

TOLEDO CITY PLAN COMMISSION

REPORT
April 9, 2026



A photo of the first park in Toledo, City Park (now named Rev. H. V. Savage Park), located at 650 Nebraska Avenue in Toledo, Ohio. The photo shows women, children and police officers gathered around a fountain. Circa 1898

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

Toledo-Lucas County Plan Commissions

One Government Center, Suite 1620, Toledo, OH 43604

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

MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

TOLEDO CITY PLAN COMMISSION

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(Chairman)

KRISTOPHER BALL
(Vice Chairman)

ERIC GROSSWILER

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LUCAS COUNTY PLANNING COMMISSION

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LISA COTTRELL, SECRETARY

RYNE SUNDVOLD, INTERIM ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2026**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION <i>(HEARINGS BEGIN AT 2PM)</i>			
December 1	December 29	January 2	January 15**
December 29	January 26	January 30	February 12
January 26	February 23	February 27	March 12
February 23	March 23	March 27	April 9
March 30	April 27	May 1	May 14
April 27	May 26**	May 29	June 11
May 26*	June 22	June 26	July 9
June 29	July 27	July 31	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 <i>(HEARINGS BEGIN AT 9AM)</i>			
December 8	January 12	January 16	January 28
January 12	February 9	February 13	February 25
February 9	March 9	March 13	March 25
March 9	April 6	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 13**	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

Conversion Table

Toledo Zoning Code Update - Zoning District Designations

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

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

TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

April 9, 2026

2:00 P.M.

PUBLIC HEARING WILL BE HELD AT ONE GOVERNMENT CENTER

AT JACKSON BOULEVARD AND ERIE STREET

IN COUNCIL CHAMBERS

ON THE FOLLOWING CASES

AGENDA

ROLL CALL – Toledo City Plan Commission

PROOF OF NOTICE

MINUTES

FINAL PLATS

NO.

1. Z26-0005: Zone Change from RM36 Multi-Dwelling Residential to CO Office Commercial at 2108 Collingwood Boulevard (bh)
2. Z25-0028: Zone Change from CR Regional Commercial to RD6 Duplex Residential at 4927 Summit Street (dr)
3. SUP26-0002: Special Use Permit for Major Public Utility at 1910 Northover Road– Silver Creek Water Tower (dr)
4. SUP26-0014: Special Use Permit for Community Recreation, Active at 617 City Park Avenue (dr)
5. SUP26-0003: Special Use Permit for a New Standalone Solar Field at 627 Lotus Avenue (lk)
6. MRO-1-26: Maumee Riverfront Overlay Review for a New Standalone Solar Field at 627 Lotus Avenue (lk)
7. SUP26-0009: Special Use Permit for a Type A Day Care Center at 6118 Secor Road (lk)
8. Z25-0038: Zone Change from RM12 Multi-Dwelling Residential to CN Neighborhood Commercial at 1322 Bernath Parkway (as)

9. SUP25-0049: Special Use Permit for a New Gas Station & Fuel Sales Station at 1322 Bernath Parkway (as)
10. PUD26-0005: Planned Unit Development for Amendment to Community Unit Plan (CUP) for Tiburon Lot 1 at 1322 Bernath Parkway (as)
11. SUP26-0010: Special Use Permit for a New Charter School at 3300 Glendale Avenue (as)
12. SUP26-0006: Special Use Permit for Scrap & Salvage Facility at 5400 N. Detroit Avenue (as)
13. SUP26-0011: Special Use Permit for Scarp & Salvage Facility at 4103 Lagrange Street (as)
14. M-11-25: Study to Amend the Landscape Material Standards, outlined in TMC§1108.0400, to Require the Use of Native Plants (dr)

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

ADJOURNMENT

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|--|
| Request | - | Zone Change from RM36 Multi Dwelling Residential to CO Office Commercial |
| Location | - | 2108 Collingwood Blvd |
| Applicant | - | Collingwood Presbyterian Church
Christine Palmer
2108 Collingwood Blvd
Toledo, OH 43620 |

Site Description

- | | | |
|-----------------|---|--|
| Current Zoning | - | RM36 (Multi Dwelling Residential) |
| Proposed Zoning | - | CO (Office Commercial) |
| Area | - | ±.787 Acres |
| Frontage | - | 263' on Collingwood
130' on Prescott
130' on Floyd |
| Existing Use | - | Religious Assembly |
| Proposed Use | - | Religious Assembly |

Area Description

- | | | |
|-------|---|---|
| North | - | RM36/ Parking and Religious Assembly |
| South | - | CO / Commercial & Parking |
| East | - | RD6 / Apartment and Vacant Property |
| West | - | RM36 / Apartment & Multi Dwelling Residential |

Parcel History

- | | | |
|------------|---|--|
| OWE-168-25 | - | Install New Door into Existing Opening (Comm Approval 1/12/25) |
| OWE-23-12 | - | Replace Front Windows (Comm Approval 7/9/12) |
| OWE-5-07 | - | Replace Front Steps (Admin Approval 3/21/07) |
| OWE-63-03 | - | Window, Roof Repair and Tuckpointing (Admin Approval 8/11/03) |
| OWE-8-94 | - | New Door Entrance (Comm Approval 3/14/94) |

GENERAL INFORMATION (cont'd)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- Old West End Design Guidelines 2025

STAFF ANALYSIS

The applicant is requesting a Zone Change RM36 Multi Dwelling Residential to CO Office Commercial for 2108 Collingwood Blvd. The ±787-acre site is the home to Collingwood Presbyterian Church. The Historic Church was constructed 1879 and according to Auditor data the building is approximately 87,000 square feet in size. Large historic buildings that serve as public gathering places, including churches began to offer additional services to assist with maintaining such large structures. In this case, renovations are currently underway on the lower level of the building to offer event spaces (community recreation) that will serve as an accessory use to the religious assembly. The church is proposing a new ground mounted sign to assist with church and event related site identification and advertisements. Ground mounted signs are not permitted in residential zoned districts. Therefore, the church has proposed Office Commercial Zoning. Specifics concerning the sign have not been submitted at this time and will require Historic District Commission approval

To the north is a large parking lot that supports a church. South is a commercial building that recently had a site plan review for a daycare along with a large parking lot owned by Collingwood Presbyterian Church. To the east is a mix of multi-dwelling residential buildings, vacant commercial land and single-family dwellings. To the west is a larger apartment building across Collingwood Blvd and a large historic structure that serves as a multi-dwelling structure.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Mixed-Use land uses. The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Mixed-use residential and commercial should be encouraged. Neighborhood Mixed-Use land use designation may be located adjacent to residential uses and serve as the mixed-use core of neighborhoods. The proposed zone change is compatible with the Forward Toledo Plan as it permits a mix of residential and commercial uses while preserving the existing structure consistent with the Plan's goals of Building Preservation and Addressing Housing Affordability.

Staff recommends approval of the Zone Change from RM36 Multi Dwelling Residential to CO Office Commercial for 2108 Collingwood Blvd because it is consistent with the Forward Toledo Comprehensive Land Use Plan and it is compatible with existing land uses within the general vicinity of the subject property.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z26-0005, a Zone Change from RM36 Multi Dwelling Residential to CO Office Commercial for 2108 Collingwood Blvd, to Toledo City Council for the following **two (2) reasons**:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**); and
2. The proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**).

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z26-0005
DATE: April 9, 2026
TIME: 2:00 P.M.

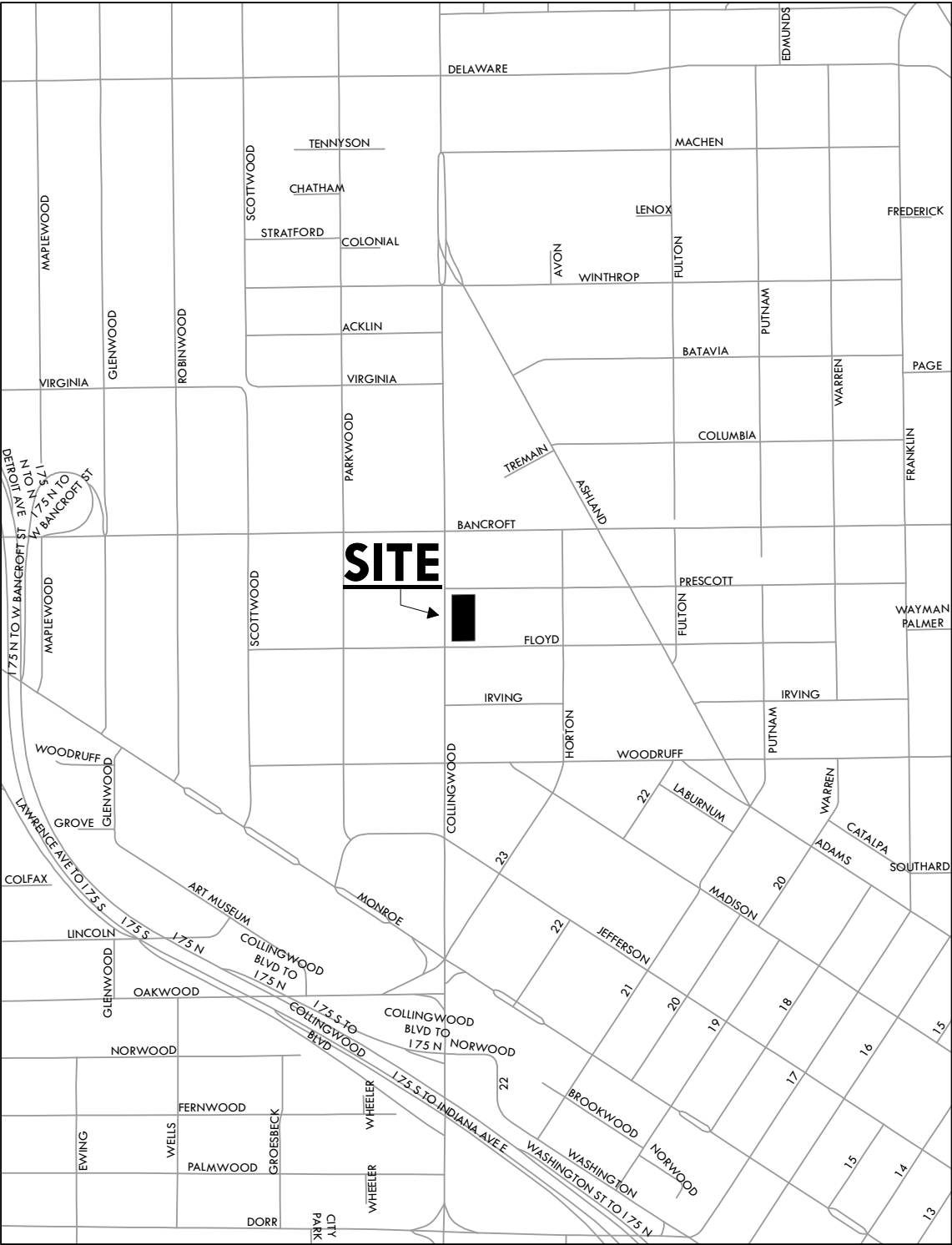
TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

BH

Two (2) sketches follow

GENERAL LOCATION

Z26-0005
ID 14



ZONING & LAND USE

Z26-0005
ID 14



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GENERAL INFORMATION

Subject

Request	-	Zone change from CR (Regional Commercial) to RD6 (Duplex Residential)
Location	-	4927 N. Summit Street
Applicant	-	Cadillac Realty LLC 527 Collins Street Toledo, OH 43610

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± .1447 Acres
Frontage	-	± 50' along N. Summit Street ± 125' along 117 th Street
Existing Use	-	Single-Dwelling Residential
Proposed Use	-	Single-Dwelling Residential

Area Description

North	-	Multitenant commercial / CR
South	-	Single-family house, retail / CR
East	-	Contractor's offices, single family homes / CR, RS6
West	-	Single-family homes / RS6

Parcel History

No history on file.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Zone change from CR-Regional Commercial to RD6- Duplex Residential at 4927 N. Summit Street. The subject site is occupied by an existing single-family home. The site is surrounded by a commercial multi-tenant complex to the north; contractor services across North Summit Street to east; a billboard, undeveloped land, and a single-family home to the south; and, single-family homes to the west.

STAFF ANALYSIS (cont'd)

The existing structure is a single-family home that was built in 1905. Although there is no case history on file, the Point Place neighborhood was annexed into the City of Toledo in 1937. The interim zoning identified Summit Street as a commercial corridor, and Commercial Zoning was established for properties abutting Summit Street. There are several legal nonconforming structures along this corridor, including the single-family home to the south also Zoned CR-Regional Commercial. Staff are supportive of the RD6-Duplex Residential Zoning District as it will make the existing structure and proposed use compliant with the underlying Zoning.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. This area is a core component of the Point Place neighborhood, and the corridor should provide neighborhood-scale density for commercial uses along with a variety of housing options. The proposed Zone Change is consistent as it is incorporating housing along the Summit Street corridor.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0028, a request for Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) at 4927 N. Summit Street to Toledo City Council for the following **two (2) reasons**:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A)); and
2. The proposed rezoning is compatible with the existing zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z25-0028
DATE: April 9, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

DR
Two (2) sketches follow

GENERAL LOCATION

Z26-0028
ID 65



ZONING & LAND USE

Z26-0028
ID 65



GENERAL INFORMATION

Subject

Request	-	Special Use Permit of Major Public Utility - Water towers
Location	-	1910 Northover Road
Applicant	-	City of Toledo Dept. of Public Utilities 420 Madison Avenue, 4 th Floor Toledo, OH 43604
Owner	-	City of Toledo One Government Center Toledo, OH 43604

Site Description

Zoning	-	POS / Parks & Open Space
Area	-	± 2.0 acres
Frontage	-	± 310' along Northover Road
Existing Use	-	Open space
Proposed Use	-	Water towers

Area Description

North	-	Single family homes / RS6
South	-	Single family homes / RS6
East	-	Single family homes / RS6
West	-	School, single family homes / RS6

Parcel History

Z-238-84	-	Zone Change from Varied Zoning District to P-Park District for twelve (12) city-owned parks in West Toledo. Plan Commission recommended approval 1/24/1985. City Council recommended approval 2/6/1985. Ordinance 103-85 passed 2/12/1985.
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Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The City of Toledo Department of Public Utilities is requesting a Special Use Permit for two (2) elevated tanks, or water towers, at 1910 Northover Road. Water towers are considered a Major Public Utility per the Toledo Municipal Code's land use regulations. A Special Use Permit is required for the Major Public Utilities when located in the POS-Parks & Open Space Zoning District. The site is surrounded by single family residences to the north, south, and east, and a school to the west.

The City of Toledo Department of Public Utilities is proposing to construct two (2) elevated tanks to increase finished water storage capacity within the City's potable water distribution system. The tanks are part of a larger General Plan completed in 2020, and were mandated by the Ohio Environmental Protection Agency to mitigate system pressure loss and improve operational flexibility. The towers will be approximately 135' tall and the tanks will be approximately ninety feet (90') wide. Each tank will provide two million gallons of additional storage for the Toledo region. Construction is expected to be completed for the North tank by July 2027 and the South tank by September 2028.

In addition to the water towers, a boardwalk for the neighboring Silver Creek Elementary School will be constructed immediately to the west, between the water towers and the school. This land use is classified as Passive Recreation, and is permitted by right in the POS-Parks and Open Space District. Construction permits shall be applied for as a condition of approval.

Parking

The water towers will be accessed off of Northover Road via an asphalt drive. The drive is twenty-feet (20') in width and leads to a locked gate. Pursuant to TMC§1107.0600 - Off-Street Parking Schedule "D", Major Public Utilities have a wide variety of parking demand characteristics, making it difficult to specify a single off-street parking standard. The Director may determine the parking requirement specified for the listed use that is deemed most similar to the proposed use. No parking is proposed, which is acceptable as vehicles will only be present during tower maintenance.

Landscaping

The site is undeveloped land with overgrowth vegetation. Although Major Utilities are a Public Land Use, the industrial nature of the property necessitates screening as single-family homes and an elementary school directly abut the site. A Type A Landscape buffer shall be provided with fencing compliant in Residential Zoning Districts. A revised landscape plan submitted March 24, 2026 depicts various native plants including purple coneflower, milkweed, and cardinal flowers to both beautify the site and to mitigate stormwater runoff. Additionally, the existing mature trees to the east will not be disturbed, and neither will the trees and oak saplings along Northover just west of the proposed driveway.

STAFF ANALYSIS (cont'd)

Building Materials

The structure is built per Environmental Protection Agency standards. The City will partner with the Arts Commission on a final design for the two (2) water towers.

Neighborhood Meeting

The case was deferred from the March Plan Commission hearing in order for the applicant to hold another neighborhood meeting. The Department of Public Utilities held a neighborhood meeting in summer of 2025; however, another meeting was recommended by the Plan Commission to give newer residents an understanding of the project and to provide residents a project update. A neighborhood meeting is scheduled for March 30, 2026.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP26-0002, a Special Use Permit for a major public utility – water towers at 1910 Northover Road, to Toledo City Council for the following **one (1)** reason:

1. The City and other service providers will be able to provide sufficient public safety, transportation, and utility facilities and services to the subject property while maintaining sufficient levels of service for existing development (TMC§1111.0706(E))

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP26-0002, a Special Use Permit for a major public utility – water towers at 1910 Northover Road, to Toledo City Council subject to the following **thirty (30)** conditions:

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

Division of Engineering Services

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

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Steve Kessinger. He can be reached at (419) 245-1347 or Steve.Kessinger@toledo.oh.gov . The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

Fire Prevention

4. A Knox Box key box is required for afterhours access for life saving and firefighting purposes (OFC 506.1).
5. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements (OBC 501.2 & OFC 505.1).
6. Security gates/fences shall have an approved means of emergency operations (OFC506.1).

Water Distribution

7. Taps 2" and smaller do not require plan submittal and approval by Water Department; standard water fees apply.
8. Taps larger than 2" must submit detailed site utility plan for review, approval and fee assessment by Water Engineer. Plans must show all utilities within the right-of-way, water feature sizes and distances; include call outs for any new taps by the City of Toledo or tees by the contractor (example tap callout: "8"x4" tapping sleeve and valve by the City of Toledo at owner's expense. Excavation, shoring, valve box, backfill and restoration by Contractor").
9. All supply lines to fire sprinkler systems must be at least 6" and must have a PIV (Post Indicator Valve) properly protected against mechanical damage.
10. Maintain 18" vertical clearance and 10' horizontal between proposed water main and sanitary/storm sewers; maintain 12" vertical and 4' horizontal clearance with all other utilities.
11. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense (water kill permit).
12. All Commercial, Irrigation, and Domestic services (in which there is a lawn irrigation system downstream of the Domestic Meter), must have a containment-type backflow device (RPZ) installed at the meter. A backflow assembly diagram has to be submitted and approved by Backflow Coordinator.

STAFF RECOMMENDATION (cont'd)

Water Distribution (cont'd)

13. Water service is subject to the Rules and Regulations of the Department of Public Utilities.
14. See current Construction Standards for allowed materials.
15. Current Water General Notes must be included on the plans.

Environmental Services

16. 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 (this comment is specific for sites above 2,500 square ft).
17. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
18. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
19. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
20. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

STAFF RECOMMENDATION (cont'd)

Traffic Management

21. Any and all sidewalk in the right-of-way being removed must be replaced to match adjacent sidewalk areas to comply with City of Toledo Complete Streets Ordinance ORD. 391-23 and TMC 1107.1300.

Plan Commissions

22. A boardwalk is proposed on the abutting property to the west. Building permits shall be applied for prior to construction.
23. Per TMC§1107.0600 – Off-Street Parking Schedule “D”, the Planning Director must apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use. **Acceptable as submitted.**
24. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations and approval of the Department of Public Utilities. **Acceptable as depicted.**
25. The use of barbed wire, razor wire, concertina wire or the like shall not be permitted in any zoning district except the Industrial districts and then only in the side and rear yards which not within 50 feet of a Residential district, not in the front yard setback and not anywhere along a street right-of-way. **Not acceptable as depicted. Six-foot (6’), epoxy coated chain link, black, with barb wire is not permitted within Residential Zoning Districts. Revised site plan showing fencing appropriate in Residential Zoning Districts is required.**
26. A detailed site, lighting, fencing and a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A Type A Landscape buffer is required where Industrial Zoning Districts abut Residential Zoning Districts. A Type A Landscape buffer is required around the perimeter of the site to screen the base of the towers and equipment from abutting residential uses. **Acceptable as depicted.**
 - b. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.

STAFF RECOMMENDATION (cont'd)

Plan Commissions (cont'd)

- c. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards.
 - d. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval.
 - e. The location, height and materials for any fencing to be installed and maintained. **Not acceptable as depicted. Fencing which is permitted in Residential Zoning is required.**
 - f. The location and direction of any proposed lighting shall be identified (lights are to be directed away from adjacent residential properties). **Acceptable as depicted.**
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. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
29. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
30. 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: SUP26-0002
DATE: April 9, 2026
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

DR
Six (6) sketches follow

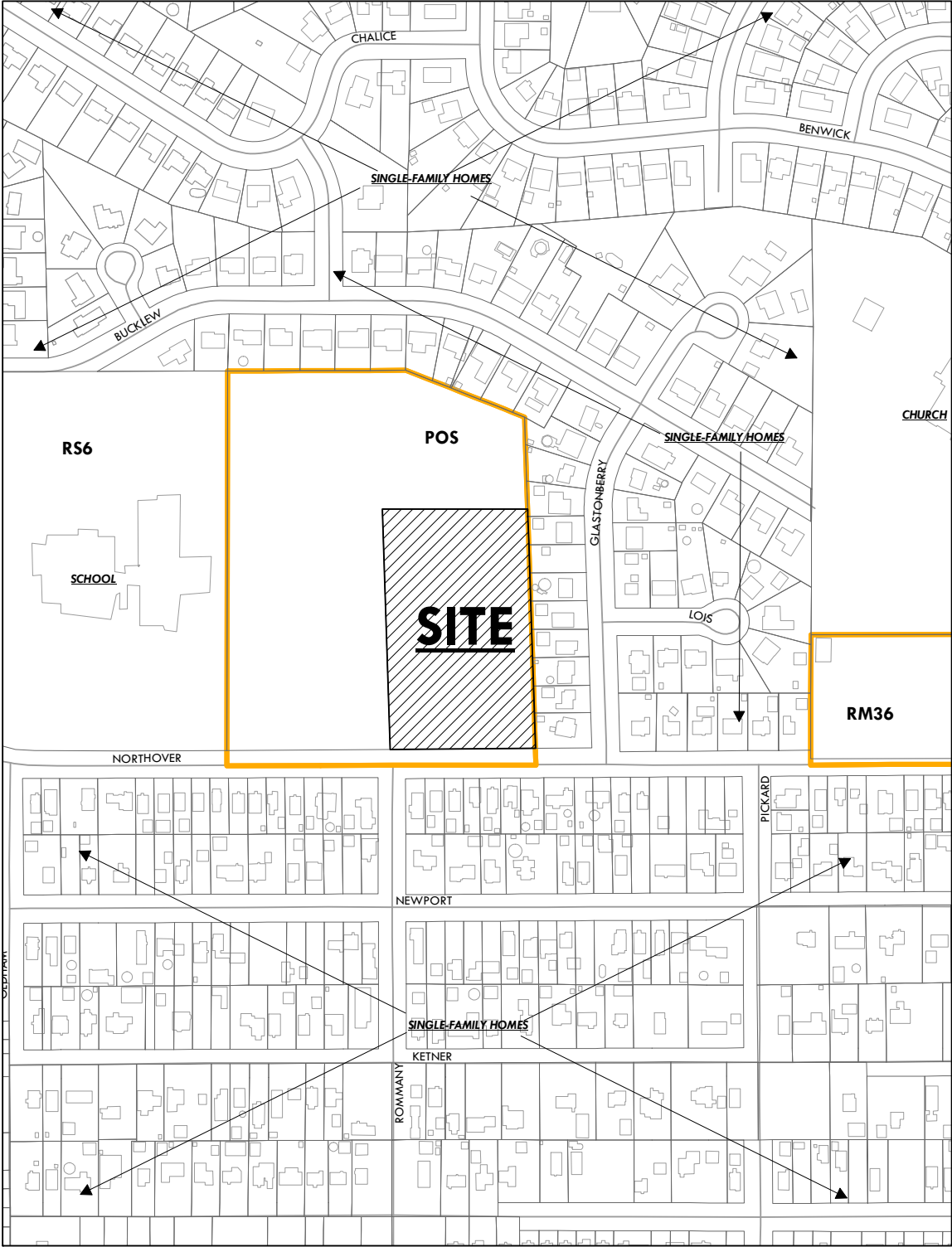
GENERAL LOCATION

SUP26-0002
ID 56



ZONING & LAND USE

SUP26-0002
ID 56



SITE PLAN

SUP26-0002
ID 56



- NOTE**
- 1. THE PROJECT SITE IS WITHIN THE RANGE OF ONE FEDERALLY LISTED BAY SPECIES (WIGWAG BATS). TREE CUTTING IS ONLY ALLOWED WITHIN THE TIMEFRAME OF OCTOBER 1 THROUGH MARCH 31.
 - 2. 8" EPOXY-COATED CHAINLINK, BLACK, WITH BARB WIRE.

- LEGEND**
- MANHOLE
 - CURB INLET W/GRATE
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT (8" OF 0001)
 - NON-REINFORCED CONCRETE PAVEMENT ON 4" 0001 304 AGGREGATE BASE
 - ROCK CHANNEL PROTECTION
 - WETLAND

- DRIVEWAY DETAILS**
- ITEM 441 - ASPHALT CONCRETE, SURFACE COURSE, TYPE 1 (441), 100A-22 FOR DRIVEWAYS, 1.5" THICK
 - ITEM 445 - ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, 100A-22 FOR DRIVEWAYS, 2.5" THICK
 - ITEM 497 - TACK COAT (2.055 GAL/SY)
 - ITEM 304 - AGGREGATE BASE, 8" THICK
 - ITEM 210 - EXCAVATION

LEGAL ENTITY:
ARCADIS U.S., INC.

CONSULTANTS

TETRA TECH

SEALS

CITY OF TOLEDO, OHIO

DISTRIBUTION SYSTEM
IMPROVEMENTS
ELEVATED STORAGE
TANKS AND PUMPING
STATIONS - PHASE 1

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DATE	PROJECT NO.	DESIGNED BY	DRAWN BY	CHECKED BY
AUGUST 2024	1002890	W. J. JOHNSON	W. J. JOHNSON	A. LANGENDERFER

SHEET TITLE: CIVIL
NORTHOVER ELEVATED TANKS

SITE PLAN

SCALE: AS SHOWN

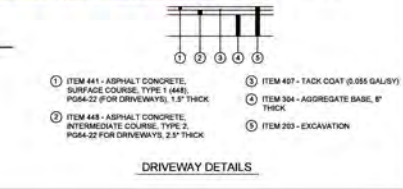
DRAWINGS NO: C03-03

SHEET NO: OF

3-10

LANDSCAPE PLAN

SUP26-0002
ID 56



LEGAL ENTITY:
ARCADIS U.S., INC.

CONSULTANTS

TETRA TECH

SEALS

CITY OF TOLEDO, OHIO
TOL
City of Toledo

DISTRIBUTION SYSTEM
IMPROVEMENTS
ELEVATED STORAGE
TANKS AND PUMPING
STATIONS - PHASE 1

REVISIONS			
NO.	DATE	DESCRIPTION	BY

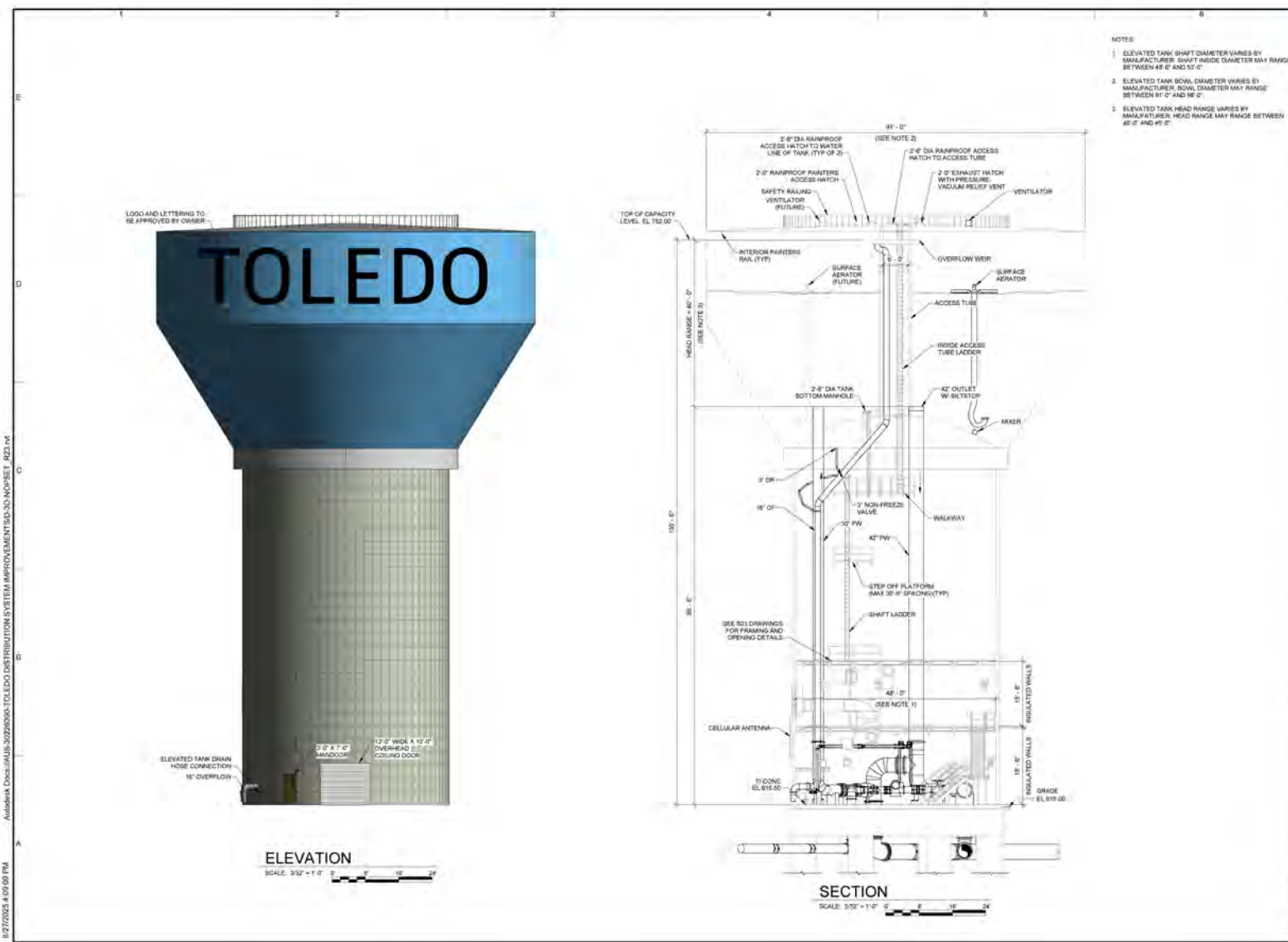
DATE: AUGUST 2025
PROJECT NO.: 352595
DESIGNED BY: M. BLONK
DRAWN BY: W. JOHNSON
CHECKED BY: A. LANGENDERFER
SHEET TITLE: CIVIL
NORTHOVER ELEVATED TANKS
SITE PLAN

SCALE: AS SHOWN
DRAWING NO.: C03-03
SHEET NO.: 1 OF 1

3-11

NORTH TANK ELEVATION

SUP26-0002
ID 56



LEGAL ENTITY:
ARCADIS U.S., INC.

CONSULTANTS:

City of Toledo, Ohio

TOL

City of Toledo

DISTRIBUTION SYSTEMS
IMPROVEMENTS
ELEVATED STORAGE
TANKS AND PUMPING
STATION - PHASE I

REVISIONS			
NO.	DESCRIPTION	DATE	BY

COPYRIGHT: ARCADIS U.S., INC.
2024

DATE: AUGUST 2025

PROJECT NO.: 20250300

DESIGNED BY: L. SPENCER

DRAWN BY: C. WEDERH

CHECKED BY: S. HITS

SHEET TITLE

MECHANICAL
NORTH TANK
ELEVATION AND
SECTION

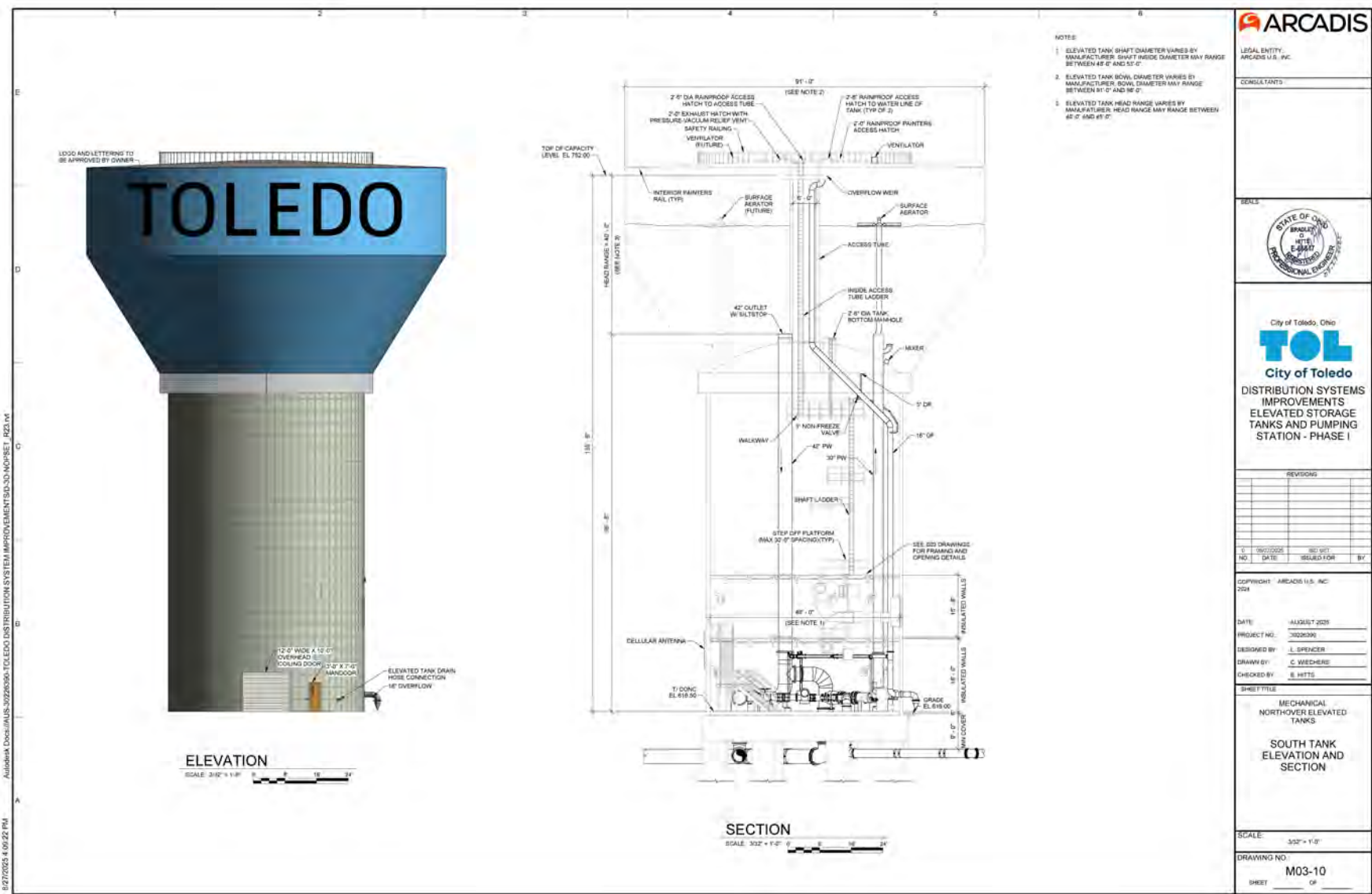
SCALE: 3/32" = 1'-0"

DRAWING NO. M03-05

SHEET 1 OF 1

SOUTH TANK ELEVATION

SUP26-0002
ID 56



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GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Special Use Permit for Community Recreation (Active) |
| Location | - | 617 City Park Avenue |
| Owner | - | City of Toledo
One Government Center
Suite 2250
Toledo, OH 43604 |
| Architect | - | Thomas Porter Architects
8 N St. Clair Street
Toledo, OH 43604 |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | POS (Parks & Open Space) |
| Area | - | ±7.96 acres |
| Frontage | - | ±620' along Vance Street
±513' along City Park Avenue
±640' along Nebraska Avenue
±520' along Elizabeth Street |
| Existing Use | - | Rev. H. V. Savage Park |
| Proposed Use | - | Rev. H. V. Savage Park |

Area Description

- | | | |
|-------|---|---|
| North | - | RM36 & CR / Single family homes and religious assembly |
| South | - | RM36 & CR / Single family homes, multifamily homes, and convenience store |
| East | - | CR, CO & RM36 / Single family homes, funeral services, religious assembly |
| West | - | RM36 / Single family homes, religious assembly |

Parcel History

- | | | |
|---------|---|---|
| M-16-83 | - | Proposed Plans for Riverside Park, Navarre Park, City Park, and Danny Thomas Park. Plan Commission approved 12/01/1983. |
|---------|---|---|

GENERAL INFORMATION (cont'd)

Parcel History

Z-111-94 - Request for Zone Changes to “P” Parks District at Rev. H. V. Savage Park, Gunckel Park, Superior Park, Friendship Park, Sleepy Hollow Park, Cass-Ryan-Eastgate Park, and Toledo Botanical Garden.

