

TOLEDO CITY PLAN COMMISSION REPORT

September 11, 2025



Photo shows a worker in a greenhouse with a wooden barrel of lettuce.
The greenhouse was owned by Amos W. Crane. This photo was taken around the year, 1890.
Photograph retrieved from the Toledo-Lucas County Public Library Digital Collections.

Toledo-Lucas County Plan Commissions

One Government Center, Suite 1620, Toledo, OH 43604

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

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TOLEDO CITY PLAN COMMISSION

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**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2025**

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

* 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

September 11, 2025

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. SUP25-0019: Special Use Permit for Urban Agriculture Facility at 1207 N Huron Street (bh)
2. Z25-0021: Zone Change from CR to RD6 at 1936 Airport Highway (lk)
3. Z25-0023: Zone Change from IL to RD6 at 4140 Fitch Road (lk)
4. Z25-0017: Zone Change from RD6 to IG at 1111, 1113 and 1115 Klondike Street (as)
5. SUP25-0027: Special Use Permit for Urban Agriculture Facility at 1320 Broadway (aka 550 Walbridge) (as)
6. Z25-0018: Zone Change from CR to RD6 at 742 Oak Street (av)
7. Z25-0020: Zone Change from CO, RD6 and RS9 to IC at 2323 W. Bancroft (av)
8. Z25-0022: Institutional Campus Master Plan at 2323 W. Bancroft (av)
9. Z25-0019: Zone Change from RS9 to RD6 at 3801 Dorr Street (av)
10. SUP25-0028: Special Use Permit for Community Recreation – Active, at 6048 Deer Park (av)
11. SUP25-0026: Special Use Permit for Used Car Lot at 3952 Jackman Road (lk)

12. Z25-0024: Zone Change from IP to CO at 0 N. Detroit Avenue (as)
13. PUD25-0003: Planned Unit Development for Multiple Commercial Buildings at 3450 W. Central Avenue (as)
14. M-10-25: Repeal of Ordinance 303-00, Approving a Zone Change from RS6 and IL to IL at 606-636 S. Byrne Road and 3550-3636 Angola Road (as)

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

ADJOURNMENT

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for Major Urban Agriculture
Location	-	1205 & 1207 N. Huron Street
Applicant/Owner	-	Vistula Foundation 1301 N. Summit Toledo, OH 43604

Site Description

Zoning	-	RM36 /Multi-Dwelling Residential
Area	-	±.17 acres
Frontage	-	± 50' along Huron Street
Depth	-	± 147'
Existing Use	-	Open Garden
Proposed Use	-	Urban Agriculture, Major

Area Description

North	-	RM36 / Single-Family Residential
South	-	RM36 / Single-Family Residential
East	-	RS6 / Undeveloped Land
West	-	RM36 / Vacant Commercial

Parcel History

VHD-14-09	-	Demo Structure (Historic District Comm Approved 10/20/09)
VHD-10-25	-	Certificate of Appropriateness for New Hoop House (Approved 8/26/25)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to permit the operation of urban agriculture, major at 1205 & 1207 N. Huron Street. The ±0.17-acre site is zoned RM36 – Multi-Dwelling Residential and currently being used for open-air agricultural growing purposes, classified as Minor Urban Agriculture. Adjacent land uses surrounding the site predominantly include single-family households with undeveloped residential lots to the east and a vacant commercial building on the contiguous lot to the west.

The Vistula Foundation is launching “Cultivate Toledo”, an urban agriculture initiative committed to revitalizing Toledo neighborhoods through sustainable farming, increased food access and economic empowerment. The proposed agriculture project intends to establish a model farm adjacent to its property and building located at 1201 N Huron Street. The applicant is proposing to construct a stand-alone 30’x 70’ greenhouse in order to extend the growing season at the site. The greenhouse would allow them to grow in the colder months and start planting earlier in the spring. The initiative includes future plans to preserve the building at 1201 N Huron creating a small grocery style store with the potential of on-site food preparation. Furthermore, vacant lots exist to the east and the applicant has indicated that options to expand to these vacant parcels is present. A letter of support was received from Salem Lutheran Church which is located just southwest of the subject property. Staff also coordinated with the State Historic Preservation office and they indicated that based on the property location at the edge of the Historic District, in an area with a lot of demolitions and the temporary nature of the hoop house no adverse impacts would be had on the district as a whole. A companion COA was approved on August 26, 2025.

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

Use Regulations

Pursuant to TMC§1104.2400, urban agriculture activities are subject to additional land use regulations which specify certain restrictions. Composting activities within residential zoning districts shall adhere to all standards listed in TMC§1104.2405; with the overall goal for these areas to be maintained in a manner that protects adjacent properties from nuisance conditions. The composting area was not defined on the submitted site plan. Composting areas may not exceed 300 cubic feet in size and must be properly screened. Furthermore, the regulations stated in TMC§1104.2406 allow the sales of products grown on-site and limits the hours of operation. The applicant shall comply with the regulations of TMC§1104.2400 as a condition of approval for the Special Use Permit.

STAFF ANALYSIS (cont'd)

Use Regulations (cont'd)

The former structures (houses) located on the properties were setback ten (10') feet from the front property line with front porches that extended toward the front property line. The proposed hoop house is show zero (0') feet from the front property line. Staff recommends based on the historic setback of the houses, that the hoop house be moved a minimum of ten (10') feet from the front property line. Furthermore, urban agriculture activities shall be operated in a manner which prevents the drainage of stormwater, irrigation water, chemicals, dirt, or mud into any adjacent property or right-of-way. The applicant is required to maintain the site in good condition, which includes mowing the grasses areas and the public right-of-way at the front of the property. Staff conducted a site visit on July 21, 2025 and noted the grass was not being maintained at the front of the property.

Landscaping

The site plan submitted does not depict perimeter landscaping. However, staff recommends that with the hoop house being setback ten (10') feet, shrubs, bushes and evergreen trees can be installed along the Huron Street frontage and along the eastern property line. Precedent exists for this type of screening and will help buffer the hoop house from residential properties. As a result, Staff is requesting a frontage greenbelt along Huron Street and a Type B landscape buffer be installed along the property line where it abuts the residential property to the east. Staff supports the side yard buffer being reduced to three (3') feet with a combination of evergreen trees and shrubs subject to the review and approval of the Plan Director.

Forward Toledo Comprehensive Land Use Plan

The *Forward Toledo Comprehensive Land Use Plan* targets this site for Neighborhood Residential (NR). This designation is intended to provide space for mostly single-family homes on smaller lots. NR does include two-unit homes with an emphasis on maintaining neighborhood scale. The NR designation may include small-scale commercial/office uses with minimum daily traffic demand at major intersections or when compatible with adjacent uses. The Plan further identifies "Exploring partnerships that create more community gardens and locally grown food (urban agriculture), as an action step to implement the Healthy Food Access goal.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP25-0019, a Special Use Permit for urban agriculture, major located at 1205 & 1207 N. Huron Street, to the Toledo City Council, for the following **two (2) reasons**:

1. The proposed use meets the stated purpose of this Zoning Code and is consistent with the *Forward Toledo Comprehensive Land Use Plan* (TMC§1111.0706(A) - *Review and Decision-Making Criteria*); and,
2. The proposed use is compatible with adjacent uses (TMC§1111.0706(C) - *Review and Decision-Making Criteria*).

The staff recommends approval of SUP25-0019, a Special Use Permit for urban agriculture, major located at 1205 & 1207 N. Huron Street, to Toledo City Council subject to the following **thirteen (13)** conditions:

Plan Commission

1. All activities on site shall be subject to the Use Regulations of **TMC§1104.2400** – Urban Agriculture.
2. In the event a dumpster is to be located on the property, location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code (**if applicable**).
3. Any on-site signage shall comply with TMC§1113 and will be subject to review and approval of the City Historic District Commission.
4. The applicant shall setback the hoop house a minimum of ten (10') feet from the front property line and three (3') feet from the side property line.
5. All unenclosed garden areas must be three-feet (3') from any property line; unless a site distance setback issue is present. Special setbacks apply to composting in residential districts as listed in Sec. 1104.2407.
6. Urban agriculture gardens shall have legal access to a source of water. Use of water storage systems, such as cisterns and rain barrels, is allowed when in compliance with the buildings/structures provisions of this section. For information on establishing an onsite source of water contact the Utilities Administration Division within the City of Toledo Department of Public Utilities.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

7. Urban agriculture activities shall be operated in a manner which prevents the drainage of stormwater, irrigation water, chemicals, dirt, or mud onto any adjacent properties or public right of ways.
8. As defined in Sec. 1116.0119.3, composting is permitted as an accessory use in residential zoning districts. Composting activities within residential zoning districts shall adhere to all of the following standards:
 - a) No compost pile or total composting area shall exceed three-hundred cubic feet (300ft³) in size and/or five feet (5') in height.
 - b) Any compost pile or area shall comply with the setbacks of Sec. [1105.0201](#).
 - c) A compost pile or total composting area shall be located as far away from adjacent residential areas as possible and properly screened.
 - d) Unless generated at the site, the following materials shall not be accepted from off-site sources for composting: animal manures and food scraps consisting of, or containing meats, bones, and dairy products.
 - e) Composting areas and structures shall be maintained in a manner that protects adjacent properties from nuisance odors and the attraction of rodents or other pests.
9. Per TMC§1104.2406, Products shall be grown on site, farm stands shall conform to the setback standards in this chapter. All on-site sales shall be conducted between the hours of 8am and 8pm.
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.
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.

REF: SUP25-0019. . .September 11, 2025

SPECIAL USE PERMIT
TOLEDO PLAN COMMISSION

REF: SUP25-0019

DATE: September 11, 2025

TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE

DATE: October 15, 2025

TIME: 4:00 P.M.

BH

Four (4) Sketches

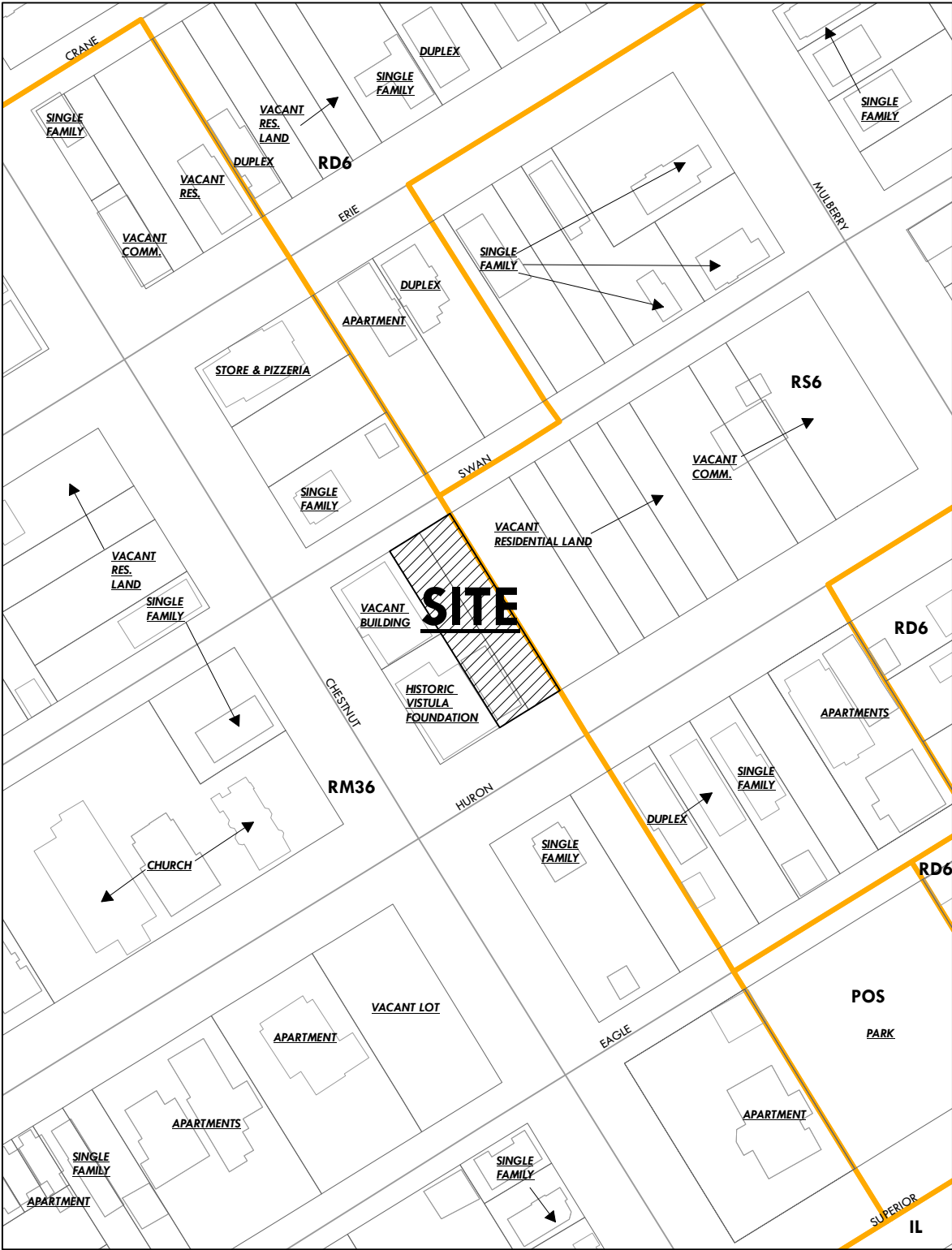
GENERAL LOCATION

SUP25-0019
ID 4



ZONING & LAND USE

SUP25-0019
ID 4



ZONING & LAND USE

SUP25-0019
ID 4



Hoop House Design

SUP25-0019



GENERAL INFORMATION

Subject

Request	-	Zone Change from CR Regional Commercial to RD6 Duplex Residential
Location	-	1936 Airport Highway
Applicant/Owner	-	Holly Viengmany 1936 Airport Highway Toledo, OH 43609

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 0.11 Acres
Frontage	-	± 40' along Airport Highway
Existing Use	-	Single-family home
Proposed Use	-	Single-family home

Area Description

North	-	Alley and single-family homes / RD6
South	-	Airport Highway, pharmacy and gas station / CR
East	-	Single-family home, Type A daycare, auto repair and S. Fearing Boulevard / CR
West	-	Commercial, Hanover Street, and single-family homes / CR and RD6

Parcel History

No parcel history on record.

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 for the property located at 1936 Airport Highway. The $\pm$ 0.11 acre site is occupied by a single-family dwelling that was built in 1907 per the Lucas County Auditor's records. The subject property is located in the block west of the intersection of Airport Highway and Detroit Avenue. Commercial uses have developed around this intersection with the majority of surrounding uses beyond the commercial uses being single family homes. The subject property is surrounded by single-family homes to north across an alley, a commercial use to the west, a pharmacy and gas station to the south across Airport Highway, and a single-family home, a single-family home with a Type A day care, and an auto repair business to the east.

The applicant is requesting a Zone Change to RD6 Duplex Residential in order to better market the single-family home for sale. Under the current CR Regional Commercial zoning district, single-family dwellings are not permitted. The home is considered a legal non-conforming use and will not be able to be rebuilt if destroyed beyond seventy-five percent (75%) of its fair market value per TMC§1114.0205(C). Legal non-conforming statuses can cause complications for home-insurance, home resale, and other financial considerations. The proposed RD6 Duplex Residential Zoning District permits single-family dwellings and is consistent with zoning of property to the north of the subject property across an alley and with the RD6 zoning for the other single-family homes in the surrounding area. Approval of this request will correct a legal non-conforming use and will appropriately zone the property according to its historic land use.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this site for Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. These areas are the core component of neighborhoods and provide the highest density of commercial and housing opportunities. Although the proposed RD6 zoning district is not fully consistent with the NM designation, it does provide for housing options other than single-family homes, and residential uses are consistent with the NM designation. Single-family uses have also been long established uses in this neighborhood. Additionally, the small size of the subject lot is not conducive to a mixed-use, pedestrian-oriented development. Rezoning the lot to RD6 is more compatible with the surrounding area and the NM designation than the current CR zoning district that allows more intense, auto-oriented development.

Staff recommends approval of the Zone Change from CR Regional Commercial to RD6 Duplex Residential because the proposed Zone Change is consistent with the existing zoning and land uses in the surrounding vicinity. Additionally, approval of this request will correct a legal non-conforming use and will appropriately zone the property according to its historic land use.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0021, a request for Zone Change from CR Regional Commercial to RD6 Duplex Residential at 1936 Airport Highway to Toledo City Council for the following **three (3) reasons**:

1. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (TMC§1111.0606(B));
2. The rezoning is compatible with the zoning classifications of properties within the general vicinity of the subject property (TMC§111.0606(C)); and
3. The rezoning will correct an issue of a non-conforming land use with an appropriate zoning classification.

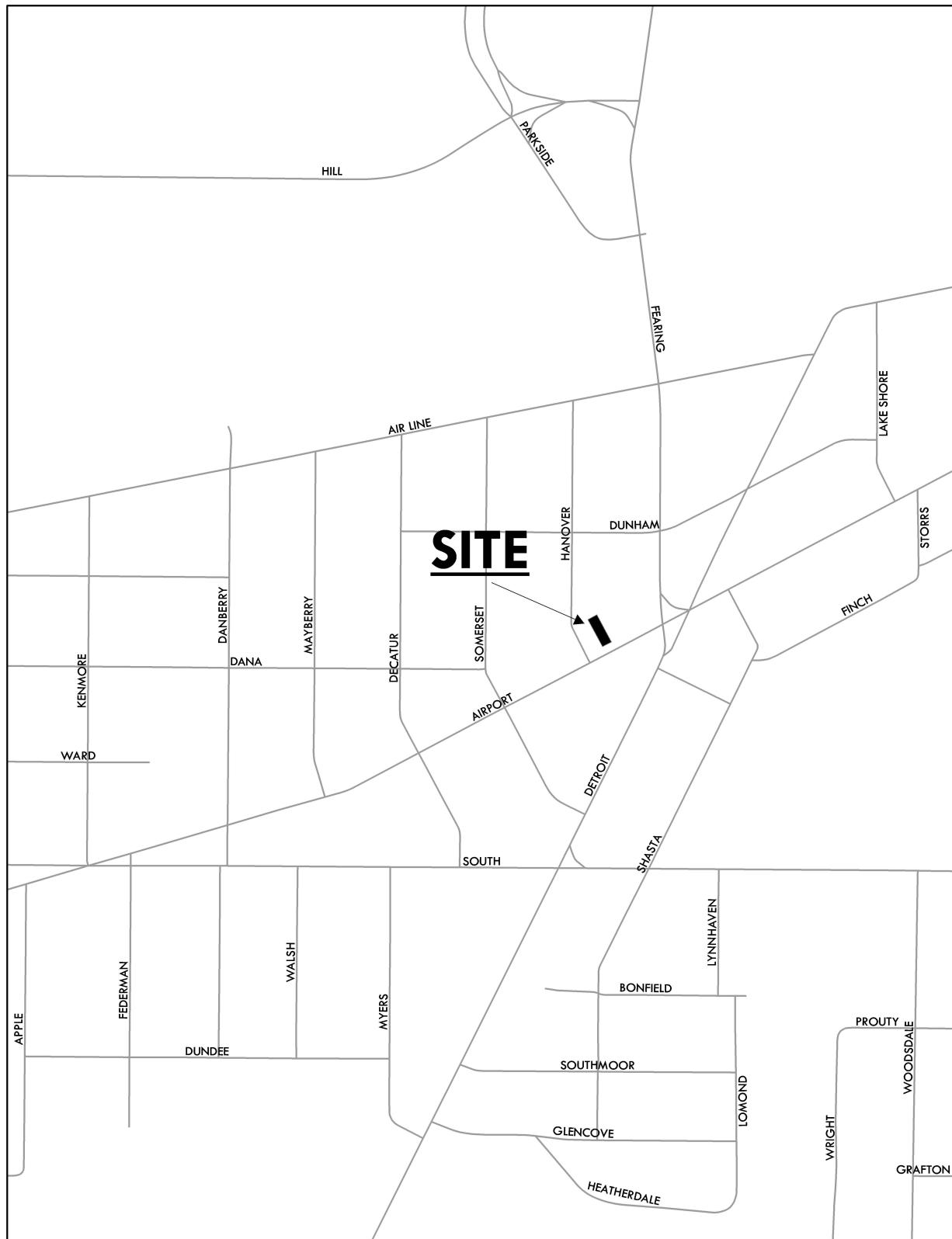
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z25-0021
DATE: September 11, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2025
TIME: 4:00 P.M.

LK
Two (2) sketches follow

GENERAL LOCATION

Z25-0021



ZONING & LAND USE

Z25-0021



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GENERAL INFORMATION

Subject

Request	-	Zone Change from IL Limited Industrial to RD6 Duplex Residential
Location	-	4140 Fitch Road
Applicant/Owner	-	Michael Collins MAC Enterprises LLC 425 Upham Street, Apt. A Petaluma, CA 94952

Site Description

Zoning	-	IL / Limited Industrial
Area	-	± 0.12 Acres
Frontage	-	± 159' along Fitch Road ± 46' along Upton Avenue
Existing Use	-	Duplex dwelling
Proposed Use	-	Duplex dwelling

Area Description

North	-	Fitch Road, vacant commercial buildings, Tremainsville Road, and vacant manufacturing buildings / IG
South	-	Single-family homes, vacant commercial, warehouses and parking / IL
East	-	Upton Avenue, pet grooming business, and single-family homes / IL
West	-	Fitch Road and Dairy Farmers of America food manufacturing / IG

Parcel History

No parcel history on record.

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 IL Limited Industrial to RD6 Duplex Residential for the property located at 4140 Fitch Road. The $\pm$ 0.12 acre site is occupied by a duplex dwelling that was built in 1915 per the Lucas County Auditor's records. Surrounding land uses include Fitch Road, vacant commercial buildings, Tremainsville Road and vacant manufacturing buildings to the north; Dairy Farmers of America food manufacturing facility to the west across Fitch Road; single-family homes, vacant commercial buildings, parking and warehouses to the south; and a dog grooming business and single-family homes to the east across Upton Avenue.

The applicant is requesting a Zone Change to RD6 Duplex Residential in order to refinance the property. Under the current IL Limited Industrial zoning district, duplex dwellings are not permitted. The duplex is therefore considered a legal non-conforming use and will not be able to be rebuilt if destroyed beyond seventy-five percent (75%) of its fair market value per TMC§1114.0205(C). Legal non-conforming statuses cause complications for home-insurance, home resale, and other financial considerations. The proposed RD6 Duplex Residential Zoning District permits duplex dwellings and is consistent with the zoning of other residential dwellings to the east of the site along Hearthstone Place. Approval of this request will correct a legal non-conforming use and will appropriately zone the property according to its historic land use.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this site as well as the other existing residential uses to the south for Neighborhood Residential (NR). The NR designation provides space for low- and medium-density housing demands while making best use of neighborhoods with constraints such as narrow lots. These areas are predominantly pedestrian-oriented and the majority of buildings are single- and two-unit homes. The proposed Zone Change request is consistent with the Forward Toledo Plan as both single- and two-unit homes are permitted in the RD6 zoning district.

Staff recommends approval of the Zone Change from IL Limited Industrial to RD6 Duplex Residential because the proposed Zone Change is consistent with the Forward Toledo Plan and with existing land uses in the surrounding vicinity. Additionally, approval of this request will correct a legal non-conforming use and will appropriately zone the property according to its historic land use.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0023, a request for Zone Change from IL Limited Industrial to RD6 Duplex Residential at 4140 Fitch Road to Toledo City Council for the following **three (3) reasons**:

1. The rezoning is compatible with the Forward Toledo Comprehensive Land Use Plan;
2. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (TMC§1111.0606(B)); and

STAFF RECOMMENDATION (cont'd)

3. The rezoning will correct an issue of a non-conforming land use with an appropriate zoning classification.

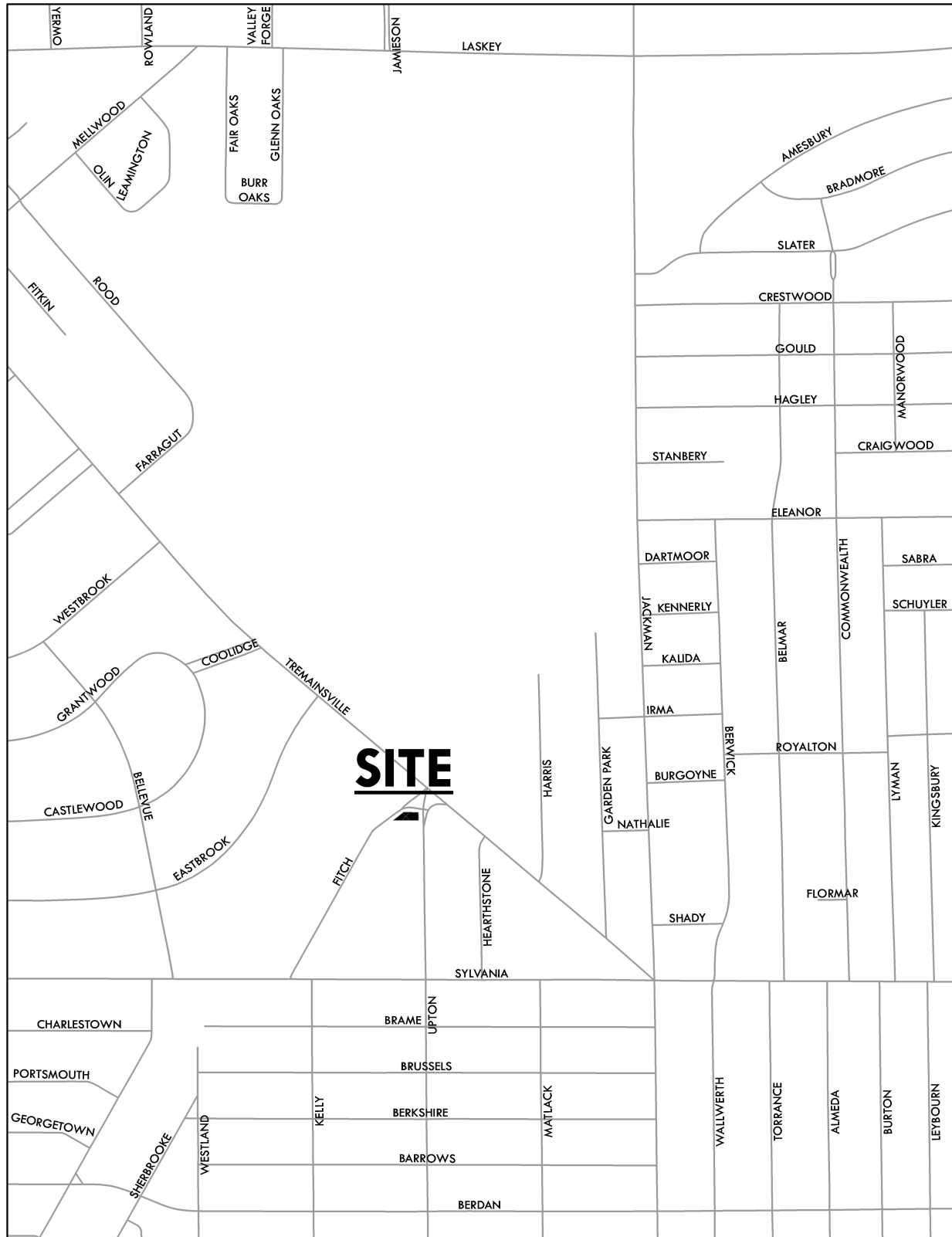
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z25-0023
DATE: September 11, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2025
TIME: 4:00 P.M.

LK
Two (2) sketches follow

GENERAL LOCATION

Z25-0023



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GENERAL INFORMATION

Subject

Request	-	Zone Change from RD6 (Duplex Residential) to IG (General Industrial)
Location	-	1111, 1113, & 1115 Klondike Street
Applicant	-	Ohio Pickling & Processing 1149 Campbell Street Toledo, OH 43607
Designer	-	Kleinfelder 101 Clinton Street Defiance, OH 43512

Site Description

Current Zoning	-	RD6 (Duplex Residential)
Proposed Zoning	-	IG (General Industrial)
Area	-	± 0.25 Acres
Frontage	-	± 90' along Klondike Street
Existing Use	-	Vacant Residential
Proposed Use	-	Fleet Storage

Area Description

North	-	RD6 / Klondike Street, Single-Dwelling Homes, Duplexes, Vacant Residential
South	-	IG / Vacant Industrial, Railroad
East	-	RD6 / Single-Dwelling Homes, Vacant Residential
West	-	IL & IG / Industrial Manufacturing (Ohio Pickling & Processing)

Parcel History

M-14-95	-	Community Development Plan for designation of a Community Development District for the Organized Neighbors Yielding Excellence (ONYX) neighborhood (P.C. approved 5/9/96; Council approved Ord. 325-96)
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Applicable Plans & Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from Duplex Residential (RD6) to General Industrial (IG) for 1111, 1113, & 1115 Klondike Street. The ±0.25-acre area is currently occupied by a vacant residential structure. The applicant – who owns properties to the south and west – has entered into an agreement to purchase the properties for use in a planned future expansion. To the north and east is Klondike Street and a duplex/single-dwelling home neighborhood, to the south is a vacant industrial property (owned by the applicant) and a railroad, and to the west is the applicant's industrial manufacturing facility.

The applicant is requesting the zone change to allow a future expansion of their industrial manufacturing facility. The applicant has indicated that they do not have specific plans for the subject parcels, but it will likely become parking/staging for semi-trucks and trailers. The freight terminal use is permitted only in industrial (IL/IG) zoning districts. The applicant thus applied for a zone change to General Industrial (IG). In accordance with TMC§1111.0800, a Site Plan Review may be required for any future expansion or improvements on the subject parcels.

Junction Neighborhood Master Plan

Two (2) of the three (3) subject parcels are identified in the Junction Neighborhood plan as vacant. The third (3rd) parcel is identified as an owner-occupied house in good condition. However, that house has since deteriorated to a poor condition and has entered foreclosure due to unpaid property taxes. The Junction Neighborhood plan labels these vacant and poor-condition parcels as opportunities and states that – once the sites are clear – “the neighborhood can start to piece together this land and determine what may be the highest and best use for the land.” The plan goes on to list various corridors, nodes, and housing opportunity areas with ideas on how to use the area's vacant parcels. The subject parcels are not specifically identified in any of these corridors, nodes, or areas; although the plan encourages housing infill generally. The proposed zone change is consistent with the Junction Neighborhood Master Plan as this small-area rezone allows expansion access from one (1) industrial parcel to another. This could be considered the property's highest and best use.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets these parcels for Neighborhood Residential land uses. Designations in the plan have three components which must be evaluated for compatibility: physical design, land uses, and geographic characteristics. The Neighborhood Residential land use designation provides space for low- and medium-density housing demands in the city while making best use of neighborhoods with constraints such as narrow lots. These areas are predominantly pedestrian-oriented. An industrial zoning designation would not be consistent with the Forward Toledo Plan's future land use designation.

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

However, the Forward Toledo Plan has a goal to Expand Areas for Manufacturing. Part of the challenge with manufacturing in Toledo is available real estate and space. Many companies are building in rural localities where larger acreage sites are available, even though workers and public infrastructure are limited. Allowing limited types of industrial uses in more areas would strengthen Toledo's manufacturing sector and provide additional job opportunities closer to where many Toledoans live. The Forward Toledo Plan states that this could include older vacant sites within neighborhoods, where very few homes remain or where larger vacant commercial shopping centers exist. As discussed previously, the subject parcels are either vacant or contain a house which has deteriorated to a significant degree. Rezoning these parcels allows a local Toledo manufacturer an opportunity to expand into an adjacent industrially zoned and identified area with a limited reduction in residential land. The proposed industrial rezone is consistent with the Expand Areas for Manufacturing goal.

In order to balance the subject parcels' neighborhood residential land use designation with Forward Toledo's goals, staff recommends that the applicant instead rezone the parcels to Limited Industrial (IL). The Limited Industrial district is intended to accommodate uses such as wholesale activities, warehouses and industrial/manufacturing operations that are not employment-intensive and are compatible with commercial and residential land uses. It would also permit the applicant's proposed use of the property. No commercial access would be permitted onto Klondike Street due to the street's residential nature and screening would be required along the street and adjacent residential properties.

Staff recommends disapproval of the Zone Change from Duplex Residential (RD6) to General Industrial (IG) for 1111, 1113, & 1115 Klondike Street because a lower intensity zoning classification would permit the intended development. Staff instead recommends approval of a zone change to Limited Industrial (IL) because it is consistent with the Forward Toledo Comprehensive Land Use Plan, the stated purpose of the Zoning Code, and the zoning classifications of properties within the general vicinity of the subject property.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z25-0017, a Zone Change from Duplex Residential (RD6) to General Industrial (IG) for 1111, 1113, & 1115 Klondike Street, to Toledo City Council for the following reason:

1. General Industrial (IG) is not compatible with existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**).

Although staff recommends that the Toledo City Plan Commission recommend disapproval of the request for a Zone Change to General Industrial (IG), staff would recommend the Toledo City Plan Commission recommend approval of Z25-0017, a Zone Change from Duplex Residential (RD6) to Limited Industrial (IL) for 1111, 1113, & 1115 Klondike Street, to Toledo City Council, for the following **two (2) reasons**:

STAFF RECOMMENDATION (cont'd)

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 consistent with the zoning classifications of properties within the general vicinity of the subject property (**TMC§1111.0606(C)**).

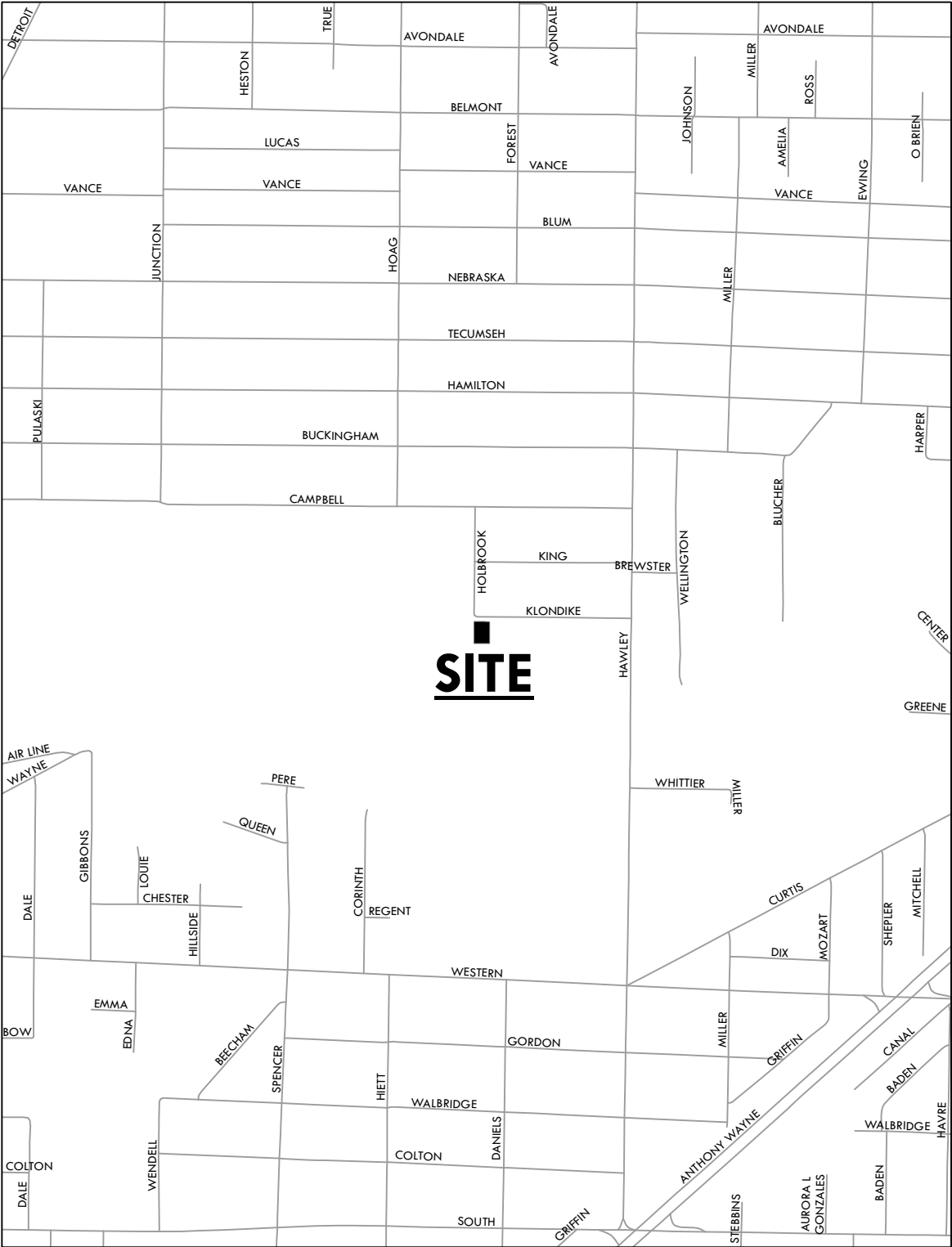
ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z25-0017
DATE: September 11, 2025
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2025
TIME: 4:00 P.M.

AS
Three (3) sketches follow

GENERAL LOCATION

Z25-0017
ID 19



ZONING & LAND USE

Z25-0017
ID 19



SITE

Z25-0017
ID 19



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GENERAL INFORMATION

Subject

Request	-	Special Use Permit for Major Urban Agriculture
Location	-	1320 Broadway Street
Applicant / Owner	-	Sofia Quintero Art and Cultural Center 1222 Broadway Street Toledo, OH 43609

Site Description

Zoning	-	RD6 / Duplex Residential
Area	-	±2.18 acres
Frontage	-	±301' along Broadway Street ±718' along Walbridge Avenue
Existing Use	-	Minor Urban Agriculture
Proposed Use	-	Major Urban Agriculture

Area Description

North	-	RD6 / Church, Single-Dwelling Homes, Duplexes
South	-	RD6 / Walbridge Avenue, Single-Dwelling Homes, Duplexes
East	-	RD6 / Single-Dwelling Home, Golden Rule Park
West	-	RM36, CS / Broadway Street, Single-Dwelling Homes, Duplexes, Multi-Dwelling Homes, Restaurant

Parcel History

SUP-7003-16	-	Special Use Permit for Urban Gardening and Hoop Houses (P.C. approved 10/13/16; Council approved 12/20/16, Ord. 517-16)
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Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- Old South End Master Plan 2017

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for Major Urban Agriculture at 1320 Broadway Street. The site is approximately 2.18 acres and is zoned Duplex Residential (RD6). The applicant currently uses this property for a community garden – which due to its operations and size is considered a Minor Urban Agriculture use. They have proposed a new ±960 square foot hoop house to assist their agricultural operation. If an urban agricultural operation includes a structure greater than four-hundred (400) square feet, then it becomes a Major Urban Agriculture use. Major Urban Agriculture requires a Special Use Permit in all residential zoning districts.

Single-dwelling, duplex, and multi-dwelling homes surround the site on all sides. In addition: to the north is a church, to the south is Walbridge Avenue, to the east is Golden Rule Park, and to the west is Broadway Street and a restaurant.

Old South End Master Plan 2017

The Old South End Master Plan identifies urban agriculture as a meaningful component of urban revitalization and states that portions of the Old South End might be ideal for such re-use. The subject parcel is identified as an example of this revitalization occurring in the Old South End. The proposed major urban agriculture / hoop house is consistent with the Old South End Master Plan.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan identifies that access to healthy food has long been a problem for cities with declining populations and sprawling development, like Toledo. A popular initiative to increase access to healthy food is urban agriculture. Urban agriculture encourages the growth of produce, herbs, and other food products in areas that lack access to healthy food. By promoting initiatives such as urban agriculture, Toledo can create a healthier environment for residents and improve overall food access within the community. The proposed major urban agriculture use is consistent with the Forward Toledo Plan as it increases access to healthy foods.

