TOLEDO CITY PLAN COMMISSION REPORT

May 14, 2020

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

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

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

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

TCG/tg: 8/23/19

Conversion Table
Toledo Zoning Code Update - Zoning District Designations

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**

AN, 3-31-11

TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

May 14, 2020 2:00 P.M.

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

AGENDA

ROLL CALL – Lucas County Planning Commission

PROOF OF NOTICE

ORDERS OF THE DAY (APPROVAL)

MINUTES

FINAL PLATS

S-6-20: Final Plat of Final Plat of Bresnahans Green and Part of Belmont Avenue in Collingwood Green (dd)

NO.

1. SPR-12-20: Major Site Plan review for distribution center at 2040 S. Reynolds Road (dd)
2. M-8-20: Review of 2020 Municipal Arts Plan (nh)
3. SUP-1004-20: Special Use Permit for Drug and Alcohol Treatment Facility – Residential, at 5044-5052 Dorr Street (mm)
4. Z-1006-20: Zone Change from IL to RM36 at 201 Knapp, and 410-414 Wade Street (dd)
5. Z-2007-20: Zone Change from RS6 to CN at 4398 Monroe (rear) (ml)
6. Z-2001-20: Zone Change from IL to CR at 322 Locust Street (mm)
7. Z-2002-20: Zone Change from RM36 to CR at 902 Superior Street (mm)
8. Z-2003-20: Zone Change from RM36 to CN at 937 Ostrich Lane (mm)

9. Z-2004-20: Zone Change from IL to CR at 915 Summit Street (mm)

10. SUP-2005-20: Special Use Permit for Bed and Breakfast at 2335 Scottwood Aveune (mm)

11. SPR-9-20: Major Site Plan review for Sign Waivers in the CR-SO at 1425 S. Byrne Road (ml)

12. V-148-20: Vacation of Twining Street and Medcorp Drive, located at Stickney Avenue and Expressway Drive (ml)

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

ADJOURNMENT

REF: SPR-12-20
DATE: May 14, 2020

GENERAL INFORMATION

Subject

Request	-	Major Site Plan Review for distribution center
Location	-	2040 S. Reynolds Road
Applicant	-	Ambrose Services, LLC 55 Monument Circle, Suite 450 Indianapolis, IN 46204
Engineer	-	Langan Engineering and Environmental Services 6000 Lombardo Center, Suite 210 Cleveland, OH 44131

Site Description

Zoning	-	IL Limited Industrial
Area	-	±58.3 Acres
Frontage	-	±950’ along S. Reynolds Road
	-	±4,200’ along Southwyck Boulevard
Existing Use	-	Vacant land
Proposed Use	-	Distribution center
Neighborhood Org.	-	Ragan Woods/Hawthorne Hills

Area Description

North	-	Offices, apartments / CO, RD6
East	-	Commercial, retail, restaurants / CR-SO, CR
South	-	Offices, commercial / CO, CR-SO
West	-	Offices, apartments / CO, RD6

Parcel History

Z-39-63	-	Zone Change from R-A to C-3, located at the west side of Reynolds Rd, north of Ryan Rd (PC approved on 3/14/1963, CC approved on 4/15/1963 by Ord. 211-63).
S-9-68	-	Preliminary drawing of Hawthorne Hills, located at the NW corner of Heatherdowns Blvd. & Reynolds Rd (PC approved on 7/11/1968).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

T-38-18	-	Zone Change from R-A, R-1, and C-3 to R-B, R-3, R-4, C-2, C-3 and C-4, located at the NW corner of Heatherdowns Blvd & Reynolds Rd (PC approved on 7/11/1968).
V-225-68	-	Vacate a portion of Ryan Rd between Reynolds Rd, West to N/S centerline of Sec. 23, Town 2 (PC approved on 9/5/1968, CC approved by Ord. 948-68).
S-1-69	-	Preliminary drawing of Hawthorne Hills, located at the NW corner of Heatherdowns Blvd & Reynolds Rd (PC approved on 2/27/1969).
S-1-69	-	Final Plat of Hawthorne Hills, located at the NW corner of Heatherdowns Blvd & Reynolds Rd (PC approved 5/14/1970).
S-1-69	-	Amendment to Commercial Plat for Hawthorne Hills Lot 2 at 5333 Southwyck Blvd (PC approved on 11/18/1999).
S-1-69	-	Amendment to Commercial Plat for Hawthorne Hills Lot 21 at 5333 Southwyck Blvd (PC approved on 1/18/2000).
Z-16-69	-	Zone Change from R-A, R-1, and C-3 to C-4, west side of Reynolds Rd & north of Heatherdowns Blvd (PC approved on 3/27/1969, CC approved on 4/21/1969 by Ord. 292-69).
Z-11-79	-	Amendment to C-4 Shopping Center to permit a drive-up restaurant, west side of Reynolds Rd & Southwyck Blvd (PC approved on 2/8/1979, CC approved on 2/27/1979 by Ord. 129-79).
D-4-82	-	Minor change to C-4 Site Plan for Southwyck Shopping Center to permit remodeling of drive-up restaurant, west side of Reynolds Rd & south of Southwyck Blvd (PC approved on 6/17/1982, CC approved on 7/6/1982 by Ord. 397-82).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

Z-4003-19 - Zone Change from CR-SO Regional Commercial Shopping Center Sign Control Overlay to IL Limited Industrial at 2040 S Reynolds Rd (PC approved on 07/11/2019, CC approved on 8/20/2019 by Ord. 396-19).

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Major Site Plan Review for a distribution center at 2040 S. Reynolds Road. The site is owned by the applicant, the Ambrose Properties LLC, and will be occupied by an Amazon Distribution Center. This facility will be unique in that it will specialize in last mile delivery. Surrounding land uses include offices, commercial structures, and apartments to the north; offices, single-family and multi-family homes to the west; single-family homes, offices, and commercial structures to the south; and, restaurants and commercial to the east.

A Zone Change was approved in August of 2019 from CR-SO Regional Commercial Shopping Center Sign Control Overlay to IL-Limited Industrial for the site. The site is the location of the former Southwyck Mall, which closed in 2009 and has remained vacant ever since. The site is ±58.3 acres and includes a new 145,034 square foot building (132,034 square feet for the warehouse + 13,000 square feet for the office space) along with 1,493 parking spaces. A Major Site Plan Review is required because of the building size and number of parking spaces.

The term "last mile delivery" refers to the final leg in package distribution, which is typically the most costly portion of a delivery route. With the rise in ecommerce, more facilities are changing their operations to efficiently address this "last mile" of package delivery. The proposed facility at 2040 S. Reynold Road is designed around this segment. During the evening, semi-trucks will enter the facility from S. Reynolds Road and drop-off shipments. In the mornings, smaller delivery vans will queue at the staging areas to the north and south of the building. The shipments will be sorted in the processing facility, and be distributed to the vans which will make the local deliveries during the day.

STAFF ANALYSIS (cont'd)

Parking and Circulation

The site plan shows seven (7) parking lots at the site. One has twenty-eight (28) spaces and is for semi-truck parking. It is also the only parking lot with access off of S. Reynolds Road. Two (2) lots directly north and south of the distribution center are loading areas with 120 spaces each where vans will load packages from the distribution center. Next, three (3) parking lots are for van queuing for when they are not in use or are not in the loading areas, one with 588 spaces, one with 426 spaces, and one with 79 spaces. Lastly, one (1) parking lot is for employee parking and contains 372 parking spaces, four (4) of which are van accessible and four (4) car accessible.

Due to the proposed industrial use of the site, TMC§1107.0500 Off-Street Parking Schedule "C" applies. Parking requirements for industrial warehousing facilities are calculated cumulatively based on number of vehicles used in the business and the facility's floor area. The building is 145,034 square feet (132,034 sqft for the warehouse, 13,000 sqft for offices), requiring 59 spaces. The number of vehicles used in the business will vary throughout the year, and an alternative parking plan was submitted describing the need for the total 1,493 parking spaces.

In the alternative parking plan, the applicant stated parking on site is to accommodate warehouse employees, contract employees, semi-trucks, and delivery vans. Ecommerce demands fluctuate on a seasonal basis, and the applicant provided a detailed 24-hour parking breakdown during the both the peak and non-peak seasons. During the peak season (typically November and December each year), parking will be at a maximum at 10:00AM, when vans are being loaded and begin departing the facility. The predicted maximum number of spaces in use at this time will be 1,306. During the non-peak season, a maximum of 653 is expected when vans are being loaded and are beginning to depart. The applicant requests 1,496 spaces to provide parking vacancies and cut down on the amount of time drivers and employees are looking for a space. Based on the parking demands provided by the applicant, the Planning Director has determined that the alternative-parking plan is acceptable.

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. The employee lot is the only lot that this requirement is being applied to, as the other lots are for operations. 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 seven (7) auto and one (1) van accessible space for a total of eight (8) parking spaces for persons with physical disabilities. Four (4) van accessible parking spaces and four (4) car accessible parking spaces are depicted and comply with these parking requirements.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

In addition to off-street parking, loading zones and bicycle parking are also required. TMC§1107.1000 – *Off-Street Loading Schedule* – requires four (4) loading spaces to accommodate the 145,034 square foot facility. The site plan submitted indicates fourteen (14) loading spaces along the eastern portion of the proposed building. Additionally, bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0900). Off-Street Parking Schedule "A" requires one (1) bicycle parking slot per ten (10) parking spaces. Calculations conclude that a total of thirty-eight (38) bicycle parking slots are required for all 372 employee parking spaces. A bicycle rack with thirty-eight (38) spaces is required to be shown on a revised site plan.

Landscaping

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 frontage greenbelt shall also include a solid evergreen hedge to screen the parking lot so that no headlights of any vehicles can be seen from the public street. The submitted landscape plan depicts a thirty foot (30') frontage greenbelt along both S Reynolds Road and Southwyck Boulevard with 143 trees to be planted. There are 78 trees located on landscaping mounds in the frontage greenbelt as well. Additionally, notes on the landscape plan indicate 772 shrubs shall be planted. The entire frontage along both Reynolds Road and Southwyck Boulevard is 4,796 feet (per the submitted survey of the property), and with the total 221 trees and 772 shrubs proposed, the site plan meets this frontage greenbelt requirement. However, the species and location of all plants, including shrubs, shall be identified on a revised landscape plan.

Per TMC§1108.0203 – *Buffer and Screening Requirements*, a Type B Landscape Buffer is required at all IL-Limited Industrial sites abutting a CR-Regional Commercial site. At the northeast and southeast corners of the proposed site are properties with CR-SO Regional Commercial Zoning lacking landscaping. The Type B buffer shall be ten feet (10') in width and consist of four (4) canopy trees and fifteen (15) shrubs for every 100 linear feet. A fence six feet (6') to eight feet (8') in height may be substituted for the shrub requirements. This Type B Landscape Buffer is required as a condition of approval. Existing trees and shrubs at the Commercial properties shall count towards the required buffer.

STAFF ANALYSIS (cont'd)

Landscaping

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)* applies to IL-Limited Industrial off-street parking lots containing five (5) or more off-street parking spaces. Pursuant to TMC§1108.0204(B), the total interior landscaping required for parking lots is twenty (20) square feet per parking and stacking space. The site's parking lots contain a total of 1,731 parking and stacking spaces, which would require a minimum of 34,620 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. The submitted landscape plan shows landscaped terminal islands at the ends of each row, as well as interior landscape islands in the employee parking lot. Driveways also have landscaping throughout the site. Stacking spaces are not included in the requirement for number of trees and shrubs, only parking spaces. A total of 300 trees and 900 shrubs are required in the interior parking. The site plan submitted shows a total of 301 trees in the site's interior, and notes indicate 900 shrubs. However, all parking spaces must be within 100 linear ft of a landscaped area, and the northern and southern parking lots do not fulfil this requirement. A revised landscape plan shall show landscape islands in these parking lots.

Lastly, as the site is a new development, interior site landscaping is required per TMC§1108.0205. In addition to the other landscape requirements for buffer areas, frontage greenbelt, and landscaping for parking lot areas, the following shall be provided: one 2-inch caliper tree for every 2,000 square feet of building coverage; foundation plantings along all portions of the building that are visible from public street rights-of-way; and landscaping at all major building entrances. The site plan shows foundation plantings at the western portion of the building. The north and south facades will have large overhangs, and foundations plantings at either façade would not have adequate sunlight. The eastern façade will be the main loading area for semi-trucks, and because of the operations on this end of the building, foundation plantings are not practical. The building is 145,034 square feet, and requires 73 trees in addition to the other landscaping requirements. The frontage greenbelt and interior parking landscaping areas are in excess of 62 trees. An additional eleven (11) trees are required on the site and are required as a condition of approval. It is recommended that the additional trees be added to the northern and southern parking lots in landscape islands in order to fulfil both this requirement and the requirement that all parking spaces be within 100 ft of a landscaped area.

STAFF ANALYSIS (cont'd)

Building Design & Materials

The submitted plans for the proposed building depict tilt-up concrete panels along all four (4) elevations with an aluminum storefront system at the western and southern elevations. Per TMC§1109.0400 – *Industrial Building Design Standards*, along major streets, buildings shall be sited so that at least thirty (30) percent of the building frontage shall not consist of a blank wall. Due to the size of the structure, the applicant should provide either variation in massing, wall articulations, or windows on the northern and southern facades. This is required as a condition of approval. Pursuant to TMC§1109.0402, façade colors shall be low-reflectance, subtle, neutral or earth tone colors with the exception of the trim and accent areas, and the submitted drawings conform to this requirement.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Regional Commercial land uses. This district is intended to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. For several years the Southwyck site has been marketed for commercial development, but no developers have come forward with proposals for commercial uses. With the rise of ecommerce, the site will have a role in online retail, and will be utilized in commercial and retail in a different way than the Toledo 20/20 Comprehensive Plan anticipated.

Staff recommends approval of the Site Plan Review for this location because it complies with all standards of the Toledo Zoning Code. Additionally, the proposed land use is allowed within the current zoning district of the property. Finally, the proposed use will provide for safe, efficient and convenient movement of traffic.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-12-20, a Major Site Plan Review for a distribution center at 2040 S. Reynolds Road for the following three (3) reasons:

1. The proposed site plan complies with all standards of the Toledo Municipal Code and the Zoning Code (**TMC§1111.0809(A)**),

2. The proposed land use is allowed in the zoning district which it is located (**TMC§1111.0809(B)**); and,

3. Vehicular ingress and egress to and from the site will provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways as well (**TMC§1111.0809(C)**).

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval of SPR-12-20, a request for a Major Site Plan Review for a distribution center at 2040 S. Reynolds Road, subject to the following **forty-eight (48)** conditions:

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

Division of Engineering

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 **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to current City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.

3. 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.

4. **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.

5. 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.

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

STAFF RECOMMENDATION (cont'd)

Division of Engineering (cont'd)

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

8. 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.

9. The water meter setting detail, including meter bypass, if applicable, and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S. Erie Street, Toledo, OH 43602 for review and approval.

10. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. The Division of Water Distribution must verify installation of the devices 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.

11. 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.

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 developer's cost.

14. Proposed waterlines feeding proposed hydrants shall be minimum 8-inch diameter.

15. Submit a completed stormwater design, in compliance with the latest version of the City of Toledo's Infrastructure Design and Construction Requirements http://toledo.oh.gov/services/public-utilities/engineering-services/plan-review-process/

16. The storm water management pond is not defended with calculations and may require modification. Modifications will require additional minor administrative review and approval by the Plan Commission.

STAFF RECOMMENDATION (cont'd)

Division of Engineering (cont'd)

17. The Stormwater Pollution Prevention Plan (SWP3) shall comply with the Ohio Construction General Permit (CGP) and the City's above-mentioned Infrastructure Requirements prior to commencement of construction. The CGP defines "commencement of construction" as the initial disturbance of soils associated with clearing, grubbing, grading, placement of fill, or excavating activities or other construction activities.
    - Submittal of the completed CGP checklist is required for a full stormwater review of the proposal; therefore, it shall be submitted in order for the city to issue a list of required stormwater corrections.
    - Detention and Post-Construction BMP's are required to be maintained into perpetuity. Submit a detailed maintenance plan with plan submittals for review and comment. A maintenance covenant shall accompany the approved version of the maintenance plan.
    - Submittal of the CGP Notice of Intent (NOI) shall not precede city approval of the SWP3.
    - SWP3 shall include, in its final form, a list of responsible parties and their contact information. Form is available at: http://www.tmacog.org/storc/swp3.htm.

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

19. 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.

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

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

Sewer and Drainage Services

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

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

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services

24. 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.

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

26. Applicant is strongly encouraged to include multiple green infrastructure measures to minimize runoff and increase infiltration.

27. 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

28. 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

29. Wheel stops are required at all parking spots abutting buildings, property lines and sidewalks per TMC 1107.

30. Sidewalk to be provided along full length of Southwyck Boulevard adjacent to property per TMC 1107.

31. Bicycle parking is required per TMC 1107.

32. All existing curb cuts and drive approaches that are not being utilized must be removed and curb must be installed to match adjacent curb.

STAFF RECOMMENDATION (cont'd)

Fire Prevention

33. Fire apparatus access roads shall have an unobstructed width of not less than 20' and an unobstructed vertical clearance of not less than 13'6".

34. Approved Premises identification is required.

Plan Commission

35. An alternative parking plan shall be submitted to the Director to justify the parking in excess of 150 percent. **Acceptable as submitted.**

36. Whenever a parking lot extends to a property line, sidwalk, 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)).

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

38. Per TMC§1107.0900, thirty-eight (38) bicycle parking spaces are required. **Not acceptable as depicted on site plan. A revised site plan with bicycle parking shall be submitted and is subject to the approval of the Plan Director.**

39. Site shall depict a minimum of two (2) loading areas per TMC§1107.1000 – *Off Street Loading Schedule*. **Acceptable as depicted.**

40. 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.

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 setback, **if applicable.**

42. 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:

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

a. A thirty-foot (30') greenbelt is required along S Reynolds Road and Southwyck Boulevard frontage, and shall include one (1) tree per every thirty feet (30') of frontage. The portion of the site with a parking lot with frontage along S Reynolds Road shall include a solid evergreen hedge planting to screen the parking lot so that no headlights of any vehicles can be seen from the public street; **acceptable as depicted,**

b. Per TMC§1108.0203, A Type B landscape buffer shall be provided where the site abuts Commercial Districts with four (4) canopy trees and fifteen (15) shrubs every 100 linear feet; **not acceptable as depicted, buffer must be added where the northeast and southeast properties abut the site,**

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

d. Interior landscaping required in parking lots is 20 sqft per parking and stacking space. Two canopy trees are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot. Six shrubs are required to be installed in interior landscape areas of each ten (10) parking spaces within the parking lot. One canopy tree many substitute for three (3) shrubs. Trees do not need to be equally spaced; **acceptable as described, however shrubs shall be shown on a revised site plan,**

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

f. All parking spaces must be within 100 linear feet of a landscaped area; **not acceptable as depicted. Northernmost and southernmost parking lots shall be revised to meet this requirement,**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

g. Per TMC§1108.0205, in addition to the other landscape requirements for buffer areas, frontage greenbelt, and landscaping for parking lot areas, the following shall be provided: one (1) 2-inch caliper tree for every 2,000 square feet of building coverage; foundation plantings along all portions of the building that are visible from public street right-of-ways; and landscaping at all major entrances; mention here where we are waiving the foundation plantings **not acceptable as depicted, revised landscape plan shall show at least eleven (11) additional trees due to the size of the building. It is suggested that trees go in the northernmost and southernmost parking lots as landscape islands. Foundation plantings are acceptable as submitted on the landscape plan,**

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

i. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **acceptable as depicted on landscaping plan**,

j. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained; **not acceptable as depicted, all species and location of shrubs shall be identified on a revised landscape plan.**

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

l. If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details;

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

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

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

43. Per TMC§1109.0400 – *Industrial Building Design Standards*, along major streets, buildings shall be sited so that at least thirty (30) percent of the building frontage shall not consist of a blank wall. **Not acceptable as depicted on elevations. Variation in massing, wall articulations, or windows to break up the building's mass on the northern and southern elevations shall be shown on revised elevations. Final elevation is subject to plan director approval and shall be submitted/approved before Building Plan submittal.**

44. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors (i.e. gray, brown tan). Building trim and accent areas may feature brighter colors, including primary colors subject to the approval of the Planning Director. **Final color scheme shall be approved before Building Plan Submittal.**

45. No new free-standing signs greater than forty-two (42) inches from grade are permitted – any proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code.

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

47. 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.

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

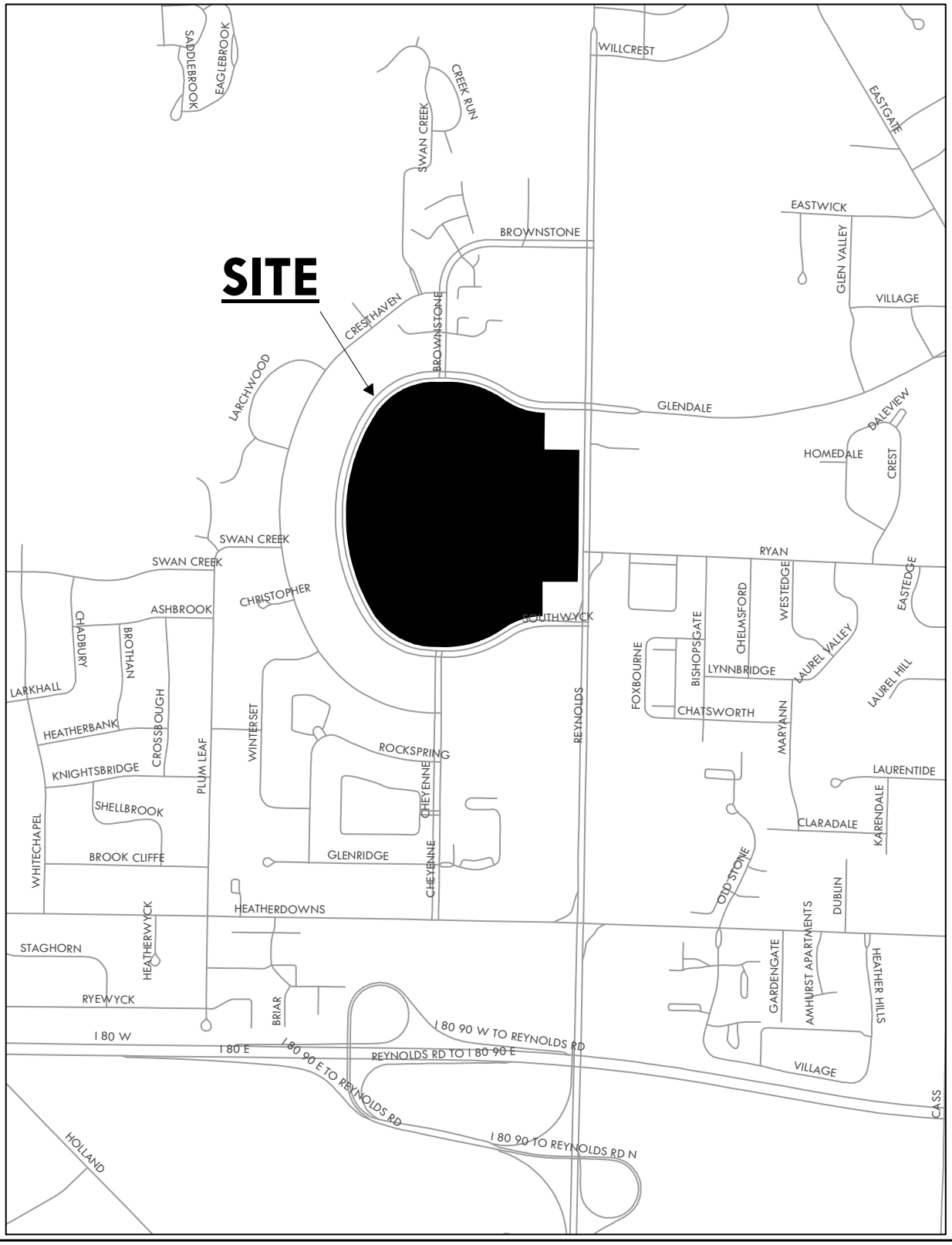
MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-12-20
DATE: May 14, 2020
TIME: 2:00 P.M.