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant, the City of Toledo, is requesting a Special Use Permit for community recreation (active) at 617 City Park Avenue. This is the location of Rev. H. V. Savage Park, and the City wishes to upgrade the facility with improved amenities and landscaping. To the north of the site are single family homes and a church; to the south are single-family homes, apartments, and a convenience store; to the east is a funeral home, churches, and single-family homes; and, to the west are single family homes and a church.

The City Department of Parks and Youth Services is looking to revitalize Rev. H. V. Savage Park, including demolition of the existing above-ground pool and restrooms, construction of a 1,100-square-foot one-story restroom addition to the existing community building, and replacement of the existing splash pad and parking lot (no expansion). The project also includes installation of bioswales, landscaping, sidewalks, and interpretive signage. The site will maintain existing traffic circulation patterns, and all proposed improvements are intended to comply with applicable Toledo Municipal Code requirements.

Intensity and Dimensional Standards

TMC§1106.0800 *Parks and Open Space District intensity and dimensional standards* requires any playground, sport court, or other active recreation area to be at least fifty feet (50') from any RS or RD district and at least twenty-five feet (25') from any other residential or commercial district. The proposed changes are all setback the appropriate amount from the surrounding RM36-Multifamily Residential and various Commercial Zoning Districts.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

Pursuant to TMC§1107.0600 – Off-Street Parking Schedule “D”, Community Recreation facilities have a wide variety of parking demand characteristics making it difficult to specify a single off-street parking standard. Therefore, Schedule “D” parking allows the maximum off-street parking requirements to be established via a parking study provided by the applicant. The site is existing and the project includes repaving an existing parking lot. The Division of Traffic Management is requesting the parking lot space dimensions be brought up to code, and a condition of approval is to stripe the parking lot with nine foot (9') wide parking spaces.

Accessible off-street parking is required per TMC§1107.1700 at a rate of one (1) car accessible parking space, with at least a five-foot (5') wide aisle abutting the designated space, and one (1) van accessible parking space, with at least an eight-foot (8') wide aisle abutting the designated parking space, are required when there are twenty-six (26) to fifty (50) total parking spaces. The proposed site plan meets this requirement as two (2) van accessible parking spaces are provided.

Bicycle parking is required pursuant to Off-Street Parking Schedule “A” (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. At least three (3) bicycle parking spaces shall be provided as a condition of approval.

Landscaping and Screening

There are a number of mature, existing trees onsite at the park, and per TMC§1108.0407 There are eleven (11) existing trees in the area where construction will take place. These trees may be counted towards landscaping requirements, and are credited per TMC§1108.0407.

A frontage greenbelt is required for all developments along public rights-of way. At least one tree must be provided for every 30 feet of lot frontage or fraction thereof. Trees are not required to be evenly spaced and may be clustered. The site is surrounded on all sides by right-of-way, and total frontage is ±2,293 feet, requiring seventy-six (76) trees. There are at least eight (8) trees over thirty-six inches (36') in caliper bordering the property, and are credited as eighty (80) trees, meeting the frontage greenbelt requirement.

A perimeter landscape buffer shall be provided abutting the parking area and to visually screen all off-street loading facilities from view of Residential districts and public rights-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 (when installed so as to achieve full screening at maturity). The landscape plan depicts three (3) hackberry trees, which are native to the Toledo area and are acceptable as depicted. A shrub row is required as a condition of approval, and native evergreens are recommended.

STAFF ANALYSIS (cont'd)

Elevations

Elevation drawings were submitted for an addition to the existing building at the park. The 1,100 square foot addition will house restrooms and a room for mechanical equipment. Building materials proposed include metal siding designed to look like wood, split face CMU, and split face masonry along the base of the western elevation. Per TMC§1109.0500, building material standards apply to all facades that are visible from the right-of-way. Revised elevations showing the percentage breakdown of each building material. Additionally, proposed elevations do not meet the material standards. Architectural metal shall be smooth flat or flat embossed. Striations, planking, ribbing, or variations in height or depth are discouraged. The material is intended to look like wood planking, which is subject to Planning Director approval. Applicant shall provide material specifications to ensure the material meets the intent of the code.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Park Land Use. The Park Land designation provides space for parks, gathering spaces, recreation areas, open spaces, and nature conservation areas for public use. Land uses within this designation provide public benefit and enjoyment without payment, membership, or other form of exclusivity. This use designation is separate from other public spaces in acknowledgment of the vital role parks play in quality of life for Toledo's residents. Preservation of existing parks is a key priority of this land use designation. The proposal meets the intent of this land use designation.

STAFF RECOMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP26-0014, a Special Use Permit for Community Recreation (active) at 617 City Park Avenue, to the Toledo City Council, for the following two (2) reasons:

1. The proposed use meets the stated purpose of the Zoning Code **(TMC§1111.0706(A))**; and,
2. The proposed use complies with all applicable provisions of this Zoning Code **(TMC§1111.0706(C))**

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP26-0014, a Special Use Permit for Community Recreation (active) at 617 City Park Avenue, to the Toledo City Council, subject to the following **twenty-five (25)** conditions:

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

STAFF RECOMENDATION (cont'd)

Engineering Services

1. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All **proposed** 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.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Steve Kessinger. He can be reached at (419) 245-1347 or Steve.Kessinger@toledo.oh.gov. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. Stormwater planning is sufficient for the site plan, but stormwater engineering and pollution prevention planning will require some revision and final approval for construction.
5. The bioretention stormwater practice will require some ongoing maintenance. In lieu of a legal agreement to operate and maintain (O&M) the stormwater areas, an O&M plan shall be provided by the site designer and reviewed and revised to the satisfaction of the Parks Dept. for adding to their list of O&M activities throughout the park system.
6. Provide solid lids on any sanitary sewer manholes in the area.

Water Distribution

No comments or concerns.

Division of Sewer & Drainage Services

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

STAFF RECOMENDATION (cont'd)

Division of Environmental Services

9. 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.
10. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
11. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
12. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
13. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
14. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Bureau of Fire Prevention

No comments or concerns.

Division of Transportation

15. Bicycle parking is required per TMC 1107.0900.
16. All parking spaces are required to be a minimum of 9'x18' per TMC1107.1911 (8' wide parking is not permitted).

Plan Commission

17. Per TMC§1107.0600 – Off-Street Parking Schedule “D”, the applicant shall submit an off-street parking study to ensure parking is adequate. **Acceptable as submitted. Existing parking lot will be repaved.**

STAFF RECOMENDATION (cont'd)

Plan Commission (cont'd)

18. Per TMC§1107.1911, parking spaces laid out at a 90-degree angle shall have a width of at least nine feet (9'). **Not acceptable as depicted. A revised site plan with parking spaces nine feet (9') in width.**
19. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). One bicycle parking slot shall be provided per every ten (10) parking spaces for a total of at least three (3) spots. **Not acceptable as depicted.**
20. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A thirty-foot (30') frontage greenbelt is required along all public rights-of-way and shall include one (1) tree per every thirty feet (30') of frontage. Existing trees shall be counted towards the total. **Acceptable as depicted.**
 - b. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway, or which is visible from an immediately adjacent property, and must include a continuous shrub row with a minimum height eighteen inches (18") to screen headlights. **Not acceptable as depicted. A revised landscape plan with a shrub row facing Elizabeth Street is required.**
 - c. Topsoil must be back filled to provide positive drainage of landscaped areas.
 - 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. 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*.
 - f. The site is larger than ½ acre: landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted and must contain all construction details.
 - g. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
21. Any proposed signage must meet the requirements of Toledo Municipal Code Title Nine – Sign Code.

STAFF RECOMENDATION (cont'd)

Plan Commission (cont'd)

22. 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.
23. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
24. 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.
25. 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.

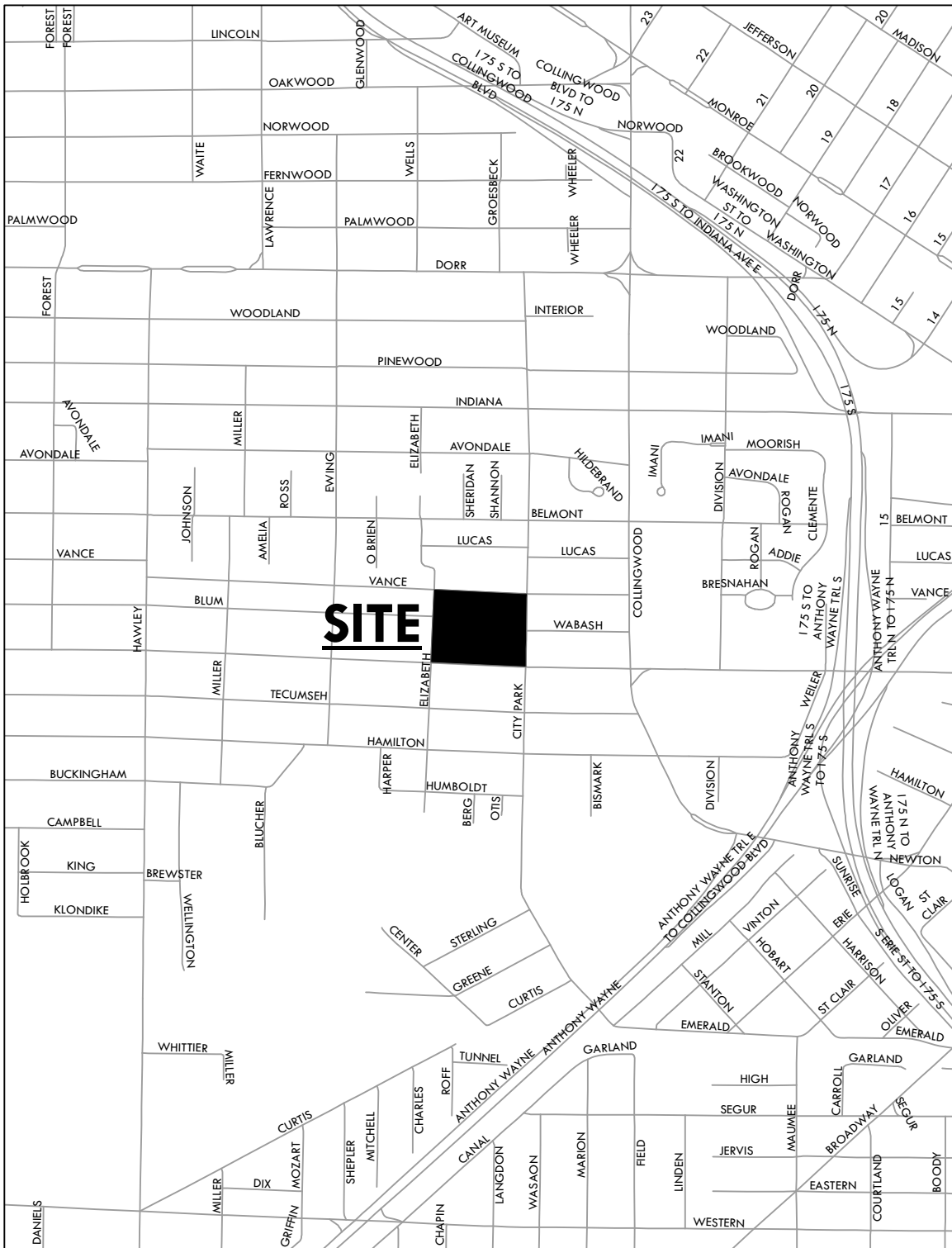
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP26-0014
DATE: April 9, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

DR
Six (6) sketches follow

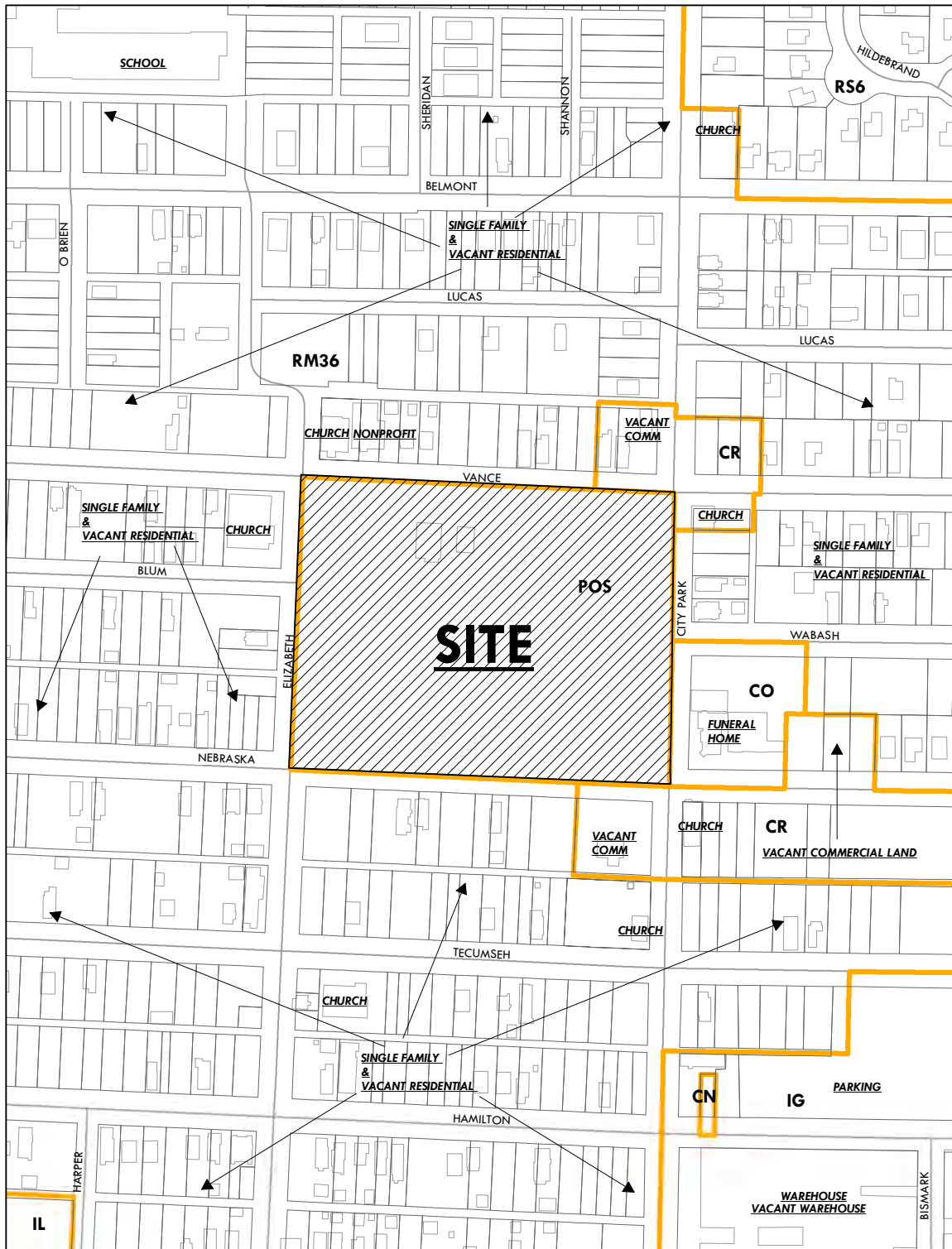
GENERAL LOCATION

SUP26-0014
ID 13



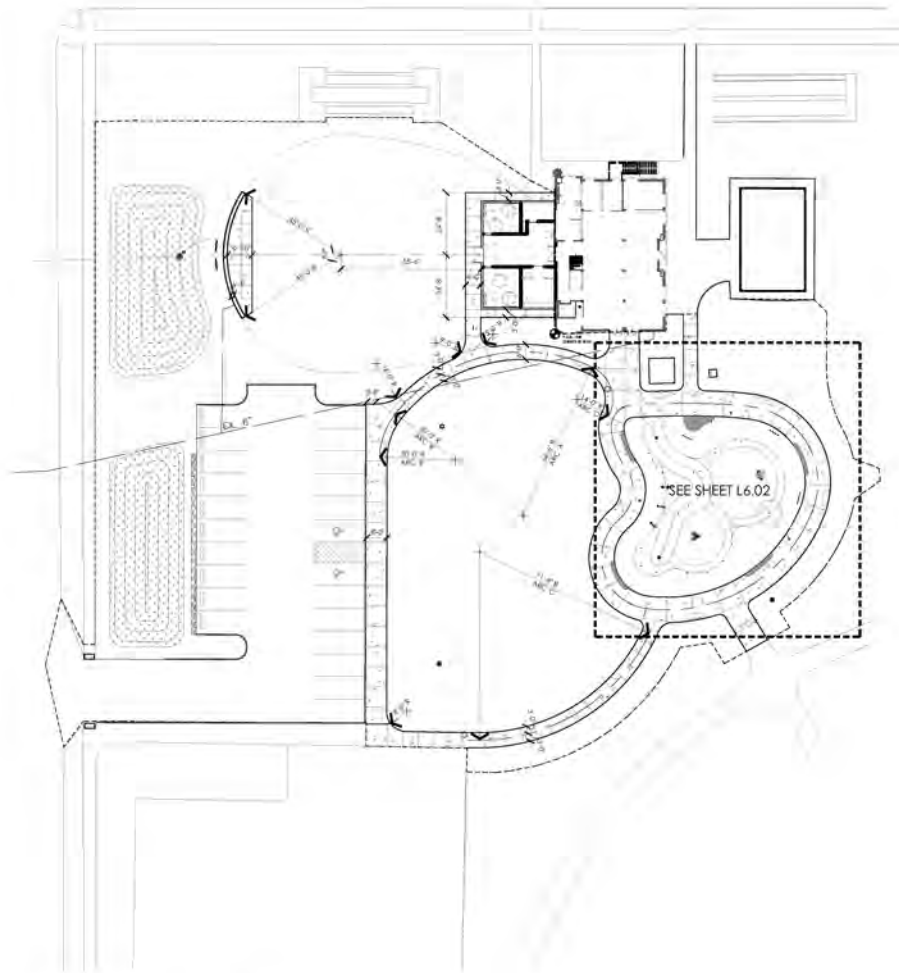
ZONING & LAND USE

SUP26-0014
ID 13



SITE PLAN

SUP26-0014
ID 13



1 OVERALL LAYOUT PLAN
Scale: 1" = 20'-0"

GENERAL NOTES:

1. ALL DIMENSIONS UNLESS NOTED ARE FROM FACE OF CURB, FINISHED FACE OF WALL OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING & PROTECTING ALL EXISTING UTILITIES.
3. LOCATION OF THE EXISTING UNDERGROUND UTILITIES IS APPROXIMATE & HAS NOT BEEN VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK & IS RESPONSIBLE FOR DAMAGES OCCASIONED DUE TO MISJUDGMENT IN LOCATING & PRESERVING UNDERGROUND UTILITIES.
4. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSIONS GIVEN & DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
5. ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION. WORK SHOWN IS BASED ON A SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. / ONE SLACRAFT SUITE 2000 / TOLEDO, OHIO 43604 / PHONE 419-724-5281 / WWW.CECONSULT.COM
6. EXISTING PAVEMENT ELEVATIONS AT BUILDING ENTRANCES ARE TO BE FLUSH WITH THE BUILDING'S INTERIOR FLOOR ELEVATION.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH TOLEDO DESIGN AND ENGINEERING FOR ALL PERMITS AND FEES, INCLUDING REQUIRED UTILITY KILL FEES.
8. THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS WITH PROVIDED DRAWINGS.

CURVE DATA

RADIUS POINTS ARE DIMENSIONED FROM THE POINT OF BEGINNING (P.O.B.) 0.00' N AND 0.00' E TO THE CENTERLINE OF THE ARC, UNLESS OTHERWISE NOTED.

ARC 'W'
RADIUS POINT = 15.95' S / 1.84' W
 $\Delta = 90^{\circ} 34' 18''$
RADIUS = 64'-0"

ARC 'W'
RADIUS POINT = 50.87' S / 79.98' W
 $\Delta = 101^{\circ} 58' 17''$
RADIUS = 81'-0"

ARC 'E'
RADIUS POINT = 86.62' S / 23.64' W
 $\Delta = 88^{\circ} 12' 58''$
RADIUS = 75'-0"

ARC 'E'
RADIUS POINT = 25.33' E / 83.1' E
 $\Delta = 93^{\circ} 58' 47''$
RADIUS = 14'-0"

**THOMAS
PORTER
ARCHITECTS**

3000 W. 1st Ave., Suite 100, Toledo, OH 43606
Phone: 419-243-3300
www.thomasporterarchitects.com

CONSULTANTS:



SAVAGE PARK REVITALIZATION
CITY OF TOLEDO
DEPT. OF PARKS AND YOUTH SERVICES

507 HARRIS AVE.
TOLEDO, OHIO 43604

PROJECT:

DATE OF REVISION:

DATE	REVISION
11.25.2024	ISSUE FOR PERMIT
10.10.2023	ADDITIONAL WORK
10.01.2023	ADDITIONAL WORK
09.14.2022	NO DOCUMENT

DATE	REVISION
08.08.2024	4.0
08.08.2024	5.0
08.08.2024	6.0

IF A CORRECTION IS NEEDED: 24081

REVISIONS:

OVERALL
LAYOUT PLAN

DATE: 11/25/2024

L4.01

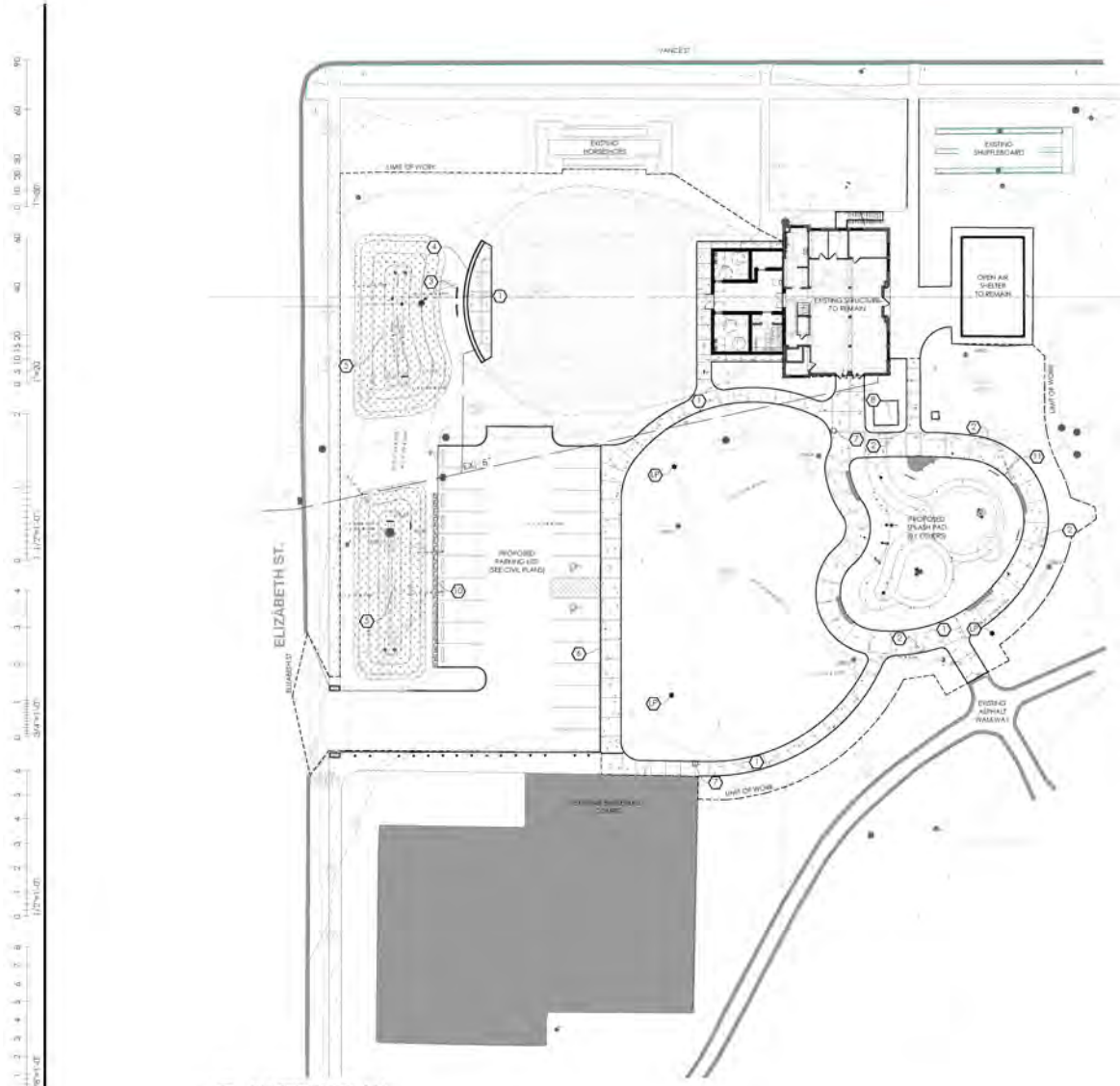


MATERIALS PLAN

SUP26-0014
ID 13



4-12



- GENERAL NOTES:**
- 1. ALL DIMENSIONS USING CURBS, WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB, FINISHED FACE OF WALL OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
 - 2. CONTRACTOR IS RESPONSIBLE FOR LOCATING & PROTECTING ALL EXISTING UTILITIES.
 - 3. LOCATION OF THE EXISTING UNDERGROUND UTILITIES IS APPROXIMATE & HAS NOT BEEN VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK & IS RESPONSIBLE FOR DAMAGES OCCASIONED DUE TO NEGLIGENCE IN LOCATING & PRESERVING UNDERGROUND UTILITIES.
 - 4. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSIONS GIVEN & DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
 - 5. ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
 - 6. WORK SHOWN IS BASED ON A SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. / ONE SEAGATE SUITE 3000 / TOLEDO, OHIO 43604 / PHONE 419-724-5281 / WWW.SECV.COM
 - 7. EXTERIOR PAVEMENT ELEVATIONS AT BUILDING ENTRANCES ARE TO BE FLUSH WITH THE BUILDING'S INTERIOR FLOOR ELEVATION.
 - 8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH TOLEDO Edison AND RESPONSIBLE FOR ALL PERMITS AND FEES INCLUDING REQUIRED UTILITY KILL FEES.
 - 9. THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS WITH PROVIDED DRAWINGS.
- LAYOUT CONSTRUCTION NOTES:**
- 1. CONCRETE WALK. SEE DETAILS SHEET.
 - 2. S. BENCH. TO BE PROVIDED BY C.O.T.
 - 3. INTERPRETIVE SIGNAGE TO BE PROVIDED BY C.O.T. (N.C.)
 - 4. SEAT WALL. SEE DETAILS SHEET.
 - 5. BICYCLEWALK. SEE CIVIL DRAWINGS.
 - 6. INTEGRAL SIDEWALK AND CURB. SEE CIVIL PLANS.
 - 7. TRASH RECEPTACLE TO BE PROVIDED BY C.O.T.
 - 8. SPLASH PAD RESERVOIR. SEE SCI PLANS.
 - 9. NOT USED.
 - 10. DECORATIVE Z. GRAY'S BAND.
 - 11. TURNED DOWN EDGE W/ EXPAN-GON JOINT.
 - 12. EXISTING LIGHT POLE TO REMAIN. PROTECT IN PLACE.

LEGEND

- CONCRETE JOINT
- EXPAN-GON JOINT
- CONCRETE PAVEMENT

1 MATERIALS PLAN
Scale: 1" = 20' - 0"

THOMAS
PORTER
ARCHITECTS

3140 N. 1st St. - Toledo, Ohio 43604-1025
T 419.243.3300
www.thomasporterarchitects.com

CONSULTANT:



SAVAGE PARK REVITALIZATION
CITY OF TOLEDO
DEPT. OF PARKS AND YOUTH SERVICES

520 N. KANSAS AVE.
TOLEDO, OHIO 43604

PROJECT TITLE:

DATE OF REVISION:

11.25.2024	ISSUE FOR PERMIT
10.15.2023	ADDITIONAL INFO
10.01.2023	ADDITIONAL INFO
09.19.2022	800 DOCUMENT

DATE	DATE / REVISION
DESIGNED: 4/8	
DRAWN: 5/4	
CHECKED: 4/8	

IF A CONSTRUCTION NUMBER 24081

DRAWING TITLE:

MATERIALS PLAN

DRAWING NUMBER:

L3

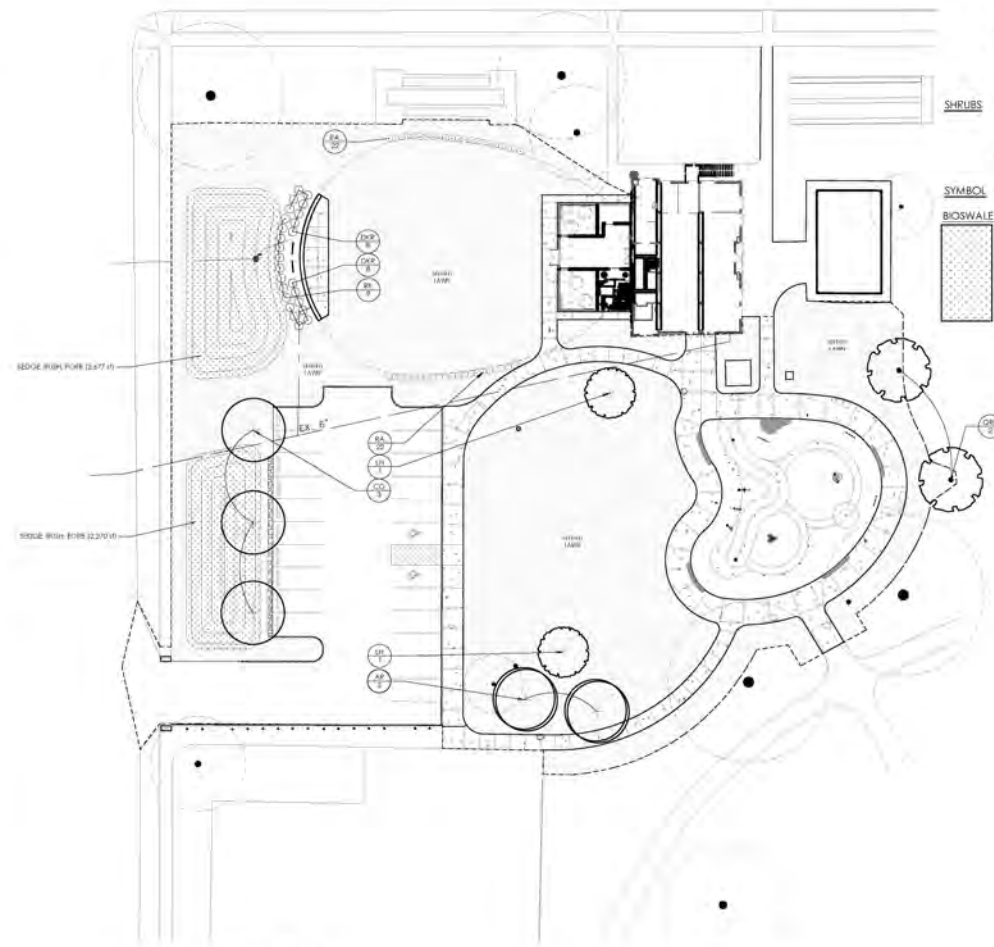


LANDSCAPE PLAN

SUP26-0014
ID 13



4-13



PLANT SCHEDULE							
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		
TREES							
	AB	2	ACER X FREDMANN AUTUMN BLAZE	AUTUMN BLAZE RED MAPLE	2-2" CAL		
	CO	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL		
	UH	2	QUERCUS STYACIFLUA HAYDOEL	HAYDOEL SWEET GUM	2" CAL		
	GR2	2	QUERCUS RUBRA	RED OAK	2-2" CAL		
SHRUBS							
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
	DKR	16	DERIVILLA X C2885411	KODAK RED DERIVILLA	#3 CONT.	42" o.c.	
	RA	44	RIBES ALPINUM	ALPINE CURRANT	#3 CONT.	37" o.c.	
	RL	8	ROSA SHRUB KNOCK OUT	KNOCK OUT ROSE	#3 CONT.	42" o.c.	
BIOSWALE MIX							
	SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
		434F1F		SEDOE RUSH FORB			
		CG	289	CAREX GRAYI	GRAY'S SEDGE	4"X4" POTS	108" @ 16" o.c.
		CV	723	CAREX VILLMOOREA	VILLMOORE'S SEDGE	4"X4" POTS	208" @ 16" o.c.
		J	723	JUNCUS TENUI	PATH RUSH	4"X4" POTS	208" @ 16" o.c.
		ST	289	SYMPHYOTRICHUM SHORTI	SHORT'S ASTER	4"X4" POTS	108" @ 16" o.c.
		VS	434	VERBENA SIRICIA	HONEY VERVAIN	4"X4" POTS	108" @ 16" o.c.
		LA	434	ZOLA ALPINA	GOLDEN ALEXANDER	4"X4" POTS	108" @ 16" o.c.

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

1 LANDSCAPE PLAN
Scale: 1" = 30'-0"

THOMAS PORTER ARCHITECTS
3140 N. 1st St. - Suite 100, Omaha, NE 68102
402.464.2300
www.thomasporterarchitects.com

EDGE

Vision

BRANDSTETTER CARROLL INC.

K&M ASSOCIATES
Landscape Architects

STATE OF OHIO
DEPT. OF PUBLIC SAFETY
DIVISION OF TRANSPORTATION
OFFICE OF THE STATE ENGINEER

SAVAGE PARK REVITALIZATION
CITY OF TOLEDO
DEPT. OF PARKS AND YOUTH SERVICES
520 N. BROADWAY AVE.
TOLEDO, OHIO 43604

PROJECT TITLE: SAVAGE PARK REVITALIZATION
CITY OF TOLEDO
DEPT. OF PARKS AND YOUTH SERVICES
520 N. BROADWAY AVE.
TOLEDO, OHIO 43604

DATE: 08/13/2024
DESIGNED: JH
DRAWN: JH
CHECKED: JH
IN CHARGE: JH
PROJECT NO.: 24081
DRAWING NO.: LANDSCAPE PLAN
DRAWING CLASS: L5

4-14

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GENERAL INFORMATION

Subject

Request	-	Special Use Permit for standalone solar field
Location	-	627 Lotus Avenue
Applicant	-	Historic South Initiative P.O. Box 1008 Toledo, OH 43697
Developer	-	Elevated Energy Solutions 27100 Oakmead Dr., #157 Perrysburg, OH 43551
Property Owner	-	City of Toledo One Government Center, Suite 2250 Toledo, OH 43604
Engineer	-	Verdantas 219 S. Erie Street Toledo, OH 43604

Site Description

Zoning	-	IG / General Industrial
Overlay District	-	Maumee Riverfront Overlay District
Area	-	± 15.4 acres
Frontage	-	No street frontage
Existing Use	-	Pump station
Proposed Use	-	Pump station and solar energy facility

Area Description

North	-	Norfolk Southern Railroad, Lotus Avenue, single-family homes and duplexes with multi-family scattered throughout / IG, RD6
South	-	Maumee River, manufacturing, casino / IG, CM & CR
East	-	Undeveloped land, warehouse, Edwin Drive, marina / IG
West	-	Maumee River, wooded/undeveloped land / IG

GENERAL INFORMATION (cont'd)Parcel History

Z.1(J) 41-77	-	Establishment of the Maumee Riverfront Overlay District (PC rec approval 1/12/1978; CC approved 2/14/1978 via Ord. 99-78).
MRO-4-94	-	Maumee Riverfront Overlay District review for filling/grading (Administratively approved 12/20/1994).
M-1-17	-	Review and adoption of Old South End Master Plan (PC rec approval 4/13/2017; CC approved 5/30/2017 via Ord. 226-17).
MRO-1-26	-	Maumee Riverfront Overlay review for standalone solar field at 627 Lotus Ave. (<i>companion case</i>).

Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- Old South End Master Plan
- Maumee Riverfront Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a standalone solar energy facility at 627 Lotus Street. The subject site, consisting of five (5) parcels totaling 15.4 acres, is situated south of Lotus Street between the Norfolk Southern Railroad and the Maumee River. The property is owned by the City of Toledo and the applicant will be entering into a lease agreement with the city to utilize approximately 4.6 acres of the site for a standalone solar field. Currently there is a City pump station on the site. Surrounding land uses include undeveloped land, a warehouse and a marina to the east; the Maumee River to the south; the Maumee River and wooded/undeveloped land to the west; and railroad tracks, Lotus Street and a mix of single-family homes and duplexes with multi-family units scattered throughout to the north.

The Historic South Initiative (HSI) is the applicant for the project. The mission of HSI is to develop bold, long-term, measurable strategies and facilitate partnerships to promote the ongoing development of a vibrant, thriving Old South End neighborhood. HSI has received grant funding to construct the solar field. The solar field is projected to generate 1.5 megawatts (MW) of power. It is the intent of HSI to partner with other nonprofits and service providers in the neighborhood to sell them the generated power at a reduced rate. One such example is Marshall STEMM Academy on Colburn Street. HSI will then utilize the collected funds to complete improvement projects in the Old South End neighborhood. The solar field will be operated and maintained by Elevated Energy Solutions.

STAFF ANALYSIS (cont'd)

The subject property is zoned IG – General Industrial and is located within the Maumee Riverfront Overlay District. A Special Use Permit is required per the Use Table in TMC§1104.0100 for a primary solar energy system in the IG zoning district. In addition, a Maumee Riverfront Overlay District Review is required as the subject parcel is located within the Maumee Riverfront Overlay District. This review is being completed in companion case MRO-1-26.

At the March 12, 2026 Plan Commission Meeting, the Plan Commission voted to defer the case to the April 9, 2026 Plan Commission Meeting so that the applicant could hold a neighborhood meeting to discuss the proposal and receive feedback/input from the neighborhood. A neighborhood meeting is scheduled for April 6, 2026 at 6:00 p.m. at the South Branch Library, 1736 Broadway Street, Toledo, OH.

Proposed Use and Site Development

The proposed solar field is projected to generate 1.5 MW of power. For perspective, the Solar Energy Industries Association has calculated that the average number of homes powered by 1 MW of power created by photovoltaic panels in Ohio is just over 140 homes. The solar energy system for the site is not fully designed, thus specifics such as type, number, height, etc. for the solar array have not been determined at this time. The system will consist of a driven steel pile mounting system that holds the solar panels at a fixed angle, and the solar array layout will be similar to that illustrated on the attached site plan. The height is noted as low-profile and is approximated to be three feet (3') in height at the low end and six to nine feet (6'-9') in height at the high end. Additional equipment to facilitate solar power collection and distribution will also be installed as required, as well as a chain link fence as required by the applicant's lease agreement. Limited site improvements such as minimal grading and stormwater management is noted for the solar array installation. Based on the site plan, the location of the proposed solar array is situated on a portion of the site that was previously cleared for use. The surrounding portions of the property are wooded with the exception of the area where the existing pump station is located.

Based on the information provided to date, the proposed solar field is an appropriate use for the subject property. To ensure that the development will have minimal impact on surrounding properties, a revised site plan depicting the final designed solar array with required equipment, site fencing and any proposed lighting shall be submitted for review and approval by the Plan Director and listed as a condition of approval. This will allow for inclusion of any buffer or landscaping necessary to minimize the impact of the development on surrounding properties.

Circulation/Access

The subject site is essentially landlocked. The site plan does not show how access to the site is proposed. The City has an access easement in place for their use that extends to the east to Edwin Drive. As part of the lease agreement with the City, the applicant is required to secure an access easement for their use associated with the solar field. Access to the proposed development will therefore be from Edwin Drive to the east through an access easement agreement with adjacent property owners. The applicant is currently working to secure this access easement agreement and submittal of the agreement is listed as a condition of approval.

STAFF ANALYSIS (cont'd)

Circulation/Access (cont'd)

The City is requiring fencing to be installed as part of the lease agreement with the applicant to limit access to the pump station. The required fencing is not noted on the site plan, so it is unclear how service vehicles will maneuver once at the solar field. While off-street parking is not technically required, an area should be provided that enables vehicles servicing the solar field the ability to adequately maneuver in and out of the site and park when there since there are no immediate adjacent roadways. A revised site plan shall be submitted that illustrates the parking and maneuvering area and listed as a condition of approval.

The existing access drive to and through the site is not paved. Per TMC§1107.1906 - Surfacing and Drainage, 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. In addition, the Fire Prevention Bureau has conditioned that the access road shall be designed and maintained to support loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. The access road and site drives will either need to be paved, or the applicant will need to secure a waiver from the requirement to surface the drives with a dust-free material in TMC§1107.1906. Staff is supportive of this request provided the surface provided meets the condition of the Fire Prevention Bureau.

Floodplain

As noted on the site plan, there are floodway and floodplain areas associated with the site as identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). As a condition of approval, the applicant shall submit documentation to the Floodplain Administrator within the City of Toledo's Division of Building Inspection for all necessary permits as applicable.

Old South End Master Plan

The Old South End Master Plan adopted in 2017 is intended to be a long term, and flexible guiding document that is intended to help direct development/reinvestment in a coordinated fashion while focusing on strengthening the community, increasing overall environmental awareness and guiding the proper use and allocation of resources. One (1) of the plan recommendations is increased/expanded open space and parks throughout the Old South End. The plan recommends a new waterfront park on the subject property and notes that this would require a pedestrian railroad crossing. While the proposed project is not intended to be accessible to the public and does not meet the specific recommendation of creating a waterfront park at the subject site, it is supportive of the plan by providing a revenue source to achieve the identified goals and recommendations in the plan. In addition, the proposed solar field will be ground mounted and removeable so that the site could be otherwise developed in the future.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the site for Utilities. The Utilities (UT) Land Use designation is intended to preserve key thoroughfares for connectivity of infrastructure such as rail lines, electrical lines, transformers, water treatment, and distribution. Solar fields is an identified land use for the UT designation. The proposed solar field is therefore consistent with the Forward Toledo land use designation. In addition, the proposal supports the Sustain theme of the plan. This theme identifies strategies for maintaining our natural environment, accessing healthy food and promoting efficient energy. The proposed solar energy facility is consistent with this theme in that it reduces impacts on the environment by providing an alternative green energy source.

Staff is supportive of the proposed solar energy facility as it meets the stated purpose of the Zoning Code, is consistent with the Forward Toledo Plan and the Old South End Master Plan, and will not have any adverse land or environmental impacts.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP26-0003, a request for a Special Use Permit for standalone solar field at 627 Lotus Street, to Toledo City Council for the following **three (3) reasons**:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A));
2. The proposed use is consistent with the Forward Toledo Comprehensive Land Use Plan and the Old South End Master Plan; and
3. The proposed use will not have any adverse land or environmental impacts (TMC§1111.0706(F)).

The staff recommends that the Toledo City Plan Commission make the following recommendation to the Toledo City Council on the waiver requested for SUP26-0003, a Special Use Permit for standalone solar field at 627 Lotus Street:

Chapter 1107 Parking, Loading, and Access

Section 1107.1906 Surfacing and Drainage

Approve a waiver so that the proposed access road and interior site drives for the solar energy facility do not have to be surfaced with concrete, asphalt or other dust-free material. Staff is in support of the waiver since the access road and interior site drives will have minimal use once the facility is constructed. Staff is supportive of this waiver provided the access road and interior site drives are designed, maintained, and supports all-weather driving capabilities as required by the Fire Prevention Bureau.

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP26-0003, a request for a Special Use Permit for standalone solar field at 627 Lotus Street, to Toledo City Council subject to the approval of the following **twenty-five (25) conditions**:

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

Division of Engineering Services

1. Stormwater planning is sufficient for the site plan, but construction pollution prevention planning will require some revision and final approval for construction. A SWP3 submittal and approval is required for projects over 2,500 square feet of construction activity. A submittal coversheet has been provided to the designer. The total disturbance of the project would not just be the footprint of the mounting structure and would also include the remainder of the area that will be disturbed by construction activities, including construction traffic. If any of the site is to experience heavy construction traffic from equipment and will disturb the earth, that would need to be accounted for in the calculation of the total disturbed area. The entire project including the electrical transmission work will need tallied, and if greater than an acre, an NOI will also be need to be submitted and authorized by OEPA

Fire Prevention Bureau

2. The proposed new solar field will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC 105.1 & 101.4)
3. A Fire Hydrant may be required to be placed on site. (OFC 507.1 and 507.5.1, TMC 1511.03, Rule 5, #1).
4. Security gates are not shown around the solar field. Does this need to be secured? Security gate at the drive entrance on Edwin Dr. shall have an approved means of emergency operations. A Knox padlock is acceptable. (OFC 506.1)
5. The access road for the fire department shall be designed and maintained to support loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. (OFC 503.2.3)
6. Signage will need to be added on the entrance gate at Edwin Dr. showing the solar field address.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services

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

Division of Sewer and Drainage Services

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

Division of Traffic Management

14. Add a paved area for parking.

STAFF RECOMMENDATION (cont'd)

Plan Commission

15. The applicant shall maintain the solar energy facility and all appurtenances in good and working condition for the life of the facility.
16. The applicant shall adequately decommission the solar energy facility when it is abandoned or no longer in service. This includes but is not limited to closing the facility, removing the equipment and restoring the property to its predevelopment condition.
17. An executed lease agreement with the City of Toledo shall be submitted to the Plan Director.
18. An easement of access, for access to the proposed site from an improved public street shall be submitted to the Plan Director.
19. 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. **Not acceptable as submitted. Applicant shall obtain a waiver to TMC§1107.1906, so that the access road and internal access drives do not have to be surfaced with concrete, asphalt or other dust-free material.**
20. Applicant shall submit any necessary permits to allow development within the floodway or any special flood hazard areas to the Floodplain Administrator within the City of Toledo's Division of Building Inspection as applicable.
21. A revised site plan including a detailed site lighting and fencing plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. The final layout of the solar field including all required equipment and infrastructure.
 - b. On-site parking and maneuvering areas required for the solar field.
 - c. The location, height and materials for any fencing to be installed and maintained. Any proposed fencing shall meet TMC§1105.0300 and a fence permit application shall be submitted and approved prior to installation.
 - d. The location, lighting, and size of any signs. Any proposed signage for the site shall be meet the requirements of TMC§1113.0000. A sign permit application shall be submitted and approved for all signage.
 - e. The location, height and type of any lights and light fixtures. Lights and light fixtures must be selected and arranged to direct and reflect the light away from any adjacent property and public ways, and away from the sky above per TMC§1107.1908.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

22. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.
23. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
24. 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.
25. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707(A) have not been met.

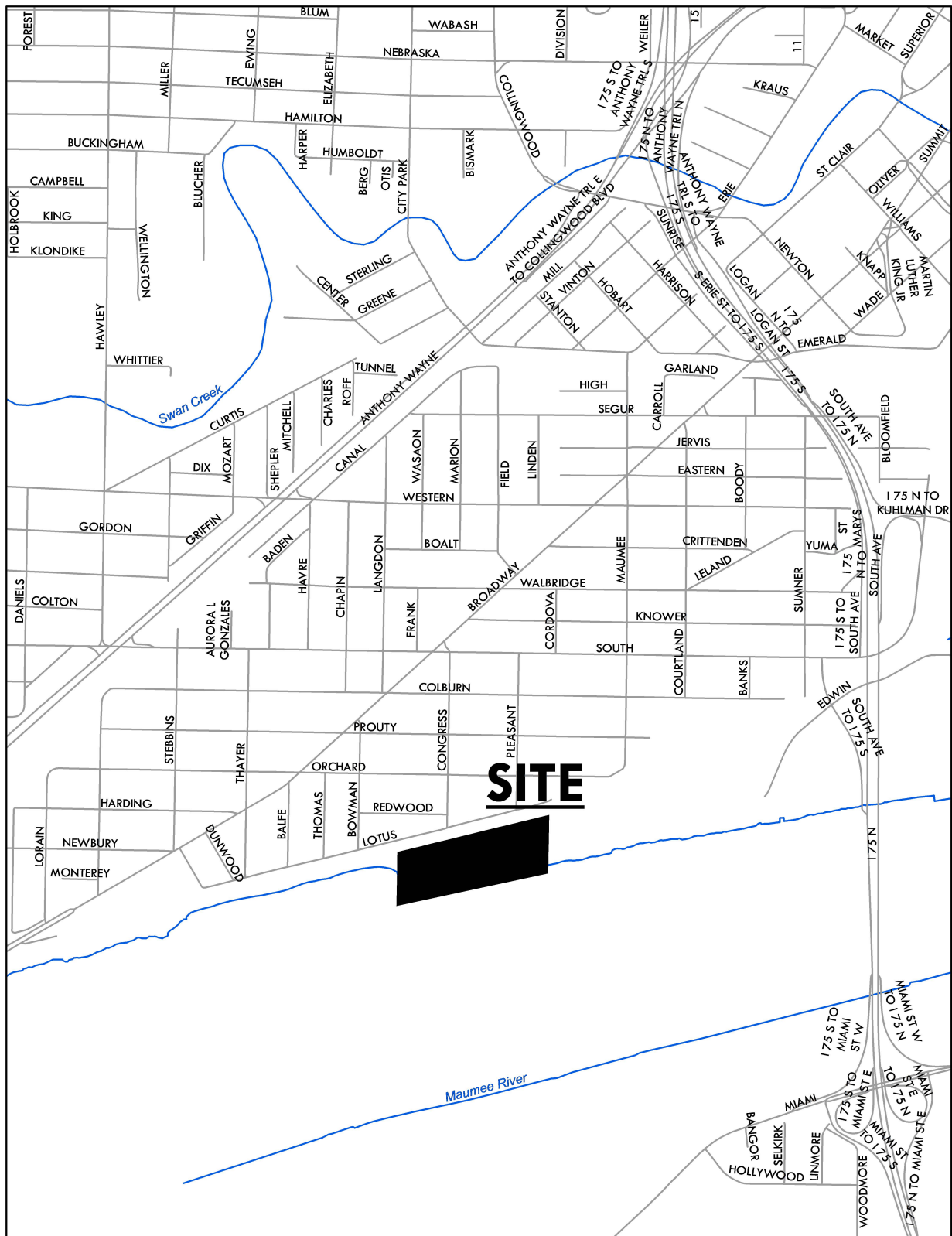
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP26-0003
DATE: April 9, 2026
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

LK
Four (4) sketches follow

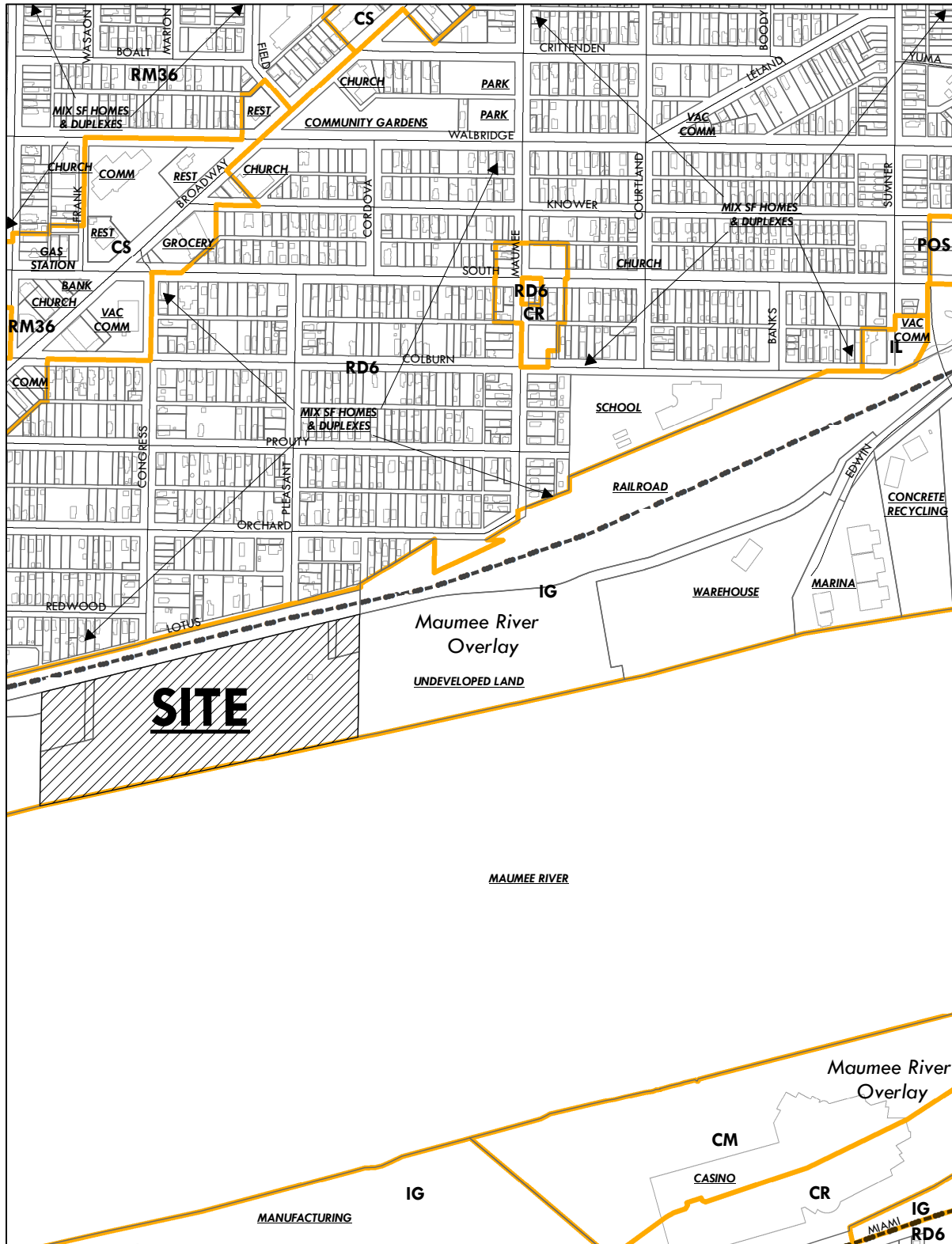
SUP26-0003

SUP26-0003



ZONING & LAND USE

SUP26-0003

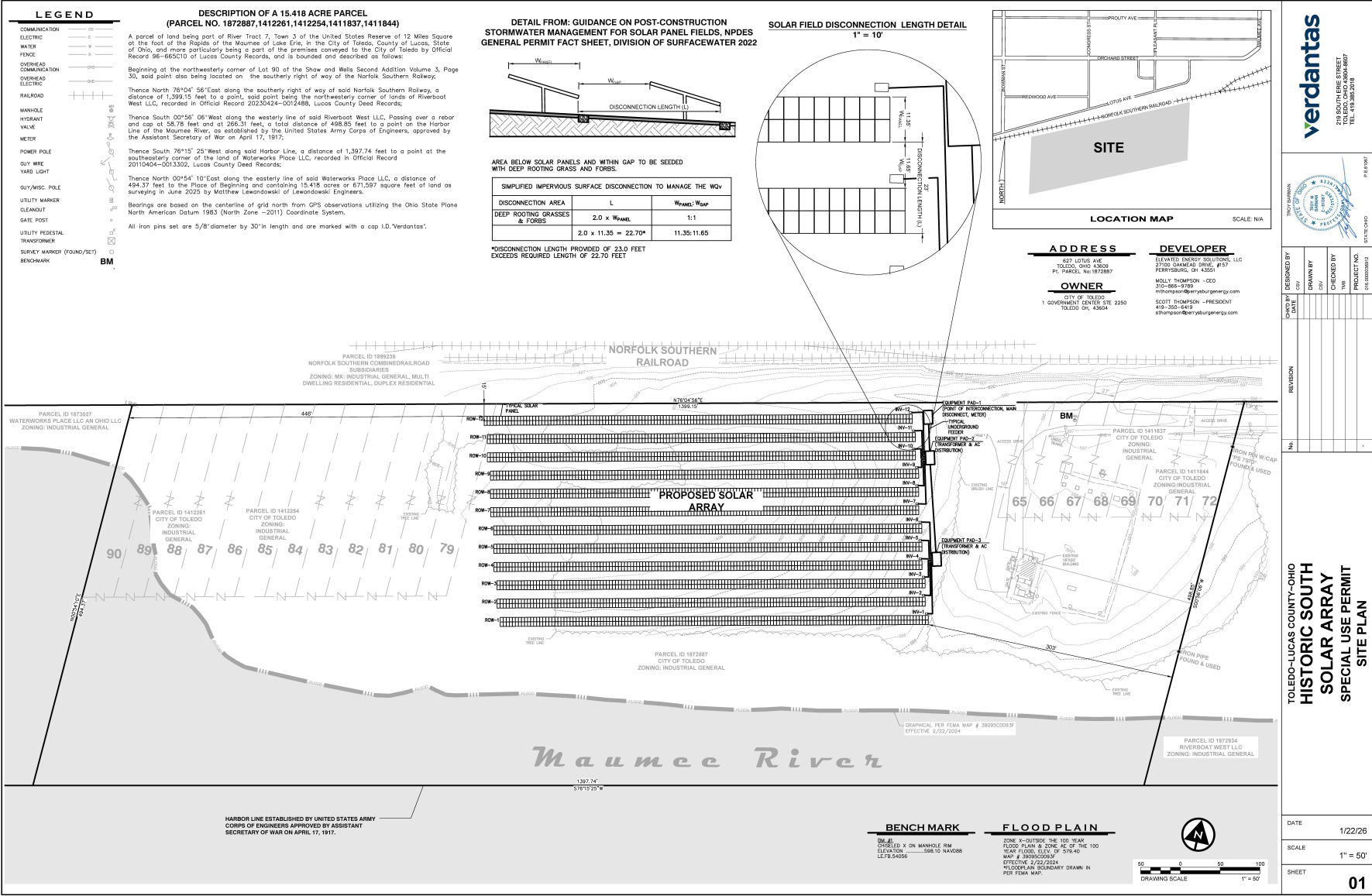


SITE PLAN

SUP26-0003



5 - 12



AERIAL REFERENCE MAP

SUP26-0003



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GENERAL INFORMATION

Subject

Request	-	Maumee Riverfront Overlay Review of standalone solar field
Location	-	627 Lotus Avenue
Applicant	-	Historic South Initiative P.O. Box 1008 Toledo, OH 43697
Developer	-	Elevated Energy Solutions 27100 Oakmead Dr., #157 Perrysburg, OH 43551
Property Owner	-	City of Toledo One Government Center, Suite 2250 Toledo, OH 43604
Engineer	-	Verdantas 219 S. Erie Street Toledo, OH 43604

Site Description

Zoning	-	IG / General Industrial
Overlay District	-	Maumee Riverfront Overlay District
Area	-	± 15.4 acres
Frontage	-	No street frontage
Existing Use	-	Pump station
Proposed Use	-	Pump station and solar energy facility

Area Description

North	-	Norfolk Southern Railroad, Lotus Avenue, single-family homes and duplexes with multi-family scattered throughout / IG, RD6
South	-	Maumee River, manufacturing, casino / IG, CM & CR
East	-	Undeveloped land, warehouse, Edwin Drive, marina / IG
West	-	Maumee River, wooded/undeveloped land / IG

GENERAL INFORMATION (cont'd)Parcel History

Z.1(J) 41-77	-	Establishment of the Maumee Riverfront Overlay District (PC rec approval 1/12/1978; CC approved 2/14/1978 via Ord. 99-78).
MRO-4-94	-	Maumee Riverfront Overlay District review for filling/grading (Administratively approved 12/20/1994).
M-1-17	-	Review and adoption of Old South End Master Plan (PC rec approval 4/13/2017; CC approved 5/30/2017 via Ord. 226-17).
SUP26-0003	-	Special Use Permit for standalone solar field at 627 Lotus Street (<i>companion case</i>).

Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- Old South End Master Plan
- Maumee Riverfront Plan

STAFF ANALYSIS

The applicant is requesting a Maumee Riverfront Overlay District Review for a standalone solar energy facility at 627 Lotus Street. The subject site, consisting of five (5) parcels totaling 15.4 acres, is situated south of Lotus Street between the Norfolk Southern Railroad and the Maumee River. The property is owned by the City of Toledo and the applicant will be entering into a lease agreement with the city to utilize approximately 4.6 acres of the site for a standalone solar field. Currently there is a City pump station on the site. Surrounding land uses include undeveloped land, a warehouse and a marina to the east; the Maumee River to the south; the Maumee River and wooded/undeveloped land to the west; and railroad tracks, Lotus Street and a mix of single-family homes and duplexes with multi-family units scattered throughout to the north.

The Historic South Initiative (HSI) is the applicant for the project. The mission of HSI is to develop bold, long-term, measurable strategies and facilitate partnerships to promote the ongoing development of a vibrant, thriving Old South End neighborhood. HSI has received grant funding to construct the solar field. The solar field is projected to generate 1.5 megawatts (MW) of power. It is the intent of HSI to partner with other nonprofits and service providers in the neighborhood to sell them the generated power at a reduced rate. One such example is Marshall STEMM Academy on Colburn Street. HSI will then utilize the collected funds to complete improvement projects in the Old South End neighborhood. The solar field will be operated and maintained by Elevated Energy Solutions.

STAFF ANALYSIS (cont'd)

A Maumee Riverfront Overlay District Review is required per TMC§1111.1400 as the subject property is located within the Maumee Riverfront Overlay District (MRO). In addition, a Special Use Permit is required per the Use Table in TMC§1104.0100 for a primary solar energy system in the IG zoning district for which the property is zoned. This review is being completed in companion case SUP26-0003.

At the March 12, 2026 Plan Commission Meeting, the Plan Commission voted to defer the case to the April 9, 2026 Plan Commission Meeting so that the applicant could hold a neighborhood meeting to discuss the proposal and receive feedback/input from the neighborhood. A neighborhood meeting is scheduled for April 6, 2026 at 6:00 p.m. at the South Branch Library, 1736 Broadway Street, Toledo, OH.

Proposed Use and Site Development

The proposed solar field is projected to generate 1.5 MW of power. For perspective, the Solar Energy Industries Association has calculated that the average number of homes powered by 1 MW of power created by photovoltaic panels in Ohio is just over 140 homes. The solar energy system for the site is not fully designed, thus specifics such as type, number, height, etc. for the solar array have not been determined at this time. The system will consist of a driven steel pile mounting system that holds the solar panels at a fixed angle, and the solar array layout will be similar to that illustrated on the attached site plan. The height is noted as low-profile and is approximated to be three feet (3') in height at the low end and six to nine feet (6'-9') in height at the high end. Additional equipment to facilitate solar power collection and distribution will also be installed as required, as well as a chain link fence as required by the applicant's lease agreement. Limited site improvements such as minimal grading and stormwater management is noted for the solar array installation. Based on the site plan, the location of the proposed solar array is situated on a portion of the site that was previously cleared for use. The surrounding portions of the property are wooded with the exception of the area where the existing pump station is located.

Maumee Riverfront Overlay District (MRO)

The Maumee Riverfront Overlay District (MRO) enhances the requirements, regulations and procedures that apply in the underlying zoning district(s). The river is a visual, environmental and transportation resource affecting substantial portions of Downtown and surrounding areas. The general intent and purpose of the MRO is to provide for maximum public benefit through the opportunity for enjoyment of river vistas and access by the maximum number of citizens. Among others, it is also the intent of the MRO to eliminate or minimize negative environmental impacts and to provide for improved scenic and aesthetic controls. A Maumee Riverfront Overlay (MRO) review is required to ensure compliance with the vision and standards of the MRO.

STAFF ANALYSIS (cont'd)

This site is located within the Residential, Park & Water-Oriented Recreation Subdistrict which is intended to promote a superior level of public access, convenience, comfort, and amenity; to encourage safe and efficient pedestrian and vehicular access; to provide adequate parking; to preserve and enhance principal vistas and visual relationships; and to promote a beneficial relationship between the waterfront area and adjoining areas. While the standalone solar field does not specifically support the intent of this district, the project will develop an underutilized area with a use that will not only ultimately benefit the area through revenue generated, but also develop the site with a utility that is listed in the Maumee River Overlay Approval Procedures as a use which is appropriate in the MRO. Per TMC§1111.1400(C), the following uses are set out as examples of development meeting the general purpose and intent of the MRO: (9) public service facilities having a peculiar locational need. The proposal is therefore consistent with the Maumee Riverfront Overlay District.

Maumee Riverfront Plan

The Maumee Riverfront Plan was developed in response to an increasing public awareness of the Maumee Riverfront and the possibilities of redevelopment of large sections of the riverfront. The Maumee Riverfront Plan recommends the arrangement of land uses into three (3) segments along the River and establishes a review for any redevelopment. The site for the solar energy system is located in the section known as the “Upriver Segment”. The Upriver Segment includes the area from the Ohio Turnpike to Maumee Avenue. The segment is part of the South Side community dating from the late 19th and early 20th century and is residential in character. The Plan indicates that land where the solar energy system is proposed should be acquired for park land. While the proposal does not involve acquiring property for park land or using the subject property for park land it does support the recommendation of retaining and strengthening residential areas noted for other areas in the Upriver Segment by providing revenue to improve the overall neighborhood. In addition, the proposed solar field will be ground mounted and removeable so that the site could be otherwise developed in the future. The proposal is therefore consistent with the Maumee Riverfront Plan.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the site for Utilities. The Utilities (UT) Land Use designation is intended to preserve key thoroughfares for connectivity of infrastructure such as rail lines, electrical lines, transformers, water treatment, and distribution. Solar fields are an identified land use for the UT designation. The proposed solar field is therefore consistent with the Forward Toledo land use designation. In addition, the proposal supports the Sustain theme of the plan. This theme identifies strategies for maintaining our natural environment, accessing healthy food and promoting efficient energy. The proposed solar energy facility is consistent with this theme in that it reduces impacts on the environment by providing an alternative green energy source.

Staff is supportive of the proposed solar energy facility as it is consistent with the Maumee Riverfront Overlay District, the Maumee Riverfront Plan, and the Forward Toledo Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve MRO-1-26, a Maumee Riverfront Overlay Review of standalone solar field at 627 Lotus Street for the following **two (2) reasons**:

1. The proposed use is consistent with the Forward Toledo Comprehensive Land Use Plan; and
2. The proposed use conforms to the goals of the Maumee Riverfront Overlay District, as presented in the 1981 Maumee Riverfront Plan and Toledo Municipal Code as outlined in TMC§1103.0400 and TMC§1111.1400.

The staff further recommends that the Toledo City Plan Commission recommend approval of MRO-1-26, a Maumee Riverfront Overlay Review of standalone solar field at 627 Lotus Street, subject to the following **three (3) conditions**:

Plan Commission

1. Approval of the companion case SUP26-0003, a Special Use Permit for standalone solar field at 627 Lotus Street.
2. Compliance with all the conditions of approval for SUP26-0003, a Special Use Permit for standalone solar array at 627 Lotus Street.
3. 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.

MAUMEE RIVERFRONT OVERLAY REVIEW
TOLEDO CITY PLAN COMMISSION

REF: MRO-1-26

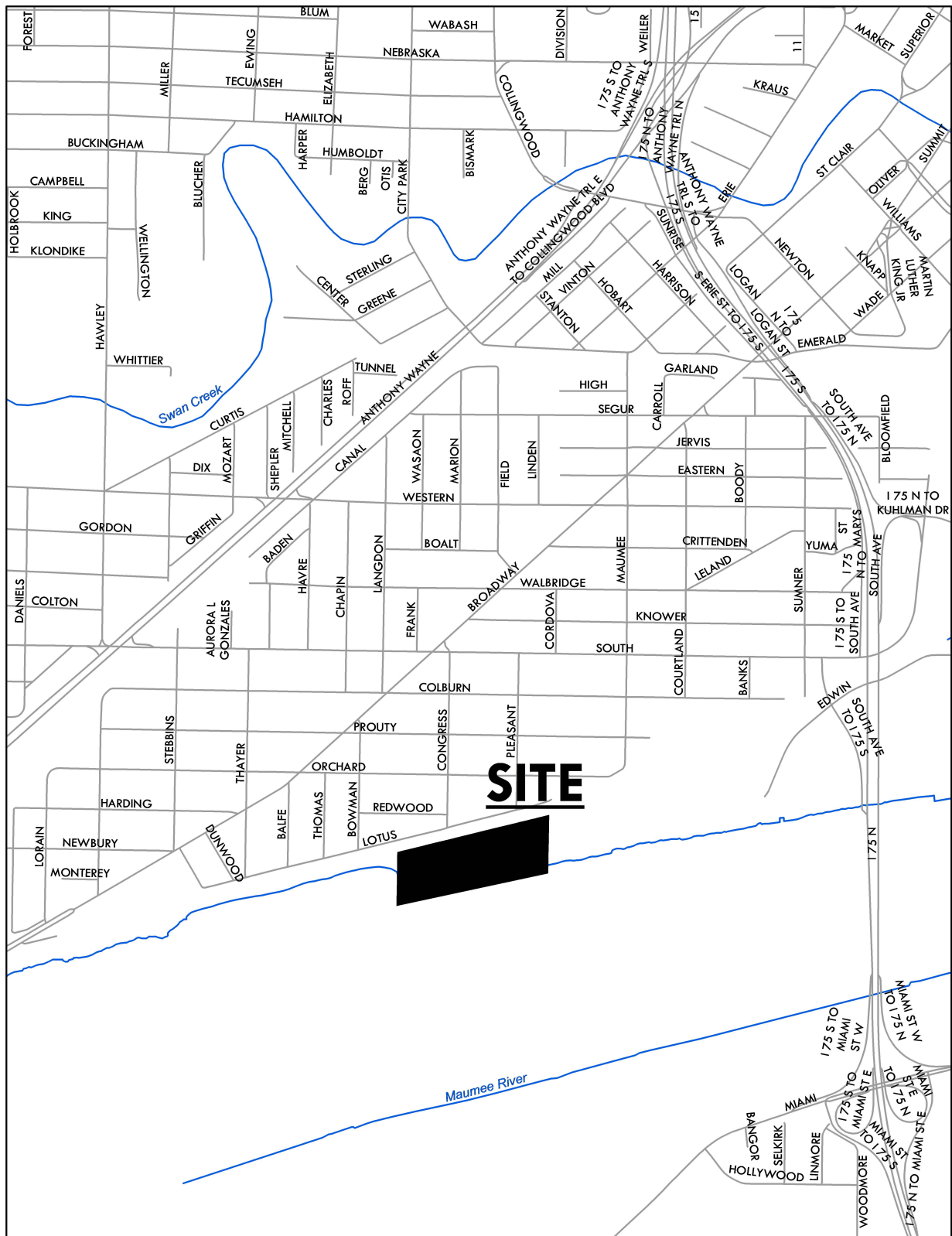
DATE: April 9, 2026

TIME: 2:00 P.M.

