

TOLEDO CITY PLAN COMMISSION

REPORT

February 9, 2023



A gas station in the Old West End located at the corner of
Glenwood and Monroe (2578 Monroe) circa 1937

Photograph Retrieved from the Toledo-Lucas County Public Library Digital Collections.

Toledo-Lucas County Plan Commissions

One Government Center, Suite 1620, Toledo, OH 43604

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

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

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

* County deadlines are for Preliminary Drawings

** Date shifts are due to holidays

**Conversion Table
Toledo Zoning Code Update - Zoning District Designations**

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

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

TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

February 9, 2023

2:00 P.M.

PUBLIC HEARING WILL BE HELD AT ONE GOVERNMENT CENTER

AT JACKSON BOULEVARD AND ERIE STREET

IN COUNCIL CHAMBERS

ON THE FOLLOWING CASES

AGENDA

ROLL CALL – Toledo City Plan Commission

PROOF OF NOTICE

MINUTES

FINAL PLATS

ORDERS OF THE DAY (APPROVAL)

NO.

1. M-14-22: Review of 2023-2027 CIP (jl)
2. SPR-44-22: Major Site Plan Review for Parking Lot Expansion at 15, 25, 31 and 39 S. Ontario Street and 8 and 14 S. Erie Street (dr)
3. SUP-12006-22: Amendment to Special Use Permit, Originally Granted by Ord. 90-19 and Ord. 293-21, for Glass City Metropark Campground, Located at 1821 Front Street (dr)
4. MRO-3-22: Maumee River Overlay Review of Glass City Metropark Campground, Located at 1821 Front Street (dr)
5. SUP-12005-22: Special Use Permit for Type A Day Care at 5532 Douglas Road (dr/et)
6. Z-12004-22: Zone Change from RM36 to CN at 2578 and 2582 Monroe Street (jgl)
7. SUP-12001-22: Special Use Permit for Community Center at 3319 Nebraska Avenue (jgl)
8. PUD-8009-22: Planned Unit Development for Multi-Family Development at 1338 N. Summit Street (jgl)
9. MRO-2-22: Maumee River Overlay Review for Multi-Family Development at 1338 N. Summit Street (jgl)

10. SUP-12003-22: Amendment to Special Use Permit, Originally Granted by Ord. 524-85, and Ord. 852-86, to Raze and Rebuild Gas Station and Canopy at 950 W. Alexis Road (jgl)
11. SUP-12002-22: Special Use Permit for Day Care Center at 1822 Upton Avenue (rs)
12. S-21-22: Final Plat of Kott's Landing, located at 3550-3636 Angola Road (jgl)

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

ADJOURNMENT

GENERAL INFORMATION

Subject

- Request - Review of the 2023-2027 Capital Improvement Program for Impact on the Master Plan
- Applicant - Wade Kapszukiewicz, Mayor

Applicable Plans and Regulations

- Toledo 20/20 Comprehensive Plan “Toledo by Choice” adopted by Ordinance 827-00 and subsequently amended.
- Toledo Municipal Code (TMC) Chapter 165, Capital Improvement Program

CIP Process

- TMC Chapter 165 provides for referral of the CIP from City Council to the City Plan Commission for review of the impact on the Master Plan.
2-3%

STAFF ANALYSIS

The 2023-2027 Capital Improvement Program (CIP) for Impact on the Master Plan has been forwarded to the Toledo City Plan Commission for review and recommendation pursuant to Toledo Municipal Code Chapter 165 - Capital Improvement Program. Although the 2023-2027 CIP includes capital expenditures from a variety of funding sources, the primary focus of this CIP review and analysis will be the “Traditional” (income tax-funded) portion of the Capital Improvement Program.

Toledo’s Income Tax consists of two primary components, a permanent 1½% tax and a ¾% tax subject to renewal by the voters every four years. Additionally, this year voters approved an additional ¼% income tax specifically to fund roadway improvements for the next three years. Of the permanent 1½% tax, one sixth is allocated to capital projects (equaling ¼%). Of the temporary ¾% tax, one third is allocated to capital projects (also equaling ¼%). A portion of the percentages allocated to the CIP has been redirected to the operating budget for the past several years.

STAFF ANALYSIS (cont'd)

The proposed CIP Plan is attached as Exhibits “A”, “B” and “C”. Exhibit “A” contains the sources and uses of funds for the income tax funded portion of the CIP, with an additional breakdown of specific categories and project details in Exhibit “B” and “C”. As shown in Exhibit “A”, the total of the CIP sources over the next five years is \$354.7 million, before deducting debt service obligations of \$99 million also shown in Exhibit “A”. The CIP sources total \$80.7 million for 2023, before deducting \$18.5 million for debt service and \$18 million for transfer to the General Fund.

Although the CIP is a five-year plan, traditionally the focus of City Council and the Administration has been those projects that are proposed for funding in the first year. The CIP in years two through five is a guide to future capital spending that may be revised due to changing priorities and special project needs necessitating re-direction of funds in future years. This analysis will focus primarily on the 2023 expenditures and how they relate to the goals of the Toledo 20/20 Comprehensive Plan, “Toledo By Choice”, adopted by Toledo City Council in 2000, and subsequently amended, as the master plan for the City of Toledo.

The Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Plan includes 193 recommendations grouped under the following categories: regional, overall policy, neighborhood and commercial land use, community design, marketplace, housing, recreation, transportation and other infrastructure. The 2023-2027 CIP projects are analyzed against the Toledo 20/20 Plan using the above categories, with special emphasis on those projects slated for 2023.

Regional

The 2023-2027 CIP does not specifically address regional needs, although a portion of the CIP will go towards bridges and major street paving which has an indirect impact on the region.

Overall Policy (Citywide)

The Toledo 20/20 Plan establishes the overall character, extent and location of various land uses and serves as a guide to communicate the policies of the Toledo 20/20 Comprehensive Plan to citizens, the business community, developers and others involved in the development of the City of Toledo.

The 2023-2027 CIP allocates \$97,219 to support Plan Commission staff in 2023. This funding is allocated under the project support budget for 2023 (Exhibit “B”). This project furthers the 20/20 Plan Recommendations #28 (Plan Commission staffing), #126 (promote self-sufficient neighborhoods by providing necessary amenities and services within the neighborhood) and other recommendations relating to the revitalization of existing neighborhoods.

STAFF ANALYSIS (cont'd)

Neighborhood and Commercial Land Use

The 2023-2027 CIP does not specifically address neighborhood and commercial land use needs, although a portion of the CIP will go towards bridges, street paving, and sidewalk repairs which has an impact on neighborhoods.

Community Design

The 2023-2027 CIP provides for \$392,409 in 2023 to support the 1% For the Arts Program as shown in Exhibit "A". The Toledo Municipal Code requires that one percent of capital project funding be allocated for public art programs. An important element of community design is public art.

Marketplace

The 2023-2027 CIP does not specifically address marketplace needs. In previous years, the CIP was used to help fund the Developer Incentive Pool to promote economic development within the City.

Housing

There are no specific allocations in the 2023-2027 CIP to support housing programs. Prior to 2007, CIP funding was specifically allocated for demolition programs as well as infrastructure to support housing development projects. Currently, the funding for these activities is provided by the general fund, Lucas County Land Bank, and community development block grant dollars.

Recreation

The 2023-2027 CIP allocates \$1 million to revitalize city owned community centers and \$500,000 to revitalize park infrastructure as shown in Exhibit "C". Funding for recreational purposes declined in the CIP this year due to alternative funding availability as part of the American Rescue Plan Act.

STAFF ANALYSIS (cont'd)

Transportation

The Toledo 20/20 Plan contains a number of recommendations pertaining to the construction and maintenance of infrastructure. Among the recommendations in the Plan that are met by the projects in the 2023-2027 CIP are Recommendation #75 (street resurfacing) and Recommendation #76 (bridge and culvert maintenance and construction).

A total of \$14.6 million is included in 2023 for major street projects, which will leverage state and federal funding, and \$1.3 million for bridge projects as shown in Exhibit "C". This is in addition to \$24.4 million from the ¼% income tax approved by voters in 2018 for residential roadways. Altogether the CIP will support \$39 million in total roadway projects. An additional \$750 thousand for sidewalk replacements.

Other Major 2023 CIP Expenditures

Other major 2023 CIP expenditures not previously mentioned include: \$4.2 million for Dynamic LED lighting on the MLK Bridge, \$4.1 million on landfill cell development, \$3.7 million on various software, \$3 million on the replacement of non-public safety vehicles and \$1 million for improvements to Levis Square as shown in Exhibit "C".

Summary

The 2023-2027 CIP furthers the implementation of at least four goals of the Toledo 20/20 Plan. The Toledo 20/20 Plan provides the framework to coordinate project planning between different City departments. The transfer of CIP dollars to the General Fund is a concern, but in recent years this has been a precautionary measure with funding returned midway through the fiscal year.

The achievement of goals from the Toledo 20/20 Plan through CIP funding remains constrained as in previous years. Staff will look to change this for future CIP plans once the new comprehensive land use plan, Forward Toledo, is completed later this year. This document offers us a chance to reset and reevaluate our priorities as a community for the next 10-20 years and is influenced by substantial public input. CIP funding can play an instrumental role in implementing the goals of the plan through targeted and coordinated project implementation that will have a lasting impact on the City of Toledo and its neighborhoods.

STAFF RECOMMENDATION

Staff recommends that the Toledo City Plan Commission recommends approval of the 2023-2027 Capital Improvement Program as being in conformance with the Toledo 20/20 Comprehensive Plan, to the Toledo City Council.

SPECIAL STUDY
TOLEDO CITY PLAN COMMISSION
REF: M-14-22
DATE: February 9, 2023
TIME: 2:00 p.m.

JL

Exhibit "A": Capital Improvement Program Estimated Sources and Uses of Funds 2023-2027

Exhibit "B": Capital Improvement Program Project Support 2023-2027

Exhibit "C": Capital Improvement Program Project Appropriations 2023-2027

EXHIBIT "A" SOURCES AND USES

M-14-22

Projected Sources	2023 Projected	2024 Projected	2025 Projected	2026 Projected	2027 Projected	2023-2027 Total
Income Taxes Allocated for CIP	\$ 48,700,463	\$ 49,293,588	\$ 50,820,063	\$ 52,392,331	\$ 54,011,768	\$ 255,218,213
Other Revenues, Transfers and Closeouts	9,656,529	764,081	764,081	2,264,081	2,264,081	15,712,851
New Debt Issuance & Other Obligations	22,300,000	18,775,000	12,975,000	10,675,000	9,875,000	74,600,000
Total Sources	80,656,993	68,832,669	64,559,143	65,331,412	66,150,848	345,531,065

Projected Uses	2023 Projected	2024 Projected	2025 Projected	2026 Projected	2027 Projected	2023-2027 Total
Existing Debt Service	18,466,623	15,195,487	16,193,224	16,181,673	15,460,248	81,497,255
Projected New Debt Service	-	2,148,433	3,957,259	5,207,301	6,235,755	17,548,748
Project Support	6,514,199	6,644,483	6,777,373	6,912,920	7,051,178	33,900,153
Major Road & Bridge Projects - City Match	10,000,000	7,400,000	8,100,000	5,800,000	5,000,000	36,300,000
Buildings, Improvements & Equipment	36,168,750	19,437,750	11,437,750	12,937,750	13,937,750	93,919,750
1% for the Arts Contribution	392,409	334,887	264,087	259,424	264,548	1,515,356
Transfer to General Fund	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	90,000,000
Total Uses	89,541,981	69,161,041	64,729,693	65,299,068	65,949,479	354,681,262

Projected Fund Balance	2023 Projected	2024 Projected	2025 Projected	2026 Projected	2027 Projected
Projected Starting Fund Balance*	11,551,180	2,666,192	2,337,820	2,167,271	2,199,614
Change in Fund Balance	(8,884,988)	(328,372)	(170,550)	32,344	201,369
Projected Ending Fund Balance	\$ 2,666,192	\$ 2,337,820	\$ 2,167,271	\$ 2,199,614	\$ 2,400,983

*Projected starting fund balance, excluding non-spendable portion

Project Internal Debt Limit - 90% Calculation	2023 Projected	2024 Projected	2025 Projected	2026 Projected	2027 Projected
1/9th of Projected Income Tax	24,700,232	24,996,794	25,760,031	26,546,166	27,355,884
Projected Net Debt Service	20,404,373	19,281,670	22,088,234	23,326,724	23,633,752
Net Debt Service/Income Tax	82.6%	77.1%	85.7%	87.9%	86.4%

EXHIBIT “B” PROJECT SUPPORT

M-14-22

Exhibit B - Capital Improvement Plan - Proposed Project Support

Funds Center	2023 Projected	2024 Projected	2025 Projected	2026 Projected	2027 Projected
10200-Office Of The Mayor	19,373	19,760	20,156	20,559	20,970
10202-Marketing	16,686	17,020	17,360	17,707	18,061
10400-Plan Commission	97,219	99,163	101,147	103,170	105,233
14700-Finance ERP	37,578	38,330	39,096	39,878	40,676
14800-Debt Management	74,396	75,884	77,402	78,950	80,529
22500-Transportation	879,393	896,981	914,920	933,219	951,883
23100-Streets, Bridges & Harbor	315,539	321,850	328,287	334,853	341,550
35000-Engineering Services	4,837,867	4,934,624	5,033,317	5,133,983	5,236,663
40100-Parks	236,148	240,871	245,688	250,602	255,614
Total Project Support	6,514,199	6,644,483	6,777,373	6,912,920	7,051,178

EXHIBIT "C" PROJECT APPROPRIATIONS

M-14-22

Division	Project Title	Proposed Funding	Project Description
City Council	District Improvement Grant Program	750,000	District Improvement Grant Program
Engineering and Construction	Sidewalks	750,000	Replace and repair of sidewalks throughout the city
Engineering and Construction	Development Road Improvement Projects	6,000,000	Development Road Improvement Projects, including Northtowne Site
Engineering and Construction	Roads Matches & Planning	8,700,000	Annual amount for city match for road projects
Engineering and Construction	Levis Square Final Phase	1,000,000	Improvements at Levis Square
Engineering and Construction	Penn 7 Park Improvements	250,000	Penn 7 Park Improvements
Facilities Operations	Building Improvements/HVAC	1,050,000	Building improvements to various city buildings
Facilities Operations	Cemetery Capital Improvements	115,000	Building, road improvements at Toledo's cemeteries
Facilities Operations	Demolition and preparation of lot for parking	500,000	Demolition and preparation of lot for parking
Facilities Operations	Community center building improvements	1,000,000	Community center building improvements
Fire	Fire Vehicles	1,200,000	Replace fire vehicles
Fire	AVL Upgrade	364,000	Automated Vehicle Locating system
Fire	Fire Building Improvements	1,500,000	Building improvements to various fire stations
Fire	Fire Equipment	500,000	Fire equipment
Fleet Operations	Vehicles (Non-Public Safety)	3,000,000	Replace non-public safety vehicles
IT	IT Infrastructure	400,000	Various enhancements to city IT infrastructure
IT	Engage Toledo 311/CRM	1,500,000	311/Customer Request Management software solution
IT	Microsoft Office 365	475,000	Microsoft Office 365
IT	Timekeeping	1,700,000	City-wide time keeping software solution
IT	Telephony Upgrade	77,000	Telephony Upgrade
Law	Prosecutor's Office Improvements	350,000	Prosecutor's Office Improvements
Parks , Recreation and Community Enrichment	Parks Revitalization Initiative	500,000	Infrastructure improvement to support city parks
Parks , Recreation and Community Enrichment	1% for the Arts	392,409	1% for the Arts
Police	Police Vehicles	1,000,000	Replace police vehicles
Police	Police Equipment	600,000	Police equipment including TASER contract
Road and Bridge Maintenance	Bridges Matched & Planning	1,300,000	Annual amount for city match for bridge projects
Road and Bridge Maintenance	Central Avenue Facility Rehabilitation Phase 3	500,000	Central Avenue Facility Rehabilitation Phase 3
Road and Bridge Maintenance	Levees and Harbor	600,000	Improvements to the city's Levees and Harbor
Road and Bridge Maintenance	MLK Bridge Improvements	4,200,000	Improvements including Dynamic LED Lighting
Solid Waste	Landfill Cell Development	4,100,000	Landfill Cell Development
Traffic Management	Major Street Signs	75,000	Major Street Signs
Traffic Management	Traffic Signals	175,000	Traffic Signals
	Total	44,623,409	

REF: SPR-44-22
DATE: February 9, 2023

Staff Report not available at this time.

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GENERAL INFORMATION

Subject

- Request - Amendment to Special Use Permit, originally granted by Ord. 90-19 and Ord. 293-21, for Glass City Metropark Campground
- Location - 1821 Front Street
- Owner & Applicant - The Metropolitan Park District of the Toledo Area
5100 West Central Avenue
Toledo, OH 43615
- Engineer - Lewandowski Engineers
234 N Erie Street
Toledo, OH 43604

Site Description

- Zoning - POS / Parks and Open Space
- Area - ±16.4 acres
- Frontage - ±810' along Craig Bridge Street
±850' along Front Street
- Existing Use - Undeveloped Land
- Proposed Use - Urban Camping
- Overlay - Maumee Riverfront Overlay (MRO)
Marina District Overlay (MDO)

Area Description

- North - Maumee River / -MRO
- South - Public park / IL & CO
- East - Interstate and harbor / IG -MRO
- West - Museum, public park / CR & POS -MRO -MDO

Parcel History

- Z-158-81 - Proposed Zone Change for East Toledo Parks (PC approved 07/21/1981, Ord. 591-81 passed 07/16/1981).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- M-13-83 - Review of Master Plan for the East Toledo Safety Center at the Intersection of Dearborn & Front (PC approved 10/20/1983, Ord. 924-83 passed 11/2/1983)
- SUP-169-83 - Special Use Permit for the East Toledo Safety Center near the intersection of Dearborn & Front (PC approved 10/20/1983, Ord. 925-83 passed 11/2/1983, repealed by Ord. 314-84)
- M-2-05 - Marina District Urban Renewal Plan (PC approved 04/25/2007).
- M-8-06 - Marina District Overlay Zoning District
- Z-8013-06 - Zone Change from IG, IL, CR, and POS to CR at 957-1821 Front Street (PC approved 10/12/2006, CC Z&P approved 11/15/2006, Ord. 807-06 passed 11/28/2006).
- M-15-13 - Correction to Marina District Overlay boundary originally approved via Ord. 93-10 (Ord. 568-13 passed 12/10/2013).
- Z-11002-18 - Zone Change from CR Regional Commercial and IG General Industrial to POS Parks and Open Space at 0 Riverside Drive (PC approved 01/10/2019, CC approved 02/13/2019, Ord. 89-19 passed 02/19/2019).
- MDO-1-21 - Marina District Overlay review of expansion of the Glass City Metropark at Front Street and Marina Drive (Marina District ARC approved 04/06/2021).
- MRO-1-21 - Maumee River Overlay review of expansion of the Glass City Metropark at Front Street and Marina Drive (PC approved 04/08/2021).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|-----------|---|---|
| Z-2005-21 | - | Zone Change from CR, IL, and POS to POS at Front Street and Marina Drive (PC approved 04/08/2021, CC moved forward w/o recommendation 05/12/2021, Ord. 292-21 passed 05/25/2021). |
| MDO-3-22 | - | Marina District Overlay Review of Glass City Metropark Campground located at 1821 Front Street (<i>Companion Case</i>). |
| MRO-3-22 | - | Maumee River Overlay Review of Glass City Metropark Campground located at 1821 Front Street (<i>Companion Case</i>). |

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Maumee Riverfront Plan
- Marina District Overlay Zone Declaration of Restrictions, Easements, Design and Development Standards and Comprehensive Sign Plan
- Connecting the Pieces Plan

STAFF ANALYSIS

The applicant is requesting an amendment to an existing Special Use Permit, originally granted by Ord. 90-19 and Ord. 293-21, for the Glass City Metropark Campground. The site is ±16.4 acres and is zoned POS - Parks and Open Space. The site also falls within the Maumee River Overlay and the Marina District Overlay. Surrounding land uses include the Maumee River to the north, a public park to the south, I-280 to the east, and the National Museum of the Great Lakes to the west. Per TMC 1104.1000, the use is classified as a “community recreation – active” and requires a Special Use Permit in the POS - Parks & Open Space Zoning District.

Phase 1 of the Glass City Metropark development was primarily confined to the southwestern portion of the park and included a pavilion, event lawn, sledding hill, kayak launch cove, and recreational trails. Phase 2 included the development of an "ice ribbon" and pond for ice skating, a riverwalk, cabanas, interactive play areas, picnic shelters, and a gathering hall. The urban camping is the final phase of development for the public park.

STAFF ANALYSIS (cont'd)

Companion cases include MDO-3-22, a Marina District Overlay Review; and, MRO-3-22, a Maumee River Overlay Review. This Marina District Review serves as the standard Site Plan Review, as overlay regulations supersede underlying zoning regulations. The Marina District Architectural Review Committee (ARC) will review the site plan and building elevations on February 13, 2023.

Parking and Circulation

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. Therefore, Schedule "D" parking allows the minimum off-street parking requirements to be established via a parking study, which was provided by the applicant. The applicant determined that the appropriate number of parking spaces is 1.4 per rentable campsite, as the RV sites may be occupied by an additional vehicle towed by the RV. The site plan depicts twenty (20) campsites for people to rent, and the applicant provided twenty-six (26) parking spaces. The Director approves of the alternative parking plan.

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

Bicycle parking is required pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. The submitted site plan depicts four (4) bicycle parking spaces and meets the bicycle parking requirement.

Landscaping

The submitted landscape plan depicts various plantings and botanical features throughout the site. A frontage greenbelt of containing thirty-four (34) canopy trees and clusters of shrubs was provided. The campgrounds are well landscaped with native canopy trees, several varieties of prairie mixes, as well as areas to be dedicated to landscape restoration. A landscape berm will buffer the campgrounds from Front Street and Craig Bridge Street. Staff approves of the landscape plan.

STAFF ANALYSIS (cont'd)

Building Design and Materials

The site plan depicts buildings for restrooms and showers, with an open-air picnic shelter at a lookout point. Elevations depict buildings of concrete cladding. Colors shall be subtle, neutral, and earth tone. The design of the cabins has yet to be determined, and will need approval from the Marina District Architectural Review Committee prior to construction.

Connecting the Pieces Plan

The Connecting the Pieces Plan was adopted in 2008 and encourages East Toledo neighborhoods to plan for mutually beneficial developments. Several goals of the Connecting the Pieces Plan revolve around need for public parks and recreation. Recommended investment priorities call for a riverfront park system that uses the river as an asset that provides greenspace, hardscape, recreational areas, performance areas, and vistas. Additionally, the Plan encourages wetland development and rain gardens with scenic overlooks. Based on these recommendations, the Glass City Metropark Campground conforms to the vision of the Connecting the Pieces Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village. The Urban Village land use is a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development, such as pedestrian orientation, zero building setbacks, mixed uses, and district architectural character. Public parks increase quality of life for nearby residents, and are shown to be a valued amenity within neighborhoods. The proposed park is in character with Traditional Neighborhood Development and is suitable within the Urban Village land use.

Staff recommends approval of the Special Use Permit application because the proposed use is consistent with the future land use designation identified in the 20/20 Comprehensive Plan and the Connecting the Pieces Plan. Additionally, the proposed use meets the stated purpose and complies with all applicable provisions of the Zoning Code.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-12006-22, an amendment to Special Use Permit, originally granted by Ord. 90-19 and Ord. 293-21, for Glass City Metropark Campground to the Toledo City Council, for the following two (2) reasons:

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

STAFF RECOMMENDATION (cont'd)

2. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B))

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-12006-22, an amendment to Special Use Permit, originally granted by Ord. 90-19 and Ord. 293-21, for Glass City Metropark Campground to the Toledo City Council, subject to the following **four (4)** 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.

Plan Commission

1. 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.
2. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
3. 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.
4. 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.

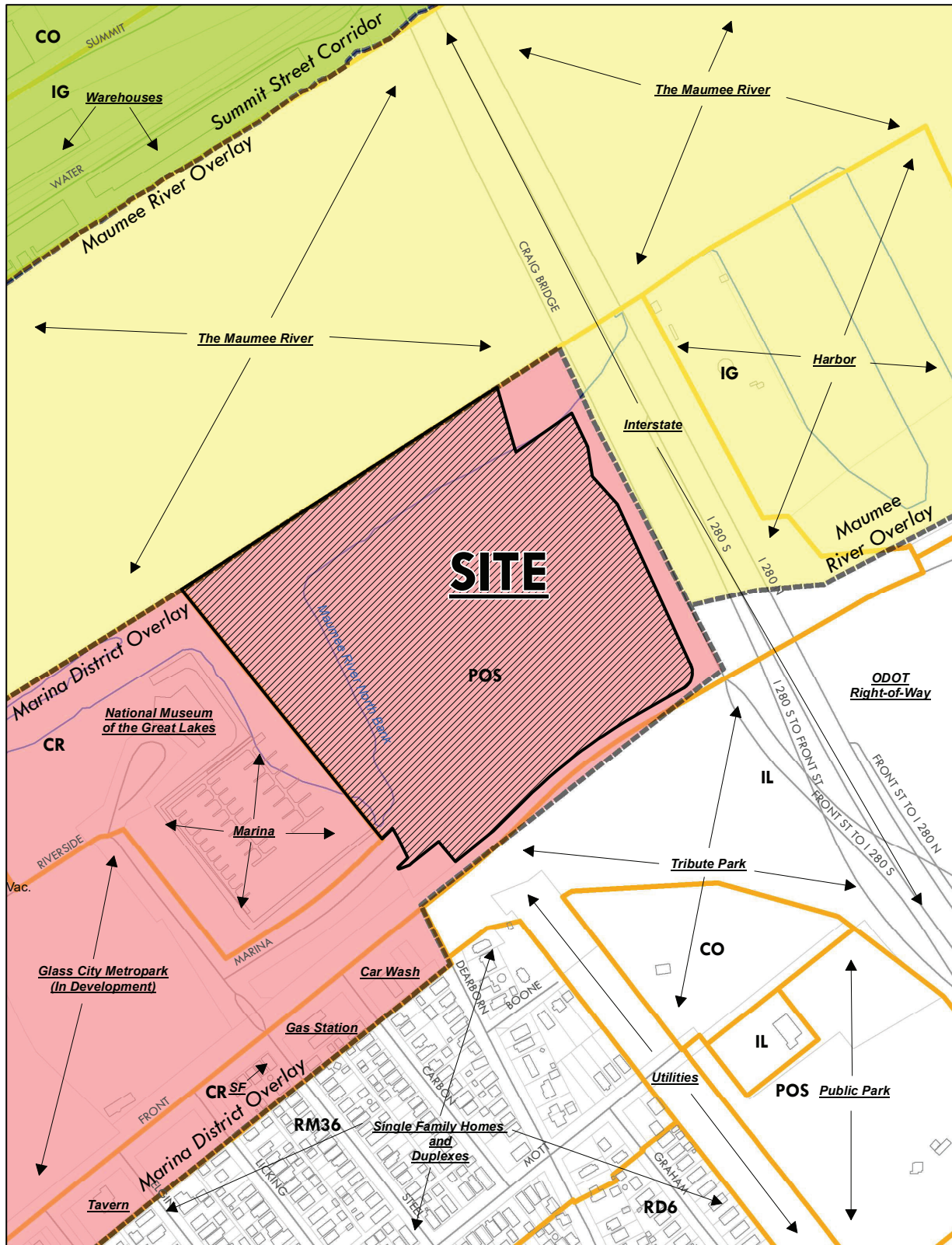
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-12006-22
DATE: February 9, 2023
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 15, 2023
TIME: 4:00 P.M.

DR
Five (5) sketches follow

ZONING & LAND USE

SUP-12006-22

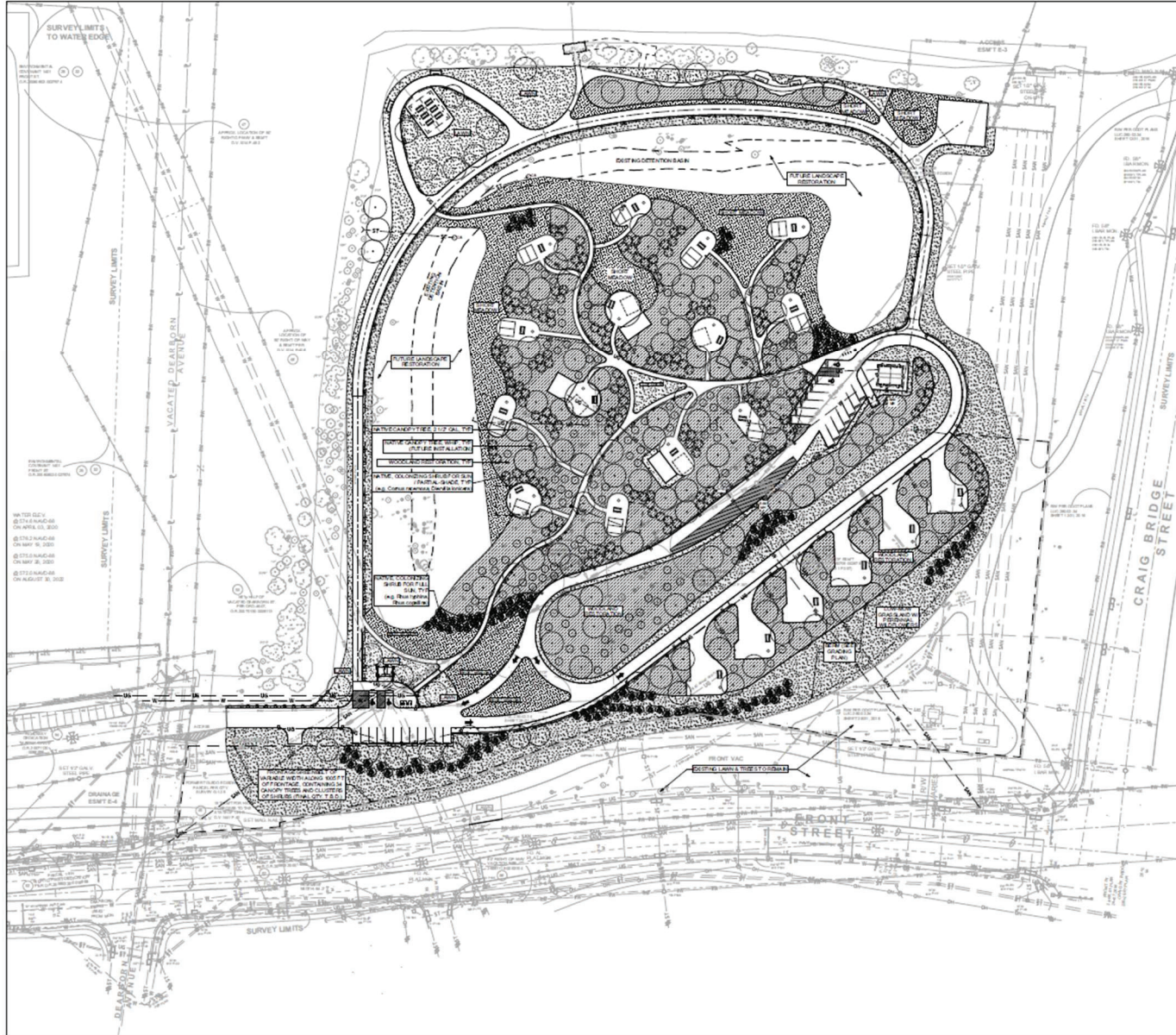


LANDSCAPE PLAN

SUP-12006-22

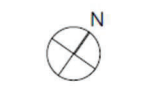


3 - 10



- LANDSCAPE NOTES:**
SEE SUPPLEMENTAL INFORMATION SHEET FOR FULL INFO.
1. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES. VERIFY ALL COURTS WITH PLANT QUANTITIES SHOWN FOR LARGE, MEDIUM AND SMALL TREES. THE USE OF SEEDING AND MULCH IS SUBJECT TO THE CITY'S LANDSCAPE PLANTING SPECIFICATIONS. SEE THE CITY'S LANDSCAPE PLANTING SPECIFICATIONS FOR MORE INFORMATION. PLANT SPECIFICATIONS ARE LISTED IN THE CITY'S LANDSCAPE PLANTING SPECIFICATIONS.
 2. ALL LANDSCAPE MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
 3. ALL LANDSCAPE MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
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 6. PROVIDE CULVERTS, EASEMENTS AND TRENCHES FOR UTILITIES AS REQUIRED AND IN ACCORDANCE WITH SPECIFICATIONS.
 7. AREAS WITHIN THE CURBLINE OF EXISTING TRENCHES TO REMAIN AS PART OF FINAL WORK SHALL NOT BE DISTURBED BY CONSTRUCTION. CONSULT WITH PLANNING DEPARTMENT FOR MORE INFORMATION.

- LANDSCAPE LEGEND:**
NOTE: NATURAL SYMBOLS ARE NOT USED ON ALL DRAWINGS.
- ORGANIC MULCH
 - MINERAL MULCH
 - LAWN
 - LOW MOOR GRASSLAND WITH PERENNIAL WILDOFLOWERS
 - WETLAND PRAIRIE MIX (LOW DIVERSITY)
 - WETLAND PRAIRIE MIX (HIGH DIVERSITY)
 - MESIC PRAIRIE MIX (LOW DIVERSITY)
 - MESIC PRAIRIE MIX (HIGH DIVERSITY)
 - WET PRAIRIE MIX (LOW DIVERSITY)
 - WET PRAIRIE MIX (HIGH DIVERSITY)
 - WETLAND MIX (LOW DIVERSITY)
 - WETLAND MIX (HIGH DIVERSITY)
 - OLD FIELD - WOODLAND MIX (LOW DIVERSITY)
 - OLD FIELD - WOODLAND MIX (HIGH DIVERSITY)



PROJECT TITLE
**Glass City
Metropark Urban
Campground**

1821 Front Street
Toledo, OH 43605

SHEET TITLE
**OVERALL
PLANTING PLAN**

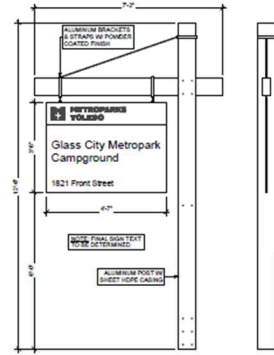
SHEET NO.
L5.00

ELEVATIONS

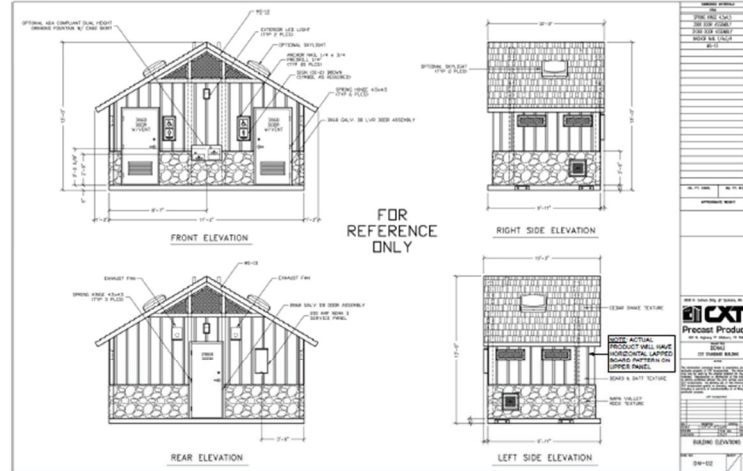
SUP-12006-22



D6 "WILMINGTON" OPEN-AIR PAVILION REPRESENTATIVE PHOTO
NOT TO SCALE



D4 AREA IDENTIFICATION SIGN ELEVATION
SCALE 1/2" = 1'-0"



D1 "DENALI" PRECAST RESTROOM BUILDING ELEVATIONS
NOT TO SCALE

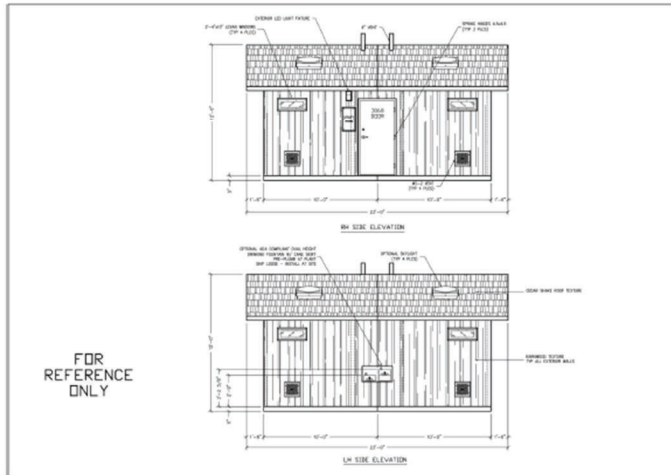


PROJECT TITLE
Glass City
Metropark Urban
Campground

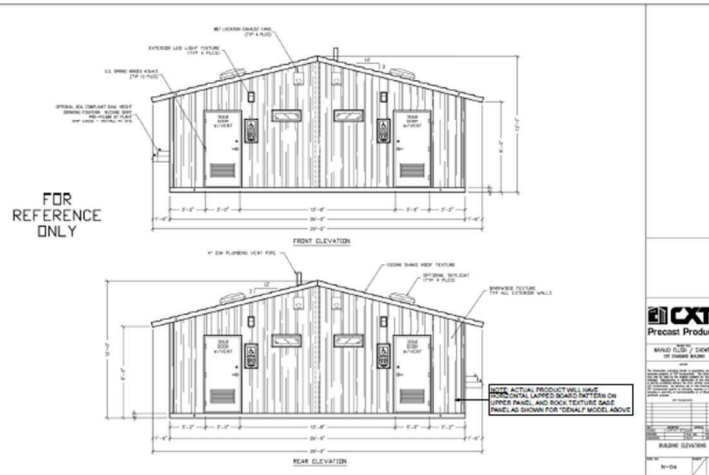
1821 Front Street
Toledo, OH 43605

SHEET TITLE
HARDSCAPE
ELEVATIONS

SHEET NO.
L3.00



A1 "NAVAJO" PRECAST RESTROOM/SHOWER BUILDING ELEVATIONS
NOT TO SCALE



A1 "NAVAJO" PRECAST RESTROOM/SHOWER BUILDING ELEVATIONS
NOT TO SCALE

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GENERAL INFORMATION

Subject

- Request - Maumee River Overlay Review of Glass City Metropark Campground
- Location - 1821 Front Street
- Owner & Applicant - The Metropolitan Park District of the Toledo Area
5100 West Central Avenue
Toledo, OH 43615
- Engineer - Lewandowski Engineers
234 N Erie Street
Toledo, OH 43604

Site Description

- Zoning - POS / Parks and Open Space
- Area - ±16.4 acres
- Frontage - ±810' along Craig Bridge Street
±850' along Front Street
- Existing Use - Undeveloped Land
- Proposed Use - Urban Camping
- Overlay - Maumee Riverfront Overlay (MRO)
Marina District Overlay (MDO)

Area Description

- North - Maumee River / -MRO
- South - Public park / IL & CO
- East - Interstate and harbor / IG -MRO
- West - Museum, public park / CR & POS -MRO -MDO

Parcel History

- Z-158-81 - Proposed Zone Change for East Toledo Parks (PC approved 07/21/1981, Ord. 591-81 passed 07/16/1981).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- M-13-83 - Review of Master Plan for the East Toledo Safety Center at the Intersection of Dearborn & Front (PC approved 10/20/1983, Ord. 924-83 passed 11/2/1983)
- SUP-169-83 - Special Use Permit for the East Toledo Safety Center near the intersection of Dearborn & Front (PC approved 10/20/1983, Ord. 925-83 passed 11/2/1983, repealed by Ord. 314-84)
- M-2-05 - Marina District Urban Renewal Plan (PC approved 04/25/2007).
- M-8-06 - Marina District Overlay Zoning District
- Z-8013-06 - Zone Change from IG, IL, CR, and POS to CR at 957-1821 Front Street (PC approved 10/12/2006, CC Z&P approved 11/15/2006, Ord. 807-06 passed 11/28/2006).
- M-15-13 - Correction to Marina District Overlay boundary originally approved via Ord. 93-10 (Ord. 568-13 passed 12/10/2013).
- Z-11002-18 - Zone Change from CR Regional Commercial and IG General Industrial to POS Parks and Open Space at 0 Riverside Drive (PC approved 01/10/2019, CC approved 02/13/2019, Ord. 89-19 passed 02/19/2019).
- MDO-3-18 - Marina District Overlay review of right of way vacation (ARC approved 10/02/2018).
- MDO-1-21 - Marina District Overlay review of expansion of the Glass City Metropark at Front Street and Marina Drive (Marina District ARC approved 04/06/2021).
- MRO-1-21 - Maumee River Overlay review of expansion of the Glass City Metropark at Front Street and Marina Drive (PC approved 04/08/2021).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|--------------|---|---|
| Z-2005-21 | - | Zone Change from CR, IL, and POS to POS at Front Street and Marina Drive (PC approved 04/08/2021, CC moved forward w/o recommendation 05/12/2021, Ord. 292-21 passed 05/25/2021). |
| MDO-3-22 | - | Marina District Overlay Review of Glass City Metropark Campground located at 1821 Front Street (<i>Companion Case</i>). |
| SUP-12006-22 | - | Amendment to Special Use Permit, originally granted by Ord. 90-19 and Ord. 293-21, for Glass City Metropark Campground located at 1821 Front Street (<i>Companion Case</i>). |

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Maumee Riverfront Plan
- Marina District Overlay Zone Declaration of Restrictions, Easements, Design and Development Standards and Comprehensive Sign Plan
- Connecting the Pieces Neighborhood Plan

STAFF ANALYSIS

The request is a Maumee Riverfront Overlay District (MRO) review of the Glass City Metropark Campground at 1821 Front Street. Previously, the applicant has applied for and received approval for the development of the Glass City Metropark. The proposed campground will be at the northernmost end of the park. This ±16.4 acre site is Zoned POS-Parks and Open Space and will feature twenty (20) campsites available to rent. Surrounding land uses include the Maumee River to the north, a public park to the south, I-280 to the east, and the National Museum of the Great Lakes to the west.