DD
Six (6) sketches follow

GENERAL LOCATION

SPR-12-20
ID 148

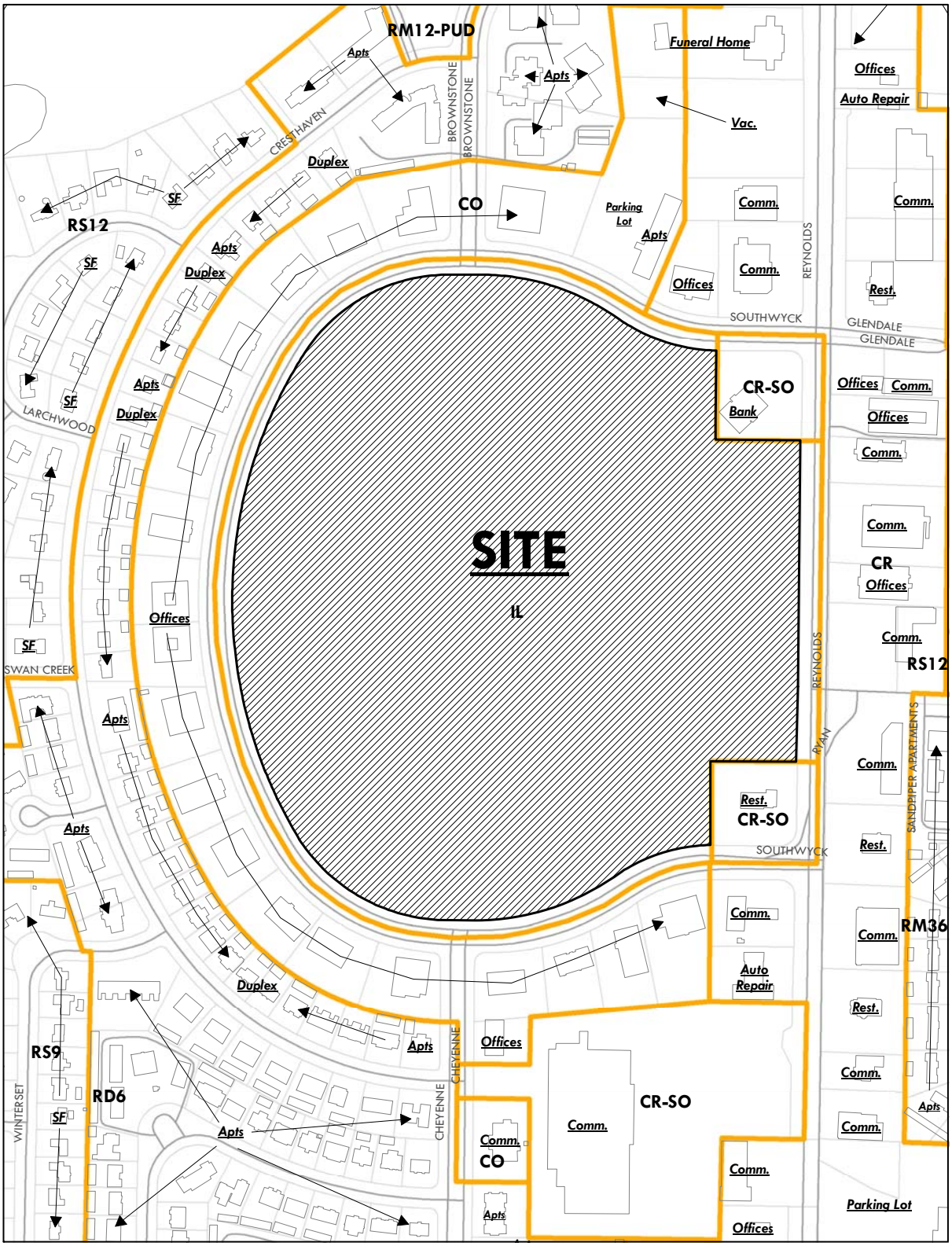
N



ZONING & LAND USE

SPR-12-20
ID 148

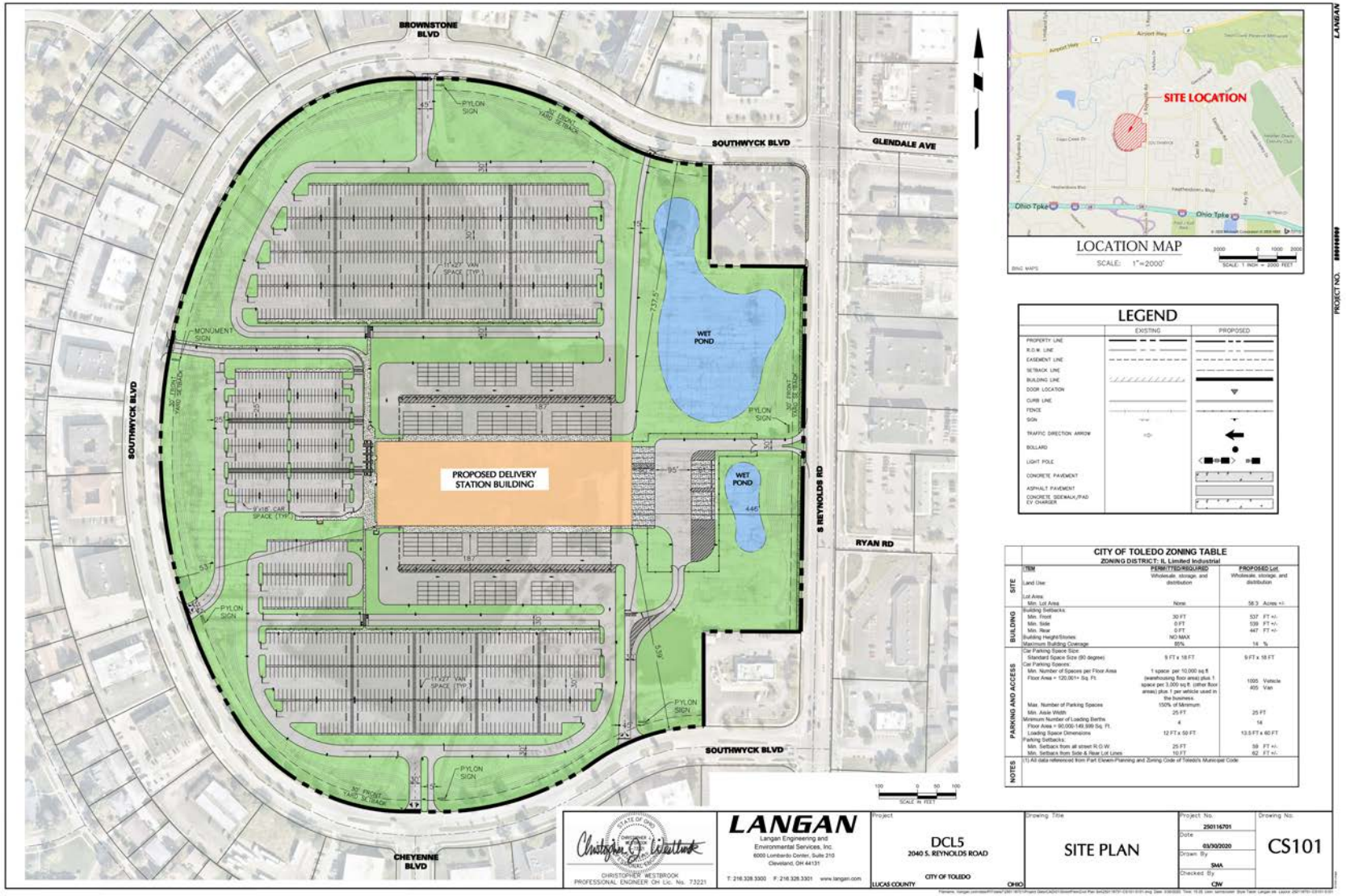
N



SITE PLAN

SPR-12-20
ID 148

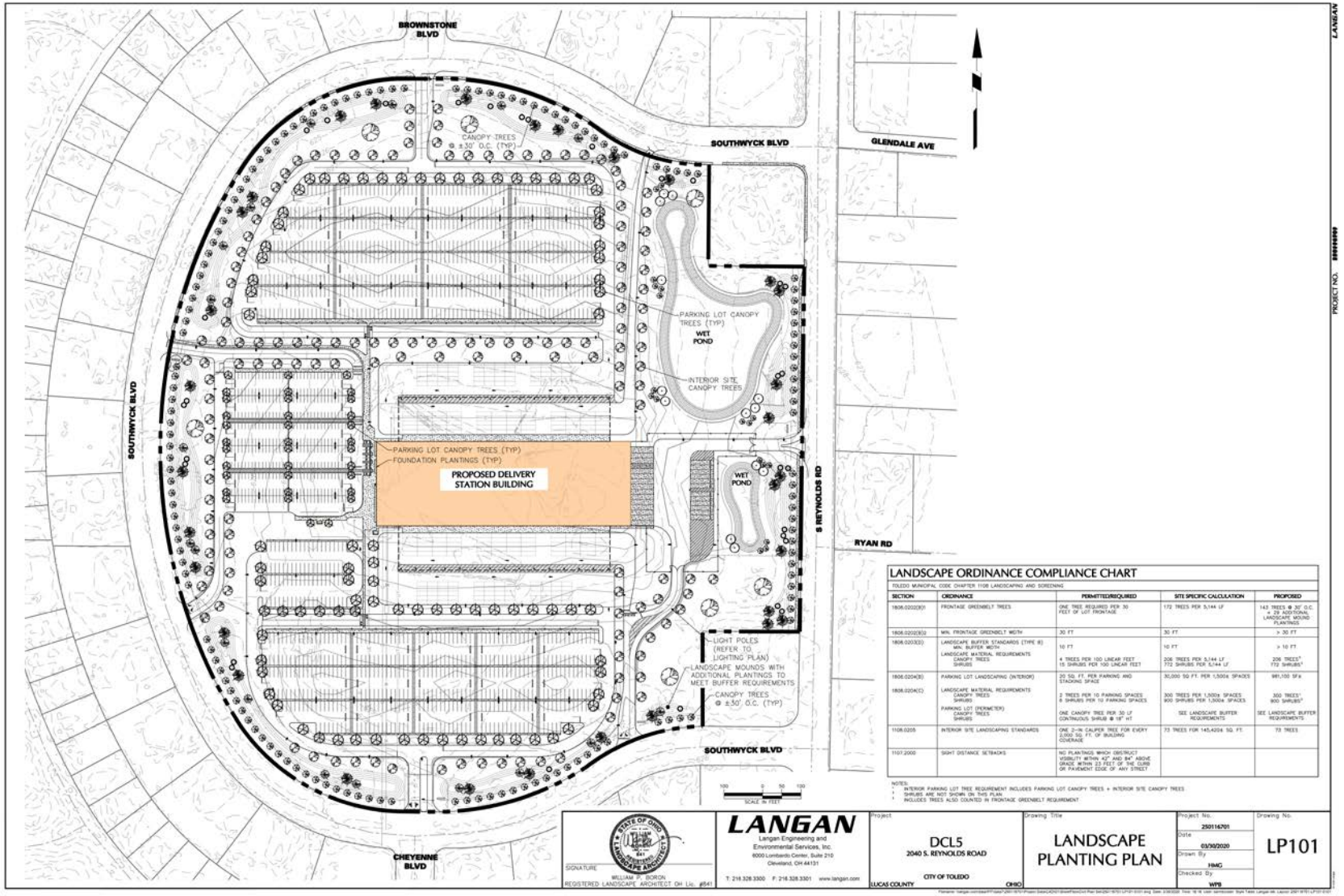
N



LANDSCAPE PLAN

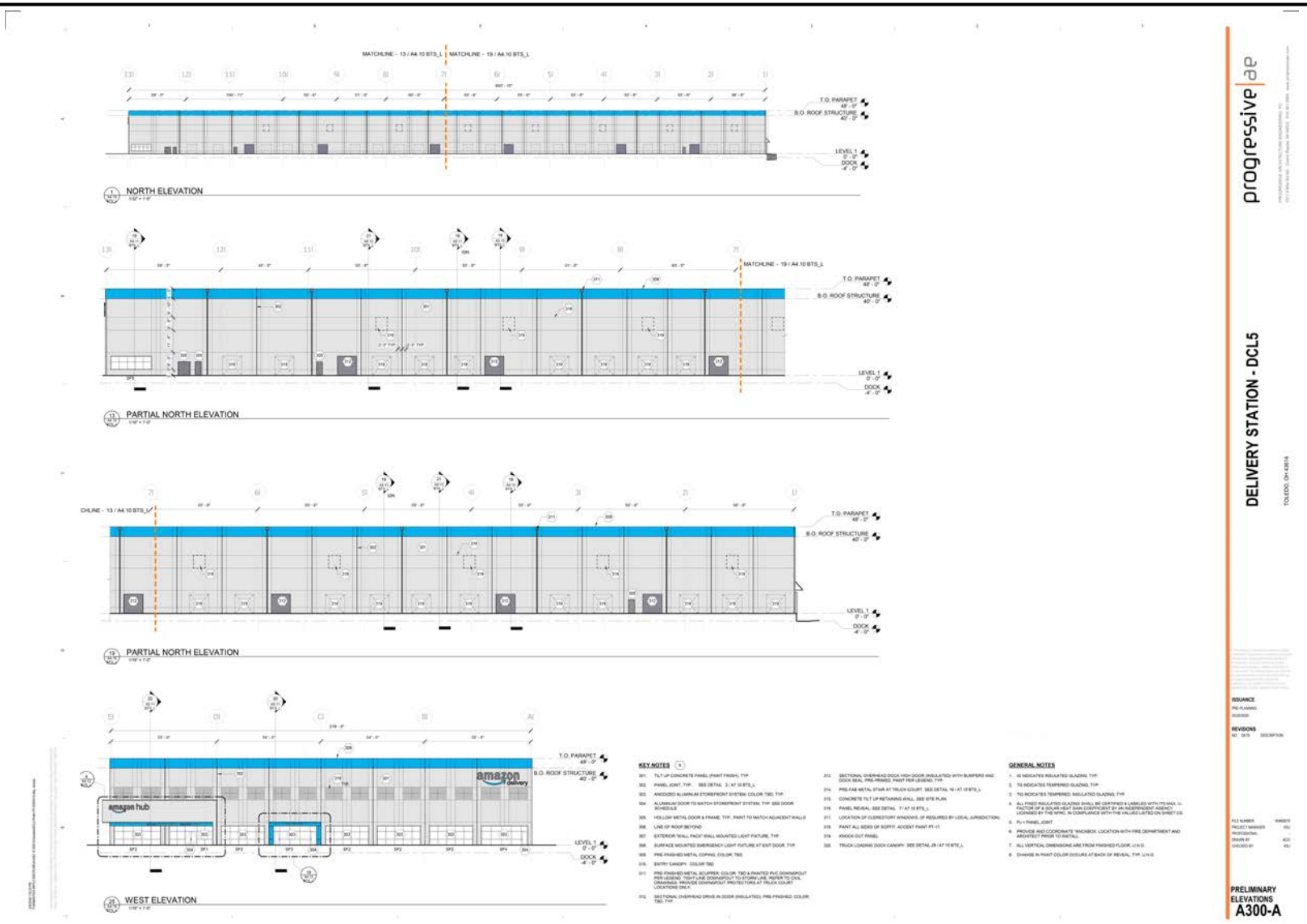
SPR-12-20
ID 148

N



NORTH AND WEST ELEVATIONS

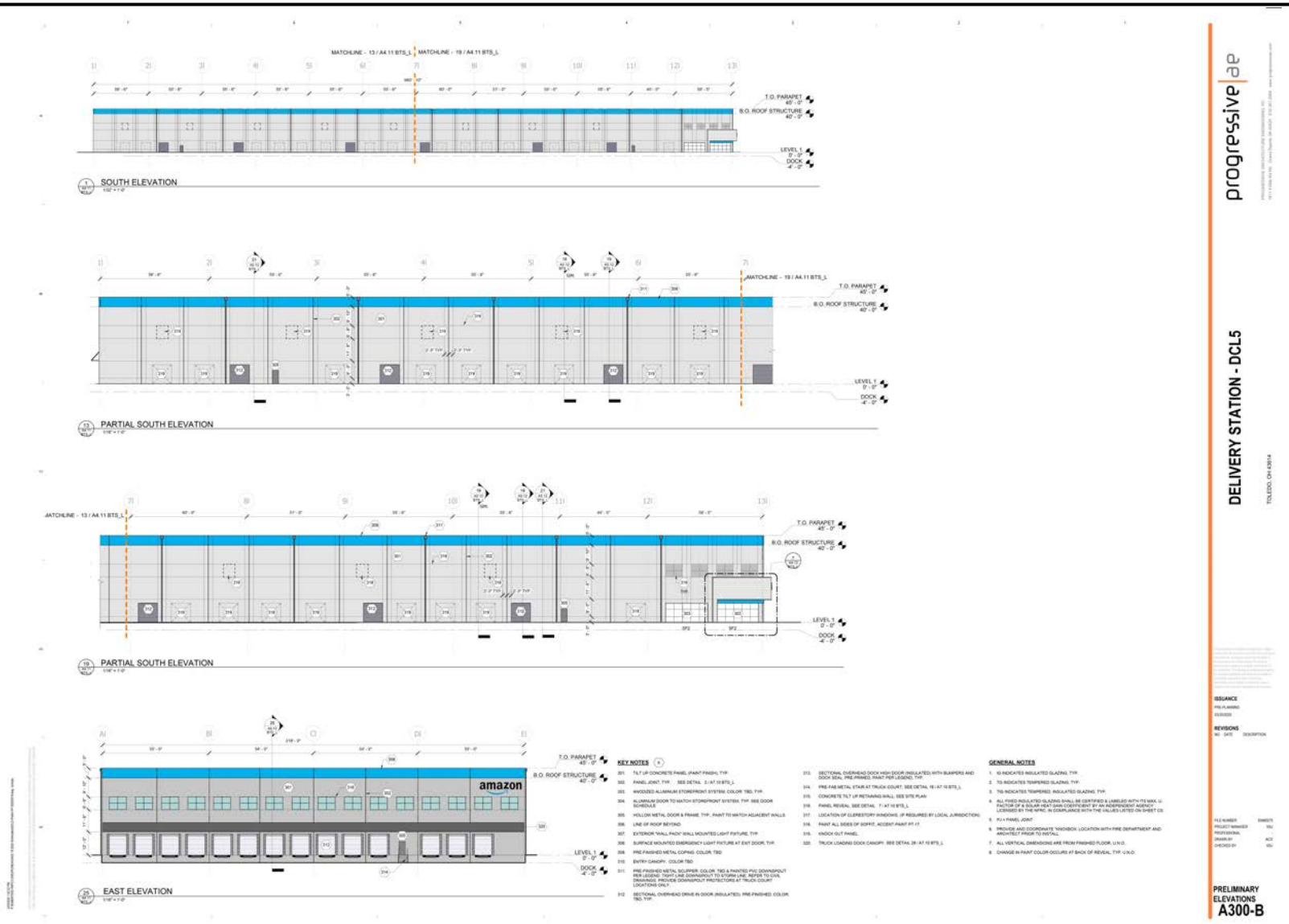
SPR-12-20
ID 148



SOUTH AND EAST ELEVATIONS

SPR-12-20
ID 148

N



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REF: M-8-20
DATE: May 14, 2020

GENERAL INFORMATION

Subject

Request - Review of the 20/20 Art in Public Places Plan

Applicant - Arts Commission of Greater Toledo
1838 Parkwood Avenue
Suite 120
Toledo, OH 43624

Applicable Plans and Regulations

- 1995 Public Art Master Plan "artoledo"
- 2018 Toledo Municipal Arts Plan
- Art in Public Places Program, TMC§167.06(a)(8): "Municipal Art Plan" means a prioritized list of art projects, developed annually by the Art in Public Places Committee, with budgets and recommended design approached, approved by the Arts Commission and subsequently by the Toledo City Plan Commission.
- Chapter X, Section 190 of the Toledo City Charter: The Toledo City Plan Commission shall have the power to control the design and location of works of art, which are, or may become, the property of the City.

STAFF ANALYSIS

The applicant is requesting approval of the 2020 Toledo Municipal Art Plan (see exhibit A) for the Art in Public Places Program. This annual plan is a prioritized list of projects with budgets, implementing the 1995 Public Art Master Plan for the City of Toledo. This submission fulfills the provisions of the Toledo City Charter, requiring the Toledo City Plan Commission to review the placement of public art.

The Art in Public Places Program includes three elements: acquisition of new works of art, restoration and conservation of the existing collection, and the establishment of education programs and activities. The Plan also details additional projects. The Arts Commission has budgeted $131,146.30 for new acquisitions, $93,498.70 for maintenance and conservation, $18,498 for education and outreach programs, and $96,000 for administration costs. The total budget for 2020 is $339,143 funded by the "one percent for the arts" allocation from the 2020 Capital Improvement Program.