LK

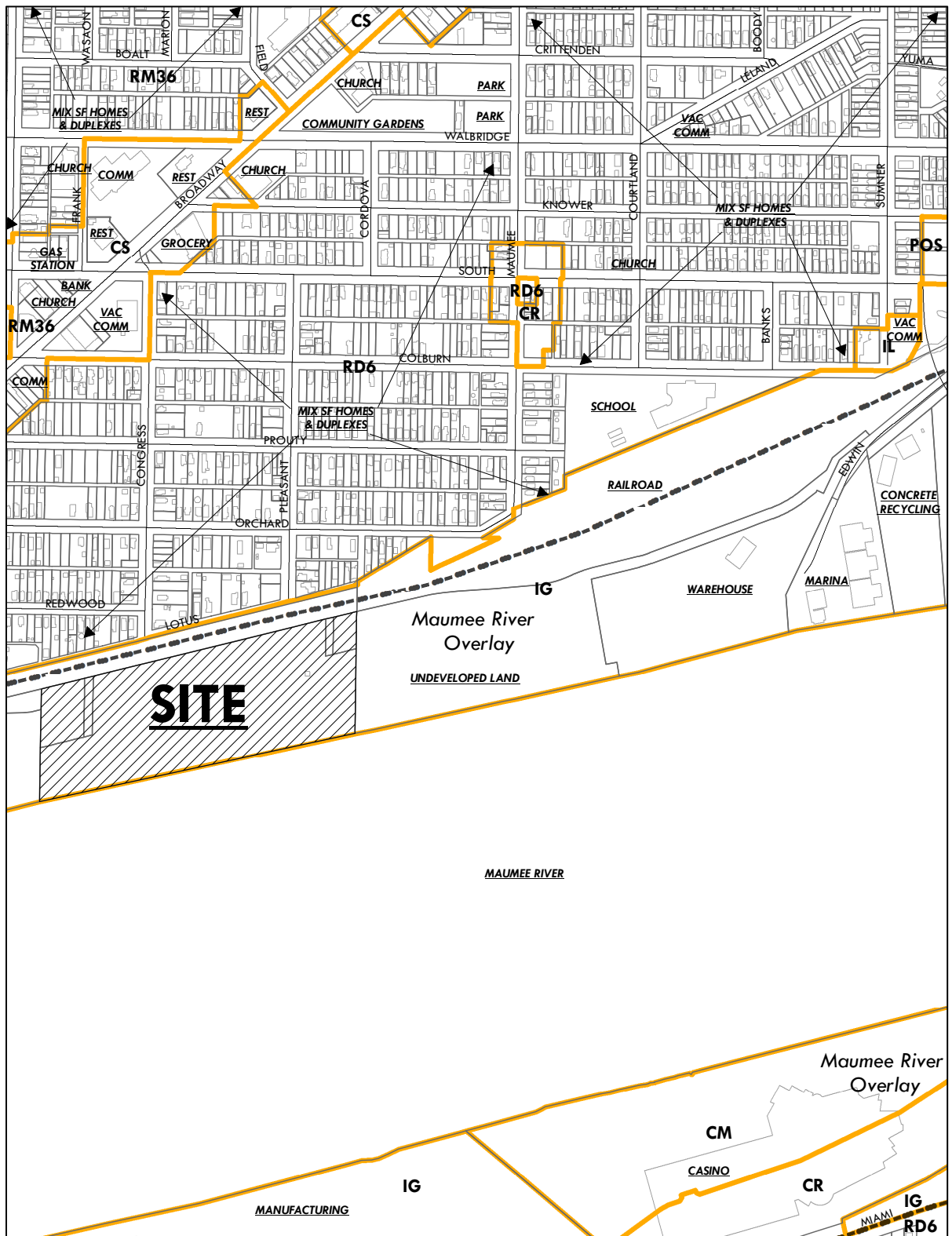
Three (3) sketches follow

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ZONING & LAND USE

MRO-1-26



GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Type A Family Day Care
Location	-	6118 Secor Road
Applicant	-	Timbalina Minor 6118 Secor Road Toledo, OH 43613
Property Owner	-	Theodore Brockett, Trustee 6118 Secor Road Toledo, OH 43613

Site Description

Zoning	-	RS6 / Single-Dwelling Residential
Area	-	± 0.12 acres
Frontage	-	± 42 feet along Secor Road ± 126 feet along Brock Drive
Existing Use	-	Single-family home with Type B Family Day Care
Proposed Use	-	Single-family home with Type A Family Day Care

Area Description

North	-	Brock Drive, single-family homes / RS6
South	-	Single-family homes / RS6
East	-	Single-family homes / RS6
West	-	Secor Road, single-family homes / RS6

Parcel History

No parcel history on record.

Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to operate a Type A Family Day Care at the property located at 6118 Secor Road. The ± 0.12 acre site is located southeast of the intersection of Secor Road and Brook Drive, and is occupied by a single-family residence. The surrounding land uses to the south and east, and to the north and west across Brock Drive and Secor Road respectively, are single-family homes.

The applicant rents and resides in the home on the subject property. In addition, the applicant currently operates an existing Type B Family Day Care in the home in shifts, twenty-four (24) hours per day, seven (7) days a week. The applicant is requesting the Special Use Permit for a Type A Family Day Care to be able to provide care for more children and to employ an additional staff person. The subject property, as well as that which surrounds it, is zoned RS6 – Single-Family Residential. A Special Use Permit is required per the Use Table in TMC§1104.0100 for a Type A Family Day Care in the RS6 zoning district. In addition, Type A Family Day Cares are subject to the spacing standards of TMC§1104.1000 and the use regulations of TMC§1104.0701.

Spacing Standards for Type A Family Day Cares

TMC§1104.1001 requires that a Type A Family Day Care be at least 500 feet from a site with any other group living facility, Type A Family Day Care, and nonresidential drug and alcohol center that is also subject to the spacing requirement. The proposal meets this requirement as no such facilities were found within 500 feet of the subject property.

Use Regulations for Type A Family Day Cares

TMC§1104.0701 requires that Type A Family Day Care facilities meet the following requirements:

- The owner/lessee of the dwelling shall be the licensee and the administration of the Type A Day Care and the licensee/administrator shall be an individual person and resident of the subject home. In addition, each licensee/administrator is limited to one (1) Type A Day Care facility in the City of Toledo. The applicant meets this requirement as this will be the only Type A facility the applicant will operate and they will be the licensee/administrator and reside in the dwelling.
- A Type A Family Day Care must have building frontage on a major street in residential zoning districts. According to the Toledo-Lucas County Major Street and Highway Plan, Secor Road qualifies as a major street.
- A minimum of thirty-five (35) square feet of usable indoor space for each person in care must be available. The site plan and data reviewed from the Lucas County Auditor's Real Estate Information System shows that the first floor of the dwelling, that will be used for the day care, is in excess of the square footage required to accommodate the maximum number of individuals allowed at a Type A Day Care.

STAFF ANALYSIS (cont'd)

- A minimum of sixty (60) square feet of useable outdoor space must be provided for each person using the outdoor area at any one time. In addition, a Type B landscape buffer shall be provided around the outdoor space. The site plan shows that both the yard in front of the house and in the rear of the house will be used as a play area. The rear yard itself is sufficiently sized to accommodate the maximum number of individuals allowed in care in a Type A Family Day Care. The rear yard is surrounded by a wood privacy fence. As such, one (1) shade tree is required to be provided in the rear yard play area. The front yard play area is surrounded by a chain link fence. To meet the intent of the Type B landscape buffer, two (2) shade trees shall be provided along Secor Road and eight (8) shrubs shall be provided along the chain link fence on the south property line. The required landscaping and clarification of fence material and height is listed as a condition of approval.
- A paved area for dropping off and picking up persons in care at the day care is required with the approval of the Division of Transportation. The lot is a corner lot with frontage on Secor Road and Brock Drive. There is no access from Secor Road. The lot has been developed up to the existing sidewalk along Brock Drive with a planting bed and garage. Therefore, the right-of-way has been used for parking and site access and is currently paved. The applicant is proposing to continue using this area for parking and as a drop-off and pick-up area. The front entrance of the dwelling is used for the day care. Parents either park and walk their children to the front door, or call and the applicant goes out and gets the children. The Division of Transportation has reviewed the site plan and has not objected to this proposal.

A Type B Family Day Care allows for the care of up to six (6) children at one time; whereas a Type A Family Day Care allows for the care of up to twelve (12) children at one time. The applicant is currently caring for the maximum children allowed per shift. Approval of the Special Use Permit for a Type A Family Day Care will allow the applicant to have an assistant and increase the number of children in their care per shift. The site and operation of the day care will for the most part remain the same, with added landscaping. Based on this fact and the fact that the proposal meets the Type A Family Day Care standards, staff is supportive of the Special Use Permit request.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the site for Low-Density Residential. The Low-Density Residential (LR) Land Use designation is intended to provide space for contemporary auto-oriented suburban style neighborhoods that consist of mostly single-family homes on larger lots. It may also include low-impact uses such as churches, schools, parks and day cares, as well as two-, three-, and four-family homes where compatible with the surrounding neighborhood and along major roads and transportation corridors. The property the proposed day care will be operated on is located along a major road (Secor Road) and is therefore consistent with the Forward Toledo land use designation.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP26-0009, a request for a Special Use Permit for a Type A Family Day Care at 6118 Secor Road, to Toledo City Council for the following **two (2) reasons**:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A)); and
2. The proposed use is compatible with the Forward Toledo Land Use Plan.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP26-0009, a request for a Special Use Permit for a Type A Family Day Care at 6118 Secor Road, to Toledo City Council subject to the approval of the following **eleven (11) conditions**:

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

Fire Prevention Bureau

1. The day care shall be in compliance with the Department of Commerce Type A family day care facilities inspection standard checklist. (OFC121.1.3.1)

Division of Traffic Management

No comments or objections.

Plan Commission

2. The owner or lessee of the subject dwelling shall be both the licensee and the administrator of the day care operation. Each licensee/administrator is limited to one (1) Type A Family Day Care facility in the City of Toledo. The licensee/administrator shall be an individual person and resident domiciliary of the subject home. **Acceptable as submitted.**
3. Thirty-five (35) square feet of useable indoor space per person in care must be regularly available for the day care operation. **Acceptable as depicted.**
4. Sixty (60) square feet of useable outdoor space must be provided for each person in care using the outdoor area at any one time for the day care operation. **Acceptable as depicted.**
5. A paved area for dropping off and picking up persons in care at the facility must be provided with the approval of the Division of Transportation. **Acceptable as depicted.**

STAFF RECOMMENDATION

Plan Commission (cont'd)

6. A detailed site, lighting, fencing and landscape plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A Type B landscape buffer shall be provided around the outdoor space. The site plan shows that both the yard in front of the house and in the rear of the house will be used as a play area; however, there is no landscape shown. **Not Acceptable as depicted.** The rear yard is surrounded by a wood privacy fence. As such, one (1) shade tree is required to be provided in the rear yard play area. The front yard play area is surrounded by a chain link fence. To meet the intent of the Type B landscape buffer two (2) shade trees shall be provided along Secor Road and eight (8) shrubs shall be provided along the chain link fence on the south property line.
 - b. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
 - c. The location, number, height, diameter and species of any materials to be planted and maintained.
 - d. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval.
 - e. The height and material for any fencing to be installed or maintained.
7. All proposed signage shall meet the standards of TMC§1113 - Signs and any required permits secured.
8. 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.
9. 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.
10. 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.
11. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707(A) have not been met.

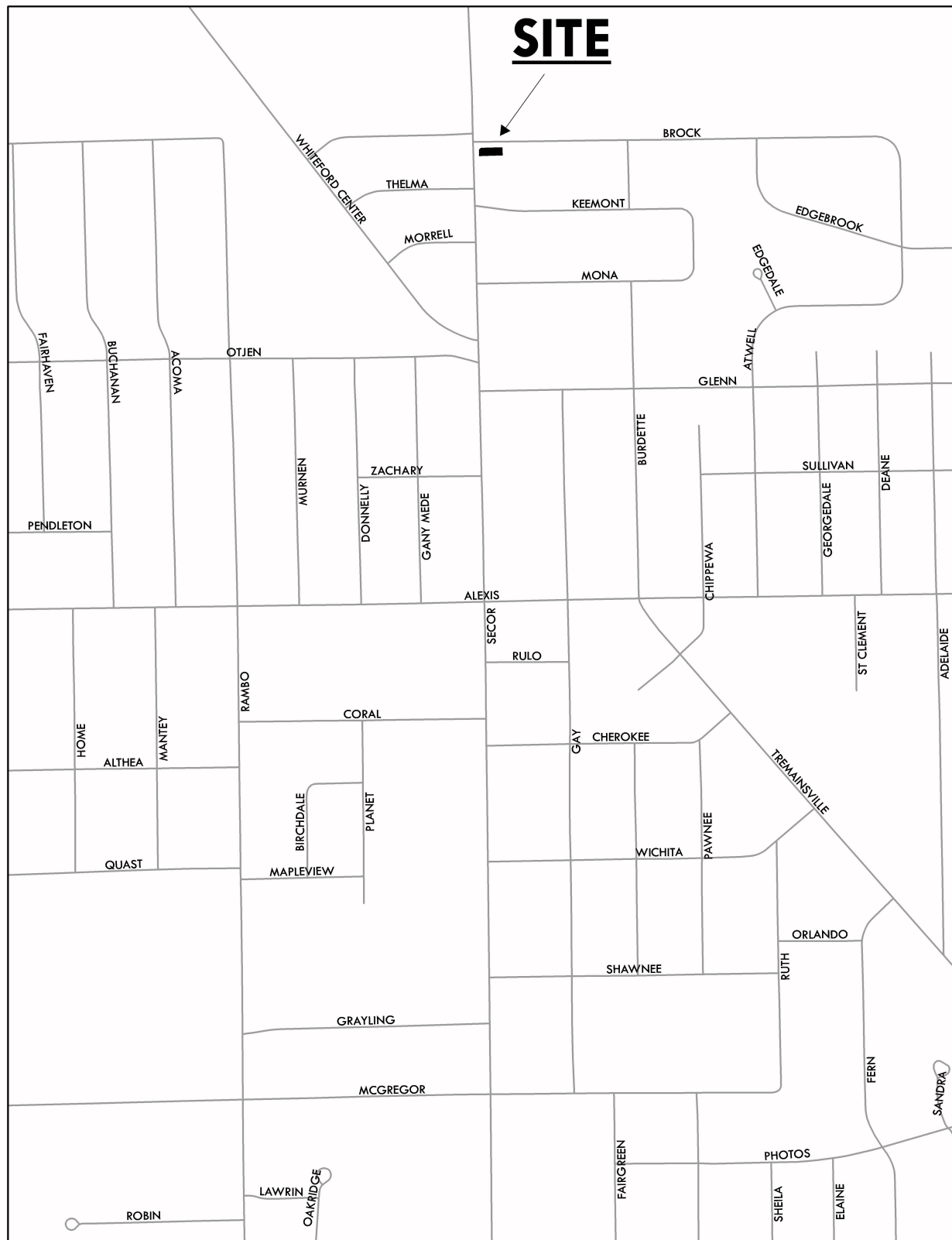
REF: SUP26-0009...April 9, 2026

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP26-0009
DATE: April 9, 2026
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

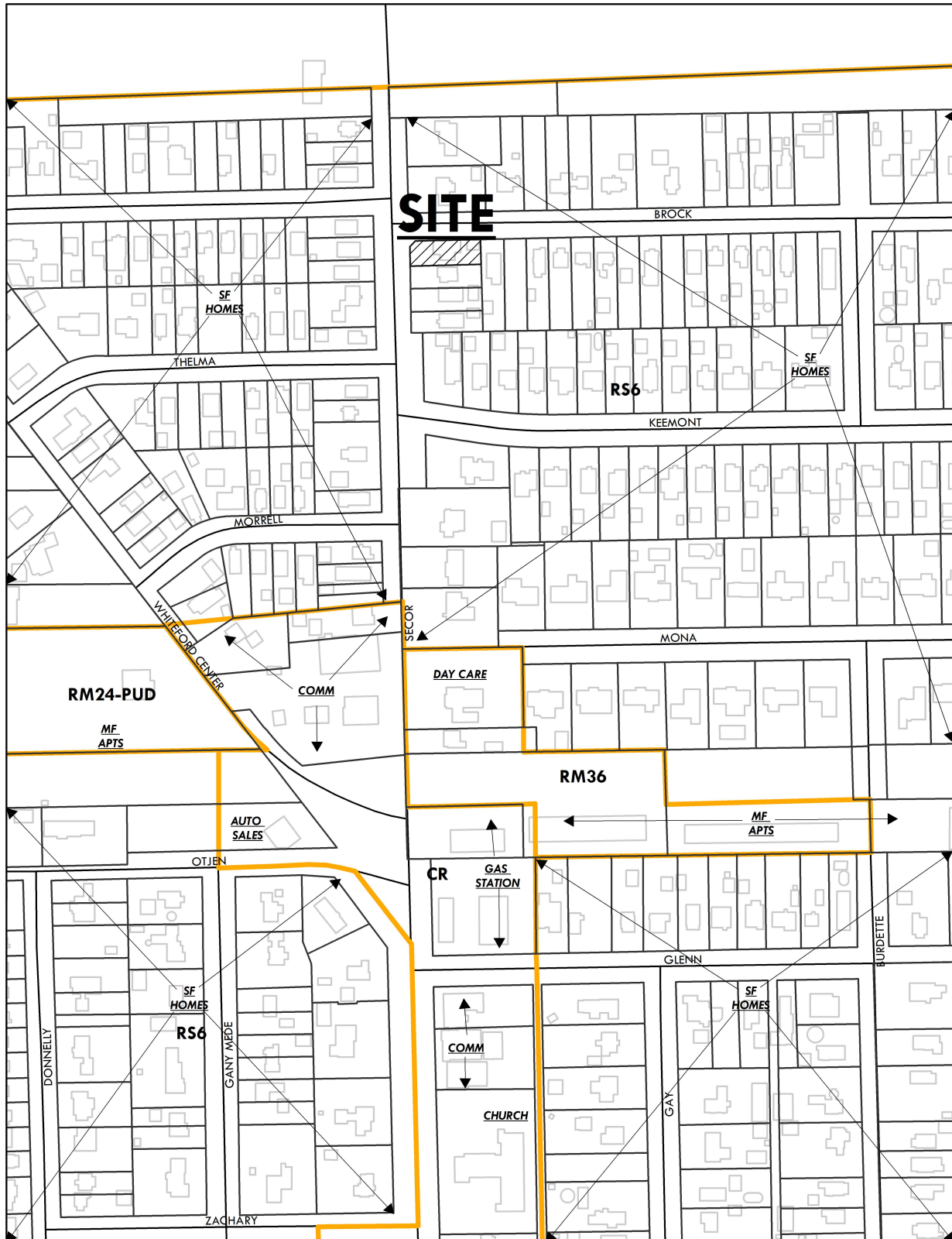
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Four (4) sketches follow

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ZONING & LAND USE

SUP26-0009



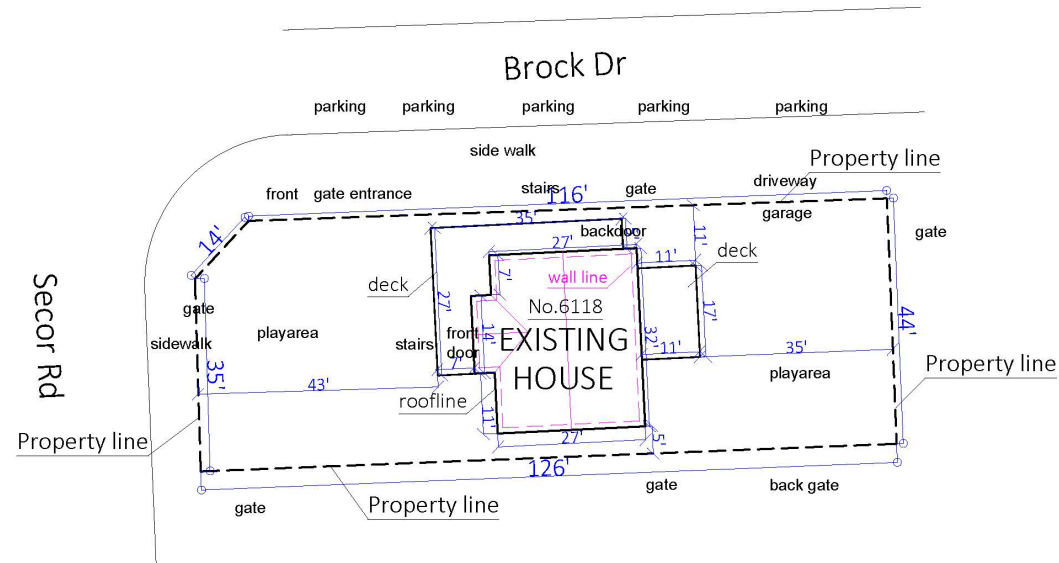
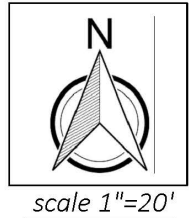
SITE PLAN

SUP26-0009



SITE PLAN

6118 Secor Road
Toledo, OH 43613
Parcel ID: 23-15601
Lot area: 0.12 Acres
Paper Size: 11"x17"



Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.
These measurements are approximate and are for illustrative purposes only.
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

SITE AERIAL

SUP26-0009



REF: Z25-0038
DATE: April 9, 2026

GENERAL INFORMATION

Subject

Request	-	Zone Change from RM12 (Multi-Dwelling Residential) to CN (Neighborhood Commercial)
Location	-	1322 Bernath Parkway
Applicant + Design Professional	-	Matt Davis CESO, Inc. 2800 Corporate Exchange Drive, STE 400 Columbus, OH 43231
Developer	-	7-Eleven, Inc. 3200 Hackberry Road Irving, TX 75063
Owner	-	Akaashaman, LLC 3550 Mowry Ave, STE 301 Freemont, CA 94538

Site Description

Zoning	-	RM12 / Multi-Dwelling Residential (CN Pending)
Area	-	±2.44 acres
Frontage	-	±389.21' along Bernath Parkway ±277.76' along Airport Highway ±225' along Tibaron Lane
Existing Use	-	Vacant restaurant
Proposed Use	-	Gas Station with Convenience Store

Area Description

North	-	RM12, POS / Condominiums, Apartments, Open Space
South	-	CN, RD6 / Offices, Shopping Center, Condominiums, Apartments
East	-	CR. CN, CO / Bank, Restaurants, Offices, Retail
West	-	RM12, POS, CR / Condominiums, Apartments, Open Space, Retail

GENERAL INFORMATION (cont'd)Parcel History

- | | | |
|-----------|---|--|
| Z-39-76 | - | Request for Zone Change from R-A to R-2A. Plan Commission approved on 5/13/76, City Council approved on 5/25/76 by Ord. 362-76. |
| Z-40-76 | - | Request for Community Unit Plan for 55-acre TIBARON site. Plan Commission approved on 05/13/76, City Council approved on 5/25/76 by Ord. 363-76. |
| S-12-76 | - | Request for preliminary drawing review for TIBARON plat. Plan Commission approved on 5/13/76. |
| S-34-76 | - | Request for preliminary drawing review for Tibaron plat, Plan Commission approved on 06/30/77. |
| | - | Final Tibaron Plat 1 approved by Plan Commission on 10/6/77. |
| Z-269-76 | - | Request for amendment to Community Unit Plan, originally granted by Ord. 363-76. Plan Commission approved on 10/28/76, City Council approved on 11/23/76 by Ord. 870-76. |
| | - | Request for amendment to Community Unit Plan, originally granted by Ord. 363-76 and amended by Ord. 870-76. Plan Commission approved on 6/30/77, City Council approved on 7/19/77 by Ord. 509-77. |
| CUP-4-78 | - | Request for amendment to Community Unit Plan, originally granted by Ord. 363-76 and amended by Ord. 870-76 and Ord. 509-77. Plan Commission approved 6/29/78, City Council approved on 7/17/78 by Ord. 476-78. |
| CUP-85-79 | - | Request for amendment to Community Unit Plan, originally granted by Ord. 363-76 and amended by Ord. 870-76, Ord. 509-77, and Ord. 476-78. Plan Commission approved on 5/3/79, City Council approved on 6/12/79 by Ord. 372-79. |

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

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|-----------|---|
| CUP-4-78 | <ul style="list-style-type: none"> - Request for amendment to Community Unit Plan, originally granted by Ord. 363-76, as amended, to modify condition number four (4) of Ord. 363-76 as pertaining to the commercial center development. Plan Commission recommended to reduce the number of units required to be built prior to the construction of the commercial center on 10/4/79. City Council voted to remove the condition requiring completion of 400 residential units prior to the construction of the commercial development on 11/20/79 by Ord. 741-79. - Request for amendment to the Tibaron Community Unit Plan, originally granted by Ord. 363-76, as amended, pertaining to the development of the commercial center intended to serve the CUP. Plan Commission approved on 7/24/80. - Request for minor change to Community Unit Plan, originally granted by Ord. 363-76, as amended, to adjust the driveway on Tibaron Lane. Plan Commission approved on 6/4/81, City Council approved on 6/23/81 by Ord. 384-81. |
| CUP-40-76 | <ul style="list-style-type: none"> - Request for minor change to Community Unit Plan, originally granted by Ord. 363-76, as amended, for expansion of the restaurant by less than 1,000 ft located on Lot 1 of Tibaron Plat 1. Plan Commission approved on 7/11/1991, City Council approved on 7/30/91 by Ord. 607-91. |
| Z-5062-94 | <ul style="list-style-type: none"> - Request for Zone Change from R-2A (Restricted Multi-Family) to C-3 (Commercial) at 1334 Bernath Parkway to allow for a pole sign. Plan Commission on 10/6/94 recommended to disapprove the Zone Change request and instead approve an amendment to the Tibaron CUP to permit a pole sign. City Council accepted the recommendation to deny the Zone Change and approved an amendment to the CUP granted by Ord. 363-76, as amended, to permit a pole sign on 10/25/94 by Ord. 609-94. |

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

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|------------|---|--|
| SUP25-0049 | - | Special Use Permit for Gasoline Fuel Sales and Service at 1322 Bernath Parkway (<i>companion case</i>). |
| PUD26-0005 | - | Removal of Lot 1 of the Tibaron Plat 1 from the Community Unit Plan originally approved by Ord. 373-76 and as amended (<i>companion case</i>). |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from RM12 (Multi-Dwelling Residential) to CN (Neighborhood Commercial) at 1322 Bernath Parkway to allow for development of a Speedway Gas Station and Convenience Store. The ±2.44-acre site is occupied by a vacant restaurant and has historically operated as a commercial use since its development in 1981. A restaurant is not typically permitted within a Residential zoning district however, the use was approved as part of a Community Unit Plan. In order for any other commercial use to operate at the site a Zone Change is required. Surrounding land uses of the site include condominiums, apartments, and open space to the north across Tibaron Lane, south of the site across Airport Highway are offices, shopping center, apartments, and condominiums, to the east across Bernath Parkway is a bank, restaurants, auto repair, offices and retail; and to the west are apartments, condominiums, open space, and retail.

The subject site was developed with the intent of serving the Tibaron neighborhood as a commercial center within a Community Unit Plan (CUP). The original approval of the Community Unit Plan included two commercial structures consisting of a restaurant and a multi-tenant building. Through various amendments of Ord. 363-76, by Ord. 870-76, Ord. 509-77, and Ord. 476-78, the multi-tenant building was deleted and plans were approved for a single structure restaurant. The applicant has requested to remove the site from the Community Unit Plan as approved by Ord. 363-76 on May 25th, 1976 and as amended, which is being reviewed under companion case *PUD26-0005*. Additionally, Gas Stations must obtain a Special Use Permit for operation. The proposal for a new Gas Station and Convenience Store at the subject site is being concurrently reviewed under companion case *SUP25-0049*.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Land Use Map targets this site as Neighborhood Mixed-Use (NM). The intent of the NM land use designation is to preserve and promote pedestrian-oriented commercial and mixed-use areas. Adjacency to residential uses that serve as the mixed-use core of neighborhoods is a typical geographic characteristic of this designation.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan (cont'd)

The site was developed as a part of a Community Unit Plan with the intent to be utilized as the neighborhood commercial center. In order to operate a commercial use at this site, other than a restaurant, a Zone Change is necessary. The site has existed and operated as a commercial development for past forty-five years (45) or so, and ceased operations sometime in 2024. The request to rezone 1322 Bernath Parkway from RM12 (Multi-Dwelling Residential) to CN (Neighborhood Commercial) for the continuation of a commercial use is aligned with the Plan's Goals of Business Creation, Encouraging Social Opportunities, Walkable Neighborhoods and Strengthening Neighborhoods. The Forward Toledo Land Use Plan supports this Zone Change request.

Staff recommends approval of the Zone Change from RM12 (Multi-Dwelling Residential) to CN (Neighborhood Commercial) at 1322 Bernath Parkway because the site was developed with the intent to be a commercial center for the adjacent community, and in order to continue commercial operations at the site a Zone Change is required. The proposed Zone Change is also consistent with the Forward Toledo Comprehensive Land Use Plan and the stated purpose of the Zoning Code.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0038, a request for Zone Change from RM12 (Multi-Dwelling Residential) to CN (Neighborhood Commercial) at 1322 Bernath Parkway to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code **(TMC§1111.0606(A))**; and
2. The physical suitability of the subject property for the uses permitted under the existing and proposed zoning classifications **(TMC§1111.0606(D) – Review & Decision-Making Criteria)**.

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z25-0038
DATE: April 9, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

AV/AS

Two (2) sketches follow

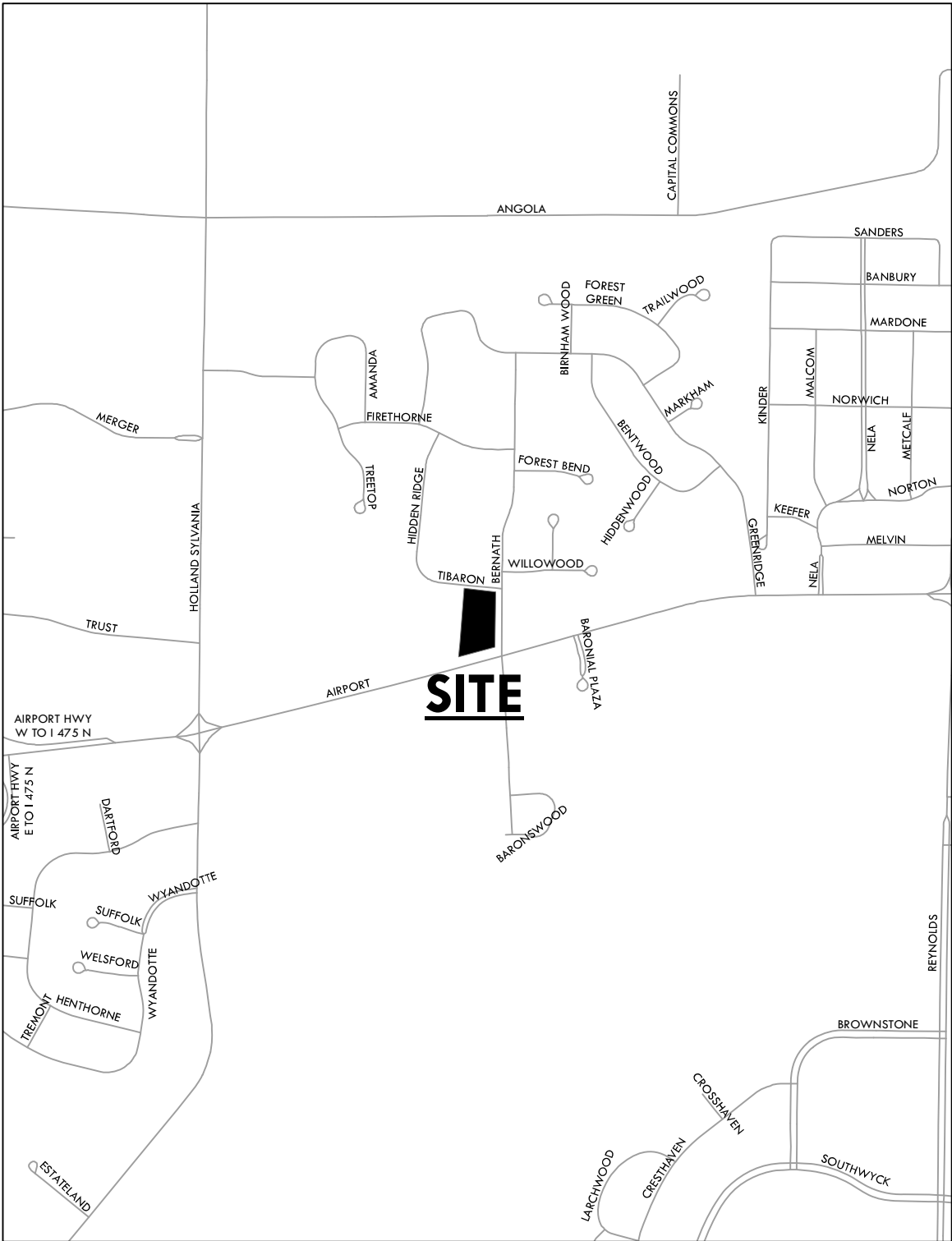
ZONING & LAND USE

Z25-0038
ID 139



GENERAL LOCATION

Z25-0038
ID 139



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GENERAL INFORMATION

Subject

Request	-	Special Use Permit for Gasoline and Fuel Sales
Location	-	1322 Bernath Parkway
Applicant + Design Professional	-	Matt Davis CESO, Inc. 2800 Corporate Exchange Drive, STE 400 Columbus, OH 43231
Developer	-	7-Eleven, Inc. 3200 Hackberry Road Irving, TX 75063
Owner	-	Akaashaman, LLC 3550 Mowry Ave, STE 301 Freemont, CA 94538

Site Description

Zoning	-	RM12 / Multi-Dwelling Residential (CN Pending)
Area	-	±2.44 acres
Frontage	-	±389.21' along Bernath Parkway ±277.76' along Airport Highway ±225' along Tibaron Lane
Existing Use	-	Vacant restaurant
Proposed Use	-	Gas Station with Convenience Store

Area Description

North	-	RM12, POS / Condominiums, Apartments, Open Space
South	-	CN, RD6 / Offices, Shopping Center, Condominiums, Apartments
East	-	CR, CN, CO / Bank, Restaurants, Offices, Retail
West	-	RM12, POS, CR / Condominiums, Apartments, Open Space, Retail

GENERAL INFORMATION (cont'd)

Parcel History

See companion case Z25-0038.

Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a new gas station and convenience store at 1322 Bernath Parkway. The ±2.44-acre site is occupied by a vacant restaurant and is currently zoned RM12 (Multi-Dwelling Residential), which does not permit Gasoline and Fuel Sales. The applicant has applied for companion cases Z25-0038, a Zone Change from RM12 (Multi-Dwelling Residential) to CN (Neighborhood Commercial); and PUD26-0005 a request to remove the subject site from a Community Unit Plan. The CN (Neighborhood Commercial) district permits Gasoline and Fuel Sales with an approved Special Use Permit. This Special Use Permit review is based on the standards of the CN (Neighborhood Commercial) district and will be contingent on the approval of companion cases Z25-0038 and PUD26-0005.

North of the site across Tibaron Lane are condominiums, apartments, and open space, to the south of the site across Airport Highway are offices, shopping center, apartments, and condominiums, to the east across Bernath Parkway is a bank, restaurants, auto repair, offices and retail; and to the west are apartments, condominiums, open space, and retail.

Gasoline and Fuel Sales

TMC§1104.0900 - *Gasoline and Fuel Sales* outlines specific site design criteria for gas stations. The section does not permit gas pumps and pump islands in the front yard within fifty (50') feet of a residential district. The section also requires pump islands be set back a minimum of fifteen (15') feet from the property line, that canopies be set back a minimum of ten (10') feet from the property line and support columns shall be brick or brick base compatible with the principal building, and that non-petroleum displays be set back a minimum of twenty-five (25') feet from the right-of-way and be limited to a height of five (5') feet. Free air, water and restrooms shall also be provided and maintained during the hours of operations of the gas station. Additionally, in the CN (Neighborhood Commercial) district, Gasoline and Fuel Sales facilities must be located on a Major Street as classified by the Toledo-Lucas County Major Street and Highway Plan. The site has frontage along Airport Highway which is classified as a principal arterial. The submitted site plan meets the regulations for Gasoline and Fuel Sales.

STAFF ANALYSIS (cont'd)Intensity and Dimensional Standards

Pursuant to TMC§1106.0102 the maximum front setback within the CN (Neighborhood Commercial) district is limited to thirty-five (35') feet. The subject site has frontage along Airport Highway, Bernath Parkway, and Tibaron Lane. A maximum thirty-five (35') foot front setback is applicable along all three (3) frontages. The site plan proposes the front building setbacks to be roughly 145-feet from Airport Highway, 160-feet from Bernath Parkway, and 227-feet from Tibaron Lane. A waiver of TMC§1106.0102 must be obtained for the proposed building location. Staff is supportive of this waiver due to a fifty-foot (50') building setback restriction on the existing Tibaron Plat, the site has three (3) frontages, and to allow room for the canopy to be placed in the front of the site away from the adjacent residentially-zoned district to the west. The submitted site plan meets all other regulations of TMC Chapter 1106 – *Intensity and Dimensional Standards*.

Parking and Circulation

TMC§1107.0304 *Off-street parking Schedule "A"*, the maximum number of off-street parking spaces allowed for gas stations is one (1) per two-hundred (200) square feet of building area. The proposed building is 4,852 square feet thus, the maximum number of parking spaces allowed is twenty-five (25). The applicant has provided thirty-three (33) off-street parking spaces, exceeding the maximum by eight (8) spaces. Pursuant to TMC§1107.0302 *Maximums*, no use may provide more than the maximum off-street parking spaces allowed except through approval of an Alternative Parking Plan pursuant to TMC§1117.1400. Removal of eight (8) parking spaces, or approval of an Alternative Parking Plan, is listed as a condition of approval.

A minimum of one (1) bicycle space per ten (10) automobile parking spaces is required pursuant to TMC§1107.0300 *Off-Street Parking Schedule "A"*. A total of three (3) bicycle parking spaces are required and is listed as a condition of approval. The site plan depicts a bike rack located near the south west corner of the building however, the number of spaces provided is not shown.