Companion cases include SUP-12006-22, an amendment to a Special Use Permit, originally granted by Ord. 90-19 and Ord. 293-21, for Glass City Metropark Campground at 1821 Front Street, and MDO-1-21, a Marina District Overlay Review. The Marina District Architectural Review Committee (ARC) will review the site plan and building elevations on February 14, 2023.

STAFF ANALYSIS (cont'd)

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

Both the Marina District Overlay Plan and the Connecting the Pieces Plan recommend a significant portion of the site for public enjoyment. The campsite will be available for both residents and tourists to rent. The will have adequate pedestrian connectivity to the larger Glass City Metropark campus, and a bike path exists on the perimeter of the campground. This multi-use path connects to existing bicycle infrastructure to the north along the Craig Street Bridge, and to International Park to the south. The height and bulk of the proposed restroom and shower facilities are setback from the Maumee River, and the height and bulk of these structures will not have a negative impact on riverside views. The proposed development is consistent with the goals and intent of the Maumee Riverfront Overlay District.

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village. The Urban Village land use is a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development, such as pedestrian orientation, zero building setbacks, mixed uses, and district architectural character. Public parks increase quality of life for nearby residents, and are shown to be a valued amenity within neighborhoods. The proposed park is in character with Traditional Neighborhood Development and is suitable within the Urban Village land use.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve of MRO-3-22, a Maumee River Overlay Review of Glass City Metropark Campground at 1821 Front Street for the following two (2) reasons:

1. The proposed development conforms to the Toledo 20/20 Comprehensive Plan; and,
2. The proposed development conforms to the goals of the Maumee Riverfront Overlay District, as presented in the 1981 Maumee Riverfront Plan and the Toledo Municipal Code as outlined in TMC 1103.0400 and TMC 1111.1400.

REF: MRO-3-22... February 9, 2023

MAUMEE RIVER OVERLAY REVIEW
TOLEDO PLAN COMMISSION

REF: MRO-3-22

DATE: February 9, 2023

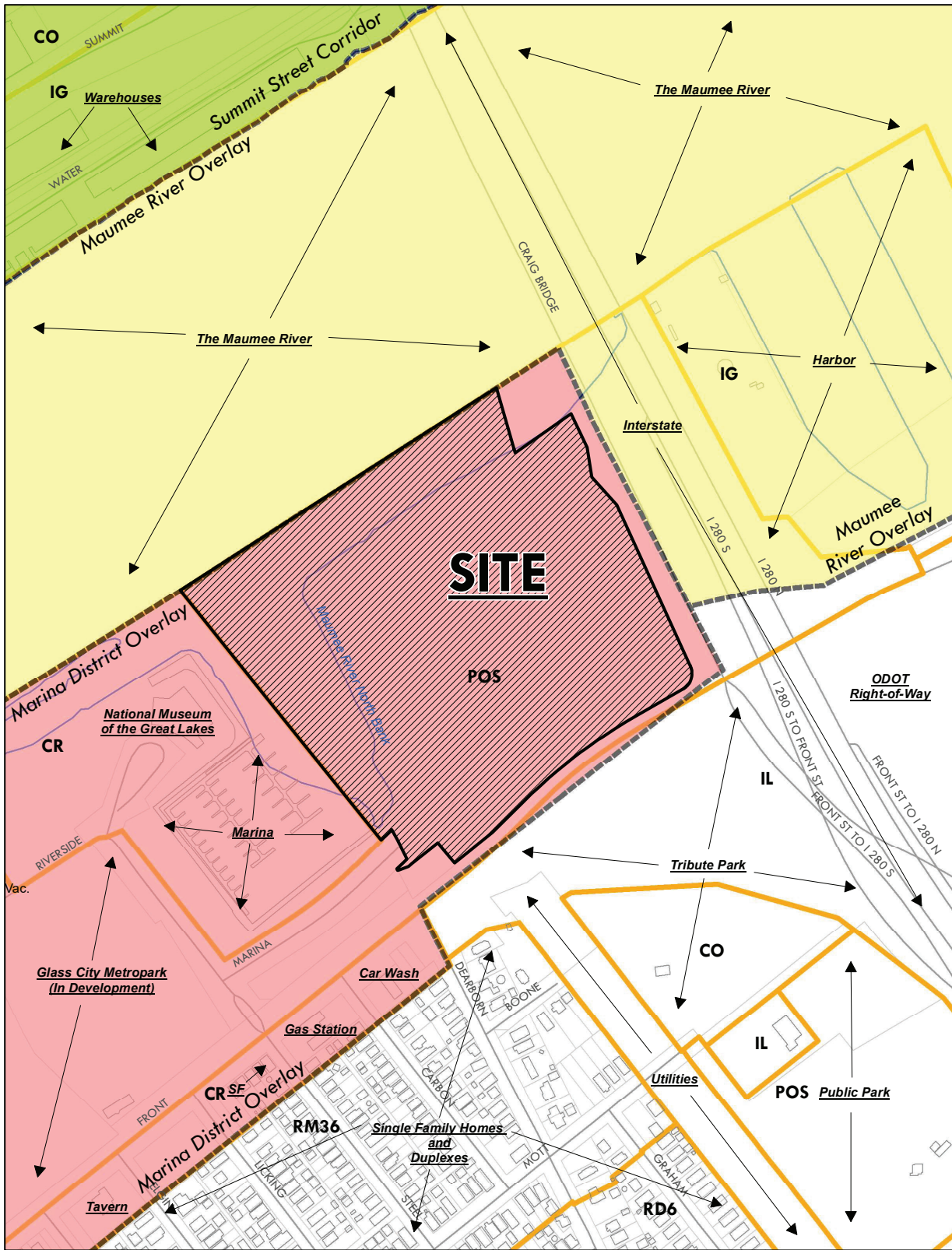
TIME: 2:00 P.M.

DR

Five (5) sketches follow

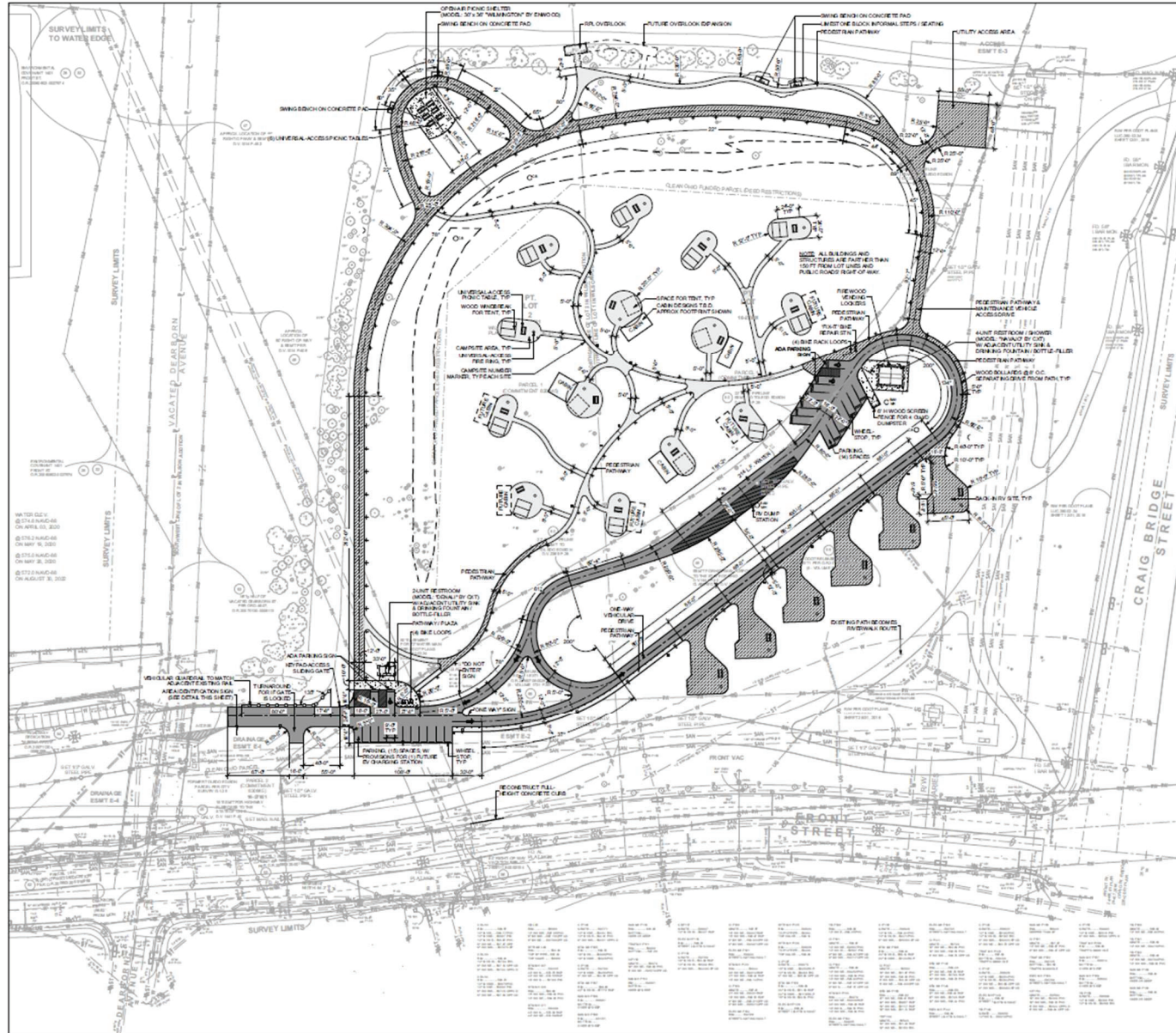
ZONING & LAND USE

MRO-3-22



SITE PLAN

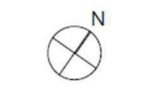
MRO-3-22



- LAYOUT & MATERIALS NOTES:**
1. CONTRACTOR SHALL FIELD VERIFY FINAL LOCATION OF SITE INDICATED WITH OWNERS AUTHORIZED REPRESENTATIVES TO INSTALL ON DAY.
 2. SEE SITE LIGHTING, ELECTRICAL, AND MECHANICAL PLANS TO COORDINATE WITH THESE NOTES.
 3. SEE SITE CALL PLANS TO COORDINATE UTILITIES AND EARTHWORK.
 4. SEE STRUCTURAL / ARCHITECTURAL DRAWINGS TO COORDINATE WITH THESE NOTES.
 5. SEE LANDSCAPE DRAWINGS TO VERIFY THAT SOIL AND DESIGN ARE NOT COMPATIBLE WITH THESE NEW PLANTS WILL BE INSTALLED.

- SYMBOL LEGEND:**
- NOTE: NOT ALL SYMBOLS ARE INCLUDED ON ALL DRAWINGS.
- PROPERTY LINE
 - RIGHT OF WAY / EASEMENT AS NOTED
 - ELECTRIC OVERHEAD
 - ELECTRIC UNDERGROUND
 - FIBER OPTIC
 - GAS
 - OIL
 - SANITARY
 - STORM WATER
 - WATER
 - GOLF GREEN
 - HURDLE
 - MANHOLE
 - POWER POLE
 - SIGN
 - FENCE
 - QUADRANT

- HARDSCAPE LEGEND:**
- NOTE: NOT ALL SYMBOLS ARE INCLUDED ON ALL DRAWINGS.
- STANDARD CONCRETE PAVEMENT
 - REINFORCED CONC. PAVEMENT / PRECAST CONCRETE GROUP AS NOTED
 - SEMI-POURTY ASPHALT PAVEMENT
 - DESIGNED STONE PAVEMENT
 - WALK PAVEMENT & DESIGNED STONE MIX AS BY OWNER
 - TACTILE WARNING SURFACING



PROJECT TITLE
**Glass City
 MetroPark Urban
 Campground**

1521 Front Street
 Toledo, OH 43605

SHEET TITLE
**OVERALL
 HARDSCAPE
 LAYOUT &
 MATERIALS PLAN**

SHEET NO.
L2.00

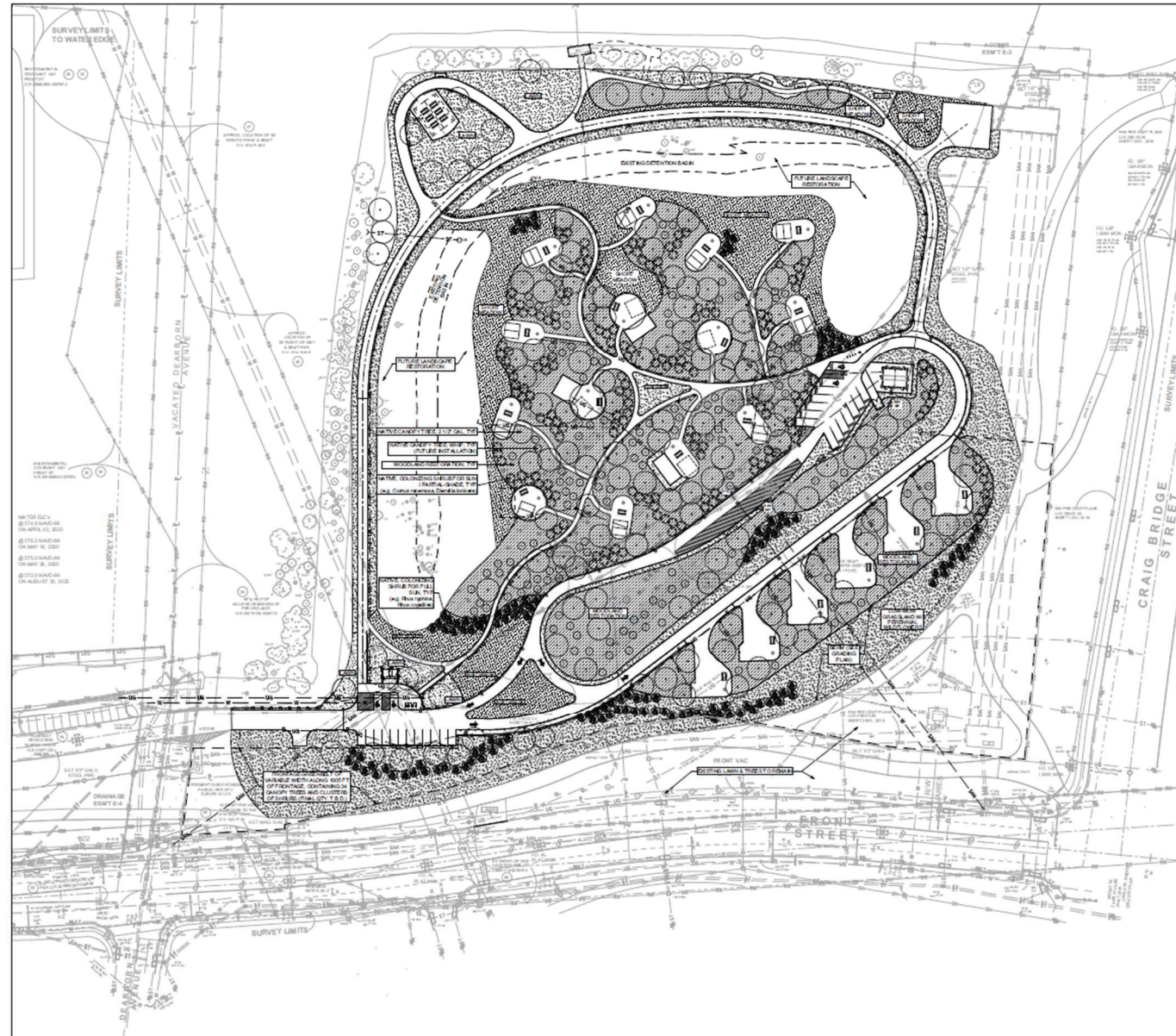
4-8

LANDSCAPE PLAN

MRO-3-22



4-9



- LANDSCAPE NOTES:**
SEE SUPPLEMENTAL INFORMATION SHEET FOR FINAL INFO.
1. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES. VERIFY ALL COUNTS WITH PLANT SCHEDULES SHOWN FOR LARGE, FREESHOW PLANTS. SPECIFIC LINEALS OF PLANTING ARE SUBJECT TO FIELD CONDITIONS. CHECK LANDSCAPE ARCHITECT'S SITE VISUALIZATION PLANTING SCHEDULE.
 2. PLANT SPECIFICATIONS TO BE SHOWN ON DRAWINGS SHALL TAKE PRECEDENCE OVER THE ARCHITECT'S SCHEDULE.
 3. ALL LANDSCAPE SPECIFICATIONS SHALL BE MAINTAINED AND IN ACCORDANCE WITH SPECIFICATIONS. SPECIFIC PLANT SPECIFICATIONS ARE PROVIDED IN THIS PLAN AND SPECIFICATIONS UNLESS NOTED OTHERWISE ON DRAWINGS.
 4. ALL TREES TO BE PLANTED SHALL BE MAINTAINED AND IN ACCORDANCE WITH SPECIFICATIONS. SPECIFIC PLANT SPECIFICATIONS ARE PROVIDED IN THIS PLAN AND SPECIFICATIONS UNLESS NOTED OTHERWISE ON DRAWINGS.
 5. ALL TREES TO BE PLANTED SHALL BE MAINTAINED AND IN ACCORDANCE WITH SPECIFICATIONS.
 6. PROVIDE CROWN LIME AND WATERING BARS FOR TREES AS REQUIRED BY AND IN ACCORDANCE WITH SPECIFICATIONS.
 7. AREAS WITHIN THE CORNER OF DISTRICTS TO BE MAINTAINED SHALL NOT BE DISTURBED BY CONSTRUCTION. CONSTRUCTION PLANNING ACTIVITY SHALL BE LIMITED TO DISTRICTS.

- LANDSCAPE LEGEND:**
NOTE: NOT ALL SYMBOLS ARE INCLUDED ON ALL DRAWINGS.
- ORGANIC MIX
 - MINERAL MIX
 - LAWN
 - LOW MOOR GRASSLAND WITH PERENNIAL WILDFLOWER MIX
 - WETLAND PRAIRIE MIX (LOW-DIVERSITY)
 - WETLAND PRAIRIE MIX (HIGH-DIVERSITY)
 - MESIC PRAIRIE MIX (LOW-DIVERSITY)
 - MESIC PRAIRIE MIX (HIGH-DIVERSITY)
 - WET PRAIRIE MIX (LOW-DIVERSITY)
 - WET PRAIRIE MIX (HIGH-DIVERSITY)
 - WETLAND MIX (LOW-DIVERSITY)
 - WETLAND MIX (HIGH-DIVERSITY)
 - OLD-FIELD - WOODLAND MIX (LOW-DIVERSITY)
 - OLD-FIELD - WOODLAND MIX (HIGH-DIVERSITY)



PROJECT TITLE
**Glass City
Metropark Urban
Campground**

1521 Front Street
Toledo, OH 43605

SHEET TITLE
**OVERALL
PLANTING PLAN**

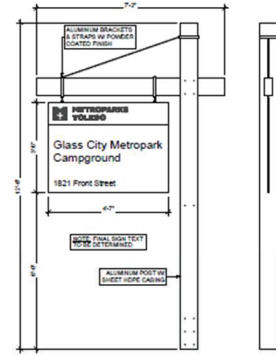
SHEET NO.
L5.00

ELEVATIONS

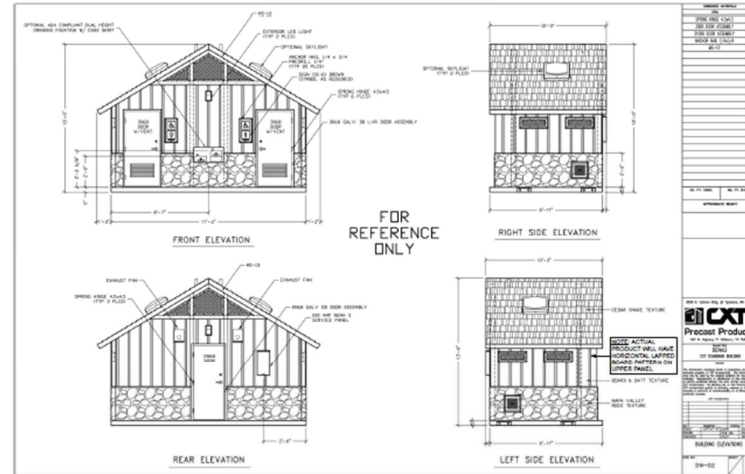
MRO-3-22



D6 "WILMINGTON" OPEN-AIR PAVILION REPRESENTATIVE PHOTO
NOT TO SCALE



D4 AREA IDENTIFICATION SIGN ELEVATION
SCALE 1/2" = 1'-0"



D1 "DENALI" PRECAST RESTROOM BUILDING ELEVATIONS
NOT TO SCALE

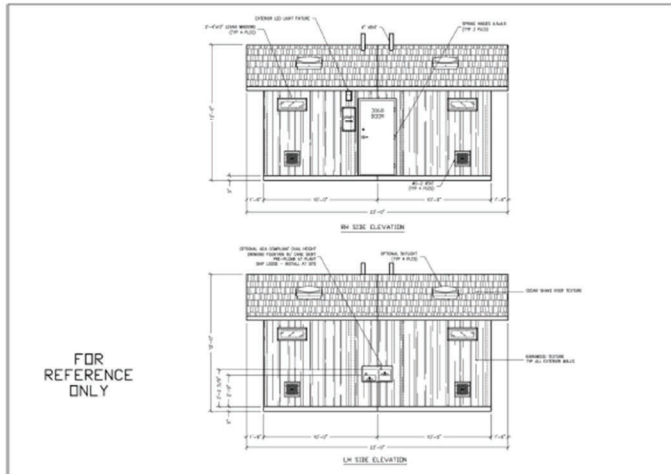


PROJECT TITLE
Glass City
Metropark Urban
Campground

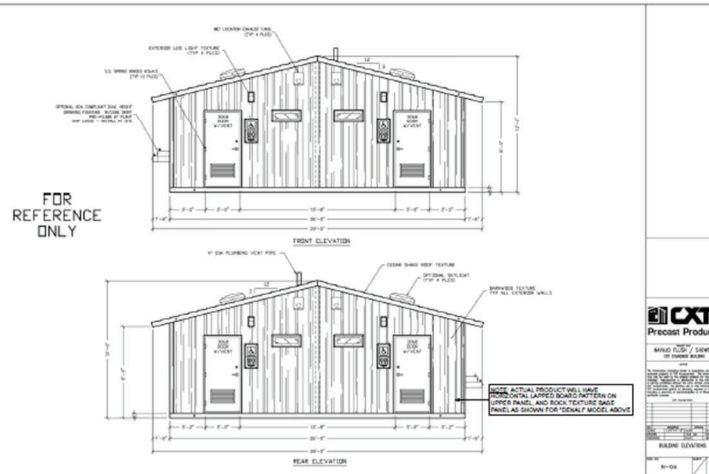
1821 Front Street
Toledo, OH 43605

SHEET TITLE
HARDSCAPE
ELEVATIONS

SHEET NO.
L3.00



A1 "NAVAJO" PRECAST RESTROOM/SHOWER BUILDING ELEVATIONS
NOT TO SCALE



D1 "DENALI" PRECAST RESTROOM BUILDING ELEVATIONS
NOT TO SCALE

GENERAL INFORMATION

Subject

- Request - Special Use Permit for Type A Day Care
- Location - 5532 Douglas Road
- Applicant - Sherri Moton
5532 Douglas Road
Toledo, OH 43613
- Owner - McNally Holdings LLC
5532 Douglas Road
Toledo, OH 43613
- Architect - Scott Rossi
1821 Spencer Street
Toledo, Ohio 43609

Site Description

- Zoning - RD6 / Duplex Residential
- Area - ± 0.15 acres
- Frontage - ± 48.8' along Douglas Road
- Existing Use - Office Building
- Proposed Use - Type A Day Care

Area Description

- North - RD6 / Duplexes
- South - RD6 / Duplexes
- East - RS6 / Single-family Homes
- West - RD6 / Single-family Homes, Apartments

Parcel History

No previous case history

GENERAL INFORMATION (cont'd)

Applicable Plans and 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 a Type A Day Care at 5532 Douglas Road. The ±0.15-acre site is zoned RD6-Duplex Residential and was previously used as an office space. The second floor will serve as the primary residence of the applicant. Surrounding land uses include duplexes to the north and south, single-family homes to the east, and single-family homes and apartments to the west. A Special Use Permit is required to operate a Type 'A' Day Care in residential zoning districts.

Use Regulations for Type A Day Cares

Per **TMC§1104.0703(B)**, Type A Day Cares must have building frontage on a major street. According to the Toledo-Lucas County Major Streets and Highways Plan, Douglas Road qualifies as a major street. Additionally, in accordance with **TMC§1104.0703(D)&(E)**, the facility is required to provide at least thirty-five (35) square feet of usable indoor space for each person in care and sixty (60) square feet of outdoor space for each person in care using the outdoor area at any one time. The site plan submitted depicts a sufficiently sized home and a fenced play area that is ±1,030 square feet, which is enough to accommodate the maximum number of individuals allowed in care.

Parking and Circulation

Pursuant to **TMC§1107.0304 – Parking, Loading, and Access**, a Type A Day Care is required to have one (1) parking space in addition to the requirement for the dwelling. The minimum number of off-street parking spaces required for a detached house is two (2) spaces per dwelling unit. A total of three (3) parking spaces are required for the site. The site plan depicts four (6) parking spaces which includes one (1) van accessible space and two (2) spaces for drop-off and pick-up, per the use regulations.

Landscaping

As required under **TMC§1104.0701(E)**, sixty (60) square feet of useable outdoor space must be provided for each person in care using the outdoor area at any time. Additionally, a Type B landscape buffer shall be provided around the outdoor space in accordance with **TMC§1108.0203(F)**. This buffer shall be a minimum of ten-feet (10') in width and consist of four (4) canopy trees and fifteen (15) shrubs installed every 100 linear feet. Pursuant to **TMC§1108.0203(D)(2)**, a fence, wall, or berm six-feet (6') to eight-feet (8') in height may be used and can substitute for the shrub requirements. The site plan submitted depicts the outdoor play area in the back of the property and fenced in using a six-foot (6') tall solid privacy fence to

STAFF ANALYSIS (cont'd)

screen the area. The submitted site plan shows one (1) existing tree on property instead of four (4) understory trees. Applicant has the option to request credit for the existing tree under **TMC§1108.0407(B)**. This concern shall be corrected on a revised site plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for single family land uses. Single Family land uses may also include libraries, schools, churches, and community centers. Type A day care centers are a compatible use for this designation and the proposed special use permit conforms to the Toledo 20/20 Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-12005-22, a Special Use Permit for Type A Day Care in an RD6 Zoning District at 5532 Douglas Road, 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*].

Chapter 1107 – Parking, Loading, and Access

Sec. 1107.1200 – Location

TMC§1107.1202(A) – Setbacks in Residential Districts

1. No parking space may be located within the front yard, except that parking spaces for detached houses, attached houses, and duplexes may be located on a driveway;
3. Off-street parking spaces are prohibited within required landscape buffers;

Approve a waiver to allow parking in the front yard setback and in the required frontage greenbelt. Areas for parking on site are limited.

The staff recommends that the Toledo City Plan Commission approve SUP-12005-22, a Special Use Permit for Type A Day Care in an RD6 Zoning District at 5532 Douglas Road subject to the following **twenty-six (26)** conditions.

Division of Engineering Services

1. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.

STAFF RECOMMENDATION (cont'd)

2. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8” thick concrete per City of Toledo Construction Standards and Specifications
3. 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.

Division of Sewer and Drainage Services

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

Division of Environmental Services

7. 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 storm water impacts from modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
8. Applicant shall maintain compliance with Ohio EPA’s General Stormwater NPDES permit programs.
9. Applicant is strongly encouraged to include multiple green infrastructure measures that can be included to minimize runoff and increase infiltration.
10. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf

STAFF RECOMMENDATION (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.

Fire Prevention

12. It appears this building will undergo a change of use. This will require compliance with all Building, Mechanical, Electrical, Plumbing, Fire Sprinkler and Fire Alarm code requirements.
13. The Daycare shall be in compliance with Ohio Department of Commerce Type A family daycare facility inspection standard checklist.

Division of Transportation:

14. If one has not been established, a cross access agreement is required with the adjacent property owner to the south.

Plan Commission

15. Per **TMC§1107.1906** All off-street parking, loading, and other vehicle circulation areas shall be graded and continuously maintained and designed to preclude free flow of stormwater across or onto adjacent lots, properties, or streets.
16. Thirty-five (35) square feet of useable indoor space per person in care must be regularly available to the Type A Day Care. **Acceptable as depicted on site plan.**
17. Sixty (60) square feet of useable outdoor space must be provided for each person in care using the outdoor area at any one time. A Type B landscape buffer shall be provided around the outdoor space. **Acceptable as depicted on site plan.**
18. One (1) van accessible parking space shall be required. **Acceptable as depicted on site plan.**
19. A paved off-street area for dropping off and picking up persons in care at the facility must be provided and approved by the Division of Transportation; **Acceptable as depicted on site plan.**
20. TMC 1107.1202.A.1 *Parking Setbacks – Residential Districts*, which prohibits the location of parking spaces within the front yard (other than a driveway), shall be waived to permit the parking spaces as shown on the site plan.
21. 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. Per **TMC§1108.0203(F)**, a Type B landscape buffer shall be provided around the play area. This buffer shall be a minimum of ten-feet (10') in width and consist of

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

four (4) canopy trees and fifteen (15) shrubs installed every 100 linear feet. Pursuant to **TMC§1108.0203(D)(2)**, a fence, wall, or berm six-feet (6') to eight-feet (8') in height may be used and can substitute for the shrub requirements. Applicant has the option to request credit for the existing tree under **TMC§1108.0407(B)**.

- b. 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.
 - a. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval.
 - b. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties;
 - c. 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; **List of new species to be planted not submitted.**
22. 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.
23. 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.
24. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in **TMC§1111.0707** have not been met.
25. 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.
26. 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.

REF: SUP-12005-22. . . February 9, 2023

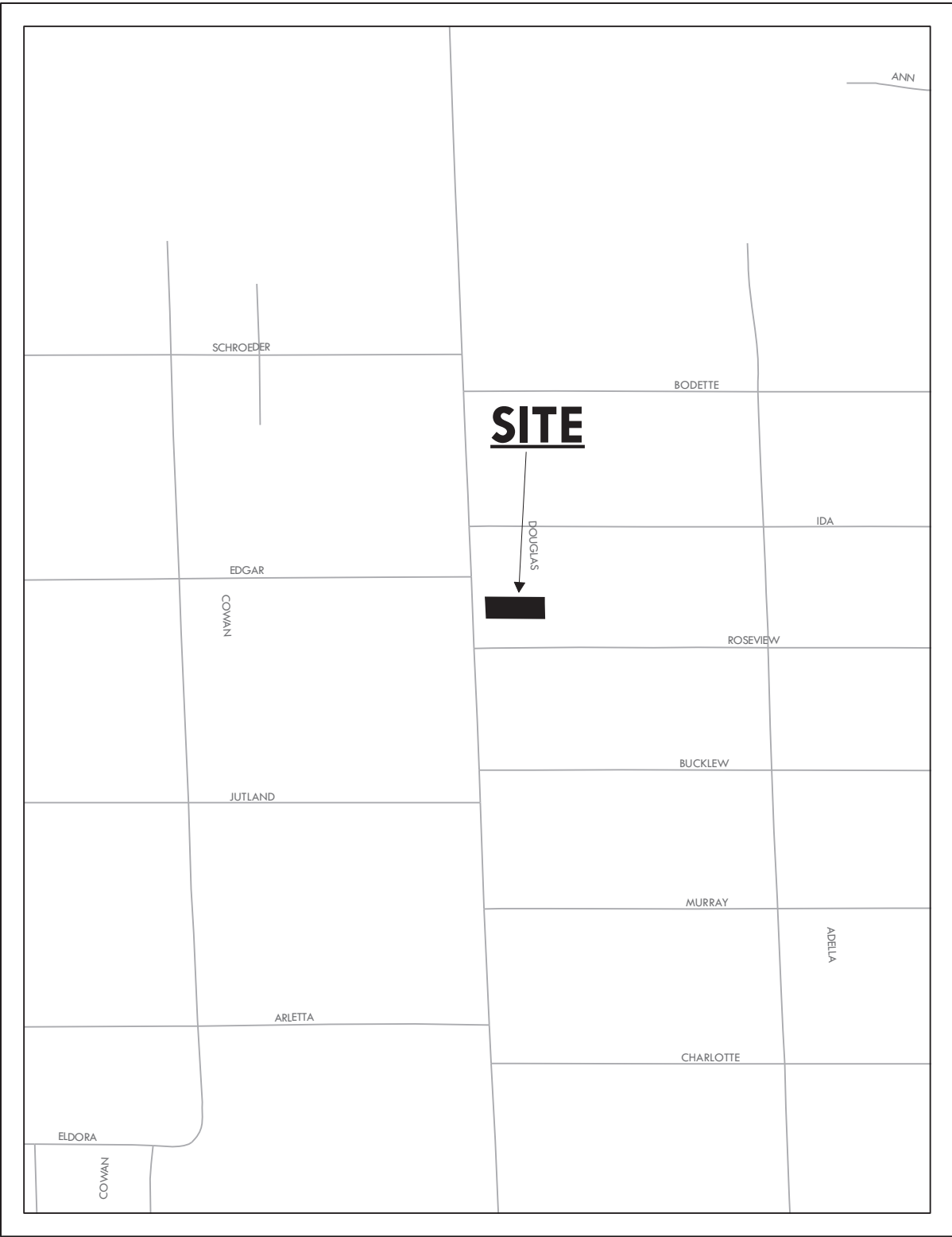
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-12005-22
DATE: February 9, 2023
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 15, 2023
TIME: 4:00 P.M.