STAFF ANALYSIS (cont'd)

ACQUISITIONS OF NEW WORKS OF ART

The Arts in Public Places program has budgeted $131,146.30 for the acquisition of new works of art. Seven (7) projects are discussed in the 2020 Toledo Municipal Art Plan. Five (5) projects have been recently completed, and two (2) projects are underway. Additionally, the Art in Public Buildings' initiative includes three (3) projects. Details of the projects are summarized below as follows:

Completed in 2019

***"Close, Closer, Closest"* at Close Park**

Close Park, located across from Blessed Sacrament School in West Toledo, was identified as a site for new public art project for 2019. A request for qualifications was sent out in January 2018 resulting in over sixty artists responding. Minneapolis artist, Randy Walker's proposal was selected. The proposal is entitled *"Close, Closer, Closest"* and features 350 colorfully painted steel poles representing most houses in the immediate neighborhood. The poles will stand in a small garden and vary in height and color. Over 70 households participated in the project. Like the park, "*Close, Closer, Closest"* is an interactive life-filled space that changes as it is experienced and from season to season. This installation was completed November 2019 with its dedication to be planned for the spring of 2020.

. **INTER/ACTIVE: Poof! (Completed)**

In March of 2019, a Request for Proposals was published for an interactive public art project for the Momentum Festival, on September 19-21, 2019. Last year's projects included a participatory puppet parade, group music composition, and a sculpture project that explores the diversity of families. These projects are community-driven, collaborative works of art that are accessible to the public and civic in scope. An additional four INNER/ACTIVE: Poof! projects are planned for 2020.

Art in Public Buildings

Art in Public Buildings Audit

An audit of the Art in Public Buildings' collection began in January 2020. The goal is to document the location and condition of the 122 pieces within this collection located within seven City-owned buildings. This collection represents a variety of mediums that date back to 1979.

Mayor's Office Art Displays

In late 2019, the Art in Public Places – Art in Public Buildings Committee worked with local artist, gallery owner and curator, Nikki Eggerstorfer, to select artwork for areas of the Mayor's office. Nikki selected a diverse variety of work from local artists that reflect our creative community. This includes pieces by local artists, Richard Reed and Paul Verdell. An artist reception was held in January and this installation is on display through June 2020.

STAFF ANALYSIS (cont'd)

New Projects in 2020

Emerging Artists Project
In an effort to address the needs of local artists, Art in Public Places is collaborating with the Artist Services Program to create a process in which artists interested in public art will be competitively selected to work with fabricators to develop a full scope for the design and installation of a work of public art. First steps are a survey addressing the artist's needs and career goals followed by a forum to discuss the findings and present future opportunities with all interested artists. These opportunities include Artist Grants, INTER/ACTIVE and Emerging Artist Projects.

Following our standard procedure for commissioning new works of art, an RFQ will be published to develop a talent pool, to narrow down to four finalists. Each finalist will be paid a stipend to develop their proposal. At this stage the proposal can be a preliminary idea that, if selected, will be further developed in partnership with a design/build company.

Up to two proposals from the pool of four will be selected for further development into a project that can be built and installed. Each artist is teamed up with a local design/build/fabrication company to develop maquettes, construction drawings, material lists and budgets.

Concourse Artwork
Over the past few years, a partnership developed between Connect Toledo and DTID to enhance the concourse tunnels. This collaboration includes the City of Toledo, ProMedica, Imagination Station, Toledo Police Department, YMCA, and HCR Manor Care. The Art in Public Places Program plans to invest in murals or other enhancements in City-owned sections of the tunnel system. Two of these sections are available: the first is the concourse connecting Vistula Parking Garage and One Seagate. This corridor is a "first impression" for many visitors to Toledo. The large, two-story sculpture, City Candy, acts as a landmark near the entrance of the tunnel system. The second potential site is the corridor below the Renaissance Hotel leading to the lower entrance to the Imagination Station. With the new IMAX Theater under construction, foot traffic is sure to increase.

Young Artists at Work Collaboration (YAAW)
Since 1994 Young Artists at Work (YAAW) has provided paid summer apprenticeships to area teens to nurture creative skills and job skills alike, connecting to their communities through the creation of public art and salable works. Every year more than 40 teens from diverse neighborhoods and communities around Toledo join a completely unique summer employment opportunity. This collaboration creates a supportive, unique experience designed to positively impact Toledo's future artists.

STAFF ANALYSIS (cont'd)

MAINTENANCE AND CONSERVATION

The Arts in Public Places program has budgeted $93,498.70 for the maintenance and conservation of works of art. One primary project and many smaller projects are discussed in the 2020 Toledo Municipal Art Plan. Details of the projects are summarized as follows:

Completed in 2019

After a series of destructive events impacted the Harvard Circle Fountain, the City of Toledo Facilities partnered with Art in Public Places to repair the installation's electrical and plumbing systems with the addition of accent lighting.

Underway in 2020

Relocation and Restoration
Due to construction in Festival Park, The Family installation needs to be relocated from its current home. The proposed plan is to disassemble, restore, and reinstall the piece to a new site along the port side of the river. The Parks Department, ProMedica and Imagination Station will form a committee that will undertake the relocation planning.

Washing and Waxing / General Maintenance
2020 conservation activity includes the routine washing, waxing, and general maintenance on twenty-three (23) public art works which include: Radiance, General Steedman Monument, Who's Up?, I Got It!, Artifacts of Childhood, Swan Waves, City Candy, Fire Station 13, Viet Nam Peace Arch, Houses on the Move, Perspective Arcade, Gosser Memorial, The Family, The Guardian, S.P. Jermain, Woman with Birds, Empathy, The Flame, Urban Orchard and more.

An RFQ for public art conservators was published November 19, 2019. The purpose is to create an aggregate list of pre-qualified contractors to perform the work which will also inform future projects.

EDUCATION, PROGRAMS, AND ACTIVITIES

The Arts in Public Places program has budgeted $18,498 for Education Programs and Activities. Several activities are discussed in the 2020 Toledo Municipal Art Plan. Details of the projects are summarized below as follows:

Ongoing in 2019

STAFF ANALYSIS (cont'd)

Photography and New Public Art Brochure
Art in Public Places continues the effort to photograph the entire public art collection through 2020. The new photos will be used for a variety of purposes including The Arts Commission website and for display in the City Chambers. The photos will also be used for a new Art in Public Places brochure. Three local photographers: Douglas Hinebaugh, Tom Brooks, and Owen Cappellini were contracted for this work.

Underway for 2020

ABC's of Public Art
The ABC's of Public Art publication, printed in June of 2012, will continue to be distributed to parents, mentors, schools and literacy programs. It features 28 works from the City's One Percent for Art program along with ten (10) works from other publicly accessible collections in the City of Toledo. Over 8,500 books have been distributed to local schools, libraries, early childhood health and literacy programs and home-schoolers. A second printing of the book is planned this year. An online version can be found on the Arts Commission's website; www.theartscommission.org/publicart

Americans for the Arts
As a member of the Americans for the Arts Public Art network and related e-mail list-serve, the Arts Commission has a direct link to hundreds of public art administrators, publications, and artists from across the country and around the world. Since 2003 the Arts Commission has sent staff members to the Americans for the Arts National Conference. The conference presents essential information on developing concepts and innovation in the field of public art and provides opportunities to network with artists and public art administrators from across the country.

ADMINISTRATION & PROGRAM SUPPORT

The Arts in Public Spaces program has budgeted $96,000 for staffing expenses, overhead, and other operating costs associated with the operation of the Art in Public Places program.

Completed in 2019

Anthony Wayne Bridge Lighting Project
In 2016, the Ohio Department of Transportation earmarked $600,000 for a static lighting system for the bridge. Local arts advocate and Art in Public Places Committee member, Susan Reams, approached the Arts Commission to pursue a lighting design project for The Anthony Wayne Bridge. Funded by the One Percent for Arts Program, the design of the system was created by local light-based artist Erin Redl. Mrs. Reams successfully raised $300,000 from private and public sources to fund the fully programmable lighting system. Installation of the system finished, and the official re-lighting of the Anthony Wayne Bridge was set for the 4th of July, 2019. Thousands of people were in attendance

for the re-lighting, kicking off the Chaka Khan concert in September for the Momentum Festival.

Projects Underway

Roundabout Public Art

The Art in Public Places Program is working with the foundation of Mercy Health Systems to commission public artwork for the roundabout located at the Cherry Street and Manhattan Boulevard intersection. Art in Public Places has agreed to coordinate the project and fund the design phase while Mercy will fund the commission of the sculpture including installation.

Out of over 60 submissions, three finalists: Haddad-Drugan of Seattle, WA, Koryn Rolstad, of Seattle, WA, and RDG Planning and Design of Des Moines, IA were selected to present their proposals to the community on March 13, 2020. The Design Review Board selected RDG Planning and Design's project. Engineering has started and installation is expected in June 2020.

City of Toledo Mural Ordinance

The City of Toledo is home to a variety of murals, which have been created by artists from diverse cultural traditions and backgrounds. These murals improve the aesthetic impact of the city and play an important role in defining our cultural identity by creating a sense of biography for the residents. The Arts Commission encourages this activity and seeks to further promote mural making in the City of Toledo through facilitating Toledo's Mural Ordinance.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of M-8-20, Review of the 20/20 Art in Public Places Plan, to Toledo City Council for the following one (1) reason:

1. The proposed plan is in conformance with the 1995 Public Art Master Plan "artoledo."

MUNICIPAL ART PLAN
TOLEDO CITY PLANNING COMMISSION
REF: M-8-20
DATE: May 14, 2020
TIME: 2:00 P.M.

NH
One (1) Exhibit follows

REF: SUP-1004-20
DATE: May 14, 2020

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Drug and Alcohol Treatment Facility - Residential
Location	-	5052, 5044, and 5048 Dorr Street
Applicant	-	Unison Health David Moebius 1425 Starr Ave Toledo, OH 43605
Architect	-	Duket Architects Jeff Brummel – Project Manager 830 Summit Street Toledo, OH 43604

Site Description

Zoning	-	CR Regional Commercial
Area	-	.64 acres
Frontage	-	137’
Existing Use	-	Vacant funeral home
Proposed Use	-	Drug and Alcohol Treatment Facility, Residential

Area Description

North	-	Single-family residential / RS9
South	-	Auto repair shop / CR
East	-	Hair salon / CR
West	-	Small commercial buildings and offices / CR

Parcel History

No case history on file at the Plan Commissions office.

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to operate a Drug and Alcohol – Residential Treatment Facility located at 5044, 5048, and 5052 Dorr Street. The ±0.64 acre site is currently occupied by a vacant funeral home building that was constructed in 1923. Surrounding land uses include small office buildings, hair salon, and an auto repair shop directly across the street.

The applicant is requesting a Special Use Permit to convert the structure to a Drug and Alcohol – Residential Treatment Facility. The applicant currently operates four (4) treatment facilities in the Toledo area and is fully accredited and licensed by the State of Ohio. The goal of this facility is to have up to sixteen (16) individuals residing at the recovery house who are recovering from substance abuse disorders. On site staff will consist of one to two counselors during each shift, and visiting medical staff who will be on call for the facility seven days a week.

TMC§1116.0221(D) defines a Drug and Alcohol - Residential Treatment Facility as "a home or facility that provides habilitation services for persons with drug and alcohol addictions but not including methadone treatment." The applicant is intending to operate a Drug and Alcohol - Residential Treatment Facility that will provide services including assessment, counseling, crisis stabilization, psychiatry, along with medication assisted treatment, and case management. The staff will be comprised of medical doctors, nurses, licensed social workers and counselors, along with care managers who will administer the services. The applicant has indicated that the organization does not permit employees, patients or visitors to loiter outside the premises. The applicant has also stated efforts will be taken to work with local neighborhood associations, businesses and organizations to create an outside environment that is conducive to the surrounding area.

Use Regulations

A Drug and Alcohol - Residential Treatment Facility is required to meet the Group Living and Day Care – Spacing requirements outlined in TMC§1104.1000 if located in a residential zoning. This section of the Code states that "Group Living facilities, Type A Family Day Cares, and Nonresidential Drug and Alcohol Centers that are subject to this spacing requirement, must be at least 500 feet from a site with any other Group Living facilities, Type A Family Day Cares, and Nonresidential Drug and Alcohol Centers". Since the application is for a commercially zoned site, this spacing requirement does not apply.

STAFF ANALYSIS (cont'd)

Parking and Circulation

As indicated in the Off-Street Parking Schedule "A", a Drug and Alcohol - Residential Treatment Facility is required to provide one (1) parking space for per two (2) employees. As a result, the Drug and Alcohol – Residential Treatment Facility will require two (2) parking spaces on site. The applicant submitted a revised site plan since the March 12, 2020 Plan Commission hearing that depicts a total of twenty-nine (29) parking spaces that shows a reduction of two (2) parking spaces and the parking is located on the side of the building and behind it. The site exceeds the maximum number of off-street parking spaces allowed for the proposed use as stated in TMC§1107.0302. However, the surface parking lot already exists and therefore no further action is required. The applicant has stated that five (5) spaces are for staff, five (5) spaces will be dedicated to the parking of fleet vehicles on site, sixteen (16) parking spaces are for the residents and three (3) parking spaces for their visitors.

The applicant is required to provide at least two (2) accessible parking spaces for persons with physical disabilities. The site plan submitted depicts two accessible parking spaces closest to the entrance and is in compliance with this regulation.

The minimum number of bicycle parking spaces for the proposed treatment center is five (5). The revised site plan submitted depicts six (6) slots for bicycle parking on the east side of the building. The site plan submitted is in compliance with TMC§1107.0901.

Landscaping and Screening

The site existed before the 2004 zoning code and therefore not fully required to comply with the landscape standards. However, TMC§1114.0500 – Appearance Upgrade for Nonconforming Development requires futures changes to bring a site closer into compliance with the 2004 zoning code. The site plan depicted existing landscaping on the overall property.

Furthermore, a Frontage Greenbelt is required along the front of the property and a Type A Landscape Buffer is required in the rear of the property that abuts the residential zoning district to the north. The frontage greenbelt shall be a minimum width of 15 feet with at least one tree provided for every 30 feet of lot frontage or fraction thereof.

The Type A Buffer for the rear of the property shall have a minimum width of twenty-five feet (25') or a minimum width of ten-feet (10') with a solid privacy fence six-feet (6') to eight-feet (8') in height and must include four (4) canopy trees and fifteen (15) shrubs for every 100'. As a condition of approval, a landscape plan shall be submitted depicting the required landscaping and is listed as a condition of approval. Since the March 12th, 2020 Plan Commission hearing, the applicant has submitted a landscape plan for review and approval by the Planning Director.

STAFF ANALYSIS (cont'd)

Landscaping and Screening (cont'd)

TMC§1108.0203(G) states that a dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by an enclosure on all four (4) sides. Dumpsters may not be located in any required setbacks or landscape buffers and shall be located as far away from residential areas as possible. The revised site plan submitted does depict the location of a dumpster, and a dumpster detail showing the screening was illustrated on Sheet 2 of 2.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Neighborhood Commercial uses. The Neighborhood Commercial (CN) category is intended to function as a low to medium-intensity office zoning district that is generally intended for application along arterial streets. The district is intended to provide alternative zoning classifications for streets and roads where there is a desire to prevent strip commercial development. The district is also intended to serve as a land use buffer between major streets and residential neighborhoods and between higher intensity commercial areas and residential neighborhoods. One of the goals of the Reynolds Corners Neighborhood listed in the Comprehensive Plan is the reuse of vacant commercial buildings. The proposed use does conform to the goals of the 20/20 Plan.

Staff Recommendation

Staff recommends approval of the Special Use Permit for the Drug and Alcohol - Residential Treatment Facility for several reasons. First, the site is zoned CR Regional Commercial and permits a Residential Drug and Alcohol Treatment Center. Second, the proposed use is compatible with adjacent uses in terms of scale, sight design and operating characteristics. Finally, proposed use is consistent with the goals of the Toledo 20/20 Comprehensive Plan.

Neighborhood Meeting

The applicant will hold a neighborhood meeting on March 2, 2020 at the Reynolds Corner Public Library in order to address any questions and/or concerns with the request. Due to the COVID-19 pandemic, an additional public meeting since the Plan Commission hearing on March 12th, 2020 did not occur. The applicant contacted those who were in attendance by phone or e-mail correspondence to address their concerns. One business owner was not reachable due to the business closing for the pandemic and a secondary phone number was not provided.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-1004-20, a request for a Special Use Permit to operate a Drug and Alcohol Facility, Residential located at 5052, 5044, and 5048 Dorr Street, to the Toledo City Council, for the following three (3) reasons:

1. The proposed use complies with all applicable provisions of this Zoning Code (TMC 1111.0706.B Review & Decision-Making Criteria).

2. The use is compatible with adjacent uses in terms of operating characteristics such as noise, traffic generation, and other impacts associated with the use's operations (TMC§1111.0706(C) – Review and Decision Making Criteria); and

3. The proposed use is consistent with the goals of the Toledo 20/20 Comprehensive Plan.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-1004-20, a Special Use Permit to operate a Drug and Alcohol Facility, Residential, located at 5052, 5044, and 5048 Dorr Street, to the Toledo City Council, subject to the following twenty-eight (28) conditions.

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

Division of Transportation

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

Engineering Services

2. 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

Engineering Services (cont'd)

3. 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.

4. 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.

5. 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.

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

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

8. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. The Division of Water Distribution must verify installation of the devices 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.

STAFF RECOMMENDATION (cont'd)

Sewer and Drainage Services

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

12. S&DS recommends 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

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

14. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.

15. Applicant is strongly encouraged to include multiple green infrastructure measures to minimize runoff and increase infiltration.

16. Applicant is strongly encouraged to plant non-invasive trees, shrubs and perennials.
http://ohiodnr.gov/portals/0/pdfs/invasive/AlternativestoOhioInvasivePlantSpecies.pdf/

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

Fire Prevention

No comments or concerns.

STAFF RECOMMENDATION (cont'd)

Plan Commission

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

19. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). Off-Street Parking Schedule "A" requires one (1) bicycle parking slot per ten (10) parking spaces, five (5) bicycle racks must be provided. **Acceptable as depicted on site plan**.

20. 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**.

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

22. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.

23. The existing low profile sign on site will be retrofitted or any new proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code.

24. All three parcels shall be combined in the Lucas County Auditor's office to create one parcel for the Special Use Permit.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

25. Four copies of a detailed site, lighting, fencing, and landscape plan shall be submitted to the Plan Director for review and approval. Such plan shall include a Frontage Greenbelt and a Type A Landscape Buffer that requires landscaping along the sides of the property where it abuts the residential zoning districts. The frontage greenbelt shall be a minimum width of 15 feet with at least one tree provided for every 30 feet of lot frontage or fraction thereof. 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.

    a. A solid privacy fence shall be provided along the rear property line adjacent to the parking lot **(acceptable as depicted on site plan)** with a total of two (2) trees and six (6) shrubs shall be installed along the northern property line and depicted on a completed landscaping plan. **Shall be noted on a completed landscaping plan.**

    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 1108.0400 Landscape Materials Standards. **Shall be noted on a completed landscaping plan.**

    c. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property along the rear property line. **Shall be noted on a completed 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. If the site is half an acre or larger, irrigation shall be required for all landscaped areas on site.

    f. If applicable, the location and direction of any proposed lighting.

26. 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)

27. Minor adjustments to the Site Plan that do not violate the above conditions or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.

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

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-1004-20
DATE: May 14, 2020
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: June 17, 2020
TIME: 4:00 P.M.

