

*TOLEDO CITY
PLAN COMMISSION
REPORT*

October 10, 2013

Toledo-Lucas County Plan Commissions

One Government Center, Suite 1620, Toledo, OH 43604

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

MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

TOLEDO CITY PLAN COMMISSION

CATHERINE G. HOOLAHAN
(Chairman)

CYNTHIA A. GERONIMO
(Vice Chairman)

BALSHARAN SINGH GREWAL

KEN FALLOWS

OLIVIA HOLDEN

LUCAS COUNTY PLANNING COMMISSION

DON MEWHORT
(Chairman)

KEVIN X. SMITH
(Vice Chairman)

CYNTHIA A. GERONIMO

CATHERINE G. HOOLAHAN

TINA SKELDON WOZNIAK
(County Commissioner)

PETER GERKEN
(County Commissioner)

CAROL CONTRADA
(County Commissioner)

KEITH G. EARLEY

RICHARD G. MOSES

KEN FALLOWS

MEGAN MALCZEWSKI

THOMAS R. LEMON, SECRETARY

LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2013**

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

* County deadlines are for Preliminary Drawings

**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

October 10, 2013

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

SWEARING IN

MINUTES

FINAL PLATS

DIRECTOR'S REPORT

CHAIRMAN'S REPORT

**ITEM
NO.**

CASE DESCRIPTION

- | | |
|-----------------|--|
| 1. Z-8007-13: | Zone Change from IL to CD at 814 Washington Street (bh) |
| 2. M-10-13: | Review of 2013 Municipal Arts Plan (gp) |
| 3. SPR-40-13: | Major site plan review for parking lot expansion with request for landscape waivers at 1800 Nathan Street (gp) |
| 4. DOD-2-13: | Downtown Overlay District review of building demolition at 34 N. St. Clair Street (tg) |
| 5. Z-9005-13: | Zone Change from RS6 to IL at 1121 Dawn Road (gp) |
| 6. Z-9001-13: | Zone Change from RD6 to CR at 1983 Burr Street (gp) |
| 7. SUP-9002-13: | Amendment to a Special Use Permit for gas station rebuild at 1872-1896 Front Street, 1985 Consaul Street and 1983 Burr Street (gp) |

- 8. SUP-8006-13: Special Use Permit for Type A Day Care at 4907 Laurentide Road (bh)
- ◆ 9. V-399-13: Vacation of the East-West running alley from Westwood Avenue to Indian River Road in the Ottawa Shores Subdivision (gp)
- ◆ 10. V-400-13: Vacation of Indian River Road in the Ottawa Shores Subdivision (gp)
- 11. V-441-13: Vacation of any and all interests in Weiler Avenue and any alleys in the block bounded by Nebraska Avenue, Division Street, Belmont Avenue and the ODOT property abutting I-75 (bh)
- ◆ 12. Z-9003-13: Zone Change from IL to CO at 12-24 Neise Avenue and 33 Jay Street, and IL and CO to CO at 8 Neise Avenue and 653 Miami Street (bh)
- ◆ 13. SUP-9004-13: Special Use Permit for K-12 school at 8-24 Neise Avenue, 33 Jay Street and 653 Miami Street (bh)
- 14. Z-8008-13: Zone Change from RD6, RS9 and CO to RM24 at 1500 College Drive, 3315 Valleston Parkway, 1517 Secor Road and 1519 Secor Road (bh)
- 15. SUP-5002-13: Special Use Permit to add fuel sales to existing convenience store at 1333 E. Broadway (gp)
- 16. SPR-36-13: Minor Site Plan review for site modifications to existing restaurant with request for landscape waivers at 3138 Secor Road (gp)
- 17. OWE-26-13: Appeal of denial of Certificate of Appropriateness for demolition at 520 Islington Street (mm)
- 18. OWE-55-13: Appeal of denial of certain building renovations at 2125 Parkwood Avenue (mm)

ADJOURNMENT

GENERAL INFORMATION

Subject

- Request - Zone Change from IL Limited Industrial to CD
Downtown Commercial
- Location - 814 Washington Street
- Applicant - Lorenzen Company LLC
Justin Lorenzen
25 N Ontario Street
Toledo, OH 43604

Site Description

- Zoning - IL Limited Industrial District
- Area - ± 0.47 acres
- Frontage - ± 100' on Washington Street
± 205' on Michigan Street
- Existing Use - Apartments above 1st floor commercial restaurant
- Proposed use - 5 Townhouse Units

Area Description

- North - Commercial, Warehouse and Industrial / IL & CD
- East - City of Toledo Fire Station #5 / IL
- South - Office and Warehouse, / IL
- West - Apartments with 1st floor commercial and office
building / IL & CD

Parcel History

- DOD-1-13 - Downtown Overlay District Review for Minor
Repair (Companion Case)

Applicable Regulations

Toledo Municipal Code, Part Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan
2011 Toledo Downtown Plan
2012 Toledo Warehouse District Plan

STAFF ANALYSIS

The applicant is requesting a zone change from IL Limited Industrial to CD Downtown Commercial for a site located at 814 Washington Street. The .47-acre site consists of three (3) lots at the northeast corner of Washington and Michigan Streets. The site is currently zoned IL Limited Industrial and is located in the Warehouse and Downtown Overlay Districts. A companion Downtown Overlay District Review is being processed administratively.

The applicant is requesting the zone change to facilitate the renovation of the existing building into townhouse style dwellings. The footprint of the building will remain unchanged while interior renovations will subdivide the building into five (5) 2-story townhouses. Onsite parking is being provided in the existing parking lot to the rear of the building.

Surrounding land uses include Morgan Services and commercial/warehousing uses to the North, City of Toledo Fire Station #5 to the East, office and commercial/residential buildings to the West, the Willis Day office/warehouse building to the South and the Salvation Army and commercial/residential building on the opposite corner of Washington and Michigan Streets.

The Toledo 20/20 Comprehensive Plan targets this area for Downtown Commercial uses. The Toledo 20/20 Comprehensive Plan identifies the intent of the Downtown Commercial designation as to allow for a broad range of uses. Additionally, the 2012 Toledo Warehouse District Plan encourages existing vacant buildings to be retrofitted into residential dwelling units. As a result, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria, the Downtown Commercial and Urban Village Designations and the Warehouse District Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-8007-13, a zone Change from IL Limited Industrial to CD Downtown Commercial for the property located at 814 Washington Street, to the Toledo City Council, for the following three (3) reasons:

1. The request is consistent with the vision of the 2012 Toledo Warehouse District plan.
2. The request is consistent with the adopted 20/20 Comprehensive Land Use Plan and will support the goal of the Neighborhood Commercial District in this area. (TMC1111.0606.A Review & Decision-Making Criteria).
3. The proposed zone change is consistent with the zoning classification of properties within the general vicinity of the site (TMC §1111.0606.C Review & Decision-Making Criteria).

REF: Z-8007-13. . .October 10, 2013

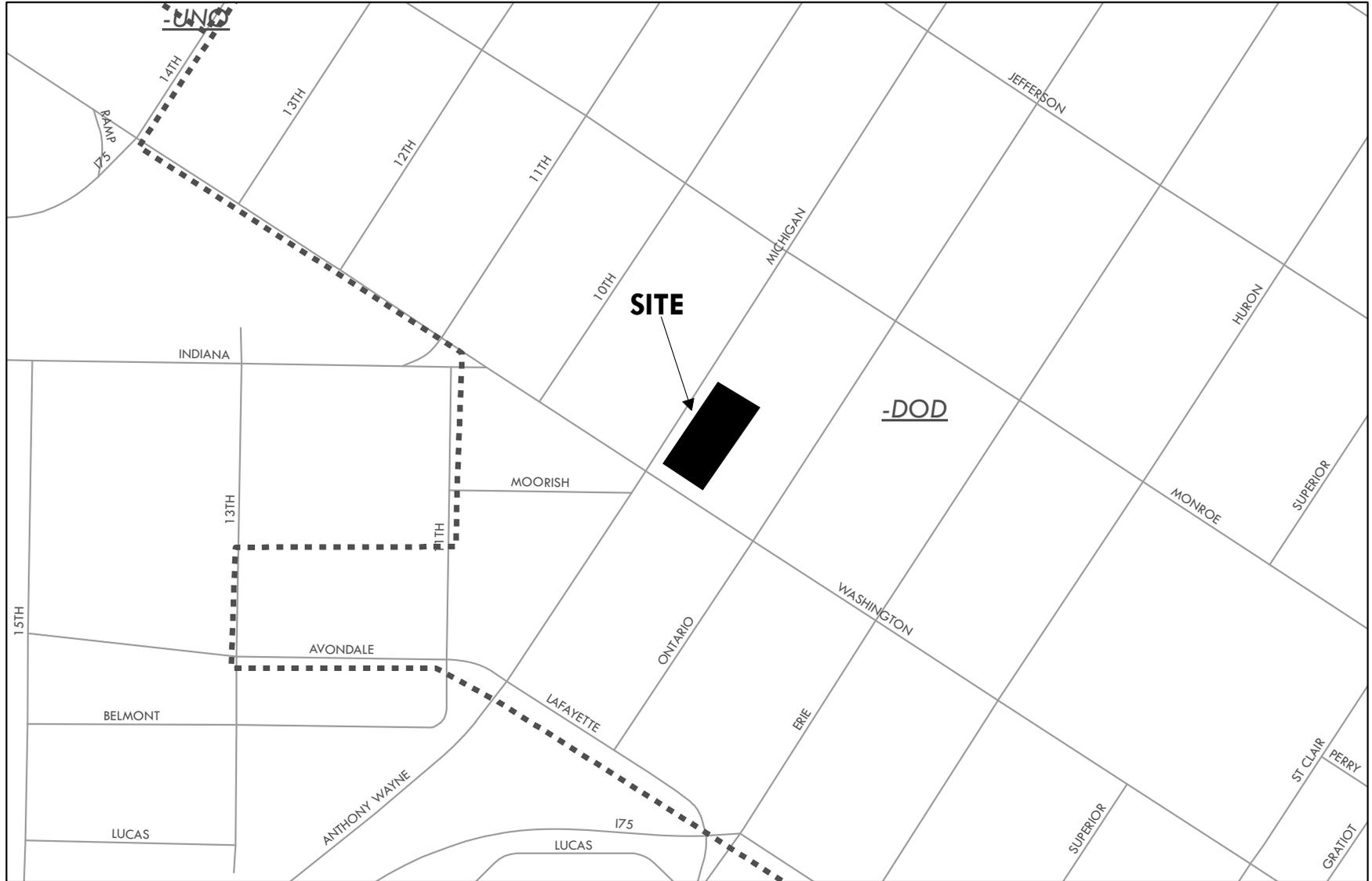
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-8007-13
DATE: October 10, 2013
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: November 13, 2013
TIME: 4:00 P.M.

BH/bp
Two (2) sketches follow

GENERAL LOCATION

Z-8007-13
ID 10



BLANK PAGE

GENERAL INFORMATION

Subject

Request	-	M-10-13 – Review of 2013 Toledo Municipal Art Plan
Applicant	-	Arts Commission of Greater Toledo 1838 Parkwood Avenue Suite 120 Toledo, OH 43624

Applicable Plans and Regulations

- 1995 Public Art Master Plan “artoledo”.
- 2012 Toledo Municipal Arts Plan
- Art in Public Places Program, TMC§167.06(a)(8): “Municipal Art Plan” means a prioritized list of art projects, developed annually by the Art in Public Places Committee, with budgets and recommended design approached, approved by the Arts Commission and subsequently by the Toledo City Plan Commission.
- Chapter X, Section 190 of the Toledo City Charter
The Toledo City Plan Commission shall have the power to control the design and location of works of art, which are, or may become, the property of the City.

STAFF ANALYSIS

The applicant is requesting approval of the 2013 Toledo Municipal Art Plan (see exhibit A) for the Art in Public Places Program. This annual plan is a prioritized list of projects with budgets, implementing the 1995 Public Art Master Plan for the City of Toledo. This submission fulfills the provisions of the Toledo City Charter, requiring the Toledo City Plan Commission to review the placement of public art.

The 1995 Public Art Master Plan identifies three types of public art projects: regional projects, citywide facilities, and neighborhood sites. The master plan recommends the completion of at least one neighborhood oriented project each year.

STAFF ANALYSIS (cont'd)

The Art in Public Places Program (APP) includes three elements: acquisition of new works of art, restoration and conservation, and education programs and activities. The Plan also details additional projects. The Arts Commission has budgeted \$166,877 for new acquisitions, \$21,000 for restoration and conservation, \$24,000 for education and outreach programs, and \$96,000 for administration costs. The total budget for 2013 is \$323,877, funded by the “one percent for the arts” allocation from the 2013 Capital Improvement Program.

Acquisition of New Works of Art:

The Arts in Public Places program has budgeted \$166,877 for acquisition of new works of art. Two (2) acquisitions of new works of art were completed in 2013. These are as follows: Artist Designed Bike Racks – Phase 2 Warehouse District and Toledo Poetry Sidewalks – Phase 1 Marina District. Details of the completed projects are summarized below.

Artist Designed Bike Racks – Phase 2 Warehouse District

Ten (10) winning designs were selected based on their artistic quality and their perceived functionality. The winning designs were installed in the Warehouse District in late April 2013.

Toledo Poetry Sidewalks – Phase 1 Marina District

In March of 2013, The Arts Commission released a call for submissions of poetry, from local writers, to be inserted into new sidewalks around Toledo. A review board chose five (5) poems to be installed for the first phase of the project. The first phase of selected poems was installed in July 2013.

Several acquisitions of new works of art remain in the plan phase and are as follows: Artist Designed Bike Racks – Phase 3 Downtown Toledo, Collingwood Boulevard Public Art Project, I-280 Park Maintenance Building Mural, and Art in Public Buildings. Details of the projects that are in the planning phase are summarized below.

Artist Designed Bike Racks – Phase 3 Downtown Toledo

The Arts Commission has begun coordinating a third phase that will be sited in Downtown Toledo and its surrounding neighborhoods. The selection process will take place in late 2013 and The Arts Commission anticipates that installation will be completed by May of 2014.

STAFF ANALYSIS (cont'd)

Collingwood Boulevard Public Art Project

The Arts Commission is coordinating with the City of Toledo's Engineering Services Department to develop a public art project in coordination with the upcoming resurfacing work that is planned for Collingwood Boulevard. An artist has been chosen and The Arts Commission has been making allocations towards this project in 2012 and 2013 and anticipates that the artwork will be completed in 2014 or 2015.

I-280 Art in Public Buildings Mural

Originally planned for the City of Toledo Fleet & Facility Building at the intersection of I-75 and I-475, the Arts Commission is now targeting the City of Toledo Forestry Building at Ketcham Street and I-280. The project will entail a large-scale mural to draw the attention of interstate travelers driving through the City of Toledo.

Art in Public Buildings Mural

Each year The Arts Commission adds one or two works of art to the City of Toledo's Art in Public Buildings collection. In 2013, The Arts Commission will continue to add to this collection by purchasing artwork from local art exhibitions and festivals. The Arts Commission is planning an audit of the collection through 2014 to assess existing work, install new work, and add signage where needed.

Restoration and Conservation:

The Conservation Committee completed its annual conservation assessment of the One Percent for Art collection in the fall of 2012. A number of minor issues were identified and will be monitored, along with larger issues that will be addressed through 2014. The Art in Public Places Program budget includes \$37,000 for restoration and conservation in 2013. Details of the assessed projects are summarized below.

The Flame

Located on Main Street in Toledo's eastside, The Flame's light system is to be replaced in 2013

General Steedman

Located in Jamie Farr Park in Toledo's North End, the base and foundation of General Steedman will undergo repair in 2014.

STAFF ANALYSIS (cont'd)

Restoration and Conservation (cont'd):

Heritage and Hope

Located in the foyer of Toledo's Municipal Courthouse, this sculpture was originally located outdoors. The Arts Commission has been tasked with finding a new home for the piece and will work on site selection and relocation in 2014.

Education Programs and Activities:

Eight (8) education programs/activities projects are offered for 2013. The eight (8) projects are: University of Toledo Education Intern, City Council Digital Solution, ABC's of Public Art, Website, Americans for the Arts, Public Art Master Plan, Video Shorts and Audio Tours, and Digital Equipment. The budget for education programs and activities is \$24,000. Three of these projects, University of Toledo Education Intern, City Council Digital Solution, and ABC's of Public Art have been completed. Highlights of the remaining five (5) programs are listed below:

Website

The Arts Commission's website underwent an extensive overhaul in 2012. The website has been updated and remodeled to include additional detail regarding completed projects, highlights from the existing collection, links to articles written about the collection, a map of the collection, downloadable version of *Toledo Sculpture Tours*, and background information on the administrative procedures of the ACGT. New content is added as it becomes available.

Americans for the Arts

The ACGT is a member of the Americans for the Arts Public Art Network and the related Email List-Serve. This tool has proven beneficial and has increased national visibility of the City of Toledo's One Percent for Art Program

Public Art Master Plan

The Toledo Public Art Master Plan was completed in 1995 and is the guide for the Art in Public Places program. This Plan provides a framework for evaluating new projects and for site selection of public art projects. While much of the content in the current plan is still relevant, there are a number of areas that are in need of updating.

STAFF ANALYSIS (cont'd)

Education Programs and Activities (cont'd):

Video Shorts and Audio Tours

The ACGT has developed multimedia content in an effort to increase the visibility and accessibility of the City of Toledo's One Percent for Art Program. The Arts Commission will continue looking at ways to develop this new media content throughout 2013.

Digital Equipment

ACGT will begin acquiring equipment that will be used for the following: managing and highlighting the One Percent for the Arts Program; meeting support; public art presentations; teleconferencing; and public art applications.

Administration:

Ninety-six thousand dollars (\$96,000) was allocated for administrative expenses for the Art in Public Places program.

Additional Projects:

Two additional projects are listed in the 2013 Municipal Arts Plan although none are funded through the "one percent for the arts" section of the 2013 Capital Improvements Program. The projects are as follows: Toledo Digital Billboards Projects, and murals throughout the City of Toledo.

Toledo Digital Billboards

The Arts Commission and Toledo Detroit Outdoor Media have partnered to utilize two local digital billboards to exhibit a series of artworks. A design competition was launched in February of 2013. The design review board chose 10 images to be displayed on two billboards in West Toledo.

Murals

The City of Toledo is home to a variety of murals intended to improve the aesthetic impact and define the cultural identity of the city. The Arts Commission encourages and seeks to promote this activity through Toledo's Mural Ordinance.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve M-10-13, a request for approval of the 2013 Toledo Municipal Art Plan, for the following one (1) reason:

1. The proposed plan is in conformance with the 1995 Public Art Master Plan of Toledo.

SPECIAL STUDY
TOLEDO CITY PLAN COMMISSION
REF: M-10-13
DATE: October 10, 2013
TIME: 2:00 P.M.

GP/bp
Exhibit "A" follows

2013 Toledo Municipal Arts Plan

Exhibit A: Art in Public Places Program



THE ARTS COMMISSION
INSPIRING A VIBRANT TOLEDO

Prepared by:
Nathan Mattimoe
Art in Public Places Coordinator

2013 Toledo Municipal Art Plan

The City of Toledo, by ordinance, has entrusted the administration of its Art in Public Places Program to the Arts Commission of Greater Toledo. The program includes three elements: acquisition of new works of art, restoration and conservation of the existing public art collection, and the establishment of public education programs and activities associated with the Art in Public Places Program. These activities are detailed in this year's proposed Municipal Art Plan, developed by the Art in Public Places Committee and approved by the Board of Trustees of The Arts Commission.

Acquisition of New Works of Art



Artist Designed Bike Racks - Phase 2 Warehouse District

The call for artists for Phase 2 of the Artist Designed Bike Racks Project was launched in the fall of 2012. More than 120 bike rack designs were submitted by over 50 local and regional artists. The Design Review Board, which included a mix of designers, community stakeholders and bike advocates, selected the 10 winning designs based on their artistic quality and their perceived functionality. Each design received a \$500 stipend.

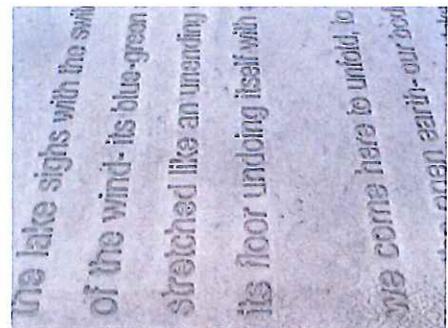
The winning designs were fabricated by Flatlanders Sculpture Supply in Blissfield, Michigan and were installed in the Warehouse District in late April in anticipation of TMACOG's Bike Month in May. A public reception was held on May 16th to celebrate the new bike racks, the artists whose designs were selected, and all those who were involved in bringing this project to life.

Toledo Poetry Sidewalks

In March of 2013, The Arts Commission released a call for submissions of poetry, from local writers, to be inserted into new sidewalks around the City of Toledo. This new public art project sought short poems and literary works that would engage pedestrians in a thoughtful conversation with their city and provide the public with an enjoyable, inspirational outdoor reading experience. Writers of all ages were encouraged to submit.

The Arts Commission received more than 70 submissions from 54 area writers. A review board of seven individuals including poets, community stakeholders, artists and educators chose 5 poems to be installed for the first phase of the project. Each writer received a \$150 stipend.

The first phase of selected poems was installed in July of 2013 on the grounds of the National Great Lakes Museum located at the Marina District in the East Side of Toledo.



Underway in 2013



Artist Designed Bike Racks - Phase 3

Given the recent success of the Artist Designed Bike Racks in the Uptown and Warehouse districts, The Arts Commission has begun coordinating a third phase that will be sited in Downtown Toledo and its surrounding neighborhoods. The Call for Artists for this project will launch in the fall of 2013 and will again target local artists. Because of the excitement that was generated from the first two phases of this project, it is anticipated that the quantity of submitted bike rack designs will increase significantly in this third phase. The selection process will take place in late 2013 and The Arts Commission anticipates that installation will be completed by May of 2014.

Collingwood Boulevard Public Art Project

The Arts Commission is coordinating with the City of Toledo's Engineering Services Department to develop a public art project in coordination with the upcoming resurfacing work that is planned for Collingwood Blvd. The commissioned artwork will be sited along Collingwood, between Ashland and Central, utilizing the islands that have been identified in the plans for the upcoming road project. The design review process, which was initiated in late 2011, resulted in the selection of a design by California artist, Mark Lere. The Arts Commission has been making multi-year allocations towards this project in 2012 and 2013 and anticipates that the artwork will be completed in 2014 or 2015.



I-280 Park Maintenance Building Mural (Formerly I-75 Fleet & Facility Building Mural)

In 2010, The Arts Commission identified the Fleet & Facility Building at the intersection of I-75 and I-475 as a prime location for a large scale mural project. The project was noted in our 2010 and 2011 Toledo Municipal Art Plans and allocations were made towards its realization. Unfortunately, The Arts Commission was not the only entity that saw this building as valuable visual real estate. Before the Art in Public Places committee was able to take action to move the project forward, the wall that was identified for the project became home to a large scale marketing campaign.



In an attempt to fulfill the vision of completing a large scale mural project that will be visible from the interstate, The Arts Commission has identified an alternative location for the project. In 2013 the Arts Commission will launch a request for qualifications to complete a mural at the City of Toledo Forestry Maintenance building located at 1615 Ketcham. The building is visible from I-280 just north of the Veterans Glass City Skyway and would be viewed by thousands of people everyday as they travel through Toledo along the interstate.

Art in Public Buildings

Each year The Arts Commission adds one or two works of art to the City of Toledo's Art in Public Buildings collection. Many of the pieces that are a part of this collection were acquired through the establishment of purchase awards at local art festivals and exhibitions. This diverse body of work reflects the complex character of the visual arts in our community and includes a variety of styles, mediums, and approaches. The Art in Public Buildings collection is exhibited in publicly accessible areas of buildings utilized by the City of Toledo. Works are currently on display at the Mayor's Office, City Council, the Toledo Municipal Court, the Department of Parks and Forestry and a number of other city departments.

In 2013, The Arts Commission will continue to add to this collection by purchasing artwork from one of our local art exhibitions or festivals. In addition to this, The Arts Commission is planning an audit of the collection through 2014 to assess existing work, install new work, and add signage where needed.

A total of \$166,877 reflecting all the aforementioned projects comprises the Acquisition line item of the 2013 plan. See *Acquisition of New Works of Art Addendum* attachment for Public Art Projects that have been moved to Inactive Status.

Restoration and Conservation

Completed in 2013

Public Art Conservation

The Conservation Committee completed its annual conservation assessment of the One Percent for Art collection in the fall of 2012. The results of the assessment indicated that the collection is in fairly good condition. A number of minor issues were identified and will be monitored, along with a few larger issues that will be addressed through 2014.

The Flame: Located on Main St. in Toledo's east Side, The Flame's light system is to be replaced in 2013.

General Steedman: Located in Jamie Farr Park in Toledo's North End, the base and foundation of General Steedman will undergo repair in 2014.

Heritage and Hope: Located in the foyer of Toledo's Municipal Courthouse, this sculpture was originally located outdoors. The Arts Commission has been tasked with finding a new home for the piece and will work on site selection and relocation in 2014.

A total of \$37,000 reflecting all the aforementioned projects comprises the Conservation line item of the 2013 plan.

Education Programs /Activities

Completed in 2013

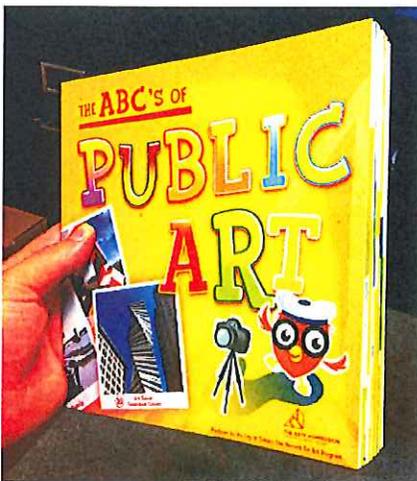
University of Toledo Art Education Intern

The Arts Commission welcomed University of Toledo Art Education Intern, Tamra Duvall to the Art in Public Places team in June of 2013. Tamra is conducting in-depth research on a number of the artworks in the City of Toledo's One Percent for Art Collection and developing conservation timelines for each piece for reference in future conservation efforts. Tamra will remain a part of the Art in Public Places team until August of 2013.

