX-7

7 OF 7 DRAWINGS

EXHIBIT "A" STORM WATER MANAGEMENT

PUD-8009-22
ID 4

September 19, 2022

JONATHAN LATSKO

Toledo Plan Commission
One Government Center, 16th Fl
Toledo, OH

Via email

RE: Storm Water Management options for 1338 N Summit St, 44 apartments – Bridges of Toledo

Jonathan,

This letter shall serve to address the storm water management for the Bridges of Toledo project. Located at 1338 N. Summit St., Toledo.

Plan A will be to manage the stormwater under the parking lot. The water would then meter out to and connect to the storm water sewer structure in the Magnolia right-of-way. See the attached "exhibit A". The line would then flow south to Olive Street where it would then discharge into the Maumee River.

Plan B would take additional time to get approval. This plan would take the water over land currently owned by the Pennsylvania Railroad and controlled, through a lease, by the City of Toledo. It would be a landscaped path and ultimately discharge to the river. This would be the most environmentally friendly approach to managing the storm water.

Let me know if you have any questions.

Best regards,



Keith Brown
BPM-Brown Property Management, LLC
Bridges of Toledo, LLC

9/19/22, 12:17 PM

Exhibit "A"

image002.png



Storm Sewer
Tie in

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GENERAL INFORMATION

Subject

Request	-	Maumee River Overlay review for multi-family development
Location	-	1338 N. Summit
Applicant	-	BPM-Brown Property Management, LLC 26 Lansdowne Road Toledo, OH 43623
Co-Applicant & Owner	-	Bridges of Toledo, LLC PO Box 167195 Oregon, OH 43616

Site Description

Zoning	-	CN / Neighborhood Commercial (<i>CM Mixed Commercial Zoning requested via Z-8008-22.</i>)
Overlays	-	MRO / Maumee Riverfront Overlay SSCRO / Summit Street Corridor Redevelopment UNO District
Area	-	± 1.37 Acres
Frontage	-	± 503' along Summit ± 171' along Magnolia
Existing Use	-	Vacant
Proposed Use	-	Multi-family development

Area Description

North	-	IL, CR / Vacant Lots & Commercial Structures, Brewery & Distillery, Offices, Warehouse
South	-	IG / Vacant Land, CSO Basin, Pedestrian Path, Urban Prairie, Maumee River
East	-	IG / Light Manufacturing
West	-	IG / Pedestrian path, Urban Prairie

GENERAL INFORMATION (cont'd)Combined Parcel History

Z-259-81	-	Zone change from M-2 to C-3 (Ord. 78-82, 1/26/82)
SUP-229-81	-	Special Use Permit for a gasoline station (Ord. 79-82, 1/26/82)
Z-6016-05	-	Zone change from CR Regional Commercial to CN Neighborhood Commercial (PC Approved 8/11/05, CC approved via Ord. 692-05)
Z-8008-22	-	Zone change from CN Neighborhood Commercial to CM Mixed Commercial at 1338 N Summit (PC approved 10/13/22) <i>Companion Case</i> .
PUD-8009-22	-	Planned Unit Development for Multi Family Development at 1338 N. Summit (not yet heard by Plan Commission) <i>Companion Case</i> .

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Vistula Neighborhood Master Plan
- Summit Street Redevelopment Plan
- 1981 Maumee Riverfront Plan – Executive Summary

STAFF ANALYSIS

The applicant and owner of the property located at 1338 N. Summit Street has requested approval for a multi-family development named “Bridges of Toledo” within the Maumee River Overlay (MRO). The ± 1.37 acre site is situated at the south-west corner of Summit Street and Magnolia Street and is currently vacant. To the south of the site is a Downtown Storage Basin, which was developed as part of the Toledo Waterways Initiative and the Maumee river. To the west is an urban prairie with walking path that connects Summit Street to the intersection of Olive and Water Street. To the north of the site is Summit Street, across which is a brewery/distillery, vacant lots, offices, and a warehouse. To the east of the site is Magnolia, across which is light manufacturing. The site is located north-east of the historic Vistula Neighborhood, and within the recently established Community Entertainment District named “Lowertown”. Lowertown has been host of several on-going redevelopment efforts focused on a mix of residential and commercial projects. Due to the site’s location within the MRO, an MRO review is required.

STAFF ANALYSIS (cont'd)

The project consists of forty-four (44) units split between eight (8) buildings. Six (6) of which are three-story buildings fronting onto Summit Street with six (6) units each. The remaining two (2) buildings are referred to in the elevations as Bungalows. The Bungalows are two-stories tall, inset into sloped-grade of the site, and facing primarily south-east towards the river. A parking area separates the bungalows and the Summit Street Building.

Maumee River Overlay

The MRO was enacted in the 1970s as redevelopment interests increased along the Maumee River. The overlay attempts to balance development while maximizing recreational and residential opportunities along a significant citywide asset. The overlay recommends the arrangement of land uses into three (3) subcategories along the Maumee River and established a review for any redevelopment. This site is located within the Near Downtown Subdistrict which is intended to promote commercial uses and high-intensity residential development, while also permitting parks, recreational facilities, and providing public access. Developments shall be designed to establish an open character with respect to views of the river. Pedestrian connectivity shall form a convenient, landscaped network to extensive areas of shoreline. It is further intended that adverse visual influences be prohibited or minimized, to preserve and enhance the views of the Maumee River.

A full analysis of the proposed development is available in the staff report for PUD-8009-22, however a few key features shall be addressed relating to the Maumee River Overlay:

Firstly, the layout of the buildings on the site are designed to provide views from Summit Street to the river, as well as from Mulberry Street. The design accomplished dense redevelopment of Summit Street without sacrificing views of the river and a connection to the water. Secondly, the proposed development shall result in the extension of sidewalks down Magnolia St. Currently Magnolia has no pedestrian walkway on either side. Inclusion of the new sidewalk shall increase connectivity from the main commercial corridor to the river. Third, the proposed buildings are oriented to maximize views of the river. Each one is equipped with a balcony or patio facing the water, and the buildings closest to the water are integrated into the sloped grade of the sight providing greater visibility for the buildings closer to Summit Street. Lastly, amenities such as benches and greenspace are provided facing the river. Overall the design is sensitive to the context along the Maumee River, and complies with the aims of the Maumee River Overlay.

Maumee Riverfront Plan – Executive Summary

The Maumee Riverfront plan targets the site for future residential development. The plan focuses on multiple family dwellings on large sites or in areas not predominantly developed with single-family or incompatible commercial or industrial uses. Additionally, it promotes multiple family development outside of the flood hazard area. The propose development conform to the Maumee Riverfront Plan.

STAFF ANALYSIS (cont'd)*Summit Street Redevelopment Plan*

The Summit Street Redevelopment Plan is a plan adopted by city council intended to recommend community and economic development initiatives to reverse urban and economic decline, link existing residential neighborhoods with the Maumee River, and devise market driven revitalization programs. The plan designates the subject site as “flexible” for future land uses and notes the importance of the property in connecting the northern neighborhood to the water. The plan targets the land for future residential use. The proposed development conforms to the Summit Street Redevelopment Plan.

Vistula Neighborhood Master Plan

The Vistula Neighborhood Master Plan, intended to guide development of the Vistula Neighborhood, designates the areas along Summit Street and parallel to the river as Lower Town. Lower Town is intended to be a unique extension of the Core Business District through zone changes. The specific site is targeted for Urban Village land use which integrates with the mixed-use nature of Lagrange Street. The proposed development complies to the Vistula Neighborhood Master Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Urban Village Land Use. Urban Village land use is a specialized residential and commercial district that possesses characteristics of Traditional neighborhood Development, such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The street-oriented form of the structures meets these goals and conforms to the Toledo 20/20 Comprehensive Plan.

Staff recommends approval to the Toledo City Plan Commission for the Maumee River Overlay review for multi-family development at 1338 Summit due to the development’s alignment with all applicable plans, as well as its compliance to the intent of the MRO.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve of MRO-2-22, Maumee River Overlay review for multi-family development at 1338 N Summit St for the following two (2) reasons:

1. The proposed development conforms to the Toledo 20/20 Comprehensive Plan, Vistula Neighborhood Master Plan, the Maumee Riverfront Plan, and Summit Street Redevelopment Plan; and,
2. The proposed development conforms to the goals of the Maumee Riverfront Overlay District, as presented in the and the Toledo Municipal Code as outlined in TMC 1103.0400 and TMC 1111.1400.

REF: MRO-2-22... December 1, 2022

MAUMEE RIVER OVERLAY REVIEW
TOLEDO PLAN COMMISSION

REF: MRO-2-22

DATE: December 1, 2022

TIME: 2:00 P.M.

JGL

Two (2) sketches follow

GENERAL LOCATION

MRO-2-22
ID 4



ZONING & LAND USE

MRO-2-22
ID 4



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GENERAL INFORMATION

Subject

- | | | |
|----------------|---|---|
| Request | - | Major Site Plan Review for a parking garage and building demolition and new parking lot |
| Location | - | 2202 Jefferson Avenue, 2136 and 2236 Madison Avenue. |
| Applicant | - | St. Vincent Medical Center
2213 Cherry Street
Toledo OH 43608 |
| Civil Engineer | - | The Mannik & Smith Group
1800 Indian Wood Circle
Maumee, OH 43537 |
| Architect | - | Design Collaborative
200 East Main Street, Suite 600
Fort Wayne, IN 46802 |

Site Description

- | | | |
|--------------|---|--|
| Zoning | - | CO / Office Commercial |
| Overlay | - | Uptown Urban Neighborhood Overlay District |
| Area | - | ± 6.11 Acres |
| Frontage | - | ± 470' along Jefferson Ave.
± 500' along 23 rd St.
± 776' along Madison St. |
| Existing Use | - | Vacant Building & Parking Garage to be Demolished |
| Proposed Use | - | 159 Space Parking Lot |

Area Description

- | | | |
|-------|---|--|
| North | - | CO, POS / Mercy College Of Ohio, Parking Lot, Print Shop, Vacant |
| South | - | CO / Parking Lot, Day Care, Apartment, Lucas County EMS Training Center, |
| East | - | CO / Mercy College Of Ohio |
| West | - | CO, RM36, POS/ Toledo Spain Plaza, Drug and Alcohol Center, Office |

GENERAL INFORMATION (cont'd)Parcel History

V-121-72	-	Vacation of a portion of 22 nd Street bounded by Madison and Jefferson (CC Approved Ord. 624-72)
Z-307-75	-	SUP for installing adequate info & directional signs for pedestrian & vehicular traffic flow on premises of the 2-block complex occupied by Mercy Hospital at 2200 Jefferson Ave (PC Approved 11/13/75, CC approved Ord. 36-76)
SUP-238-87	-	Amendment to SUP for Mercy Hospital Sign Plan at 2200 Jefferson Avenue (PC Approved 12/17/87, CC Approved Ord. 32-88).
UDARC-2-20	-	Uptown District Review of new Sign at 2200 Jefferson Avenue (UDARC Approved 3/10/20)
UDARC-10-22	-	Uptown District Review for a parking garage and building demolition and new parking lot (UDARC Approved Garage Demo 10/18/22, UDARC Approved Building Demo and Site Plan 11/15/22)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Uptown District Master Plan

STAFF ANALYSIS

The applicant is requesting a major site plan review for a one-hundred and fifty-nine (159) space parking lot at 2202 Jefferson Avenue, 2136 and 2236 Madison Avenue. The ± 6.11 Acre site, being part of Mercy College of Ohio's campus, is currently occupied by a parking garage and six (6) story building. The Uptown District Architectural Review Committee has reviewed and approved demolition of both structures pursuant to TMC§1103.1617 – Demolition Hearing Procedures (UpTown District). To the north of the site is an additional Mercy building, a parking lot, a print shop, and a vacant triangular parcel zoned as parks and open space. To the south of the site is Jefferson Avenue's recently installed cycle-track, a parking lot, a day care, apartments, and Lucas County EMS Training Center. To the east is the rest of the Mercy College campus, and to the west is an office, drug and alcohol Center, and Toledo Spain Plaza.

STAFF ANALYSIS (cont'd)

The Mercy Campus extends two (2) city blocks and is composed of several buildings and parking areas. The applicant has determined a parking lot is necessary to support student activity. A major site plan review is required for the site due to the quantity of parking spaces.

Building Design and Materials

No new buildings are proposed on site. Portions of remaining buildings requiring infill due to the removed structures shall be infilled with face-brick similar to the existing condition.

Parking and Circulation

Within the Uptown District, off-street parking facilities shall be located in the rear portion of the subject property and behind the principal building or use, the construction of new off-street parking lots having frontage on a street is prohibited. However, due to the multi-block configuration of the property, this is not feasible. Per TMC§1103.1611(C) buffers shall be provided.

The campus is primarily accessed from a drive from Jefferson Avenue. The new parking area is accessed off of two entry drives from the primary drive. The parking lot has one-hundred and fifty-nine (159) total spaces, and six (6) van accessible spaces. The garage on site previously provided approximately six-hundred (600) parking spaces. The proposed development results in a reduction of approximately four-hundred forty-one (441) parking spaces. The proposed development does not exceed the maximum allowable spaces, nor decrease below the required number of spaces per TMC§1107.0300 Off-Street Parking Schedule “A”. Drive aisles shall be required to meet a minimum width of twenty-five (25’) feet for two-way traffic.

Per TMC§1109.0204 Institutional Uses are required to install connecting walkways on site in order to maintain safe pedestrian flow. At least one main entrance of any commercial, mixed-use, or institutional building shall face and open directly onto a 5-foot wide connecting walkway to the street sidewalk without requiring pedestrians to walk around buildings or around parking lot outlines which are not aligned to a logical route. A walkway connecting the sidewalk on 23rd street is provided adjacent to the existing generator building. However, said walkway shall need to be extended to connect to the concrete walk adjacent to the main driveway. Additionally, pedestrian access to the parking area shall be provided towards Jefferson Ave. Said entrance shall be required to connect to the six-foot (6’) sidewalk along Jefferson, near the corner of Jefferson Avenue and 23rd Street, to better encourage use of the seating area on the corner of the site and integration into the pedestrian character of the Uptown District.

Any portion of the walkway crossing a parking aisle or driveway must be distinguished from the driving surface through the use of durable, low maintenance surface materials such as pavers, bricks, scored concrete, or scored and painted asphalt to enhance pedestrian safety and comfort. Raised walkways may be installed if elevated 6-inches with tapered side slopes and meet ADA standards. A “Veo Staging Area” is proposed near the corner of Jefferson and 23rd St. Said staging area shall be relocated out of the right-of-way and within the subject property as a condition of approval.