ET
Three (3) sketches follow

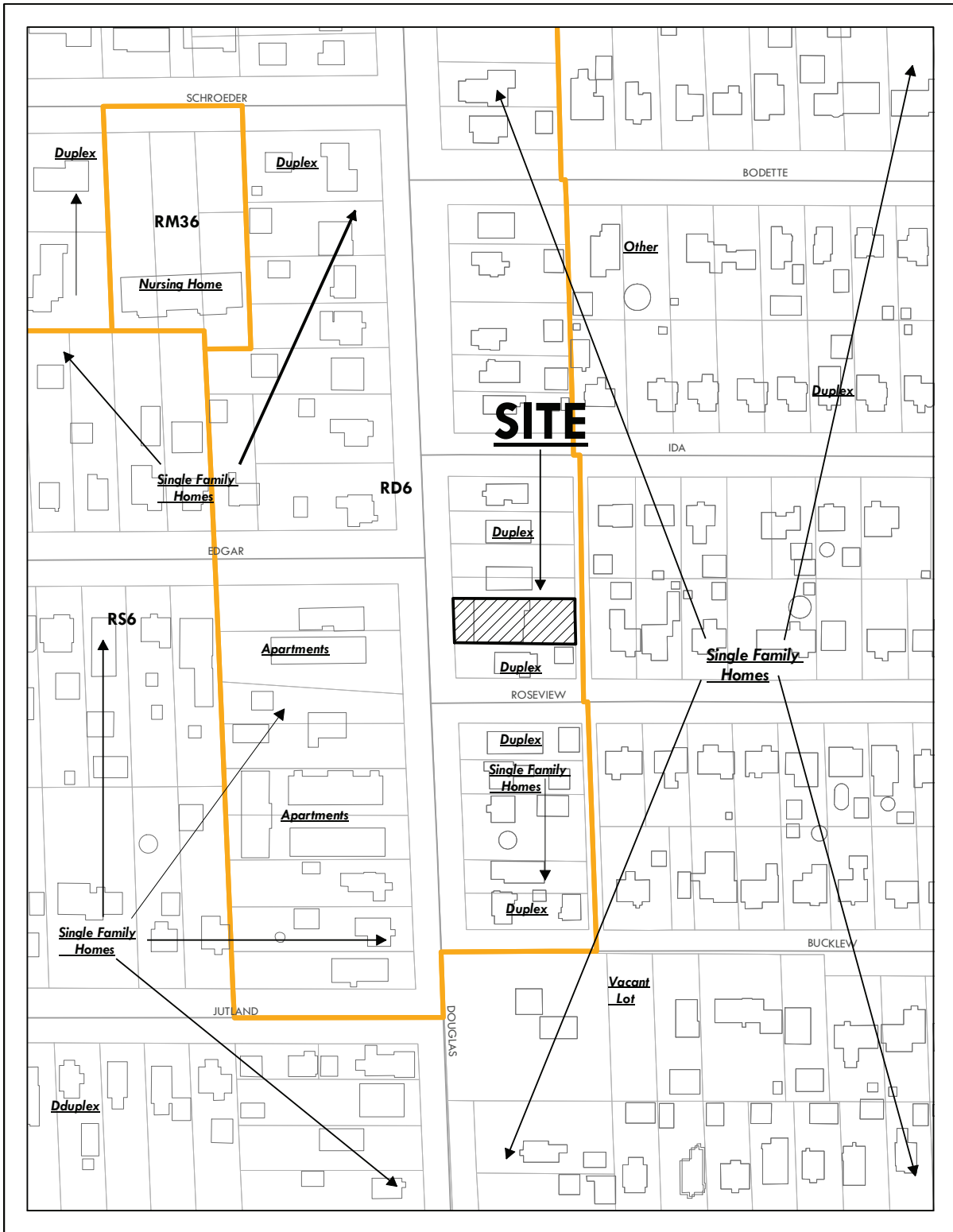
GENERAL LOCATION

SUP-12005-22



ZONING & LAND USE

SUP-12005-22



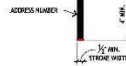
SITE PLAN

SUP-12005-22



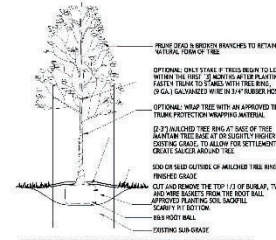
EXTERIOR WALL MOUNTED SIGNS

(ALL SIGNS ARE TO BE PER ASH ICCA 17-1-2000 CHAPTER 1 - SECTION 602)



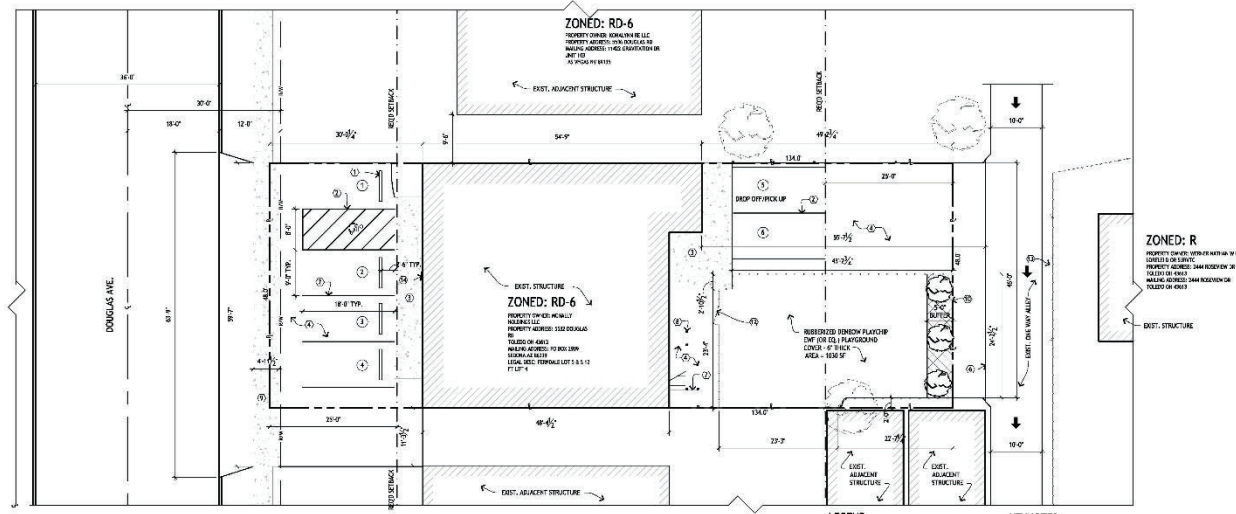
ADDRESS NUMBER DETAILS

- SCALE: 1/4" = 1'-0"
- ADDRESS NUMBER NOTES:
1. NUMBERS SHALL BE ARABIC NUMBERS.
 2. ADDRESS NUMBERS SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE ROAD FRONTING THE PROPERTY.
 3. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUNDS.



DECIDUOUS TREE PLANTING DETAIL

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



SITE/LANDSCAPING PLAN

SCALE: 1" = 10'-0"



- LEGEND:
- (Symbol) EXIST. LARGE CANOPY DECIDUOUS TREE
 - (Symbol) NEW CANOPY TREE - SEE CODE. REVIEW FOR REQUIREMENTS
 - (Symbol) NEW BUFFER AREAS OUTDOOR AREA
 - (Symbol) EXIST. SETBACKS
 - (Symbol) EXIST. PROPERTY LINES
 - (Symbol) EXIST. CENTERLINE OF ROAD
 - (Symbol) EXIST. RIGHT OF WAY
 - (Symbol) NEW 6" TALL WOOD STOCKADE FENCING. EXIST. AT ALL CORNER/FENCE.
 - (Symbol) EXIST. STEEL GUARDRAIL
 - (Symbol) EXIST. WALL INTO HOOD. PEG SIGN
- KEYNOTES:
1. EXIST. RELOCATED CURB STOP - TYP.
 2. NEW PARKING STRIPING - TYP.
 3. EXIST. CONC.
 4. EXIST. ASPHALT
 5. NEW LEED
 6. EXIST. EDGE OF ASPHALT
 7. EXIST. EXC. W/ STAIRS TO UPSTAIRS APT.
 8. EXIST. ON W/ STAIR SUPPORT POSTS
 9. EXIST. CONC. FENCELINE
 10. NEW 6" WOOD STOCKADE FENCING AROUND BUFFER
 11. NEW CANOPY TREE, TYP. OF IN - SEE CODE
 12. EXIST. ON W/ STAIRS FOR OUTSTAIRS. TRAIL NUMBER AND LOCATION TO BE COORDINATED WITH OWNER AND LANDSCAPER, TYP.
 13. 4" EXIST. GATE
 14. EXIST. STEEL GUARDRAIL
 15. EXIST. WALL INTO HOOD. PEG SIGN

- SITE PLAN NOTES:
1. EXISTING CONC. BUFFER IN NEW BUFFER AREA FOR PROPER INSTALLATION AND GROWTH OF NEW PLANTING.
 2. PROVIDE NEW SIGN AND MULCH AS NOTED IN NEW BUFFER FOR PLANTINGS AND AS NOTED BY TOULSON ZONING CODE.

NOTE: SOME INFORMATION ON THESE DRAWINGS PROVIDED BY OTHERS.



ROSSI ASSOCIATES, LLC
ARCHITECTURE



TYPE 'A' DAYCARE
SPECIAL USE PERMIT
6532 DOUGLAS RD.
TOLEDO, OH

DATE: 10-28-22 FOR SPECIAL USE PERMIT

DRAWN BY: SP-1.1

GENERAL INFORMATION

Subject

- Request - Zone Change from RM36 Multi-Dwelling Residential to CN Neighborhood Commercial
- Location - 2582 and 2578 Monroe Street
- Applicant/Owner - Lucas County Land Reutilization Corporation
One Government Center, Ste. 580
Toledo, OH 43604

Site Description

- Zoning - RM36 / Multi-Dwelling Residential
- Overlays - Old West End Historic District
Monroe Street Overlay
- Area - ±0.29 Acres
- Frontage - ±187' along Monroe
±30' along Glenwood
- Existing Use - Vacant Commercial
- Proposed Use - Commercial Office and Barber Shop

Area Description

- North - RM36 / Apartments, Single- and Two- family houses
- South - POS, CO / Vacant land, Church
- East - RM36 / Apartments, Single-family house
- West - RD6, RM36 / Church, Single Family house

Combined Parcel History

- Z-28-43 - Zone Change from A to B at 2017 Robinwood Avenue. (Denied 5/5/43)
- M-16-75 - Proposed change in land use maps in Old West End Urban Renewal Project. (PC approved 6/30/75, CC approved 7/16/75)

Combined Parcel History (cont'd)

- | | | |
|----------|---|--|
| Z-146-75 | - | Proposed changes in the zoning maps attached to Chapter 9, zoning Old West End Urban Renewal Project, A-2-1 – C-2 to R4A, C-2 to R-5, C-3 to C-2. (PC Approved in part 6/2/77, CC Approved in part 10/18/78) |
| Z-205-78 | - | Zoning change for certain areas in the Old West End Conservation Project Area, Subject site C-2 to R-5 (PC Approved 10/5/78, CC approved 10/18/78) |

Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Monroe Street Corridor Design & Livability Plan

STAFF ANALYSIS

The Lucas County Land Reutilization Corporation (The Land Bank) is requesting a Zone Change from RM36 Multi-Dwelling Residential to CN Neighborhood Commercial for the two parcels located 2582 and 2578 Monroe Street. The ±0.29 Acres site is located at the intersection of Glenwood and Monroe. Occupying the site is a vacant commercial building constructed in 1937 which was previously used as a record store, and the associated parking area. To the north of the site is an apartment building, as well as a neighborhood composed predominantly of single- and two- family houses. To the east of the site is an apartment building and single-family home. To the south of the site is Glenwood Lutheran Church, and vacant land. To the west of the site is a single-family house, as well as Harvest Time Holiness Church.

The applicant is requesting the rezoning in order to reutilize the building on site for commercial purposes. The Land Bank intends to sell the property, with a current potential buyer proposing a barber shop and offices. A zone change is required in order to use the building for commercial purposes, as the current RM36 zoning does not allow for the majority of commercial uses.

The property became non-conforming as a commercial use during the Old West End Conservation Project Area rezonings that occurred in the mid to late 1970's. However, due to it's disuse for over one (1) year, it has lost it's legal non-conforming status. The close proximity of the site to the Toledo Museum of Art, which acts as a regional attraction and cultural anchor, presents an opportunity for the site to flourish as a neighborhood commercial enterprise. Additionally, the location along a major corridor (Monroe) and commercial history of the site support the applicant's request for the rezoning. Due to the site's location within the Monroe Street and Historic District overlays, regardless of zoning district any physical modification to the site shall be subject to said overlay regulations.

Monroe Street Corridor Design and Livability Plan

The Monroe Street Corridor Design and Livability plan points to the economic investments made by the Toledo Museum of Art as a catalyst for further development of the corridor. Much like a high-pressure weather system which bears down and pushes outward on the surrounding landscape, the investment by this institution should be harnessed to create spin-off and complementary districts. The proposed rezoning achieves this aim by creating opportunities for investment along the Monroe Street Corridor.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Multi-family residential land uses. The land use designation is intended to provide space in the city for the development of contiguous small to medium scale multiple family residential development in areas with good transportation access. The proposed rezoning does not meet the parcel-based land use designation in the Toledo 20/20 Comprehensive Plan. However, the Toledo 20/20 Comprehensive Plan does characterize the Old West End as traditional neighborhood, which is walkable and contains a mix of land uses. By creating commercial opportunity along Monroe the proximity of goods and services to pedestrians in the Old West End increases in a way that still maintains the majority of commercial access along major corridors.

Staff recommends approval of the Zone Change as the proposed rezoning is compatible with the neighborhood character of the Old West End, and the proposed CN zoning is suitable for the subject site.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-12004-22, a zone change from RM36 Multi-Dwelling Residential to CN Neighborhood Commercial at 2582 and 2578 Monroe Street to the Toledo City Council, for the following (2) reasons:

1. The proposed CN zoning is compatible with existing land uses within the general vicinity of the subject property (TMC§1111.0606(B)); and,
2. The site is physically suitable for CN zoning (TMC§1111.0606(D)).

REF: Z-12004-22...February 9, 2023

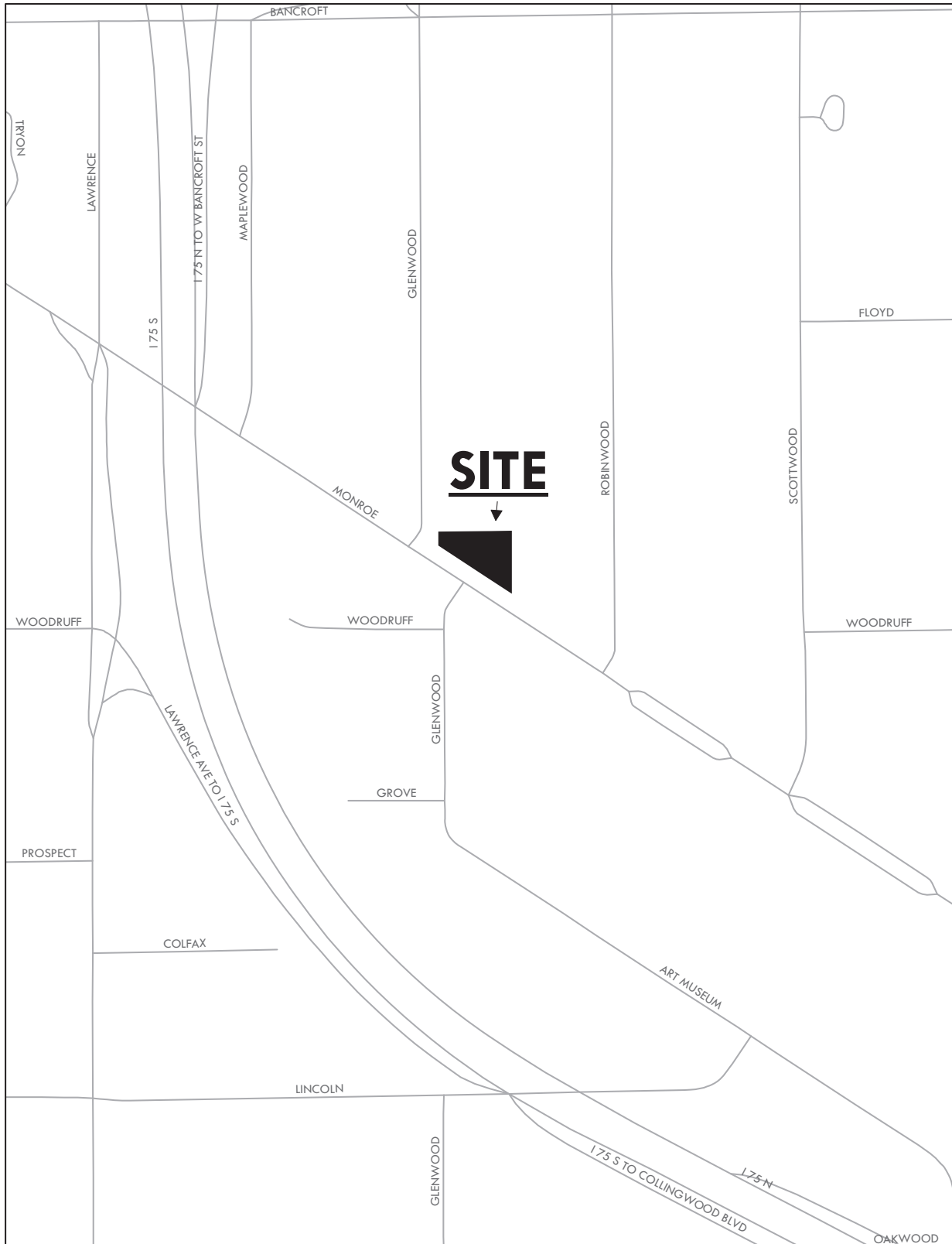
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-12004-22
DATE: February 9, 2023
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 15, 2023
TIME: 4:00 P.M.

JGL
Two (2) sketches follow

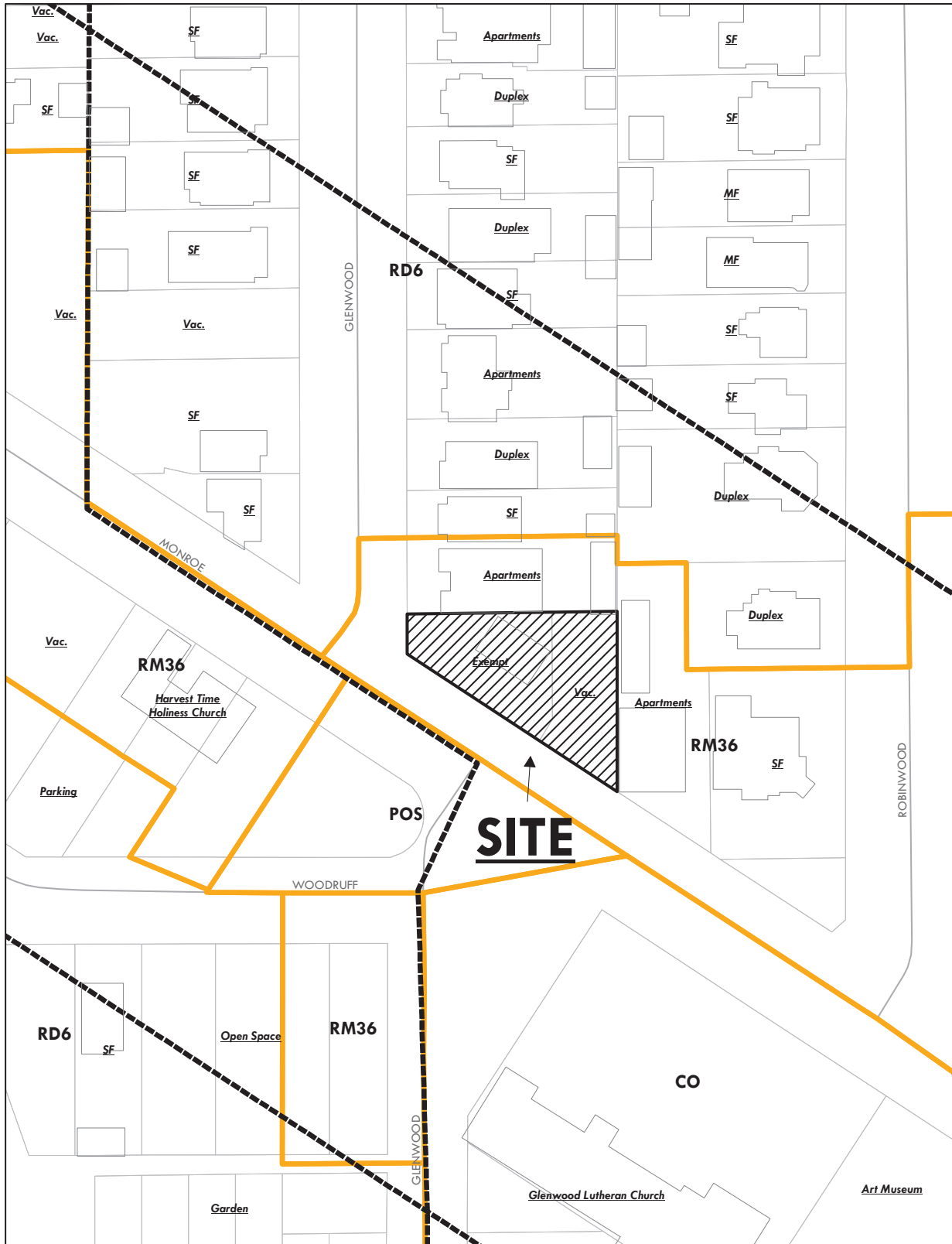
GENERAL LOCATION

SUP-12004-22
ID 14



ZONING & LAND USE

SUP-12004-22
ID 14



GENERAL INFORMATION

Subject

- Request - Special Use Permit for Community Center
- Location - 3319 Nebraska Ave
- Applicant - Toledo Muslim Community Center
3319 Nebraska Avenue
Toledo, Ohio 43607
- Design Professionals - Buehrer Group
314 Conant St.
Maumee, OH 43537
- EDGE
33 S Michigan St.
Suite 304
Toledo, OH 43604
- ESA
5353 Secor Road
Toledo, OH 43623

Site Description

- Zoning - RS6 / Single Dwelling Residential
- Area - ±22 Acres
- Frontage - ±662' along Nebraska Ave.
- Existing Use - Community Center
- Proposed Use - Community Center with Outdoor Sport Facilities

Area Description

- North - RS6 / Single Family Homes, Churches
- South - IL / Vacant
- East - IL / Trucking and Logistics, Manufacturing
- West - RM36, IL / Multi-Family Homes, Warehouses,
Food Manufacturing, Commercial

GENERAL INFORMATION (cont'd)

Parcel History

- Z-270-76 - Special Use Permit for a church, school and auditorium. (PC approved 9/30/76, City Council approved via Ordinance 869-76).
- Z-271-80 - Zone Change from M-1 Restricted Industrial to R-2A Restricted Multi Family for 10.25 acres of parcel. (PC approved 12/4/80, CC Approved via Ordinance 868-80).
- Z-7002-18 - Rezoning from RM12 and IL to RS6 (PC Approved 9/13/2018, CC Approved via ordinance 480-18)

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for the introduction of Community Recreation – Active elements to an existing Community Center. The ±22 acre site is zoned RS6 and occupied by a structure built in 1986 currently used as the Toledo Muslim Community Center. To north of the site are churches and single-family homes. To the east of the site is a trucking and logistics facility, to the south is a vacant field, and to the west are warehouses, commercial, manufacturing, and multi-family homes. The applicant is required to obtain a special use permit in order to install outdoor sports fields, due to the negative secondary effects associated with such uses.

The project is located in the rear of the building, where land is mostly undeveloped and partially wooded. The project consists of a basketball court, sand volleyball court, soccer field sized for five-person teams, and a full-sized soccer field. A walking trail is also included.

Community Recreation – Active

Per TMC§1106.0800 – Parks and Open Space Dimensional Standards, any playground, sport court, or other active recreation area must be set back at least fifty (50) feet from any RS or RD district and at least 25 feet from any other Residential or Commercial zoning district. The proposed plan is acceptable as depicted. Adjacent to the athletic facilities is IL Limited Industrial zoning, which is overall more intensive than recreational uses and is not expected to conflict operationally. Hours of operation are expected to be day light to dusk, including weekends and holidays.

GENERAL INFORMATION (cont'd)

Parking and Circulation

No revisions to the existing parking layout are proposed. Pursuant to TMC§1107.0600 – Off-Street Parking Schedule “D”, Community Recreation facilities have a wide variety of parking demand characteristics making it difficult to specify a single off-street parking standard. The existing community center currently has access to 182 off-street parking spaces, and has indicated that use of the fields shall primarily be for existing patrons and community center use.

Parking demand is unlikely to outpace current parking availability based on the proposed sporting equipment. As a condition of approval, the applicant shall be required to address parking overflow in the event demand exceeds available parking on a regular basis in such a manner that is detrimental to surrounding land uses.

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

Bicycle parking is required pursuant to Off-Street Parking Schedule “A” (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. The proposed plan requires eighteen (18) bicycle parking spaces. The total quantity of bicycle parking, with a minimum of eighteen (18) slots, shall be shown on a revised site plan.

Additionally, there must be safe, adequate, and convenient arrangement of pedestrian walkways, bikeways, roads, driveways, and off-street parking and loading spaces within off-street parking areas. The proposed plan connects the southern edge of the parking lot to the recreation areas with a pedestrian pathway. Said pathway also creates a meandering loop through the wooded and wetland area. The proposed plan is acceptable and provides adequate movement through the site.

Landscaping

All work to be done is within the rear of the site and does not disturb previously approved landscaping elements in the front of the site. RS Single Dwelling Residential zoned properties are required to maintain a Type “A” Landscape buffer when abutting IL Limited Industrial parcels. A Type “A” Landscape buffer is required to include twenty-five feet (25') of width, and four (4) canopy trees and twenty (20) shrubs per one-hundred (100) linear feet. The proposed landscape buffers are acceptable as depicted.

STAFF ANALYSIS (cont'd)

Building Design and Materials

No modifications to the primary structure are proposed.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Single Family land uses. The designation is intended to accommodate the development of single dwelling units on individual lots. It may also include libraries, schools, churches, and community centers. A community center, and associated outdoor recreation, is a compatible land use within Single Family Residential Districts, providing the necessary consideration is taken to reduce immediate land-use conflict. The proposed Special Use Permit conforms to the Toledo 20/20 Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-12001-22, a Special Use Permit for a Community Center at 3319 Nebraska to the Toledo City Council, for the following reason:

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

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-12001-22, a Special Use Permit for Permit for a Community Center at 3319 Nebraska, to the Toledo City Council, subject to the following **twenty-seven (27)** conditions:

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

Engineering Services

1. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.

STAFF RECOMMENDATION

Engineering Services (cont'd)

2. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Installation of the drainage tiles in athletic fields (at this time or in the future) necessitates stormwater management for an increase in runoff, per Ohio standards as of 2018.
4. The stormwater planning provided for the SUP can be considered substantially complete for site planning purposes, but further submittal and review is necessary for stormwater construction permitting.
5. For stormwater permitting, this project may be submitted as a full storm submittal for a new permit, or a partial submittal to modify and continue the existing permit. The submittal needs to be made in any case with a new update submittal cover sheet.
<https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>
6. Engineer-stamped drawings will be needed. The engineering standards document is online in the drop down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>
7. Following a stormwater review, additional new or updated items are needed to complete the applications:
 - a. As outlined on the stormwater submittal cover sheet, submittal step 2.
 - b. Fee and a Toledo Licensed Sewer Contractor for the construction permit.

Sewer & Drainage Services

Comments not received at time of print.

Environmental Services

8. All current Stormwater Pollution Prevention Plan requirements for the current active construction on site shall be met and any deficiencies resolved prior to proceeding with this portion of the project
9. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to activities during and after construction.

STAFF RECOMMENDATION (cont'd)

Environmental Services (cont'd)

10. 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.
11. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
12. 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.
13. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
14. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Fire Prevention

No comments nor concerns.

Transportation

15. Bicycle parking is required per TMC§1107.0900.

STAFF RECOMMENDATION (cont'd)

Plan Commission

16. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. Five (5) Car spaces and one (1) van spaces are required. **Acceptable as depicted.**
17. Per TMC§1107.0400, Off-Street Parking Schedule “A” requires eighteen (18) bicycle parking slots are required. These may be placed anywhere on site for use of the community center building, walking path, or sports fields, however distribution between the uses is encouraged for optimal efficiency by bicycle users. **Not acceptable as depicted. Eighteen (18) spaces required.**
18. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities.
19. 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)).
20. Active recreation area must be set back at least fifty (50) feet from any RS or RD district and at least 25 feet from any other Residential or Commercial zoning district. **Acceptable as depicted.**
21. The proposed parking count (182) is acceptable as depicted, based on the information supplied by the applicant. In the event operational characteristics of the sports fields or community center increase the parking demand beyond current capacity, this special use permit shall be subject to review.
22. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include: **Landscape plan is acceptable as depicted.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- a. Topsoil must be back filled to provide positive drainage of the landscape areas;
 - b. 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;
 - c. 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;
 - d. a type "A" land-use buffer when abutting IL Limited Industrial parcels. A type "A" landscape buffer is required to include twenty-five feet (25') of width, and four (4) canopy trees and twenty (20) shrubs per one-hundred (100) linear feet. **The proposed landscape buffers are acceptable as depicted.**
 - e. The location, height, and materials for any fencing to be installed and maintained; **species list acceptable as depicted.**
 - f. The location and direction of any proposed lighting (**any lighting is to be directed away from adjacent residential properties**).
23. No fence, sign structure or planting which obstructs visibility between 42 inches and 84 inches above grade shall be maintained within 23 feet of the curb or pavement edge of any street.
24. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in **TMC§1111.0707** have not been met.
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.
26. 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.
27. 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.

REF: SUP-12001-22...February 9, 2023

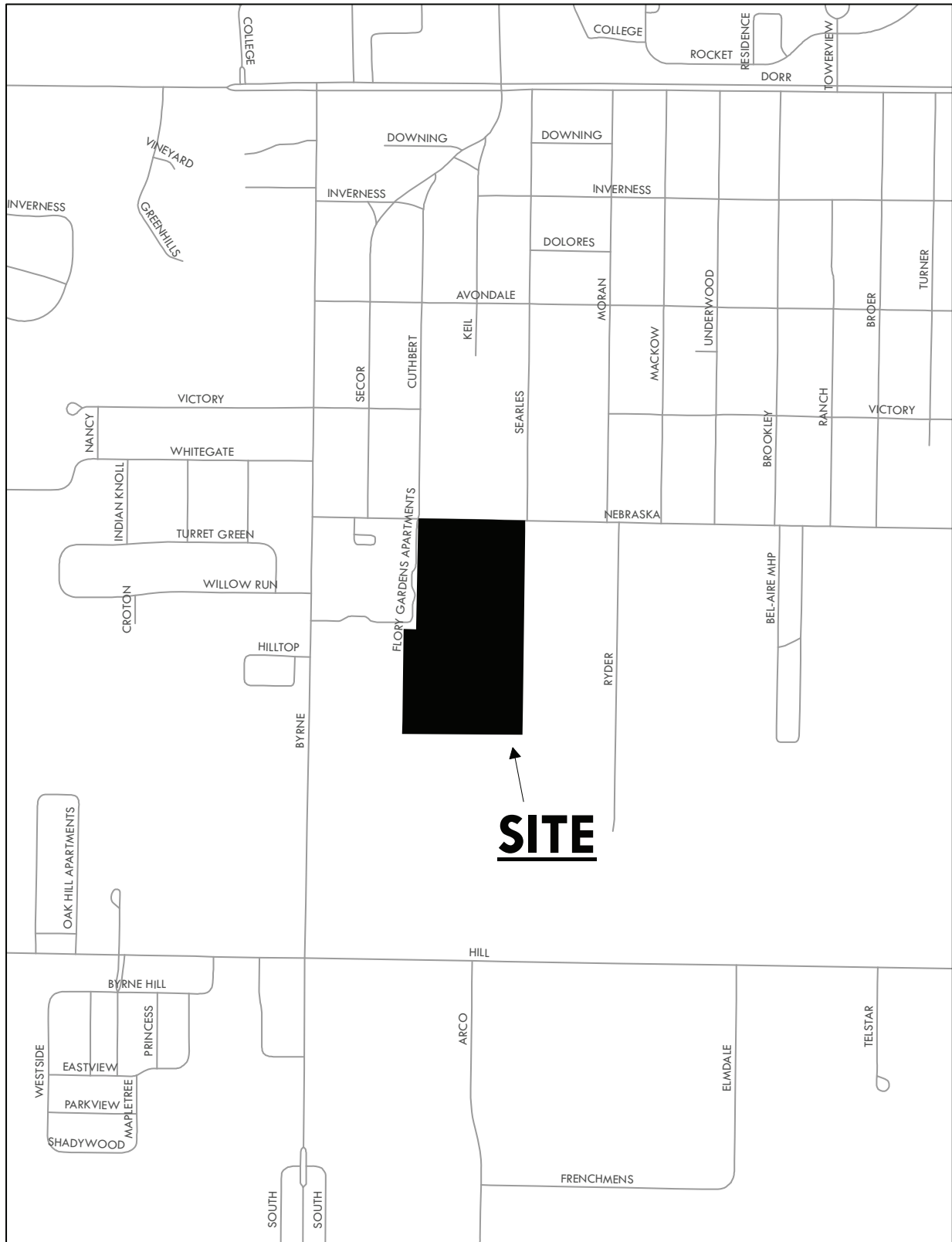
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-12001-22
DATE: February 9, 2023
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 15, 2023
TIME: 4:00 P.M.

JGL
Ten (10) sketches follow

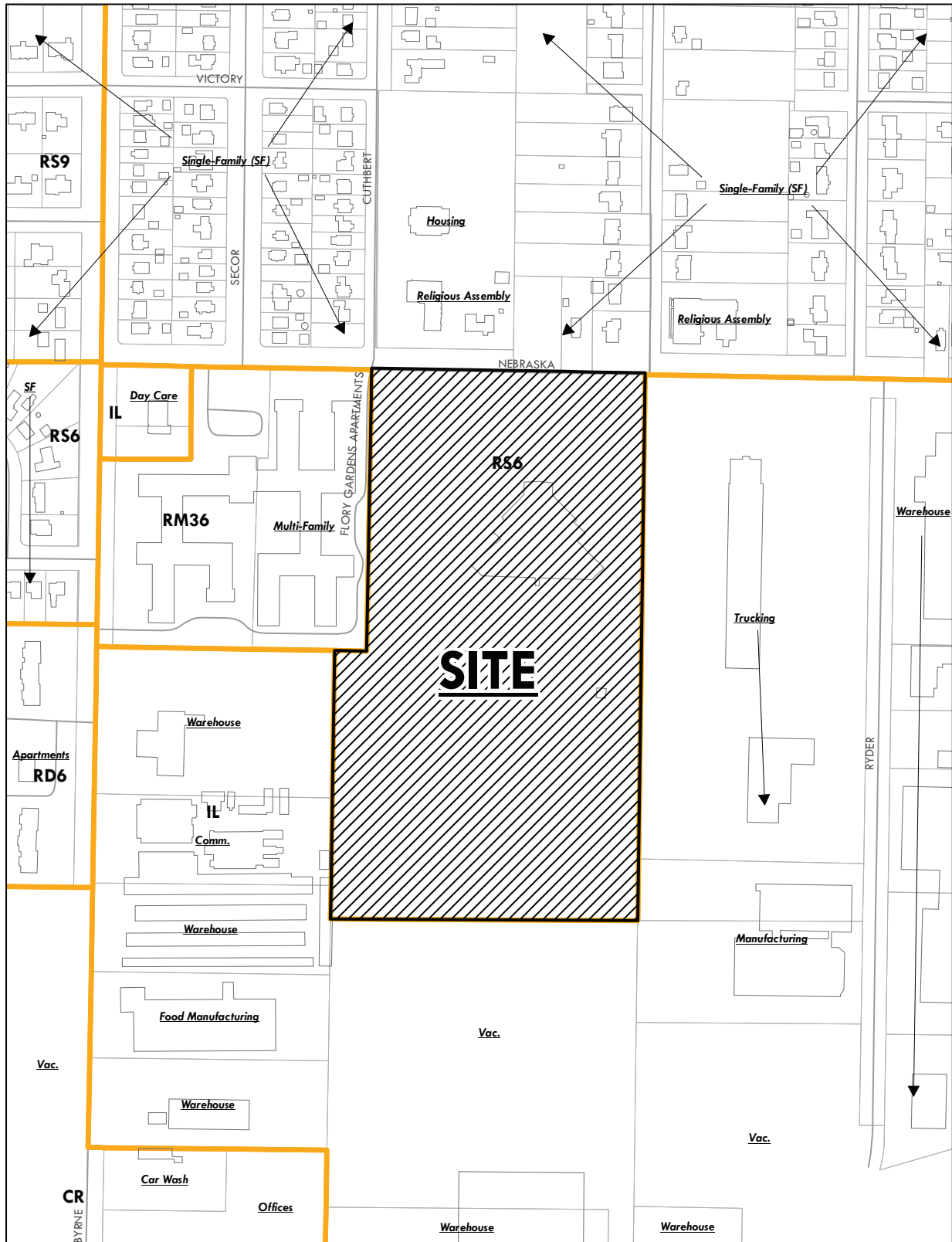
GENERAL LOCATION

SUP-12001-22
ID 52



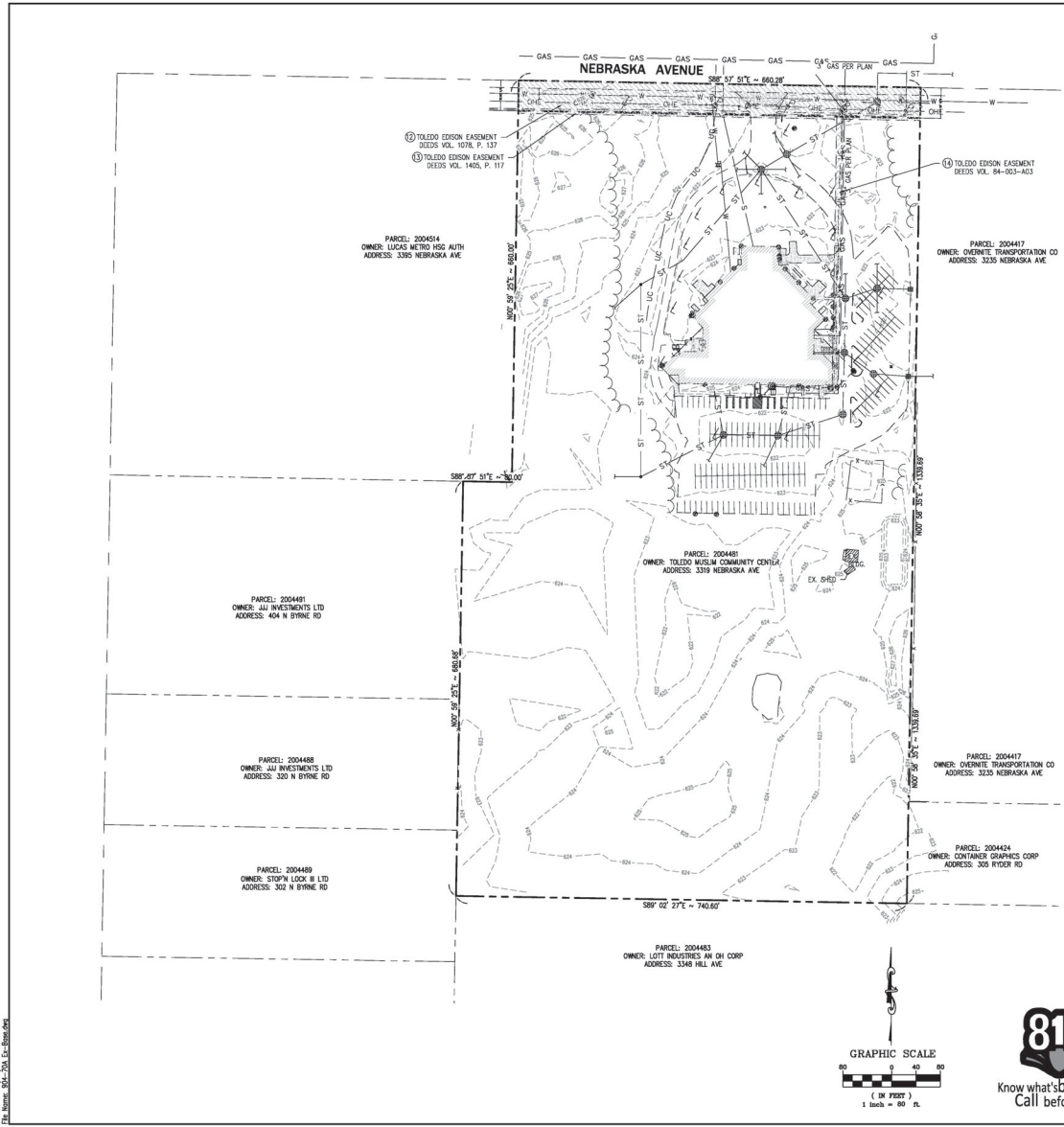
ZONING & LAND USE

SUP-12001-22
ID 52



TOPOGRAPHIC SURVEY

SUP-12001-22
ID 52



EASEMENTS-RESTRICTIONS

- PER SCHEDULE 15
TITLE COMMITMENT FILE NUMBER: 818721
EFFECTIVE DATE: APRIL 17, 2018 AT 10:00 A.M.
- ⑥ EASEMENT TO THE TOLEDO Edison COMPANY, DATED MARCH 4, 1942 AND RECORDED IN VOLUME 1078 OF DEEDS, PAGE 137, FOR ELECTRICAL ENERGY TRANSMISSION LINES, OVER AND UPON THE ROADS AND PUBLIC HIGHWAYS ABUTTING CAPTAIN PRESSSES AND MORE LAND.
 - ⑬ EASEMENT TO THE TOLEDO Edison COMPANY, DATED DECEMBER 14, 1950 AND RECORDED IN VOLUME 1405 OF DEEDS, PAGE 117, FOR ELECTRICAL ENERGY TRANSMISSION LINES, OVER NEBRASKA AVENUE ABUTTING CAPTAIN TOGETHER WITH RIGHT TO CROSSING A FEET.
 - ⑭ EASEMENT TO THE TOLEDO Edison COMPANY RECORDED INDEXED VOLUME 84-003-403.