Staff recommends approval of the requested Special Use Permit because the proposed use meets the stated purpose of the zoning code and is compatible with adjacent uses in terms of scale, site design, and operating characteristics. Additionally, staff recommends approval of the proposed major urban agriculture operation because it is supported by goals within the Forward Toledo Comprehensive Land Use Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP25-0027, a Special Use Permit for Major Urban Agriculture at 1320 Broadway Street, to the Toledo City Council, for the following three (3) reasons:

STAFF RECOMMENDATION (cont'd)

1. The proposed use meets the stated purpose of the Zoning Code and is consistent with the recommendations and goals of the Forward Toledo Comprehensive Land Use Plan (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 SUP25-0027, a Special Use Permit for Major Urban Agriculture at 1320 Broadway Street, to the Toledo City Council with the following **six (6)** conditions:

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

Plan Commission

1. Agricultural operation shall continue to follow all regulations found in TMC§1104.2400 *Urban Agriculture*.
2. Applicant shall obtain appropriate permits for any proposed signage, subject to TMC§1113 *Signs*.
3. 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.
4. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
5. 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.
6. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

REF: SUP25-0027...September 11, 2025

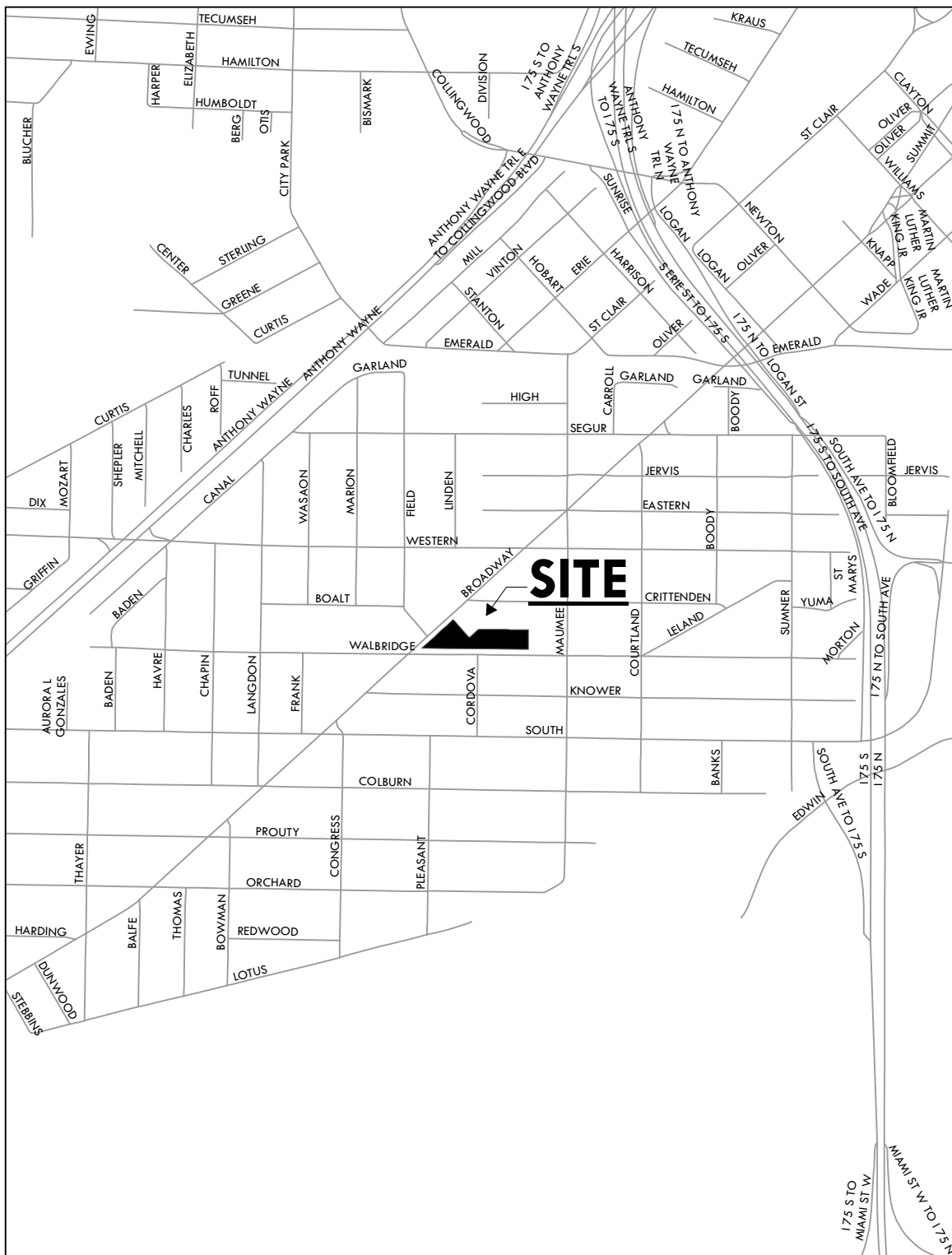
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP25-0027
DATE: September 11, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2025
TIME: 4:00 P.M.

AS
Three (3) sketches follow

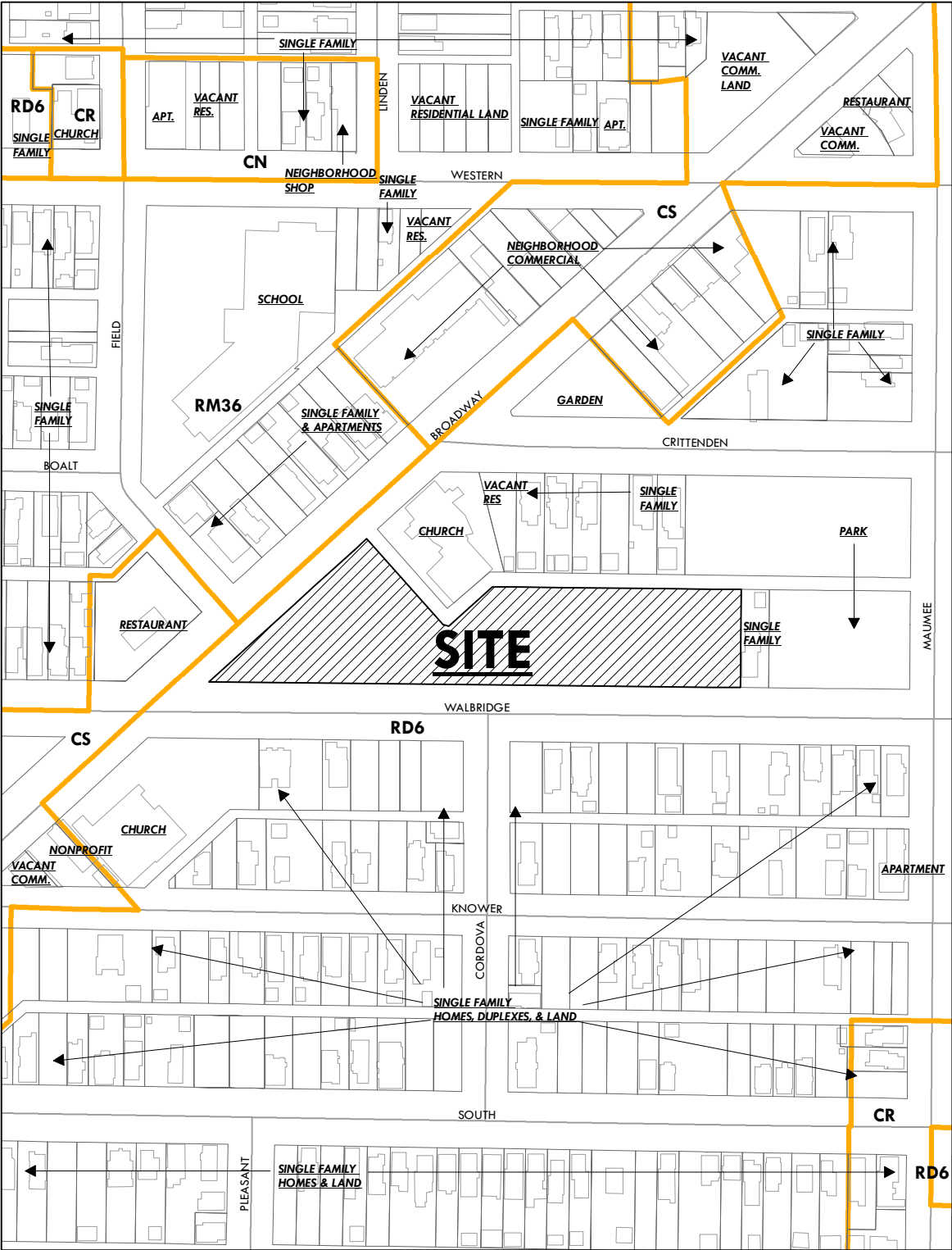
GENERAL LOCATION

SUP25-0027
ID 12



ZONING & LAND USE

SUP25-0027
ID 12



SITE PLAN

SUP24-0027
ID 12



ALLEY

SUP



S-7

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GENERAL INFORMATION

Subject

Request	-	Zone change from CR (Regional Commercial) to RD6 (Duplex Residential)
Location	-	742 Oak Street
Applicant/Owner	-	Clarence Carter 1038 Harrison Avenue Venice, CA 90291
Co-Applicant	-	Joyce Singer 662 Collins Street Toledo, OH 43610

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± .1033 Acres
Frontage	-	± 40' along Oak St Street
Existing Use	-	Single-dwelling house
Proposed Use	-	Single-dwelling house

Area Description

North	-	CR, RM36 / Single- & Multi-Dwelling houses
South	-	CR, RD6 / Duplex, Corner Store, Vacant Commercial building, Navarre Avenue, Single- & Multi-Dwelling houses
East	-	CR, RM36 / Oak Street, Single-Dwelling houses, Vacant Commercial structure, Viking Street, Single- & Multi-Dwelling houses
West	-	RD6 / Single- & Multi-Dwelling houses

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 742 Oak Street. The subject site is $\pm$ 4,500 square feet (.1033 acres) and is occupied by a single-dwelling house. The structure was built in 1907 and has been used as a single-dwelling residence since. The applicant recently discovered that their house is within a commercial zoning district, in which they have been incurring commercial taxes on the property. In order to pay the appropriate taxes for a residential structure, the zoning classification must be reflected as such. Staff recommended the RD6 (Duplex-Residential) zoning classification due to surrounding areas being zoned RD6 and RM36 (Multi-Dwelling Residential), and detached single-dwelling houses are permitted within the RD6 zoning district.

The site is surrounded by a mix of single- and multi-dwelling homes on all geographical locations. More specifically, to the south of the subject site is a duplex, the “La Mexicana” corner store, a vacant commercial structure, and across Navarre Avenue is a duplex, and a mix of single- and multi dwelling houses. To the north and west, is a mix of single- and multi-dwelling houses, and to the east across Oak Street are single-dwelling houses, a vacant apartment building, vacant commercial building, and across Viking Street is a duplex and single-dwelling houses.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as Neighborhood Residential (NR). The Neighborhood Residential land use designation supports low- and medium-density housing demands. The majority of land uses in the NR zoning classification are single- and two-unit houses, including attached homes; and multi-family units may also be compatible. The subject site is a single-dwelling house within a neighborhood surrounded by a mix of single- and multi-dwelling houses, duplexes, apartment buildings, and is near a commercial corner. The Forward Toledo Comprehensive Land Use Plan supports the rezoning of 742 Oak Street from CR (Regional Commercial) to RD6 (Duplex Residential).

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0018, a request for Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) at 742 Oak 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)).

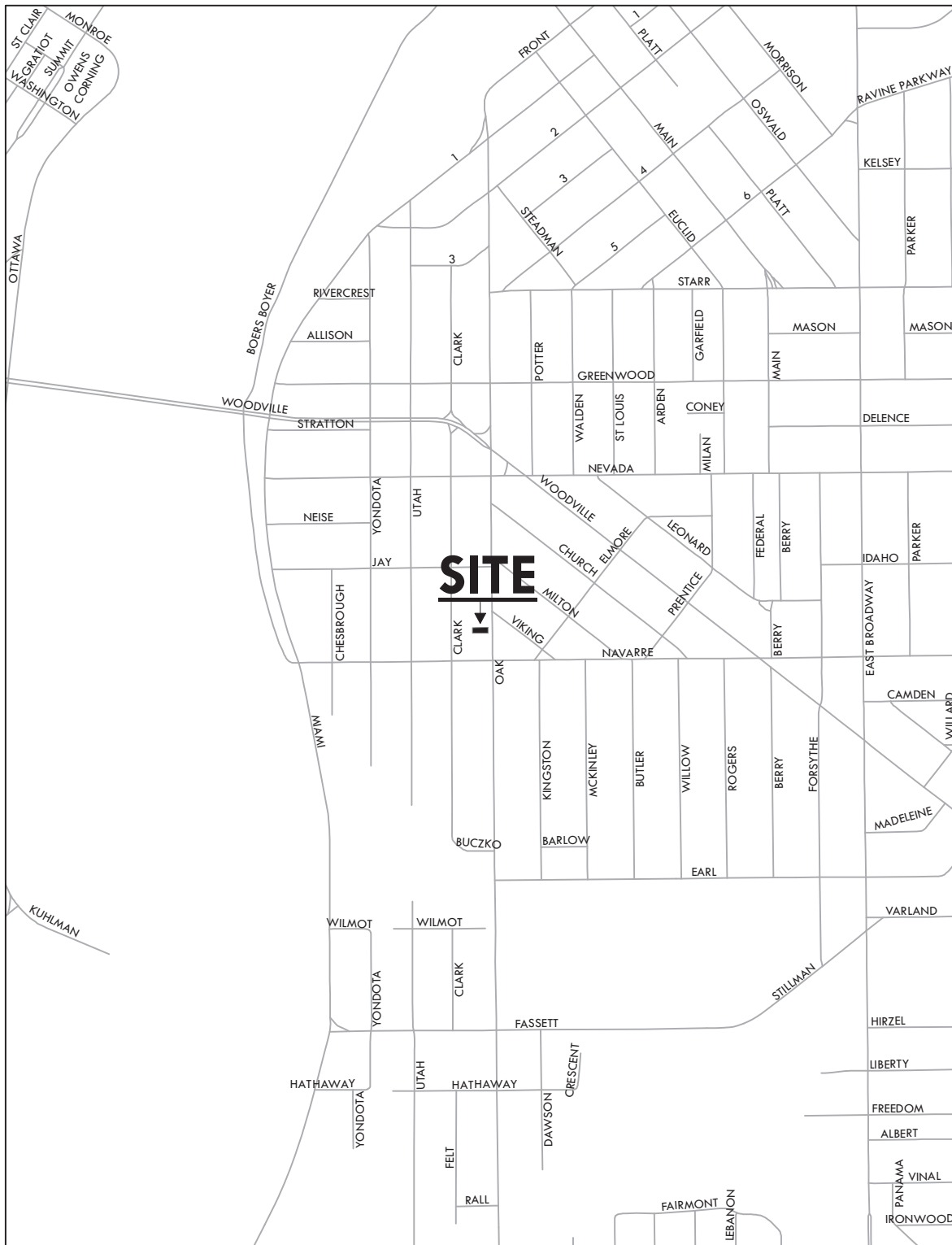
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z25-0018
DATE: September 11, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2025
TIME: 4:00 P.M.

AV
Two (2) sketches follow

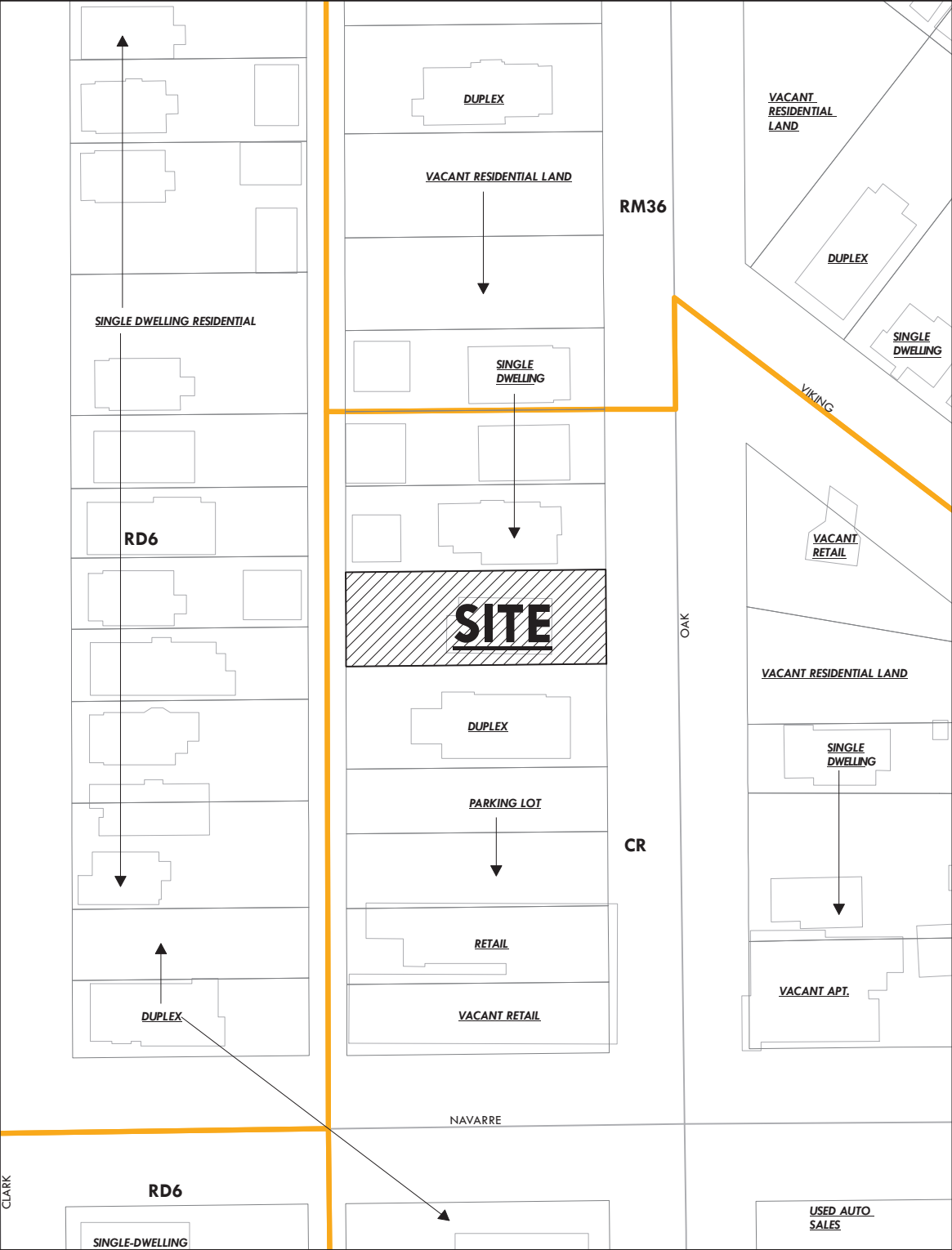
GENERAL LOCATION

Z25-0018
ID 29



ZONING & LAND USE

Z25-0018
ID 29



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REF: Z25-0020
DATE: September 11, 2025

GENERAL INFORMATION

Subject

- | | | |
|-----------------|---|--|
| Request | - | Zone Change from CO (Office Commercial), RS9 (Single-Dwelling Residential) and RD6 (Duplex Residential) to IC (Institutional Campus) |
| Location | - | 2323 W. Bancroft Street |
| Owner/Applicant | - | Oblates of St. Francis de Sales High School
2323 Bancroft Street
Toledo, OH 43607 |
| Engineer | - | Kim Lutz
Verdantas LLC
219 S. Erie St
Toledo, OH 43604 |
| Architect | - | Nick Rose
The Collaborative
500 Madison Ave STE 1
Toledo, OH 43604 |

Site Description

- | | | |
|--------------|---|--|
| Zoning | - | CO, RS9, RD6 / Office Commercial, Single-Dwelling Residential & Duplex Residential |
| Area | - | ± 28.33 acres |
| Frontage | - | ± 1403' along Bancroft Street |
| | - | ± 956' along Evansdale Avenue |
| | - | ± 346' along Parkside Boulevard |
| Existing Use | - | School |
| Proposed Use | - | School |

Area Description

- | | | |
|-------|---|---|
| North | - | POS / Bancroft Street, Ottawa Park |
| South | - | RS9 / Calvary Cemetery |
| East | - | RS9 / School, Church, Single-Dwelling homes |
| West | - | RD6 & RM36 / Duplexes, Multi- & Single-Dwelling homes |

GENERAL INFORMATION (cont'd)

Parcel History

SPR-20-05	-	Minor Site Plan Review for parking lot expansion at St. Francis de Sales High School. (Approved administratively with conditions on 04/20/2005).
SUP24-00106	-	Special Use Permit for a new building for school. (PC approved 12/5/24, PZ approved 01/08/25, CC approved Ord. 015-25 on 01/14/2025).
Z25-0022	-	Institutional Campus Master Plan at 2323 W. Bancroft (<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, Oblates of St. Francis de Sales High School, is requesting a Zone Change from CO (Office Commercial), RS9 (Single-Dwelling Residential), and RD6 (Duplex Residential) to IC (Institutional Campus) at 2323 W. Bancroft Street. The ± 28.33-acre site is occupied by the St. Francis de Sales School Campus (SFS). Adjacent land uses include Ottawa Park to the north; Calvary Cemetery to the south; a school, church and the Westmoreland Historic Neighborhood to the east; and a mix of duplexes, multi- and single-dwelling houses to the west.

The St. Francis de Sales School is a Catholic college preparatory school community for young men grades 7-12. The St. Francis de Sales School opened its doors September 14, 1955 in its current location on Bancroft Street; and has undergone numerous upgrades through out the years since. In 2024, SFS launched “Our Faithful Loyalty” – the 75th Anniversary Campaign for the School’s anniversary in 2030 that includes upgrades to the campus and facilities. St. Francis de Sales School is requesting the Zone Change to allow for future improvements to the existing campus in a cohesive manner and phased approach. All properties zoned IC Institutional Campus are required to adopt a Master Plan to be approved by the Plan Commission and City Council. Approval of an Institutional Master Plan will permit flexibility in site development and in the design of buildings while protecting the integrity of adjacent neighborhoods. The applicant has submitted an Institutional Campus Master Plan for the site that details the overall plan and standards for improvements to the site. The Master Plan is being reviewed as companion case Z25-0022.

Neighborhood Meeting

The applicant has scheduled a neighborhood meeting to be held on Tuesday, September 2nd 2025 at the St. Francis de Sales School Campus. The applicant intends to discuss the requested Zone Change, and the Institutional Campus Master Plan with neighboring community members.

STAFF ANALYSIS (cont'd)

Neighborhood meeting (cont'd)

Staff will be in attendance at the meeting and can speak to any discussions on record that may occur.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Land Use Map designates this area for Institutional land uses. The Institutional land use designation is intended to preserve regional and local anchors that require large campus areas, such as high schools, colleges, hospitals, museums and cultural institutions. The continued use of the subject site by St. Francis de Sales School is consistent with the purpose of the Institutional land use designation. The proposed Zone Change from CO (Office Commercial), RS9 (Single-Dwelling Residential), and RD6 (Duplex Residential) to IC (Institutional Campus) is supported by the Forward Toledo Comprehensive Land Use Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0020, Zone change from CO (Office Commercial), RS9 (Single-Dwelling Residential), and RD6 (Duplex Residential) to IC (Institutional Campus) at 2323 W. Bancroft Street, to the Toledo City Council, for the following **three (3) reasons**:

1. The proposed IC Institutional campus zoning classification is consistent with the Forward Toledo Comprehensive Land Use Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A)).
2. The subject property is physically suitable for the IC Institutional Campus zoning classification (TMC§1111.0606(D)); and
3. The proposed IC Institutional Campus zoning classification will provide an established framework for the site's future development and expansion.

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z25-0020
DATE: SEPTEMBER 11, 2025
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: OCTOBER 15, 2025
TIME: 4:00 P.M.

AV

Two (2) Sketches follow.

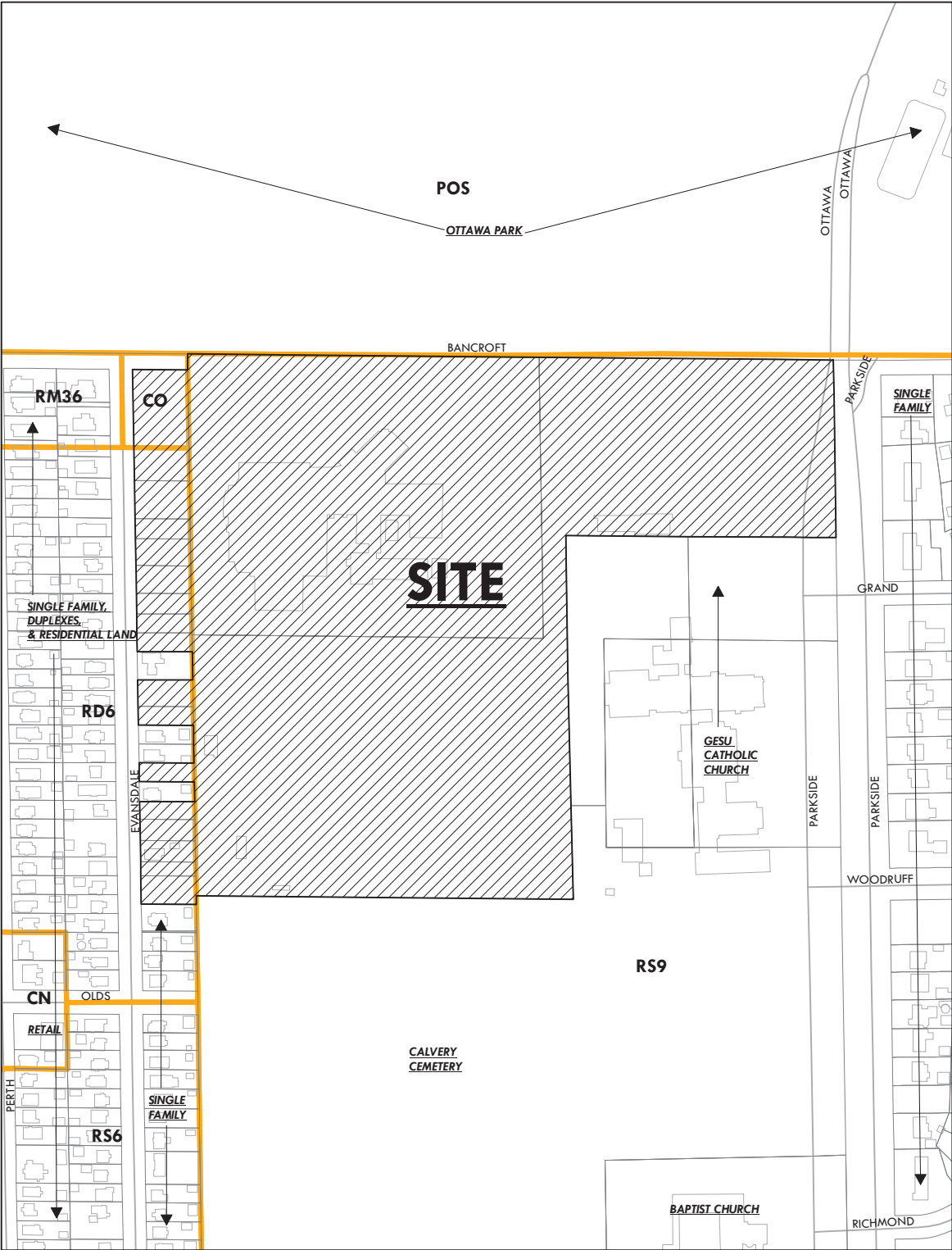
GENERAL LOCATION

Z25-0020
ID 36



ZONING & LAND USE

Z25-0020
ID 36



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GENERAL INFORMATION

Subject

Request	-	Institutional Campus (IC) Master Plan
Location	-	2323 W. Bancroft Street
Owner/Applicant	-	Oblates of St. Francis de Sales High School 2323 Bancroft Street Toledo, OH 43607
Engineer	-	Kim Lutz Verdantas LLC 219 S. Erie St Toledo, OH 43604
Architect	-	Nick Rose The Collaborative 500 Madison Ave STE 1 Toledo, OH 43604

Site Description

Zoning	-	CO, RS9, RD6 / Office Commercial, Single-Dwelling Residential & Duplex Residential
Area	-	± 28.33 acres
Frontage	-	± 1403' along Bancroft Street
	-	± 956' along Evansdale Avenue
	-	± 346' along Parkside Boulevard
Existing Use	-	School
Proposed Use	-	School

Area Description

North	-	POS / Bancroft Street, Ottawa Park
South	-	RS9 / Calvary Cemetery
East	-	RS9 / School, Church, Single-Dwelling homes
West	-	RD6 & RM36 / Duplexes, Multi- & Single-Dwelling homes

GENERAL INFORMATION (cont'd)

Parcel History

SPR-20-05	-	Minor Site Plan Review for parking lot expansion at St. Francis De Sales High School. (Approved administratively with conditions on 04/20/2005).
SUP24-00106	-	Special Use Permit for a new building for school. (PC approved 12/5/24, PZ approved 01/08/25, CC approved Ord. 015-25 on 01/14/2025).
Z25-0020	-	Zone change from CO (Office Commercial), RS9 (Single-Dwelling Residential), and RD6 (Duplex Residential) to IC (Institutional Campus) at 2323 W. Bancroft Street (<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 proposing an Institutional Campus (IC) Master Plan for the Saint Francis de Sales School (SFS) located at 2323 W. Bancroft Street. The ± 28.33-acre site is zoned CO (Office Commercial), RS9 (Single-Dwelling Residential), and RD6 (Duplex Residential). Adjacent land uses include Ottawa Park to the north; Calvary Cemetery to the south; a school, church, and the Westmoreland Historic Neighborhood to the east; and a mix of duplexes, multi- and single-dwelling houses to the west.

The St. Francis de Sales School is a Catholic college preparatory school community for young men grades 7-12. St. Francis de Sales promotes academic, spiritual, social, and physical development of their students in order to produce leaders in the spirit of St. Francis de Sales, who challenges the motto of “be who we are and be that well”. The St. Francis de Sales School opened its doors September 14, 1955 in its current location on Bancroft Street; and has undergone numerous upgrades throughout the years since. In 2024, SFS launched “Our Faithful Loyalty” – the 75th Anniversary Campaign for the School’s anniversary in 2030. The Master Plan includes proposed campus upgrades such as a new 68,829 square foot athletic building and field house; stadium improvements for LaValley Field; and increasing parking lot capacity within the main parking lot.

Furthermore, the applicant has requested a Zone Change to IC (Institutional Campus) for the site in companion case Z25-0020. The adoption of an IC Master Plan is required for all sites zoned IC, and to provide a framework for future improvements to the site. Approval of an Institutional Master Plan will permit flexibility in site development and in building design while protecting the integrity of adjacent neighborhoods. Each proposed project will require a Site Plan Review to ensure minimum municipal standards are being met.

STAFF ANALYSIS (cont'd)

Proposed Institutional Campus Master Plan

The following is the proposed Institutional Campus Master Plan for the project site. This proposed plan is responsive to the requirements listed in Toledo's Municipal Code Part Eleven - Planning and Zoning Code in Section 1111.1304. Each requirement is listed below along with the applicant's response.

- A. Planning Horizon: Expiration and Lapse of Approval:** The Institutional Master Plan shall cover at least a 6-year period unless City Council approves a different Planning Horizon at the time of Institutional Master Plan Approval.

Response: St. Francis de Sales School's 6-year planning horizon includes the following projects:

Phase One – Stadium Improvements for LaValley Field Multi-Use Athletic Facility.

- a. Replace Press Box
- b. Expansion of grandstand capacity
- c. New Video Board

Phase Two – Indoor Athletic Facility.

Phase Three – Explore options of emergency access connection from campus to Parkside Boulevard.

Phase Four – Increase the parking capacity of the main parking lot once more land becomes available along Evansdale.

- B. Mission and Objectives:** The Institutional Master Plan shall include a statement that defines the organizational mission and objectives of the institution and description of how all development contemplated or defined by the IC Master Plan advances the goals and objectives of the institution. The statement should describe the population to be served by the institution, and any projected changes in the size or composition of that population. It should also specify any services to be provided to residents in adjacent neighborhoods and in other areas of the region.

Response: We are the Catholic college preparatory school community for young men grades 7-12. We promote the academic, spiritual, social, and physical development of our students in order to produce leaders in the spirit of St. Francis de Sales, who challenges us to "be who we are and be that well." St. Francis de Sales School is dedicated to being the best school for each individual student. From the teachings of St. Francis de Sales, we encourage our students to "be who you are and be that well." This motto, imprinted on the hearts of our students and faculty, has formed our educational philosophy. Students are able to explore areas of interest and go deeper into their passions. Fields of study include but are not limited to engineering, robotics,

STAFF ANALYSIS (cont'd)

computer science, art, business, health professions and law. St. Francis de Sales School and its faculty understands the importance of meeting students where they are. We understand the range of learning and provide an environment to meet the needs of students today. We are continually reviewing curriculum to ensure all students are engaged and successful in preparing themselves for life after high school. Students who are ready are able to explore college options through College Credit Plus or our extensive AP offerings. For students who require support services, we are able to provide intervention services. Our Student Achievement Center is available for all students for academic support and tutoring.

- C. Existing Property and Uses:** The Institutional Master Plan shall include a description of land, buildings, and other structures occupied by the institution as of the date of submission of the Institutional Master Plan. At a minimum, the following information shall be required: 1. Illustrative site plans showing the footprints of each existing and proposed building and structure, roads, sidewalks, parking, landscape features and other significant site improvements; 2. Land and building uses; 3. Floor area in square feet; 4. Building height in stories and feet; 5. Landscaping and lighting concept plans; and 6. A description of off-street parking and loading areas and facilities, including a statement of the approximate number of parking spaces in each area or facility.

Response: The campus of St. Francis de Sales School sits on 35 acres of land, bounded by Ottawa Park, Calvary Cemetery, the Westmoreland neighborhood, and the University of Toledo. The land is used for the education of a 648 all male student body, grades 7 through 12, along with athletic facilities. The campus facilities consist of one primary educational building, a maintenance garage, a grandstand building along with a storage building. On campus, SFS has LaValley Stadium, which is for Football, Track, Soccer, and Lacrosse along with Kober Field for Baseball. The campus also has practice fields for Football, Soccer and Lacrosse. The school building houses two indoor gyms for Basketball along with the SFS Natatorium, 220,000-gallon pool, which is the only High School in Toledo with a pool. The pool is also used by the Greater Toledo Aquatic Club (GTAC), which is a club for swimming for boys and girls of school age. The athletic fields are used by SFS and Gesu. We also rent our facilities to other schools and organizations. A large number of these rentals are free to the organizations, for example, Youth football leagues, community block watch meetings, and Josh Project - a nonprofit organization that teaches swim lessons to underprivileged children.

1. Illustrative site plan:

The campus consists of the St. Francis de Sales 7-12 school building, LaValley Field (football, soccer, lacrosse, track and field), Don Kober Field (baseball), parking lots and athletic practice fields (shown in Exhibit "B").

2. Land and building uses:

The St. Francis de Sales is a 35-acre campus used for academics and athletics to serve 7th through 12th grade students.

STAFF ANALYSIS (cont'd)

3. Floor areas:

The St. Francis de Sales 7-12 school building is a 3 story, 110,896 square foot facility (shown in Exhibit "B").

4. Building heights:

The St. Francis de Sales 7-12 school building is a 29-foot-tall facility with a peak of 44 feet at the chapel (shown in Exhibit "B").

5. Landscape and lighting concepts plan:

The St. Francis de Sales school building currently contains a pedestrian pathway connecting the service drive at the rear of the school to the provide a connection to the Student Achievement Center and stadium at the East side of the campus. The future indoor athletic facility will facilitate a larger pedestrian path that will also serve as a fire lane. Geogrid reinforced lawn is to be utilized where possible along this path in order to minimize hard surface. Concrete curb is to be used to capture the perimeter of the reinforced area for a clear delineation of the reinforced surface. Lighting expansion on campus is to be directed downwards in order to minimize light pollution impact on the surrounding neighborhoods, in addition to the Oblates residence on campus. The future indoor athletic center also offers potential surface for wall-mounted light fixtures which can add additional ground level lighting in order to provide a safe level of lighting at the pedestrian level and enhance opportunities for video security monitoring of the campus (shown in Exhibit "B").

6. Off-street parking description:

The St. Francis de Sales campus consists of 300 parking spaces. This provides ample parking for the 304 parking passes typically issued each year. All access to the campus is from Bancroft Street. The parking lot along Evansdale Avenue is landscaped with no points of ingress or egress access from the campus to the residential street. The school holds an informal agreement with the neighboring Gesu Church allowing student parking for school use as well as parking for events held on campus.

Staff Comment: The IC Master Plan includes descriptions for each of the existing buildings that outline building size, capacity and additions/renovations that have occurred over time. Additionally, two (2) exhibits to the Master Plan that identifies all of the existing buildings, parking lots, and associated facilities are included at the end of this report. Exhibit "A" is the Master Plan document and Exhibit "B" contains the appendices of the Master Plan including the overall site plan, building floor plans and design, and the proposed athletic facility. It is noted that there are adequate parking facilities; however, documentation will need to be submitted illustrating that adequate parking facilities are provided that meet an overall parking plan for the campus. This includes vehicle and bicycle parking, student drop-off/pick-up, bus unloading/loading and all other necessary parking related facilities. This is listed as a condition of approval.

STAFF ANALYSIS (cont'd)

- D. Needs of the Institution:** The Institutional Master Plan shall include a summary and projection of the institution's current and future needs for the following facilities: 1. Academic; 2. Service; 3. Research; 4. Office; 5. Housing; 6. Patient care; 7. Public assembly; 8. Parking; and 9. Other facilities related to the institutional use.

Response:

1. Academic:

No new buildings or additions are in the Institutional Campus Plan for the existing school building. The new athletic building will allow rooms within the school, currently used for athletics, to be remodeled and made usable for educational purposes.

2. Athletics:

The master plan includes a new athletic and fitness building with the alternate for a field house. A future extension of existing grandstands at multi-use field and track is also planned.

3. Parking:

Increase the parking capacity of the main parking lot as more land becomes available along Evansdale. An emergency access connection from the campus to Parkside Boulevard is also currently being explored.

- E. Development Envelope:** The Institutional Master Plan shall include a description of the land area and "development envelope" within which future development will occur. The development envelope shall be described in narrative and through the use of drawings or models. The intent of this provision is to provide the institution with certainty regarding the future development potential of the site subject to the Institutional Master Plan while protecting the integrity of adjacent neighborhoods. The Institutional Master Plan shall include the following in describing the development envelope: 1. Floor area ratio; 2. Average daily and peak-hour traffic; 3. Height; 4. Setbacks; 5. Total site area of open space; and 6. Total number of parking spaces to be provided.

Response: St. Frances de Sales current development plan is for a 33,829 sq ft athletic building that will provide locker rooms, conference/multi-purpose room, fitness center, offices, trainer's facility, wrestling room, hockey practice area, along with restrooms and a concession area accessible from the exterior. The athletic building is to be placed near LaValley Field for use by the football, soccer, lacrosse, track and field teams. An alternate for the project is the construction of a 35,000 square foot field house to the athletic building. This will allow for indoor practice by the various athletic teams. Future projects include an expansion of the current LaValley Field grandstands along with increasing the parking capacity of the main parking lot.

STAFF ANALYSIS (cont'd)

Staff Comment: An exhibit is attached to the IC Master Plan that illustrates the proposed improvements to the site within the proposed St. Francis de Sales Master Plan, this is included at the end of this report as Exhibit “B”. Any future development projects will require a Site Plan Review to determine compliance with the City of Toledo Municipal Code minimum standards and listed as a condition of approval.

- F. Transportation Management Plan:** The Institutional Master Plan shall include a transportation and parking management plan that identifies any traffic mitigation measures to be employed.

Response: St. Francis de Sales issues 304 parking passes for the school year with 300 marked parking spaces with an additional to 30 spaces rented through the neighboring Gesu Church through a Memorandum of Understanding (Exhibit “B”) With typical absences, this has been adequate to serve the current campus parking needs. The master plan is to increase the parking capacity of the main parking lot as more land becomes available along Evansdale. This is to enable future increase in student census, reduce impact on the surrounding neighborhoods during large events, and enable more flexibility for event hosting capabilities on campus.

School Hours are 8:15 am to 3:02 pm. The building is open from 6:00 am to 9:00 pm, with students starting to arrive for the school day at 7:00 am. The athletics schedule starts at 5:00 am with morning swimming practice, until school starts. After school practices start by 3:30 pm and the last practice usually ends at 8:00 pm. GTAC swimming ends by 9:30 pm.

An emergency access connection from the campus to Parkside Boulevard is also currently being explored.

Staff Comment: Based on the proposed number of students there is an excess amount of parking than what would be required, however, no bus or parent drop-off / pick-up spaces are depicted on the site plan. Additionally, no bicycle parking is provided on the submitted site plans. A minimum of thirty (30) bicycle parking spaces shall be provided. Bicycle parking, parent, and bus drop-off / pick-up spaces shall be depicted on a revised site plan and is listed as a condition of approval.

- G. Pedestrian Circulation Plan:** The Institutional Master Plan shall include pedestrian circulation guidelines and objectives, including a description of the circulation system to be provided through the campus and plans for ensuring the accessibility of pedestrian areas and open spaces.

Response: The campus provides pedestrian access from Bancroft Street to the school building along with internal paved sidewalks and paths including access to the adjacent Gesu church and elementary school site. Bancroft Street currently provides bike lanes, in both directions, along with a TARTA bus stop and drop-off bay in front of the school building. Marked crosswalks are provided from the main parking lot to the school building. Pedestrian access is not provided to Evansdale Street to discourage parking along this residential roadway.

STAFF ANALYSIS (cont'd)

Monitoring of daily pedestrian circulation is a continuous process involving school security and administration, as well as monitoring of the school's video security system. Periodic reviews by school and school board committees to improve infrastructure for the betterment of pedestrian movement and security.

H. Design Guidelines: The Institutional Master Plan shall include design guidelines and objectives for new and renovated buildings and structures to assure their appropriateness with surrounding neighborhoods and districts and to minimize potential adverse impacts on such neighborhoods. Urban design guidelines shall include listings of appropriate materials, height, bulk, massing, and colors that will be used to guide the course of proposed and future development.

Response: The existing structures on campus contain a blend of masonry construction, grey-tone metal panel, and tinted glazing systems.

- Building massing – no building on campus shall be taller than the chapel.
- Masonry shall match the existing beige blend of the school building.
- Metal panel shall compliment the tones of zinc used on the chapel. The school does not wish to use metal panel matching the dark tones at the natatorium in the future.
- Roofing Systems – All roofs will be either EPDM or standing seam metal roofing systems.
- Fencing and landscaping –
 - Ornamental fencing shall match the black metal type used around the stadium. The school does not wish to use the stone capped brick piers in future fencing installations.
 - Chain link shall be green vinyl coated to match sections installed around stadium.

Staff Comment: In addition to complimenting the existing building architecture, any future modifications to the existing or proposed buildings shall adhere to the Building Façade Materials and Color standards of TMC§1109.0500 as a condition of approval.

