

*TOLEDO CITY
PLAN COMMISSION
REPORT*

January 14, 2021

*Toledo-Lucas County Plan Commissions
One Government Center, Suite 1620, Toledo, OH 43604
Phone 419-245-1200, FAX 419-936-3730*

MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

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**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2021**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION (<i>HEARINGS BEGIN AT 2PM</i>)			
November 23	December 29	December 31	January 14
December 28	January 25	January 29	February 11
January 25	February 22	February 26	March 11
February 22	March 22	March 26	April 8
March 29	April 26	April 30	May 13
April 26	May 24	May 28	June 10
May 24	June 21	June 25	July 8
June 28	July 26	July 25	August 12
July 26	August 23	August 27	September 9
August 30	September 27	October 1	October 14
September 20	October 18	October 22	November 4**
October 18	November 22	November 19	December 2**
COUNTY PLANNING COMMISSION (<i>HEARINGS BEGIN AT 9AM</i>)			
December 14	January 11	January 15	January 27
January 11	February 8	February 12	February 24
February 8	March 8	March 12	March 24
March 8	April 12	April 16	April 28
April 12	May 10	May 14	May 26
May 10	June 7	June 11	June 23
June 14	July 12	July 16	July 28
July 12	August 9	August 13	August 25
August 9	September 6	September 10	September 22
September 13	October 11	October 15	October 27
October 4	November 1	November 5	November 17**
November 1	November 29	December 3	December 15**

* 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

January 14, 2021

2:00 P.M.

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

AGENDA

ROLL CALL – Toledo City Plan Commission

PROOF OF NOTICE

ORDERS OF THE DAY (APPROVAL)

MINUTES

FINAL PLATS

S-6-20: Final plat of Bresnahans Green and Part of Belmont Avenue in Collingwood Green, a re-dedication plat located at Belmont and Indiana (dr/jl)

NO.

1. M-18-20: Review of 2021 Capital Improvements Program (jl)
2. V-487-20: Vacate a Portion of Deepwood Lane at 2776 Hemlock Drive (jl)
3. SUP-9002-20: Special Use Permit for a School at 2010 Northover Road (jl)
4. S-33-20: Preliminary Drawing Review of Secor Crossings, located at the SW corner of Secor Road and Monroe Street (jl)
5. MRO-1-20: Maumee River Overlay Review of New Commercial Building at the corner of Front Street and Main Street (rs)
6. SUP-11006-20: Special Use Permit for Stand-Alone Greenhouse at 1446 Macomber Street (rs)
7. Z-11003-20: Zone Change from IL to CM at 1447 N. Summit Street (nh)
8. SUP-11005-20: Special Use Permit for a School at 401 Adams Street, 3rd floor (nh)

9. V-464-20: Vacation of an Alley bounded by Kingston, Earl and Oak (nh)
10. M-15-20: Detachment of parcel no 23-30057, 2032 East Harbor Avenue, from the City of Toledo (bh)
11. M-14-19: Approval of Vistula Master Plan as Amendment to the Toledo 20/20 Comprehensive Plan (ml)
12. M-17-20: Text Amendment re: residential fence materials (nh)
13. SUP-11001-19: Special Use Permit for Internet Café at 812, 818, 820 Matzinger Road (mm)

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

ADJOURNMENT

GENERAL INFORMATION

Subject

- Request - Review of the 2021-2025 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 2021-2025 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 2021-2025 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 \$408.5 million, before deducting debt service obligations of \$94 million (existing) and \$16.5 million (new) also shown in Exhibit “A”. The CIP sources total \$111.9 million for 2021, before deducting \$21 million for debt service and \$11 million for transfers to the general fund.

CIP sources are larger this year due to the approval of the ¼ percent income tax approval to fund residential streets, a \$5.8 million accounting adjustment for certain 2021 uses, and debt issuance of \$39 million to fund the Leopardo Project, an energy efficiency project for buildings and fleet vehicles owned by the City of Toledo. The Leopardo Project is structured in a way that the cost savings from these efficiency improvements would be used to pay off the debt and eventually generating positive cash flow for the City.

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 2021 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 2021-2025 CIP projects are analyzed against the Toledo 20/20 Plan using the above categories, with special emphasis on those projects slated for 2020.

Regional

The 2021-2025 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.

STAFF ANALYSIS (cont'd)

The 2021-2025 CIP allocates \$84,164 to support Plan Commission staff in 2021. This funding is allocated under the project support budget for 2021 (Exhibit "A"). 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.

Neighborhood and Commercial Land Use

The 2021-2025 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 2021-2025 CIP provides for \$333,057 in 2021 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 2021-2025 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 2021-2025 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 2021-2025 CIP allocates \$1.19 million to fund playground replacements, tennis court resurfacing, revitalization of park infrastructure, improvements to the Harvard Overlook, and new equipment as shown in Exhibit "B" and "C". Funding for recreational purposes has remained consistent with previous years.

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 2021-2025 CIP are Recommendation #75 (street resurfacing) and Recommendation #76 (bridge and culvert maintenance and construction).

A total of \$7.8 million is included in 2021 for major street projects, which will leverage state and federal funding, \$555.5 thousand for residential roadways, and \$500 thousand for bridge projects as shown in Exhibit “B”. Information on the allocation from matching federal and state funds was not provided. Residential roadways is much lower than the previous year due to the approval of the ¼ percent income tax specifically for residential roads. A breakdown of estimated revenue earmarked for roadway purposes was not provided, but the City is estimating spending \$98.9 million under sources. This is relevant because while CIP dollars are higher this year a substantial portion of the increase is restricted in how it is used. Another transportation related project included in the CIP budget for 2021: \$1 million to fund sidewalk replacements and pedestrian ramps at intersections.

Other Major 2020 CIP Expenditures

Other major 2021 CIP expenditures not previously mentioned include: \$3.6 million for new budgeting and human resources software, \$2 million for the tunnel closure at the Civic Center Mall related to the expansion of the Federal Courthouse building, and \$400,000 for the removal of the Summit Street Walkways, as shown in Exhibits “B” and “C”.

Summary

The 2021-2025 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 2021 funding year encounters similar challenges to previous years due to a reduction in local government funds from the State of Ohio, including the elimination of the estate tax. This has necessitated the transfer of millions from the Capital Improvement Fund to offset these losses in the General Fund. However, with targeted and coordinated project implementation, CIP dollars will have a greater and more lasting impact on the City of Toledo and its neighborhoods.

While the achievement of goals from within the Toledo 20/20 Plan continues to remain constrained in recent years within the CIP, the successful approval of the additional ¼% income tax for roadway improvements by residents offers a potential roadmap for Toledo to set its sights higher with larger, more catalytic projects that move Toledo forward in the years to come .

STAFF RECOMMENDATION

Staff recommends that the Toledo City Plan Commission recommends approval of the 2021-2025 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-18-20
DATE: January 14, 2021
TIME: 2:00 p.m.

JL

Exhibit "A": Capital Improvement Program Estimated Sources and Uses of Funds 2021-2025
Exhibit "B": Capital Improvement Program Project Summary 2021-2025
Exhibit "C": Capital Improvement Proposed Project Appropriations 2021-2025

EXHIBIT "A"

M-18-20

Capital Improvement Fund and Road Improvement Fund Five-Year Capital Budget Exhibit A

Projected Sources	2021 Projected	2022 Projected	2023 Projected	2024 Projected	2025 Projected	2021-2025 Total
Income Taxes Allocated for CIP and Road Improvements*	\$ 55,745,787	\$ 58,840,908	\$ 60,125,698	\$ 61,436,184	\$ 63,306,227	\$ 299,454,803
Other Revenues and Transfers	5,858,655	3,908,686	3,841,161	3,844,111	3,378,638	20,831,250
New Debt Issuance - Leopardo Project**	39,000,000	-	-	-	-	39,000,000
New Debt Issuance & Other Obligations - Capital Projects	11,300,000	10,460,000	6,365,000	9,457,000	11,645,000	49,227,000
Total Sources	111,904,442	73,209,594	70,331,859	74,737,295	78,329,864	408,513,054
Projected Uses	2021 Projected	2022 Projected	2023 Projected	2024 Projected	2025 Projected	2021-2025 Total
Existing Debt Service	20,924,230	20,536,572	20,201,586	16,521,540	15,993,902	94,177,830
Projected New Debt Service	-	998,003	2,051,318	6,202,832	7,339,954	16,592,107
Project Support	5,305,447	5,305,447	5,305,447	5,305,447	5,305,447	26,527,233
Major Road & Bridge Projects - City Match	8,300,000	6,760,000	4,865,000	7,957,000	10,145,000	38,027,000
Residential Roads - New Funding*	19,230,001	19,464,511	19,583,195	20,010,253	20,618,652	98,906,612
New Leopardo Capital Projects**	39,000,000	-	-	-	-	39,000,000
Buildings, Improvements & Equipment	11,091,000	5,700,000	3,000,000	3,000,000	3,000,000	25,791,000
1% for the Arts Contribution	333,057	325,105	284,958	320,027	343,774	1,606,920
Transfer to General Fund	11,000,000	16,500,000	16,500,000	16,500,000	16,500,000	77,000,000
Total Uses	115,183,735	75,589,638	71,791,503	75,817,098	79,246,728	417,628,703
Projected Fund Balance	2021 Projected	2022 Projected	2023 Projected	2024 Projected	2025 Projected	
Projected Starting Fund Balance	12,119,899	8,840,606	6,460,562	5,000,917	3,921,114	
Change in Fund Balance	(3,279,293)	(2,380,044)	(1,459,645)	(1,079,803)	(916,864)	
Projected Ending Fund Balance	\$ 8,840,606	\$ 6,460,562	\$ 5,000,917	\$ 3,921,114	\$ 3,004,250	

For presentation purposes:

*The new 1/4% income tax revenue and roadway projects are included in the five-year budget. Budgeted and actual revenues and expenditures will be recorded in the new Road Improvements Fund. **The

**The proposed Leopardo project funding and project appropriation are reflected. Separate legislation will be presented to authorize same.

EXHIBIT "A"

M-18-20

Cost Center	2021 Proposed Project Support
10200-Office Of The Mayor	\$ 14,737
10400-Plan Commission	84,164
14700-Finance ERP	11,101
14800-Debt Management	79,993
22500-Transportation	732,589
23100-Streets, Bridges & Harbor	207,668
26100-Facility Operations	142,056
31000-Utility Administrative Services	15,705
35000-Engineering Services	3,830,562
60500-Parks & Forestry	186,871
Total	\$ 5,305,447

EXHIBIT "B"

M-18-20

Department	Division	Project	Amount	Project Description
Law	Law	Renovate Prosecutor's Office	200,000.00	Renovations and facility improvements at the Prosecutors' office in the Municipal Court Building
Law Total			200,000.00	
Police	Police	Shotspotter	280,000.00	Shotspotter gunshot detection system for 4 square miles
		Tasers	350,000.00	Annual subscription cost for TASERS and vests
		Body Worn Camera Software & Cloud Storage	280,000.00	Annual cloud storage subscription cost for 574 cameras
		Portable radios and Vests	195,500.00	Continued replacement of radios that are no longer serviceable (42 Motorola Radios)
Police Total			1,105,500.00	
Public Service	Recreation	Playground Replacement	300,000.00	Replacement and improvements to playground equipment in various city parks
	Transportation	Tennis Court Resurfacing	100,000.00	Improvements to tennis courts in various city parks
		Traffic Signal Equipment	175,000.00	The replacement of traffic signals and materials
	Streets, Bridges & Harbor	Major Street Signs	75,000.00	Replacement of capital material/equipment for signage throughout the City which are beyond its useful life
	Solid Waste	Byrne Road Facility Rehabilitation	50,000.00	SB&H Byrne Road building improvements
		Landfill Compactor Replacement	203,000.00	Purchase of Compactor for Landfill
		Landfill Infrastructure Investment	100,000.00	Phase 1of replacement of aged and deteriorated landfill infrastructure
	Facility Operations	Summit Street Walkways	400,000.00	Removal of walkway over Summit Street
		Major Mechanical & HVAC	200,000.00	HVAC and mechanical systems work and replacement throughout city buildings
	Parks & Forestry	Tunnel Closure - Civic Center Mall	2,000,000.00	Tunnel closure or entrance reconfiguration to Constitution by building a wall to secure the site from construction
		Revitalization of Park Infrastructure	477,500.00	Infrastructure Improvements to support the parks
		Harvard Overlook Improvements	150,000.00	Infrastructure Improvements at Harvard Overlook
		Mower with Mulching Head	160,000.00	Forestry Mower w/ mulching head
Public Service Total			4,390,500.00	
Public Utilities	Engineering Services	Sidewalk Program	1,000,000.00	Replace and repair sidewalks throughout city
Public Utilities Total			1,000,000.00	
Information & Communications Technology	Information & Communications Technology	Storage Area Network Upgrade	125,000.00	Replacement of end of life Storage Area Network (SAN) Implementation and 5 year subscription to budgeting planning and forecasting software
		Budget Planning and Forecasting Solution	1,500,000.00	Implementation and 5 year subscription to Human Resources Information System
		Human Resource Information System (HRIS)	1,500,000.00	Resources Information System
		Expand Call Manager (for WAN Refresh)	175,000.00	Call Manager expansion to optimize network services
		Network Security Enhancements and Airgap	100,000.00	Network security enhancements to cover threat detection, alerts and response
		LANE Buildout for Development	30,000.00	Economic Development (LANE Build Out)
		Budget Planning and Forecasting Solution (year 1 payment)	300,000.00	First year subscription payment for budgeting planning and forecasting software
		Human Resource Information System (year 1 payment)	300,000.00	First year subscription payment for Human Resources Information System
Information & Communications Technology Total			4,030,000.00	
Fire & Rescue	Fire & Rescue	Portable Radios	165,000.00	Continued replacement of radios that are no longer serviceable (30 APEX Radios)
		Building Renovations	200,000.00	Various capital projects on fire stations throughout the City
Fire & Rescue Total			365,000.00	
Grand Total			11,091,000.00	

EXHIBIT "C"

M-18-20

Capital Improvement Fund Capital Budget - Exhibit C

<u>Division</u>	<u>Buildings, Improvements & Equipment Projects</u>	<u>2021</u> <u>Appropriation</u>
Law	Renovate Prosecutor's Office	\$ 200,000
Information & Communications Technology	Storage Area Network Upgrade	125,000
Information & Communications Technology	Budget Planning and Forecasting Solution	1,500,000
Information & Communications Technology	Human Resource Information System (HRIS)	1,500,000
Information & Communications Technology	Expand Call Manager (for WAN Refresh)	175,000
Information & Communications Technology	Network Security Enhancements and Airgap	100,000
Information & Communications Technology	LANE Buildout for Development	30,000
Information & Communications Technology	Budget Planning and Forecasting Solution (year 1 payment)	300,000
Information & Communications Technology	Human Resource Information System (year 1 payment)	300,000
Transportation	Traffic Signal Equipment	175,000
Transportation	Major Street Signs	75,000
Streets, Bridges & Harbor	Byrne Road Facility Rehabilitation	50,000
Solid Waste	Landfill Compactor Replacement	203,000
Solid Waste	Landfill Infrastructure Investment	100,000
Facility Operations	Summit Street Walkways	400,000
Facility Operations	Major Mechanical & HVAC	200,000
Facility Operations	Tunnel Closure - Civic Center Mall	2,000,000
Engineering Services	Sidewalk Program	1,000,000
Police	Tasers	350,000
Police	Body Worn Camera Software & Storage	280,000
Police	Shotspotter	280,000
Police	Portable Radios and Vests	195,500
Fire & Rescue	Portable Radios	165,000
Fire & Rescue	Building Renovations	200,000
Recreation	Playground Replacement	300,000
Recreation	Tennis Court Resurfacing	100,000
Parks & Forestry	Revitalization of Park Infrastructure	477,500
Parks & Forestry	Harvard Overlook Improvements	150,000
Parks & Forestry	Mower with Mulching Head	160,000
		<hr/> 11,091,000
Total New Buildings, Improvements & Equipment		
		 <u>2021</u> <u>Appropriation</u>
<u>Division</u>	<u>Roadway Projects</u>	
Streets, Bridges & Harbor	Bridge Matches & Planning	500,000
Engineering Services	Major Roads Matches & Planning	7,800,000
Engineering Services	Residential Roads	555,490
Total Roadway Projects		<hr/> 8,855,490
		 <u>2021</u> <u>Appropriation</u>
<u>Division</u>	<u>Roadway Projects</u>	
Parks & Forestry	1% for the Arts	333,057
Total Capital Improvement Fund Projects		 \$ 20,279,547

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GENERAL INFORMATION

Subject

- Request - Vacation of a portion of Deepwood Lane at 2776 Hemlock Drive
- Applicant - Matthew Cherry
2776 Hemlock Drive
Toledo, OH 43614

Site Description

- Zoning - RS9 Single-Dwelling Residential – 9,000 sq. ft.
Area - ± 7,560 Feet
Dimensions - ± 63 x 120 Feet
Existing Use - Driveway
Proposed Use - Driveway

Area Description

- North - Single Dwelling Residential / RS9 *Single Dwelling Residential*
- South - Single Dwelling Residential / RS9 *Single Dwelling Residential*
- East - Single Dwelling Residential / RS9 *Single Dwelling Residential*
- West - Toledo Country Club / RS9 *Single Dwelling Residential*

Parcel History

- V-68-95 - Resolution 68-95; Vacation of Deepwood Lane extension on Hemlock Drive. Plan Commission recommended approval 9/14/95. Applicant withdrew request 10/25/95.
- V-308-53 - Resolution 308-53; Vacation of that portion of Deepwood Lane contained in Meadowlawn Subdivision. Plan Commission recommended disapproval 12/3/53. City Council disapproves 12/21/53.

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The request is a Vacation of a dead end paper street between 2776 and 2770 Hemlock Drive. The paper street was part of the original development and designed as a secondary connection between adjacent residential blocks. The developer requested a vacation in 1953 but the city objected at the time due to the potential of future development and a dead end street without an adequate turnaround. The vacation was revisited by a previous property in 1995 to allow for the construction of a garage, but was withdrawn by the applicant for unspecified reasons. During that review Edison requested an easement to access to their facilities which may have been a factor.

There are currently two driveways within this portion of the right of way that provide access to 2776 & 2770 Hemlock Drive. The property owner at 2776 Hemlock Drive is requesting the vacation to correct the driveway encroachment and to obtain additional space to build a swimming pool in their backyard.

Staff is supportive of the Vacation for two reasons. First, there is residential development on all sides of this right of way which blocks any connections and limits the potential uses for the roadway purposes. Second, approval of the request would resolve the issue of private driveway encroaching into the public right of way while creating

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-487-20, a **Vacation of a portion of Deepwood Lane at 2776 Hemlock Drive**, to Toledo City Council for the following **two (2)** reasons:

1. The right of way has limited potential for roadway purposes; and
2. The vacation will resolve the encroachment of driveways into the public right of way.

Staff further recommends that the Toledo City Plan Commission recommend approval of V-487-20, a **Vacation of a portion of Deepwood Lane at 2776 Hemlock Drive**, to Toledo City Council subject to the following **two (2)** conditions:

STAFF RECOMMENDATION (cont'd)

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.

Engineering Services

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

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka 419-245-1341

Roadway: Tim Grosjean 419-245-1344

Water: Andrea Kroma 419-936-2163

Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338

Sanitary Sewers: Mike Elling 419-936-2276

Transportation

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

STREET VACATION
TOLEDO PLAN COMMISSION
REF: V-487-20
DATE: January 14, 2021
TIME: 2:00 P.M.

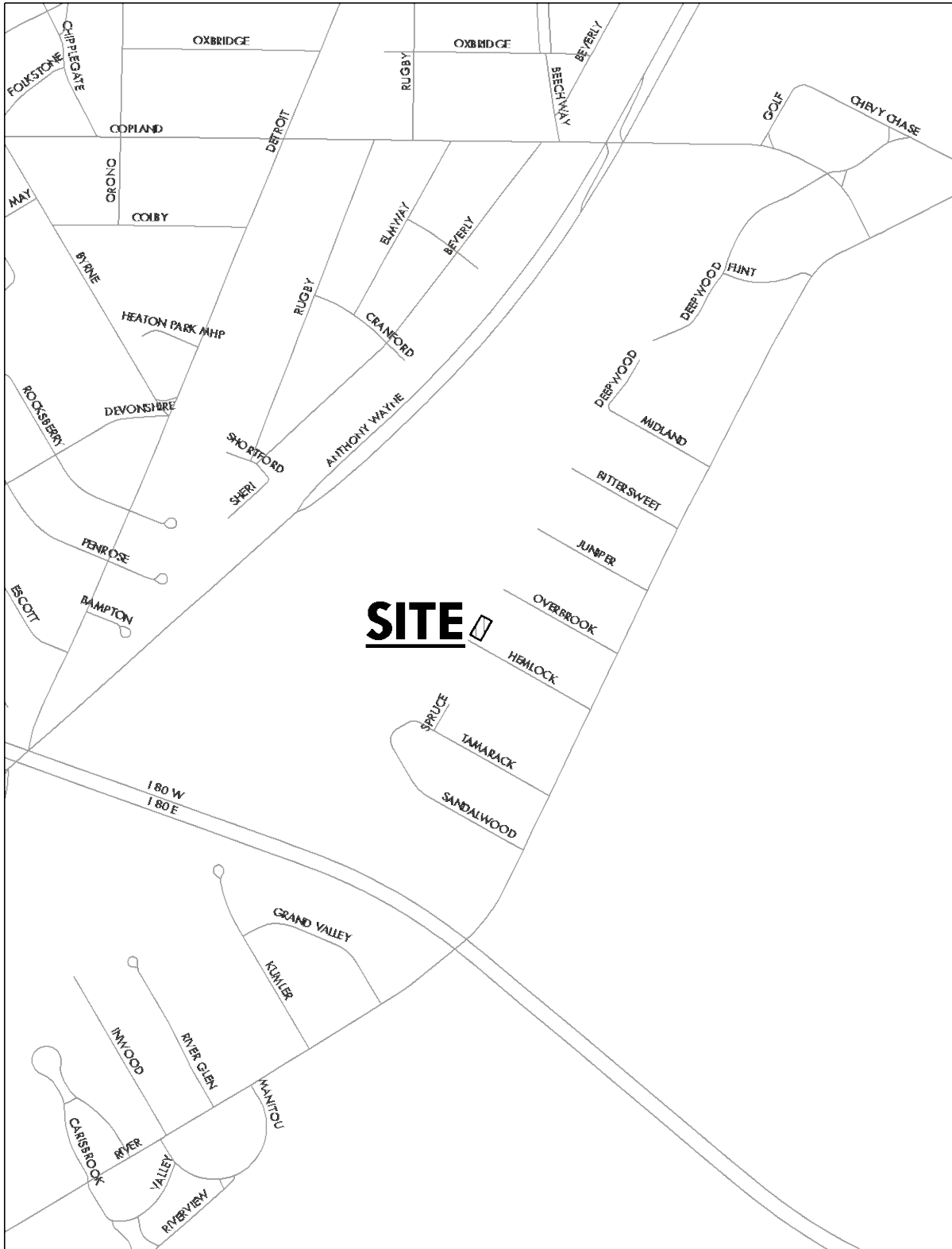
CITY COUNCIL COMMITTEE OF
ZONING AND PLANNING
DATE: February 17, 2021
TIME: 4:00 P.M.

JL

Two (2) sketches follow

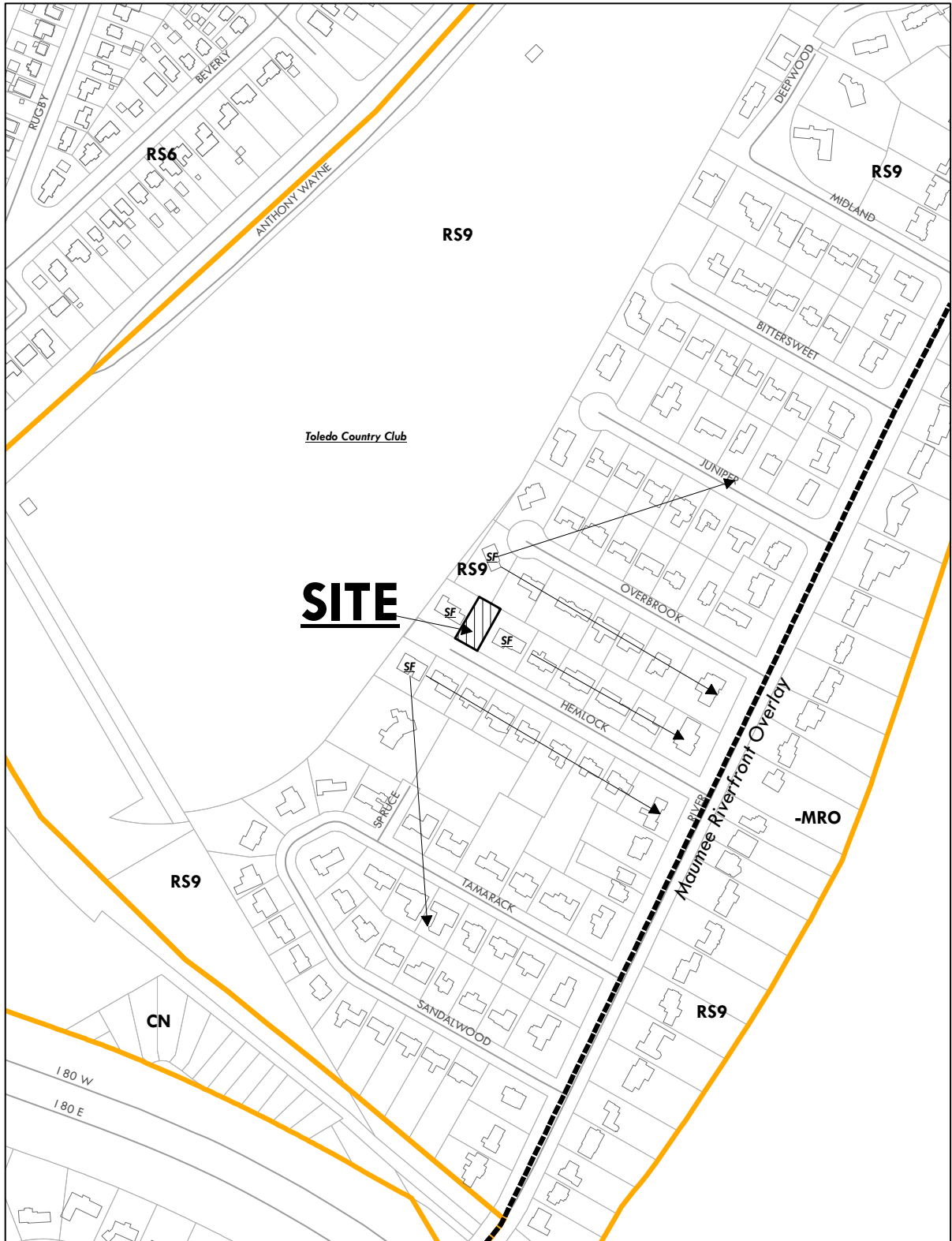
GENERAL LOCATION

V-487-20
ID 43



ZONING & LAND USE

V-487-20
ID 43



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GENERAL INFORMATION

Subject

- Request - Special Use Permit for a new school
- Location - 1936 and 2010 Northover Road
- Applicant - Kadee Anstadt
Washington Local Schools
3505 W Lincolnshire Blvd
Toledo, OH 43606
- Architect - Rusty Wilke
The Collaborative
One Seagate, Park Level 118
Toledo, OH 43604
- Construction Manager - Keith Recknagel
Program Solutions
1718 Indian Wood Circle, Suite D
Maumee, OH 43537

Site Description

- Zoning - RS6 and POS / Single Family Residential and Parks and Open Space
- Area - ±24.7 acres
- Frontage - ±1,300' along Northover Road
- Existing Use - Elementary School and City Park
- Proposed Use - Elementary School

Area Description

- North - Single family homes / RS6
- South - Single family homes / RS6
- East - Single family homes / RS6
- West - Single family homes / RS6

Parcel History

- M-9-51 - School Site: Washington Township. Traffic Study. PC approved 12/17/1953.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

Z-316-61 - Resolution 316-61 to establish permanent zoning for the area roughly bounded by Laskey Road, Lewis Avenue, Alexis Road, Howland Road, Christian Avenue and Jackman Road. PC recommended approval 11/30/1961. CC approved 02/28/1962. Ordinance 316-61 passed.

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a new school located at 1936 and 2010 Northover Road. The site is ±24.6 acres and is zoned RS6 Single-Family Residential and POS Parks and Open Space. Surrounding land uses include single family homes to the north, south, and west, and east. A Special Use Permit is required for schools located in Residential Zoning Districts. Washington Local Schools is the applicant for the proposed elementary school. Jackman Elementary is currently located at the site, and Washington Local Schools intends to combine Wernert Elementary and Jackman Elementary to form the new Wernert-Jackman Elementary School. The school will serve grades K-5, and 700 students are expected to be enrolled.

Parking and Circulation

The minimum number of required vehicular parking spaces on a site is mandated by Off-Street Parking Schedule "A" (TMC§1107.0300). For elementary schools, the minimum parking spaces required is one (1) per faculty, one (1) per three (3) staff members, and one (1) per fifty (50) students for pick-up/drop off. Seven hundred (700) students are expected to be enrolled at the school, and there will be forty (40) faculty/staff. The site requires a minimum of fifty-four (54) parking spaces and a maximum of eighty-one (81). The proposed site plan shows 102 parking spaces. As permitted in TMC§1107.1400, the applicant submitted an Alternative Parking Plan explaining that the school will host family and community events, including parent-teacher conferences, holiday programs, band and chorus concerts, along with outdoor spring events, and additional parking is required to accommodate attendees. The Plan Director reviewed and approves of the Alternative Parking Plan. The Alternative Parking Plan must be filed with the Lucas County Recorder's office, and the recording is listed as a condition of approval.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

The Division of Transportation expressed concerns about available parking for sporting events at the play fields to the north of the site. The applicant submitted a revised site plan on 12/21/20 that depicts overflow parking spaces along the bus loop and the emergency access route near the play fields. The Division of Transportation is in approval of the revised site 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') aisle and four (4) car accessible space with at least a five foot (5') aisle are required for persons with physical disabilities. The site plan submitted shows compliance with this.