STAFF ANALYSIS (cont'd)

Landscaping

Due to the site's location within the Uptown District, the development is subject to the Urban Commercial Landscape Standards as outlined in TMC§1108.0300. Due to the site's size and lack of structures, a greater adherence to regular landscaping standards shall be maintained. The submitted landscape plan provides a ten-foot (10') wide buffer around the parking lot including one (1) canopy tree per thirty-feet (30'), as well as a continuous hedge row. Along Jefferson fourteen (14) canopy trees are provided, along 23rd Street seven (7) canopy trees are provided, adjacent to the generator building five (5) canopy trees are provided, and adjacent to the main-drive four (4) canopy trees are provided. Thirty-two (32) interior trees are provided within the parking area. Additionally, a variety of shrubs are provided within and around the site. Additionally, a decorative metal tube or solid bar fence forty-two (42) inches high shall be included between the parking area and the public right-of-way.

As a condition of approval, all existing street trees shall be required to be preserved and maintained along Jefferson Avenue. A protection plan for said trees shall be submitted to the Plan Commission for approval subject to TMC§1108.0408. Street trees between the sidewalk and 23rd shall be required.

Additionally; the site requires foundation plantings along all portions of the building that are visible from public rights-of-way; and landscaping at all major building entrances. Foundation plantings are shown but not detailed in the Landscape plan along the edge of the masonry building. A revised landscape plan shall clarify the foundation plantings between the building and the pedestrian path.

Site lighting for large parking lots (twenty-six (26) or more spaces) are required to utilize a Shoe Box Fixture and pole (maximum of 25 feet tall) for efficiency of lighting and neutrality of design. Pedestrian style light fixture and poles, providing 1 to 3 foot-candles measured five (5) feet above grade, shall be provided along pedestrian sidewalks. Site lighting is shown on the plan, specifications for lighting shall be reviewed and approval by the Plan Director.

Furthermore, a seating area with raised planters is provided at the corner of 23rd and Jefferson. Within the area is a sculpture, details for which have not been provided at this time. In a letter to the Uptown District Architectural Review Committee, the applicant has indicated the intent to commission a final piece from nearby charter school Toledo School of the Arts. The sculpture depicted in renderings of the site acts as a placeholder and should not be interpreted as an end-product.

Uptown District Architectural Review Committee (UDARC)

The UDARC considered this development at its regularly scheduled meetings in October and November, approving the design in November. Between the October and November meetings the improved corner of 23rd and Jefferson was included to the design to better integrate

STAFF ANALYSIS (cont'd)

Uptown District Architectural Review Committee (UDARC) (cont'd)

the site modifications into Uptown. Discussion also included conditions for site lighting, landscaping, and modifications to the “VEO Staging Area”. Consideration was also taken for integration of nearby TARTA stops, signage, and the lighting for the proposed sculpture. Lastly, the contradictions with increased surface-parking within the Uptown Master Plan was addressed. UDARC acknowledged the need to meet parking demand for students of the campus in making its decision. A full list of conditions for UDARC approval has been included at the end of this report.

Uptown Master Plan

The Uptown Master Plan, adopted in 2019, is a plan intended to guide to meet demand in uptown while guiding development and preservation of what makes the neighborhood unique. Uptown is unique to Toledo in that it is comprised of a mix of businesses, social services agencies, educational institutions, and has a maturing Arts and Entertainment District along Adams Street. It is home of such anchors as Mercy College, The Toledo Club, Cherry Street Mission, Hillcrest Apartments, Toledo School for the Arts, and the main branch of the Toledo Lucas County Library. The plan identifies the Mercy campus as a key college-level educational facility in Uptown, as well as the site of some of the earliest large-scale development in the neighborhood.

Parking and building coverage are each addressed in the plan. Parking represents the highest percentage of Land Use in Uptown, accounting for approximately 27% of the district. The total number of off-street spaces in Uptown exceeds 8000 spaces, which includes approximately 600 spaces provided by the Mercy College garage. Building coverage represents 33% of the overall land-use in Uptown. A key challenge identified in the plan is a lack of land use density, too much un-used vacant land and too much underutilized surface parking in Uptown.

Overall, the proposed development further reduces land-use density and increases surface parking. While the total number of parking spaces is reduced in the district, the total square-footage of land utilized by parking is expanded. The proposed plan increases square-footage of land for parking and further deteriorates the existing character of Uptown without offering expanded greenspace or other productive land-use. While the separated seating area on the corner of 23rd and Jefferson does supply some additional pedestrian and multi-modal amenities, it does not significantly offset the amount of space utilized for surface parking. The proposed development does not conform to the Uptown Master Plan, however supports the needs of a key anchor in the Uptown Neighborhood.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site Institutional Campus land uses. The institutional campus land use designation accommodates large institutional uses in campus-like settings, such as hospitals, schools, and colleges. The IC District is intended to promote and enhance the development and expansion of medical, educational, and other large institutional uses. The proposed development conforms to the Toledo 20/20 Comprehensive Plan.

The staff recommends approval of the Major Site Plan Review for a parking garage and building demolition and new parking lot at 2202 Jefferson Avenue, 2136 and 2236 Madison Avenue because the plan complies with all standards of the Toledo Municipal Code, Zoning Code, and other adopted City policies, and the proposed use is allowed in the district in which it is located.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-49-22, a Major Site Plan Review for a parking garage and building demolition and new parking lot at 2202 Jefferson Avenue, 2136 and 2236 Madison Avenue for the following **two (2) reasons**:

1. The Site Plan complies with all standards of the Toledo Municipal Code, the Zoning Code, and other adopted City policies **(TMC§1111.0809(A))**;
2. The proposed use is allowed in the district in which it is located **(TMC§111.0606(B))**.

The staff further recommends that the Toledo City Plan Commission approve of SPR-49-22, a Major Site Plan Review for a parking garage and building demolition and new parking lot at 2202 Jefferson Avenue, 2136 and 2236 Madison Avenue, subject to the following **thirty-nine (39)** 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 Engineering Services

1. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.**

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.

3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins
4. Preliminary stormwater design communication is highly encouraged ahead of the full stormwater submittal, in order to minimize revisions once the full stormwater submittal is made, which requires multiple items:
 - a. Items are listed on the regional SWP3 submittal coversheet: <https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>
 - b. Plans according to the 2014 Infrastructure Requirements document found in the drop down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>
5. Following the stormwater review, additional items are needed for final approval:
 - a. As listed on the regional SWP3 submittal cover sheet. The signed agreement will be through a covenant which will need to be recorded.
 - b. Fee and a Toledo Licensed Sewer Contractor for the sewer construction permit.
 - c. Construction inspection and completion of obligations in the stormwater permit.
6. The underground detention system (UDS) is proprietary and outside the scope of the City's services for sewer inspection. The following notes shall be added to the plans:
 - a. The Contractor shall have the underground detention system manufacturer's representative on-site during the installation of the UDS. This representative shall advise the contractor as to the required installation procedures for the UDS.
 - b. The City of Toledo will be provided with an as-built signature by an Ohio P.E. representing the detention system manufacturer with the certification statement to the effect of: 'I certify that the underground detention system was installed in accordance with the manufacturer's installation requirements and that the underground detention system will function as designed in accordance with the contract documents.'
7. Any stormwater drainage facilities found on site that are not already documented in the city map and/or owner's records needs to be traced out to a known point in order to fulfill map update requirements.
8. Existing 24" sewer along side of garage shall be maintained.

Sewer & Drainage Services

Comments not received at time of print.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services

9. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
 - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
 - b. Construction BMPs shall be in place prior to the start of construction activities.
 - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours.
10. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
11. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
12. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
13. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Division of Transportation

14. Bicycle Parking is required and must be clearly shown on drawings per TMC 1107.0900
15. ADA parking signage must be no less than 60 inches and no more than 72 inches above pavement per TMC 1107.1704.
16. Wheel stops are required at all parking spots abutting sidewalks, property lines, planting strips and buildings per TMC 1107.1907
17. A 25' wide driveway is required for two-way traffic per TMC 1107.1911.

STAFF RECOMMENDATION (cont'd)

Water Distribution

No comments or concerns.

Plan Commission

18. Modifications to the site and demolition of the structures are subject to Uptown District Architectural Review Committee (UDARC) approval per TMC§1103.1600 – *UpTown UNO District*.
19. If one has not already been established, a cross access agreement shall be established with all parcels utilizing shared drive aisles and parking areas.
20. All parcels within the legal description shall be combined. Applicant is encouraged to combine all parcels within the campus.
21. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. A minimum of five (5) car accessible and one (1) van accessible space shall be provided. **Acceptable as depicted, six (6) van accessible spaces provided.**
22. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule “A,” (TMC§1107.0300). Minimum number of bicycle parking slots required for a Fast Order Food, Drive Thru is 1 per 10 parking spaces. Per TMC§1107.0902, bicycle parking is a space at least 2 feet by 6 feet per slot. **At least sixteen (16) bicycle parking spaces required.**
23. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or within the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code.
24. Off- street parking and loading spaces, parking lots, maneuvering aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.
25. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

26. Proposed “Veo Staging Area” may not be within the public right-of-way.
27. Additional pedestrian access to the parking area shall be provided nearer the corner of 23rd and Jefferson.
28. Connection to the primary walkway along the entry drive shall be provided from the pedestrian walkway along the Generator Building.
29. Any portion of the walkway crossing a parking aisle or driveway must be distinguished from the driving surface through the use of durable, low maintenance surface materials such as pavers, bricks, scored concrete, or scored and painted asphalt to enhance pedestrian safety and comfort. Raised walkways may be installed if elevated 6-inches with tapered side slopes and meet ADA standards.
30. The portion of the remaining building removed during demolition of the sky-way shall be infilled with face-brick to match the existing façade.
31. Once completed, additional details regarding the proposed sculpture on the corner of 23rd and Jefferson shall be submitted to the Plan Commission and may be reviewed by UDARC.
32. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A ten-foot (10') greenbelt is required along 23rd and Jefferson Ave and shall include one (1) tree per every thirty feet (30') of frontage and a continuous row of hedges. Trees are not required to be evenly spaced and may be clustered.
 - b. Fourteen (14) trees are required along Jefferson. **Acceptable as depicted.**
 - c. Five (5) trees are required along 23rd. **Acceptable as depicted.**
 - d. Landscaping to provide visual screening between the generator building and Jefferson Avenue is required. **Landscaping showed on submitted plan acceptable as depicted, including six (6) trees and continuous hedge.**
 - e. a decorative metal tube or solid bar fence forty-two (42) inches high shall be included between the parking area and the public right-of-way
 - f. Landscaped terminal islands must be provided at the end of each parking row.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- g. Divider medians that form a continuous landscaped strip may be installed between abutting rows of parking spaces. The minimum width of the divider medians must be 10 feet. **Dimensions shall be clarified on revised site plan.**
- h. The caliper of any tree intended for preservation credit.
- i. Two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot Calculations conclude that sixteen (16) trees and forty-eight (48) shrubs are required; **Acceptable as depicted;**
- j. Foundation plantings for the full street-facing building elevations and landscape areas at major building entrances. **Foundation plantings between the generator building and pedestrian path shall be clarified.**
- k. All parking spaces must be within 100 linear feet of a landscaped area;
- l. Topsoil must be back filled to provide positive drainage of the landscape area;
- m. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage. **Acceptable as submitted.**
- n. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards;
- o. All existing street trees shall be required to be preserved and maintained along Jefferson Avenue. A protection plan for said trees shall be submitted to the Plan Commission for approval subject to TMC§1108.0408
- p. Street trees spaced twenty-five (25) to forty (40) feet apart shall be provided between the sidewalk and road along 23rd.
- q. Because the site is greater than ½ acre large, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details;

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- r. Average light intensity shall be a minimum of .5 foot-candles measured five feet (5') above grade for parking lots and 1 to 3 foot-candles measured five feet (5') above grade for pedestrian sidewalks.
 - s. Light sources shall be metal halide or LED.
 - t. Site lighting for parking areas shall utilize a Shoe Box Fixture and pole (maximum 25 feet height). Other lighting fixtures are subject to approval by the Plan Director.
 - u. Site lighting for pedestrian areas shall be pedestrian style fixture and pole.
 - v. Details on site-lighting fixtures shall be provided and are subject to approval by the Plan Director.
 - w. Per TMC§1108.0407 tree preservation may count towards required landscaping standards. All trees in excess of 12 inches in diameter must be retained to the maximum practical intent.
33. At least one (1) waste receptacle shall be provided reasonably near the proposed seating area.
34. All conditions in the approval letter dated 11/16/22 for UDARC-10-22 shall be met conditions include:
- a. In the event redevelopment does not occur, the vacant lot shall be planted with grass or other plantings as approved by the Director. Ground area may not be containing bare soil, aggregated stone, or rock.
 - b. Prior to any site demolition, or grading, barriers must be constructed around existing trees and shrubs to be preserved. All existing street trees shall be required to be preserved and maintained along Jefferson Avenue. A protection plan for said trees shall be submitted to the Plan Commission for approval subject to TMC§1108.0408. Barriers around trees to be preserved must include the area under the drip line of the tree.
 - c. The “VEO Staging Area” shall be relocated out of the right-of-way and integrated into the site plan.
 - d. UDARC encourages the integration of signage for the campus into the seating area at the corner of 23rd and Jefferson.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- e. Pedestrian-scale lighting shall be provided at the corner of 23rd and Jefferson.
 - f. Understory street trees shall be provided along 23rd between the sidewalk and road. Street trees shall be spaced 25-40 feet apart.
 - g. Appropriate demolition permits shall be obtained through the Division of Building Inspection.
 - h. Site Plan Approval from the Toledo City Plan Commission shall be obtained prior to permitting for new construction.
 - i. Appropriate permits shall be obtained for new site improvements through the Division of Building Inspection.
35. Solar panels, as referenced in the supplementary package provided to the Uptown District Architectural Review Committee, shall require a Special Use Permit and review prior to approval.
36. No new free-standing signs greater than forty-two inches (42") from grade are permitted – any proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code.
37. 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.
38. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval date then the site plan approval shall become null and void.
39. 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.