I. Neighborhood Protection Strategy: The Institutional Master Plan shall identify standards and programs that will be put in place to ensure that the quality of the surrounding neighborhoods is maintained or enhanced.

Response: St. Francis de Sales school has been a part of the Westmoreland neighborhood and University of Toledo area since 1955. The master plan is being developed to maintain limited growth in a manner to enhance this community. School Hours are 8:15 am to 3:02 pm. The building is open from 6:00 am to 9:00 pm, with students starting to arrive for the school day at 7:00 am. The athletics schedule starts at 5:00 am with morning practice with swimming, until school starts. After school practices start by 3:30 pm and the last practice usually ends at 8:00 pm. GTAC swimming ends by 9:30 pm.

STAFF ANALYSIS (cont'd)

Neighborhood Meeting

The applicant has scheduled a neighborhood meeting to be held on Tuesday, September 2nd 2025 at the St. Francis de Sales School Campus. The applicant intends to discuss the requested Zone Change to IC, and the Institutional Campus Master Plan with neighboring community members. Staff will be in attendance at the meeting and can speak to any discussions on record that may occur.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Land Use Map designates this area for Institutional land uses. The Institutional land use designation is intended to preserve regional and local anchors that require large campus areas, such as high schools, colleges, hospitals, museums and cultural institutions. The continued use of the subject site by the St. Francis de Sales School is consistent with the purpose of the Institutional land use designation. Due to the size and the history of the site as an institutional use, the IC Master Plan is appropriate. Furthermore, approval of the IC Master Plan supports the Forward Toledo Comprehensive Land Use Plan's Goal of Improved Decision Making.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0022, a request for an Institutional Campus Master Plan at 2323 W. Bancroft Street, to the Toledo City Council, for the following **two (2) reasons**:

1. The proposed use is consistent with the adopted Forward Toledo Comprehensive Land Use Plan and the stated purposes of the Zoning Code (TMC§ 1111.1309(A)); and
2. The proposed use will not result in significant adverse impacts to other property in the vicinity of the subject site or the natural environment (TMC§1111.1309(C)).

The staff further recommends approval of Z25-0022, a request for an Institutional Campus Master Plan located at 2323 W. Bancroft Street, subject to the following **twelve (12) 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 Environmental Services

No comments received at time of print.

Division of Sewer and Drainage Services

No comments received at time of print.

STAFF RECOMMENDATION (cont'd)

Engineering Services

1. Additional development or redevelopment of the institutional campus will necessitate review and approval of stormwater management planning according to the Rules and Regulations of the Department of Utilities.
2. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

Bureau of Fire Prevention

No comments received at time of print.

Division of Transportation

3. Bicycle parking is required per TMC§1107.0900.
4. All accessible parking spaces are required to be a minimum of 9'x18' with a 5' loading aisle for auto and 8' loading aisle for van per TMC§1107.1702 & 1107.1911. (Existing accessible parking along driveway loop near Bancroft is missing a loading aisle).

Plan Commission

5. Any future development projects will require a Site Plan Review in conformance with TMC§1111.0800, to determine compliance with the City of Toledo Municipal Code minimum standards.
6. Each Site Plan Review will require a detailed site, lighting, fencing, and landscaping plan to be submitted to the Plan director for review and approval. Note that the submittal shall include:
 - a. 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;
 - b. The location, type, and direction of any proposed lighting. 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. Lighting is subject to the approval of the Director of the City of Toledo Plan Commission; and
 - c. The location, height, and materials of any fencing to be installed and maintained.
7. Student pick-up / drop-off locations by parents and bus shall be depicted on a revised site plan.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

8. A minimum of thirty (30) bicycle parking slots shall be provided and shown on a revised site plan.
9. Any proposed buildings or future modifications to the existing buildings shall adhere to the Building Façade Materials and Color standards of TMC§1109.0500.
10. Any proposed signage shall meet TMC§1113.0000 Signs. A sign permit application shall be submitted and approved for all signage.
11. Minor adjustments to the Master 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.
12. 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.

INSTITUTIONAL CAMPUS MASTER PLAN
TOLEDO PLAN COMMISSION
REF: Z25-0022
DATE: SEPTEMBER 11, 2025
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: OCTOBER 15, 2025
TIME: 4:00 P.M.

AV

Two (2) Sketches, Exhibit “A”- St. Francis de Sales School Institutional Campus Master Plan Text, and Exhibit “B” - Appendices of the Master Plan Text follows.

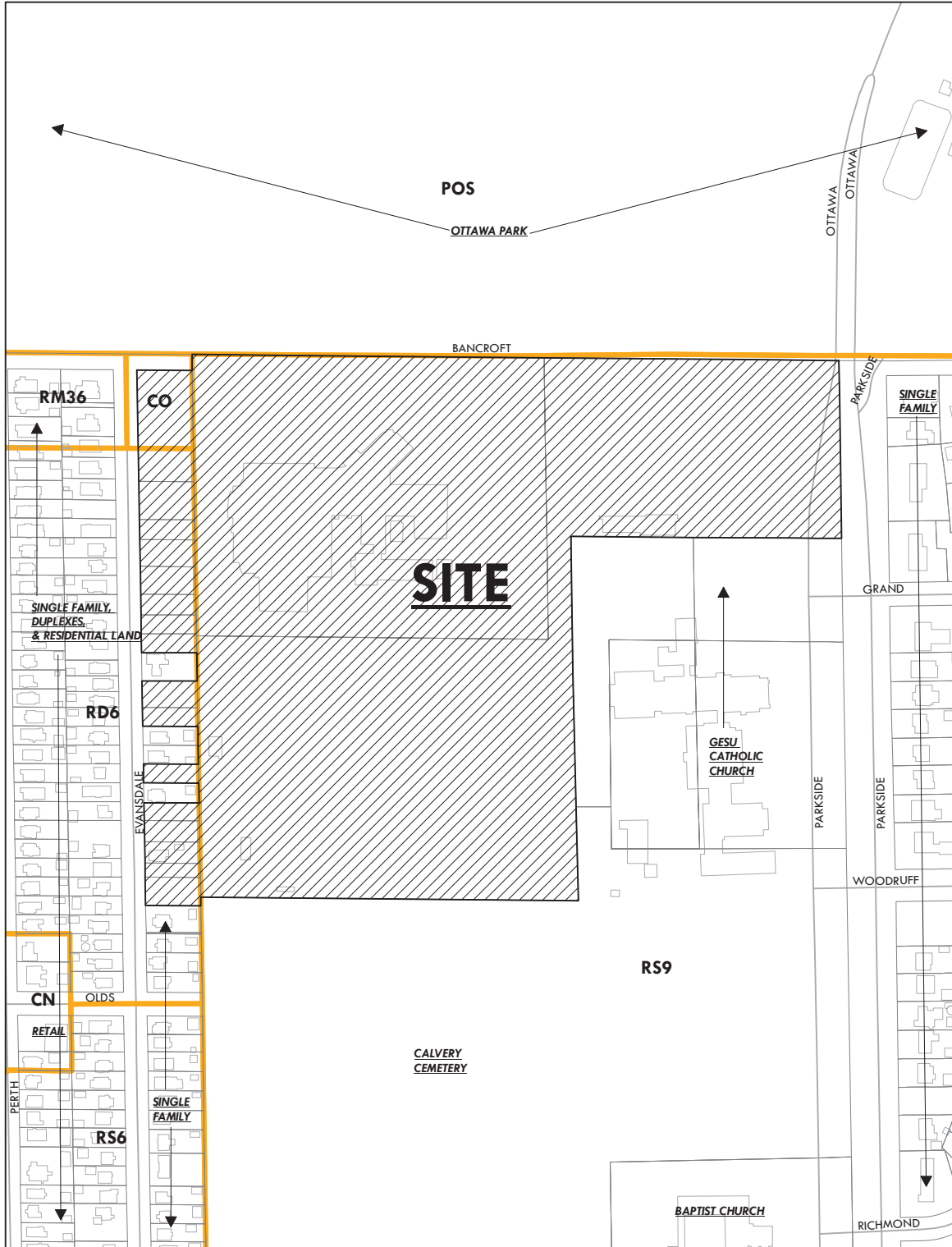
GENERAL LOCATION

Z25-0022
ID 36



ZONING & LAND USE

Z25-0022
ID 36



St. Francis de Sales School

Institutional Campus Master Plan

July 28, 2025



THE
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About St. Francis de Sales School

We are the Catholic college preparatory school community for young men grades 7-12. We promote the academic, spiritual, social, and physical development of our students in order to produce leaders in the spirit of St. Francis de Sales, who challenges us to “be who we are and be that well.”

The term Salesian refers to the teachings of Saint Francis de Sales and Saint Jane de Chantal. Salesian Spirituality developed out of St. Francis de Sales' experience as a bishop and spiritual advisor to people interested in living their faith in daily life. Many of his teachings are collected in his classic work, *Introduction to the Devout Life*. St. Francis de Sales believed in the universal call to holiness. Everyone is called to be holy, but holiness looks different for each person. Salesian Spirituality continues to guide all those who seek to “Live Jesus.”

Since our opening in 1955, St. Francis de Sales School has served as a community resource. We began at the request of Bishop George Rehring, who invited the Oblates of St. Francis de Sales to found an all-boys college preparatory school in Toledo, the first since the Depression. Today, we are stronger than ever. We provide a life-changing experience to young men and their families in Northwest Ohio and Southeast Michigan.

Our well-rounded program of academic, spiritual, social, and physical development forms leaders in the spirit of St. Francis de Sales.

Among our offerings:

- The Salesian Leadership Initiative cultivates leadership among our students with intentional exercises and programming. Our Global Salesian Leadership Symposium is a renowned experience for youth in Toledo and abroad to encounter new, moral ideas.
- Our MyPREP curriculum gives individualized attention to each student, helping them prepare for college and the professional world.
- The Center for Advanced Scientific Exploration (CASE) combines classroom space and labs so that our long-tenured science faculty can facilitate learning and engage students. Our Student Achievement Center is staffed with tutors and academic assistants.
- We are the unequaled leader among Northwest Ohio schools in athletics, with 29 state championships in seven sports, including football, basketball, hockey, tennis, wrestling, swimming and diving, and water polo.

Our 10,000 graduates include an Olympic bronze medalist swimmer and world-record breaststroker, two Tony Award winners, an Oscar nominee, an Air Force general, a Catholic bishop, and Toledo's mayor. But we are most proud of the thousands of graduates who live moral lives as fathers, husbands, professionals, priests, and community leaders.

History of the Oblates & St. Francis de Sales School

The Oblates of St. Francis de Sales were founded in 1876 by Blessed Louis Brisson at the encouragement of Sister Mary de Sales Chappuis. From its founding in France, the order expanded to Holland, Germany, Austria, and Switzerland in the late 1800s. In 1893, the Oblates settled in the United States, first in New York and later in Wilmington, Delaware. There, the first permanent Oblate community and school were established in the United States. Toledo became home to the Oblates in 1943 when seven Oblates accepted faculty positions at Central Catholic High School.

With overcrowding at Central Catholic, Bishop George Rehring expressed interest in providing an all-boys high school for the community. No all-boys Catholic school existed in Toledo after the old St. John's closed during the Depression in 1936, and there were already two all-girl high school options available. Bishop Rehring asked the Oblates if they would be willing to take on this challenge. The Oblates agreed to build, maintain, and staff the school. St. Francis de Sales High School opened its doors to 290 freshman and sophomore students on September 14, 1955.

Construction Chronology

1962 \$150,000 building fund is created for locker space, music rooms, and a wrestling room. Students sell 15,000 boxes of candy to supplement the fund.

1967 Plans are announced for a new Oblate faculty house, office spaces, and an eight-lane swimming pool—the largest of its kind in Toledo at the time.

1973 Construction begins on a new chapel for the Oblates, and leftover funds are used for a senior lounge.

1979 The Silver Knight Campaign is launched, seeking \$1 million to expand and renovate the science wing for the school's 25th anniversary in 1980.

1985 The Silver Knight II Campaign, also at \$1 million, is launched to rebuild the natatorium and extend the gymnasium.

1990 St. Francis acquires the surrounding playing fields from the Diocese of Toledo.

1997 St. Francis invests in technology with help from Dana Corporation, the University of Toledo, Microsoft Corporation, and alumni benefactors.

1998 Fundraising begins for the Knight Track 2000 project, creating LaValley Field, intended as a track and soccer stadium.

EXHIBIT "A"

2004 Work begins on Pillars of Tradition – The 50th Anniversary Campaign, a \$13 million capital project slated for completion by 2005.

2005 St. Francis celebrates its 50th anniversary with new facilities, including a chapel, cafeteria expansion, office space, fitness center, and arts and media areas. Many spaces were repurposed 10 years later to house the 7th and 8th grades.

2012 The Student Achievement Center opens, transforming the old library into a collaborative space for studying and tutoring.

2018 Work begins on the Center for Advanced Scientific Exploration, a renovation of the science wing that combines classroom and laboratory space. A cornerstone is the Human Performance Lab, an advanced learning space for physiology and exercise science classes.

2024 St. Francis launches Our Faithful Loyalty – The 75th Anniversary Campaign for the school's anniversary in 2030.

Institutional Campus Master Plan

A. Planning Horizon

St. Francis de Sales School's 6 year planning horizon includes the following projects:

1. Phase One – Stadium Improvements for LaValley Field Multi-Use Athletic Facility
 - a. Replace Press Box
 - b. Expansion of grandstand capacity
 - c. New Video Board
2. Phase Two – Indoor Athletic Facility
3. Phase Three - Explore options of emergency access connection from campus to Parkside Boulevard
4. Phase Four - Increase the parking capacity of the main parking lot once more land becomes available along Evansdale

B. Mission and Objectives

We are the Catholic college preparatory school community for young men grades 7-12. We promote the academic, spiritual, social, and physical development of our students in order to produce leaders in the spirit of St. Francis de Sales, who challenges us to “be who we are and be that well.”

EXHIBIT "A"

St. Francis de Sales School is dedicated to being the best school for each individual student. From the teachings of St. Francis de Sales, we encourage our students to "be who you are and be that well." This motto, imprinted on the hearts of our students and faculty, has formed our educational philosophy. Students are able to explore areas of interest and go deeper into their passions. Fields of study include but are not limited to engineering, robotics, computer science, art, business, health professions and law.

St. Francis de Sales School and its faculty understands the importance of meeting students where they are. We understand the range of learning and provide an environment to meet the needs of students today. We are continually reviewing curriculum to ensure all students are engaged and successful in preparing themselves for life after high school. Students who are ready are able to explore college options through College Credit Plus or our extensive AP offerings. For students who require support services, we are able to provide intervention services. Our Student Achievement Center is available for all students for academic support and tutoring.

C. Existing Property Uses

The campus of St. Francis de Sales School sits on 35 acres of land, bounded by Ottawa Park, Calvary Cemetery, the Westmoreland neighborhood, and the University of Toledo. The land is used for the education of a 648 all male student body, grades 7 through 12, along with athletic facilities.

The campus facilities consist of one primary educational building, a maintenance garage, a grandstands building along with a storage building. On campus, SFS has LaValley Stadium, which is for Football, Track, Soccer, and Lacrosse along with Kober Field for Baseball. The campus also has practice fields for Football, Soccer and Lacrosse. The school building houses two indoor gyms for Basketball along with the SFS Natatorium, 220,000-gallon pool, which is the only High School in Toledo with a pool. The pool is also used by the Greater Toledo Aquatic Club (GTAC), which is a club for swimming for boys and girls of school age.

The athletic fields are used by SFS and Gesu. We also rent our facilities to other schools and organizations. A large number of these rentals are free to the organizations, for example, Youth football leagues, community block watch meetings, and Josh Project - a nonprofit organization that teaches swim lessons to underprivileged children.

1. Illustrative site plan

The campus consists of the St. Francis de Sales 7-12 school building, LaValley Field (football, soccer, lacrosse, track and field), Don Kober Field (baseball), parking lots and athletic practice fields (see map).

2. Land and building uses

EXHIBIT "A"

The St. Francis de Sales is a 35-acre campus used for academics and athletics to serve 7th through 12th grade students.

3. Floor areas

The St. Francis de Sales 7-12 school building is a 3 story, 110,896 square foot facility (see map).

4. Building height

The St. Francis de Sales 7-12 school building is a 29 foot tall facility with a peak of 44 feet at the chapel (see map).

5. Landscape and lighting concepts plan

The St. Francis de Sales school building currently contains a pedestrian pathway connecting the service drive at the rear of the school to the provide a connection to the Student Achievement Center and stadium at the East side of the campus. The future indoor athletic facility will facilitate a larger pedestrian path that will also serve as a fire lane. Geogrid reinforced lawn is to be utilized where possible along this path in order to minimize hard surface. Concrete curb is to be used to capture the perimeter of the reinforced area for a clear delineation of the reinforced surface.

Lighting expansion on campus is to be directed downwards in order to minimize light pollution impact on the surrounding neighborhoods, in addition to the Oblates residence on campus. The future indoor athletic center also offers potential surface for wall-mounted light fixtures which can add additional ground level lighting in order to provide a safe level of lighting at the pedestrian level and enhance opportunities for video security monitoring of the campus.

See attached campus plan.

6. Off-street parking description

The St. Francis de Sales campus consists of 300 parking spaces. This provides ample parking for the 304 parking passes typically issued each year. All access to the campus is from Bancroft Street. The parking lot along Evensdale Avenue is landscaped with no points of ingress or egress access from the campus to the residential street.

The school holds an informal agreement with the neighboring Gesu Church allowing student parking for school use as well as parking for events held on campus.

D. Needs of the Institution

1. Academic

EXHIBIT "A"

No new buildings or additions are in the Institutional Campus Plan for the existing school building. The new athletic building will allow rooms within the school, currently used for athletics, to be remodeled and made usable for educational purposes.

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The master plan includes a new athletic and fitness building with the alternate for a field house. A future extension of existing grandstands at multi-use field and track is also planned.

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Future projects include an expansion of the current LaValley Field grandstands along with increasing the parking capacity of the main parking lot.

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School Hours are 8:15 am to 3:02 pm. The building is open from 6:00 am to 9:00 pm, with students starting to arrive for the school day at 7:00 am.

EXHIBIT "A"

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Monitoring of daily pedestrian circulation is a continuous process involving school security and administration, as well as monitoring of the school's video security system. Periodic reviews by school and school board committees to improve infrastructure for the betterment of pedestrian movement and security.

H. Urban Design Guidelines

St. Francis de Sales School Campus Design Guidelines

The existing structures on campus contain a blend of masonry construction, grey-tone metal panel, and tinted glazing systems.

- Building massing – no building on campus shall be taller than the chapel.
- Masonry shall match the existing beige blend of the school building.
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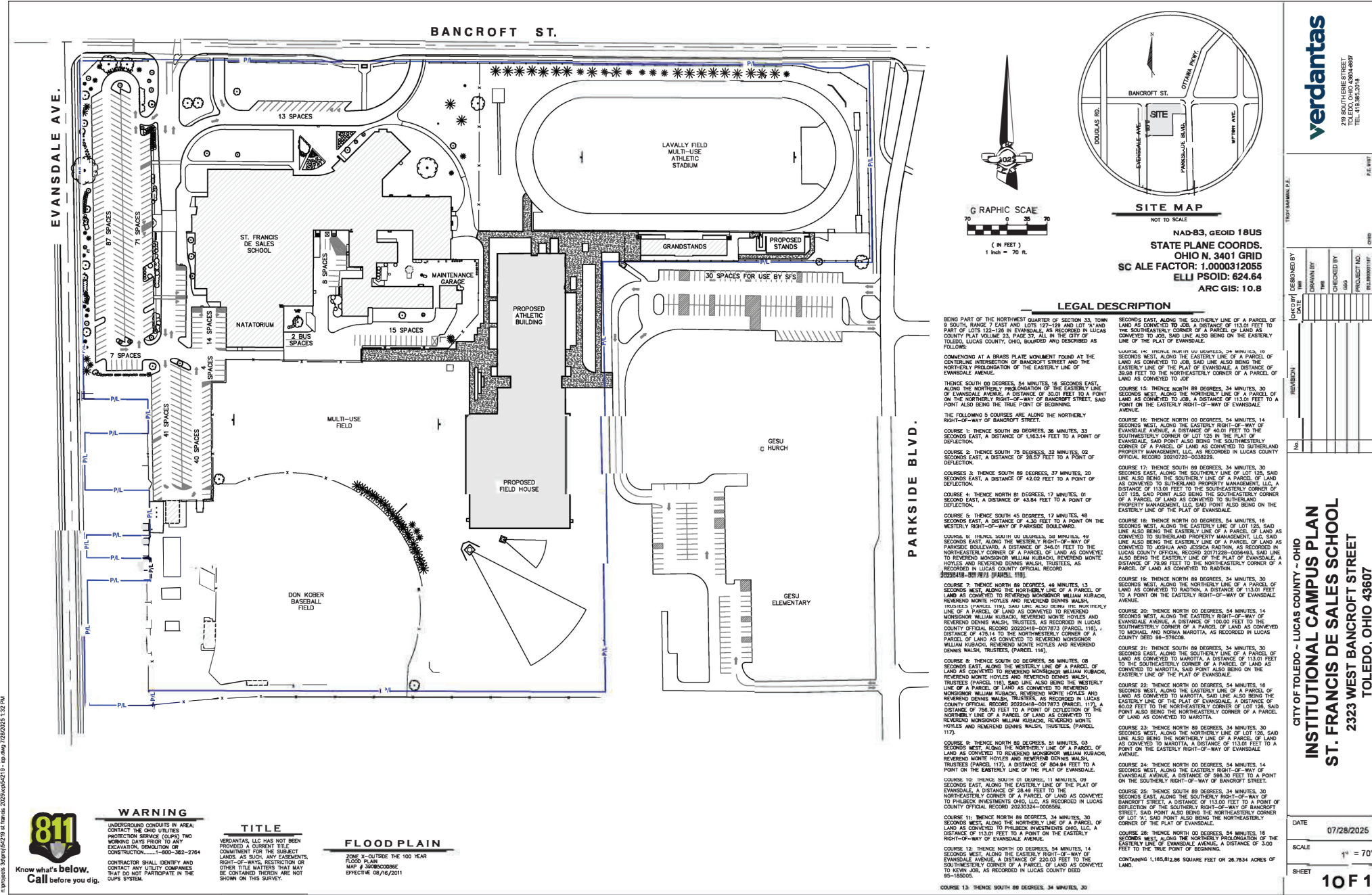
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St. Francis de Sales school has been a part of the Westmoreland neighborhood and University of Toledo area since 1955. The master plan is being developed to maintain limited growth in a manner to enhance this community.

EXHIBIT "A"

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KEY PLAN
N.T.S.

Athletic Building

2323, W. Bancroft, St
Toledo, Ohio, 43607

07.28.2025 INSTITUTIONAL CAMPUS PLAN

TC, JOB, NO, 107229C

SHEET TITLE
EXISTING
SCHOOL
BUILDING PLAN

SHEET, NO.

A-5



SCALE: 1" = 20'



Keith Renshaw, License #16128
Expiration Date 12/31/2023

KEY PLAN
N

PROJECT TITLE
St Francis de
Sales School
Athletic Building

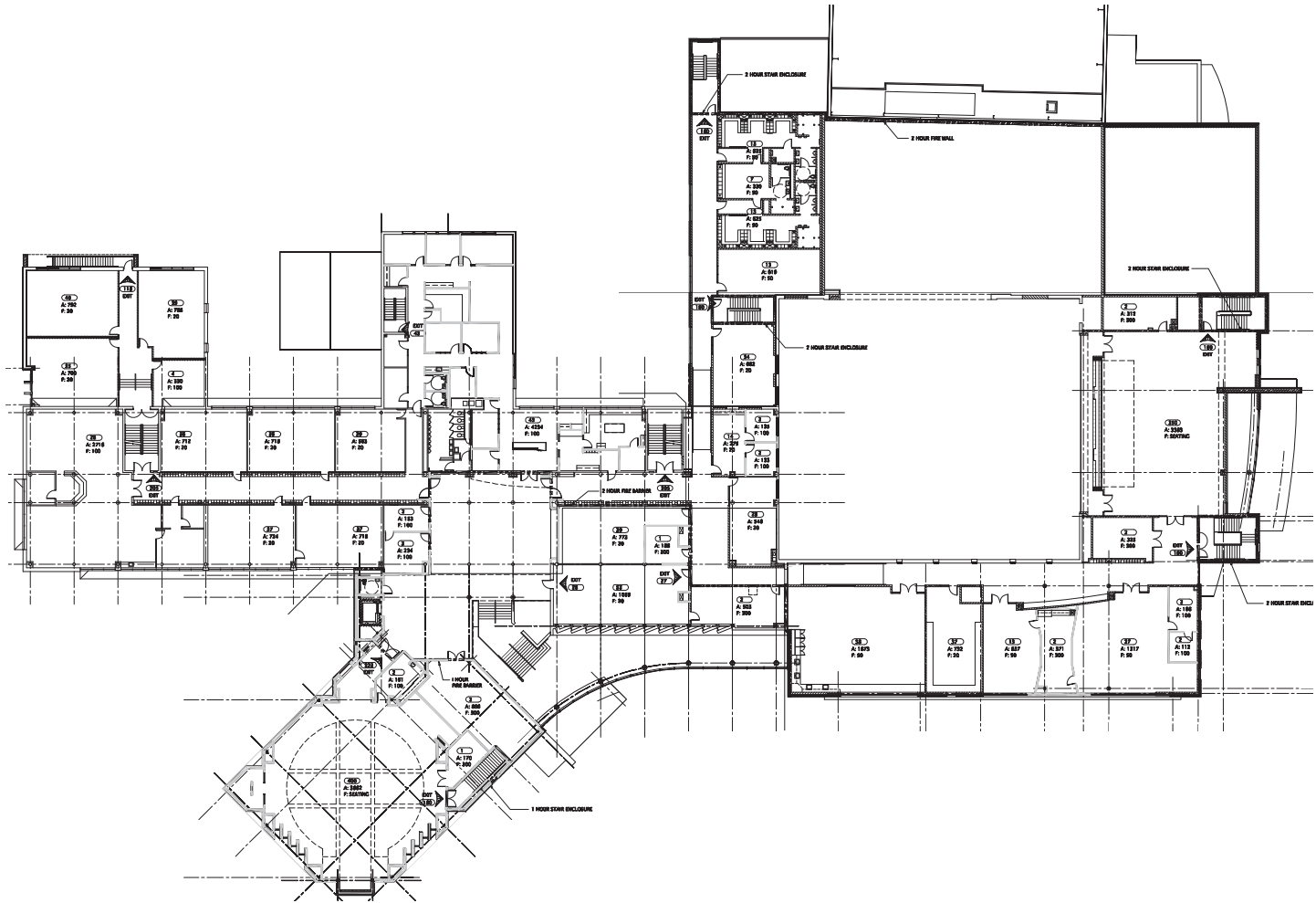
2323 W Bancroft St
Toledo, Ohio 43607

22-20-2025 INSTITUTIONAL CAMPUS PLAN

TG, JOB NO. 107229C

SHEET TITLE
EXISTING
SCHOOL PLAN

SHEET NO.
A-6



A1 EXISTING SCHOOL PLAN - SECOND FLOOR
SCALE: 1" = 20'



KEY PLAN
N.T.S.

PROJECT, TITLE

Athletic Building

2323, W. Bancroft, St
Toledo, Ohio, 43607

07.28.2025 INSTITUTIONAL CAMPUS PLAN

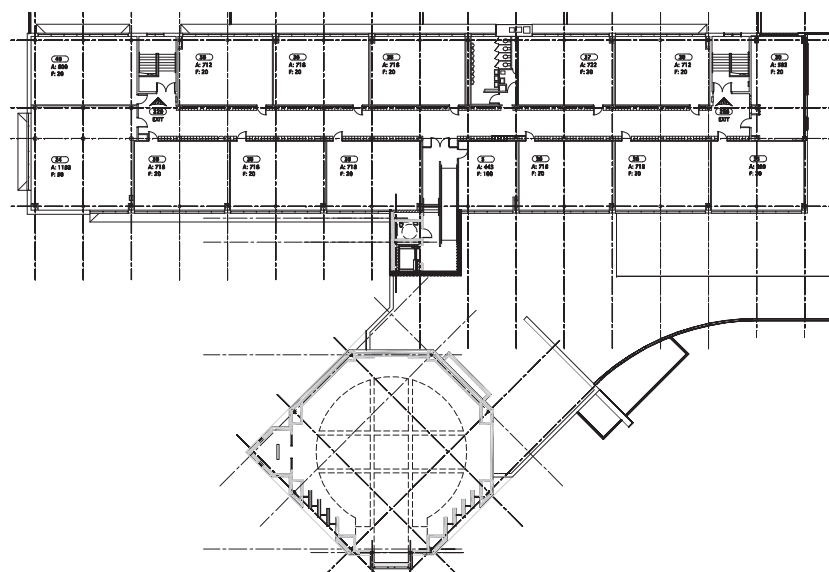
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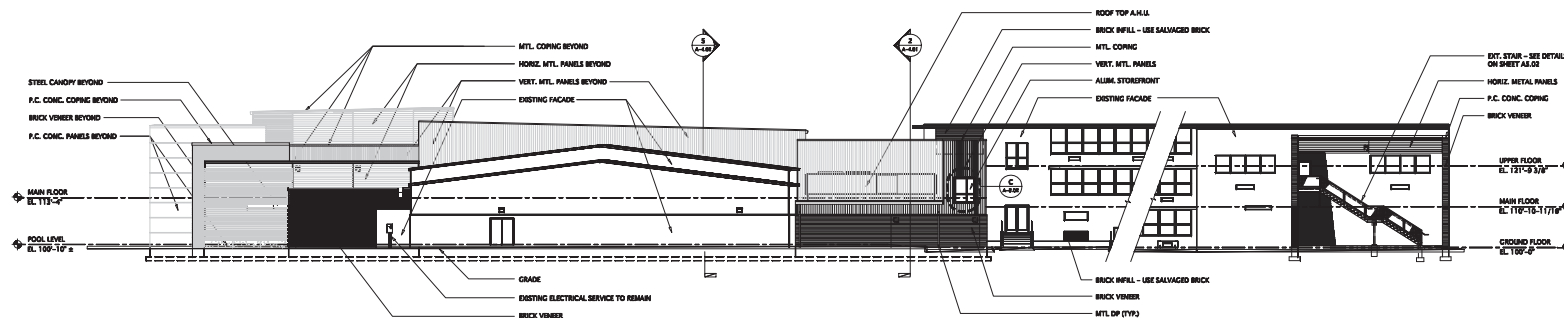
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SCHOOL PLAN

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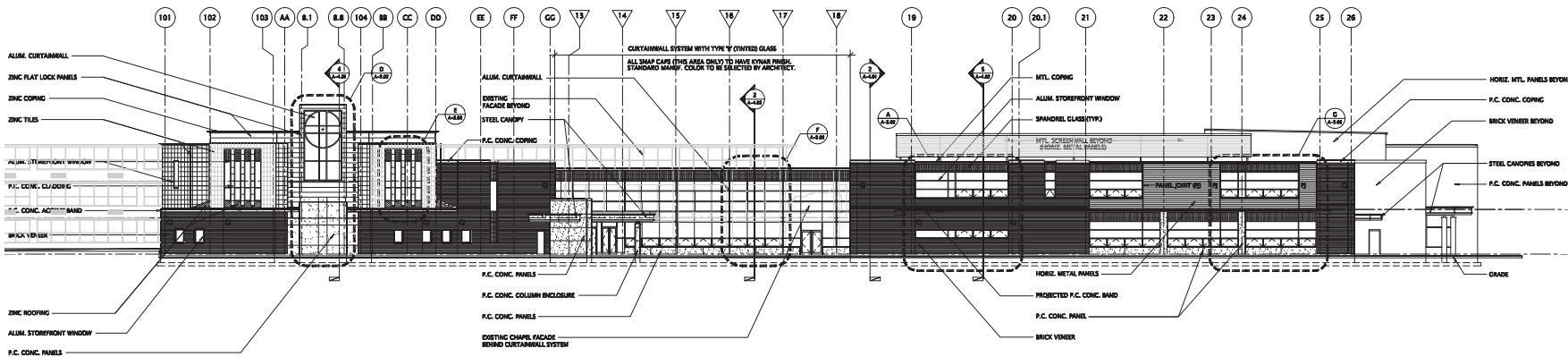
A-7



A1 EXISTING SCHOOL PLAN - UPPER FLOOR
SCALE: 1" = 20'



C1 EXISTING SCHOOL - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



A1 EXISTING SCHOOL - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



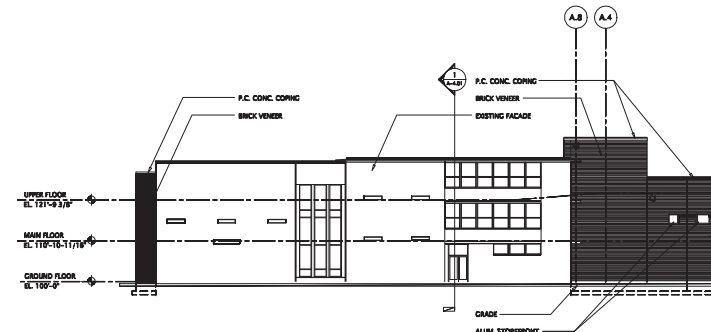
E1 EXISTING CAMPUS PHOTO
SCALE: 1:2.51



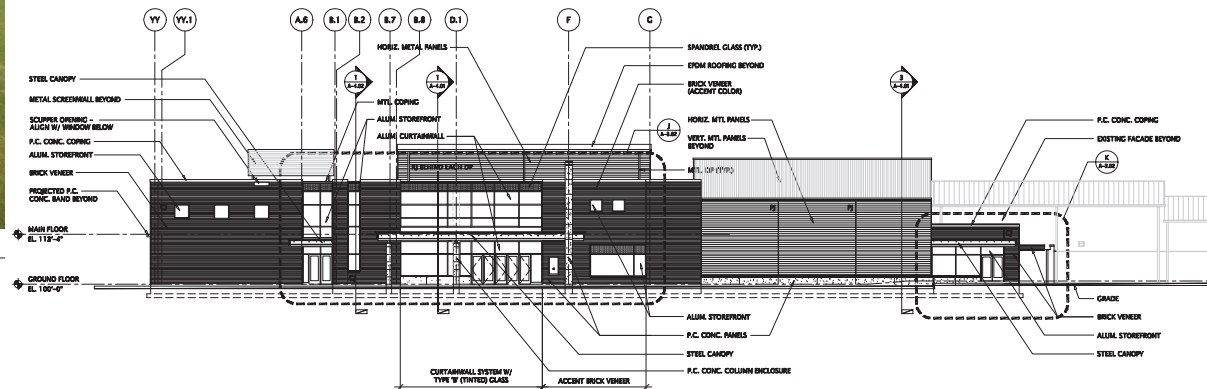
C6 EXISTING CAMPUS - NORTH
SCALE: 1:6.37



B6 EXISTING CAMPUS - SOUTHWEST
SCALE: 1:6.37



C1 EXISTING SCHOOL - EAST ELEVATION
SCALE: 1/16" = ... 1'-0"



A1 EXISTING SCHOOL - WEST ELEVATION
SCALE: 1/16" = ... 1'-0"

THE COLLABORATIVE



Keith Ruesch, License #16128
Expiration Date 12/31/2023

KEY PLAN
N

PROJECT TITLE
St Francis de Sales School
Athletic Building

2323 W Bancroft St
Toledo, Ohio 43607

22-20-2025 INSTITUTIONAL CAMPUS PLAN
TQ, JOE, HQ, 10/22/2025

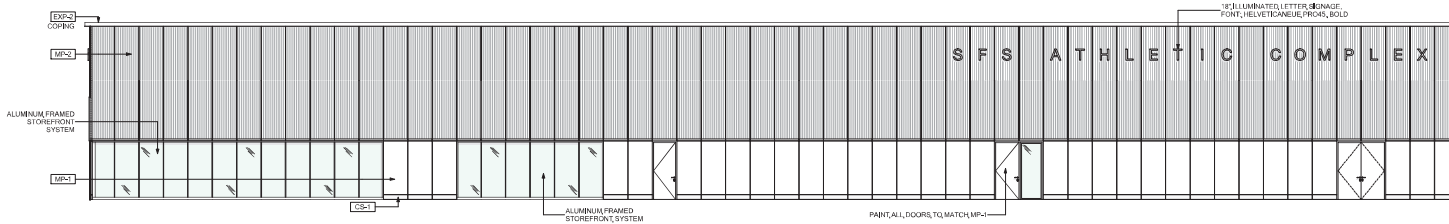
SHEET TITLE
EXISTING SCHOOL ELEVATIONS

SHEET NO.
A-9

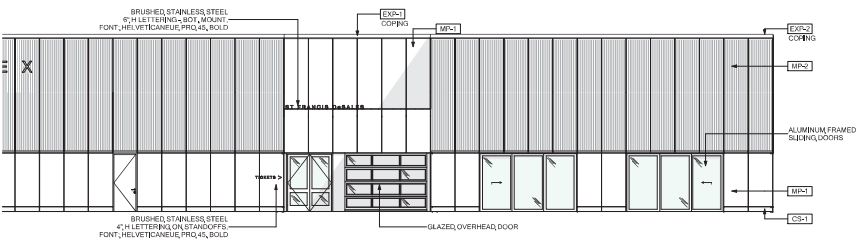
$$\bigoplus \mathbb{Z}$$

A-0

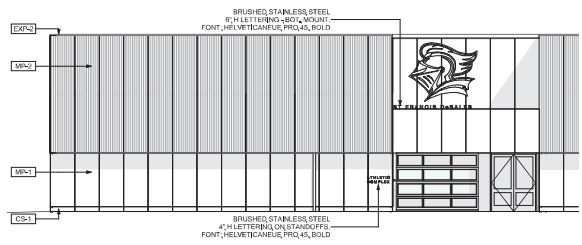




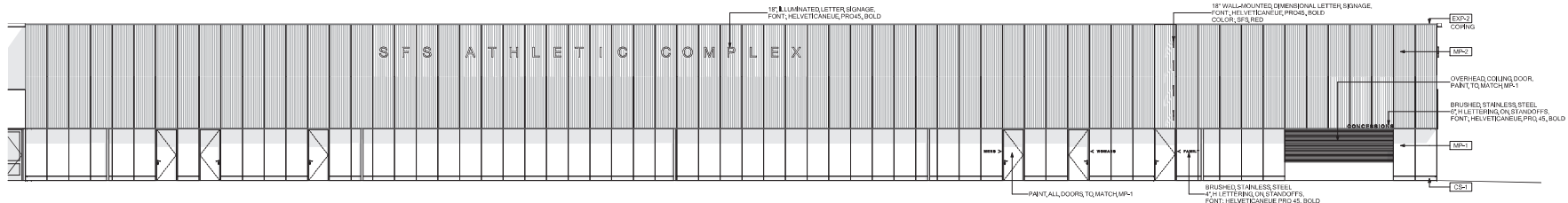
D2 EXTERIOR ELEVATION (W) - SITE PLAN APPROVAL
SCALE: 1/8" = ... 1'-0"



B3 EXTERIOR ELEVATION (W) - SITE PLAN APPROVAL
SCALE: 1/8" = ... 1'-0"

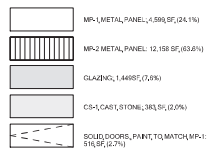


B1 EXTERIOR ELEVATION (E) - SITE PLAN APPROVAL
SCALE: 1/8" = ... 1'-0"



A1 EXTERIOR ELEVATION (E) - SITE PLAN APPROVAL
SCALE: 1/8" = ... 1'-0"

MATERIAL LEGEND



EXTERIOR GENERAL NOTES:

1. SEALANT COLORS TO MATCH ADJACENT MATERIALS. VERTICAL JOINTS WITH ADJACENT PROPS TO IMPROVE VERTICAL BRICK EXPANSION JOINT COLOR TO MATCH BRICK. MATCH JOINTS.
2. ENCLUMES REQUIRED FOR EACH END OF FLASHINGS AT ALL DOORS, WINDOWS, STOREFRONTS, CURTAIN WALLS, ANGLES, AND OPENINGS.
3. DIMENSIONS SHOWN ARE NOMINAL, BASED ON 40\"/>

EXTERIOR FINISH SCHEDULE:

- NOTE: ALL SPEC'S ARE BASED ON ADDITIONAL FINISH INFORMATION, ALL PRODUCTS AND MANUFACTURERS INDICATED BELOW ARE BASED ON DESIGN SPECIFICATIONS (BY OTHER ACCEPTABLE MANUFACTURERS AND/OR PRODUCTS).
- CONCRETE/CAST-IN-PLACE CONCRETE**
- CONC-1 BRUSHED FINISH
 - CONC-2 APPROXIMATELY SMOOTH CONCRETE
- GLAZING/STONE/SLABWORK**
- CS-1 4\"/>
- EXTERIOR PAINTS**
- EXP-1 SHERWIN WILLIAMS, CUSTOM COLOR MATCH MP-1
 - EXP-2 SHERWIN WILLIAMS, CUSTOM COLOR MATCH MP-1
 - EXP-3 SHERWIN WILLIAMS, CUSTOM COLOR MATCH MP-1
 - EXP-4 SHERWIN WILLIAMS, CUSTOM COLOR MATCH MP-1
- METAL PANELS**
- MP-1 ANP, PLAT, 0.400, REGAL WHITE, SMOOTH
 - MP-2 ANP, PLAT, 0.400, REGAL WHITE, SMOOTH

THE COLLABORATIVE



Keith Ruseau, License #16128
Expiration Date 12/31/2023

KEY PLAN

PROJECT TITLE
St Francis de Sales School
Athletic Building

2323 W Bancroft St
Toledo, Ohio 43607

22-2020 INSTITUTIONAL CAMPUS PLAN
TQ, JOB NO. 1072290

SHEET TITLE
EXTERIOR ELEVATIONS - SITE PLAN APPROVAL

SHEET NO.
A-1



D6 NORTHEAST CORNER
SCALE: 1/6,80



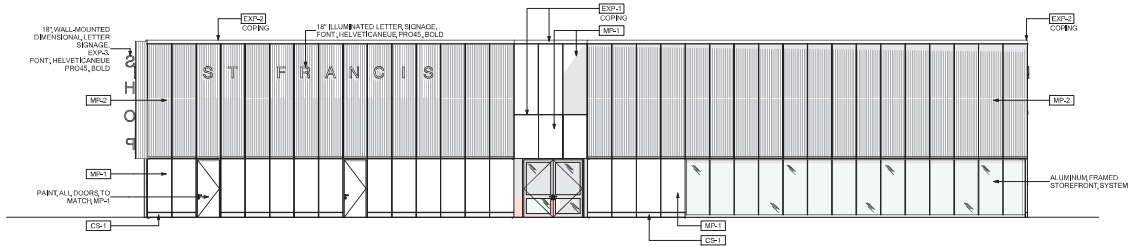
B6 NORTH FACADE
SCALE: 1/6,80



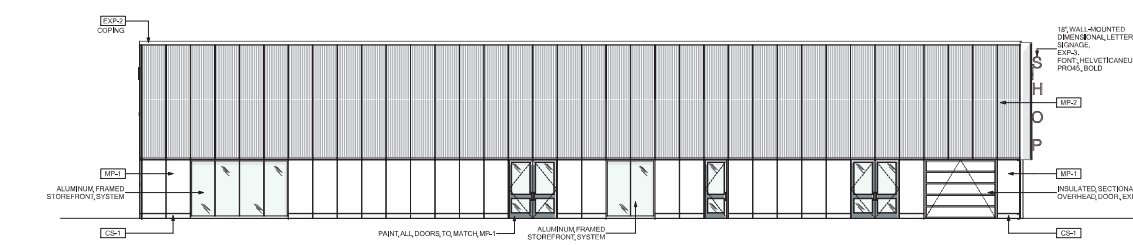
A6 EAST ENTRY
SCALE: 1/6,80



D4 WEST ENTRY
SCALE: 1/6,80



B1 EXTERIOR ELEVATION (N) - SITE PLAN APPROVAL
SCALE: 1/8" = 1'-0"



A1 EXTERIOR ELEVATION (S) - SITE PLAN APPROVAL
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

MP-1 METAL PANEL, 4.589 SF (2X.1N)
MP-2 METAL PANEL, 12.158 SF (3X.5N)
GLAZING, 1.448 SF (7.5N)
CS-1, CAST STONE, 36.5 SF (2.2N)
BOULDER DOORS, PAINT TO MATCH MP-1, 516 SF (2.7N)

EXTERIOR GENERAL NOTES:

1. SEAMLESS COLORS TO MATCH ADJACENT MATERIALS. VERTICAL JOINTS TO MATCH JOINTS TO MATCH JOINTS. VERTICAL JOINTS TO MATCH JOINTS TO MATCH JOINTS.
2. DIMENSIONS SHOWN ARE NOMINAL, BASED ON 48" PANEL WIDTH. COORDINATE WITH MANUFACTURER FOR REQUIRED PANEL SPACER RAIL AND ACCOMMODATE IN BUILDING TO ALUMINUM FULL PANEL, ALL CONDITIONS SHOWN.
3. DIMENSIONS SHOWN ARE NOMINAL, BASED ON 48" PANEL WIDTH. COORDINATE WITH MANUFACTURER FOR REQUIRED PANEL SPACER RAIL AND ACCOMMODATE IN BUILDING TO ALUMINUM FULL PANEL, ALL CONDITIONS SHOWN.