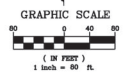
LEGEND

● SET 5/8" IRON PIN W/CAP	○ MAIL BOX
○ SSA	○ MANHOLE GENERAL
⊕ SITE BENCHMARK	○ MONITORING WELL
⊕ CONTROL POINT	⊕ POWER POLE
⊕ MONUMENT - IP IN CONCRETE FOUND	⊕ POST INDICATOR VALVE
⊕ MONUMENT BOX FOUND	⊕ SANITARY MANHOLE
○ HOLLOW PIPE FOUND	⊕ SIGN
○ IRON PIN FOUND	⊕ SOLE BORING
○ PK NAIL FOUND	⊕ SPRINKLER HEAD
○ RAILROAD SPIKE FOUND	⊕ STEEL POST
⊕ HUB FOUND	⊕ STORM MANHOLE
○ ANCHOR POLE	⊕ TRANSFORMER
○ AIR CONDITION UNIT	⊕ TELEPHONE MANHOLE
○ BOLLARD	⊕ TELEPHONE PEDESTAL
○ BUSH	⊕ TELEPHONE POLE
○ CABLE PEDESTAL	⊕ TRAFFIC CONTROL MANHOLE
○ CATCH BASIN ROUND	⊕ TRAFFIC SIGNAL POLE
⊕ CATCH BASIN SQUARE	⊕ TREE STUMP
○ CLEANOUT	⊕ WATER MANHOLE
⊕ COMMUNICATIONS MARKER	⊕ WATER METER
○ CONIFER TREE / (NCH)	⊕ WATER VALVE
○ CURB INLET	⊕ WOOD POST
○ DECIDUOUS TREE / (NDH)	⊕ RECORDED
⊕ DOUBLE CURB INLET	⊕ MEASURED
○ DOWNSPOUT	⊕ EXISTING SPOT ELEVATION
⊕ ELECTRIC BOX	⊕ EXISTING TOP/GROUND TOP/FINL
⊕ ELECTRIC MANHOLE	⊕ EXISTING CONTOUR
⊕ ELECTRIC MARKER	⊕ UNDERGROUND ELECTRIC
⊕ ELECTRIC METER	⊕ UNDERGROUND CABLE
⊕ ELECTRIC OUTLET	⊕ FENCE LINE
⊕ ELECTRIC PEDESTAL	⊕ SANITARY SENER LINE
⊕ FIBER OPTIC MARKER	⊕ STORM SENER LINE
⊕ FIRE HYDRANT	⊕ GAS LINE
⊕ FLAG POLE	⊕ WATER LINE
⊕ FLOOD LIGHT	⊕ OVERHEAD UTILITIES
⊕ GAS MARKER	⊕ UNDERGROUND TELEPHONE
⊕ GAS METER	⊕ UNDERGROUND FIBER OPTIC
⊕ GAS VALVE	
⊕ GUY WIRE	
⊕ LIGHT POLE	

SURVEYOR NOTE:
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EXISTING OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

EXISTING SENER NOTE:
THE INVERTS AND PIPE SIZES SHOWN FOR THE EXISTING SENSERS ARE AS BEST DETERMINED WITHOUT OBTAINING THE UTILITY STRUCTURES. THESE ELEVATIONS AREA BASED ON FIELD OBSERVATION MEASURED FROM THE FIN OF EACH STRUCTURE TO THE INVERT OF EACH PIPE INSIDE THE STRUCTURE. SOME ARE ESTIMATED DUE TO DEBRIS INSIDE THE STRUCTURE AND/OR THE PIPES BEING RECESSED AND NOT DIRECTLY AVAILABLE FOR DIRECT MEASURE.

UNDERGROUND UTILITIES
UNDERGROUND UTILITIES AS SHOWN WERE LOCATED IN THE FIELD AND/OR TAKEN FROM VARIOUS DEPARTMENT RECORDS. THE LOCATIONS ARE AS ACCURATE AS WE CAN CONFIRM FROM SURFACE MANIFESTATIONS (E.G. VALVES, MANHOLES, ETC.), BUT NO EXCAVATION WAS DONE BY esa ENGINEERS, SURVEYORS AND ASSOCIATES, LLC. THE EXACT LOCATION IS THE RESPONSIBILITY OF THE CONTRACTOR(S). BE SURE TO CALL THE OHIO UTILITIES PROTECTION SERVICE BEFORE STARTING ANY EXCAVATION AT 811. OUPSTICKET#A92200702-00A



NO.	ISSUED FOR:	DATE
1	POINT SET	10/2/22

esa
Engineers, Surveyors & Associates, LLC
5255 Secret Rd., Toledo, Ohio, 43623
Phone (419) 475-9445

TOPOGRAPHIC SURVEY
OVERALL SITE
3319 NEBRASKA AVENUE
Toledo, OH 43607

DRAWN BY: JMM / MJB
DRAWING DATE: 10/2/22
JOB NUMBER: 102-268
REVIEWED BY: LHR

SS-1

LANDSCAPE PLAN - SOUTH

SUP-12001-22
ID 52



PLANT MATERIALS LIST

ABB	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES					
CC	Cercis Canadensis	EASTERN REDBUD	2' CAL	B&B	
CMG	Cornus Mas 'Golden Glory'	GOLDEN GLORY CORNELIA CHERRY	2' CAL	B&B	
CO	Celtis Occidentalis	COMMON HACKBERRY	2.5' CAL	B&B	
BNI	Betula Nigra 'Heritage'	HERITAGE RIVER BIRCH	2' CAL	B&B	
GII	Gleditsia 'Moccasinus Inermis 'Halika'	HALKA HONEYLOCUST	2.5' CAL	B&B	MULTI-STEM
LT	Liliodendron	TULIP TREE	2' CAL	B&B	
MS	Morus 'Indian Summer'	INDIAN SUMMER CRABAPPLE	2' CAL	B&B	
MV	Magnolia Virginiana	SWEETBAY MAGNOLIA	2' CAL	B&B	
PA	Picea Abies	NORWAY SPRUCE	2' CAL	B&B	FILL TO GRAND
PS	Pinus Strobus	EASTERN WHITE PINE	2' CAL	B&B	FILL TO GRAND
QG	Quercus Coccinea	SCARLET OAK	2.5' CAL	B&B	
SHRUBS					
VD	Vib Deut	Arrowwood vib	3' HGT	Cont.	MULTI-STEM

GENERAL NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR DAMAGES TO THE SATISFACTION OF THE OWNER.
3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

PLANTING CONSTRUCTION NOTES:

- ① LAWN AREA. FILL VOIDS WITH TOPSOIL AS REQUIRED AND MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- Ⓜ SOCCER FIELD - NATURAL TURF. SEE DETAIL SHEET LS.03 AND SPECIFICATIONS.
- ② LANDSCAPE AREA. MULCH ENTIRE BED AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

EDGE PLANNING
LANDSCAPE ARCHITECTURE
BREAK DESIGN
33 SOUTH MICHIGAN STREET, SUITE 304
TOLEDO, OH 43604
419.265.5338
www.edgea.com

CONSULTANTS
PROJECT NAME
CLIENT

TMCC
Sports Fields
Toledo, Ohio 43607

Toledo Muslim
Community Center
3319 Nebraska Avenue
Toledo, Ohio 43607

PROJECT NO. 21140
Date: 10/31/2022
Issued for: Permits

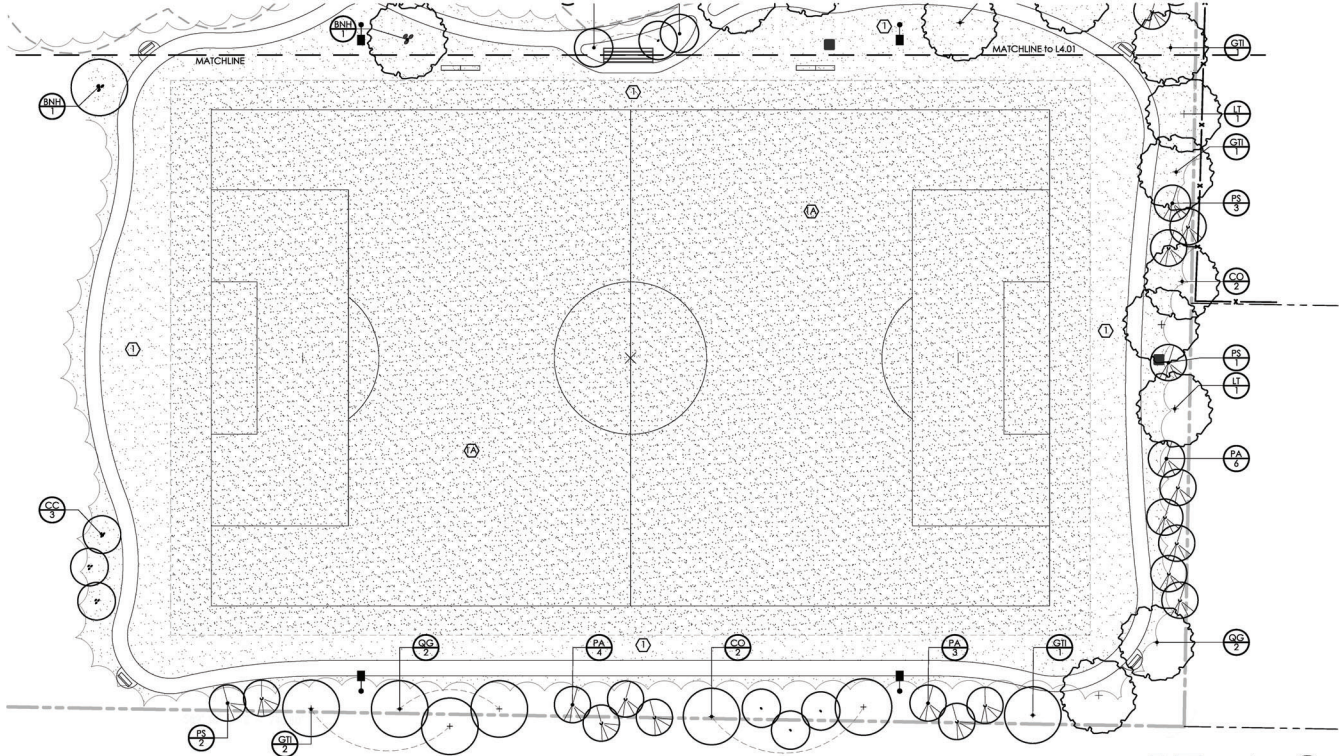
REVISIONS



**SOUTH AREA
LANDSCAPE PLAN**



L4.02



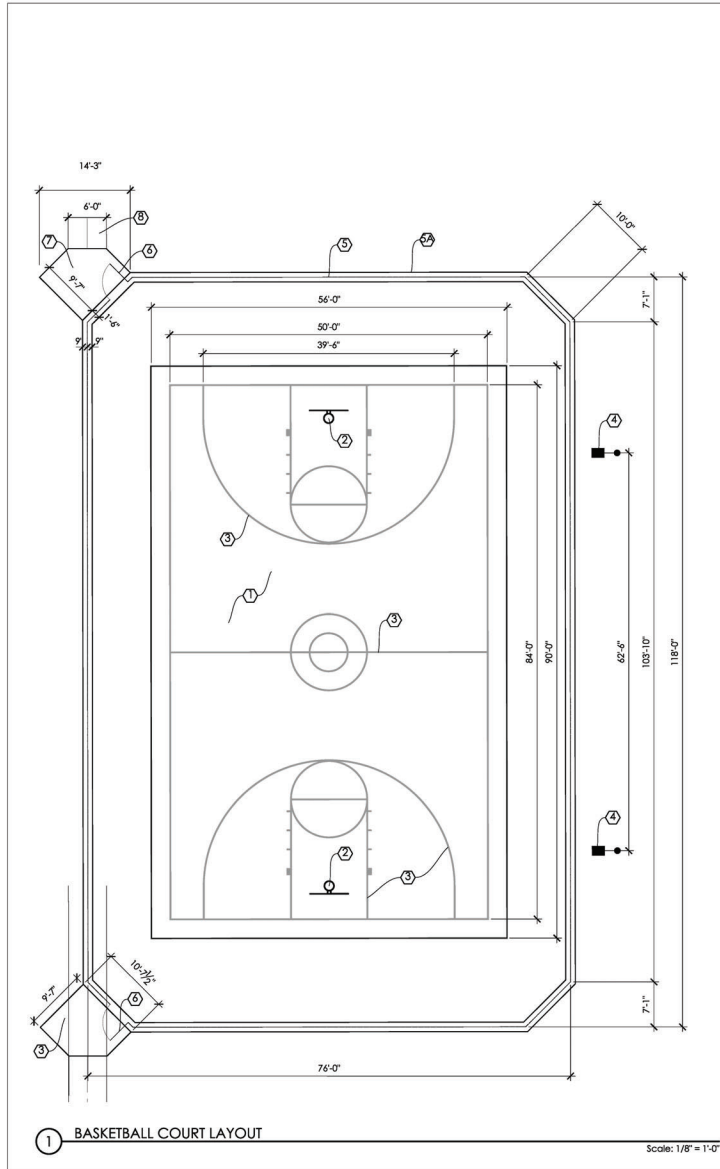
① SOUTH AREA LANDSCAPE PLAN

BASKETBALL COURT

SUP-12001-22
ID 52

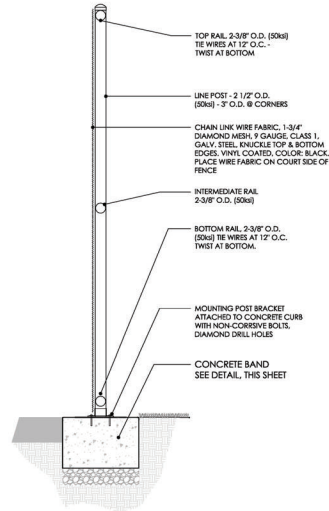


7 - 16

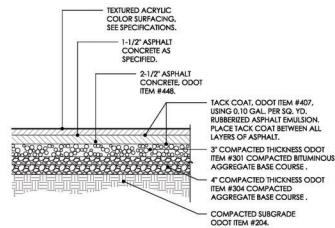


CONSTRUCTION NOTES:

- ① ASPHALT COURT - SEE DETAIL, THIS SHEET
- ② BASKETBALL HOOP - SEE SPECIFICATIONS, THIS SHEET
- ③ PAINTED LINES
- ④ LIGHT POLES - SEE ELECTRICAL DWGS
- ⑤ FENCE - SEE DETAIL, THIS SHEET
- ⑥ CONCRETE BAND
- ⑦ GATE - 3' WIDE, SINGLE LEAF
- ⑧ CONCRETE PAD, 4" THICK TYP. - SEE DETAIL, THIS SHEET
- ⑨ WOOD MULCH PATH



2 FENCE DETAIL
Scale: 1" = 1'-0"

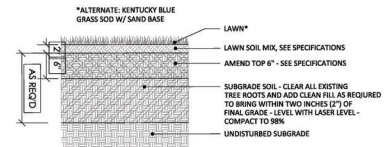


3 ASPHALT PAVEMENT DETAIL
Scale: 1" = 1'-0"

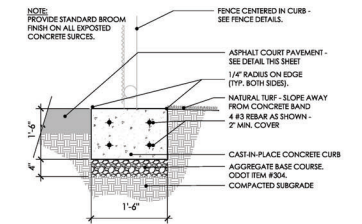
BASKETBALL POSTS AND BACKBOARD SPECIFICATION:
BISON 3-1/2" GOOSENECK PLAYGROUND BASKETBALL HOOP W/ ALUMINUM FAN BACKBOARD, PR29

FEATURES:
35-1/2" x 54" Aluminum fan backboard
Upright is 3-1/2" galvanized steel
3" size play area
Board is powder coated white - limited lifetime warranty
5" x 3" hole mounting pattern
Standard front mounted competition goal
Goal has durable powder coated paint finish
Includes goal mounting hardware and nylon net

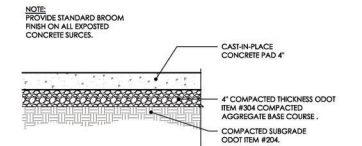
Warranty Information:
Gooseneck pole - 25 year limited warranty
Backboard - lifetime limited warranty
Goal - unconditional lifetime replacement warranty



4 COMPACTION DETAIL
Scale: 1" = 1'-0"



5 CONCRETE BAND DETAIL
Scale: 1" = 1'-0"



6 CONCRETE PAD DETAIL
Scale: 1" = 1'-0"

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CLIENT

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Date: 10/31/2022
Issued for: Permits

REVISIONS

DATE

NO.

DESCRIPTION

BY

CHECKED

DATE

NO.

DESCRIPTION

BY

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DATE

NO.

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NO.

BASKETBALL COURT & DETAILS



L5.01
Sheet Number

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GENERAL INFORMATION

Subject

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

Site Description

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

Area Description

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

GENERAL INFORMATION (cont'd)Combined Parcel History

Z-259-81	-	Zone change from M-2 to C-3 (Ord. 78-82, 1/26/82)
SUP-229-81	-	Special Use Permit for a gasoline station (Ord. 79-82, 1/26/82)
Z-6016-05	-	Zone change from CR Regional Commercial to CN Neighborhood Commercial (PC Approved 8/11/05, CC approved via Ord. 692-05)
Z-8008-22	-	Zone change from CN Neighborhood Commercial to CM Mixed Commercial at 1338 N Summit (PC approved 10/13/22) <i>Companion Case.</i>
MRO-2-22	-	Maumee River Overlay Review for multi-family development (Plan Commission Deferred 12/01/22) <i>Companion Case.</i>

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant and owner of the property located at 1338 N. Summit Street has requested approval of a Planned Unit Development (PUD) for a multi-family development named “Bridges of Toledo”. The ± 1.37 acre site is situated at the south-west corner of Summit Street and Magnolia Street and is currently vacant. To the south of the site is a Downtown Storage Basin, which was developed as part of the Toledo Waterways Initiative and the Maumee River. To the west is an urban prairie with walking path that connects Summit Street to the intersection of Olive and Water Street. To the north of the site is Summit Street, across which is a brewery/distillery, vacant lots, offices, and a warehouse. To the east of the site is Magnolia, across which is light manufacturing. The site is located north-east of the historic Vistula Neighborhood, and within the recently established Community Entertainment District named “Lowertown”. Lowertown has been host of several on-going redevelopment efforts focused on a mix of residential and commercial projects. This case, and its companion case MRO-2-22, were deferred by the Plan Commission on December 1, 2022. Adjustments to the site plan based on plan commission feedback have been made and are reflected in this report.

STAFF ANALYSIS (cont'd)

The project consists of forty-two (42) units split between eight (8) buildings, six (6) of which are three-story buildings fronting onto Summit Street with six (6) units each. Within this report these shall be referred to as the “three-story buildings”. The remaining two (2) buildings are referred to in the elevations as Bungalows. The Bungalows are two-stories tall, inset into sloped-grade of the site, and facing primarily south-east towards the river. A parking area separates the bungalows and the three-story buildings.

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

Proximity to Historic District

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

Intensity and Dimensional Standards

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

The proposed CM zoning with a PUD allows for forty-nine (49) dwelling units per gross acre per TMC§1103.1007 – Residential Standards. However, pursuant to TMC§1106.0402 - Reduction, the minimum lot area required for multi-dwellings in the CM shall be reduced by 100 square feet from the original 700. Using the Multi-Dwelling Lot Area Bonuses for the provided greenspace, the 1.37-acre site, eighty-percent (80%) of which can be counted towards density within a PUD, will allow for eighty (80) dwelling units. The proposed forty-two (42) units is acceptable.

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

STAFF ANALYSIS (cont'd)

Parking and Circulation

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

Upon review of the submitted plan the Division of Transportation does not object to the proposed on-site circulation. However, they have identified multiple requirements which are listed as conditions of approval.

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 42-unit multi-family housing development requires sixty-three (63) residential spaces plus four (4) parking spaces for visitor parking for a total of sixty-seven (67) parking spaces. Seventy-two (72) spaces are provided within the surface lot, additional parking is provided in the garage accessed units. Additionally, two (2) car accessible and one (1) van accessible spaces are required.

Multi-family developments are required to provide connecting walkways for internal pedestrian flow. The proposed site plan utilizes sidewalks along the internal parking area for access to the site, as well as the new sidewalk along Magnolia for access to the bungalows from the primary parking area.

Open Space Requirements

Per TMC§1103.1007(D), a PUD is required to provide fifteen percent (15%) of gross site acreage to usable, accessible, and consolidated open space, none of which is part of any required yard or perimeter open space areas. The applicant is proposing a consolidated open space in the form of a communal area to the west and a second to the south. The western communal area is approximately two-thousand five-hundred ninety (2,590) square feet, or (4.3%) of the total site area. The applicant provided a percentage of non-paved “greenspace” (totaling to sixteen (16%) percent of the site), however because it is not consolidated and therefore is not useable. As a condition of approval, a revised site plan shall be submitted depicting the total area of the consolidated open space. A waiver to the consolidated open space standards shall be required. As part of the final plat, the consolidated open space area west of the parking lot must be delineated as a separate lettered lot.

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

Furthermore, pursuant to TMC§1103.1007(E)(2), when a residential area of a PUD abuts a Commercial or Industrial district, an open space perimeter area void of buildings, structures, parking areas, or other above ground improvements except fencing shall be provided that has a minimum depth of fifty-feet (50') or thirty-feet (30') with fencing or screening. The applicant is seeking a waiver of the required perimeter open space area. Staff supports this waiver, as the retaining wall and proposed fencing meet the intention of the buffer.

Landscaping

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

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

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

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

STAFF ANALYSIS (cont'd)Building Design and Materials

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

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

The proposed three-story buildings are flat-roofed and predominantly clad with Brick veneer and composite plank. A full breakdown of the proposed materials is included in the conditions of approval and included on the submitted elevations. The materials do not meet the requirements outlined in TMC§1109.0502. The amount of fiber cement board proposed, in the form of composite plank, exceeds the allowable maximum of twenty-percent (20%) by two-percent on the south elevation. The architect for the project has, per staff request, revised the design so as to work within the constraints of the project while meeting the standards of the code as closely as possible. Staff is supportive of the proposed elevations, however the two-percent variance (for a total of 22% accent material) to the design standards shall require approval of a waiver.

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

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

Bungalows (buildings seven (7) and eight (8))

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

STAFF ANALYSIS (cont'd)

Building Design and Materials (cont'd)

required to remove the garage-door. The east and west elevations feature windows along the first floor. Along the north elevation only the first floor is visible – which is entirely wood sided and features horizontal windows to allow light in.

Additional Design Guidelines

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

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

Signage within the Summit Street overlay is dictated by Part 13, Title 9, Chapter 1387 of the Toledo Municipal Code as well as additional zoning requirements per TMC§1103.1217. Building signs are required to be located above the storefront opening (doorway or window) at the storefront cornice line, on the upper façade wall. The sign shall be sized to allow the masonry to be full exposed around the sign. Building signs are not permitted to exceed the width of the storefront opening. Proposed signage is located at the highest point of the three-story buildings to act as a development-wide indicator and extends wider than the storefront opening, however given the nature of the residential development, the director has approved the conceptual signage wider than the storefront opening, however a full sign package shall be required for approval.

Summit Street Redevelopment Plan

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

STAFF ANALYSIS (cont'd)

Summit Street Redevelopment Plan (cont'd)

plan targets the land for future residential use. The proposed PUD conforms to the Summit Street Redevelopment Plan.

Vistula Neighborhood Master Plan

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

Toledo 20/20 Comprehensive Plan

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

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

STAFF RECOMMENDATION

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

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

The staff recommends that the Toledo City Plan Commission recommend approval of the following five (5) waivers:

STAFF RECOMMENDATION (cont'd)

Chapter 1106 - Intensity and Dimensional Standards

1106.0302 – Multiple Buildings on Lot

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

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

Chapter 1103 – Planned unit Development

1103.1007(D) – Residential Standards

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

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

Chapter 1103 – Planned unit Development

1103.1007(E) – Residential Standards

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

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

Approve a waiver to allow a reduced open space perimeter where abutting Commercial or Industrial Districts due to the dense, urban nature of the Summit Street Corridor. Additionally, approval of this waiver allows a greater integration of views of the river into the development, and adjacent properties are improved with predominantly below-ground stormwater management amenities.

STAFF RECOMMENDATION (cont'd)

Chapter 1109 – Design Standards

1109.0500 – Building Façade Materials and Colors

1109.502 - Requirements

Building material standards apply to all facades that are visible from the right-of-way. Building color standards apply to all exterior elevations regardless of right-of-way visibility. Percentages apply to each façade individually:

Predominant: At least 80% of each elevation shall be comprised of these materials and colors: Brick, Stone, Glass, Architectural Metal, Concrete Cladding, and/or Terra Cotta.

Accent: Up to 20% of each elevation shall be comprised of these materials and colors: Stucco, Wood, Architectural Concrete Masonry Units, Fiber Cement Boards, EIFS, Ceramic, Vinyl, or Composite Siding, and/or Glass Block.

Approve a waiver to not require eighty percent (80%) predominant materials along the southern façade, and allow for the use of twenty-two percent (22%) composite on the southern elevation. The applicant and architect have worked with staff to create a visually appealing design which satisfactorily meets the intent of the Zoning Code.

The staff further recommends that the Toledo City Plan Commission approve PUD-8009-22, a request for a Planned Unit Development for multi-family development at 1338 N. Summit Street, subject to the following **fifty-nine (59)** conditions:

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

Division of Engineering Services

1. Minimum 4' barrier free sidewalk shall be placed along frontages of all public streets in the development, and shall extend through drive approaches. Pedestrian curb ramps shall be placed at all intersections.
2. All proposed drive approaches, sidewalk, and curb shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, and Toledo Municipal Code. All drive approaches, and sidewalk through the drives, shall be 6" thick concrete residential, 8" thick concrete Commercial. No curb shall be permitted in the right-of-way along either side of the drive approach. **No horizontal curb cutting will be permitted.**
3. Improvements per City of Toledo Infrastructure Design and Construction requirements.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins.
5. Water service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Detailed plans for the water service lines shall be submitted to the Division of Water Distribution for review and approval.
7. A minimum of 10 feet horizontal clearance and 18 inches vertical clearance (outside of pipe to outside of pipe), shall be maintained between proposed sewers and existing water mains.
8. One of the proposed stormwater solutions is acceptable for site planning and one is not acceptable at this time and would require additional planning and approval. The acceptable one is that of underground storage with drainage to the structure in Magnolia Street, but with an alternate routing of the proposed drainage pipe to achieve the clearances stated in the prior condition. The alternative solution proposed of landscape-based practices on the adjacent property would require additional planning and proposal to the Plan Commission.
9. Preliminary stormwater design communication is highly encouraged ahead of the full stormwater submittal, in order to minimize revisions once the full stormwater submittal is made, which requires multiple items:
 - a. Items are listed on the regional SWP3 submittal coversheet: <https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>
 - b. Plans according to the 2014 Infrastructure Requirements document found in the drop down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>.
 - c. The underground system design and accompanying long term maintenance plan shall meet the expectations of the 2018 Ohio Construction permit and latest revised chapter of the Ohio Rainwater Manual, including necessary access and inspection ports and structures.
10. Following the stormwater review, additional items are needed for final approval:
 - a. As listed on the regional SWP3 submittal cover sheet. The signed agreement will be through a covenant which will need to be recorded.
 - b. Fee and a Toledo Licensed Sewer Contractor for the sewer construction permit.
 - c. Construction inspection and completion of obligations in the stormwater permit.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

11. The underground detention system (UDS) is proprietary and outside the scope of the City's services for sewer inspection. The following notes shall be added to the plans:
 - a. The Contractor shall have the underground detention system manufacturer's representative on-site during the installation of the UDS. This representative shall advise the contractor as to the required installation procedures for the UDS.
 - b. The City of Toledo will be provided with an as-built signature by an Ohio P.E. representing the detention system manufacturer with the certification statement to the effect of: 'I certify that the underground detention system was installed in accordance with the manufacturer's installation requirements and that the underground detention system will function as designed in accordance with the contract documents.'
12. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
13. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.

Water Distribution

14. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
15. Detailed plans for the proposed water main shall be submitted to the Division of Water Distribution for review and approval.
16. The water meter setting detail, including meter bypass (if applicable) and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S Erie Street, Toledo, OH 43604 for review and approval. Approval of site utility plan is contingent on approval of meter setting and backflow preventer.
17. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ (800) 414-4990. Contact the Division of Water Distribution (419-392-2032) to verify the backflow prevention requirements for the site.
18. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
19. Detailed water plans shall also be submitted to Fire Prevention for review and approval.

STAFF RECOMMENDATION (cont'd)

Fire Prevention

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

Division of Environmental Services

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

Sewer & Drainage Services

28. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
29. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2)

STAFF RECOMMENDATION (cont'd)

Sewer & Drainage Services (cont'd)

30. two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Division of Transportation

31. Bicycle parking is required and must be clearly shown on drawings per TMC 1107.0900

32. Wheel stops are required at all parking spots abutting property lines, sidewalks, planting strips and buildings per TMC 1107.1907.

33. Existing curb cuts and drive approaches not being used on North Summit must be clearly shown as removed and replaced to match adjacent curb and lawn areas.

Plan Commission

34. Pursuant to TMC§1103.1010(C), all PUD's shall be platted according to the Subdivision Rules & Regulations for the City of Toledo. Final Plat shall be submitted for review with a separate lettered lot delineating for any of the consolidated common open space. **No build permits shall be approved until platting is complete.**

35. Per TMC§1107.0304 one and a half (1.5) parking spaces per dwelling unit plus one (1) space per ten (10) units for visitor parking is required. A minimum of sixty-seven (67) and maximum of one-hundred (100) parking spaces are permitted. **Quantity acceptable as depicted.**

36. Two (2) car accessible and one (1) van accessible space are required. **Acceptable as depicted.**

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

38. The maximum building setback is ten-feet (10') along Summit Street. **Acceptable as depicted.**

39. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). One bicycle parking slot shall be provided per every ten (10) parking spaces for a total of seven (7) spots. Given the urban context of the site and proximity to bicycle trails, the applicant is encouraged to include additional bicycle parking required beyond the minimum. **None depicted. Seven (7) spaces shall be shown on a revised plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

40. Pursuant to TMC§1103.1007(E)(2), when a residential area of a PUD abuts a Commercial or Industrial district, an open space perimeter area void of buildings, structures, parking areas, or other above ground improvements except fencing shall be provided that has a minimum depth of fifty-feet (50') or thirty-feet (30') with fencing or screening. **The applicant shall obtain a waiver of the required perimeter open space area.**
41. Off-street parking and loading spaces, parking lots, maneuvering aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water toward the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities (TMC§1107.1906).
42. 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)).
43. 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.**
44. No more than forty percent (40%) of gross site acreage shall be devoted to coverage by buildings, structures, street pavement, driveway and parking area pavement (TMC§1106.0302(B)). **Not acceptable as depicted, applicant shall obtain a waiver.**
45. A minimum of one litter receptacle per building-entrance from the parking lot shall be provided for the parking area.
46. Pursuant to TMC§1103.1007(H), all telephone, electrical, cable, and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened.
47. Careful consideration shall be given to protecting the vistas from Summit Street and the Vistula Historic District neighborhood to the Maumee River. **Acceptable as depicted.**
48. Building frontages that face Summit Street and exceed a width of 50 feet must include vertical visual elements to break the plan of the building frontage per TMC§1103.1206(E(3)). **Acceptable as depicted.**
49. All roof-mounted mechanical equipment must be screened from public view pursuant to TMC§1103.1206(E(4)).

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

50. Grade level mechanical equipment shall be screened from adjoining residential parcels and from the right of way(s) per TMC§1103.1209(A(3)).
51. Each principle building on the site shall have clearly defined, highly visible customer entrance from summit street following the design guidelines outlined in TMC§1103.1209(A(6)).
52. The elevations of buildings one through six (three-story buildings) are subject to TMC§1109.0500 Building Façade Materials and Color.
 - a. North Elevations depict 37% Brick, 20% Composite Plank, 16% architectural metal, 27% Fenestration. **Acceptable as depicted**
 - b. East and West elevations depict 62% Brick, 8% Composite Plank, 13% Architectural Metal, 17% Fenestration. **Acceptable as depicted.**
 - c. South elevations depict 26% Brick, 22% Composite Plank, 22% Architectural Metal, 30% Fenestration. **Composite plank shall be reduced below 20% or a waiver shall be obtained.**
53. The elevations of buildings seven and eight (Bungalows) are subject to TMC§1109.0500 Building Façade Materials and Color. Per TMC§1109.0502(F)) Wood may be permitted as a Predominant Material, subject to approval of the Director. **Samples of stained and weatherized wood shall be submitted to the Director for approval.**
54. Units in buildings seven and eight (Bungalows) which do not have access to a 25' drive aisle shall not be permitted to include a garage door. **Shall be depicted on revised elevations.**
55. A detailed site, lighting, fencing, and four (4) copies of a landscape plan shall be submitted to the Plan Director for review and approval. Such plan shall include
 - a. Any part of the lot area not used for buildings, other structures, or for roads, walks, parking, service areas or accessways must be landscaped with a combination of groundcover, trees, and shrubs. Grass may be used in conjunction other plan material. **Plantings depicted on site plan are acceptable as depicted.**
 - b. Landscape improvements must be provided in the sidewalk or other paved area in front the building. One understory street tree for every 30 feet of frontage shall be provided along Magnolia. Such plantings may be in the right-of-way pursuant to TMC§1108.0303. **None depicted.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- c. Perimeter landscaping must be installed along any parking lot area adjacent to the street. Said landscaping shall include a five-foot wide planted area with at least one shrub for every 3 to 5 feet, a 3.5 ft high metal tube fence or solid bar fence, with at least one shrub for every 3 feet of property line planted outside of the fence, or a solid 3.5 foot high brick or stone wall. Such screening methods shall be used along Magnolia and Summit. **None depicted.**
- d. A decorative fence adjacent to industrial properties shall be required. **Acceptable as depicted.**
- e. Existing street trees along Summit Street shall be protected and maintained during construction and indefinitely upon completion of the project. In the event any existing tree along Summit Street is removed or damaged, it shall be replaced. A tree protection plan pursuant to TMC§1108.0408 shall be submitted.
- f. Topsoil must be back filled to provide positive drainage of the landscape area.
- g. 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.
- h. 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.
- i. The site is larger than ½ acre: landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details.
- j. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties). Lighting shall be a Shoe Box fixture with a maximum height of 25' or a lighting fixture similar to the ornamental design used along Summit Street subject to approval by the Director. Lighting intended for walkways shall be pedestrian scale (pole top mount) and similar in visual design to those used along Summit Street. **Fixture details shall be submitted for approval by the Plan Director. Applicant is encouraged to coordinate with staff.**
- k. Average light intensity shall be a minimum of .5 foot-candles measured five feet (5') above grade for parking lots and 1 to 3 foot-candles measured five feet (5') above grade for pedestrian sidewalks.
- l. The location, lighting, and size of any signs.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

56. Any new ground signage is limited to monument-style signage and shall be designed with building materials and architectural features to harmonize with the primary building. Conceptual new signage to identify the building is acceptable as depicted, however details shall need approval from the Plan Director. **Sign package shall be submitted for Plan Director approval prior to permitting.**
57. 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.
58. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval then the Planned Unit Development approval shall become null and void.
59. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

PLANNED UNIT DEVELOPMENT
TOLEDO CITY PLAN COMMISSION
REF: PUD-8009-22
DATE: February 9, 2023
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 15, 2023
TIME: 4:00 P.M.