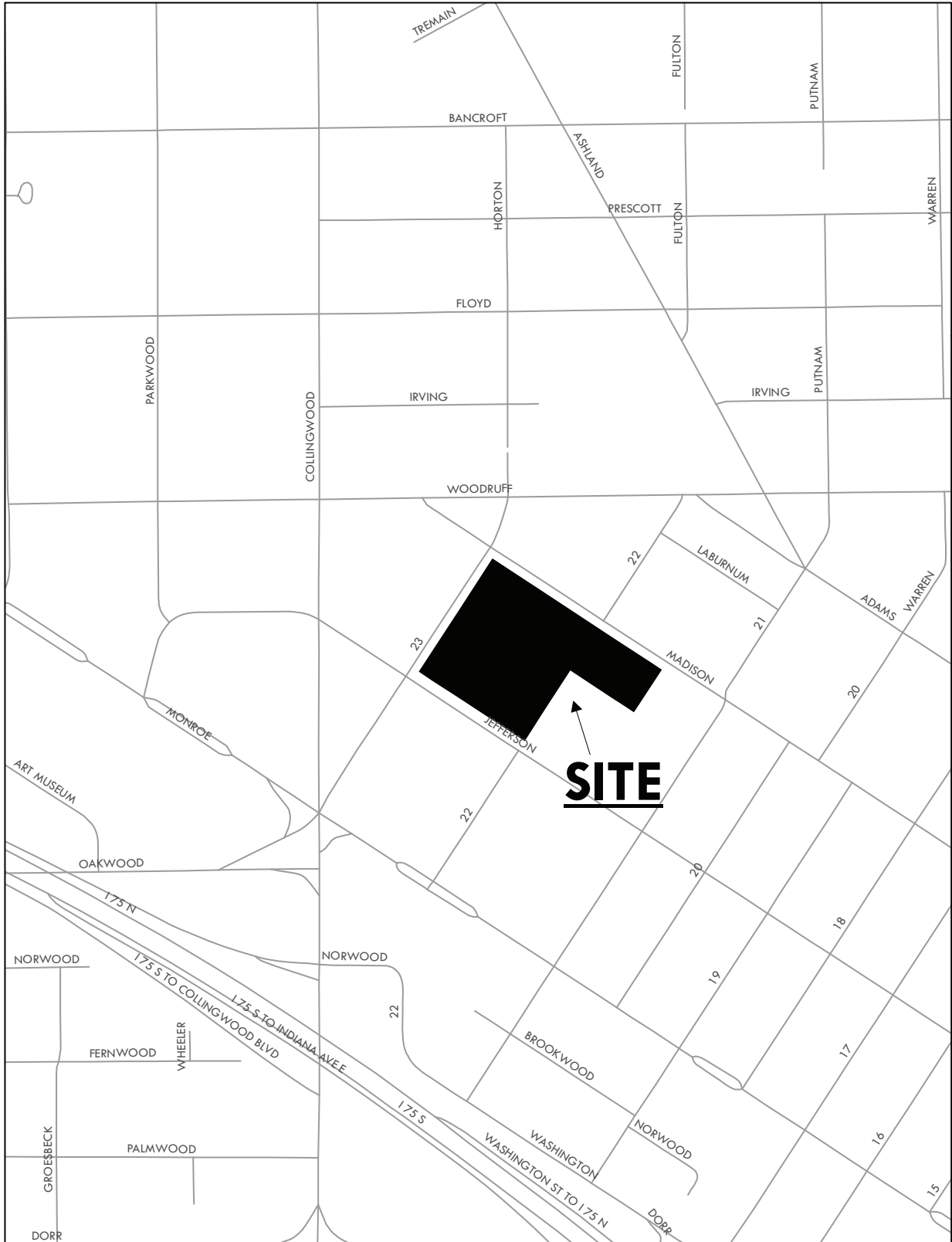
MAJOR SITE PLAN
TOLEDO CITY PLAN COMMISSION
REF: SPR-49-22
DATE: December 1, 2022
TIME: 2:00 P.M.

JGL

Six (6) sketches follow

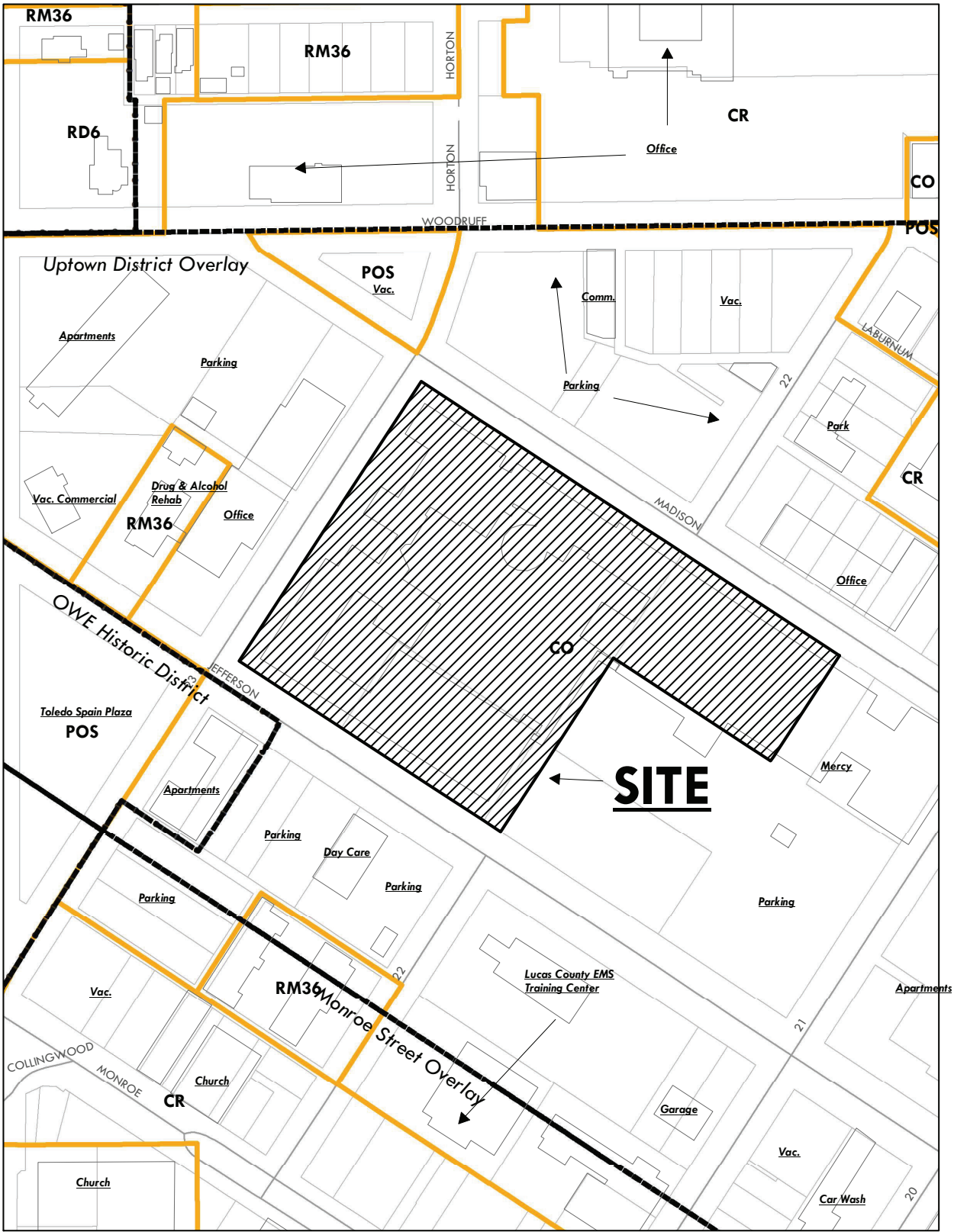
GENERAL LOCATION

SPR-49-22
ID 14



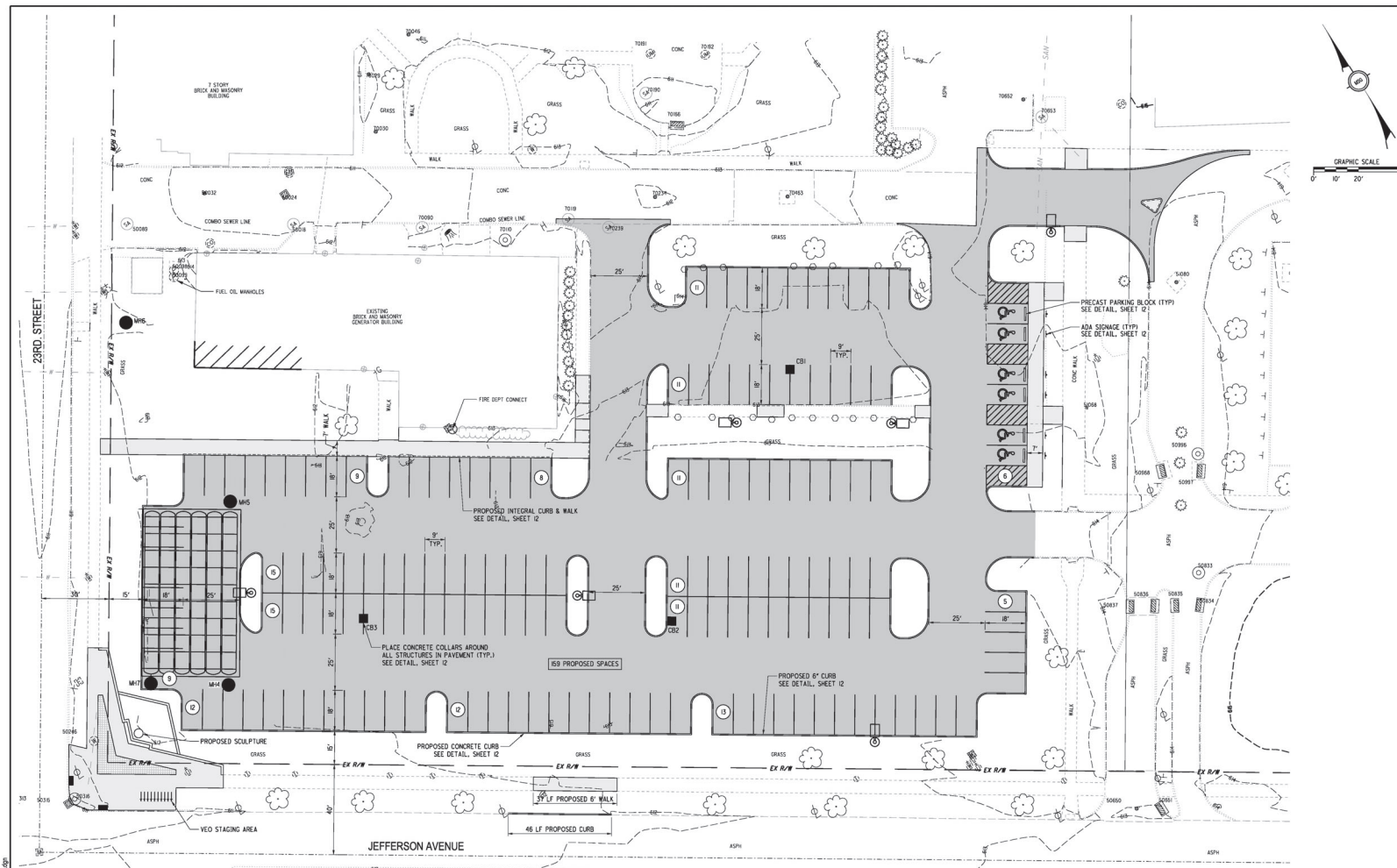
ZONING & LAND USE

SPR-49-22
ID 14



6-16

N

[illegible]

1600 INDIAN WOOD CIRCLE MAUMEE, OHIO 43537 TEL: 419-881-2222 FAX: 419-881-1565	PROJECT DATE: 8/20/22 PROJECT NO.: D4600001 DRAWN BY: JEC
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PREPARED FOR:
**MERCY COLLEGE OF
OHIO**

MERCY COLLEGE OF NURSING
2221 MADISON AVENUE
TOLEDO, OHIO 43604

SITE PLAN

7	/	17
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PARKING SUMMARY

STANDARD SPACES = 153
ADA SPACES = 6

TOTAL = 159 SPACES

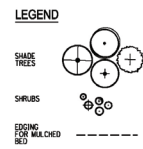
PAVING LEGEND

 LIGHT DUTY ASPHALT PAVEMENT
(SEE DETAIL, SHEET 12)
 CONCRETE SIDEWALK
(SEE DETAIL, SHEET 12)
 PAVER/STAMPED CONCRETE

NOTES

1. REMOVE AND REPLACE ANY EXISTING SIDEWALK THAT IS DAMAGED BY DEMOLITION OR CONSTRUCTION ACTIVITIES.

N



LANDSCAPE PLAN	
16	17

Quantity	Key	Scientific Name	Common Name	Size	Root	Spacing
Trees						
18	AR	Acer rubrum 'Frank J.'	Redspine Maple	2' cal.	B&S	see plan
29	AC	Acer x brenanii Celebration	Celebration Maple	2' cal.	B&S	see plan
1	AC	Acer x brenanii 'Armstrong Gold'	Armstrong Gold Maple	2' cal.	B&S	see plan
3	UF	Ulmus x 'Yonfeld'	Porter Hybrid Elm	2' cal.	B&S	see plan
3	AS	Amanchlar canadensis 'Spiznar'	Spiznar Serviceberry (multi-stem)	1.75' cal.	B&S	see plan
Shrubs						
166	CA	Carolinia americana	New Jersey Tea	5 gal.	Container	9' o.c.
91	PO	Physocarpus opulifolius 'Dorro May' Life Dora	Life Dora	5 gal.	Container	4' o.c.
85	PA	Ribes spicatum	Alpine Currant	5 gal.	Container	4' o.c.