EXTERIOR FINISH SCHEDULE:

NOTE: SEE SPEC FOR ADDITIONAL FINISH INFORMATION. ALL PRODUCTS AND MANUFACTURERS NOTED BELOW ARE BASED ON DESIGN SPECIFICATIONS (BY OTHER ACCEPTABLE MANUFACTURERS AND/OR PRODUCTS).

CONCRETE

- CONC-1 BRUSHED FINISH
- CONC-2 ARCHITECTURAL, SMOOTH CONCRETE
- CS-1 4"X6"X12"X12", SMOOTH, T80

EXTERIOR PAINTS

- EXP-1 SHERWIN WILLIAMS, CUSTOM COLOR MATCH MP-1
- EXP-2 SHERWIN WILLIAMS, CUSTOM COLOR MATCH MP-2
- EXP-3 SHERWIN WILLIAMS, CUSTOM COLOR MATCH CS-1
- EXP-4 SHERWIN WILLIAMS, CUSTOM COLOR MATCH CS-1

METAL PANEL

- MP-1 ALUMINUM, FLAT, 0.040, REGAL WHITE, SMOOTH
- MP-2 ALUMINUM, FLAT, 0.040, REGAL WHITE, SMOOTH
- MP-3 ALUMINUM, FLAT, 0.040, REGAL WHITE, SMOOTH

THE COLLABORATIVE



Keith Ruesch, License #16128
Expiration Date 12/31/2023

KEY PLAN

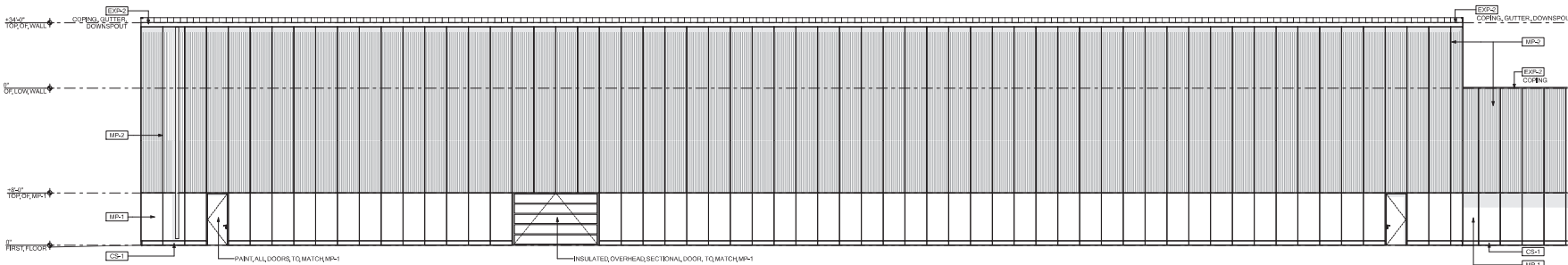
PROJECT TITLE
St Francis de Sales School
Athletic Building

2323 W Bancroft St
Toledo, Ohio 43607

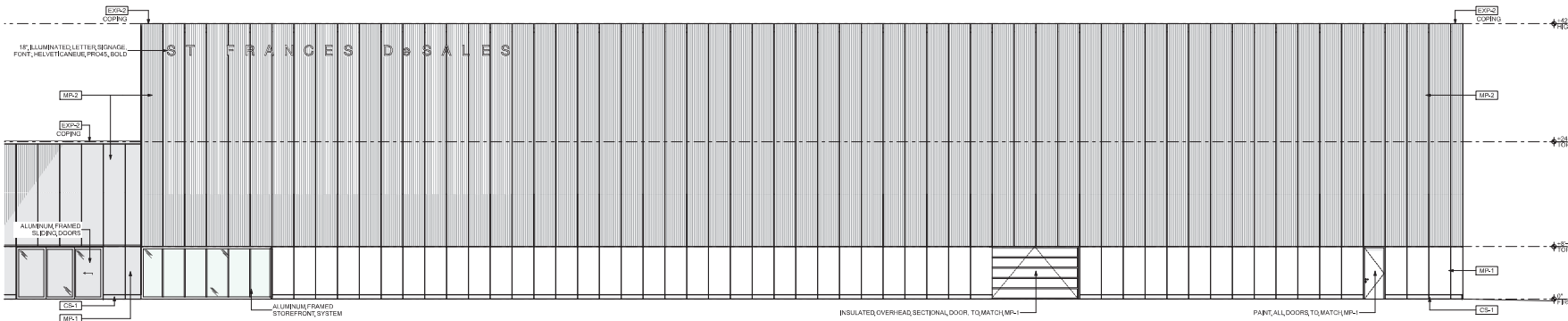
22-28-2025
INSTITUTIONAL CAMPUS PLAN
TQ JOB NO. 107229C

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A-2



C1 EXTERIOR ELEVATION (E) - SITE PLAN APPROVAL (ALT.)
SCALE: 1/8" = ... 1'-0"



A1 EXTERIOR ELEVATION (W) - SITE PLAN APPROVAL (ALT.)
SCALE: 1/8" = ... 1'-0"

MATERIAL LEGEND

	MP-1 METAL PANEL, 4.589 SF, (2X 1X)
	MP-2 METAL PANEL, 12.158 SF, (3X 1X)
	GLAZING, 1.448 SF, (7.5X)
	CS-1 CAST IN PLACE CONCRETE, 361 SF, (2.2X)
	SOLID DOORS, PAINT, TO MATCH MP-1, 516 SF, (2.7X)

EXTERIOR GENERAL NOTES:

1. SEAMLINE COLORS TO MATCH ADJACENT MATERIALS. VERTICAL COLORS WITH ARCHITECT'S PRIOR TO APPLICATION. VERTICAL BRICK EXPANSION JOINT COLOR TO MATCH BRICK, NOT ADJACENT.
2. ENCLIMES REQUIRED FOR EACH END OF FLASHINGS AT ALL DOORS, WINDOWS, STOREFRONTS, CURTAIN WALLS, AND SIMILAR OPENINGS.
3. DIMENSIONS SHOWN ARE NOMINAL, BASED ON 40" PANEL WIDTH. COORDINATE WITH MANUFACTURER FOR REQUIRED PANEL SPACER, SEAL AND ACCOMMODATION IN BUILDING TO ALIGN FULL PANEL, ALL CONDITIONS SHOWN.

EXTERIOR FINISH SCHEDULE:

NOTE: ALL FINISHES ARE BASED ON ADDITIONAL FINISH INFORMATION, ALL PRODUCTS AND MANUFACTURERS INDICATED BELOW ARE BASED ON DESIGN SPECIFICATIONS (BY OTHER ACCEPTABLE MANUFACTURERS AND/OR PRODUCTS).

CONCRETE CAST-IN-PLACE CONCRETE

- CONC-1 BRUSHED FINISH
- CONC-2 ARCHITECTURAL SMOOTH CONCRETE
- CS-1 CAST IN PLACE CONCRETE

EXTERIOR PAINTS

- EXP-1 SHERWIN WILLIAMS, CUSTOM COLOR MATCH MP-1
- EXP-2 SHERWIN WILLIAMS, CUSTOM COLOR MATCH MP-2
- EXP-3 SHERWIN WILLIAMS, CUSTOM COLOR MATCH CS-1
- EXP-4 SHERWIN WILLIAMS, CUSTOM COLOR MATCH CS-1

METAL PANELS

- MP-1 ALUMINUM, FLAT, 0.40, REGAL WHITE, SMOOTH FINISH, 25 GA. UTILITY THICKNESS
- MP-2 ALUMINUM, FLAT, 0.40, REGAL WHITE, SMOOTH FINISH, 25 GA. UTILITY THICKNESS

THE COLLABORATIVE



Keith Ruseau, License #16128
Expiration Date 12/31/2023

KEY PLAN
N

PROJECT TITLE
St Francis de Sales School
Athletic Building

2323 W Bancroft St
Toledo, Ohio 43607

2023-2024 INSTITUTIONAL CAMPUS PLAN
TQ JOB NO. 107229C

SHEET TITLE
EXTERIOR ELEVATIONS - ALT.

SHEET NO.
A-3



E5 WEST ENTRANCE
SCALE: 1:6,80



E3 NORTHWEST CORNER
SCALE: 1:6,80

MATERIAL LEGEND

	MP-1 METAL PANEL, 4.589 SF (21.1%)
	MP-2 METAL PANEL, 12.158 SF (63.6%)
	GLAZING, 1.448 SF (7.6%)
	CS-1 CAST STONE, 361 SF (2.0%)
	SOLID DOORS, PAINT TO MATCH MP-1, 516 SF (2.7%)

EXTERIOR GENERAL NOTES:

1. SEAMLESS COLORS TO MATCH ADJACENT MATERIALS. VERTICAL JOINTS WITH ARCHITECT'S PREFERENCE TO IMPROVE VERTICAL BRICK EXPANSION JOINT COLOR TO MATCH BRICK. MATCH JOINTS.
2. ENCLUMES REQUIRED FOR EACH END OF FLASHINGS AT ALL DOORS, WINDOWS, STOREFRONTS, CURTAIN WALLS, ANGLES, AND OPENINGS.
3. DIMENSIONS SHOWN ARE NOMINAL, BASED ON 48" PANEL WIDTH. COORDINATE WITH MANUFACTURER FOR REQUIRED PANEL SPACER SIZE AND ACCOMMODATE IN BUILDING TO ALIGN FULL PANEL AT ALL CONDITIONS SHOWN.

EXTERIOR FINISH SCHEDULE:

NOTE: ALL SPECIES ARE BASED ON ADDITIONAL FINISH INFORMATION. ALL PRODUCTS AND MANUFACTURERS NOTED TO BE ON THE BASIS OF DESIGN SPECIFICATIONS (BY OTHER ACCEPTABLE MANUFACTURERS AND/OR PRODUCTS).

CONCRETE

CONC-1 BRUSHED FINISH
CONC-2 ARCHITECTURAL, SMOOTH CONCRETE

CAST STONE MASONRY

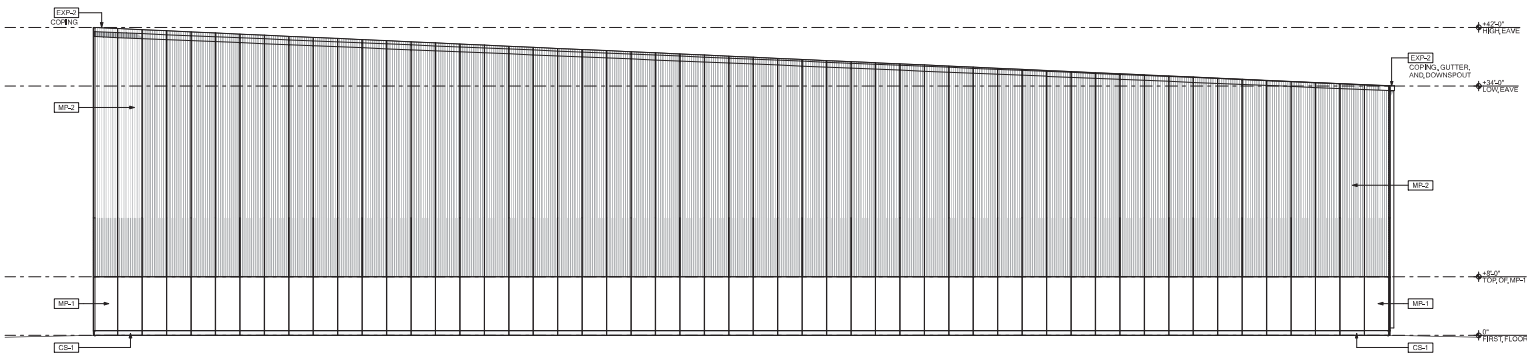
CS-1 4"X6, 4"X4, 3"X4, SMOOTH, T&B

EXTERIOR PAINTS

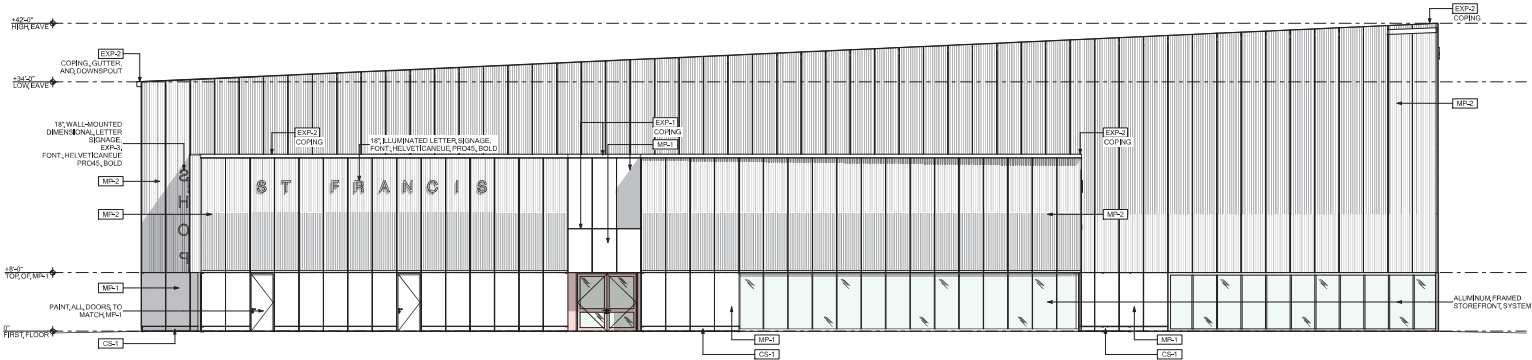
EXP-1 SHERWIN WILLIAMS, CUSTOM COLOR MATCH MP-1
EXP-2 SHERWIN WILLIAMS, CUSTOM COLOR MATCH MP-2
EXP-3 SHERWIN WILLIAMS, CUSTOM COLOR MATCH CS-1 (PINKISH WHITE, M&C)
EXP-4 SHERWIN WILLIAMS, CUSTOM COLOR MATCH CS-1 (PINKISH WHITE, M&C) (P&C) (P&C)

METAL PANELS

MP-1 ALUMINUM, FLAT, 0.040, REGAL WHITE, SMOOTH FINISH, 25 GA. TYPICAL THICKNESS
MP-2 ALUMINUM, FLAT, 0.040, REGAL, GRAY



C1 EXTERIOR ELEVATION (S) - SITE PLAN APPROVAL (ALT.)
SCALE: 1/8" = 1'-0"



A1 EXTERIOR ELEVATION (N) - SITE PLAN APPROVAL (ALT.)
SCALE: 1/8" = 1'-0"

THE COLLABORATIVE



Keith Bureau, License #16128
Expiration Date 12/31/2023

KEY PLAN
N

PROJECT TITLE
St Francis de Sales School
Athletic Building

2323 W Bancroft St
Toledo, Ohio 43607

2023.03.05 INSTITUTIONAL CAMPUS PLAN
TQ, JOHN, 10/22/2020

SHEET TITLE
EXTERIOR ELEVATIONS - ALT.

SHEET NO.
A-4

EXHIBIT "B"

Legal Description of St. Francis DeSales School CIP Area: Being part of the Northwest Quarter of Section 33, Town 9 South, Range 7 East and Lots 127-129 and Lot "A" and part of Lots 122-126 in Evansdale, as recorded in Lucas County Plat Volume 23, Page 37, all in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

Commencing at a brass plate monument found at the centerline intersection of Bancroft Street and the Northerly prolongation of the Easterly line of Evansdale Avenue.

Thence South 00 degrees, 54 minutes, 16 seconds East, along the Northerly prolongation of the Easterly line of Evansdale Avenue, a distance of 30.01 feet to a point on the Northerly Right-of-way of Bancroft Street, said point also being the True Point of Beginning.

The following 5 courses are along the Northerly Right-of-way of Bancroft Street.

Course 1: Thence South 89 degrees, 36 minutes, 33 seconds East, a distance of 1,163.14 feet to a point of deflection.

Course 2: Thence South 75 degrees, 32 minutes, 02 seconds East, a distance of 28.57 feet to a point of deflection.

Courses 3: Thence South 89 degrees, 37 minutes, 20 seconds East, a distance of 42.02 feet to a point of deflection.

Course 4: Thence North 81 degrees, 17 minutes, 01 second East, a distance of 43.84 feet to a point of deflection.

Course 5: Thence South 45 degrees, 17 minutes, 48 seconds East, a distance of 4.30 feet to a point on the Westerly Right-of-way of Parkside Boulevard.

Course 6: Thence South 00 degrees, 58 minutes, 49 seconds East, along the Westerly Right-of-way of Parkside Boulevard, a distance of 346.01 feet to the Northeasterly corner of a parcel of land as conveyed to Reverend Monsignor William Kubacki, Reverend Monte Hoyles and Reverend Dennis Walsh, Trustees, as recorded in Lucas County Official Record 20220418-0017873 (Parcel 119).

Course 7: Thence North 89 degrees, 49 minutes, 13 seconds West, along the Northerly line of a parcel of land as conveyed to Reverend Monsignor William Kubacki, Reverend Monte Hoyles and Reverend Dennis Walsh, Trustees (Parcel 119), said line also being the Northerly line of a parcel of land as conveyed to Reverend Monsignor William Kubacki, Reverend Monte Hoyles and Reverend Dennis Walsh, Trustees, as recorded in Lucas County Official Record 20220418-0017873 (Parcel 116), a distance of 475.14 to the Northwesterly corner of a parcel of land as conveyed to Reverend Monsignor William Kubacki, Reverend Monte Hoyles and Reverend Dennis Walsh, Trustees, (Parcel 116).

Course 8: Thence South 00 degrees, 56 minutes, 08 seconds East, along the Westerly line of a parcel of land as conveyed to Reverend Monsignor William Kubacki, Reverend Monte Hoyles and Reverend Dennis Walsh, Trustees (Parcel 116), said line also being the Westerly line of a parcel of land as conveyed to Reverend Monsignor William Kubacki, Reverend Monte Hoyles and Reverend Dennis Walsh, Trustees, as recorded in Lucas County Official Record 20220418-0017873 (Parcel 117), a distance of 756.70 feet to a point of deflection of the Northerly line of a parcel of land as conveyed to

EXHIBIT "B"

Reverend Monsignor William Kubacki, Reverend Monte Hoyles and Reverend Dennis Walsh, Trustees, (Parcel 117).

Course 9: Thence North 89 degrees, 51 minutes, 03 seconds West, along the Northerly line of a parcel of land as conveyed to Reverend Monsignor William Kubacki, Reverend Monte Hoyles and Reverend Dennis Walsh, Trustees (Parcel 117), a distance of 804.94 feet to a point on the Easterly line of the plat of Evansdale.

Course 10: Thence South 01 degree, 11 minutes, 09 seconds East, along the Easterly line of the plat of Evansdale, a distance of 28.49 feet to the Northeasterly corner of a parcel of land as conveyed to Philbeck Investments Ohio, LLC, as recorded in Lucas County Official Record 20230324-0008589.

Course 11: Thence North 89 degrees, 34 minutes, 30 seconds West, along the Northerly line of a parcel of land as conveyed to Philbeck Investments Ohio, LLC, a distance of 113.01 feet to a point on the Easterly Right-of-way of Evansdale Avenue.

Course 12: Thence North 00 degrees, 54 minutes, 14 seconds West, along the Easterly Right-of-way of Evansdale Avenue, a distance of 220.03 feet to the Southwesterly corner of a parcel of land as conveyed to Kevin Job, as recorded in Lucas County Deed 95-185D05.

Course 13: Thence South 89 degrees, 34 minutes, 30 seconds East, along the Southerly line of a parcel of land as conveyed to Job, a distance of 113.01 feet to the Southeasterly corner of a parcel of land as conveyed to Job, said line also being on the Easterly line of the plat of Evansdale.

Course 14: Thence North 00 degrees, 54 minutes, 16 seconds West, along the Easterly line of a parcel of land as conveyed to Job, said line also being the Easterly line of the plat of Evansdale, a distance of 39.98 feet to the Northeasterly corner of a parcel of land as conveyed to Job.

Course 15: Thence North 89 degrees, 34 minutes, 30 seconds West, along the Northerly line of a parcel of land as conveyed to Job, a distance of 113.01 feet to a point on the Easterly Right-of-way of Evansdale Avenue.

Course 16: Thence North 00 degrees, 54 minutes, 14 seconds West, along the Easterly Right-of-way of Evansdale Avenue, a distance of 40.01 feet to the Southwesterly corner of Lot 125 in the plat of Evansdale, said point also being the Southwesterly corner of a parcel of land as conveyed to Sutherland Property Management, LLC, as recorded in Lucas County Official Record 20210720-0038229.

Course 17: Thence South 89 degrees, 34 minutes, 30 seconds East, along the Southerly line of Lot 125, said line also being the Southerly line of a parcel of land as conveyed to Sutherland Property Management, LLC, a distance of 113.01 feet to the Southeasterly corner of Lot 125, said point also being the Southeasterly corner of a parcel of land as conveyed to Sutherland Property Management, LLC, said point also being on the Easterly line of the plat of Evansdale.

Course 18: Thence North 00 degrees, 54 minutes, 16 seconds West, along the Easterly line of Lot 125, said line also being the Easterly line of a parcel of land as conveyed to Sutherland Property Management, LLC, said line also being the Easterly line of a parcel of land as conveyed to Joshua and Jessica Radtkin, as recorded in Lucas County Official Record 20171228-0056493, said line also being the Easterly line of

EXHIBIT "B"

the plat of Evansdale, a distance of 79.99 feet to the Northeasterly corner of a parcel of land as conveyed to Radtkin.

Course 19: Thence North 89 degrees, 34 minutes, 30 seconds West, along the Northerly line of a parcel of land as conveyed to Radtkin, a distance of 113.01 feet to a point on the Easterly Right-of-way of Evansdale Avenue.

Course 20: Thence North 00 degrees, 54 minutes, 14 seconds West, along the Easterly Right-of-way of Evansdale Avenue, a distance of 100.00 feet to the Southwesterly corner of a parcel of land as conveyed to Michael and Norma Marotta, as recorded in Lucas County Deed 96-576C09.

Course 21: Thence South 89 degrees, 34 minutes, 30 seconds East, along the Southerly line of a parcel of land as conveyed to Marotta, a distance of 113.01 feet to the Southeasterly corner of a parcel of land as conveyed to Marotta, said point also being on the Easterly line of the plat of Evansdale.

Course 22: Thence North 00 degrees, 54 minutes, 16 seconds West, along the Easterly line of a parcel of land as conveyed to Marotta, said line also being the Easterly line of the plat of Evansdale, a distance of 60.02 feet to the Northeasterly corner of Lot 126, said point also being the Northeasterly corner of a parcel of land as conveyed to Marotta.

Course 23: Thence North 89 degrees, 34 minutes, 30 seconds West, along the Northerly line of Lot 126, said line also being the Northerly line of a parcel of land as conveyed to Marotta, a distance of 113.01 feet to a point on the Easterly Right-of-way of Evansdale Avenue.

Course 24: Thence North 00 degrees, 54 minutes, 14 seconds West, along the Easterly Right-of-way of Evansdale Avenue, a distance of 596.30 feet to a point on the Southerly Right-of-way of Bancroft Street.

Course 25: Thence South 89 degrees, 34 minutes, 30 seconds East, along the Southerly Right-of-way of Bancroft Street, a distance of 113.00 feet to a point of deflection of the Southerly Right-of-way of Bancroft Street, said point also being the Northeasterly corner of Lot "A", said point also being the Northeasterly corner of the plat of Evansdale.

Course 26: Thence North 00 degrees, 54 minutes, 16 seconds West, along the Northerly prolongation of the Easterly line of Evansdale Avenue, a distance of 3.00 feet to the True Point of Beginning.

Containing 1,165,812.86 square feet or 26.7634 acres of land.

Memorandum of Understanding
Between St. Francis de Sales School (SFS) and Gesu Parish (Gesu)

Dec. 2, 2024

This Memorandum of Understanding (MOU) is entered into on [Date], between St. Francis de Sales School (SFS), located at 2323 W Bancroft St., and Gesu Parish (Gesu), located at 2049 Parkside, to outline the terms for the use of the Gesu parking lot, located between the parish offices and the SFS Stadium. The agreement is valid from Aug 1st to July 31st of each year it has been signed.

St. Francis de Sales School (SFS)

1. Use of Parking Lot:

- SFS will pay \$5,000 per year for the use of the designated 35 numbered parking spots provided by Gesu for school-day use.
- SFS will use the parking lot after school for athletic practices.
- For overflow parking during large events, SFS will provide advance notice to Gesu.

2. Sullivan Center:

- For significant athletic events, SFS will reserve the Sullivan Center and pay the reservation fee only.
- SFS will coordinate these large events at least six months in advance.

3. Painting of Parking Spots:

- SFS will be responsible for painting the numbers on the designated parking spots.

4. Security and Parking Attendants:

- SFS will provide security or a parking lot attendant to monitor parking during their events.

5. Termination:

- If SFS terminates the agreement, no portion of the \$5,000 fee will be reimbursed to SFS.

6. Coordination in Case of Conflict:

- If Gesu notifies SFS of a conflicting event in the Sullivan Center, SFS and Gesu will meet to discuss how to accommodate the parking and space needs for both events.

Gesu Parish (Gesu)

1. Designated Parking Spots:

- Gesu will provide 35 numbered parking spots for SFS's use during all school days and after-school athletic practices.

2. Use of Sullivan Center:

- Gesu will notify SFS if they book the Sullivan Center for a large event that coincides with an SFS athletic event at the stadium.

3. Parking Lot Maintenance:

- Gesu will be responsible for the maintenance of the parking lot, including regular upkeep and snow removal.

4. Security and Parking Attendants:

- Gesu will provide security or a parking lot attendant to monitor parking during their events.

5. Termination:

- If Gesu terminates the agreement, they will reimburse SFS \$416.67 for each month remaining on the term.

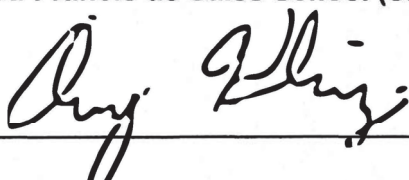
Term and Termination

- This agreement is valid for one year from the date of signing.
- Any kind of abnormal use of the parking lot (i.e construction vehicle parking) must be discussed separately and does not fall under this MOU.
- If SFS terminates, no money will be reimbursed.
- If Gesu terminates, Gesu will reimburse SFS \$416.67 for each month remaining on the agreement term.

Signatures

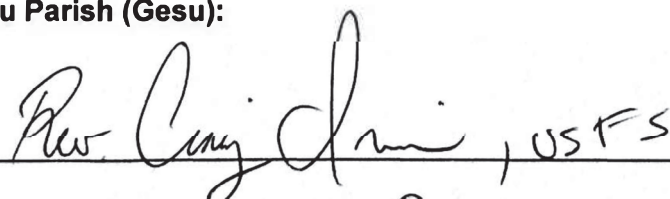
This MOU is signed by the duly authorized representatives of both parties on [Date].

St. Francis de Sales School (SFS):

 Director of Operations

[Name, Title]

Gesu Parish (Gesu):

 SFS

[Name, Title] Associate Pastor

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GENERAL INFORMATION

Subject

Request	-	Zone change from RS9 (Single-dwelling residential) to RD6 (Duplex Residential)
Location	-	3801 Dorr Street
Applicant/Owner	-	Buddies Properties LLC 3801 Dorr Street Toledo, OH 43607

Site Description

Zoning	-	RS9 / Single-dwelling residential
Area	-	± 6.20-acres
Frontage	-	± 455' along Dorr Street
Existing Use	-	Vacant land
Proposed Use	-	Residential development

Area Description

North	-	RS12, RS9, RD6 / Dorr Street, Grace Christian Church, Single-Dwelling residential, Vacant land
South	-	RS9, RS6 / Single-Dwelling houses
East	-	RS9, RS9-PUD, RM36, CR / Single-Dwelling houses, Vacant land, Retail, Gas station, Apartments, Senior living complex, Byrne Rd
West	-	RS9, RS6, POS / Single-Dwelling houses, Sleepy Hollow Park

Parcel History

No history on file.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- City of Toledo Subdivision Rules and Regulations

STAFF ANALYSIS

The applicant is requesting a Zone Change from RS9 (Single-dwelling Residential) to RD6 (Duplex Residential) at 3801 Dorr Steet. The subject site is a single parcel of vacant land consisting of ± 6.20 acres, and $\pm 455'$ of frontage along Dorr Street. The applicant is requesting the zone change to allow for a residential development of duplexes. The site area could allow for up-to forty-four (44) duplexes according to the TMC1106.0101 - *Intensity and Dimensional Standards Table* for residential developments. The applicant has stated that due to current market costs, building single-family homes could cost buyers \$400,000 or more. Thus, the applicant has proposed to instead develop duplexes to allow for more affordable housing options to anyone who would like to purchase a home within this neighborhood.

To the north of the site across Dorr Street is Grace Christian Church, single-dwelling houses, and vacant land. South and west of the site are solely single-dwelling houses and Sleepy Hollow Park, respectively. East of the site are single-dwelling houses, vacant land, retail businesses such as a multi-tenant shop, gas station, and restaurants. Additionally, to the east along Byrne Road are apartment complexes and a senior living facility.

Intensity and Dimensional Standards

If the Zone Change request from RS9 to RD6 is approved, the applicant will be required to satisfy the applicable regulations for both TMC 1106 – *Intensity and Dimensional Standards*; and the City of Toledo Subdivision Rules and Regulations. For RD6 zoning districts, duplexes are required to have a minimum lot size of 6,000 square feet, a minimum lot width of fifty feet (50'), and setbacks of twenty-five feet (25') in the front and rear; and side setbacks of five feet (5') or a combination of twelve feet (12'). However, the total side setback may be reduced to ten feet (10') to accommodate an attached garage or carport. The subject parcel is $\pm 269,941$ square feet, therefore, density would allow for forty-four (44) duplexes. This calculation does not account for complete streets within the development and could decrease the total number of feasible lots and units allowed.

The applicant has provided a preliminary drawing of the proposed residential development. The drawing depicts a total of forty (40) 6,000 square foot lots that are sixty feet (60') in width and one-hundred feet (100') feet in depth. The applicant's calculations do include $\pm 24,089$ square feet of public right-of-way that cannot be used for development. As a part of the City of Toledo Subdivision Rules and Regulations, the development must receive approval for a final plat by the City of Toledo Plan Commissions. A few additional items that will be required for development are storm water management, public utilities, sidewalks, and landscaping. Furthermore, the design and development must satisfy all regulations of the Toledo Municipal Zoning Code, Ohio Building Codes, and other applicable code regulations for residential developments.

Neighborhood Meeting

The applicant has scheduled a neighborhood meeting to be held on Wednesday, September 3rd 2025 at the Reynolds Corners Branch Library. The neighborhood meeting location is roughly 1.4 miles away from the subject site along Dorr Street. Staff will be in attendance at the meeting and can speak on record to any discussions that may occur.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map identifies this site as Neighborhood Residential (NR). The Neighborhood Residential land use designation supports low- and medium-density housing demands. The majority of land uses in the NR zoning classification are single- and two-unit houses, including attached homes; and multi-family units may also be compatible. The proposed development of the subject site is duplexes, or two-unit houses. The Zone Change request from RS9 (Single-dwelling Residential) to RD6 (Duplex Residential) at 3801 Dorr Street aligns with the Forward Toledo Future Land Use Map. Furthermore, the residential proposal at this site supports the Forward Toledo Comprehensive Land Use Plan's Goals of Promoting Housing Variety, Addressing Housing Affordability, and Inclusive Communities.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0019, a request for Zone Change from RS9 (Single-dwelling residential) to RD6 (Duplex Residential) at 3801 Dorr 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)).

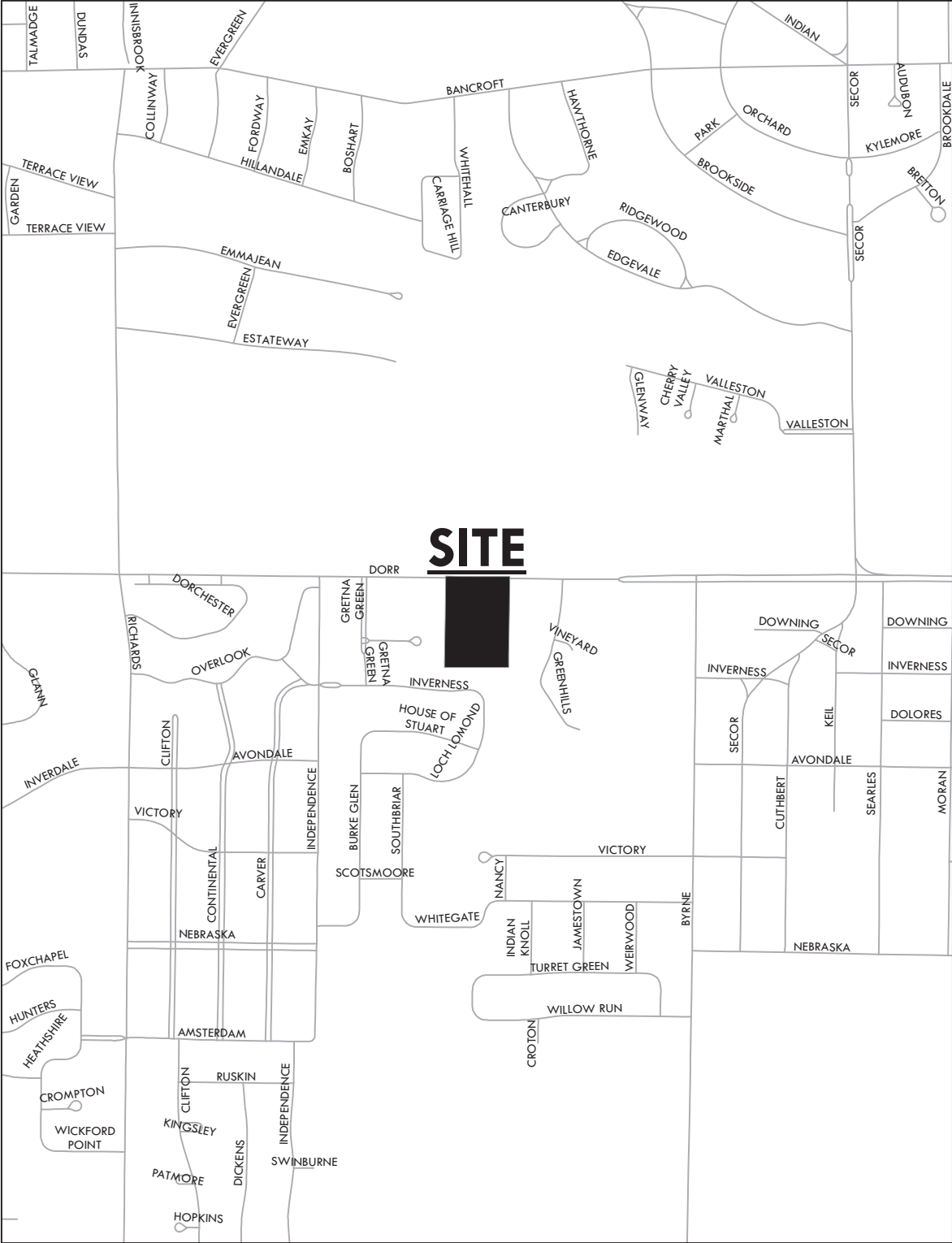
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z25-0019
DATE: September 11, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2025
TIME: 4:00 P.M.