MLM
Six (6) sketches follow

General Location

SUP-1004-20

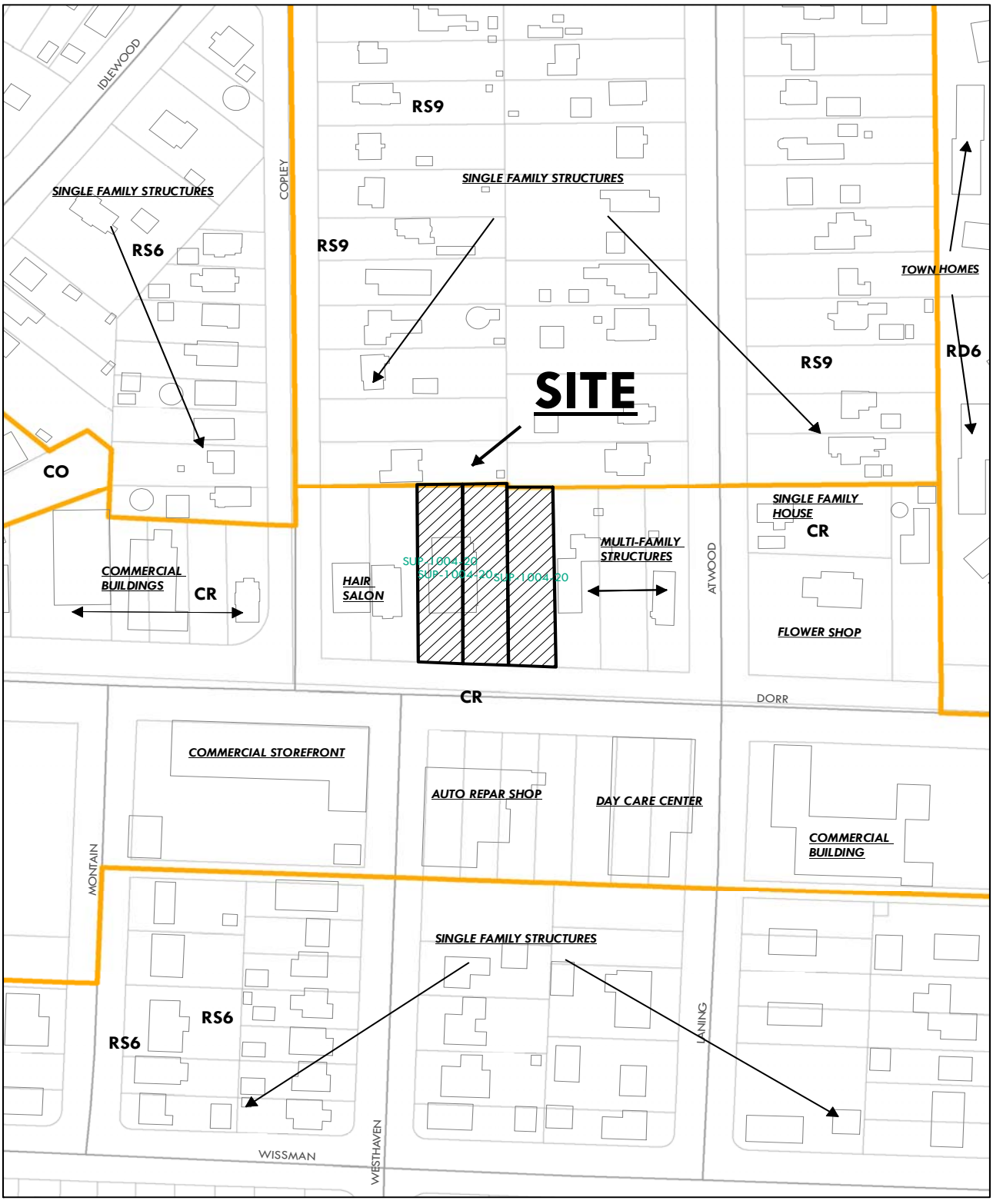
N



Zoning & Land Use

SUP-1004-20

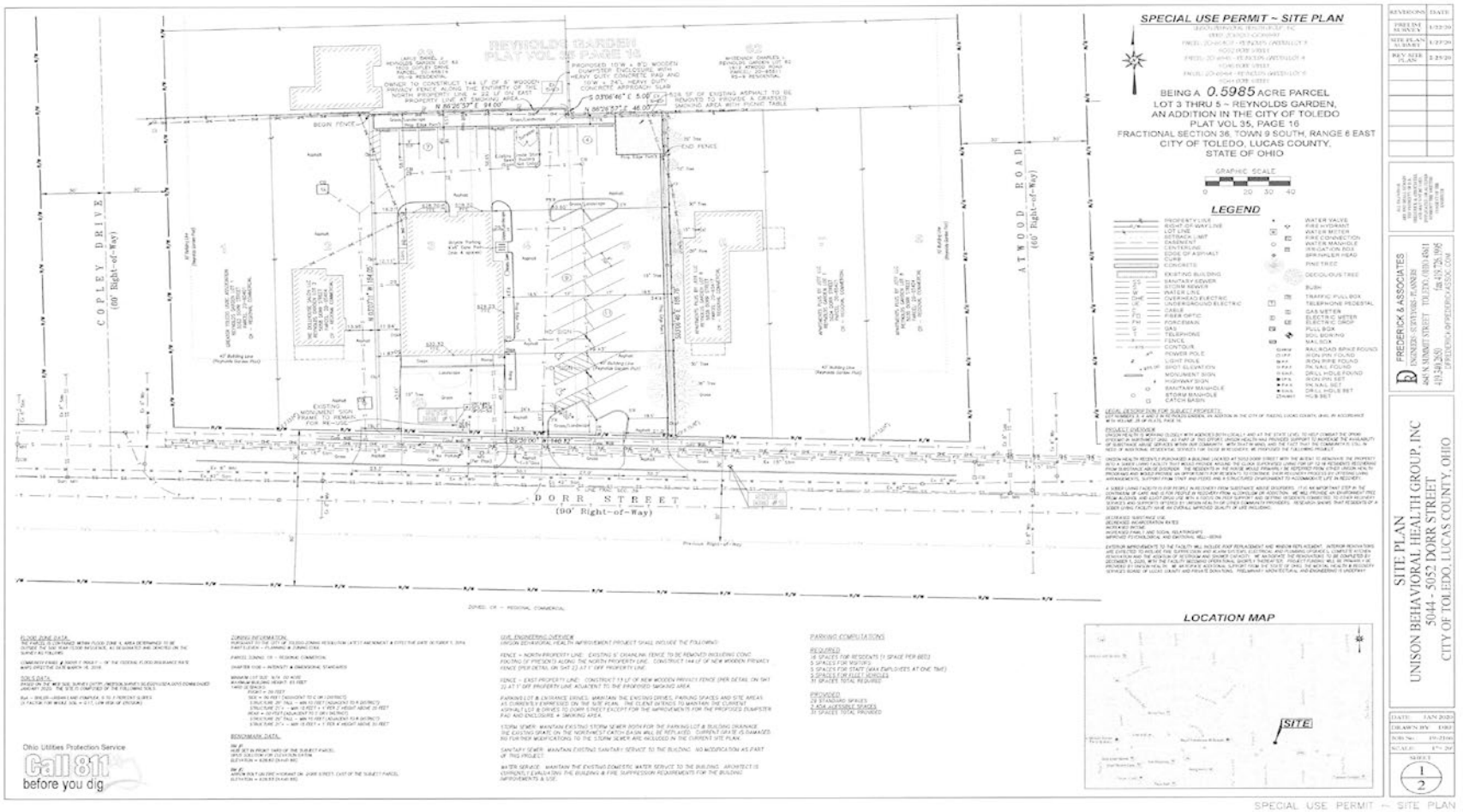
N



SITE PLAN

SUP-1004-20

N

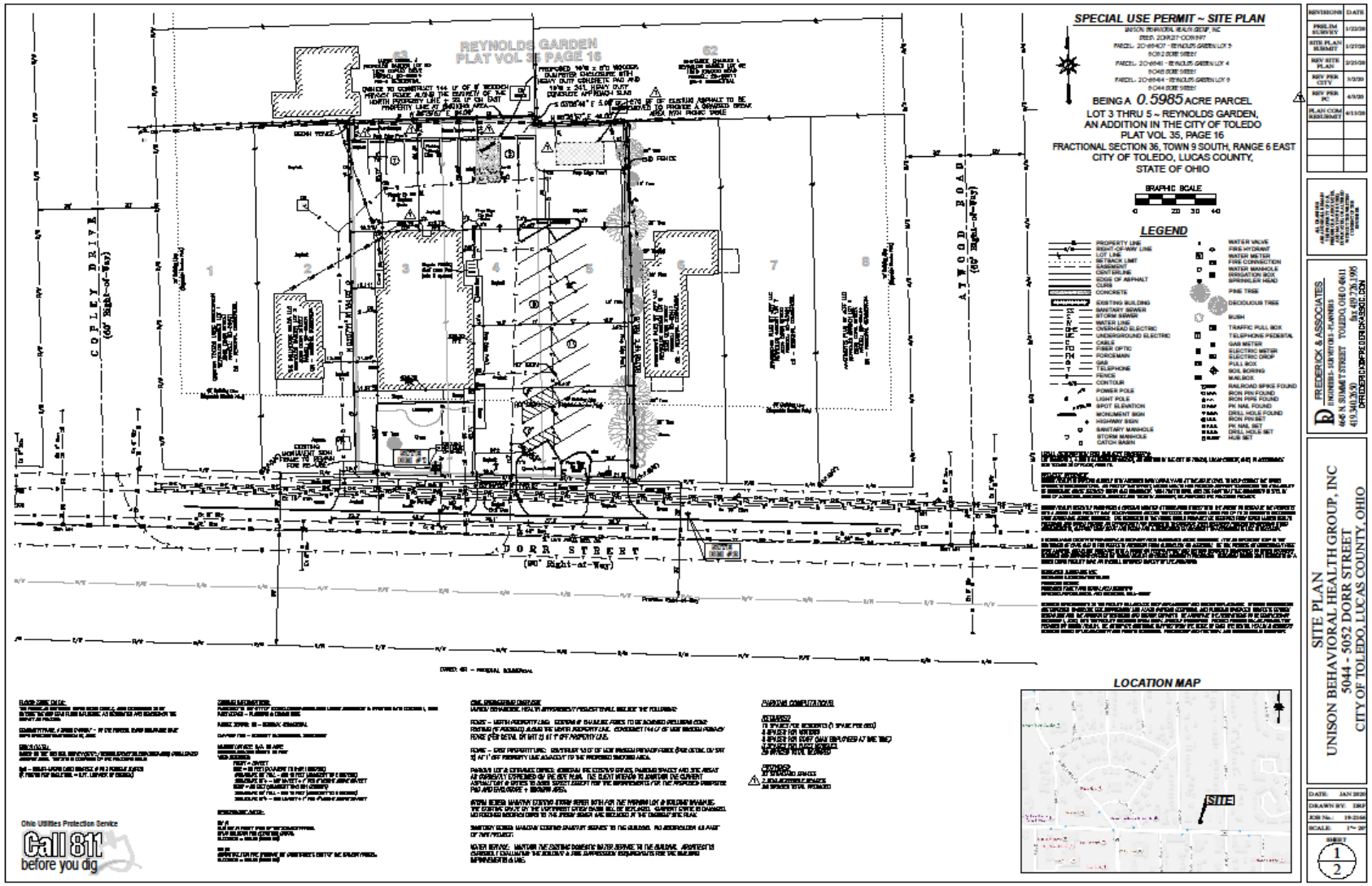


SPECIAL USE PERMIT ~ SITE PLAN

REVISED SITE PLAN

SUP-1004-20

N

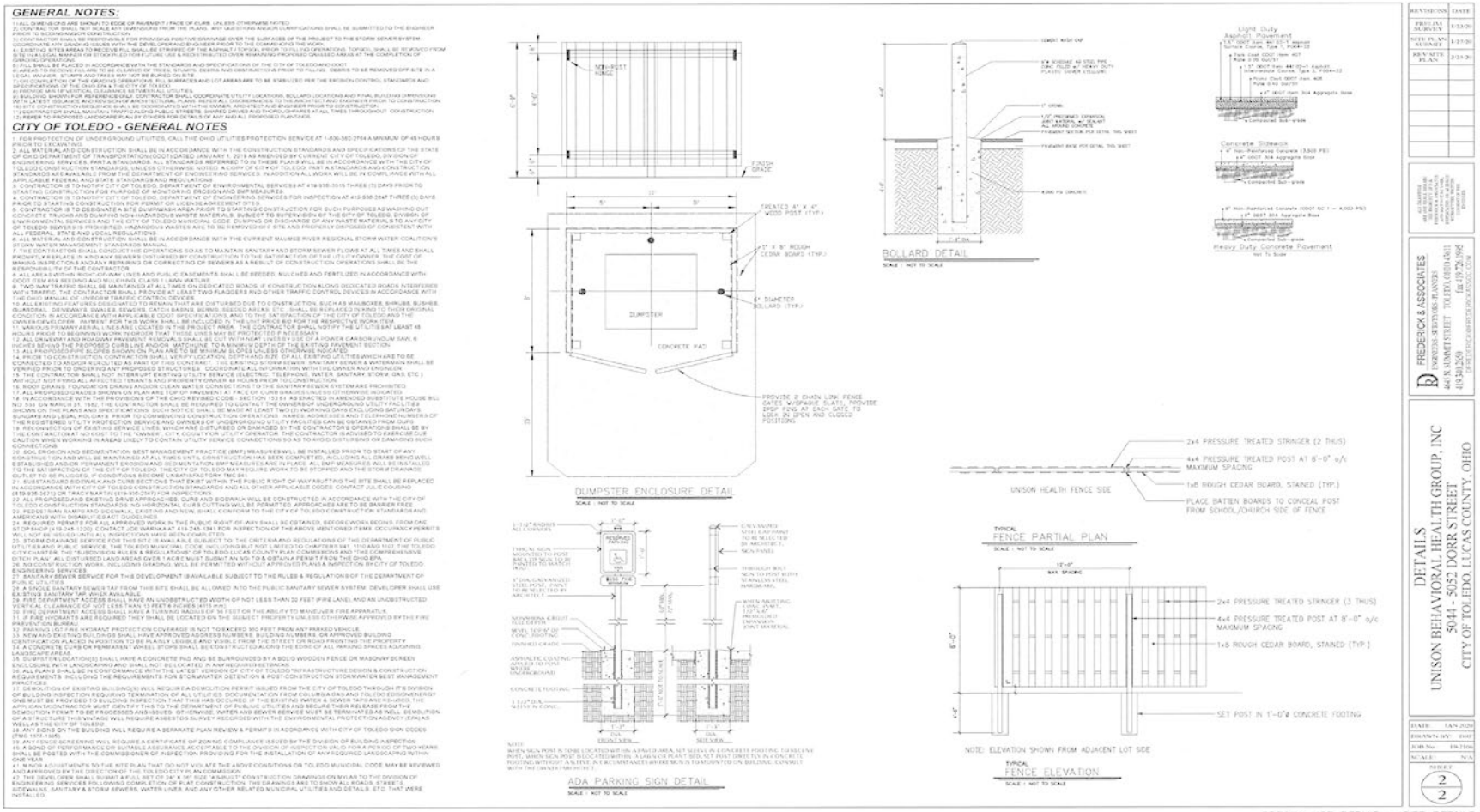


SPECIAL USE PERMIT ~ SITE PLAN

SITE PLAN DETAILS

SUP-1004-20

N

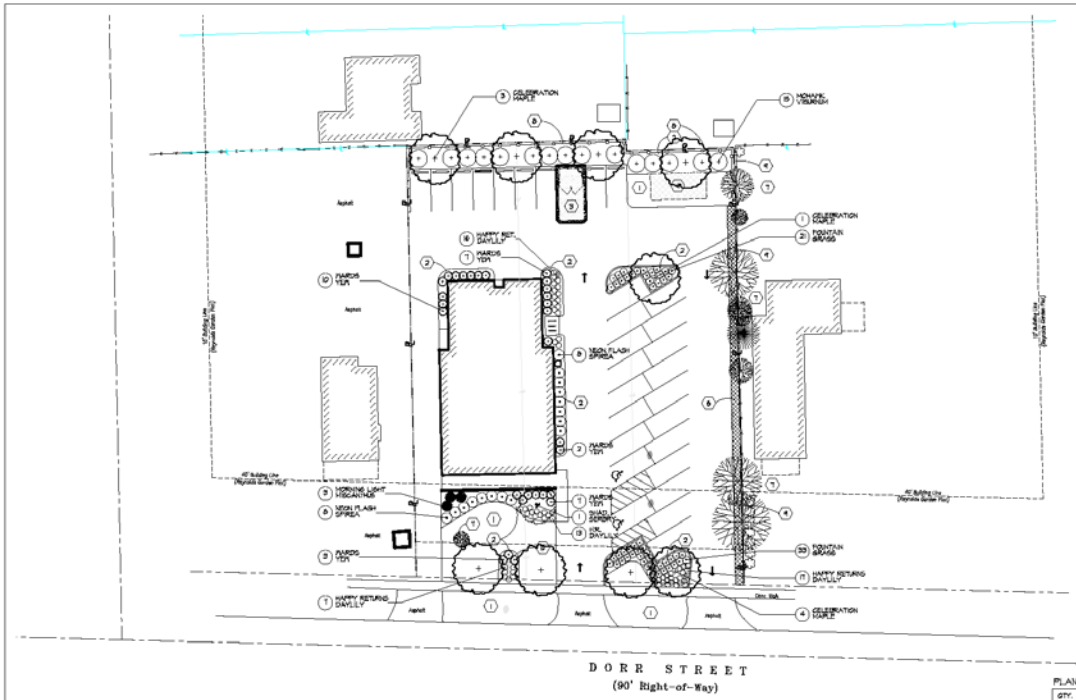


SPECIAL USE PERMIT ~ SITE DETAILS

LANDSCAPE PLAN

SUP-1004-20

N



GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. STREET TREES SHALL BE PLANTED IN THE CENTER OF THE TREE LAWN, WHERE APPLICABLE.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
9. TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE CENTRAL LEADER.
10. BALL SIZES SHALL CONFORM WITH SECTIONS 1.5.1 AND 1.5.4 OF THE AMERICAN STANDARD FOR NURSERY STOCK.
11. NO SYDH GIRDLING ROOTS WILL BE ALLOWED.
12. NO OPEN WOUNDS WILL BE ALLOWED.
13. CONTRACTOR TO PROVIDE A COMPREHENSIVE DESIGN-BUILD IRRIGATION SYSTEM PROVIDING FULL COVERAGE ACROSS ALL LANDSCAPE AREAS. WHERE POSSIBLE, LANDSCAPE AREAS TO BE A DRIP-SYSTEM.

CONSTRUCTION NOTES

1. LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6", TYPICAL. MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
   SEED MIX:
   50% - TURF TYPE TALL FESCUE
   10% - KENTUCKY BLUEGRASS
   10% - PERENNIAL RYEGRASS
   RATE: 7 LBS / 1000 SF
2. LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24", TYPICAL. MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. DUMPSTER ENCLOSURE BY OTHERS
4. BREAK AREA, BY OTHERS
5. SIGNAGE BY OTHERS
6. ROCK MULCH, SEE DETAIL 3 THIS SHEET
7. EXISTING PLANTS TO REMAIN
8. PROPOSED SCREEN FENCE, BY OTHERS
9. EXISTING FENCE

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	TREES				
8	CELEBRATION MAPLE	Acer x freemanii 'Celzam'	2" CAL.	B&B	
1	SHADBLOW SERVICEBERRY	Amelanchier canadensis	6' HT.	B&B	
	SHRUBS				
16	NEON FLASH SPIREA	Spiraea japonica 'Neon Flash'	No. 5	CONT.	
28	YEWS YEW	Taxus x m. 'Hendi'	No. 5	CONT.	
15	HOWARK VIBURNUM	Viburnum x burkwoodii 'Mohawk'	No. 5	CONT.	
	PERENNIALS / ORNAMENTAL GRASSES / GROUNDCOVERS				
35	HAPPY RETURNS DAYLILY	Hemerocallis x 'Happy Returns'	No. 1	CONT.	
5	MISCANTHUS LIGHT MISCANTHUS	Miscanthus sinensis 'Morning Light'	No. 3	CONT.	
54	FOUNTAIN GRASS	Pennisetum alopecuroides	No. 2	CONT.	

1 TREE PLANTING NTS

2 SHRUB PLANTING NTS

3 RIVER ROCK MULCH NTS

Ohio Utilities Protection Service
Call 811 before you dig

STATE OF OHIO · MATTHEW KOWALSKI · 1020 · REGISTERED LANDSCAPE ARCHITECT

NORTH

SCALE: 1" = 20'-0"

REVISIONS	DATE
PRELIM SURVEY	1/22/20
SITE PLAN SUBMIT	1/27/20
REV SITE PLAN	2/25/20
REV PER CITY	3/2/20
REV PER PC	4/3/20
PC RESUBMIT	4/14/20

MKD
MKDesign Landscape Architecture
1120 ADAMS STREET
TOLEDO, OHIO 43604
PHONE: 419.389.4026

LANDSCAPE PLAN
UNISON BEHAVIORAL HEALTH GROUP, INC
5044 - 5052 DORR STREET
CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: JAN 2020
DRAWN BY: MAK
JOB No.: 19-2166
SCALE: 1"=20'

SHEET L-1

SPECIAL USE PERMIT ~ LANDSCAPE PLAN

REF: Z-1006-20
DATE: May 14, 2020

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL Limited Industrial to RM36 Multi-Dwelling Residential
Location	-	201 Knapp Street and 410 and 414 Wade Street
Applicant	-	Matthew Sutter Chief of Real Estate Development & Modernization Lucas Metropolitan Housing Authority 201 Belmont Avenue Toledo, OH 43604
Owner	-	John M. Sheehan Lifestream, LLC 6629 W Central Avenue Toledo, OH 43617

Site Description

Zoning	-	IL / Limited Industrial
Area	-	±0.5 Acres
Frontage	-	150’ along Wade Street 150’ along Knapp Street
Existing Use	-	Vacant Hotel
Proposed Use	-	Permanent Supportive Housing
Neighborhood Org.	-	Middlegrounds District

Area Description

North	-	Vacant structures / IL & CM
South	-	Parking lot, Children’s Park, Dr. Martin Luther King Jr. Plaza / IG
East	-	TARPS / IL, IG & CM
West	-	Auto repair, undeveloped land / IL

Parcel History

M-2-15	-	Middlegrounds Plan. PC recommended approval 11/5/2015. CC approved 12/9/2015. Ord. 598-15 passed 12/22/2015.

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The request is a Zone Change from IL Limited Industrial to RM36 Multi-Dwelling Residential for the 0.5 acre site located at 201 Knapp Street and 410 and 414 Wade Street. The site is the location of the now vacant Park Hotel. The applicant, Lucas Metropolitan Housing Authority (LMHA), is requesting the Zone Change to redevelop the hotel into forty (40) apartment units. IL Limited Industrial does not permit multi-dwelling uses, and therefore a Zone Change is required for the proposed use. Surrounding land uses include a parking lot, Children's Park, and the Dr. Martin Luther King Jr. Plaza to the south; the Toledo Area Regional Paratransit facility to the east; vacant structures to the north; and, an auto repair facility and undeveloped land to the west.

The Park Hotel was constructed in 1909 and featured over one hundred (100) rooms, a bar, and a restaurant. It was built to serve passengers from the adjacent train station, as well as visitors of south Toledo. The hotel closed in 2001, with the bar and restaurant closing soon after. The site has changed owners several times since then, but has remained vacant since the early 2000s. The Park Hotel is located in the Middlegrounds Neighborhood, directly south of Downtown Toledo in between the Warehouse District and the Old South End. It is a neighborhood with several iconic features, including public art, popular restaurants, and historically significant structures. However, over the past few decades, it has also struggled with vacancies and blight.

LMHA is proposing to redevelop the site into forty (40) apartments catered to youth aging out of foster care. Per the Intensity and Dimensional Standards outlined in TMC§1106.0100, the maximum number of units permitted on the 0.5 acre site in RM36 Multi-Dwelling Residential is eighteen (18). RM36 Multi-Dwelling Residential is the Zoning District with the lowest square feet per unit allowed outside of Downtown. In order to meet density standards, a waiver must be obtained from City Council prior to redevelopment to allow the forty (40) units. Considering that the proposal will repurpose a 111 year old former hotel, that the Middlegrounds Neighborhood is an urban neighborhood, and that the Park Hotel once housed one hundred (100) rooms, redevelopment for high-density typically seen in the Downtown at the site would be in character with the neighborhood.

STAFF ANALYSIS (cont'd)

Middlegrounds Plan

The Middlegrounds Plan envisions the Park Hotel as a site to be redeveloped for a hospitality and residential facility. Examples identified in the Middlegrounds Plan include temporary housing for railroad train crews, rental hotel rooms for train and bus passengers, a hostel facility for travelers, rental apartments, or condominium units. The Middlegrounds Plan calls for the entrance to be relocated to the Broadway side of the building with secure and adequate parking, while the present entrance should also be maintained and serve pedestrians and transient passengers from the Dr. Martin Luther King Jr. Plaza. The proposed uses from the Middlegrounds Plan are similar to LMHA's proposed use, and keeping the facility pedestrian oriented would also fulfil the vision of the Middlegrounds Plan.

Neighborhood Meeting

A request was made for a neighborhood meeting to be held prior to the Plan Commission hearing. However, due to the COVID-19 pandemic, it was not possible to hold a public neighborhood meeting. The applicant was then encouraged to reach out to community members and to discuss the project with them.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Plan Future Land Use Map designates this property for Neighborhood Commercial land uses. The Neighborhood Commercial District is intended to promote predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included. Neighborhood Commercial is also intended to accommodate pedestrian oriented development.