Ingress/Egress to commercial parking lots such as the proposed must be from a major street or from a street without residential zoning on the opposite side of the street per TMC§1107.1203(A). Two curb cuts are proposed along Bernath Parkway where commercial zoning exists across the street. An existing curb cut along Tibaron Lane is proposed to remain. A waiver to permit this existing curb cut is required due to residential zoning across the street. Staff is supportive of this waiver because the existing Tibaron Lane curb cut serves as a drive access to the residential units adjacent westerly of the site, and the drive access is designed for vehicular traffic only with posted "no trucks" signs at the entrance from Tibaron Lane and within the site.

TMC§1107.1600 *Vehicle Stacking Areas* requires a minimum of one (1) ten- foot (10') by twenty-foot (20') stacking space at each pump island. Stacking spaces are not shown on the site plan. A revised site plan depicting such stacking spaces shall be submitted and is listed as condition of approval by the Division of Traffic Management.

STAFF ANALYSIS (cont'd)Parking and Circulation (cont'd)

The applicant has provided two (2) accessible parking spaces as required by TMC§1107.1700. One (1) of these spaces must be designed to accommodate an accessible van with an abutting eight-foot (8') wide aisle. The site plan indicates a five-foot (5') wide aisle between the two (2) proposed spaces. An eight-foot (8') wide abutting aisle shall be provided and is listed as a condition of approval. Lastly, these spaces must be identified with signs and pavement markings indicating them as reserved for persons with disabilities. Signs must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level.

Landscaping and Screening

An extensively landscaped frontage greenbelt is required along all public rights-of-ways. At least one (1) tree must be provided for every thirty feet (30') of lot frontage. Additionally, if the parking lot is proposed in the front of the property, the frontage greenbelt shall include a solid evergreen hedge planting to screen headlights of any vehicles. The submitted landscape plan depicts a solid evergreen hedge surrounding the entire perimeter of the site. There is a total of thirty (30) trees provided within the frontage greenbelts. The site has $\pm 389.21'$ of frontage along Bernath Parkway, $\pm 277.76'$ of frontage along Airport Highway, and $\pm 225'$ of frontage along Tibaron Lane for a collective frontage total of $\pm 891.97'$. Thus, the submitted landscape plan meets the requirements of TMC§1108.0202.

A Type A landscape buffer is required along the western property line. This landscape buffer shall be a minimum ten (10') feet in width and include a solid fence or wall six (6') to eight (8') feet in height, and plantings of four (4) trees and fifteen (15) shrubs for every one hundred linear feet (100'). The western property line is ± 488 linear feet, requiring twenty (20) trees and sixty (60) shrubs. The landscape plan depicts a six (6') foot tall wall, with thirteen (13) trees and seventy-eight (78) shrubs. An additional seven (7) trees shall be provided as a part of the Type A landscape buffer along the western property line, and is listed as condition of approval.

Interior parking lot landscaping must be provided at a ratio of two (2) canopy trees and six (6) shrubs for each ten (10) parking spaces. With thirty-three (33) parking spaces proposed, a total of eight (8) trees and twenty-four (24) shrubs shall be provided. The submitted landscape plan meets the requirements of TMC§1108.0204

In addition to the other landscape requirements for buffer areas and frontage greenbelts, one (1) tree is required for every 1,000 square feet of building coverage, foundation plantings along the building where visible from the right-of-way, and landscaping at all major building entrances. Foundation plantings are provided along the western side of the building, the remaining building facades are adequately screened from the right-of-way however, plantings at the building entrance are not proposed and is listed as a condition of approval. The proposed building is 4,852 square feet requiring five (5) trees. The submitted landscape plan depicts a bioretention facility on the north portion of the site. This facility provides additional plantings of grass, shrubbery, and trees within the site and is replacing a substantial amount of asphalt in the existing parking lot.

STAFF ANALYSIS (cont'd)Landscaping and Screening

Bioretention filter beds must be planted with turf, trees, and/or plant materials chosen from lists provided by the Toledo-Lucas County Rain Garden Initiative. Additionally, the final design of the facility must be approved by the Department of Public Utilities.

Building Design and Materials

TMC§1109.0103 requires connecting walkways from the main building entrance to the street or place sidewalks while also connecting parking spaces. The submitted site plan meets this regulation as a sidewalk connection is proposed from the main entrance through the south of the site crossing near parking spaces and connecting into existing sidewalk along Airport Highway.

TMC§1109.0205 *Building Design Standards* requires variation in massing and wall articulation for facades facing streets and walkways. This section also requires the building's design to reduce its perceived height by dividing the building mass into smaller scale components. The proposed building elevations meets these design standards through a variation of parapet heights, wall plane offsets, changes in texture and color of wall surfaces, use of windows with mullions, and a three-foot (3') in height stone wainscoting. Additionally, transparent windows must occupy at least forty (40%) percent of the area between two (2') and ten (10') feet in height from the ground base of the primary elevation facing the right-of-way. For corner properties, transparent windows shall also occupy at least twenty (20%) percent of this area facing the side street. The primary building elevation facing east along Bernath Parkway proposes fifty-four (54%) window coverage between two (2') and ten (10') feet in height from the ground base. The south and north facades facing Airport Highway and Tibaron Lane depict window coverage of forty-one (41%) percent and twenty-seven (27%) percent respectively between two (2') and ten (10') feet in height from the ground base of the side elevations.

As required under TMC§1109.0500 *Building Façade Materials and Color*, all facades that are visible from the right-of-way must provide at least eighty (80%) percent of predominant building materials and no more than twenty (20%) percent accent materials. The submitted building elevations meets the regulations for *Building Façade Materials and Color*.

Proposed Building Façade Material Percentages
North façade (Tibaron Lane) 63% Brick, 10% Stone, 15% Fiber Cement Board, 12% Glass. Total: 85% predominant and 15% accent materials.
East façade (Bernath Parkway) 37% Brick, 27% Architectural Metal, 8% Stone, 8% Fiber Cement Board, and 20% Glass. Total: 92% predominant and 8% accent materials.
South façade (Airport Highway) 22% Brick, 37% Architectural Metal, 14% Stone, 12% Fiber Cement Board, and 15% Glass. Total: 88% predominant and 12% accent materials.
West façade (facing adjacent residential) 84% Brick, 13% Stone, and 3% Glass. Total: 100% of predominant materials.

STAFF ANALYSIS (cont'd)

Building Design and Materials (cont'd)

The proposed architectural metal is indicated as a twenty-four (24)-gage face sheet. Per TMC§1109.0502(D)(4) – metal panels shall have a minimum twenty-two (22)-gage face sheet. The use of twenty-four (24)-gage architectural metal is not permitted and is listed as condition of approval.

Signs

The Neighborhood Commercial zoning district permits one (1) medium profile ground sign per right-of-way frontage. The site plan indicates an eight-foot (8') EMC monument sign at the south east corner and near the north east corner of the site facing Airport Hwy and Bernath Pkwy respectively. The proposed sign package for the site includes wall signage. It appears that the proposed wall signs and medium profile EMC ground signs meet the regulations of TMC Chapter 1113 - *Signs*. Sign permits are required prior to installation for all site signage.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site for Neighborhood Mixed-Use land uses. This designation aims to preserve and promote pedestrian-oriented commercial and mixed-use areas. While auto-oriented uses such as gas stations are not preferable uses in Neighborhood Mixed-Use districts, several pedestrian-oriented features are built into the design of the proposed development, such as internal pedestrian walkways and bicycle parking. Additionally, the site plan proposes adding significant landscaping upgrades and decreasing the overall impervious surface within the site substantially, both of which meet goals laid out in the Forward Toledo Comprehensive Land Use Plan.

Neighborhood Meeting & Neighborhood Concerns

The applicant hosted a neighborhood meeting at AMCC Toledo Al-Madinah Community Center on Thursday, February 12th, from 5:30pm through 7:00pm. About fifteen (15) community members attended. The applicant presented the proposed development and held discussion surrounding concerns of the project and the development process. A few attendees were in support of the proposal however, majority expressed concerns in relation to traffic, crime, pollution, hours of operation, and clustering of gas stations in the area.

One major concern of community members is the proximity of a school bus stop near the site. Staff conducted a site visit from 6:30am to 9:00am on Wednesday, February 18th. During this time frame staff noted that various buses picked up children on the corner of Tibaron Lane and Bernath Parkway across from the site. A few parents parked their cars along Tibaron Lane while waiting for buses to arrive. It was noted that many vehicles cut-through the site to turn onto Bernath Parkway to avoid passing the parked cars along Tibaron Lane. Additionally, this corner lacks traffic signs or signals. Staff raised concerns of potential traffic incidents to the Division of Traffic Management. Additionally, concerns were raised by community members of the influx of traffic into their neighborhood from the proposed development. Traffic Management believes the proposed site developments will not cause an increase of traffic into the neighborhood.

STAFF ANALYSIS (cont'd)

Neighborhood Meeting & Neighborhood Concerns (cont'd)

Concerns regarding pollution such as environmental hazards, light, and noise should be mitigated by existing Ohio EPA and City regulations. TMC§1107.1908 requires site lighting to be arranged and directed away from any adjacent residential property, public ways, and from the sky above the light fixtures. The proposed site lighting plan meets this regulation. To help ease concerns regarding hours of operations, the hours shall be limited to 5:30am to 1:00am per TMC§1104.0901(H), and is listed as a condition of approval. Lastly, staff looked into the potential clustering of gas stations near the site. It appears that there are currently three (3) existing gas stations within a one (1)-mile radius of the site; and eight (8) existing gas stations within a two (2)-mile radius. A comprehensive review of gas stations and the effects on crime, environmental pollutants, and other geographical relations should be completed for the whole City to determine if there are any correlations. While some studies suggest that a higher density of gas stations may have a correlation to increased crime, other studies suggest that gas stations are not a causation and that a small number of gas stations represent a substantial portion of crimes committed at or near gas stations (Boehme, H. M. & et al., 2022).

Staff recommends approval of SUP25-0049, a Special Use Permit for a new gas station at 1322 Bernath Parkway because the proposed redevelopment of the site aligns with goals of the Forward Toledo Comprehensive Land Use Plan. Additionally, the proposal meets the stated purpose of the Zoning Code and complies with all applicable provisions of the Zoning Code.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP25-0049, a Special Use Permit for a new gas station at 1322 Bernath Parkway to the Toledo City Council, for the following two (2) reasons:

1. The proposed use is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0706(A)); and;
2. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B)).

The staff further recommends that the Toledo City Plan Commission recommend approval of the following **two (2) waivers**:

Chapter 1106 – Intensity and Dimensional Standards

1106.0102 - Commercial Districts Standards

Maximum Front Setback is limited to thirty-five (35') feet.

Approve a waiver to eliminate front setback requirements. The site has three (3) frontages, a fifty-foot (50') building line setback established through an easement on the Tibaron Plat 1 along Airport Highway, and to allow room for the canopy to be placed in the front of the site.

STAFF RECOMMENDATION (cont'd)

Chapter 1107 – Parking, Loading and Access

1107.1203 – Street Access

A. Ingress and egress to a parking lot in a Commercial or Industrial Zoning District must be from a major street or from a street located in a Commercial or Industrial District with Commercial or Industrial zoning on the opposite side of the street.

Approve a waiver to allow an access drive along Tibaron Lane. There is restricted access to the residential development adjacent westerly of the subject site. The apartment complex utilizes the existing drive-way along Tibaron to access their site, and the access drive is designed for vehicular traffic only restricting use by trucks.

The staff further recommends that the Toledo City Plan Commission recommend **approval** of SUP25-0049, a Special Use Permit for Gasoline and Fuel Sales at 1322 Bernath Parkway, to the Toledo City Council, subject to the following **forty-six (46)** conditions:

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

Engineering Services

1. All proposed sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All proposed commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening. Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Steve Kessinger. He can be reached at (419) 245-1347 or Steve.Kessinger@toledo.oh.gov. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. No objection to the footprint shown for a detention basin, however its size will need confirmed, and possibly enlarged to provide for the required water quality volume, flood control, and restricted discharge rate. The footprint and geometrics need to also address the design guidance (Chapter 2.7 of the Ohio Rainwater Manual) including but not limited to side slopes, flow length, sediment storage, and wet forebay or alternative pretreatment.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

5. A full submittal for storm water requires submittal of the regional SWP3 submittal coversheet as provided to applicant, and its items 1.a. - 1.g. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit are listed on the SWP3 submittal cover sheet, items 2.a. - 2.c., as well as the sewer fee for plan review and field inspection.
6. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
7. 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.
8. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developers cost.
9. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
10. 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.
11. In easement area, fence and retaining wall and landscaping not allowed over top of public sanitary sewer. Free and clear access to sewer must be maintained at all times. Show location of easement on site plans.

Water Distribution

No comments at the time of publication.

Division of Sewer & Drainage Services

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

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services

14. 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. (this comment is specific for sites above 2,500 square ft)
16. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
17. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
18. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
19. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. [Information is at https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants](https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants); a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
20. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Bureau of Fire Prevention

21. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
22. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1)

STAFF RECOMMENDATION (cont'd)

Division of Traffic Management

23. Vehicle stacking at gas pumps must be clearly shown on drawings per TMC1107.1601. Stacking must be dimensioned to the parked spaces to the west and to the parking lot curb to the east.
24. Accessible parking signage must be posted directly in front of the parking spaces at a height of no less than 60" and no more than 72" above pavement level per TMC 1107.1704.
25. If one does not already exist, a cross access agreement is required with the adjacent property owner to the West.

Plan Commission

26. Approval of companion cases Z25-0038 and PUD26-0005.
27. Free air, water, and restrooms shall be provided and maintained during operating hours of the station per TMC§1104.0903(D).
28. The hours of operation shall be limited to 5:30 a.m. to 1:00 a.m.
29. Support columns of gas canopies shall be brick, brick base, or other durable materials compatible with the principal building per TMC1104.0903(A). **Not depicted, revised canopy elevations depicting compatible building materials shall be submitted**
30. Pursuant to Off-Street Parking Schedule "A," (TMC§1107.0304). A maximum of twenty-five parking spaces are allowed for this site. The submitted site plan shows thirty-three (33) parking spaces. **Not acceptable as depicted, removal of eight (8) spaces or an Alternative Parking Plan shall be provided.**
31. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A," (TMC§1107.0300). Minimum number of bicycle parking slots required is one (1) bicycle parking per ten (10) auto parking spaces. Three (3) bicycle parking spaces are required. **Location acceptable as depicted.**
32. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. One (1) van accessible space with an eight-foot (8') drive aisle and one (1) car accessible space with five-foot (5') drive aisles are required. **Not acceptable as depicted, an eight-foot (8') wide abutting aisle shall be provided.**
33. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations and approval of the Department of Public Utilities.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

34. Wheel stops shall be provided whenever a parking lot extends to a property line, sidewalk, planting strip, or building per TMC§1107.1907. **Concrete curbing proposed on site plan is acceptable as depicted.**
35. A detailed site, lighting, fencing and landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
- a. A fifteen-foot (15') wide frontage greenbelt consisting of one (1) tree for every thirty-feet (30') of lot frontage and a solid evergreen hedge planting along Airport Hwy, Bernath Pkwy, and Tibaron Ln shall be provided. **Acceptable as depicted on landscaping plan submitted.**
 - b. A ten-foot (10') wide Type A landscape buffer consisting of a solid wall or fence six-feet (6') to eight-feet (8') in height, four (4) trees and fifteen (15) shrubs for every one-hundred (100) linear feet shall be provided along the western property line abutting the residential district. **The proposed width, wall, and number of shrubs is acceptable however, an additional seven (7) trees shall be provided.**
 - c. 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 (existing trees may be used for credits). A total of eight (8) trees and twenty-four (24) shrubs are required for this site. **Acceptable as depicted.**
 - d. One 2-inch caliper tree for every 1,000 square feet of building coverage shall be required. Five (5) trees are required for this site. **Acceptable as depicted.**
 - e. Foundation plantings shall be required along the portions of the building visible from the right-of-way. **Acceptable as depicted.**
 - f. Plantings at the main entrance of the building shall be provided. **Not acceptable, shall be depicted on revised landscaping plan.**
 - g. Bioretention filter beds must be planted with turf, trees, and/or plant materials chosen from lists provided by the Toledo-Lucas County Rain Garden Initiative.
 - h. Topsoil must be back filled to provide positive drainage of the landscape areas.
 - 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- 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, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards.
 - k. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval;
 - l. The location, height and materials for any fencing to be installed and maintained.
 - m. Because the site is greater than ½ acre, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details;
 - n. The location and direction of any proposed lighting. **Lighting is to be directed away from adjacent residential properties.**
 - o. Per TMC§1108.0203(G), dumpsters shall be screened on all four sides with materials of evergreen plantings, fencing, a wall, or a combination thereof with a minimum height of six (6') feet. **Not acceptable, dumpster screening detail and materials shall be submitted for approval on revised landscaping plan.**
36. Per TMC§1109.0204(A)(1) At least one (1) main entrance of any commercial, mixed-use, or institutional building shall face and open directly onto a 5-foot-wide connecting walkway to the street sidewalk without requiring pedestrians to walk around buildings or around parking lot outlines which are not aligned to a logical route. **Acceptable as depicted.**
37. All internal pedestrian walkways that cross parking aisles or driveways shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt to enhance pedestrian safety and comfort. Raised walkways may be installed if elevated 6 inches with tapered side slopes and meet ADA standards.
38. TMC§1109.0500 *Building Façade Materials and Color*, all facades that are visible from the right-of-way must provide at least eighty (80%) percent of predominant building materials and no more than twenty (20%) percent accent materials. This applies to the facades facing Airport Hwy, Bernath Pkwy, and Tibaron Ln. **Acceptable as depicted.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

39. Per TMC§1109.0502(D)(4) architectural metal panels shall have a minimum twenty-two (22)-gage face sheet. **Not acceptable as depicted on building elevations.**
40. Transparent windows must occupy at least forty (40%) percent of the area between two (2') and ten (10') feet in height from the ground base of the primary elevation facing the right-of-way. For corner properties, transparent windows shall also occupy at least twenty (20%) percent of this area facing the side street. **Acceptable as depicted.**
41. Applicant shall obtain appropriate permits for any proposed signage.
42. Internally-illuminated signage may only be illuminated when the business is open.
43. 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.
44. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
45. 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.
46. 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.

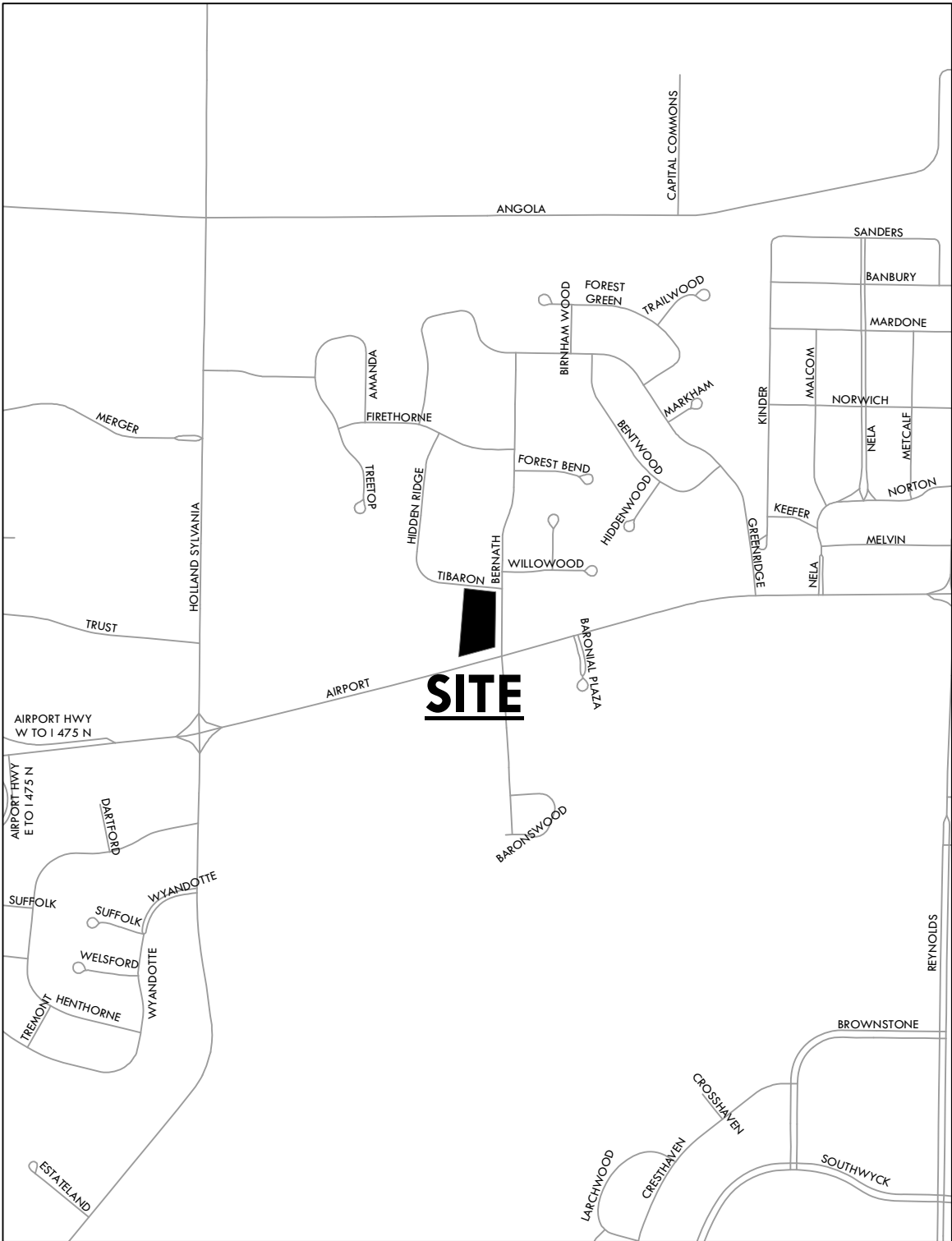
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP25-0049
DATE: April 9, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

AV/AS
Five (5) sketches follow

GENERAL LOCATION

SUP25-0049
ID 139



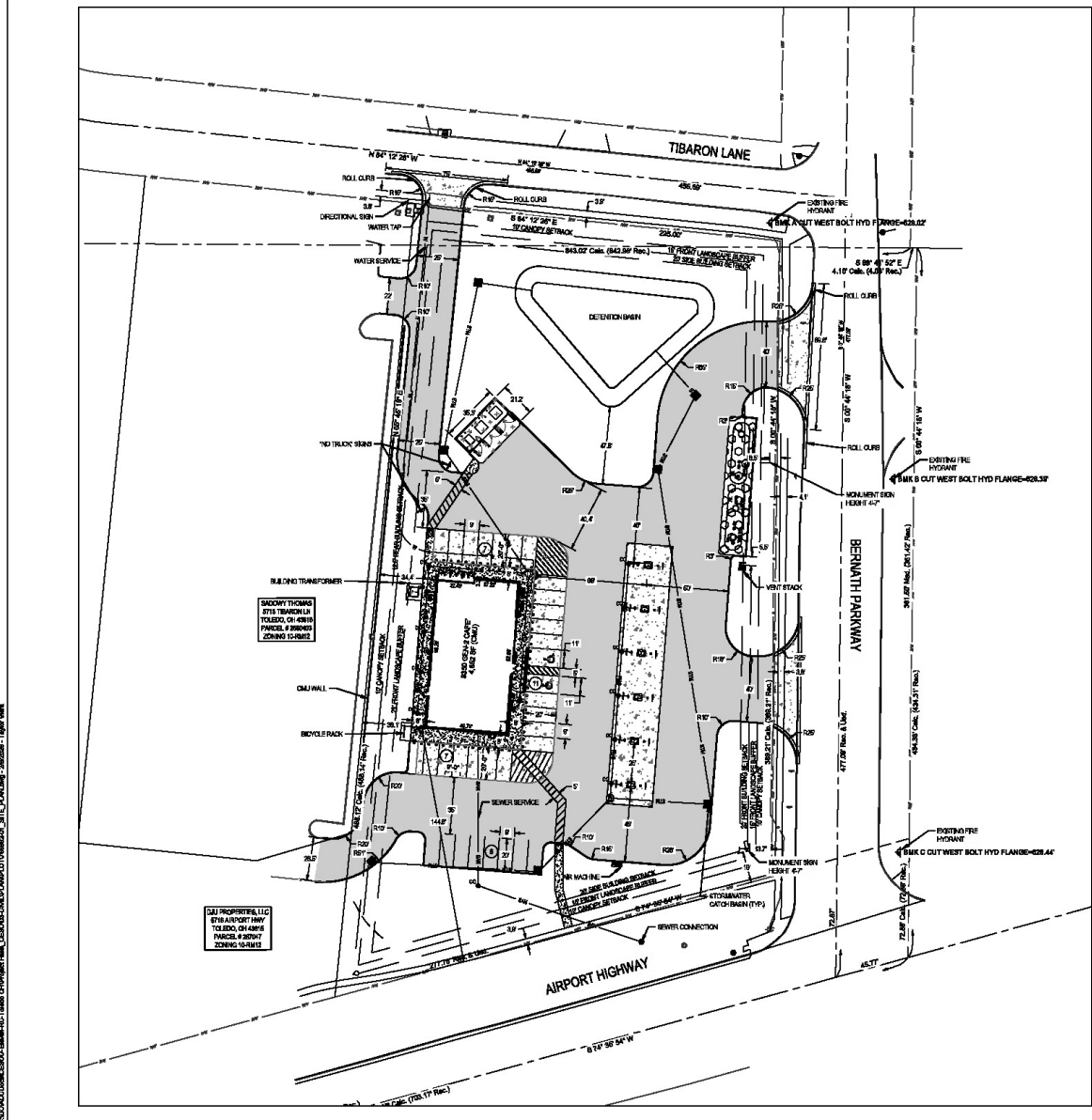
ZONING & LAND USE

SUP25-0049
ID 139



SITE PLAN

SUP25-0049
ID 139



- SITE LEGEND**
- EXISTING**
- REFER TO EX FOR EXISTING FEATURES LEGEND
- PROPOSED**
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED PARKING PAVEMENT
- R/W —
- P.R.O.P.E.R.T.Y. L.I.N.E. —
- E.T.B.A.C.K. —
- P.A.V.E.M.E.N.T. —
- C.O.N.C.R.E.T.E. C.U.R.B. —
- P.A.V.E.M.E.N.T. W.A.L.K. —
- P.A.R.K.I.N.G. S.P.A.C.E. C.O.U.N.T. —
- S.E.E.N. —
- D.E.T.E.C.T.A.B.L.E. W.A.R.N.I.N.G. M.T. —
- C.A.T.C.H. B.A.S.I.N. —
- S.T.O.R.M. W.A.T.E.R. C.O.L.L. —
- S.A.N.I.T.A.R.Y. M.A.N.H.O.L.E. —
- C.L.E.A.N.O.U.T. —

BENCHMARK

GRAPHIC SCALE (IN FEET)
1" = 50' E

NOTICE

FOR THE CITY OF TOLEDO, OHIO

THE CITY OF TOLEDO, OHIO, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE.

DATE: 02/09/2025

DRAWN BY: JH

CHECKED BY: JC

ISSUED: 02/09/2025

NOT FOR CONSTRUCTION



FOR THE CITY OF TOLEDO, OHIO, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES OF ANY UTILITIES THAT MAY BE AFFECTED BY THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES THAT ARE NOT TO BE MOVED OR REMOVED.



Speedway.

7-ELEVEN, INC.
SPEEDWAY - TOLEDO, OH
1322 BERNATH PKWY.
TOLEDO, OH 43717

Revisions / Submitters	
Rev	Date
Project Number: 706062	
Scale: 1"=30'	
Drawn By: JH	
Checked By: JC	
Date: 02/09/2025	
Issue: NOT FOR CONSTRUCTION	
Drawing Title: SITE PLAN	
CS	

9-18

N
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9 - 19

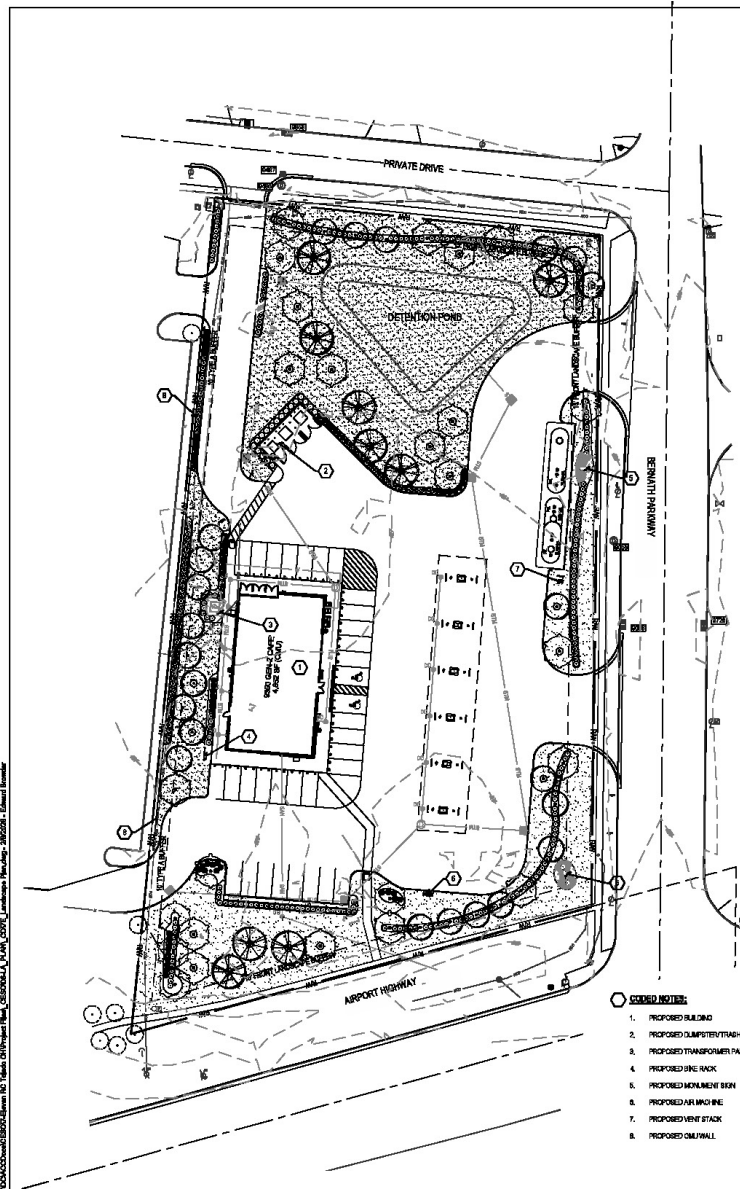
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7-ELEVEN, INC.
SPEEDWAY -
TOLEDO, OH
1322 BERNATH PKWY,
TOLEDO, OH 43177

Revisions / Descriptions		
D	Description	Date
Project Number: 788962		
Scale: AS SHOWN		
Drawn By: JCI/JSD		
Checked By: RTEAB		
Date: 02/05/2026		
Issue: NOT FOR CONSTRUCTION		
Drawing Title: LANDSCAPE PLAN		

L1.0



THE CONTRACTOR SHALL DESIGN, SUPPLY, AND
INSTALL IRRIGATION SYSTEM FOR ALL SODDED
AND PLANTING AREAS AS SHOWN ON THIS
SHEET. DESIGN SHALL BE APPROVED BY
OWNER'S REPRESENTATIVE PRIOR TO
INSTALLATION



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GENERAL INFORMATION

Subject

- | | | |
|------------------------------------|---|--|
| Request | - | Removal of Lot 1 of the Tibaron Plat 1 from the Community Unit Plan originally approved by Ord. 373-76 and as amended. |
| Location | - | 1322 Bernath Parkway |
| Applicant +
Design Professional | - | Matt Davis
CESO, Inc.
2800 Corporate Exchange Drive, STE 400
Columbus, OH 43231 |
| Developer | - | 7-Eleven, Inc.
3200 Hackberry Road
Irving, TX 75063 |
| Owner | - | Akaashaman, LLC
3550 Mowry Ave, STE 301
Freemont, CA 94538 |

Site Description

- | | | |
|--------------|---|--|
| Zoning | - | RM12 / Multi-Dwelling Residential (CN Pending) |
| Area | - | ±2.44 acres |
| Frontage | - | ±389.21' along Bernath Parkway
±277.76' along Airport Highway
±225' along Tibaron Lane |
| Existing Use | - | Vacant restaurant |
| Proposed Use | - | Gas Station with Convenience Store |

Area Description

- | | | |
|-------|---|--|
| North | - | RM12, POS / Condominiums, Apartments, Open Space |
| South | - | CN, RD6 / Offices, Shopping Center, Condominiums, Apartments |
| East | - | CR. CN, CO / Bank. Restaurants, Offices, Retail |
| West | - | RM12, POS, CR / Condominiums, Apartments, Open Space, Retail |

GENERAL INFORMATION (cont'd)

Parcel History

See companion case Z25-0038.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting to remove Lot 1 of the Tibaron Plat 1 from a Community Unit Plan originally approved by Ord. 363-76 on May 25th, 1976 and as amended. The ±2.44-acre site is occupied by a vacant restaurant and currently zoned RM12 (Multi-Dwelling Residential). A Zone Change to CN (Neighborhood Commercial) and Special Use Permit for Gasoline Fuel Sales and Services are proposed at the subject site and being concurrently reviewed under cases Z25-0038 and SUP25-0049. Surrounding land uses of the site include condominiums, apartments, and open space to the north across Tibaron Lane, south of the site across Airport Highway are offices, shopping center, apartments, and condominiums, to the east across Bernath Parkway are a bank, restaurants, auto repair, offices and retail; and to the west are apartments, condominiums, open space, and retail.

Lot 1 of the Tibaron Plat 1 was developed as the commercial center for the Tibaron Community Unit Plan (CUP). The CUP originally approved a single restaurant structure and multi-tenant building. Through various amendments the multi-tenant building was removed and the restaurant expanded in size. Any change to the subject site requires an amendment to the CUP. Pursuant to TMC§1103.1004 an existing Community Unit Plan approved prior to June 6, 2004 may be amended under the provisions of TMC§1103.1000 – *PUD, Planned Unit Development Overlay District*. A PUD is intended to provide design guidelines and specific regulations for a coordinated development resulting in a greater benefit to the City than under conventional zoning district regulations.

The request to remove the subject site from the Community Unit Plan is because the site serves beyond the geographical community in which it had originally intended and is a separate development from the residential component approved by the original CUP. The existing CUP ordinance creates an undue burden for any adjustments to the site. Modifications of the subject site may undergo applicable site plan reviews and receive Special Use Permits, when necessary, rather than requiring the forementioned along with an amendment to the Community Unit Plan and applying the new standards of a Planned Unit Development. Current regulations of the Toledo Municipal 2004 Zoning Code provide an adequate means to review the site's design, use, and compatibility with adjacent land uses.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Plan's Goal to Improve Decision-Making under the theme of Build is to promote efficient and effective land-use planning that is proactive instead of reactive. When there are opportunities to review and streamline existing processes the City benefits, and in turn promotes new developments. By removing the subject site from the existing CUP, review processes become more streamlined and less redundant. An additional strategy of this goal is to support reuse of sites within neighborhoods that provide accessible and walkable jobs. This strategy also aligns with the Plan's Goals of Business Creation, Walkable Neighborhoods, and Strengthening Neighborhoods.

Staff recommends approval to remove Lot 1 of the Tibaron Plat 1 from a Community Unit Plan originally approved by Ord. 363-76, because the site has historically operated as a separate commercial development, the removal will allow for future streamlined review process of the site, and the proposal is also consistent with the Forward Toledo Comprehensive Land Use Plan and the stated purpose of the Zoning Code.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of PUD26-0005, a request to remove Lot 1 of the Tibaron Plat 1 from a Community Unit Plan approved by Ord. 363-76 as amended, at 1322 Bernath Parkway to Toledo City Council for the following **reason**:

1. The removal from the Community Unit Plan is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code **(TMC§1111.0606(A))**.

PLANNED UNIT DEVELOPMENT
TOLEDO CITY PLAN COMMISSION
REF: PUD26-0005
DATE: April 9, 2026
TIME: 2:00 P.M.