23RD & JEFFERSON DETAIL

SPR-49-22
ID 14



CONCEPT RENDERING

SPR-49-22
ID 14



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GENERAL INFORMATION

Subject

- | | | |
|------------|---|---|
| Request | - | Vacation of Deer Park Court |
| Applicants | - | Bill Thees General Partner Principal
1909 River Road
Maumee, OH 43537

George Oravec
P.O. Box 38
Maumee, OH 43537 |

Site Description

- | | | |
|--------------|---|-----------------------------------|
| Zoning | - | RM24 / Multi-dwelling Residential |
| Area | - | ± 0.85 Acre |
| Frontage | - | ± 80' along Manley Road |
| Dimensions | - | ± 122' x 80' |
| Existing Use | - | Unused right-of-way |
| Proposed Use | - | Apartments |

Area Description

- | | | |
|-------|---|-----------------------|
| North | - | RM24 / Vacant, Office |
| South | - | RM24 / Vacant |
| East | - | RD6 / Apartments |
| West | - | RM24 / Vacant |

Parcel History

- | | | |
|------------|---|--|
| V-80-18 | - | Vacate a portion of right of way adjacent to Manley Road, south of Garden Road. Approved by Ord. 372-18 on 09-11-2018. |
| Z-10001-03 | - | Zone Change from R-A to C-2 at 6020 Manley Road. Approved by Ord. 768-07 on 11-27-2007. |
| Z-196-89 | - | Zone Change from R-A to C-2 at 6060 and 6110 Manley Road. Approved by Ord. 1073-89. |
| Z-4009-22 | - | Zone Change from CO to RM24 at 6038 Manley Road. Approved by Ord. 376-22. |

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

SPR-39-22	-	Major Site Plan Review for multiple buildings on a lot for a multifamily development at 6038 Manley Road. <i>Companion Case</i> . (Not yet heard by PC).
S-10-22	-	Final Plat of the 2 nd Replay of Deer Park Business Center. <i>Companion Case</i> . (Not yet heard by PC).

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting the vacation of Deer Park Court, which is located in the plat of the Deer Park Business Center. To the north, south, and west of Deer park Court are parcels owned by the applicant. The south and west parcels are vacant, and the northern portion is currently occupied by office buildings. Deer Park Court intersects with Manley Road to the east, across from which are multi-family apartments. Deer Park Court is a cul-de-sac which does not lead to any other public right-of-way. The applicant has requested the vacation as part of redevelopment effort to convert the former office park into multifamily apartments. A plat and site plan have been submitted for the proposed multi-family development, however these cases still require additional steps prior to being reviewed.

Upon vacation of right-of-way, a plat ensuring continued access for existing office buildings shall be required, as stated previously. Deer Park Court serves neither as a through-road, nor an access road for buildings with separate owners. Therefore, vacation shall not negatively impact traffic flow in the area and permit the construction of multi-dwelling units on the surrounding parcels. The vacation shall not result in the loss of access for the existing buildings.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this land for Office Commercial land uses. Staff understands the need for commercial office space has changed since the passing of the 20/20 Plan, and that the City of Toledo has identified a need for additional housing variety and affordability. Additionally, surrounding land uses include similar multi-family residential development.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-507-22, the request to Vacate Deer Park Court, to Toledo City Council for the following two (2) reason:

1. The proposed Vacation is compatible with the existing land uses within the general vicinity (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and,
2. The City and other service providers will be able to provide sufficient public safety, transportation, and utility facilities and services to the subject property while maintain sufficient levels of service to existing development (TMC§1111.0606(G) – *Review & Decision-Making Criteria*).

The staff further recommends that the Toledo City Plan Commission recommend approval of V-507-22, the request to vacate Deer Park Court subject to the following **five (5)** conditions:

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

Division of Engineering Services

1. If the existing public water mains in Deer Park Court are to remain, they shall become privately owned and the responsibility of the property owner to maintain.
2. All existing storm sewers in the area will become private and the responsibility of the property owner to maintain.
3. All existing sanitary sewers in the area will become private and the responsibility of the property owner to maintain.

Division of Transportation

4. Within the limits allowed by law, the applicant shall indemnify the City of Toledo, its officials, agents or employees, from any and all claims, demands, causes of action, suits, or liability in connection with the performance of any and all acts authorized for permitted under this vacation. Said indemnification language shall be contained within and evidenced by the endorsement on a certified copy of a final vacating legislation by the owner which indemnification shall be kept in the permanent file of the Clerk of Council.

Plan Commission

5. Upon vacation, a plat shall be recorded for the proposed development.

REF: V-507-22. . . December 1, 2022

RIGHT OF WAY VACATION
TOLEDO CITY PLAN COMMISSION

REF: V-507-22

DATE: December 1, 2022

TIME: 2:00 PM

CITY COUNCIL

ZONING AND PLANNING COMMITTEE

DATE: January 4, 2023

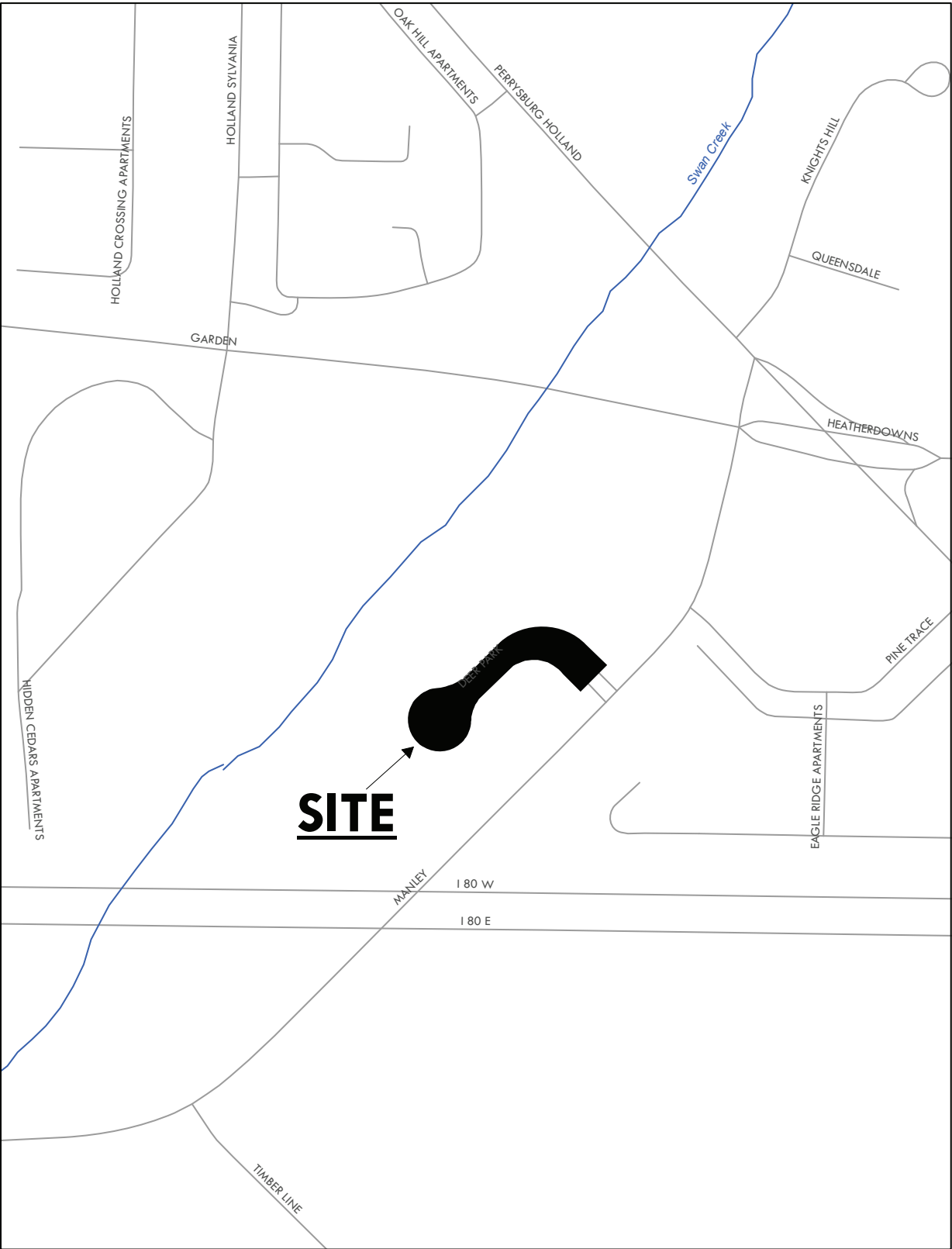
TIME: 4:00 P.M.

JGL

Two (2) sketches follow

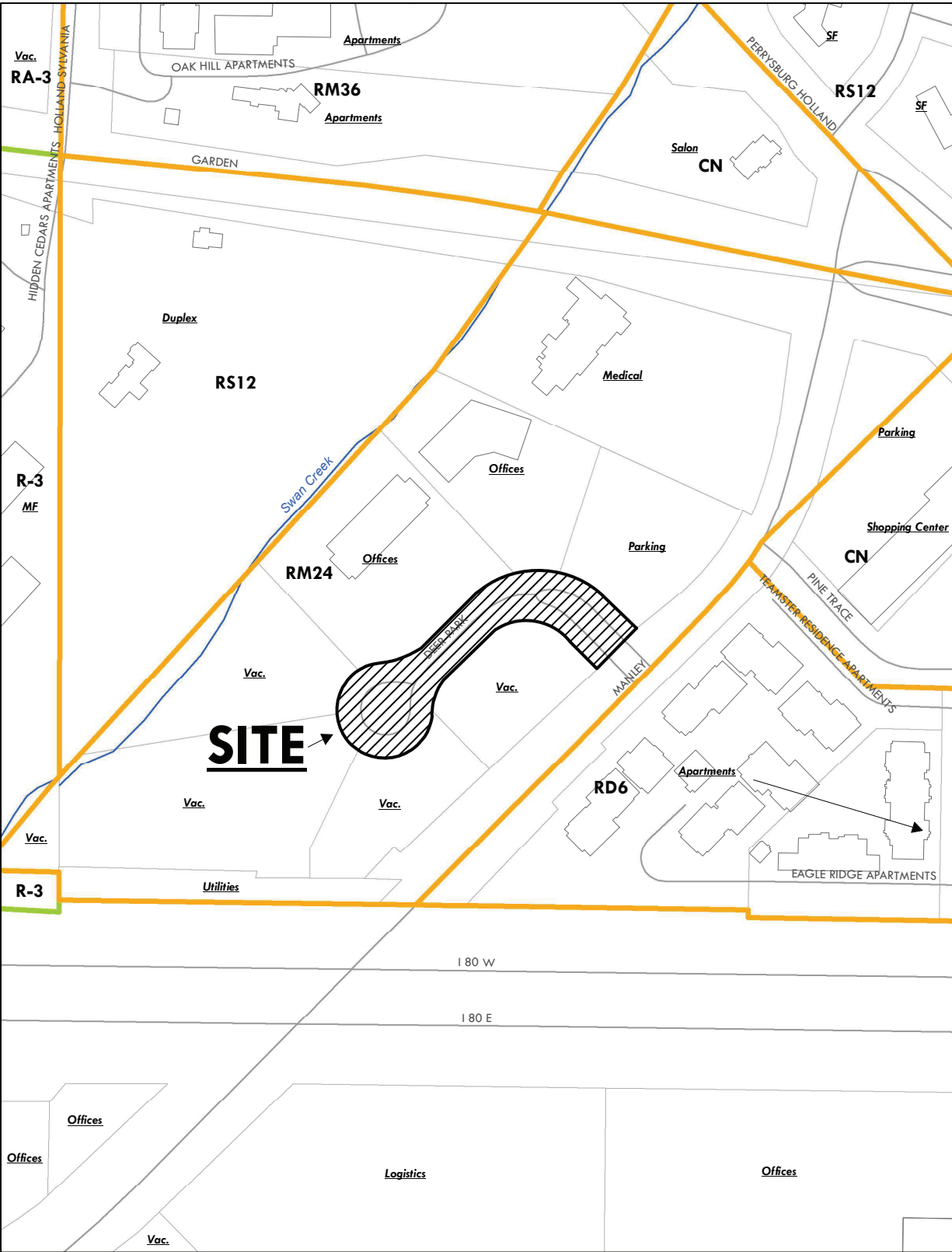
GENERAL LOCATION

V-507-22
ID 232



ZONING & LAND USE

V-507-22
ID 232



GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a tobacco shop
Location	-	4925 Jackman Road
Applicant	-	Rob Saleh Smokes N Stuff LLC 13869 Lithgow Street Dearborn, MI 48126
Architect	-	Scot Rossi 1821 Spencer Street Toledo, OH 43614
Owner	-	Brixmor Miracle Mile, LLC 500 E Broward Blvd Suite 1130 Ft. Lauderdale, FL 33394

Site Description

Zoning	-	CR / Regional Commercial
Area	-	Parcel: ±13.8 acres Tenant Space: 2,025 sqft
Frontage	-	±470' along Jackman Road
Existing Use	-	Commercial multi-tenant space
Proposed Use	-	Tobacco shop

Area Description

North	-	Drive-thru restaurants, bank, retail / CR
South	-	Bowman Park / POS
East	-	Retail, restaurant, and Chessie Circle Trail / CR & IL
West	-	Parking lot and single family homes / IC & RS6

Parcel History

Ord. 749-61	-	Annexation from Washington Township. City Council approved 10/23/1961.
Z-336-61	-	Establish interim zoning City Council approved 10/23/1961. Ord. 750-61, passed 10/6/1962.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|-----------|---|--|
| SPR-8-06 | - | Request for major site plan review for expansion of existing grocery store. Plan Commission approved 4/6/2006. |
| SPR-37-11 | - | Request for minor site plan review for a Kroger pharmacy canopy extension Plan Commission approved 10/4/2011. |
| SPR-4-14 | - | Major site plan review to raze and rebuild portion of Miracle Mile Shopping Center. Plan Commission approved 03/13/2014. |

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a tobacco shop at 4925 Jackman Road. The property is the location of Miracle Mile Shopping Plaza, where the applicant will occupy a $\pm 2,025$ square foot tenant space. The applicant plans to open a vape and smoke shop, which is classified as a “tobacco shop” per TMC§1116.0249 – *Tobacco Shop*. The site is ± 13.8 acres and zoned CR – Regional Commercial. Adjacent land uses include drive thru restaurants and retail to the north, Bowman Park to the south, retail and the Chessie Circle Trail to the east, and a parking lot to the west. A Special Use Permit is required for all tobacco shops.

Use Specific Regulations

- a. Tobacco shops shall not be located within 500 feet of any of the following uses: school, public park, public library, child day care center, or other use established specifically for the activities of minors.

The location does have one (1) spacing violation; Bowman Park is located ± 270 feet from the tenant space. Longfellow Elementary School is ± 70 feet from the site’s property line, but is $\pm 1,000$ square feet from the tenant space, and does not violate the spacing requirement per the distance measuring standards of TMC§1106.0208-Distances for Spacing Requirements.