Staff recommends approval of the Zone Change from IL Limited Industrial to RM36 Multi-Dwelling Residential because the proposed RM36 Multi-Dwelling Residential zoning will facilitate the redevelopment of the proposed apartments. Additionally, the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed zoning classification.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-1006-20, a request for Zone Change from IL Limited Industrial to RM36 Multi-Dwelling Residential at 201 Knapp Street and 410 and 414 Wade Street for the following two (2) reasons:

1. The proposed RM36 Multi-Dwelling Residential zoning district will facilitate the redevelopment of an apartment complex that conforms to an applicable zoning district.

2. The physical suitability of the subject site and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z-1006-20
DATE: May 14, 2020
TIME: 2:00 P.M.

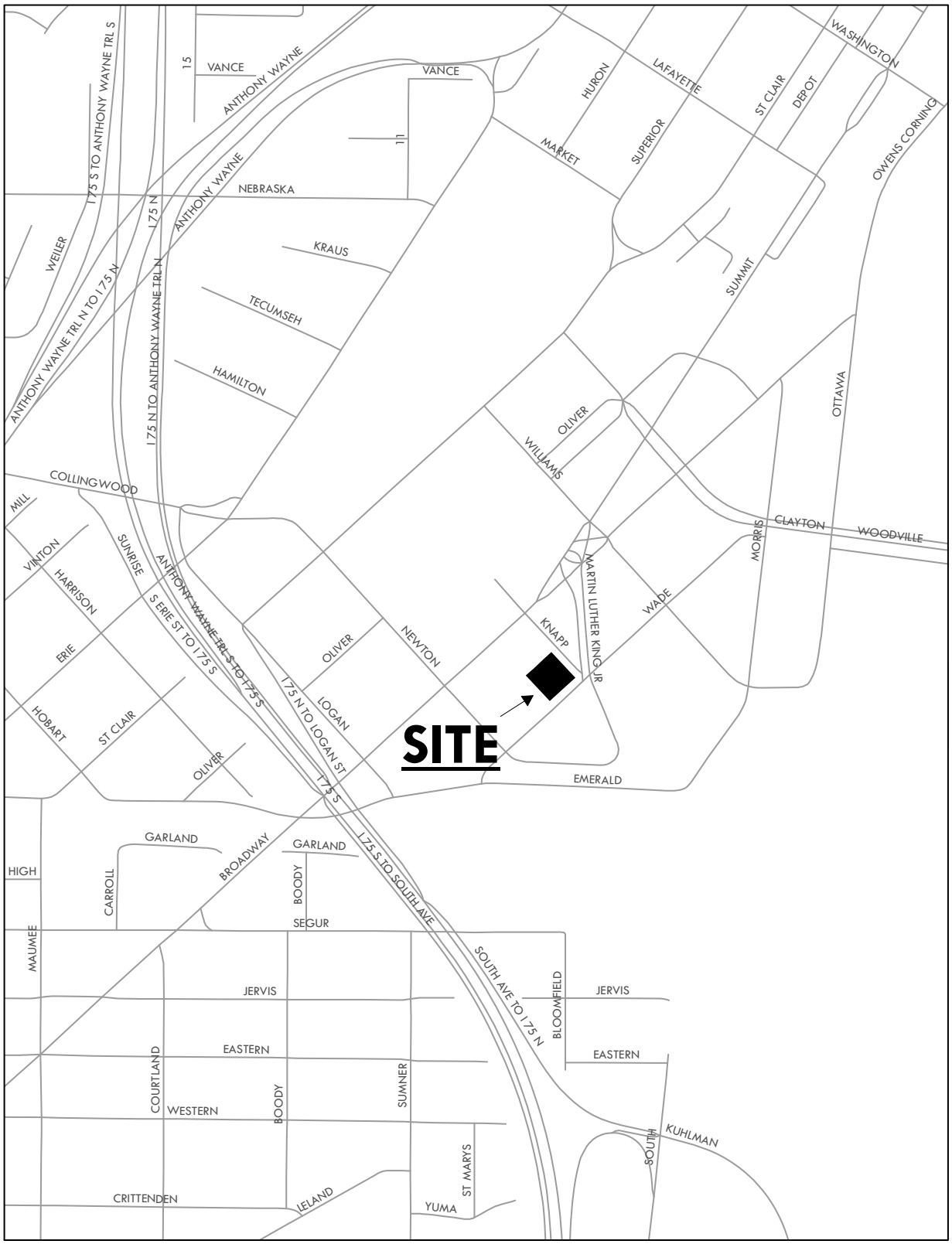
TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: June 17, 2020
TIME: 4:00 P.M.

DD
Two (2) sketches follow

GENERAL LOCATION

Z-1006-20
ID 10

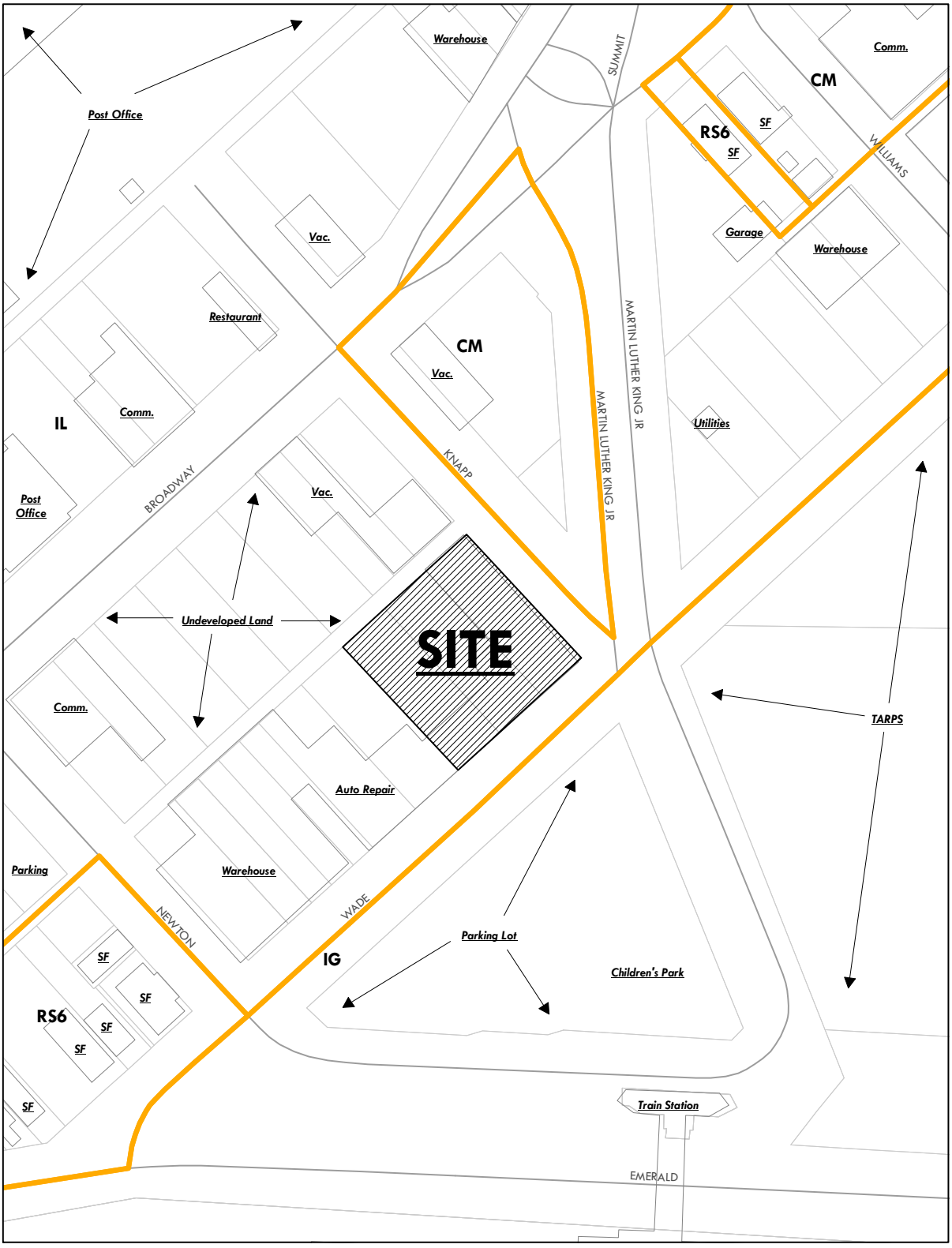
N



ZONING & LAND USE

Z-1006-20
ID 10

N



REF: Z-2007-20
DATE: May 14, 2020

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 to CN
Location	-	4398 Monroe Street (rear)
Applicant	-	Bowlero Lanes 4398 Monroe Street Toledo, OH 43623 Barbara Schuster 4229 Garrison Road Toledo, OH 43623
Designer	-	Vanston / O'Brien Inc. 8150 Jackson Road Ann Arbor, MI 48103

Site Description

Zoning	-	RS6 / Singe Family Residential
Area	-	±0.40acres
Frontage	-	None
Existing Use	-	Green Space
Proposed Use	-	Stormwater Retention Area

Area Description

North	-	RS6 / Single-Family Residential
South	-	CR / Bowlero Lanes
East	-	RD6 / Duplex Residential
West	-	RS6 / Single-Family Residential

Parcel History

M-13-60	-	Interim Zoning for New England Lanes and Leesdale Additions. Approved 06-02-1960
Z-347-61	-	Permanent Zoning. Approved 02-08-1962.

GENERAL INFORMATION (cont'd)

Z-3006-00	-	Zone Change from M-1 to M-2. Approved by Ord. 661-00 on 05-05-2000.
Z-6003-19	-	Zone Change from RS6 to CR and CN. Approved by Ord. 519-19 10-29-2019

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RS6 to CN as a part of the expansion of Bowlero Lanes. This zone change was a condition of approval of the applicant's Major Site Plan Review for the site, SPR-3-20.

The Site Plan Review, which was approved by Plan Commission on February 13, 2020, involves significant expansion of the building and improvements to the parking area, bringing the site much closer to compliance with the Toledo Municipal Code. In order to allow all stormwater to be managed on-site, a retention area is required. The subject portion of the site has not been previously used for commercial purposes. However, because it will be used as the stormwater retention area for a commercial project, it must be zoned commercially.

The site is surrounded by single-family residential homes to the north and west, and duplexes to the east. Because the site needs to be zoned commercially, but is surrounded on three sides by a residential neighborhood, staff is supportive of the Neighborhood Commercial (CN) zoning category. The CN zoning category is intended for commercial uses that serve nearby residential areas, and is a less intense commercial zoning category than the Regional Commercial (CR) zoning category that applies to the remainder of the Bowlero Lanes site. In order for the Bowlero Lanes expansion to occur, a zone change from RS6 to CN on this site is needed.

The proposed zone change will enable a Major Site Plan Review to be constructed as approved. An existing commercial business will be upgraded significantly and the retention area on the subject site will allow stormwater to be managed on-site, preventing adverse impacts for neighboring property owners. Staff recommends approval.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve Z-2007-20, a Zone Change at 4398 Monroe Street (rear), for the following **two (2)** reasons.

1. The zone change is appropriate in consideration of existing land uses within the general vicinity of the subject property, [TMC 1111.0606 (B)] and
2. The site is physically suitable for uses permitted under the proposed zoning classification. [TMC 1111.0606 (D)]

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-2007-20
DATE: May 14, 2020
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: June 17, 2020
TIME: 4:00 P.M.

ML
Two (2) sketches follow

GENERAL LOCATION

Z-2007-20
ID 5

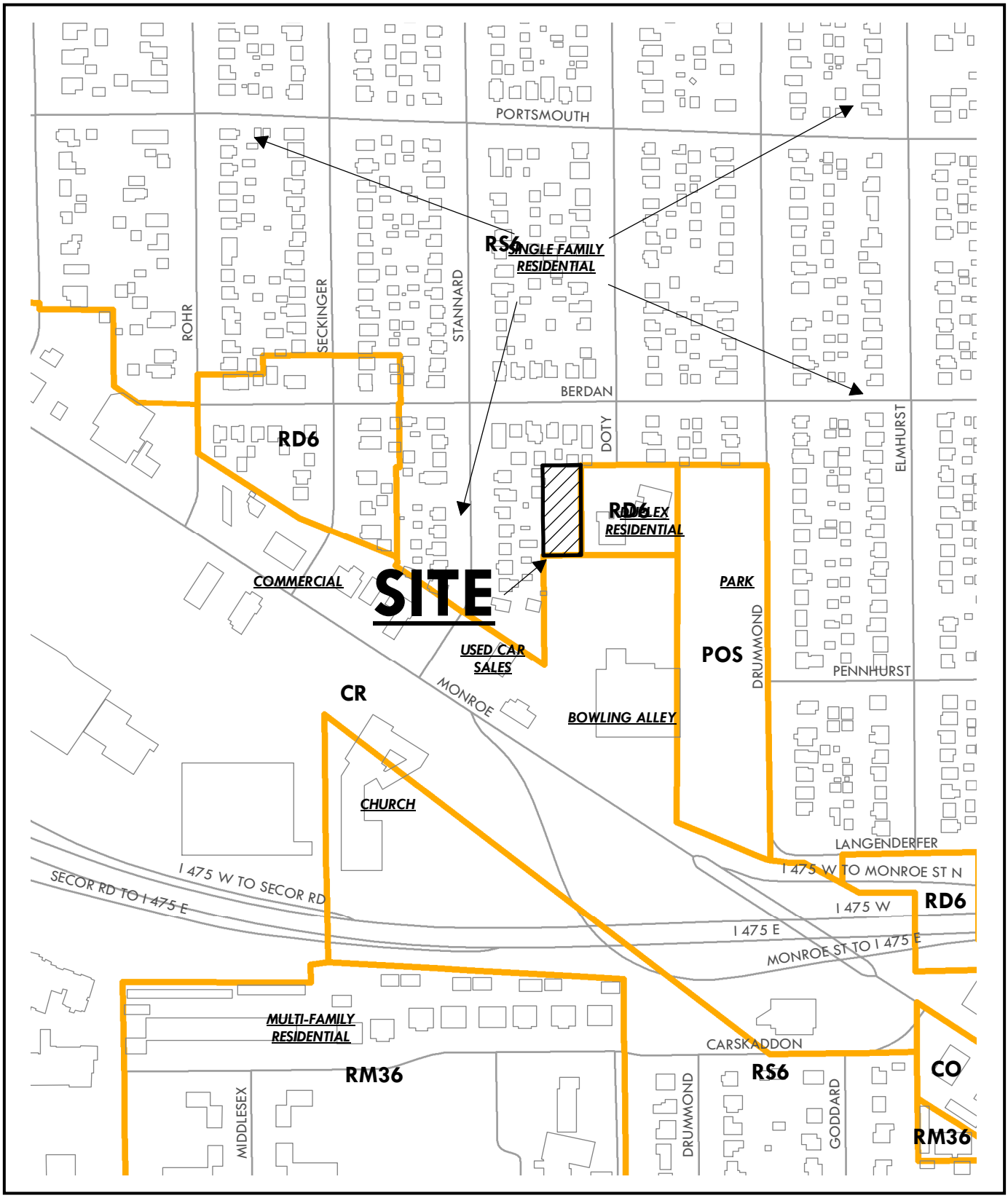
N



ZONING AND LAND USE

Z-2007-20
ID 5

N



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REF: Z-2001-20
DATE: May 14, 2020

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL Limited Industrial and RM36 Multi-family to CR Regional Commercial
Address	-	322 Locust Street
Owner	-	Toledo Metropolitan Development LLC 122 South Saint Clair Street Toledo, OH 43604
Architect	-	Thomas Porter Architects Julie Apt 8 North Saint Clair Street Toledo, OH 43604

Site Description

Zoning	-	IL / Limited Industrial and RM36 / Multi-family Residential
Area	-	1.03-acre
Frontage	-	85’ along Locust Street and 200’ along North Superior Street
Existing Use	-	Warehouse
Proposed Use	-	Retail use
Neighborhood Org.	-	Historic Vistula Foundation
Overlay	-	Vistula Historic District Overlay

Area Description

North	-	Multi-family residences / RM36
South	-	Commercial storefront / CR
East	-	Industrial warehouse / IL
West	-	Multi-family residences / RM36

Parcel History

Nothing on file at the Plan Commissions office.

GENERAL INFORMATION (cont'd)

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL Limited Industrial and RM36 Multi-family Residential to CR Regional Commercial for a site located at 322 Locust Street. The 1.03-acre site is zoned light industrial and multi-family residential with an existing warehouse and surface parking lot on the site. Surrounding land uses to the north and west is multi-family residences, and to the east and south are commercial storefronts.

The re-zoning of the subject site will allow the business owner to relocate an existing manufacturing, production and technological company that is currently located in the Warehouse District. The existing warehouse and parking lot will be utilized as it exists today. The owner purchased multiple buildings on this city block in order to accommodate the relocation of technological business. The historic church abutting this site will be used in conjunction with the warehouse for the offices and production of products.

The subject site is located in the Vistula Historic District Overlay (HO) and the Summit Street Corridor Redevelopment District (SSCRD). The effect of the historic designation requires the property owner to apply for a Certificate of Appropriateness (COA) for any environmental change and will be reviewed for compliance with the U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings for by the Toledo City Historic District Commission (TCHDC). The Summit Street Corridor Redevelopment District (SSCRD) governs the off-street parking for existing buildings since the Historic Overlay governs the exterior modifications and assists with economic incentives.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village. The Toledo 20/20 Comprehensive Plan defines urban village as having five (5) essential design features that start with a definable center. A definable center can be commercial businesses that serve the neighborhood, a walkable streetscape paired with a calming street design, mixes of commercial and residential land uses, public spaces in the form of parks or churches, and efficiently served by public transit. One of the recommendations in the Toledo 20/20 Comprehensive Plan is expanding retail businesses or creating businesses that offer services to the residents, and the reduction of crime in the North River area. The Zone Change supports the goals of the Toledo 20/20 Comprehensive Plan to create new development along North Summit Street, Locust Street and Lagrange in the Vistula Historic District Overlay.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the Zone Change for this location since the existing structure is abutting commercial uses. Second, the Zone Change will allow for the business to be compliant with the commercial uses. Finally, the proposed CR Regional Commercial Zoning is consistent with the future land use in the Toledo 20/20 Comprehensive Plan for this site.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-2001-20, a request for a Zone Change from IL Limited Industrial and RM36 Multi-family Residential to CR Regional Commercial for a site located at 322 Locust Street to the Toledo City Council, for the following three (3) reasons:

1. The proposed Zone Change is consistent with the Toledo 20/20 Comprehensive Plan and the both target this site for Downtown Commercial uses (TMC 1111.0606.A *Review and 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 and Decision-Making Criteria*); and

3. the physical suitability of the subject property for the uses permitted under the proposed zoning classification for CD Downtown Commercial will allow the property to be revitalized (TMC 1111.0606.D *Review and Decision-Making Criteria*).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
DATE: May 14, 2020
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE
ZONING AND PLANNING
DATE: June 17, 2020
TIME: 4:00 P.M.

MLM
Two (2) sketches follow

General Location

Z-2001-20

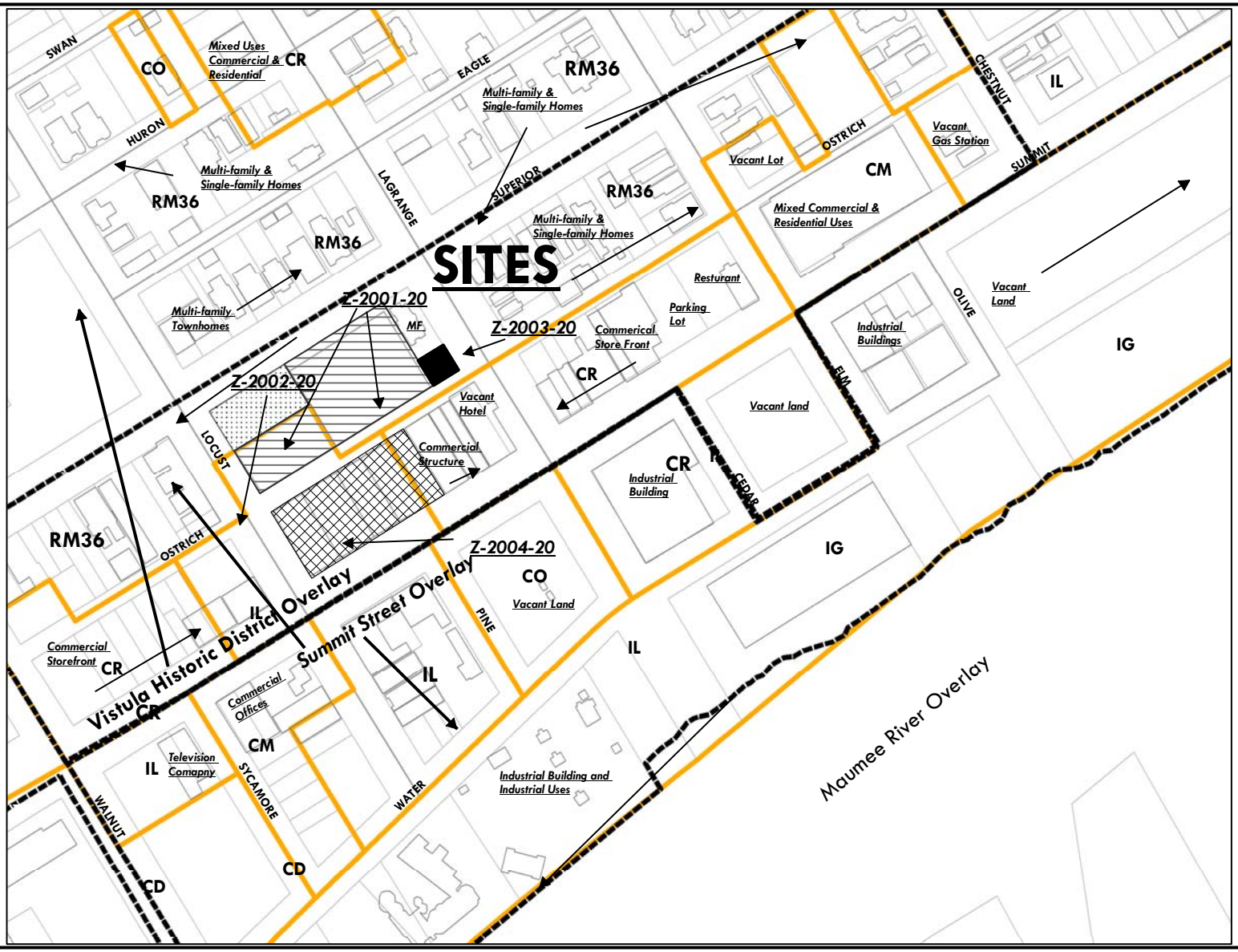
N



Zoning and Land Use Map

Z-2001-20
Z-2002-20
Z-2003-20
Z-2004-20

N



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REF: Z-2002-20
DATE: May 14, 2020

GENERAL INFORMATION

Subject

Request	-	Zone Change from RM36 Multi-family to CR Regional Commercial
Address	-	902 North Superior Street
Owner	-	Toledo Metropolitan Development LLC 122 South Saint Clair Street Toledo, OH 43604
Architect	-	Thomas Porter Architects Julie Apt 8 North Saint Clair Street Toledo, OH 43604

Site Description

Zoning	-	RM36 / Multi-family Residential
Area	-	.272-acre
Frontage	-	149’ along North Superior Street and 77’ along Locust Street
Existing Use	-	Church / Gym
Proposed Use	-	Manufacturing, production and technological company
Neighborhood Org.	-	Historic Vistula Foundation
Overlay	-	Vistula Historic District Overlay and Summit Street Corridor Redevelopment District (SSCR)

Area Description

North	-	Multi-family residences / RM36
South	-	Commercial storefront / CR
East	-	Industrial warehouse / IL
West	-	Multi-family residences / RM36

GENERAL INFORMATION (cont'd)

Parcel History

VHD-12-18	-	Installation of an ADA Ramp (TCHDC approved 8/27/18)
VHD-10-19	-	Re-roof with same (Administrative approval 11/7/19)
Z-2001-20	-	Zone Change from IL Limited Industrial and RM36 Multi-family to CR Regional Commercial at 322 Locust Street (*companion case)*
Z-2003-20	-	Zone Change from RM36 Multi-family to CN Neighborhood Commercial at 937 Ostrich Lane (*companion case)*
Z-2004-20	-	Zone Change from IL Limited Industrial to CR Regional Commercial at 915 North Summit Street (*companion case)*

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RM36 Multi-family Residential to CR Regional Commercial for a site located at 902 North Superior Street. The .272-acre site is zoned multi-family residential, and the subject site has a historic church structure that was converted into a gym. The gym was used for the Catholic Youth Organization (CYO) events in the early 1950's. Surrounding land uses to the north and west is multi-family residences, and to the east and south are commercial storefronts.

