# MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

<table>
<thead>
<tr>
<th>Toledo City Plan Commission</th>
<th>Lucas County Planning Commission</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEN FALLOWS (Chairman)</td>
<td>DON MEWHORT (Chairman)</td>
</tr>
<tr>
<td>ERIC GROSSWILER (Vice Chairman)</td>
<td>JOSHUA HUGHES (Vice Chairman)</td>
</tr>
<tr>
<td>BRANDON REHKOPF</td>
<td>TINA SKELDON WOZNIAK (County Commissioner)</td>
</tr>
<tr>
<td>JOHN ESCOBAR</td>
<td>PETER GERKEN (County Commissioner)</td>
</tr>
<tr>
<td>EMORY WHITTINGTON III</td>
<td>GARY L. BYERS (County Commissioner)</td>
</tr>
<tr>
<td></td>
<td>MIKE PNIEWSKI</td>
</tr>
<tr>
<td></td>
<td>KEN FALLOWS</td>
</tr>
<tr>
<td></td>
<td>MEGAN MALCZEWSKI</td>
</tr>
<tr>
<td></td>
<td>BRANDON REHKOPF</td>
</tr>
<tr>
<td></td>
<td>MICHAEL W. DUCEY</td>
</tr>
</tbody>
</table>

THOMAS C. GIBBONS, SECRETARY

LISA COTTRELL, ADMINISTRATOR
TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING SCHEDULE - 2020

<table>
<thead>
<tr>
<th>APPLICATION DEADLINE*</th>
<th>AGENDA SET</th>
<th>STAFF REPORT DISTRIBUTED</th>
<th>HEARING DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY PLAN COMMISSION  (HEARINGS BEGIN AT 2PM)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>November 25</td>
<td>December 20</td>
<td>December 27</td>
<td>January 9</td>
</tr>
<tr>
<td>December 30</td>
<td>January 27</td>
<td>January 31</td>
<td>February 13</td>
</tr>
<tr>
<td>January 27</td>
<td>February 24</td>
<td>February 28</td>
<td>March 12</td>
</tr>
<tr>
<td>February 24</td>
<td>March 23</td>
<td>March 27</td>
<td>April 9</td>
</tr>
<tr>
<td>March 30</td>
<td>April 20</td>
<td>April 24</td>
<td>May 14</td>
</tr>
<tr>
<td>April 27</td>
<td>May 25</td>
<td>May 29</td>
<td>June 11</td>
</tr>
<tr>
<td>May 25</td>
<td>June 22</td>
<td>June 26</td>
<td>July 9</td>
</tr>
<tr>
<td>June 29</td>
<td>July 20</td>
<td>July 24</td>
<td>August 13</td>
</tr>
<tr>
<td>July 27</td>
<td>August 24</td>
<td>August 28</td>
<td>September 10</td>
</tr>
<tr>
<td>August 24</td>
<td>September 21</td>
<td>September 25</td>
<td>October 8</td>
</tr>
<tr>
<td>September 21</td>
<td>October 19</td>
<td>October 23</td>
<td>November 5**</td>
</tr>
<tr>
<td>October 19</td>
<td>November 16</td>
<td>November 20</td>
<td>December 3**</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COUNTY PLANNING COMMISSION  (HEARINGS BEGIN AT 9AM)</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 9</td>
</tr>
<tr>
<td>January 13</td>
</tr>
<tr>
<td>February 10</td>
</tr>
<tr>
<td>March 11</td>
</tr>
<tr>
<td>April 13</td>
</tr>
<tr>
<td>May 11</td>
</tr>
<tr>
<td>June 8</td>
</tr>
<tr>
<td>July 13</td>
</tr>
<tr>
<td>August 10</td>
</tr>
<tr>
<td>September 14</td>
</tr>
<tr>
<td>October 5</td>
</tr>
<tr>
<td>November 2</td>
</tr>
</tbody>
</table>

* County deadlines are for Preliminary Drawings
** Date shifts are due to holidays

TCG/tg: 8/23/19
## Conversion Table

### Toledo Zoning Code Update - Zoning District Designations

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

*The Heritage South and Lagrange C-6 Standards remain unless repealed*
TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
December 3, 2020    2:00 P.M.

PUBLIC HEARING WILL BE HELD AS A ZOOM MEETING
MEETING DETAILS ARE AVAILABLE AT TOLEDO.OH.GOV
ON THE FOLLOWING CASES

AGENDA

ROLL CALL – Toledo City Plan Commission

PROOF OF NOTICE

ORDERS OF THE DAY (APPROVAL)

MINUTES

FINAL PLATS

NO.

1. Z-10002-20: Zone Change from CO to CN at 1910 Collingwood Boulevard (mm)
2. Z-10005-20: Zone Change from CO to RM36 at 3837 Secor Road (dr)
3. PUD-10007-20: Amendment to Planned Unit Development, originally approved by Ord. 87-17, for a Multi-Family Development at 801 Division Street (dr)
4. V-444-20: Vacation of a portion of Clemente Trace in Collingwood Green (dr)
5. Z-10003-20: Zone Change from RM36 to CR at 5720 Secor Road (nh)
6. SUP-10004-20: Special Use Permit for Community Recreation – Active, at 1116 Nebraska Avenue (nh)
7. SUP-11002-19: Amendment to SUP, originally granted by Ord. 505-80 and Ord. 347-87, for Gas Station Modifications, at 1201 – 1211 Dorr Street (jl)
8. V-445-20, V-446-20 and V447-20: Vacation of a portion of Marina Drive “Marina Drive East”, “Marina Drive West” and “Marina Drive South” (ml)
9. Z-11001-20: Zone Change from CO to CM at 2283 and 2293 Ashland Avenue (ml)
10. SUP-11002-20: Special Use Permit for Homeless Shelter at 2283 and 2293 Ashland Avenue (ml)
11. SUP-6002-20: Amendment to Special Use Permit, originally granted by Ord. 367-08, for a Gas Station/Convenience Store Rebuild at 2315 N. Detroit Avenue (due to automobile damage) (ml)

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT
GENERAL INFORMATION

Subject

Request - Zone Change from CO Office Commercial to CN Neighborhood Commercial

Address - 1910 Collingwood Boulevard

Owner - Some Reaction, LLC
        Steven Douglas
        3104 Camelback Road, Ste 2353
        Phoenix, Arizona  85016

Attorney - Gressley, Kaplin & Parker, LLP
           Garrett A. Keeton, Esq.
           One Seagate, Suite 1645
           Toledo, Ohio  43604

Site Description

Zoning - CO / Office Commercial
Area - .572-acre
Frontage - 128’ on Collingwood Blvd and 115’ on Jefferson
Existing Use - Vacant commercial structure
Proposed Use - Commercial space

Area Description

North - Apartment building and office buildings/ CO
South - Public parkland / POS and apartment building / CO
East - Hospital and college / CO
West - Apartment buildings and offices / CO
GENERAL INFORMATION (cont’d)

Parcel History

M-4-12 - Adoption of Uptown District Neighborhood Plan (P.C. rec. approval on 12/5/13, C.C. approved on 1/8/14 by Ord. 19-14).

M-5-19 - Review and adoption of the Uptown Master Plan Update as an amendment to the 20/20 Plan (P.C. rec. approval on 6/13/19, C.C. approved on 7/23/19 by Ord. 353-19).

Applicable Regulations

• Toledo Municipal Code Part Eleven: Planning and Zoning
• Toledo 20/20 Comprehensive Plan
• Toledo UpTown District Plan 2019
• UpTown District Urban Neighborhood Overlay

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO Office Commercial to CN Neighborhood Commercial for a site located at 1910 Collingwood Boulevard. The .572-acre site is zoned CO Office Commercial and is occupied by a one story brick structure.

Surrounding land uses include high rise apartment buildings, additional office buildings, as well as a facility offering services to those with disabilities and addiction services for the youth and adults. The site is located within the UpTown District Urban Neighborhood Overlay District and is located within 500 feet of the Old West End Historic District boundary.

The applicant’s intent is to open and create a local tavern that will be open to the public but will not offer food service. In order to be compliant with the zoning resolution for this new, small business use, a Zone Change is required for neighborhood commercial uses on the property.

UpTown District Urban Neighborhood Overlay

The property is located within the UpTown District Urban Neighborhood Overlay (UNO) which was developed out of the 2013 UpTown District Master Plan and was updated in 2019. The UpTown District Plan identified the subject parcel on Collingwood Boulevard as CN Neighborhood Commercial and further recognized that block as a Gateway into the UpTown District. The proposed use does conform to the vision of the UpTown District Plan.
STAFF ANALYSIS (cont’d)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan and the Uptown District Plan both target this site for Neighborhood Commercial uses. The Neighborhood Commercial land use category is intended to accommodate small scale commercial uses that serve neighborhoods. This district is intended to serve as a land use buffer between major streets and residential neighborhoods and between higher intensity commercial areas and residential neighborhoods.

Staff recommends approval of the Zone Change for this location since the structure is abutting a commercial business, and other residential uses in the immediate area. Additionally, the Zone Change will allow for the vacant building to be occupied and repurposed for a small scale commercial use in the future. Finally, the proposed CN Neighborhood Commercial use Zoning is consistent with the current zoning designations of the abutting properties in the immediate area of the site.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommends approval of Z-10002-20, a request for a Zone Change from CO Office Commercial to CN Neighborhood Commercial for a site located at 1910 Collingwood Boulevard to the Toledo City Council, for the following two (2) reasons:

1. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property (TMC 1111.0606.B Review and Decision-Making Criteria); and

2. The proposed CN Office Commercial use zoning is compatible with the zoning classifications of properties within the general vicinity of the subject property (TMC 1111.0606.C Review and Decision-Making Criteria).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
DATE: December 3, 2020
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE
ZONING AND PLANNING
DATE: January 6, 2021
TIME: 4:00 P.M.

MLM
Two (2) sketches follow
### GENERAL INFORMATION

#### Subject

<table>
<thead>
<tr>
<th>Request</th>
<th>Zone Change from CO Office Commercial to RM36 Multi-Dwelling Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>3837 Secor Road (portion)</td>
</tr>
<tr>
<td>Applicant</td>
<td>Pete Schwiegeraht</td>
</tr>
<tr>
<td></td>
<td>MVAH Partners</td>
</tr>
<tr>
<td></td>
<td>9100 Centre Pointe Drive, Suite 210</td>
</tr>
<tr>
<td></td>
<td>West Chester, OH 45069</td>
</tr>
<tr>
<td>Owner</td>
<td>Joseph Swolsky</td>
</tr>
<tr>
<td></td>
<td>Secor Development LLC</td>
</tr>
<tr>
<td></td>
<td>3440 Secor Road</td>
</tr>
<tr>
<td></td>
<td>Toledo, OH 43606</td>
</tr>
<tr>
<td>Engineer</td>
<td>Jeff Myers</td>
</tr>
<tr>
<td></td>
<td>The Mannik &amp; Smith Group, Inc.</td>
</tr>
<tr>
<td></td>
<td>1800 Indian Wood Circle</td>
</tr>
<tr>
<td></td>
<td>Maumee, OH 43537</td>
</tr>
</tbody>
</table>

#### Site Description

<table>
<thead>
<tr>
<th>Zoning</th>
<th>CO / Office Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (Total)</td>
<td>±2.08 Acres</td>
</tr>
<tr>
<td>Frontage</td>
<td>50’ along Secor Road</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Multi-dwelling structure</td>
</tr>
</tbody>
</table>

#### Area Description

<table>
<thead>
<tr>
<th>North</th>
<th>Senior living facility <em>(in development)</em>, undeveloped land / RM36 &amp; CO</th>
</tr>
</thead>
<tbody>
<tr>
<td>South</td>
<td>I-475, self-storage facility, single family residential / RS9 &amp; IP</td>
</tr>
<tr>
<td>East</td>
<td>Grocery Store, gas station, restaurants, oil service / CR</td>
</tr>
<tr>
<td>West</td>
<td>Encompass Health Rehabilitation Hospital <em>(in development)</em>, Notre Dame High School &amp; Day Care / CO &amp; RS9</td>
</tr>
</tbody>
</table>

---

2 – 1
### Parcel History

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>PL-4-04</td>
<td>Parking Lot Review for Revisions to the Existing Lot. Administratively Approved 07/07/04.</td>
</tr>
<tr>
<td>S-1-18</td>
<td>Final Plat of Kroger Town Center at west of Secor Road, south of Monroe Street. Expired.</td>
</tr>
</tbody>
</table>
GENERAL INFORMATION (cont’d)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The request is a Zone Change from CO Office Commercial to RM36 Multi-Dwelling Residential for the 2.08 acre site located at 3837 Secor Road. The site is the former location of the Sisters of Notre Dame Provincial Center. Surrounding land uses include an interstate highway to the south; restaurants, a gas station, auto repair, and Kroger to the east; a senior independent living facility under development to the north, and a rehabilitation hospital under development to the west.