City Council Digital Solution

In early 2010 The Arts Commission was approached by City Council with a request to bring artwork into the Council Chambers. The Arts Commission concluded that, because of the limitations of the wall space and the minimal amount of light, the chambers' space would not lend itself to traditional exhibition techniques. As a remedy to this problem, a concept was developed to bring the city's One Percent for Art Collection into council chambers utilizing a digital display consisting of two flat screen monitors.

This project continues to move forward despite a number of unforeseen delays. The Arts Commission anticipates that the project will be completed in 2013.



ABC's of Public Art

The ABC's of Public Art Publication was printed in June of 2012. The book will continue to be distributed to parents, mentors, schools and literacy programs. This publication is free and interested parties can contact The Arts Commission for more information.

The ABCs of Public Art was designed by local graphic designer Merrill Rainey with oversight from the Art in Public Places Committee and The Arts Commission. It features 28 works from the City of Toledo's One Percent for Art Program along with 10 works from other publicly accessible collections in the City of Toledo. Over 8,500 books have been distributed to local schools, libraries, early childhood, health and literacy programs. An online version can be found on The Arts Commission's web site: www.theartscommission.org.

On Going



Website

The Arts Commission's website underwent an extensive overhaul in 2012. The Art in Public Places portion of the website was completely updated and now includes pages discussing current and recently completed projects as well as a section dedicated to highlights from the collection. This new content helps to create a detailed story about Toledo's public art program by providing the reader with background information about the program and individual pieces, photographs of the collection, URL links connecting to articles that have been written by outside sources and links to a Google Map that shows the location of every piece in the collection. Also available on the new website is a complete version of the 2004 publication *Toledo Sculpture*

Tours, broken into easily downloadable sections. The Art in Public Places Standard Operating Procedure, Design Review Board Process and other important documents are also available on the new website along with the city ordinance governing the Art in Public Places Program. Updating the new website is quick and easy, and new content is added as it becomes available. www.theartscommission.org

Americans for the Arts

As a member of the Americans for the Arts Public Art Network and the related Email List-Serve, The Arts Commission has a direct link to hundreds of public art administrators, publications, and artists from across the country and around the world. Posting arts opportunities on this email system has proven beneficial and increased national visibility of the City of Toledo's One Percent for Art Program. Additionally The Arts Commission has sent staff members to the Americans for the Arts National Conference annually since 2007.

Underway in 2013

Public Art Master Plan

The City of Toledo has charged The Arts Commission with the administration of its Art in Public Places Program. This charge includes the development of a Public Art Master Plan to help guide the selection of sites for public art projects and provide a framework to evaluate new projects. The Art in Public Places Program is currently operating under the guidelines of a master plan that was developed in 1995. While much of the content in the current plan is still relevant, there are a number of areas that are in need of updating or revision.

The 1995 Toledo Public Art Master Plan was prepared by Jennifer McGregor-Cutting & Associates. Ms. McGregor-Cutting was the first director of the New York City Percent for Art Program and is considered to be one of the foremost experts in the field of public art. To insure that the revised version of this document maintains the high level of expertise that is found in the 1995 version, The Arts Commission will again reach out to industry leaders to help develop the updated plan.

Video Shorts & Audio Tours

The development of multimedia content is essential to our effort to increase the visibility and accessibility of the City of Toledo's One Percent for Art Program. While a good amount of information about the program is already available on our website in the form of print and still images, the addition of audio and video content will create a more dynamic interaction that will

enhance our visitors' and citizens' experience of the collection. The Arts Commission will continue looking at ways to develop this new media content throughout 2013.

Digital Equipment

The Arts Commission will begin acquiring new equipment that will be used to manage and highlight the City of Toledo's One Percent for Art Program. This new equipment will be used in a variety of settings including, Art in Public Places Committee meetings, design review board meetings, public art presentations, teleconferencing with artists, etc. It will also allow the program to begin initiating new media and digital public art applications.

A total of \$24,000 reflecting all the aforementioned projects comprises the Education line item of the 2013 plan.

Administration

The administration line item of the budget, which is \$96,000, reflects compensation and benefits for The Arts Commission staff support, over-head, and other expenses associated with operating the Art in Public Places program.

Additional Projects

The projects detailed below fulfill the mission of the One Percent for Art program but have either been funded from sources outside of this program or are not located on City of Toledo property and are therefore ineligible for One Percent funding. These projects leverage the City's investment in the One Percent for Art program and enhance the visibility and importance of public art to Toledo citizens, at no additional cost to this program. Each of these projects has in some way been stewarded through the One Percent for Art process to ensure quality, long-term care and maximum impact.



Toledo Digital Billboards Project

After a very successful pilot to the project, The Arts Commission and Toledo Detroit Outdoor Media have once again partnered to utilize two local digital billboards, which are owned by Toledo Detroit Outdoor Media, to exhibit a series of artworks with the sole intent of beautifying the City of Toledo for 8 seconds at a time. A design competition

was launched in February of 2013, and yielded 98 submissions from 40 local artists. The design review board, which consisted of artists, graphic designers and educators, chose 10 images to be displayed on two billboards in West Toledo.

Murals

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



One Percent for Art 2013 Program Budget

Acquisitions	\$166,877
Conservation	\$37,000
Education	\$24,000
Administration	\$96,000
Total	<u>\$323,877</u>

Art in Public Places Committee Members 2013

Mike Duket
Co-Chairperson

Katerina Ruedi-Ray
Co-Chairperson

Jay Brewster
Dick Boers
Steve Day
Claude Fixler
Catherine Hoolahan
Patricia Levey
Thomas Lingeman
Bob Lubell
Dave Parrish
Diane Phillips

Susan Reams
Matt Rowland
Brad Rossi
Bob Seyfang
Ken Thompson
Margy Trumbull
Sandra Wiseley
Lori Young
Robert Zollweg

Staff: Nathan Mattimoe



THE ARTS COMMISSION
INSPIRING A VIBRANT TOLEDO

1838 Parkwood Avenue, Suite 120
Toledo, Ohio 43604
419-254-ARTS (2787)
theartscommission.org

August 8, 2013

BOARD OF TRUSTEES

Dennis Norman II
PRESIDENT

Rita N.A. Mansour
VICE PRESIDENT

Julie Beckert
SECRETARY

Edward Zraik
TREASURER

James Moore
PAST PRESIDENT

Adrian Acebedo
Craig Barrow
Libbey Call Best
Nicole Brandstrup
Raquel Bravo
Maureen Brown
Jane Bruss
Sandra Blackstone Carman
Mary Dawson
Michael Duket
John Elkost
Deborah Ernsthausen
Sharon Goldner
David Guip
Marcia Helman
Dustin Hostetler
Charles Kanwischer
Sharon Kerstetter
Claire Kirsner
Kevin Kwiatkowski
Mary Larkin
Joel A. Lipman
Tedd Long
Bob Lubell
Robert Meeker, Jr.
Maribeth Nitschke Phibbs
Lisa Ovenden
Diane Phillips
Carolyn Putney
Meg Ressler
Katerina Ruedi-Ray
Mike Skaff
Pamela Roberts Skinner
Sarah Skow
Margy Trumbull
Joel Washing
Gail Zimmerman
Robert Zollweg

Tom Lemon, Director
Toledo-Lucas County Plan Commission
One Government Center, Suite 1620
Jackson Street
Toledo, OH 43604

Dear Mr. Lemon,

Attached is the 2013 Municipal Art Plan. The Toledo Municipal Art Plan gives a summary of the programs and initiatives that are facilitated by the City of Toledo's One Percent for Art Program including, ongoing & upcoming projects, conservation activities, and educational initiatives. The proposed budget lists the recommended allocations for the specific programmatic areas and is based on the most recent One Percent for Art figure as approved in the City of Toledo's 2013 budget.

Please contact me with any questions or need for further clarification. Thank you for your assistance.

Sincerely,

Marc D. Folk
Executive Director

CC: Michael Bell, Mayor
Paula Hicks-Hudson, Council President
Dennis Garvin, Commissioner, Parks & Forestry
Dennis Norman, ACGT President
Mike Duket, APP Co-Chair
Katerina Ruedi-Ray, APP Co-Chair
Nathan Mattimoe, APP Coordinator

BLANK PAGE

GENERAL INFORMATION

Subject

- Request - Major Site Plan Review for a new parking lot with landscape waivers
- Location - 1800 Jason Street (aka 1800 Nathan Street)
- Applicant - TEAM Systems
1800 Jason Street
Toledo, OH 43611
- Contact - Randy Schafer
309 Monroe Street
Monroeville, OH 44847

Site Description

- Zoning - IL Limited Industrial
- Area - ±10.00 acres
- Frontage - ±570.04' along Jason Street
- Frontage - ±765.51' along Nathan Street
- Existing Use - Manufacturing Facility
- Proposed Use - Manufacturing Facility

Area Description

- North - Undeveloped / IL
- South - TRW Automotive / IL
- East - Undeveloped / IL
- West - Railroad Tracks / RS6

Parcel History

- S-19-96 - Preliminary drawing for NORTH CROSS INDUSTRIAL PARK PLAT 4, a re-plat of Lots 11,12,14, A and C located on the west side of Jason Street between Cassandra and Brent Drives. Approved by Plan Commission on 4/10/97.
- SPR-5-07 - Request for a Major site plan review to facilitate the expansion of an existing industrial building, parking lot, and points of ingress / egress. Approved by Plan Commission on 4/12/07.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

SPR-44-08 - Request for a Major site plan review for an industrial expansion on west side of Jason Street between Brent and Cassandra Drives. Approved by Plan Commission on 9/11/08.

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Major Site Plan Review for a site located at 1800 Jason Street (aka 1800 Nathan Street) to allow for the development of a new parking lot with landscape waivers. The ±10.0 acre site is comprised of one (1) parcel that is zoned IL Limited Industrial. The site is currently located in the North Cross Industrial Park and is occupied by an industrial building. A recent building expansion and the hiring of more employees resulted in the need for additional parking spaces.

Toledo Engineered Auto Module (T.E.A.M) Systems is a facility that produces interior systems and front end modules for the Chrysler Jeep assembly plant in Toledo, Ohio and other components for the Mazda assembly plant in Flat Rock, Michigan. According to the Use Regulation Table located in TMC§1104.0100, this type of operation is classified as a “General Industrial” land use. A General Industrial land use is defined as “production, processing, assembling, packaging, or treatment of food and non-food product; or manufacturing and/or assembly of electronic instruments and equipment and electrical devices. General Industrial uses may require federal air quality discharge permits. General Industrial uses do not have nuisance conditions that are detectable from the boundaries of the subject property” (TMC§1116.0224).

Parking and Circulation

Pursuant to TMC§1107.0304 *Parking, Loading, and Access – Schedule*: A development of this type and size is required to have one (1) parking space per every vehicle used in the business plus one (1) parking space per 3,000 square feet of manufacturing or other floor area. This establishment’s building footprint is a total of ±181,886 square feet. The site currently has 155 parking spaces. The applicant is proposing the addition of 95 new parking spaces.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

According to TMC§1107.1905 Parking, Loading, and Access – Surfacing and Drainage, off street parking and loading spaces, parking lots, maneuvering aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot. The site plan depicts an internal storm drainage system that will service the majority of the parking lot and outlet into an existing drainage ditch located towards the northeast of the development site.

Landscape and Screening

Pursuant TMC§1108.0202 – *Landscaping and Screening*: Properties over five (5) acres and/or those with over 500 feet of frontage, shall provide a minimum 30 feet wide frontage greenbelt measured perpendicular from the street or place right-of-way abutting the property. The applicant is requesting a waiver of the required 30' greenbelt frontage along Nathan Street. The proposed new parking lot extends into the 30' setback roughly **23.75'** leaving a remainder of approximately 6'-6" of required greenbelt frontage. The site currently has ±20 feet of landscaping that exists in the right-of-way and together with the remainder of the waiver request will provide a ±26' wide landscape buffer.

Staff supports approval of the frontage greenbelt waiver for three (3) reasons: The parcel is located on a dead-end stub street abutting a rail line. The request is not inconsistent with other properties in the general vicinity and the request will remove on-street parking to accommodate an existing industrial plant.

Surrounding land uses include limited industrial to the north, east, and south of the site. Immediately to the west of the site is a narrow strip of single family residential zoning occupied by a railway system.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for IL Limited Industrial land uses. The Limited Industrial zoning 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. The entire area that is associated with the industrial park is targeted for limited industrial land uses. To the west across the railroad tracks are areas designated for general industrial land uses.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve the following waivers requested for the development of a new 95 space parking lot at 1800 Jason Street:

Chapter 1108 Landscaping

Sec. 1108.0202 Landscaping Standards – Frontage Greenbelt

Approve a waiver of the 23.75’ of the 30 foot frontage greenbelt to allow for a 6’-6” greenbelt along Nathan Street

The staff recommends that the Toledo City Plan Commission approve SPR-40-13, a request for a Major Site Plan Review for a new parking lot with landscape waivers for a site located at 1800 Jason Street (aka 1800 Nathan Street), for the following three (3) reasons:

1. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B));
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C));
3. The proposed use complies with the Toledo 20/20 Comprehensive Plan.

The staff recommends that the Toledo City Plan Commission approve SPR-40-13, a Major Site Plan Review for a new parking lot with landscape waivers located at 1800 Jason Street (aka 1800 Nathan Street), subject to the following eleven (11) conditions:

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

Engineering Services

Comments not received at time of printing.

Sewer and Drainage Systems

No comments or objections to the site plan.

Fire Prevention

No comments or objections to the site plan.

STAFF RECOMMENDATION (cont'd)

Division of Transportation

1. The 90-degree parking spaces located in the northwest parking lot addition creates a conflicting two-way traffic flow in a parking lot primarily designated for one-way traffic. These spaces shall be removed or modified.
2. In the ALT. 2 parking addition, the westernmost parking space shall be removed from the approach radius.
3. The alignment of the ALT. 3 parking does not provide sufficient maneuverability area for the parking space to the east. This parking space shall be removed or the configuration of ALT. 3 modified.

Building Inspection

4. It is noted that construction and/or erection of a new parking lot will require construction documents stamped by a design professional (registered architect or engineer) to be submitted to the Division of Building Inspection for plan review and approval showing the construction and any improvements associated with the parking lot to be in compliance with the Ohio Building Code and the associated electrical and mechanical codes. Any construction, including, including the construction and expansion of a parking lot, must meet federal ADA guidelines and be reviewed and approved.

Plan Commission

5. Off-street parking and loading spaces, parking lots, maneuvering aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water toward the interior of the parking lot (TMC§1107.1906).
6. Parking lots must be maintained in a safe operating condition so as not to create a hazard or nuisance. All materials used in the construction of paving, lighting fixtures, retaining walls, fences, curbs and benches must be continuously maintained and kept free of debris (TMC§1107.1909).
7. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
8. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

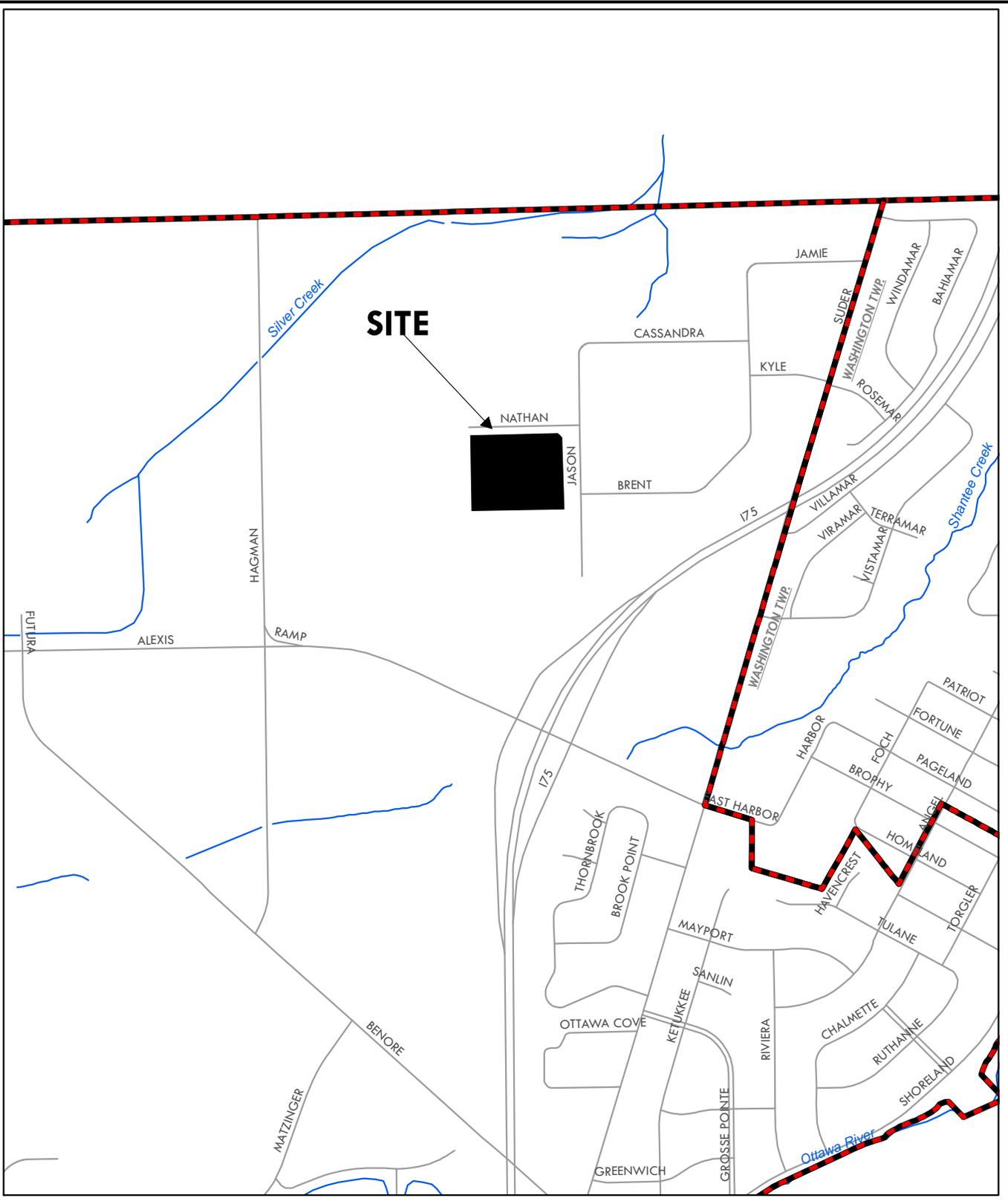
- a. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards;
 - b. Additional trees in the proposed greenbelt on the northeast corner of the site.
 - c. The location, height and materials for any fencing to be installed and maintained. **Acceptable as depicted on site plan;**
 - d. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); and
 - e. The location, lighting and size of any signs.
9. The dumpster location(s) shall 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.
 10. Minor adjustments to the site plan that do not violate the above conditions or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
 11. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-40-13
DATE: October 10, 2013
TIME: 2:00 P.M.

GP/bp
Four (4) sketches follow

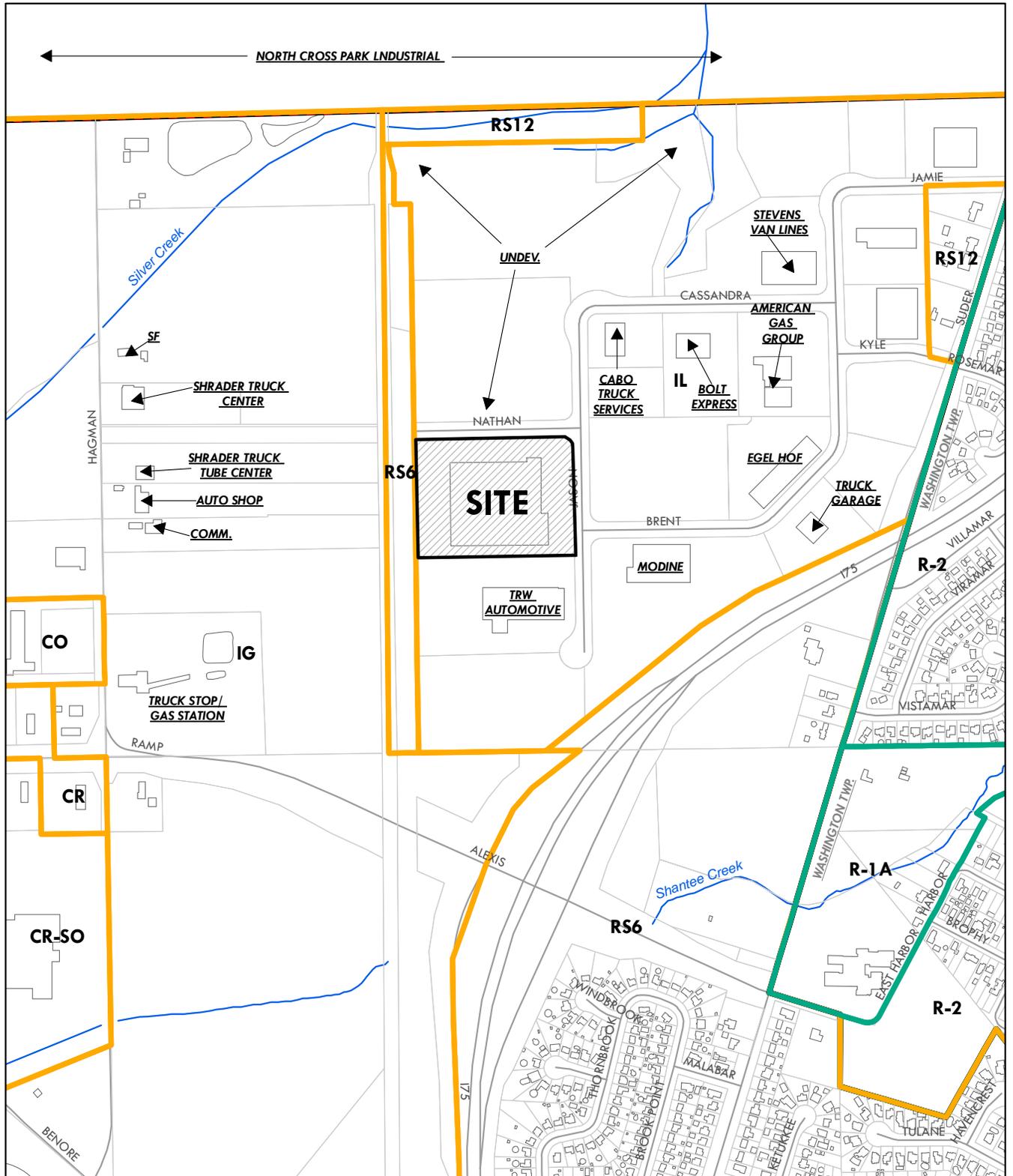
GENERAL LOCATION

SPR-40-13
ID 68



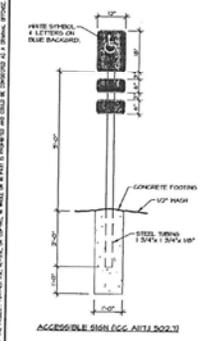
ZONING & LAND USE

SPR-40-13
ID 68



SITE PLAN

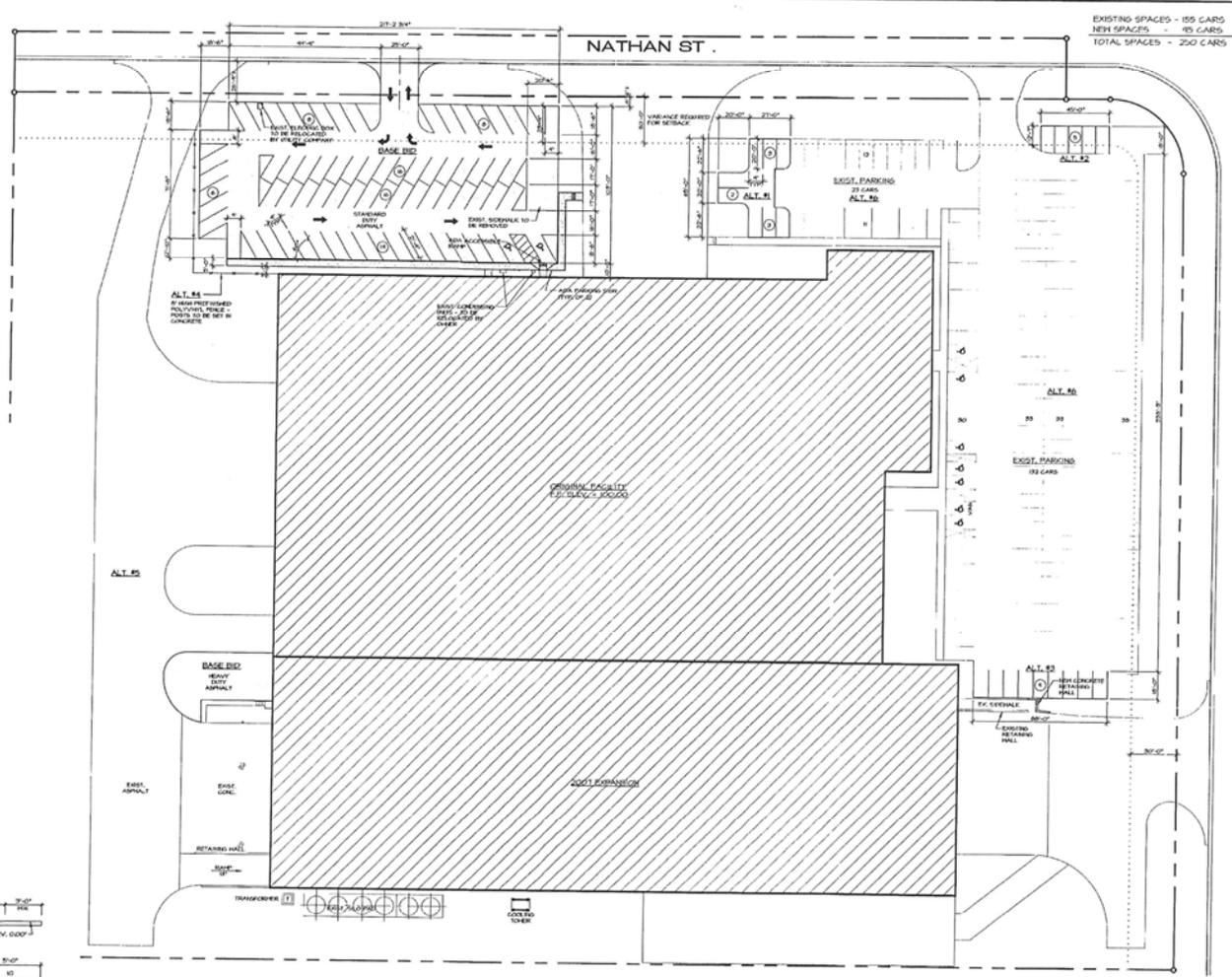
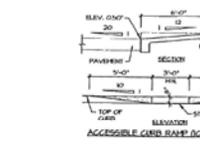
SPR-40-13
ID 68



- BASED PERMITS, MODIFIED PROPOSE**
1. STAMP TOP SOIL AND VEGETATION FROM ALL EXISTING AREAS. PRIOR TO ALL GRADING, STAMPED PROCP FOR THE EXISTING AND GRADE AREAS. ALL EXISTING PAVEMENT AREAS SHALL BE FULLY REPAIRED TO MEET ALL APPLICABLE SPECIFICATIONS AND STANDARDS FOR PAVEMENTS.
 2. ALL MATERIAL WITHIN THE PROPOSED AREAS SHALL BE IN APPROVED MATERIALS AND SHALL BE FULLY COMPACTED TO MEET ALL APPLICABLE SPECIFICATIONS AND STANDARDS FOR PAVEMENTS. THE FINISH ELEVATION SHALL BE WITHIN 1/4" OF GRASS.
 3. WHEN FINAL ELEVATION HAS BEEN DETERMINED, ALL AREAS SHALL BE FULLY COMPACTED AND GRADED TO MEET ALL APPLICABLE SPECIFICATIONS AND STANDARDS FOR PAVEMENTS. ALL EXISTING AREAS SHALL BE FULLY REPAIRED TO MEET ALL APPLICABLE SPECIFICATIONS AND STANDARDS FOR PAVEMENTS.