AV
Two (2) sketches follow

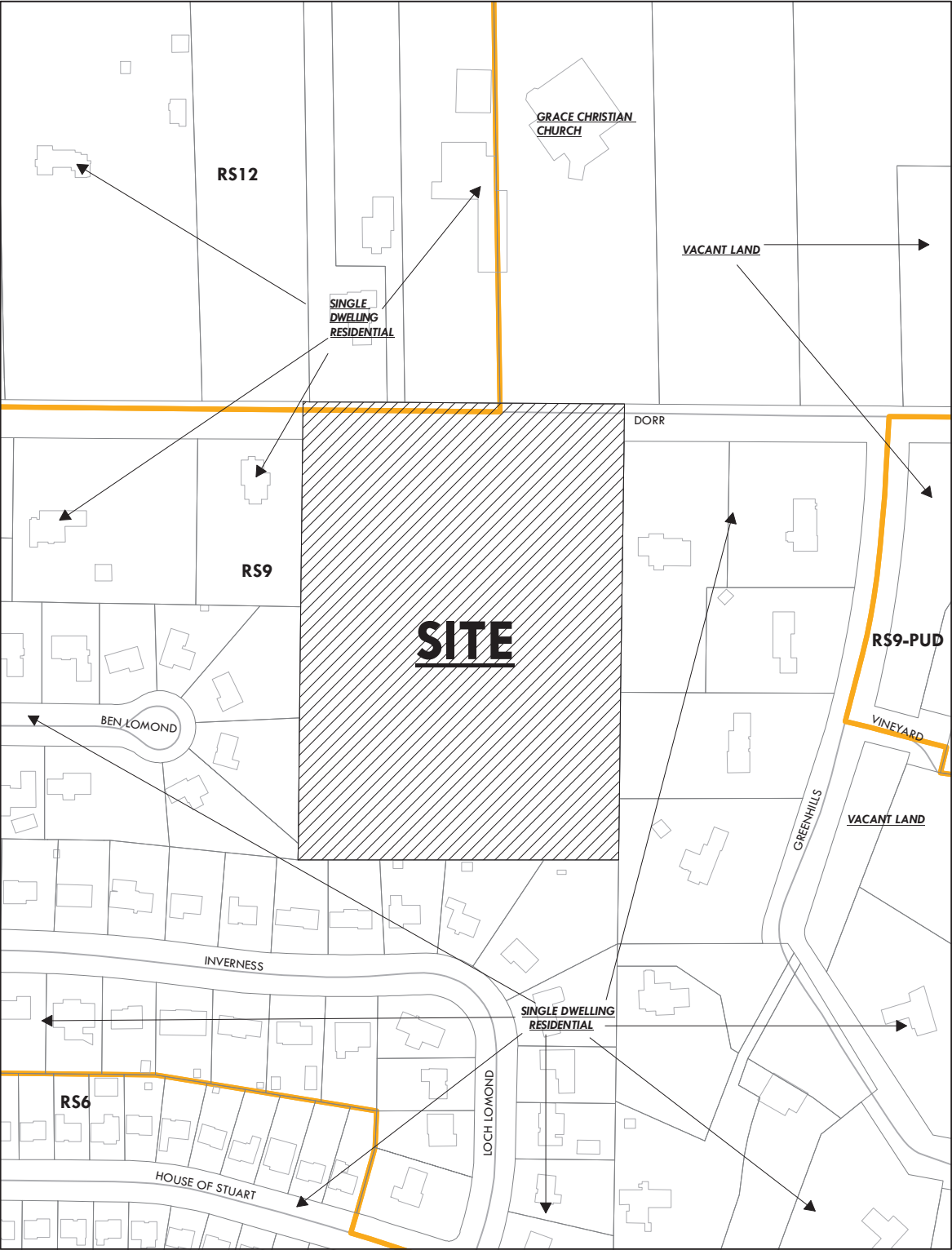
GENERAL LOCATION

Z25-0019
ID 83



ZONING & LAND USE

Z25-0019
ID 83



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GENERAL INFORMATION

Subject

Request	-	Special Use Permit for Community Recreation – Active
Location	-	6048 Deer Park Court
Applicant	-	Roy J. Cherry Epilepsy Center of Northwest Ohio 1701 Holland Road Maumee, OH 43537
Owner	-	William Thees Professional Offices I Limited 1909 River Road Maumee, OH 43537
Engineer	-	George Oravec Oravec & Associates, LLC 5333 Secor Rd, Unit 2 Toledo, OH 43623

Site Description

Zoning	-	RM24 / Multi-Dwelling Residential
Area	-	±1.13 acres
Frontage	-	±64' along Deer Park Court
Existing Use	-	Vacant office building
Proposed Use	-	Community Recreation – Active

Area Description

North	-	RS12, RM36 / Medical office, Swan Creek, Single-dwelling house, Garden Road, Apartment Complexes
South	-	RM24, RD6 /. Deer Park Ct, Manley Rd. Apartment Complex, Ohio Turnpike
East	-	RM24, CN / Manley Rd., Shopping Center
West	-	RM24, RS12 / Vacant office building, Swan Creek, Condo Complex, I-475

GENERAL INFORMATION (cont'd)

Parcel History

Z-4009-22	-	Zone Change from CO (Office Commercial) to RM24 (Multi-Family Residential). (PC approved 06/09/2022. CC approved 07/14/2022. Ord. 376-22 approved 07/19/2022).
S-10-22	-	The Second Replat of Deer Park Business Center, located at 6038 Manley Road. (PC approved 09/08/2022).
V-80-18	-	Vacate a portion of right of way adjacent to Manley Road, south of Garden Road. (Approved via Ord. 372-18 on 09/11/2018).
Z-10001-03	-	Zone Change from R-A to C-2 at 6020 Manley Road. (Approved via Ord. 768-07 on 11/27/2007).
Z-196-89	-	Zone Change from R-A to C-2 at 6060 and 6110 Manley Road. (Approved via Ord. 1073-89).

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 Community Recreation – Active at 6048 Deer Park Court, for the Epilepsy Center of Northwest Ohio. The applicant plans to provide scheduled activities and job training services for individuals with developmental disabilities within the existing office building. The site will also be utilized as office space to support the services provided by the Epilepsy Center of Northwest Ohio.

The ±1.13-acre site is zoned RM24 (Multi-Dwelling Residential), thus requiring a Special Use Permit for this use. Surrounding land uses include a medical office, Swan Creek, a single-dwelling house, and apartment complexes across Garden Road to the north; across Deer Park Court and Manley Road to the south are apartment complexes and the Ohio Turnpike; east of the site across Manley Road is a shopping center; and west of the site is an office building, Swan Creek, a condo complex, and the I-475 highway.

STAFF ANALYSIS (cont'd)Parking and Circulation

Pursuant to TMC§1107.0600 – *Off-Street Parking Schedule “D”*, Community Recreation facilities have a wide variety of parking demand characteristics making it difficult to specify a single off-street parking standard. Therefore, Schedule “D” parking allows the Planning Director jurisdiction in applying the off-street parking standards specified for the use that is deemed most similar to the proposed use. In this case, the Planning Director has determined that the existing fifty-six (56) parking spaces are sufficient for this proposed use. Furthermore, there are abutting parking areas that could be utilized through a shared parking agreement if additional parking becomes necessary.

A portion of the total number of required off-street parking spaces must be specifically designated, located, and reserved for use by persons with physical disabilities. According to the table in TMC§1107.1701 – *Number of Required Parking Spaces for Persons with Disabilities*, the applicant is required to provide at least one (1) van accessible space with an eight-foot (8') drive aisle and two (2) car accessible spaces with five-foot (5') drive aisles for persons with physical disabilities, based on the site's total of fifty-six (56) parking spaces. The site plan does not depict parking spaces dedicated specifically for persons with disabilities. A revised site plan shall be submitted that depicts this requirement, and is listed as a condition of approval. Additionally, TMC§1107.1703 requires spaces for persons with disabilities to be located in close proximity to the building entrances. The Division of Transportation has listed a condition approval requiring the dedicated spaces for persons with disabilities to be the closets parking spaces to the building.

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. Six (6) bicycle spaces are required; however, no bicycle parking is depicted on the site plan. This requirement shall be shown on a revised site plan and is listed as a condition of approval. Pursuant to TMC§1109.0103 - *Connecting Walkways and Pedestrian Connections* must be provided from the main entrance of the building to the street sidewalk. A connecting walkway is not depicted on the site plan. A connecting walkway from the main entrance of the building to the existing street sidewalk shall be provided as a condition of approval and must be shown on a revised site plan.

Landscaping

The site is existing and per TMC§1114.0500 – *Appearance Upgrade for Nonconforming Development* it is required to be brought closer into compliance with the 2004 landscape standards. As required under TMC§1108.0202 – *Frontage Greenbelt*, a fifteen-foot (15') greenbelt is required along Deer Park Court with at least one (1) tree provided for every thirty (30) feet of lot frontage or fraction thereof. The existing frontage greenbelt width is acceptable; however, the greenbelt is insufficient as no trees are depicted. At least two (2) trees shall be provided in the frontage greenbelt. A revised landscape plan shall be submitted meeting this requirement and is listed as a condition of approval.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

Pursuant to TMC§1108.0204(C)(1) interior parking lot landscaping is required, and shall consist of two (2) canopy trees and six (6) shrubs for each ten (10) parking spaces to be installed within the parking lot. The site plan depicts an adequate number of trees; however; the proposed locations are not appropriate for maneuverability and internal circulation. The site has three (3) existing trees that may be utilized as credit towards the interior parking lot landscaping requirements. In addition to all other landscape requirements, one (1) two-inch (2") caliper tree for every 1,000 square footage of building coverage; foundation plantings along all portions of the building visible from the right-of-way; and landscaping at the main entrance shall be provided. Furthermore, the site has existing rock within the landscape islands. Per TMC1108.0204(B)(6), this is prohibited; all landscape areas must be covered with hardwood mulch, grass or other vegetative ground cover. The required improvements are listed as conditions of approval and shall be depicted on a revised landscape plan.

Building Design and Materials

There are no changes proposed for the exterior of the building.

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 supports preservation and promotion of pedestrian-oriented commercial and mixed-use areas. Typical land uses of the NM designation include pedestrian-oriented commercial uses, mixed-use residential and commercial, middle- and high-density residential, institutional and public uses, and offices. The reuse of the office building as a Community Recreation – Active is an appropriate use within the Neighborhood Mixed-Use designation, and is aligned with the Forward Toledo Comprehensive Land Use Plan. Furthermore, the proposed use of Community Recreation – Active for the Epilepsy Center of Northwest Ohio, supports the Plan's goals of Inclusive Communities, Opportunity Access, and Encouraging Social Opportunities.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP25-0028, a Special Use Permit for Community Recreation – Active at 6048 Deer Park Court to the Toledo City Council, for the following two (2) reasons:

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

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP25-0028, a Special Use Permit for Community Recreation – Active at 6048 Deer Park Court, to the Toledo City Council, subject to the following **twenty-three (23)** 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.

Environmental Services

1. 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.
2. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
3. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
4. 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.
5. 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
6. 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

7. The proposed occupancy use may need a change of occupancy. Please contact the City of Toledo Building Inspection Department to discuss your occupancy to assure compliance with the Ohio Building Code. (OBC105.1 & 101.4).
8. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2 & TMC1309.09).

STAFF RECOMMENDATION (cont'd)

Division of Transportation

9. Bicycle parking is required per TMC 1107.0900.
10. Wheel stops are required at parking spots abutting property lines, planting strips, sidewalks and buildings per TMC 1107.1907.
11. All driveways, drive approaches, drive aisles and parking spots must be clearly dimensioned per TMC 1107.1911.
12. A sidewalk connection is required from the existing building sidewalk to the sidewalk in the right-of-way for pedestrian traffic per TMC 1107.1300.
13. Accessible parking must be the closet parking space to the accessible entrance for the shortest path of travel per ADA (Americans with Disabilities Act) and TMC 1107.1703.
14. Accessible parking signage must be posted directly in front of the parking space at a height of no less than sixty inches (60") and no more than seventy-two inches (72") above pavement level per TMC 1107.1704.
15. If one does not already exist, a cross access agreement is required with the adjacent property owners.

Plan Commission

16. 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 two (2) car accessible space with five-foot (5') drive aisles are required. **Not acceptable, shall be depicted on a revised site plan.**
17. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A," (TMC§1107.0300). Minimum number of bicycle parking slots required for Community Recreation – Active is one (1) per ten (10) parking spaces. **Not acceptable, applicant shall provide six (6) bicycle parking slots on revised site plan.**
18. 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 fifteen-foot (15') landscaped frontage greenbelt is required along Deer Park Court. At least one (1) tree must be provided for every thirty (30) feet of lot frontage or fraction thereof. **Not acceptable, shall be depicted on a revised landscape plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- b. If applicable, dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1108.0203(G). **Not acceptable, shall be shown on a revised landscape plan.**
 - c. Interior parking lot landscaping shall be provided, consisting of two (2) canopy trees and six (6) shrubs for each ten (10) parking spaces to be installed within the parking lot. **Not acceptable as depicted, shall be shown on a revised landscape plan.**
 - d. Pursuant to TMC§1108.0205, one (1) two-inch (2") caliper tree for every 1,000 square footage of building coverage; foundation plantings along all portions of the building visible from the right-of-way; and landscaping at the main entrance shall be provided. **Not acceptable, shall be depicted on a revised landscape plan.**
 - e. Topsoil must be back filled to provide positive drainage of the landscape areas.
 - f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage. **Not acceptable as existing on site.**
 - g. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards.
 - h. 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.
 - i. The location, height and materials for any fencing to be installed and maintained; and
 - j. 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 pursuant to TMC§1107.1908.
19. Any future signage shall meet the requirements of TMC§1113 – *Signs*.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

20. 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.
21. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
22. 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.
23. 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: SUP25-0028
DATE: September 11, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2025
TIME: 4:00 P.M.

AV
Three (3) sketches follow

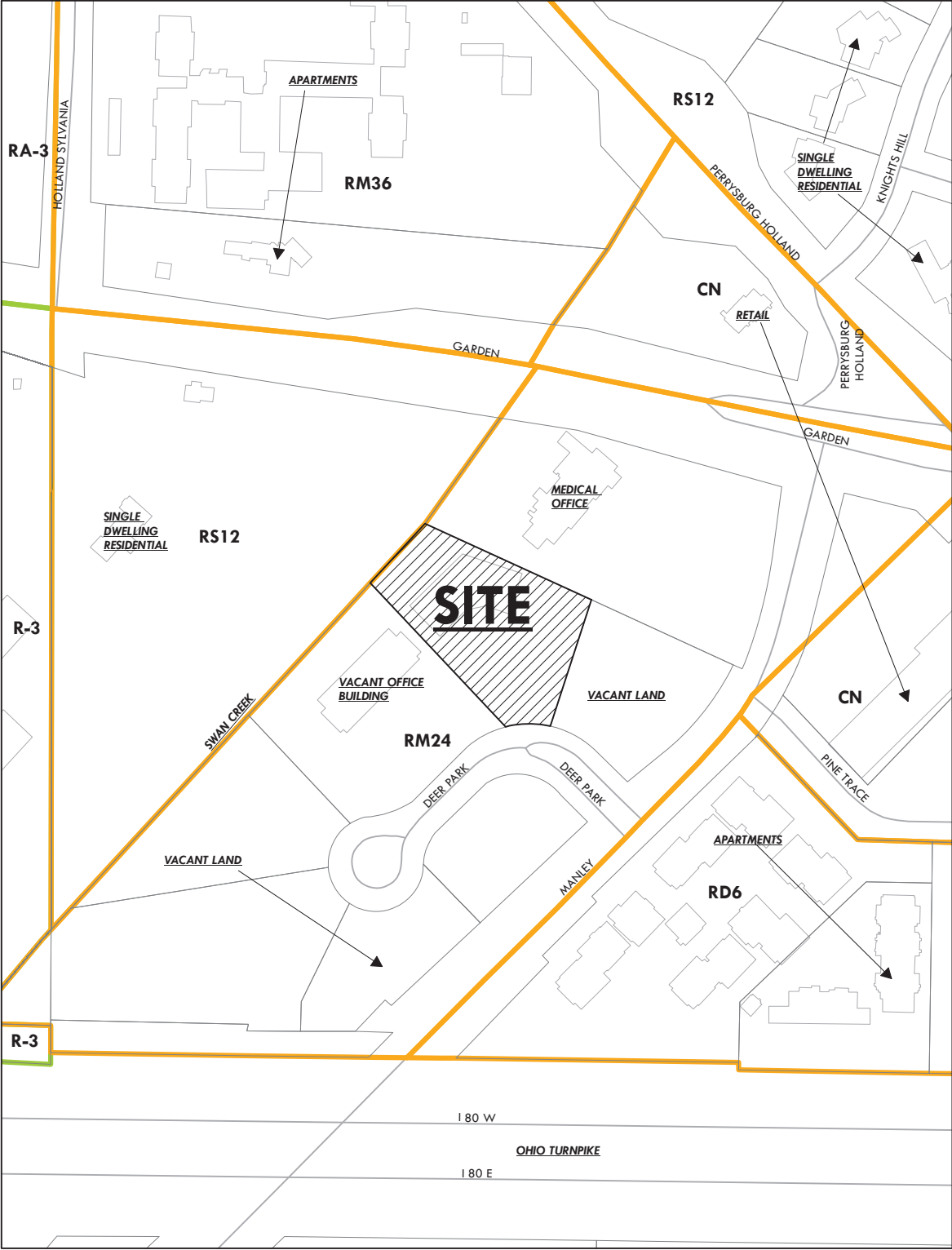
GENERAL LOCATION

SUP25-0028
ID 232



ZONING & LAND USE

SUP25-0028
ID 232



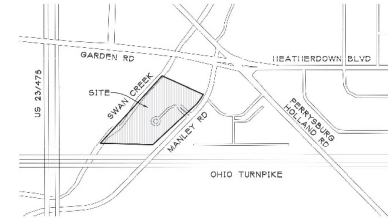
SITE PLAN

SUP25-0028
ID 232

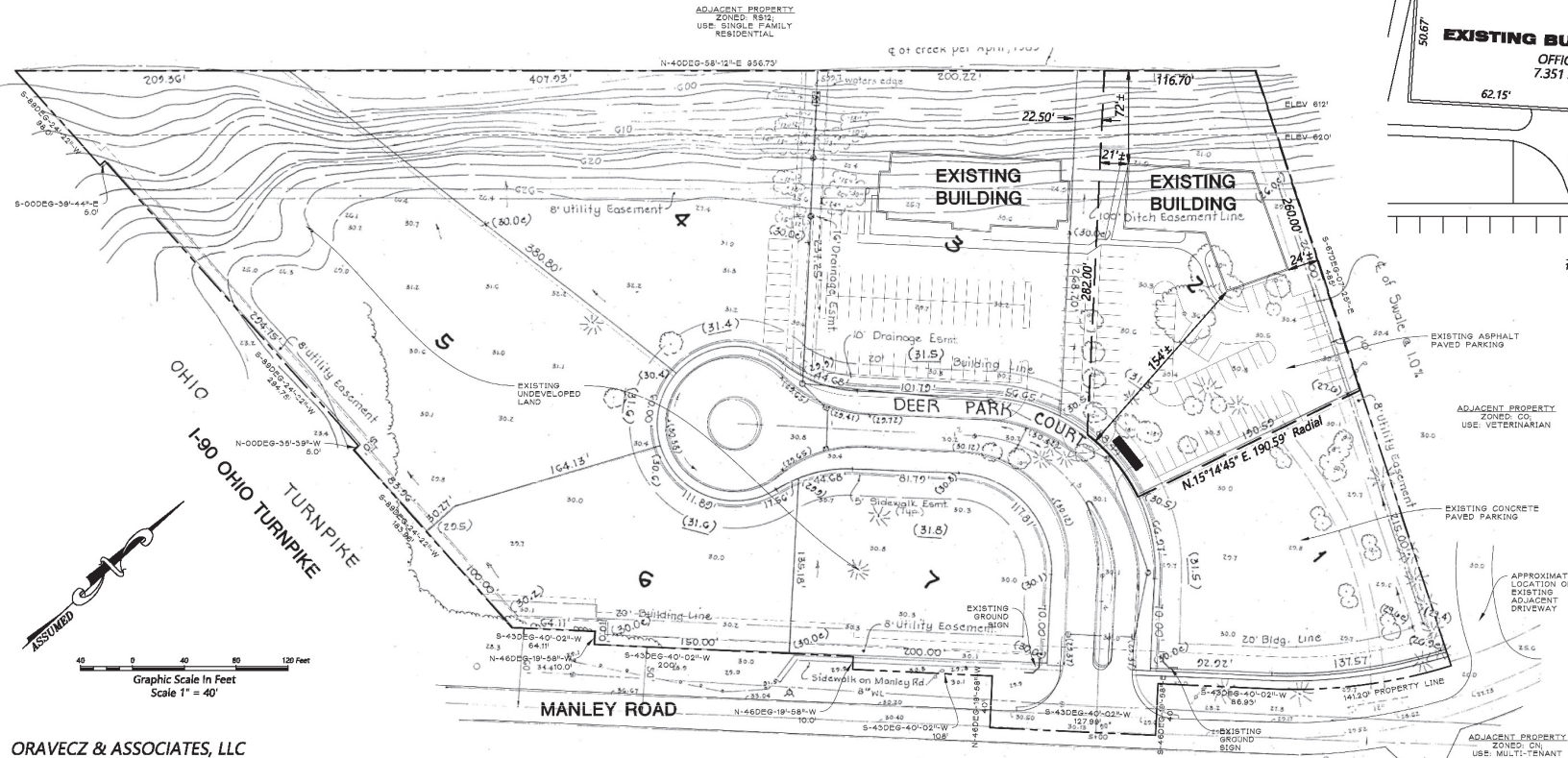
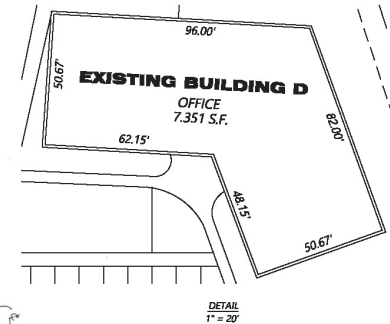


DEER PARK A RESIDENTIAL DEVELOPMENT

EXISTING SITE PLAN



LOCATION MAP
NOT TO SCALE



ORAVECZ & ASSOCIATES, LLC
ENGINEERS & SURVEYORS
5333 SECOR ROAD, SUITE 2, TOLEDO, OHIO, 43623
PHONE: 419-474-6564 or 419-474-2405
FAX: 419-474-5059
EMAIL: GORAVECZ@ORAVECZASSOCIATES.COM



EXISTING SITE PLAN
SCALE: 1" = 100'-0"

ADJACENT PROPERTY
ZONED: RDB
USE: MULTI-FAMILY
RESIDENTIAL COMPLEX

ADJACENT PROPERTY
ZONED: CN
USE: MULTI-TENANT
COMMERCIAL PLAZA

DRAWN BY TARA
SCALE 1" = 40'
DATE 7/22/2025
SHEET NO. 1
ORDER NO. 24705

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GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Special Use Permit for a used auto sales |
| Location | - | 3952 Jackman Road |
| Applicant | - | Deavonte Williams
P.O. Box 80309
Toledo, OH 43608 |
| Owner | - | Kit Management LLC
4478 Monroe Street
Toledo, OH 43613 |
| Architect | - | Architecture By Design
5622 Mayberry Square S.
Sylvania, OH 43560 |

Site Description

- | | | |
|--------------|---|--|
| Zoning | - | CR / Regional Commercial |
| Area | - | ± 0.53 Acres |
| Frontage | - | ± 171' Along Jackman Road
± 135' Along W. Sylvania Avenue |
| Existing Use | - | Vacant Commercial |
| Proposed Use | - | Used Auto Sales |

Area Description

- | | | |
|-------|---|---|
| North | - | W. Sylvania Avenue, retail, restaurant / CR |
| South | - | Apartments, single-family homes / RM36, RD6 |
| East | - | Vacant commercial building, dentist office / CR |
| West | - | Jackman Road, vacant residential treatment facility,
vacant commercial, single-family homes / RM36,
CR, RS6 |

Parcel History

- | | | |
|---------|---|---|
| D-15-90 | - | Site Plan Review for drive thru restaurant, Snapps
(Admin. approved 11/16/1990). |
| D-10-92 | - | Review of drive-thru for Taco Bell (Admin.
approved 5/18/1992). |

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

SUP-3001-21 - Special Use Permit for used auto sales (PC rec. approval 5/13/2021; CC disapproved 0-12, Ord. 511-21 FAILED).

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 to operate a used auto sales business at 3952 Jackman Road. The subject property consists of ± 0.53 acres and is located southeast of the intersection of Jackman Road and Sylvania Avenue. The site is currently occupied by a vacant office-trailer and parking lot. Surrounding land uses include commercial businesses to the north across Sylvania Avenue; single-family homes and a vacant building that was once used as a residential treatment facility to the west across Jackman Road; apartments and single-family homes to the south; and a dentist office and a vacant commercial building to the east.

The applicant is proposing to redevelop the site as a used car lot. The property has been used in the past for used auto sales; however, a Special Use Permit (SUP) has never been issued for this use. A SUP application was submitted for a used auto sales lot in 2021 for which the Plan Commission recommended approval with conditions. The Toledo City Council subsequently disapproved the SUP request. Per the Use Table in TMC§1104.0107, a Special Use Permit is required for used auto sales in the CR zoning district, for which the property is zoned. In addition, used auto sales are subject to the use regulations of TMC§1104.0300 - Auto and RV Sales, Used Only.

Use Regulations for Used Auto Sales

The specific use regulations for used auto sales outlined in TMC§1104.0300 list several requirements pertaining to minimum standards, use restrictions, and site design. Minimum standards require that used auto sales have a minimum lot size of no less than one-half (1/2) acre, the lot have a minimum average width of 150 feet along the main road frontage, and a permanent structure with a minimum floor area of 200 square feet be provided on the site. The subject site meets these minimum requirements.

Use restrictions require that used auto sales not be permitted on sites containing another primary use and that all used motor vehicles displayed outdoors conform to Chapter 337, Safety and Equipment, of the Traffic Code and shall be operable. The use restrictions are listed as conditions of approval.

STAFF ANALYSIS (cont'd)Use Regulations for Used Auto Sales (cont'd)

Site design standards require that the site plan delineate parking areas and drive aisles for the outdoor display area and customer/employee parking per TMC§1104.0306. While customer/employee parking is depicted on the site plan, the individual spaces and drive aisles for the outdoor display area are not. The outdoor display area is only designated by an outlined area located in the northwest portion of the site. If elevated displays, lifts or metal structures are used for vehicle display, the location of such displays shall also be depicted on the site plan and are not permitted in any required front yard per TMC§1104.0302. Additionally, curbs shall be incorporated to prevent encroachment of vehicles into required setbacks and landscape areas, a fifty foot (50') separation is required between any open display sales lot and a Residential district, and fencing for customer display areas shall meet the requirements of TMC§1105.0302 and TMC§1108.0203(H) for outdoor storage screening requirements. A decorative wrought iron or aluminum tube fence is proposed for the noted display area along Jackman Road and Sylvania Avenue. The fence shall meet the requirements of TMC§1105.0302. A revised site plan shall be submitted that delineates the display spaces and drive aisles, elevated displays if any, and all other noted requirements as applicable. These are listed as conditions of approval.

Parking and Circulation

As depicted on the submitted site plan, the existing curb cut along Jackman Road and the existing curb cut along Sylvania Avenue will remain. The display area will be located in the northwest corner of the site with visibility from both Jackman Road and Sylvania Avenue. Customer and employee parking is provided facing the southern property line as well as north of the Jackman Road curb cut. There are existing sidewalks along both Jackman Road and Sylvania Avenue. A marked pedestrian pathway from the existing sidewalk on Sylvania Avenue to the building entrance is depicted on the site plan.

Used auto sales are required to have one (1) parking space per every five thousand (5,000) square feet of open sales area, plus one (1) per every five-hundred (500) square feet of enclosed sales area, plus one and a half (1.5) per service bay pursuant to Off-Street Parking Schedule A in TMC§1107.304. Servicing of vehicles is not proposed for the site. Based on the open sales area of 21,426 square feet as noted on the site plan, five (5) parking spaces are required. A total of seven (7) parking spaces are depicted on the site plan. Bicycle parking slots are not required for the proposed use and none are depicted on the site plan. The site plan complies with the required number of off-street parking spaces.

Accessible off-street parking is required per TMC§1107.1700 at a rate of one (1) van accessible parking space, with at least an eight-foot (8') wide aisle abutting the designated parking space, when there are one (1) to twenty-five (25) total parking spaces. The proposed site plan meets this requirement as one (1) van accessible parking space is provided.

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

TMC§1107.1202(B) outlines where off-street parking facilities, including vehicular drives and maneuvering areas, are prohibited in Commercial Districts. In this case, they are prohibited within any required landscape buffer. The parking spaces that face the southern property line are five feet (5') to less than five feet (5') from the property line. A ten-foot (10') landscape buffer is required for the southern property line; therefore, the proposal does not meet this requirement. In addition, parking is prohibited within fifteen feet (15') of the street right-of-way along Sylvania Avenue and within twenty-five feet (25') of the street right-of-way along Jackman Road per TMC§1107.1202(B)(3). The site plan depicts an existing frontage greenbelt that encompasses the grass area between the public sidewalk and paved lot. This area appears to be ten feet (10') or less in width and therefore does not meet this requirement. The site plan shall be revised so that no parking, including vehicular drive, maneuvering areas and vehicle display areas are located within fifteen feet (15') of the Sylvania Avenue right-of-way and within twenty-five feet (25') of the Jackman Road right-of-way. Compliance with TMC§1107.1202(B) is listed as a condition of approval.

Wheel stops are required per TMC§1107.1907 whenever a parking lot extends to a property line, sidewalk, planting strip, or building. Wheel stops are required for the five (5) customer/employee parking spots along the southern property line. All other parking spaces shall incorporate curbs or other substantial permanent barriers to prevent encroachment of vehicles into the required setback and landscape areas per the use standards for Auto and RV Sales in TMC§1104.0302. These are listed as conditions of approval.

There is existing lighting on the site to illuminate the auto sales display area. Some of the light fixtures are missing. If the existing lighting is to be used, fixtures shall be replaced. If the lighting is not operable and is not intended to be used or fixtures not replaced, the lighting shall be removed from the site. All site lighting shall be arranged to direct and reflect the light away from any adjacent residential property and public ways, and away from the sky above. These are listed as conditions of approval.

Landscaping and Screening

A minimum 15-foot (15') wide frontage greenbelt is required along both Jackman Road and Sylvania Avenue per TMC§1108.0202. This greenbelt must contain at least one (1) tree for every thirty feet (30') of frontage, requiring (6) trees along Jackman Road and five (5) trees along Sylvania Avenue. In addition, the frontage greenbelt must include a solid evergreen hedge to screen the parking from the public streets. The landscaping depicted on the site plan does not meet these requirements as only three (3) trees are shown along Sylvania Avenue and the greenbelt width is indicated as the existing grass area, which measures ten feet (10') or less. The greenbelt shall be increased to a minimum of fifteen feet (15') and two (2) additional trees provided along Sylvania Avenue. As noted in the above section, parking shall not be located within twenty-five feet (25') of the Jackman Road right-of-way. Therefore, the greenbelt along Jackman Road shall be increased to twenty-five feet (25'). In addition, the species and/or cultivar of the trees to be planted in the frontage greenbelt shall not be "messy" in nature so that fruit, seeds, etc. do not drop on the adjacent public sidewalk, and the proposed shrubs shall be evergreen. The additional requirements for the frontage greenbelt are listed as conditions of approval.

STAFF ANALYSIS (cont'd)

Landscaping and Screening (cont'd)

Per TMC§1108.0203, a Type “A” landscape buffer is required along the southern property line as the abutting property is zoned RM36. This buffer is required to be a minimum of ten feet (10’) in width with a solid fence, and four (4) canopy trees and fifteen (15) shrubs per 100 linear feet, requiring six (6) canopy trees and twenty (20) shrubs. There is an existing six-foot (6’) vinyl fence along a portion of the property line associated with the apartments to the south. One (1) new tree, one (1) existing tree and three (3) shrubs are depicted on the site plan. To meet the Type “A” landscape buffer, the required trees and shrubs shall be provided, including the species and size of trees to be preserved. A privacy fence shall also be provided along the southern property line where the existing privacy fence does not extend. In addition, should the existing privacy fence on the adjacent property be removed, a new privacy fence shall be installed. While a solid evergreen hedge is required as perimeter landscaping for the proposed parking, staff is in support of the required trees, shrubs and fence in lieu of a solid evergreen hedge. Compliance with the Type “A” landscape buffer is listed as a condition of approval.

Interior landscaping for parking lots is required per TMC§1108.0204 at a rate of twenty (20) square feet per parking space. In addition, two (2) canopy trees and six (6) shrubs for each ten (10) parking spaces are required. The outdoor vehicle display area needs to be depicted on the site plan to determine the required interior parking lot landscaping. Compliance with TMC§1108.0204 is listed as a condition of approval.

Interior site landscaping per TMC§1108.0205 is required for commercial properties, in addition to other landscape requirements. This includes: one (1) 2-inch caliper tree for every 1,000 square feet of building coverage, foundation plantings along all portions of the building that are visible from a public right-of-way, and landscaping at major building entrances. The proposed building is 900 square feet, which requires one (1) tree. The landscape plan depicts the required tree; however, foundation plantings and building entrance landscaping is not depicted. Required interior site landscaping is listed as a condition of approval.

Building Design and Materials

The applicant will be utilizing the existing 900 square foot building on the site. No exterior improvements are proposed. Any future improvements shall comply with the design standards of TMC§1109.0500.

Signage

If a property is reviewed by the Plan Commission, any nonconforming signage on the premises shall be brought fully into compliance with the Sign Code as a part of the review and approval process per TMC§1113.0702(B). Pole signs are no longer permitted as site signage. As such, the existing nonconforming pole signs along Jackman Road and Sylvania Avenue must be removed. All new signage shall meet the requirements of Chapter 1113 - Signs, which includes obtaining appropriate permits for any proposed signage. This is listed as a condition of approval.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this site for Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. These areas are the core component of neighborhoods and provide the highest density of commercial and housing opportunities. While a used auto sales lot is not a typical land use for the NM designation, improvements required to be made to the site are consistent with the goals of the Forward Toledo Plan. The proposal will make use of a vacant commercial site and building, and eliminate waste materials that would have gone to the landfill had the building been demolished. In addition, the required landscaping will reduce the amount of existing pavement, increase green space, improve tree canopy, and improve the overall aesthetics of the subject property.

Staff recommends approval of the Special Use Permit for the used auto sales lot because the proposed site meets the stated purpose of the Zoning Code, the minimum standards for the specific use, and is compatible with the adjacent commercial uses along Sylvania Avenue.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend **approval** of SUP25-0026, a Special Use Permit for used auto sales lot at 3952 Jackman Road, 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 meets the minimum lot size, minimum lot width and minimum building size standards for Used Auto Sales per TMC§1104.0300; 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 SUP25-0026, a Special Use Permit for used auto sales lot at 3952 Jackman Road, to the Toledo City Council, subject to the following **twenty-four (24) 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. If there will be any **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way they shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

2. If there will be any **proposed** commercial drive approaches, (along with the sidewalk through the drive) they 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 Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

Division of Sewer & Drainage Services

No comments received at time of print.

Division of Environmental Services

No comments received at time of print.

Fire Prevention Bureau

4. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. NOTE: the current pole signs have the address number 1647 on top of them (W Sylvania Ave - the old business address), this does not appear to be a correct address number for this location based on the plan submitted and from the Lucas County Auditors AREIS web site. (OBC 501.2 & OFC 505.1)

Division of Transportation

5. Wheel stops are required at all property lines, plating strips and buildings per TMC§ 1107.1907.
6. All driveways, drove approaches, drive aisle and parking spots must be clearly dimensioned per TMC§1107.1911. (All parking must be clearly shown on drawings including the parking in the display/sales area.)

Plan Commission

7. No other primary use shall be permitted on the subject property.
8. All used motor vehicles parked or displayed outdoors shall conform to Chapter 337, Safety and Equipment, of the Traffic code and shall be operable.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

9. Per TMC§1104.0308, all vehicles on display must be parked in striped parking spaces that shall be designated on the approved site plan. Vehicle parking that deviates from the approved site plan shall not be permitted. **Not acceptable as depicted. A revised site plan shall be submitted that delineates the outdoor display area.**
10. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the site plan and shall not be allowed in any required front yard per TMC§1104.0302(A); if applicable.
11. Per TMC§1104.0302(B), display areas shall incorporate curbs and other substantial permanent barriers to prevent encroachment of vehicles into the required setback and landscaped areas. **Not acceptable as depicted. A revised site plan shall be submitted that depicts the required curb or barrier.**
12. Per TMC§1104.0301, a fifty-foot (50') separation measured along the street frontage between any open display sales lot and a Residential district boundary line shall be maintained. This applies to the southern property line as there is an abutting RM36 zoning district. **Acceptable as depicted on the submitted site plan.**
13. Off-street parking shall be provided per TMC§1107.0300 for the proposed used auto sales lot. A total of five (5) parking spaces are required. The site plan depicts seven (7) parking spaces. **Acceptable as depicted.**
14. Accessible off-street parking spaces shall be provided per TMC§1107.1700. A minimum of one (1) van accessible space is required for the site. The site plan depicts one (1) van accessible spaces. **Acceptable as depicted.**
15. Per TMC§1107.1202(B), off-street parking facilities, including vehicular drives and maneuvering areas, are prohibited on the subject site within the ten feet (10') landscape buffer along the southern property line, within fifteen feet (15') of Sylvania Avenue street right-of-way, and within twenty-five feet (25') of the Jackman Road right-of-way. **Not acceptable as depicted. The site plan shall be revised so that no parking facilities, including vehicular drives, maneuvering areas and outdoor vehicle display areas are located where noted.**
16. 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. **Acceptable as depicted.**
17. Sidewalks shall be provided along all public streets in commercial districts per TMC§1107.1303. **Acceptable as depicted.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

18. Wheel stops shall be provided whenever a parking lot extends to a property line, sidewalk, planting strip, or building per TMC§1107.1907. Based on the submitted site plan, wheel stops are required for the five (5) customer/employee parking space along the southern property line. **Not acceptable as depicted. Approved wheel stops shall be provided and depicted on a revised site plan for parking spaces as required.**
19. A detailed site lighting, fencing and landscape 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') frontage greenbelt is required along Sylvania Avenue with five (5) trees and a solid evergreen hedge per TMC§1108.0202. In addition, a twenty-five-foot (25') frontage greenbelt is required along Jackman Road with six (6) trees and a solid evergreen hedge. **Not acceptable as depicted. A revised landscape plan shall be submitted that depicts the required frontage greenbelt width and required trees.** The species and/or cultivar of the trees to be planted in the frontage greenbelt shall not be "messy" in nature so that fruit, seeds, etc. do not drop on the adjacent public sidewalk, and the proposed shrubs shall be evergreen.
 - b. A Type "A" landscape buffer is required along the southern property line where the abutting property is zoned RM36 per TMC§1108.0203. A ten-foot (10') wide buffer with six (6) trees, twenty (20) shrubs and a privacy fence is required. One (1) new tree, one (1) existing tree and three (3) shrubs are depicted on the site plan. The abutting property to the south has a privacy fence for a portion of the property line. **Not acceptable as depicted. A revised landscape plan shall be submitted that depicts the required six (6) trees and twenty (20) shrubs and a privacy fence, where not currently provided.**
 - c. A privacy fence shall be installed along the southern property line should the existing privacy fence ever be removed from the abutting property.
 - d. Dumpster screening is required per TMC§1108.0203(G). **Acceptable as depicted.**
 - e. Parking lot perimeter landscaping is required per TMC§1108.0204(B)(9) and must be installed along any parking lot area adjacent to a street, place, or driveway, or is visible from an immediately adjacent property. **Not acceptable as depicted. Parking lot perimeter landscaping shall meet this requirement by complying with Condition 19a and 19b.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- f. Interior landscaping for parking lots is required per TMC§1108.0204 at a rate of twenty (20) square feet per parking space. In addition, two (2) canopy trees and six (6) shrubs for each ten (10) parking spaces are required. The outdoor vehicle display area needs to be depicted on the site plan to determine the required interior parking lot landscaping. **Not acceptable as depicted. A revised landscape plan shall be submitted that depicts the required interior landscaping per TMC§1108.0204 based on a revised site plan that delineates the outdoor vehicle display area.**
- g. Interior site landscaping is required per TMC§1108.0205. One (1) 2-inch caliper tree, landscaping at major building entrances, and foundation plantings are required. One (1) tree is depicted on the site plan. **Not acceptable as depicted. A revised landscape plan shall be submitted that depicts the required foundations plantings and landscaping at major building entrances.**
- h. Topsoil must be back filled to provide positive drainage of the landscape area.
- i. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
- j. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained. **Not acceptable as depicted. The species and size of trees to be preserved shall be provided.**
- k. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406.
- l. 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 Plan Director for review or approval.
- m. The location, height and materials for any fencing to be installed and maintained. **Not acceptable as depicted. A revised site plan shall be submitted depicting the location of all required fencing and fence details. This shall include a note that a new privacy fence shall be installed along the southern property line should the existing privacy fence ever be removed from the abutting property.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- n. The location and direction of any proposed lighting. 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. The existing site lighting is not depicted on the site plan. **Not acceptable as depicted. A revised site plan shall be submitted depicting the site lighting if it will continue to be used. All missing fixtures shall be replaced. If the lighting is not operable and/or is not intended to be used or fixtures not replaced, the lighting shall be removed from the site.**
20. Per TMC§1113.0700, if a property on which a legally nonconforming sign is located undergoes a Plan Commission review, any nonconforming signage on the premises shall be brought into full compliance with the Sign Code as a part of the review and approval process. **All existing pole signs shall be removed and any proposed signage shall meet the standards of TMC§1113 - Signs, and all appropriate permits obtained.**
21. 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.
22. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
23. 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.
24. 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.