The applicant is requesting the Zone Change to facilitate the proposed construction of a four (4) story, sixty (60) unit multi-dwelling structure on the site. The proposed facility will not have any commercial retail and will utilize all floors for residential units. CO Office Commercial requires all dwelling units be located above the ground floor of the building, therefore, a Zone Change is required in order to facilitate the development. Additionally, a Zone Change and Major Site Plan Review were approved for the abutting property to the north for a similar development restricted to senior tenants. Before development occurs, the applicant must submit applications for a Preliminary Plat Drawing and a Site Plan Review to the Plan Commission.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Plan Future Land Use Map designates this property for Institutional Campus land uses. The Institutional Campus District is intended to promote and enhance the development and expansion of medical, educational and other large institutional uses. As surrounding properties are being developed, efforts have been made to preserve trees on site. These efforts will be reviewed for the remaining acreage as development occurs. The park-like residential setting is a unique feature surrounded by traditional commercial development, and efforts should be made to preserve it.

Staff recommends approval of the Zone Change from CO Office Commercial to RM36 Multi-Dwelling Residential because the proposed RM36 Multi-Dwelling Residential zoning will facilitate the development of the multi-dwelling structure that conforms to an applicable zoning district while protecting the character of the site from commercial encroachment. 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-10005-20, a request for Zone Change from CO Office Commercial to RM36 Multi-Dwelling Residential at 3837 Secor Road for the following two (2) reasons:
STAFF RECOMMENDATION (cont’d)

1. The proposed RM36 Multi-Dwelling Residential zoning district will facilitate the development of a senior independent living facility that conforms to an applicable zoning district.

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).

DR
Four (4) sketches follow
GENERAL INFORMATION

Subject

Request - Amendment to Planned Unit Development, originally approved by Ord.87-17, for multi-family development

Location - 801 Division Street

Applicant - Matt Sutter
Lucas Metropolitan Housing Authority
435 Nebraska Avenue
Toledo, OH 43604

Architect - Phillip Enderle
The Collaborative
One Seagate, Park Level 118
Toledo, OH 43604

Architect - Jon Holway
Berardi Partners
369 East Livingston Avenue
Columbus, OH 43215

Engineer - Troy Barman
Lewandowski Engineers
234 N Erie Street
Toledo, OH 43604

Site Description

Zoning - RM36-PUD, CN-PUD / Multifamily Residential with PUD, Neighborhood Commercial with PUD

Area - ±20.0 acres (amended portion is ±5.6 acres)

Frontage - ±350’ along Nebraska Avenue
±980’ along Division Street
±235’ along Belmont Avenue

Existing Use - Multifamily Housing

Proposed Use - Multifamily Housing
GENERAL INFORMATION (cont’d)

Area Description

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Single family homes / RS6</td>
</tr>
<tr>
<td>South</td>
<td>Multi-family housing / RM36</td>
</tr>
<tr>
<td>East</td>
<td>Interstate 75 / RM36-PUD, IL</td>
</tr>
<tr>
<td>West</td>
<td>Gunkel Elementary School / RM36</td>
</tr>
</tbody>
</table>

Parcel History

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Z-51-85</td>
<td>Zone Change from C-3 to R-2 and R-5 to R-2. PC approved 04/25/85. Ord 353-85 passed 05/14/85.</td>
</tr>
<tr>
<td>M-14-95</td>
<td>Community Development Plan for the ONYX Community Development District. PC approved 05/03/95. Ord 375-96 passed 05/29/96.</td>
</tr>
<tr>
<td>Z-1001-05</td>
<td>Zone Change from RS6 to CO. Withdrawn.</td>
</tr>
<tr>
<td>SPR-11-11</td>
<td>Major Site Plan Review of a 65 Unit Senior Housing Center. PC approved 09/06/11.</td>
</tr>
<tr>
<td>Z-9003-12</td>
<td>Zone Change from RS6 to RM36. PC rec approval 10/11/12. CC rec approval 11/14/12. Ord 549-12 passed 11/20/12.</td>
</tr>
<tr>
<td>PUD-8007-12</td>
<td>Request for a Planned Unit Development for a 207 dwelling unit housing complex located at 392 Nebraska Avenue. PC rec approval on 10/11/12. CC rec approval on 11/14/12. Ord 550-12 passed 11/20/12.</td>
</tr>
<tr>
<td>V-441-13</td>
<td>Request for the Vacation of all right of ways bounded by Nebraska Avenue, Division Street, Belmont Avenue, and Interstate 75. PC rec approval 10/10/13. CC rec approval 11/13/13. Ord 552-13 passed 12/10/13.</td>
</tr>
</tbody>
</table>
GENERAL INFORMATION (cont’d)

Parcel History (cont’d)

V-29-13 - Request for the Vacation of Weiler Avenue from Nebraska Avenue to Belmont Avenue. PC rec approval on 02/14/13. CC rec approval 11/13/13. Ord 552-13 passed 12/10/13.

S-24-13 - Request for the review of the Final Plat of Collingwood Green located at the intersection of Collingwood Boulevard and Nebraska Avenue. PC approved 10/23/13.

PUD-11004-16 - Amendment to a Planned Unit Development, originally granted via Ord 550-12 for new multi-family housing at 392 Nebraska Avenue. PC rec approval 01/12/17. CC rec approval 02/15/17. Ord 87-17 passed 02/21/17.

V-166-17 - Vacation of portion of Belmont Ave, a portion of Bresnahans Green and a portion of Rogan Way. PC rec approval 06/08/17. CC rec approval 07/12/17. Ord 77-18 passed 02/27/18.

S-6-20 - Final Plat of Bresnahan Green and part of Belmont Avenue in Collingwood Green. PC disapproved without prejudice 05/14/20.

V-444-20 - Vacation of a portion of Clemente Trace in Collingwood Green. Companion Case.

Applicable Plans and Regulations

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

The applicant is requesting approval of an amendment to the amended Planned Unit Development (PUD), granted via Ord. 87-17, for a multi-family development at 801 Division Street. This amendment will affect the southern portion of the PUD, with the most changes occurring at blocks 6, 7, and 8. The site is zoned RM36 Multifamily Residential and CN Neighborhood Commercial with a PUD overlay. Surrounding land uses include multifamily housing and single family houses to the north; multifamily housing to the south; I-75 to the east, and a park and school to the west.

In 2012, the Plan Commission approved a PUD for Phase 1 of the Collingwood Green multi-family housing complex via Ord. 550-12. The proposal was for the development of 176 residential units dispersed throughout twenty-five (25) buildings, a mixed-use building with thirty-one (31) residential units above commercial space, and a separate community building. A total of 207 units were proposed as part of this initial PUD. In 2017, an amended PUD facilitating Phases 2 and 3 of development was approved via Ord. 87-17. The amendment requested revisions to fifteen (15) of the proposed buildings and to parking lot configurations.

The applicant is requesting the PUD amendment to facilitate Phase IV of the Collingwood Green development. The proposed changes include the reduction of the total number of units by twenty-five (25), reduction of the total number of parking spaces by 125, increased open space on the eastern side of the site, and the relocation of Clemente Trace. Companion Case V-444-20 is for the Vacation of Clemente Trace, and the proposed PUD amendment re dedicates the right-of-way slightly south of where it was initially dedicated.

The PUD provides an overlay Zoning District that is intended to encourage innovative design, conservation of significant natural features or consolidation of open space in order to provide for a mixture of uses with an integrated design. PUD regulations are intended to promote consistency with the Comprehensive Plan and adopted Neighborhood Plans. The PUD development may be a residential, commercial, or industrial development or may be a combination of uses with no minimum site area required. All planned unit developments shall be platted in accordance with applicable subdivision rules and regulations.

Parking and Circulation

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 163 unit multi-family housing complex requires 245 residential spaces plus sixteen (16) parking spaces for visitor parking for a total 261 parking spaces. Additionally, one (1) bicycle parking slot per ten (10) parking spaces is required. According to the plan submitted, 223 spaces are provided, requiring a total of twenty-three (23) bicycle parking spaces.
STAFF ANALYSIS (cont’d)

Parking and Circulation (cont’d)

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 six (6) auto and one (1) van accessible space for a total of seven (7) parking spaces for persons with physical disabilities. Twenty-one (21) accessible parking spaces are depicted and comply with these parking requirements.

Density

The maximum density refers to the number of dwelling units allowed per acre of the site area, after subtracting existing rights-of-way from the gross site area. The maximum number of dwelling units permitted in the PUD is calculated by dividing the net residential acreage by the minimum lot area per dwelling unit as shown in TMC§1106.0100-Intensity and Dimensional Standards. For purposes of this calculation, net residential acreage equals either percent (80%) of the gross parcel acreage. Eighty percent (80%) of the development site is equal to sixteen (16) acres. The maximum number of dwelling units allowed in the RM36-Multifamily Residential Zoning District with a PUD is twenty-nine (29) units per gross acre.

Calculations conclude that a site comprised of 20.0 acres is permitted to accommodate a total of 464 units. The proposal of 163 units is well below the allowed amount of dwelling units and the proposal is in compliance. 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) – Intensity and Dimensional Standards Table). The site plan submitted is in compliance with the regulation.

Building Design

The intent of building design standards is to ensure a base level of quality architecture that contributes to the established architectural character of an area. The applicant did not request any amendments to the building elevations which were approved via Ord. 87-17. No further review is required at this time.

Open Space Requirements

Open spaces are a great benefit to the residents, employees, and visitors of multifamily developments. According to TMC§1103.1007(D) Planned Unit Development – Residential Standards, no less than fifteen percent (15%) of the gross site acreage shall be allocated to usable, accessible, and consolidated common open space. The site plan allocates a total of 4.82 acres of open space for the development. A total of 3.59 acres of the overall 20.0 acre site is dedicated towards the consolidated common open space requirement and equates to eighteen percent (18%) of the site.
STAFF ANALYSIS (cont’d)

Open Space Requirements (cont’d)

All PUDs require an open area void of buildings, structures, parking areas or other above ground improvements, except fencing, to be maintained along all perimeter property lines. The landowner must establish an agency for the ownership and maintenance of common open spaces where such are to be retained in private ownership. In the event the agency established to own and maintain the common open space or any successor agency as a condition of approval, the City may serve written notice upon such agency or upon the residents and owners of the PUD.

Landscaping

Per TMC§1103.1010(G), landscaping for a PUD shall be reviewed and approved in accordance with the procedures of Chapter 1108-Landscaping and Screening.