STAFF ANALYSIS (cont'd)

Use Specific Regulations (cont'd)

The applicant will need a waiver of the 500 ft requirement. Entrances for tenant spaces in the Miracle Mile Shopping Plaza all face away from the park, and towards Laskey Road. The shortest walking distance from the park to the proposed tobacco shop is ±950 ft. Additionally, several tenants within the Plaza are uses which are prohibited to minors, including a CBD store, tobacco and liquor sales (Kroger), and a sweepstakes terminal café. As a precedent has been set with these existing uses and the shopping plaza is oriented away from the park, Plan Commission staff recommend approval of the waiver.

- b. The hours of operation of a tobacco shop may be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, and this is listed as a condition of approval.

Parking

- a. 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 as a condition of approval for the existing parking lot.

Landscaping

- a. The reuse of a single unit in a multi-tenant space does not typically require significant site improvements.

Elevations

- a. There are no changes proposed for the building exterior at this time.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Regional Commercial land uses. Regional Commercial uses are predominantly large-scale commercial uses intended to accommodate auto-oriented development. (e.g.: malls, big box retail stores, & mixed use developments). Offices and multiple family residential developments may also be interspersed within these districts. The proposed use is suitable within the designated future land use.

Staff recommends approval of the request as similar uses existing within the shopping plaza, and the use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-10002-22, a request for a Special Use Permit for a tobacco shop at 4925 Jackman Road, to the Toledo City Council, for the following reason:

STAFF RECOMMENDATION (cont'd)

1. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting noise, odor, dust, and other impacts associated with the use's operation) (TMC§1111.0706(C)).

The staff further recommends that the Toledo City Plan Commission approve the following waiver:

Chapter 1104 – Use Regulations

Sec. 1104.1700 – Tobacco Shops

TMC§1104.1701 – Location

A tobacco shop shall not be located within 500 feet of any of the following uses: school, public park, public library, child day care center, or other use established specifically for the activities of minors.

Approve a waiver to allow a tobacco shop to be located less than 500 feet from Bowman Park. The Miracle Mile Shopping Plaza faces away from the park, and towards Laskey Road. Additionally, there are similar uses existing within the Miracle Mile Shopping Plaza which are prohibited to minors.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-10002-22, a request for a Special Use Permit for a tobacco shop at 4925 Jackman Road, to the Toledo City Council, subject to the following **six (6)** 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.

Fire Prevention

No comments or concerns.

Transportation

1. Bicycle parking required per TMC 1107.

Plan Commission

2. A tobacco shop shall not be located within 500 feet of any of the following uses: school, public park, public library, child day care center, or other use established specifically for the activities of minors. **Applicant shall obtain a waiver of TMC§1104.1701.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

3. The hours of operation of a tobacco shop shall be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, as a condition of development approval.
4. 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.
5. 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.
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.

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-10002-22
DATE: December 1, 2022
TIME: 2:00 P.M.

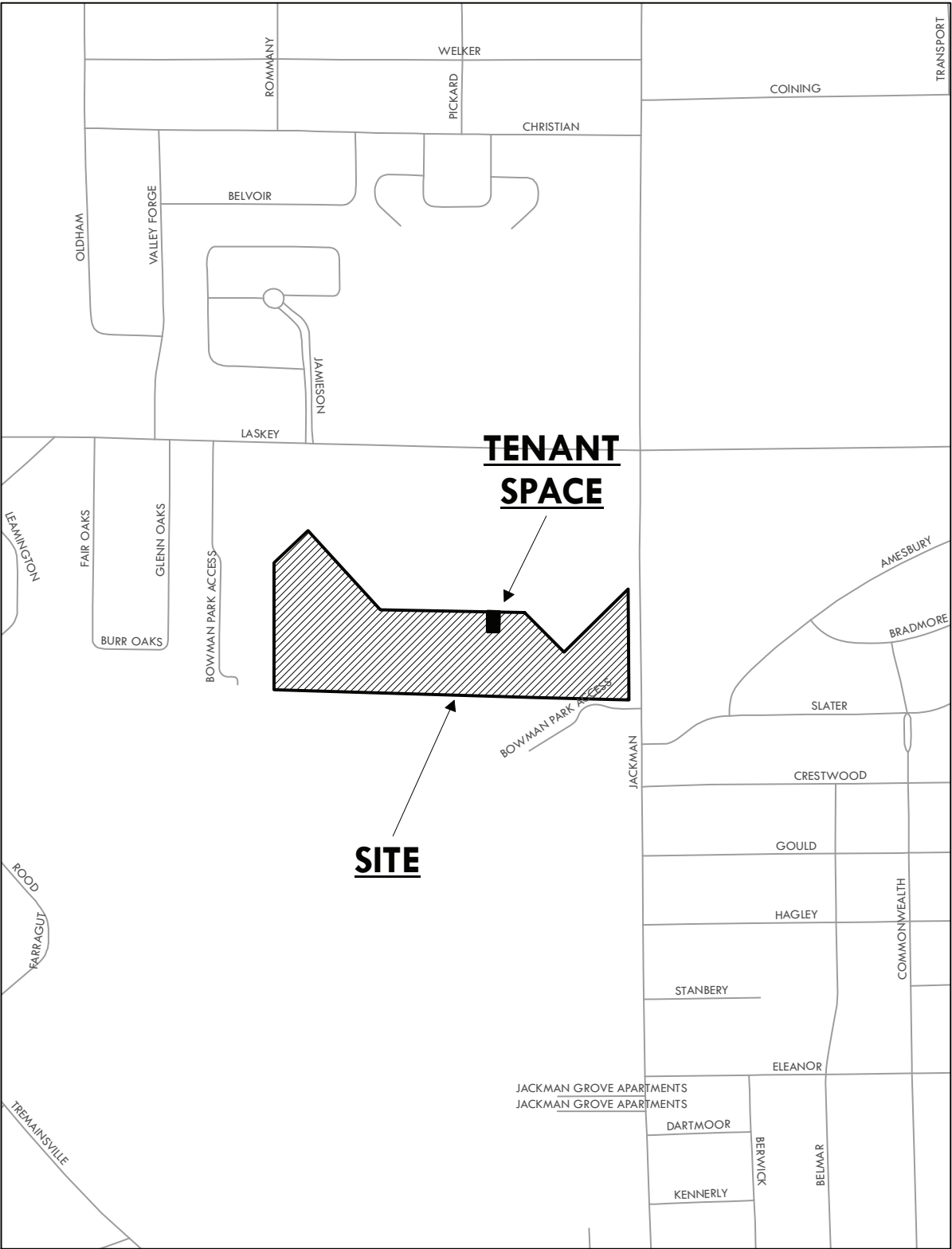
CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: January 4, 2023
TIME: 4:00 P.M.

DR

Three (3) sketches follow

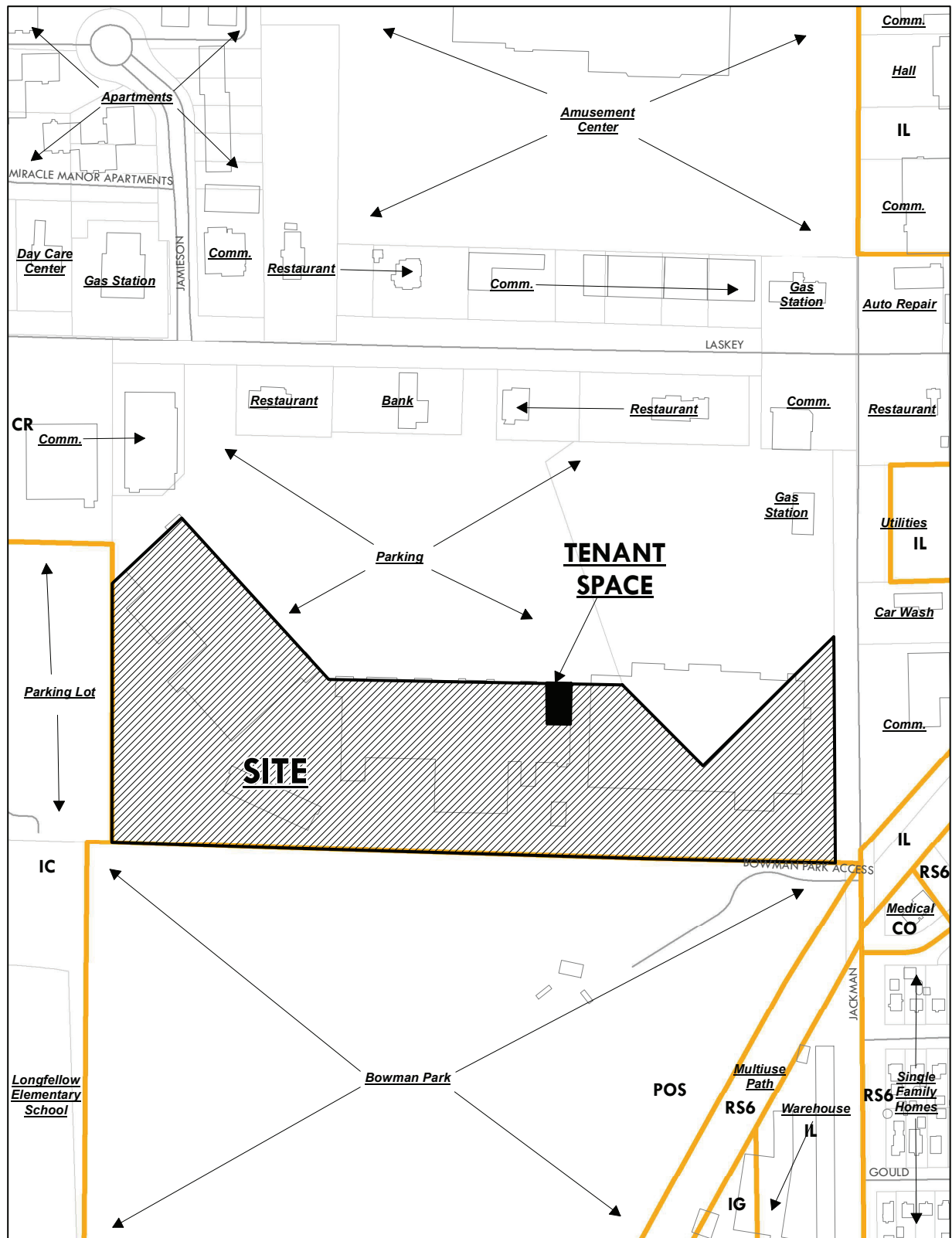
GENERAL LOCATION

SUP-10002-22



ZONING & LAND USE

SUP-10002-22



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ROSSI ASSOCIATES, LLC



**SMOKES AND STUFF
OCCUPANCY PERMIT**

[illegible]

SP-1.1

GENERAL INFORMATION

Subject

- | | | |
|-------------------|---|---|
| Request | - | Zone Change from IL-Limited Industrial to IG-General Industrial |
| Location | - | 5439 Lewis Avenue |
| Applicant & Owner | - | Mo Dari
G1 Operations
5439 Lewis Avenue
Toledo, OH 43612 |
| Architect | - | John Ciampa
6725 W Central Avenue
Toledo, OH 43617 |

Site Description

- | | | |
|--------------|---|--------------------------|
| Zoning | - | IL / Limited Industrial |
| Area | - | ±13.3 acres |
| Frontage | - | ±185' along Lewis Avenue |
| Existing Use | - | Scrap & Salvage Facility |
| Proposed Use | - | Scrap & Salvage Facility |

Area Description

- | | | |
|-------|---|---|
| North | - | Apartments, Shantee Creek / IL |
| South | - | Auto repair, mobile home park / CR & IL |
| East | - | Duplexes & single family homes / RS6 |
| West | - | Railroad, heavy manufacturing and shipping / IG |

Parcel History

- | | | |
|-------------|---|--|
| PL-3-98 | - | Parking lot at 5407 Lewis Avenue for Al Smith restaurant. Administratively approved 2/4/1999. |
| SPR-6-11 | - | Minor Site Plan Review of vehicle storage area improvements at 5439 Lewis Avenue. Administratively approved 5/22/2011. |
| SUP-9002-22 | - | Special Use Permit for scrap and salvage at 5439 Lewis Avenue (<i>Companion Case</i>). |

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL-Limited Industrial to IG-General Industrial at 5439 Lewis Avenue. The Zone Change is requested in order to allow a scrap & salvage facility to operate at the site. The site is ±13.3 acres and was previously occupied by several light industrial uses including semi-truck parking and storage. The applicant purchased the property from the previous owner in 2021, and proposes no modifications to the existing site besides landscaping. Surrounding land uses include apartments and Shantee Creek to the north, duplexes and single-family homes to the east, mobile homes and heavy auto repair to the south, and vehicle storage and a railroad to the west.

Scrap & salvage operations are only permitted in IG-General Industrial Zoning, and also require a Special Use Permit. Companion case SUP-9002-22 was submitted with the Zone Change application. The layout and landscaping are reviewed under SUP-9002-22. Staff have concerns with the Zone Change as the site abuts legal nonconforming duplexes along the eastern border, a mobile home park to the south, and apartments nearby to the north. Although these surrounding uses have IL-Limited Industrial Zoning, residential uses abutting the most intense Industrial District is concerning to staff.

Neighborhood Meeting

On November 19th, 2022, the applicant held a neighborhood meeting at the subject site to answer questions about the business and address any concerns. Roughly fifty (50) residents were in attendance. Attendees had grave concerns about noise pollution, seepage of hazardous materials into nearby properties and Shantee Creek, exposure to dust and toxins, increased traffic, and what steps the applicant was taking to ensure no negative secondary effects to surrounding properties. Unfortunately, the applicant failed to address these concerns and did not answer the neighbors' questions asked. The applicant primarily discussed the Zoning regulations of the property and the difference between a scrap yard and a salvage yard. The Zoning Code does not separate these two uses because they are similar in operation and have similar impacts to adjacent properties. As important questions were not answered, staff have concerns with the application.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Light Industrial land uses. This district is intended to accommodate uses such as research, wholesale activities, warehouses and industrial/manufacturing operations that are not employment-intensive and are compatible with commercial and residential land uses. Considering the surrounding residential uses surrounding the site, staff recommend the property remain IL-Limited Industrial as the Comprehensive Plan recommends.