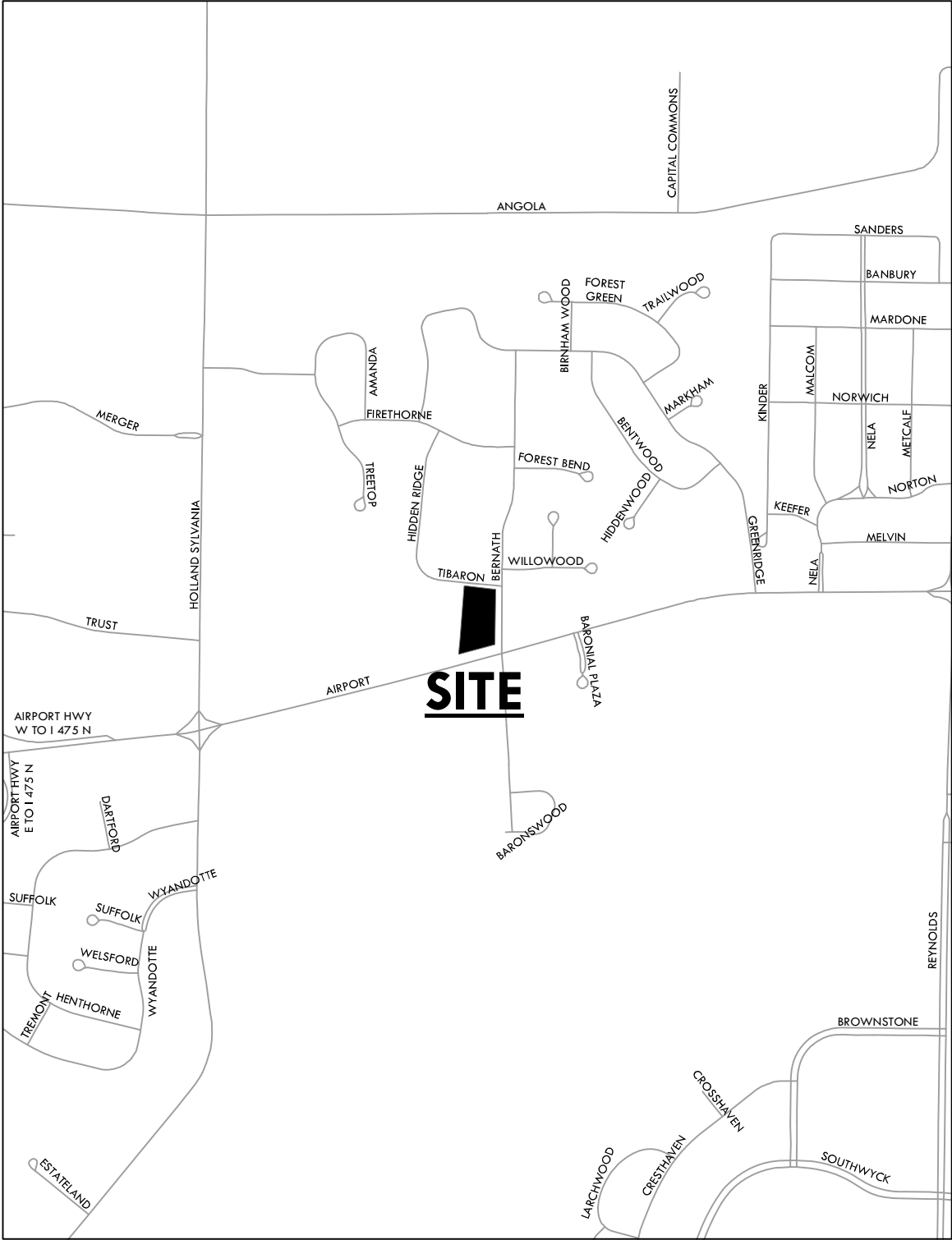
CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

AV/AS

Two (2) sketches follow

GENERAL LOCATION

PUD26-0005
ID 139



ZONING & LAND USE

PUD26-0005
ID 139



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GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Charter School
Location	-	3300 Glendale Avenue
Applicant	-	Oakmont Education 481 N Cleveland-Massillon Road Akron, OH 44333
Owner	-	DWJS, LLC 3440 Secor Road Toledo, OH 43606
Architect	-	FMC Architects 1440 Rockside Road Parma, OH 44134

Site Description

Zoning	-	CR-SO / Regional Commercial – Sign Overlay
Area	-	± 15.55 acres
Frontage	-	± 209.87’ along Glendale Avenue
Existing Use	-	Vacant Commercial Space
Proposed Use	-	Charter School

Area Description

North	-	RM36 / Apartment Complex, Radio Station
South	-	CR-SO & CO / Bank, Restaurants, Car Wash, Auto Repair, Glendale Avenue, Medical Offices
East	-	RS12 & RM36 / UPMC & Apartment Complex
West	-	CR-SO & RM36 / Apartments, Restaurants, Shopping Center, Byrne Road

Parcel History

S-29-57	-	Review of the preliminary plat of the Great Southern Shopping Center on the NE corner of Glendale and Byrne (P.C. approved 8/8/57).
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GENERAL INFORMATION (cont'd)Parcel History (cont'd)

- | | | |
|-------------|---|---|
| S-29-57 | - | Review of the final plat of the Great Southern Shopping Center on the NE corner of Glendale and Byrne (P.C. approved 1/26/61). |
| M-40-60 | - | Interim Zoning for the area bounded by Byrne, Glendale, City boundary, Swan Creek in Adams Twp. (P.C. approved 11/3/60). |
| | - | Annexed into City of Toledo (Council approved 12/2/1960; Ord. 828-60). |
| Z-281-60 | - | Permanent Zoning for the area roughly bounded by Glendale, Byrne, Swan Creek, Brest and the Terminal Railroad (P.C. approved 1/12/61; Council approved 4/3/61, Ord. 207-61) |
| S-2-73 | - | Final Plat of the Replat of Toledo's Great Southern Shopping Center (P.C. approved 1/8/73). |
| S-6-86 | - | Final Plat of the Replat of the Replat of Toledo's Great Southern Shopping Center (P.C. approved 1/8/87). |
| Z-88-87 | - | Amendment to C-4 Site Plan at Southland Shopping Center (Ord. 1091-87). |
| S-16-95 | - | Final plat for the Replat of the Replat of the Replat of Toledo's Great Southern Shopping Center (P.C. approved 11/9/95). |
| S-35-19 | - | Final Plat of the Replat of the Replat of the Replat of the Replat of Toledo's Great Southern Shopping Center (P.C. approved 1/8/20). |
| S-4-22 | - | Final Plat of the Replat of the Replat of the Replat of the Replat of the Replat of Toledo's Great Southern Shopping Center (Withdrawn by applicant 7/20/23). |
| SUP24-00101 | - | Special Use Permit for a Community Center at 1339 S. Byrne Road (P.C. approved 11/7/24; Council approved 12/18/24, Ord. 638-24) |

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a Charter School at 3300 Glendale Avenue. A special use permit is required to open a new school. The school is proposed in the southern-most tenant space in the Southland Shopping Center.

Surrounding land uses include restaurants, a bank, a car wash, an auto repair shop, and an apartment building on Southland Shopping Center out-lots to the west and south, the main Southland Shopping Center buildings to the north and west, and UTMC and an apartment complex to the east.

Pick-Up/Drop-Off, Parking, and Circulation

The applicant is occupying a tenant space in an existing shopping center. As is typical of shopping centers, a plethora of parking is available in front of the tenant space between which is a drive aisle with a loading zone. While parking is not an issue for this site, schools generally generate a significant amount of traffic for pick-up / drop-off in the mornings and afternoons. The applicant has proposed a pick-up / drop-off route at the rear of the property near the proposed student entrance. The Division of Traffic Management has approved this pick-up/drop-off route as acceptable.

TMC§1107.0300 also requires a minimum of one (1) bicycle parking space for every three (3) students plus one (1) per ten (10) parking spaces for faculty and staff. The applicant has given a rough estimate of 200 students within two (2) sessions, equally roughly 400 students enrolled in the school. Per TMC§1107.0901, no more than fifty (50) bicycle parking spaces may be required for a given use category. The Plan Director has reduced the requirement for this proposed school down to twenty-six (26). Such bicycle parking spaces shall be placed near various entrances used by students, staff, faculty, and visitors. Bicycle parking spaces must meet the standards of TMC§1107.0902. The applicant shall submit a revised plan depicting a minimum of twenty-six (26) bicycle parking spaces meeting the standards of TMC§1107.0902. This has been included as a condition of approval.

While this school is not within or adjacent to a traditional neighborhood, it may still generate pedestrian traffic from nearby bus stops or apartment buildings. Increasing connectivity and specifically strengthening pedestrian connections to and from schools is an essential strategy within the Forward Toledo Comprehensive Land Use Plan. As such, the applicant shall ensure a safe pedestrian connection exists between the proposed school and Glendale Avenue through the use of pedestrian crosswalks and/or separated walkways. Existing infrastructure may allow this to be achieved using only pedestrian crosswalks. Such crosswalks must meet the standards of TMC§1109.0304(D).

STAFF ANALYSIS (cont'd)Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site for Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Parking areas should be consolidated serving multiple users and pedestrian connection should be prioritized. Institutional uses such as schools are compatible. The proposed charter school is not only consistent with the Future Land Use Map, it is also consistent with the Forward Toledo goals of Support Childhood Development and Workforce Opportunities.

Staff recommends approval of the requested Special Use Permit because the use complies with the stated purpose of the Zoning Code, is consistent with the Forward Toledo Plan, and is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP26-0010, a Special Use Permit for a Charter School at 3300 Glendale Avenue, to Toledo City Council, for the following **three (3) reasons**:

1. The proposed use meets the stated purpose of the Zoning Code (**TMC§1111.0706(A)**);
2. The proposed use complies with all applicable provisions of the Zoning Code (**TMC§1111.0706(B)**); and
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (**TMC§1111.0706(C)**).

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP26-0010, a Special Use Permit for a Charter School at 3300 Glendale Avenue, to the Toledo City Council, subject to the following **thirteen (13) conditions**:

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

Fire Prevention Bureau

1. It appears this suite will undergo a change of use. This will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC 105.1 & 101.4)
2. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (This includes rear doors for each tenant. OFC 403.11.1.5) (OBC 501.2 & OFC 505.1)

STAFF RECOMMENDATION (cont'd)

Fire Prevention Bureau (cont'd)

3. A Knox Box key box is required for after hours access for life saving and fire fighting purposes. (OFC 506.1)
4. Any addition of cooking equipment and suppression system for same will need plans submitted for review by the Building Department, Health Department, and the Fire Department. (OFC 104.2, OFC 901.2)

Division of Traffic Management

5. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC§1107.1704.

Plan Commission

6. A minimum of twenty-six (26) bicycle parking spaces shall be provided for the school per TMC§1107.0901. Such bicycle parking spaces shall meet the standards of TMC§1107.0902. **Not acceptable as depicted. The applicant shall submit a revised site plan depicting a minimum of twenty-six (26) bicycle parking spaces at various entrances for students, staff, faculty, and visitors. Detail shall be provided ensuring bicycle parking meets the standards of TMC§1107.0902.**
7. A safe and direct pedestrian connection shall be installed between the proposed school and Glendale Avenue. Such pedestrian connection may use pedestrian crosswalks and/or walkways. Any pedestrian crosswalks must meet the standards of TMC§1109.0304(D). **Not acceptable as depicted. The applicant shall submit a revised site plan depicting a safe and direct pedestrian connection between the proposed school and Glendale Avenue.**
8. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.
9. Proposed future signage shall meet the standards of TMC§1113 *Signs* and TMC§1103.0700 *Shopping Center Sign Control Overlay*. Proposed future signage shall obtain separate sign permits.
10. 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.
11. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

12. 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.
13. 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: SUP26-0010
DATE: April 9, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

AS
Four (4) sketches follow

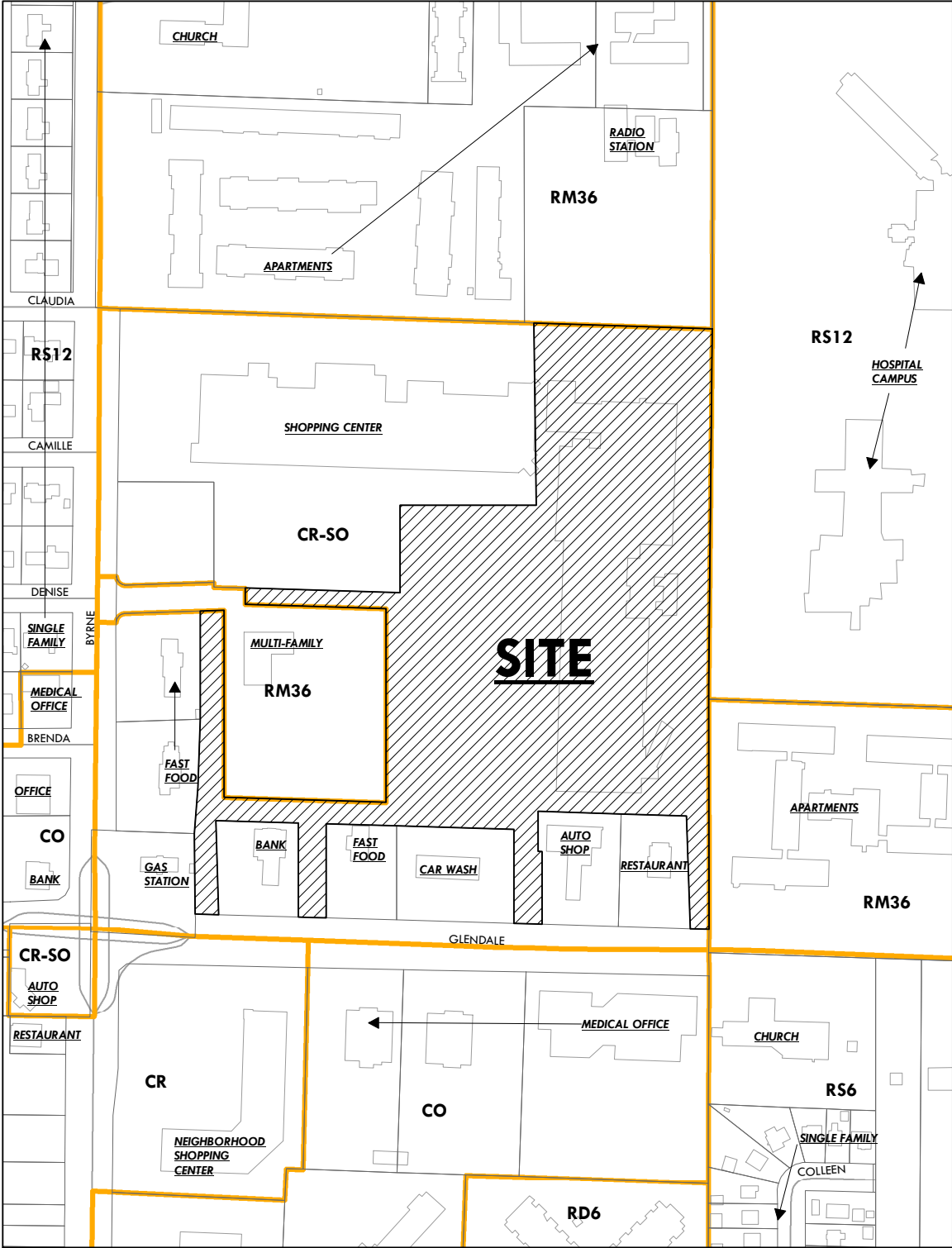
GENERAL LOCATION

SUP26-0010
ID 54



ZONING & LAND USE

SUP26-0010
ID 54



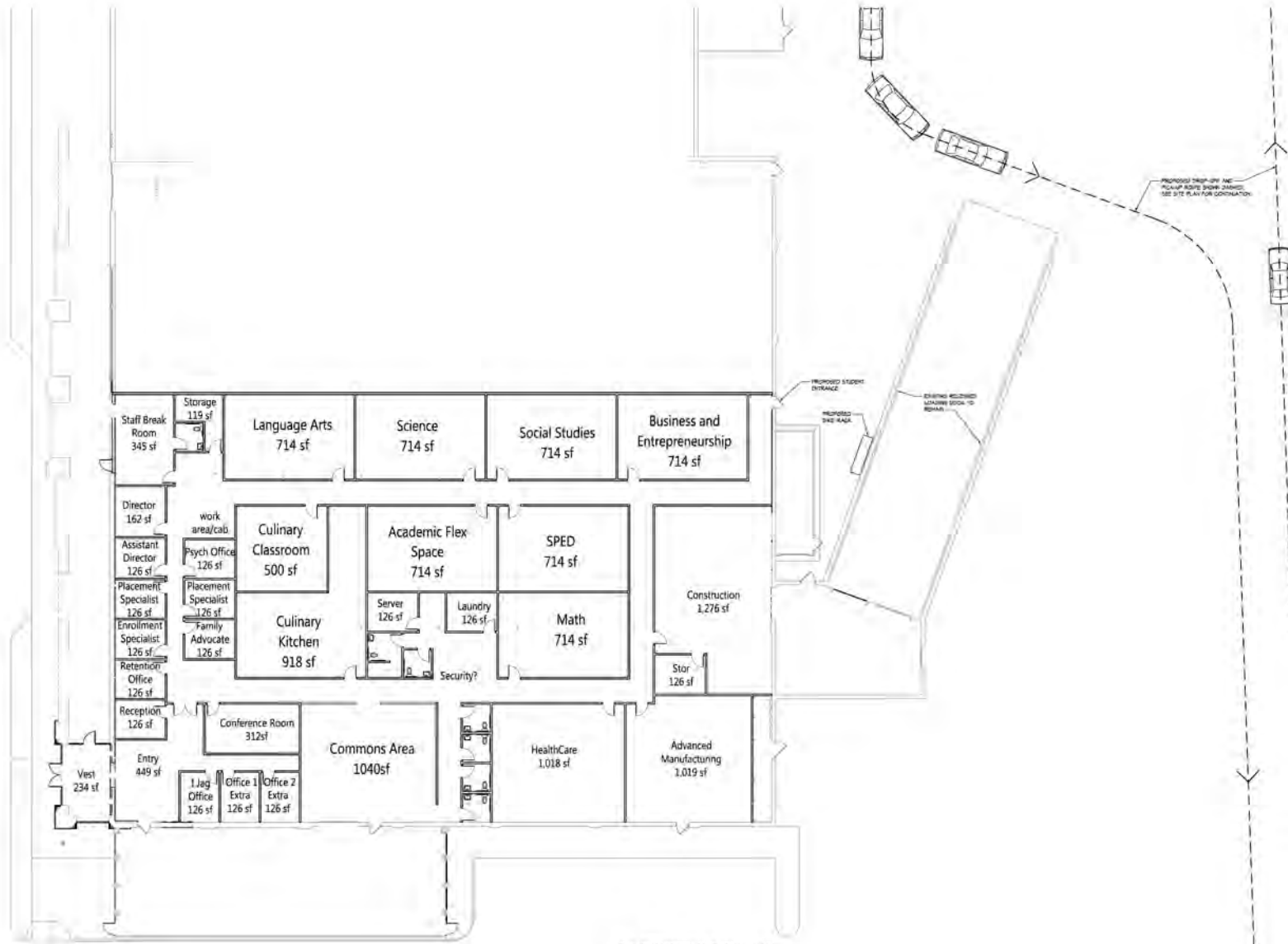
11-9

N
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1 ARCHITECTURAL SITE PLAN
SCALE: 1"=10'-0"

FLOOR PLAN

SUP26-0010
ID 54



1 CONCEPTUAL FLOOR PLAN
SCALE: 3/32" = 1'-0"

FMC
architects
1440 Riverside Road, Suite 111
Toledo, Ohio 43614
Phone: (419) 243-1111
Fax: (419) 243-1111
Email: fmc@fmcarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR RECORD

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR RECORD

DATE: 01/25/2024
PROJECT: Oakmount Education Toledo
SHEET: 1.01
DRAWN BY: FMC
CHECKED BY: FMC
APPROVED BY: FMC

**Oakmount Education
Toledo**
Southland Shopping Center
3300 Glendale Ave. Toledo, Ohio 43614

Design: 01/25/2024
Approved:
Revised:
Bid:
Construction:

Revisions:
No. Date/Description

Project No: 2017620
Drawn By: FMC/PWB
Checked By: FMC

Sheet Title:
FLOOR PLAN -
ENTIRE FACILITY

Sheet No:
A1.01

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Scrap & Salvage Facility
Location	-	5400 N. Detroit Avenue
Applicant / Owner	-	5400 Detroit Ave LLC 4550 Darrow Road Stow, OH 44224

Site Description

Zoning	-	IG / General Industrial
Area	-	± 45.33 acres
Frontage	-	± 1,991' along N. Detroit Avenue
Existing Use	-	Scrap & Salvage Facility
Proposed Use	-	Scrap & Salvage Facility

Area Description

North	-	IG / Scrap & Salvage Facility
South	-	IG / Scrap & Salvage Facility
East	-	IG / Railroad, Shantee Creek
West	-	CR & RS6 / Detroit Avenue, Restaurant, Union Hall, Contractor, Office, Single-Dwelling Homes

Parcel History

Z-63-59	-	Permanent Zoning for area annexed into City of Toledo (PC approved 4/20/59).
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Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a Scrap & Salvage Facility at 5400 N. Detroit Avenue. The site has been used as a scrap & salvage facility since 2008; however, the required special use permit was never acquired. Staff learned about this oversight while reviewing the facility's annual scrap & salvage license renewal. The applicant states that they have maintained authorization from the Ohio Environmental Protection Agency and licenses from the City of Toledo since their inception. Now that they have been made aware of the special use permit requirement, they have submitted this application.

Surrounding land uses include scrap & salvage facilities to the north and south, a railroad and Shantee Creek to the to the east, and various commercial businesses in front of the Northgate neighborhood to the west across Detroit Avenue.

Scrap & Salvage Operations

TMC§1104.2700 outlines use-specific criteria for scrap & salvage operations. Despite this operation's existence for several years, it must conform with the use criteria of this section since the operation was not legally established with the zoning code.

Per TMC§1104.2701 scrap & salvage operations must be set back no less than 100 feet from any right-of-way. Most operations on this site are conducted within or behind the existing building at least 100 feet away from Detroit Avenue. However, trucking operations – including truck/trailer parking and a truck scale – occur within the front of the facility within 100 feet of Detroit Avenue. The applicant has requested a waiver of this requirement so the truck operations may remain in place. Staff is supportive of this waiver provided no other portion of the scrap and salvage operation occupies this 100-foot setback and that said trucking operations are adequately screened from the right-of-way. The reason for staff's support is that trucking operations have existed in this location since before the scrap and salvage use occupied the structure. Further, adequate screening should mitigate impacts experienced by commercial businesses across the street.

TMC§1104.2701 also requires Scrap & Salvage Operations to be screened to obscure materials from view from the right-of-way. As previously stated, most operations are conducted within or behind the existing building and are therefore screened from the Detroit Avenue; however, the trucking operations are not. The applicant has proposed green privacy fabric along the existing six-foot (6') tall fence along Detroit Avenue from Northgate Pkwy to the primary drive entrance. Staff is not supportive of this solution. Per TMC§1108.0404(B), chain link fencing must not be used to meet buffers and screening requirements. Other screening fences along this section of Detroit Avenue are nine feet (9') tall and constructed of pressed metal panels. Further, these screen fences are buffered with a frontage greenbelt including trees and shrubs. Staff recommends this type of screening as adequate, however the applicant may propose alternative screening deemed adequate by the Plan Director. This has been added as a condition of approval.

STAFF ANALYSIS (cont'd)Parking and Circulation

The applicant is applying for this special use permit retroactively and does not propose any modifications to their parking lot besides repair of a section of the paved area. However, the employee parking area – the eastern portion of the repair area as shown on the Site Improvement Plan – was never properly stripped or reviewed for required ADA accessible parking. As such, the Division of Traffic Management has placed several conditions of approval on this special use permit. The applicant shall submit a revised site plan depicting dimensioned parking spaces compliant with TMC§1107.1911 and the improvements required by the Division of Traffic Management (ADA parking, bicycle parking, unused driveway removal).

The Division of Traffic Management has also requested the applicant install a sidewalk in front of this site along Detroit Avenue. Staff disagrees with this request and has opted to remove it from this special use permit's conditions of approval. There are no uses which generate pedestrian activity within 2,000 feet north or south of the site on the east side of Detroit Avenue, nor are there any cross streets extending east from Detroit Avenue within this distance. Staff does not believe a sidewalk on the east side of this stretch of Detroit Avenue is necessary. A sidewalk on the west side of this stretch of Detroit Avenue would be necessary, but that is outside the purview of this review.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site for High-Impact Industrial (HI). The High-Impact Industrial Land Use designation maintains and, where appropriate, expands large-scale industrial operations. This designation clearly delineates space in the city for industries that may cause negative impacts when located near other non-industrial users. Uses should be screened when adjacent to non-industrial users. The Special Use Permit is consistent with the Forward Toledo Plan so long as adequate screening is installed along Detroit Avenue.

Staff recommends approval of the requested Special Use Permit because the use complies with the stated purpose of the Zoning Code and is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP26-0006, a Special Use Permit for a Scrap & Salvage Facility at 5400 N. Detroit Avenue, to Toledo City Council, for the following **three (3) reasons**:

1. The proposed use meets the stated purpose of the Zoning Code (**TMC§1111.0706(A)**);
2. The proposed use complies with all applicable provisions of the Zoning Code (**TMC§1111.0706(B)**); and
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (**TMC§1111.0706(C)**).

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval of the following waivers for SUP26-0006, a Special Use Permit for a Scrap & Salvage Facility at 5400 N. Detroit Avenue, to the Toledo City Council:

Chapter 1104 – Use Regulations

1104.2701 Scrap and Salvage Operation Setbacks

Any new or future expansion of Scrap and Salvage Operations shall be set back no less than 100 feet from any residential district or use and setback no less than 100 feet from any right-of-way...

Approve a waiver to allow scrap & salvage trucking operations to occur within 100 feet of Detroit Avenue. Such waiver is contingent on the applicant providing adequate screening deemed acceptable to the Plan Director. No other operations relating to scrap & salvage may occur within 100 feet of Detroit Avenue. Staff is supportive of this waiver because trucking operations have existed in this location since before the scrap and salvage use occupied the structure. Further, adequate screening should mitigate impacts experienced by commercial businesses across the street.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP26-0006, a Special Use Permit for a Scrap & Salvage Facility at 5400 N. Detroit Avenue, to the Toledo City Council, subject to the following **twenty-seven (27) conditions**:

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

Division of Engineering Services

1. Code Enforcement timeline for proposed new paving shall account for the time needed for the applicant to provide Engineering Plans for stormwater management and a construction SWP3, which will need reviewed and approved by City of Toledo Engineering. The stormwater management requirements are available upon request.
2. Existing catch basins on site are not in the City's map for connection(s) to our sewer or the creek. Original site utility plan drawings are requested, if available, for copying for the city's sewer records and infrastructure map/ We use the map to diagnose sinkholes, avoid utility conflicts when repairing the street, investigate system surcharges, and trace pollution discharges to creeks and ditches. If the original drawings do not exist, the existing basins need to be traced out by applicant and reported to the City's Stormwater Engineer on how they are routed and where they tie into the city system.
3. Future site paving, stormwater management, and catch basin mapping by the applicant shall be followed by the applicant's updates to their industrial stormwater discharge SWP3. If an update is unfinished as of completion of the construction project, the standard timeline for terminating the construction permit will be extended for completion of the update.
4. Install solid lids on the sanitary sewer manholes located on site.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services

5. 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.
6. Applicant shall determine if the facility and associated activities are eligible for coverage under the Ohio's Industrial Storm Water permit. Facilities and activities eligible for coverage are identified in Appendix D of the Ohio Multi-Sector General Permit No.: OHR000007. If applicable, your facility should apply for coverage by submitting a Notice of Intent to the Ohio EPA by the end of construction.
7. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
8. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
9. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
10. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
11. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Sewer & Drainage Services

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

STAFF RECOMMENDATION (cont'd)

Fire Prevention Bureau

No comments or concerns.

Division of Traffic Management

14. Bicycle parking is required per TMC§1107.0900. **Applicant shall submit a revised site plan depicting a minimum of one (1) bicycle parking space for every ten (10) vehicle parking spaces. Such bicycle parking shall meet the requirements of TMC§1107.0900.**
15. Accessible spaces shall be provided pursuant to TMC§1107.1700. **Applicant shall submit a revised site plan depicting a minimum number of accessible parking spaces pursuant to the table in TMC§1107.1701. Such spaces shall meet the dimensional requirements of TMC§1107.1702.**
16. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC§1107.1704.
17. All driveways, drive aisles, and parking spaces must be clearly dimensioned per TMC§1107.1911. **Applicant shall submit a revised site plan clearly dimensioning all driveways, drive aisles, and parking spaces.**
18. Traffic Management requests all unused driveways along Detroit Avenue be removed and replaced with new curb and grass.

Plan Commission

19. The applicant shall provide adequate screening of the scrap & salvage use – including trucking operations – from Detroit Avenue. Such adequacy may be determined by the Plan Director. **Applicant shall submit a landscaping/screening plan depicting adequate screening along Detroit Avenue.**
20. Other than trucking operations, no scrap & salvage operations may occur within 100 feet of Detroit Avenue.
21. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.
22. Per TMC§1113.0702(B), all nonconforming signage on the premises shall be brought fully into compliance with TMC§1113 *Signs*.
23. Applicant shall obtain appropriate permits for any proposed signage.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

24. 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.
25. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
26. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
27. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

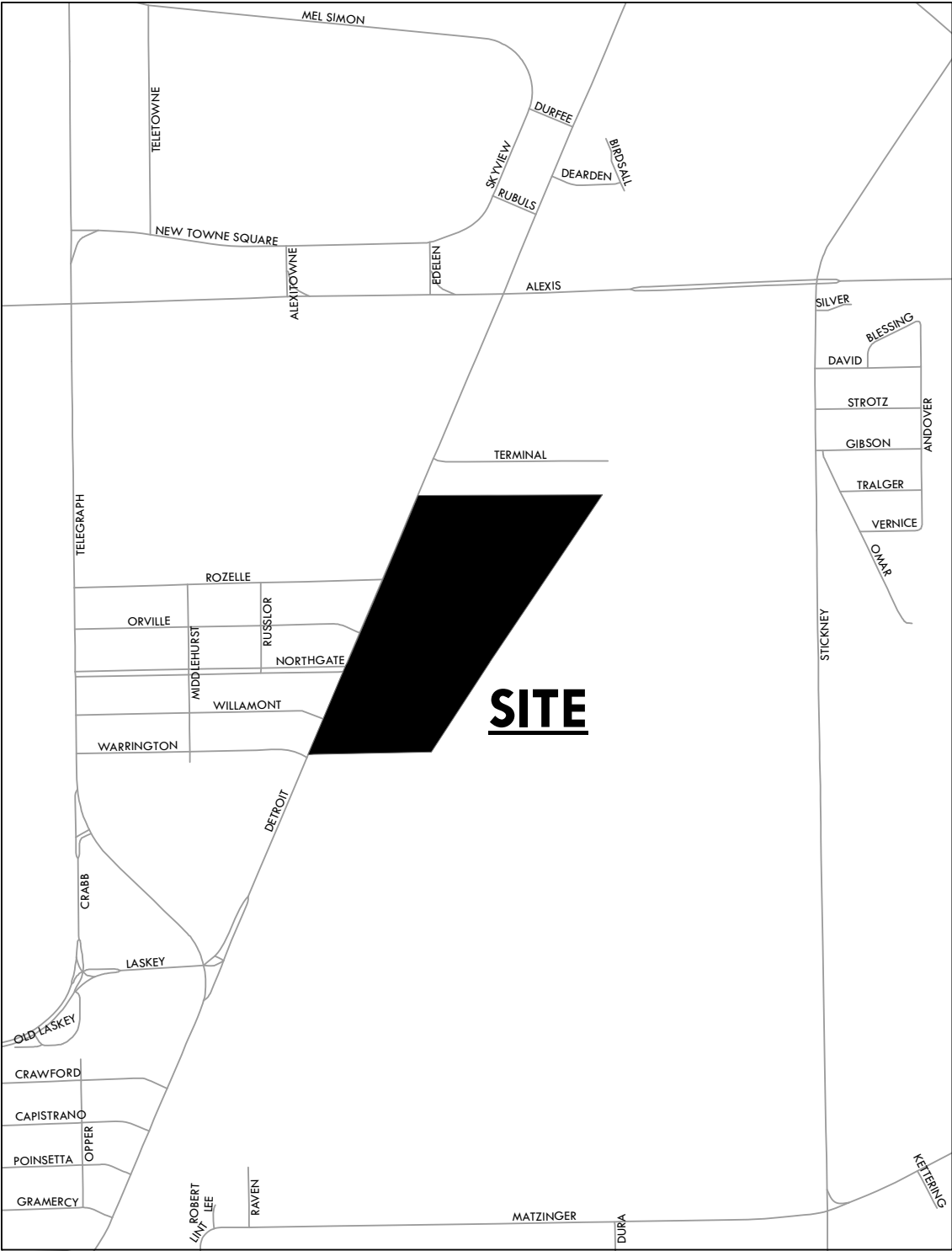
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP26-0006
DATE: April 9, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