Per TMC§1108.0202 – Frontage Greenbelts, a fifteen foot (15’) frontage greenbelt with at least one (1) tree for every thirty feet (30’) of frontage is required. If a parking lot is proposed to be developed in the front of the property, the frontage greenbelt shall also include a solid evergreen hedge to screen the parking lot so that no headlights of any vehicles can be seen from the street. The submitted landscape plan depicts a frontage greenbelt with trees lining Bresnahans Green, Rogan Way and Clemente Trace. Along Nebraska Avenue, three (3) trees and a continuous shrub row are depicted where the parking for the Community Center abuts the street. Per calculations, a total of ten (10) trees need to be planted in the frontage greenbelt along Nebraska Avenue. Seven (7) additional trees along Nebraska Avenue are required as a condition of approval.

A Type A Landscape Buffer is required where RM36 Multi-Dwelling Residential abuts CN Neighborhood Commercial Districts. A Type A Landscape buffer is a minimum of ten feet (10’) in width and consist of a solid fence or wall, in addition to four (4) canopy trees and fifteen (15) shrubs for every 100 linear feet. The southwest corner of the PUD is zoned CN Neighborhood Commercial, and a Type A Landscape Buffer will be required. The CN Neighborhood Commercial property was not included in this PUD amendment, but the landscape buffer is noted for future development of the commercially zoned property.

Parking lot landscaping is essential to prevent headlights from being seen from public rights-of-way, curb the urban heat island effect, and to beautify the site. TMC§1108.0204 - Parking Lot Landscaping (Interior and Perimeter) applies to RM36 Multi-Dwelling Residential off-street parking lots containing five (5) or more off-street parking spaces. Pursuant to TMC§1108.0204(B), the total interior landscaping required for parking lots is twenty (20) square feet per parking space. The site’s parking lot contains a total of 223 parking spaces, which requires a minimum of 4,460 square feet for interior parking lot landscaping. Additionally, two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces. A total of forty-four (14) trees and 42 shrubs are required in the interior parking. The landscape plan has been approved by the Plan Director.
STAFF ANALYSIS (cont’d)

Landscaping (cont’d)

As the site is a new development, interior site landscaping is required per TMC§1108.0205. There shall be one (1) tree per 500 square feet of building coverage, or fraction thereof, for all structures. Additionally, foundation plantings and landscaping at major building entrances are required. The building coverage is 11,059 square feet, and requires twenty-two (22) trees in addition to the foundation plantings. The submitted landscape plan shows the required interior site landscaping throughout the site and along the building foundations.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Multi-Family Residential land uses. This land use is primarily intended to accommodate the development of multi-dwelling housing and also intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. Staff recommends approval of the applicant’s request because the proposal is an appropriate use and conforms to the 20/20 Plan.

Staff has reviewed the proposed PUD in accordance with the criteria of TMC§1103.1000. Based on the results of the review, staff has determined that the proposed PUD is suitable for this location because the use complies with all applicable provisions of the Toledo Municipal Code, the request meets the stated purpose of the Zoning Code, and the proposed development is consistent with the Toledo 20/20 Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve PUD-10007-20, an amendment to a PUD originally approved by Ord. 87-17, for multi-family development at 801 Division Street for a new senior living facility at 3837 Secor Road (portion) for the following three (3) reasons:

1. The proposed use complies with all applicable provisions of the Toledo Municipal Code;

2. The proposed use meets the stated purpose of the Zoning Code; and,

3. The proposed use conforms to the Toledo 20/20 Comprehensive Plan.

The staff further recommends that the Toledo City Plan Commission recommend approval of PUD-10007-20, a request for an amendment to a PUD originally approved by Ord. 87-17, subject to the following forty-five (45) 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.
STAFF RECOMMENDATION (cont’d)

Engineering Services

1. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

   Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850
   Right-of-Way and Inspection: Joe Warnka 419-245-1341
   Roadway: Tim Grosjean 419-245-1344
   Water: Andrea Kroma 419-936-2163
   Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338
   Sanitary Sewers: Mike Elling 419-936-2276

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

3. 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.**

4. Substandard drive approaches, sidewalk, and curb sections that exist within the public right-of-way abutting the site shall be replaced in accordance with City of Toledo Construction Standards, Specifications, and Toledo Municipal Code.

5. Improvements per City of Toledo Infrastructure Design and Construction requirements

6. 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.

   Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.

7. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.

8. Detailed plans for the water service lines shall be submitted to the Division of Engineering Services for review and approval. Plan design and submittal shall comply with the current version of the City of Toledo DPU Infrastructure Design and Construction Requirements.

9. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
10. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the owner’s cost.

11. Plans for the water service lines shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service lines.

12. The plan submitted for plan commission review indicates earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, Stormwater Pollution Prevention Plan (SWP3), calculations, plans for stormwater service and a maintenance plan & maintenance agreement for Post-Construction Stormwater Best Management Practices (BMP’s) for this project shall be submitted directly to the Division of Engineering Services for stormwater review & approval.


14. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs) to provide sediment and erosion control during construction. Construction BMP’s shall be designed and installed per the latest Ohio EPA General Stormwater NPDES permit.

15. All sites disturbing 2,500 sq. ft. or more shall develop a site specific Stormwater Pollution Prevention Plan (SWP3) which shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit and shall submitted with a completed Ohio EPA SWP3 Checklist.

16. Post construction BMP’s for sites that disturb 5 acres or more (including common plan of development) shall be selected from and designed in accordance with the latest Ohio EPA General Stormwater NPDES Permit Table 2 “Structural Post-Construction BMP’s & Associated Drain (Drawdown) Times”. If an alternate to the NPDES Table 2 is proposed it must be preapproved by the Ohio EPA prior to submitting a NOI. The OEPA will only consider the use of alternate BMP’s where it can be demonstrated that the implementation of the Table 2 BMP’s isn’t feasible due to physical site constraints. Ohio EPA approved the proposed alternate post construction BMP plan in January 2014, which includes additional underground detention, bio-swales and a dry detention pond, and consideration of additional practices where feasible which are not shown on the PUD submitted.
STAFF RECOMMENDATION (cont’d)

Engineering Services (cont’d)

17. Following the review process, the following will be needed for final stormwater approval:
   • Fee for the sewer construction permit, which also requires a sewer contractor, licensed with the City of Toledo, to be named for the project.
   • SWP3 contact list for responsible parties. Form is available at http://www.tmacog.org/storc/swp3.htm.
   • Covenant for the approved O&M plan.
   • Notice of Intent for coverage under the Ohio Construction General Permit.

18. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and may be eligible for a percent reduction in the property’s stormwater utility fee through the Stormwater Credit Program.

19. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

20. 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.

21. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.

22. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

Sewer and Drainage Services

23. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.

24. S&DS requires that the 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.
STAFF RECOMMENDATION (cont’d)

Division of Environmental Services

25. 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.

26. Applicant shall maintain compliance with Ohio EPA’s General Storm Water NPDES permit programs.

27. 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.

28. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. [Link to Ohio Department of Natural Resources]

29. 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

No comments or concerns.

Fire Prevention

No comments or concerns.

Plan Commission

30. The Planned Unit Development shall be platted according to the Subdivision Rules and Regulation of the City of Toledo.
STAFF RECOMMENDATION (cont’d)

Plan Commission (cont’d)

31. Parking shall adhere to the requirements of TMC§1107.0300 – Parking Schedule “A”. The parking schedule requires one and a half (1.5) parking spaces per dwelling unit plus one (1) space per ten (10) units for visitor parking. The total number of required parking spaces for 163 units is 261. **Not acceptable as depicted. Site plan shows 223 parking spaces when 261 are required. An alternative parking plan or a revised site plan with transit stops shown shall be submitted and approved by the Plan Director.**

32. 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)).

33. 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.

34. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. **Acceptable as depicted.**

35. Per TMC§1107.0900, twenty-two (22) bicycle parking spaces are required. **Not acceptable as depicted on site plan. A revised site plan with bicycle parking shall be submitted.**

36. 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. **Acceptable as depicted.**

37. No less than fifteen percent (15%) of the gross site acreage shall be allocated to usable, accessible, and consolidated common open space per TMC§1103.1007(D). **Acceptable as depicted.**

38. The landowner must establish an agency for the ownership and maintenance of common open spaces where such are to be retained in private ownership.

39. Telephone, electrical, cable, and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened (TMC§1103.1007(H)).
STAFF RECOMMENDATION (cont’d)

Plan Commission (cont’d)

40. In the event the agency established to own and maintain the common open space or any successor agency shall at any time after establishment of the Planned Unit Development fail to fulfill any obligation of such agency as a condition of approval, the City may serve written notice upon such agency or upon the residents and owners of the Planned Unit Development, setting forth the manner in which the agency has failed to fulfill its obligation. The notice shall include a demand that such deficiencies be cured within the time specified within the notice. If such deficiencies are not cured within the specified time, the City, in order to preserve the taxable values of the properties within the Planned Unit Development and to prevent the common open space from becoming a public nuisance, may enter upon the common open space and maintain the same and perform the other duties of the agency until such agency shall gain resume its obligations. All costs incurred by the City in carrying out the obligations of the agency shall be assessed against the properties within the Planned Unit Development and shall become a tax lien on the properties.

41. 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 fifteen-foot (15’) greenbelt is required along all proposed frontage, and shall include one (1) tree per every thirty feet (30’) of frontage; not acceptable as depicted, seven (7) additional trees are required along Nebraska Avenue,

b. Per TMC§1108.0203, A Type A landscape buffer shall be provided where Residential Zoning Districts abut Commercial Zoning, noted for future development of the parcel zoned CN Neighborhood Commercial,

c. Perimeter 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 right-of-ways. A minimum of at least one canopy tree must be provided for each 30 linear feet, plus a continuous shrub with a minimum height of 18 inches; acceptable as depicted,

d. Interior landscaping required in parking lots is 20 sqft per parking and stacking space. Two (2) canopy trees are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot. Six (6) shrubs are required to be installed in interior landscape areas of each ten (10) parking spaces within the parking lot. One canopy tree may substitute for three (3) shrubs. Trees do not need to be equally spaced; acceptable as depicted,

e. Landscape areas within the parking area must be peninsular or island types and must be constructed with 6 inch by 18 inch concrete curbing, cast-in-place, extruded, or by some other process approved by the Planning Director;
Staff Recommendation (cont’d)

Plan Commission (cont’d)

f. Per TMC§1108.0205, in addition to the other landscape requirements for buffer areas, frontage greenbelt, and landscaping for parking lot areas, the following shall be provided: one (1) tree per 500 square feet of building coverage, or fraction thereof, for all structures. Greenbelt frontage trees are included in this total, minimum of two (2) trees in the front and side yards. Foundation plantings for the full street-facing building elevation; and landscape areas at major building entrances, acceptable as depicted,

g. 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,

h. Topsoil must be back filled to provide positive drainage of the landscape area;

i. 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;

j. 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;

k. The location, height and materials for any fencing to be installed and maintained; Pursuant to TMC§1105.0302(A)(1), fences may not exceed 3½ feet in height in the required front setback. Additionally, per TMC§1105.0303, the use of barbed wire, razor wire, concertina wire or the like shall not be permitted in the front yard setback and not anywhere along a street right-of-way;

l. If 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;

m. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); and,

n. The location, lighting and size of any signs.

42. The building elevations which were approved via Ord. 87-17 shall not be modified.
43. New free-standing signs are limited to a height of forty-two inches (42”) from grade and a width of twelve feet (12’).

44. 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.

45. 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-10007-20
DATE: December 3, 2020
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: January 6, 2021
TIME: 4:00 P.M.