- FINISH SPECIFICATIONS**
1. STAMPED CITY APPROVED GRADE SHALL BE COMPACTED WITH TYPE 3000 1 1/2" AND TYPE 1 ASPHALT SURFACE GRADE.
 2. NEARBY EXISTING PAVEMENT SHALL BE FULLY REPAIRED TO MEET ALL APPLICABLE SPECIFICATIONS AND STANDARDS FOR PAVEMENTS.
 3. ALL EXISTING AREAS SHALL BE FULLY REPAIRED TO MEET ALL APPLICABLE SPECIFICATIONS AND STANDARDS FOR PAVEMENTS.

- UTILITY SPECIFICATIONS**
1. ALL EXISTING UTILITIES SHALL BE FULLY REPAIRED TO MEET ALL APPLICABLE SPECIFICATIONS AND STANDARDS FOR UTILITIES.
 2. ALL NEW UTILITIES SHALL BE FULLY INSTALLED TO MEET ALL APPLICABLE SPECIFICATIONS AND STANDARDS FOR UTILITIES.



EXISTING SPACES - 185 CARS
NEW SPACES - 185 CARS
TOTAL SPACES - 370 CARS

REVISIONS

date	description
7/29/13	PRELIMINARY
4/26/13	BID
4/26/13	ZONING



A NEW PARKING LOT FOR
TEAM SYSTEMS
1000 N. STREET
COLUMBUS, OH

Drawn by: D.H.
Job no.: 2013-224
sheet: SP-1



GENERAL INFORMATION

Subject

- Request - Review proposal for a building demolition
- Location - 34 N. St. Clair Street
- Owner - Don Mewhort, President
Midland Agency of Northwest Ohio, Inc., Trustee
401 Adams Street
Toledo, OH 43604
- Developer - Keith Wilkowski
Marshall & Mellhorn LLC
Four Seagate, 8th Floor
Toledo, OH 43604

Site Description

- Existing Zoning - "CD" Downtown Commercial District
- Area - ± .1 acres
- Frontage - 36 feet along N. St. Clair Street
- Existing Use - Vacant Office building

Area Description

- North - Parking Lot & Surface Parking Lot / CD & IL
- South - Vacant Building / CD
- East - Alley & Commercial Building / CD & IL
- West - S. St. Clair Street & 5th/3rd Field / CD

Parcel History

- M-38-77 - Res. 38-77 Downtown Overlay District
- M-4-96 - Warren Sherman Plan (Ord. 231-96, 4/2/96)
- M-1-02 - Downtown Toledo Master Plan (Ord. 280-02, 4/10/02)
- M-15-10 - Toledo 20/20 Land Use Plan Update: Downtown Neighborhood (Ord. 54-11, 1/25/11)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

M-2-11 - 2011 Toledo Downtown Plan (Ord 551-11, 11/29/11)

Applicable Regulations

Toledo Municipal Code (TMC), Chapter Eleven: Planning and Zoning
Downtown Toledo Master Plan (2002), 2011 Toledo Downtown Plan
Toledo 20/20 Comprehensive Plan, 2000

STAFF ANALYSIS

This is a request to demolish the building at 34 N. St. Clair Street within the Downtown Overlay District in order to aid in the redevelopment of the building at 28 N. St. Clair Street and enlarge the surface parking lot to the north. This is part of an overall development plan that is intended to boost redevelopment within the area.

The Consumer's Plumbing building is a 15,200 s.f. brick Italianate Commercial building built in 1892. The building formerly served as first floor retailing with offices and warehouses above. In the early 1900's, it was home of the W. G. Nagel Electric Company, incorporated in 1901 and owned by W. G. Nagel. It was significant as a tastefully designed warehouse in the early commercial section of Toledo. It has been vacant for decades

In 2011, the Mud Hens purchased 3 and 9 N. St. Clair Street, which are on the ball park or west side of N. St. Clair Street, and 28 and 34 N. St. Clair Street, directly across the street to the east and north of Perry Street. These structures were evaluated and it was determined that 3 and 9 N. St. Clair Street will be targeted for the expansion of the "Swamp Shop" and its restaurant and catering facilities. The building at 28 N. St. Clair Street is targeted for retail office space with the potential for rooftop parties similar to Huntington Park in Columbus, Ohio and Wrigley Field in Chicago, Illinois. The removal of 34 N. St. Clair Street will aid in the renovation of 28 N. St. Clair by allowing space for an elevator. Moreover, this allows for the parking lot at Monroe and St. Clair to be enlarged and to incorporate aesthetic measures that can make it easily transformed into a gathering space for modest size events. If the building site is to be utilized for a surface parking lot, a waiver of TMC 1107.0203 Surface Parking Lot Ban Districts will be required to allow for the development of a parking lot.

The applicant contends that 34 N. St. Clair Street is structurally unsound with large cracks and gaps in the support walls. Surface rust and severe deterioration was observed on the steel girders at several locations. The wood floors were also buckling from exposure to long term moisture. It is estimated that it will cost \$4.3 million to renovate the building and there is no viable economic return on the property after the initial investment to renovate.

STAFF ANALYSIS (cont'd)

Reichle/Klein Group's Market Analysis for the building projects that it would generate a negative cash flow of between minus \$185,406 and minus \$163,445, before taxes, for a period of ten years. The after tax numbers are similarly negative, ranging from minus \$115,278 to minus \$154,376. A case may be established that there is no reasonable economic use or return for the structure as it currently exists.

The Toledo City Historic District Commission (TCHDC) was asked for to provide input as they are charged with the responsibility of advising local officials regarding the protection of the City's cultural resources. The TCHDC reviewed the request and does not object to the demolition of the building. However, the TCHDC does request that appropriate screening and landscaping are employed on the site.

The CBD Architectural Survey (1986) identified the subject structure as contributing buildings or category "B". Category "B" buildings are at least forty 40 years old and may lack sufficient individual significance but are important contributing members with a group or cluster of similar buildings. This survey was completed prior to the Fifth Third Field being constructed and the buildings that created that cluster are no longer present. In addition, this building has been vacant shortly after completion of this survey.

The Downtown Master Plan (2002) established Key Assumptions in guiding the effort for future downtown development. These assumptions that are germane to this issue are:

- Downtown should capitalize on its position as the government, law, and finance center of Toledo to attract similar and complimentary businesses.
- Parking issues, both real and perceived, must be addressed to attract new businesses

The 2011 Toledo Downtown Plan established key planning guidelines to reflect the changes from the 2002 Downtown Plan. The guidelines that are relevant to this issue are:

- Enhance public realm links among Downtown's Entertainment (Live, Work, Play & Learn) anchors
 - 5/3rd Field
 - Huntington Center
 - SeaGate Convention Centre
 - Valentine Theatre
 - Imagination Station
 - Promenade Park
 - Toledo Lucas County Public Library
- Promote mixed-use re-use of a select number of vacant and underutilized historic and quality buildings beginning at the ground floor, then upper levels.
- Focus new mixed-use development on a key number of vacant sites (per Arena Neighborhood Development Initiative (ANDI) Vision) within the Central Business District.

STAFF ANALYSIS (cont'd)

- Foster a development and re-development culture built on sustainable design and energy efficiency principles.

This proposal is in concert with the objectives of both plans. The redevelopment of these structures is vital to continue the resurgence of this area and promote the Warehouse District's long term viability. In addition, the Toledo Warehouse District Association is in support of this request. The Toledo Design Center recommends approval as it would allow implementation of the Mudhens Corporation's plan for redevelopment of the area in conjunction with plans to renovate a building on the corner of Lafayette Street. While the Toledo Warehouse District overlay regulations are being prepared for approval modifications to this project can be incorporated as being supportive of the Warehouse District objectives.

According to the Toledo Municipal Code, Additional Demolition Review Procedures, Chapter 1111.0904 (E), after receipt of a demolition application, the Plan Commission must make a decision on the application.

1. The Planning Director must evaluate each application in accordance with the criteria set forth in Section [1111.0904 C.](#) and Section [1111.0904 D](#) and provide a written evaluation and report. The report must be presented to the Plan Commission on or before the Plan Commission's initial hearing.
2. The Plan Commission must hold an initial hearing on the application within 45 days of the date of filing of the application with mailed notice in accordance with Section [1111.0300](#). The Plan Commission may:
 - a. Approve the application upon a finding that an economic hardship exists under Section [1111.0300](#); or
 - b. May impose a waiting period of at least 30 days and not longer than 6 months from the date of the hearing of the application upon a finding that no economic hardship exists under Section [1111.0904D](#). This finding may include written recommendations to the applicant.

General Review Criteria 1111.0904 (C)

When application is made to demolish a structure that is subject to the provisions of this Section, the Plan Commission must approve the application when it finds that an economic hardship exists in that:

1. There is no reasonable economic use or return for the structure as it exists;

STAFF ANALYSIS (cont'd)

General Review Criteria (cont'd)

2. Deterioration has progressed to the extent that rehabilitation is not economically sound; or
3. The structure is of no reasonable value to the -DO District.

The subject building appears to be in poor condition and it is not economically feasible to renovate the building. In addition, according to the CBD Architectural Survey (1986) the building identified as contributing, however the survey was completed prior to the Fifth Third Field being constructed and the buildings that created that cluster are no longer present. Therefore, staff does not object to the demolition.

The staff recommends that the Toledo City Plan Commission approve the demolition of 34 N. St. Clair Street for the following reasons:

1. The structure is of no reasonable value to the Downtown Overlay District (TMC 1111.0904 (C)).
2. Deterioration has progressed to the extent that rehabilitation is not economically sound (TMC 1111.0904 (C)).

The staff further recommends that the Toledo City Plan Commission approve the demolition of 34 N. St. Clair Street subject to the following two (2) conditions:

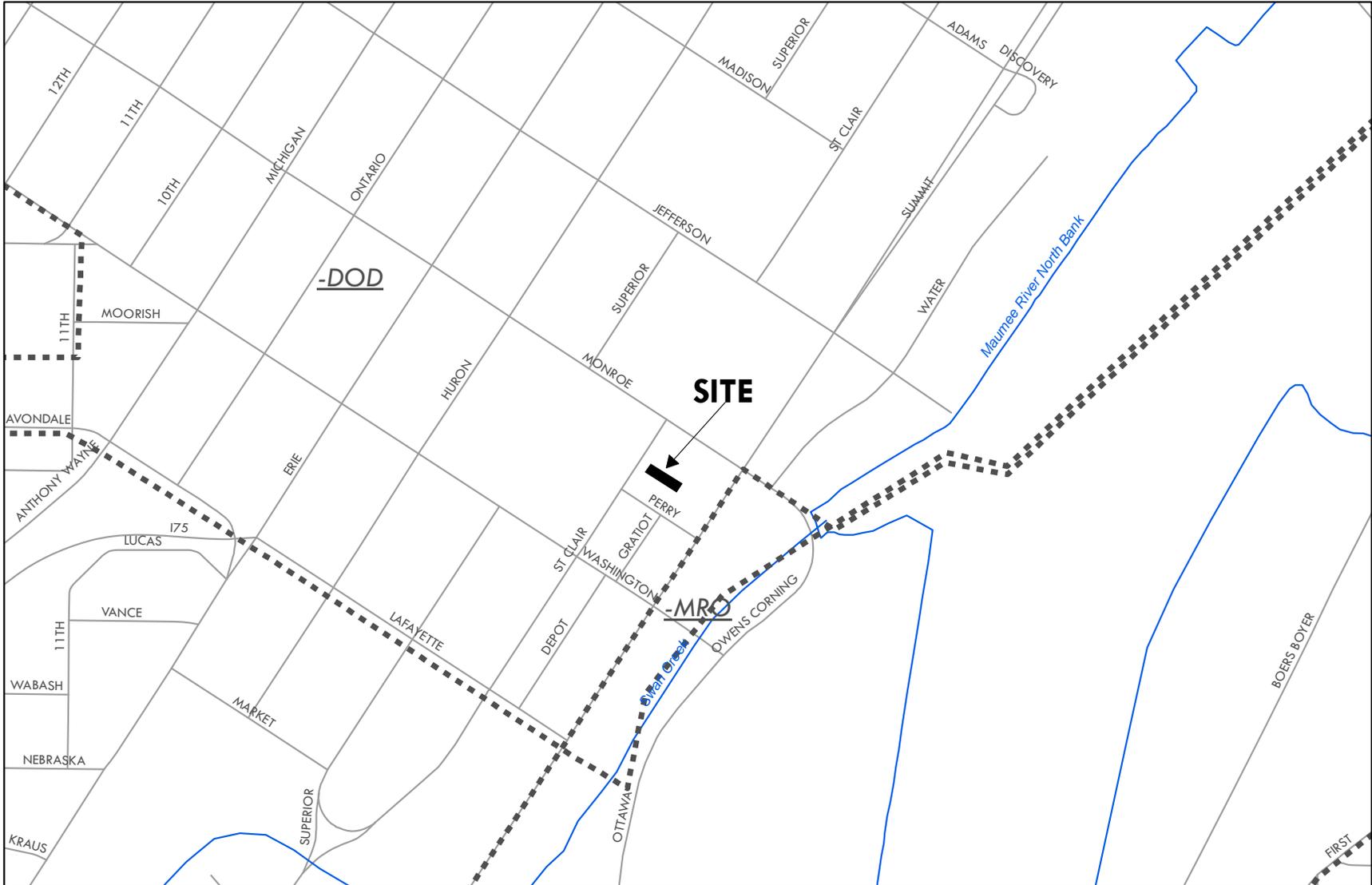
1. The proposed parking lot and the adjacent parking lot to the north shall be subject to the review and approval of the Toledo Warehouse District Architectural Review Committee.
2. If the building site is to be utilized for a surface parking lot, a waiver of TMC 1107.0203 Surface Parking Lot Ban Districts will be required to allow for the development of a parking lot.

DOWNTOWN OVERLAY DISTRICT
TOLEDO CITY PLAN COMMISSION
REF: DOD-2-13
DATE: October 10, 2013
TIME: 2:00 p.m.

TCG/bp
Three (3) sketches follow

GENERAL LOCATION

DOD-2-13
ID 10



ZONING & LAND USE

DOD-2-13
ID 10



FUTURE PROPOSAL EVELATION

DOD-2-13
ID 10



REF: Z-9005-13
DATE: October 10, 2013

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|--|
| Request | - | Request a for zone change from RS6 Single Family Residential to IL Limited Industrial |
| Location | - | 1121 Dawn Road |
| Applicant | - | Steady Real Estate Co., LLC
2045 W. Sylvania Ave
P.O. Box 5407
Toledo, OH 43613 |
| Contact | - | Mark T. Meyers
2405 W. Sylvania Ave
P.O. Box 5407
Toledo, OH 43613 |

Site Description

- | | | |
|--------------|---|---------------------------------|
| Zoning | - | RS6 / Single Family Residential |
| Area | - | ± 0.63 acres |
| Frontage | - | ± 100' along Dawn Road |
| Existing Use | - | Equipment Storage Area |
| Proposed Use | - | Equipment Storage Area |

Area Description

- | | | |
|-------|---|--------------------------------|
| North | - | Single Family Dwelling / RS6 |
| South | - | Shrader Tire and Oil Shop / IL |
| East | - | Duplex Dwelling Units / RD6 |
| West | - | Smuckers / IG |

Parcel History

None on record

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a zone change from RS6 Single Family Residential to IL Limited Industrial for a site located at 1121 Dawn Road. The ±0.63 acre site is currently an outdoor tank storage area for a tire and oil shop. The tire and oil shop occupies the subject site as well as the IL zoned parcel to the immediate south of the site (zoned IL Limited Industrial).

The applicant is requesting the zone change to facilitate the addition of a building to enclose storage tanks, which are to be replaced, on the site. The addition is a directive of the Environmental Protection Agency (EPA). Records indicate that the residentially zoned portion and tank replacement on the site has been used for light industrial purposes for several decades.

Surrounding land uses include industrial to the west and south and single family homes to the north and multi-family dwellings to the east of the site.

The Toledo 20/20 Comprehensive Plan targets this parcel for single family residential land uses. However the industrial use is existing and the proposed rezoning will bring a legal non-conforming site into compliance and allow the applicant to comply with EPA requirements. Additionally, the proposed zoning is compatible to industrial zoned parcels to the west and south of the site.

If the site is redeveloped or the use expanded in the future, a Type A landscape buffer will be required along the northern property line.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommends approval of Z-9005-13, a request for a zone change from RS6 Single Family Residential to IL Limited Industrial, for a site located at 1121 Dawn Road, to the Toledo City Council, for the following two (2) reasons:

1. The request is similar to existing land uses within the general vicinity of the subject property (TMC 1111.0606.B Review and Decision Making Criteria), will not negatively impact the adjacent neighborhood.
2. The request will eliminate a nonconformity in zoning on the site, thereby correcting an inconsistency of the parcel in question (TMC 1111.0606.F Review and Decision Making Criteria).

REF: Z-9005-13. . .October 10, 2013

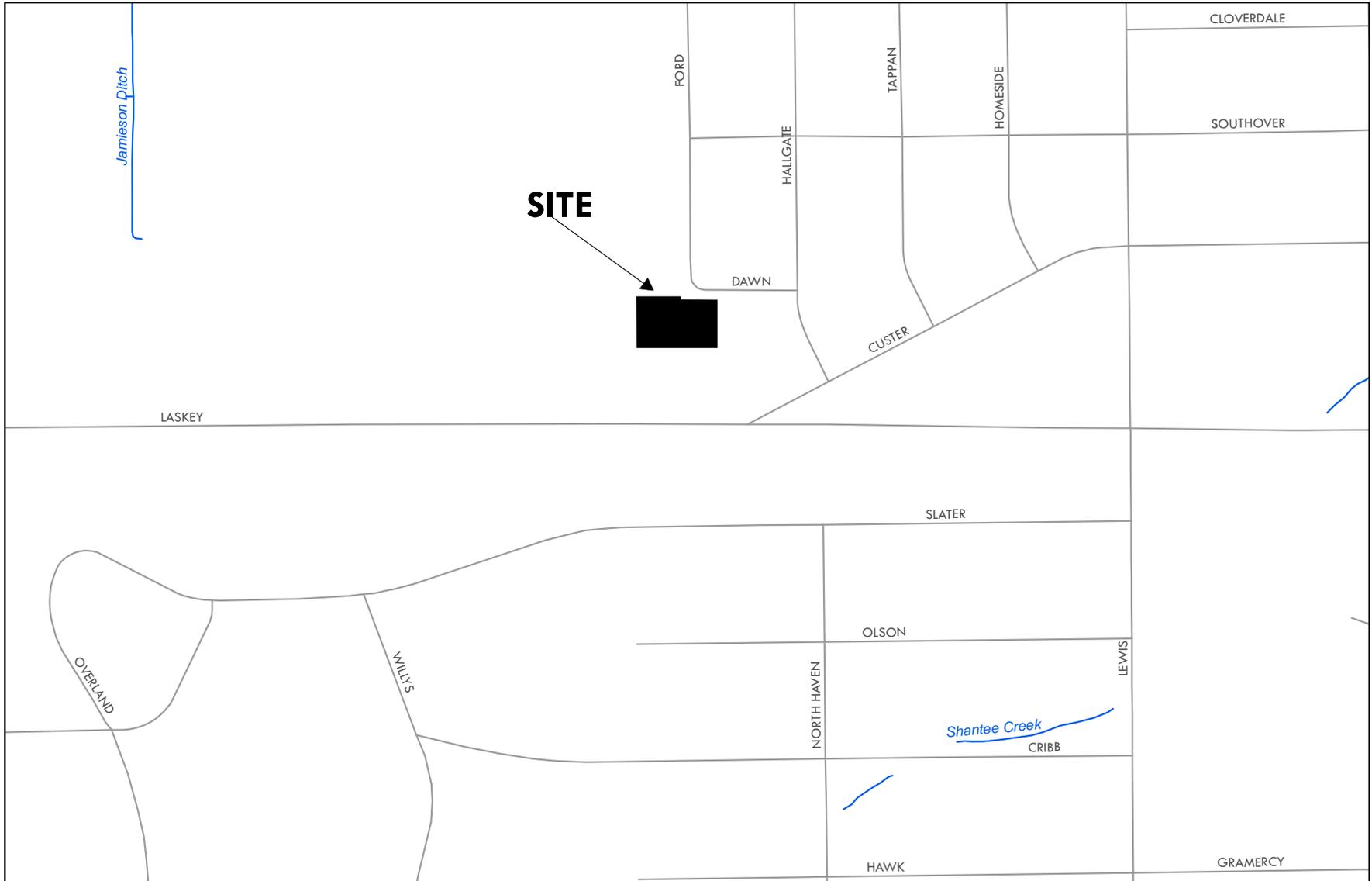
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-9005-13
DATE: October 10, 2013
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: November 13, 2013
TIME: 4:00 P.M.

GP/bp
Two (2) sketches follow

GENERAL LOCATION

Z-9005-13
ID 57

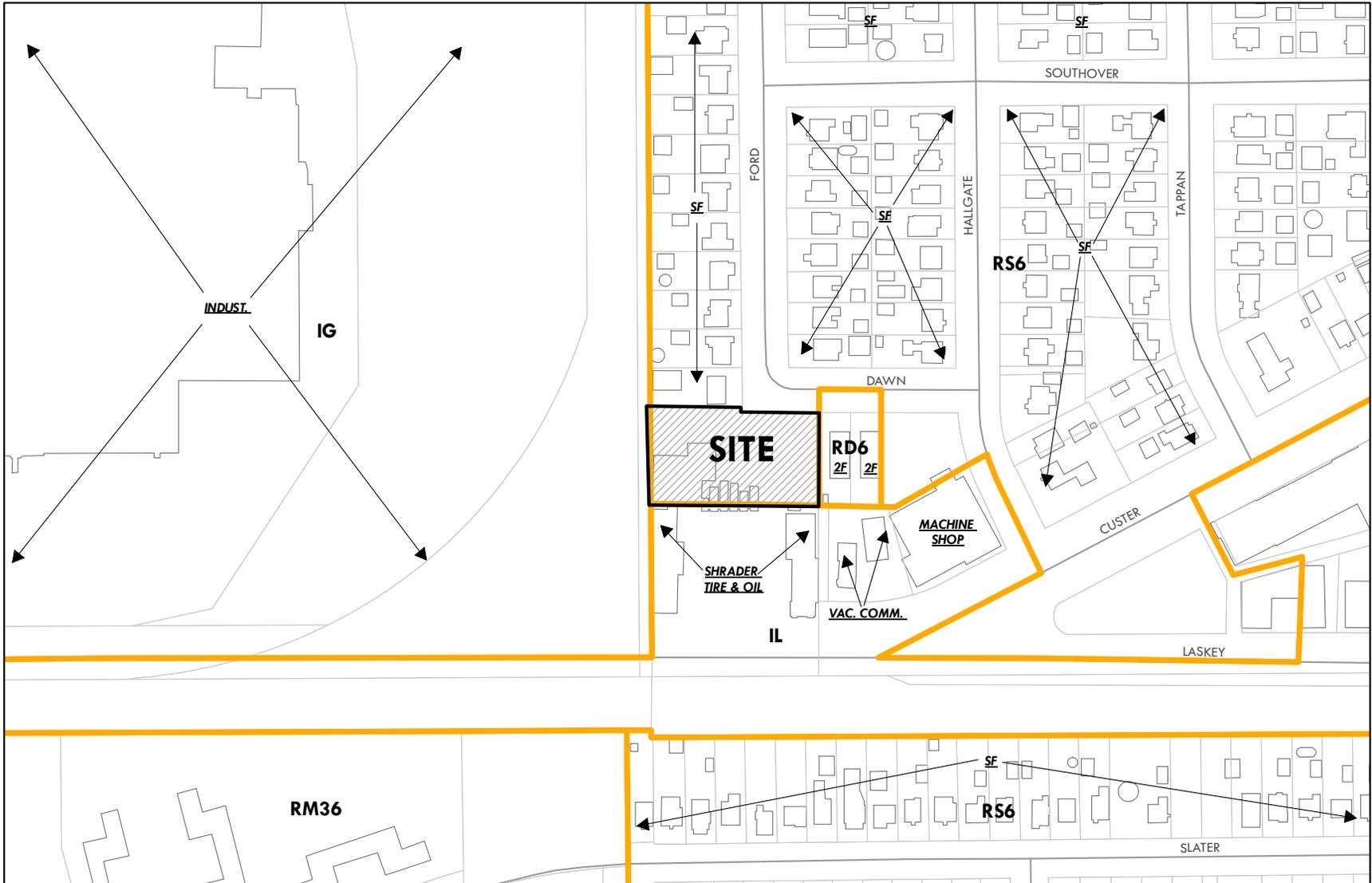


ZONING & LAND USE

Z-9005-13
ID 57



S - 5



BLANK PAGE

GENERAL INFORMATION

Subject

Request	-	Request a for zone change from RD6 Duplex Residential District to CR Regional Commercial
Location	-	1983 Burr Street
Applicant	-	Bryan D. Ellis 7057 Barendt Road Toledo, OH 43617

Site Description

Zoning	-	RD6 Duplex Residential District
Area	-	± 0.05 acres
Frontage	-	± 34' along Burr Street
Existing Use	-	Undeveloped
Proposed Use	-	Convenience Store and Gas Station

Area Description

North	-	Convenience Store and Gas Station / CR
South	-	Single Family Dwelling / RD6
East	-	Parking Lot / CR
West	-	Commercial Building / CR

Parcel History

SUP-9002-13	-	Special Use Permit for gas station raze & rebuilt, companion case.
-------------	---	--

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a zone change from RD6 Duplex Residential District to CR Regional Commercial for a site located at 1983 Burr Street. The ±0.05 acre site is presently undeveloped and it is intended to be combined with a larger site to the north. The applicant is requesting a zone change to facilitate the demolition and rebuild of a convenience store and gas station. A companion special use permit accompanies this case.