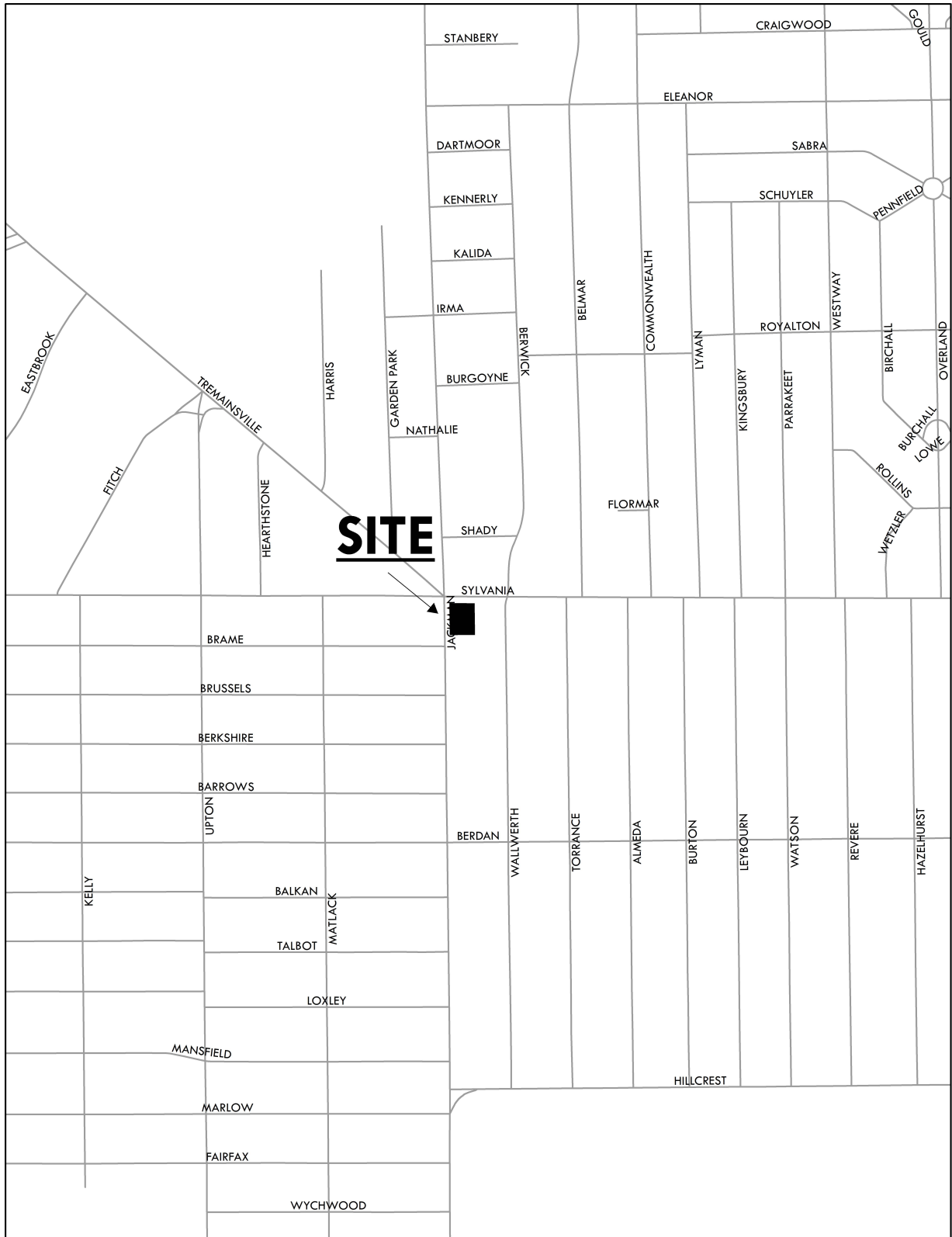
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP25-0026
DATE: September 11, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2025
TIME: 4:00 P.M.

LK
Four (4) sketches follow

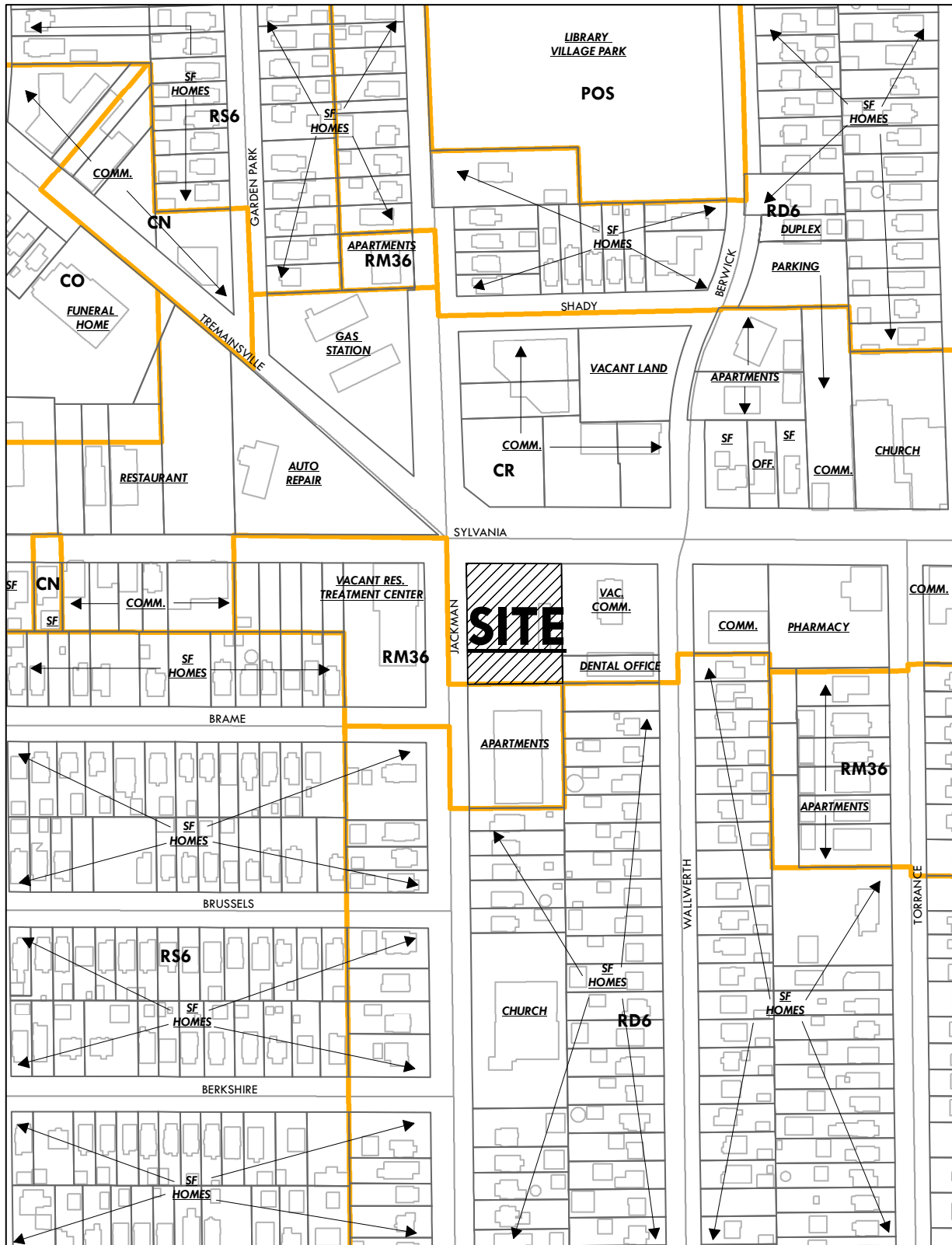
GENERAL LOCATION

SUP25-0026



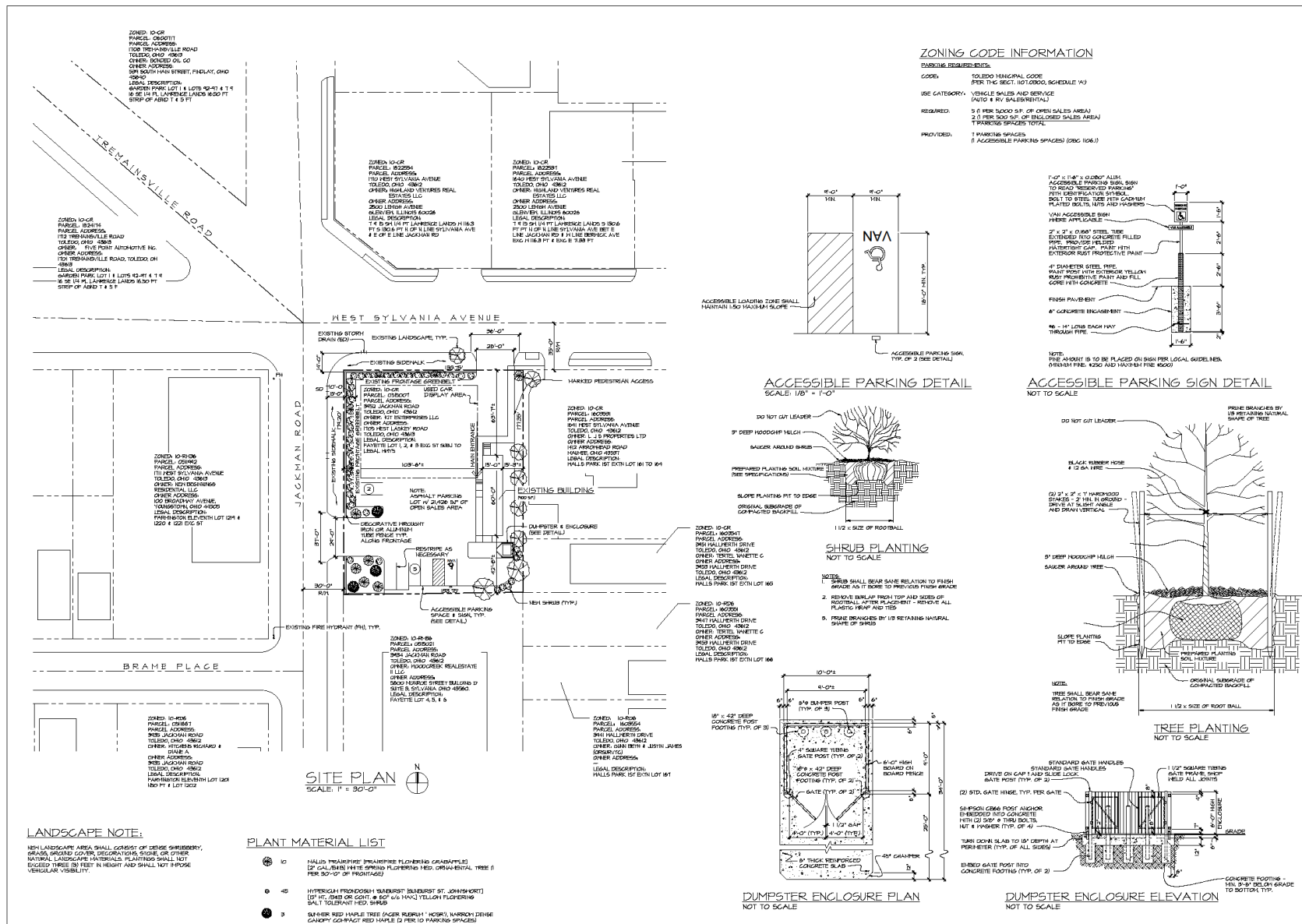
ZONING & LAND USE

SUP25-0026



SITE PLAN

SUP25-0026



Architecture by Design, Ltd.
5822 Mayberry Square, Sylmar, CA 91386
(415) 824-3311 | architecturebydesign.net



Architecture by Design

SPECIAL USE PERMIT FOR:
ELITE AUTO SALES, LLC
 3952 JACKMAN ROAD
 TOLEDO, OHIO 43612

25.26	07/08/2025	DRAWN BY:	
J.K.M.	D.N.O.		
C-1		07/08/2025	PERMIT
		DATE/REVISION:	
		© Architecture by Design, Ltd. 2025	

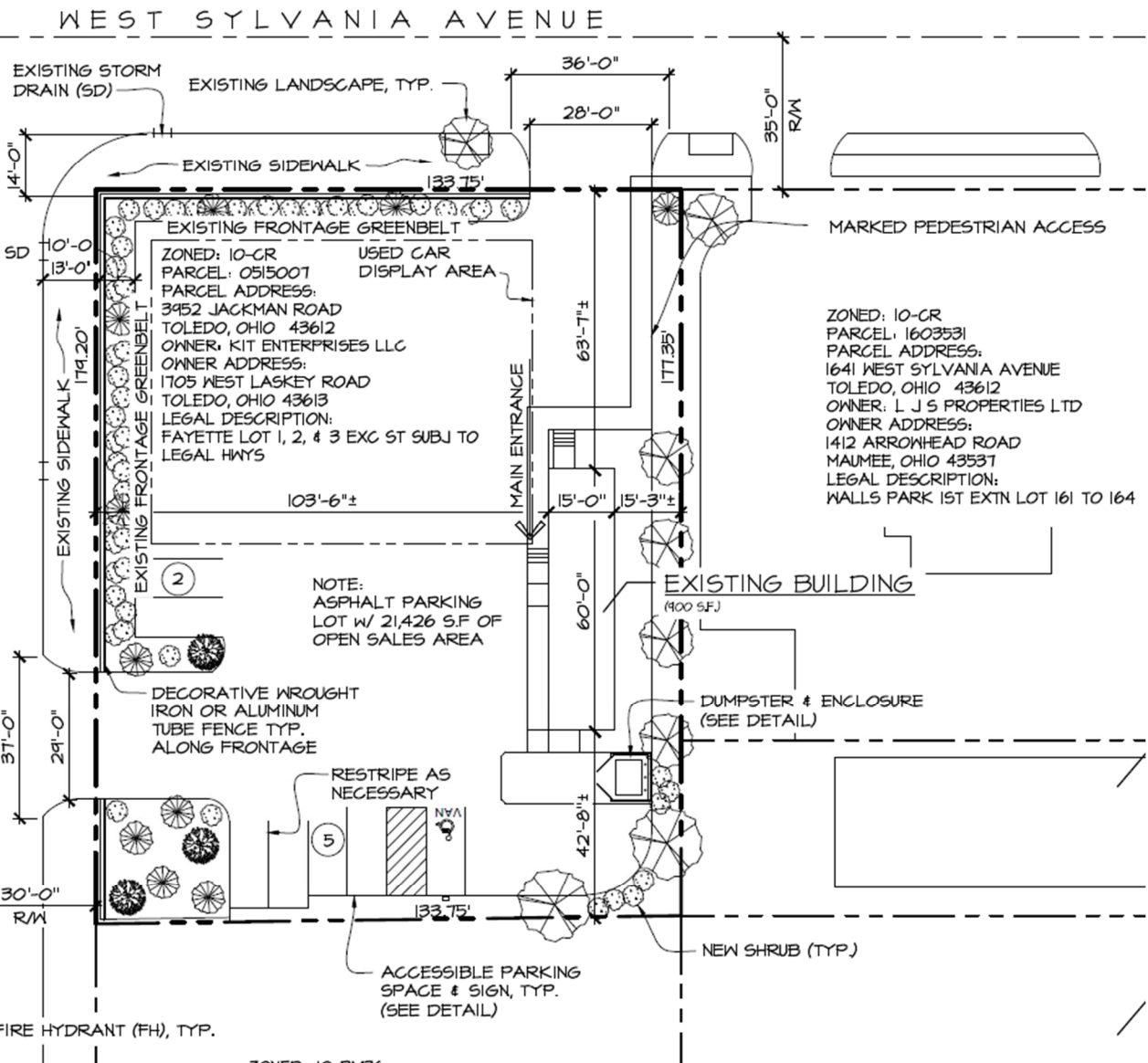
SITE PLAN - MAGNIFIED

SUP25-0026



ZONED: 10-RM36
PARCEL: 0511992
PARCEL ADDRESS:
1711 WEST SYLVANIA AVENUE
TOLEDO, OHIO 43613
OWNER: NEW BEGINNINGS
RESIDENTIAL LLC
OWNER ADDRESS:
100 BROADWAY AVENUE,
YOUNGSTOWN, OHIO 44505
LEGAL DESCRIPTION:
FARMINGTON ELEVENTH LOT 1219 &
1220 & 1221 EXC ST

JACKMAN ROAD



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GENERAL INFORMATION

Subject

Request	-	Zone Change from IP (Planned Business/Industrial Park) to CO (Office Commercial)
Location	-	0 South Detroit Avenue
Applicant	-	Toledo Lucas County Public Library 325 N. Michigan Street Toledo, OH 43604

Site Description

Current Zoning	-	IP (Planned Business/Industrial Park)
Proposed Zoning	-	CO (Office Commercial)
Area	-	±15.38 Acres
Frontage	-	±408' along Detroit Avenue ±61' along Research Drive ±30' along Brest Drive
Existing Use	-	Vacant Land
Proposed Use	-	Public Library

Area Description

North	-	IP / Radio/Television Station, Red Cross of Western Lake Erie, Offices, Medical Offices, Research Drive
South	-	RS6 / Glengate Neighborhood
East	-	CR & RS6 / Detroit Avenue, Auto Detail, Sports Bar, Glenurban Addition Neighborhood
West	-	RS6 & IP / Leith Place Neighborhood, Brest Drive, Vacant Land

Parcel History

Z-134-92	-	Zone Change from R-B & R-2 to M-1 (P.C. disapproved 3/5/92, but approved M-3; Council approved 4/28/92, Ord. 325-92).
M-4-94	-	Special Study M-3 Concept Master Plan Review for Advanced Technology Park (P.C. approved 5/5/94).

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- City of Toledo Vacant Industrial Land Use Report
- Northwest Ohio Advanced Technology Park Concept Master Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from IP (Planned Business/Industrial Park) to CO (Office Commercial) for 0 South Detroit Avenue (Parcel#1807660). The ±15.38-acre parcel is a vacant property currently owned by the University of Toledo as successor to the Medical College of Ohio at Toledo. The Toledo Lucas County Public Library has entered into a purchase agreement with the University of Toledo so they can construct a new public library on the site. Libraries are not permitted in IP (Planned Business/Industrial Park) zoning districts. They are permitted by right in CO (Office Commercial) zoning districts.

To the north of the site is WGTE Public Media, the Red Cross of Western Lake Erie, and the rest of the Northwest Ohio Advanced Technology Park. To the west is the Leith Place neighborhood. To the south is the Glengate neighborhood. To the east is Detroit Avenue, an Auto Detail Shop, a Sports Bar, and the Glenurban Addition neighborhood.

Northwest Ohio Advanced Technology Park Master Plan

The Northwest Ohio Advanced Technology Park Master Plan was submitted by the Medical College of Ohio at Toledo (MCO) to the Plan Commission in 1993 to meet a condition of the business/industrial park's zone change approval (Ord. 325-92). The plan emphasized a desire to develop the park for uses such as offices, technology and research-based industries, medical research and products, and pharmaceutical firms. Infrastructure was planned and subsequently developed to facilitate the growth of the proposed technology park. However, not all planned infrastructure was constructed and not all platted parcels have been developed.

A portion of the subject parcel was to be dedicated as right-of-way in a planned Westwood Avenue extension to Detroit Avenue, with the remainder to be split into developable parcels. However, Westwood Avenue was never extended past Swan Creek, and the subject parcel was never platted into the planned developable parcels. The subject property is thus a remainder parcel which, with the plethora of vacant platted developable parcels within the business/industrial park, can be removed from the Northwest Ohio Advanced Technology Park Planned Industrial district without detriment.

City of Toledo Vacant Industrial Land Use Report

The subject property is within the Land Use Report's MCO (Medical College of Ohio at Toledo) Tech Park Study Area. The study recommends that the industrial zoning of this and most parcels in the study area be maintained to facilitate the completion of the MCO Technology Park. However, as previously discussed the subject property is a remainder parcel which could be removed from the Technology Park district without detriment to other vacant industrial parcels within the study area.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Mixed-Use land uses. Designations in the plan have three components which must be evaluated for compatibility: physical design, land uses, and geographic characteristics. 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. Institutional and public uses, including libraries, are compatible with the designation. The proposed zone change is consistent with the Forward Toledo Plan as the proposed land use is compatible with the Neighborhood Mixed-Use designation and because a library would support the plan's goals to promote recreational activities, support childhood development, and encourage social opportunities. Applicant should ensure continued compatibility with the Forward Toledo Plan by prioritizing pedestrian and bicycle connectivity, consolidating parking areas with other users (if possible), and ensuring quality design of the site and buildings.

Staff recommends approval of the Zone Change from IP (Planned Business/Industrial Park) to CO (Office Commercial) at 0 South Detroit Avenue 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 Z25-0024, a Zone Change from IP (Planned Business/Industrial Park) to CO (Office Commercial) at 0 South Detroit Avenue, 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: Z25-0024
DATE: September 11, 2025
TIME: 2:00 P.M.

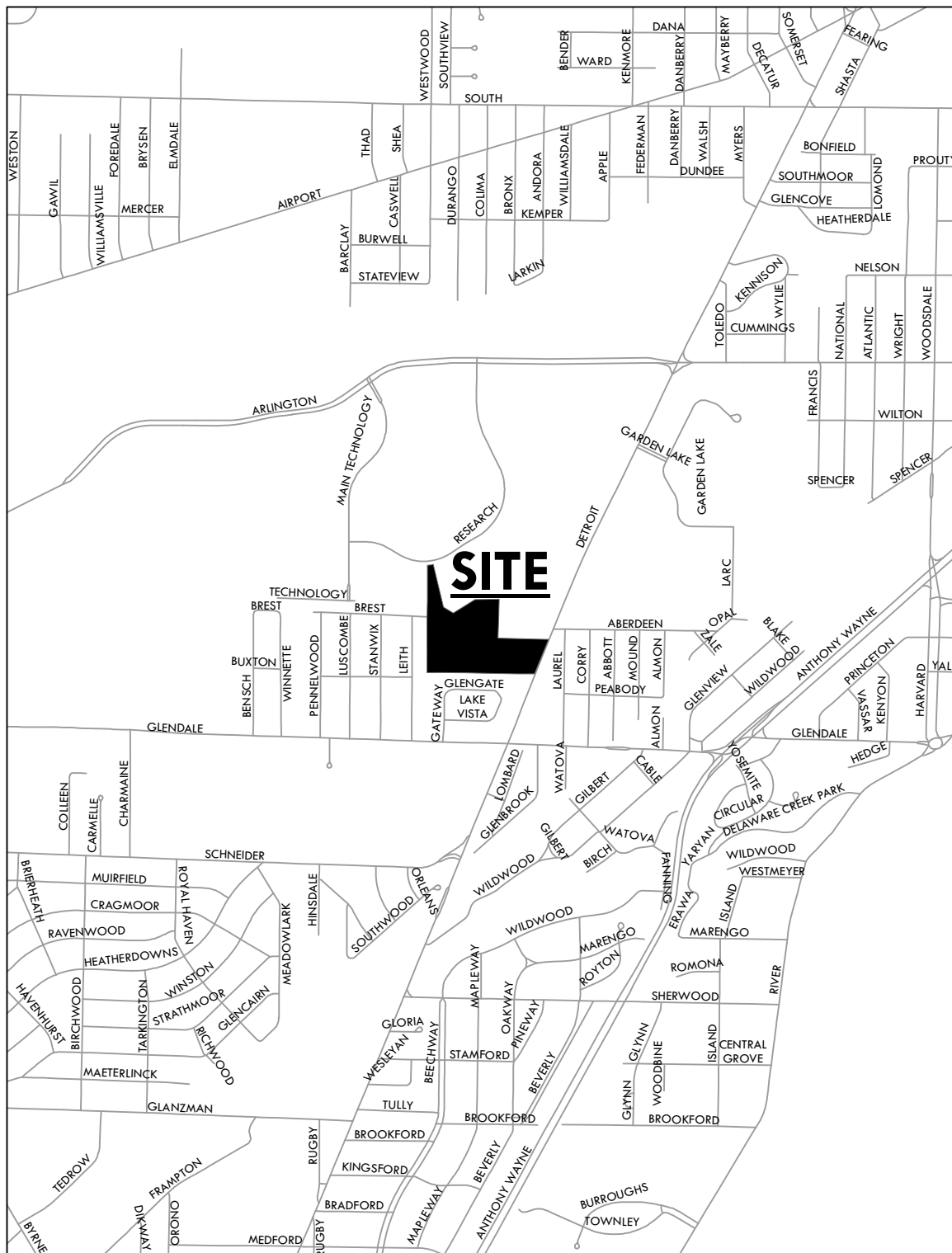
TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2025
TIME: 4:00 P.M.

AS

Two (2) sketches follow

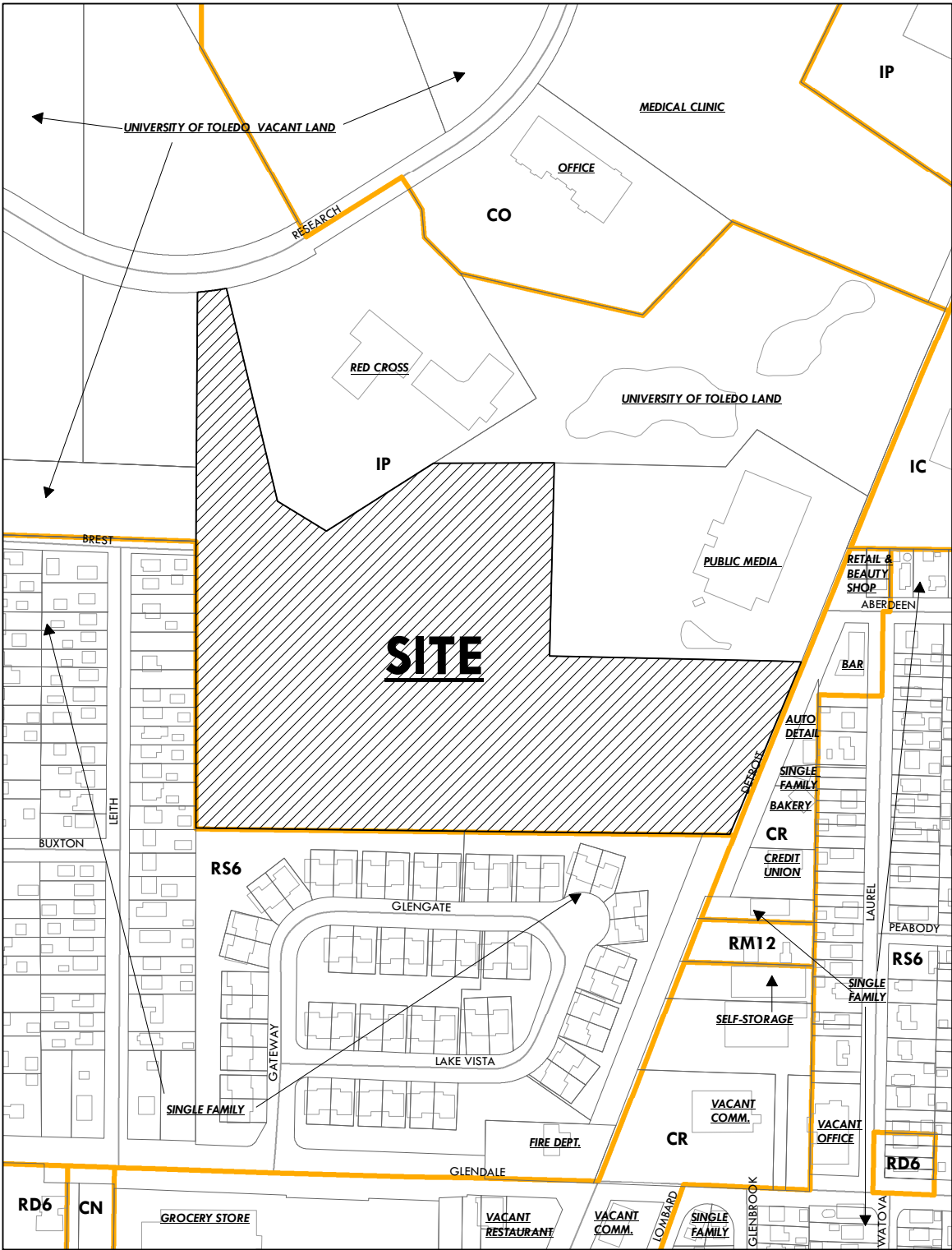
GENERAL LOCATION

Z25-0024
ID 34



ZONING & LAND USE

Z25-0024
ID 34



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GENERAL INFORMATION

Subject

- | | | |
|-----------------|---|---|
| Request | - | Planned Unit Development for multiple commercial buildings |
| Location | - | 3450 W. Central Avenue |
| Applicant/Owner | - | Westgate Village North, LLC
30 North LaSalle Street, Suite 2120
Chicago, IL 60602 |
| Civil Engineer | - | Woolpert, Inc.
4454 Idea Center Boulevard
Dayton, OH 45430 |
| Architect | - | Ethos Workshop Architects
105 W. Jackson Avenue, Ste 2
Naperville, IL 60540 |

Site Description

- | | | |
|--------------|---|--|
| Zoning | - | CR / Regional Commercial |
| Area | - | ± 28.3 Acres |
| Frontage | - | ± 727' along Central Avenue |
| Existing Use | - | Vacant Commercial, Office Building, Neighborhood Shopping Center |
| Proposed Use | - | Regional Shopping Center |

Area Description

- | | | |
|-------|---|---|
| North | - | Medical Offices, Hotel, Executive Pkwy / CR, CO |
| South | - | Central Ave, Costco, Westgate Village Shopping Center / CR-SO |
| East | - | Restaurants, Car Wash, Banks, Retail, Secor Rd / CR |
| West | - | Offices, Banks, Executive Pkwy / CO |

Parcel History

- | | | |
|---------|---|---|
| S-47-56 | - | Preliminary Drawing for Westgate Village Extension (City/County P.C. approved 1/31/57). |
| S-43-60 | - | Preliminary Drawing for Westgate Village Plat II (City/County P.C. approved 9/15/60). |

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

S-43-60	-	Final Plat for Westgate Village Plat II (City/County P.C. approved 5/25/61).
Z21-C303	-	Zone Change from R-1 to C-2 for a parcel of land located north of Central Avenue, approximately 300 feet west of Secor Road (County P.C. approved 8/31/61; Washington Twp. approved 10/24/61).
Ord. 437-63	-	Annexation of area into the City of Toledo (Council approved 7/8/63).
SUP-11-78	-	Special Use Permit to establish an outdoor recreation facility on the north side of Central Avenue, west of Secor Road (P.C. approved 5/18/78; Council approved 6/13/78, Ord. 385-78).
BSP-1-83	-	Request for more than one main building on a parcel at 3330 Central Avenue (P.C. approved 5/5/83).
D-4-94	-	Request for a drive-thru at Fifth/Third Bank at Central Avenue and Sears Drive (Administratively approved 5/14/94).
SPR-7-14	-	Major Site Plan Review for the Shops at Westgate at 3330 W. Central Avenue (P.C. approved 4/10/14).
S25-0008	-	Final Plat for Shops at Westgate (<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 approval of a Planned Unit Development (PUD) for multiple commercial buildings on a lot at 3450 W. Central Avenue. In Regional Commercial (CR) zoning districts, more than one (1) principal building on a lot is permitted only in a Planned Unit Development (PUD). The Planned Unit Development (PUD) is a voluntary procedure that provides an overlay zoning district that is intended to encourage innovative design, conservation of significant natural features, or consolidation of open space in order to provide for a mixture of uses with an integrated design. The Planned Unit Development allows greater design flexibility that provides for the siting of development in a coordinated and efficient manner. Surrounding land uses include office commercial uses and a hotel along Executive Parkway to the north and west; restaurants, a car wash, banks, and retail along Secor Road to the east; and Westgate Village Regional Commercial uses to the south across Central Avenue.

STAFF ANALYSIS (cont'd)

The applicant is proposing to split the overall site into two (2) sub-areas: the “Shops at Westgate” fronting on Central Avenue and the “Village at Secor” fronting on Secor Road. Due to separate ownership and project timelines, the applicant has included only the “Shops at Westgate” portion in this PUD application. The applicant has indicated that a separate PUD application will be submitted at a later date for the “Village at Secor” portion. The scope of this review will thus focus on the “Shops at Westgate” portion. This portion will colloquially be called the ‘project site’ throughout this report.

All Planned Unit Developments (PUDs) are required to be platted according to the Subdivision Rules & Regulations for the City of Toledo. The applicant has submitted a Final Plat application (S25-0008) as a companion case alongside this PUD application. The ‘Shops at Westgate’ plat proposes four (4) lots. Proposed lots one (1) & four (4) would be created for the site’s existing buildings (a three-story office building (3450 W. Central Ave) and two (2) single-story multi-tenant restaurant/retail buildings (3408 W. Central Avenue)). Proposed lots two (2) & three (3) would be for the proposed re-development. The applicant has indicated that a Reciprocal Easement Agreement will be created for shared vehicular, pedestrian and utility access for the entire site. While proposed lot four (4) is included in the proposed ‘Shops at Westgate’ plat, it has not been included in the PUD application.

The applicant is proposing four (4) new buildings on the project site: a ±154,832 square foot one- to two-story structure with four (4) big-box retail stores, a ±17,172 square foot one-story structure with two (2) retail stores, a ±5,207 square foot one-story structure with two (2) restaurants w/ a drive-thru lane, and a ±3,500 square foot one-story structure with a standalone restaurant w/ a drive-thru lane. A table of these parcels and buildings – as provided by the applicant – is shown below.

Proposed Lot #	Parcel Area (ac)	Proposed Site Area	Building Description	Footprint Area (SF)	Approx. GFA (SF)
1	1.996	Existing Office	Westgate Village Office Center	±39,061	±87,175
2	7.920	Retail North	Retail A1, A2, A3 & A4	±104,832	±154,832
3	15.655	Retail South	Restaurant A1 & A2	±5,207	±5,207
			Restaurant B	±3,500	±3,500
			Retail A & B	±17,172	±17,172
4	2.741	Existing MTB	Existing MTB 1	±7,980	±7,980
			Existing MTB 2	±7,580	±7,580
28.312		Total Acreage			

Restaurants (drive-thru or otherwise), general retail sales, offices, participant sports and recreation, and many other commercial use types typical of this style of development are permitted in the Regional Commercial (CR) zoning district. Use types requiring a Special Use Permit or additional use regulations will be required to comply through those additional reviews.

STAFF ANALYSIS (cont'd)Dimensional Standards and Open Space Requirements

The Commercial Standards for PUD's in TMC§1103.1008(E) state that there is no minimum lot size, lot width, or building or structure setback requirements for a PUD. Those are typically applicable to developments as outlined in the Intensity and Dimensional Standards Tables of TMC§1106. The maximum building height, floor area ratio, and building coverage of TMC§1106 would however still apply. All proposed and existing buildings comply with these standards.

Per TMC§1103.1008(D), no more than seventy percent (70%) of the gross site acreage may be covered by buildings, structures, street, driveway, or parking area pavement. The proposed site design exceeds this maximum by proposing $\pm 79.8\%$ coverage. The applicant has asked for a waiver of this requirement as the tenants of the proposed retail buildings require in their purchase/leasing agreements varying amounts of off-street parking, often in volumes greater than minimums set by code. They also wish to limit the amount of required disturbance to the site as well as reduce impacts to neighboring properties during construction. They state that, although the project design exceeds the maximum allowable impervious coverage, they have identified key areas (i.e. perimeter buffer areas, stormwater management areas) to replace existing impervious areas with greenspace.

The Forward Toledo Comprehensive Land Use Plan states that higher levels of impervious coverage have been shown to impact water quality after major storm events and cause variations in surface temperatures by several degrees, impacting overall health. While the application would improve the site's current extremely-impervious condition, it falls short of the PUD's requirements to make way for additional parking areas and reduce construction impacts on neighboring properties. Staff believes that more than enough parking has been provided and that any additional construction caused by a reduction of the site's impervious surfaces will be minimal compared to the currently-proposed improvements. Staff is therefore not supportive of this waiver. A condition of approval has been included requiring the applicant to submit a revised site & landscape plan compliant with the impervious surface requirements of TMC§1103.1008(D).

Commercial PUD developments are required to maintain open space areas along all perimeter property lines (except frontages) per TMC§1103.1008(B). These open space areas must maintain a minimum depth of thirty feet (30') on all perimeter property lines. The open space area must be void of buildings, structures, parking areas, and other above ground improvements except fencing. All of the site's required buffer areas coincide with existing access drives on the north, west, and east project boundaries. The applicant wishes to reuse these drives and has proposed to instead provide landscape buffering between those drive aisles and the proposed site improvements. Staff is supportive of these waivers because these existing drive aisles are aligned with signalized intersections and are used as access for various adjacent sites; however, this support is only if the applicant provides the full thirty-foot (30') open space area on the opposite side of these drive aisles. This has not been provided on the submitted site or landscape plans. The applicant shall submit revised site and landscaping plans depicting a minimum of thirty-foot (30') wide open spaces on the opposite sides of the perimeter drive aisles, which has been included as a condition of approval.

STAFF ANALYSIS (cont'd)Dimensional Standards and Open Space Requirements (cont'd)

Usable, accessible, and consolidated common open space areas in the amount of no less than ten percent (10%) of the gross site acreage is required to be allocated in PUDs per TMC§1103.1008(C). This open space cannot include any part of a required yard or perimeter open space, and only one-third (1/3) of the common open space may consist of a storm detention or retention area. Commercial development must include some noncommercial amenities within required common open space areas, such as open or closed plazas or mall areas, benches, tables, statuary, fountains, kiosks, pergolas, and areas for public enjoyment. The applicant has indicated two (2) areas as open space to meet this criterion. The first, eastern, indicated open space area is comprised of a landscaped area surrounding a proposed stormwater management basin area. The applicant proposes amenities in this area including a gravel walkway around the basin, park benches, and picnic tables. The second, western, indicated open space area is comprised of the parking area north of the existing Westgate Village Office Building. The applicant has proposed allowing use of this area for off-hour weekend events, such as a Farmer's Market. In total the indicated areas for consolidated open space equate to eight-point-four percent (8.4%) of the gross site acreage. This falls short of the requirement by ± 0.4 acres or $\pm 17,820$ square feet. A condition of approval has been included requiring the applicant to submit a revised site and landscaping plan depicting compliance with TMC§1103.1008(C).

It is estimated that the proposed stormwater basin in the eastern indicated open space area comprises around twenty-six percent (26%) of the total indicated open space area, which is compliant with TMC§1103.1008(C). However, based upon comments from the Division of Engineering Services the size of this pond is not yet final. A condition of approval has been included which requires that this stormwater feature take up no more than one-third of the development's total consolidated open space area.

The intent of the consolidated open space requirement is to provide common areas for public enjoyment. While a stormwater feature can certainly be a focal point for public enjoyment, a dry detention pond – meaning a pond that temporarily stores stormwater and drains completely between storms – provides little in the way of amenities. If the applicant wishes to use a stormwater feature as the focal point for the eastern open space, staff recommends instead using a wet retention pond – a pond that permanently holds water. This would not only improve the open space's public enjoyment; it would improve water quality and create a new habitat. A condition of approval has been included that the applicant convert this dry detention pond to a wet retention pond if practicable as determined by the Plan Director and Division of Engineering Services.

Parking and Circulation

Parking for the PUD is required based on an aggregate total for each proposed use on the site per TMC§1107.0304. Each use – office, retail, restaurant – has a different minimum off-street parking requirement. Based upon the applicant's provided approximate gross floor areas and employee/customer area assumptions, a minimum of 887 off-street parking spaces is required throughout the development: 291 spaces for offices ($87,175/300$), 493 spaces for retail uses ($(50,000/300) + (122,436/375)$), and 103 spaces for restaurants ($((8,707 \times 0.8)/75) + (30/3)$).

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

Per TMC§1107.0302, no use may provide more than 150 percent of any of the minimum off-street parking ratios, except through approval of an Alternative Parking Plan. As such, a maximum of 1,331 off-street parking spaces are permitted within this development. The applicant has provided 1,185 off-street parking spaces, which is compliant with both the minimum required and the maximum permitted.

A minimum of nineteen (19) auto-accessible and three (3) van-accessible parking spaces are required per TMC§1107.1701. The site plan depicts thirty (30) van-accessible parking spaces throughout the site nearby store entrances. The proposal is therefore compliant with this requirement.

In addition to vehicle parking spaces, a minimum of fifty (50) bicycle parking spaces are required throughout the site. The landscape plan depicts five (5) bike racks near three (3) of the four (4) proposed buildings. Staff has included a condition of approval that the applicant provide further details on the number of bicycle parking spaces provided by each of these bike racks and place additional bicycle parking spaces throughout the site to reach the minimum fifty (50) required by TMC§1107.0901. One (1) of these additional racks shall be placed near the proposed Multi-tenant (Retail A/B) building.

TMC§1107.1601 requires seven (7) vehicle stacking spaces for restaurant drive-throughs. Stacking spaces for the proposed drive-thru lanes have not been shown on the site plan as required by TMC§1107.1600. Stacking spaces must be a minimum of ten feet (10') by twenty feet (20') in size. A condition of approval has been included that the applicant submit a revised site plan depicting a minimum of seven (7) stacking spaces within these drive-thru lanes in compliance with the standards of TMC§1107.1600.

The applicant has provided a traffic study as part of their application. The study indicates that “no roadway improvements are required to maintain an acceptable level of service at each [of the studied intersections]...” The Division of Traffic Management has reviewed this traffic study and concurs with the study’s conclusion that no surrounding roadway improvements are required to maintain an acceptable level of service at specified intersections on Central Avenue and Secor Road. A copy of this traffic study is available for review at the offices of the Toledo City Plan Commission upon request.

Site Design and Walkways

Walkways within large-scale retail projects are required to connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature items such as adjoining landscaped areas that includes trees, shrubs, benches, flower beds, planters, groundcover, or other such materials for no less than thirty percent (30 %) of its length. The proposed walkways attempt to achieve this requirement, but falls short in directly connecting Central Avenue to the Outparcel 1 and Anchor Retail buildings. There is also a lack of connection between store entrances, specifically between the existing office building, “Outparcel 1 Building”, “Multi-tenant Building”, and “Restaurant B / Outparcel 2” Building. Direct pedestrian walkway connections shall be added resolving these connection issues. This has been included as a condition of approval.

STAFF ANALYSIS (cont'd)

Site Design and Walkways (cont'd)

Although the future “Village at Secor” portion is not part of this PUD review, a preliminary layout is included. It does not show a direct connection from the Anchor Retail building to Secor Road. This will be required in any future submittal for that site.

Sidewalks are required along both sides of all private streets – of which a few of the proposed drive aisles may be considered. Additional sidewalk connections are required along all sides of the roundabout, the north-south drive aligned with the Central Avenue intersection, the northern drive aligned with the Secor Road intersection, and – if permitted – the western drive within the western required perimeter open space.

Placing large amounts of parking between the front door of buildings and the adjacent street contributes to a formless arrival experience for users, and creates a detached relationship between the primary building and the street. If more than sixty-five percent (65%) of the total off-street parking spaces for the entire site are located between the front façade of the principal building and the Primary Street abutting the site additional landscaping, buffering, and raised pedestrian walkway connections are required per TMC§1109.0303(D). Since this is a Planned Unit Development with multiple principal buildings and arguably two (2) primary streets, it can be difficult to calculate the exact percentage of off-street parking spaces between the front façade and the primary streets. However, the location of larger buildings to the rear of the site with large parking lots directly in front of the buildings certainly leads to a detached experience between Central Avenue / Secor Road and the majority of buildings. As such a raised walkway shall be required between all parking lot sub areas / groupings. This shall be upon the discretion of the Plan Director and has been included as a condition of approval.