DR
Six (6) sketches follow
SITE PLAN

PLANNED UNIT DEVELOPMENT AMENDMENT OF:
COLLINGWOOD GREEN
IN THE
CITY OF TOLEDO, LUCAS COUNTY, OHIO

LE PROJECT: 43301
CONTRACT: Q-8986

SITE MAP

LEGEND

SCALE

811

LEWANDOWSKI
ENGINEERS

CIVIL ENGINEERS & SURVEYORS
THANK YOU FOR YOUR BUSINESS
LEWANDOWSKIIENGINEERS.COM

COLLINGWOOD GREEN
THE CITY OF TOLEDO, LUCAS COUNTY, OHIO
GENERAL INFORMATION

Subject

Request - Vacation of a portion of Clemente Trace

Applicant - Lucas Metropolitan Housing Authority
435 Nebraska Avenue
Toledo OH 43604

Engineer - Lewandowski Engineers
234 N Erie Street
Toledo OH 43604

Site Description

Zoning - RM36 Multifamily Residential
Area - ± 0.52 acres
Frontage - ± 60’ along Rogan Way
± 60’ along Bresnahans Green
Dimensions - ± 60’ x ±330’
Existing Use - Proposed right-of-way
Proposed Use - Multifamily Units
Overlay - Planned Unit Development

Area Description

North - Multifamily Units / RM36-PUD
South - Community Center and parking lot / RM3-PUD
East - Open space and Interstate / RM36-PUD & IL
West - Undeveloped / RM36-PUD & CN-PUD

Parcel History

Z-153-82 - Zone Change from C-3 to R-2 and from R-5 to R-2. PC approved 04/25/85. Ord 353-85 passed 05/14/85.

M-14-95 - Community Development Plan for the ONYX Community Development District. PC approved 05/03/95. Ord 375-96 passed 05/29/96.

S-16-02 - Preliminary drawing review for Washington Village Plat Ten. PC approved 11/07/02.
GENERAL INFORMATION (cont’d)

Parcel History (cont’d)


Z-1001-05 - Zone Change from RS6 to CO. Withdrawn.

SPR-11-11 - Major Site Plan Review of a 65 Unit Senior Housing Center (Phase 1 of 3). PC approved 06/09/11.

Z-9003-12 - Zone Change from RS to RM36. PC approved 10/11/12. CC approved 11/14/12. Ord 549-12 passed 11/20/12.

PUD-8007-12 - Request for a Planned Unit Development for a 207 dwelling unit housing complex located at 392 Nebraska Ave. PC approved 10/11/12. CC approved 11/14/12. Ord 550-12 passed 11/20/12.


V-441-13 - Request for the Vacation of all right of ways bounded by Nebraska Ave, Division St, Belmont Ave, and I-75. PC approved 10/10/13. CC approved 11/11/13. Ord 552-13 passed 12/10/13.

PUD-11004-16 - New multifamily housing at 392 Nebraska Avenue, amending Ord 550-12. PC approved 01/12/2017. CC approved 02/15/17. Ord 87-17 passed 02/21/17.

S-6-20 - Final Plat of Bresnahan Green and Part of Belmont Avenue in Collingwood Green. Postponed.

PUD-10007-20 - Planned Unit Development amendment, originally approved by Ord. 87-17, for multifamily development. Companion Case.

Applicable Regulations

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

The applicant, Lucas Metropolitan Housing Authority (LMHA), is requesting the Vacation of a portion of Clemente Trace in the Collingwood Green apartment complex. Companion case PUD-10007-20 is an amendment to the previously approved Planned Unit Development for Collingwood Green (PUD-11004-16). A Vacation is required as Clemente Trace was dedicated with the approval of PUD-11004-16, and therefore must be vacated from the previous location and dedicated in the new location through the approval of PUD-10007-20. Surrounding land uses include multi-family housing to the north; open space and I-75 to the east; a community center and parking lot to the south; and undeveloped land to the west. On 10/21/2020, City Council approved a declaration of intent (Res. 444-20) to Vacate the requested alley.

The site plan for PUD-10007-20 depicts the Clemente Trace right-of-way moved ±forty-five (±45’) to the south. The new location of the right-of-way will allow for an additional apartment building with eight (8) units, and a reduced parking lot for the development’s Community Center. The right-of-way width will remain the same (60’) and Clemente Trace will still connect Bresnahan Green to Rogan Way.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Multifamily Residential land uses. This district is primarily intended to accommodate the development of multi-dwelling housing and also intended to create, maintain, and promote higher density housing opportunities in areas with good transportation access. Staff recommends approval of the applicant’s request as the Vacation is an appropriate use and conforms to the Toledo 20/20 Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-444-20, the request for the Vacation of a portion of Clemente Trace 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-444-20, the request to Vacate a portion of Clemente Trace to Toledo City Council subject to the following two (2) 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.
STAFF RECOMMENDATION (cont’d)

Division of Engineering Services

No comments received at time of print.

Toledo Edison

No comments received at time of print.

Columbia Gas

No comments received at time of print.

Buckeye Telesystems

No objections to Vacation.

Fire Prevention

No objections to Vacation.

Division of Streets, Bridges and Harbors

No objections to Vacation.

Toledo Area Regional Transit Authority

No comments received at time of print.

Lucas County Solid Waste Management District

No objections to Vacation.

Republic Services

No comments received at time of print.
STAFF RECOMMENDATION (cont’d)

Division of Transportation

1. 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

2. 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.

RIGHT OF WAY VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-444-20
DATE: December 3, 2020
TIME: 2:00 PM

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: January 6, 2020
TIME: 4:00 P.M.

DR
Two (2) sketches follow
GENERAL INFORMATION

Subject

Request - Zone Change from RM Multi-Dwelling Residential to CR Regional Commercial

Address - 5720 Secor Road

Owner - Hank’s Plumbing and Heating Company
        2000 The Bluffs
        Toledo, Ohio 43615

Site Description

Zoning - CR / Regional Commercial & RM36 Multi-Dwelling Residential

Area - 2.45 Total Acres, 1.24 Acres for Rezone

Frontage - 383.7’ along Gay Street, 226.1’ along Secor Road

Existing Use - Vacant Lot (former Trilby Elementary)

Proposed Use - Commercial

Area Description

North - Regional Commercial / CR

South - Regional Commercial / CR, Single-Dwelling Residential RS6

East - Regional Commercial / CR

West - Multi-Dwelling Residential/RM36

Parcel History

Z-11006-11 - Partial zone change request from RM36 to CR at 5720 Secor Road C.C. passed 3-27-12 Ord. 149.12

SPR-17-12 - Minor Site Plan Review for Dollar General at 5720 Secor Road. Administratively approved with conditions 06/19/2012
GENERAL INFORMATION

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RM36 Multi-dwelling Residential and CR Regional Commercial to CR Regional Commercial for a site located at 5720 Secor Rd for the rear 136.45 feet of the former Trilby Elementary school site. The school closed in 2010 and was demolished in 2012. Surrounding land uses include commercial to the north, residential to the east, a Dollar General and residential to the south, and Monette’s Market to the west. If the zone change is approved, the applicant will be expected to satisfy all landscape and buffer requirements, without waivers, when the site plan is submitted for review.

Toledo 20/20 Comprehensive Plan

While the Toledo 20/20 Comprehensive Plan target this site single family land uses, the zone change supports similar zoning along Secor Rd linking office commercial and neighborhood commercial to the immediate north and south, respectively.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-10003-20, a request for a Zone Change from RM36 Multi-Dwelling Residential and CR Regional Commercial to CR Regional Commercial for the site located at 5720 Secor Road to the Toledo City Council, for the following three (3) reasons:

1. The depth of the proposed zone change to commercial is comparable to the depth of commercial zoning along abutting portions of this section of Secor Road.

2. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property (TMC 1111.0606.B Review and Decision-Making Criteria); and

3. The 25’ landscape and buffer requirements along both Gay St. and Cherokee Rd. would minimize the impact on the adjacent residential areas to the south and east.

The staff further recommends that the Toledo City Plan Commission recommend approval of Z-10003-20, the request to rezone a portion of lot number four hundred forty-one (441) in Hiawatha Park, an addition to the City of Toledo, Lucas County, Ohio, to Toledo City Council subject to the following one (1) condition:
STAFF RECOMMENDATION (Cont’d)

1. Applicant has agreed to complete Final Commercial Plat: this will include a 2’ no-access buffer along Gay Street. The only access will be from Secor Road and Rulo Road to the north, which is directly across from a commercially zoned property. In addition, the Plat will designate a 25’ landscape buffer along both Gay Street and Cherokee Road. These plat requirements should alleviate any potential negative impacts with a commercial development. This shall be submitted to the Plan Commission for approval prior to obtaining Building Permits.

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-10003-20
DATE: December 3, 2020
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE
ZONING AND PLANNING
DATE: January 6, 2021
TIME: 4:00 P.M.

NH
Two (2) sketches follow
**GENERAL INFORMATION**

**Subject**

<table>
<thead>
<tr>
<th>Request</th>
<th>Special Use Permit for Community Recreation - Active</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>1116 Nebraska Avenue</td>
</tr>
<tr>
<td>Applicant</td>
<td>Linette Guilford 5731 Maple Creek Blvd. Sylvania, OH 43560</td>
</tr>
<tr>
<td>Engineer</td>
<td>Architecture by Design, Ltd. 5622 Mayberry Square Sylvania, OH 43560</td>
</tr>
</tbody>
</table>

**Site Description**

<table>
<thead>
<tr>
<th>Zoning</th>
<th>IL / Limited Industrial &amp; RD6 Residential Duplex</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>± 0.247 acres</td>
</tr>
<tr>
<td>Frontage</td>
<td>± 75’ along Nebraska Ave.</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Continuous Learning Center</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Active community recreation for training in pre-employment job skills</td>
</tr>
</tbody>
</table>

**Area Description**

<table>
<thead>
<tr>
<th>North</th>
<th>Residential Duplex/ RD6</th>
</tr>
</thead>
<tbody>
<tr>
<td>South</td>
<td>Residential Duplex/ RD6</td>
</tr>
<tr>
<td>East</td>
<td>Limited Industrial/IL</td>
</tr>
<tr>
<td>West</td>
<td>Limited Industrial/IL</td>
</tr>
</tbody>
</table>

**Parcel History**

<table>
<thead>
<tr>
<th>T-117-99</th>
<th>All of lots 186, 187, &amp; 188, together with the South ½ of vacated alley adjoining said lots on the North, and the East 9’ of the South 8’ of Lot 162 and the South 8’ of Lots 163 &amp; 164, together with the North ½ of vacated alley adjoining said lots on the South, in Household Addition, a subdivision in the City of Toledo, Lucas County, Ohio.</th>
</tr>
</thead>
<tbody>
<tr>
<td>V-8-7-22</td>
<td>Vacation of Alley on northern parcel boundary</td>
</tr>
</tbody>
</table>
GENERAL INFORMATION (cont’d)

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for Community Recreation-Active for teaching and training of pre-employment job skills: basic hygiene, time management, job applications and travel training. The space will also be used for meetings before and after traveling to various job sites. The facility will provide transportation for a majority of occupants. Some occupants will use mass transit. Overflow parking will be available on the adjacent church parking lot which works in conjunction with the center.