Additionally, bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0400). Off-Street Parking Schedule "A" requires one (1) bicycle parking slot per three (3) students plus one (1) per ten (10) parking spaces for faculty and staff. Calculations exceed the allowed maximum, as per TMC§1107.0900, no more than fifty (50) bicycle parking slots shall be required for any use category. The site plan depicts two (2) bicycle racks with fifty-five (55) total spaces, meeting the requirement.

Landscaping

The eastern property on the site, 1936 Northover, was previously Jackman City Park and is home to protected wetlands. Washington Local Schools purchased the property from the City of Toledo with the intention to construct a detention pond for the site's stormwater management. The detention pond is located roughly forty-four feet ($\pm 44'$) from the northern property line and will be 100 feet by 290 feet. Existing trees will buffer the proposed detention pond from abutting residential properties to the north as well as buffer the detention pond from the existing wetlands to the south. As a condition of approval, the existing trees shall remain and as few trees as possible will be removed for the construction of the detention pond.

Per TMC§1108.0202 – *Frontage Greenbelts*, sites over five (5) acres are required to provide a thirty foot (30') frontage greenbelt and contain at least one (1) tree for every thirty feet (30') of frontage. The submitted landscape plan depicts a thirty foot (30') frontage greenbelt along Northover Road with fifteen (15) trees to be planted and four (4) large trees to remain. The remaining trees are credited per TMC§1108.0407(1)(B), and count as fourteen (14) trees due to their large size. The frontage greenbelt requires twenty-two (22) trees, and twenty-nine (29) are provided, meeting the requirement.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

Parking lot landscaping is essential to prevent headlights from being seen from public rights-of-way, curb the urban heat island effect, as well as beautify the site. TMC§1108.0204 – Parking Lot Landscaping (Interior and Perimeter) states a perimeter landscape buffer shall be provided abutting the parking area and to visually screen all off-street loading facilities from view of Residential districts and public right-of-ways. A minimum of at least one (1) canopy tree must be provided for each thirty (30) linear feet, plus a continuous shrub with a minimum height of eighteen inches (18”). The site plan and landscape plan submitted depict eight (8) canopy trees and a continuous shrub row for the parking spaces facing Northover Road and is acceptable as depicted.

Pursuant to TMC§1108.0204(B), the total interior landscaping required for parking lots is twenty (20) square feet per parking space. The site’s parking lots contain a total of 102 parking spaces, which requires a minimum of 2,040 square feet for interior landscaping provided within the parking lots. Additionally, two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot. One (1) canopy tree may substitute for three (3) shrubs. A total of twenty-two (22) trees and sixty-six (66) shrubs are required in the interior parking. The site plan submitted shows a total of twenty-nine (29) trees and eighty-two (82) shrubs in the site’s interior, and meets the landscaping requirements.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets 2010 Northover Road for Single Family Residential land uses. Single Family Residential Districts are intended to accommodate the development of single dwelling units on individual lots. May also include libraries, schools, churches, and community centers. The district is intended to create, maintain, and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods. The Toledo 20/20 Plan targets 1936 Northover Road for Parks and Open Space. This use is intended to preserve and enhance major open space and recreational areas. The District may also be applied to privately-owned open space areas within residential developments. Includes parks, golf courses, racetracks, marinas, and other areas containing recreational open space and facilities. The proposed use conforms to the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the request for two (2) reasons. First, the proposed use meets the stated purpose of the Zoning Code, which is to protect the health, safety, and general welfare of the citizens of Toledo. Second, the use compatible with adjacent uses in terms of scale, site design, and operating characteristics.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-9002-20, a request for a Special Use Permit for a new school at 1936 and 2010 Northover Road, 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
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use’s operation) (TMC§1111.0706(C)).

The staff recommends that the Toledo City Plan Commission take the following action on the proposed waivers:

Chapter 1108 Landscaping and Screening

Sec. 1108.0406 Irrigation/Watering – Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation shall be required for projects of over ½ acre in site area. Irrigation plans must be submitted with development plans and must contain all construction details.

Approve a waiver to not require irrigation for the site. The funding source for construction of the new school does not cover costs for an irrigation system. Additionally, the project is seeking to be LEED certified, and irrigation is not permitted in order to obtain certification. The landscaping schedule shows native plantings with high tolerance to drought.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-9002-20, a request for a Special Use Permit for a new school at 1936 and 2010 Northover Road, to the Toledo City Council, subject to the following **forty-nine (49)** conditions:

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

STAFF RECOMMENDATION (cont'd)

Engineering Services

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

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka 419-245-1341

Roadway: Tim Grosjean 419-245-1344

Water: Andrea Kroma 419-936-2163

Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338

Sanitary Sewers: Mike Elling 419-936-2276

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

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

5. Water service 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 Engineering Services for review and approval. Plan design and submittal shall comply with the current version of the City of Toledo DPU Infrastructure Design and Construction Requirements.
7. The current version of "WATER GENERAL NOTES FOR CITY OF TOLEDO PRIVATE WATER MAINS, FIRE LINES AND LARGE SERVICES" shall be included on the plans and can be obtained from the City of Toledo Division of Engineering Services.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

8. The water meter setting detail, including meter bypass (if applicable) and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S. Erie Street, Toledo, OH 43602 for review and approval.
9. 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 (419-936-2839) to verify the backflow prevention requirements for this site.
10. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site. Contractors performing work on new or existing fire systems shall be licensed by the State of Ohio Fire Marshall and certified by the City of Toledo Fire & Rescue Department.
11. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
12. New water service taps will be installed by City of Toledo at the developer's expense.
13. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the owner's cost.
14. Do not construct permanent structures over unmetered water services.
15. Plans for the water service lines shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service lines.
16. Completion of the stormwater review requires submittal of the following:
 - Engineering drawings and calculations compliant with the City of Toledo Infrastructure Design and Construction Requirements. <http://toledo.oh.gov/services/public-utilities/engineering-services/plan-review-process/>
 - Long term operations and maintenance (O&M) plan for Detention and Post-Construction BMP's.
 - A Storm Water Pollution Prevention Plan (SWP3) including a completed Ohio EPA SWP3 checklist.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

17. Following the review process, the following will be needed for final stormwater approval:
 - Fee for the sewer construction permit, which also requires a sewer contractor, licensed with the City of Toledo, to be named for the project.
 - SWP3 contact list for responsible parties. Form is available at <http://www.tmacog.org/storc/swp3.htm>.
 - Covenant for the approved O&M plan.
18. Drainage Plans that incorporate low impact development solutions such as indicated on this proposal are eligible for a reduction in the property's stormwater utility fee through the Stormwater Credit Program, upon application to the program as explained at <http://toledo.oh.gov/services/public-utilities/engineering-services/stormwater-utility-credit-program/>
19. Dredging, filling, clearing, or otherwise altering wetlands is prohibited without first providing proof of compliance with the following permits: Section 401 of the Clean Water Act, Ohio EPA Isolated Wetland Permit, and Section 404 of the Clean Water Act. If a permit does not apply, provide a letter from a qualified professional certifying that they have surveyed the site and determined that the permit is not applicable. All certifications and delineations shall include written concurrence from the U.S. Army Corps of Engineers and/or Ohio EPA, as appropriate, in accordance with protocols currently accepted by the U.S. Army Corps of Engineers.
20. Engineer is proposing a different sanitary discharge location than the existing school discharges to. Engineer shall verify there is adequate capacity in this different line to handle the flow from the new school.
21. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
22. 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.
23. 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.
24. 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.

STAFF RECOMMENDATION (cont'd)

Sewer & Drainage Services

25. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm and sanitary) be cleaned and inspected.
26. S&DS requires that the private sanitary lines (after they have 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.

Environmental Services

27. 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. The minimum setback as required for any wetland areas is to be maintained by all contractors and construction activities.
 - d. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours.
28. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
29. 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.
30. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials.
http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_Ohio_Invasive_Plant_Species.pdf
31. 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)

Fire Prevention

32. Public and private hydrant locations to be approved by the site engineer and the Fire Prevention Dept.
33. Post Indicator Valve (PIV) and Fire Dept. Connection (FDC) locations to be approved by the site engineer and the Fire Prevention Dept.
34. Fire apparatus access roads shall be designed and maintained to support imposed loads of fire apparatus and shall be surfaced to support all- weather driving capabilities.
35. Key boxes are required on all access road gates.

Transportation

36. Cross walk is required at Oldham with pedestrian ramps on all four corners.
37. Traffic parking for play fields not shown.

Plan Commission

38. Per Parking Schedule A, the minimum number of parking spaces required for an elementary school is one (1) per faculty member plus one (1) per three (3) staff members plus one (1) space per fifty (50) students for student drop-off and pick-up. **An Alternative Parking Plan was approved on 10/22/2020 by the Plan Director. Alternative Parking Plan must be filed with the Lucas County Recorder's Office.**
39. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. **Acceptable as depicted on site plan.**
40. Per TMC§1107.0400, Off-Street Parking Schedule "A" requires one (1) bicycle parking slot per three (3) students plus one (1) per ten (10) parking spaces for faculty and staff. **Acceptable as depicted.**
41. 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 on site plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

42. 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.

43. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).

44. A 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. If the site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details; **not acceptable as depicted, applicant is requesting a waiver of TMC§1108.0406 – Irrigation/Watering,**

 - b. A thirty-foot (30') frontage greenbelt is required along Northover Road and shall include one (1) tree per every thirty feet (30') of frontage; **acceptable as depicted on landscape plan,**

 - c. Perimeter landscaping shall be installed along any parking lot area adjacent to a street, place, or driveway and shall be provided abutting the parking area to visually screen all off-street loading facilities from view of public right-of-ways. A minimum of at least one canopy tree must be provided for each thirty (30) linear feet, plus a continuous shrub with a minimum height of eighteen inches (18"); **acceptable as depicted on landscape plan,**

 - d. Interior landscaping required in parking lots is 20 sqft per parking space. Two (2) canopy trees are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot. Six (6) shrubs are required to be installed in interior landscape areas of each ten (10) parking spaces within the parking lot; **acceptable as depicted on landscape plan,**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- e. Topsoil must be back filled to provide positive drainage of the landscape areas;
 - f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage;
 - g. The location number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained; **acceptable as depicted on landscaping plan;**
 - h. The location, height and materials for any fencing to be installed and maintained. Pursuant to TMC§1105.0302(A)(1), fences may not exceed 3 ½ feet in height in the required front setback, **acceptable as depicted;** and,
 - i. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
45. New free-standing signs are limited to a height of forty-two inches (42”) from grade and a width of twelve (12) feet. Any proposed signage must meet the requirements of Toledo Municipal Code Title Nine – Sign Code.
46. 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.
47. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
48. 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.
49. 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-9002-20...January 14, 2021

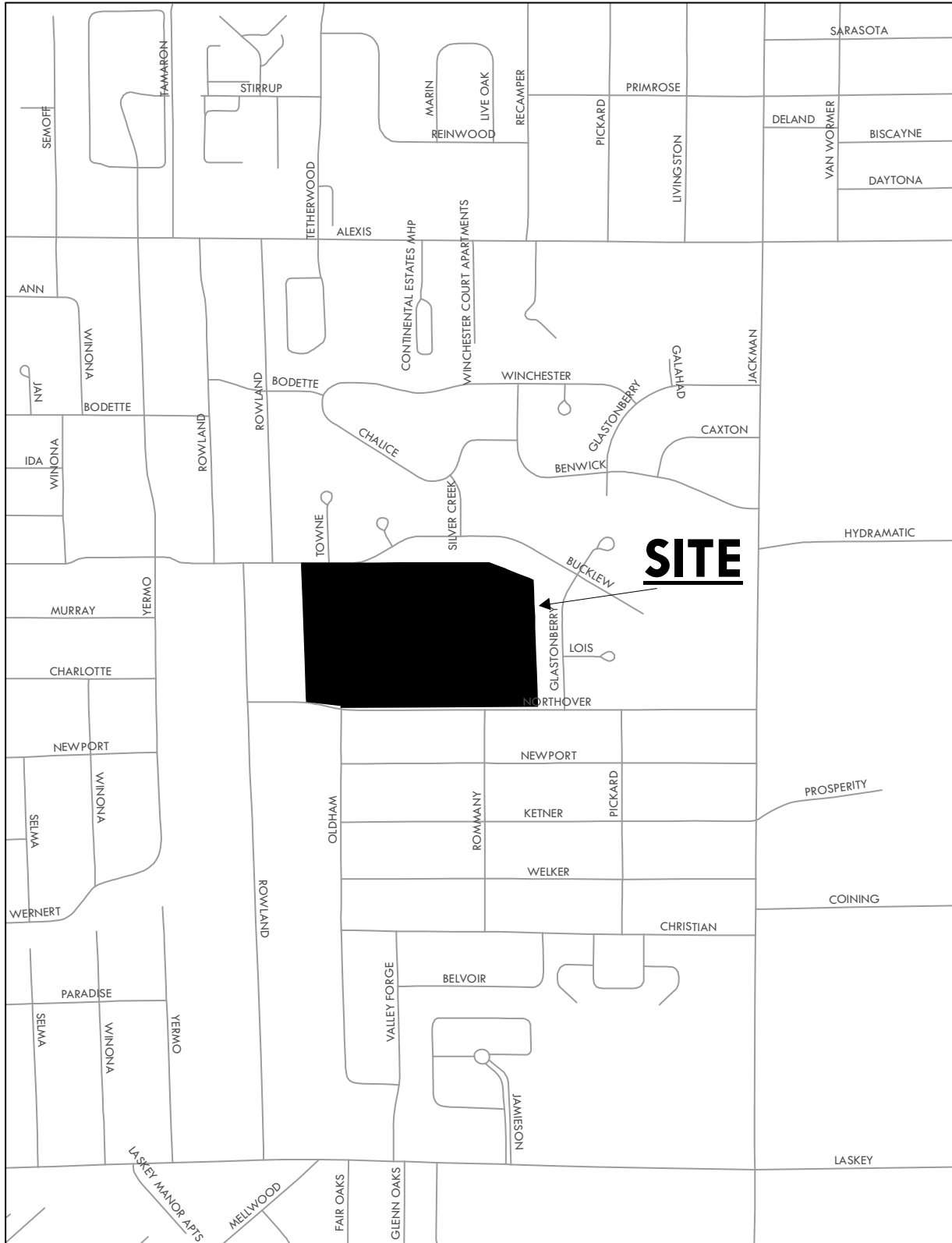
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-9002-20
DATE: January 14, 2021
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: February 17, 2021
TIME: 4:00 P.M.

JL
Seven (7) sketches follow

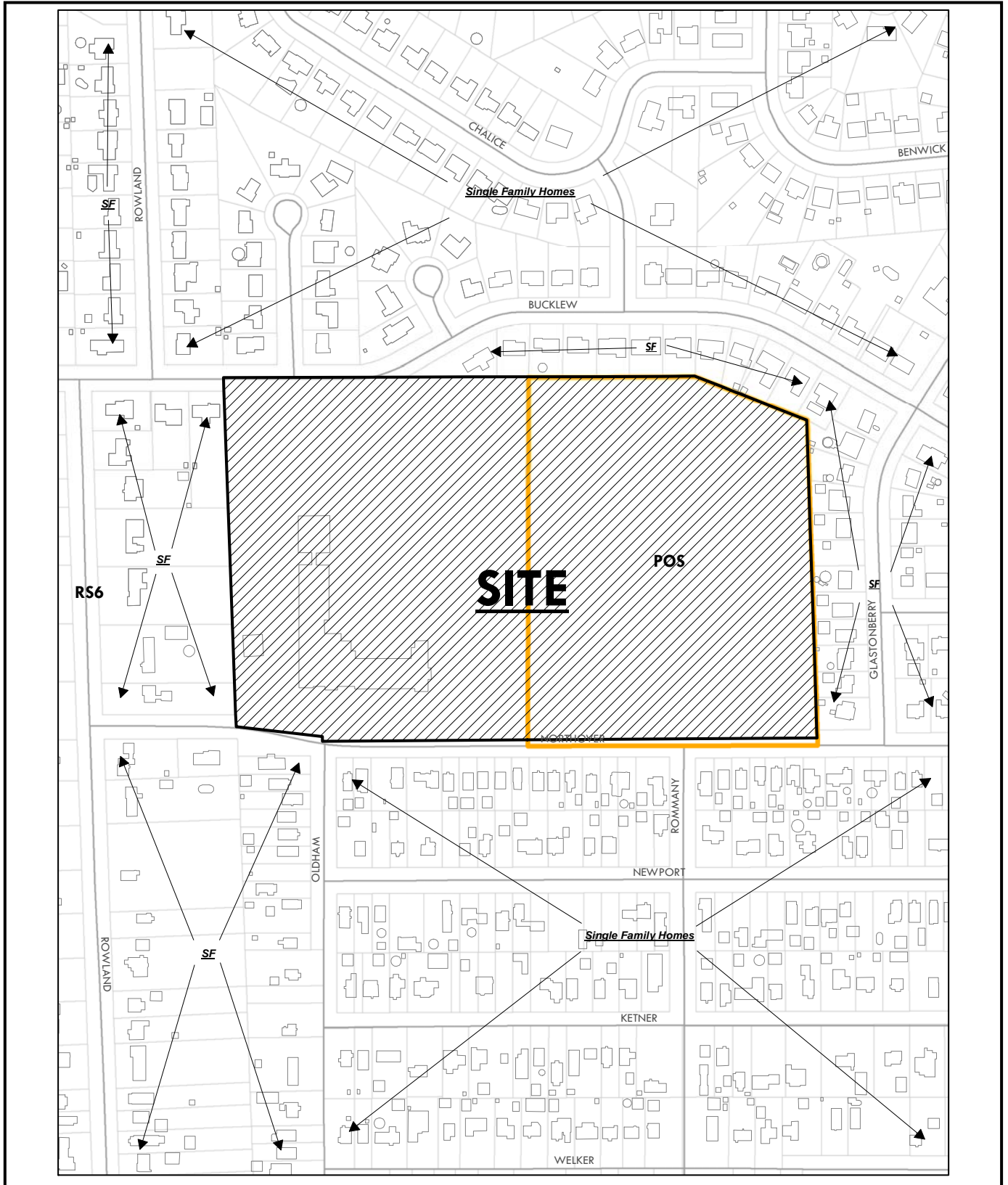
GENERAL LOCATION

SUP-9002-20
ID 56



ZONING & LAND USE

SUP-9002-20
ID 56



SITE PLAN

SUP-9002-20
ID 56



PROPOSED SITE PLAN
SCALE 1" = 40'

SITE LOCATION MAP:



SITE PLAN NOTES:

- OWNER: WASHINGTON LOCAL SCHOOLS
3325 W. LINCOLN SQUARE BLVD.
TOLEDO, OHIO 43606
CONTACT: KADEE ANSTADT, Superintendent
kadee@wlsd.k12.oh.us
- ARCHITECT: THE COLLABORATIVE
ONE SEAGATE, PARK LEVEL 118
TOLEDO, OHIO 43604
CONTACT: RUSTY WILKE (wilke@tc.design)
- SITE INFORMATION:
SITE ADDRESS: 2010 NORTHOVER ROAD
TOLEDO, OHIO 43613
EXISTING USE: JACKMAN ELEMENTARY SCHOOL
EXISTING ZONING: RS-6 (RESIDENTIAL)
- PROJECT INFORMATION:
THE PROJECT IS TO INCLUDE THE CONSTRUCTION OF A DETENTION BASIN AS PART OF THE OVERALL STORMWATER MANAGEMENT SYSTEM FOR THE NEW SCHOOLS. A MAJORITY OF THE SITE IS CLASSIFIED AS WETLANDS, WHICH THE SCHOOL HOPES TO USE AS AN EDUCATIONAL OPPORTUNITY IN THE FUTURE.

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PROJECT TITLE
Washington Local Schools
Wernert-
Jackman E.S.

2010 Northover Road
Toledo, Ohio 43613

11/23/2020 SITE PLAN SUBMITTAL

TC JOB NO: Project No. 100000

OWNER JOB NO:

SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.

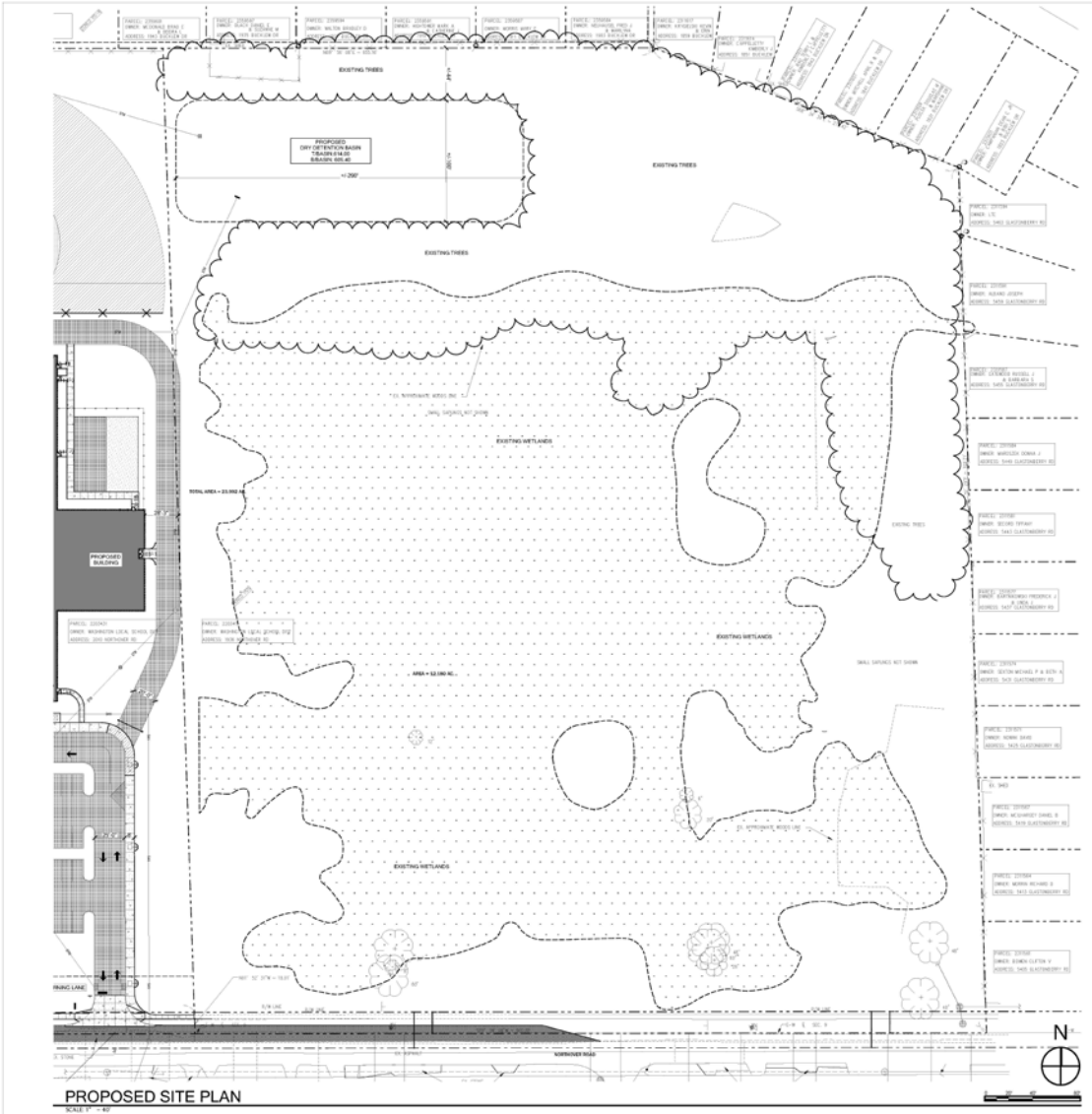
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SITE PLAN SUBMITTAL FOR
SPECIAL USE PERMIT

3 - 16

SITE PLAN

SUP-9002-20
ID 56



PROPOSED SITE PLAN
SCALE: 1" = 40'

SITE LOCATION MAP:



SITE PLAN NOTES:

- OWNER: WASHINGTON LOCAL SCHOOLS
3025 W. LINCOLN AVENUE BLDG.
TOLEDO, OHIO 43609
CONTACT: EUGENE ANASTADI, Superintendent
(419)241-6326 or eaj@wlsd.org
- ARCHITECT: THE COLLABRATIVE
ONE SEAGATE PARK LEVEL 118
TOLEDO, OHIO 43604
CONTACT: RUSTY WEAKE (rw@theclab.org)
- SITE INFORMATION:
SITE ADDRESS: 1936 NORTHOVER ROAD
TOLEDO, OHIO 43613
EXISTING USE: JACKMAN ELEMENTARY SCHOOL
EXISTING ZONING: RS-6 (RESIDENTIAL)
- PROJECT INFORMATION:
THE PROJECT IS TO INCLUDE THE CONSTRUCTION OF A DETENTION BASIN AS PART OF THE OVERALL STORMWATER MANAGEMENT SYSTEM FOR THE NEW SCHOOL. A MAJORITY OF THE SITE IS CLASSIFIED AS WETLANDS, WHICH THE SCHOOL HOPES TO UTILIZE IT AS AN EDUCATIONAL OPPORTUNITY IN THE FUTURE.

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PROJECT TITLE
Washington Local Schools
Wernert-
Jackman E.S.

1936 Northover Road
Toledo, Ohio 43613

11.23.2020 SITE PLAN SUBMITTAL

TC JOB NO. Project No. 10088
OWNER: JWS/NO

SHEET TITLE
PROPOSED SITE
PLAN

SHEET NO.

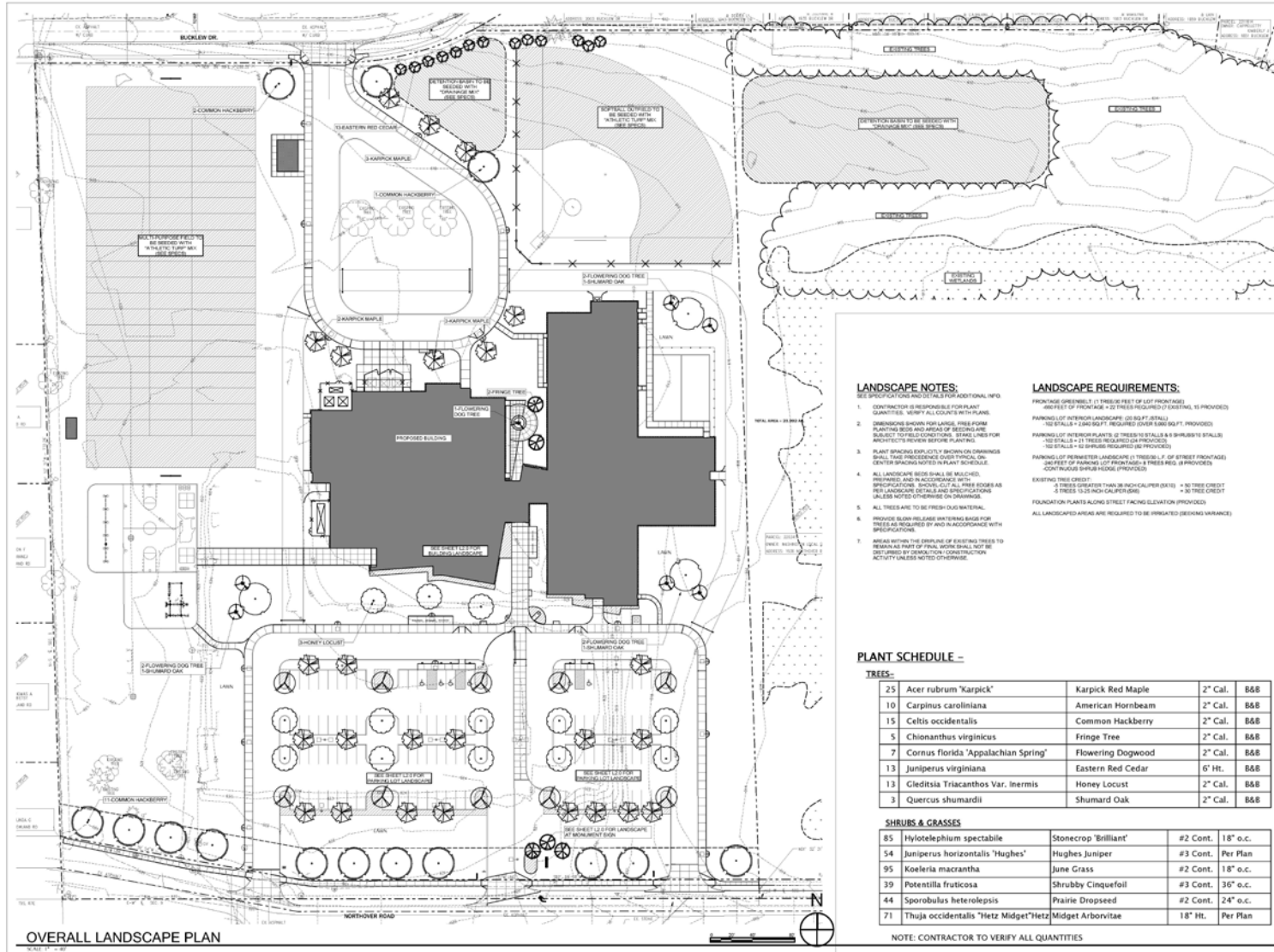
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SITE PLAN SUBMITTAL FOR
SPECIAL USE PERMIT

3 - 17

LANDSCAPE PLAN

SUP-9002-20
ID 56



OVERALL LANDSCAPE PLAN

LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES. VERIFY ALL QUANTITIES WITH PLANS.
- DIMENSIONS SHOWN FOR LARGE, FREE FORM PLANTING BEDS AND AREAS OF BEDS ARE SUBJECT TO FIELD CONDITIONS. EXISTING LINES FOR BEDS TO BE REVIEWED BEFORE PLANTING.
- PLANT SPACING EXPLICITLY SHOWN ON DRAWINGS SHALL TAKE PRECEDENCE OVER TYPICAL OR CENTER SPACING NOTED IN PLANT SCHEDULE.
- ALL LANDSCAPE BEDS SHALL BE MULCHED, PROVIDED, AND MAINTAINED WITH SPECIFICATIONS. SHOW CUT ALL TREE EDGES AS THE LANDSCAPE DESIGN SPECIFICATIONS. ALL TREES ARE TO BE FRESH-CUT MATERIAL.
- PROVIDE SLOW RELEASE WATERING BASE FOR TREES AS REQUIRED BY AND IN ACCORDANCE WITH SPECIFICATIONS.
- AREAS WITHIN THE DRUMLINE OF EXISTING TREES TO REMAIN AS PARTS OF FINAL WORK SHALL NOT BE DISTURBED BY DEMOLITION/CONSTRUCTION ACTIVITY UNLESS NOTED OTHERWISE.