All connecting walkways within large-scale retail projects must be a minimum of six feet (6') in width per TMC§1109.0304(A). 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 six inches (6") with tapered side slopes and meet ADA standards. A condition of approval has been included requiring compliance with these connecting walkway design standards.

Per TMC§1109.0307, existing bus stops shall be integrated into the traffic and pedestrian circulation system on the site. The developer shall consult with the Toledo Area Regional Transit Authority (TARTA) on the need to provide connection to future bus stops, bus turnout lanes for customers and employees, or other public transit improvements. The applicant shall provide proof of this consultation with TARTA, which has been included as a condition of approval.

STAFF ANALYSIS (cont'd)Landscaping and Screening

In addition to open space requirements, PUD's are required to meet the landscape and screening requirements of TMC§1108. A minimum thirty-foot (30') wide frontage greenbelt along Central Avenue is required per TMC§1108.0202. This greenbelt must contain at least one (1) tree for every thirty-feet (30') of frontage. A minimum of twenty-four (24) trees are required along Central Avenue. The tree planting plan depicts fourteen (14) trees along Central Avenue. The plan identifies six (6) additional existing trees to remain, but those are within the right-of-way and cannot count toward frontage greenbelt requirements per TMC§1108.0202(A). An additional ten (10) trees shall be provided on the landscaping plan and listed as a condition of approval.

Buffer and screening requirements are required per TMC§1108.0203. A Type "B" Buffer is required along the western property line. The Type B Buffer requires four (4) canopy trees and fifteen (15) shrubs per 100 linear feet. In total sixty (60) canopy trees and 225 shrubs are required along the western property line. The landscaping plan depicts thirty-one (31) trees and ±149 shrubs on the opposite side of an existing drive aisle as the applicant is requesting a waiver of the PUD perimeter open space requirement in this area. Staff is recommending approval of this waiver request contingent on the applicant providing a thirty-foot (30') open space area beside the western drive aisle. A condition of approval has thus been included that a revised landscaping plan be submitted depicting a minimum of sixty (60) canopy trees and 225 shrubs within this thirty-foot (30') open space area.

A Type "B" Buffer is also required along portions of the northern property line – where the project site abuts CO (Office Commercial) zoning districts. In total thirty-one (31) canopy trees and 105 shrubs are required along the northern property line. The landscaping plan depicts thirty-four (34) trees and ±152 shrubs on the opposite side of an existing drive aisle as the applicant is requesting a waiver of the PUD perimeter open space requirement in this area. Staff is recommending approval of this waiver request contingent on the applicant providing a thirty-foot (30') open space area beside the northern drive aisle. Should the waiver be approved the number of landscaping materials is acceptable as depicted on the submitted landscaping plan.

Both interior and perimeter parking lot landscaping is required per TMC§1108.0204. Parking lot perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway, or is visible from an immediately adjacent property. For perimeter parking lot landscaping, one (1) canopy tree for each thirty linear feet (30') and a continuous shrub hedge to screen headlights from surrounding areas is required. In this case, the frontage greenbelt will count towards perimeter landscaping requirements along Central Avenue. Trees within the Type "B" Buffers will count towards the perimeter landscaping requirements; however, a solid evergreen hedge is required to shield headlights from adjacent properties. This applies to the areas abutting Lot 4 – which is not included in this PUD application. Eighteen (18) trees and a solid evergreen hedge are depicted between Lot 4 and the adjacent parking area. This is acceptable as depicted on the landscaping plan.

STAFF ANALYSIS (cont'd)

Landscaping and Screening (cont'd)

For interior parking lot landscaping, two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces. Landscaped terminal islands must be provided at the end of each parking row and all parking spaces must be within 100 linear feet of a landscaped area. With 1,185 parking spaces, 237 canopy trees and 711 shrubs are required within the parking lot interior.

In addition to other landscape requirements for buffer areas, frontage greenbelts, and landscaping for parking lots, TMC§1108.0205(B) requires one 2-inch caliper tree for every 1,000 square feet of building coverage. Based on the total building square footage, 131 trees are required.

The submitted landscaping plan includes 287 trees and ±862 shrubs on the interior of the site, whether interior to the parking lot areas, within drive medians, or in the consolidated open space. Between parking lot interior requirements and site interior requirements, 368 trees and 711 shrubs are required. A condition of approval has been included that a revised landscaping plan be submitted in compliance with these applicable sections.

In addition to other landscape requirements for buffer areas, frontage greenbelts, and landscaping for parking lots, TMC§1108.0205(B) also requires foundation plantings along all portions of the building that are visible from the public rights-of-way and landscaping at all major building entrances. The submitted landscaping plan depicts compliance with this requirement.

Building Design and Materials

Building design is subject to the standards outlined in TMC§1109.0306 which outlines design standards for large-scale retail projects. The standards are intended to promote the design of an urban environment that is built to human scale and to encourage attractive street fronts. A wall surface visible from adjoining streets or properties longer than 100 feet must incorporate a series of recesses or offsets, at intervals of not less than twenty-five feet (25') nor more than 100 feet, that vary the depth of the building wall by a minimum of four-feet (4'). Not less than twenty-five percent (25%) of the building wall shall be varied in this way. It appears each tenant space entrance has an offset which may meet this requirement on the provided elevations and renderings, but it is unclear from the flat building depictions on the site and landscaping plans. The applicant shall clarify that these building offsets are a minimum of four feet (4'). Even so, it appears the southern façade of the anchor retail building consists of a flat expanse of 182 feet without recesses or offsets. The applicant shall submit a revised building elevation drawing depicting a recess or offset along this wall in compliance with TMC§1109.0306.

TMC§1109.0306(E) states that building height may not exceed thirty-five feet (35') for one-story buildings. The multi-tenant retail building has a peak height of just over thirty-five feet (35'), which will have to be slightly shortened. Meanwhile, the anchor retail building has two (2) peaks which reach above thirty-five feet (35') – the two (2) northernmost tenant entrances. One (2) of these tenant spaces is two (2) stories, exempting it from his prohibition. The other tenant space must have its height shortened to a maximum of thirty-five feet (35'). The applicant shall submit revised building elevations showing compliance with TMC§1109.0306(E), which is included as a condition of approval.

STAFF ANALYSIS (cont'd)Building Design and Materials (cont'd)

TMC§1109.0500 establishes facade material and color standards for multi-family, commercial, mixed use, institutional, and large-scale retail projects. At least eighty percent (80%) of each elevation visible from the right-of-way must be comprised of predominant materials such as brick, stone, or glass. No more than twenty percent (20%) of the same may be comprised of accent materials such as stucco, fiber cement board, EIFS, or vinyl. The southern portion of the anchor building has two (2) elevations which are visible from the right of way: the south and east elevations. The south elevation is made up of one-hundred percent (100%) predominant materials (masonry and windows), which is acceptable for this code section. However, the east elevation is comprised of sixty-eight percent (68%) predominant materials (masonry, architectural metal, and windows) and thirty-two percent (32%) accent materials (EIFS and fiber cement board). As a condition of approval, the applicant shall submit revised elevation drawings for the anchor building showing compliance with TMC§1109.0500.

The northern portion of the anchor building has one (1) elevation visible from the right-of-way: the eastern elevation. The materials of this elevation are not spelled out, but it appears the elevation is comprised of roughly sixty-five percent (65%) predominant materials (masonry, windows, and architectural metal) and thirty-five percent (35%) accent materials (EIFS or stucco). As a condition of approval, the applicant shall submit revised elevation drawings with materials specified and showing compliance with TMC§1109.0500.

The “Multi-tenant Building” has three (3) elevations visible from the right of way: the eastern, western, and southern elevations. The western elevation is comprised of eighty percent (80%) predominant materials (masonry and windows) and twenty percent (20%) accent materials (EIFS and fiber cement board). The eastern elevation is comprised of seventy-seven percent (77%) predominant materials (masonry and windows) and twenty-three percent (23%) accent materials (EIFS and fiber cement board). The southern elevation is comprised of sixty-nine percent (69%) predominant materials (masonry and windows) and thirty-one percent (31%) accent materials (EIFS and fiber cement board). Therefore, the proposed elevations submitted for the multi-tenant building do not meet the minimum requirements. As a condition of approval, the applicant shall submit revised elevation drawings for the multi-tenant building showing compliance with TMC§1109.0500.

The “Outparcel 1 Building” has three (3) elevations visible from the right of way: the eastern, western, and southern elevations. The western elevation is comprised of one-hundred percent (100%) predominant materials (masonry, architectural metal, and windows). This is acceptable as depicted. The eastern elevation is comprised of eighty-one percent (81%) predominant materials (masonry and windows) and five percent (5%) accent material (fiber cement board) – with the remaining fourteen percent (14%) being a ribbed metal which has been rejected by the Plan Director (see TMC§1109.0502(D)(1)). The southern elevation is comprised of seventy-nine percent (79%) predominant materials (masonry, windows, and architectural metal) and six percent (6%) accent material (fiber cement board) – with the remaining fifteen percent (15%) being a ribbed metal which has been rejected by the Plan Director. The ribbed metal material shall be replaced with a material meeting the requirements of TMC§1109.0500. As a condition of approval, the applicant shall submit revised elevation drawings for the “Outparcel 1 Building” showing compliance with TMC§1109.0500.

STAFF ANALYSIS (cont'd)

Building Design and Materials (cont'd)

No elevations were submitted for the “Outparcel 2 Building”. As a condition of approval, the applicant shall submit elevations for the “Outparcel 2 Building” showing compliance with all provisions of TMC Sections 1109.0300 & 1109.0500.

Signs

Signs are not reviewed as a part of this PUD application; however, sign locations are shown on the provided elevations. The applicant shall submit a unified sign plan for the shopping center either as a standalone plan meeting the requirements of TMC Chapter 1113 *Signs* or as part of a rezone request to CR-SO meeting the requirements of TMC§1103.0700. It is worth noting that multi-tenant shopping center signs such as the one (1) shown on the elevation drawings are permitted only in the CR-SO zoning designations. It should also be noted that shopping center ground signs – the tallest sign permitted by TMC Chapter 1113 *Signs* – are limited to a maximum height of sixteen feet (16’). Any signage on site shall be submitted in conformance with TMC§1113. This has been listed as a condition of approval.

Outdoor Field Area

The northernmost tenant in the anchor building has an outdoor field area attached with a proposed thirty-six-foot (36’) tall fence around it. Per TMC§1105.0302, fences may not exceed ten feet (10’) in height in commercially zoned districts. The applicant has asked for a waiver of this fence height regulation. Staff is supportive of this waiver as the fence encloses an outdoor sports field which without such a fence may cause unwanted interactions between sports balls and nearby pedestrian/vehicular traffic.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates this site for General Commercial (GC) land uses. The General Commercial land use designation provides space for auto-oriented and large-scale commercial operations which may also cater to regional demand. Parking should be shared between large commercial anchors and smaller commercial users with adequate landscaping and open space. Internal pedestrian flow through parking areas and interconnected sidewalks should be prioritized throughout the site. There should be a unified, comprehensive design to the entire site and public spaces, artwork, open seating should be incorporated. With the listed conditions of approval – requiring adequate landscaping and open space and further pedestrian walkway connectivity – the proposed PUD is consistent with the Forward Toledo Plan.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan (cont'd)

It should be noted that, while the proposed PUD is consistent with the Forward Toledo Plan, it could be more consistent. Residents that participated in Forward Toledo planning process asked that we prioritize sites with distinct urban character. Some of the top reasons cited were the architecture, history and/or age of the building, versatility or mixed use, and pedestrian-friendly design. This feedback reinforces the plan's goals, including Quality Design, Create Unique Places, Increase Connectivity, and to ensure that new buildings are developed in a way that reflects, preserves, and enhances this desired character. Future iterations of the zoning code should further encourage a compact mixture of residential and commercial uses along major corridors – such as Central Avenue and Secor Road – that also supports public transit and walkability.

Staff recommends approval of the Planned Unit Development as it is consistent with the Forward Toledo Plan and the stated purpose of the Zoning Code. Additionally, the proposed uses are permitted in the current zoning district, and it is compatible with the existing land uses in the general vicinity.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend **approval** of PUD25-0003, a request for a Planned Unit Development for multiple commercial buildings at 3450 W. Central Avenue, to the Toledo City Council, for the following **two (2) reasons**:

1. The Planned Unit Development is consistent with the Forward Toledo Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**); and
2. The proposed use is consistent with the existing land uses in the general vicinity of the property (**TMC1111.0606(C)**).

The staff also recommends that the Toledo City Plan Commission make the following recommendations to the Toledo City Council regarding the following waiver requests for PUD25-003, a request for a Planned Unit Development for multiple commercial buildings at 3450 W. Central Avenue:

Chapter 1103 - Overlay Zoning Districts

Section 1103.1008 Commercial Planned Unit Development Overlay District

B. An open space area void of buildings, structures, parking areas, or other above ground improvements except fencing shall be maintained on all perimeter property lines (except frontage) of the Planned Unit Development:

1. A minimum open space depth of 30 feet shall be provided unless a greater setback is required as listed in the underlying zoning district;

STAFF RECOMMENDATION (cont'd)

Staff recommends that the Plan Commission recommend **approval** of a waiver of the perimeter open space requirement along the northern, western, and eastern property lines as this waiver will permit the continuance of existing drive aisles which are aligned with existing intersections on Central Avenue and Secor Road and are used as access for various adjacent sites. Staff is only supportive of this waiver if the applicant provides a thirty-foot (30') open space area on the opposite sides of these drive aisles in lieu of this requirement.

Section 1103.1008 Commercial Planned Unit Development Overlay District

D. No more than 70 percent of gross site acreage shall be devoted to coverage by buildings, structures, street, driveway and parking area pavement.

Staff recommends that the Plan Commission recommend **disapproval** of a waiver for nine percent (9%) from the seventy percent (70%) maximum site coverage requirement to allow seventy-nine percent (79%) maximum site coverage because staff believes that more than enough parking has been provided and that any additional construction caused by a reduction of the site's impervious surfaces will be minimal compared to the currently-proposed improvements.

Section 1103.1008 Fences and hedges in Commercial and Industrial Districts

The following standards apply in all Commercial and Industrial districts:

2. Fences shall not exceed 10 feet in any other location on a lot.

Staff recommends that the Plan Commission recommend **approval** of a waiver of twenty-five feet (25') from the ten-foot (10') maximum fence height requirement since the fence encloses an outdoor sports field which may cause unwanted interactions between sports balls and nearby pedestrian/vehicular traffic.

The staff further recommends that the Toledo City Plan Commission recommend **approval** of PUD25-0003, a request for a Planned Unit Development for multiple commercial buildings at 3450 W. Central Avenue, to the Toledo City Council, subject to the following **seventy-four (74) 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. The proposed sidewalk in the public right-of-way along Central Avenue needs to be constructed in accordance with the City of Toledo Construction Standards, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

3. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
4. No objection to the PUD proposal, although the stormwater management feature footprints cannot be confirmed as adequate at this time. Features shall manage the required water quality volume, flood control, and restricted discharge rate, and meet the design guidance for the type of feature (drain dry basin or wet basin) in Chapter 2 of the Ohio Rainwater Manual for details such as side slopes, flow length, sediment storage, and wet forebay or alternative pretreatment.
5. The City of Toledo requires that all sites proposing earth disturbing activities of 2,500 sq. ft. of more (including an overall common plan of development) and/or the installation of storm sewer services be reviewed and approved by the Division of Engineering Services prior to the start of any construction or earth disturbing work (grading, clearing, stockpiling, etc.)
6. The following documents shall be submitted to the Division of Engineering Services (Andy Stepnick) for stormwater review & comment:
 - a. Detailed site grading plan.
 - b. Plans and calculations for storm sewer service, stormwater detention and post-construction best management practices (BMP's).
 - c. A Stormwater Pollution Prevention Plan (SWP3) – including a completed submittal cover sheet, and Ohio EPA SWP3 checklist.
 - d. Long term maintenance plan for Detention and Post-Construction BMP's for long term maintenance of the private facilities. Stormwater Detention and Post-Construction BMP's are required to be maintained into perpetuity.
7. Submittals shall be in compliance with the latest version of the City of Toledo's Infrastructure Design and Construction Requirements <https://cdn.toledo.oh.gov/uploads/documents/Transportation/Engineering/2014-Infrastructure-Standards-with-updated-sewer-rates.pdf>
8. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit include:
 - a. SWP3 operators' contact information provided on standard SWP3 forms.
 - b. Post-Construction Stormwater O&M covenant.
 - c. Sewer fee for plan review and field inspection.
 - d. Naming of a Sewer Contractor licensed with Toledo.
9. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

10. A single sanitary sewer tap from this site shall be allowed into the public sanitary system. Developer shall use existing sanitary tap, when available.
11. 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.
12. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

Water Distribution

Comments not available at time of print.

Fire Prevention

13. All proposed new buildings will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
14. Underground water lines and private hydrants are required and 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 and hydrants shall be submitted to the Chief of the Fire Prevention Bureau for approval prior to installation. (OFC507.5.3, TMC 1511.03, Rule 5, #2)
15. All new buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (This includes rear doors for each tenant of the retail strip buildings - OFC 403.11.1.5) (OBC 501.2 & OFC 505.1)

Division of 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 feet.)

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

17. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
18. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
19. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
20. 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
21. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Division of Sewer and Drainage Services

Comments not available at time of print.

Division of Traffic Management

22. Bicycle parking is required per TMC§1107.0900.
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. Wheel stops are required at all property lines, sidewalk, planting strips and buildings per TMC§1107.1907.
25. Dimensions for all driveways, approaches, drive aisles and parking spots must be shown per TMC§1107.1911.
26. Provide sidewalk connection from building sidewalk to existing sidewalk along Secor Road per TMC§1107.1300.

STAFF RECOMMENDATION (cont'd)

Division of Traffic Management (cont'd)

27. A minimum of a 25' wide drive aisle is required where a two-way traffic flow is being utilized per TMC§1107.1911.
28. Stacking must be shown at all drive-thru/pick up lanes per TMC§1107.1601.
29. Existing right in/right out drive between Lots 1 & Lot 3 shall be closed.
30. "Do Not Enter" signage is required to prevent wrong-way traffic flow at pick up/drive-thru lanes exit.
31. All pick up/drive-thru lanes are required to have a minimum of a 10' wide bail out lane to allow a vehicle to get out of the cue in an emergency per Traffic Management.
32. A sidewalk must completely encompass the roundabout and continuing south to the new 5' sidewalk. (A cross walk will be required at the south side of the roundabout for pedestrian traffic.)
33. Sidewalk is required along the North and the West drives for pedestrian traffic.
34. All the proper yield and pedestrian crossing signage is required to be shown around the roundabout.

Plan Commission

35. Per TMC§1103.1008(D), no more than seventy percent (70%) of the gross site acreage may be covered by buildings, structures, street, driveway, or parking area pavement. **Not acceptable as depicted. A revised site and landscaping plan shall be submitted to the Plan Director showing compliance with TMC§1103.1008(D).**
36. An open space area with a minimum depth of thirty feet (30') shall be provided beside all perimeter drive aisles in lieu of the open space required by TMC§1103.1008(B). Approval of these open spaces shall be upon the discretion of the Plan Director. **Not acceptable as depicted. The applicant shall submit a revised site and landscaping plan to the Plan Director showing open space areas with a minimum depth of thirty feet (30') beside all perimeter drive aisles.**
37. Usable, accessible, and consolidated common open space areas in the amount of no less than ten percent (10%) of the gross site acreage is required per TMC§1103.1008(C). **Not acceptable as depicted. The applicant shall submit a revised site and landscaping plan showing compliance with TMC§1106.1008(C).**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

38. The stormwater feature within the proposed consolidated open space shall take up no more than one-third of the development's total consolidated open space area. **Acceptable as depicted.**
39. The stormwater feature within the proposed consolidated open space shall be a wet basin if practicable as determined by the Plan Director and the Division of Engineering Services.
40. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700.
41. A minimum of fifty (50) bicycle parking spaces are required throughout the site. **The applicant shall provide further detail to the Plan Director on the number of bicycle parking spaces provided on site in compliance with TMC§1107.0900. Additional bicycle parking spaces shall be placed near the proposed Multi-tenant (Retail A/B) building.**
42. Per TMC§1107.1600, seven (7) vehicle stacking spaces are required for restaurant drive-throughs. **The applicant shall submit a revised site plan to the Plan Director depicting a minimum of seven (7) stacking spaces within each drive-thru lane in compliance with TMC§1107.1600.**
43. Per TMC Sections 1103.1010 & 1109.0304, a direct pedestrian walkway connection shall be added between Central Avenue, the "Outparcel 1 Building" entrance(s), and the "Anchor Retail building entrance(s). **Not acceptable as depicted. The applicant shall submit a revised site and landscaping plan to the Plan Director depicting this required pedestrian walkway connection.**
44. Per TMC Sections 1103.1010 & 1109.0304, direct pedestrian walkway connections shall be added between the existing office building, the "Outparcel 1 Building", the "Multi-tenant Building", and the "Restaurant B / Outparcel 2 Building". **Not acceptable as depicted. The applicant shall submit a revised site and landscaping plan to the Plan Director depicting these required pedestrian walkway connections.**
45. Per TMC§1103.1010, sidewalks are required along all sides of the roundabout, on both sides of the north-south drive aligned with the Central Avenue traffic light intersection, and along both sides of the northern drive aligned with the Secor Road traffic light intersection. **Not acceptable as depicted on site plan. The applicant shall submit a revised site and landscaping plan to the Plan Director depicting sidewalks required by TMC§1103.1010.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

46. Per TMC§1109.0303(D), a raised walkway shall be required between all parking lot sub areas / groupings. Periodic ADA accessible ramps shall be incorporated connecting these walkways to adjacent parking areas and building entrances. This shall be upon the discretion of the Plan Director. **Not acceptable as depicted. The applicant shall submit a revised site and landscaping plan to the Plan Director depicting these required raised pedestrian walkway connections.**
47. All connecting walkways within large-scale retail projects must be a minimum of six feet (6') in width per TMC§1109.0304(A). **Not acceptable as depicted. The applicant shall submit a revised site and landscaping plan to the Plan Director depicting all pedestrian walkways with a minimum width of six feet (6').**
48. 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.
49. Per TMC§1109.0307, existing bus stops shall be integrated into the traffic and pedestrian circulation system on the site. The developer shall consult with TARTA on the need to provide connection to future bus stops, bus turnout lanes for customers and employees, or other transit improvements. **The applicant shall provide proof of this consultation to the Plan Director.**
50. Per TMC§1108.0202, a minimum thirty-foot (30') wide frontage greenbelt along Central Avenue is required. This greenbelt must contain at least one (1) tree for every thirty-feet (30') of frontage. **Not acceptable as depicted. A revised landscaping plan shall be submitted to the Plan Director depicting a minimum of twenty-four (24) trees within the Central Avenue frontage greenbelt.**
51. Per TMC§1108.0203, a Type B landscape buffer is required along the western property line. Four (4) canopy trees and fifteen (15) shrubs are required within the buffer per 100 linear feet. Type B landscape buffer materials may be placed within the required open space area adjacent to the western drive aisle in lieu of the PUD perimeter open space area. **Not acceptable as depicted. The applicant shall submit a revised landscape plan to the Plan Director depicting a minimum of sixty (60) canopy trees and 225 shrubs.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

52. Per TMC§1108.0203, a Type B landscape buffer is required along portions of the northern property line. Four (4) canopy trees and fifteen (15) shrubs are required within the buffer per 100 linear feet. In areas along the northern property line where a buffer is not required, one (1) canopy tree is required for each thirty linear feet (30') per TMC§1108.0204. Type B landscape buffer and parking lot perimeter materials may be placed within the required open space area adjacent to the northern drive aisle in lieu of the PUD perimeter open space area. **Quantity acceptable as depicted on landscaping plan.**
53. Per TMC§1108.0204, perimeter parking lot landscaping is required between the proposed parking and "Lot 4". One (1) canopy tree for each thirty linear feet (30') and a continuous shrub hedge to screen headlights from surrounding areas is required. **Acceptable as depicted on landscaping plan.**
54. In addition to other landscape requirements for buffer areas, frontage greenbelts, and parking lot perimeters, 368 trees and 711 shrubs are required between the parking lot interior requirements of TMC§1108.0204 and the site interior requirements of TMC§1108.0205(B). **Not acceptable as depicted. The applicant shall submit a revised landscaping plan depicting a minimum of 368 trees and 711 shrubs within the interior of this site (not including materials required for buffer areas, frontage greenbelts, or parking lot perimeters). A sufficient number of these trees shall be depicted within the parking lot interior so as impervious surfaces are sufficiently covered with canopy trees as determined by the Plan Director.**
55. Per TMC§1103.1007(H), all telephone, electrical, cable, and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened.
56. Per TMC§1103.1209(A.3), grade level mechanical equipment shall be screened from adjoining residential parcels and from the right of way(s).
57. Per TMC§1108.0204(B.6), landscaped areas may not contain bare soil, aggregated stone, or decorative rock. Any ground area must be covered with hardwood mulch, grass, or other vegetative ground coverage.
58. Topsoil must be back filled to provide positive drainage of the landscape area.
59. The location, number, height, diameter, and species of any materials to be planted and maintained shall be depicted on the landscaping plan, as well as the location and number of any existing trees to be retained.
60. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

61. 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 Plan Director for review or approval.
62. 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.
63. The location, height, and materials for any fencing to be installed and maintained shall be depicted on the landscaping plan. **Not acceptable. A waiver shall be received to allow for the proposed thirty-five-foot (35') fence around the outdoor field area.**
64. Dumpster locations shall be clearly marked on the site plan and located and screened per TMC§1108.0203(G).
65. A wall surface visible from adjoining streets or properties longer than 100 feet must incorporate a series of recesses or offsets, at intervals of not less than twenty-five feet (25') nor more than 100 feet, that vary the depth of the building wall by a minimum of four feet (4'). Not less than twenty-five percent (25%) of the building wall shall be varied in this way. **Applicant shall submit elevation drawings clarifying that building offsets are a minimum of four feet (4') in depth. Applicant shall also submit revised elevation drawings depicting a recess or offset in the building plane along the southern elevation of the "Anchor Retail" building in compliance with TMC§1109.0306.**
66. Per TMC§1109.0306(E), building height may not exceed thirty-five feet (35') for one-story buildings in large-scale retail projects. **Not acceptable as depicted. The applicant shall submit revised elevation drawing showing that no single-story tenant space exceeds a maximum height of thirty-five feet (35').**
67. Per TMC§1109.0500, at least eighty percent (80%) of each elevation visible from the right-of-way must be comprised of predominant materials. No more than twenty percent (20%) of may be comprised of accent materials.
 - a. **The southern portion of the "Anchor Building" is not acceptable as depicted. The applicant shall submit revised elevation drawings to the Plan Director showing compliance with TMC§1109.0500.**
 - b. **The northern portion of the "Anchor Building" is not acceptable as depicted. The applicant shall submit revised elevation drawings to the Plan Director with a percentage material break down showing compliance with TMC§1109.0500.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- c. **The “Multi-tenant Building” is not acceptable as depicted. The applicant shall submit revised elevation drawings to the Plan Director showing compliance with TMC§1109.0500.**
 - d. **The “Outparcel 1 Building” is not acceptable as depicted. The applicant shall submit revised elevation drawings to the Plan Director showing a different metal material for the corrugated/ribbed metal and compliance with TMC§1109.0500.**
68. No building elevations were submitted for the “Outparcel 2 Building”. **The applicant shall submit elevation drawings to the Plan Director showing compliance with TMC§§ 1109.0300 & 1109.0500.**
69. Per TMC§1109.0306(C), all rooftop units, such as HVAC units, shall be fully concealed from public view by a building’s architectural features.
70. The submitted elevations depict multiple signs, some of which would not meet the requirements of TMC Chapter 1113 *Signs*. **The applicant shall submit a unified sign plan for the shopping center either as a standalone plan meeting the requirements of TMC Chapter 1113 *Signs* or as part of a rezone request to CR-SO meeting the requirements of TMC§1103.0700.**
71. Applicant shall obtain a sign permit for any proposed signage.
72. 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.
73. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval then the Planned Unit Development approval shall become null and void.
74. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

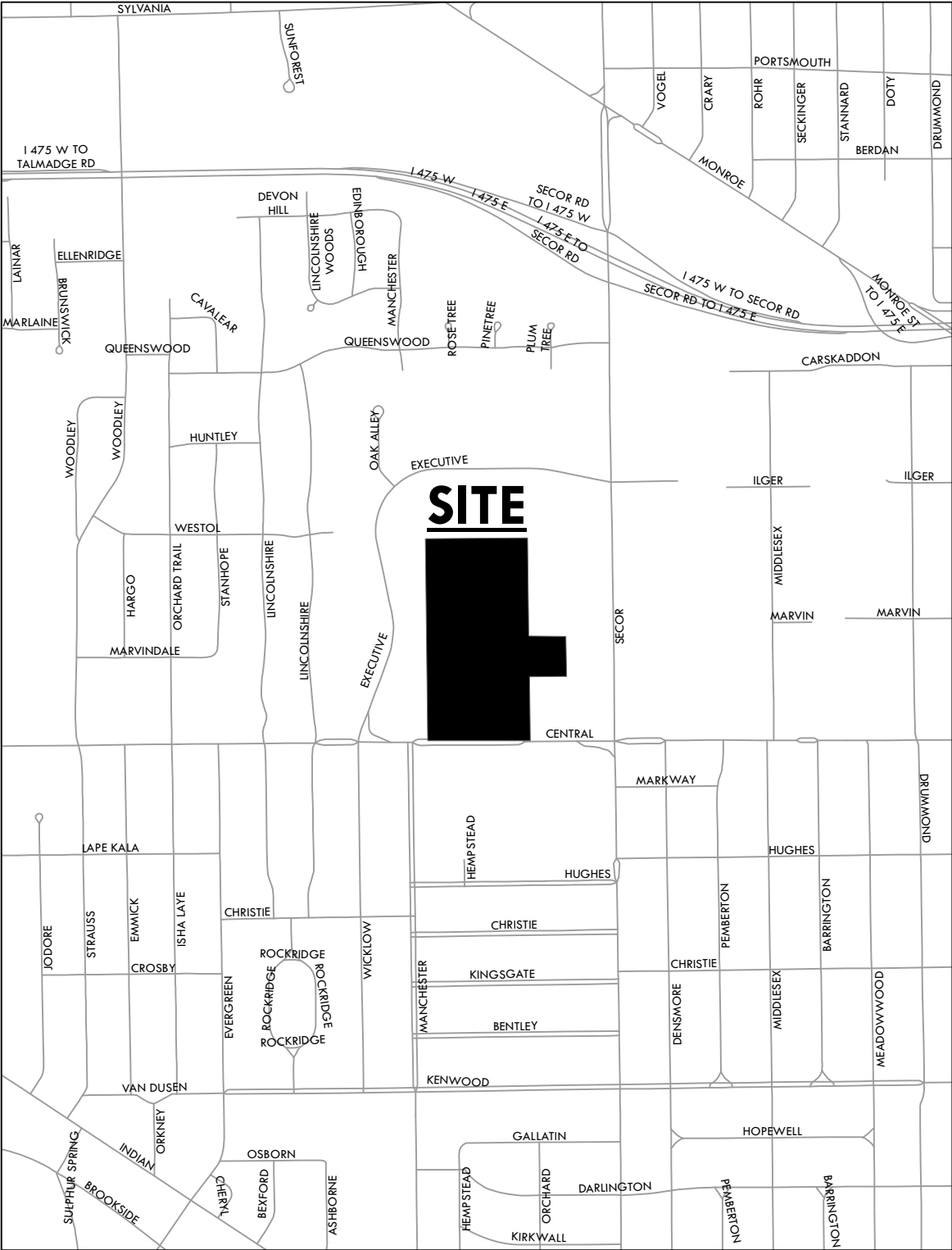
PLANNED UNIT DEVELOPMENT
TOLEDO CITY PLAN COMMISSION
REF: PUD25-0003
DATE: September 11, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2025
TIME: 4:00 P.M.

AS
Thirteen (13) sketches follow

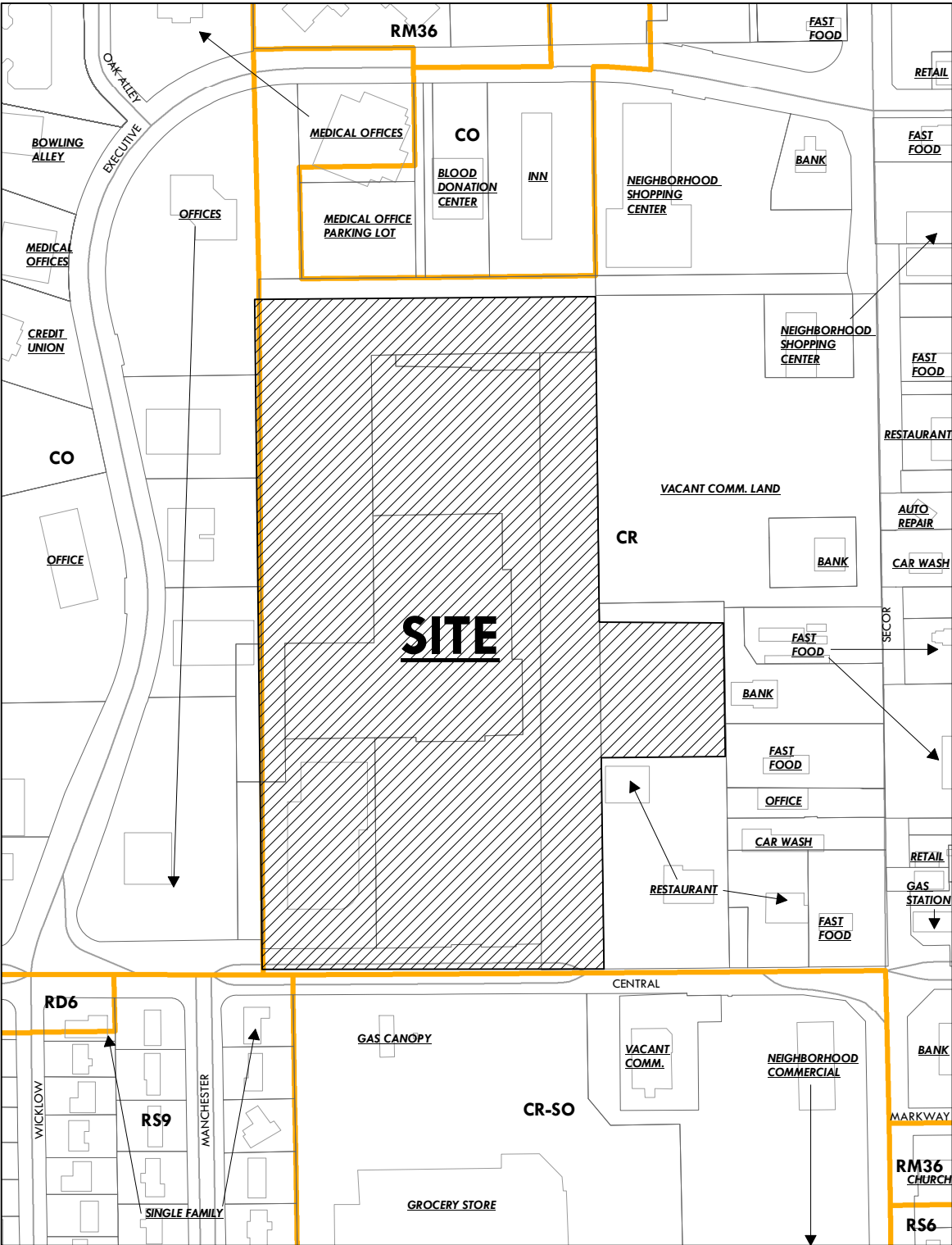
GENERAL LOCATION

PUD25-0003
ID 78



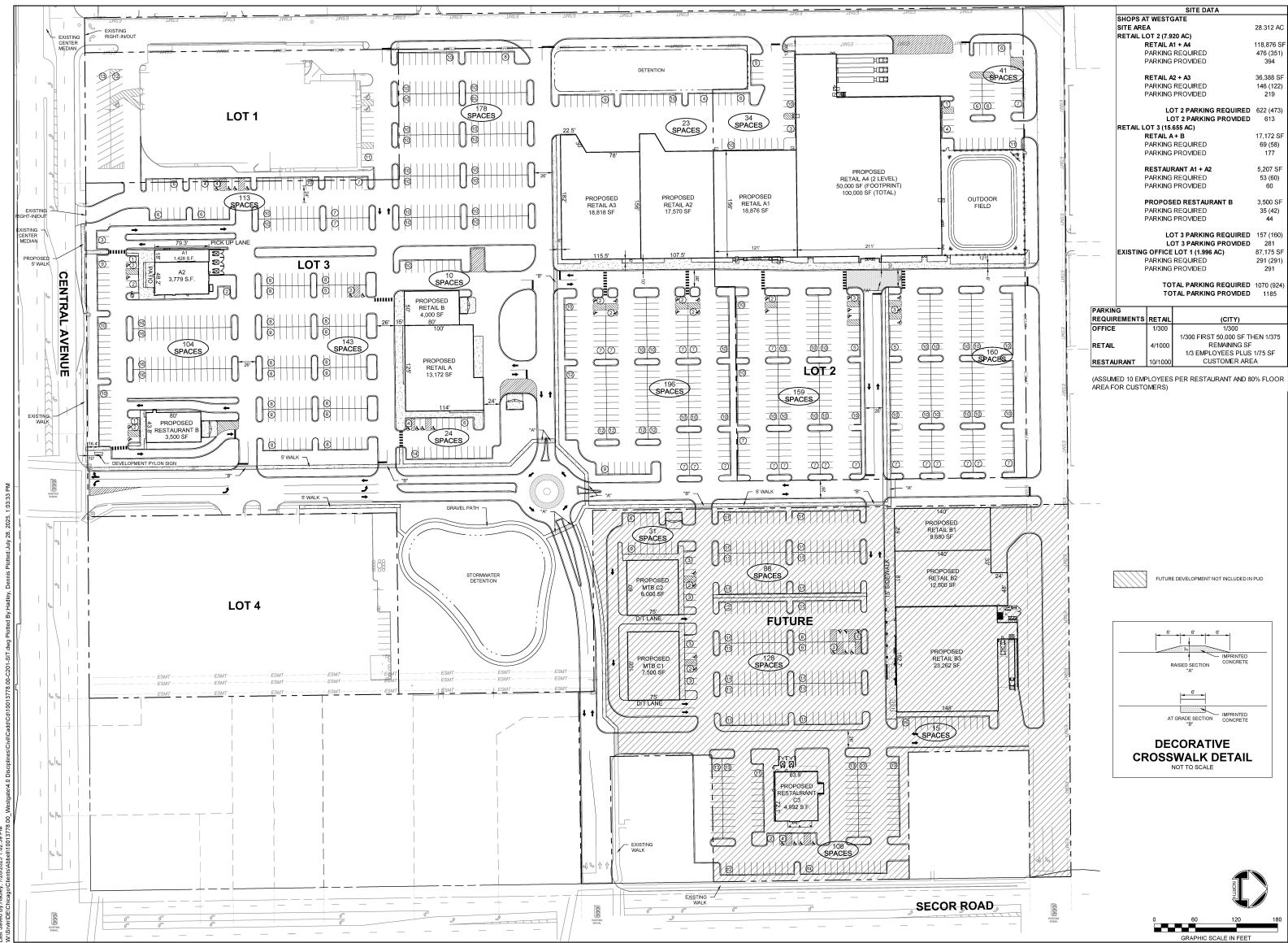
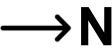
ZONING & LAND USE

PUD25-0003
ID 78



OVERALL SITE PLAN

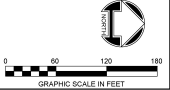
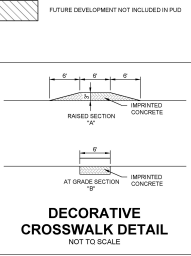
PUD25-0003
ID 78



SITE DATA	
SHOPS AT WESTGATE SITE AREA	28,312 AC
RETAIL LOT 2 (7,520 AC)	
RETAIL A1 + A4	118,876 SF
PARKING REQUIRED	476 (351)
PARKING PROVIDED	384
RETAIL A2 + A3	38,388 SF
PARKING REQUIRED	146 (122)
PARKING PROVIDED	219
LOT 2 PARKING REQUIRED	622 (473)
LOT 2 PARKING PROVIDED	613
RETAIL LOT 3 (14,555 AC)	
RETAIL A + B	17,172 SF
PARKING REQUIRED	69 (58)
PARKING PROVIDED	177
RESTAURANT A1 + A2	5,307 SF
PARKING REQUIRED	53 (40)
PARKING PROVIDED	60
PROPOSED RESTAURANT B	3,500 SF
PARKING REQUIRED	35 (42)
PARKING PROVIDED	44
LOT 3 PARKING REQUIRED	157 (160)
LOT 3 PARKING PROVIDED	281
EXISTING OFFICE LOT 1 (1,996 AC)	
PARKING REQUIRED	87,175 SF
PARKING PROVIDED	291 (291)
TOTAL PARKING REQUIRED	1070 (934)
TOTAL PARKING PROVIDED	1185

PARKING REQUIREMENTS	RETAIL	(CITY)
OFFICE	1/300	1/300
RETAIL	4/1000	1/300 FIRST 50,000 SF THEN 1/375 REMAINING SF
RESTAURANT	10/10,000	1/3 EMPLOYEES PLUS 1/75 SF CUSTOMER AREA