The entire development site consists of ten (10) parcels that are a total of ±0.93 acres. Of these, only the parcel at 1983 Burr Street requires rezoning. A rezoning from Duplex Residential District to Regional Commercial will result in a uniform development site that will belong entirely to one zoning district.

Surrounding land uses include regional commercial to the east across Burr Street and to the north, and west. South of the site are single family dwellings.

The Toledo 20/20 Comprehensive Plan targets this site for neighborhood commercial uses. The intent of the CR Regional Commercial designation is to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. The proposed development conforms to this land use designation. Additionally, the site abuts CR commercial zoning to the north and is not out of character with surrounding zoning and land use.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommends approval of Z-9001-13, a request for a zone change from RD6 Duplex Residential District to CR Regional Commercial, for a site located at 1983 Burr Street, to the Toledo City Council, for the following two (2) reasons:

1. The request is similar to existing land uses within the general vicinity of the subject property (TMC 1111.0606.B Review and Decision Making Criteria), will not negatively impact the adjacent neighborhood.
2. The proposed “CR” Regional Commercial Space zoning is compatible with the zoning districts within the general vicinity of the site (TMC 1111.0606.C Review and Decision Making Criteria).

REF: Z-9001-13. . .October 10, 2013

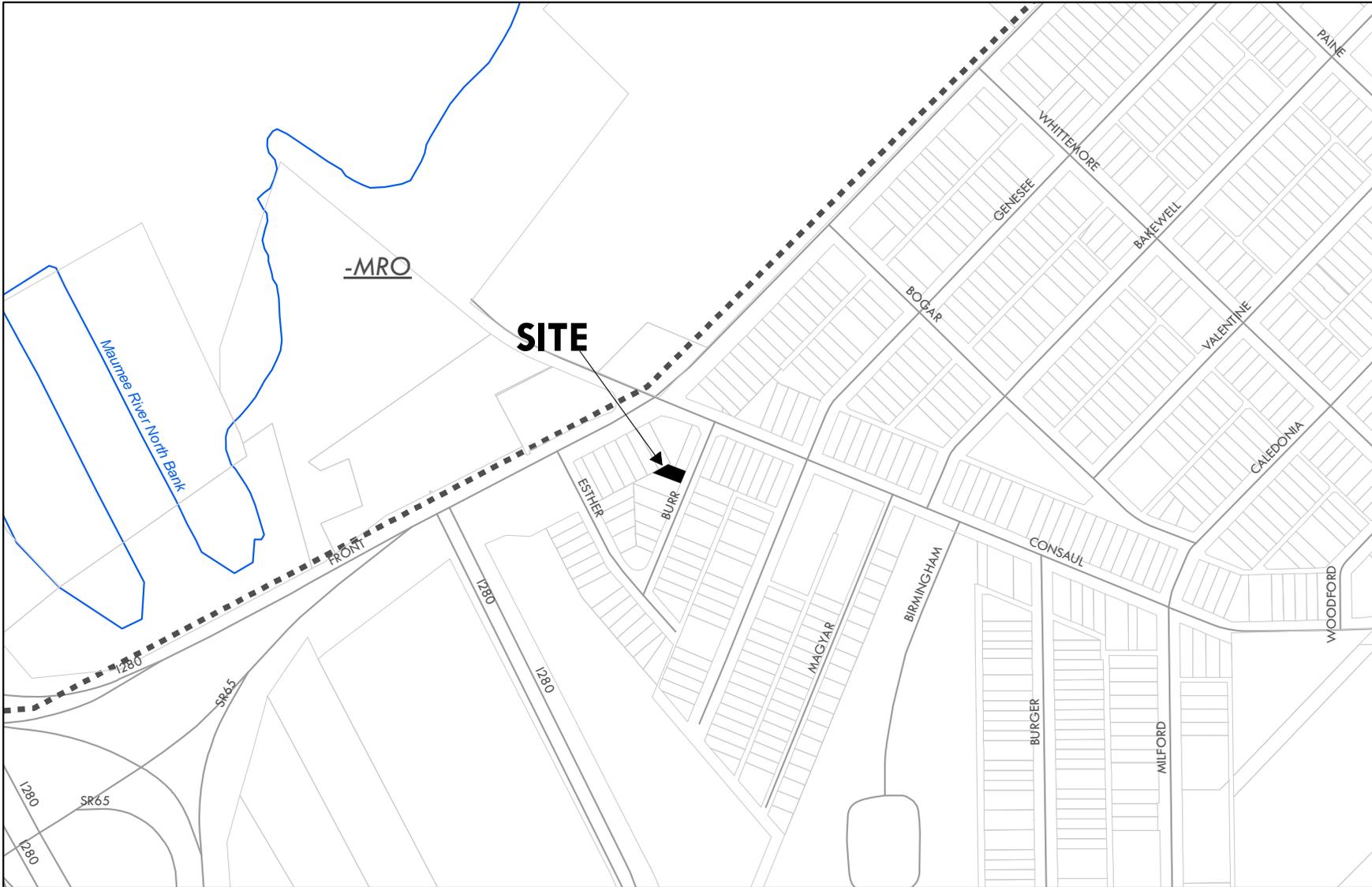
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-9001-13
DATE: October 10, 2013
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: November 13, 2013
TIME: 4:00 P.M.

GP/bp
Two (2) sketches follow

GENERAL LOCATION

Z-9001-13
ID 25

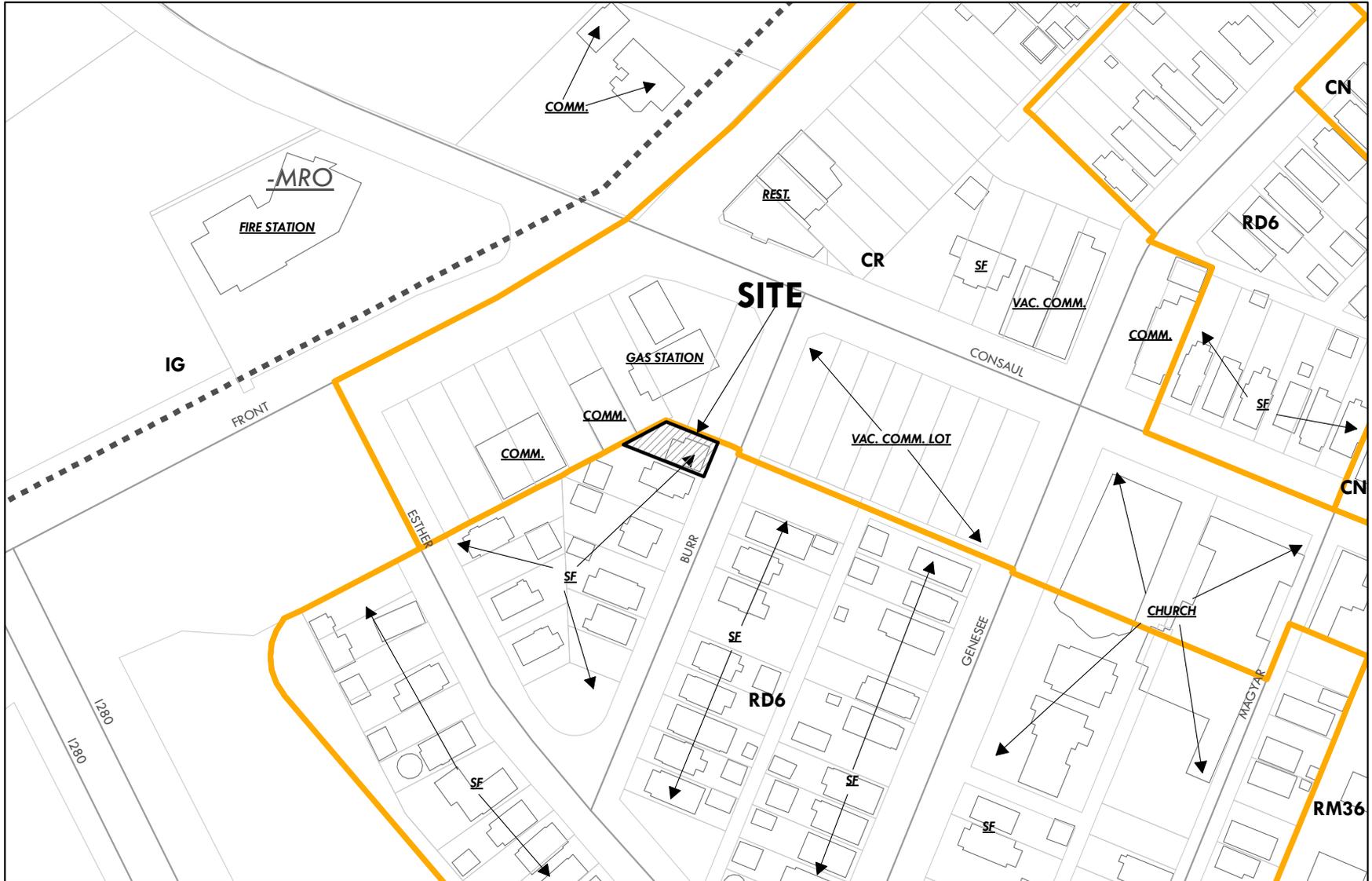


ZONING & LAND USE

Z-9001-13
ID 25



6-5



BLANK PAGE

GENERAL INFORMATION

Subject

- Request - Amendment to a Special Use Permit for a gas station raze and rebuild
- Location - 1872-1896 Front Street, 1985 Consaul Street, and 1983 Burr Street
- Applicant - Bryan D. Ellis
7057 Barendt Road
Toledo, OH 43617

Site Description

- Zoning - CR, RD6 / Regional Commercial, Duplex Residential
- Area - ±0.93 acres
- Frontage - ±260' along Front Street
- Frontage - ±121' along Esther Street
- Frontage - ±114' along Consaul Street
- Frontage - ±120' along Burr Street
- Existing Use - Convenience Store and Gas Station
- Proposed Use - Convenience Store and Gas Station

Area Description

- North - Tony Packo's / IG
- South - Single family dwelling / RD6
- East - Parking Lot / CR
- West - Fire Station / IG

Parcel History

- SUP-64-81 - Request for a special use permit for the addition of a carry-out to and existing gasoline station located on the northwest corner of Front Street and Consaul Street. Res. 64-81 approved by Plan Commission on 6/4/81, City Council approved on 6/17/81, Ord. 385-81.

GENERAL INFORMATION (cont'd)

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting an amendment to an existing special use permit for a site located at 1872-1896 Front Street, 1985 Consaul Street, and 1983 Burr Street, to facilitate the demolition and rebuild of a convenience store and gas station. The site consists of ten (10) parcels that comprise of ±0.93 acres of total land area. One (1) of these lots is zoned RD6 Duplex Residential. A companion zone change accompanies this case.

The applicant intends to demolish the exiting buildings, canopy and pumps on the site. The underground tanks will remain in the current location. The existing 1,930 square feet convenience store will be replaced by a new 4,320 square foot store that will be constructed along the southerly portion of the property. The new building will contain one central convenience store and one retail unit for future tenants. The new canopy will be ±3,420 square feet (30' X 114') in total area and will cover four (4) fueling stations (8 pumps).

Parking and Circulation

Pursuant to TMC§1107.0304 *Parking, Loading, and Access* – Schedule A, a convenience store with fuel sales is required to have one (1) parking space per pump (count as if parked at pump) plus one (1) parking space per 300 square feet of customer area. The total number of parking spaces that are required is 23. The site plan submitted depicts 24 parking spaces and is in compliance with the zoning code. The site plan indicates the new fuel pumps and canopy will be located on the east side of the convenience store and will be accessed from curb cuts on Front Street, Consaul Street, and Burr Street.

Landscaping

Pursuant to TMC§1108.0202 *Landscaping and Screening* – An extensively landscaped frontage greenbelt shall be provided along public right-of-ways, but not including alleys. Frontage greenbelts shall be a minimum width of 15 feet. This site is unique in that it has 3 frontages and therefore must provide 3 greenbelts. Additionally the south side of the property abuts a residentially zoned district and a Type A landscape buffer with a minimum width of 10 feet along with a solid fence shall be provided along this property line. Finally, interior parking lot landscaping will be required. A landscape plan shall be submitted indicating compliance with these requirements.

STAFF ANALYSIS (cont'd)

Building Design

Pursuant to TMC§1109.0501(A) *Building Design Standards* – Predominant exterior building materials shall be high-quality materials. For façades visible from the public right-of-way, predominant materials must comprise at least seventy-five percent (75%) of the total wall area of the façade. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors subject to the approval of the Planning Director (TMC§1109.0502). A building elevation drawing has been submitted indicating composite siding to be the predominant exterior building material. This is in compliance with TMC§1109.0501.

Pursuant to TMC§1104.0903 *Use Regulations* – Canopies shall be set back a minimum of 10 feet from the property line, and shall be designed to be consistent with the building materials and colors of the principle building. Support columns shall be brick, brick base, or other durable materials compatible with the principle building. The proposed canopy meets the required setback of ten (10') feet from the property line and is in compliance with the Toledo Municipal Code. An elevation indicating compliance with this condition will be required if the SUP is approved. The Planning Director may require a peaked roof to complement the principal building.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for neighborhood commercial uses. The intent of the CR Regional Commercial designation is to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. The proposed development conforms to this land use designation.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-9002-13, a request for an amendment to a Special Use Permit for a gas station raze and rebuild located at 1872-1896 Front Street, 1985 Consaul Street, and 1983 Burr Street, to the Toledo City Council, for the following three (3) reasons:

1. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B));
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C));
3. The proposed use complies with the Toledo 20/20 Comprehensive Plan.

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-9002-13, a request for an amendment to a Special Use Permit for a gas station raze and rebuild located at 1872-1896 Front Street, 1985 Consaul Street, and 1983 Burr Street, to the Toledo City Council, subject to the following forty-six (46) conditions:

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

Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to current City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines. The drive approach that is to remain along Burr Street does not meet the current standards listed above and shall be removed and replaced in order to be brought into compliance. The pedestrian ramp at the southeast corner of Front Street and Esther Street shall be removed and replaced in order to conform to the standards listed above.
2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, The Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
3. All commercial drive approaches (along with the sidewalk through the drive) shall be constructed with eight-inch (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.**
4. Required permits for all approved work in the public right-of-way shall be obtained before work begins from One Stop Shop, (419) 245-1220.
5. Contact Scott Bishop at (419) 936-2756 for inspection of above mentioned items.
6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. All existing water services to structures removed from the site will be abandoned by the City of Toledo at the owner's/developer's expense.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

8. Plans for new water service or modifications to existing water service shall be submitted to the Division of Engineering Services for review and approval.
9. Contact the City of Toledo Fire Prevention Bureau to determine if a fire line is needed for this site.
10. Contact the Division of Water Distribution for installation requirements for backflow preventers.
11. New fire, domestic, and irrigation taps will be installed by City of Toledo at the owner's/developer's expense.
12. Storm drainage service for this site is available subject to: the Criteria and Regulations of the Departments of Public Utilities Service; the Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; the Toledo City Charter; the "Subdivision Rules and Regulations" of the Toledo-Lucas County Plan Commissions; the City of Toledo Infrastructure Design and Construction requirements; and the "Toledo Comprehensive Ditch Plan". All distributed land areas over one (1) acre must submit and NOI to and obtain a permit from the Ohio EPA. Storm water detention will be required in accordance with the above.
13. A detailed site-grading plan for this project shall be submitted for approval. The plan shall show the adjacent topography and grades for the land abutting the proposed development for a distance of approximately one hundred feet (100') from the development boundaries. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
14. No construction work, including grading, will be permitted without approved plans and inspection.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

15. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at: www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx. It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, Division of Engineering Services to set up a pre-submittal meeting. This is suggested so that there is a full understanding of the City of Toledo's requirements for the sanitary, storm, water, and roadway utilities. This in turn helps to eliminate costly design time, revisions to drawings, delays in plan reviews and speed-up the plan approval process.

Contact Information is:

Division of Engineering Services: ph. (419) 245-1351, fax (419) 936-2850
Sanitary Sewers: Mike Elling, ph. (419) 936-2276
Storm Water Drainage: Lorie Haslinger, ph. (419) 245-3221
Water: Andrea Kroma, ph. (419) 936-2163
Roadway: Doug Stephen, ph. (419) 936-2279

16. Post construction storm water Best Management Practices shall be incorporated into the design to provide treatment of runoff prior to discharging into the City's system. Designs incorporating low impact development solutions such as grassy swales, and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and often much less costly. Designs incorporating wet ponds, extended detention, bio-retention, or grassy swales are eligible for a 30 percent (30%) reduction in the property's storm water utility fee.
17. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
18. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use exiting sanitary tap, when available.
19. 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 developer's cost.
20. Any kills that are not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

STAFF RECOMMENDATION (cont'd)

Environmental Services

21. Applicant shall maintain compliance with the City of Toledo's Sanitary Sewer Use Regulations specified in the Toledo Municipal Code.
22. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
23. Applicant shall maintain compliance with the City of Toledo's Air Quality Regulations specified in the Toledo Municipal Code.
24. Applicant shall maintain compliance with the City of Toledo's Underground Storage Tank Requirements specified in the Toledo Municipal Code.

Sewer & Drainage Services

No comments or objections to the site plan.

Fire Prevention

25. Facility address numbers are required.

Transportation

26. Twenty-five feet drive aisles shall be provided in all directions to accommodate two-way traffic.
27. A one stall stacking minimum at the gas pump is required by Toledo Municipal Code 1107. This minimum is not included in the required minimum 25' drive aisles to support two-way traffic on the site.
28. The Consaul Street drive approach shall be removed. New curbs and sidewalks shall be installed in accordance with City of Toledo Construction Standards.
29. Existing unused drive approaches shall be completely removed and new curbs and sidewalks shall be installed in accordance with the City of Toledo Construction Standards.
30. Crumbling and deteriorating curbs and sidewalks should be rebuilt in accordance with City of Toledo Construction Standards.

STAFF RECOMMENDATION (cont'd)

Building Inspection

31. Demolition of the existing building(s) will require a demolition permit issued from the City of Toledo through its Division of Building Inspection requiring termination of all utilities. Documentation from Columbia Gas and Toledo Edison/Energy One must be provided to Building Inspection that this has occurred. If the existing water and sewer taps are to be used, the applicant/contractor must identify this to the Department of Public Utilities and secure their release for the demolition permit to be processed and issued.
32. Any construction new and/or alterations of any existing building on this site will require stamped construction documents submitted to the Division of Building Inspection for plan review and approval showing the improvements to be in compliance with the Ohio Building Code and the associated mechanical, electrical and fire codes along with compliance of federal ADA standards.

Plan Commission

33. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
34. 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.
35. Intensity, location, and screening of outside lighting, including canopies, especially when abutting a residential district. Flat lens lighting shall be used (TMC§1104.0901(D)).
36. Hours of operation may be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, to reduce detriment to the area (TMC§1104.0901(H)).
37. Canopies shall be set back a minimum of 10 feet from the property line, and shall be designed to be consistent with the building materials and colors of the principal building. Support columns shall be brick, brick base, or other durable materials compatible with the principle building. The Planning Director may require a peaked roof to complement the principle building (TMC§1104.0903(A)). **An elevation that shows compliance shall be submitted.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

38. Non-petroleum displays must be within 25 feet of the building but not within 25 feet of any right-of-way. The maximum height of such displays shall not exceed 5 feet (TMC§1104.0903(C)).
39. Free air (with the capability of filling standard automobile tires), water, and restrooms shall be provided and maintained during operating hours of the station (TMC§1104.0903(D)).
40. Ingress and egress to a parking lot in a Commercial or Industrial zoning district must be from a major street or from a street located in a Commercial or Industrial district with Commercial or Industrial zoning on the opposite side of the street (TMC§1107.1203). **Acceptable as depicted on site plan.**
41. The building materials of the convenience store shall meet the requirements of TMC§1109.0500 Building Façade Materials and Color. Elevations shall be submitted to meet the approval of the Plan Director. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors. **The elevation drawing indicates composite siding, which is acceptable.**
42. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Greenbelts are required along all street frontages. Greenbelt frontage landscaping shall be a minimum width of 15 feet, constructed of a solid evergreen hedge and provide a minimum of one tree for every 30 feet of frontage. Trees are not required to be evenly spaced and may be clustered; 15' greenbelts are required along all frontages.
 - b. Total interior landscaping shall be 20 square feet per parking space. Landscape areas within the parking area shall be peninsular or island types and must be constructed with 6 inch by 18 inch concrete curbing;
 - c. A Type A Landscape buffer is required along the property edge abutting residential zoning and shall be twenty-five feet (25') in width or ten feet (10') wide with a solid fence;
 - d. All parking spaces must be within 100 linear feet of a landscaped area;

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- e. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area;
 - f. Landscape terminal islands must be provided at the end of each parking row;
 - g. One tree is required for every 30' linear feet of frontage or fraction thereof, for all structures and shall be installed along both street frontages. Foundation plantings for the full street facing building elevation; and landscape areas 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, **as pertaining to the foundation plantings;**
 - j. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards;
 - k. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties).
 - l. The location, lighting and size of any signs, all signage is subject to TMC§1387.
43. Pursuant to TMC§1106.0602 *Use Regulations* – The Special Use Permit granted for a convenience store shall be subject to review on an annual basis and may be amended or revoked by action of City Council in consultation with the Plan Commission if said convenience store is determined to have significant negative secondary effects that have not been sufficiently alleviated under zoning, building or health code regulations. See TMC§1106.0602 *Use Regulations* for defined negative secondary effects.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

44. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
45. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
46. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

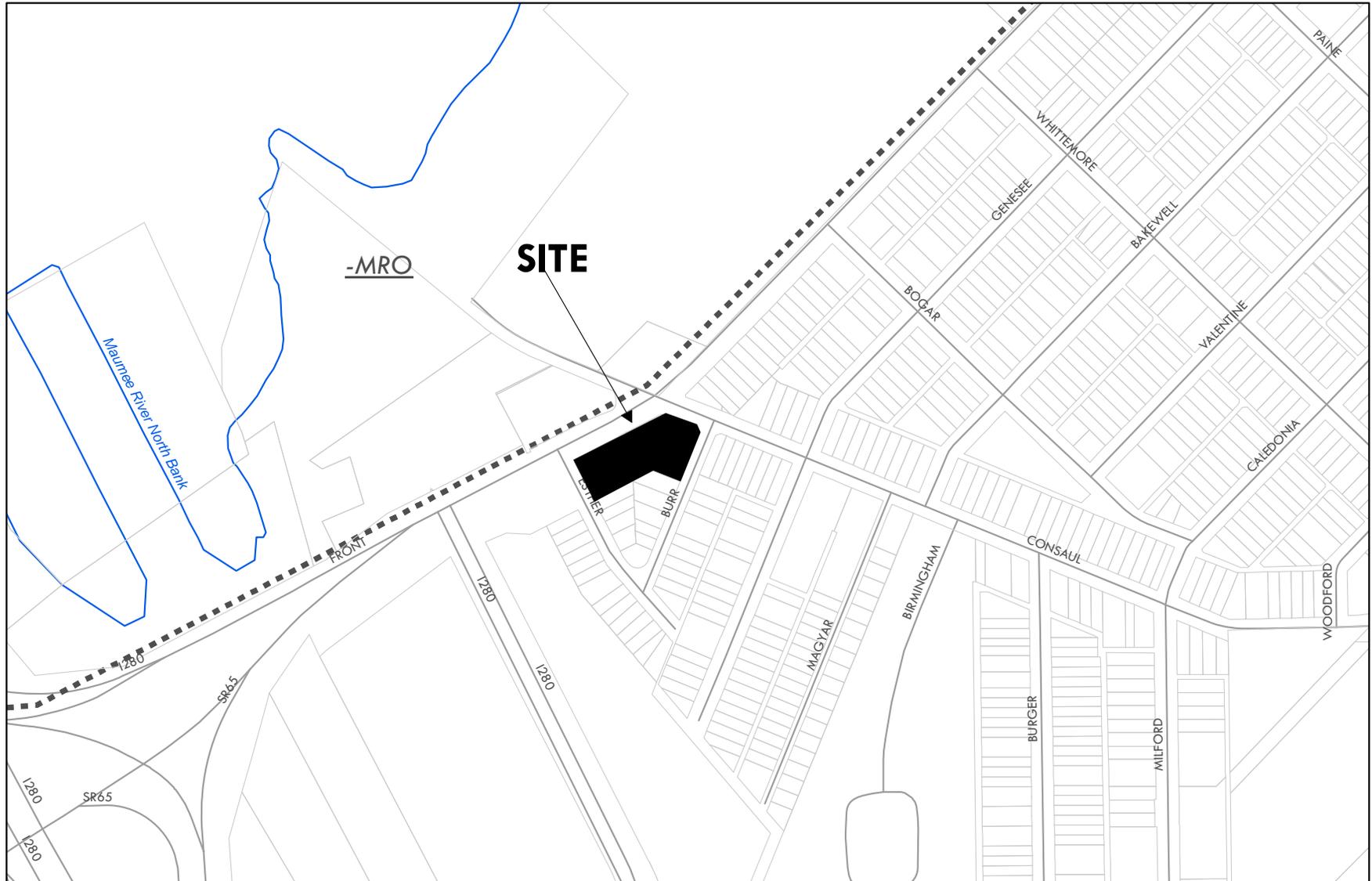
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-9002-13
DATE: October 10, 2013
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: November 13, 2013
TIME: 4:00 P.M.