Parking and Circulation

Ingress/egress to the site is currently via one access drive off of Nebraska Ave. The submitted site plan indicates four (4) off-street parking spaces. One (1) of these is reserved for use by persons with physical disabilities. 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. **As a condition of approval, the applicant shall provide shared parking agreement with the church.**

In addition to the minimum number of required off-street and accessible parking, bicycle parking is also required to be provided on site. Per TMC§1107.0300 – *Off-Street Parking Schedule “A”*, a minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. **A revised site plan was submitted depicting the required bicycle parking.**

Landscaping

Per TMC§1108.0202 – *Frontage Greenbelts*, a greenbelt is required along all frontages that abut public right-of-ways. The frontage greenbelt shall include at least one (1) tree for every thirty-feet (30’) of lot frontage and shall also include grass and shrub plantings. **Existing tree, fencing, and shrubs are acceptable as shown in revised site plan.**

No landscape buffers are required along the eastern and western boundaries, as they abut similarly zoned IL-zoned property (TMC§1108.0203).
STAFF ANALYSIS (cont’d)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for single-family residential land uses. While the intent of this designation is to accommodate residential, it also includes those nonresidential uses that are compatible with residential areas. These uses are typically schools, places of worship, community centers, etc. The proposed use complies with the future land use designation identified in the 20/20 Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-10004-20, a request for a Special Use Permit for Community Recreation – Active at 1116 Nebraska Ave, to Toledo City Council for the following three (3) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A) – Review & Decision-Making Criteria).

2. The proposed use meets all applicable provisions of the Zoning Code (TMC§1111.0706(C) – Review & Decision-Making Criteria); and

3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C) – Review & Decision-Making Criteria).

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-10004-18, a request for a Special Use Permit for Community Recreation – Active for teaching and training of pre-employment job skills at 1116 Nebraska Ave, to Toledo City Council subject to the following twenty-eight (28) conditions:

The conditions of approval are as follows and 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. A pre-submittal meeting is not required, however one may be requested. Contact information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850
Right-of-Way and Inspection: Joe Warnka 419-245-1341
Roadway: Tim Grosjean 419-245-1344
Water: Andrea Kroma 419-936-2163
Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338
Sanitary Sewers: Mike Elling 419-936-2276
STAFF RECOMMENDATION (Cont’d)
Engineering Services (Cont’d)

2. 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.

3. 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.

4. 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.

5. Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.

6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities. Contact the Division of Water Distribution (419-936-2839) to verify backflow prevention requirements for this site.

Sewer & Drainage Services

7. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.

8. S&DS requires that the 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 Sewer & Drainage Services demonstrating the lines cleaning and integrity.

Fire Prevention

9. On review of the submitted site plan for 1116 Nebraska Ave. there are no comments or concerns.

Environmental Services

10. Applicant shall maintain compliance with Ohio EPA’s General Stormwater NPDES permit programs.
11. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.

12. Applicant shall maintain compliance with the City of Toledo’s stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential stormwater impacts from the modification, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.

13. Any effort made to plant non-invasive trees, shrubs and perennials is highly encouraged.

14. Applicant shall maintain compliance with the City of Toledo and 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

15. Bike parking spaces required per TMC 1107.

16. Parking cannot block driveway entrance to existing garage.

17. If one is not already established, a cross-access agreement for existing property and adjacent properties to the North and East is required to be established.

18. Traffic Flow Options:
   a. Widen existing drive to accommodate two-way traffic (Need easement with adjacent property.)
   b. Exiting drive on Nebraska Ave to be established one-way entrance with exit through adjacent property to Forest.

Plan Commission

19. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700; acceptable as depicted on revised site plan.

20. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule “A” (TMC§1107.0300), which requires one (1) bicycle parking slot per ten (10) parking spaces; acceptable as depicted on revised site plan.
21. 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)); **not acceptable as depicted on revised site plan.**

22. 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.

23. If applicable, dumpster and its location 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.

24. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. If applicable, landscaping shall be installed and maintained indefinitely.

25. 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.

26. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.

27. 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.

28. 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 RECOMMENDATION (cont’d)
Plan Commission (cont’d)

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-10004-20
DATE: December 3, 2020
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: January 6, 2021
TIME: 4:00 P.M.

NH
Three (3) sketches follow
GENERAL INFORMATION

Subject

Request - Amendment to Special Use Permit for Gas Station, originally approved via Ordinance 505-80 and 347-87

Location - 1201-1211 Dorr Street

Applicant - Raaid Alketeeb
1203 Dorr Street
Toledo, OH 43607

Owner - Hamad Investment Group #2
P.O. Box 613
Dearborn, MI 48121

Engineer - John A. Weithman, P.E.
P.O. Box 216
Genoa, Ohio 43430

Site Description

Zoning - CR Regional Commercial
Area - ± .37 Acres
Frontage - ±123 Feet along Dorr Street
±107 Feet along Hoag Street
Existing Use - Gas Station / Convenience Store
Proposed Use - Gas Station / Convenience Store

Area Description

North - Open Space, Parking Lot, Apartments / POS Parks & Open Space, IL Limited Industrial, RM36 Multi-Dwelling Residential
South - Parking, Warehousing / CR Regional Commercial
East - Apartments, Single Family / RM36 Multi-Dwelling Residential & RS9 Single Family Residential
West - Gravel Area, Vacant Lot / IL Limited Industrial
GENERAL INFORMATION (cont’d)

Parcel History

|------------|----------------------------------------------------------------------------------------------------------------------------------|

Applicable Plans and Regulations

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

STAFF ANALYSIS

This case was referred back to the Toledo City Plan Commission by Toledo City Council in order to request the removal of a Transportation requirement to close the curb cut on Dorr Street closest to Hoag Road. The applicant requested this modification after the Plan Commission hearing, which resulted in the case being referred back to the Plan Commission. There is currently no condition in the report addressing the curb cut (because the site plan depicted the removal of this curb cut), so approval of this request will require that a condition be added. The Division of Transportation objects to this request and staff is supportive of their concerns. This report is otherwise unchanged from the previous review at the August 13th meeting.

The request is an amendment to Special Use Permit (SUP) for Gas Station, originally approved via Ordinance 505-80 and 347-87 for a 48 sq. ft. addition to the front of the building. The request was filed after receiving a Stop Work order from Building Inspection for beginning construction without appropriate permitting. A case is pending in Toledo Municipal Court for the illegal work.

An overview of key project details is included in this analysis. A full review of all project related items is included in the agency conditions at the end of this report.
STAFF ANALYSIS (cont’d)

Use Specific Regulations

a. The City of Toledo requires free air, water, and restrooms shall be provided and maintained during operating hours of the station. TMC 1104.0903.D. These items were previously included in Ord. 505-80 and Ord. 347-87.

b. A gravel area to the west of the site has been used for parking. Gravel is not a permitted parking surface and the property is not zoned correctly for gas station parking.

Parking

a. A minor addition would not typically trigger significant parking and circulation improvements however the Division of Transportation has expressed safety concerns with the existing layout.

b. The applicant agreed to close the closest curb cut on Dorr Street, close the south side of the pump closest to the building to improve two-way circulation, and provide five parking spaces adjacent to the building. They are also expanding the remaining curb cut on Dorr Street.

c. Planning is requesting that a curb be installed along the western property adjacent to the gravel area to restrict parking on a parcel that is not approved for the SUP

Landscaping

a. A 10’ perimeter landscape buffer shall be installed along the south and east of the property adjacent to proposed parking areas with canopy trees and a solid row of evergreen shrubs.

Elevations

a. A building addition is proposed for the north and east facades. Building materials include a mixture of brick paneling, stucco, and windows. The design is in compliance with the zoning code.

20/20 Plan

The Toledo 20/20 Comprehensive Plan recommends the property for Single Family uses. This block is located in a predominantly single family neighborhood, but has a historical mixture of uses. Staff is supportive of improvements to the existing use while acknowledging the longer term vision for this area.
STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-11002-19, an Amendment to Special Use Permit for Gas Station, originally approved via Ordinance 505-80 and 347-87, to the Toledo City Council, for the following three (3) reasons:

1. The request meets the stated purpose of the Zoning Code– TMC 1111.0706.A.

2. The request is compliant with all applicable standards of this Zoning Code – TMC 1111.0706.B.

3. The Division of Transportation no longer objects to the request.

The staff further recommends approval subject to the following eighteen (18) conditions:

Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Engineering Services

1. A pre-submittal meeting is not required, however one may be requested. Contact information is as follows:

   Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850
   Right-of-Way and Inspection: Joe Warnka 419-245-1341
   Roadway: Tim Grosjean 419-245-1344
   Water: Andrea Kroma 419-936-2163
   Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338
   Sanitary Sewers: Mike Elling 419-936-2276

2. 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.

3. 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.
STAFF RECOMMENDATION (cont’d)

Engineering Services (cont’d)

4. 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.

Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.

Sewer & Drainage Services

5. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.

6. S&DS requires that the 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 to the public sewer system if this has not been done in the past (2) two years. An electronic (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Environmental Services

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.

   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.

8. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.

9. Applicant is strongly encouraged to include multiple green infrastructure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
STAFF RECOMMENDATION (cont’d)

Environmental Services (cont’d)


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.

Plan Commission

12. Curbing shall be installed along the western property adjacent to the gravel area to restrict parking on a parcel that is not an approved material or approved for use with the SUP.

13. 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. **Landscaping shall be installed and maintained indefinitely.** Such plan shall include:

   a. A 10’ perimeter landscape buffer shall be installed along the south of the property adjacent to proposed parking areas and include (2) canopy trees and a solid row of evergreen shrubs.

   b. A 10’ perimeter landscape buffer shall be installed along east of the property adjacent to proposed parking areas with canopy trees and a solid row of evergreen shrubs.

   c. Pervious area shall be maintained and expanded along the east property line to a minimum of 10’ and shall be correctly displayed on a plan. **Impervious area shall not be expanded.**

   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. 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.
f. Canopy trees must be a minimum of 12’ in overall height or a minimum caliper of 2 inches, evergreen trees must be a minimum of 5’, and shrubs must be at least 18 inches in height or 24 inches in spread when installed.

14. Free air (with the capability of filling standard automobile tires), water, and restrooms shall be provided and maintained during operating hours of the station.

15. 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.

16. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.

17. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission. Major adjustments will require an amendment to the Special Use Permit.

18. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.

SPECIAL USE PERMIT
TOLEDO PLAN COMMISSION
REF: SUP-11002-19
DATE: December 3, 2020
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: January 15, 2021
TIME: 4:00 P.M.

JL
Four (4) sketches follow
ELEVATIONS

SUP-11002-19
ID 19

FRONT (ORTH) ELEVATION
Scale 1/4" = 1'-0"

SIDE (EAST) ELEVATION
Scale 1/4" = 1'-0"

SIDE (WEST) ELEVATION
Scale 1/4" = 1'-0"

REAR (SOUTH) ELEVATION
Scale 1/4" = 1'-0"
GENERAL INFORMATION

Subject

Request - Vacation of Marina Drive East, Marina Drive West, and Marina Drive South

Applicant - Metroparks Toledo
5100 W Central Ave
Toledo, OH 43615

Engineer - Lewandowski Engineers
234 N Erie St
Toledo, OH 43604

Site Description

Zoning - CR / Regional Commercial
POS / Parks and Open Space

Area - ± 3.6 acres

Frontage - ± 145’ along Front St

Dimensions - Varying

Existing Use - Right-of-Way Entrance Drive

Proposed Use - Shared Entrance Drive

Area Description

North - River, Parks and Open Space / POS

South - Parks and Open Space / POS

East - Parks and Open Space / POS

West - River, Parks and Open Space / POS

Parcel History

M-21-83 - Master Plan for the Great Lakes Museum and Marina History Park. Res. 223-83

SUP-5005-06 - Special Use Permit for Glass City Marina. Approved by Ord. 523-06 on 07-25-2006.
GENERAL INFORMATION (Cont’d)


SUP-11003-18 - Special Use Permit for Community Recreation, Active at 0 Riverside Drive. Approved by Ord. 90-19 on 02-19-2019.