(ASSUMED 10 EMPLOYEES PER RESTAURANT AND 80% FLOOR AREA FOR CUSTOMERS)



WOOLPERT
4454 Idea Center Boulevard, Suite 100
Dayton, OH 45430
937.461.5660

ISSUANCE SCHEDULE
DATE DESCRIPTION

WESTGATE VILLAGE NORTH, LLC
SHOPS AT WESTGATE
PUD SUBMITTAL
NWS OF WEST CENTRAL AVENUE AND SECOR ROAD
TOLEDO, OHIO

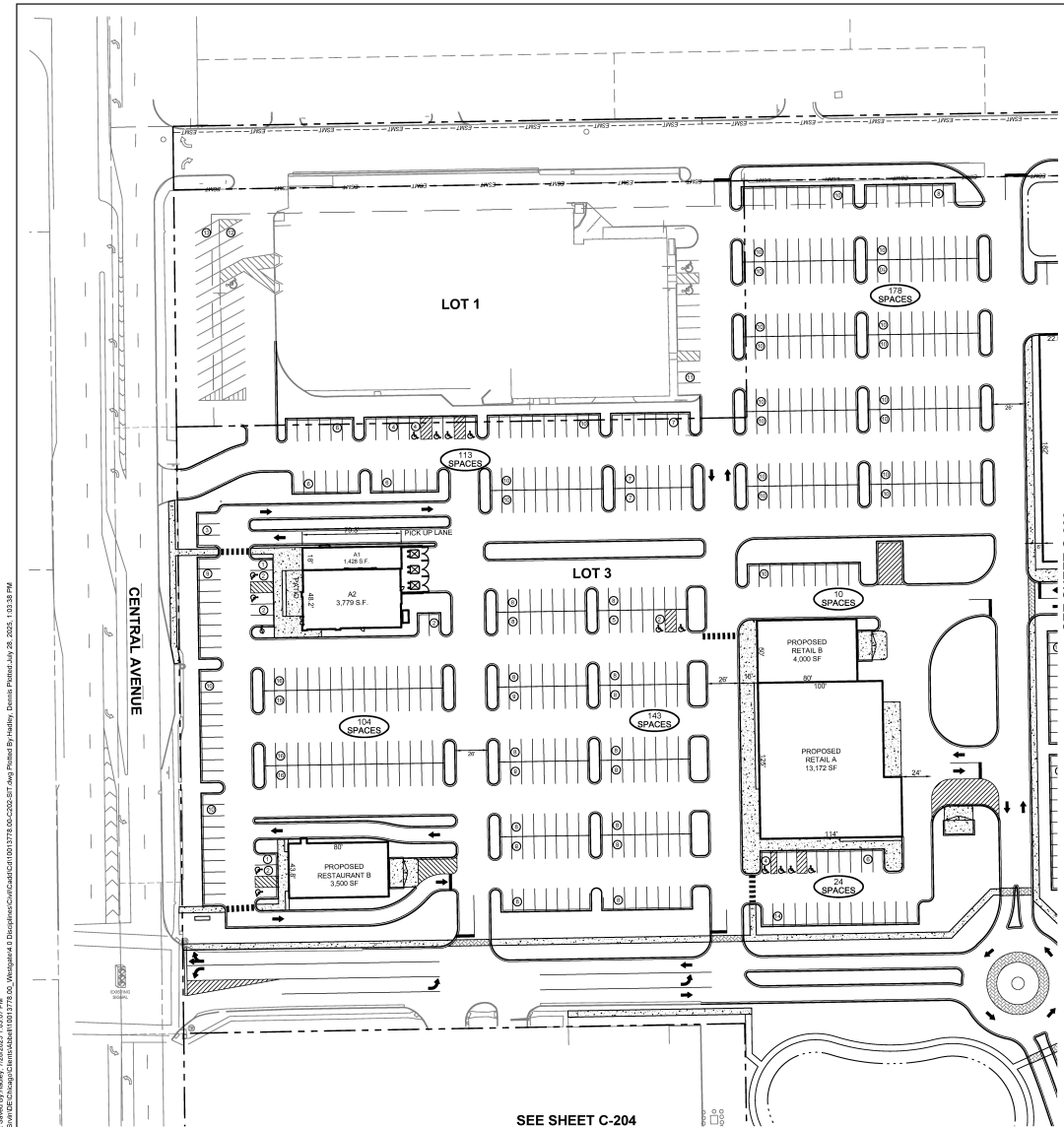
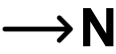
PROJECT NO: 10013778.00
DATE ISSUED: 07/28/25
DESIGNED BY: CP
DRAWN BY: DH
CHECKED BY: CP

SHEET NAME:
OVERALL SITE PLAN

SHEET NO:
C-201

SOUTHWEST SITE PLAN

PUD25-0003
ID 78



SEE SHEET C-204

SEE SHEET C-203

WOOLPERT
4454 Idea Center Boulevard, Suite 100
Dayton, OH 45430
937.461.5660

ISSUANCE SCHEDULE
SUBMITTAL DATE DESCRIPTION

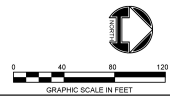
**WESTGATE VILLAGE NORTH, LLC
SHOPS AT WESTGATE
PUD SUBMITTAL**

NW 1/4 WEST CENTRAL AVENUE AND SECOR ROAD
TOLEDO, OHIO

PROJECT NO: 10013778.00
DATE ISSUED: 07/28/25
DESIGNED BY: CP
DRAWN BY: DH
CHECKED BY: CP

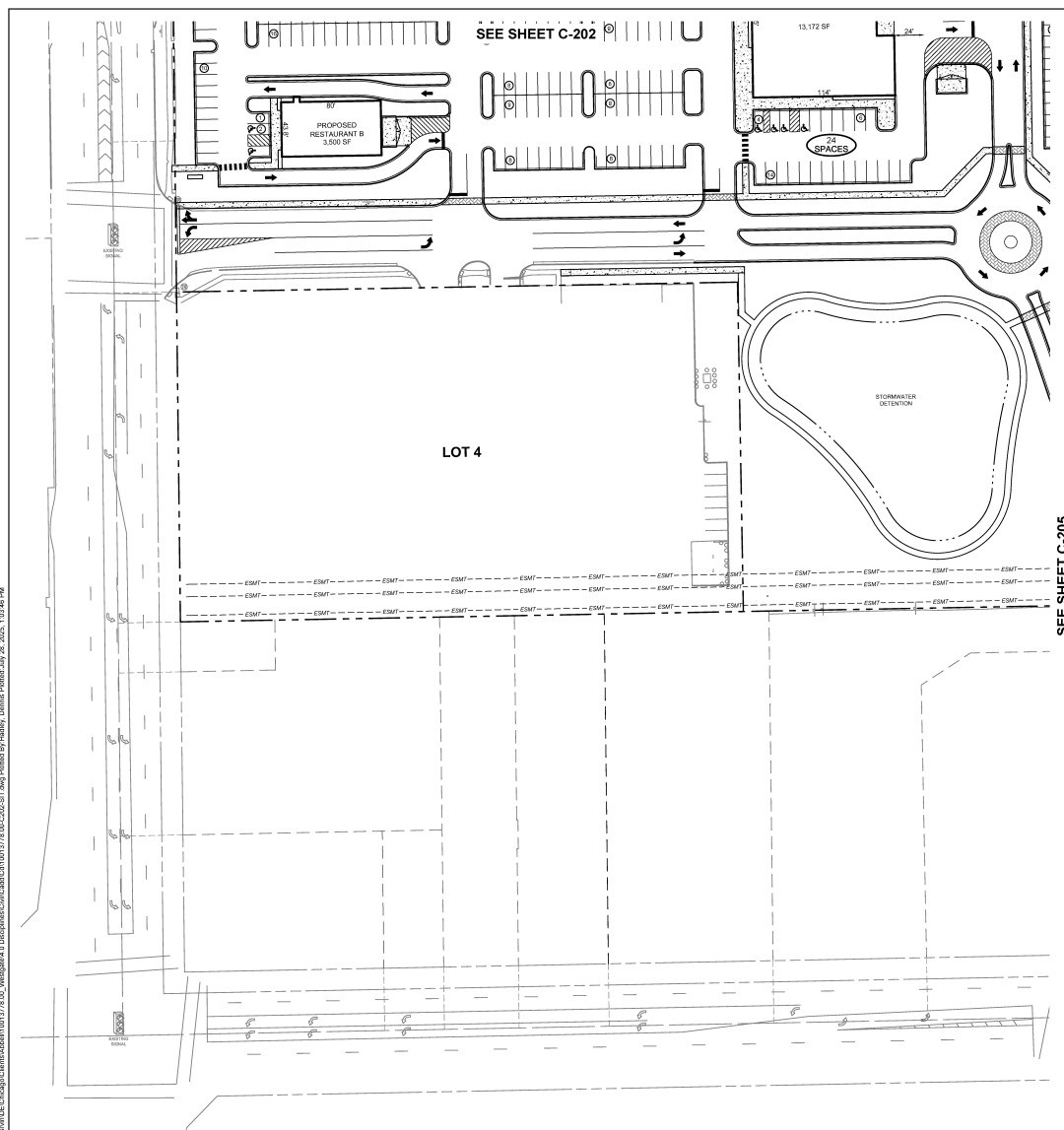
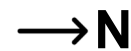
SHEET NAME:
SOUTHWEST SITE PLAN

SHEET NO:
C-202



SOUTHEAST SITE PLAN

PUD25-0003
ID 78



WOOLPERT
4454 Idea Center Boulevard, Suite 100
Dayton, OH 45430
937.461.5660

△	ISSUANCE SCHEDULE	
	NUMBER	DATE
		DESCRIPTION

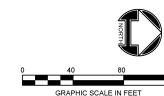
WESTGATE VILLAGE NORTH, LLC
SHOPS AT WESTGATE
PUD SUBMITTAL

1100 W. CENTRAL AVENUE AND SECOR ROAD
TOLEDO, OHIO

PROJECT NO:	10013778.00
DATE ISSUED:	07/28/25
DESIGNED BY:	CP
DRAWN BY:	DH
CHECKED BY:	CP

SHEET NAME:
SOUTHEAST SITE PLAN

SHEET NO:
C-204



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ISSUANCE SCHEDULE	
NUMBER	DATE DESCRIPTION

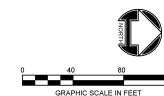
WESTGATE VILLAGE NORTH, LLC
SHOPS AT WESTGATE
PUD SUBMITTAL

WWC OF WEST CENTRAL AVENUE AND SECOR ROAD
TOLEDO, OHIO

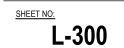
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DATE ISSUED:	07/28/25
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DRAWN BY:	DH
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SHEET NAME:
NORTHWEST SITE PLAN

SHEET NO:
C-203

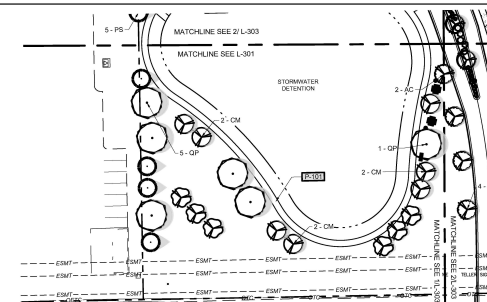
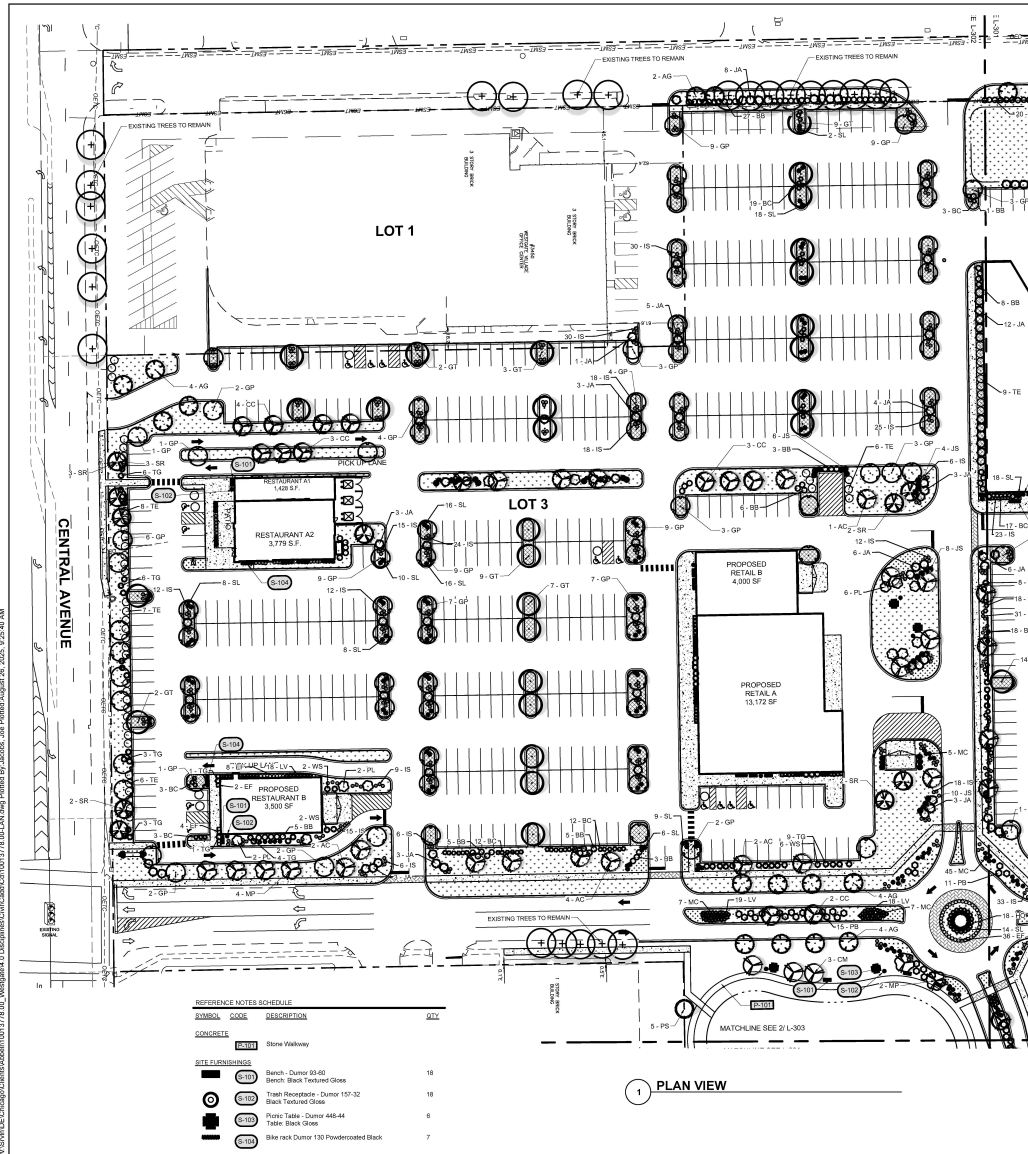
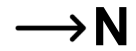


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LANDSCAPE PLAN L-303

PUD25-0003
ID 78



2 PLAN VIEW

SYMBOL	BOTANICAL NAME	COMMON NAME
EVERGREEN TREES		
1	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
2	Pinus ponderosa 'Fastigata'	Columnar Colorado Spruce
3	Pinus strobus 'Fastigata'	Pyramidal White Pine
DECIDUOUS TREES		
4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry
5	Cercis canadensis	Eastern Redbud
6	Cornus canadensis 'J.N. Targui'	Prespedent Blackwood
7	Cornus kousa 'Milly Way'	Milly Way Kousa Dogwood
8	Malus x 'Prize Rose'	Prize Rose Crabapple
9	Fatsia chinensis	Chinese Fatsia
10	Syringa velutina	Japanese Tree Lilac
SHRUB TREES		
11	Acer rubrum 'Columnare'	Columnar Red Maple
12	Gratia glabra 'Pinnatifidum Sentry'	Pinnatifidum Sentry Gratia (Male Only)
13	Gleditsia triacanthos 'Inermis'	Thornless Honey Locust
14	Quercus phellos	Willow Oak
SHRUBS		
15	Berberis thunbergii 'Grimm's Pinyon'	Grimm's Pinyon Japanese Barberry
16	Prunus pennsylvanica	Sand Cherry
17	Prunus x cistena	Purple Leaf Sand Cherry
18	Viburnum acerifolium 'Blackace'	Blackace Viburnum
PERENNIALS		
19	Scilla maritima	Ultramarine Scilla
20	Scilla maritima 'Sibirica'	Siberian Scilla
21	Scilla maritima 'Sibirica'	Siberian Scilla
22	Scilla maritima 'Sibirica'	Siberian Scilla
23	Scilla maritima 'Sibirica'	Siberian Scilla
24	Scilla maritima 'Sibirica'	Siberian Scilla
25	Scilla maritima 'Sibirica'	Siberian Scilla
26	Scilla maritima 'Sibirica'	Siberian Scilla
27	Scilla maritima 'Sibirica'	Siberian Scilla
28	Scilla maritima 'Sibirica'	Siberian Scilla
29	Scilla maritima 'Sibirica'	Siberian Scilla
30	Scilla maritima 'Sibirica'	Siberian Scilla
31	Scilla maritima 'Sibirica'	Siberian Scilla
32	Scilla maritima 'Sibirica'	Siberian Scilla
33	Scilla maritima 'Sibirica'	Siberian Scilla
34	Scilla maritima 'Sibirica'	Siberian Scilla
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36	Scilla maritima 'Sibirica'	Siberian Scilla
37	Scilla maritima 'Sibirica'	Siberian Scilla
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99	Scilla maritima 'Sibirica'	Siberian Scilla
100	Scilla maritima 'Sibirica'	Siberian Scilla

1 PLAN VIEW

SYMBOL	DESCRIPTION	QTY
1	Stone Walkway	
2	Bench - Dune 03-03	18
3	Bench - Black Textured Glass	18
4	Trash Receptacle - Dune 157-32	6
5	Table - Dune 448-44	6
6	Table - Black Glass	7
7	Bike rack Dune 130 Powdercoated Black	

WOOLPERT
4454 Idea Center Boulevard, Suite 100
Dayton, OH 45430
937.461.5660

ISSUANCE SCHEDULE
DATE DESCRIPTION

WESTGATE VILLAGE NORTH, LLC
SHOPS AT WESTGATE
PUD SUBMITTAL

PROJECT NO: 10013778.00
DATE ISSUED: 07/21/2025
DESIGNED BY: KJE
DRAWN BY: KJE
CHECKED BY: CP

SHEET NAME:
LANDSCAPE PLAN

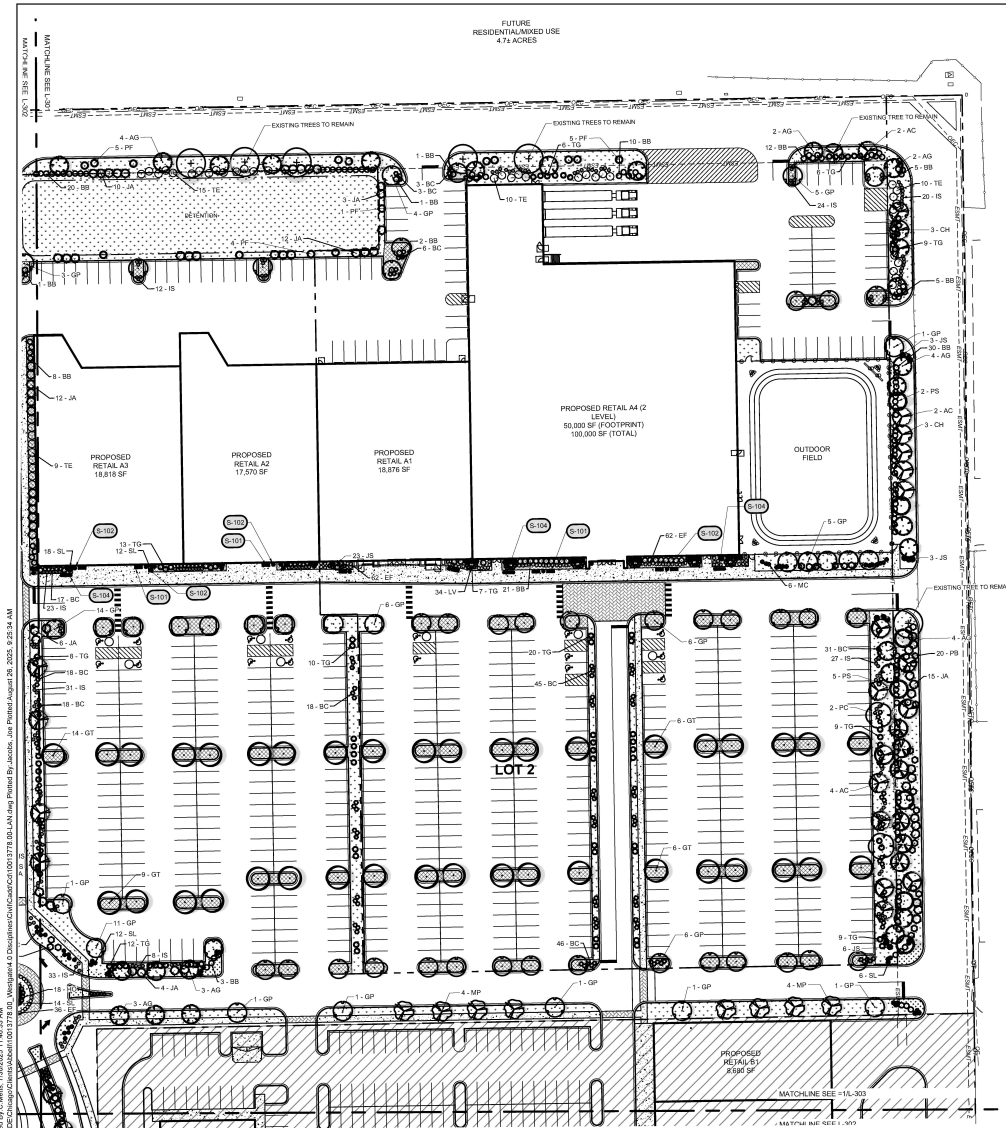
SHEET NO:
L-303



LANDSCAPE PLAN L-302

PUD25-0003
ID 78

→ N



PLANT SCHEDULE		
SYMBOL	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
	<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper
	<i>Pinus pungens</i> 'Fastgate'	Columnar Colorado Spruce
	<i>Pinus strobus</i> 'Fastgate'	Pyramidal White Pine
PERENNIAL TREES		
	<i>Amelanchier x grandiflora</i> Autumn Brilliance	Autumn Brilliance Apple Serviceberry
	<i>Cercis canadensis</i>	Eastern Redbud
	<i>Carpinus caroliniana</i> 'J.N. Upright'	Flaxspire Maidenhair
	<i>Cornus kousa</i> 'Misty May'	Misty May House Dogwood
	<i>Malus x Prairie Rose</i>	Prairie Rose Crabapple
	<i>Philadelphus chinensis</i>	Chinese Philadelphus
	<i>Springer virens</i>	Japanese Tree Lilac
SHRUBS		
	<i>Acer rubrum</i> 'Columnar'	Columnar Red Maple
	<i>Ginkgo biloba</i> 'Preston Denry'	Preston Denry Ginkgo (Male Only)
	<i>Quercus phellos</i>	Willow Oak
PERENNIALS		
	<i>Barberry thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry
	<i>Prunella laevis</i>	Sand Cherry
	<i>Prunella laevis</i>	Purple Leaf Sand Cherry
	<i>Vaccinium floribundum</i>	Sonic Bloomer Pink Veilchen
PERENNIALS		
	<i>Buxus microphylla</i>	Littledoor Boxwood
	<i>Eurostylis fortunei</i>	Wintercreeper
	<i>Isis creata</i> 'Soft Touch'	Soft Touch Japanese Holly
	<i>Juniperus chinensis</i> 'Pfitzeriana Aurea'	Golden Pfitzer Juniper
	<i>Taxus canadensis</i> 'Monro'	Emerald Spreader Japanese Yew
	<i>Thuja occidentalis</i> 'Golden Globe'	Golden Globe Arborvitae
PERENNIALS		
	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass
	<i>Schizanthus luteus</i> 'Chameleon'	Chameleon Little Bluestem
PERENNIALS		
	<i>Hemerocallis x 'Stella de Oro'</i>	Stella de Oro Daylily
	<i>Limonium muscari</i> 'Vieringate'	Vieringate Daylily
PERENNIALS		
	<i>Nepeta x 'Cat's Pajamas'</i>	Cat's Pajamas Catmint
	<i>Sedum x 'Angelina'</i>	Angelina Sedum

REFERENCE NOTES SCHEDULE			
SYMBOL	CODE	DESCRIPTION	QTY
CONCRETE			
	1000	Stone Walkway	
IRIG CHANGES			
	1000	Bench - Durable 95-60	18
	1000	Bench - Black Textured Glass	18
	1000	Trash Receptacle - Durable 107-32	18
	1000	Black Textured Glass	6
	1000	Plastic Table - Durable 448-44	7
	1000	Black Textured Glass	7
	1000	Black Textured Glass	7



WOOLPERT
4454 Idea Center Boulevard, Suite 100
Dayton, OH 45430
937.461.5660

ISSUANCE SCHEDULE
DATE DESCRIPTION

ABBELL ASSOCIATES, LLC
SHOPS AT WESTGATE
PUD SUBMITTAL
1000 WEST CENTRAL AVENUE AND SECOND ROAD
TOLEDO, OHIO

PROJECT NO: 10013778.00
DATE ISSUED: 07/21/2025
DESIGNED BY: KJE
DRAWN BY: KJE
CHECKED BY: CP

SHEET NAME:
LANDSCAPE PLAN

SHEET NO:
L-302

"ANCHOR BUILDING" - SOUTHERN SECTION

PUD25-0003
ID 78

Anchor Retail
Building

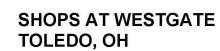


Shops at Westgate | Toledo, Ohio
Schematic Design PD Submittal
07.28.25



PUD25-0003
ID 78

ID 78



REV 1 _____
REV 2 _____
REV 3 _____
REV 4 _____
REV 5 _____

"MULTI-TENANT BUILDING"

PUD25-0003
ID 78

**Multi-tenant
Retail
Building**



Shops at Westgate | Toledo, Ohio
Schematic Design PD Submittal
07.28.25



"OUTPARCEL 1 BUILDING"

PUD25-0003
ID 78

Outparcel 1



Shops at Westgate | Toledo, Ohio
Schematic Design PD Submittal
07.28.25



GENERAL INFORMATION

Subject

- | | | |
|----------|---|---|
| Request | - | Repeal of Ordinance 303-00, Approving a Zone Change from RS6 and IL to IL |
| Location | - | 606-636 South Byrne Road and 3550-3636 Angola Road |

Site Description

- | | | |
|----------------|---|--|
| Current Zoning | - | RS6 (Single-Dwelling Residential) & IL (Limited Industrial) |
| Area | - | ± 60 Acres |
| Frontage | - | ± 370 along South Byrne Road
± 438 along Marine Road
± 830 along Airport Highway |

Area Description

- | | | |
|-------|---|---|
| North | - | IG / Vacant Industrial, Manufacturing, Car Sales, Supply Stores, Marine Road |
| South | - | IL, RS6, CR / Farmland, Airport Hwy, Single-Dwelling Homes, Auto Repair |
| East | - | IL, CN, CR, RS12, RD6 / Car Wash, Gas Station, Auto Sales, Light Manufacturing, Apartments, Single-Dwelling Homes, Byrne Road |
| West | - | IL & RS6 / Farmland, Former Surface Mine |

Parcel History

- | | | |
|------------|---|---|
| Z-8009-99 | - | Zone Change from R-2 & M-1 to M-1 at 606-636 S Byrne Road & 3550-3636 Angola (P.C. approved 02/10/00; Council approved 03/28/00, Ord. 303-00, subject to Industrial Plat) |
| Z-12002-20 | - | Zone Change from RS6 to IL at 0 S Byrne Rd (P.C. approved 02/11/21; Council referred to Ord. 303-00, which was still in effect subject to Industrial Plat) |
| S-21-22 | - | Final Plat of Kott's Landing, located at 3550-3636 Angola Road (P.C. deferred indefinitely 02/09/23) |

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|----------|---|---|
| S-8-23 | - | Final Plat of Kott's Landing, located at Angola Road & Byrne Road (P.C. approved 06/08/23, did not satisfy Industrial Plat requirement) |
| Z25-0002 | - | Zone Change from RS6 (Single-Dwelling Residential) & IL (Limited Industrial) to IG (General Industrial) at 0 South Byrne Road (P.C. disapproved 4/10/25; Council disapproved 7/15/25) |

Applicable Plans & Regulations

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

STAFF ANALYSIS

It has been requested that the Toledo City Plan Commission hold a public hearing regarding a repeal of Ordinance 303-00, which approved a zone change from RS6 (Single-Dwelling Residential) and IL (Limited Industrial) to IL (Light Industrial) at 606-636 South Byrne Road and 3550-3636 Angola Road.

This ordinance was approved with a condition that the zoning not take effect until an industrial plat is approved and recorded. A zone change with a plat requirement was a common tool used before the 2004 zoning code rewrite to provide the opportunity for a site plan review. It was typically added for sites that were controversial, had potential traffic safety issues, or involved multiple properties. This type of condition has seldom been used since the 2004 zoning code rewrite, as mandatory site plan reviews are now required.

An industrial plat was approved and recorded for this site in 2023. However, the plat did not include all of the original properties and did not meet the ordinance's legal description. Because the plat did not include all of the original properties, the zoning has not converted.

The request to repeal of Ordinance 303-00 is to ensure that any property owner's desire to rezone these properties go through a hearing process. The hearings which led to the passage of Ordinance 303-00 occurred twenty-five (25) years ago and many of the surrounding property owners have changed.

STAFF RECOMMENDATION

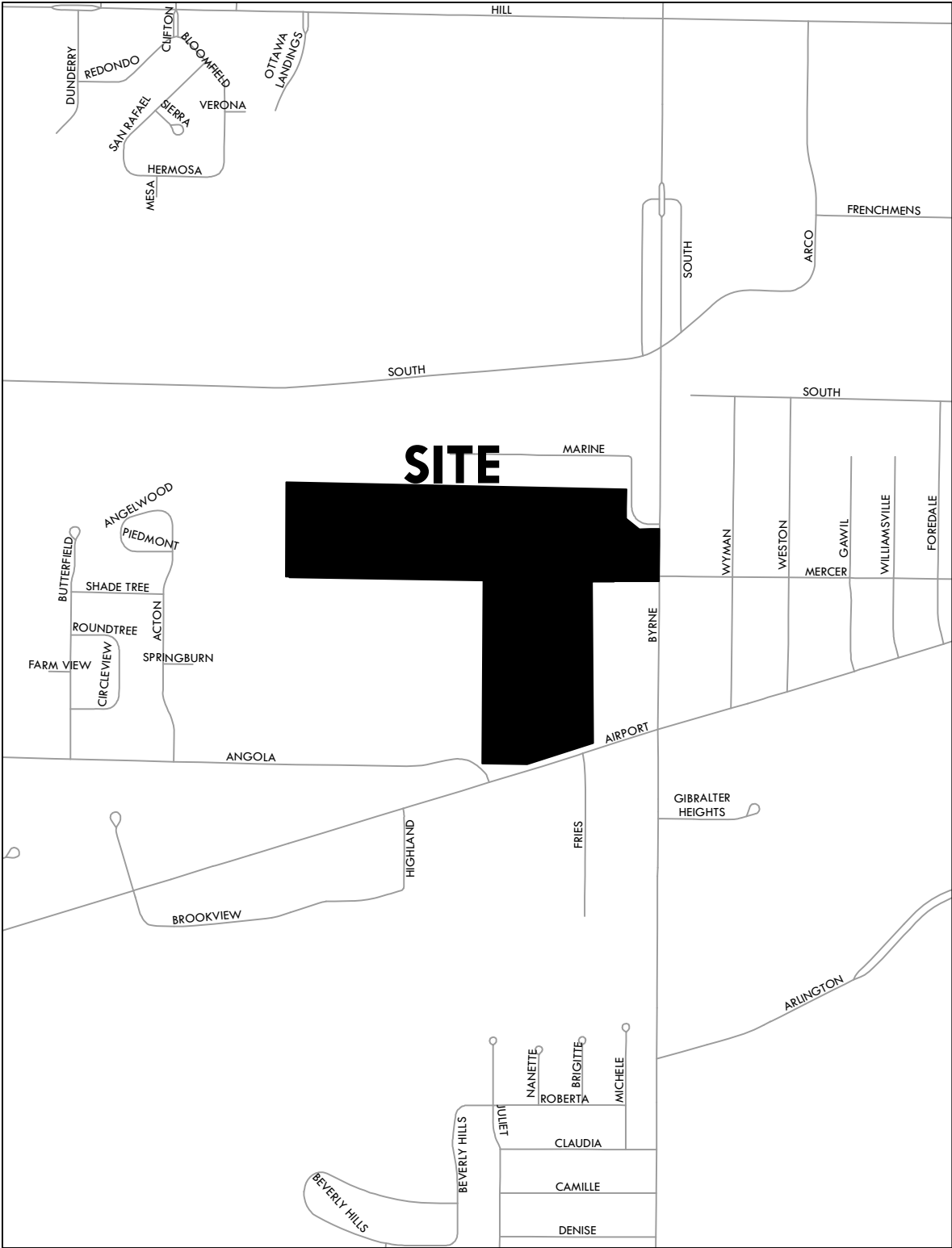
Staff recommends that the Toledo City Plan Commission recommend that the Toledo City Council rescind Ordinance 303-00, an approval of a zone change from RS6 (Single-Dwelling Residential) and IL (Limited Industrial) to IL (Light Industrial) at 606-636 South Byrne Road and 3550-3636 Angola Road, to ensure that any desire to rezone the subject properties goes through an open and transparent hearing process.

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: M-10-25
DATE: September 11, 2025
TIME: 2:00 P.M.

AS
Three (3) sketches follow

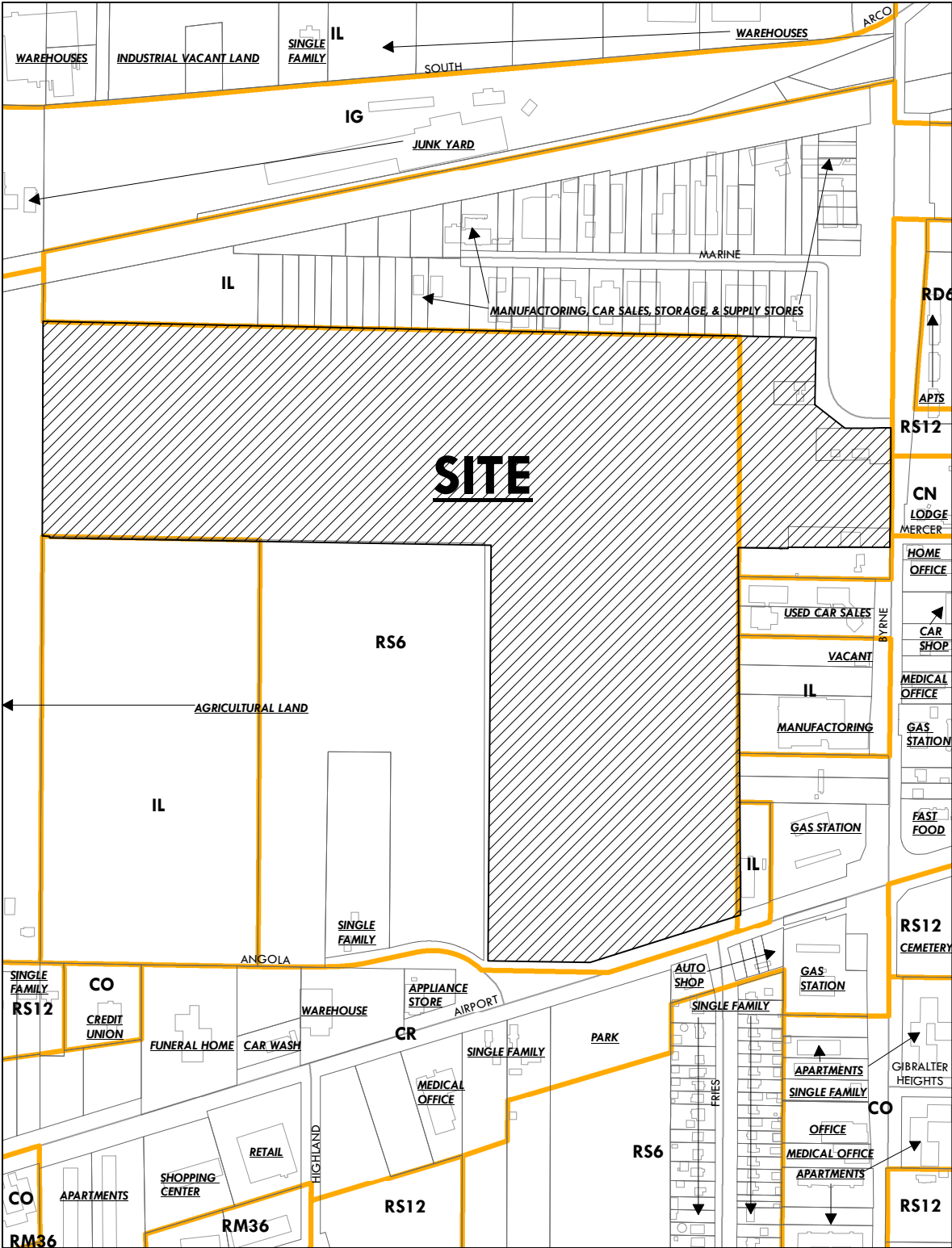
GENERAL LOCATION

M-10-25
ID 84



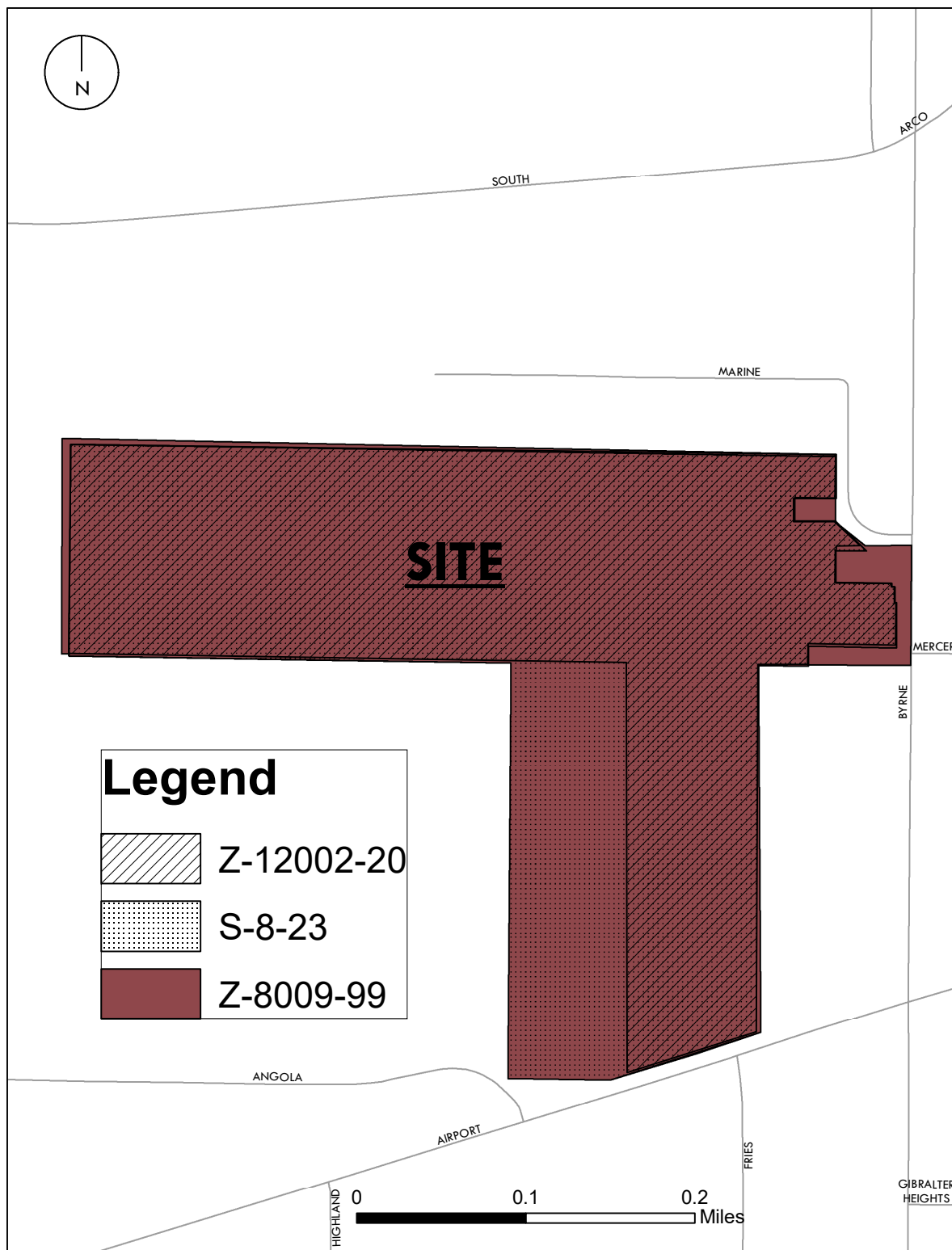
ZONING & LAND USE

M-10-25
ID 84



Z-8009-99, Z-1200-20 & S-8-23

M-10-25
ID 84



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