AS
Five (5) sketches follow

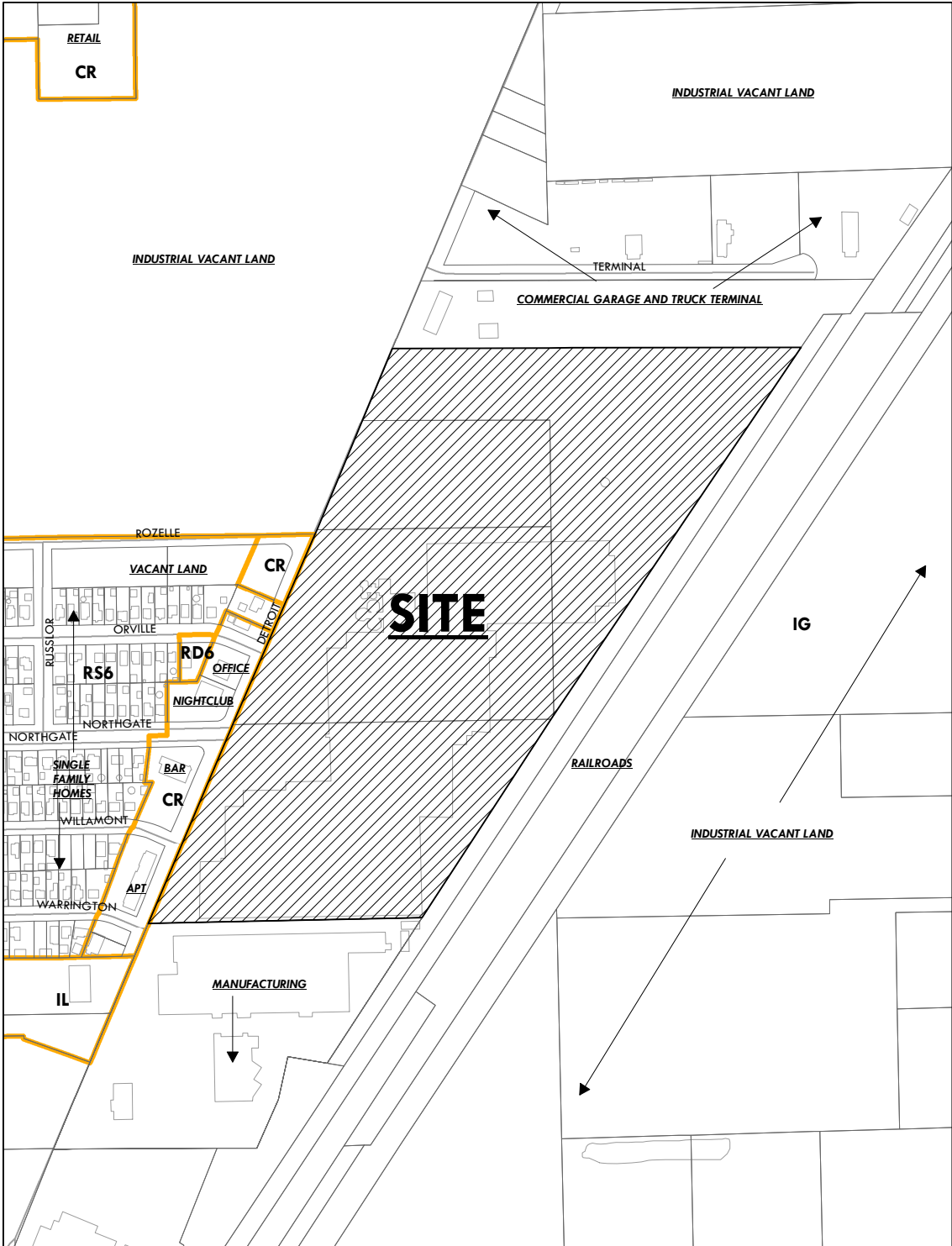
GENERAL LOCATION

SUP26-0006
ID 59



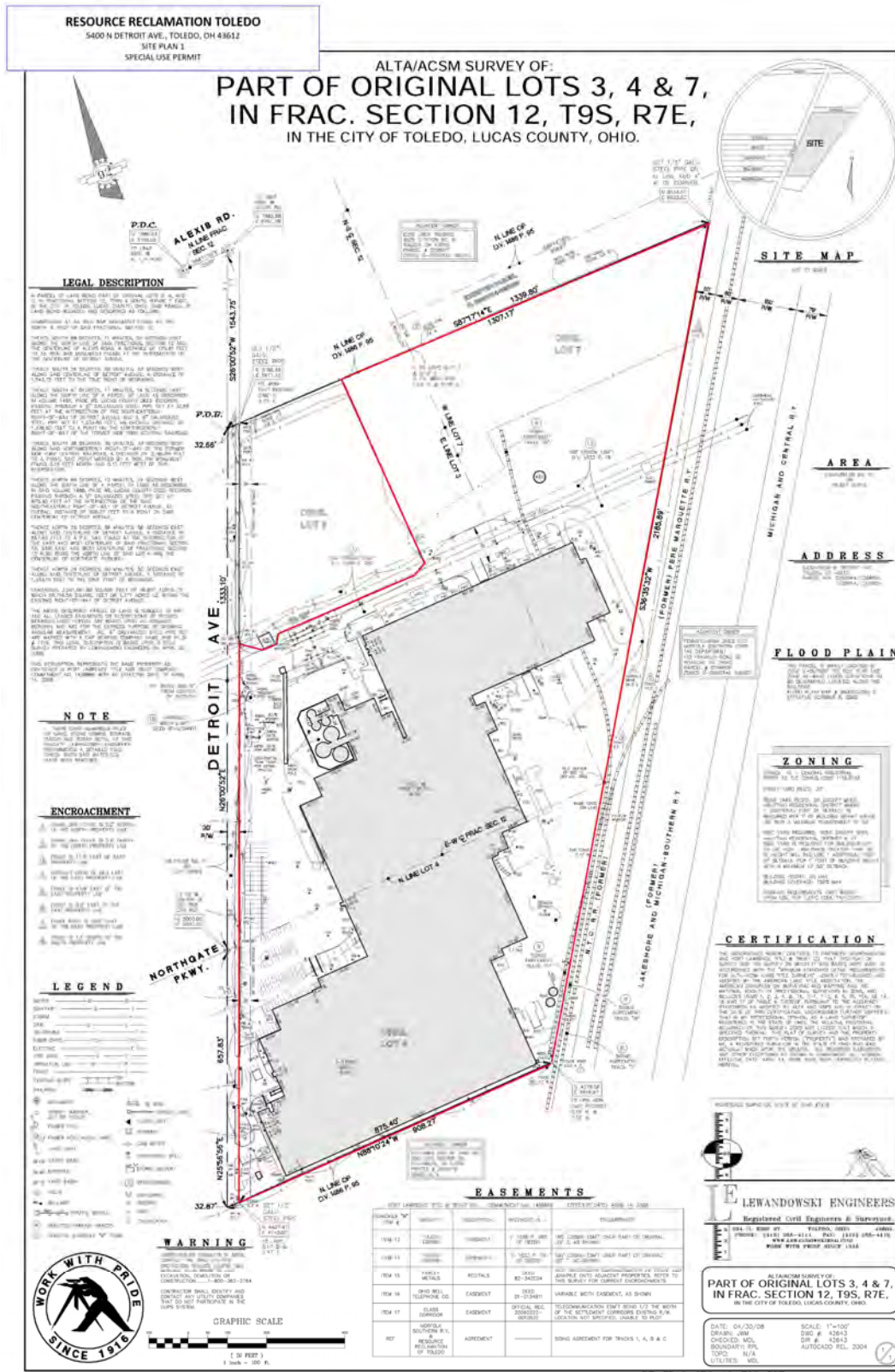
ZONING & LAND USE

SUP26-0006
ID 59



SITE PLAN

SUP26-0006
ID 59

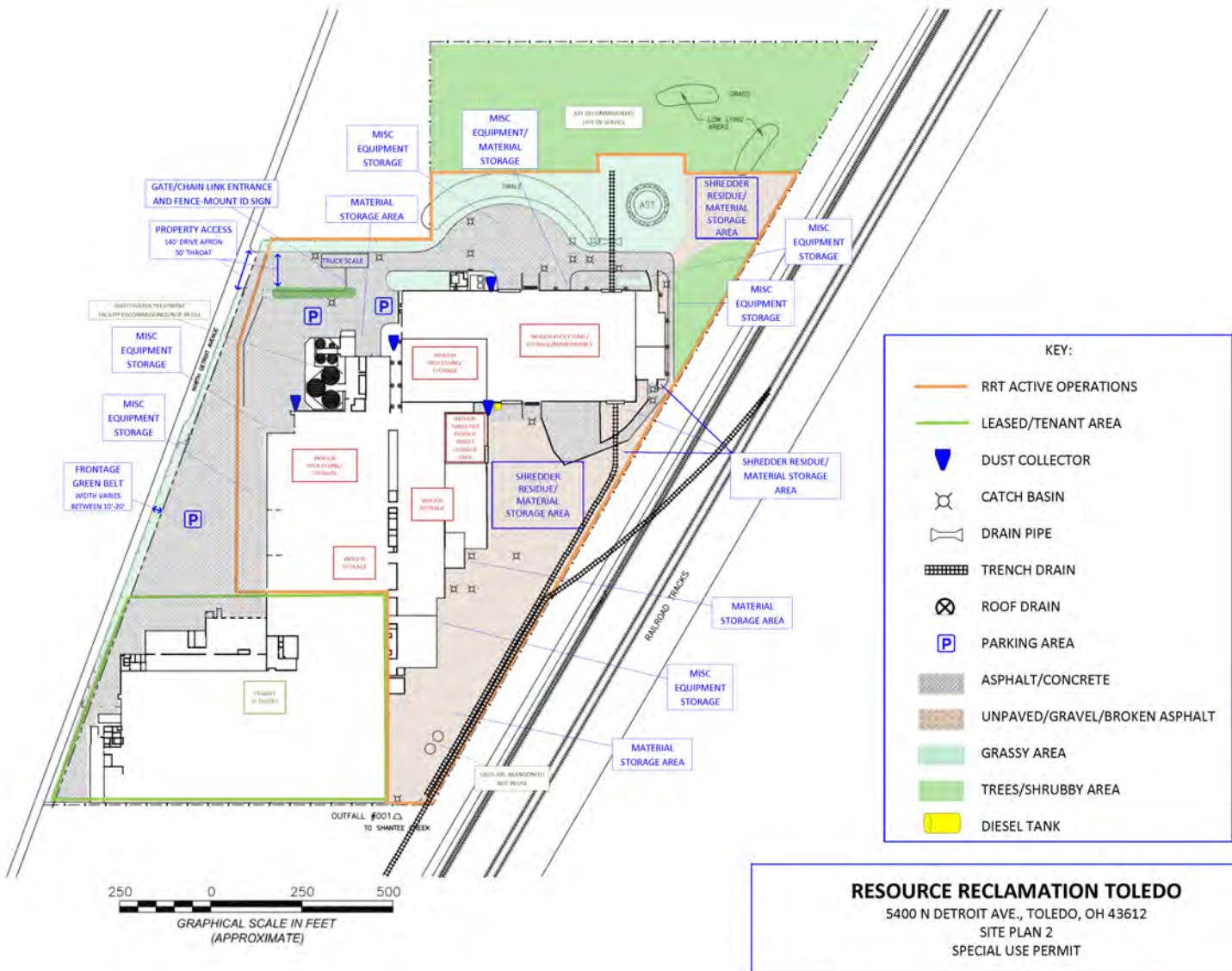


SITE PLAN 2

SUP26-0006
ID 59



12-11



SITE IMPROVEMENT PLAN

SUP26-0006
ID 59



GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Scrap & Salvage Facility
Location	-	4103 Lagrange Street
Applicant / Owner	-	Jonke Real Estate 4103 Lagrange Street Toledo, OH 43612
Civil Engineer	-	Verdantas 219 South Erie Street Toledo, OH 43604

Site Description

Zoning	-	IG / General Industrial
Area	-	± 8.2 acres
Frontage	-	± 492.67' along Lagrange Street ± 772.67' along N. Detroit Avenue
Existing Use	-	Scrap & Salvage Facility
Proposed Use	-	Scrap & Salvage Facility

Area Description

North	-	IG / Sibley Creek, Warehouse
South	-	CR & IG / Railroad, Motorcycle Repair, Manufacturing, Single-Dwelling Homes, Warehouse
East	-	IG / Lagrange St., Warehouse
West	-	IG / Detroit Avenue, Scrap & Salvage

Parcel History

SPR-41-12	-	Minor Site Plan Review for a warehouse located at 4107 Lagrange Street (Administratively approved 10/10/12).
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Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a Scrap & Salvage Facility at 4103 Lagrange Street. The site consists of three (3) portions divided between two (2) parcels. The first portion along Lagrange Street has been in operation since 2000 and legally exists in a grandfather status. The second portion along Detroit Avenue began operations in 2005, a year after the passage of the current zoning code which requires a special use permit for scrap & salvage. This portion never acquired a special use permit. These first two (2) portions have recently been combined into one (1) parcel. The third portion across the railroad tracks along Detroit Avenue was acquired by the scrap & salvage operation in 2014 and also did not receive a special use permit. Staff learned about this oversight while reviewing the facility's annual scrap & salvage license renewal. Now that the applicant has been made aware of the special use permit requirement, they have submitted this application.

Surrounding land uses include warehouses to the north and east across Sibley Creek or Lagrange Street, a scrap & salvage operation to the west across Detroit Avenue, and manufacturing, motorcycle repair, and single-dwelling homes to the south.

Scrap & Salvage Operations

TMC§1104.2700 outlines use-specific criteria for scrap & salvage operations. Despite this operation's existence for several years, portions that began operation after 2004 must conform with the use criteria of this section because they were not legally established with the zoning code.

Per TMC§1104.2701 scrap & salvage operations must be set back no less than 100 feet from any right-of-way. As stated previously, portions of the scrap & salvage operation along Lagrange Street are grandfathered; however, portions along Detroit Avenue are required to be set back. The applicant has requested a waiver of this setback along Detroit Avenue. Staff is supportive of this waiver provided the operation is adequately screened from the right-of-way. The operation is not currently adequately screened as scrap piles can be easily viewed from Detroit Avenue and other nearby streets. The applicant will either need to reduce the size of these scrap piles to below the height of the screen fence, increase the height of the screen fence – subject to height restrictions – or both. The reason for staff's support is that this operation has existed here for over twenty (20) years. Further, adequate screening should mitigate impacts experienced from the right-of-way.

TMC§1104.2701 also requires scrap & salvage operations to be set back no less than 100 feet from any residential use, such as the single-dwelling homes abutting a portion of this site to the south. The applicant has explained that this portion of the site is used for trucking operations and empty dumpster storage only. They have requested a waiver of the 100-foot setback requirement from these single-dwelling homes and have proposed a Type A buffer in lieu. Staff is supportive of this waiver provided no other portion of the scrap and salvage operation occupies this 100-foot setback, that a Type A buffer is installed to adequately buffer the single-dwelling homes, and that no scrap piles can be seen from Sampson Street or Schley Street. The reason for staff's support is that trucking operations have existed in this location since before the scrap and salvage use occupied the site. Further, additional screening should mitigate any additional impacts experienced by the single-dwelling homes.

STAFF ANALYSIS (cont'd)Landscaping & Screening

As previously stated, the applicant has proposed a Type A landscape buffer along the southern property line in lieu of the 100-foot setback required by TMC§1104.2701. Staff indicated support for this proposal so long as such screening was adequate. To ensure an adequate screen, the proposed Type A buffer shall continue easterly to the applicant's eastern property line due to a single-family home on the eastern side of Schley Street within 100 feet. This shall be shown on a revised site plan as a condition of approval.

It should be noted that an eight-foot (8') tall solid metal fence current exists on the southern property line adjacent to some of the single-family homes. The applicant may use this fence as part of their Type A buffer, so long as proper coordination is given with the adjacent owners.

Alongside the screening fence, a landscaped frontage greenbelt is require along North Detroit Avenue pursuant to TMC§1108.0202. At least one (1) tree is required for every thirty feet (30') of frontage. As such, twenty-six (26) trees are required. These shall be planted between the screening fence and Detroit Avenue. Existing trees on this frontage may be used as credits pursuant to TMC§1108.0407 *Tree Preservation and Credit for Existing Landscape Materials*. The applicant shall submit a revised site / landscape plan depicting frontage greenbelt plantings along Detroit Avenue.

Building Design & Dimensional Standards

SPR-41-12, a minor site plan review for a warehouse located at 4107 Lagrange Street, was approved on January 7, 2013. This site plan review approved what is labeled on the proposed site plan as "Existing Building A" alongside a new parking area to the west of the building. "Existing Building B" has existed on this site since before the Scrap & Salvage Use occupied the site; however, "Existing Building C" and "Existing Building D" appears to have been built between 2005 and 2011 without zoning approval. The last building shown on the proposed site plan is "Proposed Building E", not yet constructed. Buildings C, D, and E are all being reviewed by this Special Use Permit.

Buildings C, D, and E meet the requirements of TMC§1106.0103 *Industrial District Standards*; however, it is unclear if they meet the requirements of TMC§1109.0400 *Industrial Building Design Standards*. The applicant shall submit drawings showing compliance with TMC§1109.0400 as a condition of approval.

Parking, Loading, & Access

SPR-41-12, previously mentioned, also approved a new parking area to the west of what is now labeled "Existing Building A". While this parking was installed, additional parking beyond the SPR-41-12 approval was also installed. Most of this parking has been included on the proposed site plan, however some existing parking has been removed from the proposed site plan due to its proximity to the Lagrange Street right-of-way. The removal of these parking spaces must be depicted on a revised site plan. Further, this parking area must be physically removed from the site by way of removing pavement. This shall also be depicted on a revised site plan.

STAFF ANALYSIS (cont'd)

Parking, Loading, & Access (cont'd)

It should be noted that the angled parking shown adjacent to Lagrange Street on the proposed site plan is considered grandfathered. The Division of Traffic Management has conditioned that these angled parking spaces be aligned in the same direction and arrows painted for one-way traffic. Non-angled parking between Lagrange Street and “Existing Building B” are also grandfathered.

With the total number of parking spaces on this site, a minimum of one (1) van- and one (1) auto-accessible parking spots are required. This is per TMC§1107.1701 and the Americans with Disabilities Act (ADA). A minimum eight-foot (8') wide loading aisle is required for van accessible spaces and a minimum five-foot (5') wide loading aisle is required for auto-accessible spaces. Accessible signage must be posted per TMC§1107.1704. The applicant shall submit a revised site plan depicting the required number of accessible parking spaces, including accessible signage detail, as a condition of approval.

It is unclear if the proposed parking spaces meet the dimensional requirements of TMC§1107.1911 because they are not all clearly dimensioned. The applicant shall submit a revised site plan clearly dimensioning all parking spots, driveways, and drive aisles, ensuring compliance with TMC§1107.1911.

Per TMC§1107.0900, a minimum of one (1) bicycle parking space for every ten (10) vehicle parking spaces is required. Such bicycle parking spaces must meet the standards of TMC§1107.0902. The applicant shall submit a revised site plan depicting bicycle parking as a condition of approval.

Per TMC§1107.1906, all off-street parking, loading spaces, parking lots, maneuvering areas, drive aisles and driveways must be surfaced with concrete, asphalt or other dust-free materials other than dirt, gravel or loose fill. It is unclear what portions of the site are correctly surfaced and which portions are not. The applicant shall submit a revised site plan depicting which portions of the site are paved pursuant to TMC§1107.1906. Should portions of the site be unpaved, the applicant will either need to pave these areas or obtain a variance from the Board of Zoning Appeals. Staff is generally supportive of a variance for areas traversed by heavy equipment.

Lastly, the Division of Traffic Management has requested some alterations to the site's entrances for safety reasons. They are requesting the driveway apron on Detroit Avenue north of the railroad crossing be narrowed to the width of the existing driveway and that the driveway closest to the railroad crossing on Lagrange Street be removed entirely. These removed areas should be replaced with new curb and grass to match adjacent areas.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site for High-Impact Industrial (HI). The High-Impact Industrial Land Use designation maintains and, where appropriate, expands large-scale industrial operations. This designation clearly delineates space in the city for industries that may cause negative impacts when located near other non-industrial users. Uses should be screened when adjacent to non-industrial users. The Special Use Permit is consistent with the Forward Toledo Plan so long as adequate screening is installed.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the requested Special Use Permit because the use complies with the stated purpose of the Zoning Code and complies with all applicable provisions of the Zoning Code.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP26-0011, a Special Use Permit for a Scrap & Salvage Facility at 4103 Lagrange Street, to Toledo City Council, for the following **two (2) reasons**:

1. The proposed use meets the stated purpose of the Zoning Code (**TMC§1111.0706(A)**); and,
2. The proposed use complies with all applicable provisions of the Zoning Code (**TMC§1111.0706(B)**).

The staff further recommends that the Toledo City Plan Commission recommend approval of the following waivers for SUP26-0011, a Special Use Permit for a Scrap & Salvage Facility at 4103 Lagrange Street, to the Toledo City Council:

Chapter 1104 – Use Regulations

1104.2701 Scrap and Salvage Operation Setbacks

Any new or future expansion of Scrap and Salvage Operations shall be set back no less than 100 feet from any residential district or use and setback no less than 100 feet from any right-of-way...

Approve a waiver to allow scrap & salvage operations to occur within 100 feet of Lagrange Street. Such waiver is contingent on the applicant providing adequate screening deemed acceptable to the Plan Director. Such waiver is also contingent on the height of all scrap piles being no taller than the screen fence along Detroit Avenue. Staff is supportive of this waiver because this operation has existed here for over twenty (20) years. Further, adequate screening should mitigate impacts experienced from the right-of-way.

Chapter 1104 – Use Regulations

1104.2701 Scrap and Salvage Operation Setbacks

Any new or future expansion of Scrap and Salvage Operations shall be set back no less than 100 feet from any residential district or use and setback no less than 100 feet from any right-of-way...

Approve a waiver to allow scrap & salvage trucking operations and empty dumpster storage to occur within 100 feet of single-dwelling homes to the south of the site. Such waiver is contingent on the applicant providing a Type A landscaping buffer deemed acceptable to the Plan Director. Such waiver is also contingent on no scrap piles being visible from Sampson Street or Schley Street. No other operations relating to scrap & salvage may occur within 100 feet of these single-dwelling homes. Staff is supportive of this waiver because trucking operations have existed in this location since before the scrap and salvage use occupied the site. Further, additional screening should mitigate any additional impacts experienced by the single-dwelling homes.

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP26-0011, a Special Use Permit for a Scrap & Salvage Facility at 4103 Lagrange Street, to the Toledo City Council, subject to the following **forty-four (44) conditions**:

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

Division of Engineering Services

1. All proposed sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All proposed commercial drive approaches, (along with sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening. Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Steve Kessinger at (419) 245-1347 or steve.kessinger@toledo.oh.gov. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. Contact Dusty May at (419) 936-2697 or dusty.may@toledo.oh.gov for inspection of above-mentioned items.
5. Code enforcement timeline for proposed new paving shall account for the time needed for the applicant to provide Engineering Plans for stormwater management and a construction SWP3, which will need reviewed and approved by City of Toledo Engineering. The stormwater management requirements are available upon request.
6. New and proposed buildings also require stormwater management design and approval. Design firm is familiar with requirements.
7. Future site paving, stormwater management, and catch basin mapping by the applicant shall be followed by the applicant's updates to their industrial stormwater discharge SWP3. If an update is unfinished as of completion of the construction project, the standard timeline for terminating the construction permit will be extended for completion of the update.

Division of Environmental Services

8. Applicant shall install Stormwater Control Measure, dry detention basin with outlet structure, as required by SPR-41-12.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

9. 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.
10. Applicant shall determine if the facility and associated activities are eligible for coverage under the Ohio's Industrial Storm Water permit. Facilities and activities eligible for coverage are identified in Appendix D of the Ohio Multi-Sector General Permit No.: OHR000007. If applicable, your facility should apply for coverage by submitting a Notice of Intent to the Ohio EPA by the end of construction
11. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
12. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
13. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
14. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
15. 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.

Soil & Drainage Services

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

STAFF RECOMMENDATION (cont'd)

Fire Prevention Bureau

18. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical, and Plumbing code requirements. (OBC105.1 & 101.4) Also OBC 703.5 for multiple buildings on the same lot.
19. Private fire service mains and appurtenances will be required and location approved by the Fire Prevention Bureau. (OFC507.5.1 / TMC1511.03 Ohio Fire Code Amendments)
20. Private hydrants shall be supplied by at least an 8 inch main and of the same type used by Public Utilities Department, Water Distribution. Plans for private mains shall be submitted to the Chief of the Fire Prevention Bureau for approval prior to installation. (OFC507.5.1, TMC 1511.03, Rule 5, #2)

Division of Traffic Management

21. Bicycle parking is required per TMC 1107.0900.
22. One van accessible parking space with an 8' loading aisle and one auto accessible parking space with a 5' loading aisle is required per TMC 1107.1701 & 1107.1702. (The van loading aisle is not the right size.)
23. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC 1107.1704.
24. All off-street parking, loading spaces, parking lots, maneuvering areas, drive aisles and driveways must be surfaced with concrete, asphalt or other dust-free materials other than dirt, gravel, or loose fill per TMC 1107.1906.
25. Two-way drive aisle in rear parking is required to be a minimum of 25' wide for two-way traffic per TMC 1107.1911.
26. All angled parking must be angled the same direction with ground painted arrows for one-way traffic pattern per TMC 1107.1911.
27. All parking spots, driveways and drive aisles are required to be clearly dimensioned per TMC 1107.1911.
28. Traffic Management would like to see the driveway closest to the railroad crossing on Lagrange Street removed and replaced with new curb and grass to match adjacent areas.
29. Traffic Management would like to see the driveway apron on Detroit Avenue North of the railroad crossing narrowed for the width of the existing driveway and new curb and grass installed to match adjacent areas.

STAFF RECOMMENDATION (cont'd)

Plan Commission

30. No scrap pile at any time shall exceed the height of the screen fence along N. Detroit Avenue.
31. No scrap pile at any time shall be visible from Sampson Street or Schley Street.
32. A Type A buffer meeting the requirements of TMC§1108.0203 shall be installed along the southern property line adjacent to residential uses and extending eastward to the eastern property line. **Not acceptable as depicted. The applicant shall submit a revised site / landscape plan depicting a Type A buffer along the southern property line adjacent to residential uses and extending eastward to the eastern property line.**
33. Other than trucking operations and empty dumpster storage, no scrap & salvage operations may occur within 100 feet of residential uses to the south.
34. Per TMC§1108.0202, a frontage greenbelt shall be installed along Detroit Avenue. One (1) tree is required for every thirty feet (30') of frontage. Existing trees may be used as credits per TMC§1108.0407. **Not acceptable as depicted. The applicant shall submit a revised site / landscape plan depicting frontage greenbelt plantings along Detroit Avenue.**
35. "Existing Building C", "Existing Building D", and "Proposed Building E" shall meet the design criteria of TMC§1109.0400. **Applicant shall submit drawings showing compliance with TMC§1109.0400.**
36. Parking spaces to be removed shall be shown on a "final" site plan. Such removed parking areas shall be physically removed by way of pavement removal. This pavement removal shall also be depicted on a "final" site plan. **Applicant shall submit a revised site plan depicting the proposed removal of parking spaces.**
37. Per TMC§1107.1906, all off-street parking, loading spaces, parking lots, maneuvering areas, drive aisles and driveways must be surfaced with concrete, asphalt or other dust-free materials other than dirt, gravel or loose fill. **Applicant shall submit a revised site plan depicting which portions of the site are paved pursuant to TMC§1107.1906. Should portions of the site be unpaved, the applicant will either need to pave these areas or obtain a variance from the Board of Zoning Appeals.**
38. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.
39. Per TMC§1113.0702(B), all nonconforming signage on the premises shall be brought fully into compliance with TMC§1113 *Signs*.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

40. Any proposed future signage shall meet the standards of TMC§1113 *Signs* and shall obtain separate sign permits.
41. 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.
42. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
43. 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.
44. 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.

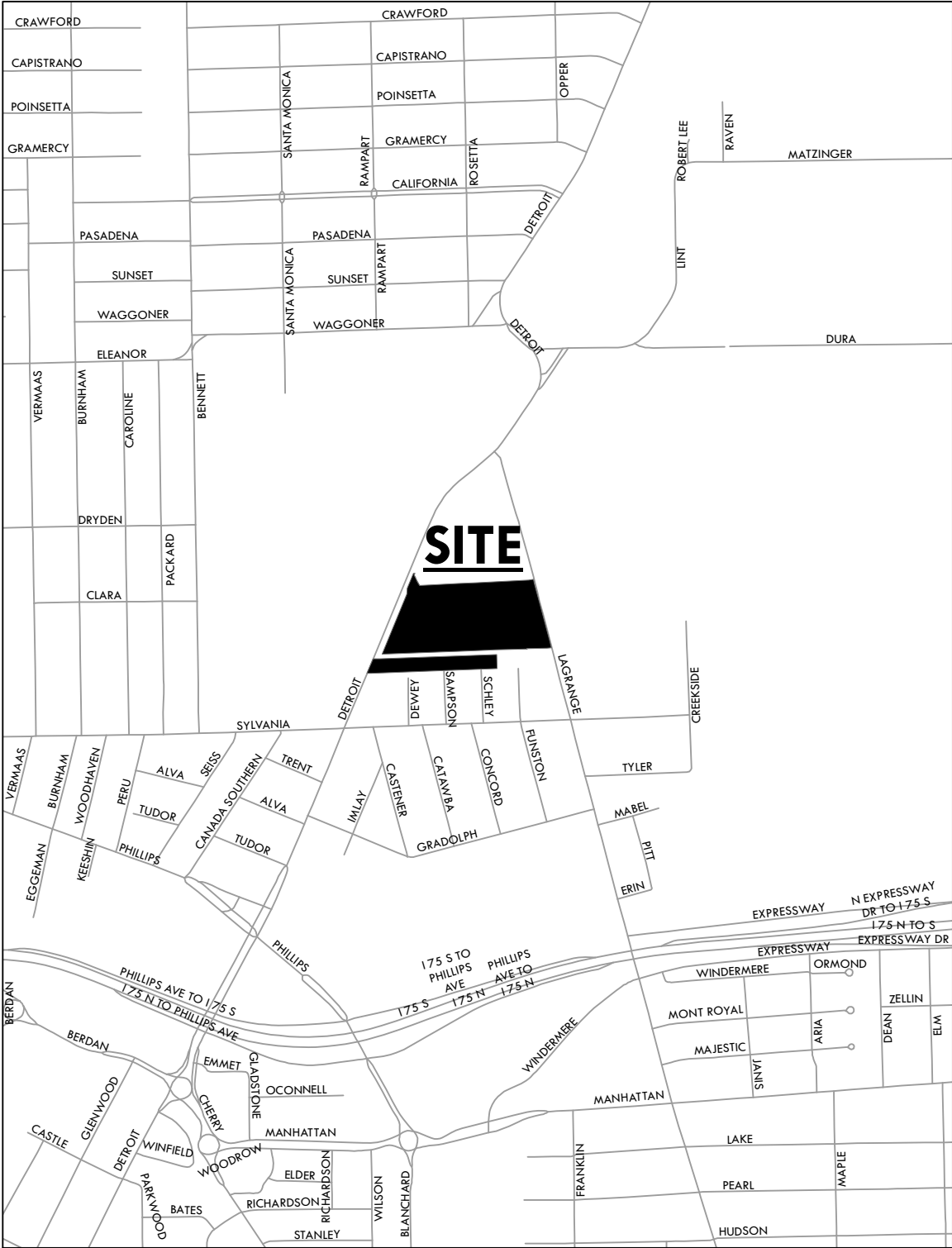
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP26-0011
DATE: April 9, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

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Three (3) sketches follow

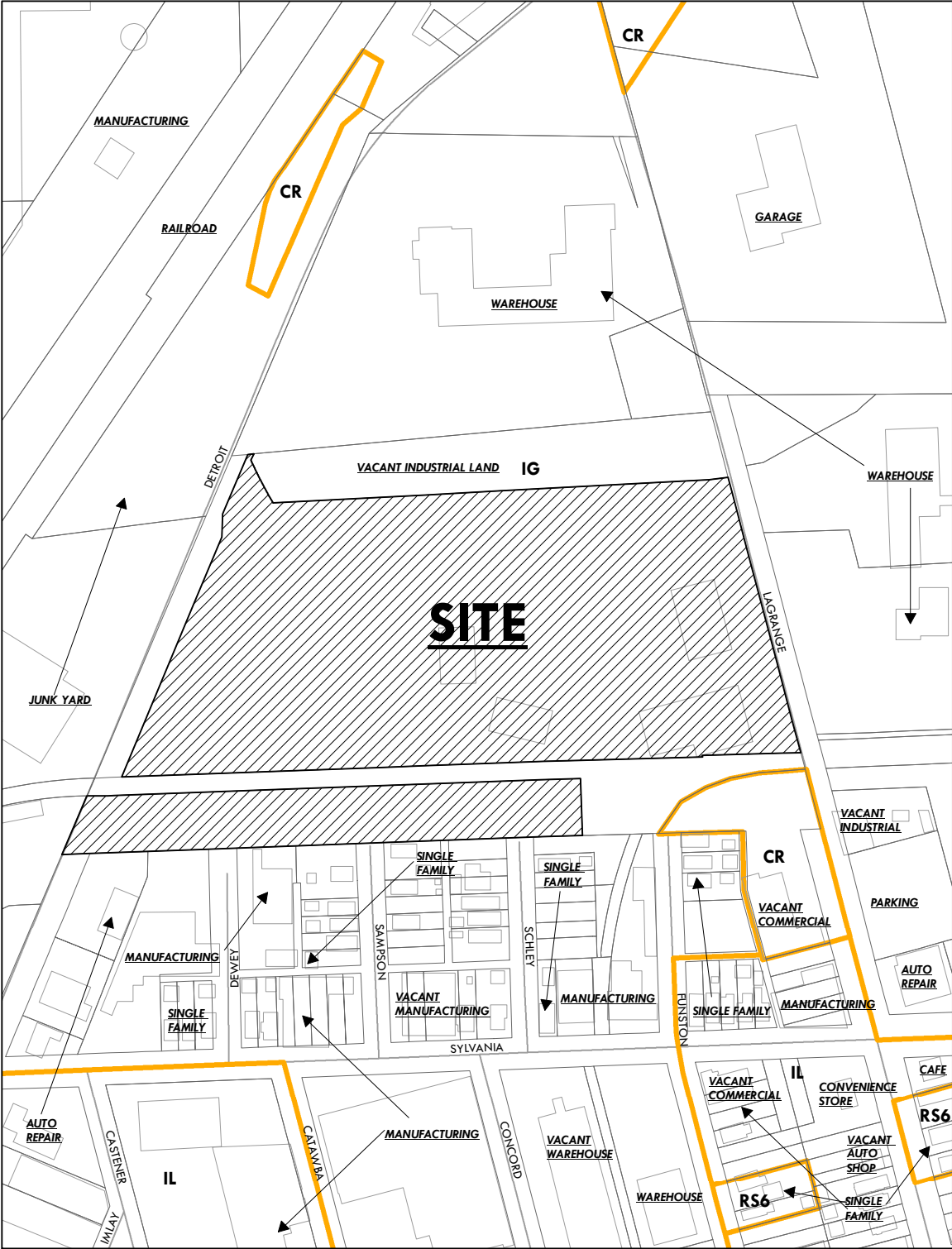
GENERAL LOCATION

SUP26-0011
ID 38



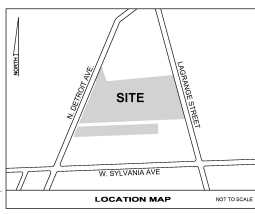
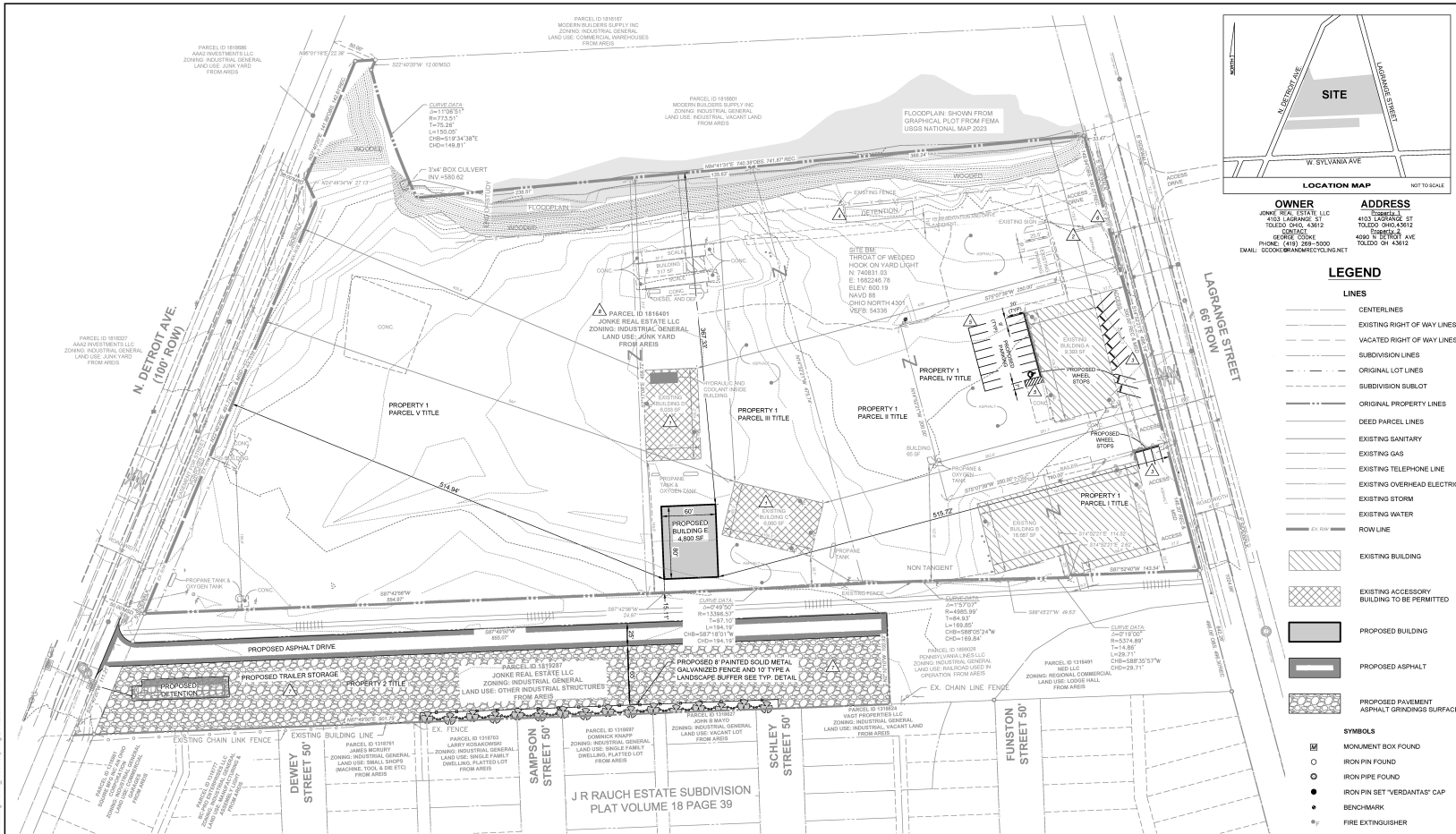
ZONING & LAND USE

SUP26-0011
ID 38



SITE PLAN

SUP26-0011
ID 38



OWNER
JONKE REAL ESTATE, LLC
4103 LAGRANGE ST
TOLEDO, OHIO 43612
CONTACT
JOSE COOK
PHONE: (419) 285-5000
EMAIL: JOSE@JONKEESTATE.COM

ADDRESS
JONKE REAL ESTATE, LLC
4103 LAGRANGE ST
TOLEDO, OHIO 43612
4800 N. DETROIT AVE
TOLEDO, OH 43612

LEGEND

- LINE**
- CENTERLINES
 - EXISTING RIGHT OF WAY LINES
 - VACATED RIGHT OF WAY LINES
 - SUBDIVISION LINES
 - ORIGINAL LOT LINES
 - SUBDIVISION SUBLIN
 - ORIGINAL PROPERTY LINES
 - DEED PARCEL LINES
 - EXISTING SANITARY
 - EXISTING GAS
 - EXISTING TELEPHONE LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING STORM
 - EXISTING WATER
 - ROW LINE
- EXISTING BUILDING**
- EXISTING ACCESSORY BUILDING TO BE PERMITTED**
- PROPOSED BUILDING**
- PROPOSED ASPHALT**
- PROPOSED PAVEMENT ASPHALT GRINDINGS SURFACE**
- SYMBOLS**
- MONUMENT BOX FOUND
 - IRON PIN FOUND
 - IRON PIPE FOUND
 - IRON PIN SET "VERDANTAS" CAP
 - BENCHMARK
 - FIRE EXTINGUISHER

verdantas
219 SOUTH ERIE STREET
TOLEDO, OHIO 43604-8607
TEL: 735.000.7676

DESIGNED BY: TROY ARANA
DRAWN BY: TROY ARANA
CHECKED BY: TROY ARANA
DATE: 2/19/26

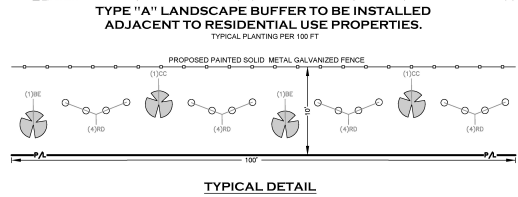
REVISION

NO.	DATE	DESCRIPTION
1		

PROJECT NO. 26-0011
DATE: 2/19/26

TOLEDO-LUCAS COUNTY-CHIO
R&M RECYCLING
BUILDING ADDITION
SPECIAL USE PERMIT
BUILDING ADDITION

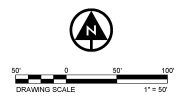
- RESPONSES TO CITY OF TOLEDO INSPECTION REPORT FOR 4103 LAGRANGE ST, TOLEDO, OH 43612 DATED 09/23/2025
(RESPONSES BELOW CORRESPOND TO NUMBERS IN REPORT)
- EXISTING ACCESSORY STRUCTURE TO BE PERMITTED.
 - EXISTING JERSEY BARRIERS HAVE BEEN REMOVED. AREA NOT TO BE USED FOR PARKING.
 - REQUEST FOR VARIANCE TO MAINTAIN THE EXISTING NUMBER OF PARKING SPACES BETWEEN THE BUILDING AND LAGRANGE STREET.
 - GRASS DETENTION AREA AS SHOWN ON SPR-41-12 RELOCATED TO NORTH OF ENTRANCE DRIVE. NEW LOCATION TO BE SIZED FOR THE PROPOSED BUILDING AND PERMITTED THROUGH THE CITY OF TOLEDO STORM ENGINEER.
 - STRIPES AREA, AND ADD WHEEL STOPS, ALONG WITH ADA PARKING SPACE AND SIGNAGE.
 - CHANGEABLE GROUND SIGN HAS BEEN REMOVED AND IS NOT TO BE REPLACED.
 - AREA TO BE PAVED AND SCREENING TO BE INSTALLED ALONG ADJACENT RESIDENTIAL USE PROPERTIES.
 - PARCELS 18-19481 AND 18-18889 HAVE BEEN COMBINED PER LUCAS COUNTY AUDITOR LETTER DATED JANUARY 20TH 2026. (PROVIDED WITH SPECIAL USE PERMIT APPLICATION)



PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
1	BB	ADONIS	Box Elder Maple	1 1/2" Cal.
1	BB	CORNUS	American Hornsucker	1 1/2" Cal., 4-6' Ht.
60	BB	CORNUS sericea 'cordata'	Red-twig Dogwood	Clump #3 Container, 18" O.C.