JGL
Twelve (12) sketches follow
Exhibit "A" follows

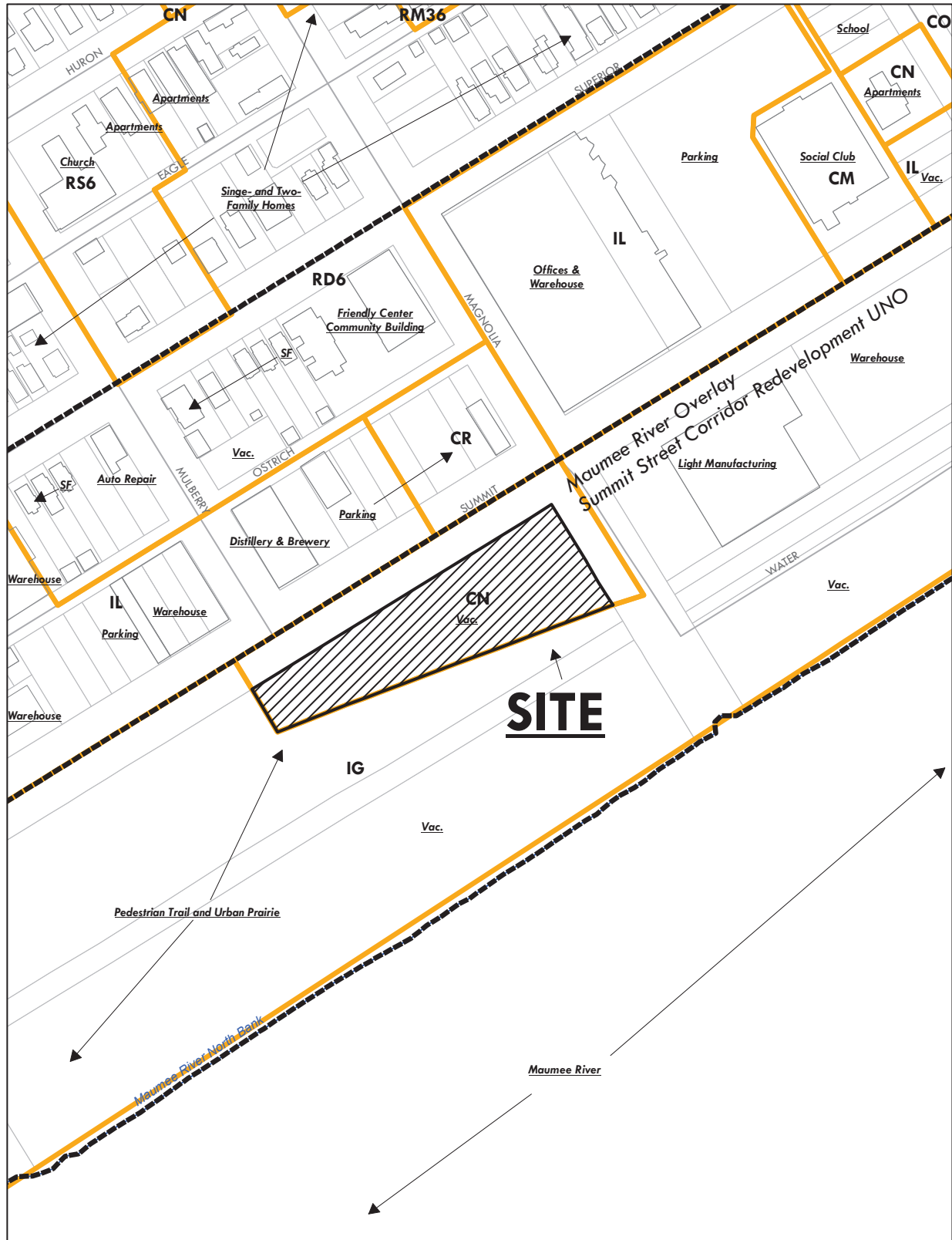
GENERAL LOCATION

PUD-8009-22
ID 4



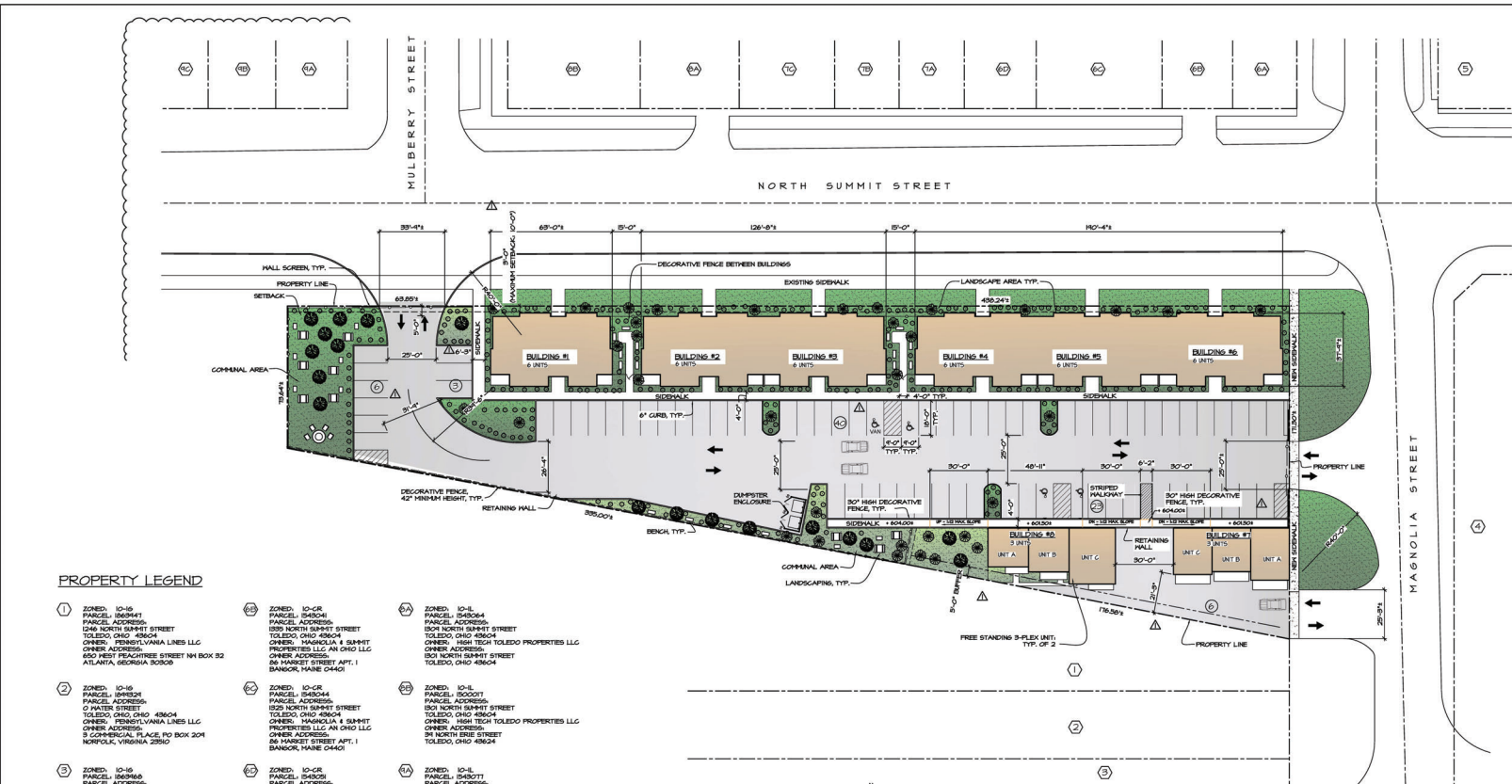
ZONING & LAND USE

PUD-8009-22
ID 4



SITE PLAN

PUD-8009-22
ID 8



PROPERTY LEGEND

- ① ZONED: 10-16
PARCEL: 184824
PARCEL ADDRESS:
140 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: PENNSYLVANIA LINES LLC
OWNER ADDRESS:
650 WEST FRAGRANCE STREET 1H BOX 32
ATLANTA, GEORGIA 30308
- ② ZONED: 10-16
PARCEL: 184824
PARCEL ADDRESS:
O PATTER STREET
TOLEDO, OHIO 43604
OWNER: PENNSYLVANIA LINES LLC
OWNER ADDRESS:
23 COMMERCIAL PLAZA RD BOX 204
NORFOLK, VIRGINIA 23502
- ③ ZONED: 10-16
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TOLEDO, OHIO 43604
OWNER: PENNSYLVANIA LINES LLC
OWNER ADDRESS:
650 WEST FRAGRANCE STREET, 1H BOX 32
ATLANTA, GEORGIA 30308
- ⑲ ZONED: 10-16
PARCEL: 184824
PARCEL ADDRESS:
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OWNER: PENNSYLVANIA LINES LLC
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650 WEST FRAGRANCE STREET, 1H BOX 32
ATLANTA, GEORGIA 30308



- REQUESTS:**
- A 10' HEIGHT.
 - MAXIMUM BUILDING HEIGHT. THE OWNER IS REQUESTING A VARIANCE TO EXTEND THE MAXIMUM BUILDING HEIGHT TO 47'-0" & 6'-0" ABOVE MAXIMUM HEIGHT OF 30'-0" ON THE BUILDING LOCATED AT THE CORNER OF NORTH SUMMIT STREET AND MULBERRY STREET (SEE DRAWING A FOR LOCATION)

ZONING CODE INFORMATION:
PLANNED UNIT DEVELOPMENT WITHIN THE SUMMIT STREET CORRIDOR REDEVELOPMENT AND DISTRICT

SUBJECT PROPERTY INFORMATION: PARCEL - 184261 PARCEL ADDRESS - 1836 NORTH SUMMIT STREET TOLEDO, OH 43604 ZONING - 10-GN OWNER - BRIDGES OF TOLEDO, LLC OWNER ADDRESS - 110 BOX 16185 OREGON, OH 43604	PARKING REQUIREMENTS: PER THY SECT. 107.0304 SCHEDULE 'A' MULTI-DWELLING STRUCTURES (DWELLING UNIT TOTAL: 44) PARKING REQUIRED: (1) PER DWELLING UNIT + 1 PER 10 UNITS FOR VISITOR PARKING; (2) 66 SPACES (1.5 PER DWELLING UNIT) (3) SPACES (5 PER 10 UNITS FOR VISITOR PARKING) 18 SPACES REQUIRED
---	--

LEGAL DESCRIPTION:
VISTULA LOTS 252 + 244-251 + 240-241 + VAC MULBERRY & SPRUCE STS., 3RDSS FC6 HEAS, NELY 1022.00 FT FIRST AS HEAS ALONG & SUMMIT ST + NELY 171.00

PARKING REQUIREMENTS:
PER SECT. 107.10, (2) ACCESSIBLE SPACES REQUIRED
PROVIDED: 30 PARKING SPACES
(4) ACCESSIBLE PARKING SPACES PROVIDED

BUILDING AND PAVEMENT LAND COVERAGE:

IMPERVIOUS SURFACES (ASPHALT / SIDEWALKS / PATIOS):	34,872 S.F. (50%)
BUILDING COVERAGE:	5,600 S.F. (8%)
GREEN SPACE:	2,628 S.F. (4%)
TOTAL IMPROVEMENT:	43,100 S.F. (62%)

BUILDING FLOOR AREA

BUILDING #1:	3,779 S.F.
BUILDING #2 & #5:	10,875 S.F.
BUILDING #3 & #4:	10,875 S.F.
BUILDING #6:	3,500 S.F.
TOTAL BUILDING FLOOR AREA:	40,029 S.F.

SITE PLAN, DETAILS, AND NOTES

NEW CONSTRUCTION FOR:
BRIDGES OF TOLEDO
1836 NORTH SUMMIT STREET
TOLEDO, OHIO

PROJECT NO:	08/17/2022	REVISION:	
DATE:	08/17/2022	REVISION:	
BY:	08/17/2022	REVISION:	
CHK:	08/17/2022	REVISION:	
APP:	08/17/2022	REVISION:	
DATE:	08/17/2022	REVISION:	
BY:	08/17/2022	REVISION:	
CHK:	08/17/2022	REVISION:	
APP:	08/17/2022	REVISION:	

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5622 Mulberry Square, Sylvania, Ohio 43550
(419) 884-3011 | architecture@adsgn.com

SITE PLAN MAGNIFIED

PUD-8009-22
ID 8



8 - 22

END

6B ZONED: 10-CR
PARCEL: 1543041
PARCEL ADDRESS:
1535 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: MAGNOLIA & SUMMIT
PROPERTIES LLC, AN OHIO LLC

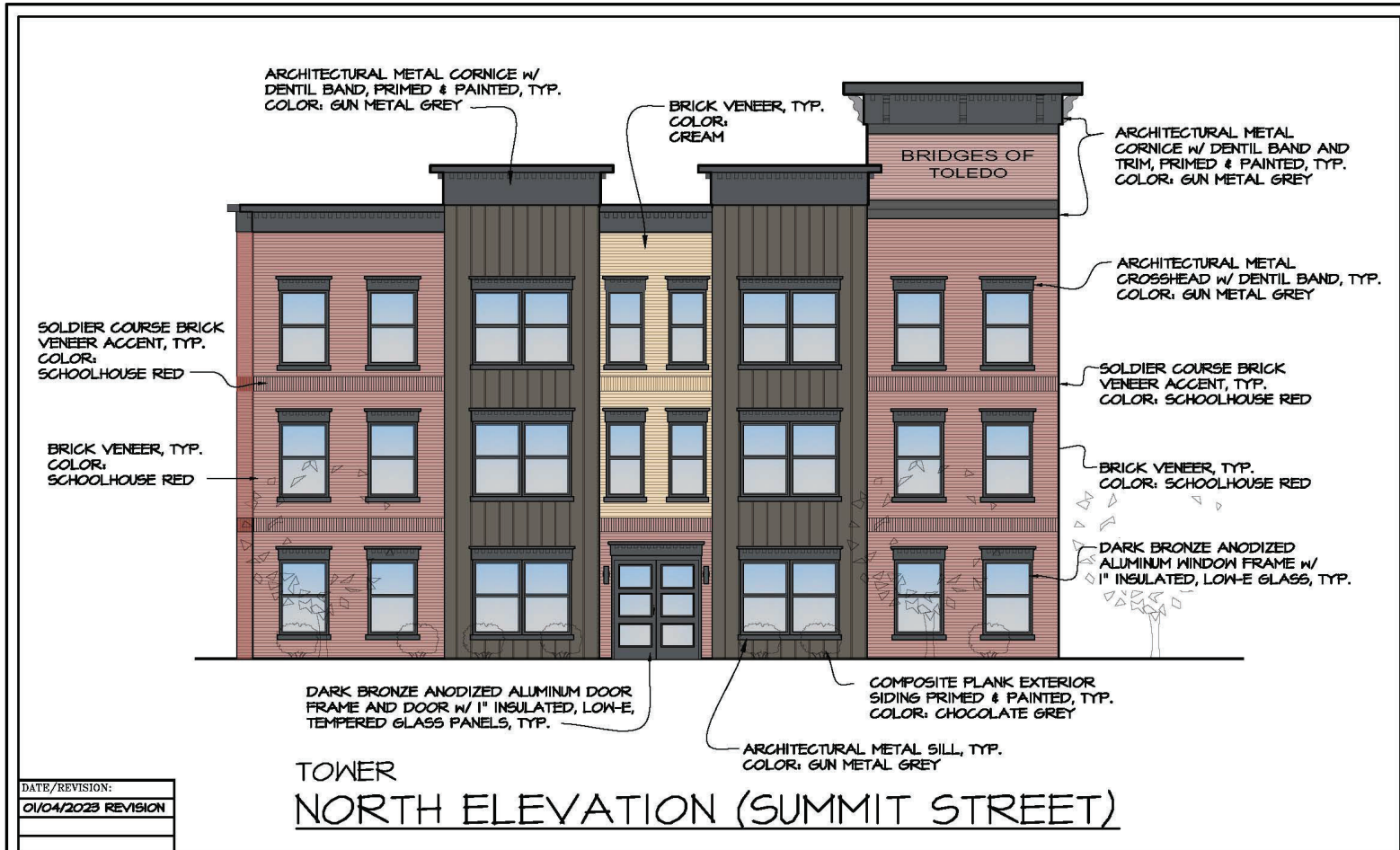
6A ZONED: 10-IL
PARCEL: 1543064
PARCEL ADDRESS:
1508 NORTH SUMMIT STREET
TOLEDO, OHIO 43604
OWNER: HIGH TECH TOLEDO PROPERTIES LLC
OWNER ADDRESS:

RES LLC

DETAILED ELEVATIONS - BUILDING 1-6 - NORTH

PUD-8009-22
ID 8

8 - 24



DATE/REVISION:	
01/04/2023	REVISION

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

EX-3
3 OF 7 DRAWINGS

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



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DETAILED ELEVATIONS - BUILDING 1-6 - NORTH

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ID 8

8 - 25

ARCHITECTURAL METAL CORNICE w/ DENTIL BAND, PRIMED & PAINTED, TYP. COLOR: GUN METAL GREY

BRICK VENEER, TYP. COLOR: CREAM

ARCHITECTURAL METAL CORNICE w/ DENTIL BAND, PRIMED & PAINTED, TYP. COLOR: GUN METAL GREY

ARCHITECTURAL METAL CROSSHEAD w/ DENTIL BAND, TYP. COLOR: GUN METAL GREY

SOLDIER COURSE BRICK VENEER ACCENT, TYP. COLOR: SCHOOLHOUSE RED

BRICK VENEER, TYP. COLOR: SCHOOLHOUSE RED

SOLDIER COURSE BRICK VENEER ACCENT, TYP. COLOR: CREAM

BRICK VENEER, TYP. COLOR: CREAM

SOLDIER COURSE BRICK VENEER ACCENT, TYP. COLOR: SCHOOLHOUSE RED

DARK BRONZE ANODIZED ALUMINUM WINDOW FRAME w/ 1" INSULATED, LOW-E GLASS, TYP.

BRICK VENEER, TYP. COLOR: SCHOOLHOUSE RED

DARK BRONZE ANODIZED ALUMINUM DOOR FRAME AND DOOR w/ 1" INSULATED, LOW-E, TEMPERED GLASS PANELS, TYP.

COMPOSITE PLANK EXTERIOR SIDING PRIMED & PAINTED, TYP. COLOR: CHOCOLATE GREY

ARCHITECTURAL METAL SILL, TYP. COLOR: GUN METAL GREY

NORTH ELEVATION - TYP. PERCENTAGE OF MATERIALS

BRICK:	37% (717 S.F.)±
COMPOSITE PLANK:	22% (426 S.F.)±
ARCHITECTURAL METAL:	13% (243 S.F.)±
FENESTRATION:	28% (552 S.F.)±
TOTAL:	100% (1,958 S.F.)±

NORTH ELEVATION (SUMMIT STREET) TYP.

DATE/REVISION:	
01/04/2023	REVISION
PROJECT NO.:	DATE:
22107	10/11/2022
DRAWN BY:	CHECKED BY:
A.S.H.	D.N.G.
EX-3.1	
4 OF 7 DRAWINGS	

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

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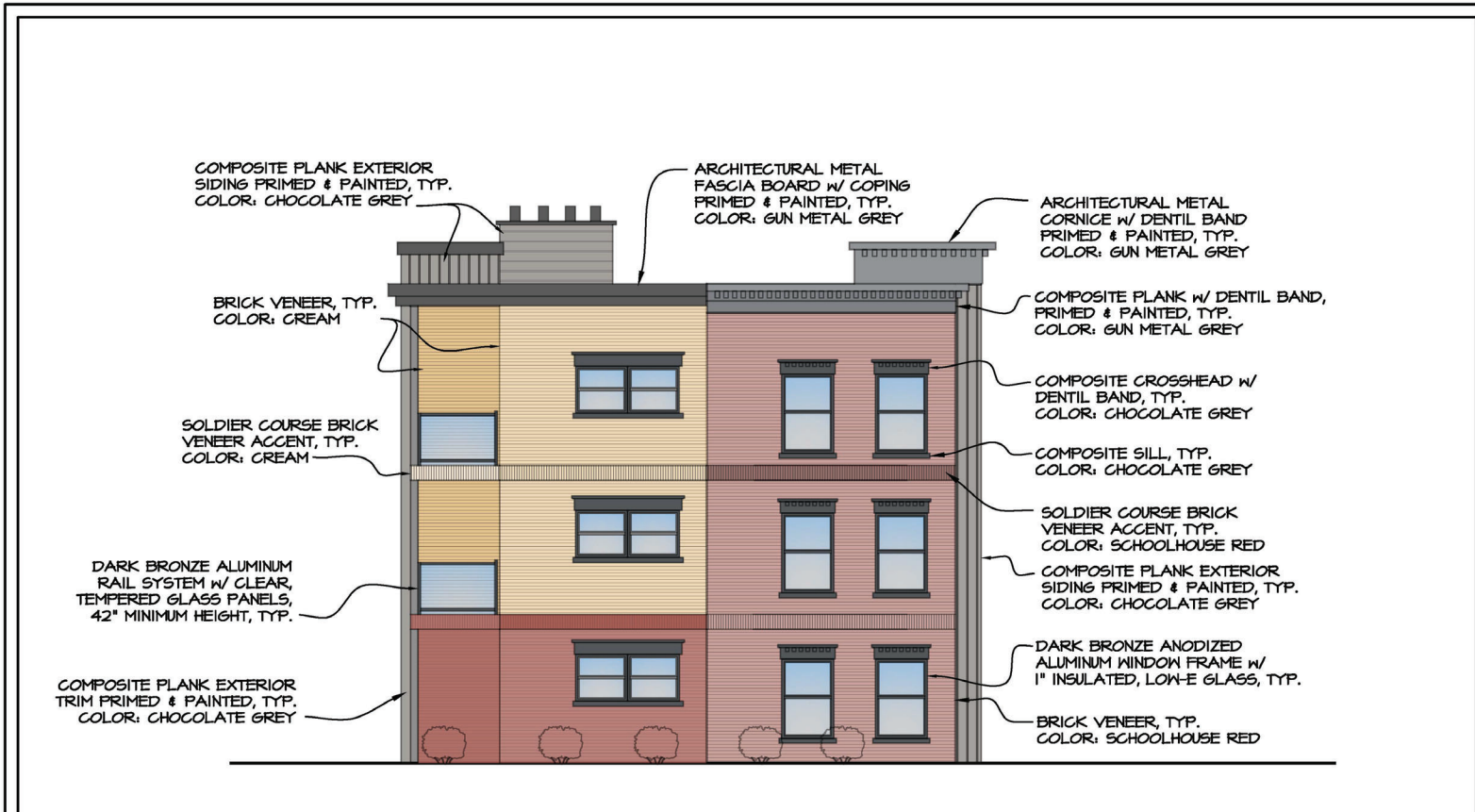
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DETAILED ELEVATIONS - BUILDING 1-6 - EAST

PUD-8009-22
ID 8

8 - 26



EAST ELEVATION (MAGNOLIA STREET)

DATE/REVISION:	
01/04/2023	REVISION

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

ELEVATION COLOR PALETTE

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

EX-4

5 OF 7 DRAWINGS



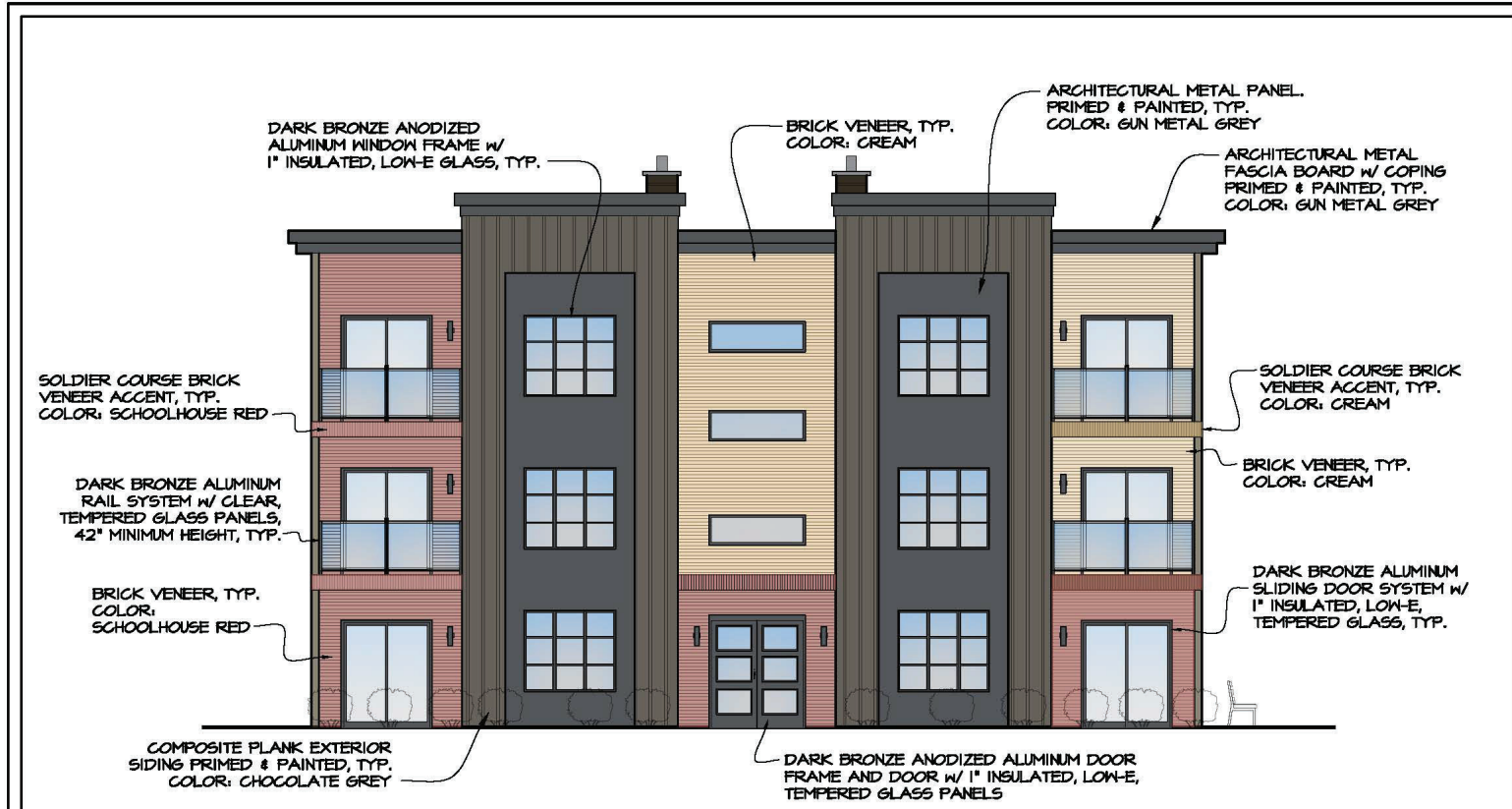
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DETAILED ELEVATIONS - BUILDING 1-6 - SOUTH

PUD-8009-22
ID 8

8 - 27



SOUTH ELEVATION (MAUMEE RIVER)

DATE/REVISION:
01/04/2023 REVISION

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

ELEVATION COLOR PALETTE

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

EX-5

6 OF 7 DRAWINGS



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ELEVATIONS - BUILDINGS 7 & 8

PUD-8009-22
ID 8



SOUTH ELEVATION - BUILDING 8
PERCENTAGE OF MATERIALS

HOOD SIDING / TRIM	226 (26) S.F./I
TEXTURED CONCRETE	808 (42) S.F./I
FINISHATION	428 (21) S.F./I
METAL	228 (22) S.F./I
TOTAL	1690 (100) S.F./I

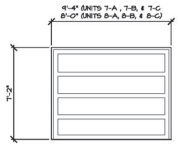
BUNGALOWS
SOUTH ELEVATION (MAUMEE RIVER)
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - BUILDING 7
PERCENTAGE OF MATERIALS

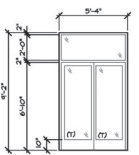
HOOD SIDING / TRIM	226 (26) S.F./I
TEXTURED CONCRETE	228 (25) S.F./I
FINISHATION	428 (20) S.F./I
METAL	128 (15) S.F./I
TOTAL	1008 (100) S.F./I

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

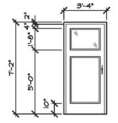
- NOTES:
1. WINDOW AND DOOR ASSEMBLIES SHALL BE CERTIFIED BY THE MANUFACTURER AND LABELED TO BE IN ACCORDANCE WITH ANSA / NFMA / CSA 101 / LS2 / M40 OR NFRC 400.
2. ALL GLASS IN DOORS SHALL BE TEMPERED (T) WHERE INDICATED.
3. SEE FLOOR PLAN FOR OPENING WIDTHS.



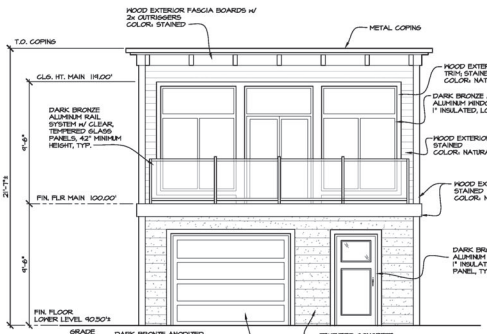
DOOR: INSULATED ANODIZED ALUMINUM SECTIONAL OVERHEAD DOOR
FRAME: STEEL TRACK SUPPORT BY GARAGE DOOR SUPPLIER
HARDWARE: BY GARAGE DOOR SUPPLIER
OVERHEAD DOOR TRUCK SET
ELECTRIC GARAGE DOOR OPENER
BOTTOM SEAL
WEATHERSTRIPPING SET



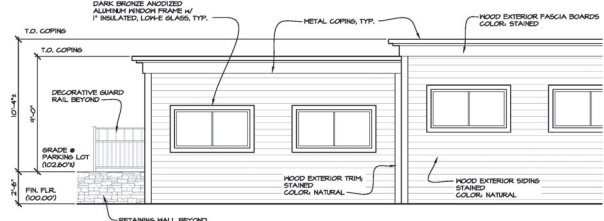
DOOR: (2) 2'-4" x 7'-0" x 1 3/4" THERMAL BROWN ANODIZED ALUMINUM PATIO DOOR AND TRANSOM w/ 1" INSULATED, LOW-E, TEMPERED GLASS
FRAME: THERMAL BROWN ANODIZED ALUMINUM COLOR: DARK BRONZE
HARDWARE: 3 BUTT HINGES
1 LEVER LOCK SET (ANSI A115)
1 THRESHOLD (ANSI A111)
1 WEATHERSTRIPPING SET (PAIR OF DOORS)
1 BOTTOM SWEEPS



DOOR: 3'-0" x 7'-0" x 1 3/4" THERMAL BROWN ANODIZED ALUMINUM DOOR w/ 1" INSULATED, LOW-E, TEMPERED GLASS
FRAME: THERMAL BROWN ANODIZED ALUMINUM COLOR: DARK BRONZE
HARDWARE: 3 BUTT HINGES
1 LEVER LOCK SET (ANSI A115)
1 THRESHOLD (ANSI A111)
1 WEATHERSTRIPPING SET (PAIR OF DOORS)
1 BOTTOM SWEEPS



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



NORTH ELEVATION - BUILDING 7 BUILDING 8 - SIMILAR
PERCENTAGE OF MATERIALS

HOOD SIDING / TRIM	828 (24) S.F./I
FINISHATION	128 (15) S.F./I
METAL	38 (5) S.F./I
TOTAL	1000 (100) S.F./I

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

- MATERIAL NOTES**
- COORDINATE ALL FINISH COLORS, TEXTURES, PROFILES, ETC., w/ OWNER.
 - PROVIDE SEPARATION BETWEEN DISSIMILAR METALS.
 - EDGE SYSTEMS: ALL EDGE SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH ANSI / SFPI ES-1.
 - SKYLIGHTS:** SKYLIGHT SIGNAGE TO BE PROVIDED BY OWNER. INSTALLATION BY CONTRACTOR. COORDINATE FINAL LOCATION w/ OWNER.

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

PROJECT NO/DATE	09/17/2022	REVISION	
DRAWN BY	LD/12/2022	PERMIT	
SCALE	AS SH.		
DATE	09/05/2022	ISSUE/NO	
DATE	06/27/2022	OWNER REVIEW	

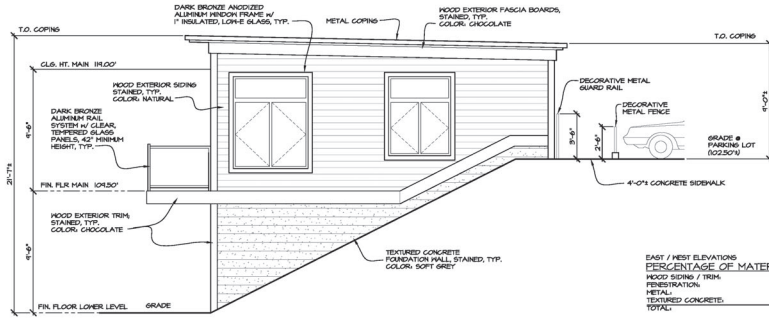
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1399 NORTH SUMMIT STREET, TOLEDO, OHIO 43604
2 OF 2 DRAWINGS

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ELEVATIONS - BUILDINGS 7 & 8

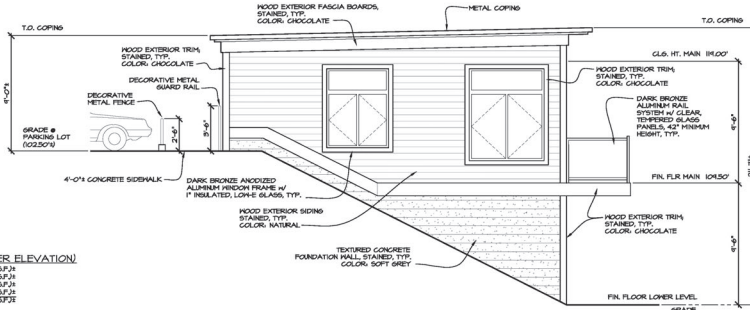
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ID 8



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

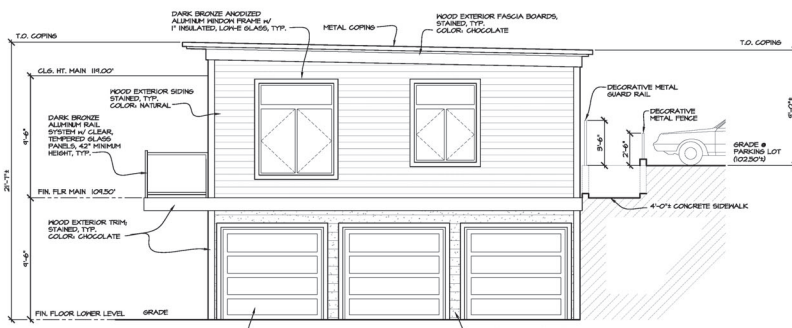
**EAST / WEST ELEVATIONS
PERCENTAGE OF MATERIALS (PER ELEVATION)**

HOOD SIDING / TRIM	23% (231 SF/EA)
PENETRATION	21% (209 SF/EA)
METAL	2% (20 SF/EA)
TEXTURED CONCRETE	20% (200 SF/EA)
TOTAL	100% (1000 SF/EA)



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

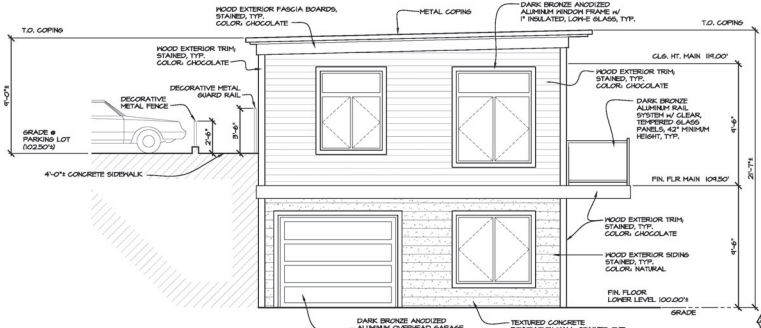
- MATERIAL NOTES**
- COORDINATE ALL FINISH COLORS, TEXTURES, PROFILES, ETC., W/ OWNER.
 - PROVIDE SEPARATION BETWEEN DISSIMILAR METALS.
 - EDGE SYSTEMS:**
ALL EDGE SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH ANSI / SPIR1 ESH-1.
 - SIGNAGE:**
BUILDING SIGNAGE TO BE PROVIDED BY OWNER, INSTALLATION BY CONTRACTOR. COORDINATE FINAL LOCATION W/ OWNER.