GP/bp
Five (5) sketches follow

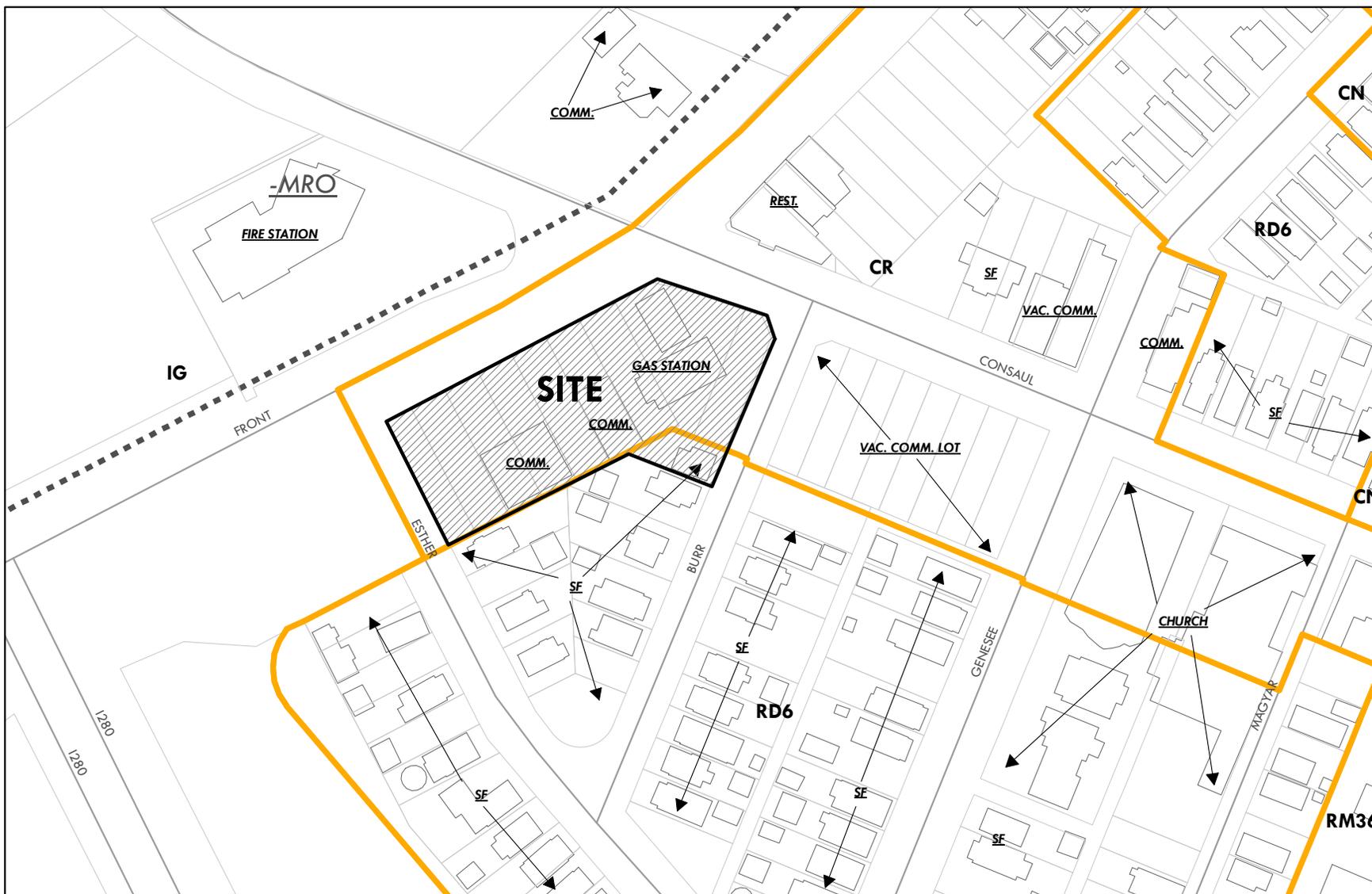
GENERAL LOCATION

SUP-9002-13
ID 25



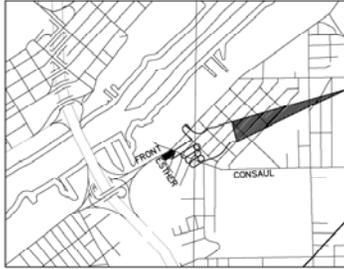
ZONING & LAND USE

SUP-9002-13
ID 25



EXISTING SITE PLAN

SUP-9002-13
ID 25



LOCATION MAP
SCALE: 1:300

LEGAL DESCRIPTION FOR SITE

LOTS 2 THROUGH 9 IN BURR'S ADDITION AS RECORDED IN VOL. 8, PG. 45, LUCAS COUNTY PLAT RECORDS AND THE NORTHERLY 10 FEET OF LOT 23 AND ALL OF LOT 24 IN THE EXTENSION OF BURR'S ADDITION AS RECORDED IN VOLUME 8 PAGE 126, LUCAS COUNTY PLAT RECORDS, CITY OF TOLEDO, LUCAS COUNTY, OHIO.
BEING PARCELS 02-32451, 02-32447, 02-32444, 02-32441, 02-32437, 02-32434, 02-32431, 02-32427, 02-32417 AND 02-32414

EXISTING SITE CONDITIONS:

ZONING: CR, COMMERCIAL + RD6 RESIDENTIAL
AREA: 0.029 AC ± 45,475 SF
CURRENT USE: GAS STATION AND CONVENIENCE STORE
BUILDINGS EXISTING
BUILDING STORE AREA = 1,830 SF
BUILDING STORAGE AREA = 3,200 SF

BUILDINGS SETBACKS:

BUILDING SETBACKS PER ZONING CODE IN CR ZONE (CODE 1106.0102)
FRONT BUILDING LINE: 20'
SIDE: 0' ADJACENT TO RD 2 ZONING, HOWEVER 10' ADJACENT TO RESIDENTIAL
REAR: 0' ADJACENT TO CR 1 ZONING, HOWEVER 15' ADJACENT TO RESIDENTIAL
MAX. OVERHANG HEIGHT: 45'
MAX. OVERHANG LOT COVERAGE: 85%

EXISTING PARKING (CR ZONING)

REQUIRED PARKING - GAS STATION
GAS SALES: 1 PER PUMP (CODE 1107.0304 SCHEDULE "A")
FLOOR AREA: 1 PER 300 SF (CODE 1107.0304 SCHEDULE "A")
8 EXISTING PUMPS

GAS PUMPS:
8 PUMPS = 8 SPACES
OPEN SALES AREA TOTAL: 5,230 SF
5,230 SF / 300 SF = 17.4 SPACES, USE 18 SPACES

REQUIRED ACCESSIBLE PARKING BY ADA (CODE 206 OF ADA) WITH BUILDING ADDITION
TOTAL PARKING 26 TO 50 = 2 ACCESSIBLE SPACE (10%20) PER TABLE 208.2
MINIMUM 1 IN 8 ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE (IF 10%20.2.4 ADA CODE)
TOTAL = 3 ACCESSIBLE SPACE = 1 VAN ACCESSIBLE SPACE

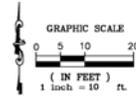
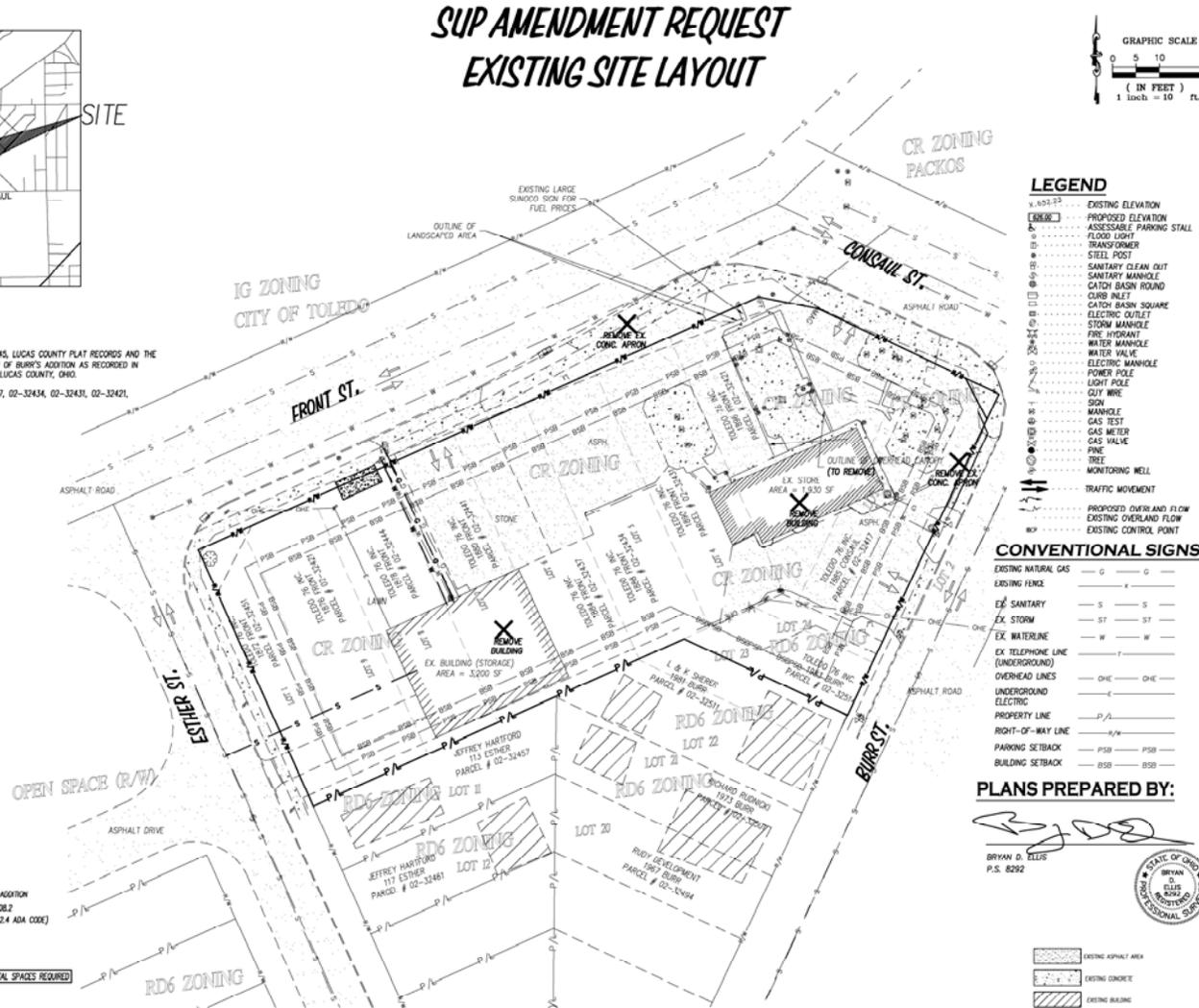
PARKING REQUIRED:

14 STANDARD SPACES 1 ACCESSIBLE SPACE + 1 VAN ACCESSIBLE = 26 TOTAL SPACES REQUIRED

PARKING EXISTING:

NO DEFINED PARKING SPACES VISIBLE

SUP AMENDMENT REQUEST EXISTING SITE LAYOUT



LEGEND

- x.853.85 - EXISTING ELEVATION
- [BRCK] - PROPOSED ELEVATION
- - ACCESSIBLE PARKING STALL
- - FLOOD LIGHT
- - TRANSFORMER
- - STEEL POST
- - SANITARY CLEAN OUT
- - SANITARY MANHOLE
- - CATCH BASIN ROUND
- - CURB INLET
- - FIRE HYDRANT
- - ELECTRIC MANHOLE
- - STORM MANHOLE
- - WATER MANHOLE
- - LIGHT POLE
- - QUITY WIRE
- - SIGN
- - MANHOLE
- - GAS TEST
- - GAS METER
- - GAS VALVE
- - PINE
- - TREE
- - MONITORING WELL
- - TRAFFIC MOVEMENT
- - PROPOSED DRIVE AND FLOW
- - EXISTING OVERLAND FLOW
- - EXISTING CONTROL POINT

CONVENTIONAL SIGNS

- EXISTING NATURAL GAS: G G G
- EXISTING FENCE: S S S
- EX. SANITARY: ST ST ST
- EX. STORM: ST ST ST
- EX. WATERLINE: W W W
- EX. TELEPHONE LINE (UNDERGROUND): T T T
- OVERHEAD LINES: OHE OHE
- UNDERGROUND ELECTRIC: UEL UEL
- PROPERTY LINE: P/L P/L
- RIGHT-OF-WAY LINE: R/W R/W
- PARKING SETBACK: PSB PSB
- BUILDING SETBACK: BSB BSB

PLANS PREPARED BY:

[Signature]
BRYAN D. ELLIS
P.S. 8292

- - EXISTING ASPHALT AREA
- - EXISTING CONCRETE
- - EXISTING BUILDING

DATE: 08-20-13
SCALE: 1/8" = 1'-0"
PROJECT: SUP-9002-13
DRAWING: PARKING LAYOUT REV. 2

NO. 1
NO. 2

CLASS CITY ENGINEERING & SURVEYING, LLC
2105 PARTH ST.
TOLEDO, OHIO 43607
EMAIL: BLACKBIRD_I@MSN.COM

TOLEDO 76 STORE
1808 FRONT STREET
CITY OF TOLEDO, LUCAS CO. OH
EXISTING SITE CONDITIONS

DRAWN BY: BDE
JOB NUMBER: 806-1301
REVIEWED BY: BDE

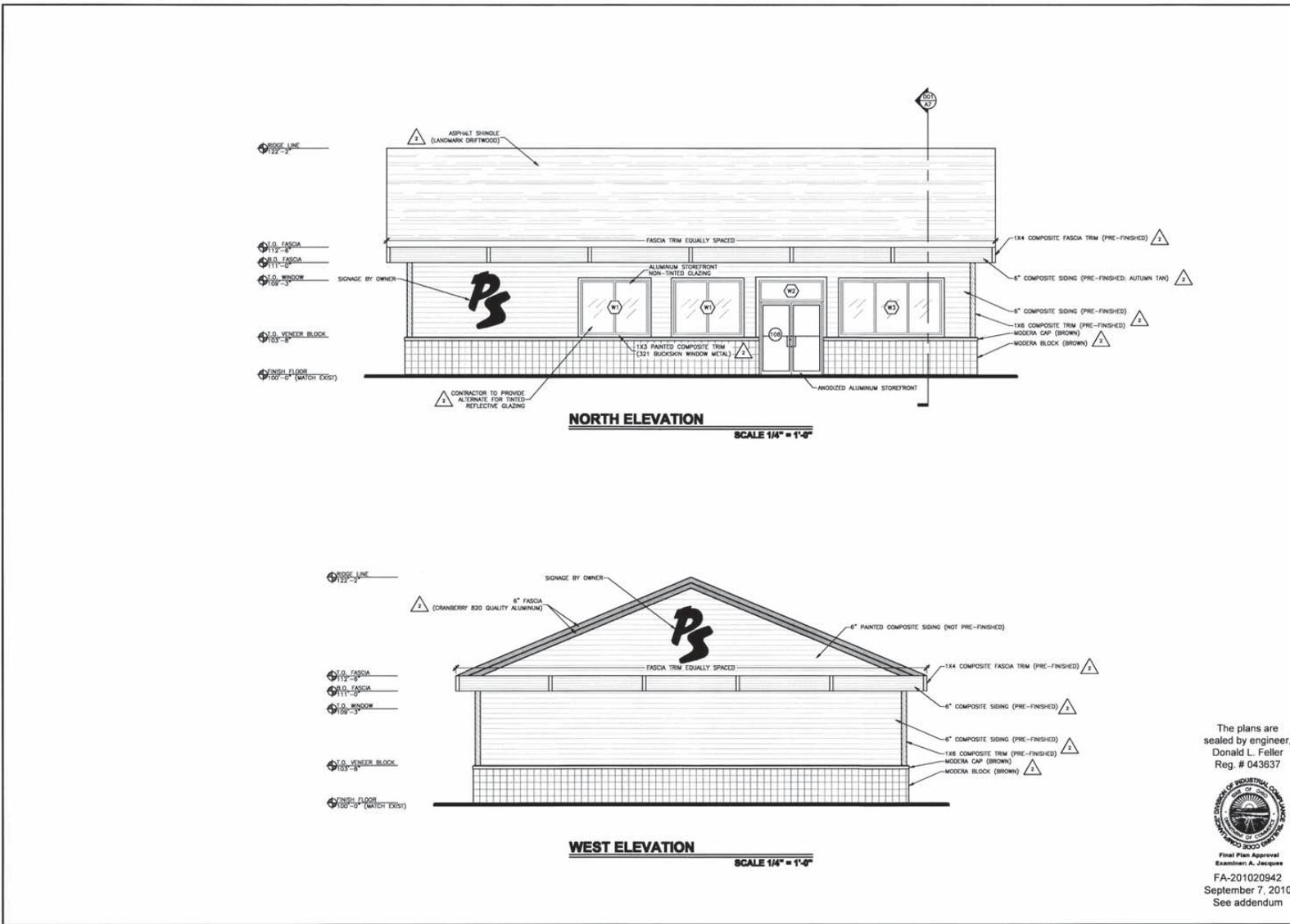
SP-1/2

© Lucas Projects 3/488-1301 - Surveying/Engineering 8/12/2013 2:42:11 AM EDT

7 - 14

ELEVATION

SUP-9002-13
ID 25



OHIO UTILITIES
PROTECTION SERVICE
CALL 1-800-362-2764
240 WORKING DAYS
BEFORE YOU DIG

NON-RESIDENTS MUST BE
CALLED DIRECTLY

Feller
& Associates, Inc.
1653 Woodlands Drive, P.O. Box 68, Mansfield, Ohio 44877
Phone: (419) 865-5888
Fax: (419) 865-5889
www.fellerarch.com

NO.	DESCRIPTION	DATE

ELEVATIONS
PROJECT: TOLEDO 76 INC., STATION #6021
SWANTON, OHIO

The plans are sealed by engineer,
Donald L. Feller
Reg. # 043637



Final Plan Approval
Examiner: A. Jacques
FA-201020942
September 7, 2010
See addendum

NO.	DESCRIPTION	DATE

SHEET A5 of 11

7-15

PROPOSED SITE PLAN

SUP-9002-13
ID 25



SUP AMENDMENT REQUEST PROPOSED SITE LAYOUT

EXISTING SITE CONDITIONS:

ZONING: CR, COMMERCIAL + R06 RESIDENTIAL
AREA: 0.329 AC ± 45,475 SF
CURRENT USE: GAS STATION AND CONVENIENCE STORE
BUILDINGS: PROPOSED
BUILDING: TOTAL AREA = 4,130 SF

BUILDINGS SETBACKS:

BUILDING SETBACKS PER ZONING CODE IN CR ZONE (CODE 1106.0102)

FRONT BUILDING LINE: 20'
SIDE: 0' ADJACENT C OR I ZONING, HOWEVER 10' ADJACENT TO RESIDENTIAL
REAR: 0' ADJACENT C OR I ZONING, HOWEVER 15' ADJACENT TO RESIDENTIAL
MAX DWELLING HEIGHT: 45'
MAX DWELLING LOT COVERAGE: 65%

PARKING SETBACKS:

PARKING SETBACKS PER ZONING CODE CODE 1107.1202.B

PARKING SETBACK (FRONT): 15' (LESS THAN SAC)
PARKING SETBACK (FRONT): 25' WITHIN 50' OF RESIDENTIAL (LESS THAN SAC)
10' FROM ALL RS DISTRICTS

LANDSCAPING (1108)

FRONTAGE GREEN BELTS
ONE TREE PER 30'±
SOLID EVERGREEN FRONT PARKING SCREENING
FRONTAGE GREENBELT WIDTH: 15'
LANDSCAPE BUFFER: TYPE A (10' WIDE WITH SOLID FENCE—4 TREES AND 15 SHRUBS IN 100')

DUMPSTER SCREENED BY SOLID FENCE 6' HIGH

REQUIRED PARKING (CR ZONING)

REQUIRED PARKING - GAS STATION
GAS SALES: 1 PER PUMP (CODE 1107.0304 SCHEDULE "A")
FLOOR AREA: 1 PER 300 SF (CODE 1107.0304 SCHEDULE "A")

REQUIRED - GAS PUMPS
8 PUMPS
(6 SPACES REQUIRED)

REQUIRED - RESTAURANT

RESTAURANT AREA: 1 PER 75 SF (CODE 1107.0304 SCHEDULE "A")
1 PER 3 EMPLOYEES / 3 EMPLOYEES PER SHIFT
RETAIL AREA = 1,040 SF
3,040 / 300 = [11 SPACES REQUIRED]

RESTAURANT AREA (FAST FOOD) = 1,200 SF
NON CUSTOMER AREA = 455 SF
TOTAL CUSTOMER AREA = 825 SF
825 / 75 = [11 SPACES REQUIRED]
3 EMPLOYEES / 3 = [1 SPACE]

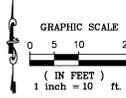
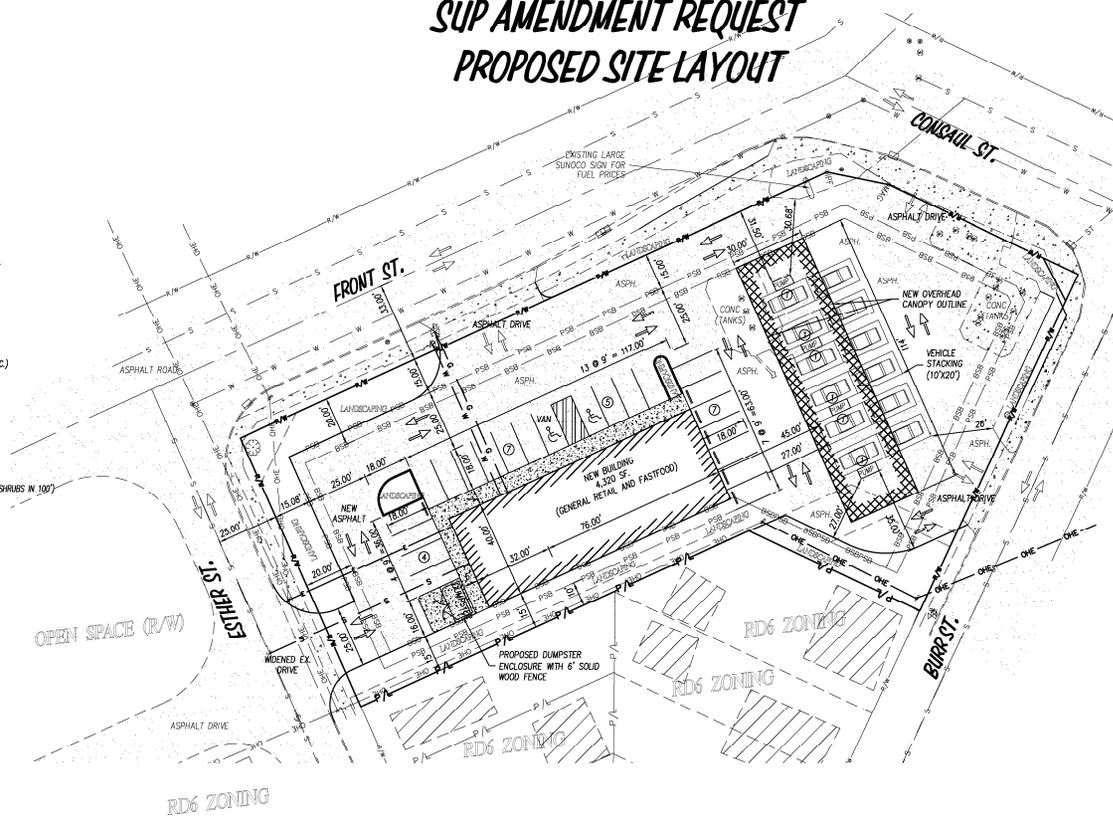
TOTAL PARKING REQUIRED = 29 SPACES

REQUIRED ACCESSIBLE PARKING BY ADA (4.1.2) WITH BUILDING ADDITION

TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE (10/207)
MINIMUM 1 IN 8 ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE (10/207)(4.1.2.6)
TOTAL = 1 VAN ACCESSIBLE SPACE

TOTAL REQUIRED PARKING
27 STANDARD SPACES + 1 VAN ACCESSIBLE + 1 ACCESSIBLE
29 TOTAL SPACES REQUIRED

TOTAL PROVIDED PARKING
27 STANDARD SPACES + 1 VAN ACCESSIBLE + 1 ACCESSIBLE
29 TOTAL SPACES PROVIDED



DATE	ISSUED FOR:
8-28-13 <td>1ST SUBMISSION</td>	1ST SUBMISSION
11-20-13 <td>PARKING LAYOUT REV.</td>	PARKING LAYOUT REV.

GLASS CITY ENGINEERING & SURVEYING, LLC.
2105 BARRIE ST.
TOLEDO, OHIO 43607
419-285-8362 FAX 419-539-9867
EMAIL: BLACKHARDT_J@GNSI.COM

TOLEDO 76 STORE
BRUNNEN LUMBER CO. OH
CITY OF TOLEDO PLANNING DEPT.
PROPOSED SITE CONDITIONS

DRAWN BY: BDE
JOB NUMBER: 666-1301
REVIEWED BY: BDE

SP-2/2

C:\Users\Projects\31886-1301\31886-1301-Survey\dwg_9_27_2013_2_40:11.dwg 9/27/2013 2:40:11 AM EBT

7 - 16

GENERAL INFORMATION

Subject

- Request - Special Use Permit for the Operation of a 12 Student Type A Daycare.
- Location - 4907 Laurentide Lane
- Applicant - Doris E. Thomas
4907 Laurentide Lane
Toledo, Ohio 43614

Site Description

- Zoning - RS9 Single Dwelling Residential District
- Area - ± 0.325 acres
- Frontage - ± 79' on Laurentide Lane
- Existing Use - Single-family Residence
- Proposed use - Single-family Residence w/ Type A Daycare
- Required Parking - 3 spaces plus paved drop-off area
- Proposed Parking - Driveway and on-street parking

Area Description

- North - Single-family Residential / RS9
- East - Single-family Residential / RS9
- South - Single-family Residential / RS9
- West - Single-family Residential / RS9

Parcel History

No parcel history on file.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit (SUP) for a Type A Family Day Care to be located at 4907 Laurentide Lane. The house sits on a 79' by 175' lot with 14,181 square feet of total lot area. The home was built in 1973 and has 2,164 square feet of total living area. The applicant is currently operating a Type B Day Care in the home.