This application is for a re-zoning in order for a business owner to relocate an existing manufacturing, production and technological company currently located in the Warehouse District to this location. The historic church structure will be retro-fitted for their business offices and other uses associated with the technological business. The owner purchased multiple buildings on this city block in order to accommodate the relocation of the technological business.

STAFF ANALYSIS (cont'd)

The subject site is located in the Vistula Historic District Overlay (HO) and the Summit Street Corridor Redevelopment District (SSCRD). The effect of the historic designation requires the property owner to apply for a Certificate of Appropriateness (COA) for any environmental change and will be reviewed for compliance with the U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings for by the Toledo City Historic District Commission (TCHDC). The Summit Street Corridor Redevelopment District (SSCRD) governs the off-street parking for existing buildings since the Historic Overlay governs the exterior modifications and assists with economic incentives.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village. The Toledo 20/20 Comprehensive Plan defines urban village as having five (5) essential design features that start with a definable center. A definable center can be commercial businesses that serve the neighborhood, a walkable streetscape paired with a calming street design, mixes of commercial and residential land uses, public spaces in the form of parks or churches, and efficiently served by public transit. One of the recommendations in the Toledo 20/20 Comprehensive Plan is expanding retail businesses or creating businesses that offer services to the residents, and the reduction of crime in the North River area. The Zone Change supports the goals of the Toledo 20/20 Comprehensive Plan to create new development along North Summit Street, Locust Street and Lagrange in the Vistula Historic District Overlay.

Staff recommends approval of the Zone Change for this location since the existing structure is abutting commercial uses. Second, the Zone Change will allow for the manufacturing, production, and technological business to be compliant with the proposed commercial uses. Finally, the proposed CR Regional Commercial Zoning is consistent with the future land use in the Toledo 20/20 Comprehensive Plan for this site.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-2002-20, a request for a Zone Change from RM36 Multi-family Residential to CR Regional Commercial for a site located at 902 North Superior Street to the Toledo City Council, for the following three (3) reasons:

1. The proposed Zone Change is consistent with the Toledo 20/20 Comprehensive Plan and the both target this site for Downtown Commercial uses (TMC 1111.0606.A *Review and 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 and Decision-Making Criteria*); and

3. The physical suitability of the subject property for the uses permitted under the proposed zoning classification for CD Downtown Commercial will allow the property to be revitalized (TMC 1111.0606.D *Review and Decision-Making Criteria*).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
DATE: May 14, 2020
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE
ZONING AND PLANNING
DATE: June 17, 2020
TIME: 4:00 P.M.

MLM
Two (2) sketches follow

General Location

Z-2002-20

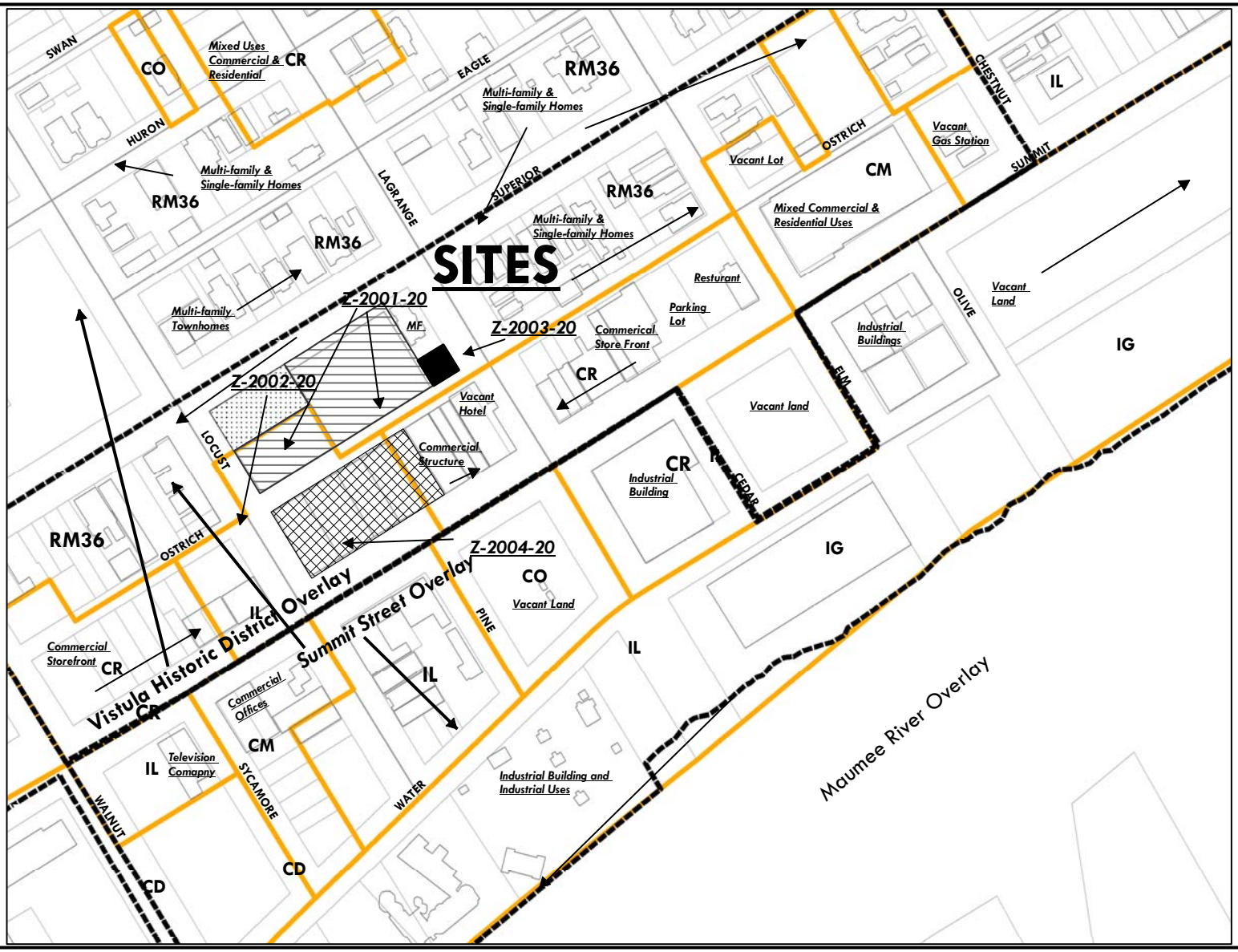
N



Zoning and Land Use Map

Z-2001-20
Z-2002-20
Z-2003-20
Z-2004-20

N



REF: Z-2003-20
DATE: May 14, 2020

GENERAL INFORMATION

Subject

Request	-	Zone Change from RM36 Multi-family to CN Neighborhood Commercial
Address	-	937 Ostrich Lane
Owner	-	Toledo Metropolitan Development LLC 122 South Saint Clair Street Toledo, OH 43604
Architect	-	Thomas Porter Architects Julie Apt 8 North Saint Clair Street Toledo, OH 43604

Site Description

Zoning	-	RM36 / Multi-family Residential
Area	-	.056-acre
Frontage	-	50’ along Ostrich Land and 50’ along Lagrange Street
Existing Use	-	Carriage house
Proposed Use	-	Office use
Neighborhood Org.	-	Historic Vistula Foundation
Overlay	-	Vistula Historic District Overlay and Summit Street Corridor Redevelopment District (SSCR)

Area Description

North	-	Multi-family residences / RM36
South	-	Commercial storefront / CR
East	-	Commercial storefront / CR
West	-	Industrial warehouse / IL

GENERAL INFORMATION (cont'd)

Parcel History

Z-2001-20	-	Zone Change from IL Limited Industrial and RM36 Multi-family to CR Regional Commercial at 322 Locust Street (*companion case)*
Z-2002-20	-	Zone Change from RM36 Multi-family to CR Regional Commercial at 902 North Superior Street (*companion case)*
Z-2004-20	-	Zone Change from IL Limited Industrial to CR Regional Commercial at 915 North Summit Street (*companion case)*

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RM36 Multi-family Residential to CN Neighborhood Commercial for a site located at 937 Ostrich Lane. The .056-acre site is zoned multi-family residential and is a historic carriage house structure that was converted into a single-family home. The home was split off from the main house fronting on North Superior Street and the carriage lane that the structure fronts on is a remnant from the 1800's when the Vistula neighborhood was first established. Surrounding land uses to the north and south includes commercial businesses, to the west are multi-family residential structures, and to the east is a vacant hotel.

The applicant initiated the down zoning since the current residential use will no longer continue. The applicant intends to develop the site for a commercial office use where the Zone Change is required in order to be compliant with Toledo Municipal Code.

The subject site is located in the Vistula Historic District Overlay (HO) and the Summit Street Corridor Redevelopment District (SSCRD). The effect of the historic designation requires the property owner to apply for a Certificate of Appropriateness (COA) for any environmental change and will be reviewed for compliance with the U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings for by the Toledo City Historic District Commission (TCHDC). The Summit Street Corridor Redevelopment District (SSCRD) governs the off-street parking for existing buildings since the Historic Overlay governs the exterior modifications and assists with economic incentives.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village. The Toledo 20/20 Comprehensive Plan defines urban village as having five (5) essential design features that start with a definable center. A definable center can be commercial businesses that serve the neighborhood, a walkable streetscape paired with a calming street design, mixes of commercial and residential land uses, public spaces in the form of parks or churches, and efficiently served by public transit. One of the recommendations in the Toledo 20/20 Comprehensive Plan is expanding retail businesses or creating businesses that offer services to the residents, and the reduction of crime in the North River area. The Zone Change supports the goals of the Toledo 20/20 Comprehensive Plan to create new development along North Summit Street, Locust Street and Lagrange in the Vistula Historic District Overlay.

Staff recommends approval of the Zone Change for this location since the existing structure is abutting mixed uses. Second, the Zone Change will allow for a new business to be compliant with the existing mixed commercial – residential uses. Finally, the proposed CN Neighborhood Commercial Zoning is consistent with the future land use in the Toledo 20/20 Comprehensive Plan for this site.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-2003-20, a request for a Zone Change from RM36 Multi-family Residential to CN Neighborhood Commercial for a site located at 937 Ostrich Lane to the Toledo City Council, for the following three (3) reasons:

1. The proposed Zone Change is consistent with the Toledo 20/20 Comprehensive Plan and the both target this site for Downtown Commercial uses (TMC 1111.0606.A *Review and 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 and Decision-Making Criteria*); and

3. The physical suitability of the subject property for the uses permitted under the proposed zoning classification for CD Downtown Commercial will allow the property to be revitalized (TMC 1111.0606.D *Review and Decision-Making Criteria*).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
DATE: May 14, 2020
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE
ZONING AND PLANNING
DATE: June 17, 2020
TIME: 4:00 P.M.

MLM
Two (2) sketches follow

GENERAL LOCATION

Z-2003-20

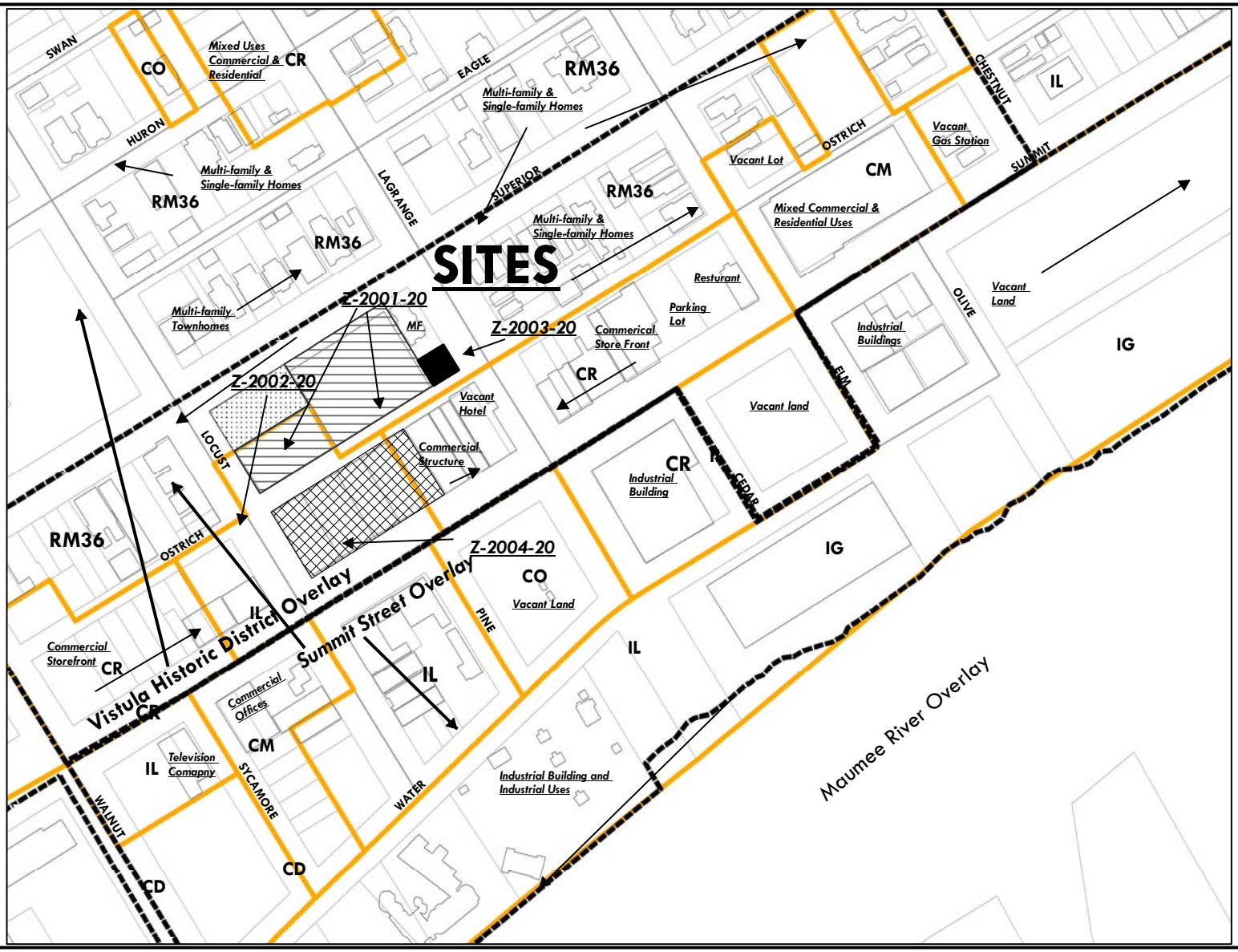
N



Zoning and Land Use Map

Z-2001-20
Z-2002-20
Z-2003-20
Z-2004-20

N



REF: Z-2004-20
DATE: May 14, 2020

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL Limited Industrial to CR Regional Commercial
Address	-	915 North Summit Street
Owner	-	Toledo Metropolitan Development LLC 122 South Saint Clair Street
Architect	-	Thomas Porter Architects Julie Apt 8 North Saint Clair Street Toledo, OH 43604 Toledo, OH 43604

Site Description

Zoning	-	IL / Limited Industrial
Area	-	.80-acre
Frontage	-	264’ along North Summit Street
Existing Use	-	Warehouse
Proposed Use	-	Retail use
Neighborhood Org.	-	Historic Vistula Foundation
Overlay	-	Vistula Historic District Overlay and Summit Street Corridor Redevelopment District (SSCR)

Area Description

North	-	Multi-family residences / RM36
South	-	Industrial warehouse / IL
West	-	Multi-family residences / RM36
East	-	Commercial storefront / CR

GENERAL INFORMATION (cont'd)

Parcel History

Z-2001-20	-	Zone Change from IL Limited Industrial and RM36 Multi-family to CR Regional Commercial at 322 Locust Street (*companion case)*
Z-2002-20	-	Zone Change from RM36 Multi-family to CR Regional Commercial at 902 North Superior Street (*companion case)*
Z-2003-20	-	Zone Change from RM36 Multi-family to CN Neighborhood Commercial at 937 Ostrich Lane (*companion case)*

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 CR Regional Commercial for a site located at 915 North Summit Street. The .80-acre site is zoned light industrial and was previously used for distribution. Surrounding land uses to the north, and south are commercial storefronts, to the east is a commercial warehouse, and to the west of the site is a residential neighborhood that has single-family and multi-family structures.

The applicant initiated the down zoning since the current industrial use will no longer continue. The applicant intends to develop the site for a commercial use where the Zone Change is required in order to be compliant with Toledo Municipal Code.

The subject site is located in the Vistula Historic District Overlay (HO) and the Summit Street Corridor Redevelopment District (SSCRD). The effect of the historic designation requires the property owner to apply for a Certificate of Appropriateness (COA) for any environmental change and will be reviewed for compliance with the U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings for by the Toledo City Historic District Commission (TCHDC). The Summit Street Corridor Redevelopment District (SSCRD) governs the off-street parking for existing buildings since the Historic Overlay governs the exterior modifications and assists with economic incentives.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village. The Toledo 20/20 Comprehensive Plan defines urban village as having five (5) essential design features that start with a definable center. A definable center can be commercial businesses that serve the neighborhood, a walkable streetscape paired with a calming street design, mixes of commercial and residential land uses, public spaces in the form of parks or churches, and efficiently served by public transit. One of the recommendations in the Toledo 20/20 Comprehensive Plan is expanding retail businesses or creating businesses that offer services to the residents, and the reduction of crime in the North River area. The Zone Change supports the goals of the Toledo 20/20 Comprehensive Plan to create new development along North Summit Street, Locust Street and Lagrange in the Vistula Historic District Overlay.

Staff recommends approval of the Zone Change for this location since the existing structure is abutting mixed uses. Second, the Zone Change will allow for a new business to be compliant with the existing mixed commercial – residential uses. Finally, the proposed CR Regional Commercial Zoning is consistent with the future land use in the Toledo 20/20 Comprehensive Plan for this site.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-2004-20, a request for a Zone Change from IL Limited Industrial to CR Regional Commercial for a site located at 915 North Summit Street to the Toledo City Council, for the following three (3) reasons:

1. The proposed Zone Change is consistent with the Toledo 20/20 Comprehensive Plan and the both target this site for Downtown Commercial uses (TMC 1111.0606. A *Review and 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 and Decision-Making Criteria*); and

3. The physical suitability of the subject property for the uses permitted under the proposed zoning classification for CD Downtown Commercial will allow the property to be revitalized (TMC 1111.0606.D *Review and Decision-Making Criteria*).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
DATE: May 14, 2020
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE
ZONING AND PLANNING
DATE: June 17, 2020
TIME: 4:00 P.M.