LANDSCAPE REQUIREMENTS:

- FRONTAGE REQUIREMENTS: 1 TREE PER FEET OF LOT FRONTAGE
400 FEET OF FRONTAGE = 40 TREES REQUIRED (IF EXISTING IS PROVIDED)
- PARKING LOT INTERIOR LANDSCAPE (20 SQ FT STALL) = 10 STALLS = 10 SPRUCE REQUIRED (IF PROVIDED)
- PARKING LOT INTERIOR PLANTS (2 TREES/10 STALLS & SHRUBS/5 STALLS) = 10 STALLS = 10 TREES REQUIRED (IF PROVIDED)
- PARKING LOT PERIMETER LANDSCAPE (1 TREE/10' OF STREET FRONTAGE) = 100 FEET OF PERIMETER = 10 TREES REQUIRED (IF PROVIDED)
- EXISTING TREE CREDIT:
A TREE GREATER THAN 10 INCH CALIPER D.B.H. = 10 TREE CREDIT
A TREE 3-10 INCH CALIPER D.B.H. = 10 TREE CREDIT
- FOUNDATION PLANTS ALONG STREET FACING ELEVATION (PROVIDED)
- ALL LANDSCAPED AREAS ARE REQUIRED TO BE IRRIGATED (DRINKING WATER)

PLANT SCHEDULE -

TREES:

25	Acer rubrum 'Karpick'	Karpick Red Maple	2" Cal.	B&B
10	Carpinus caroliniana	American Hornbeam	2" Cal.	B&B
15	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
5	Chionanthus virginicus	Fringe Tree	2" Cal.	B&B
7	Cornus florida 'Appalachian Spring'	Flowering Dogwood	2" Cal.	B&B
13	Juniperus virginiana	Eastern Red Cedar	6" Ht.	B&B
13	Gleditsia triacanthos Var. inermis	Honey Locust	2" Cal.	B&B
3	Quercus shumardii	Shumard Oak	2" Cal.	B&B

SHRUBS & GRASSES

85	Hylotelephium spectabile	Stonecrop 'Brilliant'	#2 Cont.	18" o.c.
54	Juniperus horizontalis 'Hughes'	Hughes Juniper	#3 Cont.	Per Plan
95	Koeleria macrantha	Jane Grass	#2 Cont.	18" o.c.
39	Potentilla fruticosa	Shrubby Cinquefoil	#3 Cont.	36" o.c.
44	Sporobolus heterolepis	Prairie Dropseed	#2 Cont.	24" o.c.
71	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	18" Ht.	Per Plan

NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES

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PROJECT TITLE
Washington Local Schools
Wernert-Jackman E.S.

2010 Northover Road
Toledo, Ohio 43613

11.22.2020 SITE PLAN RE-SUBMITTAL
10.14.2020 DESIGN DEVELOPMENT
07.15.2020 SCHEMATIC DESIGN

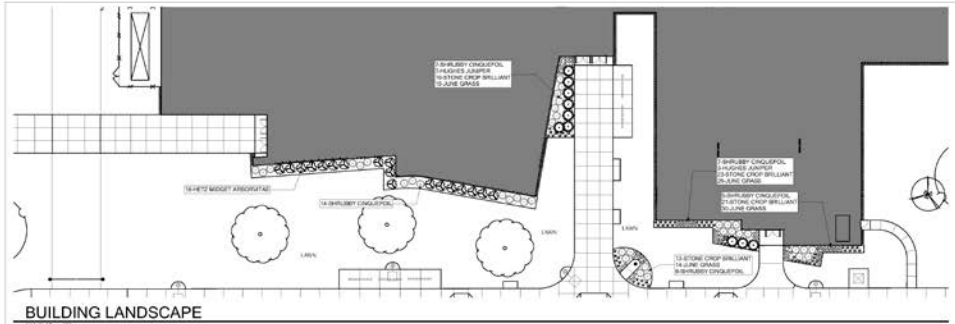
TC JOB NO. 10386
OWNER JOB NO.

SHEET TITLE
OVERALL LANDSCAPE PLAN

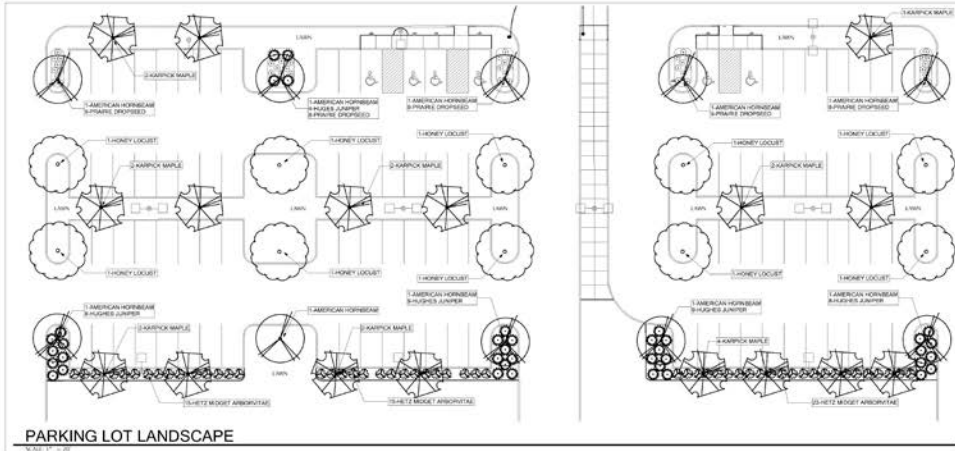
SHEET NO.
WJ L1.0

LANDSCAPE PLAN

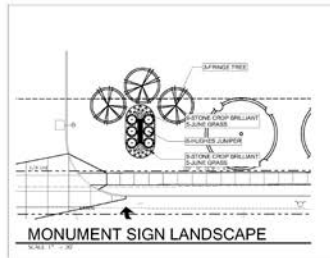
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ID 56



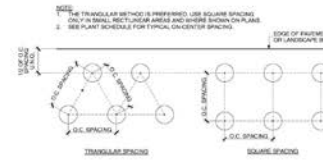
BUILDING LANDSCAPE
SCALE: 1/8" = 1'-0"



PARKING LOT LANDSCAPE
SCALE: 1/8" = 1'-0"



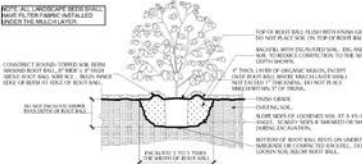
MONUMENT SIGN LANDSCAPE
SCALE: 1/8" = 1'-0"



PLANT SPACING DETAIL

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

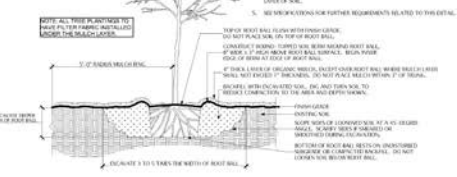
- NOTE:**
1. DETAIL APPLICABLE WHERE TYPE OF FINISHED GRADE IS NOT TO BE SHOWN.
 2. PREPARE A PLANTING SEE 1-1. TAKE THE WIDTH OF THE CONTAINER OR THE BALL BY DIMENSION OR AS SHOWN ON THE PLAN AND ADD TO THE WIDTH OF THE PLANTING SEE TO DETERMINE THE SPACING. DO NOT INCLUDE THE WIDTH OF THE PLANTING SEE IN THE SPACING.
 3. PREPARE A PLANTING SEE 1-2. TAKE THE WIDTH OF THE CONTAINER OR THE BALL BY DIMENSION OR AS SHOWN ON THE PLAN AND ADD TO THE WIDTH OF THE PLANTING SEE TO DETERMINE THE SPACING. DO NOT INCLUDE THE WIDTH OF THE PLANTING SEE IN THE SPACING.
 4. DO NOT USE PLANTING SEE 1-3. TAKE THE WIDTH OF THE CONTAINER OR THE BALL BY DIMENSION OR AS SHOWN ON THE PLAN AND ADD TO THE WIDTH OF THE PLANTING SEE TO DETERMINE THE SPACING. DO NOT INCLUDE THE WIDTH OF THE PLANTING SEE IN THE SPACING.
 5. USE TRIANGULAR SPACING FOR FINISHED GRADE REQUIREMENTS RELATED TO THIS DETAIL.



SHRUB PLANTING DETAIL

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

- NOTE:**
1. DETAIL APPLICABLE WHERE TYPE OF FINISHED GRADE IS NOT TO BE SHOWN.
 2. PREPARE A PLANTING SEE 1-1. TAKE THE WIDTH OF THE CONTAINER OR THE BALL BY DIMENSION OR AS SHOWN ON THE PLAN AND ADD TO THE WIDTH OF THE PLANTING SEE TO DETERMINE THE SPACING. DO NOT INCLUDE THE WIDTH OF THE PLANTING SEE IN THE SPACING.
 3. PREPARE A PLANTING SEE 1-2. TAKE THE WIDTH OF THE CONTAINER OR THE BALL BY DIMENSION OR AS SHOWN ON THE PLAN AND ADD TO THE WIDTH OF THE PLANTING SEE TO DETERMINE THE SPACING. DO NOT INCLUDE THE WIDTH OF THE PLANTING SEE IN THE SPACING.
 4. DO NOT USE PLANTING SEE 1-3. TAKE THE WIDTH OF THE CONTAINER OR THE BALL BY DIMENSION OR AS SHOWN ON THE PLAN AND ADD TO THE WIDTH OF THE PLANTING SEE TO DETERMINE THE SPACING. DO NOT INCLUDE THE WIDTH OF THE PLANTING SEE IN THE SPACING.
 5. USE TRIANGULAR SPACING FOR FINISHED GRADE REQUIREMENTS RELATED TO THIS DETAIL.



B&B TREE PLANTING DETAIL

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

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PROJECT TITLE
Washington Local Schools
Wernert-Jackman E.S.

2010 Northover Road
Toledo, Ohio 43613

11.22.2020 SITE PLAN PER SUBMITTAL
16.10.2020 DESIGN DEVELOPMENT
02.10.2020 SC-EMATIC DESIGN

TO: CLIENT: WJMSH
OWNER JOB NO.

SHEET TITLE
LANDSCAPE
PLANS &
DETAILS

SHEET NO.
WJ L2.0

3 - 19

ELEVATIONS

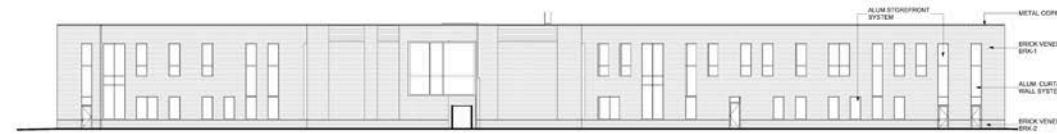
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ID 56



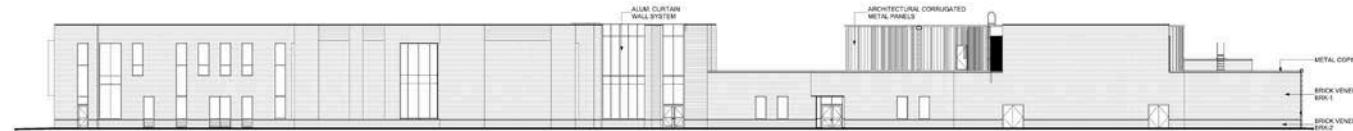
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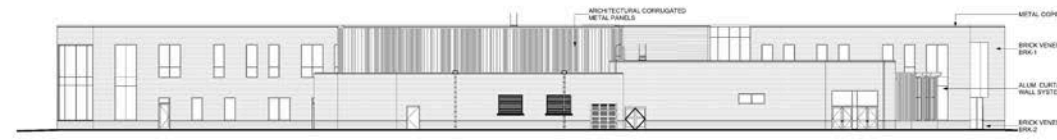
D1 SOUTH EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



C1 EAST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



B1 NORTH EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



A1 WEST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



KEYPLAN
PROJECT TITLE
Washington Local Schools
Wernert-Jackman E.S.

2010 Northover Road
Toledo, Ohio 43613

09/21/2020 FOR SITE PLAN APPROVAL

TC 208-90 Project No. 10696

OWNER JOB NO.

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
WJ A3.00

GENERAL INFORMATION

Subject

- Request - Preliminary Drawing for SECOR CROSSINGS
- Location - West of Secor Road, South of Monroe Street
- Owner - Joe Swolsky
Secor Development
3440 Secor Road
Toledo, OH 43606
- Engineer - Jeff Myers
Mannik & Smith Group
1800 Indian Wood Circle
Maumee, OH 43537

Site Description

- Zoning - *CO Office Commercial & RM36 Multi-Dwelling Residential – 36 Units Per Acre*
- Area - ± 18.62 Acres
- Frontage - ± 772 Feet along Secor Road
± 700 Feet along Monroe Street
- Existing Use - Encompass Health
- Proposed Use - Senior Apartments, Apartments, Unspecified

Area Description

- North - Gas Station, Drug Store, Automotive Parts / *CR Regional Commercial*
- South - I-475, Self-Storage, Single Family Residential / *RS9 Single Dwelling Residential & IP Planned Industrial*
- East - Existing Kroger Store, Gas Station, Restaurants, Oil Service / *CR Regional Commercial*
- West - Notre Dame High School & Day Care / *RS9 Single Dwelling Residential*

GENERAL INFORMATION (cont'd)Parcel History

- PL-4-04 - Parking Lot Review for Revisions to the Existing Lot. Administratively Approved 07/07/04.
- Z-3003-15 - Zone Change from RS9 Single Dwelling Residential to CR Regional Commercial. Plan Commission recommended disapproval 06/11/15. City Council disapproved 11/10/15.
- SPR-10-15 - Major Site Plan Review for a New Grocery Store and Outlots. Staff recommended disapproval 06/11/15. Plan Commission approved 06/11/15.
- Z-11001-16 - Zone Change from RS6 to CR. Plan Commission recommended disapproval 02/09/17. City Council approved 03/21/17, Ord. 122-17.
- PUD-11002-16 - Planned Unit Development for New Grocery Store and Outlots at 3835 Secor Road. Plan Commission recommended disapproval 02/09/17. City Council approved 03/21/17, Ord. 123-17.
- SPR-50-16 - Major Site Plan Review for a New Grocery Store. Plan Commission disapproved 02/09/17.
- SPR-16-17 - Major Site Plan Review for a New Grocery Store. Plan Commission approved 05/24/17.
- S-1-18 - Final Plat of Kroger Town Center, west of Secor Road, south of Monroe Street. *Expired.*
- Z-4007-19 - Zone Change from RS9 Single Dwelling Residential to CO Office Commercial. Plan Commission recommended approval 6/13/19. City Council approved 7/17/19. Ord 350-19 approved 7/23/19.
- T-43-19 - Lot Split for 8.35 acre parcel. Plan Commission approved 5/28/19.
- T-115-19 - Lot Split for 2.6 acre parcel. Plan Commission approved.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- Z-11003-19 - Zone Change from CO Office Commercial to RM36 Multi-Dwelling Residential. Plan Commission recommended approval 01/09/20. City Council approved 02/12/20. Ord 79-20 approved 02/25/20.
- SPR-23-20 - Major Site Plan Review for new senior housing facility. Plan Commission recommended approval 09/10/20.

Applicable Plans and Regulations

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

Project Description

- Number of Lots - 5 Buildable Lots (Lots 1 through 5)
- Lot Sizes - 1.72 to 3.88 Acres.
- Roadway - None (Private Driveway and Access Easement)
- Public Utilities - None (Private Water, Sewer, and Storm)

STAFF ANALYSIS

The request is a Preliminary Drawing for SECOR CROSSINGS located west of Secor Road and south of Monroe Street. The drawing includes 18.62 acres that was formerly owned by the Sisters of Notre Dame. The Preliminary Drawing was a requirement of the development approval and requested to address access restrictions along major roadways, establish cross access agreements between parcels, preserve the open space, and dedicate additional right of way to relocate the sidewalk away from the Monroe Street right of way.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve S-33-20, a Preliminary Drawing for SECOR CROSSINGS, located West of Secor Road, South of Monroe Street, for the following two (2) reasons:

STAFF RECOMMENDATION (cont'd)

1. The proposed subdivision meets the purpose and intent of the City of Toledo Subdivision Rules & Regulations; and
2. The proposed subdivision allows for the orderly development of land with safe and convenient pedestrian circulation.

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

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

Engineering Services

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

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka 419-245-1341

Roadway: Tim Grosjean 419-245-1344

Water: Andrea Kroma 419-936-2163

Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338

Sanitary Sewers: Mike Elling 419-936-2276

2. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.
3. Show and label the waterline easement adjacent and parallel to Secor Road.
4. Water service is available subject to the Rules and Regulations of the Department of Public Utilities
5. Unable to comment on proposed plat language for pond maintenance responsibility and easements at this time; provide in preliminary form for stormwater review and comment prior to submitting a final plat for review and approval.
6. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities

STAFF RECOMMENDATION (cont'd)

Chief Surveyor

7. The parcel will need to have a RW dedicated to the City of Toledo as shown and agreed upon by the plat labeled "Kroger N807 Plat-Sheet2 2- 06- 18".pdf. The called out PDF shows the area of 0.116 acres of land and provides a legal to assist in the limits to be dedicated. The area is located at the SW corner of Monroe and Secor as shown on PDF.

Toledo Lucas County Health Department

8. Any septic or well issues will be handled in conjunction with this department.

Buckeye Broadband

9. There is a nonexclusive, perpetual easement located on this property that Buckeye will not vacate.

Division of Transportation

10. Establish a 2' no access easement along Secor and Monroe for the full length, except for one existing drive per roadway.

Plan Commission

11. Cross access easement language for all lots shall be included on the Final Plat.
12. Documentation shall be submitted indicating that the remaining undeveloped lots have sufficient parking on each lot or shared parking language shall be included between lots on the Final Plat.
13. Documentation shall be submitted indicating efforts to preserve existing, mature trees on the undeveloped lots, especially if there are plans to further subdivide these areas. Where possible, depending on location, smaller areas shall be included and identified as easements or lettered lot conservation areas on the Final Plat.
14. Clarification shall be provided that indicates if Lots 2 and 3 as currently proposed have frontage on a public roadway. The private access drive does not meet the frontage requirement of the Toledo Subdivision Rules and Regulations. Additionally, the depth to width ratio of these lots relative to their public roadway frontage shall not exceed a maximum ratio of 3 ½ times without Planning Director approval.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

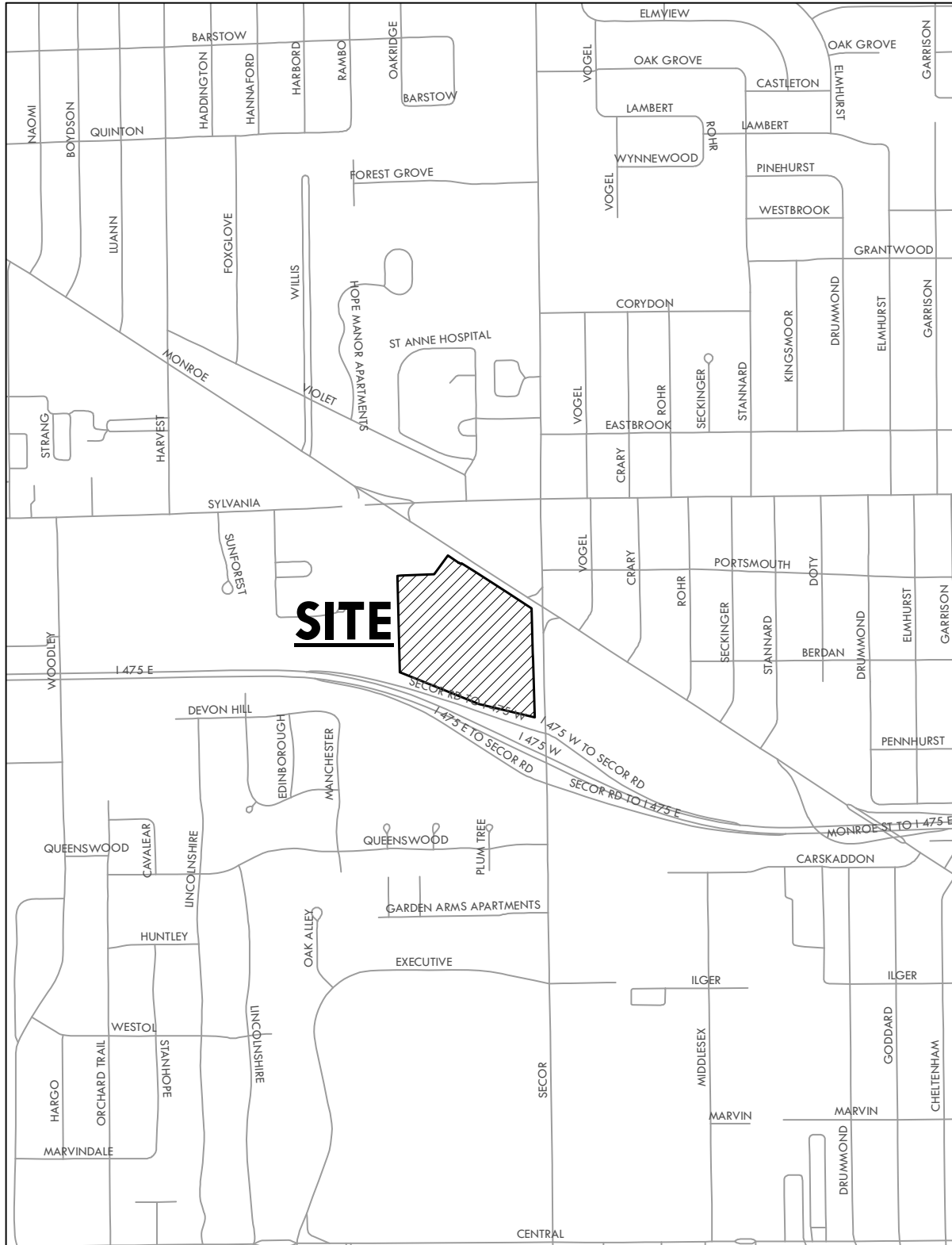
15. The sidewalk shall be relocated along Monroe Street to provide adequate separation for pedestrians from vehicular traffic and seasonal elements. Additional right-of-way shall be dedicated as necessary to accommodate the sidewalk relocation.
16. A recitation shall be provided on the Final Plat that it is the duty of the developer, at their own expense, to keep and maintain the sidewalks adjacent to his 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 City of Toledo, Lucas County and the Township harmless from any liability to any person for their neglect, failure or refusal in performing such duty.
17. 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.
18. The Preliminary Drawing shall be valid for a three (3) year period from the date of approval by the Planning Commission.

PRELIMINARY DRAWING
TOLEDO CITY PLAN COMMISSION
REF: S-33-20
DATE: January 14, 2021
TIME: 2:00 P.M.

JL
Three (3) sketches follow

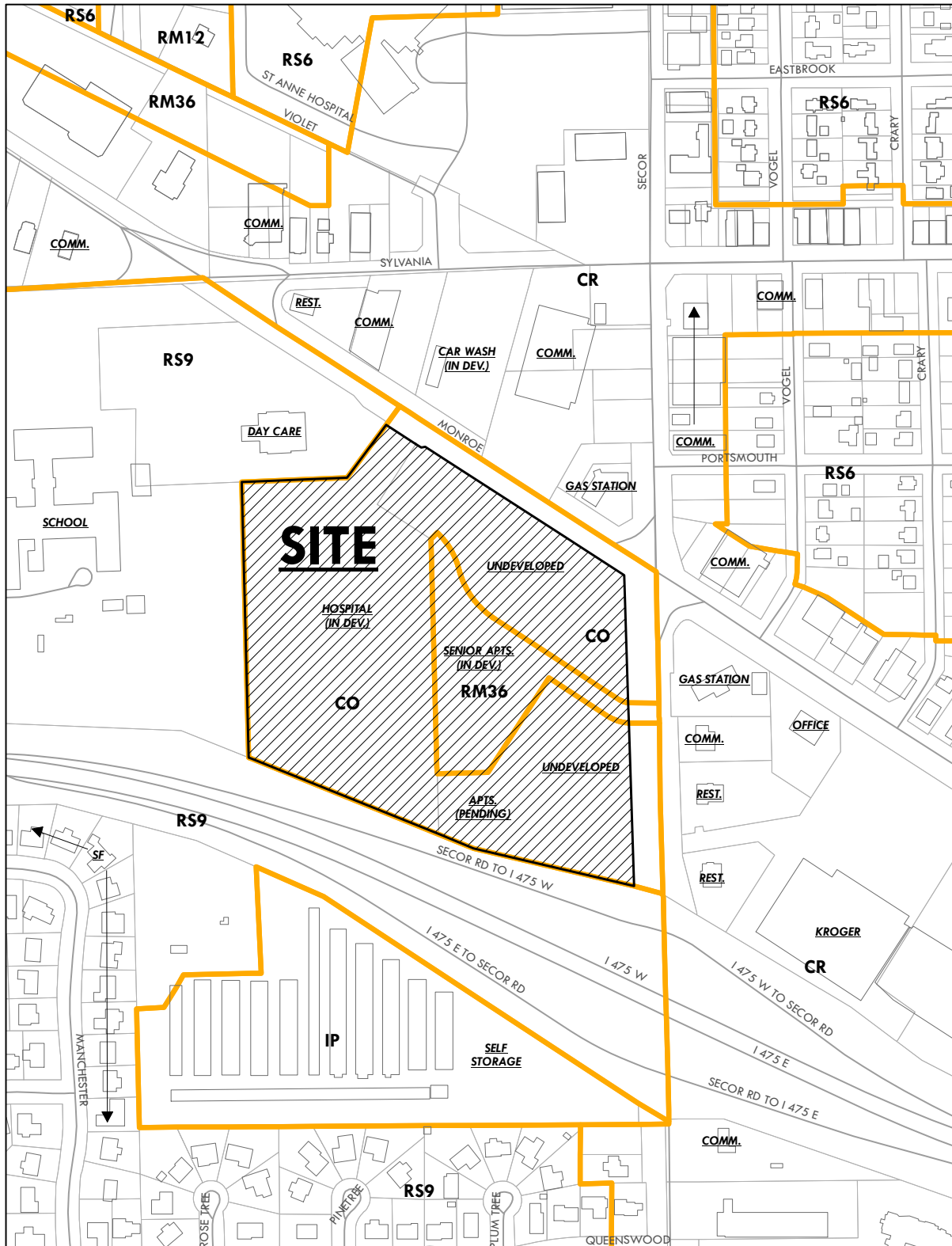
GENERAL LOCATION

S-33-20
ID 78



ZONING & LAND USE

S-33-20
ID 78

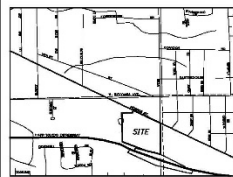


PRELIMINARY DRAWING

S-33-20
ID 78



PRELIMINARY DRAWING
OF
SECOR CROSSINGS
PART OF THE NE 1/4 OF SECTION 19, TOWN 9 SOUTH, RANGE 7 EAST
CITY OF TOLEDO, LUCAS COUNTY, OHIO



PROPOSED PLAT AREA = 810,651,601 SQ. FT. OR 18.61 ACRES±

OWNERS:

LOT 1 ENCIPHERS REALTY OHIO REAL ESTATE LLC C/O. 3800 SHILOH CORPORATION TAX DEPARTMENT BIRMINGHAM, AL 35208 PARCELS # 226328 ZONING CO	LOTS 2-4 SECOR DEVELOPMENT LLC 3440 SECOR RD TOLEDO, OHIO 43606 PARCELS 226329-226331 ZONING CO	LOT 5 DWD LLC 3440 SECOR RD STE 185 TOLEDO, OHIO 43606 PARCELS 226332 ZONING CO
---	---	---

DEVELOPER:

SECOR DEVELOPMENT LLC
3440 SECOR RD
TOLEDO OH 43606

ZONING:

CURRENT AND PROPOSED ZONING CO (OFFICE COMMERCIAL), & RM-36.
THE SURVEY WAS COMPLETED IN OCTOBER, 2020.

SETBACKS:

ZONE CO
20' FRONT
10' SIDE
25' REAR
NEIGH CO ABUTS RM-36 ZONING, THE REAR IS 15', AND SIDE IS 10'.

ZONE RM-36:

25' FRONT
10' SIDE
25' REAR

FLOOD ZONE:

FLOOD MAP 38083C0808F DATED 3/18/2018
ZONE 1 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE:

* DENOTES PROPOSED EASEMENT
SITE TO BE SERVICED BY PUBLIC UTILITIES.