UNIT 8-C
EAST ELEVATION
SCALE: 1/4" = 1'-0"

**UNIT 8-C EAST ELEVATION
PERCENTAGE OF MATERIALS (PER ELEVATION)**

HOOD SIDING / TRIM	46% (235 SF/EA)
TEXTURED CONCRETE	18% (93 SF/EA)
PENETRATION	14% (70 SF/EA)
METAL	20% (100 SF/EA)
TOTAL	100% (500 SF/EA)



UNIT 7-C
WEST ELEVATION
SCALE: 1/4" = 1'-0"

**UNIT 7-C WEST ELEVATION
PERCENTAGE OF MATERIALS (PER ELEVATION)**

HOOD SIDING / TRIM	48% (235 SF/EA)
TEXTURED CONCRETE	20% (100 SF/EA)
PENETRATION	23% (115 SF/EA)
METAL	14% (70 SF/EA)
TOTAL	100% (500 SF/EA)

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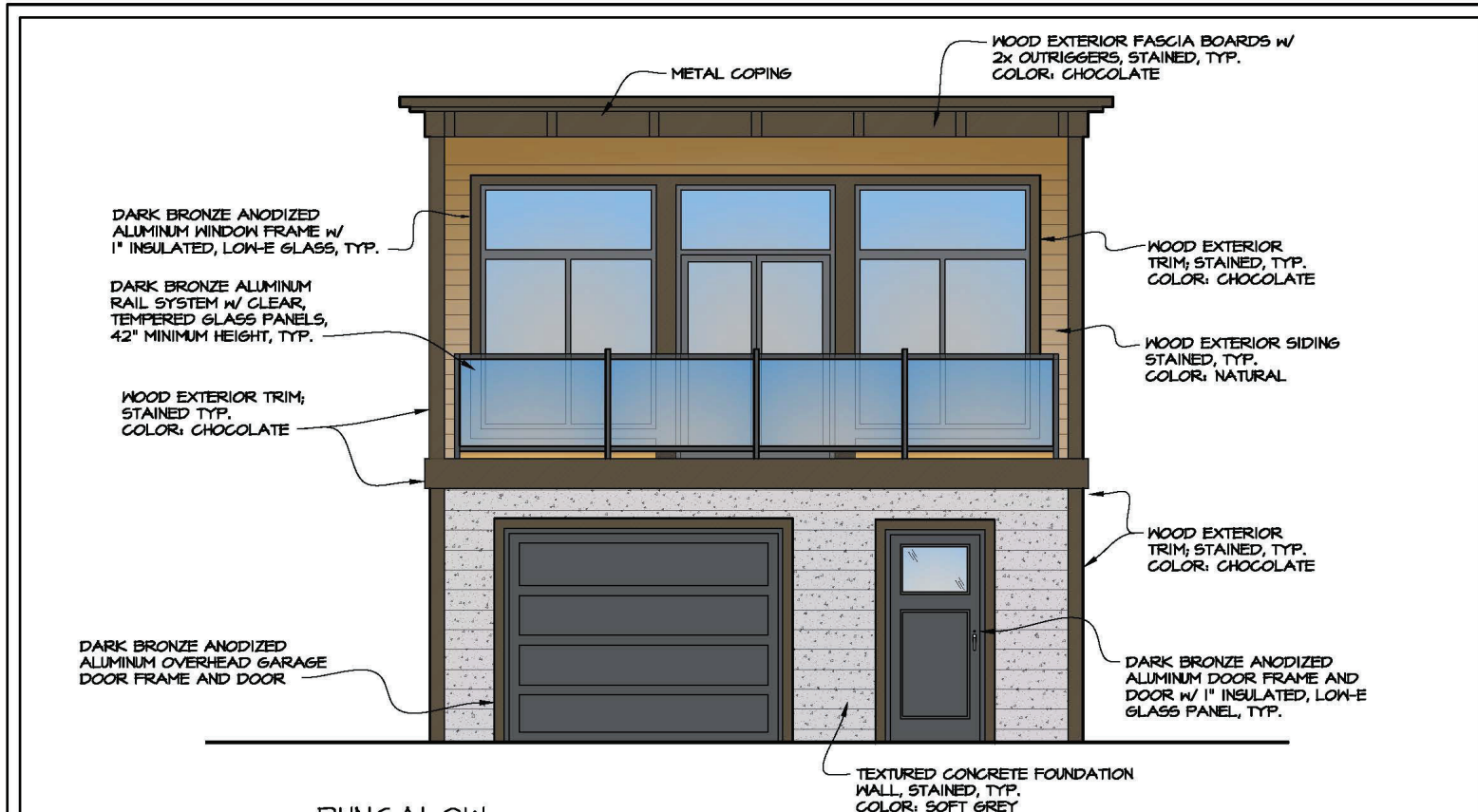
EXTERIOR ELEVATIONS - BUNGALOWS
NEW CONSTRUCTION FOR:
BRIDGES OF TOLEDO
1399 NORTH SUMMIT STREET
TOLEDO, OHIO

PROJECT NO: 09/17/2022
DRAWING NO: 2207
DATE: 06/25/2022
DESIGNER: A.S.H.
A-1.2
3 OF 3 DRAWINGS

DETAILED ELEVATIONS - BUILDING 7 & 8 - SOUTH

PUD-8009-22
ID 8

8 - 30



BUNGALOW
SOUTH ELEVATION (MAUMEE RIVER)

DATE/REVISION:	
01/04/2023	REVISION

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

EX-1

1 OF 7 DRAWINGS

ELEVATION COLOR PALETTE

NEW CONSTRUCTION FOR:

BRIDGES OF TOLEDO

1388 NORTH SUMMIT STREET
TOLEDO, OHIO



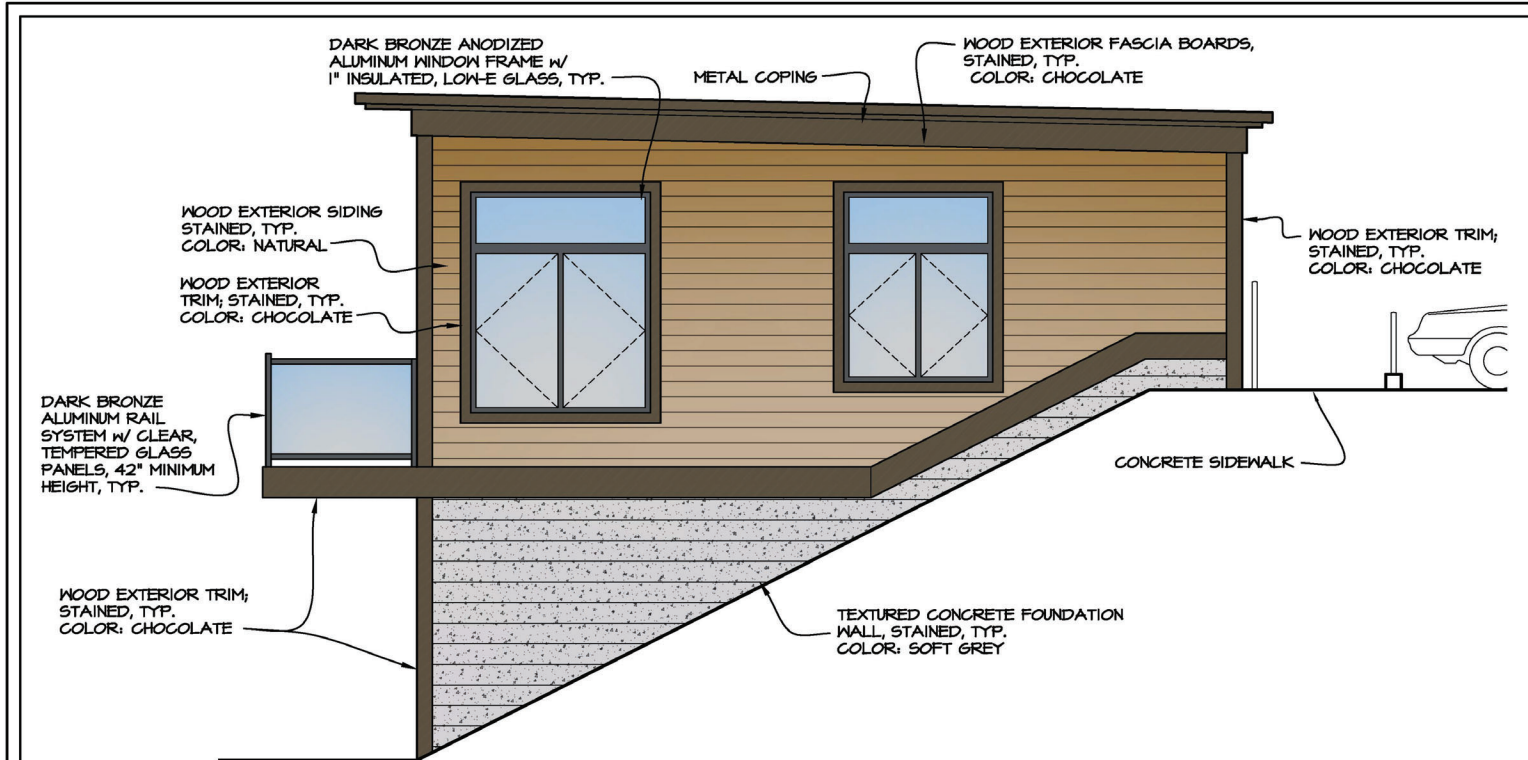
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DETAILED ELEVATIONS - BUILDING 7 & 8 - EAST

PUD-8009-22
ID 8



BUNGALOW
EAST ELEVATION (MAGNOLIA STREET)

DATE/REVISION:
01/04/2023 REVISION

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

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

EX-2

2 OF 7 DRAWINGS



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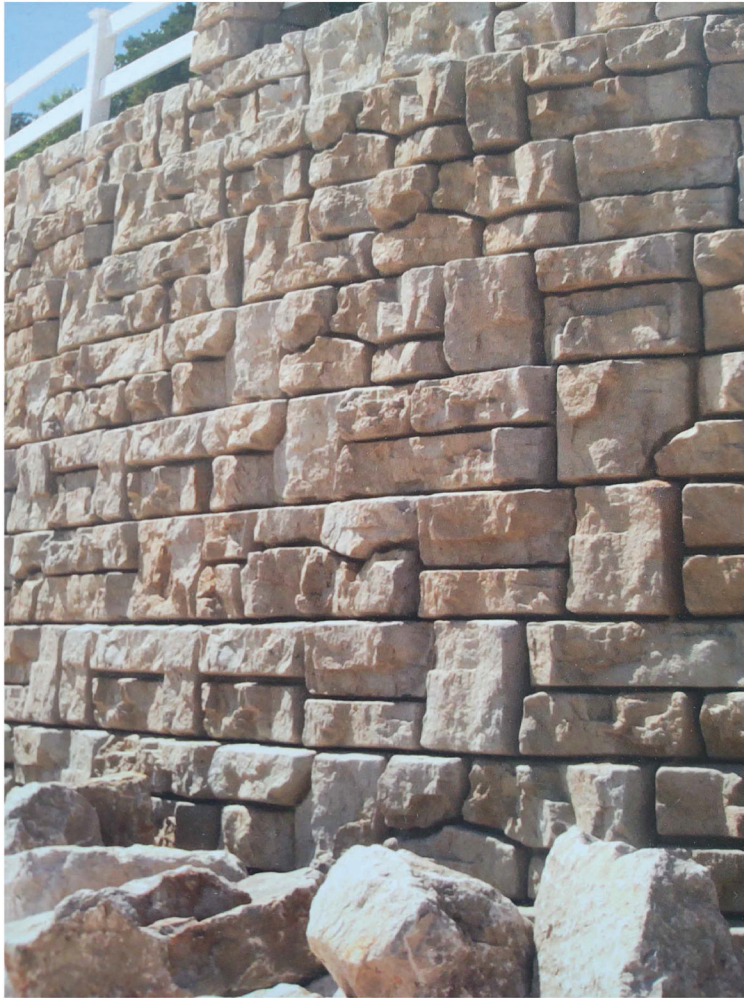
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8 - 31

RETAINING WALL MATERIAL

PUD-8009-22
ID 4



RETAINING WALL
STYLE & ELEVATION
COLOR PALETTE

*FOR REFERENCE ONLY
NOT SUBJECT RETAINING WALL

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RETAINING WALL

NEW CONSTRUCTION FOR:

BRIDGES OF TOLEDO

1300 NORTH SUMMIT STREET

TOLEDO, OHIO

PROJECT NO.: DATE:

22107

10/17/2022

DRAWN BY: CHECKED BY:

A.S.H.

D.N.G.

EX-7

T OF 7 DRAWINGS

EXHIBIT "A" STORM WATER MANAGEMENT

PUD-8009-22
ID 4

September 19, 2022

JONATHAN LATSKO

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

Via email

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

Jonathan,

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

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

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

Let me know if you have any questions.

Best regards,



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

9/19/22, 12:17 PM

Exhibit "A"

image002.png



Storm Sewer
Tie in

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GENERAL INFORMATION

Subject

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

Site Description

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

Area Description

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

GENERAL INFORMATION (cont'd)Combined Parcel History

Z-259-81	-	Zone change from M-2 to C-3 (Ord. 78-82, 1/26/82)
SUP-229-81	-	Special Use Permit for a gasoline station (Ord. 79-82, 1/26/82)
Z-6016-05	-	Zone change from CR Regional Commercial to CN Neighborhood Commercial (PC Approved 8/11/05, CC approved via Ord. 692-05)
Z-8008-22	-	Zone change from CN Neighborhood Commercial to CM Mixed Commercial at 1338 N Summit (PC approved 10/13/22) <i>Companion Case</i> .
PUD-8009-22	-	Planned Unit Development for Multi Family Development at 1338 N. Summit (PC Deferred 12/01/22) <i>Companion Case</i> .

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant and owner of the property located at 1338 N. Summit Street has requested approval for a multi-family development named “Bridges of Toledo” within the Maumee River Overlay (MRO). The ± 1.37 acre site is situated at the south-west corner of Summit Street and Magnolia Street and is currently vacant. To the south of the site is a Downtown Storage Basin, which was developed as part of the Toledo Waterways Initiative and the Maumee river. To the west is an urban prairie with walking path that connects Summit Street to the intersection of Olive and Water Street. To the north of the site is Summit Street, across which is a brewery/distillery, vacant lots, offices, and a warehouse. To the east of the site is Magnolia, across which is light manufacturing. The site is located north-east of the historic Vistula Neighborhood, and within the recently established Community Entertainment District named “Lowertown”. Lowertown has been host of several on-going redevelopment efforts focused on a mix of residential and commercial projects. Due to the site’s location within the MRO, an MRO review is required. This case was deferred December 1, 2022.

STAFF ANALYSIS (cont'd)

The project consists of forty-two (42) units split between eight (8) buildings. Six (6) of which are three-story buildings fronting onto Summit Street with six (6) units each. The remaining two (2) buildings are referred to in the elevations as Bungalows. The Bungalows are two-stories tall, inset into sloped-grade of the site, and facing primarily south-east towards the river. A parking area separates the bungalows and the Summit Street Building.

Maumee River Overlay

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

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

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

Maumee Riverfront Plan – Executive Summary

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

STAFF ANALYSIS (cont'd)

Summit Street Redevelopment Plan

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

Vistula Neighborhood Master Plan

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

Toledo 20/20 Comprehensive Plan

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

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

STAFF RECOMMENDATION

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

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

REF: MRO-2-22... February 9, 2022

MAUMEE RIVER OVERLAY REVIEW
TOLEDO PLAN COMMISSION

REF: MRO-2-22

DATE: February 9, 2023

TIME: 2:00 P.M.

JGL

Two (2) sketches follow

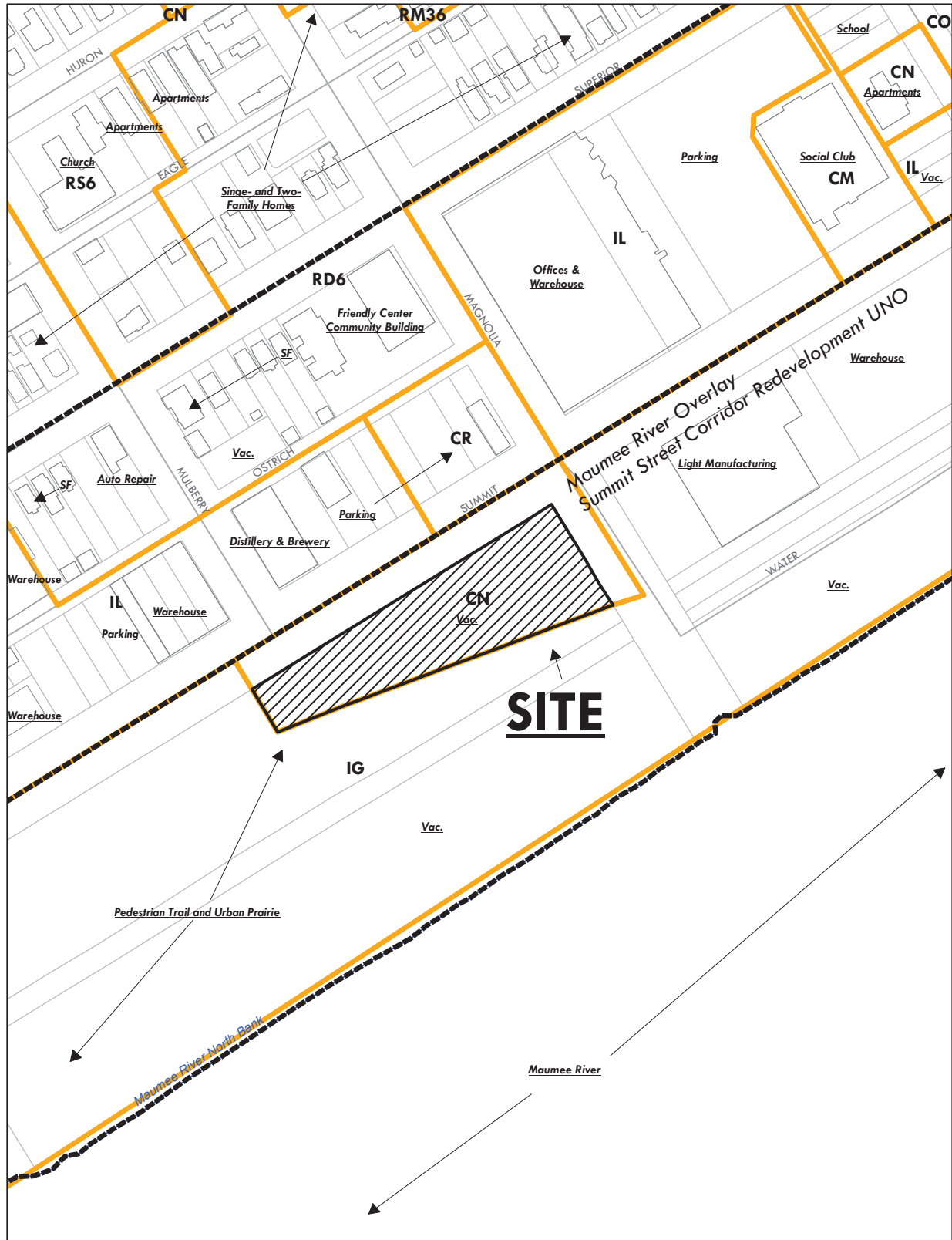
GENERAL LOCATION

MRO-2-22
ID 4



ZONING & LAND USE

MRO-2-22
ID 4



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GENERAL INFORMATION

Subject

- Request - Amendment to a Special Use Permit Originally Granted by Ordinance 524-85, and Ordinance 852-86 for the raze and rebuild of a gas station and canopy.

- Location - 950 W Alexis Road

- Applicant - Mike Singh
615 Oak St.
Toledo, OH 43605

- Owner - EAG LLC
1752 Stanley Dollar Dr.
Apartment 2B
Walnut Creek, CA 94595

- Engineer - Michael Cappelletty
Cappelletty Engineering
6145 Douglas Rd.
Toledo, OH 43613

Site Description

- Zoning - CR / Regional Commercial
- Area - ± 0.83 acres
- Frontage - ± 187' along Alexis Road
± 154' along Lewis Avenue
- Existing Use - Gas Station
- Proposed Use - Gas Station

Area Description

- North - CR-SO / Bank, Alexis Park Shopping Center
- South - CR / Vacant Gas Station
- East - CR-SO / Drive-thru restaurant
- West - CR / Gas Station

GENERAL INFORMATION (cont'd)Parcel History

Z-178-65	-	Rezoning from R-2 and C-3 to C-4 (PC Approved 3/10/66, CC Approved via Ordinance 584-66).
Deed Acceptance	-	Acceptance of a deed for public street and road purposes (CC approved 7/29/68 via Ord. 677-68).
SUP-67-85	-	Special Use Permit for Self Service Gasoline Sales (PC Approved 6/20/85, CC Approved via Ordinance 524-85).
SUP-225-86	-	Amendment to a special use permit for self-service gasoline sales and mini-mart to add kiosk money machine (PC Approved 11/6/86, CC approved via Ordinance 852-86).

Applicable Plans and 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 a gas station at 950 W Alexis Road. The ±0.83 acre site is currently occupied by a vacant gas station, originally constructed in 1986. The site, located on the north-east corner of Lewis and Alexis, is surrounded by a bank and shopping center to the north, a drive-thru restaurant to the east, Alexis Road and a gas station to the south, and Lewis Avenue and a gas station to the west. A special use permit is required in order to operate a gas station in CR Regional Commercial zoning.

The proposed gas station includes five (5) pump islands, for a total of ten (10) pumps, and a four-thousand (4000) square foot convenience store. A drive-thru window is planned for the northern wall of the convenience store.

Use Regulations

Pursuant to TMC§1104.0900(C) – *Gasoline and Fuel Sales*, New Gasoline and Fuel Sales facilities that are proposed near the intersection of two major roads are presumed to be appropriately located. Alexis Road and Lewis Avenue are both major roads; by these parameters the site is acceptable for a gas station. Free air, water, and restrooms are required within all gas stations. Canopies shall be set back a minimum of ten (10') feet from the property line, and gas pump islands a minimum of fifteen (15') feet. The proposed site plan complies.

STAFF ANALYSIS (cont'd)Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*, parking totals are calculated by the cumulative number required by all uses present on the site:

- Convenience Stores require one (1) parking space per three-hundred (300) square feet of floorspace.
- Gas Stations require one (1) parking space per three-hundred (300) square feet of floorspace, as well as one (1) parking space per pump, including the space at the pump.

The minimum number of spaces for the site is twenty (20) spaces. The site plan provides fifteen (15) parking spaces along the eastern property line, as well as one parking space at each pump, for a total of twenty-five (25) spaces.

The site is required to have a minimum of one (1) stacking space per gasoline pump island, which have been provided. The drive-thru is required to have seven (7) stacking spaces per TMC§1107.1601 – *Vehicle Stacking Area*. The site plan provides the appropriate quantity of stacking. Bicycle parking is required at a rate of one (1) per ten parking spaces. None are shown and shall be required on a revised site plan.

The site is required to provide safe flow per pedestrian use per 1109.0204. A revised site plan shall be required to depict at least one walkway connecting the sidewalk going along either Alexis or Lewis to the front door of the building.

Landscaping

Pursuant to TMC§1108.0202 – *Frontage Greenbelt*, the site is required to have a fifteen-foot (15') planted landscape buffer along all street frontages. The buffer must contain at least one (1) tree for every thirty feet (30') of frontage. When a parking lot is proposed along the frontage greenbelt, there shall also be a solid evergreen hedge to screen the parking lot so that no headlights of any vehicles can be seen from the public street. A greenbelt is provided along Alexis and Lewis: as depicted it does not include all required plantings. In order to meet the requirement of one tree for every 30 feet (30') of frontage, seven (7) total trees shall be required along Alexis Road (four (4) are shown), and six (6) total trees along Lewis Avenue (four (4) are shown). A continuous line of shrubs is provided along the site, however gaps exist where the proposed rain gardens are located. The shrub line shall be required to be brought all the way along the parking area, and cannot be located within the rain garden. Corrections shall be shown on a revised landscape plan.

Mitigating the impacts of urban heat islands created by impermeable surfaces, as well as beautifying parking areas is an objective of the Zoning Code. A step towards achieving this goal is implemented in TMC§1108.0204 – *Parking Lot Landscaping (Interior and Perimeter)* which applies to CR-Regional Commercial off-street parking lots containing five (5) or more parking spaces. 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 fifteen (25) parking spaces, requiring a minimum of five-hundred (500) square feet of interior landscaping. The provided perimeter

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

landscaping meets this requirement. Landscape terminal islands must be provided at the end of each parking row, none are depicted and shall be required in a revised landscape plan. 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 seven (7) trees and twenty-one (21) shrubs are required in the interior, which have been provided in the landscape plan.

Pursuant to TMC§1108.0205 – *Interior Site Landscaping*, new Commercial developments are required to provide one two-inch caliper tree for every 1,000 square feet of building coverage, as well as foundation plantings along all portions of the building visible from the public right of way, which has been provided for in the landscape plan.

Two (2) rain gardens are proposed within the frontage greenbelt. Said rain gardens may occupy up to 50% of the actual available greenspace, and are permissible as depicted. The stormwater treatment facility must be planted and landscaped, and may not reduce the other landscaping requirements provided within the TMC. The rain gardens must be planted with turf, trees, and/or perennial plant materials chosen from lists provided by the Rain Garden Initiative. The design of said rain gardens must be approved by the Department of Public Utilities. A revised landscape plan depicting the plantings within the rain gardens shall be submitted to the Plan Director for approval.

Design Standards

Submitted elevations for the building meet the design standards of TMC§1109 – *Design Standards*. The designers have worked with Plan Commission Staff to create a functional, visually appealing, and compliant building within the geometric constraints of the site. A combination of brick, stucco, metal, and glass are utilized for the structure.

The south (front) elevation features two primary entrances, framed by a transparent glass storefront system. The top band around the building is stucco, with the rest being brick. Lighting is affixed to stucco banding. The façade is broken up by pillar projections to provide a more human-scale to the front.

The west elevation continuous the glass storefront system, and uses an architectural recession in the brick to match the cadence of the windows on the northern half. The east elevation mirrors the design without the inclusion of windows. The southern elevation is not easily visible from the right-of-way and is composed of an architectural block. The stucco banding and lights wrap around all four (4) elevations.

The proposed building design meets the standards and intent of TMC§1109, and all materials used are within the allowable limits as outlined in TMC§1109.05500 Building Façade Materials and Colors.

STAFF ANALYSIS (cont'd)

Design Standards (cont'd)

Gas station canopies are required to use support columns that are brick, brick base, or other durable material compatible with the principal building. Elevations for the proposed canopy have not been submitted and shall require approval from the plan director subject to these design requirements. No waiver to these design requirements shall be granted without amendment to the special use permit.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for regional commercial land uses. Regional and general commercial land uses are intended for predominantly large-scale commercial uses which can accommodate auto-oriented development. The proposed gas station conforms with the Toledo Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-12003-22, Amendment to a Special Use Permit Originally Granted by Ordinance 524-85, and Ordinance 852-86 for the raze and rebuild of a gas station and canopy at 950 W. Alexis, 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(A) – *Review & Decision-Making Criteria*); and,
2. The request is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC§1111.0706(C) – *Review & Decision-Making Criteria*).

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-12003-22, Amendment to a Special Use Permit Originally Granted by Ordinance 524-85, and Ordinance 852-86 for the raze and rebuild of a gas station and canopy at 950 W. Alexis, to Toledo City Council subject to the following **forty-eight (48)** 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)

Division of Engineering Services

1. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8” thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins.
4. The stormwater plan can be considered substantially complete for site plan purposes, but further stormwater review is necessary for approval of a construction permit. The review necessary for it begins with a full submittal of multiple items as outlined on the regional submittal cover sheet, listed under the heading for submittal step 1: <https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>
5. Toledo infrastructure requirements for stormwater management of a project of this size are per the document available online in the drop down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>
6. Following a stormwater review, additional new or updated items are needed to complete the applications:
 - a. As outlined on the stormwater submittal cover sheet, submittal step 2.
 - b. Fee and a Toledo Licensed Sewer Contractor for the construction permit.
7. The underground detention system (UDS) is proprietary and outside the scope of the City’s services for sewer inspection. The following notes shall be added to the plans:
 - a. The Contractor shall have the underground detention system manufacturer’s representative on-site during the installation of the UDS. This representative shall advise the contractor as to the required installation procedures for the UDS.
 - b. The City of Toledo will be provided with an as-built signature by an Ohio P.E. representing the detention system manufacturer with the certification statement to the effect of: ‘I certify that the underground detention system was installed in accordance with the manufacturer’s installation requirements and that the underground detention system will function as designed in accordance with the contract documents.’

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

8. Sanitary sewer services for this development is available subject to the Rules and Regulations of the Department of Public utilities.
9. 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.
10. If there are 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 developers cost.
11. 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.

Water Distribution

12. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
13. Detailed plans for the proposed water main shall be submitted to the Division of Water Distribution for review and approval.
14. The water meter setting detail, including meter bypass (if applicable) and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S Erie Street, Toledo, OH 43604 for review and approval. Approval of site utility plan is contingent on approval of meter setting and backflow preventer.
15. All commercial properties are required to have approved backflow protection devices
16. installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ (800) 414-4990. Contact the Division of Water Distribution (419-392-2032) to verify the backflow prevention requirements for the site.
17. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
18. Sheet C1:
 - a. Under General Notes, #2 references Division of Engineering/Services in two locations. Please refer to the new division, Engineering and Construction Management.
 - b. GIS shows a 1" possible lead service to the site. No tap card was able to be located. If the existing service is lead, that service will need to be abandoned and a new service installed by the City of Toledo at the Developer's expense.

STAFF RECOMMENDATION (cont'd)

Sewer and Drainage Services (S&DS)

Comments not received at time of print.

Bureau of Fire Prevention

19. The project shall comply with the requirements set for in OBC 2017 Chapter 4 and OFC 2017 Chapter 23.

Division of Environmental Services

20. 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 the 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 work hours.
21. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
22. 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.
23. Applicant is strongly encouraged to plant low maintenance and non-invasive trees, shrubs and perennials.
 - i. http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_ohio_Invasive_Plant_Species.pdf
24. 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.

STAFF RECOMMENDATION (cont'd)

Division of Transportation

25. Bicycle parking is required per TMC 1107.0900.
26. Pedestrian Crossing is required from the accessible parking loading area to the building sidewalk per TMC 1107.1602.

Plan Commission

27. At least one (1) van accessible parking space shall be provided (TMC§1107.1701). **Acceptable as depicted.**
28. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700.
29. Elevations shall meet the design criteria of TMC§1109.0501. At least 80% of each elevation visible from the right-of-way shall be composed of predominant materials and no greater than 20% shall be composed of accent materials. The provided elevations utilize glass storefronts, brick, stucco, and metal, in acceptable proportions. **Acceptable as depicted.**
30. Elevations for the canopy shall be required to be submitted. Said canopy shall use support columns that are brick, brick base, or other durable material compatible with the principal building.
31. Litter receptacles for the use of parking area users and others, must be provided in off-street parking areas per TMC§1107.1910.
32. Pedestrian connectivity from the sidewalk on Alexis or Lewis shall be provided to the primary entrance.
33. Window signage is limited to 25% of the total window area, per the Sign Code (TMC§1391.02.R).
34. Free air (with the capacity of filling standard automobile tires), water, and restrooms shall be provided and maintained during operating hours of the station.
35. Hours of operation are limited to 5:30 am to 1 am, per TMC§1104.0601.
36. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code **Acceptable as depicted.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

37. The minimum number of parking spaces for this site as indicated in TMC§1107.0300 – Off-street parking schedule “A” is twenty (20), including parking spaces at gas pumps. The site plan indicates twenty-five (25) parking spaces. **Acceptable as depicted.**
38. Bicycle parking shall be placed within proximity to the primary entrance of the building to allow for safe use of the facility for cyclists entering the site from either frontage. A minimum of three (3) bicycle parking spaces are required. **Acceptable as depicted.**
39. 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.
40. 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. Existing signage on site shall be considered abandoned and shall be removed.
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 (15’) foot landscape buffer along Lewis is required containing six (6) trees. **Not acceptable as depicted, additional trees required.**
 - b. A fifteen (15’) foot landscape buffer along Alexis is required containing seven (7) trees. **Not acceptable as depicted, additional trees required.**
 - c. Perimeter landscaping is required around the parking lot to screen headlights from right of way. Additional shrubs stretching the entire length of the paved area along Lewis and Alexis are required. **Not acceptable as depicted.**
 - d. Twenty (20) square feet per parking space of internal landscaping is required. **Acceptable as depicted.**
 - e. Foundation plantings around all portions of the building visible from right-of-way is required. **Acceptable as depicted.**
 - f. Landscape islands/peninsulas are required at the end of each parking row. **None depicted, not acceptable as depicted.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- g. Landscape areas within the parking area must be peninsular or island types and must be constructed with six-inch (6") by eighteen-inch (18") concrete curbing, cast-in-place, extruded, or by some other process approved by the Planning Director;
- h. All parking spaces must be within 100 linear feet of a landscaped area; acceptable as depicted.
- i. 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.
- j. Topsoil must be back filled to provide positive drainage for the landscape area.
- k. 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.
- l. The location, height, and materials for any fencing to be installed and maintained; Pursuant to TMC§1105.0402(A)(1), fences may not exceed three and a half feet (3.5') in height in the required front setback.
- m. Rain gardens shall not occupy more than 50% of the actual available greenspace in the frontage greenbelt. **Acceptable as depicted.**
- n. The stormwater treatment facility must be planted and landscaped, and may not reduce the other landscaping requirements provided within the TMC.
- o. The bio-retention facility must be designed to infiltrate to drain dry or have a bottom slope minimum of 1% to drain dry.
- p. Side slopes shall have a maximum side slope no more than 3:1 (three units horizontal to one unit vertical).
- q. Concrete drainage structures must be located to provide maximum benefit for stormwater treatment effectiveness, and must also be mostly concealed within the side slope, and be surrounded by landscape screening rather than visibly protruding into the landscaping.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- r. Rock shall only be permitted when designed for dissipation of velocity at locations of concentrated stormwater runoff or for pretreatment considerations according to design guidelines.
 - s. The design of the bioretention area must be approved by DPU & the Plan Director, including but not limited to: a maintenance-free outlet, no stone, riprap, concrete or other impervious materials unless required by the ODNR Rainwater and Land Development manual and approved by the Division of Engineering services, and a design which is in accordance to the State of Ohio Construction General Permit and the City Storm Water Management Plan.
 - t. A detailed planting plan for the proposed rain gardens is required. The rain gardens must be planted with turf, trees, and/or perennial plant materials chosen from lists provided by the Rain Garden Initiative. The design of said rain gardens must be approved by the Department of Public Utilities. **No planting plan submitted.**
 - u. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage. **Acceptable as depicted.**
 - v. 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'.
42. 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.
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. 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.

REF: SUP-12003-22. . . February 9, 2023

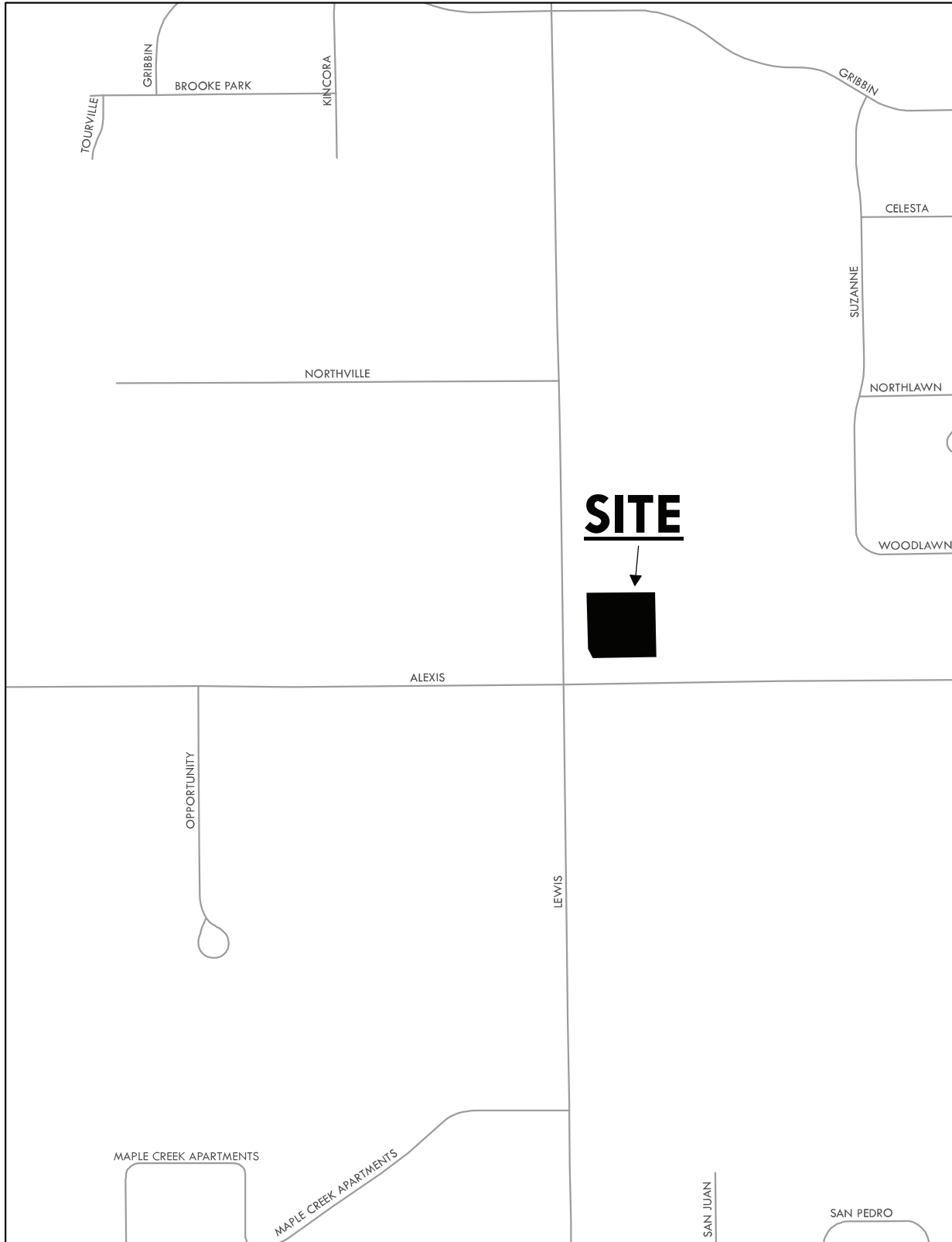
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-12003-22
DATE: February 9, 2023
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 13, 2023
TIME: 4:00 P.M.