MLM
Two (2) sketches follow

GENERAL LOCATION

Z-2004-20

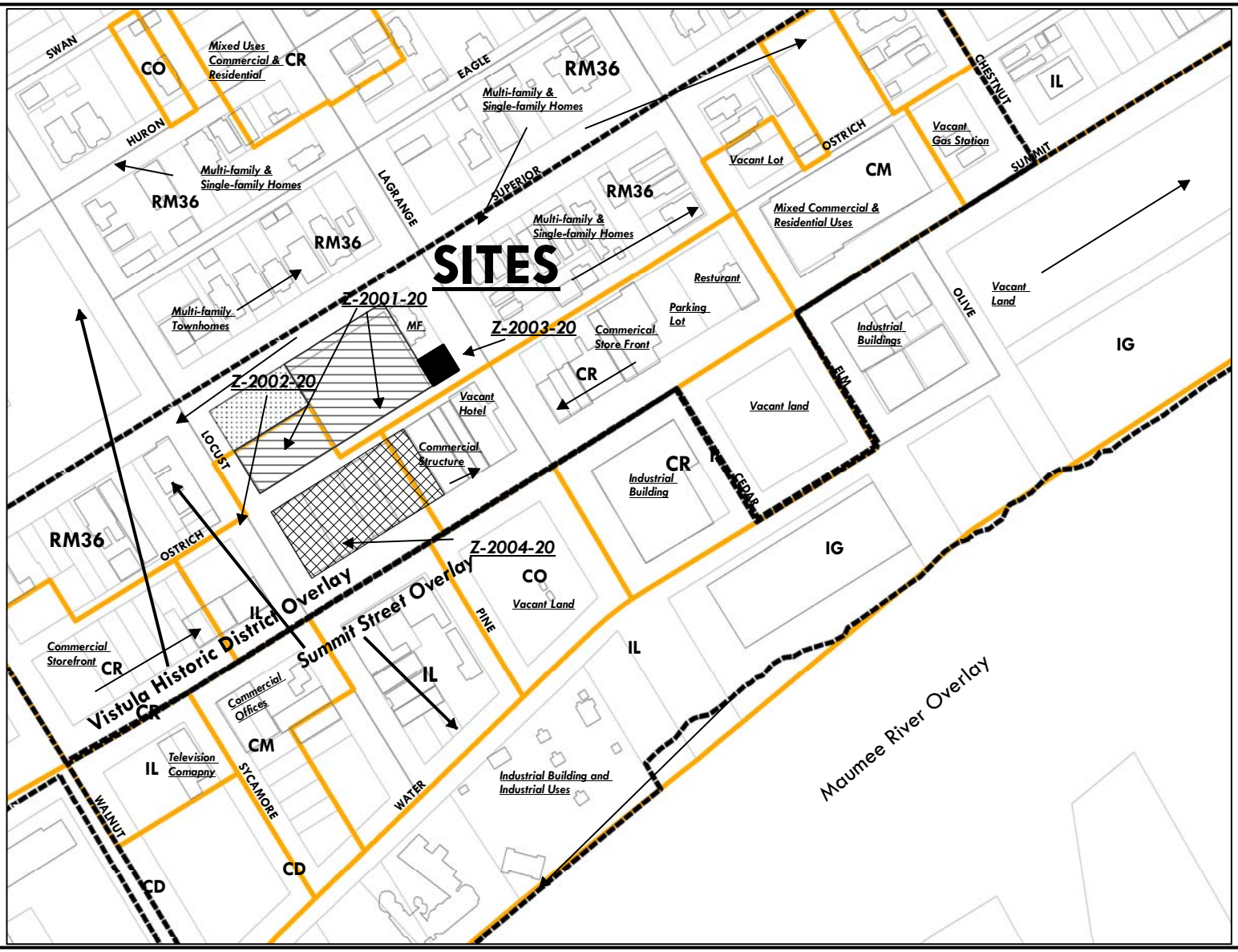
N



Zoning and Land Use Map

Z-2001-20
Z-2002-20
Z-2003-20
Z-2004-20

N



REF: SUP-2005-20
DATE: May 14, 2020

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a bed and breakfast
Location	-	2335 & 2339 Scottwood Avenue
Owner	-	2335 Scottwood LLC Helen J. Davis and Gregory Berning 2335 & 2339 Scottwood Avenue Toledo, OH 43620

Site Description

Zoning	-	Duplex Residential / RD6
Area	-	.176 acres
Frontage	-	51’
Existing Use	-	Two-family structure
Proposed Use	-	Bed and Breakfast Inn

Area Description

North	-	Condominiums / RD6
South	-	Single and two-family residential homes / RD6
East	-	Single and two-family residential homes / RS6
West	-	Single and two-family residential homes / RD6

Parcel History

OWE-6-85	-	Reroof with similar materials (Administrative approval 3/29/85)
OWE-60-01	-	Roof replacement with like materials (Administrative approval 9/17/01)
OWE-33-02	-	New driveway (OWEHDC approved on 6/10/02)
OWE-53-04	-	Replace floor boards on front porch with similar (Administrative approval 9/10/04)
OWE-110-05	-	Install storm windows (Administrative approval 10/31/05)
OWE-11-08	-	Install aluminum gutters (OWEHDC approved on 6/9/08)

GENERAL INFORMATION (cont'd)

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 Bed and Breakfast located at 2335 and 2357 Scottwood Avenue. The site is zoned RD6, Two-family Residential and a bed and breakfast inn is a permitted use at this site, subject to approval of a Special Use Permit. Surrounding land uses include single and two-family neighborhood homes to the west, south, and east with condominiums directly to the north.

The bed and breakfast lodgings are subject to conditions outlined in TMC§1104.0400 – *Bed and Breakfast*. Per this section, bed and breakfast use may have one (1) employee for the lodging activity that includes food preparation or cleaning. A bed and breakfast use may not exceed four (4) bedrooms for guests or a maximum of six (6) guests per night, and all guests are limited to a maximum stay of thirty (30) days. The letter of intent from the applicant states the structure has four bedrooms, with only three of the bedrooms designated for the use of the Bed and Breakfast. There is a sitting room and dining room on the first floor with a finished basement that offers guests an entertainment center and the third floor is the theater room.

The applicant's letter of intent states future updates to the property such as fencing, and the installation of a hot tub that will require a Certificate of Appropriateness (COA) to be submitted and reviewed by the Old West End Historic District Commission (OWEHDC) for compliance with the U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings. The site plan shows no physical changes to the structure or to the front, side or rear yards.

Parking and Circulation

The site plan submitted shows the existing driveway will be used for guest parking. The therefore there are no changes to the existing site. The TMC Section 1107.0204 *Locally Designated Historic Districts* does not require additional off-site parking or loading spaces when a reuse of an existing structure is located within a locally designated historic district.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Plan targets this site for single family. The house is zoned residential with single and two family neighborhoods abutting the site on all four sides. One of the recommendations of the Toledo 20/20 Plan for the Old West End is the need for continued home ownership and rental rehabilitation programs.

The applicant presented the new use to the Old West End Association on December 10, 2019 and to the Women of the Old West End (WOWE) on March 4, 2020 to include the Old West End Historic District Commission (OWEHDC) on March 9th, 2020. One of the concerns was parking for the new use and the if there will be a full-time caretaker. As previously stated, the TMC Section 1107.0204 *Locally Designated Historic Districts*, off-street parking is not required; however, the applicant is providing off-site parking on site.

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

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-2005-20, a Special Use Permit for a Bed and Breakfast, to be located at 2335 and 2339 Scottwood Avenue, to the Toledo City Council, for the following two (2) reasons:

1. The use is compatible with adjacent uses in terms of scale, sight design and operating characteristics.
2. 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-2005-20, a Special Use Permit to for a Bed and Breakfast, located at 2335 and 2339, to the Toledo City Council, subject to the following five (5) 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.

Fire Prevention

No comments or conditions.

Plan Commission

1. Per TMC§1104.0402, a bed and breakfast use may not exceed four bedrooms for guests or a maximum of six guests per night. **Acceptable as submitted.**

2. All three parcels shall be combined in the Lucas County Auditor's office to create one parcel for the Special Use Permit.

3. Approval of the Special Use Permit will lapse after one year if the criteria listed in TMC 1111.0707 have not been met.

4. 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.

5. 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-2005-20
DATE: May 14, 2020
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: June 17, 2020
TIME: 4:00 P.M.

MLM
Six (6) sketches follow

General Location

SUP-2005-20

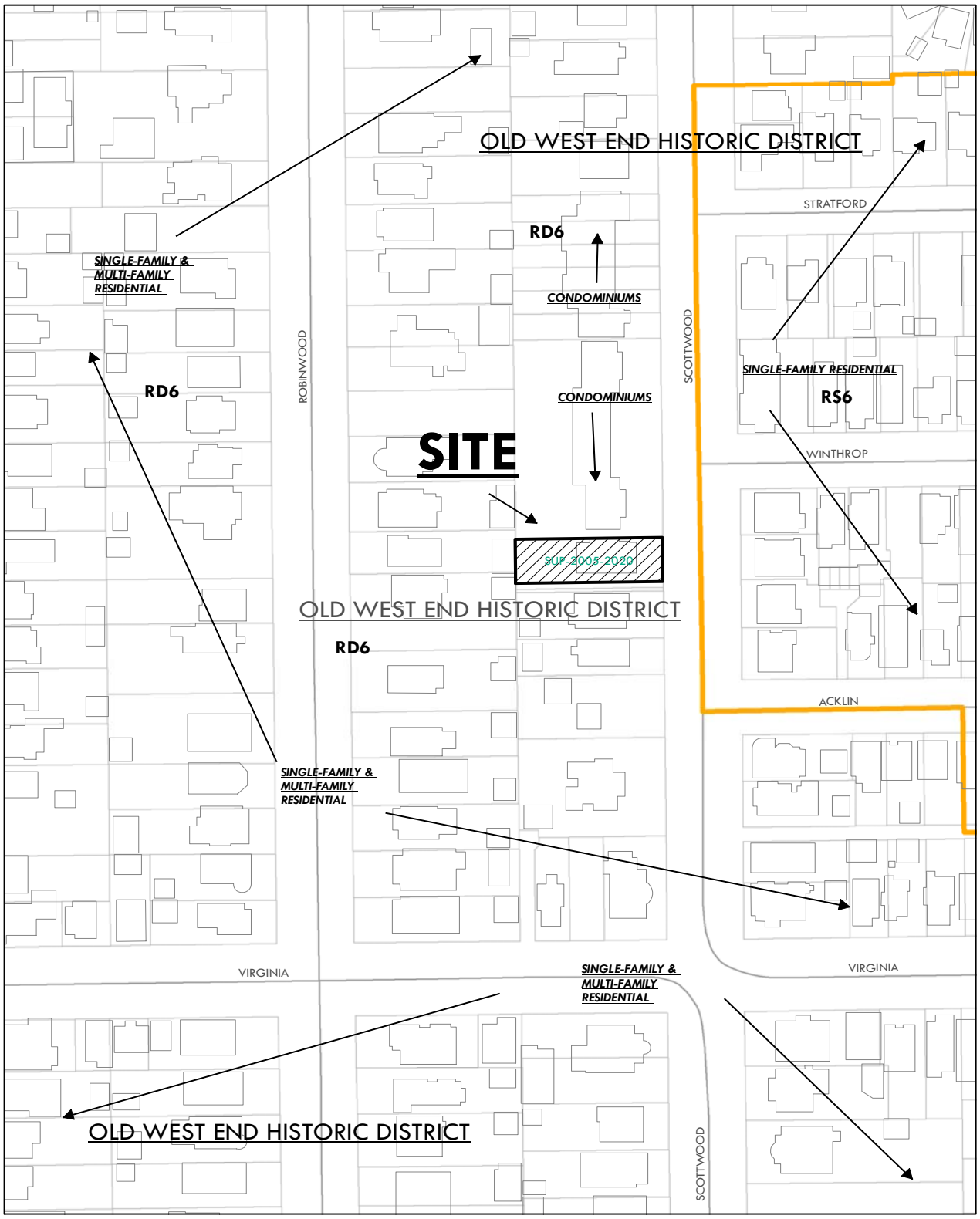
N



Zoning and Land Use

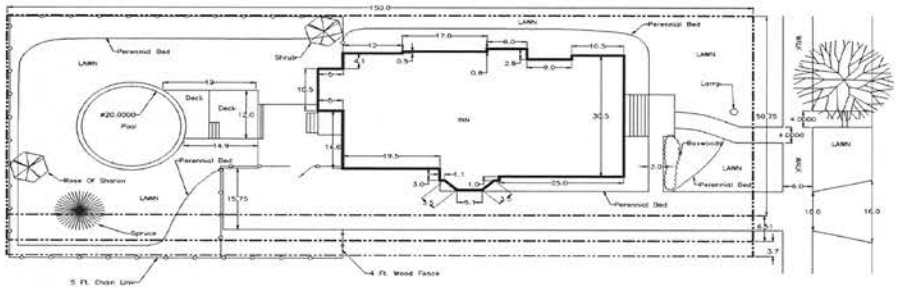
SUP-2005-20

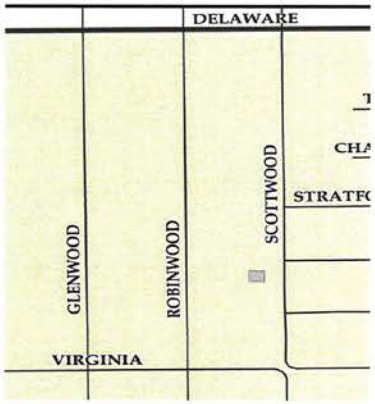
N



SITE PLAN AS SUBMITTED

SUP-2005-20





Legal Description

Situated in the city of Toledo, County of Lucas and State of Ohio:

Lots numbers Seventeen (17) and Thirty-Eight (38) in Buck and Thomson's Lakeview Place, an Addition to the City of Toledo, Lucas County, Ohio, same being recorded in Volume 12 Plats, Page 12.

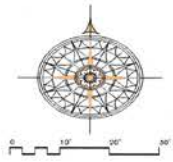
The North Three and Seventy-Two Hundredths (3.72) feet, more or less, of Lots Numbers Twenty-Three (23), Twenty-Four (24) and Twenty-Five (25), and the North Three and Seventy-Two Hundredths (3.72) feet, more or less, of the West Thirty(30) feet of Lot Number Twenty-Two (22) in Genevieve Addition to the City of Toledo, Lucas County, Ohio, same being recorded in Volume 9 of Plats, Page 41.

T.D. & Parcel Nos. 02-30996, 62-31147 and 06-03147

Commonly Known as 2335 Scottwood Avenue, Toledo, Ohio, 43620

Subject to zoning ordinances, easements and restrictions of record and taxes and assessments due and payable after delivery of this deed.

Prior instrument reference: Volume 98-0478, Page 099



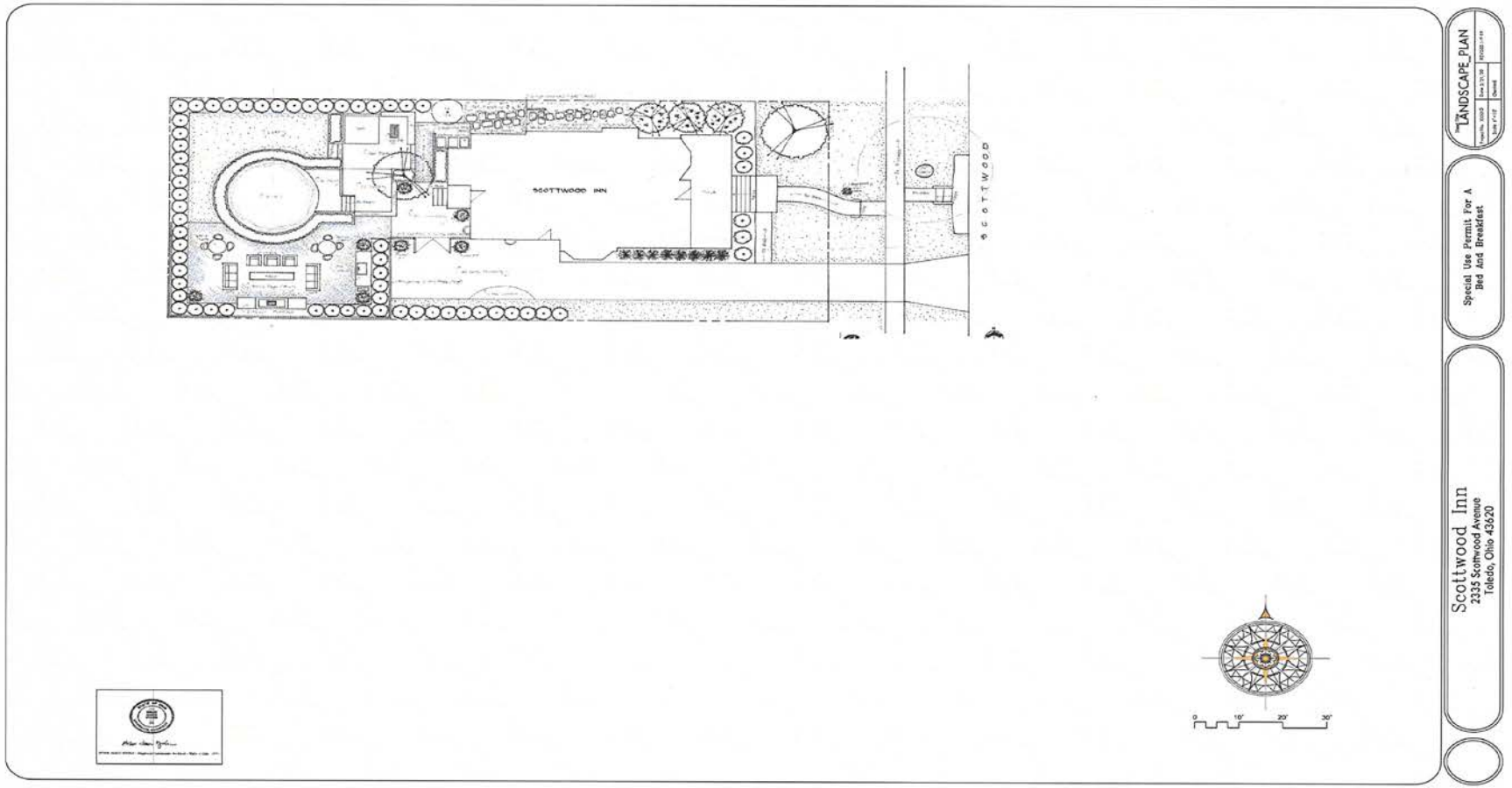
SITE PLAN

Special Use Permit For A Bed And Breakfast

Scottwood Inn
2335 Scottwood Avenue
Toledo, Ohio 43620

LANDSCAPE PLAN

SUP-2005-20



FRONT OF THE HOUSE
2335 & 2339 SCOTTWOOD AVENUE

SUP-2005-20



REAR OF THE HOUSE
2335 & 2339 SCOTTWOOD AVENUE

SUP-2005-20



REF: SPR-9-20
DATE: May 14, 2020

GENERAL INFORMATION

Subject

Request	-	Major Site Plan Review for sign waivers in a -SO district
Location	-	1425 S. Byrne Rd.
Applicant	-	RTM Operating Company, LLC Three Glenlake Parkway Atlanta, GA 30328
Contact	-	Garrett Poorman G & G Lighting Maintenance 12209 Shaffer Road Swanton, Oh 43558

Site Description

Zoning	-	CR-SO / Regional Commercial Shopping Center Sign Control Overlay
Area	-	±.95 acres
Frontage	-	±232' along S. Byrne Road
Existing Use	-	Fast Order Food, Drive Through
Proposed Use	-	Fast Order Food, Drive Through

Area Description

North	-	Fast-Order Food / CR-SO
South	-	Gasoline and Fuel Sales / CR-SO
East	-	Commercial Strip Center / CR-SO
West	-	Medical Offices / CO

Parcel History

S-29-57	-	Final Plat of Great Southern Shopping Center. Approved by PC 01-26-1961
D-3-87	-	Drive-Thru Review.

GENERAL INFORMATION (cont'd)

Z-88-87 - Amendment to C-4 Site Plan. Approved by Ord. 1091-87

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Major Site Plan Review for sign waivers in a Regional Commercial Shopping Center Sign Control Overlay (CR-SO) at 1425 S. Byrne Road. The site is ±.95 acres and is occupied by an Arby's fast-food restaurant. The site has frontage along Byrne Road; it is a part of the Great Southern Shopping Center at the corner of Byrne and Glendale and has shared access from within the shopping center. Surrounding land uses include a gas station to the south, another fast-food drive-through restaurant to the north, a commercial strip center to the east, and medical offices to the west.

The applicant is doing a refresh of the existing Arby's store, replacing a façade which is predominantly EIFS with brick. As a part of this refresh, a new signage package is proposed. Because the site is within the -SO Sign Overlay and the applicant was proposing more signage than would be allowed by TMC§1103.0707, a Major Site Plan Review is required.

Shopping Center Sign Control Overlay (-SO)

The Shopping Center Sign Control Overlay (-SO) district is intended to regulate the number, type and location of signs on shopping center sites and other properties within the boundaries of designated –SO districts. The –SO regulations allow for a maximum of two (2) fascia or wall signs for buildings or on individual lots, or one (1) fascia and one (1) low-profile sign. On individual lots, such as this site, fascia and wall signs shall be limited to the frontage or side containing the principal means of egress/ingress, per TMC§1103.0707.

The applicant is proposing two (2) fascia signs, as well as one (1) low profile ground sign. Fascia signs are proposed on the north (front) elevation as well as the south (rear) elevation. A low-profile sign is proposed along Byrne Road. A variance of TMC§1103.0707 is required.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for regional commercial uses. For the Glendale-Heatherdowns neighborhood, the 20/20 Plan recommends creating planned, concentrated retail nodes at certain intersections. The proposal is in line with these recommendations.

STAFF ANALYSIS (cont'd)

Plan Commission staff has been in communication with the applicant and the architect throughout all phases of the project. The purpose of the -SO overlay is to regulate the number, type, and location of signs within shopping center sites in order to control excessive signage and improve the aesthetic of retail areas. The proposed signage is reasonable in scale and is designed to assist in wayfinding. The only sign which faces Byrne Road is a low-profile sign, 42 inches in height. A fascia sign is proposed above the front elevation of the restaurant, and a smaller fascia sign at the rear of the building. The proposed signage is for wayfinding to a uniquely oriented building and is not excessive in size. Additionally, the project's architect has committed to a building which is entirely cladded in brick, with large storefront glazing along three elevations. The proposed improvements are designed to better the overall architectural aesthetic of the restaurant.

Staff recommends approval of waivers to allow additional fascia signage. As stated in TMC§1103.0706(D) and TMC§1103.0707(E), the maximum square footage and location of all signs shall be in accordance with Section 1387 of the Building Code.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-9-20, a request for a Major Site Plan Review for sign waivers in a –SO district at 1425 S Byrne Road for the following two (2) reasons:

1. The proposed signage demonstrates a reasonable scale in relation to the surrounding context,
2. The proposed signage functions as wayfinding to a uniquely oriented building, and
3. The façade refresh represents a significant architectural improvement to the site.

The staff recommends that the Toledo City Plan Commission approve the request for the following sign waivers in a Regional Commercial Shopping Center Sign Control Overlay (CR-SO) District at 1425 S Byrne Road:

Chapter 1103 – Overlay Zoning Districts

Sec. 1103.0707 – Fascia and Wall Signs

D. Fascia or wall signs are permitted for individual business establishments when the building is located on an exterior lot of a shopping center. A maximum of two fascia signs shall be permitted for those buildings located on an exterior lot of a shopping center regardless of the number of sides of the building fronting on a public right-of-way.

Sec. 1103.0708 – Low-Profile Signs

A. One low-profile sign per building lot may be installed as an alternative and substitute to a fascia or wall sign for those business establishments located on an exterior lot of a shopping center.

STAFF RECOMMENDATION (Cont'd)

Approve a waiver to allow for two (2) fascia signs and one (1) low-profile sign for a business establishment located on an exterior lot of a shopping center.

The staff recommends that the Toledo City Plan Commission approve the request for sign waivers in a Regional Commercial Shopping Center Sign Control Overlay (CR-SO) District at 1425 S Byrne Road, subject to the following **four (4)** conditions.

Plan Commission

1. Plan Commission supports a variance to allow the proposed fascia signs.

2. Applicant shall obtain any necessary sign permits through the City of Toledo Division of Building Inspections.

3. Per TMC§1111.0814, if a sign permit is not issued within one (1) year of this approval date (03/12/2020) then the site plan approval shall become null and void.