LEGEND:

- CATCH BASIN
- ▣ CURB INLET
- ⊙ STORM SEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ UNIDENTIFIED MANHOLE
- ⊙ WATER SERVICE MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ WATER GATE VALVE
- ⊙ WATER METER
- ⊙ LIGHT POLE
- ⊙ ELECTRIC SERVICE MANHOLE
- ⊙ POWER POLE
- ⊙ GUY WIRE ANCHOR
- ⊙ ELECTRIC PULL BOX
- ⊙ UNIDENTIFIED PULL BOX
- ⊙ TELEPHONE SERVICE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ SIGNAL SUPPORT POLE
- ⊙ TRAFFIC PULL BOX
- ⊙ GAS GATE VALVE
- ⊙ POST
- ⊙ SIGN
- GUARDRAIL
- - - FENCE
- - - 5 FOOT CONTOUR LINE
- - - 1 FOOT CONTOUR LINE
- - - EX-U UTILITY EASEMENT
- - - WATERLINE
- - - SAN - SANITARY LINE
- - - FO - FIBER OPTIC LINE
- - - STORM LINE



PROFESSIONAL SURVEYOR:

MARK A. SWALE
LICENSED PROFESSIONAL SURVEYOR
OHIO LICENSE NO. 7838
THE MANNIK SMITH GROUP, INC.
1800 INDIAN WOOD CIRCLE
MAINE, OHIO 43037
(419) 891-2222



PROFESSIONAL ENGINEER:

DEAN M. NISSE, P.E.
LICENSED PROFESSIONAL ENGINEER
OHIO LICENSE NO. 8280
THE MANNIK SMITH GROUP, INC.
1800 INDIAN WOOD CIRCLE
MAINE, OHIO 43037
(419) 891-2222



Mannik Smith Group
1800 INDIAN WOOD CIRCLE
MAINE, OHIO 43037
TEL: (419) 891-2222
FAX: (419) 891-2222
www.manniksmithgroup.com

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GENERAL INFORMATION

Subject

- Request - Maumee Riverfront Overlay District review for a new commercial building and parking lot
- Location - O Front Street (Main Street & Front Street)
- Applicant - Marina Lofts Acquisitions, LLC
Marina District, LLC
150 East Broad Street, Suite 200
Columbus, OH 43215
- Engineer - Lewandowski Engineers
234 N. Erie Street
Toledo, OH 43604

Site Description

- Zoning - CR / Regional Commercial
- Area - ± 2.07 acres
- Frontage - ± 315' along Front Street
± 250' along Main Street
- Existing Use - Undeveloped
- Proposed Use - New commercial building and parking lot
- Neighborhood Org. - East Toledo Family Center
- Overlay - Maumee Riverfront Overlay (MRO) and Marina District Overlay (MDO)

Area Description

- North - Marina District Lofts, LexaMed / CM-PUD & IL
- South - Wendy's, Weber Block, Michael's Bakery / CS
- East - Fast-food restaurants / CS & CR
- West - McDonald's, International Park / CS, IG & POS

Combined Parcel History

- S-1-08 - Final Plat for the Marina District (PC approved 4/10/08).

GENERAL INFORMATION (cont'd)Combined Parcel History (cont'd)

- Z-618-09 - Zone Change from CS to CM at 613, 700, 716, 802, 804, 812, & 818 Front St, 117 Oswald St, 53, 55, & 59 Main St. (PC approved 2/11/2010, CC approved CR instead of CM on 3/30/2010 by Ord. 147-10).
- SUP-5012-13 - Special Use Permit for raze & rebuild of convenience store at 53 N. Main St (PC approved 7/11/2013, CC approved 8/20/2013 by Ord. 404-13).
- MDO-2-13 - Marina District Overlay Review for raze & rebuild of existing convenience store at 53 N. Main St (ARC approved 7/9/2013).
- M-15-13 - Correction to Marina District Overlay boundary originally approved via Ord. 93-10 (CC approved 12/10/13 by Ord. 568-13).
- MDO-1-16 - Marina District Overlay Review to update canopy signs, replacing existing BP logos (36" To 44") for site at 95 Main St (ARC approved 6/7/2016).
- Z-12007-17 - Zone Change from IL to CR at 0 Front Street (PC approved 2/8/2018, CC approved 3/27/2018 by Ord. 114-18).
- S-2-18 - Final Plat of the Replat of the Marina District, Located North of Front St, East of Main St (PC approved 3/8/2018).
- MRO-2-18 - Maumee Riverfront Overlay review for razing one building, modifications to one building, new 9,600 sq. ft. building and shared parking area at 53, 55 & 59 Main St and 613 Front St (PC approved on 3/8/2018).
- MDO-1-18 - Marina District Overlay Review of razing buildings, new commercial buildings & parking lots at 53, 55 & 59 Main St, 0 Front & 613 Front St, and 801 & 1335 Front St (ARC approved 10/17/2017).
- V-161-18 - Vacation of four (4) 30' easement strips along Front St (PC approved 6/14/2018, CC approved 5/14/2019 by Ord. 238-19).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

- | | | |
|----------|---|--|
| S-6-18 | - | Final Plat of Marina District Deux-A Replat of all of Lot 12 & Common Area "B" and part of City of Toledo Lot "A", Lots 1, 10 & 11 and part of Private Place "C" and "D", located at Front St and Main St (PC approved 7/12/2018). |
| MDO-2-18 | - | Marina District Overlay Review of roadway improvements at 0 Riverside (6 Lots), 53, 55 & 59 Main St, 0 Front St., 613, 705, 801, 901 & 1335 Front St (ARC approved 3/6/2018). |
| MDO-1-20 | - | Marina District Overlay Review for new commercial building and parking lot at 0 Front Street (<i>Companion Case</i> , ARC meeting on 2/2/2021). |

Applicable Plans and Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- 1981 Maumee Riverfront Plan – Executive Summary
- Marina District Overlay Zone Declaration of Restrictions, Easements, Design and Development Standards and Comprehensive Sign Plan

STAFF ANALYSIS

The proposed request is a Maumee Riverfront Overlay (MRO) review for a new commercial building and parking lot at 0 Front Street. Located on roughly 2-acres of land, the property is within both the Marina District Overlay and the Maumee Riverfront Overlay. The property is currently zoned CR-Regional Commercial which allows for a wide variety of mixed-commercial land uses. Surrounding land uses include an apartment complex and medical lab to the north, International Park and a fast-food restaurant to the west across Main Street, a commercial building titled the 'Weber Block' and fast-food restaurants across Front Street to the south & east.

The site plan submitted depicts a commercial building with a drive-thru facility circulating the parking lot. The building is designed with a minimum setback on the corner of Front & Main Street in order to conform to the Marina District Overlay Design and Development Standards. A Marina District Overlay review (MDO-1-20) accompanies this case for the site plan review and building elevations which are subject to the review and approval by the Marina District Architectural Review Committee. The MDO is scheduled to be reviewed by the Architectural Review Committee at the February 2, 2021 meeting.

STAFF ANALYSIS (cont'd)

The MRO was enacted in the 1970's 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 Sub-district 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.

The plan for the Marina District preserves a significant portion of the acreage, including the waterfront for public use, now known as "Glass City Metropark". A multi-use trail will be located throughout the property that will connect across Main Street to International Park and the surrounding neighborhood areas. The proposed development will provide direct access to the multi-use trail with a traditional streetscape design, promoting pedestrian connectivity. The height and bulk of the proposed structure will have a very minimal impact on the Maumee River view shed at this location. As a result, the proposed development is consistent with the goals and intent of the Maumee Riverfront Overlay District.

The Toledo 20/20 Comprehensive Plan identified the future land use designation for the subject site as Urban Village. The Urban Village designation is a specialized residential and commercial area that possesses characteristics of Traditional Neighborhood Development, such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The proposed development is consistent with the future land use designation. Staff recommends approval of the proposed development since it conforms to the Toledo 20/20 Comprehensive Plan and the goals of the Maumee Riverfront Overlay District.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve of MRO-1-20, a Maumee Riverfront Overlay review for a new commercial building and parking lot at 0 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. **TMC 1103.0400 & TMC 1111.1400.**

REF: MRO-1-20... January 14, 2021

MAUMEE RIVER OVERLAY REVIEW
TOLEDO PLAN COMMISSION

REF: MRO-1-20

DATE: January 14, 2021

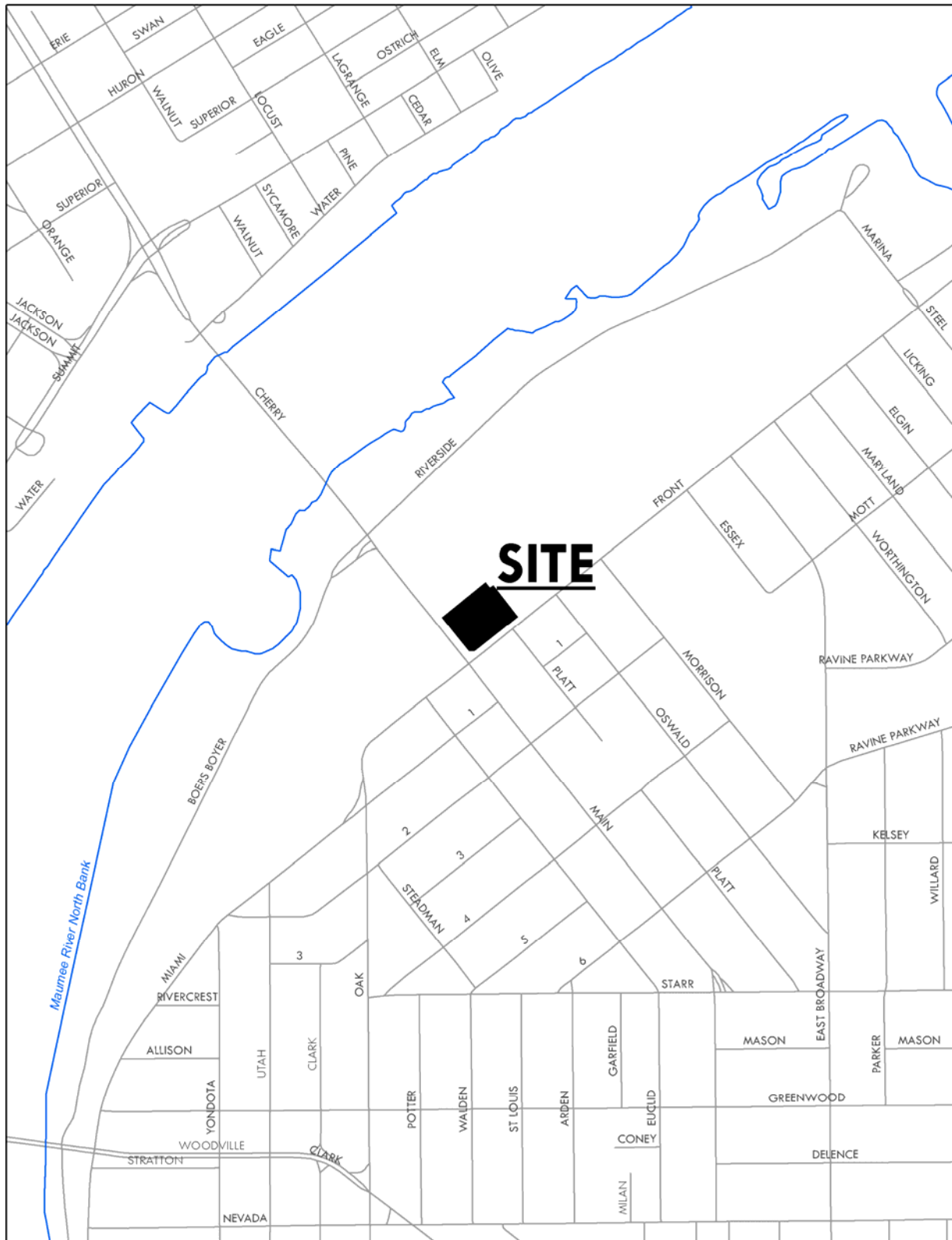
TIME: 2:00 P.M.

RS

Four (4) sketches follow

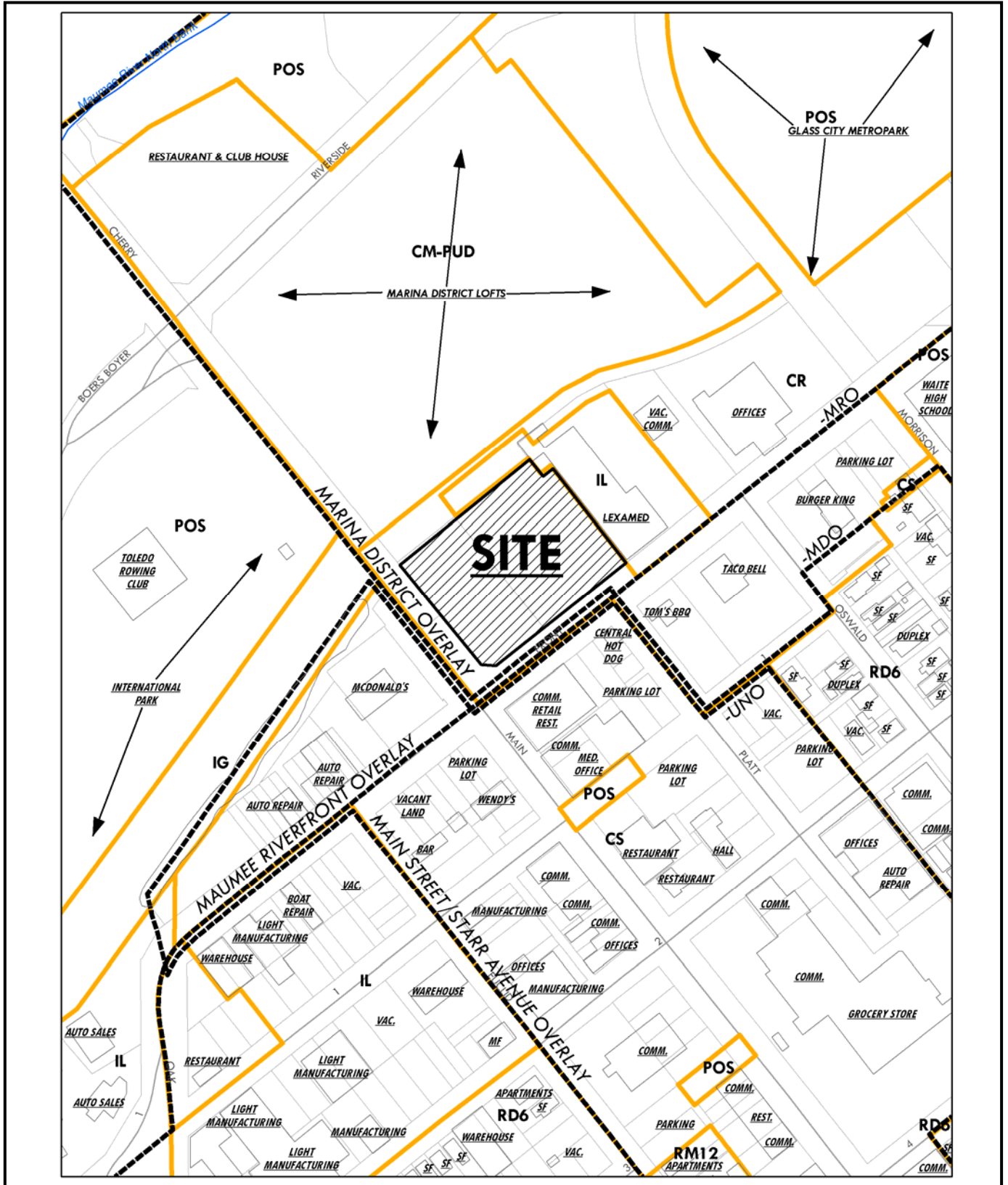
GENERAL LOCATION

**MRO-1-20 &
MDO-120
ID 27**



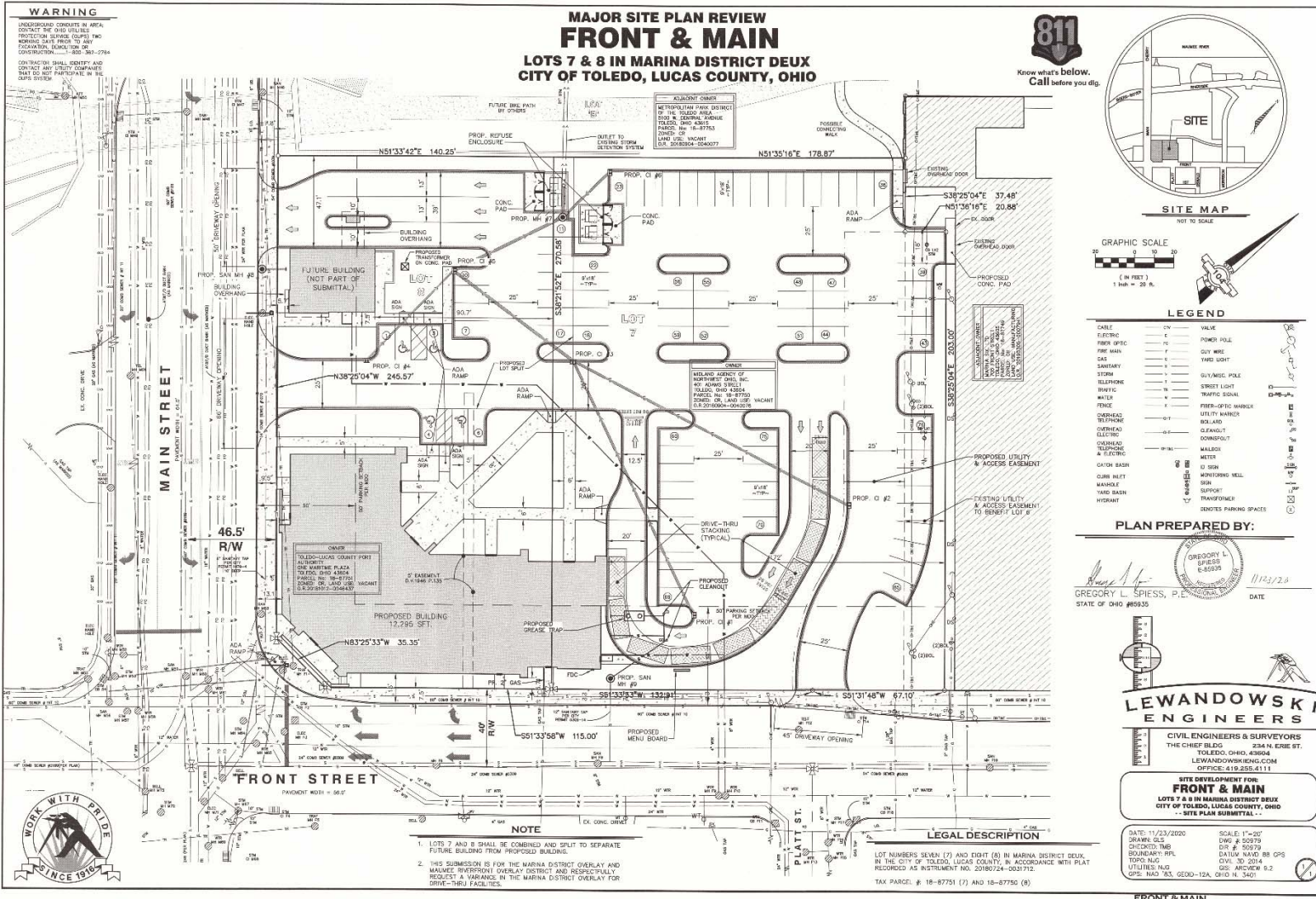
ZONING AND LAND USE

MRO-1-20 &
MDO-120
ID 27



SITE PLAN

**MRO-1-20 &
MDO-120
ID 27**



GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a stand-alone greenhouse
Location	-	1446 Macomber Street
Applicant	-	Thomas Jackson Mighty Organics 1489 Milburn Ave. Toledo, OH 43606

Site Description

Zoning	-	RD6/ Duplex Residential
Area	-	± 0.34 acres
Frontage	-	± 100' along Macomber Street
Existing Use	-	Vacant residential lot
Proposed Use	-	Major Urban Agriculture - greenhouse
Required Parking	-	Schedule "D" (TMC§1107.0600)
Proposed Parking	-	None
Neighborhood Org. Overlay	-	Monroe Auburn Neighborhood None

Area Description

North	-	Single-family home / RD6
East	-	Single-family home /RD6
South	-	Single-family home / RD6
West	-	Alley, vacant commercial building & single-family home / RD6

Parcel History

Z-78-83	-	Zone Change from R-4 to R-3 for the 2300 block of Upton, 1800 block of Milburn, 1800 block of Ottawa and 2200 & 2300 blocks of Auburn (CC approved 6/29/1983 by Ord. 625-83).
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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 stand-alone greenhouse at 1446 Macomber Street. The ±0.34-acre site is zoned RD6 – Duplex Residential and currently being used for agricultural growing purposes, classified as Minor Urban Agriculture. Adjacent land uses surrounding the site predominantly include single-family households with a vacant commercial building across the alley to the west.

The applicant, Mighty Organics, has been growing fresh produce on the site for the past four years, which they provide to the community for sale and by donation. With an increasing amount of production each year, the applicant is proposing to construct a stand-alone 40'x 90' greenhouse in order to extend the growing season. As stated in their letter of intent, the greenhouse would allow them to grow in the colder months and start planting earlier in the spring. Their first year of operation produced 9,200 pounds, second year produced 18,000 pounds, and third year produced 25,000 pounds; with expectations of 30,000 pounds this past growing season. The addition of the proposed greenhouse would further increase their production gains. Letters of support were submitted from various organizations and individuals indicating the positive impact Mighty Organics has made on the surrounding neighborhood and community.

Per TMC§1116.0202(A), stand-alone greenhouses greater than four-hundred (400) square feet are considered Major Urban Agriculture facilities and defined as “*Land, nurseries, agriculture buildings, greenhouses or community gardens, as defined in Sec. 1116.0100, used to raise flowers, shrubs, and plants for sale on-site.*” A Special Use Permit is required for all Major Urban Agriculture when located within residential zoning districts. Additionally, all urban agriculture activities are subject to the Use Regulations outlined in TMC§1104.2400.

Use Regulations

Pursuant to TMC§1104.2400, urban agriculture activities are subject to additional land use regulations which specify certain restrictions. Of specific note, all structures used for agriculture shall comply with the Division of Building Inspection regulations (TMC§1104.2404). The proposed greenhouse is subject to obtaining the proper building permits through the Division of Building Inspections and listed as a condition of approval. Additionally, any composting activities within residential zoning districts shall adhere to all standards listed in TMC§1104.2405; with the overall goal for these areas to be maintained in a manner that protects adjacent properties from nuisance conditions. Furthermore, the regulations stated in TMC§1104.2406 allow the sales of products grown on site and limits the hours of operation. The applicant shall comply with the regulations of TMC§1104.2400 as a condition of approval for the Special Use Permit.

STAFF ANALYSIS (cont'd)

Parking and Circulation

Pursuant to TMC§1107.0304 – *Off-Street Parking Schedule “A”*, Major Urban Agriculture is required to provide parking per Schedule “D” (§1107.0600). Pursuant to TMC§1107.0600 – *Off-Street Parking Schedule “D”*; Major Urban Agriculture 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 or documentation provided by the applicant.

The applicant has indicated there is available off-street parking on their adjacent residential property across the alley and no parking needed for the proposed greenhouse. The Division of Transportation has reviewed the site plan and does not object to the approval. However, in the event the activities on site generate traffic and the need for a designated parking area, the applicant shall submit a revised site plan depicting the parking areas subject to the approval by the Division of Transportation.

Landscaping

The site plan submitted depicts perimeter landscaping with shrubs and bushes surrounding the property, except for the eastern property line. Additional opportunities exist in this area to screen the adjacent residential property. Staff is requesting a Type A Landscape Buffer be installed along the property line where it abuts the residential property to the east. The Type A Buffer shall be a minimum width of ten-feet (10’) and include a solid privacy fence six-feet (6’) to eight-feet (8’) in height. As a condition of approval, a Type A Landscape Buffer shall be installed along the eastern property line.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Single Family Residential land uses. Single family land uses typically include the development of single-dwelling homes on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. The Single-Family Residential district is intended to create, maintain and promote housing opportunities for individual households, although it may include non-residential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods.

Although the proposed use is not residential in nature, Major Urban Agriculture is permitted in all residential districts when a Special Use Permit is obtained. The use of residential property for urban agriculture is a viable opportunity in neighborhoods with less access to fresh produce and an abundance of vacant land. The proposed greenhouse will further complement the ongoing urban agriculture efforts in the neighborhood and positive impact on the community.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the Special Use Permit since the proposed use is compatible with existing adjacent residential uses in terms of scale, site design, and operating characteristics. Additionally, staff recommends approval of the Special Use Permit because the proposed plan conforms to the use regulations outlined in TMC§1104.2400. Finally, staff recommends approval of the Special Use Permit since the proposed use complies with all applicable provisions of the Zoning Code.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-11006-20, a request for a Special Use Permit for a stand-alone greenhouse at 1446 Macomber Street, to Toledo City Council for the following three (3) reasons:

1. The proposed plan conforms to the use regulations as stated in TMC§1104.2400.
2. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B) – *Review & Decision-Making Criteria*); and
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (i.e. 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-11006-20, a request for a Special Use Permit for a stand-alone greenhouse at 1446 Macomber Street, to Toledo City Council subject to the following **thirty-two (32)** conditions:

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

Division of Engineering Services

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

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka, ph. 419-245-1341

Roadway: Tim Grosjean, ph. 419-245-1344

Water: Andrea Kroma, ph. 419-936-2163

Stormwater Drainage: Lorie Haslinger, 419-245-3221; Andy Stepnick, 419-245-1338

Sanitary Sewers: Mike Elling, ph. 419-936-2276

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.
5. Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.
6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. Plans for new water service line shall be submitted to the Division of Engineering Services for review and approval.
8. Plans for new water meter shall be submitted to the Division of Water Distribution for review and approval.
9. 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 (419-936-2839) to verify the backflow prevention requirements for this site.
10. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
11. New water service taps will be installed by City of Toledo at the developer's expense.
12. In the event of site plan approval as-is without stormwater planning shown, the applicant shall understand that no construction is permissible without the future submittal and acceptance of a stormwater plan. The site plan approval process can proceed in the meantime with this condition noted and the assumption that it is likely possible to achieve stormwater acceptance without the need for a site plan change.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

13. At the time of approval of stormwater plans, the applicant will likely be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program. Information on the application process can be found at <http://toledo.oh.gov/services/public-utilities/engineering-services/stormwater-utility-credit-program/>

Sewer & Drainage Services

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

Fire Prevention

16. Approved Premises identification is required.

Division of Environmental Services

17. 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.
18. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
19. 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.
20. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials.
<http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives to Ohio Invasive Plant Species.pdf>

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

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

Division of Transportation

No comments or objections.

Plan Commission

22. All activities on site shall be subject to the Use Regulations of **TMC§1104.2400** – Urban Agriculture.
23. All structures used for agriculture shall comply with the Division of Building Inspection regulations (TMC§1104.2404). The proposed greenhouse is subject to obtaining the proper building permits through the Division of Building Inspections.
24. In the event the activities on site generate traffic and the need for a designated off-street parking area, the applicant shall submit a revised site plan depicting the parking areas subject to the approval by the Division of Transportation.
25. 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.
26. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code (**if applicable**).
27. No 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

28. 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 Type A Landscape Buffer is required along the east side of the property where it abuts the residential property. The Type A Landscape Buffer shall be a minimum of ten-feet (10') in width with a solid privacy fence, wall, or berm six-feet (6') to eight-feet (8') in height and consist of a minimum of four (4) trees and fifteen (15) shrubs for every 100 linear feet. **Not acceptable as depicted on site plan. A solid privacy fence shall be installed along the eastern property line.**
 - 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, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards.
 - d. The location, height and materials for any fencing to be installed and maintained; **not acceptable as depicted on site plan. A solid privacy fence shall be installed in the Type A Landscape Buffer area;** and
 - e. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
29. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
30. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
31. 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.
32. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

REF: SUP-11006-20... January 14, 2021

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-11006-20
DATE: January 14, 2021
TIME: 2:00 P.M.