STAFF ANALYSIS

Staff recommends disapproval of the Zone Change from IL-Limited Industrial to IG-General Industrial because request is not consistent with the Comprehensive Plan or the stated purpose of the Zoning Code, which is to protect the health, safety, and general welfare of the citizens of Toledo.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-9001-22, a request for a Zone Change from IL-Limited Industrial to IG-General Industrial at 5439 Lewis Avenue to the Toledo City Council, for the following **three (3)** reasons:

1. The request is not consistent with the Comprehensive Plan or the stated purpose of the Zoning Code (TMC§1111.0606(A) – Review & Decision-Making Criteria).
2. Existing land uses within the general vicinity of the subject property are not compatible with the requested Zoning District (TMC§1111.0606(B) – Review & Decision-Making Criteria).
3. The rezoning will detrimentally affect properties within the vicinity of the subject property (TMC§1111.0606(E) – Review & Decision-Making Criteria).

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z-9001-22
DATE: December 1, 2022
TIME: 2:00 P.M.

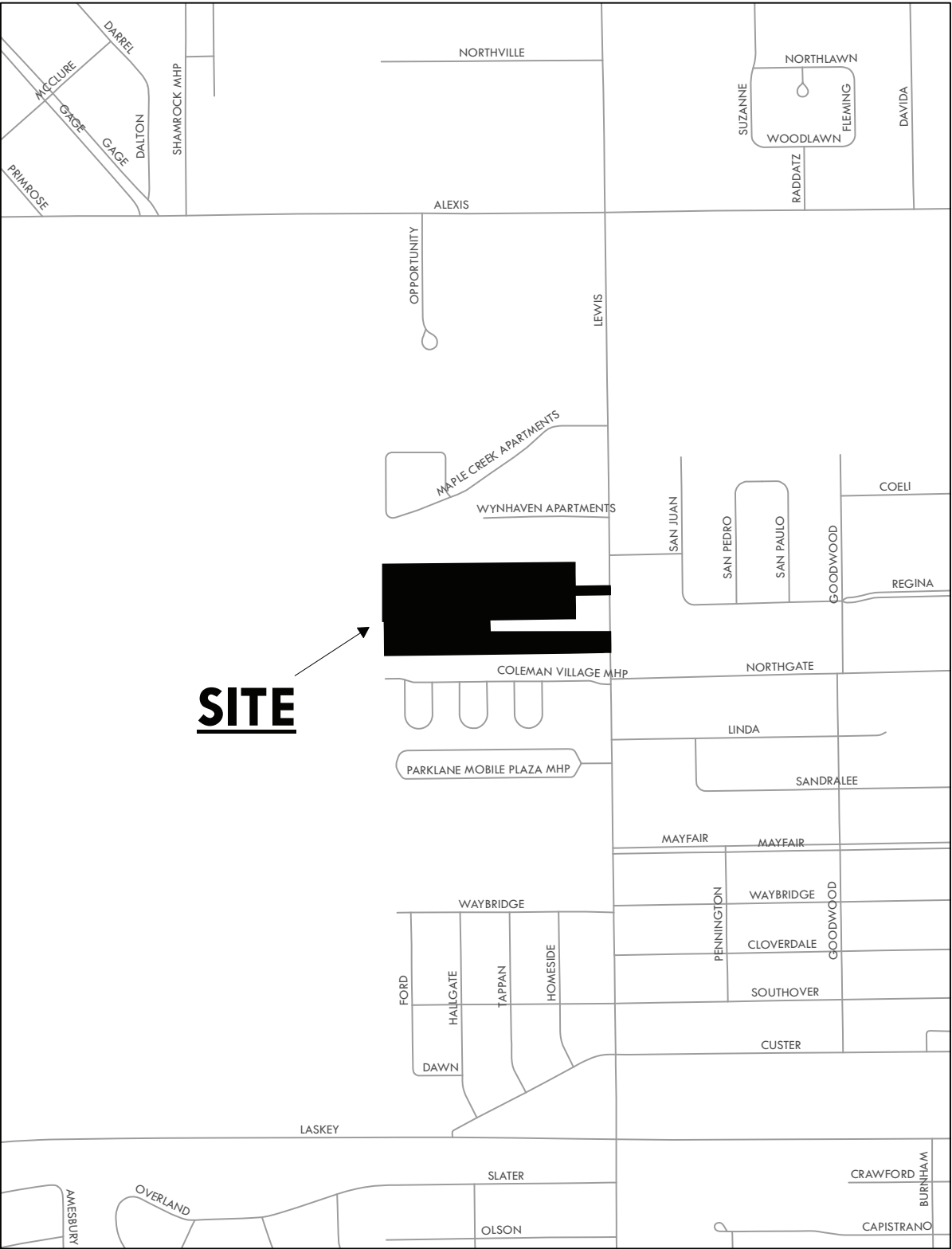
TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: January 4, 2023
TIME: 4:00 P.M.

DR

Two (2) sketches follow

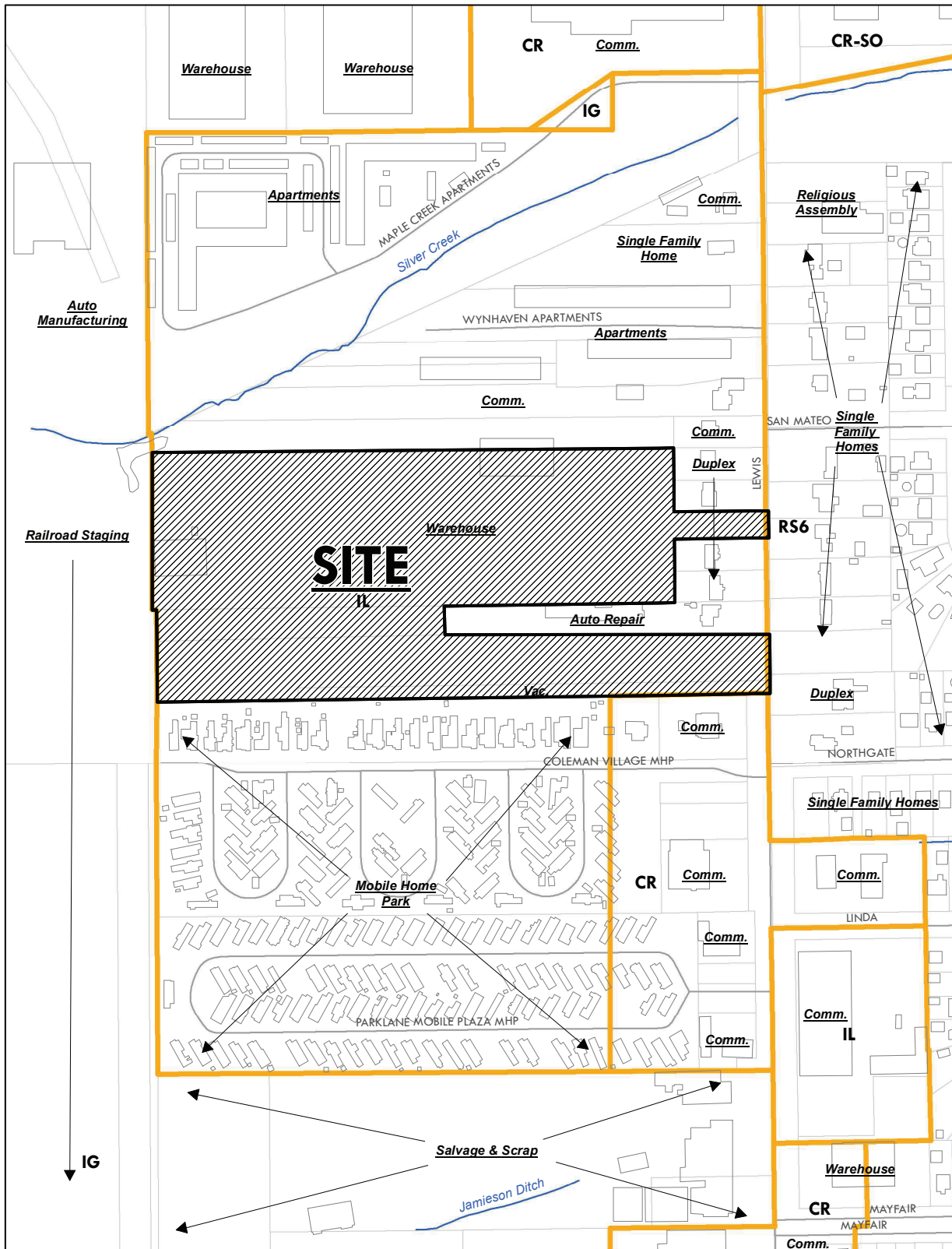
GENERAL LOCATION

Z-9001-22



ZONING & LAND USE

Z-9001-22



GENERAL INFORMATION

Subject

- | | | |
|-------------------|---|---|
| Request | - | Special Use Permit for scrap & salvage facility |
| Location | - | 5439 Lewis Avenue |
| Applicant & Owner | - | Mo Dari
G1 Operations
5439 Lewis Avenue
Toledo, OH 43612 |
| Architect | - | John Ciampa
6725 W Central Avenue
Toledo, OH 43617 |

Site Description

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| Zoning | - | IL / Limited Industrial |
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| Frontage | - | ±185' along Lewis Avenue |
| Existing Use | - | Scrap & Salvage Facility |
| Proposed Use | - | Scrap & Salvage Facility |

Area Description

- | | | |
|-------|---|---|
| North | - | Apartments, Shantee Creek / IL |
| South | - | Auto repair, mobile home park / CR & IL |
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Parcel History

- | | | |
|-----------|---|--|
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| SPR-6-11 | - | Minor Site Plan Review of vehicle storage area improvements at 5439 Lewis Avenue. Administratively approved 5/22/2011. |
| Z-9001-22 | - | Zone Change from IL-Limited Industrial to IG-General Industrial at 5439 Lewis Avenue (<i>Companion Case</i>). |

GENERAL INFORMATION (cont'd)

Applicable Regulations

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

STAFF ANALYSIS

This request was deferred for 30 days at the Plan Commission Hearing on November 3, 2022 due to concerns from neighbors. Plan Commission requested the applicant hold a neighborhood meeting to answer questions and provide more information about the business to the neighbors.

The applicant is requesting a Special Use Permit for a scrap & salvage facility located at 5439 Lewis Avenue. The site is ±13.3 acres, zoned IL-Limited Industrial, and was previously occupied by light industrial uses including semi-truck parking and storage. The applicant purchased the property from the previous owner in 2021, and proposes no modifications to the existing site besides landscaping. Surrounding land uses include apartments and Shantee Creek to the north, duplexes and single-family homes to the east, mobile homes and heavy auto repair to the south, and vehicle storage and a railroad to the west.

Scrap & salvage operations are only permitted in IG-General Industrial Zoning, and also require a Special Use Permit. Companion case Z-9001-22 was submitted with the Special Use Permit application for a Zone Change of the site from IL-Limited Industrial to IG-General Industrial.

Parking and Circulation

The applicant will be using the site as is, and has requested a waiver of TMC§1107.1900 to allow existing gravel on the site to remain. In 2011, the Board of Zoning Appeals approved a variance to allow a non-hard surface for the parking lot, as long as all fees and fines were paid. If the request is approved, the applicant shall contact the Division of Building Inspections to ensure the requirements for the variance have been met. If requirements have not been met, the applicant shall apply to the Board of Zoning Appeals for a variance of TMC§1107.1900.

Scrap & salvage use requires one (1) parking space per acre. The site has sixty-three (63) existing parking spaces, which were installed by a previous owner. The applicant is converting two (2) spaces into van accessible spaces with an eight-foot (8') aisle between. Per TMC§1107.1700, one (1) additional car accessible space with at least a five-foot (5') aisle abutting is required as a condition of approval.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

Bicycle parking is required pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per each ten (10) parking spaces. A bicycle rack for at least seven (7) spaces shall be provided on a revised site plan.

Landscaping

Since the Plan Commission staff's initial recommendation of approval, it has been found that the southern section of the site plan does not reflect the existing site or depict future plans. The southern ±120 feet of the property is shown on the site plan as an electrical easement with existing trees to remain. The easement is shown as entirely enclosed by fencing. This easement as it is depicted is similar to buffers between heavy industrial and residential the Plan Commission have previously approved. However, since the November hearing, staff has found that the mature trees and vegetation that buffer the site from the mobile home park to the south have been clear cut and the applicant will store equipment and various items there. Staff now has concerns about using this area, and without the mature trees, nuisance issues are likely to be more pronounced. If the site plan is approved, a revised site plan depicting the scrap and salvage operations in this section of the site is required.

Per TMC§1108.0202 – *Frontage Greenbelts*, sites over five (5) acres are required to provide a thirty-foot (30') frontage greenbelt and contain at least one (1) tree for every thirty feet (30') of frontage. The property is a "U" shaped lot with two (2) frontages on Lewis Avenue. The northern leg has fifty-six feet (56') of frontage on Lewis Avenue, thirty-one feet (31') of which is driveway; the curb cut stretches across the entirety of the frontage. Staff recommends not requiring the frontage greenbelt at the northern leg, as there is limited space for landscaping. The southern leg however requires a frontage greenbelt, and the landscape plan depicts four (4) trees. The frontage greenbelt is acceptable as depicted.

The site is surrounded by IL-Limited Industrial and IG-General Industrial Zoning Districts. However, there are legal nonconforming duplexes, mobile homes, and apartment buildings abutting or near the site on the northern, southern, and eastern sides of the property. Additionally, there are conforming single family homes directly across Lewis Avenue. A Type A Landscape Buffer (TMC§1108.0203) is required on all sides of the site except for the western side. Scrap & salvage is an intense land use, and effort should be made to prevent any negative secondary effects. Additionally, thirty foot (30') wide A Type A Landscape Buffer requires four (4) trees and fifteen (15) shrubs with fencing per 100 linear feet, or four (4) trees and twenty (20) shrubs without fencing. A revised landscape plan depicting a Type A buffer is required as a condition of approval.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

A Type B buffer is provided along the southern portion of the site where CR-Regional Commercial Zoning abuts the property. The landscape plan depicts an appropriate Type B buffer with twelve (12) sugar maple trees and forty-five (45) juniper shrubs. However, this property is occupied by a Day Care Center, and staff feel that a Type B landscape buffer does not properly prevent negative secondary effects.

Parking lot landscaping is not required for IG-General Industrial unless abutting residential uses. The duplexes that abut the property are residential uses, and perimeter parking lot landscaping is required. Per TMC§1108.0204(C)(2), the parking lot shall have a continuous shrub row with a minimum height of eighteen inches (18') at installation. This buffer shall be provided where the off-street parking lot faces residential. A revised landscape plan with a continuous shrub row along the eastern perimeter of the parking lot shall be provided.