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Marina District Overlay Zone Standards

STAFF ANALYSIS

The applicant is requesting to vacate the entirety of Marina Drive in three sections as a part of the Glass City Metropark Phase 2 Development. The three sections include Marina Drive East (V-445-20), Marina Drive West (V-446-20), and Marina Drive South (V-447-20) and are being reviewed in tandem as this single staff report. The proposed area is currently used as an entrance drive to the National Museum of the Great Lakes. The plan for Phase 2 will still utilize the same curb cut on Front Street to provide entrance to the Glass City Metropark and The National Museum of the Great Lakes. The museum will also obtain new frontage on Front Street. These proposed changes will be subject to the approval of a Site Plan Review, this case only discusses the vacation of right-of-way.

Plan Commission has sent the proposal out for comment from several entities within the City. Fire Prevention has articulated concerns that access to existing fire hydrants be maintained. Toledo Edison is requiring an easement to access their existing infrastructure.

The Toledo 20/20 Comprehensive Plan targets the area around this site for urban village land uses. For Eastside, the plan recommends expanding greenways, trails, and hiking/biking paths. This application helps facilitate these goals by assisting the Metroparks completion of Phase 2 and is in line with these recommendations.
STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-445-20, V-446-20, and V-447-20, the vacation of Marina Drive East, Marina Drive West, and Marina Drive South, for the following three (3) reasons:

1. Upon completion of plans, the proposed Vacation will not impede or restrict access to any property owners abutting the site.

2. The proposed Vacation supports the goals of the Toledo 20/20 Comprehensive Plan; and

3. The proposed Vacation will eliminate unnecessary dedicated right-of-way.

The staff further recommends that the Toledo City Plan Commission recommend approval of V-445-20, V-446-20, and V-447-20, the vacation of Marina Drive East, Marina Drive West, and Marina Drive South subject to the following seven (7) conditions:

The conditions of approval are as follows and 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. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

   Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850
   Right-of-Way and Inspection: Joe Warnka 419-245-1341
   Roadway: Tim Grosjean 419-245-1344
   Water: Andrea Kroma 419-936-2163
   Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338
   Sanitary Sewers: Mike Elling 419-936-2276

2. There are public water, storm, and sanitary mains in East Marina Drive, West Marina Drive, and South Marina Drive.

   A full width easement shall be retained by the City of Toledo over vacated right of way. The following language shall appear in the authorizing vacation ordinance which shall be recorded and a notation placed in the remarks section of the County’s real estate records:

   “That a full width (60 foot) easement is hereby retained over, across, under and through said vacated area as described in Section 1 herein, for the existing water main, sanitary sewer and storm sewer located in said vacated right of way. All City of Toledo facilities located within said easement are hereby dedicated to the City of Toledo, for City utility use only, to allow for future maintenance, repairs, replacements, etc. and shall not be combined with easements for other utilities. The easement hereby retained by the City of Toledo herein shall be primary in nature to any other utilities located therein, and any easement retained by any
other utility as a result of this Ordinance shall be subject first to the easement rights of the City of Toledo. Said easement herein shall be permanent in nature for each utility currently located thereon and shall run with the land. Said easement also includes reasonable rights of ingress and egress over and through the utility easement area for the purpose of operating, maintaining, replacing, repairing and/or constructing any utilities located within the easement. The property owner shall not construct fences, walls or other barriers, which would impede access onto the easement. No temporary or permanent structure including building foundations, roof overhangs or other barriers denying access, may be constructed on or within the easement. Driveways, parking lots, walkways and other similar improvements are acceptable. The property owner hereby releases the City of Toledo, only, from any liability, responsibility or costs resulting from the City’s removal of any barriers which deny ingress or egress from the easement or which obstruct access to the public utilities located on said property, and the City of Toledo shall have no obligation or duty to restore or compensate the property owner for the removed facilities. Further, any modification and/or release of any easement granted or retained by any utility as a result of this Ordinance shall be obtained by the owner separately from each utility, as to their interest(s) only, by separate, recordable instrument.”

3. If the petitioner wishes to reduce the size of the water main easements, the utility mains shall be located by survey and twenty-foot (20’) easements centered on the mains will be acceptable. The survey shall be conducted by and paid for by the petitioner.

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 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.

Fire Prevention

5. The proposed vacation includes seven (7) fire hydrants. Unobstructed public access to all hydrants on existing drives shall be maintained at all times. Any changes to the road and/or modifications of existing hydrants are subject to approval of Fire Prevention and may be accomplished through a future Site Plan Review.

Plan Commission

6. A Site Plan Review shall be required for any future developments on the Vacation area in accordance with the provisions of the Toledo Municipal Code Part Eleven, Planning and Zoning, Sec. 1111.0800, Site Plan Review.
STAFF RECOMMENDATION (Cont’d)

Toledo Edison

7. Toledo Edison has existing underground facilities within the Marina Dr. South R/W extending from Front St. to Riverside Dr. Also, TE has underground facilities within the R/W of Marina Dr. West. These facilities provide electrical service to the Great Lakes Museum and Front Street Marina, and will need to remain in place. Therefore, a utility easement will need to be granted in conjunction with the Right-of-Way vacation.

Division of Streets Bridges and Harbors

Approved

Sewer and Drainage Services

No comments received at time of print.

Lucas County Tax Map

No comments received at time of print.

Lucas County Solid Waste Management District

No comments received at time of print.

Columbia Gas

No comments received at time of print.

Buckeye Broadband

No comments received at time of print.

Republic Services

No comments received at time of print.

AT&T

No comments received at time of print.

Toledo Area Regional Transit Authority

No comments received at time of print.
RIGHT OF WAY VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-445-20, V-446-20, V-447-20
DATE: December 3, 2020
TIME: 2:00 PM

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: January 6, 2020
TIME: 4:00 P.M.

ML
Two (2) sketches follow
GENERAL INFORMATION

Subject

Request - Zone Change from CO to CM
Location - 2283 Ashland Ave
Applicant - Beach House Inc.
2421 Broadway St
Toledo, OH 43609

Site Description

Existing Zoning - CO / Office Commercial
Proposed Zoning - CM / Mixed Commercial
Area - ± .68 acres
Frontage - ± 150’ along Ashland Ave
Existing Use - Office
Proposed Use - Office, Homeless Shelter

Area Description

North - CO / Multi-Family Residential
South - CO / Medical Office
East - CO / Post Office
West - CO / Office, Multi-Family Residential

Parcel History

SpP-2-77 - Special Permit to construct 35’x45’ addition

Applicable Plans and Regulations

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

The applicant, Beach House Inc, is requesting a Zone Change from CO (Office Commercial) to CM (Mixed Commercial) at 2283 Ashland Ave. This case is being reviewed alongside SUP-11002-20, a Special Use Permit for a Homeless Shelter at 2283 Ashland Ave. The applicant currently operates offices in the subject building, with a shelter on Erie Street in Vistula. Covid-19 has caused unpredictable residual effects, and as a result, additional housing is needed for individuals experiencing homelessness. Additionally, social distancing practices require additional overflow space. The proposed zone change would allow Beach House to expand their existing offices to serve as a homeless shelter, which is permitted in the CM zoning classification with a Special Use Permit. The existing office building has frontage on Ashland Ave and is surrounded by a variety of office and multi-family uses.

The applicant has attended a meeting of the Old West End Historic District Commissions and presented the application. A few minor questions were answered, no additional concerns were found. A neighborhood meeting has been scheduled for December 1st, 2020 at 6:00 pm over Zoom.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan recommends this land be used for Neighborhood Commercial purposes. The Toledo 20/20 Plan defines Neighborhood Commercial as “predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale offices and mixed uses may be included.” The proposal offers a medium scale mixed use/office space, and is supported by the Comprehensive Plan.

Subject to the approval of a zone change from CO (Office Commercial) to CM (Mixed Commercial), the proposed use will be permitted. The proposal meets an increasing need in the community and will offer a mix of multi-family residential and office uses, which are compatible with surrounding multi-family residential, medical office, and office uses. The proposed location meets all use-specific requirements of TMC§1104.1000 and does not create any spacing violations. Staff recommends approval.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-11001-20, a Zone Change from CO to CM at 2283 Ashland Ave, to Toledo City Council for the following two (2) reasons:

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

2. The proposal is appropriate in context of existing land uses within the general vicinity of the subject property (TMC§1111.0606.B);
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-11001-20
DATE: December 3, 2020
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: January 6, 2021
TIME: 4:00 P.M.

Two (2) sketches follow
GENERAL INFORMATION

Subject

Request - Special Use Permit for Homeless Shelter
Location - 2283 Ashland Ave
Applicant - Beach House Inc.
              2421 Broadway St
              Toledo, OH 43609
Design Professional - Mannik & Smith Group
                     1800 Indian Wood Circle
                     Maumee, OH 43537

Site Description

Existing Zoning - CO / Office Commercial
Proposed Zoning - CM / Mixed Commercial
Area - ± .68 acres
Frontage - ± 150’ along Ashland Ave
Existing Use - Office
Proposed Use - Office, Homeless Shelter

Area Description

North - CO / Multi-Family Residential
South - CO / Medical Office
East - CO / Post Office
West - CO / Office, Multi-Family Residential

Parcel History

SpP-2-77 - Special Permit to construct 35’x45’ addition

Applicable Plans and Regulations

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

The applicant, Beach House Inc, is requesting a Special Use Permit for a Homeless Shelter at 2283 Ashland Ave. The applicant currently operates offices in the subject building, with a shelter on Erie Street in Vistula. Covid-19 has caused unpredictable residual effects, and as a result, additional housing is needed for individuals experiencing homelessness. Additionally, social distancing practices require additional overflow space. The proposal would allow existing offices in the building to be transformed into bedrooms.

The proposal would allow for seventeen (17) new bedrooms to house families, women and children. The current kitchen is proposed to be updated and offer staff making meals for participants. Residential specialists, housing specialists and case managers will occupy existing office space in the front of the building, with staff on site 24 hours per day. Security measures will include keypad access locks on all doors, video monitoring in common areas and outside the building, and security patrolling the building.

The existing office building has frontage on Ashland Ave and is surrounded by a variety of office and multi-family uses. Upon the approval of a zone change to CM (See Z-11001-20), a Homeless Shelter will be permitted here, subject to the approval of a Special Use Permit.

The applicant has attended a meeting of the Old West End Historic District Commissions and presented the application. A few minor questions were answered, no additional concerns were found. A neighborhood meeting has been scheduled for December 1st, 2020 at 6:00 pm over Zoom.

Parking and Circulation

Pursuant to TMC§1107.0304 – Parking, Loading, and Access, a Homeless Shelter requires one (1) parking space per every four (4) residents. The applicant states that the proposed shelter could accommodate up to seventy-five (75) residents. As such, a minimum of nineteen (19) spaces are required. The site will also contain office space. The site is existing and offers thirty-eight (38) parking spaces, which Plan Commission staff has determined to be sufficient. Per TMC§1107.0300, one (1) bicycle parking stall is required for every ten (10) parking spaces. A bicycle rack is required as condition #30.

Building Design

The building is existing and no exterior changes are proposed. Any future exterior changes are subject to review of the Old West End Historic District Commissions.

Landscaping

The site is existing and proposed exterior changes are minimal. To bring the site closer to compliance with TMC§1108, Landscaping and Screening, the addition of one (1) canopy tree within the frontage greenbelt is required. Foundation plantings and dumpster screening are also required. No other landscaping improvements are proposed or required.
STAFF ANALYSIS (Cont’d)
Group Living and Day Care - Spacing

A homeless shelter is subject to the Group Living and Spacing requirements outlined in TMC§1104.1000, and must be at least five hundred (500) feet from another Group Living Facility, Type A Family Day Care Home, and Nonresidential Drug and Alcohol Center that is also subject to these spacing requirements. Additionally, no more than one such facility may be located on the same block. No spacing violations exist; the proposed use is permitted at this site.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan recommends this land be used for Neighborhood Commercial purposes. The Toledo 20/20 Plan defines Neighborhood Commercial as “predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale offices and mixed uses may be included.” The proposal offers a medium scale mixed use/office space, and is supported by the Comprehensive Plan.