The site appears to offer an adequate amount of useable indoor and outdoor space. Thirty-five (35) square feet of indoor space is required per child, and sixty (60) square feet of outdoor space is required per child. The backyard is fenced and would provide ample outdoor play space for the Type A Family Day Care facility. In addition, the floor plan submitted shows 1st floor and basement recreation areas that exceed the thirty-five (35) square feet of indoor space required per child. The parking requirement for a Type A Day Care is three (3) spaces and a designated drop-off area. The site offers a 16' by 50' asphalt driveway and on-street parking.

The Toledo 20/20 Comprehensive Plan targets this area for single-family land uses. On November 5, 2008, Toledo City Council approved Ordinance 684-08, amending the zoning code regulations governing Type A Family Day Care facilities in the City of Toledo. Two (2) additional restrictions were added for Type A Family Day Care facilities. First, per TMC 1104.0701.A, each licensee/administrator is limited to one (1) Type A Family Day Care facility in the City of Toledo. Second, per TMC 1104.0701.C, Type A Family Day Care facilities in a residential zoning district are required to have frontage on a major street. The subject site is not classified as a major street on the major streets and highway plan. In addition, a Type A Daycare at this location would not be compatible with adjacent uses due to its location on a minor street. Therefore, staff recommends disapproval.

Although staff is recommending disapproval, conditions are provided for information purposes in Exhibit "A".

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-8006-13, a special use permit for the operation of a Type A Daycare, located at 4907 Laurentide Lane, to Toledo City Council for the following three (3) reasons:

1. The proposed use violates TMC§1104.0701.C *Type A Day Care Home – Location*;
2. The proposed use is not consistent with the Toledo 20/20 Comprehensive Plan;
3. The request is not compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC 1111.0706.C Review & Decision-Making Criteria); and

REF: SUP-8006-13. . .October 10, 2013

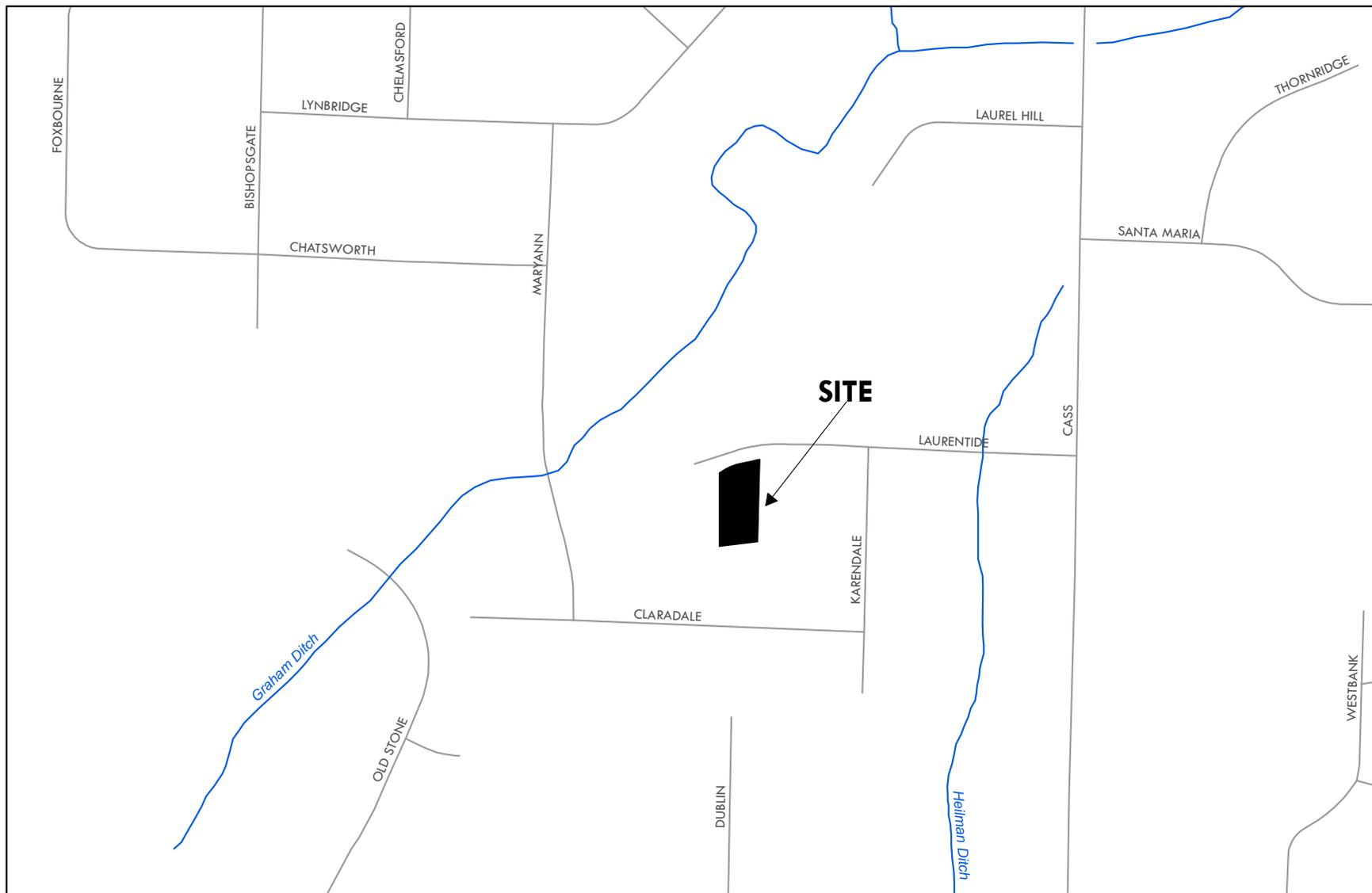
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-8006-13
DATE: October 10, 2013
TIME: 2:00 p.m.

CITY COUNCIL PLANNING
AND ZONING COMMITTEE
DATE: November 13, 2013
TIME: 4:00 p.m.

BH/bp
Three (3) sketches to follow
Exhibit "A"

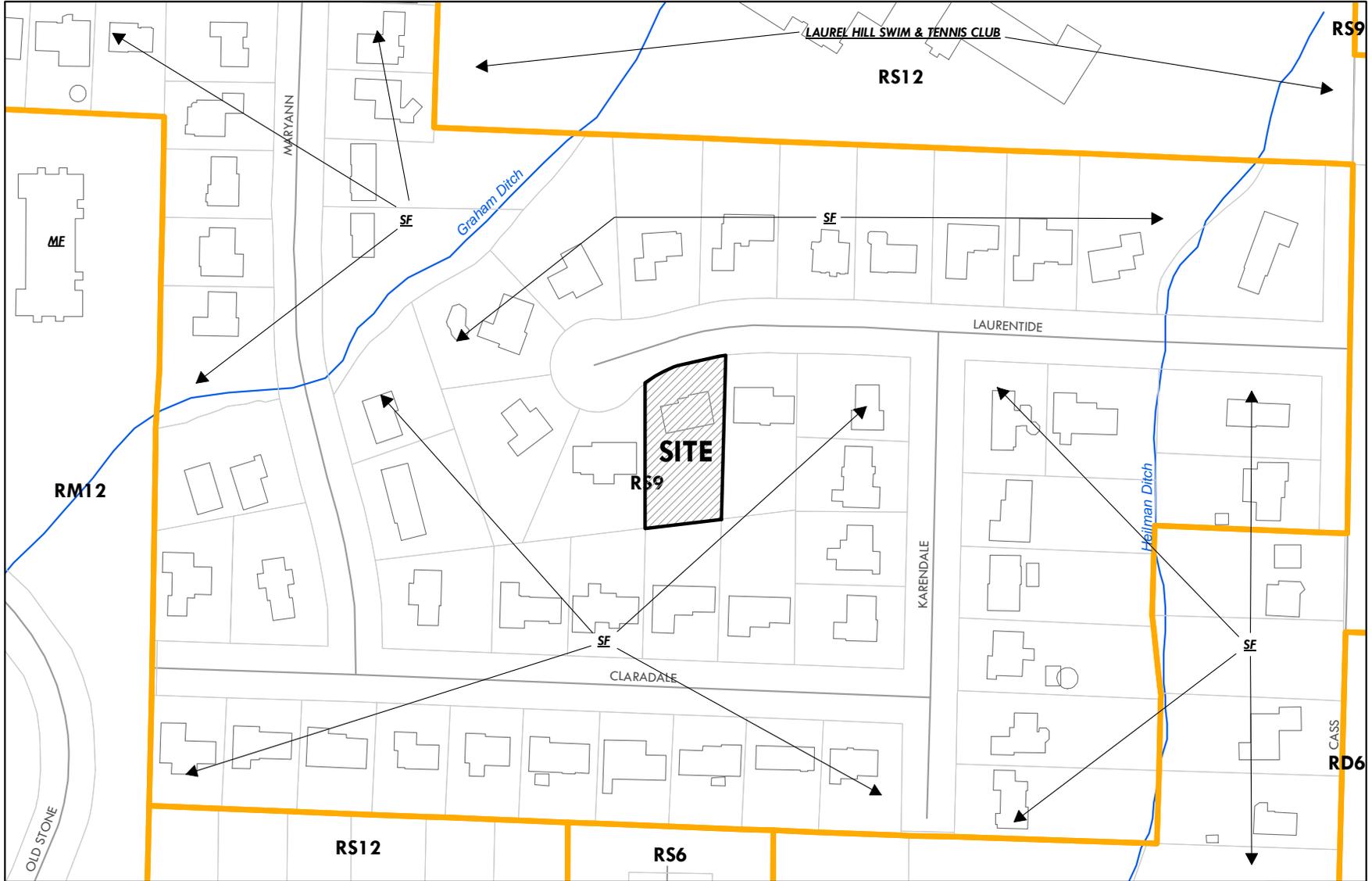
GENERAL LOCATION

SUP-8006-13
ID 141



ZONING & LAND USE

SUP-8006-13
ID 141



8-5

Exhibit "A"
REVIEW AGENCY CONDITIONS

The following nine (9) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Engineering Services

No comments or objections

Sewer & Drainage Services

No comments or objections

Fire Prevention

No comments or objections

Building Inspection

1. By State of Ohio and City of Toledo law, Type A daycare operations must submit stamped drawings of the structure for review and approval by the Division of Building Inspection identifying the correct use group, occupant load, plumbing fixture count, egress and emergency egress locations, emergency evacuation routes and other life-safety issues to be in accordance with the administrative code of the Ohio Building Code and the associated mechanical, electrical and fire codes.
2. Special inspections must be arranged with the Division of Building Inspection to insure the structure, plumbing, heating and electrical systems meet the minimum safe standards of the building codes of the City of Toledo and by referenced authority, the State of Ohio. A certificate of occupancy will be issued to the daycare center once all inspections have been made, and the structure found to be in compliance.

Division of Transportation

3. Due to day-to-day activities such as parking, parent drop-off/pick-up, etc., associated with Type A daycares, such use is generally discouraged in residential areas.

Plan Commission

4. The applicant shall regularly make available for the day care operation, 35 square feet of useable indoor space per person in care. **Acceptable as depicted on site plan.** (TMC 1104.0701.D).

Plan Commission (cont'd)

5. The applicant shall provide 60 square feet of useable outdoor space per each person in care using the outdoor space at any one time. A Type B landscape buffer shall be provided around the outdoor space. A fence, wall, or berm may be used as a substitute for shrub requirements **Acceptable as depicted on site plan.** (TMC 1104.0701.E).
6. A paved area for dropping off and picking up persons in care at the facility must be provided with the approval of the Division of Transportation. (TMC 1104.0701.F).
7. Group Living facilities, Type A Day Care Home, and Nonresidential Drug and Alcohol Centers that subject to this spacing requirement Section in the Use Table of Sec. 1104.0100, must be at least 500 feet from a site with any other Group Living facilities, Type A Day Care Home, and Nonresidential Drug and Alcohol Center that is subject to this spacing requirement. (TMC 1104.1001).
8. 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.
9. 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.

GENERAL INFORMATION

Subject

- Request - Vacation of an unnamed alley running east – west from N. Westwood Avenue to Indian River Road and located in the Ottawa Stores Subdivision
- Applicant - Jamie L. Miller
Sr. Real Estate Specialist
Division of Engineering Services
600 Jefferson, Suite 300
Toledo, OH 43604

Site Description

- Zoning - Regional Commercial / CR
Area - ±0.29 acres
Dimensions - 641' X 20'
Existing Use - Alley

Area Description

- North - Commercial Buildings / CR
South - Vacant Commercial Building / CR
East - Apartment Building / CR
West - Parking Garage / RD6

Parcel History

- V-400-13 - Request for the vacation all that part of Indian River Road in the Ottawa Stores Subdivision

Applicable Plans and Regulations

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

STAFF ANALYSIS

The City of Toledo's Division of Engineering Services is requesting to vacate an unnamed alley running east – west from N. Westwood Avenue to Indian River Road located in the Ottawa Stores Subdivision. The unnamed alley is approximately 641 feet long and runs along the rear of commercial buildings.

The alley is existing and runs parallel to Bancroft Street, behind several existing commercial businesses. The request is part of a companion case to vacate a street located south of the site. The proposal to vacate the alley comes as a request of the City of Toledo in preparation for a future student housing development to take place on the site.

The Toledo 20/20 Comprehensive Plan targets this area for Neighborhood Commercial and Multi-Dwelling land uses. The Neighborhood Commercial zoning district is intended to accommodate pedestrian oriented small-scale retail and service businesses that serve nearby residential areas. Multi-Dwelling districts are primarily intended to accommodate the development of multi-dwelling housing. The proposed alley vacation will not negatively affect properties within the vicinity and it conforms to The Toledo Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-399-13, the request to vacate an unnamed alley running east – west from N. Westwood Avenue to Indian River Road and located in the Ottawa Stores Subdivision, to Toledo City Council, subject to the following two (2) reasons:

1. It conforms to the Toledo 20/20 Comprehensive Plan; and
2. The alley vacation will not negatively affect properties within the vicinity of the subject property.

The staff recommends that the Toledo City Plan Commission recommend approval of the request to vacate an unnamed alley running east – west from N. Westwood Avenue to Indian River Road and located in the Ottawa Stores Subdivision, to Toledo City Council, subject to 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.

Division of Engineering Services

1. If existing drive approach will not be reused, access shall be eliminated off of Westwood Avenue by removing the drive approach and restoring the area to match the adjacent landscape.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

2. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from the One Stop Shop, ph. (419) 245-1220.
3. Contact Scott Bishop at ph. (419) 936-2756 for inspection of above mentioned items.

Fire Prevention

No comments or objections to the vacation.

Division of Transportation

4. If upon formal notification, adjacent property owners do not object to the establishment of the vacation, the Division of Transportation does not oppose the vacation.
5. Within limits allowed by law, the applicant shall indemnify the City of Toledo, its officials, agents or employees, from any and all claims, demands, causes of action, suits or liability in connection with the performance of any and all acts authorized or permitted under this vacation. Said indemnification language shall be contained within and evidenced by the endorsement on a certified copy of the final vacating legislation by the owner which indemnification shall be kept in the permanent file of the Clerk of Council.

Division of Streets, Bridges and Harbor

No comments or objections to the vacation.

Division of Solid Waste

Comments not received at this time.

Columbia Gas

Comments not received at this time.

Toledo Edison

Comments not received at this time.

STAFF RECOMMENDATION (cont'd)

AT&T Ohio

Comments not received at this time.

Buckeye Cable System

6. A utility easement must be maintained along this Toledo Edison pole to provide service to current customers.

TARTA

No comments or objections to the vacation.

Republic Services

Comments not received at this time.

Department of Neighborhoods

No comments or objections to the vacation.

Plan Commission

No comments or objections to the vacation.

The remainder of the review agency conditions will be added as they become available and a revised staff report will be published before the October 10th Plan Commission hearing.

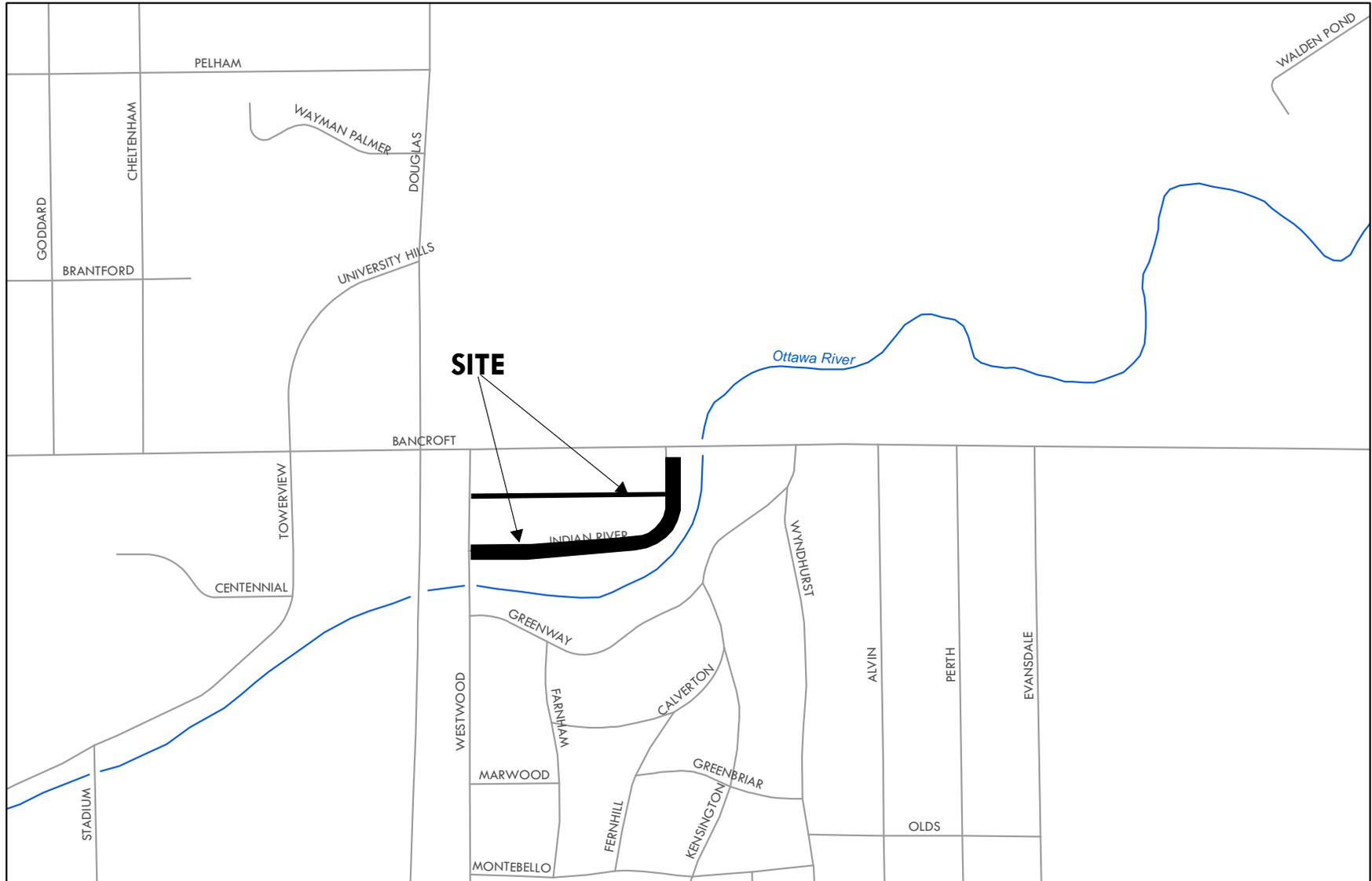
STREET VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-399-13
DATE: October 10, 2013
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: November 13, 2013
TIME: 4:00 P.M.

GP/bp
Two (2) sketches follow

GENERAL LOCATION

V-399-13
V-400-13
ID 51

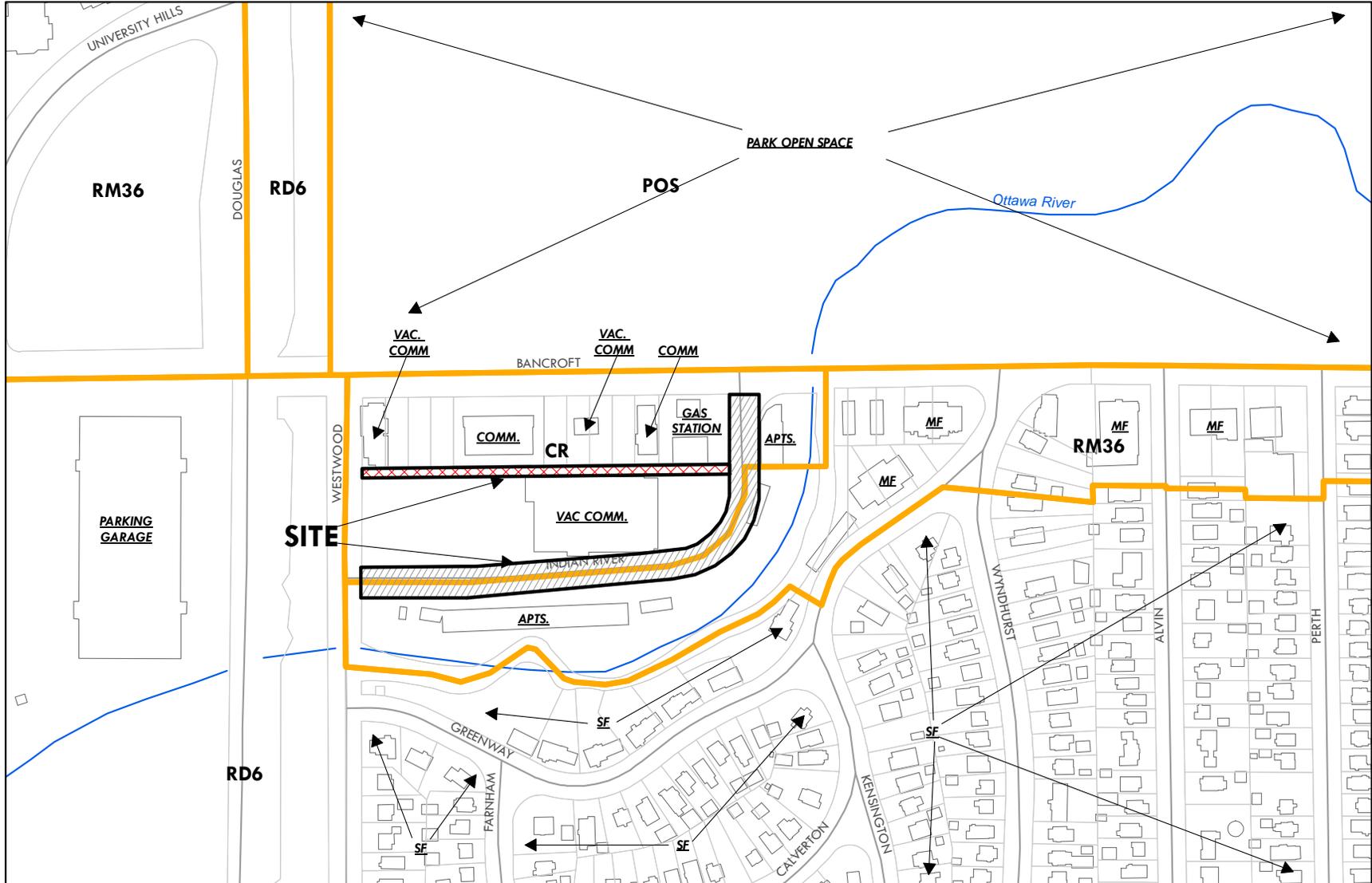


ZONING & LAND USE

V-399-13 
V-400-13 
ID 51



9-6,10-6



GENERAL INFORMATION

Subject

- Request - Vacation all that part of Indian River Road in the Ottawa Stores Subdivision
- Applicant - Jamie Miller
Sr. Real Estate Specialist
Division of Engineering Services
600 Jefferson Avenue, Suite 300
Toledo, OH 43604

Site Description

- Zoning - CR, RM36 / Regional Commercial, Multi-Dwelling
Area - ±1.06 acres
Dimensions - ±50' X ±975'
Existing Use - Private Roadway

Area Description

- North - Vacant Commercial Building / CR
South - Apartment Building / RM36
East - Apartment Building / CR
West - Parking Garage / RD6

Parcel History

- V-399-13 - Request for the Vacation of an unnamed alley running east – west from N. Westwood Avenue to Indian River Road and located in the Ottawa Stores Subdivision

Applicable Plans and Regulations

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

STAFF ANALYSIS

The City of Toledo’s Division of Engineering Services is requesting to vacate all that part of Indian River Road located in the Ottawa Stores Subdivision. The roadway is approximately 975 feet long and runs along the rear of commercial buildings and to the north of an apartment building. The right-of-way is split-zoned regional commercial and multi-dwelling residential. The request is part of a companion case that requests the vacation an alleyway located north of the site.

The road is existing and runs parallel to the Ottawa River from Westwood Avenue to Bancroft Street. The proposal to vacate the road comes as a request of the City of Toledo in preparation for a future student housing development to take place on the site.

The Toledo 20/20 Comprehensive Plan targets this area for Neighborhood Commercial and Multi – Dwelling land uses. The Neighborhood Commercial zoning district is intended to accommodate pedestrian oriented small-scale retail and service businesses that serve nearby residential areas. Multi-Dwelling districts are primarily intended to accommodate the development of multi-dwelling housing. The proposed street vacation will not negatively affect properties within the vicinity and it conforms to The Toledo Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-400-13, the request to vacate all that part of Indian River Road in the Ottawa Stores Subdivision, to Toledo City Council, for the following two (2) reasons:

1. It conforms to the Toledo 20/20 Comprehensive Plan; and
2. The alley vacation will not negatively affect properties within the vicinity of the subject property.