A six-foot (6') chain link fence surrounds the site. Per TMC§1108.0203(H), in all Industrial Districts, fencing to screen from public view open storage areas shall be required. The chain link fence meets the minimum height required per this section of six feet (6'). However, TMC§1108.0203(H)(2) allows shadow box, chain link with slats, or stockade. As a condition of approval, fencing located along the northern, southern, and eastern perimeters of the site shall include vinyl, earth tone slats. Fencing as described in TMC§1108.0203(H)(2) shall also be provided where the site abuts 5429 Lewis Avenue (Parcel #22-04181).

Building Design and Materials

No changes to existing buildings or new construction are proposed.

Neighborhood Meeting

On November 19th, 2022, the applicant held a neighborhood meeting at the subject site to answers questions about the business and address any concerns. Roughly fifty (50) residents were in attendance. Attendees had grave concerns about noise pollution, seepage of hazardous materials into nearby properties and Shantee Creek, exposure to dust and toxins, increased traffic, and what steps the applicant was taking to ensure no negative secondary effects to surrounding properties. Unfortunately, the applicant failed to address these concerns and did not answer the neighbors' questions asked. The applicant primarily discussed the Zoning regulations of the property and the difference between a scrap yard and a salvage yard. The Zoning Code does not separate these two uses because they are similar in operation and have similar impacts to adjacent properties. As important questions were not answered, staff are concerned that the applicant will not be able to fulfil the Special Use Permit requirement that the proposed use will not have any adverse land or environmental impacts and, if so, how those impacts will be mitigated (TMC§1111.0706(F)).

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Light Industrial land uses. This district is intended to accommodate uses such as research, wholesale activities, warehouses and industrial/manufacturing operations that are not employment-intensive and are compatible with commercial and residential land uses. Considering the surrounding residential uses surrounding the site, staff recommend the property have a land use which is allowed within the IL-Limited Industrial District.

Staff recommends disapproval of the Special Use Permit for a scrap & salvage facility at 5439 Lewis Avenue because the request is not consistent with the Comprehensive Plan or the stated purpose of the Zoning Code, which is to protect the health, safety, and general welfare of the citizens of Toledo. Additionally, staff does not feel that the applicant properly addressed concerns with the neighbors. Review agencies conditions are attached as EXHIBIT "A" for informational purposes.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-9002-22, a Special Use Permit for scrap & salvage operation at 5439 Lewis Avenue, to the Toledo City Council, for the following three (3) reasons:

1. The proposed use does not meet the stated purpose of the Zoning Code (TMC§1111.0706(A)) and,
2. The proposed use is not compatible with adjacent uses in terms of scale, site design, and operative characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC§1111.0706(C)).
3. Applicant was unable to address whether the proposed use will have any adverse land or environmental impacts, and if so, whether those impacts can and will be mitigated (TMC§1111.0706(F)).

REF: SUP-9002-22...December 1, 2022

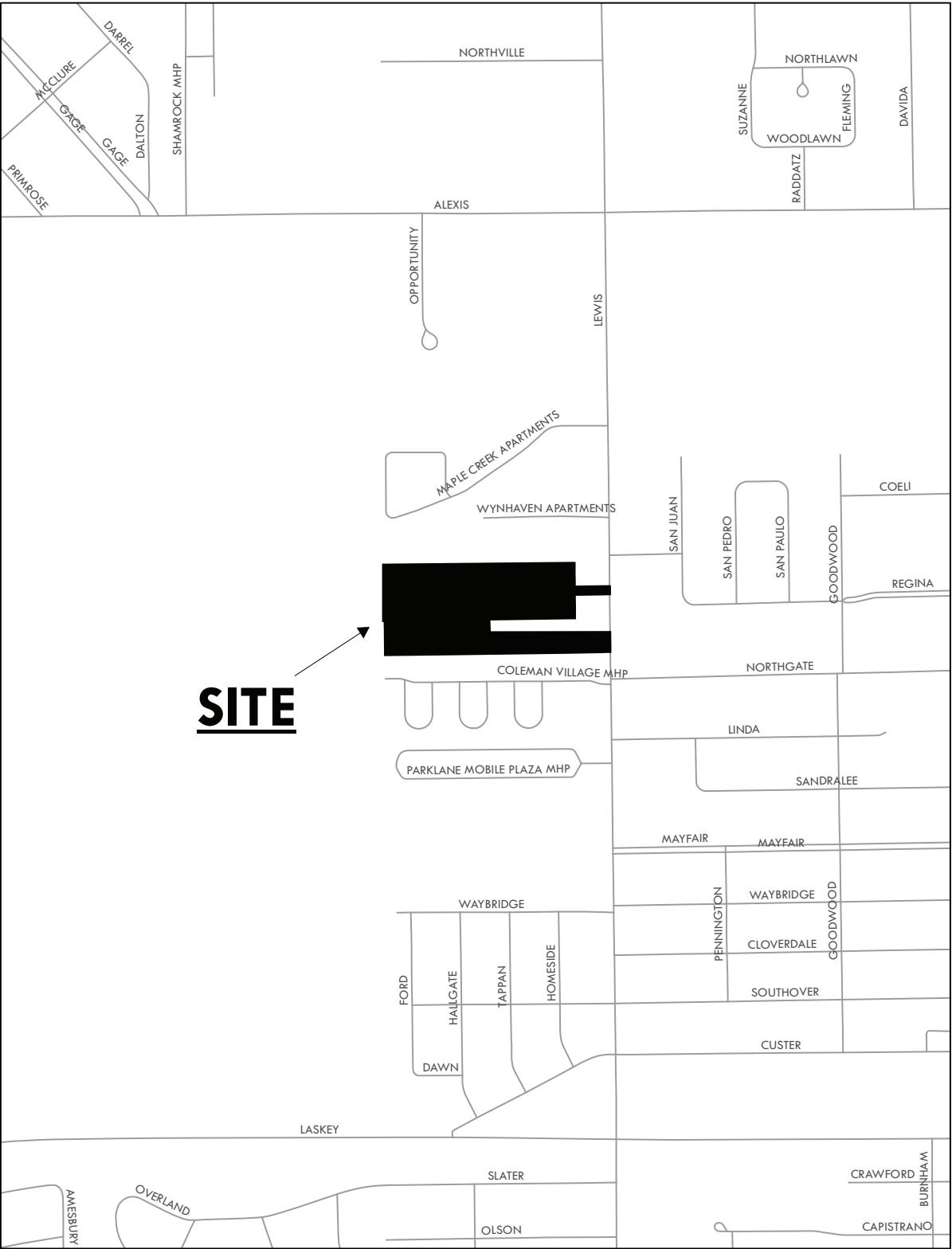
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-9002-22
DATE: December 1, 2022
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: January 4, 2023
TIME: 4:00 P.M.

DR
Four (4) sketches follow
Exhibit "A" follows

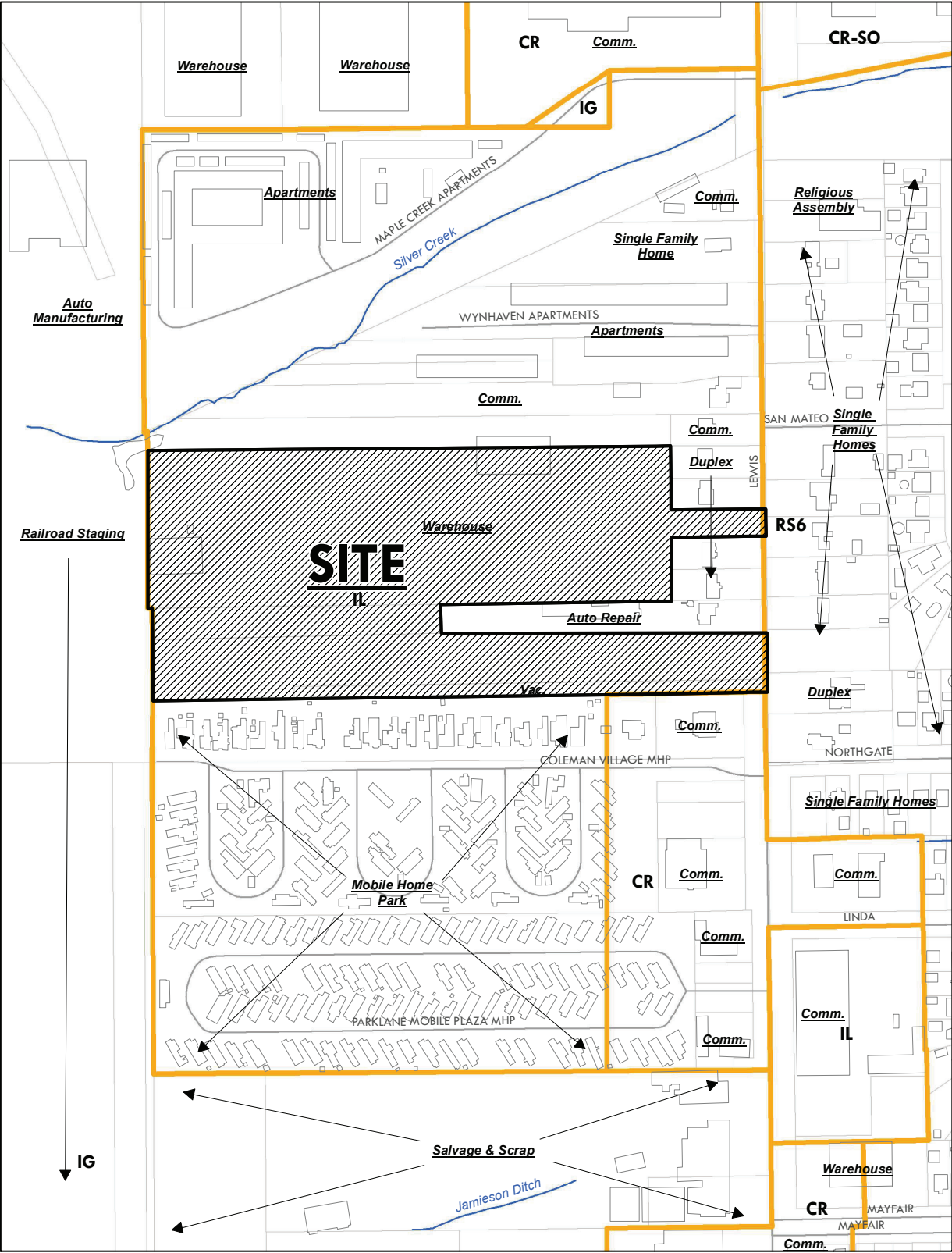
GENERAL LOCATION

SUP-9002-22



ZONING & LAND USE

SUP-9002-22



REQUEST FOR SUP/ZONING CHANGE
5439 LEWIS AVE.
TOLEDO, OH

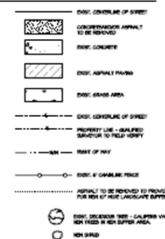
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GENERAL SITE PLAN NOTES:

1. SITE IS EXIST. NO CHANGES ARE BEING MADE.
2. ALL ITEMS ARE EXIST. UNO.
3. ALL DIMENSIONS ARE +/- UNO.

SITE PLAN LEGEND

[illegible]

MEASURED SITE PLAN, ZONING CODE INFO, VICINITY PLAN, LEGEND, SIGNAGE

REQUEST FOR SUP/ZONING CHANGE

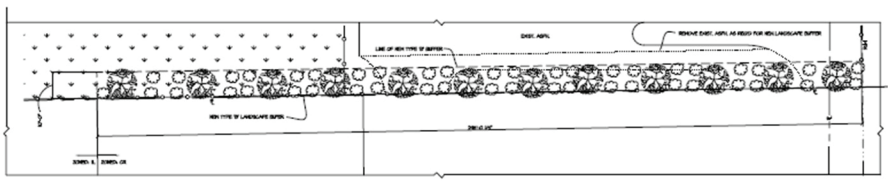
5439 LEMIS AVE.
TOLEDO, OH

DATE	DESCRIPTION
9/07/22	SUBMITTAL
COPYRIGHT © 2022 JOHN CIAMPA, ARCHITECT	
DRAWN BY	JCA

SHEET:
C1 of 1

LANDSCAPE PLAN

SUP-9002-22



TYPE 'B' BUFFER PLAN

SCALE: 1/8" = 1'-0"

GENERAL BUFFER PLAN NOTES:

1. TYPE 'B' BUFFER REQUIRED BETWEEN NEIGHBORLY AND OR ZONED PROPERTIES.
2. A TYPE 'B' BUFFER IS DEFINED AS CONTAINING AT LEAST TWO (2) SHARED TREES PER 100' OF LENGTH AND 10' WIDTH BETWEEN THE PROPERTIES.



BUFFER PLAN LEGEND

- EXIST. BUFFER AREA
- PROPERTY LINE - SHARED BUFFER TO FIELD CROP
- TYPE 'B' BUFFER
- LINE OF CHANGING PRICE
- APPROX. TO BE REVIEWED TO PROVIDE FOR NEW TYPE OF LANDSCAPE BUFFER

PLANTING SCHEDULE

TYPE 'B' BUFFER AREA PLANTING

SHED REQUIRED: 4 TREES PER 100' OF LOT LENGTH MINIMUM. 4 TREES TO BE SHARED BUFFER REQUIRED: 10 TREES PER 100' OF LOT LENGTH MINIMUM. 10 TREES TO BE SHARED BUFFER REQUIRED: 10 TREES PER 100' OF LOT LENGTH MINIMUM.