Subject to the approval of a zone change from CO (Office Commercial) to CM (Mixed Commercial), the proposed use will be permitted. The proposal meets an increasing need in the community and will offer a mix of multi-family residential and office uses, which are compatible with surrounding multi-family residential, medical office, and office uses. The proposed location meets all use-specific requirements of TMC§1104.1000 and does not create any spacing violations. Staff recommends approval.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-11002-20, a Special Use Permit for a Homeless Shelter at 2283 Ashland Ave, to Toledo City Council for the following two (2) reasons:

1. The proposed use meets the stated purpose of the Zoning Code [TMC§1111.0706(B) – Review & Decision Making Criteria], and

2. The proposed use complies with all applicable provisions of this Zoning Code [TMC§1111.0706(C) – Review & Decision-Making Criteria].

The staff recommends that the Toledo City Plan Commission approve the request for a Special Use Permit for a Homeless Shelter at 2283 Ashland Ave subject to the following thirty-seven (37) conditions:
STAFF RECOMMENDATION (Cont’d)
Division of Engineering Services

1. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

   Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850
   Right-of-Way and Inspection: Joe Warnka 419-245-1341
   Roadway: Tim Grosjean 419-245-1344
   Water: Andrea Kroma 419-936-2163
   Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338
   Sanitary Sewers: Mike Elling 419-936-2276

2. 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.

3. 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.

4. 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.

5. Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.

Division of Engineering Services

6. A Stormwater Pollution Prevention Plan (SWP3) submittal shall be approved by the city prior to commencement of construction.
   - Submittal of the completed CGP checklist is required for a full stormwater review of the proposal; therefore, it shall be submitted in order for the city to issue a list of required stormwater corrections.
   - SWP3 shall include, in its final form, a list of responsible parties and their contact information. Form is available at: [http://www.tmacog.org/storc/swp3.htm](http://www.tmacog.org/storc/swp3.htm).

7. Being in or adjacent to a flood hazard zone, this area is subject to Toledo Municipal Code, Chapter 1110, which must be complied with in full. Application shall be made for a Floodplain Hazard Development Permit through City Building Inspection One Stop Shop. An escrow agreement may be required if a Conditional Letter of Map Revision or Letter of Map Revision are required to be submitted to the Federal Emergency Management Agency per TMC 1110.
STAFF RECOMMENDATION (Cont’d)
Division of Engineering Services (Cont’d)

8. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

Division of Sewer and Drainage Services

Comments not received at time of print.

Department 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.

Department of Environmental Services

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. 

http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_Ohio_Invasive_Plant_Species.pdf

25. 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 and Rescue Department

On review of the submitted site plan for 2283 Ashland we have not comments or concerns.

Division of Transportation:

26. All parking spaces must be shown with dimensioning per TMC 1107.

27. Bicycle parking must be shown per TMC 1107.

28. A dumpster location must be shown on site plan.
STAFF RECOMMENDATION (Cont’d)
Plan Commission

29. A revised site plan shall be submitted to the Plan Director for review and approval. Such plan shall include:

   a. An extensively landscaped frontage greenbelt shall be provided along public right-of-ways and shall include at least one (1) tree for every thirty (30) feet of frontage. The site is existing and minimal changes are proposed; to bring the site closer to compliance, at least one (1) new canopy tree shall be provided in front of the building and/or in front of the parking area. (TMC§1108.0202)

   b. Foundation plantings are required along all portions of the building visible from the right-of-way. In the existing landscape bed surrounding the front porch, foundation plantings shall be installed and maintained. (TMC§1108.0205)

   c. The dumpster shall be screened by a combination of a solid wall/fence and evergreen plantings, subject to the approval of the Director. (TMC§1108.0203.G)

   d. The site is existing, minimal exterior changes are proposed, and surrounding properties also have commercial zoning. For these reasons, no additional landscaping improvements are required. An irrigation plan is not being required.

   e. Canopy trees must be a minimum of 12’ in overall height or a minimum caliper of 2 inches and evergreen trees must be a minimum of 5.

30. Bicycle parking is required per TMC.1107.0300. A bike rack with a minimum of four (4) bicycle parking slots shall be shown on a revised site plan.

31. Any future exterior changes are subject to the review of the Old West End Historic District Commissions.

32. 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. Signage materials are encouraged to match masonry used on the primary building.

33. 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.

34. 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)
35. Occupancy permit will not be granted until a complete site plan is submitted for Plan Director approval, the site plan must include lot dimensions, zoning, parking lot dimensions and layout, and any existing easements.

36. 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.

37. 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-5002-20
DATE: December 3, 2020
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
ML
DATE: January 6, 2021
TIME: 4:00 P.M.

Three (3) sketches follow
GENERAL INFORMATION

Subject

Request - Amendment to Special Use Permit, originally granted by Ord. 367-08, for a gas station and convenience store rebuild

Location - 2315 N. Detroit

Applicant - Singh Family of South Toledo Real Estate
615 Oak Street
Toledo, OH 43605

Engineer - Cappelletty Engineering and Construction
6145 Douglas Road
Toledo, OH 43613

Site Description

Zoning - CR / Regional Commercial
Area - ± 0.59 acres
Frontage - ±208’ along Detroit Ave
   ±308’ along Council St
Existing Use - Gas Station, Convenience Store (Empty)
Proposed Use - Gas Station, Convenience Store

Area Description

North - Interstate 75 / RM36
South - Shopping Center / CR-SO
East - Mixed Residential / RM36
West - Self Storage / IL, IG
Parcel History

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Z-25-77</td>
<td>Special Use Permit for a Service Station. Repealed by Res. 163-77</td>
</tr>
<tr>
<td>SUP-147-84</td>
<td>Special Use Permit to Raze and Rebuild Service Station for Gas and Go with a Canopy and Sales Kiosk and Food Sales. Approved by Ord. 797-84 on 10-24-1984.</td>
</tr>
<tr>
<td>SUP-9028-97</td>
<td>Special Use Permit for a Police Tow Lot. Approved by Ord. 849-98</td>
</tr>
<tr>
<td>SUP-10009-97</td>
<td>Special Use Permit for a Convenience Store / Fuel Facility. Withdrawn.</td>
</tr>
<tr>
<td>SUP-648-02</td>
<td>Review of SUP for Gas Station Ord 797-84. Withdrawn.</td>
</tr>
<tr>
<td>SUP-01003-08</td>
<td>Special Use Permit for Gasoline and Fuel Sales. Approved by Ord. 367-08 on 06-03-2008.</td>
</tr>
</tbody>
</table>

Applicable Regulations

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

STAFF ANALYSIS

This property has historically hosted a gas station and convenience store, and was most recently approved as such in 2008. In fall, 2019, the property was damaged by a stray automobile. The applicant is requesting a complete rebuild of the site, including a new building and a new canopy. Per TMC 1111.0708, an amendment to the original Special Use Permit is required.

The site is ±0.59 acres and has right-of-way frontage on the east, south, and west sides. The site is just south of freeway ramp from I-75 onto Detroit Ave. The site is surrounded by the Swayne Field Shopping Center to the south, a self-storage facility to the west, I-75 to the north, and mixed residential uses to the east.

Gasoline and Fuel Sales Regulations

**TMC§1104.0900 – Gasoline and Fuel Sales** outlines site design criteria for Gas Stations and included are criteria governing site layout, location, and general requirements. The site plan shows a canopy with fully brick support columns and the appropriate setbacks and all of the relevant requirements are met.
STAFF ANALYSIS (Cont’d)
Convenience Stores Regulations

TMC§1104.0600 Convenience Stores outlines criteria for Convenience Stores. Included are Hours of Operation, Negative Secondary Effects, and Spacing Requirements. Hours of Operation are limited to 5:30 am to 1 am and spacing requirements are not being considered because the site has existed since before spacing requirements were added via Ord. 568-09 in 2009.

According to TMC§1104.0602, Negative Secondary Effects of Convenience Stores include litter that diminishes the aesthetics of the area, noise disruption, traffic, and pedestrian congestion which can intimidate individual patrons and disrupt neighborhood activity. Increased security and decorative fencing may alleviate these negative secondary effects. However, if concerns regarding litter or poor security on the site exist in the future, the Special Use Permit may be considered for revocation per TMC§1104.0602.

Parking and Circulation

Pursuant to TMC§1107.0304 – Parking, Loading, and Access: Gasoline and Fuel sales are required to have one (1) parking space per pump, plus one (1) parking space per three hundred (300) square feet. The building is ±2,800 square feet and eleven (11) parking spaces are provided in addition to spaces provided next to pumps; the requirements are met. The site plan shows a total of three (3) curbs cuts and the applicant has been working with the Division of Transportation on the size and location of these curb cuts.

Landscaping

A Special Use Permit was approved for this site in 2008. The landscape plan that was submitted and approved for this case included adequate landscaping for this site to meet the Landscaping and Screening Requirements, and required that the landscaping be maintained. However, the landscaping has not been maintained as approved. Staff expects that if the site is approved, landscaping and buffering will be better maintained because of required irrigation and because of the use of more durable decorative fencing as a buffer.

Per TMC 1114.0502(A), the site is existing and only required to move closer into conformance with the landscape requirements of the 2004 zoning code. However, because the site is being modified almost entirely, the site is expected to be brought significantly closer to conformance with the 2004 code. Per TMC§1108.0202, the frontage greenbelt shall be fifteen (15) feet wide and contain one tree for every thirty (30) feet of frontage. Because the site is existing and limited in space, staff supports the use of a decorative brick and metal fence as shown on the site plan and six (6) trees instead of seven along Detroit Ave. TMC§1108.0204 requires interior and perimeter parking lot landscaping. With the eleven (11) parking spaces shown, the site shall provide three (3) trees and seven (7) shrubs, as well as a parking lot island at the end of every parking row. Dumpster screening is also required. Perimeter parking lot landscaping applies to access drives, driveways, aisles, and loading areas, and shall be provided around the entire perimeter of the site, with the exception of the building location at the rear. The applicant shall provide one (1) tree every thirty (30) feet. Because the site is over ½ acre, these landscaping improvements shall be irrigated per TMC§1108.0406.
STAFF ANALYSIS (Cont’d)

Building Design

The submitted elevations show a brick building with projecting stucco piers. Storefront glass is found on the East elevation facing Detroit Ave and half of the South elevation facing Council Street. The north elevation is primarily brick with stucco columns and cornice. The west (rear) elevation is shown as concrete block with a stucco cornice. In order to be approved, the block must be integrally colored, instead of painted, to match the color of the brick (See condition #29.)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Regional Commercial uses, and recommends streetscape improvements in the Old West End. The proposed use as well as additional landscaping and decorative fencing are in line with these recommendations.

Per TMC§1111.0708, major amendments to approved special uses require full review and approval in accordance with the procedures of this section. This application is considered a major amendment because the building footprint is increasing in size by more than ten (10) percent.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-6002-20, an amendment to a Special Use Permit, originally granted by Ord. 367-08 for a gas station and convenience store rebuild at 2315 N Detroit, to Toledo City Council for the following reason:

1. The proposed use meets the stated purpose of this Zoning Code [TMC§1107.0706(A)]

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-6002-20, an amendment to a Special Use Permit originally granted by Ord. 367-08, for a gas station and convenience store rebuild at 2315 N Detroit, to the Toledo City Council subject to the following forty-five (45) conditions:

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.
STAFF RECOMMENDATION (Cont’d)

Engineering Division

1. A pre-submittal meeting is not required, however one may be requested. Contact information is as follows:

   Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850
   Right-of-Way and Inspection: Joe Warnka 419-245-1341
   Roadway: Tim Grosjean 419-245-1344
   Water: Andrea Kroma 419-936-2163
   Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338
   Sanitary Sewers: Mike Elling 419-936-2276

2. 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.