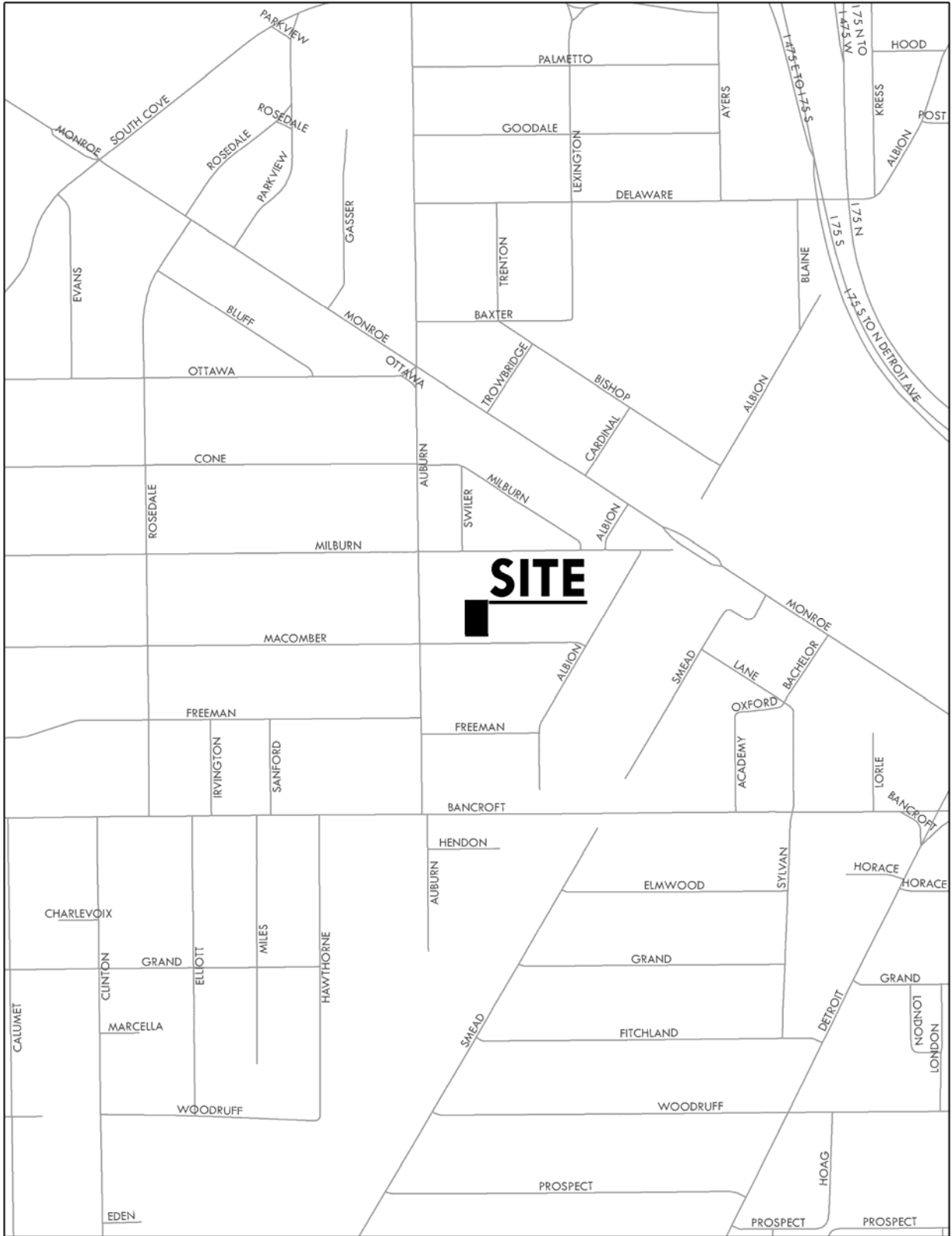
CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: February 17, 2021
TIME: 4:00 P.M.

RS

Three (3) sketches follow

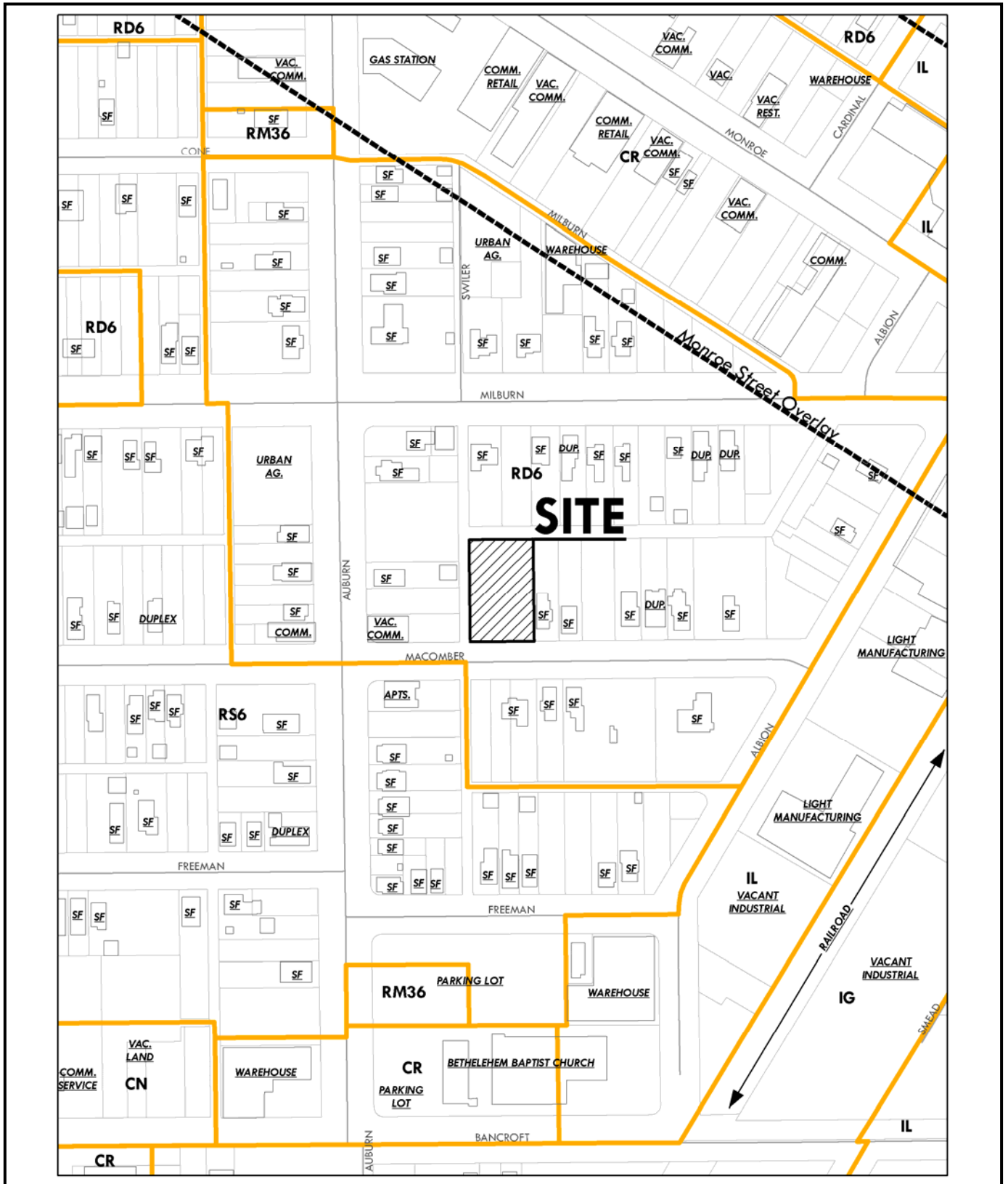
GENERAL LOCATION

SUP-11006-20
ID 17



ZONING AND LAND USE

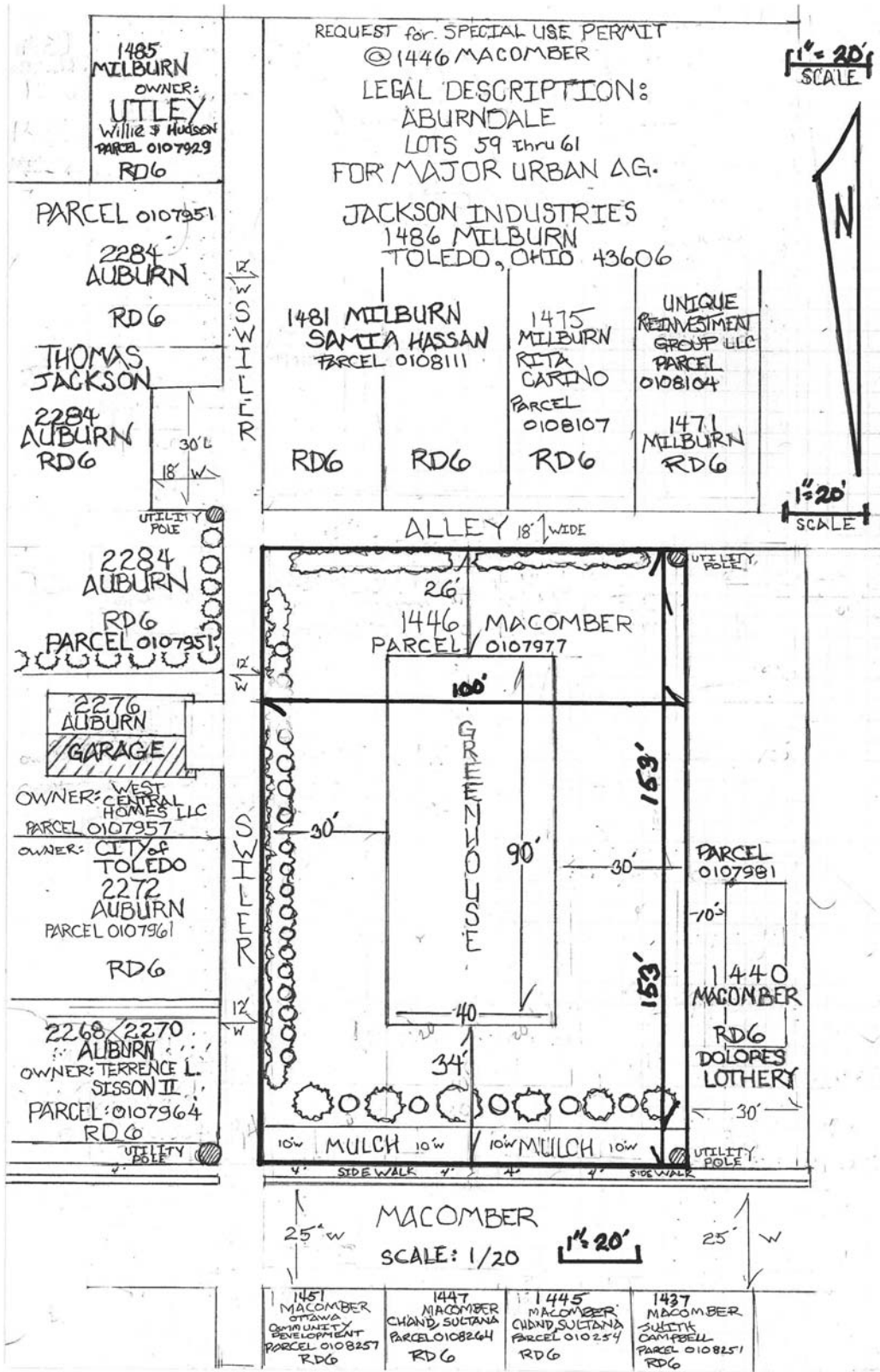
SUP-11006-20
ID 17



SITE PLAN

SUP-11006-20

ID 17



GENERAL INFORMATION

Subject

- Request - Zone Change from IL Limited Industrial to CM Mixed Commercial-Residential
- Address - 1447 Summit Street
- Owner - Will Lucas
6725 W Central Ave Ste. M-353
Toledo, Ohio 43604

Site Description

- Zoning - IL / Limited Industrial
- Area - 0.8 Acres
- Frontage - 152.8' along Summit Street
- Existing Use - Vacant Building
- Proposed Use - CM / Mixed Commercial Residential
- Overlay - Summit Street UNO, Vistula Historic District

Area Description

- North - Residential Duplex / RD6
- South - General Industrial / IG
- East - Neighborhood Commercial/CN and Office Commercial / CO
- West - Limited Industrial / IL

Combined History

- M-10-99 - Toledo 20/20 – A Comprehensive Plan (June, 2000)
- M-5-00 - Summit Street Redevelopment Plan (August 2000)
- M-11-08 - Summit Street Corridor Redevelopment Amendment (CC passed 1/26/09 Ord. 38-09)

GENERAL INFORMATION

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL Limited Industrial to CM Mixed Commercial-Residential Commercial for a site located at 1447 N Summit Street. This was the former site of the Haas-Jordan Umbrella Factory, built in 1910. Surrounding land uses include commercial to the northeast, residential to the northwest, general industrial and the Maumee riverfront to the south, and residential to the west. The applicant is endeavoring to develop a full-service marketing and production agency which would include a soundstage, podcast and video production studio, business offices, event rental space and up to three residential units.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site as an “Urban Village”. An Urban Village is defined as a specialized residential and commercial district that possesses characteristics of a traditional neighborhood development. This Zone Change supports the goals of this plan for an Urban Village.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-11003-20, a request for a Zone Change from IL Limited Industrial to CM Mixed Commercial-Residential for the site located at 1447 Summit Street to the Toledo City Council, for the following two (2) reasons:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of this Zoning code TMC§1111.0606(A) – *Review & Decision-Making Criteria*).
2. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property TMC § 1111.0606(B) - *Review & Decision-Making Criteria*).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-11003-20
DATE: January 14, 2021
TIME: 2:00 P.M.

REF: Z-11003-20 . . . January 14, 2021

CITY COUNCIL COMMITTEE

ZONING AND PLANNING

DATE: February 17, 2021

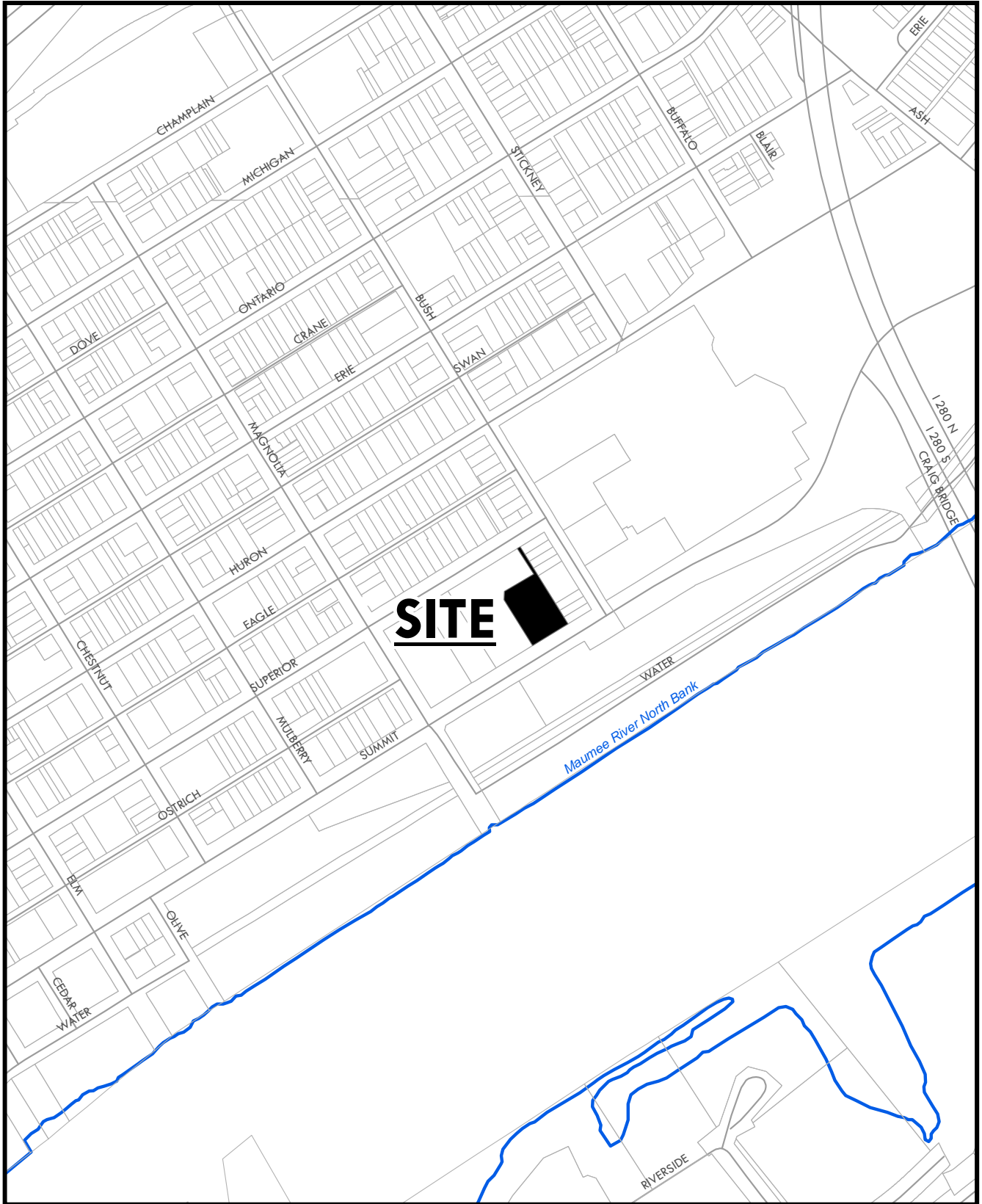
TIME: 4:00 P.M.

NH

Two (2) sketches follow

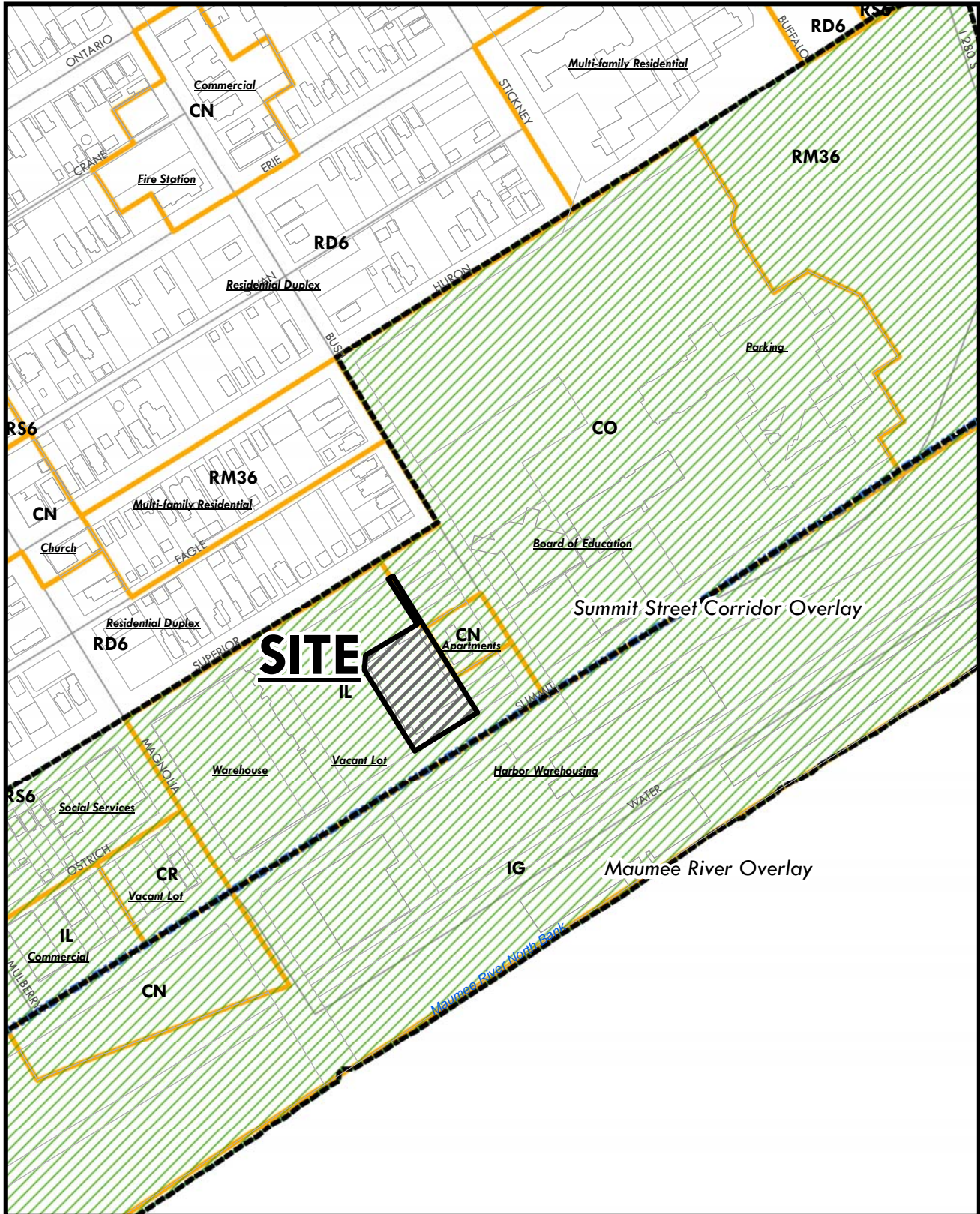
General Location

Z-11003-20
ID 4



ZONING & LAND USE

Z-11003-20
ID 4



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GENERAL INFORMATION

Subject

- Request - Special Use Permit for School
- Location - 401 Adams Street, Third Floor
- Applicant - The Bounty Collegium, an Ohio Nonprofit Corp.
5530 Little Road
Sylvania, OH 43560
- Engineer - Lewandowski Engineers
234 N Erie Street
Toledo, Ohio 43604

Site Description

- Zoning - CD / Downtown Commercial
- Area - ± 0.299 acres
- Frontage - ± 124' along Adams St.
- Existing Use - Vacant office space
- Proposed Use - School grades 6-12

Area Description

- North - Downtown Commercial / CD
- South - Downtown Commercial / CD
- East - Downtown Commercial / CD
- West - Downtown Commercial / CD

Parcel History

- M-8-19 - Text Amendment of downtown Overlay District regulations regarding parking lots: PC approved 6-13-19, CC approved 7-17-19 Ord. 355-19

Applicable Regulations

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

STAFF ANALYSIS

The applicant, The Bounty Collegium, is requesting a Special Use Permit for a school, grades 6 through 12 to be located at 401 Adams Street on the third floor. The facility will accommodate 23 students and 10 staff members. Built in 1920, the multi-story building occupies the entire lot at 401 Adams Street. Current tenants in the building include a title company and restaurant.

Parking and Circulation

A school typically requires off-street parking per TMC 1107.0300 *Parking, Loading and Access, Schedule A*. However, due to the unique characteristics of the downtown business district, combined with public transit access and nearby parking garages, allowable non-residential uses in the Commercial Downtown zoning are exempt from providing off street parking.

The applicant has indicated that parking will be available for driving students and staff at the adjacent parking garage, Superior Parking Garage on N St. Clair. Additionally, student drop-off and pickup to the site will use the one way alley between the building at 401 Adams and the abutting parking garage.

Landscaping

Landscaping will not be required because the site exists and occupies the entire parcel.

Building Design

There are no proposed modifications to the building at this time. Any future modifications would require Downtown Overlay District (DOD) review.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for mixed commercial residential land uses which in turn will encourage Activity, Access, and Aesthetics. While the intent of this designation is to accommodate commercial, it also includes those residential uses that are compatible with commercial areas. A school located in the Downtown would provide a needed resource for local families. The proposed use complies with the future land use designation identified in the 20/20 Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-11005-20, a request for a Special Use Permit for a school located at 401 Adams, third floor, to Toledo City Council for the following three (3) reasons:

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

STAFF RECOMMENDATION (Cont'd)

2. The proposed use meets all applicable provisions of the Zoning Code (TMC§1111.0706(C) – *Review & Decision-Making Criteria*); and
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C) – *Review & Decision-Making Criteria*).

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-11005-20, a request for a Special Use Permit for a school, grades 6-12 at 401 Adams Street, third floor, to Toledo City Council subject to the following **twenty-two (22)** conditions.

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

Division of Engineering Services

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

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka 419-245-1341

Roadway: Tim Grosjean 419-245-1344

Water: Andrea Kroma 419-936-2163

Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338

Sanitary Sewers: Mike Elling 419-936-2276

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

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

STAFF RECOMMENDATION (Cont'd)

Division of Engineering Services Cont'd)

6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. 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. In the case of renovation, expansion or modification projects, all existing backflow devices must be verified and registered. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-936-2839) to verify the backflow prevention requirements for this site.
8. The design professional or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service line, meter setting or backflow protection device and that these devices are properly installed, tested and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo standards.
9. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.

Sewer & Drainage Services

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

Fire Prevention

12. There are no objections to a school facility at this site. However, the facility must comply with the building and fire code requirement for the use of the space. More information is required to determine egress requirements and fire-sprinkler/fire-alarm requirements.

STAFF RECOMMENDATION (Cont'd)

Environmental Services

13. 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.
14. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
15. 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.
16. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials.
http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_Ohio_Invasive_Plant_Species.pdf
17. Applicant shall maintain compliance with the City of Toledo and State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Division of Transportation

18. The Division of Transportation does not object to the approval of the site plan by the Plan Commission.

Plan Commission

19. 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

20. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
21. Minor adjustments to the Site Plan that do not violate the above conditions or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
22. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

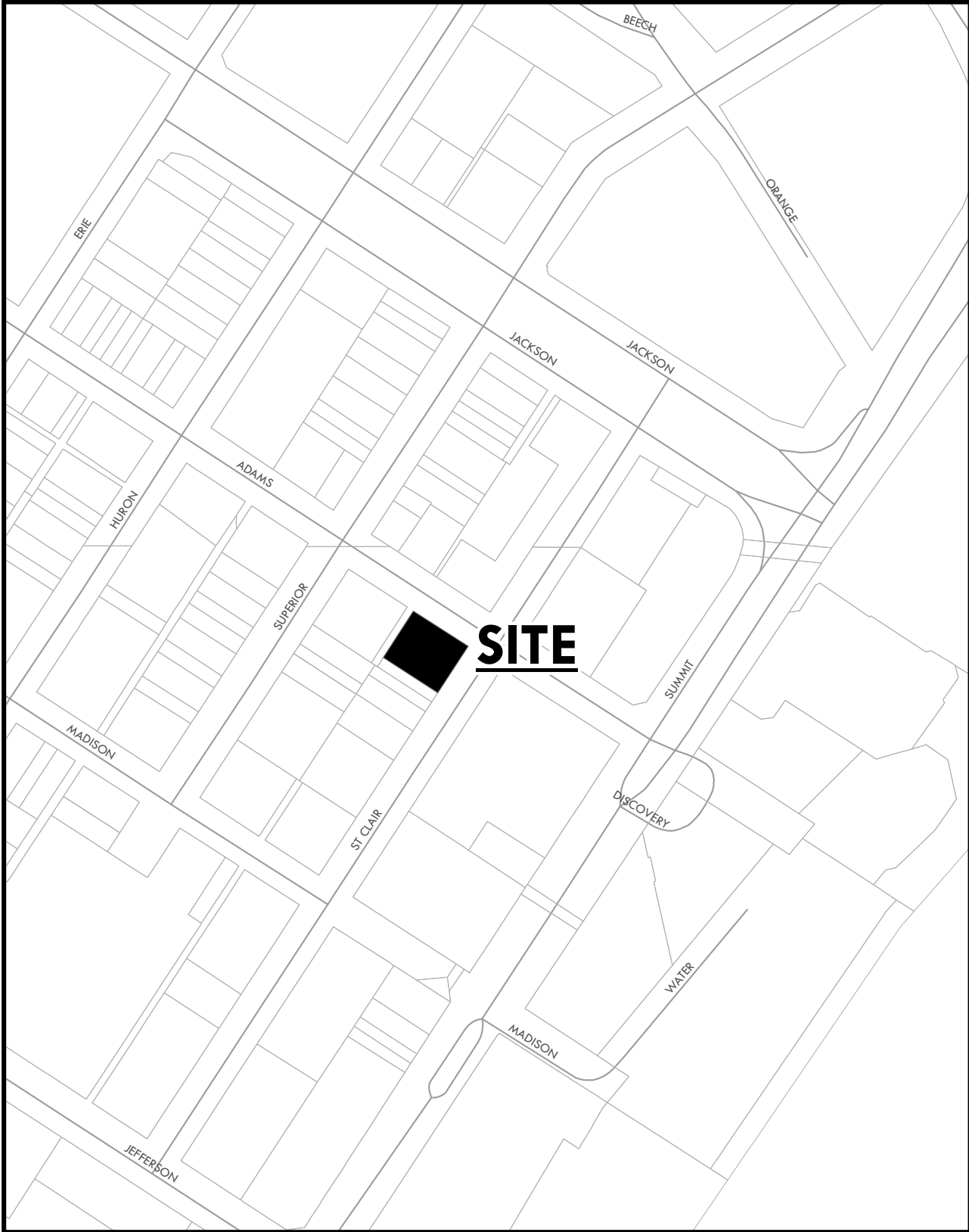
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-11005-20
DATE: January 14, 2021
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: February 17, 2021
TIME: 4:00 P.M.