SHED REQUIRED

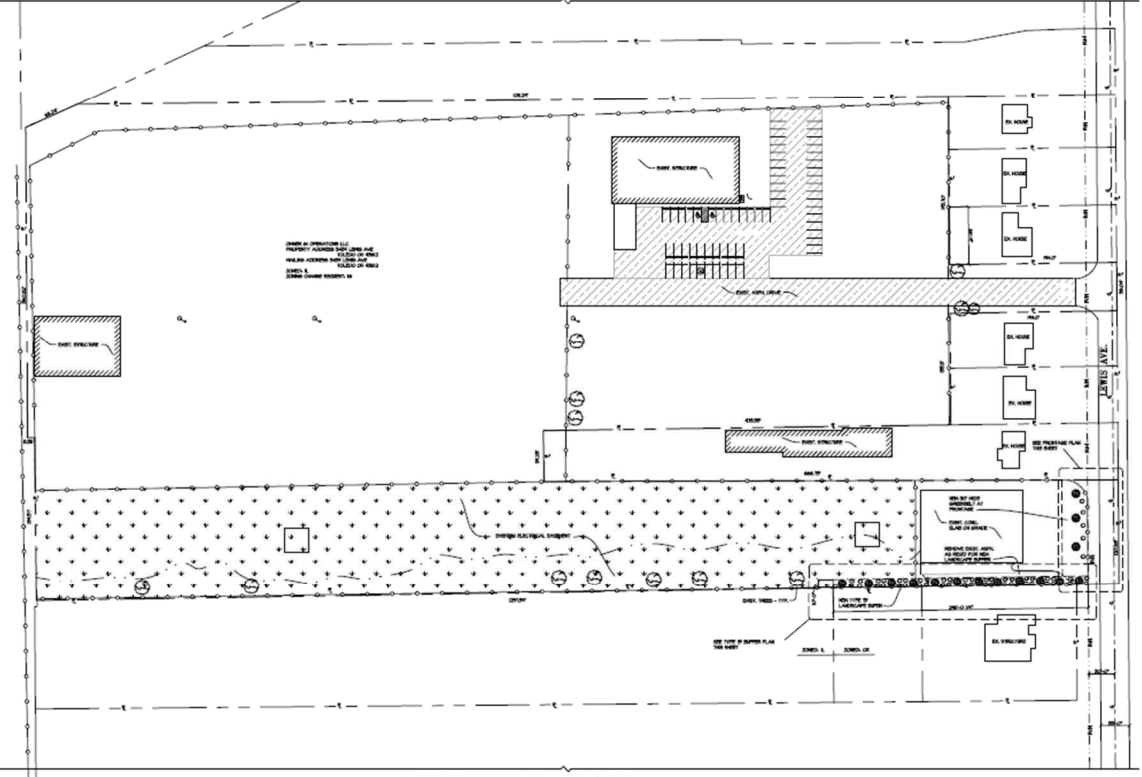
4 TREES PER 100' OF LOT LENGTH MINIMUM. 4 TREES TO BE SHARED BUFFER REQUIRED: 10 TREES PER 100' OF LOT LENGTH MINIMUM.

SHED REQUIRED

4 TREES PER 100' OF LOT LENGTH MINIMUM. 4 TREES TO BE SHARED BUFFER REQUIRED: 10 TREES PER 100' OF LOT LENGTH MINIMUM.

SHED REQUIRED

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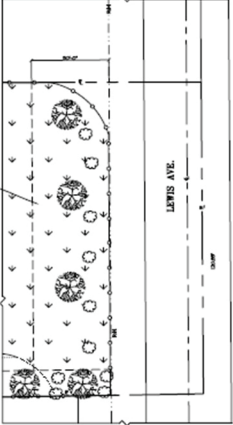
LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"



GENERAL NOTES:

1. ALL ITEMS ARE SHOWN EXIST.
2. ONLY LAKESIDE TO BE DONE AS IS NEARLY ON PLAN, REST OF SITE IS EXIST. AND TO REMAIN.



FRONTAGE PLAN

SCALE: 1/8" = 1'-0"



GENERAL FRONTAGE PLAN NOTES:

1. AN EXTENSIVELY LANDSCAPED FRONTAGE GREENBELT SHALL BE PROVIDED ALONG PUBLIC RIGHT-OF-WAY.
2. LANDSCAPING SHALL BE PROVIDED FOR EVERY 30 FEET OF LOT FRONTAGE. AT LEAST ONE TREE MUST BE PROVIDED FOR EVERY 30 FEET OF LOT FRONTAGE. AT LEAST ONE TREE MUST BE PROVIDED FOR EVERY 30 FEET OF LOT FRONTAGE. AT LEAST ONE TREE MUST BE PROVIDED FOR EVERY 30 FEET OF LOT FRONTAGE.
3. SEE PLANTING SCHEDULE FOR TREE AND SHrub DESIGNATION.
4. GRADE TO EXIST. AND TO REMAIN.



DECIDUOUS TREE PLANTING DETAIL

SITE IMPROVEMENTS:

1. TOPSOIL SHALL BE INSTALLED IN 4" DEEP IN ALL PROPOSED LAWN & PLANTING AREAS AND THEREAFTER BY THE SITE CONTRACTOR.

GENERAL SITE PLAN NOTES:

1. SITE IS EXIST. NO CHANGES ARE BEING MADE.
2. ALL ITEMS ARE EXIST. EXC.
3. ALL CHANGES ARE 4" EXC.

SITE PLAN LEGEND

- EXIST. CONCRETE OF STREET
- CONCRETEMENT APPLICANT TO BE REVIEWED
- EXIST. CONCERN
- EXIST. ASPHALT DRIVE
- EXIST. GRAVEL DRIVE
- EXIST. CONCERN OF STREET
- PROPERTY LINE - SHARED BUFFER TO FIELD CROP
- TYPE 'B' BUFFER
- LINE OF CHANGING PRICE
- APPROX. TO BE REVIEWED TO PROVIDE FOR NEW TYPE OF LANDSCAPE BUFFER
- EXIST. EXISTING TREE - LANDSCAPE VARIETY NOT FOUND IN NEW BUFFER AREA
- NEW EXISTING TREE - SEE BUFFER PLAN FOR TREE
- NEW EXISTING TREE - SEE BUFFER PLAN FOR TREE



JOHN CIAMPA, LICENSE #12221
EXPIRATION DATE 12/31/2023

JOHN CIAMPA ARCHITECT
6725 W. CENTRAL AVE. TOLEDO, OHIO 43617
TEL. 419/365-8870 EMAIL: jciampa@jciampa.net

LANDSCAPE PLAN ENLARGED PLANS, DETAILS, SCHEDULES
REQUEST FOR SUPPLYING CHANGE
5499 LEWIS AVE.
TOLEDO, OH

COPYRIGHT © 2023
JOHN CIAMPA, ARCHITECT
DRAWN BY: JCA
SHEET:
1 of 1

Exhibit “A”

The following thirty-two (32) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Engineering Services

1. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8” thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.

Water Distribution

No comments at this time.

Sewer & Drainage Services

No comments received at time of print.

Environmental Services

4. Facility shall install permanent inlet filters that absorb oil in all catch basins on the property before the site is operational under the new zoning code.
5. If the SIC (standard industrial classification) code for this industry is listed in Appendix D of the Ohio EPA Multi-Sector General Permit for Industrial Stormwater Discharges and the facility is not yet covered under the Multi-Sector General Permit, it must submit a notice of intent to Ohio EPA for coverage under the permit prior to the site being operational under the new zoning code.
6. Any environmental protection measures called out in the Multi-Sector General Permit for their industry and SIC are to be installed before the site is operational under the new zoning code.

STAFF RECOMMENDATION (cont'd)

Environmental Services (cont'd)

7. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
8. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
9. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
10. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
11. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Fire Prevention

12. Fire apparatus access into and through the facility shall comply with all requirements for angles of approach and departure, turning radius's, dead end turn arounds.
13. Fire apparatus access roads shall have an unobstructed width of not less than 20' and an unobstructed vertical clearance of not less than 13'6".
14. Fire apparatus access roads shall be designed and maintained to support imposed loads of fire apparatus and shall be surfaced to support all- weather driving capabilities.
15. Private fire service mains and appurtenance will be required throughout the facility in locations approved by the Fire Prevention Breau.
16. Approved Premises identification is required.

STAFF RECOMMENDATION (cont'd)

Transportation

17. Two auto and one van accessible parking spaces are required per TMC 1107.1701.
18. All parking and loading spaces, parking lots, maneuvering areas, drive aisles and driveways must be surfaced with concrete asphalt, or other dust-free material other than gravel or loose fill per TMC 1107.1906.

Plan Commission

19. A revised site plan is required and shall depict the outdoor storage areas and any scrap & salvage operation within the Toledo Edison easement portion of the property.
20. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities. **Applicant shall obtain a waiver from the Board of Zoning Appeals for gravel if one is not already established for the site.**
21. Per TMC§1107.0600 – Off-Street Parking Schedule “A” Per Parking Schedule A, the minimum number of parking spaces required for a scrap & salvage operation is one (1) per acre. The site is 13.3 acres, requiring fourteen (14) spaces. Sixty-three (63) existing parking spaces are provided, installed by a previous owner. **Acceptable as depicted.**
22. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. **Not acceptable as depicted. One (1) additional car accessible space shall be provided on a revised site plan.**
23. Per TMC§1107.0400, Off-Street Parking Schedule “A” requires one (1) bicycle parking slot per ten (10) parking spaces. **Not acceptable as depicted. Bicycle parking shall be provided on a revised site plan.**
24. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

25. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code. **If applicable.**
26. In all Commercial and Industrial districts, fencing to screen from public view open storage areas shall be required as outlined in TMC§1108.0203(H). Fencing shall be at least six feet (6') in height and be shadow box, chain link with slats, or stockade. **Not acceptable as depicted. Existing chain link fencing meets the height requirement; however, slats must be provided with the chain link. Additional fencing is also required where the site abuts 5429 Lewis Avenue (Parcel #22-04181).**
27. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A thirty-foot (30') frontage greenbelt is required along Lewis Avenue and shall include one (1) tree per every thirty feet (30') of frontage; **acceptable as depicted,**
 - b. A Type B Landscape buffer shall be provided where Industrial Zoning Districts abut Commercial Zoning Districts. Buffer shall include four (4) trees and fifteen (15) shrubs per 100 linear feet; **not acceptable as depicted, an adequate buffer subject to the approval of the Director is required. Scrap and salvage is an intense industrial use and the abutting commercial use is a daycare center. Staff recommend a larger, denser buffer between uses,**
 - c. A Type A Landscape buffer shall be provided where Industrial Zoning Districts abut Residential Zoning Districts. A Type A Landscape Buffer requires four (4) trees and fifteen (15) shrubs with fencing per 100 linear feet, or four (4) trees and twenty (20) shrubs without fencing; **not acceptable as depicted, although surrounded by Industrial Zoning, residential uses directly abut or are nearby the site on the southern, northern, and eastern sides. A Type A Buffer shall surround the property on all sides except for the west,**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- d. Perimeter parking lot landscaping shall be installed along any parking lot area adjacent to a street, place, or driveway and shall be provided abutting the parking area to visually screen all off-street loading facilities from view of public rights-of-way. A continuous shrub with a minimum height of eighteen inches (18") is required; **not acceptable as depicted on landscape plan, a continuous shrub row shall be provided along the eastern side of the parking lot to screen headlights from adjacent properties,**
 - e. Topsoil must be back filled to provide positive drainage of the landscape areas;
 - f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage;
 - g. The location number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained;
 - h. If the site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details;
 - i. The location, height, and materials for any fencing to be installed and maintained;
 - j. The location and direction of any proposed lighting.
28. No free-standing signs are permitted. Any proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code.
29. 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.
30. 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.
31. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

32. 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.

STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

Recommendations for conditions of approval often originate from agencies that have reviewed plans and proposals under consideration by the Plan Commission. To indicate which agency requested which condition of approval, that agency's name is placed at the end of the condition in parenthesis. Agency names are listed below:

TOLEDO-LUCAS COUNTY
PLAN COMMISSIONS
ONE GOVERNMENT CENTER
SUITE 1620
TOLEDO, OH 43604
419-245-1200

FIRE PREVENTION
c/o BUILDING INSPECTION
ONE GOVERNMENT CENTER
SUITE 1600
TOLEDO, OH 43604
419-245-1220

TOLEDO EDISON COMPANY
ENGINEERING SERVICES
6099 ANGOLA RD.
HOLLAND, OH 43528
419-249-5440

DIVISION OF WATER DISTRIBUTION
401 S. ERIE STREET
TOLEDO, OH 43604
419-936-2826

DIVISION OF FORESTRY
2201 OTTAWA PARKWAY
TOLEDO, OH 43606
419-936-2326

PUBLIC UTILITIES
420 MADISON AVE, SUITE 100
TOLEDO, OH 43604
419-245-1853

DIVISION OF WATER
RECLAMATION
3900 N. SUMMIT STREET
TOLEDO, OH 43604
419-727-2602

DIVISION OF INSPECTION
ONE GOVERNMENT CENTER
SUITE 1600
MAUMEE, OH 43537
419-245-1220

LUCAS SOIL AND
CONSERVATION DISTRICT
130-A W. DUDLEY
TOLEDO, OH 43611
419-893-1966

DIVISION OF TRANSPORTATION
110 N. WESTWOOD
TOLEDO, OH 43607
419-245-1300

DIVISION OF
ENGINEERING SERVICES
ONE LAKE ERIE CENTER
600 JEFFERSON AVENUE, STE 300
TOLEDO, OH 43604
419-245-1315

LUCAS COUNTY ENGINEER
1049 S. MCCORD ROAD
HOLLAND, OH 43528
419-213-2860

PUBLIC SERVICE DEPARTMENT
110 N. WESTWOOD
TOLEDO, OH 43607
419-245-1835

COLUMBIA GAS COMPANY
TONY BUCKLEY
FIELD ENGINEER TECHNICIAN
2901 E. MANHATTAN BLVD
TOLEDO, OH 43611
419-539-6078

LUCAS COUNTY
SANITARY ENGINEER
1111 S. MCCORD ROAD
HOLLAND, OH 43528
419-213-2926

TOLEDO-LUCAS COUNTY
HEALTH DEPT. ENV. HEALTH
635 N. ERIE STREET ROOM 352
TOLEDO, OH 43604
419-213-4209

A T & T
DESIGN MANAGER
130 N. ERIE, ROOM 714
TOLEDO, OH 43604
419-245-7000

BUCKEYE BROADBAND
MICHAEL SHEAHAN
2700 OREGON ROAD
NORTHWOOD, OH 43619
419-724-3713

FRONTIER
AMY ROTH
3126 N MCCORD
TOLEDO, OH 43617
419-841-7281

WATERVILLE GAS
TODD BLACK
PO BOX 259
WATERVILLE, OH 43566
419-878-4972

OHIO GAS
MIKE CREAGER
13630 AIRPORT HWY.
SWANTON, OH 43558
419-636-1117

SPECTRUM
RAY MAURER
3760 INTERCHANGE ROAD
COLUMBUS, OH 43204
614-481-5262

UNITED STATES POST OFFICE
POSTMASTER
435 S. ST. CLAIR STREET
TOLEDO, OH 43601
419-245-6802

CENTURYLINK
BILL PARSONS
375 E. RIVERVIEW AVE.
NAPOLEON, OH 43502

Toledo - Lucas County General Street Map