JGL
Five (5) sketches follow

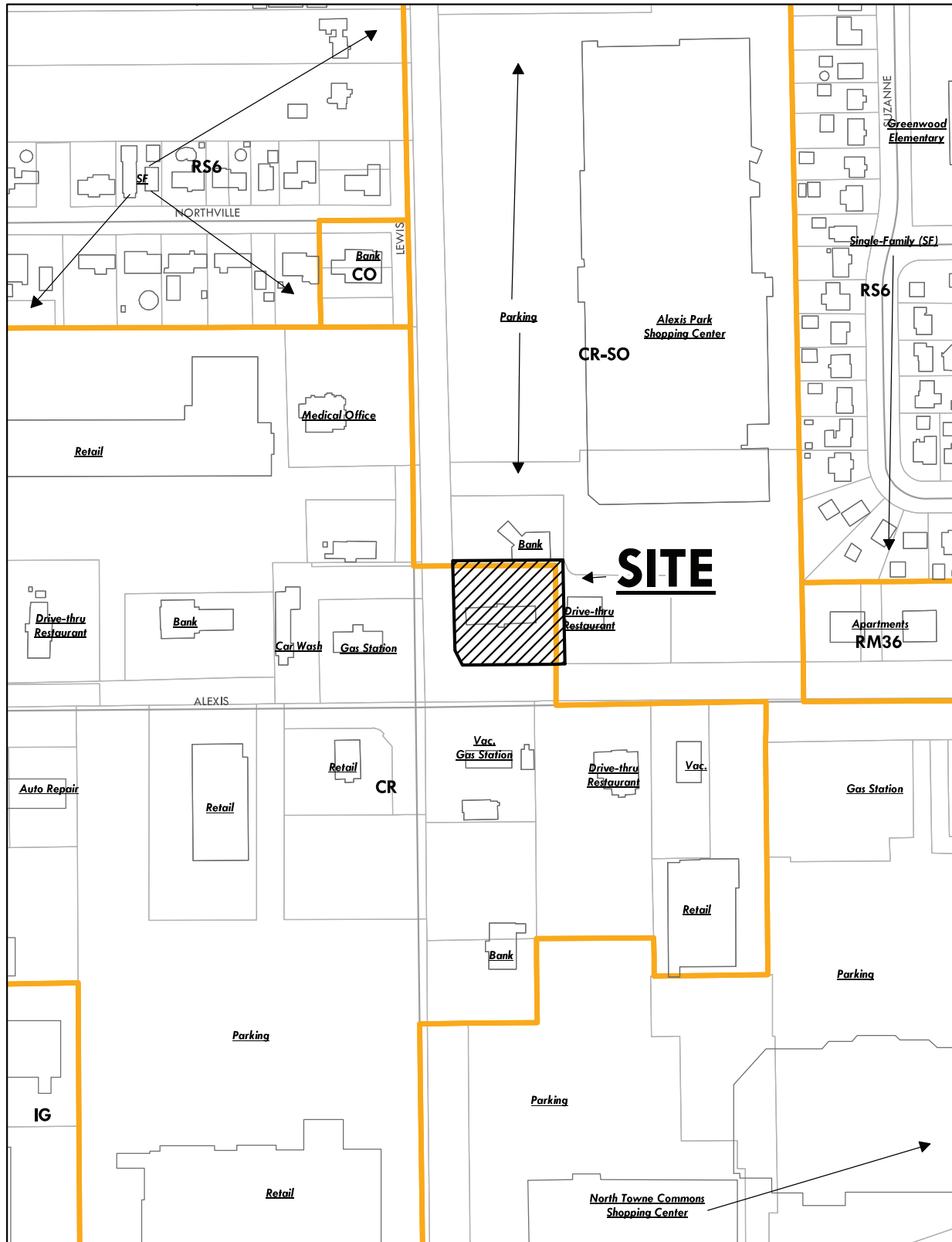
GENERAL LOCATION

SUP-12003-22
ID 71



ZONING & LAND USE

SUP-12003-22
ID 71

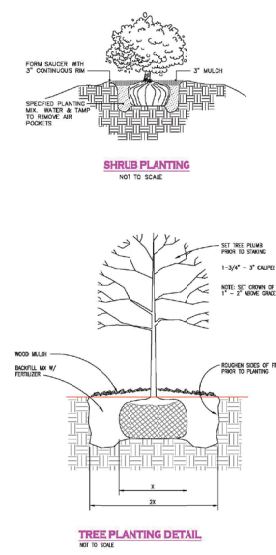
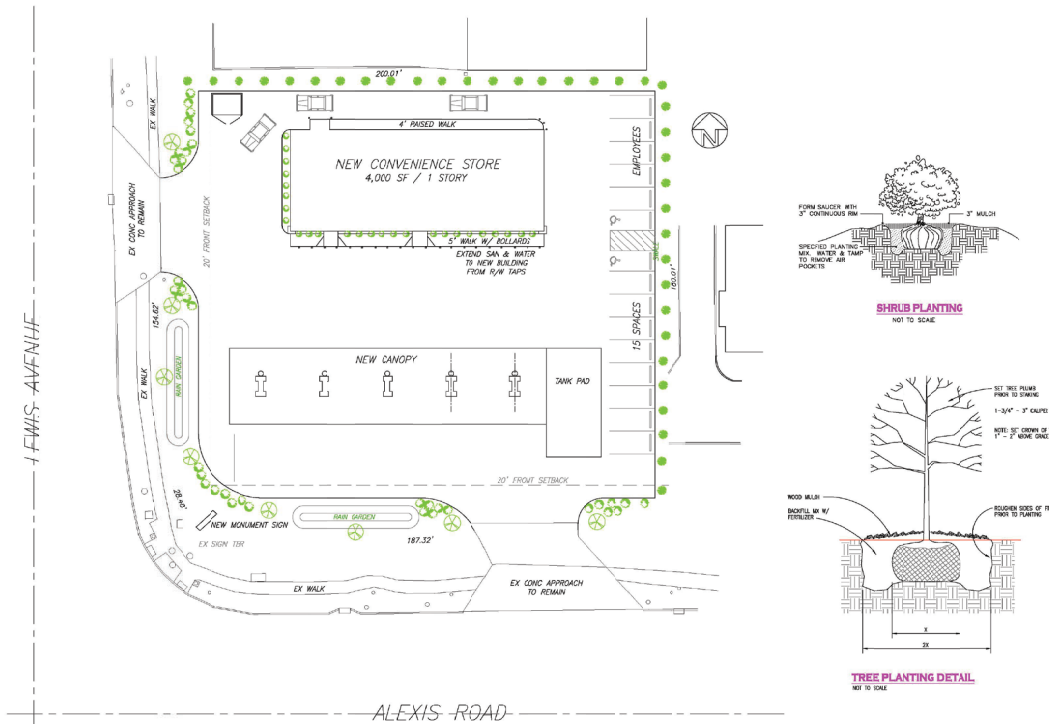


LANDSCAPE PLAN

SUP-12003-22
ID 71



CONVENIENCE STORE / FUEL SALES 950 W. ALEXIS ROAD



LANDSCAPE SCHEDULE

PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	ACER RUBRUM RED SUNSET	RED MAPLE	3\"/>	

RAINGARDEN DESIGN WILL BE SUBMITTED SEPARATELY IF APPROVED FOR USE

DEVELOPER : SINGH FAMILY OF SOUTH TOLEDO
615 94K ST
TOLEDO, OHIO 43605
ENGINEER : MICHAEL CAPPELLETY, P.E.
6145 DOUGLAS RD.
TOLEDO, OHIO 43613
PHONE/FAX (419) 475-8200

General Notes

NO.	Revision/Issue	Date

Firm Name and Address

CAPPELLETY
ENGINEERING-CONSTRUCTION
5152 DOUGLAS RD. TOLEDO, OHIO 43613
PHONE AND FAX NO. (419) 475-8200

Project Name and Address

LANDSCAPING
950 W. ALEXIS RD.

Project	Sheet
Date: 01/17/23	LI
Scale: 1"=20'	

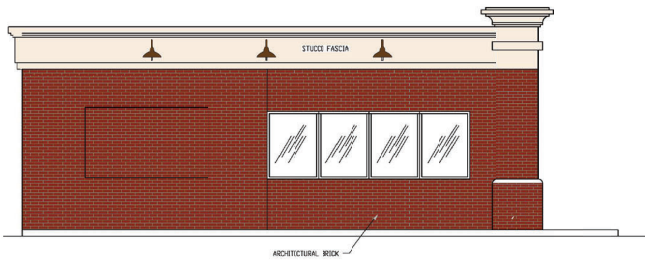
10-17

ELEVATIONS

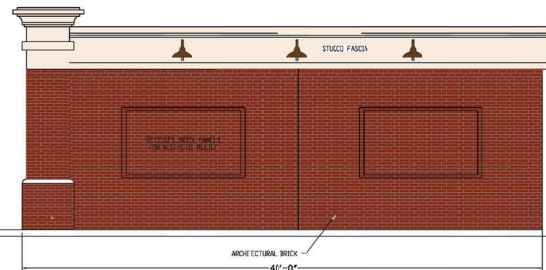
SUP-12003-22
ID 71



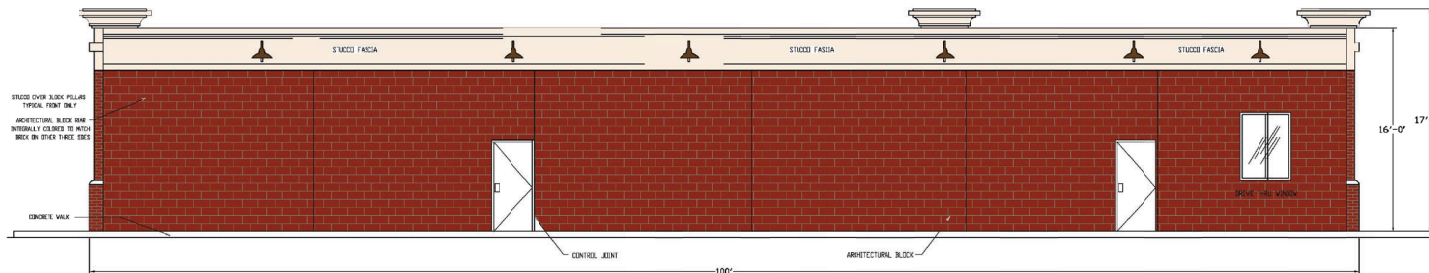
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

General Notes

1. All work shall be in compliance with all applicable national, state, and local codes and regulations.
2. All materials and construction shall be in accordance with construction standards and specifications of the State of Ohio, and City of Toledo.
3. The finishes shall be as indicated on the Drawings or specified separately.

No.	Revision/Issue	Date

Prep Name and Address
CAPPELLETTY
 ENGINEERING-CONSTRUCTION
 5152 DOUGLAS RD. TOLEDO, OHIO 43613
 PHONE AND FAX NO. (419) 475-8200

Project Name and Address
ELEVATIONS

Sheet	A2
Date	01/25/23
Scale	1/4"=1'-0"

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Day Care Center
Location	-	1822 Upton Avenue
Applicant	-	Deniece Overton 1822 Upton Avenue Toledo, OH 43607
Engineer	-	Timothy O'Brien, P.E. Benchmark Engineering Group, Inc. 3161 North Republic Boulevard Toledo, OH 43615

Site Description

Zoning	-	RD6 / Duplex Residential
Area	-	±0.12 Acres
Frontage	-	±40' along Upton Avenue
Existing Use	-	Type A Day Care Center
Proposed Use	-	Day Care Center

Area Description

North	-	Single Family Homes / RD6
South	-	Single Family Homes / RD6
East	-	Single Family Homes / RD6
West	-	Vacant lot (former school site) / RD6 & RS9

Parcel History

SUP-8001-19	-	Special Use Permit for a Type A Family Day Care at 1822 Upton Avenue (PC disapproved 10/10/19, City Council approved 11/26/19 via Ord. 556-19).
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Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a Day Care Center at 1822 Upton Avenue. The ±0.12-acre site is zoned RD6 Duplex Residential and occupied by an existing single-family household with a Type A Family Day Care. Surrounding land uses primarily consist of single-family homes with green space from a former school site across Upton Avenue to the west.

The applicant currently operates a Type A Family Day Care at the site. The applicant is requesting the Special Use Permit in order to expand the existing day care into a Day Care Center. A Special Use Permit is required for all Day Care Centers when located within a residential zoning district.

Use Regulations

Per TMC§1104.0703(B), Day Care Centers must have frontage on a major street. According to the Toledo-Lucas County Major Street and Highway Plan, this portion of Upton Avenue is classified as a Local Collector and not considered a major street. Because Upton Avenue is not classified as a major street, this location does not meet the use regulation. As a result, the applicant is pursuing a waiver of TMC§1104.0703(B).

Additionally, in accordance with TMC§1104.0703(D)&(E), Day Care Centers are required to provide at least thirty-five (35) square feet of usable indoor space for each person in care and sixty (60) square feet of outdoor space for each person in care using the outdoor area at any one time. According to the submitted site plan, the site can legally accommodate a maximum of nineteen (19) children in care. Additionally, the site plan submitted depicts a fenced play area that is ±938 square feet, which would allow fifteen (15) children to use the outdoor space at one time.

Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*, a Day Care Center is required to have one (1) parking space per six (6) person-capacity or one (1) parking space per 400 square feet, whichever is greater. The minimum number of off-street parking spaces required for the proposed day care center is three (3) parking spaces. The site plan depicts three stacked parking spaces on a single ribbon driveway that terminates into a paved concrete driveway towards the rear of the property. Additionally, the site plan depicts a new 20' x 5' concrete pad near the drop off area in front of the house. However, according to TMC§1107.1202, no parking space may be located within the front yard, except that parking spaces for detached houses, attached houses, and duplexes may be located on a driveway. The proposed 20'x5' concrete pad in front of the house is not permitted to be used as parking and listed as a condition of approval.

The applicant has submitted an agreement from the adjacent property owner at 1818 Upton Avenue for the Day Care Center to utilize their driveway for parking, loading, and pick-up drop-off area. Unfortunately, this residential driveway space is not suitable for a commercial Day Care Center. Additionally, the division of Transportation has objected to the proposed parking layout and pick-up drop-off area.

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 one (1) van accessible space with an eight-foot (8') drive aisle for persons with physical disabilities. If approved, this space shall be required to be shown on a revised site plan.

Bicycle parking is required pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. The proposed plan requires one (1) bicycle parking space be provided on site. If approved, the bicycle parking shall be shown on a revised site plan.

The Division of Transportation has reviewed the submitted site plan and objects to the approval of the proposed parking for the day care center. First, one (1) van accessible parking space with an 8' loading area and accessible parking signage is required per TMC§1107.1702 & TMC§1107.1704. Second, bicycle parking is required per TMC§1107.0900. Third, all off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, asphalt or other dust-free material per TMC§1107.1906, grass and dirt are not permitted for driveway and parking areas. Fourth, a parking lot with drive aisles and a turnaround are required and must conform to TMC§1107.1904 and TMC§1107.1911, backing out onto Upton Avenue is not permitted for this use and blocking a parked vehicle is not allowed. Finally, all parking spaces are required to be a minimum of 9'x18' per TMC§1107.1911. If approved, the applicant shall submit a revised site plan addressing the Division of Transportation's conditions of approval.

Landscaping

As required under TMC§1104.0703(E), sixty (60) square feet of useable outdoor space must be provided for each person in care using the outdoor area at any one time. Additionally, a Type B landscape buffer shall be provided around the outdoor space in accordance with TMC§1108.0203(F). This buffer shall be a minimum of ten-feet (10') in width and consist of four (4) canopy trees and fifteen (15) shrubs installed every 100 linear feet. Pursuant to TMC§1108.0203(D)(2), a fence, wall, or berm six-feet (6') to eight-feet (8') in height may be used and can substitute for the shrub requirements.

The site plan submitted depicts the outdoor play area in the back of the property surrounded by a solid six-foot (6') fence. The proposed landscape buffer is approximately one-hundred and thirty-six (136) feet in total length, and shall include six (6) canopy trees. The site plan submitted depicts six (6) deciduous trees around the outdoor play area and satisfies the minimum landscaping requirements.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for single-family residential land uses. The single-family residential district was intended to accommodate the development of single dwelling units on individual lots to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are compatible with residential neighborhoods. Additional uses may include libraries, schools, churches, and community centers.

The proposed Day Care Center conforms to the future land use designation, however the property is not located on a major street, as defined in the “Major Streets and Highway Plan”. Therefore, staff recommends disapproval of the request because the proposed use does not comply with the applicable provisions of the Zoning Code. Additionally, the Division of Transportation has objected to the approval of the Day Care Center in a residential area due to the traffic associated and day-to-day activities.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-12002-22, a Special Use Permit for a Day Care Center at 1822 Upton Avenue, to Toledo City Council for the following three (3) reasons:

1. The proposed use does not comply with all applicable provisions of this Zoning Code (TMC§1111.0706(B) – *Review & Decision-Making Criteria*).
2. The request is not compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, etc.) (TMC§1111.0706(C) – *Review & Decision-Making Criteria*); and
3. The Division of Transportation has objected to the approval of the Day Care Center.

The staff recommends that the Toledo City Plan Commission make the following recommendations to the Toledo City Council on the waivers requested for the Day Care Center at 1822 Upton Avenue:

Chapter 1104 Use Regulations

Sec. 1104.0703 – Day Care Center

B. Location

A Day Care Center must have building frontage on a major street.

Disapprove a waiver to allow a Day Care Center to be located off of a major street.

Although staff is recommending disapproval, conditions of approval are included and listed by agency of origin as Exhibit “A” for informational purposes.

REF: SUP-12002-22... February 9, 2023

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-12002-22
DATE: February 9, 2023
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 15, 2023
TIME: 4:00 P.M.

RS
Three (3) sketches & Exhibit "A" follows

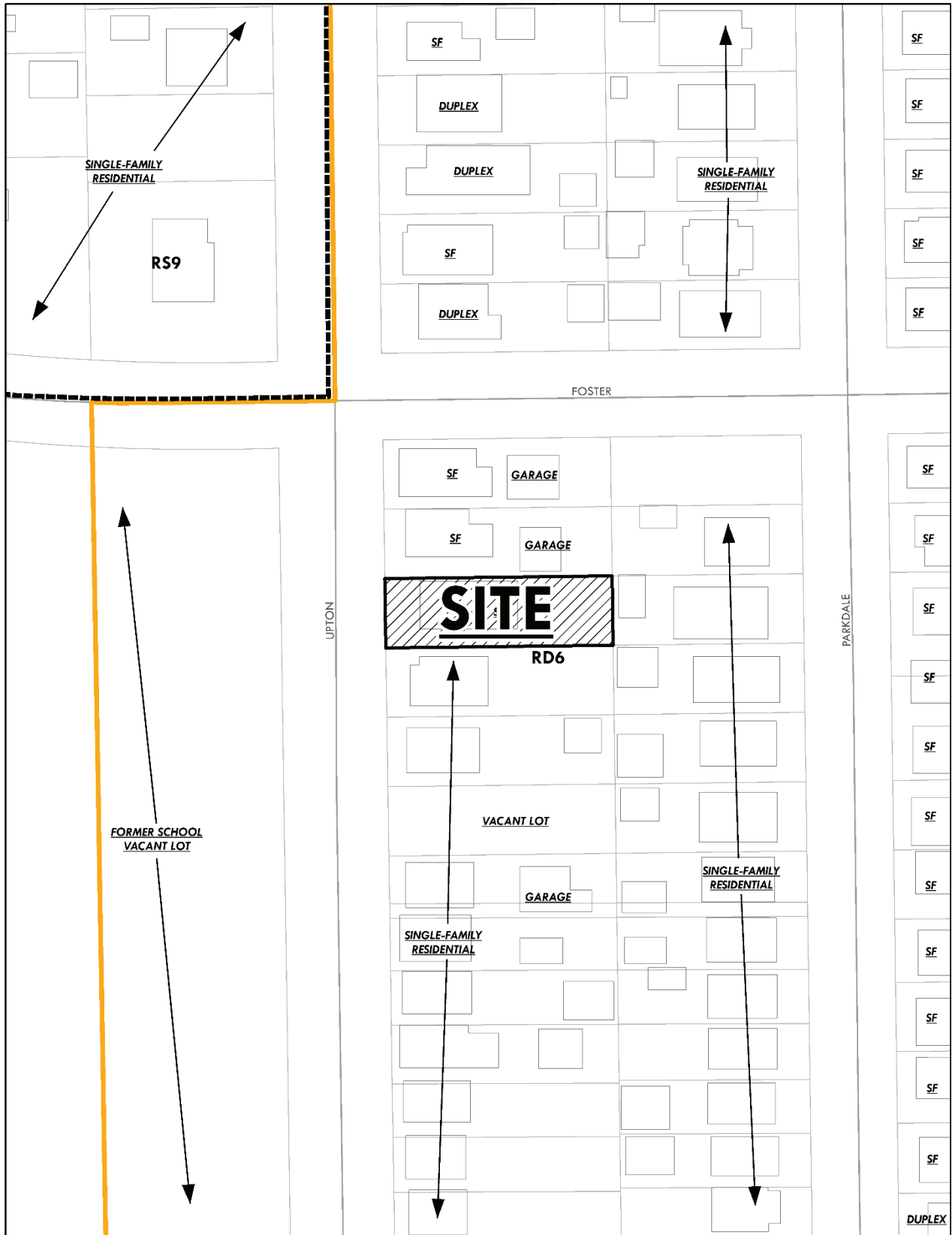
GENERAL LOCATION

SUP-12002-22
ID 36



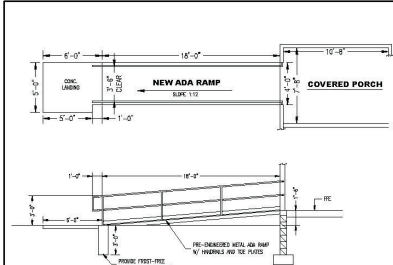
ZONING & LAND USE

SUP-12002-22
ID 36



SITE PLAN

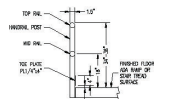
SUP-12002-22
ID 36



ADA RAMP DETAIL
SCALE: 1/8"

HANDRAIL NOTES:

- HANDRAILS SHALL BE GRASPABLE AND SHALL BE COMPOSED OF BICKY-REDUCED AND/OR CORROSION RESISTANT MATERIAL.
- THE HAND GRIP PORTION, IF CIRCULAR, SHALL BE BETWEEN 1-1/4" AND 2-1/4" IN CROSS SECTION. SHAPES OTHER THAN CIRCULAR SHALL HAVE A PERMITTED DIMENSION BETWEEN 1" AND 4-1/4" WITH A MAXIMUM CROSS SECTIONAL DIMENSION OF 2-1/4".
- ALL SURFACES SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.
- HANDRAILS SHALL RUN CONTINUOUSLY FROM A POINT DIRECTLY OVER THE LOWER RISE TO A POINT DIRECTLY OVER THE HIGHER RISE AND SHALL RETURN TO THE CURB AT EACH END.
- HANDRAILS MAY BE INTERRUPTED AT GUARD POSTS ONLY AT A TURN IN THE STAIR.



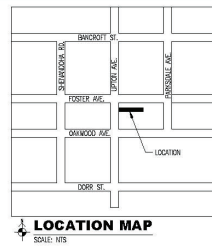
HANDRAIL DETAIL
SCALE: 1/8"

ADA RAMP NOTES:

409. RAMP
- 409.1 RAMPS AND ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 409.
- 409.2 RAMP RISES SHALL HAVE A MAXIMUM SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12.
- EXCEPTION: IN EXISTING BUILDINGS OR FACILITIES, RAMP SHALL BE PERMITTED TO HAVE SLOPES STEEPER THAN 1:12 COMPLYING WITH TABLE 409.2 WHERE SUCH SLOPES ARE NECESSARY DUE TO SPACE LIMITATIONS.
- 409.3 CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
- 409.4 FLOOR SURFACES SHALL BE SLIP-RESISTANT AND SLIP RESISTANT OPENINGS IN FLOOR SURFACES SHALL BE OF A SIZE THAT DOES NOT PERMIT THE PASSAGE OF A 1/2" HIGH SPHERE SPICES. EXPOSED VENTRIMS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE PROGRESSIVE DIRECTION OF TRAVEL. CHANGES IN LEVEL OF 1/4" INCH MAXIMUM IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL GREATER THAN 1/4" INCH IN HEIGHT AND NOT MORE THAN 1/2" HIGH MAXIMUM IN HEIGHT SHALL BE BEVELLED WITH A SLOPE NOT STEEPER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" HIGH IN HEIGHT SHALL BE BEVELLED.
- 409.5 THE CLEAR WIDTH OF A RAMP RUN SHALL BE 36 INCHES MINIMUM. HANDRAILS AND HANDRAIL SUPPORTS THAT ARE PROVIDED ON THE RAMP RUN SHALL NOT PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP RUN. THE FREE END OF ANY RAMP RUN SHALL BE 20 FEET MINIMUM.
- 409.7 LANDINGS, RAMP SHALL HAVE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN.
- 409.7.1 LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.
- 409.7.2 CLEAR WIDTH OF LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
- 409.7.3 LANDINGS SHALL HAVE A CLEAR LENGTH OF 60 INCHES MINIMUM.
- 409.7.4 RAMP THAT CHANGE DIRECTION AT RAMP LANDINGS SHALL BE SEED TO PROVIDE A TURNING SPACE. THE TURNING SPACE SHALL BE CIRCULAR SPACE WITH A 60-INCH MINIMUM DIAMETER. THE TURNING SPACE SHALL BE PERMITTED TO INCLUDE ONE KNEE AND THE CLEARANCE.
- 409.7.5 WHEEL CHAIRS ARE REQUIRED TO A RAMP LANDING, MANEUVERING CLEARANCES SHALL BE PERMITTED TO OVERLAP THE LANDING AREA, WHERE A FOOT OR THE BACKREST TO LOCATE IS LOCATED ADJACENT TO A RAMP LANDING, THE LANDING SHALL BE SEED FOR A TURNING SPACE.
- 409.8 RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS.
- 409.9 SIDE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH END OF RAMP LANDING.
- 409.10 THE FLOOR SURFACE OF THE RAMP RUN OR RAMP LANDING SHALL EXTEND 12 INCHES MINIMUM BEYOND THE EDGE OF A RAMPING.
- 409.10.1 A CURB (409.8.1) OR A BARRIER (409.8.2) SHALL BE PROVIDED.
- 409.10.2 A CURB SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT.
- 409.10.2.1 BARRIERS SHALL BE CONSTRUCTED TO PREVENT THE PASSAGE OF A 4-INCH DIAMETER SPHERE UNDER ANY PORTION OF THE SPHERE IS WITHIN 6 INCHES OF THE FLOOR.
- 409.10.3 LANDINGS SUBJECT TO WTC CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

DAY CARE CENTER ZONING NOTES:

- 1116.0212 C. DAY CARE CENTER
 1. ANY PLACE THAT IS NOT THE PERMANENT RESIDENCE OF THE LICENSEE OR ADMINISTRATION IN WHICH DAY CARE IS PROVIDED, WITH OR WITHOUT COMPENSATION, FOR 7 TO 12 CHILDREN OR ADULTS AT ONE TIME OR:
 2. ANY PLACE IN WHICH DAY CARE IS PROVIDED, WITH OR WITHOUT COMPENSATION, FOR 13 OR MORE CHILDREN AT ONE TIME OR:
 3. IN COUNTING CHILDREN FOR THE PURPOSES OF THIS RULE, ANY CHILDREN UNDER 8 YEARS OF AGE WHO ARE RELATED TO A LICENSEE, ADMINISTRATION, OR EMPLOYEE OF THE CENTER AND WHO ARE ON THE PREMISES OF THE CENTER SHALL BE COUNTED.
 4. "DAY CARE CENTER" DOES NOT INCLUDE A PLACE LOCATED IN AND OPERATED BY A HOSPITAL, AS DEFINED IN REVISED CODE SEC. 3727.01.
- 1104.0303 DAY CARE CENTER
 1. APPLICATION MATERIALS
 - A COPY OF THE SITE PLAN AND DESCRIPTIVE PLAN OF OPERATION AS SUBMITTED TO THE CHD DIRECTOR OF JOB AND FAMILY SERVICES AS PART OF THE LICENSE APPLICATION MUST BE INCLUDED IN THE APPLICATION FOR A SPECIAL USE PERMIT OR SITE PLAN REVIEW.
 2. LOCATION
 - A DAY CARE CENTER MUST HAVE BUILDING FOOTPRINT ON A MAJOR STREET.
 - UPTON AVE. IS CONSIDERED A SECONDARY COLLECTOR STREET.
 3. PLACES OF PUBLIC ASSEMBLY AND SCHOOLS
 - A DAY CARE CENTER MAY BE AN ACCESSORY USE WHEN ASSOCIATED WITH A PLACE OF RECREATION, RESTROOM OF SCHOOL, AND ESTABLISHED IN AN EXISTING BUILDING OCCUPIED BY THE PRIMARY USE. SUCH A DAY CARE CENTER DOES NOT REQUIRE A SPECIAL USE PERMIT OR SITE PLAN REVIEW.
 4. INDOOR SPACE
 - 33 SQUARE FEET OF USABLE INDOOR SPACE PER PERSON IN CARE MUST BE REGULARLY AVAILABLE TO THE DAY CARE CENTER.
 - INFANTS/TODDLERS (107) (AGES 0-3 YEARS) 303 SF @303SF/DOOR -10
 - (ROOM 101 HAS DIRECT ACCESS TO EXTERIOR)
 - PRESCHOOL (104,105) (AGES 3 TO 6 YEARS) 241 SF @241SF/DOOR -6
 - KINDER SCHOOL (103) (AGES 6+ YEARS) 112 SF @255SF/DOOR -3
 5. OUTDOOR SPACE
 - 60 SQUARE FEET OF USABLE OUTDOOR SPACE MUST BE PROVIDED FOR EACH PERSON IN CARE USING THE OUTDOOR AREA AT ANY ONE TIME. A TYPE B LANDSCAPE BUFFER SHALL BE PROVIDED AROUND THE OUTDOOR SPACE. (SEE SEC. 511.0403(2))
 - OUTDOOR AREA: 838 SF @303SF/CHILD = 15
 - TYPE B LANDSCAPE BUFFER: 67 HIGH WOOD PLANT: FENCE.
 6. DROP-OFF/PICK-UP AREA
 - A DROP-OFF/PICK-UP AREA FOR DROPPING OFF AND PICKING UP PERSONS IN CARE AT THE FACILITY MUST BE PROVIDED AND APPROVED IN THE DIVISION OF TRANSPORTATION.
 - MINIMUM SQUARE AREA: 81 FEET OF RADIUS.



SITE INFORMATION:
OWNER: MYNICH AND QUEENS HOUSE OF CARL, LLC
ADDRESS: 1822 UPTON AVE.
TOLEDO, OH 43607
PARCEL: 1204514
ACCESSORS: 4417036
DISTRICT: TOLEDO CITY, CSD
CLASS: RESIDENTIAL
LANDUSE: 010 - SINGLE FAMILY DWELLING
ZONED: 10-100
10-100

LEGAL DESCRIPTION:
PARCELSITE 30

BENCHMARK ENGINEERING GROUP, INC.
3161 N. REPUBLIC BLVD.
TOLEDO, OHIO 43615
(419) 843-6691
(419) 843-7218 FAX
www.benchmarkeng.com

STAMP AREA:

ENGINEER TIMOTHY J. O'BRIEN, P.E.
PE NUMBER: E-65720
REGISTERED: OHIO (EXP. 12/2023)

CLIENT:

UPTON DAY CARE
1822 UPTON AVE.
TOLEDO, OH

PROJECT: NEW DAY CARE CENTER
DRAWING ISSUE:

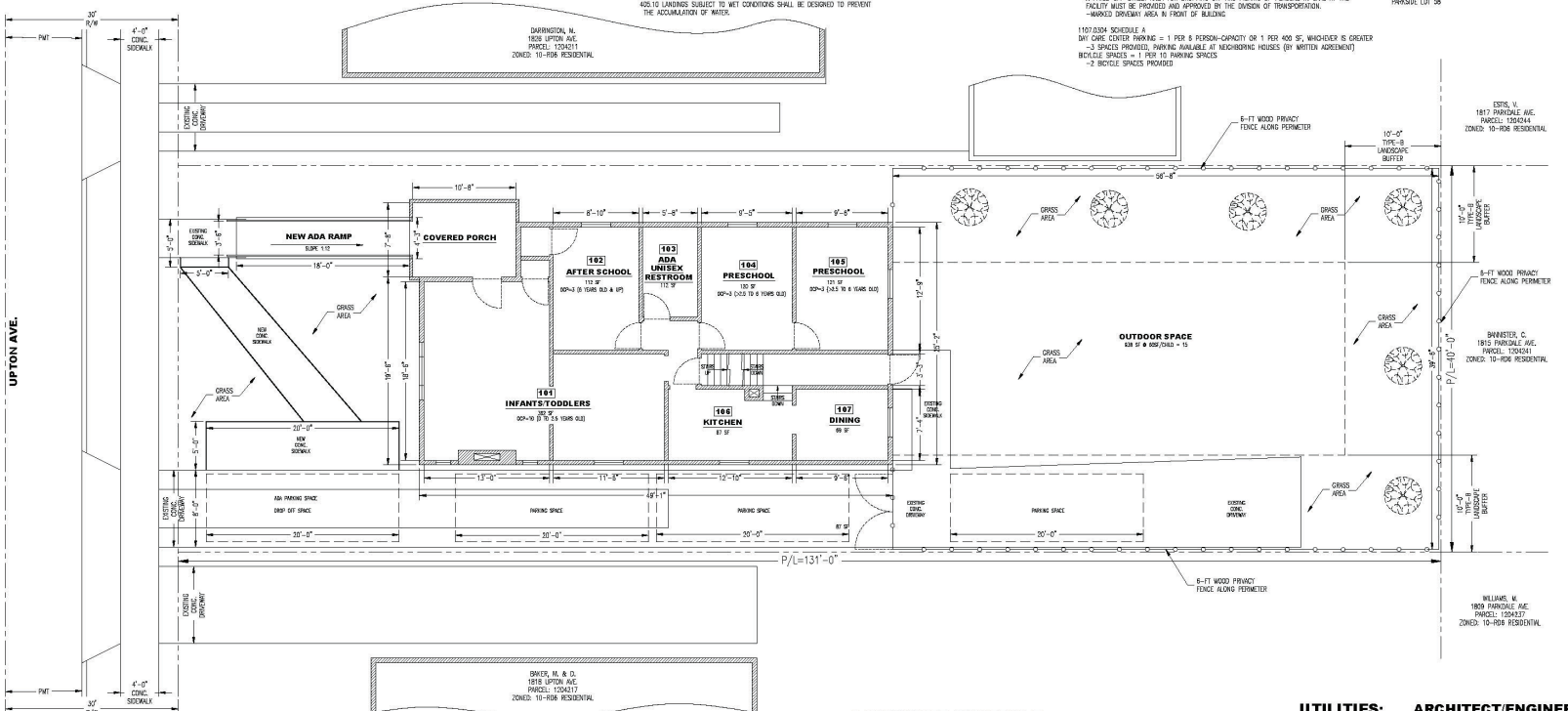
NO.	DATE	DESCRIPTION
1.00	10/3/22	ISSUE FOR SUP
1.01	10/11/22	ISSUE FOR SUP
1.02	10/31/22	ISSUE FOR SUP
1.03	11/3/22	ISSUE FOR SUP

DRAWING TITLE: SITE PLAN SPECIAL USE PERMIT

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

DRAWING NUMBER: 1822-A-00

SHEET 1 OF 1



- LANDSCAPE SCHEDULE:**
- SUGAR MAPLE (SEASONAL TREE) (MIN 17' CALIPER @ 10-11' HEIGHT)
 - PYRAMIDAL EMERALD GREEN ARBOREAL EVERGREEN SHRUB
 - HICKS YEW SPREADING EVERGREEN SHRUB

OHIO 811
OHIO UTILITIES PROTECTION SERVICE
CALL BEFORE YOU DIG
1-800-362-2764
48 HOURS BEFORE EXCAVATING

- UTILITIES:**
- COLUMBIA GAS: 800-344-4077
 - TOLEDO GAS: 402-447-3333
 - FRONTIER (VERIZON): 419-861-2011
 - ALTA: 419-252-2681
 - BUCKLE UP BROADBAND: 419-724-9800
- ARCHITECT/ENGINEER:**
- BENCHMARK ENGINEERING GROUP, INC.
210 N. FETTERBUSH BLVD.
TOLEDO, OH 43616
419-843-6691 (OFFICE)
419-843-7218 (FAX)
CONTACT: TIM O'BRIEN, PE
EMAIL: tim.o'brien@benchmarkeng.com



11 - 8

EXHIBIT "A"
Review Agency Conditions

The following **twenty-nine (29)** conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Division of Engineering Services

1. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:
Engineering and Construction Management: 419-245-1315
Right-of-Way and Inspection: 419-245-1341
Roadway: 419-245-1344
Water: 419-936-2163
Stormwater Drainage: 419-245-3221 or 419-245-1338
Sanitary Sewers: 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 Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
5. Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.

Sewer & Drainage Services

Comments not received at time of print.

EXHIBIT "A" (cont'd)

Environmental Services

6. 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.
7. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
8. 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.
9. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
10. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Fire Prevention

11. Plans for interior remodeling have been submitted to the Building Department for this location. A correction letter was issued. We are waiting for revisions to be code-compliant.

Division of Transportation

12. One van accessible parking space with an 8' loading area and accessible parking signage is required per TMC 1107.1702 & TMC 1107.1704.
13. Bicycle parking is required per TMC 1107.0900.
14. All off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, asphalt or other dust-free material per TMC 1107.1906. (Grass and dirt are not permitted for driveway and parking areas.)

EXHIBIT “A” (cont’d)

Division of Transportation (cont’d)

15. A parking lot with drive aisles and a turnaround are required and must conform to TMC 1107.1904 and TMC 1107.1911. (Backing out onto Upton Avenue is not permitted for this use and blocking a parked vehicle is not allowed.)
16. All parking spaces are required to be a minimum of 9'x18' per TMC 1107 .1911.3

Plan Commission

17. A Day Care Center must have building frontage on a major street. Not acceptable as submitted. **The Applicant shall obtain a waiver of TMC§1104.0703(B) to allow the Day Care Center to be located on Upton Avenue.**
18. Per TMC§1104.0703(D)&(E), the facility is required to provide thirty-five (35) square feet of useable indoor space for each person in care and sixty (60) square feet of useable outdoor space for each person in care using the outdoor area at any time. **Acceptable as depicted on site plan submitted.**
19. Per TMC§1107.0304 a Day Care Center is required to have one (1) parking space per six (6) person-capacity or one (1) parking space per 400 square feet, whichever is greater. A total of three (3) parking spaces are required for the site. The site plan submitted depicts an area available for three (3) parking spaces stacked on a single vehicle width driveway. **Not acceptable as depicted.**
20. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. One (1) van accessible space is required. **Not acceptable as depicted. One (1) van accessible space shall be shown on a revised site plan.**
21. Per TMC§1107.0400, Off-Street Parking Schedule “A” requires one (1) bicycle parking slot per ten (10) parking spaces. **Not acceptable as depicted. One (1) bicycle parking space is required and shall be depicted on a revised site plan.**
22. Per TMC§1107.1202, no parking space may be located within the front yard, except that parking spaces for detached houses, attached houses, and duplexes may be located on a driveway. **Not acceptable as depicted. The proposed 20’x5’ concrete pad in front of the house is not permitted to be used as parking.**

EXHIBIT "A" (cont'd)

Plan Commission (cont'd)

23. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations and approval of the Department of Public Utilities.
24. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
25. 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. Per TMC§1108.0203(F), a Type B landscape buffer shall be provided around the outdoor space. This buffer shall be a minimum of ten-feet (10') in width and consist of four (4) canopy trees and fifteen (15) shrubs installed every 100 linear feet. Pursuant to TMC§1108.0203(D)(2), a fence, wall, or berm six-feet (6') to eight-feet (8') in height may be used and can substitute for the shrub requirements. **Acceptable as depicted on site plan submitted.**
 - b. Topsoil must be back filled to provide positive drainage of the landscape areas.
 - c. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
 - d. The location number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained.
 - e. Canopy trees must be a minimum of twelve-feet (12') in overall height or a minimum caliper of two-inches (2") and evergreen trees must be a minimum of five-feet (5').
 - f. The location, height, and materials for any fencing to be installed and maintained; and

EXHIBIT “A” (cont’d)

Plan Commission (cont’d)

- g. The location and direction of any proposed lighting **(any lighting is to be directed away from adjacent residential properties).**
- 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. 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.
- 28. 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.
- 29. 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.