NH
Three (3) sketches follow

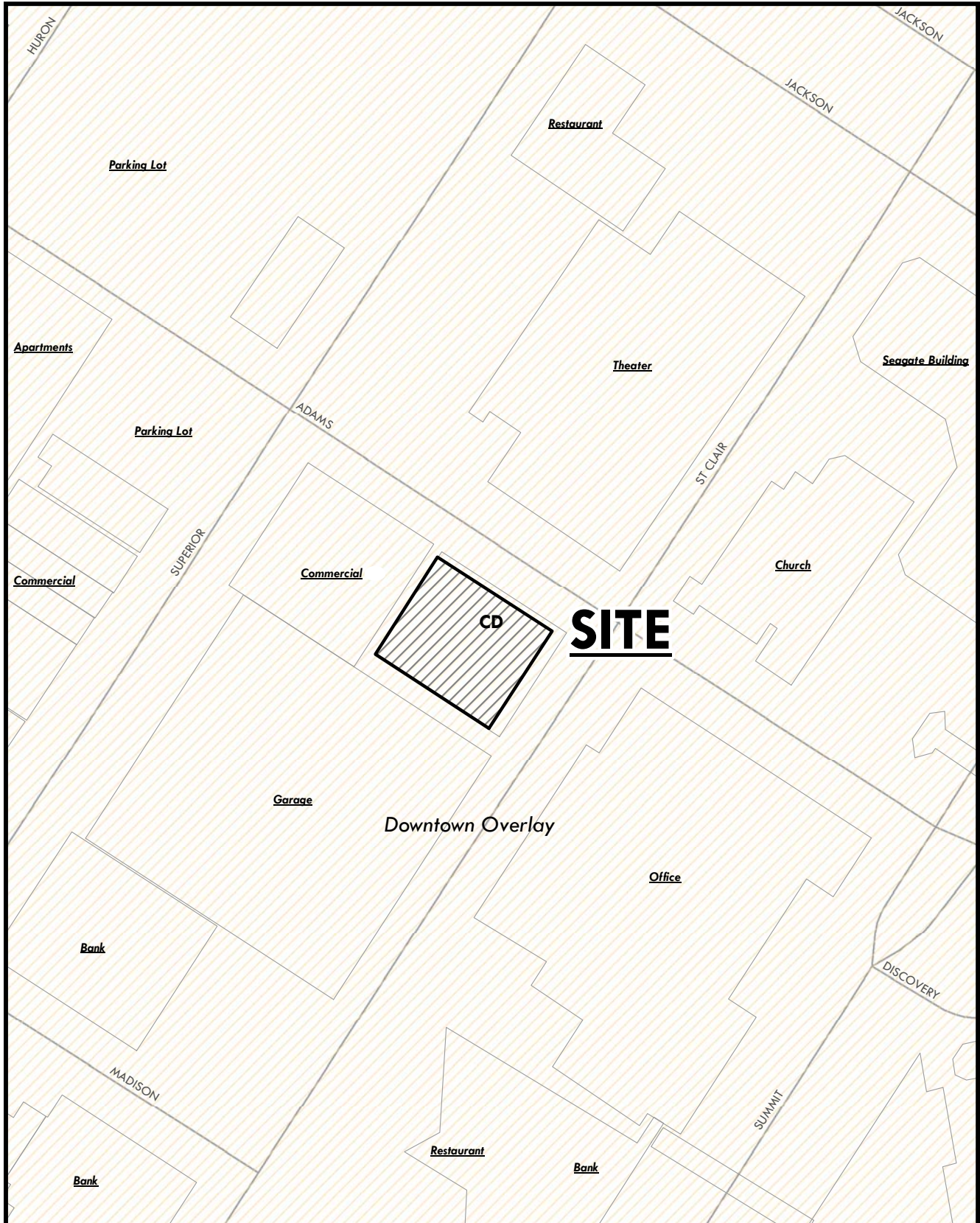
General Location

SUP-11005-20
ID 9



Land Use and Zoning

SUP-11005-20
ID 9



SITE PLAN

SUP - 11005-20
ID 9



LE PROJECT : 51606
CONTRACT : I-18220

SPECIAL USE PERMIT FOR: THEATRE BLOCK BUILDING ONE CONDOMINIUMS LOT 164 AND PART OF LOT 165 IN PORT LAWRENCE DIVISION CITY OF TOLEDO, LUCAS COUNTY, OHIO

ZONING

STREETS: (C) - COMMERCIAL, REFER TO TIC 116.0102
FRONT YARD REED: 10' MAX. WITH AT LEAST ONE OF THE SIDES OF THE GROUND FLOOR MUST BE WITHIN 12' OF FRONT Y.W.
SIDE YARD REED: WITH ANYTHING NINE FEET OR MORE FROM THE FRONT YARD REED.
REAR YARD REED: WITH ANYTHING NINE FEET OR MORE FROM THE REAR YARD REED.
MAX. BUILDING HEIGHT: NONE
MAX. BUILDING COVERAGE: 100% MAX
BASED UPON THE TOLEDO-LUCAS COUNTY MAJOR STREET AND HIGHWAY PLAN AS ADOPTED BY THE TOLEDO-LUCAS COUNTY PLANNING COMMISSION ON DECEMBER 17, 2003. N. ST. CLAIR ST. AND ADAMS ST. ARE CLASSIFIED AS A MAJOR COLLECTOR WITH PLAN RIGHT-OF-WAY WIDTHS BETWEEN 80' AND 87'.
ZONING INFORMATION PROVIDED BY THE TOLEDO-LUCAS COUNTY PLANNING COMMISSION (419) 240-1000
NOTE: LEWANDOWSKI ENGINEERS HAS NOT BEEN PROVIDED A COPY OF THE ZONING REPORT FOR THE SUBJECT PARCEL. INFORMATION SHOWN HEREON IS BASED UPON INFORMATION SUPPLIED BY THE LOCAL JURISDICTION AND SHALL BE SUBORDINATE TO THE ZONING REPORT.

PARKING

PARKING REQUIREMENTS PER TIC 167.0201(1)
SEE TO THE UNIQUE CHARACTERISTICS OF THE CENTRAL BUSINESS DISTRICT, INCLUDING RIGHT-OF-WAY WIDTHS, INTEGRATION WITH PUBLIC TRANSPORTATION AND THE PRESENCE OF PARKING GARAGES, ALLOWED DISTRICT ARE TO BE COMPACT FROM PROVIDING OFF-STREET PARKING SPACES.
PARKING REQ. 0 SPACES
PARKING INFORMATION PROVIDED BY THE TOLEDO-LUCAS COUNTY PLANNING COMMISSION (419) 240-1000

LEGEND

- CROSS WALK SIGNAL
- YARD LIGHT
- STREET LIGHT
- TRAFFIC SIGNAL
- PARKING METER
- BIKE
- MONUMENT FOUND
- SURVEY MARKER (WOOD/SET)
- CALCULATED
- REED
- MEASURED

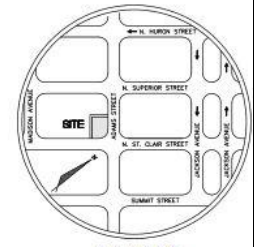
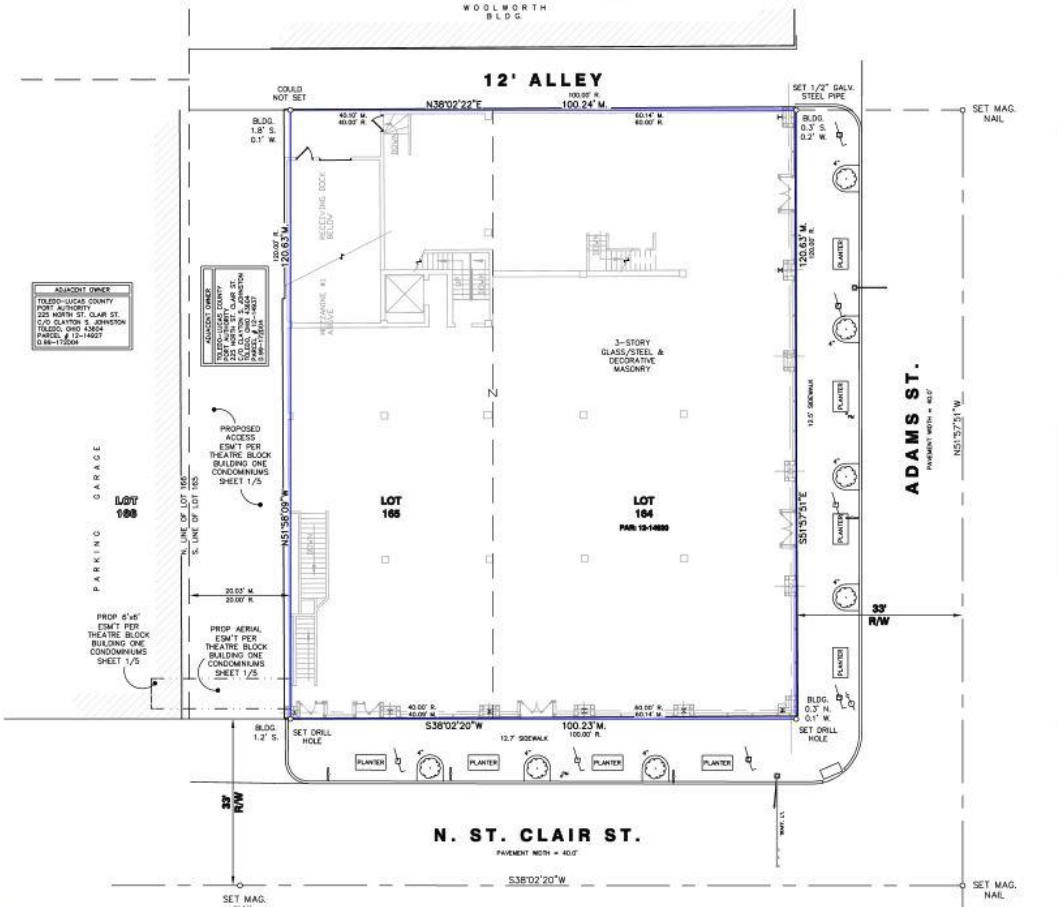
WARNING

UNDESIGNATED CORNERS & AREAS: CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OHUPS) TWO WORKING DAYS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION. (419) 660-3633-2764
CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ANY UTILITIES COMPANIES THAT DO NOT PARTICIPATE IN THE OHUPS SYSTEM.



TITLE

LEWANDOWSKI ENGINEERS HAS NOT BEEN PROVIDED A CURRENT TITLE COMMITMENT FOR THE SUBJECT LOTS. AS SUCH, ANY EXCAVATION RIGHT-OF-WAY RESTRICTION OF OTHER TITLE MATTERS THAT MAY BE CONTAINED THEREIN ARE NOT SHOWN IN THIS SURVEY.



SITE MAP



DEVELOPER

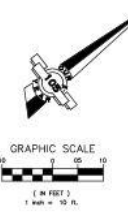
ANKA, ANDRAS
407 BOWEN STREET
TOLEDO, OHIO 43604
PHONE: 419-242-1400
(419) 410-4933

FLOOR PLAN

ZONE: S-OUTSIDE THE 160 FEET
PLAN: 164
MAP: # 39390039E
EFFECTIVE: 08/16/2011

LEGAL DESCRIPTION

LOT ONE HUNDRED AND SIXTY-FOUR (164) AND NORTH-EASTERLY PORTION (40) FEET OF LOT ONE HUNDRED AND SIXTY-FIVE (165) IN PORT LAWRENCE DIVISION, CITY OF TOLEDO, LUCAS COUNTY, OHIO, REFERRED TO PLAT BOOK VOLUME SIXTYE (24), PAGE NUMBER FORTY-SEVEN (47).



LEWANDOWSKI ENGINEERS

CIVIL ENGINEERS & SURVEYORS
176 CHIEF BLDG
16100 DO, OHIO 43604
LEWANDOWSKIENG.COM
DP#102: 419.233.4111

SPECIAL USE PERMIT FOR: THEATRE BLOCK BUILDING ONE CONDOMINIUMS

LOT 164 & PT. LOT 165 IN PORT LAWRENCE DIVISION
CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: 11/18/2020 SCALE: 1"=10'
DRAWN: JLD DWG: # 51606-SUP
CHECKED: MLL GRW: # 51606
BOUNDARY: RPL DATUM: NAD83 88 GDS
TYPING: N/A CVAL: 20 2014
UTILITIES: N/A GDS: ARCSW 9.2
GDS: NAD, S3, EG00-12A, OHIO N., 3401

ENVIRONMENTAL STUDIES

AN ENVIRONMENTAL STUDY, INCLUDING FLOORPLAN DELINEATION, WETLAND DELINEATION, PHASE I ENVIRONMENTAL SITE ASSESSMENT, WETLAND Delineation, AND PHASE I ENVIRONMENTAL SITE ASSESSMENT, HAS BEEN PROVIDED TO THE CLIENT BY LEWANDOWSKI ENGINEERS. NO OTHER INFORMATION IS REQUIRED.
LEWANDOWSKI ENGINEERS HAS NOT BEEN PROVIDED A COPY OF ANY WETLAND DELINEATION FOR THE SITE, NOR DO THE FIRM FIND ANY FULL EXTENT OF MARKERS BY A THIRD PARTY TO DETERMINE THE LIMITS OF ANY POTENTIAL WETLAND.

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GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Vacation of an alley bounded by Oak, Kingston, and Earl Streets |
| Applicant | - | Scott D Johnson
944 Kingston
Toledo, Ohio 43605 |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | RD6, Residential Duplex |
| Area | - | ± 0.035 acres |
| Frontage | - | ± 10.08' along alley facing Kingston |
| Dimensions | - | ± 141.5' x 10.08' |
| Existing Use | - | Alley |
| Proposed Use | - | Prevent repeated damage to garage and limit school drop-off/pick-up traffic at Navarre end of alley |

Area Description

- | | | |
|-------|---|------------------|
| North | - | Residential / RD |
| South | - | Residential / RD |
| East | - | Residential / RD |
| West | - | Vacant Lot / IL |

Parcel History

- | | | |
|--|---|----------------|
| | - | None on record |
|--|---|----------------|

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting the Vacation of the alley bounded by Oak, Kingston and Earl Streets. The applicant is a lifelong resident who owns the home with detached garage at the NW corner of Kingston and the alley. Surrounding land uses include residential duplex and single family homes north, south, east and west.

The applicant is requesting the Vacation in order to be able to provide safe access to his residence and reduce continued damage to his detached garage due to increased traffic in this alley. With the addition of four homes on the south side of the alley in 2008 alley use has increased. With Navarre Elementary School to the north end of the alley, there also has been an influx of parents using the alley to wait at both drop-off and pickup.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan future land use designation targets the proposed Vacation for Single Family Residential. The proposed Vacation will not affect the appropriateness of the land use and will support careful attention to the safe movement of pedestrians and vehicles.

Staff recommends approval of the proposed Vacation since it will not impede or restrict access to any adjoining property owners abutting the site and it will improve safe access for immediate residents.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-464-20, the request for the Vacation of the alley bounded by Kingston, Oak, and Earl streets to Toledo City Council for the two (2) following reasons:

1. The proposed Vacation supports a use that conforms to the Toledo 20/20 Comprehensive Plan, and
2. The proposed vacation will not impede or restrict access to abutting property owners

The staff further recommends that the Toledo City Plan Commission recommend approval of V-464-20, the request to Vacate the alley bounded by Kingston, Oak and Earl Streets to Toledo City Council subject to the following **two (2)** conditions:

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

Division of Engineering Services

No comments received at time of print.

STAFF RECOMMENDATION (Cont'd)

Toledo Edison

No comments received at time of print.

Columbia Gas

No comments received at time of print.

Buckeye Telesystems

No comments received at time of print.

Fire Prevention

No objection to proposed vacation.

Division of Streets, Bridges and Harbors

No objections to proposed vacation.

Toledo Area Regional Transit Authority

No objections to proposed vacation.

Division of Transportation

Transportation does not object to the vacation of the alley.

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

Plan Commission

2. The proposed vacation cannot result in the loss of access for any abutting properties.

REF: V-464-20. . . January 14, 2021

RIGHT OF WAY VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-464-20
DATE: January 14, 2021
TIME: 2:00 PM

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: February 17, 2021
TIME: 4:00 P.M.

NH
Two (2) sketches follow

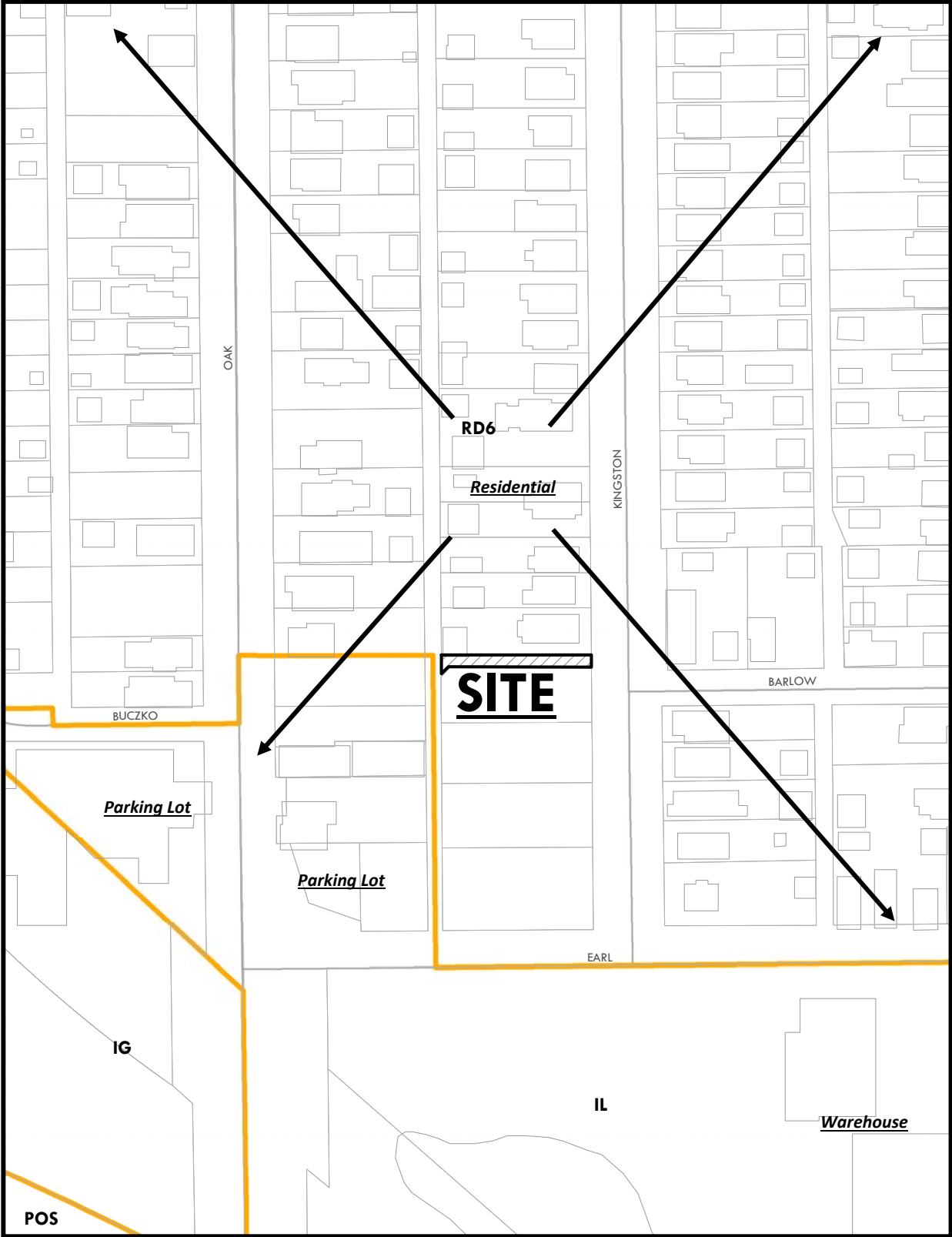
General Location

V-464-20
ID 30



Zoning & Land Use

**V-464-20
ID 30**



GENERAL INFORMATION

Subject

- Request - Detachment of Parcel 23-30057 from the City of Toledo
- Applicant - Washington Local Schools
3505 W Lincolnshire Blvd.
Toledo OH 43606
- Architect - Rusty Wilke
The Collaborative
One Seagate, Park Level 118
Toledo, OH 43604
- Construction Manager - Keith Recknagel
Program Solutions
1718 Indian Wood Circle, Suite D
Maumee, OH 43537
- Engineer - ESA Engineers, Surveyors and Associates
5353 Secor Road
Toledo, OH 43623

Site Description

- Zoning - RS6 / Single Family Residential
- Area - ±1.75 acres
- Frontage - ±180' along East Harbor Avenue
- Existing Use - Undeveloped Land
- Proposed Use - Parking Lot

Area Description

- North - School / R-1A
- South - Single family homes / RS6
- East - School / R-2
- West - Single family homes / RS6

GENERAL INFORMATION (cont'd)

Parcel History

- S-28-62 - Request for preliminary drawing review for SARASOTA HEIGHTS subdivision, (case never completed).
- S-1-63 - Request for preliminary drawing review for GROSSE POINT MANOR PLAT 5 subdivision, (PC approved on 01/28/63, Final Plat approved 06/20/63).
- V-537-07 - Vacation of a portion of East Harbor Drive. (PC recommended approval 12/06/07. City Council approved 02/13/08. Ord. 24-09 passed 01/06/09).
- SPR21-1-20 - Washington Township Site plan review for new school at 21570 and 2158 East Harbor Avenue (Administratively approved on December 8, 2020).
- SUP-9003-20 - Special Use Permit for a new school at 2032 E Harbor Avenue (PC recommended approval 11/5/20).

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting the detachment of Parcel 23-30057 from the City of Toledo. This is to facilitate the consolidation of the Washington Local Schools property and allow the construction of a new school and parking areas. The site is ±1.75 acres and is zoned RS6 Single-Family Residential. The school will serve grades K-5, and 700 students are expected to be enrolled. Surrounding land uses include single family homes to the south and west, and a school to the north and east.

The new school building and the entire school property (except for the parcel in questions) is located in Washington Township. However, the western portion of the proposed parking lot is currently located in the City of Toledo. By consolidating the parcels into a single jurisdiction, this will allow the applicant to be assured who will respond in emergency events, provide essential services (plow streets and refuse collection) and work with a single jurisdiction in design, planning and safety related issues.

STAFF ANALYSIS (cont'd)

Staff requested agency comments from both City of Toledo and Lucas County agencies. The City of Toledo agencies have noted that there is no major infrastructure located within the area of the Detachment that will need to be relocated. Lucas County agencies have indicated the intent to assume all responsibility for future services to the site.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Single Family Residential land uses. Single Family Residential Districts are intended to accommodate the development of single dwelling units on individual lots. May also include libraries, schools, churches, and community centers. The district is intended to create, maintain, and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods. Elementary Schools are often permitted and located in neighborhoods they serve with very few negative secondary effects. The proposed use conforms to the Toledo 20/20 Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of M-15-20, the request for the Detachment of Parcel 23-30057 to Toledo City Council for the following two (2) reason:

1. The proposed Detachment will permit Washington Local Schools to consolidate of all school property and assure the schools on who will respond in emergency events, provide essential services (plow streets, sewer connections, water services and refuse collection) and work with a single jurisdiction in design, planning and safety related issues in the future.
2. The proposed Detachment conforms to the Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) – *Review & Decision-Making Criteria*).

The staff recommends that the Toledo City Plan Commission recommend approval of M-15-20, the request for the Detachment of Parcel 23-30057 to Toledo City Council subject to the following **six (6)** conditions:

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

STAFF RECOMMENDATION (cont'd)

Engineering Services

1. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.

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

2. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
3. The Lucas County Engineer's office has agreed to take responsibility for the portion of the site that is in the City; Lucas County stormwater staff will review and approve the entirety of this site, and provide construction inspection, and the monitoring of the stormwater controls over the years for the entirety of the site. Therefore, for stormwater SUP approval conditions, refer to the concurrent Lucas County SPR conditional approval letter.
4. New school shall discharge into existing Lucas County sanitary sewer.

Sewer & Drainage Services

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

Economic Development

No comments or objections.

Toledo Edison

No comments received at time of print.

Columbia Gas

No comments received at time of print.

REF: M-15-20. . . January 14, 2021

STAFF RECOMMENDATION (cont'd)

Buckeye Telesystems

No objections to Detachment Vacation.

DETACHEMENT
TOLEDO CITY PLAN COMMISSION
REF: M-15-20
DATE: January 14, 2021
TIME: 2:00 PM

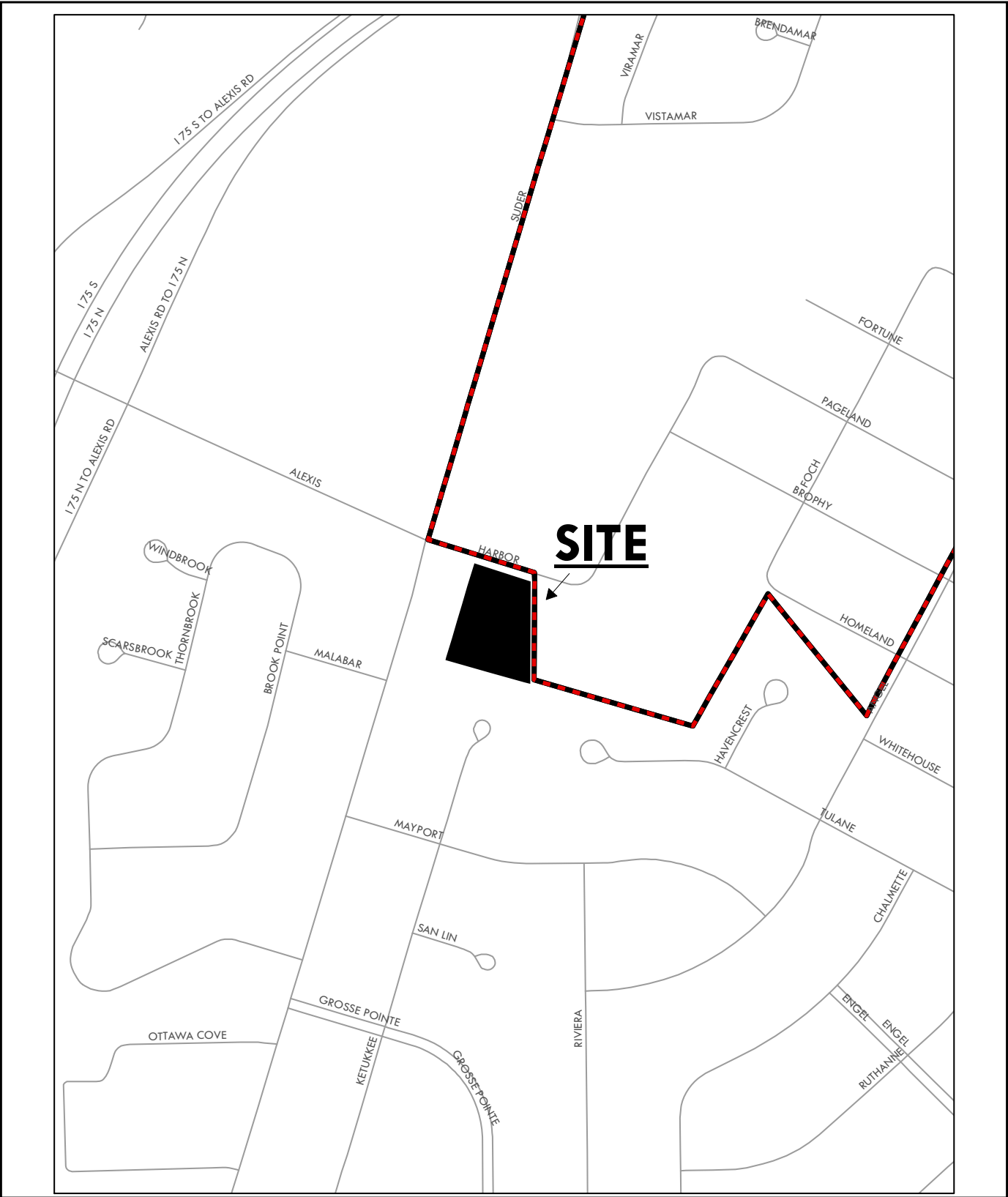
CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: February 17, 2021
TIME: 4:00 P.M.

BH

Three (3) sketches follow

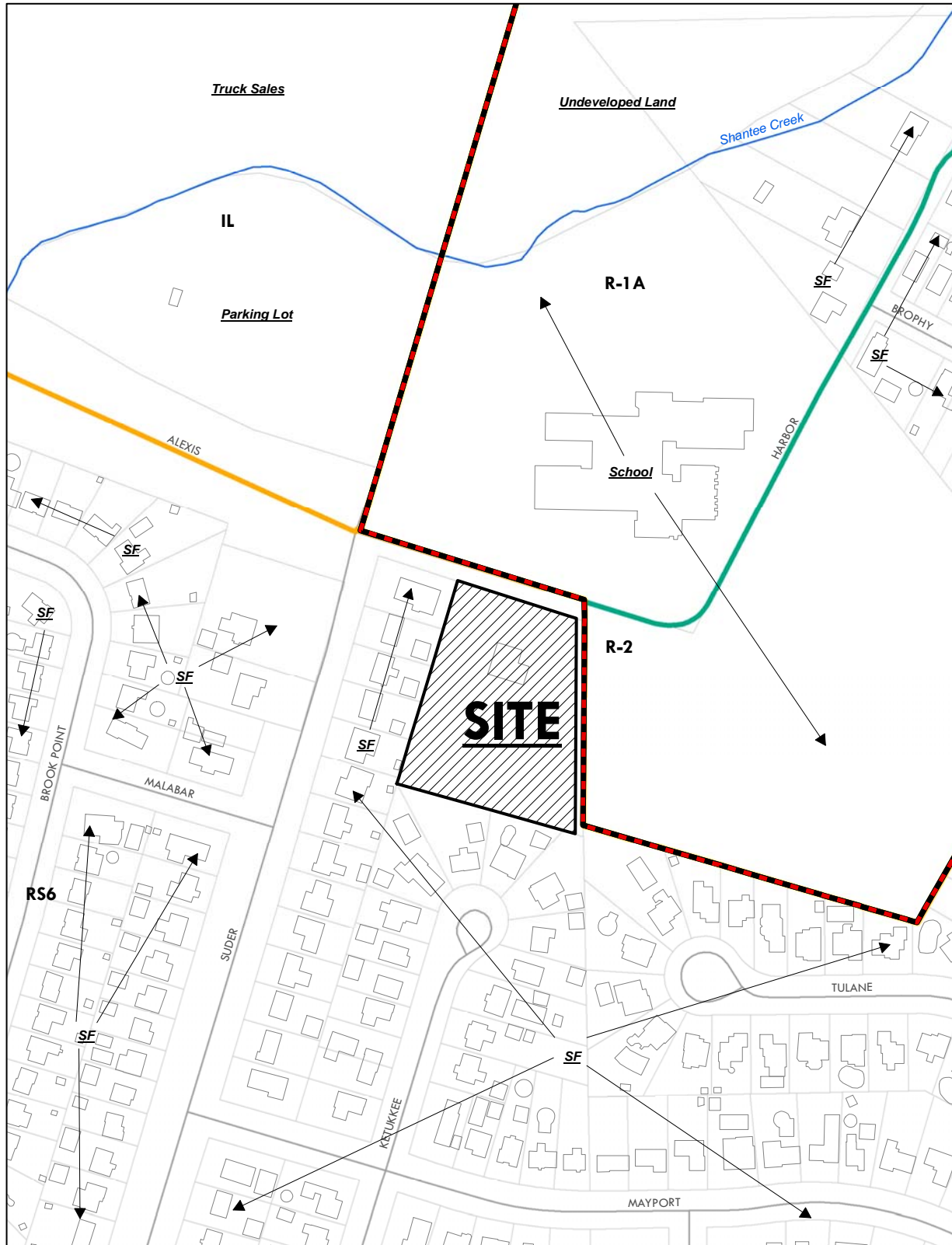
GENERAL LOCATION

M-15-20
ID 64



ZONING & LAND USE

M-15-20
ID 64



SITE PLAN

M-15-20
ID 64



THE
COL
LAB
ORAT
IVE



PROJECT TITLE
Washington Local Schools
Shoreland E.S.