The staff further recommends that the Toledo City Plan Commission recommend approval of the request to vacate all that part of Indian River Road in the Ottawa Stores Subdivision, to Toledo City Council, subject to three (3) conditions:

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

Engineering Services

Comments not in at this time

STAFF RECOMMENDATION (cont'd)

Fire Prevention

1. Roadway shall remain accessible for the fire department use until all buildings are demolished.

Transportation

2. If upon formal notification, adjacent property owners do not object to the establishment of the vacation, the Division of Transportation does not oppose the vacation.
3. Within limits allowed by law, the applicant shall indemnify the City of Toledo, its officials, agents or employees, from any and all claims, demands, causes of action, suits or liability in connection with the performance of any and all acts authorized or permitted under this vacation. Said indemnification language shall be contained within and evidenced by the endorsement on a certified copy of the final vacating legislation by the owner which indemnification shall be kept in the permanent file of the Clerk of Council.

Division of Streets, Bridges, and Harbors

No comments or objections to the vacation.

Department of Neighborhoods

No comments or objections to the vacation.

Columbia Gas Company

Comments not in at this time

AT&T (Ohio)

Comments not in at this time

Toledo Edison Company

Comments not in at this time

Buckeye Cablevision

No comments or objections to the vacation.

STAFF RECOMMENDATION (cont'd)

TARTA

No comments or objections to the vacation.

Lucas County Solid Waste

Comments not in at this time

Republic Services

Comments not in at this time

Plan Commission

No comments or objections to the vacation.

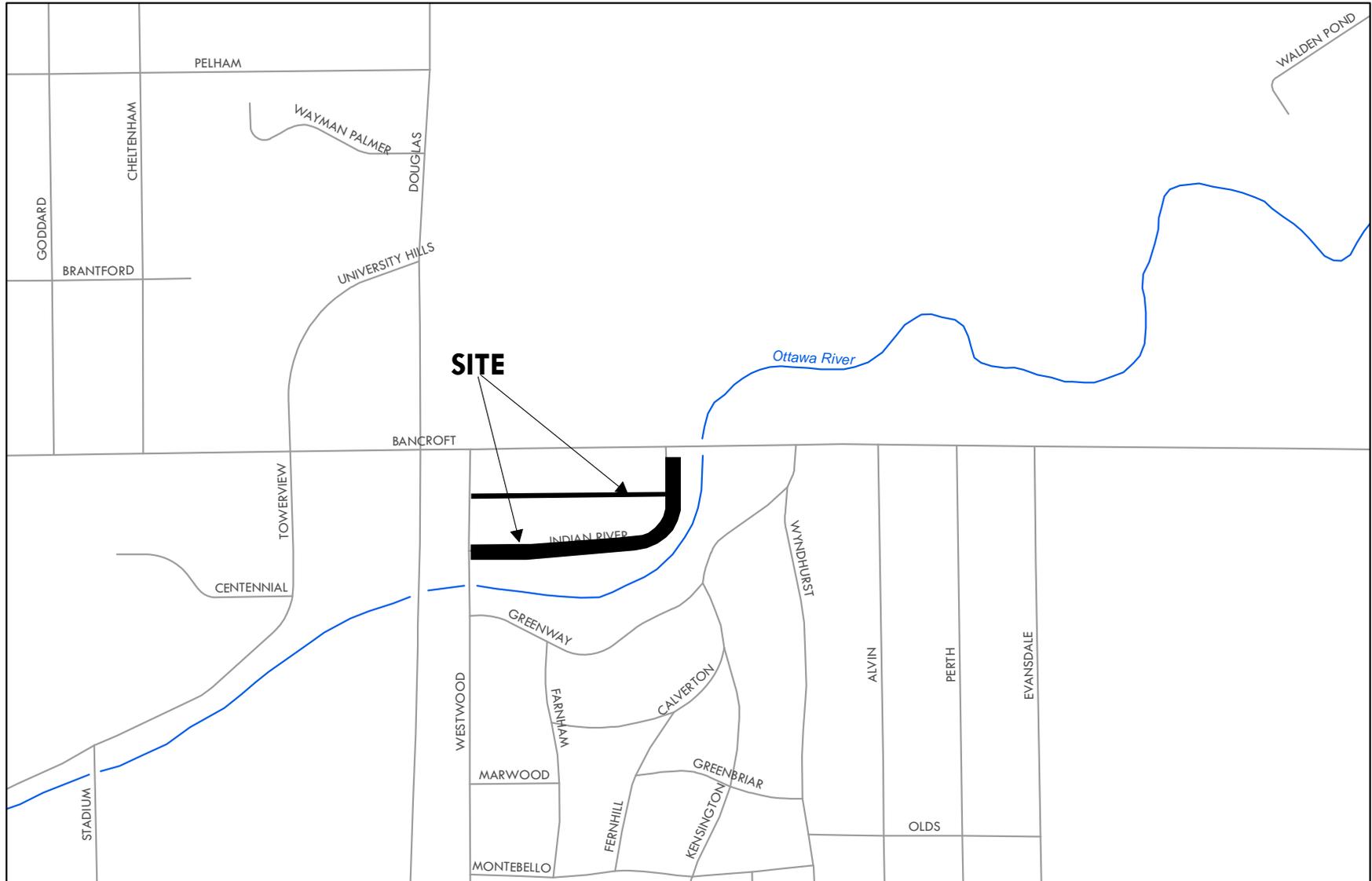
STREET VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-400-13
DATE: October 10, 2013
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: November 13, 2013
TIME: 4:00 P.M.

GP/bp
Two (2) sketches follow

GENERAL LOCATION

V-399-13
V-400-13
ID 51

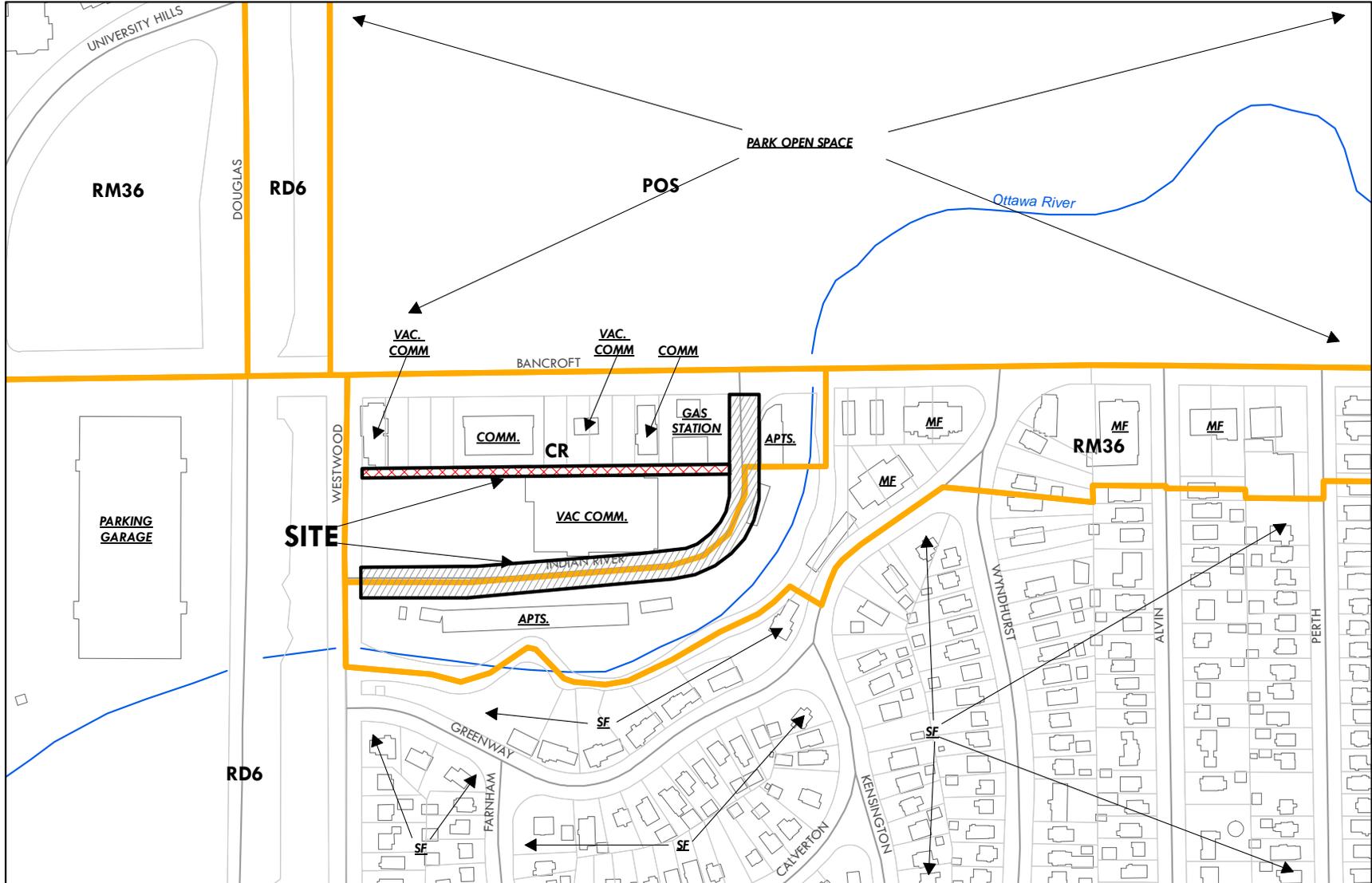


ZONING & LAND USE

V-399-13 
V-400-13 
ID 51



9-6,10-6



GENERAL INFORMATION

Subject

- Request - Vacation of any and all interest in Weiler Avenue and any alleys in a block bounded by Nebraska, Division, Belmont and the ODOT property to the east (abutting I-75).
- Applicant - City of Toledo, Engineering Services
Robin L. Whitney, P.E., Commissioner
1 Lake Erie Center
600 Jefferson Avenue, Suite 300
Toledo, OH 43604
- Engineer - Lewandowski Engineers
Matt Lewandowski
234 N Erie Street
Toledo, OH 43604

Site Description

- Zoning - RM36 Multi Dwelling Residential & CN
Neighborhood Commercial
- Existing Use - Undeveloped
- Proposed Use - Mixed-use Planned Unit Development

Area Description

- North - Planned Unit Development & Single Family Residential / RM36 & RS6
- East - Interstate I-75/ RM36 & IL
- South - Multi Family Residential / RM36
- West - Mixed-use Planned Unit Development / RM36 and CN

Parcel History

- M-14-95 - Community Development Plan for the ONYX Community Development District. (PC approved 5/3/95, Ord. 375-96, approved 5/29/96)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- PUD-8007-12 - Mixed-use Planned Unit Development (PC approved 10/11/12, Ord. 550-12 approved 11/20/12)
- V-28-13 - Vacation of the Eastern +/- 442' portion of Avondale Avenue to the I-75 right-of-way. (PC approved 2/14/13)
- V-29-13 - Vacation of the portion of Weiler Avenue from Nebraska Avenue to Belmont Avenue. (PC approved 2/14/13)
- S-24-13 Final plat of Collingwood Green (Companion Case)

Applicable Regulations

Toledo Municipal Code, Part Eleven: Planning and Zoning
 Toledo 20/20 Comprehensive Plan
 Community Development Plan for the Organized Neighbors Yielding eXcellence (ONYX)
 Community Development District

STAFF ANALYSIS

This is a request to vacate any and all interest in Weiler Avenue and any alleys in a block bounded by Nebraska, Division, Belmont and the ODOT property to the east (abutting I-75). Included in this vacation are several remnant right-of-ways of undeterminable size and location. The Department of Engineering Services requested this vacation to ensure all interest concerning the legally described area become the responsibility of the developer. This will allow the developer, LMHA, to proceed with the improvements of the property in accordance with the approved Collingwood Green Development (PUD-8007-12). The planned unit development includes a reconfiguration and rededication of the public roadways and right-of-ways thought-out the development. A replat to facilitate the reconfiguration of the roadways accompanies this case.

The Planned Unit Development will be located on 22.734 total acres and includes 25 residential buildings, 1 mixed-use building and a 13,000 square foot community building. The community building will serve a dual purpose as a professional wellness center. A total of 207 residential units and 18,950 square feet of commercial floor area will be constructed throughout the development.

STAFF ANALYSIS (cont'd)

The Toledo 20/20 Plan targets the entire site south of Belmont Avenue for multi-family uses. The proposed vacation will facilitate the completion of the Collingwood Green project and conforms to the Toledo 20/20 Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-441-13, the request to vacate any and all interest in Weiler Avenue and any alleys in a block bounded by Nebraska, Division, Belmont and the ODOT property to the east (abutting I-75), to Toledo City Council for the following two (2) reasons:

1. The vacated area will be fully incorporated into the redevelopment design; and
2. The proposed vacation conforms to the Toledo 20/20 Comprehensive Plan.

The staff recommends that the Toledo City Plan Commission recommend approval of V-441-13, the request to vacate any and all interest in Weiler Avenue and any alleys in a block bounded by Nebraska, Division, Belmont and the ODOT property to the east (abutting I-75), to the Toledo City Council, subject to the following one (1) condition:

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

Comments not received at this time.

Fire Prevention

No objection to vacation

Building Inspection

No objection to vacation.

Toledo Edison

Comments not received at this time.

STAFF RECOMMENDATION (cont'd)

Division of Transportation

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

Sewer & Drainage Services

Comments not received at this time.

Division of Streets, Bridges and Harbor

No objection to vacation.

Planning Commission

No objection to vacation.

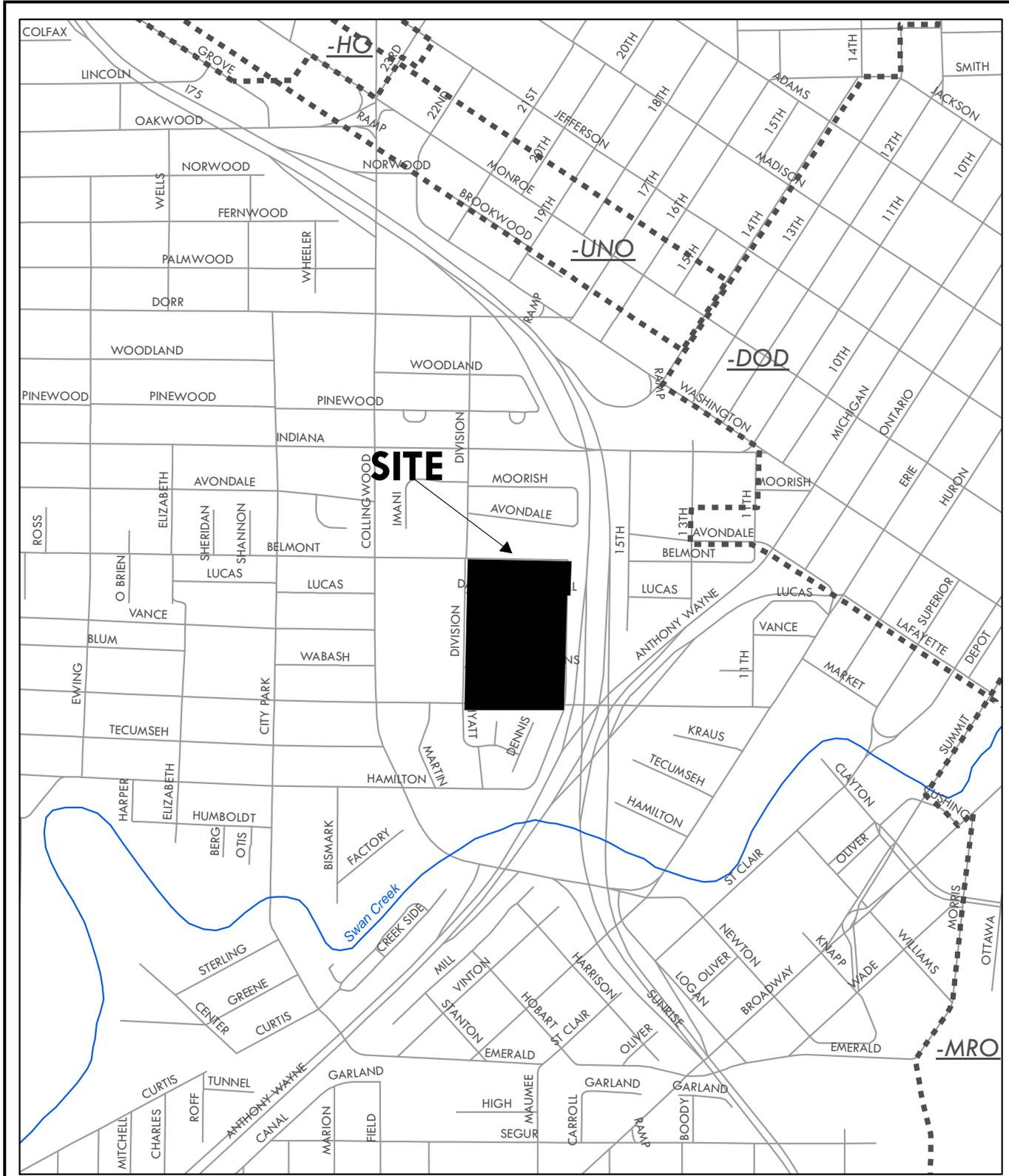
ROADWAY VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-441-13
DATE: October 10, 2013
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: November 13, 2013
TIME: 4:00 P.M.

BH/bp
Three (3) sketches follow

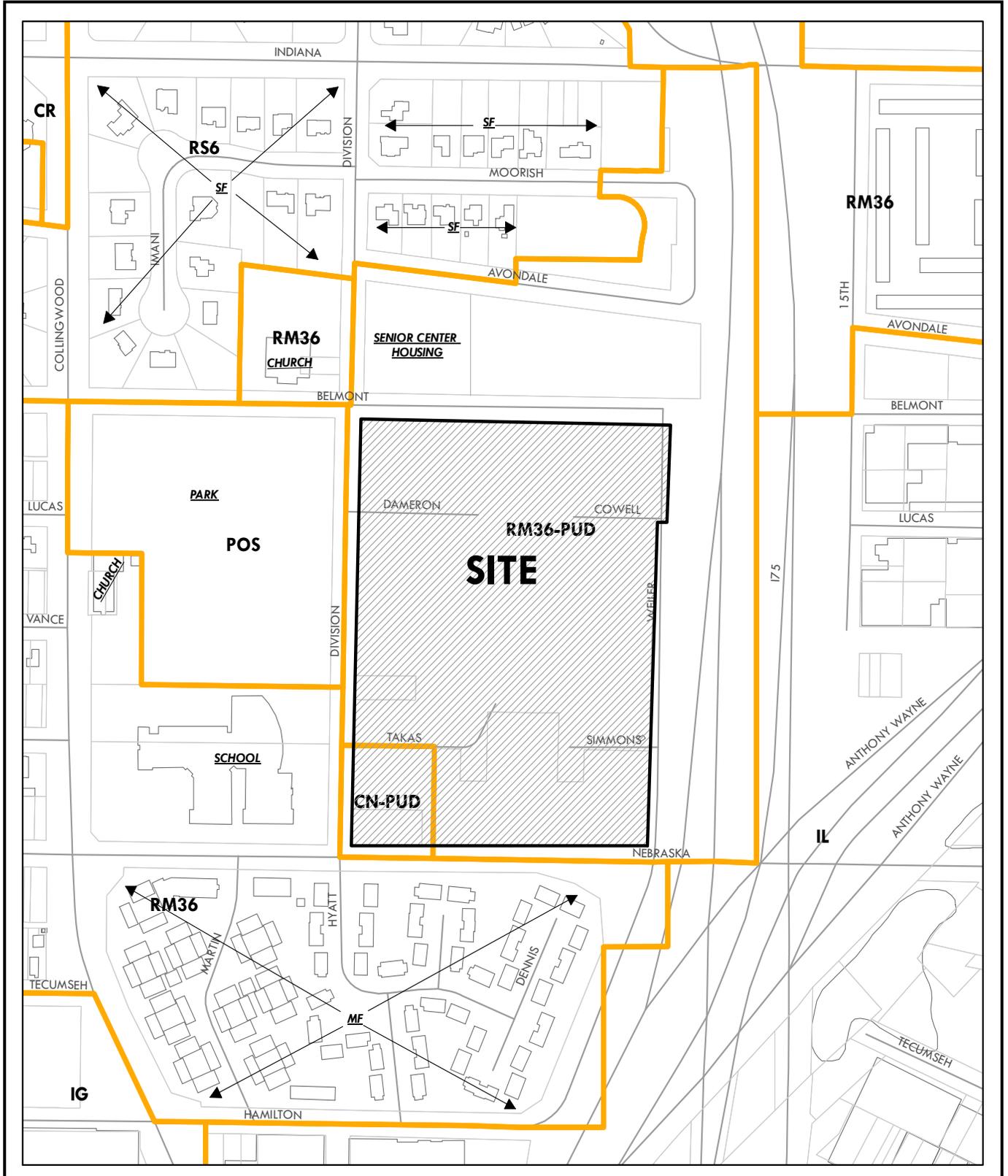
GENERAL LOCATION

V-441-13
ID 10



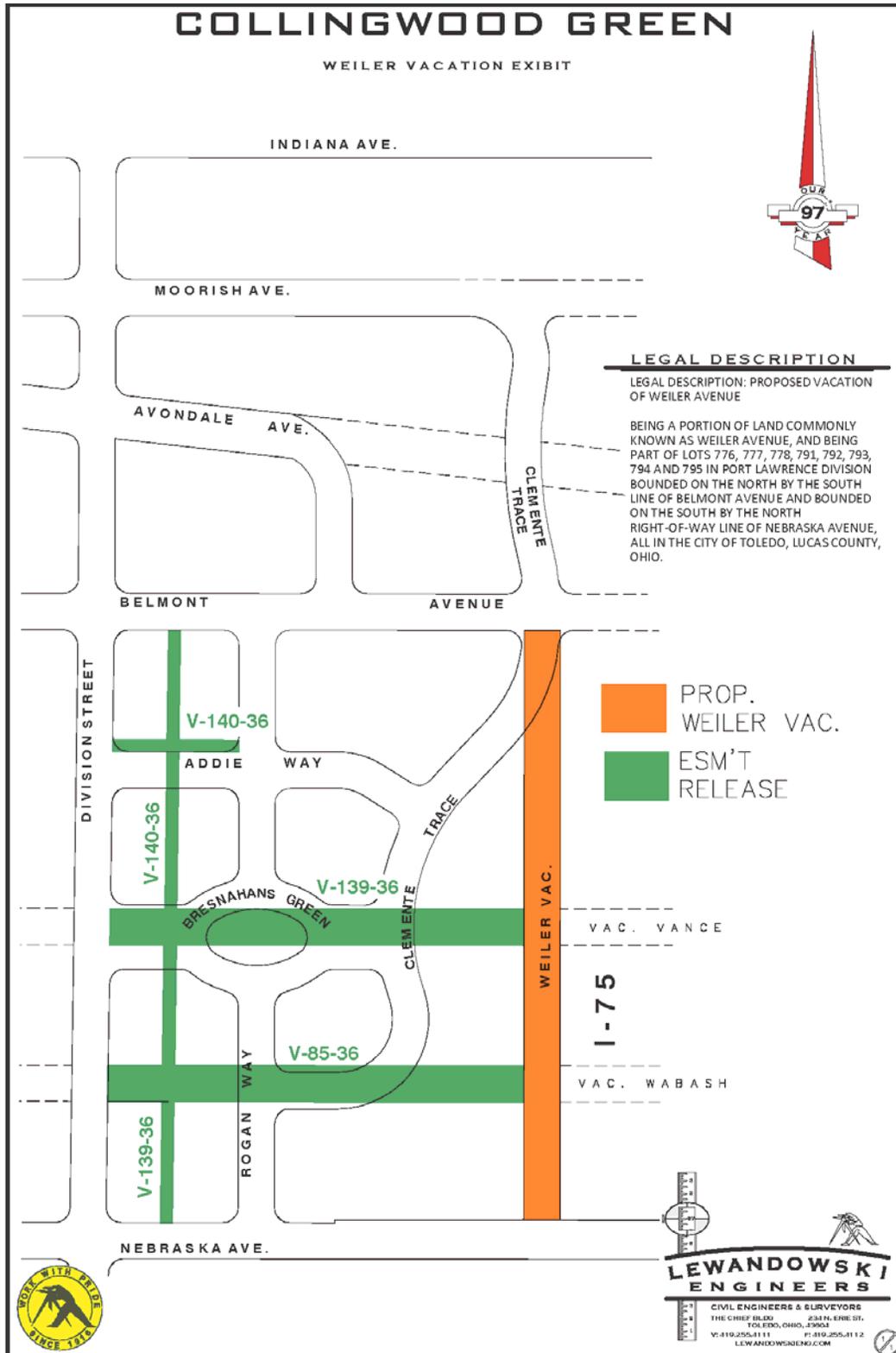
ZONING AND LAND USE

V-441-13
ID 10



SITE PLAN

V- 441-13
ID 10



BLANK PAGE

GENERAL INFORMATION

Subject

- Request - Zone change from IL Limited Industrial to CO Office Commercial at 12, 14, 18 & 24 Neise Ave., 33 Jay St. and CO Office Commercial & IL Limited Industrial to CO Office Commercial at 8 Neise Ave. & 653 Miami St.
- Location - 8-24 Neise Ave., 33 Jay St. & 653 Miami St.
- Applicant - L Hollingworth School for the Talented and Gifted
824 6th Street
Toledo, OH 43605
- Architect - Munger Munger + Associates Architects, Inc.
Kevin J. Young
225 N. Michigan Avenue
Toledo, OH 43604

Site Description

- Zoning - CO Office Commercial & IL Limited Industrial
- Area - ± 1.69 Acres
- Frontage - ± 260' along Miami Street, ± 250' along Neise Ave. & ± 335' along Jay Street
- Existing Use - Vacant Office and Industrial Building
- Proposed use - K-12 School

Area Description

- North - Single-dwelling Residential / CN & RD6
- South - Public Library / CR
- East - Single-dwelling Residential / RD6
- West - Maumee River / IG & POS

Parcel History

- Z-90-69 - Request for zone change from R-3 Two-family residential to M-1 Restricted Industry District (PC approved 6/12/69, Ord. 495-69, 6/23/69)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

Z-3002-06		Request for zone change from IL Limited Industrial to CO Office Commercial (PC approved 8/10/06, Ord. 65-09, 2/3/09)
SUP-9004-13	-	Request for a Special Use Permit for the operation of a Kindergarten through 12 th grade school (Companion Case)

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a zone change from IL Limited Industrial to CO Office Commercial for the site at 12, 14, 18 & 24 Neise Ave., 33 Jay St. and CO Office Commercial & IL Limited Industrial to CO Office Commercial for the site at 8 Neise Ave. & 653 Miami St. The 1.69-acre site consists of eight (8) lots that are currently occupied by a manufacturing and office building. Two (2) of the lots are split zoned. Based on the split zoning, the entire site was included in the zone change request.