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GENERAL INFORMATION

Subject

- Request - Final Plat of KOTT'S LANDING
- Location - 3550-3636 Angola Road
- Applicant - EMKOTT LTD
6505 Bancroft St.
Toledo, OH 43615
- Engineer - George V. Oravec
Oravec & Associates LLC
5333 Secor Road
Toledo, OH 43623

Site Description

- Zoning - RS6, IL / Single-Dwelling Residential, Limited Industrial
- Area - ± 59.99 acres
- Frontage - ± 190' along Byrne Road
± 811' along Airport Hwy
- Existing Use - Vacant

Area Description

- North - IL / Manufacturing, Warehousing, Auto Repair, offices
- South - IL, RS6, CR / Agriculture, Vacant, Single Family, Auto Repair, Medical, Commercial, Warehouse
- East - IL, CR, CN, RS12, RD6 / Single and Multi-Family, manufacturing, commercial, rental hall, auto sales, gas station, car wash, drive-thru, offices.
- West - RS6 / Agriculture

Parcel History

- M-32-59 - Interim zoning annex area bounded by Richards, Dorr, Byrne, Nebraska, TTRR Adams Township

GENERAL INFORMATIONParcel History (cont'd)

Z-8009-99	-	Zone Change from R-2 and M-1 to M-1 at 606-696 S Byrne Road and 3550-3939 Angola Road (PC approved 10/14/99, CC approved via Ord. 303-00.)
Z-12002-20	-	Zone Change from RS6 & IL to IL at 0 S Byrne, 602 S Byrne, and 3550 Angola (PC approved 2/11/21, CC referred to committee 3/3/21).

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- City of Toledo Subdivision Rules and Regulations
- Toledo 20/20 Comprehensive Plan

Project Description

Number of Lots	-	1 lot
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STAFF ANALYSIS

The request is the approval of the final plat for Kott's Landing. The ± 59.99 acres site is currently undeveloped. The proposed plat consolidates all properties into a single lot. It is surrounded by a variety of industrial uses including manufacturing, warehousing, auto repair, and offices to the north, a commercial corridor along Byrne including Auto Sales, Gas stations, a car wash, additional commercial uses and residential uses to the east, agriculture, single-family homes, auto-repair, medical uses, commercial and warehouses to the south, and agriculture to the west. This plat has been submitted in order to fulfill the conditions of Ordinance 303-00. To allow public input and comment on the proposed plat, this approval is being considered as an agenda item.

Ordinance 303-00 was approved by city council on April 3, 2000. The ordinance rezones the property from R-2 Single-Family and M-1 Restricted Industry to M-1 Restricted Industry. By zoning conversions adopted with the updated zoning code in 2004, M-1 Restricted Industry is now IL Limited Industrial zoning. The ordinance listed conditions required in order to authorize the change in the zoning map. The three conditions, which have been addressed by this plat are as follows:

1. That the zoning not take effect until an industrial plat is approved and recorded;
2. That industrial plat shall have a one hundred (100') foot wide landscape buffer easement along the west side of the site and a seventy-five (75') foot wide landscape buffer easement along the south side of the northwest portion of the site; and
3. The industrial plat submission shall be accompanied with a sign-off by the Federal Emergency Management Administration (FEMA) and/or other agencies responsible for flood plain management.

STAFF ANALYSIS (cont'd)

The following is a brief analysis of how each condition has been addressed by the final plat of Kott's Landing as proposed.

1. That the zoning not take effect until an industrial plat is approved and recorded

The plat complies with all applicable subdivision regulations. All final clearances have been received. The plat matches the legal description of the land provided in Ordinance 303-00. Upon approval of this plat by plan commission, the applicant will be able to have the plat recorded.

2. That industrial plat shall have a one hundred (100') foot wide landscape buffer easement along the west side of the site and a seventy-five (75') foot wide landscape buffer easement along the south side of the northwest portion of the site

A one-hundred (100') foot landscape easement has been provided along the west side of Lot 1 of Kott's Landing. A seventy-five (75') foot wide landscape easement has been provided along the south side of the northwest portion of the site, which runs adjacent to Angola and Airport Highway.

3. The industrial plat submission shall be accompanied with a sign-off by the Federal Emergency Management Administration (FEMA) and/or other agencies responsible for flood plain management.

A line for the for the City of Toledo Floodplain Manager has been included on page 3 of the plat. The City of Toledo Floodplain Manager has signed the submitted plat as of January 20, 2023, thus confirming the flood zone information shown on the plat.

STAFF RECOMMENDATION

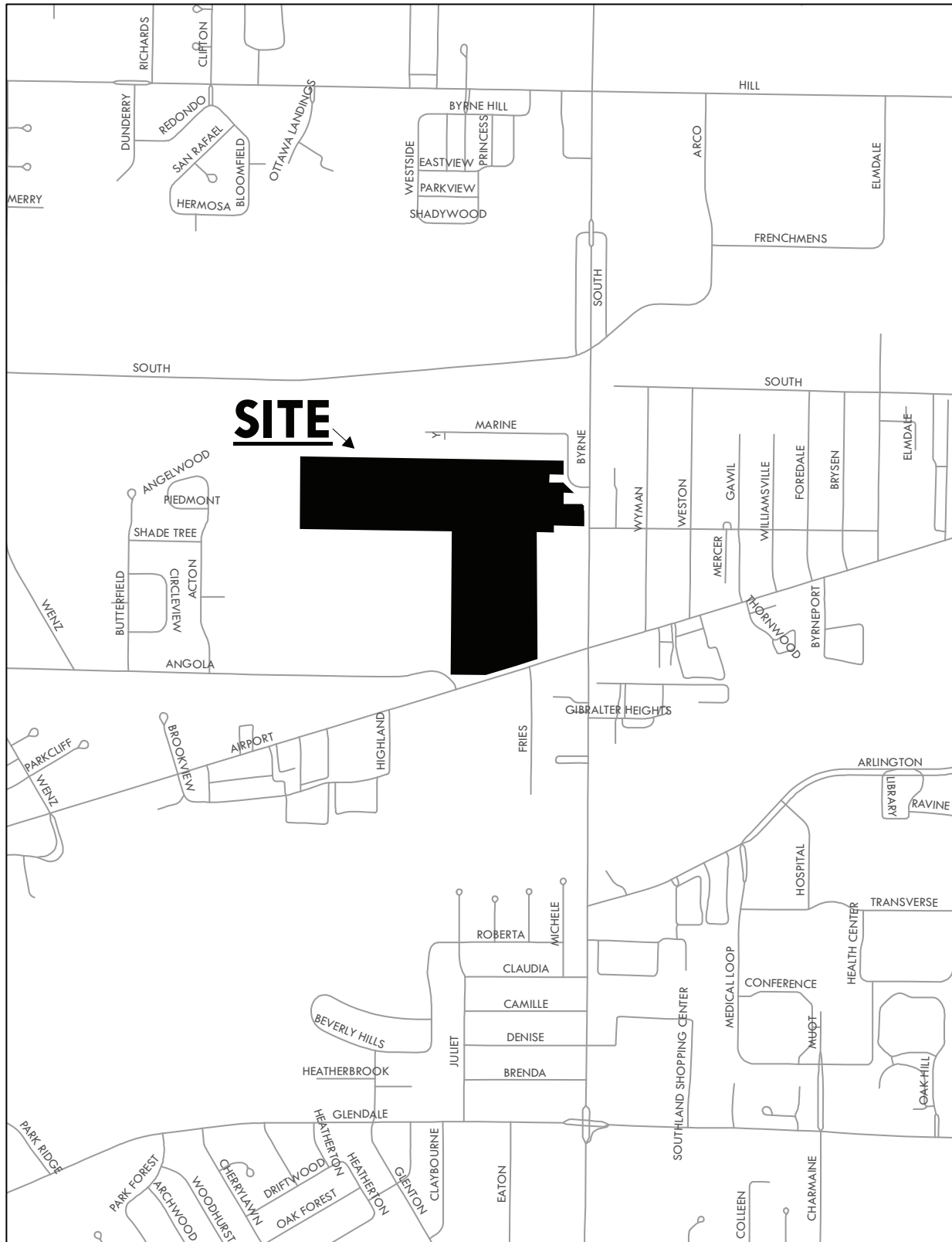
The staff recommends that the Toledo City Plan Commission recommend approve the final plat for KOTT'S LANDING, located at 3550-3636 Angola Road. The plat complies with all applicable subdivision regulations. All final clearances have been received.

FINAL PLAT
TOLEDO CITY PLAN COMMISSION
REF: S-21-22
DATE: February 9, 2023
TIME: 2:00 P.M.

JGL
Five (5) sketches follow

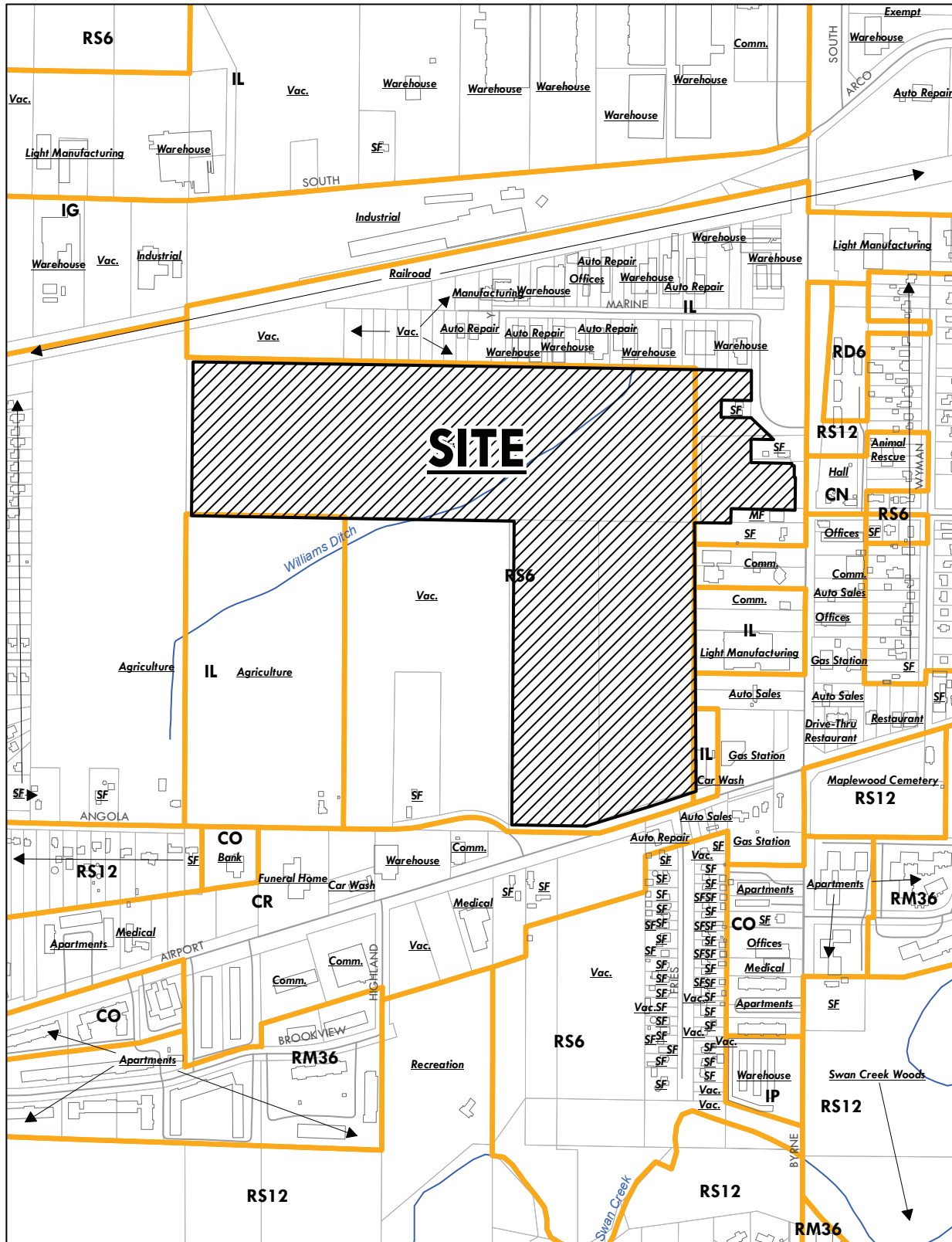
GENERAL LOCATION

S-21-22
ID 84



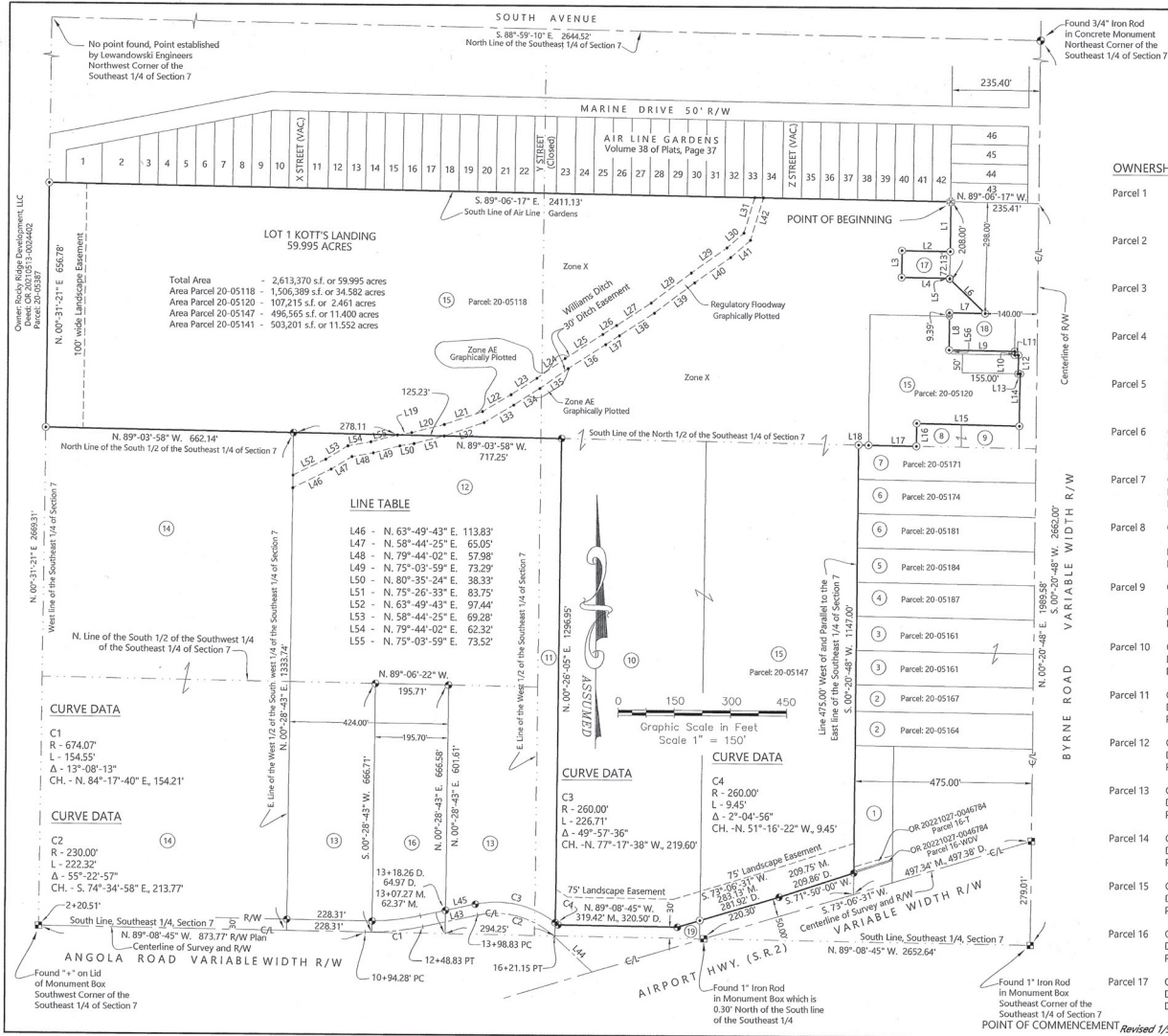
ZONING & LAND USE

S-21-22
ID 84



FINAL PLAT - PAGE 1

S-21-22
ID 84



KOTT'S LANDING

PART OF THE SOUTHEAST 1/4 OF SECTION 7
TOWN 3, UNITED STATES RESERVE
CITY OF TOLEDO, LUCAS COUNTY, OHIO

OWNERSHIP	LINE TABLE
Parcel 1 Owner: Charlene P. Conrad Deed: M.F. 03-00080-A01 Parcel: 20-05157	L1 - S. 00°-20'-48" W. 134.01' M. 133.88' D. L2 - N. 89°-06'-58" W. 129.04' M. 128.93' D.
Parcel 2 Owner: Felicity Holdings, LLC Deed: OR 20170118-0002169 Parcel: 20-05164, 20-05167	L3 - S. 00°-07'-28" W. 72.31' M. 72.09' D. L4 - S. 89°-11'-37" E. 128.75' M. 128.93' D. L5 - S. 00°-20'-48" W. 1.86' L6 - S. 46°-01'-47" E. 131.79' L7 - N. 89°-06'-17" W. 95.40' L8 - S. 00°-21'-00" W. 100.14' L9 - S. 89°-06'-42" E. 175.41' L10 - S. 00°-20'-48" W. 10.00' L11 - S. 89°-06'-52" E. 10.00' L12 - S. 00°-09'-48" W. 50.00'
Parcel 3 Owner: JANAAM, LLC Deed: OR 20081231-0063270 Parcel: 20-05161	L13 - S. 89°-06'-52" E. 5.00' L14 - S. 00°-20'-38" W. 140.41' M. 140.40' D. L15 - N. 88°-41'-54" W. 274.48'
Parcel 4 Owner: Power Brushes, Inc. Deed: M.F. 66-00517-A10 Parcel: 20-05187	L16 - S. 00°-37'-34" W. 61.76' L17 - N. 89°-04'-15" W. 128.65' L18 - N. 89°-03'-58" W. 26.60' L19 - N. 80°-35'-24" E. 38.42'
Parcel 5 Owner: JANAAM, LLC Deed: OR 20191105-0045319 Parcel: 20-05184	L20 - N. 75°-26'-33" E. 90.20' L21 - N. 70°-56'-15" E. 108.10' L22 - N. 59°-04'-30" E. 88.80' L23 - N. 56°-45'-58" E. 81.73' L24 - N. 54°-47'-10" E. 92.50' L25 - N. 57°-01'-19" E. 119.70' L26 - N. 56°-47'-43" E. 44.00' L27 - N. 56°-45'-24" E. 110.27'
Parcel 6 Owner: Joann B. Biernyk Revocable Trust Deed: OR 20171120-0050974 Parcel: 20-05181, 20-05174	L28 - N. 52°-50'-39" E. 134.20' L29 - N. 54°-11'-08" E. 116.49' L30 - N. 48°-41'-45" E. 60.21' L31 - N. 16°-42'-27" E. 100.13' L32 - N. 70°-56'-15" E. 112.40'
Parcel 7 Owner: LaVerne Curtis Deed: OR 20131001-0052046 Parcel: 20-05171	L33 - N. 59°-04'-30" E. 92.52' L34 - N. 56°-45'-58" E. 82.85' L35 - N. 54°-47'-10" E. 92.44' L36 - N. 57°-01'-19" E. 119.18' L37 - N. 56°-47'-43" E. 44.00'
Parcel 8 Owner: Lucas Metropolitan Housing Authority Deed: OR 20040130-0007131 Parcel: 20-05137	L38 - N. 56°-45'-24" E. 111.32' L39 - N. 52°-50'-39" E. 134.87' L40 - N. 54°-11'-08" E. 117.58' L41 - N. 48°-41'-45" E. 70.25' L42 - N. 16°-42'-27" E. 119.70' L43 - N. 77°-43'-34" E. 150.00' L44 - S. 46°-53'-29" E. 137.94' L45 - S. 77°-43'-34" W. 81.61'
Parcel 9 Owner: Lucas Metropolitan Housing Authority Deed: OR 20030529-0018467 Parcel: 20-05137	
Parcel 10 Owner: EMKott, Ltd. Deed: OR 20220916-0040967 Parcel: 20-05141	
Parcel 11 Owner: EMKott, Ltd. Deed: OR 20220309-0011302, Parcel 3 Parcel: 20-05134	
Parcel 12 Owner: EMKott, Ltd. Deed: OR 20220309-0011302, Parcel 2 Parcel: 20-05134	
Parcel 13 Owner: EMKott, Ltd. Deed: OR 20220309-0011302, Parcel 1 Parcel: 20-05134	
Parcel 14 Owner: Thomas E. and Sharon R. Strain Deed: OR 20190322-0010332 Parcel: 20-05214	
Parcel 15 Owner: EMKott, Ltd. Deed: OR 20210428-0021323 Parcel: 20-05118, 20-05120, 20-05147	
Parcel 16 Owner: VEEM WIRELESS, LLC Deed: OR 20201105-0050021 Parcel: 20-05201	
Parcel 17 Owner: Muhammad H. Abushaban Deed: OR 20210118-0002575 Parcel: 20-05119	
	OWNERSHIP
Parcel 18 Owner: Gardenia and Son, LLC Deed: OR 20190816-0032776 Parcel: 20-05131	
Parcel 19 Owner: City of Toledo Deed: OR 20070615-0035603 Parcel: 156-WD	

ORAVECZ & ASSOCIATES, LLC
ENGINEERS & SURVEYORS
5333 SECOR ROAD, SUITE 2, TOLEDO, OHIO 43629
419-474-8664 / 419-474-9403 FAX: 419-474-5059
EMAIL: GORAVECZ@ORAVECZASSOCIATES.COM

DATE	ORDER NO.
12/07/2022	24883
SCALE	DRAWN BY
1" = 150'	RDC

12 - 6

FINAL PLAT - PAGE 2

S-21-22
ID 84



KOTT'S LANDING

PART OF THE SOUTHEAST 1/4 OF SECTION 7
TOWN 3, UNITED STATES RESERVE
CITY OF TOLEDO, LUCAS COUNTY, OHIO

SIDEWALK NOTE

The owner of each lot shall provide four (4) foot sidewalks along all street frontage within the subdivision where required. The sidewalks will be four (4) inches in depth except at drives where (6) inch depth will be provided for the full width of the drive. It is the duty of each lot owner, at his/her own expense, to keep and maintain the sidewalks adjacent to his/her lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold the township, State of Ohio (if along a State Route) and Lucas County harmless from any liability to any person for his/her neglect, failure or refusal in performing such duty.

OWNERS CERTIFICATION

We, the undersigned owners do hereby adopt the subdivision as shown on this plat, establish setback lines as shown, dedicate to public use the streets and rights of way as shown. This plat supersedes and replaces part of the Southeast 1/4 of Section 7, Town 3, United States Reserve to the extent of the property included in this new plat. We so hereby establish utility, drainage, sanitary, highway and sidewalk easements as shown hereon for the purpose of permitting the construction, installation, relocation and maintenance of public or quasi-public utility facilities thereon. Maintenance shall include the right to remove any branches or other growth or obstructions that might interfere with the construction, maintenance or safe operation of utility lines or drainage facilities.

WITNESSES

George V. Oravec
James M. Gorman

OWNER
EMKOTT, Ltd.

Michael E. Kott
Michael E. Kott, President

STATE OF OHIO)
COUNTY OF LUCAS) SS


On this 19 day of November, 2022, before me personally appeared EMKOTT, Ltd, Michael E. Kott, its president, who acknowledged the signing of this plat to be his free act and deed for the purpose hereon mentioned.

Witness my hand and seal on the day and year above written.



George V. Oravec
Notary Public in and for Lucas County, Ohio
My Commission expires April 07, 2027

SURVEYORS CERTIFICATION

I hereby certify that this plat is a true and complete survey made by me and under my supervision during October and November of 2022 of the property hereon described, subdividing the same into a lot numbered 1, distances are given in feet and decimal parts thereof. Concrete monuments, marked thus , which are 6 inch diameter concrete cylinders containing a 5/8 inch iron rod with a Surveyors Cap "ORAVECZ PS 5439", have been set either at each change in direction of the plat boundary or on offsets referenced thereto.



ORAVECZ & ASSOCIATES, LLC

George V. Oravec
George V. Oravec, P.S.
Professional Surveyor No. 5439

11-29-22
Date

PLATTING COMMISSIONER

I, The Platting Commissioner of the City of Toledo, Lucas County, Ohio hereby certify that I have reviewed this plat and find it in accordance with the Subdivision Rules and Regulations as approved by the Toledo City Plan Commission and hereby approve said plat

this 19th day of January, 2023

Christy Sorcia
Platting Commissioner

TOLEDO CITY PLAN COMMISSION

We hereby certify that this plat is approved by the Toledo City Plan Commission in accordance with the Subdivision Rules and Regulations as adopted by said Commission and the Council of the City of Toledo.

Signed this _____ day of _____, 20____.

Chairman

Secretary

OFFICE OF THE LUCAS COUNTY TAX MAP DEPARTMENT APPROVAL

Ownership of the property comprising this plat is correctly shown.

Lucas County Tax Map Department

Date

OFFICE OF LUCAS COUNTY AUDITOR APPROVAL

This plat has been submitted for the purpose of appraisal

this _____ day of _____, 20____.

Lucas County Auditor

OFFICE OF LUCAS COUNTY RECORDER APPROVAL

Received for record this _____ day of _____, 20____, at _____, M.

Instrument # _____

Lucas County Auditor



ORAVECZ & ASSOCIATES, LLC
ENGINEERS & SURVEYORS
5333 SECOR ROAD, SUITE 2, TOLEDO, OHIO, 43623
419-474-6664 / 419-474-2405 FAX: 419-474-5059
EMAIL: GORAVECZ@ORAVECZASSOCIATES.COM

DATE	ORDER NO.
11/22/2022	24883
SCALE	DRAWN BY
	RDC

2/3

FINAL PLAT - PAGE 1

S-21-22
ID 84



LEGAL DESCRIPTION

KOTT'S LANDING being part of the Southeast 1/4 of Section 7, Town 3, United States Reserve of Twelve Mile Square at the Foot of the Rapids of the Miami of Lake Erie, in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

COMMENCING at a 1 inch iron rod in a monument box marking the Southeast corner of the Southeast 1/4 of said Section 7;

thence North 00°-20'-48" East, along the East line of the Southeast 1/4 of said Section 7, also being the centerline of Byrne Road (Variable width right-of-way), a distance of 1989.58 feet to its intersection with the South line of Air Line Gardens, as recorded in Volume 38 of Plats, Page 37, Lucas County, Ohio records;

thence North 89°-06'-17" West, along the South line of Air Line Gardens, a distance of 235.41 feet to a 3/8 inch iron bar in concrete monument found marking the Southeast corner of Lot 42 Air Line Gardens, said monument being on the West right-of-way line of Marine Drive and marking the point of BEGINNING of the hereinafter described plat of Kott's Landing;

- 1) thence South 00°-20'-48" West, along the West right-of-way of Marine Drive, a distance of 134.01 feet, measured, 133.88 feet, deed, to an aluminum plate monument found marking the Northeast corner of a parcel of land now or formerly owned by Muhammad Abushaban, recorded as Official Record 20120118-0002575, Lucas County, Ohio records;
- 2) thence North 89°-06'-58" West, along the North line of Official Record 20120118-0002575, a distance of 129.04 feet, measured, 128.93 feet, deed, to an aluminum plate monument found marking the Northwest corner of Official Record 20120118-0002575;
- 3) thence South 00°-07'-28" West, along the West line of Official Record 20120118-0002575, a distance of 72.31 feet, measured, 72.09 feet, deed, to an aluminum plate monument found marking the Southwest corner of Official Record 20120118-0002575;
- 4) thence South 89°-11'-37" East, along the South line of Official Record 20120118-0002575, a distance of 128.75 feet, measured, 128.93 feet, deed, to an aluminum plate monument found marking the Southeast corner of Official Record 20120118-0002575;
- 5) thence South 00°-20'-48" West, along the West right-of-way of Marine Drive, a distance of 1.86 feet to an aluminum plate monument found;
- 6) thence South 46°-01'-47" East, along the West right-of-way of Marine Drive, a distance of 131.79 feet to an aluminum plate monument found;
- 7) thence North 89°-06'-17" West, along the North line of a parcel of land now or formerly owned by Gardenia and Sons, LLC, as recorded in Official Record 20190816-0032776, Lucas County, Ohio records, a distance of 95.40 feet to an aluminum plate monument found marking the Northwest corner of Official Record 20190816-0032776;
- 8) thence South 00°-21'-00" West, along the West line of Official Record 20190816-0032776, passing a found 5/8 inch iron bar at 9.39 feet for a total distance of 100.14 feet to an aluminum plate monument found marking the Southwest corner of Official Record 20190816-0032776;
- 9) thence South 89°-06'-42" East, along the South line of Official Record 20190816-0032776, a distance of 175.41 feet to an aluminum plate monument found marking the Southeast corner of Official Record 20190816-0032776;
- 10) thence South 00°-20'-48" West, along the West right-of-way of Byrne Road, a distance of 10.00 feet to an aluminum plate monument found;
- 11) thence South 89°-06'-52" East, along the West right-of-way of Byrne Road, a distance of 10.00 feet to an aluminum plate monument found;
- 12) thence South 00°-20'-48" West, along the West right-of-way of Byrne Road, a distance of 50.00 feet to an aluminum plate monument found;
- 13) thence South 89°-06'-52" East, along the West right-of-way of Byrne Road, a distance of 5.00 feet to an aluminum plate monument found;
- 14) thence South 00°-20'-38" West, a distance of 140.41 feet, measured, 140.40 feet, deed, to an aluminum plate monument found marking the Northeast corner of a parcel of land now or formerly owned by the Lucas County Metropolitan Housing Authority, recorded as Official Record 20030529-0018467, Lucas County, Ohio records;
- 15) thence North 88°-41'-54" West, along the North line of Official Record 20030529-0018467 and also along the North line of a parcel of land now or formerly owned by the Lucas County Metropolitan Housing Authority, recorded as Official Record 20040130-0007131, Lucas County, Ohio records, a distance of 274.48 feet to an aluminum plate monument found marking the Northwest corner of Official Record 20040130-0007131;

LEGAL DESCRIPTION

- 16) thence South 00°-37'-34" West, along the West line of Official Record 20040130-0007131, a distance of 61.76 feet to an aluminum plate monument found on the North line of a parcel of land now or formerly owned by LaVerne Curtice, recorded as Official Record 20131001-0052047, Lucas County, Ohio records;
- 17) thence North 89°-04'-15" West, along the North line of Official Record 20131001-0052047, a distance of 128.67 feet to an aluminum plate monument found on the North line of the South 1/2 of the Southeast 1/4 of Section 7;
- 18) thence North 89°-03'-58" West, along the North line of the South 1/2 of the Southeast 1/4 of Section 7, a distance of 26.60 feet to an aluminum plate monument found marking the intersection of the North line of the South 1/2 of the Southeast 1/4 of Section 7 with a line that is 475.00 feet by rectangular measurement West of and parallel to the East line of the Southeast 1/4 of Section 7;
- 19) thence South 00°-30'-48" West, along a line that is 475.00 feet by rectangular measurement West of and parallel to the East line of the Southeast 1/4 of Section 7, a distance of 1147.00 feet to a 6" diameter concrete monument set with a 5/8 inch iron rod with Surveyors' Cap "ORAVECZ PS 5439" marking the North line of ODOT parcel 156-WD, which is now or formerly owned by the City of Toledo, recorded as Official Record 20070615-0035603, Lucas County, Ohio records;
- 20) thence South 71°-50'-00" West, along the Northwest line of ODOT Parcel 156-WD, a distance of 209.75 feet, measured, 209.86 feet, deed, to a 6" diameter concrete monument set with a 5/8 inch iron rod with Surveyors' Cap "ORAVECZ PS 5439";
- 21) thence South 73°-06'-31" West, along the Northwest line of ODOT parcel 156-WD passing through an aluminum plate monument found at 220.30 feet, for a total distance of 283.13 feet, measured, 281.92 feet, deed, to a 6" diameter concrete monument set with a 5/8 inch iron rod with Surveyors' Cap "ORAVECZ PS 5439";
- 22) thence North 89°-08'-45" West, along the North line of ODOT parcel 156-WD, a line which is 30.00 feet by rectangular measurement North of and parallel to the South line of the Southeast 1/4 of Section 7, a distance of 319.42 feet, measured, 320.50 feet, deed, to a 6" diameter concrete monument set with a 5/8 inch iron rod with Surveyors' Cap "ORAVECZ PS 5439" at a point of curvature of a non-radial curve;
- 23) thence along the North right-of-way line of relocated Angola Road, along a curve to the left having a radius of 260.00 feet, with an arc length of 9.45 feet, having a delta angle of 2°-04'-56" and a chord bearing of North 51°-16'-22" West with a chord distance of 9.45 feet to a 6" diameter concrete monument set with a 5/8 inch iron rod with Surveyors' Cap "ORAVECZ PS 5439";
- 24) thence North 00°-26'-05" East, along a common line between a parcel of land now or formerly owned by EMKott, Ltd, as recorded in Official Record 20220916-0040967, Lucas County, Ohio records and a parcel of land now or formerly owned by EMKott, Ltd, recorded as Parcel 3 of Official Record 20220309-0011302, Lucas County, Ohio records, a distance of 1296.95 feet to a 6" diameter concrete monument set with a 5/8 inch iron rod with Surveyors' Cap "ORAVECZ PS 5439" marking the Northerly common corner of said parcels recorded in Official Record 2022916-0040967 and Parcel 3 of Official Record 20220309-0011302;
- 25) thence North 89°-03'-58" West, along the South line of the North 1/2 of the Southeast 1/4 of Section 7, said line being a common line between a parcel of land now or formerly owned by EMKott, Ltd, as recorded in Official Record 20210428-0021323, Lucas County, Ohio records and Parcel 2 and 3 of Official Record 20220309-0011302, a distance of 717.25 feet to a 6" diameter concrete monument set with a 5/8 inch iron rod with Surveyors' Cap "ORAVECZ PS 5439" marking the Northeast corner of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 7;
- 26) thence North 89°-03'-58" West, along the South line of the North 1/2 of the Southeast 1/4 of Section 7, said line being a common line between a parcel recorded in Official Record 20210428-0021323 and a parcel of land now or formerly owned by Thomas E. and Sharon R. Strain, as recorded in Official Record 20190322-0010332, a distance of 662.14 feet to aluminum plate monument found marking the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 7;
- 27) thence North 00°-31'-21" East, along the West line of the Southeast 1/4 of Section 7 and also being the West line of said parcel recorded in Official Record 20210428-0021323, a distance of 656.78 feet to an aluminum plate monument found marking the Southwest corner of Air Line Gardens;
- 28) thence South 89°-06'-17" East, along a common line between the South line of Air Line Gardens and said parcel recorded in Official Record 20210428-0021323, a distance of 2411.13 feet to the point of BEGINNING.

Containing 2,613,370 s.f. or 59.995 acres of land, of which 1,506,389 s.f. or 34.582 acres lies within parcel number 20-05118, 107,215 s.f. or 2.461 acres lies within parcel number 20-05120, 496,565 s.f. or 11.400 acres lies within parcel number 20-05147, 503,201 s.f. or 11.552 acres lies within parcel number 20-058141 and is subject to all legal highways, legal easements, restrictions, leases of record, records in respective utility offices and other conveyances if any.

Prior Deeds: Official Record 20210428-0021323, Lucas County, Ohio records
Official Record 20220916-0040967, Lucas County, Ohio records

The bearings used herein are based upon an assumed meridian and are intended to indicate angular measurement only.

The above description is based on a survey performed under my supervision during October and November of 2022.

All aluminum plate monuments found mentioned in this description are 6 inch concrete monuments with a aluminum plate "Lewandowski".

KOTT'S LANDING

PART OF THE SOUTHEAST 1/4 OF SECTION 7
TOWN 3, UNITED STATES RESERVE
CITY OF TOLEDO, LUCAS COUNTY, OHIO

REFERENCE SURVEYS

Survey by Lewandowski Engineers being part of the Southeast 1/4 of Section 7, Town 3, U.S.R. Drawing 51459 and filed for record as F-1552 in the Lucas County Engineers Survey Records.

Survey by Feller Finch & Associates, LLC, a parcel split and boundary survey for AAA Standard Services, Inc., project no. 97-2373, being part of the Southwest 1/4 of Section 7, Town 3, U.S.R. and filed for record as F-22 in the Lucas County Engineers Survey Records.

Survey by T.R. Worline & Associates, Inc., boundary survey for Laskey Partners, project no. 1315-0001 and filed for record as F-250 in the Lucas County Engineers Survey Records.

Survey by Feller Finch & Associates, LLC, a parcel split and boundary survey for Autumn Wood Village, project no. 10E03240, being part of the Southwest 1/4 of Section 7, Town 3, U.S.R. and filed for record as F-429 in the Lucas County Engineers Survey Records.

FLOOD ZONE INFORMATION

Part of the hereon described parcel of land lies within Zone "AE" and a Regulatory Floodway of Williams Ditch as shown on the Flood Insurance Rate Map, Community Panel No. 395373C0069F with an effective date of 3/16/2016. Zone "X" areas are determined to be outside of the 0.2% Annual Chance Flood Plain.

CITY OF TOLEDO FLOODPLAIN MANAGER

Flood Zone information shown on the plat of KOTT'S LANDING is correct as shown.


City of Toledo Flood Plain Manager

January 20, 2023
Date

LEGEND

- ⊙ - Found Concrete Monument with Aluminum Cap "Lewandowski"
- ⊕ - Set Concrete Monument 6" Dia. x 30" with 5/8" Iron Rod with Surveyors Cap "ORAVECZ PS 5439"
- ⊙ - Found Concrete Monument with 3/8" Iron Bar
- ⊕ - 1" Iron Rod found in Monument Box
- ⊙ - 5/8" Iron Bar Found
- + - End of Line NO point set
- R/W - Right of Way
- CL - Centerline

ORAVECZ & ASSOCIATES, LLC
ENGINEERS & SURVEYORS
5333 SECOR ROAD, SUITE 2, TOLEDO, OHIO 43623
419-474-6664 / 419-474-2405 FAX: 419-474-5059
EMAIL: GORAVECZ@ORAVECZASSOCIATES.COM



DATE	ORDER NO.	3
12/07/2022	24883	
SCALE	DRAWN BY	
	RDC	

Revised 1/9/23 LCTaxMap and City Surveyor Comments

STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