8550 Sudler Avenue
Toledo, Ohio 43611

05/21/2020 FOR SITE PLAN APPROVAL

TC JOB NO. Project No. 00647

OWNER JOB NO.

SHEET TITLE
PROPOSED SITE
PLAN

SHEET NO.

SP1.0

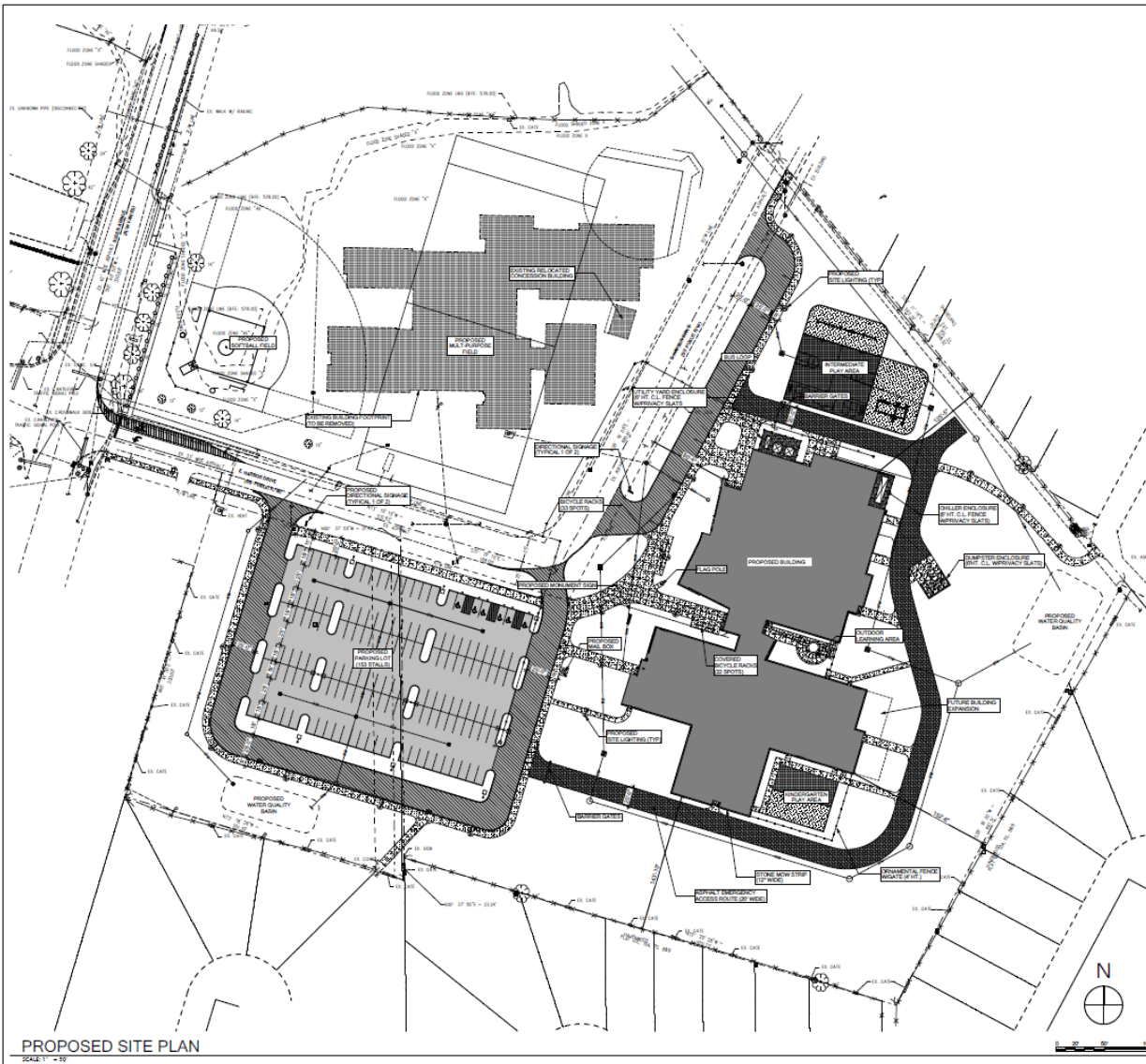
SITE PLAN SUBMITTAL FOR
SPECIAL USE PERMIT

SITE LOCATION MAP:



SITE PLAN NOTES:

- OWNER: WASHINGTON LOCAL SCHOOLS
8550 W. LINCOLNSHIRE BLVD.
TOLEDO, OHIO 43604
CONTACT: KADEE ANSTADT, Superintendent
(kadee@wlschools.org)
- ARCHITECT: THE COLLABORATIVE
ONE SEACATE, FIRM LEVEL 110
TOLEDO, OHIO 43604
CONTACT: RUSTY WILKE (rwilke@tc.org)
- SITE INFORMATION:
SITE ADDRESS: 8550 SUDLER AVENUE
TOLEDO, OHIO 43611
EXISTING USE: SHORELAND ELEMENTARY SCHOOL
EXISTING ZONING: RS-8 (RESIDENTIAL)
- PROJECT INFORMATION:
THIS PROJECT IS TO INCLUDE THE REMOVAL OF THE EXISTING SCHOOL BUILDING AND ASSOCIATED AMENITIES, AND THE CONSTRUCTION OF A NEW SCHOOL BUILDING AND SITE WORK WHICH INCLUDES PARKING, WALKWAYS, PLAY AREAS, SITE LIGHTING, LANDSCAPING, AND STORMWATER MANAGEMENT AS REQUIRED.



PROPOSED SITE PLAN
SCALE: 1" = 20'

10-8

GENERAL INFORMATION

Subject

- Request - Review and the approval of the Vistula Neighborhood Master Plan
- Applicant - Toledo Design Collective
Elizabeth Ellis, Studio Manager
One Seagate, Suite 123
Toledo, Ohio 43604

Applicable Plans and Regulations

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

STAFF ANALYSIS

This request is for the review of the 2020 Vistula Neighborhood Master Plan, prepared by the Toledo Design Collective in conjunction with the Historic Vistula Foundation. The Core Planning Team started the planning process in 2019 with data gathering and monthly meetings. In June of 2019, volunteers canvassed the neighborhood and asked residents questions concerning quality of life and the future of the neighborhood. The Toledo Design Collective professionals and interns engaged in detailed visioning, including extensive meetings with stakeholders that led to the conclusion that the neighborhood needed stabilization and rehabilitation without gentrification.

The planning area of the Vistula Neighborhood Master Plan is bounded by Cherry Street to the south, the Maumee River to the east, I-280 to the north, and the Greenbelt Parkway to the west. The Vistula Neighborhood has been called “Toledo’s oldest neighborhood” with the village being founded in 1832 and hosting some of Toledo’s oldest surviving buildings. Summit Street and Lagrange Street are primary corridors through the neighborhood.

The Vistula Neighborhood Master Plan details the neighborhood’s rich history, and emphasizes why it is important to stabilize and preserve the neighborhood. Vistula is a unique historic neighborhood, offering a variety of commercial and industrial uses as well as single and multi-family housing in a broad variety of size and architectural significance within a small neighborhood scale. Vistula benefits from a centralized location close to downtown, quality historic building stock, and access to the Maumee River as well as bikeways.

STAFF ANALYSIS (Cont'd)

Portions of the Vistula Neighborhood have been included in neighborhood plans in the past, including the Summit Street Redevelopment Plan (2000), the North Toledo Quality of Life Plan (2009), the Cherry Street Legacy Plan (2009), and the Downtown Toledo Master Plan (2016). Problems identified in earlier plans included, sidewalk disrepair, lack of alley maintenance, and the need for streetscape improvements. Also, the neighborhood was identified as a food desert and the high number of vacant buildings was apparent. However, these plans also identify high amount of potential for the neighborhood because of its central location, proximity to downtown and natural resources, and preservation of historic structures.

After preliminary research and analysis, the Toledo Design Collective gathered feedback from the community. Public input opportunities included a Block Party welcoming 80+ residents in July of 2019, a public workshop including 40+ stakeholders in November of 2019, a Pancake Breakfast in January of 2020, the Historic Vistula Foundation's annual meeting including 60+ stakeholders as well as the Mayor and members of the press in February of 2020, Mailbox Engagement over the summer of 2020, and another public meeting in October of 2020. The Core Planning Team and the Neighborhood Health Association have also been meeting regularly.

The Vistula Neighborhood Master Plan organizes the neighborhood into three distinct segments; Lower Town along Summit Street and the Maumee River, the Historic District between Cherry Street and Chestnut Street with Lagrange as a major corridor, and the Single-Family Residential District to the north with Bush Street as a major corridor. In Lower Town, the plan recommends streetscape improvements (already underway), rehabilitation of existing buildings for new commercial and mixed-use occupants, and commercial and residential infill with improved public space along the river. For the Historic District, the plan recommends restoring Lagrange Street as the neighborhood center for services and a road diet for Cherry Street to connect the neighborhood to downtown. For the Single-Family Residential District, the plan recommends defining Bush as a "Premier Street" in the neighborhood with gateways and other streetscape improvements, promoting home ownership and resources to support new homeowners with ongoing maintenance, and design guidelines for new infill housing.

Recommended projects and actions listed in the plan are categorized into the following 5 categories: Neighborhood Implementers, Connectivity, Public Space + Vacant Land, Commercial, and Residential. The Vistula Neighborhood Master Plan emphasizes how projects and ideas will not come to fruition unless there is support from the neighborhood and leadership from individuals dedicated to the cause. As an early step, the Historic Vistula Foundation (HVF) has been identified as the organization which will continue the momentum of the master plan. This is listed as the first short-term goal upon the adoption of this plan. Other short-term goals include the expansion of existing partnerships within the neighborhood, streetscape improvements, reusing vacant land, and renovating vacant buildings to provide economic development and reduce blight. Many of these objectives are continued in the intermediate term, with the addition of new commercial and residential infill. A new long-term goal is the establishment of a community hub for the Historic Vistula Foundation, as well as the continuation of previously-mentioned objectives.

STAFF ANALYSIS (Cont'd)

The Toledo 20/20 Comprehensive Plan lists the Vistula Neighborhood as being located within NorthRiver. The recommendations from the Toledo 20/20 Comprehensive Plan for Northriver are as follows: enforcing aggressively the housing code, expanding retail businesses to include a grocery, dry cleaners, service station, and a hair salon, as well as reducing crime. An Urban Village is recommended along Summit Street in Vistula, and the Master Plan promotes zone changes along Summit Street to CM (Mixed Commercial), in accordance with this recommendation. These recommendations are consistent and compliment the initiatives that are proposed for the Vistula Neighborhood Master Plan.

Staff recommends the approval of the Vistula Neighborhood Master Plan for two reasons. First, the stakeholders in the Monroe Auburn community were involved from the beginning and their interests and concerns were incorporated into the plan. Second, the goals of the 20/20 plan and the Monroe Auburn Neighborhood Plan mirror each other in their recommendations.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approved of M-14-19, a request to review the Vistula Neighborhood Master Plan as an amendment to the 20/20 Plan, to the Toledo City Council, for the following two (2) reasons:

1. The Vistula Neighborhood Master Plan redefines the neighborhood’s vision based on extensive public outreach and created an action plan that addresses the neighborhood’s goals.
2. The proposed Vistula Neighborhood Master Plan conforms to the recommended goals and land uses of the 20/20 Comprehensive Plan.

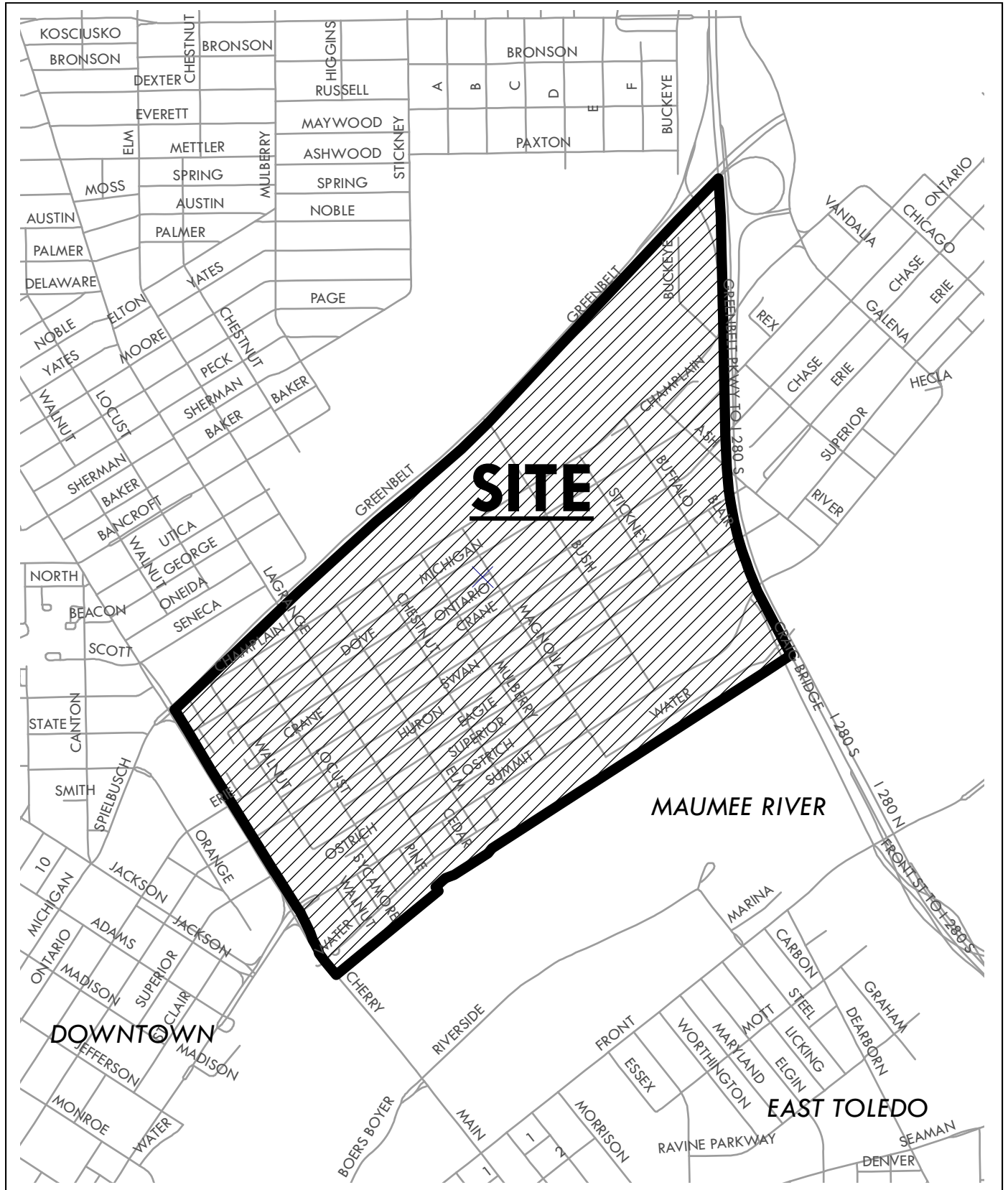
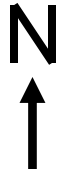
VISTULA NEIGHBORHOOD MASTER PLAN
 TOLEDO CITY PLAN COMMISSION
 REF: M-14
 DATE: January 14, 2021
 TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
 PLANNING AND ZONING
 DATE: February 17, 2021
 TIME: 4:00 P.M.

ML
 One (1) sketch follows

GENERAL LOCATION

M-14-19
ID 4



GENERAL INFORMATION

Subject

Request - Amendment to TMC 1108.0404 (B) Walls, Fences, or Berms

Applicant - Toledo City Plan Commission
One Government Center Suite 1620
Toledo OH 43604

STAFF ANALYSIS

This request is for the review of Toledo Municipal Code Section 1105.0304 which pertains to the type of building materials with which to construct fencing within a residential zoning district. Currently, materials used to construct fencing must be durable and constructed of wood, decorative rigid vinyl (polyvinyl chloride), metal, or wrought iron. Fence posts must be structurally stable. The finished side of the fence must face the adjacent property, street, or place.

There have been recent incidents of fence installations involving materials that technically meet this definition, but were not manufactured as a fence material (for example, metal slats). Alternative materials are acceptable in commercial and industrial zoning districts, but they lead to unsightly conditions in residential neighborhoods.

In order to encourage neighborhoods to preserve safe environments for families and pets and discourage blight, staff recommends an amendment to TMC 1108.0404 (B) requiring fencing materials to not be constructed of used or discarded materials in a state of disrepair, including but not limited to: pallets, doors, tires, corrugated metal, tree trunks, or other similar items. Staff recommends the approval of the amendment to TMC 1108.0404 (B) as the text amendment clarifies the stated fencing materials of the Zoning Code.

STAFF RECOMMENDATION

Staff recommends that the Toledo City Plan Commission recommend approval of M-17-20, a request to review Section 1108.0404 (B) of the Toledo Municipal Code, to the Toledo City Council for the following reason:

1. The proposed text amendment clarifies the stated purpose of the Zoning Code.

ZONING TEXT AMENDMENT
TOLEDO CITY PLAN COMMISSION
REF: M-17-20
DATE: January 14, 2021
TIME: 2:00 P.M.

REF: M-17-20 January 14, 2021
CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: February 17, 2021
TIME: 4:00 P.M.

NH
Exhibit "A" follows

Exhibit “A”

(Additions in bold italic. Deletions in strikethrough.)

1108.0404 Walls, Fences or Berms.

A wall, fence, or berm, whether or not intended to satisfy the landscape and screening requirements of this chapter, must comply with the following standards.

A. **Walls.** Any wall must be constructed to be durable, in brick, stone, or other masonry materials as approved by the Planning Director.

B. **Fences.** ~~Any fence must be durable and constructed of wood, decorative rigid vinyl (polyvinyl chloride), metal, or wrought iron.~~ ***No fence shall be constructed of used or discarded materials in a state of disrepair, including but not limited to: pallets, doors, tires, corrugated metal, tree trunks, or other similar items. Materials not specifically manufactured for fencing shall not be used for, or in the construction of, a fence within residential zoning district.*** Fence posts must be structurally stable. The finished side of the fence must face the adjacent property, street, or place. Chain link fencing must not be used to meet buffers and screening requirements. Wood fence posts must be treated lumber.

C. **Berms.** Berms must be physical barriers made of earth which block or screen the view similar to a hedge, fence, or wall. In no event must a mound have a slope of greater than 3:1. Topsoil must be placed over all berms at a depth of 4 inches to facilitate vegetation growth on the mound. All mounds must be stabilized to prevent erosion immediately after its construction and must be landscaped within the next planting season in accordance with the landscaping requirements in this chapter.
(Ord. 170-04. Passed 3-23-04.)

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REF: SUP-11001-19
DATE: January 14, 2021

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Special Use Permit for a sweepstakes terminal cafe |
| Location | - | 820 Matzinger Road |
| Owner | - | MAS Ventures, LLC
Chris Markho
812 Matzinger Road
Toledo, OH 43612 |
| Architect | - | Glass City Engineering and Surveying, LLC
Bryan Ellis
2001 River Road
Toledo, OH 43537 |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | Regional Commercial District / CR |
| Area | - | 6.9 acres |
| Frontage | - | 150' along Matzinger Road |
| Existing Use | - | Vacant building and unpaved parking lot |
| Proposed Use | - | Sweepstakes Terminal Cafe |

Area Description

- | | | |
|-------|---|---|
| North | - | Industrial building and storage yard / IG |
| South | - | Ottawa River / IG |
| East | - | Industrial building and storage yard / IG |
| West | - | Gas station / CR |

GENERAL INFORMATION (cont'd)

Parcel History

- Z-60-63 - Zone change from M-2 to C-3. Plan Commission approved on 4/11/63.
- T-331-63 - Lot split approved on 11/8/63, no plat required.
- M-30-97 - Res. 73-79, Stickney Neighborhood North of I-75 to Designate Community Development District and Community Development Plan.
- M-8-04 - Amendment to Stickney Neighborhood North of I 75 to Designate Community Development District and Community Development Plan, Admin Approved.
- T-101-20 - Lot split approved on 10/6/20, no plat required.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a sweepstakes terminal café at 820 Matzinger Road. Surrounding land uses include industrial business to the north and west side, a gas station to the east, and the Ottawa River to the south.

The cafe will be located in a vacant building with 240 square feet for the gross building area (GBA). The site is zoned CR, Regional Commercial and a sweepstakes terminal café is a permitted use in this zoning district, subject to approval of a Special Use Permit.

Per TMC 1104.2500 *Sweepstakes Terminal Cafe*, a cafe is subject to two criteria, which are as follows:

- A. *A Sweepstake Terminal Cafe shall not be located within a 2,000 foot radius of another Sweepstake Terminal Cafe. This spacing shall apply to Sweepstake Terminal Cafes operating pursuant to a Special Use Permit or operating without such Special Use Permit, by virtue of having been in operation prior to the requirement to obtain such permit.*

STAFF ANALYSIS (cont'd)

- B. A Sweepstake Terminal Cafe shall not be located within a 1,000 foot radius of a church, school, public park, public library, licensed child day care center, or other use established specifically for the activities of minors.*

The site meets both of these criteria. First, the site is not within 500 feet of any public park, public library or day care center. Second, the subject site is not located within a 2,000 foot radius of another Sweepstake Terminal Cafe.

The applicant has stated in the letter of intent that this Sweepstakes Terminal Café will not be open to the general public and restricted to the drivers of the trucks parking and refueling at this site. The access will be restricted by utilizing a key card for entrance and no signage will be displayed on or off site for this use. The building that will house the Sweepstakes Café is an existing service garage that will undergo minor exterior modifications for the conversion.

Parking and Circulation

The site plan submitted depicts one gated access point on Matzinger Road with a second gated entrance located off the side road on Kettering Road. Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, a sweepstake terminal cafe is required to have one (1) parking space per every 300 square feet of gross floor area, plus one (1) bicycle parking slot per every 10 parking spaces. The number of parking spaces required is five (5) and one (1) handicap parking space located in the front of the building based on the square footage of the building that is 1,600 square feet. The site plan submitted depicts a total of fifteen (15) parking spaces with two (2) handicap accessible parking space for the entire building. The site plan will have to be revised to indicate the bicycle rack and the dumpster location with the appropriate screening.

Landscaping

The site was established before the 2004 zoning code update and therefore not required to fully comply with the landscape requirements. However, per TMC§1114.0502, the site is required to be brought closer into compliance. A minimum 15' frontage greenbelt is required for the site along Matzinger Road frontage and shall not be located within the right of way. The greenbelt shall include at least one (1) tree every thirty-feet (30') of lot frontage. With ±150' of frontage on Matzinger Road, a total of five (5) trees is required in the frontage greenbelt. Trees are not required to be evenly spaced and may be clustered. Staff shall only require a consistent frontage greenbelt and foundation plantings in order to bring the site closer into compliance with current landscaping regulations. The site plan submitted does show the required landscaping and is in compliance.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Plan targets this site for commercial uses and is surrounded by light and heavy industrial properties. This area is considered an industrial district from the past and for the future. The Toledo 20/20 recommends designating large parcels of land as future business or industrial parks, and to aggressively market the existing Brownfield's for industrial uses.

Staff recommends approval of the Special Use Permit since the proposed use complies with all applicable provisions of the zoning code (TMC 1111.0706.B *Special Uses - Review and Decision-Making Criteria*). Second, the site will be a re-use of an existing, vacant building. Finally, the use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC 1111.0707.C *Special Uses – Review and Design-Making Criteria*).

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-11001-19, a request for a Special Use Permit for a Sweepstakes Terminal Cafe, to be located at 820 Matzinger Road, to the Toledo City Council, for the following three (3) reasons:

1. The use is compatible with adjacent uses in terms of scale, sight design and operating characteristics.
2. The applicant is proposing a re-use of an existing, vacant commercial building located in the industrial district; and
3. The proposed use complies with all applicable provisions of this Zoning Code (TMC 1111.0706.B *Review & Decision-Making Criteria*).

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-11001-19, a request for Special Use Permit for a sweepstakes terminal café at 820 Matzinger Road, to the Toledo City Council, subject to the following thirty-five (35) conditions.

STAFF RECOMMENDATION (cont'd)

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.

Engineering Services

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

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka 419-245-1341

Roadway: Tim Grosjean 419-245-1344

Water: Andrea Kroma 419-936-2163

Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338

Sanitary Sewers: Mike Elling 419-936-2276

2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.
5. Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.
6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. Plans for new water service lines or modifications to the existing water service lines shall be submitted to the Division of Engineering Services for review and approval.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

8. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ 800-414-4990. In the case of renovation, expansion or modification projects, all existing backflow devices must be verified and registered. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-936-2839) to verify the backflow prevention requirements for this site.
9. The design professional or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service line, meter setting or backflow protection device and that these devices are properly installed, tested and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo standards.
10. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
11. A drawing shall be submitted to the city for review and approval of the direction of flow of the runoff from the existing asphalt millings. Sheet flow to an adjacent pervious surface would be acceptable if the adjacent pervious surface is to remain as such per the SUP site plan. A plan to infiltrate the drainage through the grindings would not be accepted because future traffic will compact the grindings into an impervious surface. The plan shall provide adequate space to allow for infiltration so as not to form a nuisance, or shall include an overland flow path to the river as part of the drainage plan so as not to form a nuisance.
12. Any site plan changes made during the development of stormwater approval drawings shall be done in coordination with Plan Commission staff.

Sewer and Drainage Services

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

STAFF RECOMMENDATION (cont'd)

Sewer and Drainage Services (cont'd)

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

Environmental Services

15. 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.
16. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
 - i. Construction BMPs shall be in place prior to the start of construction activities.
 - ii. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours.
17. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
18. 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.
19. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials.
http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_Ohio_Invasive_Plant_Species.pdf
20. 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

21. All drive aisles and parking areas shall be of nonporous surface per TMC 1107.
22. Appropriate signage for handicap spaces shall be provided per TMC 1107.17.

Fire Prevention

23. It appears that this building will undergo a change of use. This will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.
24. Maintain all fire department access.
25. Approved Premises identification is required.

Plan Commission

26. Approval of the Special Use Permit will lapse after one year if the criteria listed in TMC 1111.0707 have not been met.
27. Applicant shall obtain a Sweepstakes Terminal Café license, per TMC Chapter 736, before any building permits will be issued.
28. Site is subject to spacing per TMC 1104.2500.
29. 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)). **Acceptable as depicted on site plan.**
30. A detailed landscaping plan (separate from building & site plans) three (3) copies shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A 15' greenbelt is required along Matzinger Road frontage, not to be located in the right of way, and shall include one (1) tree per every thirty-foot (30') of frontage for a total of five (5) trees. **Acceptable as depicted on site plan).**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- b. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 108.0400 Landscape Materials Standards. **Acceptable as depicted on site plan.**
 - c. Foundation plantings for the full street-facing building elevation; and landscape areas at major building entrances. **Shall be noted on landscaping plan.**
 - d. 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.
 - e. Topsoil must be back filled to provide positive drainage of the landscape area.
 - f. If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details.
- 31. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by an enclosure constructed of high quality materials (**not depicted on site plan**). A revised site plan shall be submitted indicating compliance with this condition.
 - 32. Dumpsters may not be located in the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code.
 - 33. Provide at least one bicycle parking slot as required for the off-street parking Schedule A.
 - 34. 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.
 - 35. 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-11001-19...January 14, 2021

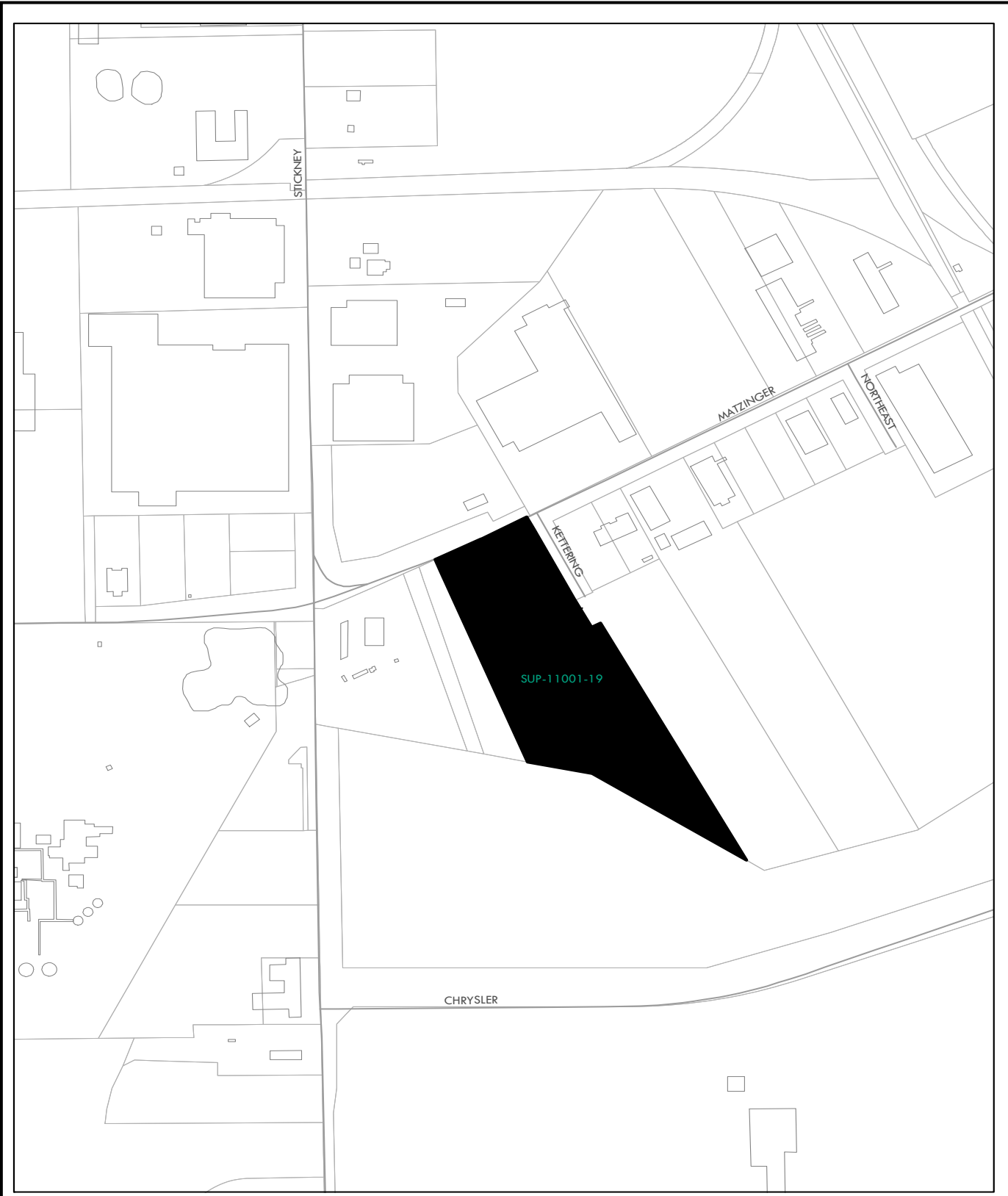
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-11001-19
DATE: January 14, 2021
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: February 17, 2021
TIME: 4:00 P.M.