3. 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.

4. 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.

5. Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.

6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.

7. Detailed plans for the water service lines shall be submitted to the Division of Engineering Services for review and approval. Plan design and submittal shall comply with the current version of the City of Toledo DPU Infrastructure Design and Construction Requirements.

8. 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 BSIonline-tracking.com @ 800-414-4990. Contact the Division of Water Distribution (419-936-2839) to verify the backflow prevention requirements for this site.

9. 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 43602 for review and approval.
10. If existing fire and domestic service lines are not to be reused, they shall be abandoned by the City of Toledo at the developer’s expense.

11. If new water service taps are required, they will be installed by the City of Toledo at the developer’s expense.

12. Do not place water services through or beneath detention pond.

13. The footprint of the storm water feature is not defended with calculations and may be too small. Stormwater detention and post-construction stormwater best management practices (BMP’s) must comply with the latest version of the City of Toledo’s Infrastructure Design and Construction Requirements, for all area(s) disturbed regardless of pre and post construction land use. http://toledo.oh.gov/services/public-utilities/engineering-services/plan-review-process/. The building roof must drain to the stormwater feature. A detailed grading plan that shows the proposed areas of earthwork and the drainage areas to be directed to the stormwater feature must accompany the detention calculations.

14. No construction work, including any earth disturbing work will be permitted without approved site plans. Submit the following for review & approval:
   - Engineering drawings and calculations compliant with the City of Toledo Infrastructure Design and Construction Requirements.
   - Detailed site grading plan.
   - Plans and calculations for storm sewer service, stormwater detention and post-construction BMP’s.
   - A Storm Water Pollution Prevention Plan (SWP3) including a completed submittal cover sheet, contact list, contractor certification form and Ohio EPA SWP3 checklist. The links to these documents can be found at http://www.tmacog.org/storc/swp3.htm.
   - Long term maintenance plan and maintenance agreement for Detention and Post-Construction BMP’s for long term maintenance of the private facilities. Stormwater Detention and Post-construction BMP’s are required to be maintained into perpetuity.

15. City of Toledo does not have a complete record for the existing storm sewer system on the site and per the City’s MS4 permit all storm sewers must be mapped. The Developer/Owner/Consultant shall verify the location and outlet of the storm system and provide that information to the City of Toledo Division of Engineering Services. A copy of the City of Toledo’s current records of the private storm sewer can be provided for reference.
16. Drainage Plans that incorporate low impact development solutions such as indicated on this proposal are eligible for a reduction in the property’s stormwater utility fee through the Stormwater Credit Program, upon application to the program as explained at http://toledo.oh.gov/services/public-utilities/engineering-services/stormwater-utility-credit-program/

17. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

18. A single sanitary sewer tap shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.

19. If there any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developer’s cost.

20. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

21. All sanitary sewer manholes in the project area shall have solid lids installed on them.

Environmental Services

22. 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.

23. Applicant shall maintain compliance with Ohio EPA’s General Storm Water NPDES permit programs.

24. 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.

25. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials.
   http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_Ohio_Invasive_Plant_Species.pdf
STAFF RECOMMENDATION (Cont’d)
Environmental Services (Cont’d)

26. 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 Sewer and Drainage

No Comments.

Division of Transportation

Upon the removal of the fourth pump island, Transportation recommends approval.

Fire and Rescue

Fire and Rescue recommends approval.

Plan Commission

27. 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)]. Shall be shown on a revised site plan.

28. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700.

29. Elevations show a brick façade with storefront glazing on the east and south elevations and stucco columns. East, south, and north elevations acceptable as presented. The west elevation shown unfinished concrete block to be painted. Because the elevation is still visible from the right-of-way, unfinished concrete block is not a permitted material, regardless of paint. Staff supports the use of integrally colored concrete block to match the color of the brick on the other three elevations, brick, or other permitted predominant materials.

30. Sidewalks shall be constructed along all public streets, if not already installed, per TMC§1107.1303. Shall be clarified on a revised site plan.
STAFF RECOMMENDATION (Cont’d)
Plan Commission (Cont’d)

31. At least one main entrance of any commercial building shall face and open directly onto a 5 foot walkway leading to the street sidewalk without requiring pedestrians to walk around buildings or around parking lot outlines which are not aligned to a logical route. There must be safe, adequate, and convenient arrangement of pedestrian walkways, bikeways, and driveways within the site, per TMC§1109.0204.A and TMC§1107.1904. Given the location of the canopy and the fact that automobile traffic is expected to be high in front of the site, Plan Commission supports a direct path leading from the building entrance to the sidewalk on Council Street to the south of the site. This direct path shall be clearly articulated using brick pavers, concrete, or another material which differentiates from the asphalt. Shall be shown on a revised site plan.

32. Litter receptacles, for the use of parking area users and others, musts be provided in off-street parking areas per TMC§1107.1910. Shall be shown on a revised site plan.

33. Bicycle parking shall be relocated as to not obstruct handicap accessible parking spaces.

34. 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. Plan Commission supports the use of a decorative fence in lieu of the required fifteen (15) feet wide frontage greenbelt. Decorative black wrought iron or black heavy gauge aluminum tube fencing shall be installed in the landscape areas abutting Detroit Ave. Fencing shall be at least four (4) feet in height. Brick columns shall be included and may be spaced no more than sixty (60) feet apart, and at each endpoint and vertex. Columns shall be at least four feet six inches (4’6”) in height. Acceptable as shown on landscape plan.

   b. A frontage greenbelt is required and shall include one (1) tree for every thirty (30) feet of frontage. Because the site is existing and being brought closer to compliance, Plan Commission staff is requiring six (6) canopy trees within the frontage greenbelt along Detroit Ave. The five (5) trees shown along both sides fronting Council St are acceptable as presented. (TMC§1108.0202)

   c. Dumpster screening shall be provided and shall include a solid masonry wall made of brick to match the building, or a combination of wood or wood-like fencing and solid evergreen landscaping. Plan Commission supports a landscape bed surrounding the dumpster to aid in providing landscaping at the end of the parking row, and surrounding the dumpster. (TMC§1108.0203.G)

   d. The site plan shows eleven (11) parking spaces. Interior parking lot landscaping shall include three (3) trees and seven (7) shrubs, and a landscaping island/peninsula shall be provided at the end of every parking row, including the row of accessible parking spaces. (TMC§1108.0204)
e. Continuous shrubs are shown surrounding the site and meet the perimeter parking lot landscaping requirements. (TMC§1108.0204)

f. Foundation plantings are acceptable as presented. (TMC§1108.0205)

g. Because the building is two thousand eight hundred (2,800) square feet in area, an additional three (3) trees shall be provided within the site. (TMC§1108.0205)

h. Plan Commission shares concerns addressed by Engineering Services in Condition #13 that the stormwater management area may be insufficient for a site this size which is almost entirely impervious. Underground detention is recommended to alleviate these concerns.

i. Canopy trees must be a minimum of 12’ in overall height or a minimum caliper of 2 inches and evergreen trees must be a minimum of 5’.

j. Per TMC§1108.0204(B)(6), 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 cover, unless approved as part of the stormwater treatment facility. Shall be depicted on a landscape plan.

k. Irrigation shall be required for projects over ½ acre in site area. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. An irrigation plan shall be submitted with final site plans for review and approval. (TMC§1108.0406)

l. Landscaping shall be installed and maintained indefinitely.

35. Window signage is limited to 25% of the total window area, per the Sign Code (TMC§1391.02.R).

36. No new free-standing signs greater than forty-two inches (42”) from grade are permitted, subject to the approval of the Planning Director.

37. Canopies shall be set back a minimum of ten (10) feet from the property line, and shall be designed to be consistent with the building materials and colors of the principal building. Support columns shall be brick, brick base, or other durable materials compatible with the principal building. The Planning Director may require a peaked roof to compliment the principal building (TMC§1104.0903). The proposed canopy is set back at least ten feet and features columns that are fully wrapped in brick to match the principal building, and is approved as such.
38. Pump islands shall be set back a minimum of fifteen (15) feet from the property line (TMC§1104.0903). Acceptable as presented.

39. Non-petroleum displays must be within twenty-five (25) feet of the building but not within twenty-five (25) feet of any right-of-way. The maximum height of these displays shall not exceed five (5) feet.

40. Free air (with the capacity of filling standard automobile tires), water, and restrooms shall be provided and maintained during operating hours of the station.

41. Hours of operation are limited to 5:30 am to 1 am, per TMC§1104.0601.

42. 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.

43. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.

44. 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.

45. 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.

Four (4) sketches follow
SITE

CR

SHOPPING CENTER

CR-SO

MOVING AND STORAGE

CAR WASH

INTERSTATE 75

RD6

RM36

N DETROIT AVE TO I 75 N

I 75 S TO N DETROIT AVE

I 75 S

I 75 N

RM36 (CR S.T. PLAT)

SINGLE FAMILY

RESIDENTIAL
A new 2,800 SF building will be constructed to replace the existing 500 SF building. Existing lot surface drains to perimeter trench drains. Detention provided for front of building & roof water.
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**
- **FIRE PREVENTION**
  - Toledo Edison Company
  - Engineering Services
  - 6099 Angola Rd.
  - Holland, OH 43528
  - 419-249-5440

- **DIVISION OF WATER DISTRIBUTION**
  - Toledo Edison Company
  - Engineering Services
  - 6099 Angola Rd.
  - Holland, OH 43528
  - 419-249-5440

- **TOLEDO EDISON COMPANY**
  - Engineering Services
  - 6099 Angola Rd.
  - Holland, OH 43528
  - 419-249-5440

- **PUBLIC UTILITES**
  - 420 Madison Ave, Suite 100
  - Toledo, OH 43604
  - 419-245-1853

- **DIVISION OF WATER RECLAMATION**
  - Toledo Edison Company
  - Engineering Services
  - 6099 Angola Rd.
  - Holland, OH 43528
  - 419-249-5440

- **LUCAS SOIL AND CONSERVATION DISTRICT**
  - 130-A W Dudley
  - Toledo, OH 43611
  - 419-893-1966

- **DIVISION OF TRANSPORTATION**
  - Toledo Edison Company
  - Engineering Services
  - 6099 Angola Rd.
  - Holland, OH 43528
  - 419-249-5440

- **LUCAS COUNTY ENGINEER**
  - 1049 S. McCord Road
  - Holland, OH 43528
  - 419-213-2860

- **PUBLIC SERVICE DEPARTMENT**
  - Columbus 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

- **FRONTIER**
  - Amy Roth
  - 3126 N McCord
  - Toledo, OH 43617
  - 419-841-7281

- **BUCKEYE BROADBAND**
  - Michael Sheahan
  - 2700 Oregon Road
  - Northwood, OH 43619
  - 419-724-3713

- **SPECTRUM**
  - Ray Maurer
  - 3760 Interchange Road
  - Columbus, OH 43204
  - 614-481-5262

- **OHIO GAS**
  - Mike Creager
  - 13630 Airport Hwy.
  - Swanton, OH 43558
  - 419-636-1117

- **CENTURYLINK**
  - Bill Parsons
  - 375 E. Riverview Ave.
  - Napoleon, OH 43502

12/18 mp