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

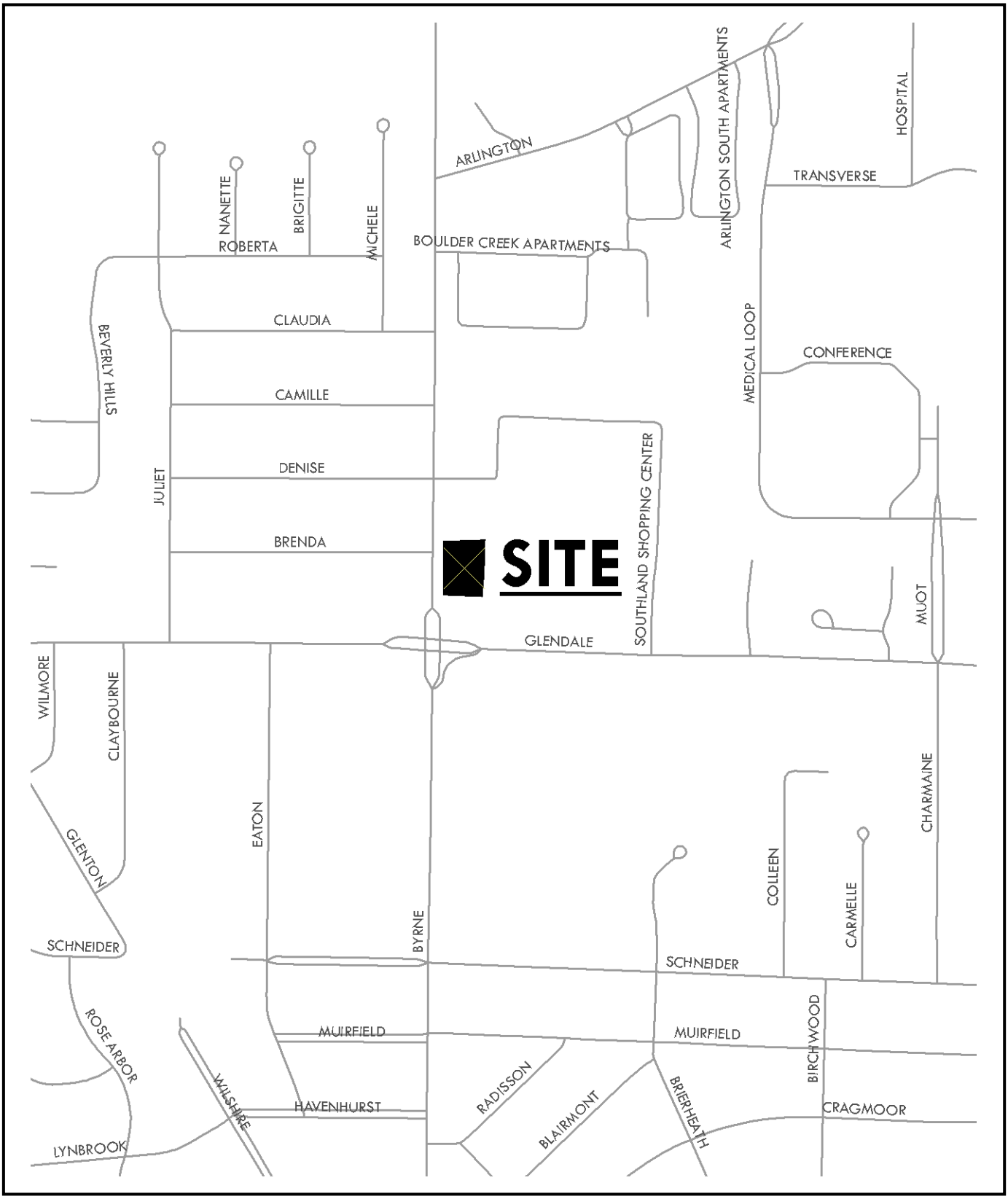
MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-9-20
DATE: May 14, 2020
TIME: 2:00 P.M.

ML
Three (3) sketches follow

GENERAL LOCATION

SPR-9-20
ID 54

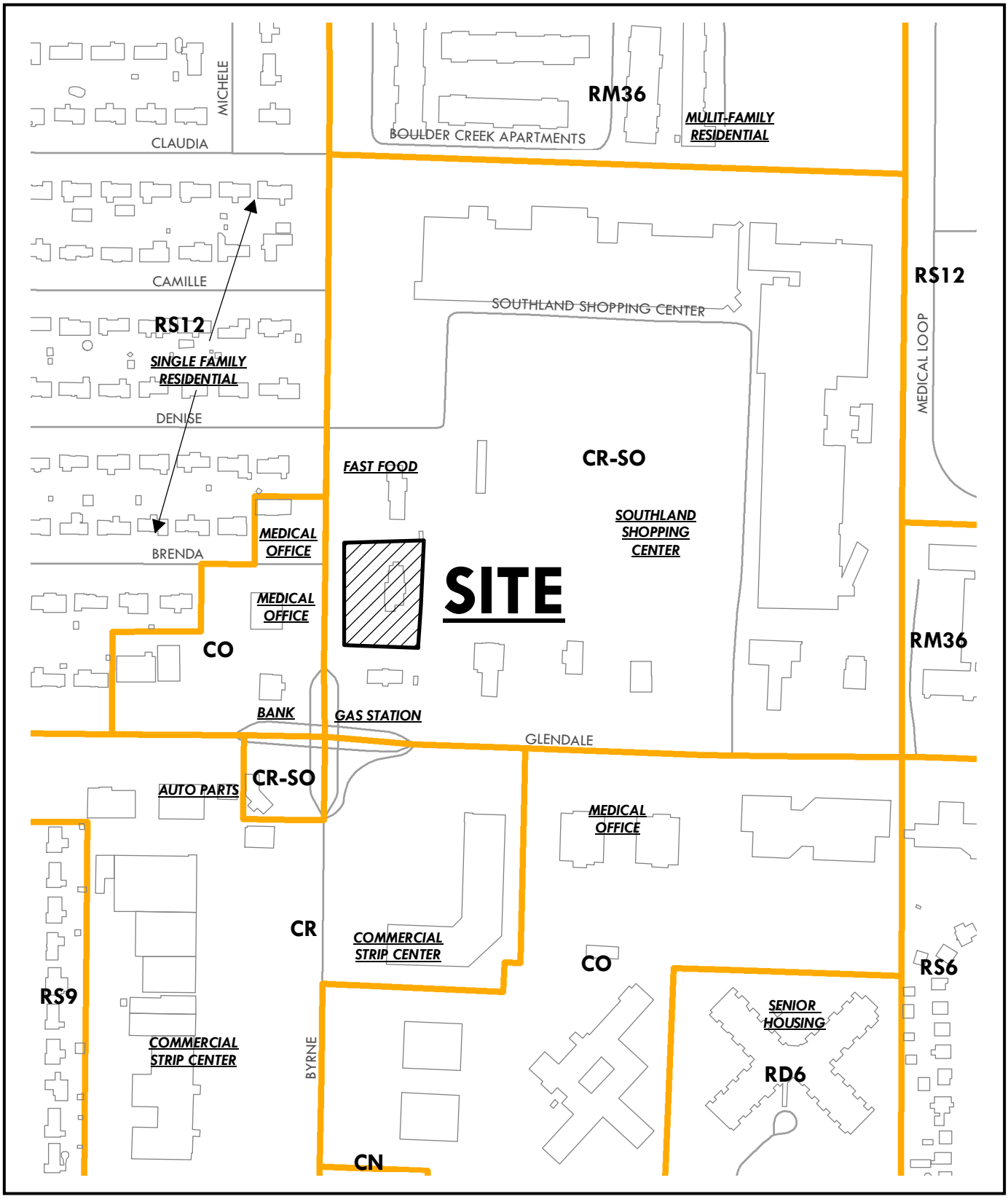
N



ZONING AND LAND USE

SPR-9-20
ID 54

N



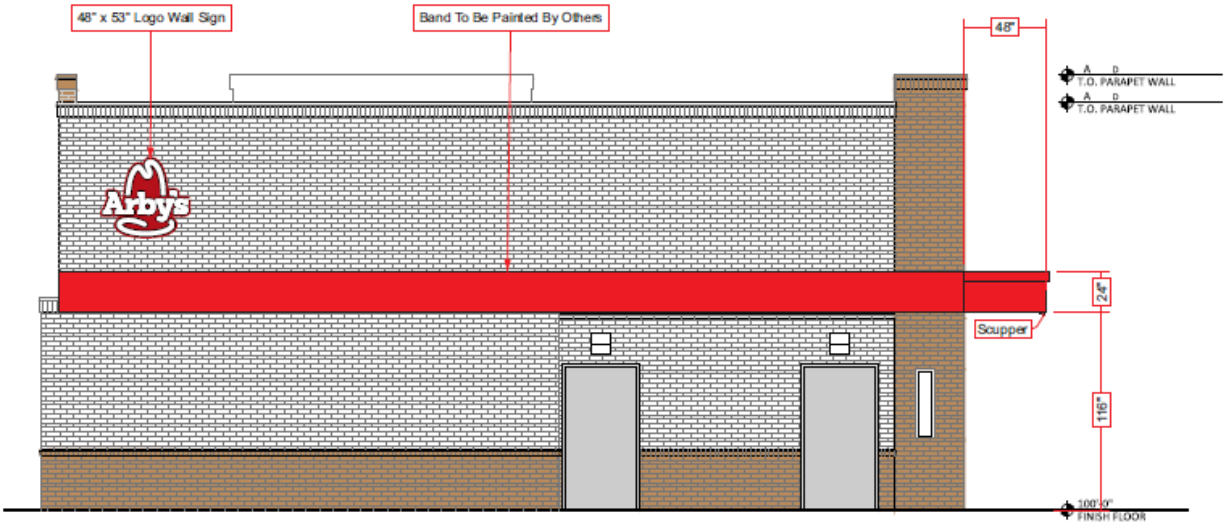
PROPOSED SIGNAGE

SPR-9-20
ID 54

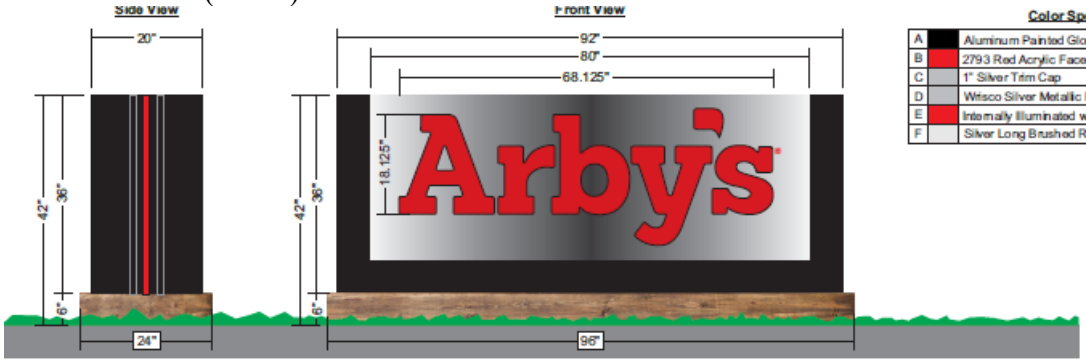
N



Front Elevation (North)



Rear Elevation (South)



Color Specifications

A		Aluminum Painted Gloss Black.
B		2793 Red Acrylic Faces
C		1" Silver Trim Cap
D		Wrisco Silver Metallic Returns
E		Internally Illuminated w/Red LED
F		Silver Long Brushed Reynobond ACM

Low Profile Sign Facing Byrne Road

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REF: V-148-20
DATE: May 14, 2020

GENERAL INFORMATION

Subject

Request	-	Vacation of Twining Street and Medcorp Drive, located at Stickney Avenue and Expressway Drive
Applicant	-	City of Toledo One Government Center Toledo, OH 43604

Site Description

Zoning	-	IG / General Industrial
Area	-	± 0.91 acres
Frontage	-	± 50'along Expressway Drive ± 50' along Stickney Avenue
Existing Use	-	Partially improved dedicated right-of-way
Proposed Use	-	Consolidated land

Area Description

North	-	General Industrial / IG
South	-	Regional Commercial / CR
East	-	General Industrial / IG
West	-	General Industrial / IG

Parcel History

Z-6005-00	-	Zone Change from R-2 to M-1. Approved by Ord. 904-00 on 09-26-2000

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Toledo Vacant Industrial Land Use Report (2005)

STAFF ANALYSIS

The applicant is requesting to vacate two intersecting rights-of-way north of Expressway Drive and west of Stickney Ave. The proposed vacation of the entire ± 510' of Twining Street and ±260' of Medcorp Drive would rid the City of Toledo of unused right-of-way and create a larger, more usable industrial parcel at the northwest corner of the Stickney Ave and Expressway Drive intersection. The city currently owns parcels on either side of Twining and MedCorp and is looking to vacate this unused right-of-way in order to assemble a larger site for economic development purposes.

On April 14, 2020, City Council approved a resolution (*Res. 128-20*) declaring the intent to vacate this portion of right-of-way. If approved, the vacated right-of-way will be given to the applicant, who owns all property surrounding this site.

The Toledo Vacant Industrial Land Use Report includes this site in the Stickney South Study Area. The report recommends retaining the industrial zoning classification for all vacant parcels in the Stickney South Study Area due to the potential of using the property to support expansion of the Daimler Chrysler Toledo North Assembly facility.

The Toledo 20/20 Comprehensive Plan targets the area around this site for light industrial and general industrial land uses. For the Fort Industry neighborhood, the 20/20 plan recommends designating several large parcels of land as future business or industrial parks, as well as aggressively utilizing and marketing brownfields. The proposed vacation is in line with these recommendations.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-148-20, the Vacation of Twining Street and Medcorp Drive, located at Stickney Avenue and Expressway Drive, for the following two reasons:

1. The proposed Vacation will not impede or restrict access to any property owners abutting the site; and

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

The staff further recommends that the Toledo City Plan Commission recommend approval of V-148-20, the Vacation of Twining Street and Medcorp Drive, located at Stickney Avenue and Expressway Drive, subject to the following **two (2)** conditions:

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

STAFF RECOMMENDATION (Cont'd)

Division of Engineering Services

No comments received at time of print.

Lucas County Solid Waste Management District

No comments received at time of print.

Toledo Edison

Approved

Columbia Gas

No comments received at time of print.

Buckeye Broadband

No comments received at time of print.

Republic Services

No comments received at time of print.

Fire Prevention

No objections.

Division of Streets Bridges and Harbors

Approved

Tax Map Department

Approved

AT&T

No comments received at time of print.

Toledo Area Regional Transit Authority

No objections.

STAFF RECOMMENDATION (Cont'd)

Division of Transportation

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

The Division of Transportation does not object to the approval of the vacation by the Plan Commission.

Plan Commission

2. A Site Plan Review shall be required for any future developments on the Vacation area in accordance with the provisions of the Toledo Municipal Code Part Eleven, Planning and Zoning, Sec. 1111.0800, *Site Plan Review*.

RIGHT OF WAY VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-148-20
DATE: May 14, 2020
TIME: 1:00 PM

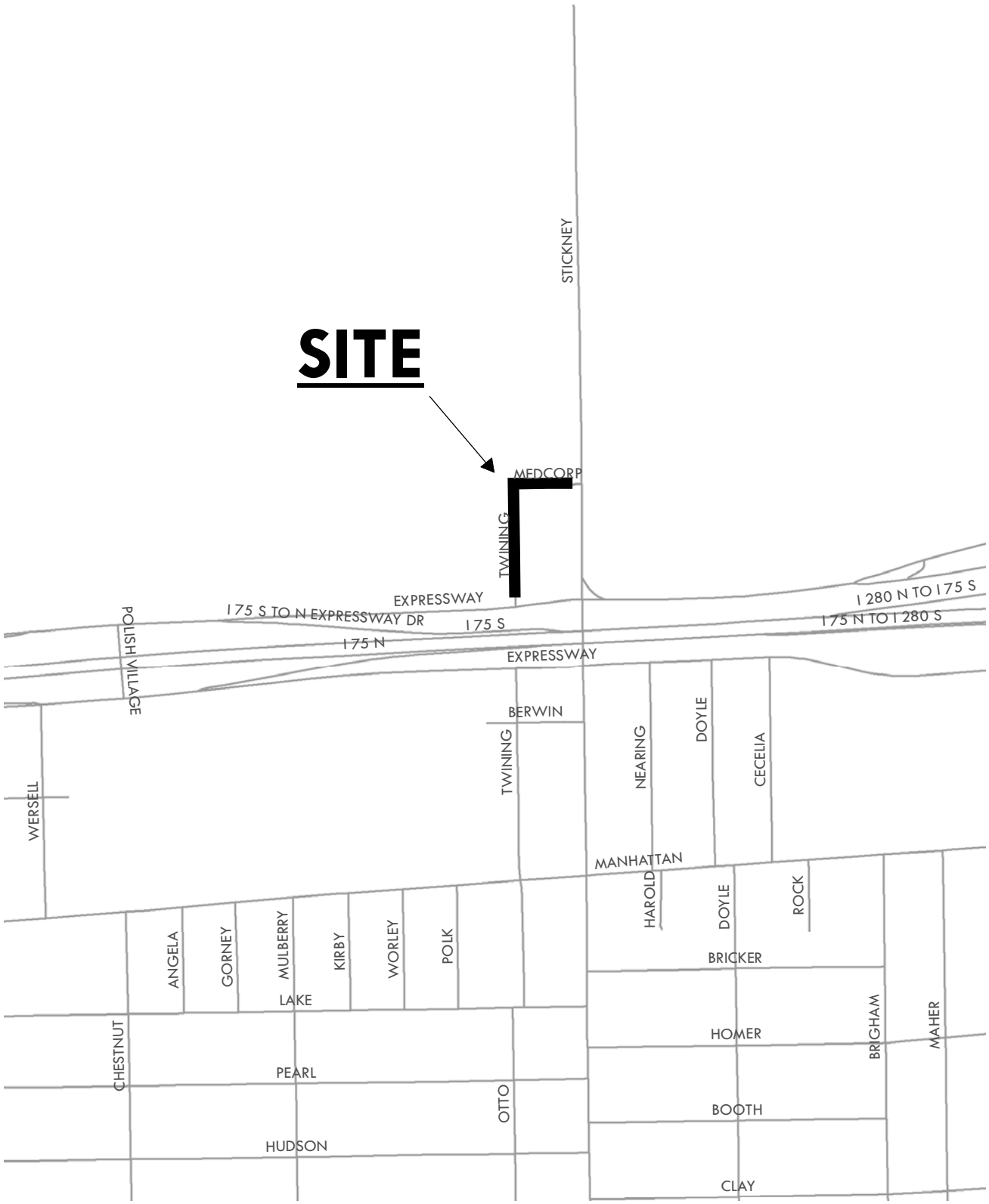
CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: June 17, 2020
TIME: 4:00 P.M.

ML
Two (2) sketches follow

GENERAL LOCATION

V-148-20
ID 7

N



ZONING AND LAND USE

V-148-20
ID 7

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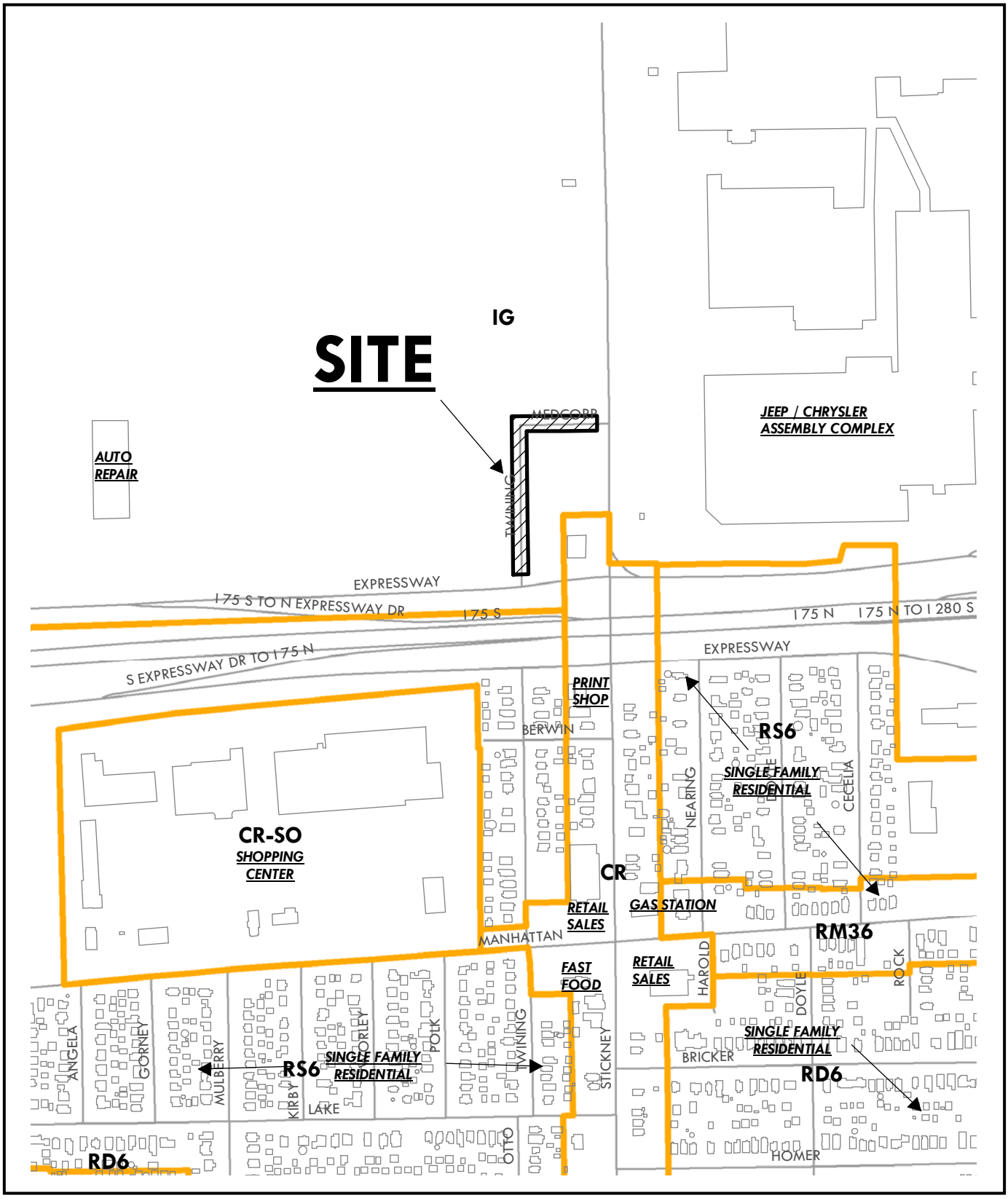

STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

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

12/18 mp

Toledo - Lucas County General Street Map