MLM
Three (3) sketches follow

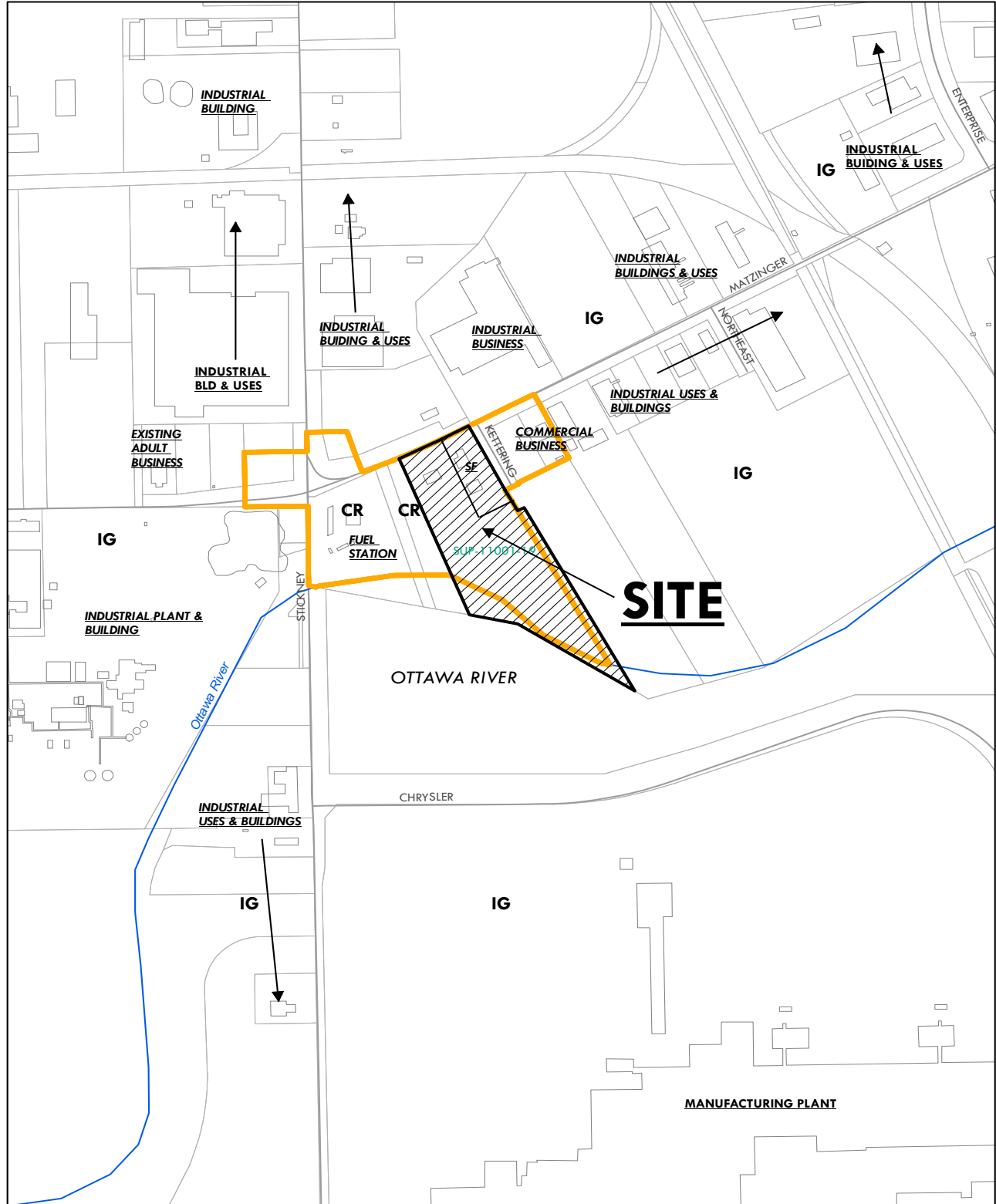
General Location

SUP-11001-19



Zoning & Land Use

SUP-11001-19

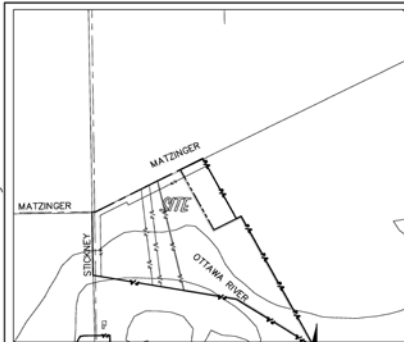


REVISED SITE PLAN

SUP-11001-19



13 - 13



LOCATION MAP

ZONING CODE CR - REGIONAL COMMERCIAL/MIXED ZONING

PER: 1106.0102 COMMERCIAL DISTRICT STANDARDS, CITY OF TOLEDO ZONING CODE
 MINIMUM LOT AREA: ALL OTHER DEVELOPMENT (SIZES) - 80' MINIMUM
 MINIMUM FRONT SETBACK: 20' (FEET), SETBACK INCREASED TO 30' FEET FOR PROPERTIES OVER 5 ACRES AND/OR WITH OVER 500 FEET OF FRONTAGE
 MINIMUM SIDE/REAR SETBACKS: 5 OR 10 DISTRICTS SETBACK: 5' (FEET)
 MINIMUM SIDE/REAR SETBACKS IF DISTRICTS SETBACK: (SEE NOTE 3)
 MAXIMUM FRONT SETBACK: NONE
 MAXIMUM HEIGHT: 85' (FEET)
 MAXIMUM FLOOR AREA RATIO (FAR): 2.5
 MAXIMUM BUILDING COVERAGE (% OF SITE): 80%
 NOTE 3: MINIMUM SIDE AND REAR SETBACKS FROM RESIDENTIAL ZONING DISTRICTS

LEGAL PER SPLIT

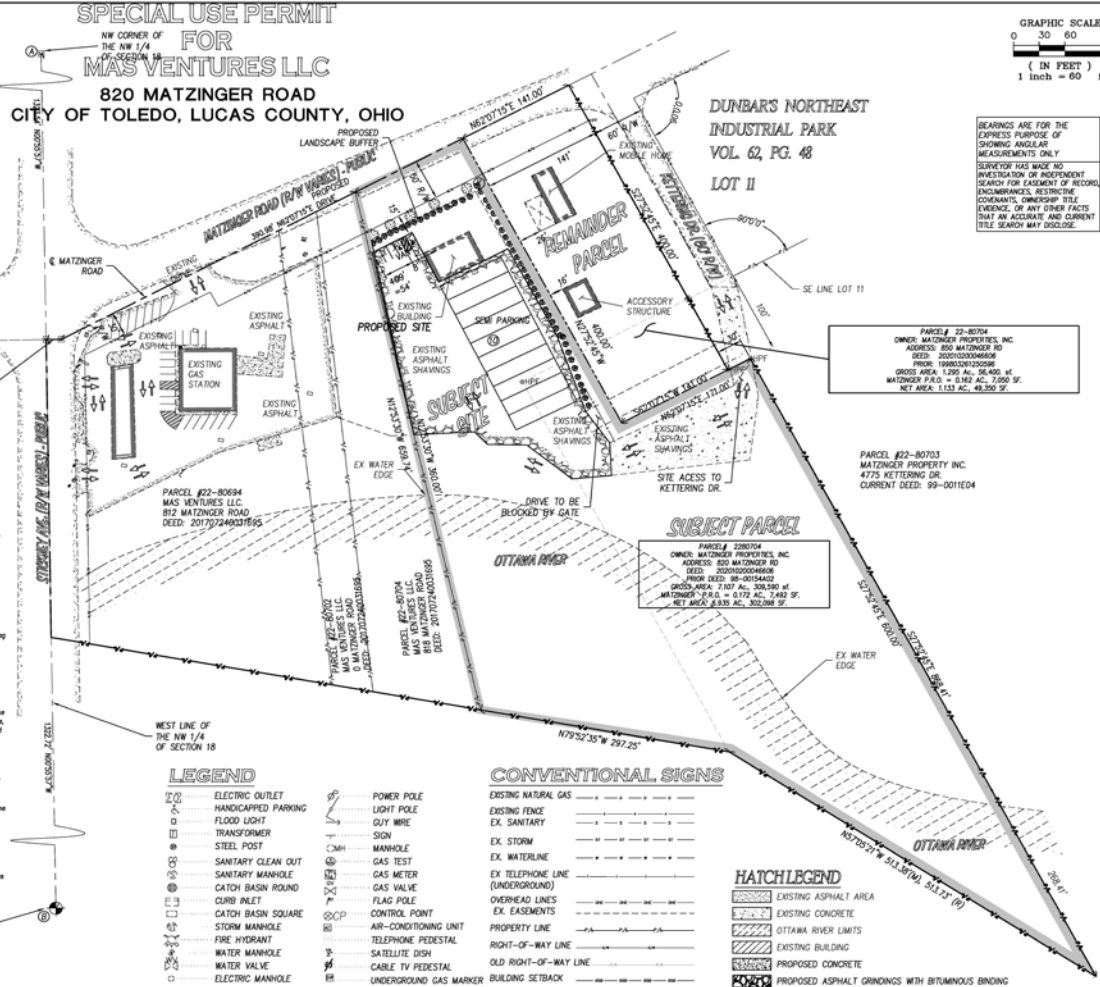
A parcel of land being part of Northwest one-quarter (1/4) of Section Eighteen (18), Town Nine (9) South, Range Eight (8) East, City of Toledo, Lucas County, Ohio, and being more particularly described as follows:
 Commencing at a found stone in a Monument Box at the intersection of the West line of the Northwest quarter (1/4) of Section 18 with the centerline of Matzinger Road (R/W varies);
 Thence N89°17'48"E, 17.70'(N), 17.70'(R) N89°17'48"E;
 Thence N62°07'15"E, continuing on and along a line being the Centerline of Matzinger Road (R/W varies), a measured distance of 13.71' (feet), recorded distance of 13.70' (feet) to a found stone in a Monument Box;
 Thence N62°07'15"E, continuing on and along a line being the Centerline of Matzinger Road (R/W varies), a distance of 380.96' (feet) to a set Way Nail and being the True Point of Beginning for the split off Parcel 22-80704;
 Thence N62°07'15"E, continuing on and along a line being the Centerline of Matzinger Road (R/W varies), a distance of 143.15' (feet) to a set Way Nail;
 Thence S27°52'45"E, on and along a line parallel and 141.00'(feet) Southeastly of the Southeastly Right-of-Way line of Kettering Drive (60' R/W), a distance of 400.00' (feet) to a set Iron Pin;
 Thence N62°07'15"E, on and along a line parallel and 400.00'(feet) Southeastly of the Centerline of Matzinger Road (R/W varies), a distance of 171.80' (feet) to a found Iron Pin;
 Thence S27°52'45"E, on and along the extension of the Centerline Right-of-Way line of Kettering Drive (60' R/W) also being the Southeastly line of a parcel currently or formerly owned by Matzinger Property Inc. as recorded in Deed Volume 89-021024 in the Lucas County Recorder's Office, a recorded distance of 368.41' (feet) to a point on the Centerline of Ottawa River as per Lucas County Deed Record in Volume 89-023063 and passing a set reference iron pin at 650.00' (feet);
 Thence N57°52'36"W, on and along the Centerline of Ottawa River as per Deed Recorded in Volume 89-023063, a measured distance of 513.30' (feet) and recorded distance of 513.72' (feet) to a point;
 Thence N79°52'36"W, on and along the Centerline of Ottawa River as per Deed Recorded in Volume 89-023063, a measured distance of 291.25' (feet) to a point;
 Thence N62°32'36"W, on and along the Eastern line of a parcel currently or formerly owned by MAS Ventures LLC as per Deed Recorded in Volume 201702740031695 in the Lucas County Recorder's Office, a measured distance of 659.74' (feet) to the Point of Beginning of the Split off parcel 22-80704 and passing a set reference iron pin at 298.74' (feet) and an iron Pin at 657.88' at the Southeast Right-of-Way line of Matzinger Road (R/W varies);
 Containing an area of 7,107 AC., 308,390 SF., of land more or less of which 0.172 AC., 7,482 SF., falls within Matzinger Road (R/W varies) and subject to all legal highways, easements and restrictions of record.
 The land in the above description is contained within Tax Parcel # 22-80701 and previously recorded in Volume 200601060003365 and previous Volume 198902020088 in the Lucas County Recorder's Office.
 Also Parcels #22-80704 and #22-80702 as defined in DEED: 201702740031695

PROPERTY INFORMATION
 PROPERTY OWNER: MAS VENTURES LLC
 SITE LOCATION: 820 MATZINGER ROAD, TOLEDO, OHIO 43612
 CURRENT DEED: 201702740031695
 ZONING: IG-GENERAL INDUSTRIAL

CODE 11042001
 A. 2000 FEET SPACING FROM ADJACENT SWEEPSTAKE TERMINAL
 B. 1000 FEET FROM CHURCH



FLOOD INFORMATION
 FLOOD ZONE DESIGNATION - ZONE "X-UNSHADED" AREAS OF MINIMAL FLOOD HAZARD
 ZONE FIRM-COMMUNITY-PANEL NUMBER 35095C004# EFFECTIVE DATE - 3/16/2016



- LEGEND**
- ⊕ ELECTRIC OUTLET
 - ♿ HANDICAPPED PARKING
 - ☑ FLOOD LIGHT
 - ⊞ TRANSFORMER
 - STEEL POST
 - ♻️ SANITARY CLEAN OUT
 - ⊕ SANITARY MANHOLE
 - ⊕ CATCH BASIN ROUND
 - ⊕ CURB INLET
 - ⊕ CATCH BASIN SQUARE
 - ♻️ STORM MANHOLE
 - ♻️ FIRE HYDRANT
 - ♻️ WATER MANHOLE
 - ♻️ WATER VALVE
 - ⊕ ELECTRIC MANHOLE
 - ⊕ POWER POLE
 - ⊕ LIGHT POLE
 - ⊕ GUY WIRE
 - ⊕ SIGN
 - ⊕ MANHOLE
 - ⊕ GAS TEST
 - ⊕ GAS METER
 - ⊕ GAS VALVE
 - ⊕ FLAG POLE
 - ⊕ CONTROL POINT
 - ⊕ AIR-CONDITIONING UNIT
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ SATELLITE DISH
 - ⊕ CABLE TV PEDESTAL
 - ⊕ UNDERGROUND GAS MARKER

- CONVENTIONAL SIGNS**
- EXISTING NATURAL GAS
 - EXISTING FENCE
 - EX SANITARY
 - EX STORM
 - EX WATERLINE
 - EX WATERLINE (UNDERGROUND)
 - OVERHEAD LINES
 - EX. EASEMENTS
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - OLD RIGHT-OF-WAY LINE
 - BUILDING SETBACK

- HATCH LEGEND**
- EXISTING ASPHALT AREA
 - EXISTING CONCRETE
 - OTTAWA RIVER LIMITS
 - EXISTING BUILDING
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT DRIVINGS WITH BITUMINOUS BONDING

GRAPHIC SCALE
 0 30 60
 (IN FEET)
 1 inch = 60 ft.

BEARINGS ARE FOR THE EXPRESS PURPOSE OF SHOWING ANGULAR MEASUREMENTS ONLY. SURVEYOR WILL MAKE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS, EASEMENTS, EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO.	DATE	REVISION FOR
1	11-14-20	SPLIT
2	11-12-20	SITE UPDATE

GLASS CITY ENGINEERING & SURVEYING, LLC
 2001 RIVER ROAD
 MAUMEE, OHIO, 43537
 419-893-3327, FAX 419-794-6391
 BRYAN.ELLIS@GCENGINEERINGANDSURVEYING.COM

SPECIAL USE PERMIT
 MAS VENTURES LLC
 820 MATZINGER ROAD
 CITY OF TOLEDO, LUCAS COUNTY, OHIO

GLASS CITY ENGINEERING & SURVEYING, LLC.
 FIRM NAME
 BRYAN O. ELLIS
 P.S. 8292

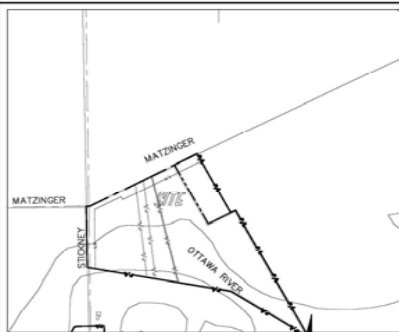


DATE: 11-4-2020
 DRAWN BY: APW
 458 NUMBER: 19-2470
 REV. DATE: 18-5037
 REVISION BY: BOE
 SUP-1/1

NOTE
 1.) PER ARTICLE 736.06, LOCATION MUST BE GREATER THAN 500 FEET FROM THE BOUNDARIES OF A PARCEL HAVING A SCHOOL, LIBRARY, PUBLIC PLAYGROUND LOCATED UPON IT. LOCATION IS GREATER THAN 500' FROM SUCH ESTABLISHMENT.

LANDSCAPE PLAN

SUP-11001-19



LOCATION MAP N.T.S.

ZONING CODE CR - REGIONAL COMMERCIAL/MIXED ZONING

PER: 1106.0102 COMMERCIAL DISTRICT STANDARDS, CITY OF TOLEDO ZONING CODE
 MINIMUM LOT AREA: ALL OTHER DEVELOPMENT (ADDS) - NO MINIMUM
 MINIMUM FRONT SETBACK: 20' (SIDE) SETBACK INCREASED TO 30' FEET FOR PROPERTIES OVER 6 ACRES AND/OR WITH OVER 300 FEET OF FRONTAGE
 MINIMUM SIDE/REAR SETBACKS: 5 OR 10 DISTRICTS SETBACK OF 10 FEET
 MINIMUM SIDE/REAR SETBACKS IF DISTRICTS SETBACK: (SEE NOTE 3)
 MAXIMUM FRONT SETBACK: NONE

LEGAL PER SPILT

A parcel of land being part of Northwest one-quarter (1/4) of Section Eighteen (18), Town Nine (N) South, Range Eight (E) East, City of Toledo, Lucas County, Ohio, and being more particularly described as follows:
 Commencing at a found stone in a Monument Box at the intersection of the West line of the Northwest quarter (1/4) of Section 18 with the westerly line of Matzinger Road (N/W corner).
 Thence N89°17'48"E, on and along a line being the Centerline of Matzinger Road (N/W corner), a measured distance of 17.71' (feet), recorded distance of 17.71' (feet) to a found stone in a Monument Box;
 Thence S62°57'37"E, continuing on and along a line being the Centerline of Matzinger Road (N/W corner), a distance of 380.88' (feet) to a set flag nail and being the True Point of Beginning for the split off Parcel 22-80704;
 Thence S62°57'37"E, continuing on and along a line being the Centerline of Matzinger Road (N/W corner), a distance of 143.15' (feet) to a set flag nail;
 Thence S27°52'49"E, on and along a line parallel and 141.00' (feet) southeasterly of the Southwesterly Right-of-Way line of Kettering Drive (80' R/W), a distance of 400.00' (feet) to a set iron pin;
 Thence N62°17'15"E, on and along a line parallel and 400.00' (feet) southeasterly of the Centerline of Matzinger Road (N/W corner), a distance of 171.00' (feet) to a found stone pin;
 Thence S27°52'49"E, on and along the extension of the Centerline Right-of-Way line of Kettering Drive (80' R/W) also being the Southwesterly line of a parcel currently or formerly owned by Matzinger Property Inc. as recorded in Deed Volume 59-071024 in the Lucas County Recorder's Office, a measured distance of 866.47' (feet) to a point on the Centerline of Ottawa River as per Lucas County Deed Record in Volume 89-023043 and passing a set reference iron pin at 630.00' (feet);
 Thence N67°50'27"E, on and along the Centerline of Ottawa River as per Deed Recorded in Volume 89-023043, a measured distance of 513.38' (feet) and recorded distance of 513.37' (feet) to a point;
 Thence N39°52'20"E, on and along the Centerline of Ottawa River as per Deed Recorded in Volume 89-023043, a measured distance of 297.25' (feet) to a point;
 Thence N12°32'36"E, on and along the Eastern line of a parcel currently or formerly owned by MAS Ventures LLC as per Deed Recorded in Volume 201707240031895 in the Lucas County Recorder's Office, a measured distance of 638.24' (feet) to the Point of Beginning of the Split off parcel 22-80704 and passing a set reference iron pin at 298.74' (feet) and a set pin at 632.86' of the Southwesterly Right-of-Way line of Matzinger Road (N/W corner).
 Containing an area of 7,107 AC., 303,880 SF. of land more or less of which 6,172 AC., 7,482 SF. falls within Matzinger Road (N/W corner) and adjacent to all legal highways, lanes, easements and restrictions of record.
 The land in the above description is contained within Tax Parcel # 22-80704 and previously recorded in Volume 200601060003385 and previous Volume 199803261250986 in the Lucas County Recorder's Office.
 Also Parcels #22-80704 and #22-80702 as defined in DEED: 201707240031895

PROPERTY INFORMATION

PROPERTY OWNER: MAS VENTURES LLC
 SITE LOCATION: 820 MATZINGER ROAD, TOLEDO, OHIO 43612
 CURRENT DEED: 201707240031895
 ZONING: RC-GENERAL INDUSTRIAL

CODE 11042001

A. 2000 FEET SPACING FROM ADJACENT SHEEPSTAKE TERMINAL
 B. 1000 FEET FROM CHURCH

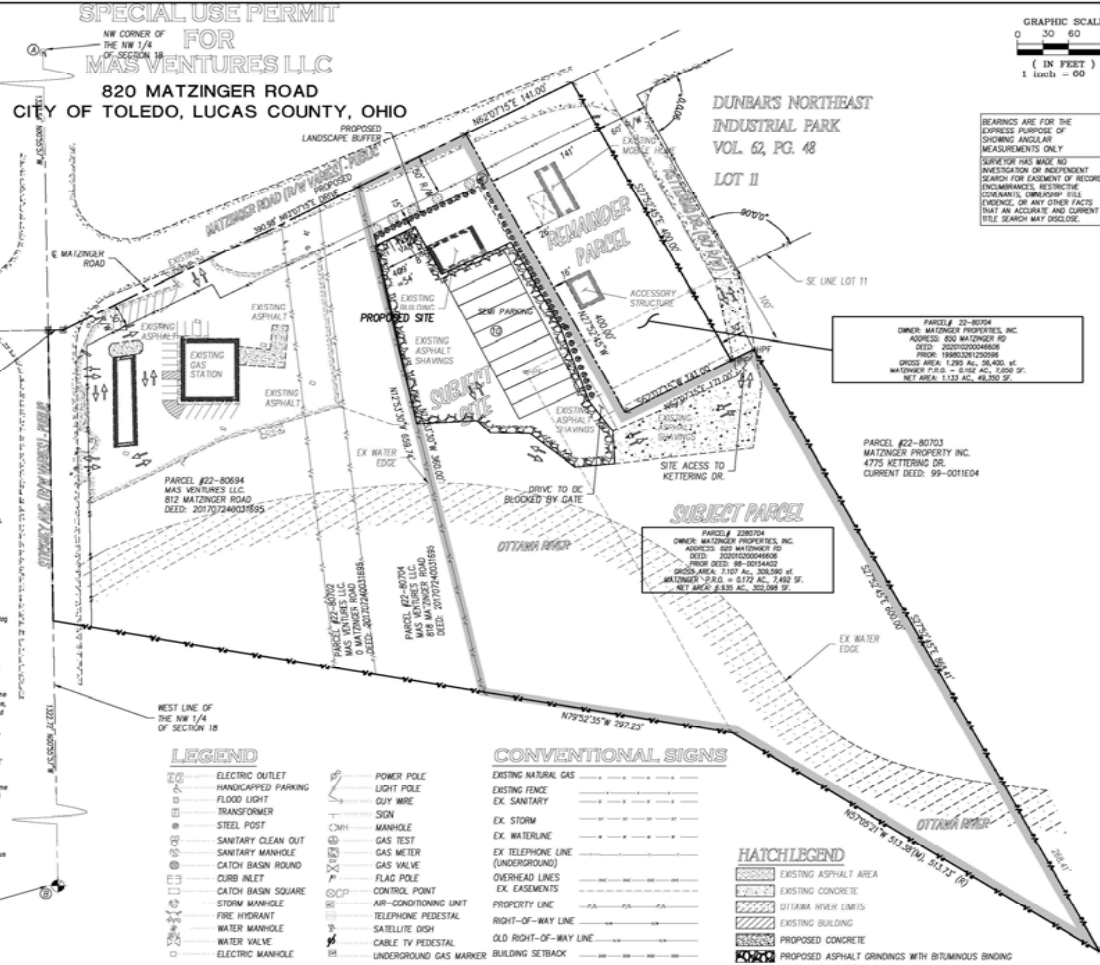


FLOOD INFORMATION

FLOOD ZONE DESIGNATION - ZONE "X" UNSHADED AREAS OF MINIMAL FLOOD HAZARD
 ZONE FIRM-COMMUNITY-PANEL NUMBERS 39095C0084 EFFECTIVE DATE - 3/16/2016

NOTE

1.) PER ARTICLE 736.06, LOCATION MUST BE GREATER THAN 500 FEET FROM THE BOUNDARIES OF A PARCEL HAVING A SCHOOL, LIBRARY, PUBLIC PLAYGROUND LOCATED UPON IT. LOCATION IS GREATER THAN 500' FROM SUCH ESTABLISHMENT.



LEGEND

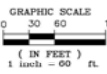
- ⊖ ELECTRIC OUTLET
- ♿ HANDICAPPED PARKING
- ☀ FLOOD LIGHT
- ⊞ TRANSFORMER
- ⊞ STEEL POST
- ⊞ SANITARY CLEAN OUT
- ⊞ SANITARY MANHOLE
- ⊞ CATCH BASIN ROUND
- ⊞ CURB INLET
- ⊞ CATCH BASIN SQUARE
- ⊞ FIRE HYDRANT
- ⊞ WATER MANHOLE
- ⊞ WATER VALVE
- ⊞ ELECTRIC MANHOLE
- ⊞ POWER POLE
- ⊞ LIGHT POLE
- ⊞ GUY WIRE
- ⊞ SIGN
- ⊞ MANHOLE
- ⊞ GAS TEST
- ⊞ GAS METER
- ⊞ GAS VALVE
- ⊞ FLAG POLE
- ⊞ CONTROL POINT
- ⊞ AIR-CONDITIONING UNIT
- ⊞ TELEPHONE PEDESTAL
- ⊞ SATELLITE DISH
- ⊞ CABLE TV PEDESTAL
- ⊞ UNDERGROUND GAS MARKER

CONVENTIONAL SIGNS

- EXISTING NATURAL GAS
- EXISTING FENCE
- EX. SANITARY
- EX. STORM
- EX. WATERLINE
- EX TELEPHONE LINE (UNDERGROUND)
- OVERHEAD LINES
- EX. EASEMENTS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- OLD RIGHT-OF-WAY LINE
- BUILDING SETBACK

HATCHLEGEND

- EXISTING ASPHALT AREA
- EXISTING CONCRETE
- OTTAWA WHEAT LIMITS
- EXISTING BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT GRINDINGS WITH BITUMINOUS BINDER



BEARINGS ARE FOR THE EXPRESS PURPOSE OF SHOWING ANGULAR MEASUREMENTS ONLY
 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESERVES, COVENANTS, EMINENT DOMAIN, EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO.	DATE	REVISIONS
1	11-4-20	1st SUBMISSION
2	11-13-20	2nd SUBMISSION

GLASS CITY ENGINEERING & SURVEYING, LLC
 2001 RIVER ROAD
 MAUMEE, OHIO, 43537
 419-883-3327, FAX 419-794-9591
 BRIAN.ELLIS@GCEENGINEERINGANDSURVEYING.COM

SPECIAL USE PERMIT FOR MAS VENTURES LLC
 820 MATZINGER ROAD
 CITY OF TOLEDO, LUCAS COUNTY, OHIO

GLASS CITY ENGINEERING & SURVEYING, LLC
 FIRM NAME
 BRYAN D. ELLIS
 P.S. 6292



ISSUED BY: BDE
 JOB NUMBER: 19-5470
 REF. JOB: 18-5023
 REVIEWED BY: BDE
 SUP-11

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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

Toledo - Lucas County General Street Map