VARIANCE
REQUEST FOR VARIANCE TO MAINTAIN THE EXISTING NUMBER OF PARKING SPACES BETWEEN THE BUILDING AND LAGRANGE STREET.



811
Know what's below.
Call before you dig.

DATE: 2/19/26
SCALE: 1" = 50'
SHEET: 1 OF 2

GENERAL INFORMATION

Subject

Request - Study to amend the landscaping requirements, outlined in Toledo Municipal Code Part Eleven, to require the use of native plants

Applicant - Toledo City Council

Applicable Plans and Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo Municipal Code, Part Nine: Streets, Sidewalks, and Public Grounds
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The Toledo City Council requested a study to amend the Zoning Code's landscaping requirements to encourage the prevalence of native plants in the City. Per the United States Department of Agriculture, a "native plant" is a plant that has developed over hundreds or thousands of years in a particular region or ecosystem. Native plants have become increasingly prevalent in landscaping as they support water quality and reduce air pollution. They are inherently adapted to the local habitat and require minimal maintenance, offer environmental benefits, and reduce long-term costs. Staff reviewed comparable municipal zoning codes, consulted with local experts, and developed proposed modifications to the Toledo Municipal Code to encourage native species on multifamily, commercial, industrial, and institutional land use developments.

Chapter 1108 of the Toledo Municipal Code outlines the landscaping requirements for new development and redevelopment in the City of Toledo. This Chapter dictates the number of trees and shrubs a property is required to have and where they are required to be located on the site. It also outlines the standards for acceptable plant material and protection measures during construction. This Chapter references a "City of Toledo Approved Plant Materials List". The City has not formally adopted an approved plant list; however, an approved street tree list was adopted in 2015 and staff utilizes the "Alternative to Ohio's Invasive Plant Species" guiding document from the Ohio Division of Wildlife to determine if proposed species are invasive. If staff receives an application with an invasive species proposed on the landscaping plan, staff will include a condition of approval to prohibit installation of the invasive species and to substitute a non-invasive alternative. This method is intended to be an efficient and consistent review of proposed plant species; however, a growing number of municipalities are encouraging and specifically identifying native species in their zoning codes. This trend is partly due to the prevalence of turf grass and other non-adapted plants in the United States for landscaping, which has resulted in biodiversity loss.

STAFF ANALYSIS (cont'd)

Background

A core responsibility of an urban planner is to regulate open space. Since the profession's founding, planners have developed landscaping standards, setback requirements, and impervious surface restrictions to ensure property owners do not negatively impact the land and the surrounding area. The term "open space" is admittedly broad, and there is not an agreed-upon definition. The American Planning Association Planner's Dictionary highlights a definition from Clarksdale, Arizona: *An area or portion of land, either landscaped or essentially unimproved and which is used to meet human recreational or spatial needs, or to protect water, air, or plant areas.* Open space requirements became a focus during the Industrial Revolution, when people's health, safety, and welfare were ignored and most suffered due to horrific work conditions. Although open space standards have successfully mitigated negative effects on people, far less attention has been paid to mitigating the corresponding environmental impacts.

Although increasing native plant and pollinator populations are proven to improve environmental health, residents and business owners have valid concerns about landscaping that resembles unmanaged noxious weeds or overgrowth. Unmaintained vegetation, regardless of species, is prohibited as it poses health and safety concerns. Some jurisdictions allow vacant lots to be converted into native prairies and pollinator gardens. Planning staff supports such grassroots efforts; however, Chapter 1108 exclusively applies to new development and redevelopment approvals reviewed by the Plan Commission. Additionally, the Toledo Zoning Code Landscaping Standards were adopted in June of 2004, and vacant properties existing prior to then are exempt from this Chapter. Single family and duplex housing are also exempt from the Zoning Code.

Analysis

More and more jurisdictions across the country are amending their zoning codes to encourage, highlight, or even require native plant species and beneficial pollinators for new development and redevelopment. This trend is not coincidental. On a foundational scale, soil health, water quality, air quality, and entire ecosystems have all suffered due to invasive species and non-native plants overtaking open space. Planting more native species and pollinators not only improves soil health, water quality, and air quality and helps maintain ecological balance, but also displaces invasive species and supports the broader health of native plant communities.

In Ohio, few jurisdictions have native species mandates in their Zoning Codes. However, the majority encourage them, especially when utilized for stormwater management. See Exhibit C for an overview of landscaping plant species requirements for various Ohio, Michigan, and Indiana jurisdictions. Notably, the City of Bowling Green passed Ordinance 99-21 in December of 2023, which allows any resident to maintain a property with all native landscaping. However, the Ordinance was not added to the Bowling Green Zoning Code, but to the General Regulations of the Code of Ordinances. Ann Arbor, Michigan was the one jurisdiction out of all analyzed that had any native species requirements codified in their Zoning Code.

STAFF ANALYSIS (cont'd)Toledo Municipal Code

Currently, Chapter 1108 of the Municipal Code requires species that are “nursery-grown and adapted to the local area”. This is the only Zoning regulation that restricts species type, however there are other Chapters of the Municipal Code that apply to all properties which restrict height and species. Chapter 955 – Removal of Weeds outlines property maintenance standards which apply to all properties in the City. TMC§955.01(a)(1) designates grasses over eight inches (8”) in height a nuisance. This regulation is intended to require owners to maintain their properties to keep neighborhoods safe. Most properties were developed with turfgrass as the base vegetation, and heights over eight inches (8”) are unsightly for these species. TMC§955.01(a)(2) lists specific species of noxious weeds that are strictly prohibited. Native flowers, shrubs, and trees do not have height restrictions besides for visibility and safety purposes. Chapter 917 – Trees outlines the requirements for street trees within the City of Toledo. This section lists prohibited trees based on their root systems and ability to survive in tree lawns, and should be referenced when reviewing landscaping adjacent to right-of-way, utility easements, and drive-aisles.

The formulation and adoption of an official plant species list for the City of Toledo was considered as part of this study. However, research found multiple resources and organizations which already exist within the area that are more knowledgeable of native species and pollinators than Plan Commission staff alone. At the City of Toledo, both the Division of Forestry and Division of Environmental Services employ arborists, horticulturists, and environmental experts who share a passion for sustainability. Area organizations such as Toledo GROWS, Wild Toledo, Lucas County Soil and Water Conservation District, Metroparks Toledo, members of the Toledo-Lucas County Sustainability Commission, and locally owned nurseries all provide expertise that urban planners do not have. Planning staff strongly support environmental conservation and stand ready to partner with other agencies to formalize native plant requirements and maintenance standards in the City of Toledo for all properties.

Although an approved Plant Species List is not proposed at this time, staff recommend a modification to the Toledo Municipal Code Landscaping Standards to reduce the spread of blight and enhance biodiversity, as part of this study. Staff propose limiting or prohibiting monocultures, or the utilization of a single species of plant for the entirety of a property’s landscaping. Applicants will be encouraged to use a variety of species for new landscaping and to alternate species along buffers in order to strengthen the site’s resiliency and biodiversity.

Forward Toledo Comprehensive Land Use Plan

Promoting the use of native plants on private and public property is one (1) of the thirty-three (33) goals of the Forward Toledo Plan. The strategies identified to achieve this goal include:

- Adopt a planting “best practices” guide to improve plant health.
- Require native plantings be included as part of the landscaping for all new developments.
- Partner with local experts to determine a City of Toledo official planting list.
- Promote the importance of greenspace in neighborhoods and expand availability (e.g., impact on mental health, crime reductions, and overall well-being).

STAFF ANALYSIS (cont'd)

To implement aspects of the above strategies, this study recommends several modifications to the Toledo Municipal Code. First, TMC§1108.0401 shall be modified to encourage native plants and cross reference other applicable sections of the Toledo Municipal Code which apply to public lands and rights-of-way. Second, landscaping plans may be subject to species review by either Toledo Plan Commission staff or the City of Toledo Environmental Services staff. Finally, City of Toledo and Toledo-Lucas County Plan Commissions staff are partnering with students from the University of Toledo to develop a Native Plant 101 Pamphlet and a Species Selection Decision Tree intended to be made available online and in print format. Both are intended for a broad audience, with resources and guidance specifically for Toledo residents and businesses. These resources are expected to be available prior to Fall of 2026.

STAFF RECOMMENDATION

Staff recommends that the Toledo City Plan Commission recommend approval of M-11-25, a study to amend the landscaping requirements set forth in Toledo Municipal Code Part Eleven, to require the use of native plants for the following reason:

1. The proposed text amendment is consistent with the Forward Toledo Plan and the stated purpose of the Zoning Code (TMC§1111.0506(B)).

ZONING TEXT AMENDMENT
TOLEDO CITY PLAN COMMISSION
REF: M-11-25
DATE: April 9, 2026
TIME: 2:00 P.M.

ZONING AND PLANNING COMMITTEE
TOLEDO CITY COUNCIL
DATE: May 20, 2026
TIME: 4:00 P.M.

DR

Four (4) Exhibits follow

Existing Text
Proposed Text
Code Comparison Table
Forward Toledo Section
Approved Street Tree List

Exhibit “A”

Existing Text

1108.0400 | Landscape Material Standards

The following standards must be considered the minimum required standards for all trees, shrubs and landscape material installed to satisfy the requirements of this Section.

1108.0401 Quality and Installation

- A. Only those plant species shown on the “City of Toledo Approved Plant Materials List” or those otherwise identified by a licensed Landscape Architect, Horticulturist, or Ohio Certified Nursery Technician as appropriate for this region may be used to satisfy the landscaping and screening standards of this Chapter.
- B. Plants installed to satisfy the requirements of this Chapter must meet or exceed the plant quality and species standards of the most recent edition of “American Standards for Nursery Stock” published by the American Association of Nurserymen.
- C. Plants must be nursery-grown and adapted to the local area. No artificial plants or vegetation must be used to meet any standards of this Section.
- D. All plant material will be mulched with shredded hardwood mulch, or approved equal. Plant material massings will be incorporated into mulch beds.
- E. All plant material must be installed according to sound nursery practices in a manner designed to encourage vigorous growth that is not intrusive to utilities, pavement, pedestrian traffic or vehicular traffic.
- F. All required plant material must be planted within 6 months or by the next planting season, as outlined in the latest edition of “American Standards for Nursery Stock,” after all construction activity in the area of the new planting has ceased.
- G. Plant material will be specified and placed to minimize conflict with overhead and underground utilities.

Exhibit “B”

Proposed Text

1108.0400 | Landscape Material Standards

The following standards must be considered the minimum required standards for all trees, shrubs and landscape material installed to satisfy the requirements of this Section.

1108.0401 Quality and Installation

- A. ~~Only those plant species shown on the “City of Toledo Approved Plant Materials List” or those otherwise identified by a licensed Landscape Architect, Horticulturist, or Ohio Certified Nursery Technician as appropriate for this region may be used to satisfy the landscaping and screening standards of this Chapter.~~ *Plants must be nursery-grown and plant species must be adapted to the local climate and water availability. No artificial plants or vegetation shall be used to meet any standards of this Section.*
- B. Plants installed to satisfy the requirements of this Chapter must meet or exceed the plant quality and species standards of the most recent edition of “American Standards for Nursery Stock” published by the American Association of Nurserymen.
- C. ~~Plants must be nursery-grown and adapted to the local area. No artificial plants or vegetation must be used to meet any standards of this Section.~~
- C. *Native plants and pollinators are strongly preferred. Species must be classified as native to the region by the United States Department of Agriculture’s Natural Resources Conservation Service, the Ohio Department of Natural Resources’ Division of Natural Areas and Preserves, or a similar authority deemed appropriate by the Planning Director. Species must be listed on the most recently published species list and meet the governing body’s definition of “native”.*
 - 1. *Native Plant Maintenance*
 - Native Plant Landscape Areas shall be maintained to:*
 - i. *Prevent the spread of invasive or noxious plant species identified in TMC§955.01(b).*
 - ii. *Prevent encroachment onto sidewalks, streets, or neighboring properties.*
 - iii. *Prevent accumulation of litter, debris, or refuse.*
 - iv. *Follow TMC1108.0406 watering standards.*
- D. All plant material will be mulched with shredded hardwood mulch, or approved equal. Plant material massings will be incorporated into mulch beds.
- E. All plant material must be installed according to sound nursery practices in a manner designed to encourage vigorous growth that is not intrusive to utilities, pavement, pedestrian traffic or vehicular traffic.
- F. All required plant material must be planted within 6 months or by the next planting season, as outlined in the latest edition of “American Standards for Nursery Stock,” after all construction activity in the area of the new planting has ceased.
- G. ~~Plant material will be specified and placed to minimize conflict with overhead and underground utilities.~~

Exhibit “B” (cont’d)

Proposed Text (cont’d)

G. Tree species selected to meet standards of TMC1108.0202 and TMC1108.0204 shall be selected from the City of Toledo Street Tree List. See TMC§917 for City of Toledo Street Tree Standards if locating trees along any street or public way. All plant species shall be specified and placed to minimize conflict with overhead and underground utilities.

H. Monocultures of trees and shrubs on site are strongly discouraged. Developers should utilize a variety of species on site to prevent the spread of blight and increase biodiversity.

Exhibit “C”
Code Comparison Table

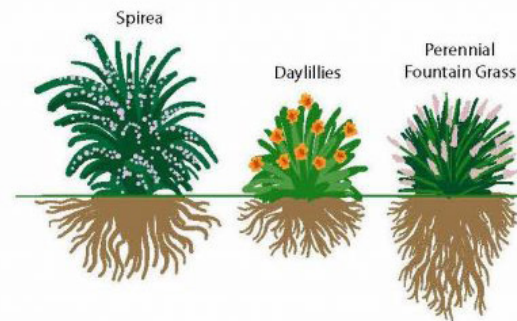
City	Code Section	Code Language
Columbus, OH	§3312.21 Landscaping and Screening	The code states that landscaping may be combined with stormwater control measures and encourages sustainable design. It specifically notes that “appropriate native plant species are recommended for landscaping and screening requirements.” (Ohio.gov)
Cleveland, OH	Chapter 352 – Landscaping, Screening, and Parking Lot Lighting	Landscaping materials must be approved by city forestry or park maintenance officials. Design guidance recommends selecting native plants where possible and avoiding invasive species when developing landscape plans. (American Legal Publishing)
Cincinnati, OH	Zoning Code Chapter 1424 – Landscaping and Screening (general development standards)	Landscaping requirements focus on screening, parking lot landscaping, and buffers. Codes generally encourage sustainable plant selection and discourage invasive species but do not mandate native species percentages.
Dayton, OH	Zoning Code Article 150 – Landscaping and Screening	Landscape standards regulate buffers, parking lot trees, and planting sizes. The code encourages drought-tolerant and climate-appropriate plants but generally does not require native species.
Ann Arbor, MI	Unified Development Code Chapter 62 – Landscape and Screening Ordinance	The ordinance encourages the use of native plants and prohibits invasive species in landscape installations and promotes stormwater-supportive landscaping such as bioretention plantings.
Detroit, MI	Zoning Ordinance Section 50-14-321 Landscaping and Screening	Landscaping requirements govern buffers, trees, and screening for development. City design guidance encourages the use of plant species suited to the local environment and discourages invasive plants.
Sylvania, OH	Zoning Code Landscaping Requirements (generally Chapter 1266)	Landscape plans must include trees, shrubs, and groundcover to buffer incompatible uses. Plant species must be hardy to local conditions; some design guidance encourages use of native species.
Fort Wayne, IN	Unified Zoning Ordinance Article 5 Landscaping and Buffers	Requires landscaping plans for developments, including street trees and buffer yards. Native or drought-tolerant species are often recommended in planning guidance to support stormwater management.
Sandusky, OH	Zoning Code Landscaping and Screening Regulations	Landscaping required for parking areas, buffers, and street frontages. Codes generally require maintenance of plant materials and discourage invasive species but do not require native plants.



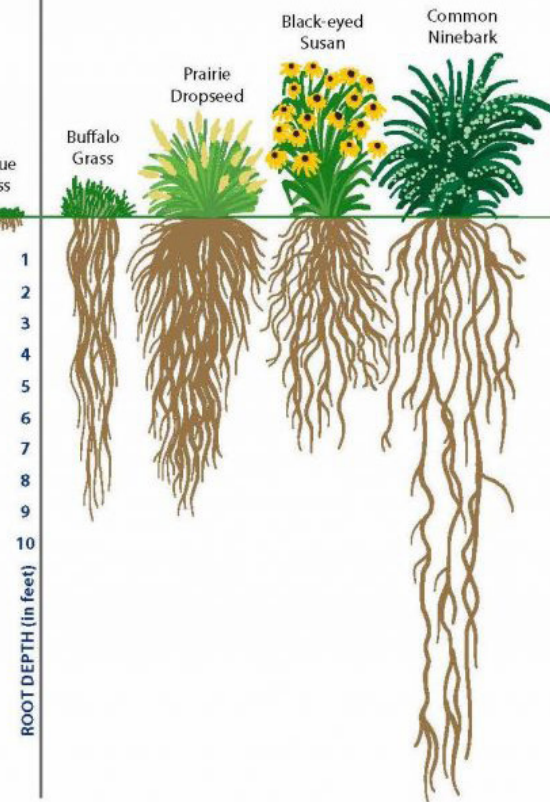
Promote Native Plants

Explore the many benefits of native plantings and evaluate how these species can help improve the regional ecosystem.

Non-Native Plants



Native Plants



Native plants provide many different ecological and environmental benefits. One of the most important purposes they serve is being more drought-tolerant than non-native plants, which reduces maintenance costs and increases longevity. They are also better at filtering stormwater runoff, which helps reduce pollution in our public waterways.¹ These abilities are due to the extensive and deep root systems of native plants (as shown in the image above) which slow down runoff, reduce soil erosion, and absorb contaminated water before it gets into the nearby waterways.²

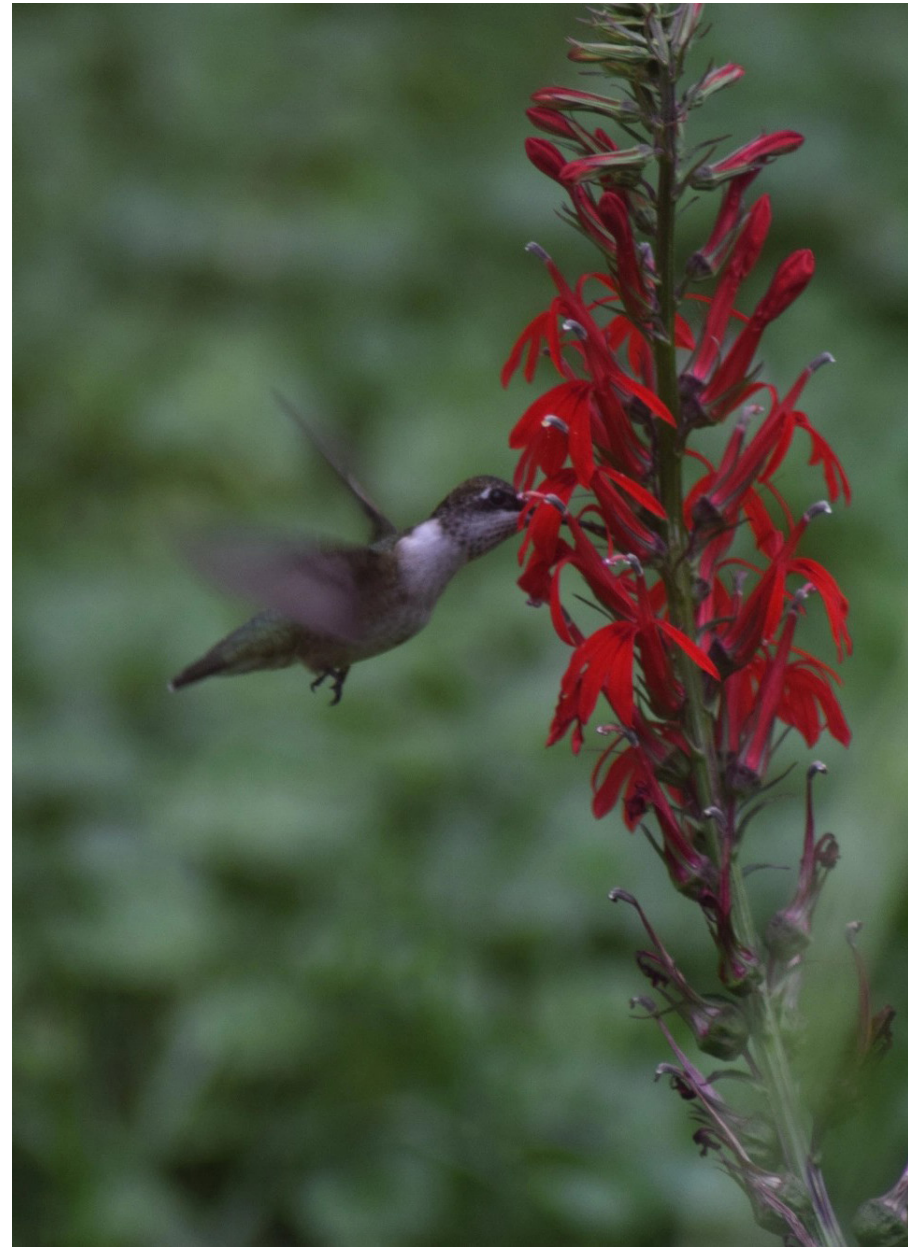
[Root systems of Non-Native vs. Native Mid-Atlantic Plants. Source: National Wildlife Federation]

This resiliency is important in the Great Lakes region, where water quality issues are intensified by agricultural practices and climate change.³

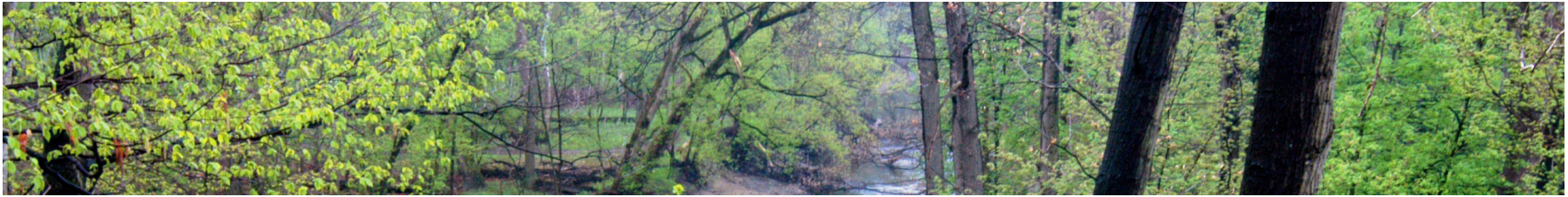
The benefits of native plants go beyond water quality. They are more resistant to pests and diseases, resulting in less maintenance, fewer pesticides, and lower cost to property owners.⁴

As discussed in **Improve Tree Canopy**, the Urban Heat Island Effect has a greater impact on the areas of disinvestment with a lack of street trees and green space within urban environments. Using native species, along with other trees and plants, can help reduce the impacts of increased surface temperatures, particularly in central city areas with high amounts of impervious surfaces or pavement (e.g., shopping centers).

Native plants provide a better habitat for wildlife, which is important for maintaining biodiversity and the overall ecosystem's health. Native plants support a wider range of pollinators and other beneficial insects better than traditional lawns and non-native plants.⁴ Creating wildlife habitat can help address biodiversity species loss due to climate change issues. Nature-based climate solutions, which are actions that both benefit wildlife and mitigate climate change, are being widely adopted in many communities. Native plants have a large role to play in these solutions by locking up planet-warming carbon dioxide, as well as providing food and shelter for insects, bees, and butterflies, all while making a neighborhood more attractive and livable.⁵



[Ruby-throated hummingbird feeding on cardinal flower. Source: Wild Ones Oak Openings⁹]



These habitats can also generate tourism and support businesses in communities that are known for their natural attractions, like northwest Ohio’s “Biggest Week in Birding” (see **Promote Recreational Opportunities**).

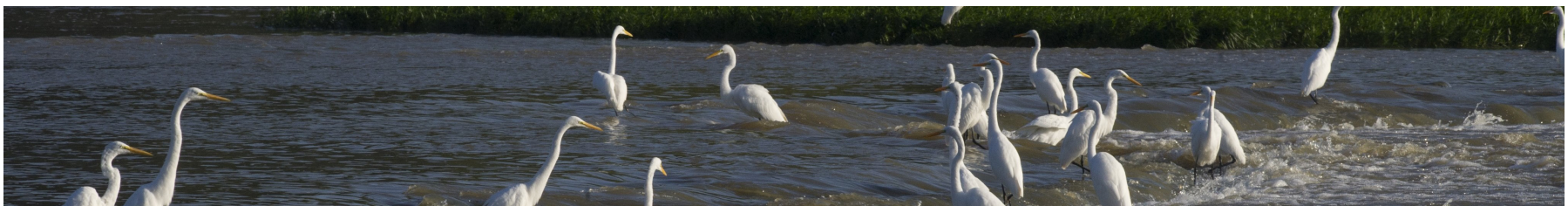
Zoning regulations and land use policies have a role in promoting the use of native plantings and pollinator plant species. Specific regulations for native plantings vary from city to city. Some cities require a certain percentage of all landscaping areas to be planted with native plants, or in specific areas, such as street trees or boulevard medians.

Two examples of municipal zoning codes that have implemented landscaping regulations for native plant species are Sanibel, Florida and Schaumburg, Illinois. In the City of Sanibel, new developments and redevelopments require a minimum 75% of native vegetation to be used in all landscaping, with the remaining 25% restricted to only noncompeting plant species. In the City of Schaumburg, tree and shrub species in designated natural landscaped areas must be 100% native plant species.⁶

Following the success of these cities, the City of Toledo could require that native plantings be included for all new developments. Percentage-based metrics or minimum dimensional standards could be implemented as a clear guideline for developments to install native plantings.

Another strategy to assist in the installation and use of native plantings is to adopt a best practices guide to improve overall plant health. The guide would also help ensure the landscaped areas with native plants would be intentional, orderly, and aesthetically pleasing to residents and visitors.

Additionally, the cities with native plant regulations often have specific lists of native plants that are approved for use in landscaping, in order to reduce uncertainty in the design process. The City could partner with local experts and conservation organizations to determine an official City of Toledo native plantings list.



Promote Native Plants



[Monroe Street United Methodist Church – Sacred Grounds rain garden.
Source: Wild Ones Oak Openings]

Supporting Other Themes:



¹ Gunpowder Riverkeeper. July 6, 2021. It's a Great Time to Take the Native Plant Pledge! Available [here](#).

² The Importance of Native Plants, Clean Water Education Partnership (CWEP). Available [here](#). Accessed October 2023.

³ Bagne, K.; Ford, P.; Reeves, M. November 2012. Grasslands. U.S. Department of Agriculture, Forest Service, Climate Change Resource Center. Available [here](#).

⁴ East Multnomah Soil & Water Conservation District. What's so great about native plants? Available [here](#). Accessed October 2023.

⁵ Shephard, M. Xerces Society. April 2022. For Wildlife And Humans, Native Plants Are A Key To Climate Resilience. Available [here](#).

⁶ Sustainable Development Code. Native Plants/Vegetation. Available [here](#). Accessed October 2023

Strategies:

The City will seek to accomplish the following action steps to Promote Native Plants:

- » Adopt a planting “best practices” guide to improve plant health.
- » Require native plantings be included as part of the landscaping for all new developments.
- » Partner with local experts to determine a City of Toledo official planting list.
- » Promote the importance of greenspace in neighborhoods and expand availability (e.g., impact on mental health, crime reductions, and overall well-being).

Approved Street Tree List

Revised May 27, 2015 and June 11th, 2015.

<u>Common Name</u>	<u>Scientific Name</u>
Trident Maple	<i>Acer buergeranum</i>
Hedge Maple	<i>Acer campestre</i>
Red/Silver Maple Cross	<i>Acer x freemanii</i>
Amur Maple	<i>Acer ginnala</i>
Bigtooth Maple	<i>Acer grandidentatum</i>
Paperbark Maple	<i>Acer griseum</i>
Japanese Maple	<i>Acer palmatum</i>
Norway Maple	<i>Acer platanoides</i>
Planetree Maple	<i>Acer psuedoplatanus</i>
Red Maple	<i>Acer rubrum</i>
Sugar Maple	<i>Acer saccharum</i>
Tartarian Maple	<i>Acer tartaricum</i>
Shantung Maple	<i>Acer truncatum</i>
Three Flower Maple	<i>Acer triflorum</i>
Alder	<i>Alnus spp</i>
European Hornbeam	<i>Carpinusbetulus</i>
Bluebeech	<i>Caprinus caroliniana</i>
Hackberry	<i>Celtis occidentalis</i>
Japanese Katsuratree	<i>Cercidiphyllum japonicum</i>
Redbud	<i>Cercis canadensis</i>
Yellowwood	<i>Cladrastis kentukea</i>
Flowering Dogwood	<i>Cornus florida</i>
Turkish Filbert	<i>Corylus colurna</i>
Thicket Hawthorn	<i>Crataegus punctata var. inermis</i>
Hardy Rubber Tree	<i>Eucommia ulmoides</i>
Korean Evodia	<i>Evodia danielii</i>
American Beech	<i>Fagus grandifolia</i>
European Beech	<i>Fagus sylvatica</i>
Ginkgo (male)	<i>Ginkgo biloba</i>
Honeylocust	<i>Gleditsia triacanthos var. inermis</i>
Caroline Silverbell	<i>Halesia carolina</i>
Goldenraintree	<i>Koelreutaria paniculata</i>
Japanese Larch	<i>Larix kaempferi</i>
Tuliptree	<i>Liriodendron tulipifera</i>
Amur Maackia	<i>Maackia amurensis</i>
Crabapple	<i>Malus spp</i>
Crabapple	<i>Malus seiboldii</i>
Dawn Redwood	<i>Metasequoia glyptostroboides</i>
Black Tupelo	<i>Nyssa sylvatica</i>
Amur Corktree	<i>Phellodendron amurense</i>
Amur Chokeberry	<i>Prunus maackia</i>
Flowering Cherry	<i>Prunus spp</i>
Chokecherry	<i>Prunus virginiana</i>

Approved Street Tree List (cont'd)

Revised May 27, 2015 and June 11th, 2015.

<u>Common Name</u>	<u>Scientific Name</u>
Sawtooth Oak	<i>Quercus acutissima</i>
White Oak	<i>Quercus alba</i>
Swamp White Oak	<i>Quercus bicolor</i>
Scarlet Oak	<i>Quercus coccinea</i>
Hungarian Oak	<i>Quercus frainetto</i>
Shingle Oak	<i>Quercus imbricaria</i>
Chestnut Oak	<i>Quercus michauxii</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
English Oak	<i>Quercus robur</i>
English Oak	<i>Quercus robur x alba</i>
Red Oak	<i>Quercus rubra</i>
Shumard Oak	<i>Quercus shumardii</i>
Black Oak	<i>Quercus velutina</i>
Korean Mt. Ash	<i>Sorbus alnifolia</i>
Meinichii Mt. Ash	<i>Sorbus meinichii</i>
Pekin Lilac	<i>Syringa pekinensis</i>
Pondcypress	<i>Taxodium ascendens</i>
Baldcypress	<i>Taxodium distichum</i>
Basswood	<i>Tilia americana</i>
Littleleafed Linden	<i>Tilia cordata</i>
Silver Linden	<i>Tilia tomentosa</i>
Crimean Linden	<i>Tilia x euchlora</i>
Lacebark Elm	<i>Ulmus parvifolia</i>

Prohibited Street Tree List

Revised May 27, 2015 and June 11th, 2015.

<u>Common Name</u>	<u>Scientific Name</u>
Box Elder	<i>Acer regundo</i>
Silver Maple	<i>Acer saccharinum</i>
Tree of Heaven	<i>Ailanthus altisimo</i>
Shadblow Serviceberry	<i>Amelchier canadensis</i>
Sweet Birch	<i>Betula lenta</i>
River Birch	<i>Betula nigra</i>
Paper Birch	<i>Betula paperifera</i>
Catalpa	<i>Catalpa speciosa</i>
Cottonwood (Alder Buckthorn)	<i>Frangula almus</i>
White Ash	<i>Fraxinus americana</i>
European Ash	<i>Fraxinus excelsior</i>
Black Ash	<i>Fraxinus nigra</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Blue Ash	<i>Fraxinus quadrangulata</i>
Kentucky Coffeetree	<i>Gymnocladus dioicus</i>
Common Walnut	<i>Juglans regia</i>
Black Walnut	<i>Juglans nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
White Mulberry	<i>Morus alba</i>
Black Mulberry	<i>Morus nigra</i>
Ironwood	<i>Ostrya virginiana</i>
London Planetree	<i>Platanus x acerifolia</i>
White Poplar	<i>Populas alba</i>
Black Poplar	<i>Populas nigra</i>
Callery Pear	<i>Pyrus calleryana</i>
Burr Oak	<i>Quercus macrocarpa</i>
Willow	<i>Salix alba</i>
Chinese Elm	<i>Ulmus parvifolia</i>

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

LUCAS COUNTY SOLID WASTE MGMT
1011 MATZINGER ROAD
TOLEDO, OH 43612
419-213-2230

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

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

DIVISION OF BUILDING INSPECTION
ONE GOVERNMENT CENTER
SUITE 1600
TOLEDO, OH 43604
419-245-1220

LUCAS SOIL AND
CONSERVATION DISTRICT
138 W. DUDLEY, SUITE A
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

CENTURYLINK
375 E. RIVERVIEW AVE
NAPOLEON, OH 43502

OHIO GAS
MIKE CREAGER
13630 AIRPORT HWY.
SWANTON, OH 43566
419-636-1117

REPUBLIC SERVICES OF TOLEDO
6749 DIXIE HIGHWAY
ERIE, MI 48133
734-848-3633

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

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

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

Toledo - Lucas County General Street Map