The site has frontage on Miami Street, Neise Ave. and Jay Street. The Locke Branch of the Toledo-Lucas County Library is located directly to the South across Jay Street, single-family neighborhoods exist to the North and East and the Maumee River is located to the West.

The applicant is requesting the zone change to allow for the operation of a K-12th grade school. The footprint of the building will remain unchanged while interior, exterior and parking lot renovations are expected. Since 2009, the school has operated on the former Scared Heart property located on the corner of Broadway and 6th Street.

The Toledo 20/20 Comprehensive Plan targets this area for light industrial land uses. However, this general area is residential in nature with commercial zoning dominating the properties that abut Miami Street. As a result, the request is consistent with existing land uses and zoning districts and will not detrimentally affect nearby properties.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-9003-13, a zone Change from IL Limited Industrial to CO Office Commercial for the site at 12, 14, 18 & 24 Neise Ave., 33 Jay St. and CO Office Commercial & IL Limited Industrial to CO Office Commercial for the site at 8 Neise Ave. & 653 Miami St. to the Toledo City Council for the following two (2) reasons:

1. This portion of Miami Street is commercial and residential in nature;
2. The proposed zone change is consistent with the zoning classification of properties within the general vicinity of the site (TMC §1111.0606.C Review & Decision-Making Criteria).

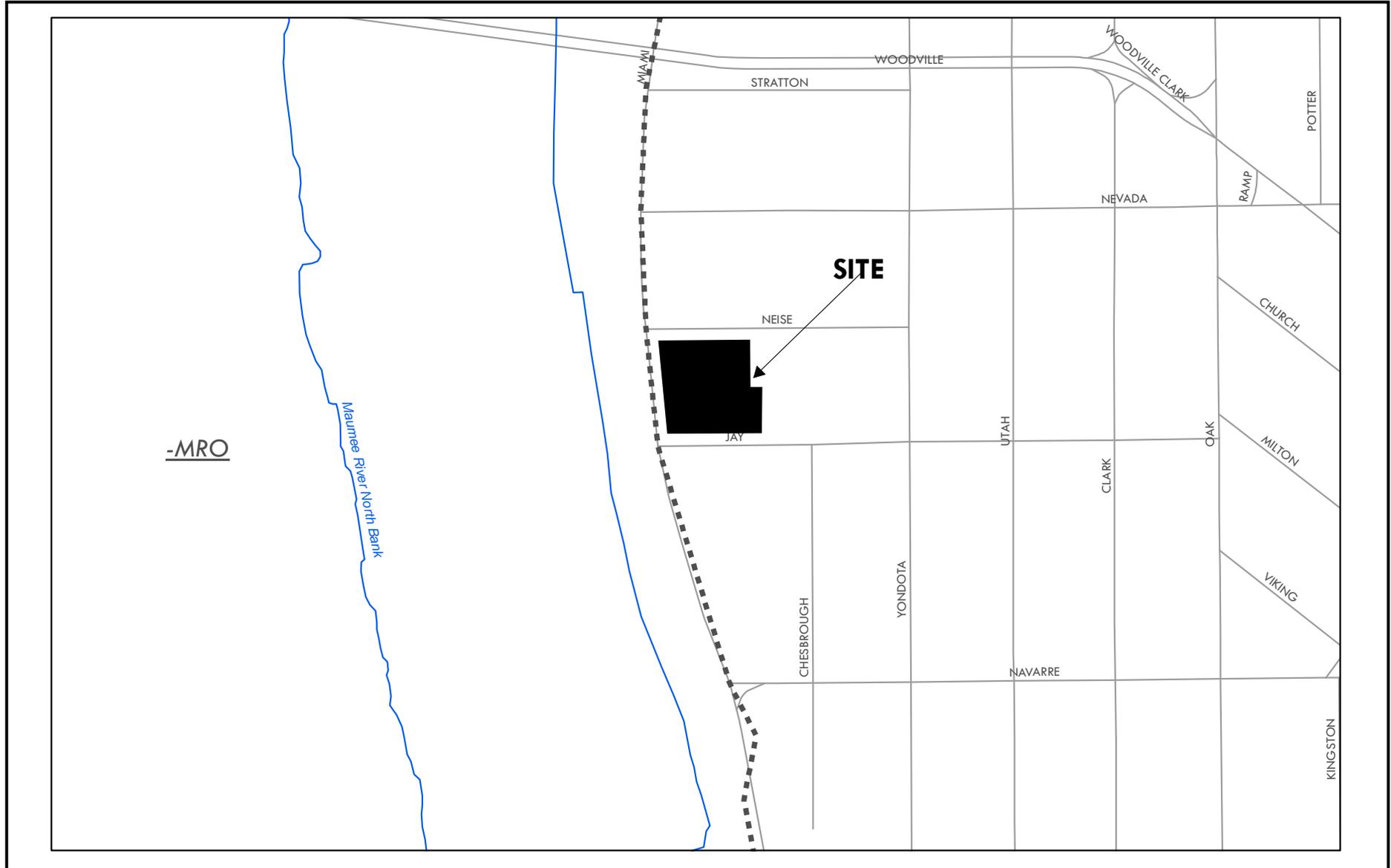
ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-9003-13
DATE: October 10, 2013
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE November 13, 2013
TIME : 4:00 P.M.

BH/bp
Two (2) sketches follow

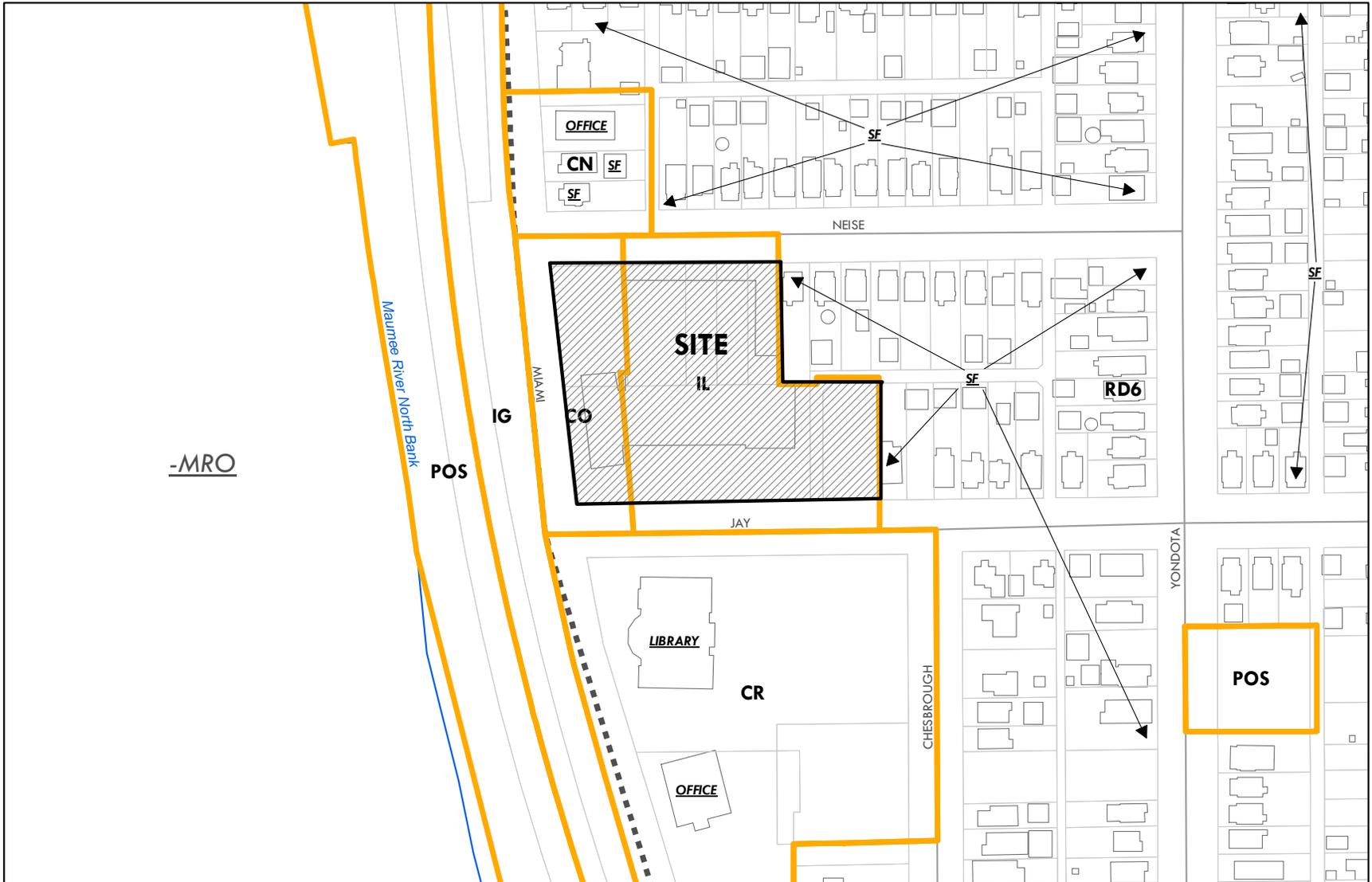
GENERAL LOCATION

Z-9003-13
ID 29



ZONING & LAND USE

Z-9003-13
ID 29



BLANK PAGE

GENERAL INFORMATION

Subject

- Request - Special Use Permit for the operation of a Kindergarten through 12th grade school
- Location - 8-24 Neise Ave., 33 Jay St. & 653 Miami St.
- Applicant - L Hollingworth School for the Talented and Gifted
824 6th Street
Toledo, OH 43605
- Architect - Munger Munger + Associates Architects, Inc.
Kevin J. Young
225 N. Michigan Avenue
Toledo, OH 43604

Site Description

- Zoning - CO Office Commercial & IL Limited Industrial
- Area - ± 1.69 Acres
- Frontage - ± 260' along Miami Street, ± 250' along Neise Ave. & ± 335' along Jay Street
- Existing Use - Vacant Office and Industrial Building
- Proposed Use - K-12 School

Area Description

- North - Single-dwelling Residential / CN & RD6
- South - Public Library / CR
- East - Single-dwelling Residential / RD6
- West - Maumee River / IG & POS

Parcel History

- Z-90-69 - Request for zone change from R-3 Two-family residential to M-1 Restricted Industry District (PC approved 6/12/69, Ord. 495-69, 6/23/69)
- Z-3002-06 - Request for zone change from IL Limited Industrial to CO Office Commercial (PC approved 8/10/06, Ord. 65-09, 2/3/09)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

Z-9003-13

Request for zone change from IL Limited Industrial to CO Office Commercial (Companion Case)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for the operation of a kindergarten through 12th grade school located at 8-24 Neise Ave., 33 Jay St. & 653 Miami St. The 1.69-acre site consists of eight (8) lots and has frontage onto Miami Street, Neise Ave and Jay Street. The school is currently operating as a 200 student K-8th grade school on the Scared Heart property located on the corner of Broadway and 6th Street. The proposed enrollment will accommodate 340 students. A companion zone change accompanies this case.

The existing building will be retrofitted for the school. Minor changes to the building's exterior are anticipated. Staff has requested elevations be submitted that reflect the proposed building material changes. The applicant has indicated that the loading docks will be removed, additional windows will be added throughout the building, existing windows will be replaced as needed and a new entry feature will be incorporated.

The applicant met with Transportation and Plan Commission staff on September 17, 2013 to discuss the site plan. Based on this meeting, the applicant submitted a revised site plan that shows the parking area to the west incorporating curbs that restrict access from this lot to the alley to the North. In addition curbing was also provided to restrict access from the main parking lot to the alley. The applicant was encouraged to pursue a "bus only" bus bay on Jay Street to eliminate the need for bus traffic to maneuver on the site. The revised site plan indicates 30 total parking spaces will be provided. The required parking for this development is 37 spaces. Therefore, the applicant shall provide an alternative-parking plan or provide additional parking.

The site is existing and per TMC§1114.0500 *Appearance Upgrade for Nonconforming Development*, only required to be brought closer into compliance with the 2004 zoning code. The applicant is providing a solid evergreen hedge around the parking lot located on Jay Street in addition to canopy trees. This will ensure that headlights do not project onto Jay Street. The proposal also utilizes existing trees along Miami Street in addition to new trees and foundation plantings. A fifteen-foot (15') greenbelt is consistently maintained along the Miami Street frontage and the front of the property will include a decorative fence around the playground area.

STAFF ANALYSIS (cont'd)

Surrounding land uses includes single-family neighborhoods to the North and East, the Locke Branch of the Toledo-Lucas County Library to the South and the Maumee River across Miami Street to the West.

The Toledo 20/20 Comprehensive Plan targets this area for light industrial land uses. However, the general area is residential in nature with commercial zoning dominating the properties that abut Miami Street. As a result, the request is consistent with existing land uses and zoning districts and will not detrimentally affect nearby properties. Based on the current and future land use designations, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 *Review and Decision-making Criteria*.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-9004-13, a special use permit for a Kindergarten through 12th grade School located at 8-24 Neise Ave., 33 Jay & 653 Miami Streets, to Toledo City Council for the following two (2) reasons:

1. The proposed use is consistent with the Toledo 20/20 Comprehensive Plan;
2. The proposed use complies with all applicable provisions of this Zoning Code (TMC 1111.0706.B Review & Decision-Making Criteria); and

The Staff further recommends that the Toledo City Plan Commission recommend approval of SUP-9004-13, a special use permit for a Kindergarten through 12th grade School located at 8-24 Neise Ave., 33 Jay & 653 Miami Streets, to the Toledo City Council, subject to the following twenty-six (26) conditions:

Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to the current City of Toledo Construction Standards Specifications; The Toledo Municipal Code; and The 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 the One Stop Shop, ph. (419) 245-1220.
3. Contact Scott Bishop at ph. (419) 936-2756 for inspection of above-mentioned items.
4. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

5. All existing water services to structures removed from the site will be abandoned by the City of Toledo at the owner's expense.
6. Plans for the water services shall be submitted to the Division of Engineering Services for review and approval.
7. Contact the City of Toledo Fire Prevention Bureau to determine if a fire line is needed for this site.
8. Contact the Division of Water Distribution for installation requirements for backflow preventers.
9. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner's expense.
10. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the owner's cost.
11. The site plan submitted indicates revisions to the two parking lots facing Jay Street. It is not apparent that there is any existing storm water drainage system in the main lot facing Jay Street, but perhaps one might exist in the smaller lot to the right. The Storm Water Utility requests more information on how the storm water runoff will be handled in these two parking lots. The following information details the requirements for storm water drainage if it is determined to be required.
12. Storm drainage service for this site is available subject to: the Criteria and Regulations of the Departments of Public Utilities and Public Service; the Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; the Toledo City Charter; the "Subdivision Rules & Regulations" of the Toledo-Lucas County Plan Commission; the City of Toledo Infrastructure Design Plan." All disturbed land areas over one (1) acre must submit an NOI to and obtain a permit from the Ohio EPA. Storm water detention will be required in accordance with the above.
13. A detailed site-grading plan for this project shall be submitted for approval. The plan shall show the adjacent topography and grades for the land abutting the proposed development for a distance of approximately one hundred feet (100') from the development boundaries if requested. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

14. No construction work, including grading, will be permitted without approved plans and inspection.
15. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx. It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, the Department of Engineering Services to set up a pre-submittal meeting. This is suggested so that there is a full understanding of the City of Toledo's requirements for the sanitary, storm, water, and roadway utilities. This will in turn help to eliminate costly design time, revisions to drawings, delays in plan reviews and speed-up the plan approval process.

Contact Information is:

Division of Engineering Services: ph. (419) 245-1315, fax (419) 936-2850
Sanitary Sewers: Mike Elling, ph. (419) 936-2276
Storm Water Drainage: Lorie Haslinger, ph. (419) 245-3221
Water: Andrea Kroma, ph. (419) 936-2163
Roadway: Doug Stephens, ph. (419) 936-2279

Sewer & Drainage Services

No comments or objection

Fire Prevention

16. Facility identification and building address is required and shall be visible from the street.

Transportation

No comments or objection

STAFF RECOMMENDATION (cont'd)

Building Inspection

17. The property and the use of the buildings on it will require a “change of use.” Stamped drawings of the building on the property must be submitted to the Division of Building Inspection for review and approval identifying the correct use group, occupancy load, plumbing fixture county, egress and emergency egress locations, emergency evacuation routes and other life-safety and ADA compliancy facilities, in accordance with the administrative code of the Ohio Building Code and the associated mechanical, electrical and fire codes.
18. If construction and/or alterations of any buildings on these sites are planned, that simultaneous to the change of use request, the construction documents be submitted to the Division of Building Inspection for plan review and approval showing the improvements to be in compliance with the Ohio Building Code and the associated mechanical, electrical codes and fire codes.

Plan Commission

19. Applicant shall submit an alternative parking plan to allow for off-site parking, subject to the review and approval of the Director of Planning and Law Department.
20. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscape areas.
21. A dumpster location(s) shall have a concrete pad surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.
22. A minimum of 50 bicycle spaces shall be provided per Toledo Municipal Code Section 1107.0900.
23. A detailed site, lighting, sign, fencing and landscaping plan, for the new parking lot, shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. All parking spaces must be within 100 linear feet of a landscaped area; **acceptable as depicted on landscape plan.**
 - b. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area; **acceptable as depicted on landscape plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- c. Parking lots located in the front of the property (along Jay Street), the frontage greenbelt shall include a solid evergreen hedge to screen the parking lot so that no headlights can be seen from the public street; **acceptable as depicted on plan;**
 - d. Topsoil must be back filled to provide positive drainage of the landscape area; **shall be noted on revised landscape plan.**
 - e. 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; **shall be noted on revised landscape plan.**
 - f. Landscape terminal islands must be provided at the end of each parking row; **acceptable as depicted on landscape plan.**
 - g. Two canopy trees and six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot (existing trees may be used for credits; **acceptable as depicted on landscape plan.**
 - h. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **shall be noted on revised landscape plan.**
 - i. The location, height and materials for any fencing to be installed and maintained.
 - j. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); and
 - k. The location, lighting and size of any signs.
24. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed and maintained indefinitely.
25. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

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

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-9004-13
DATE: October 10, 2013
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: November 13, 2013
TIME: 4:00 P.M.

BH/bp
Three (3) sketches follow

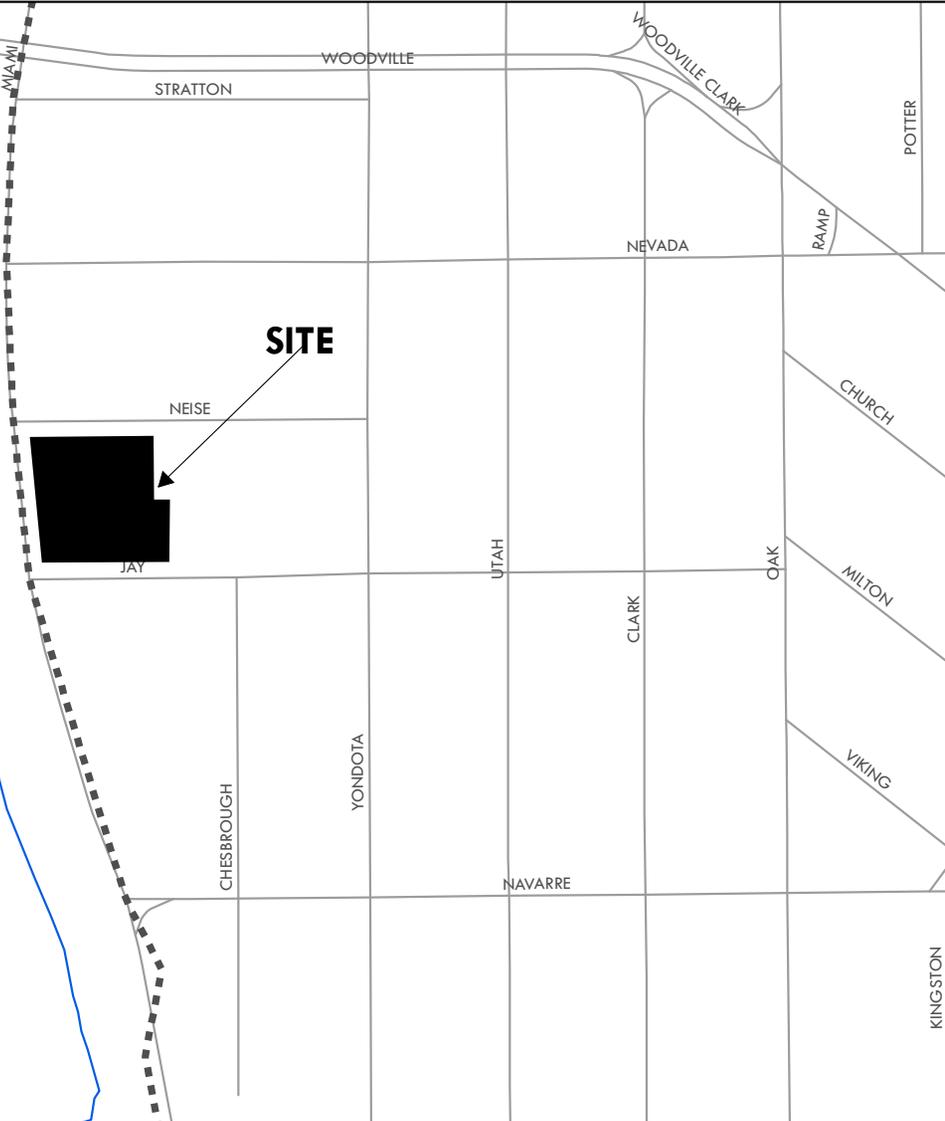
GENERAL LOCATION

SUP-9004-13
ID 29



-MRO

Maumee River North Bank



SITE

NEISE

JAY

STRATTON

WOODVILLE

WOODVILLE CLARK

NEVADA

RAMP

POTTER

CHURCH

UTAH

OAK

MILTON

CLARK

YONDOTA

VIKING

CHESBROUGH

NAVARRE

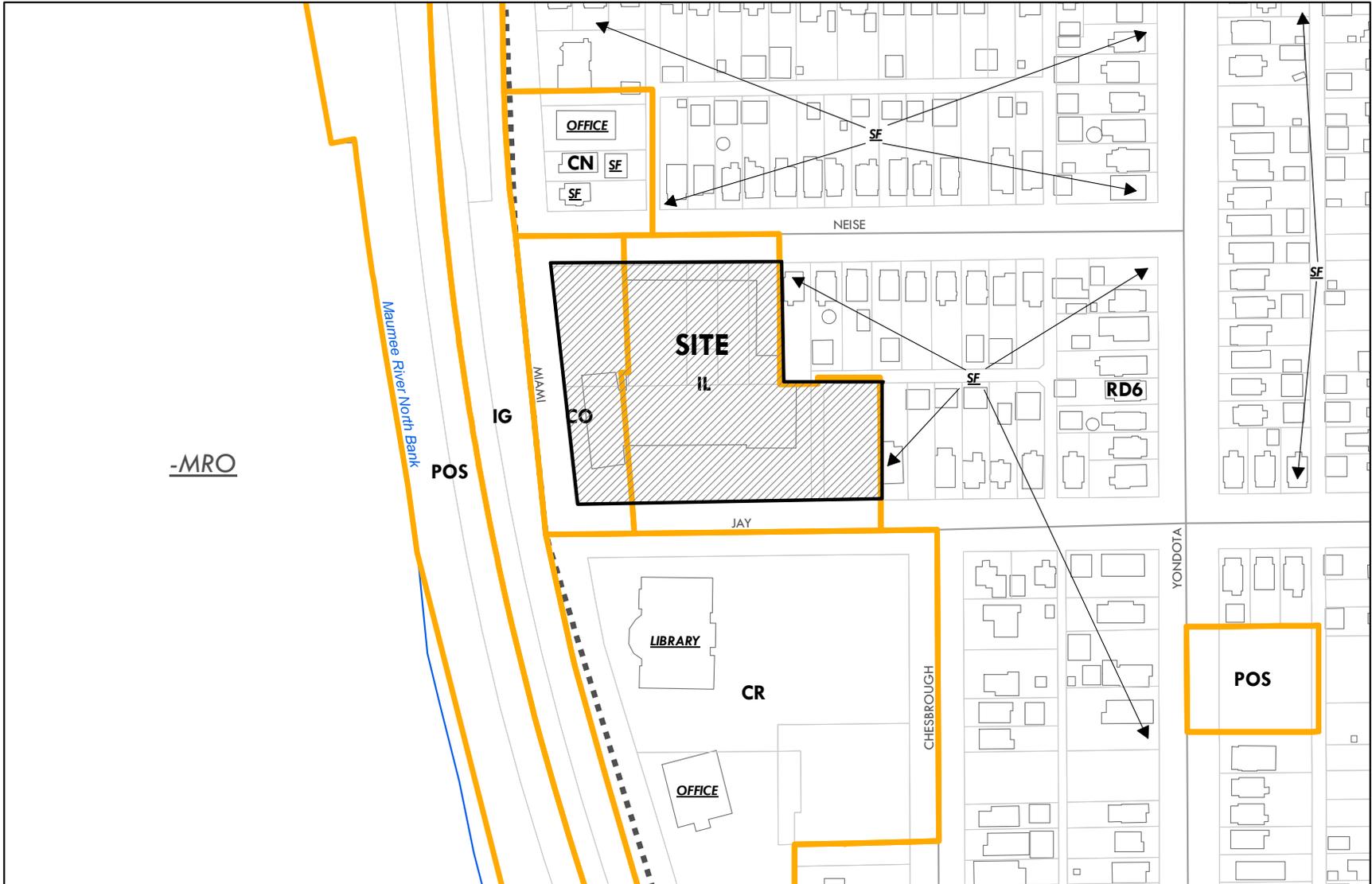
KINGSTON

ZONING & LAND USE

SUP-9004-13
ID 29



13 - 10



-MRO

OFFICE

CN

SF

SF

NEISE

SITE

IL

CO

IG

MAMI

POS

JAY

LIBRARY

CR

OFFICE

CHESBROUGH

YONDOTA

RD6

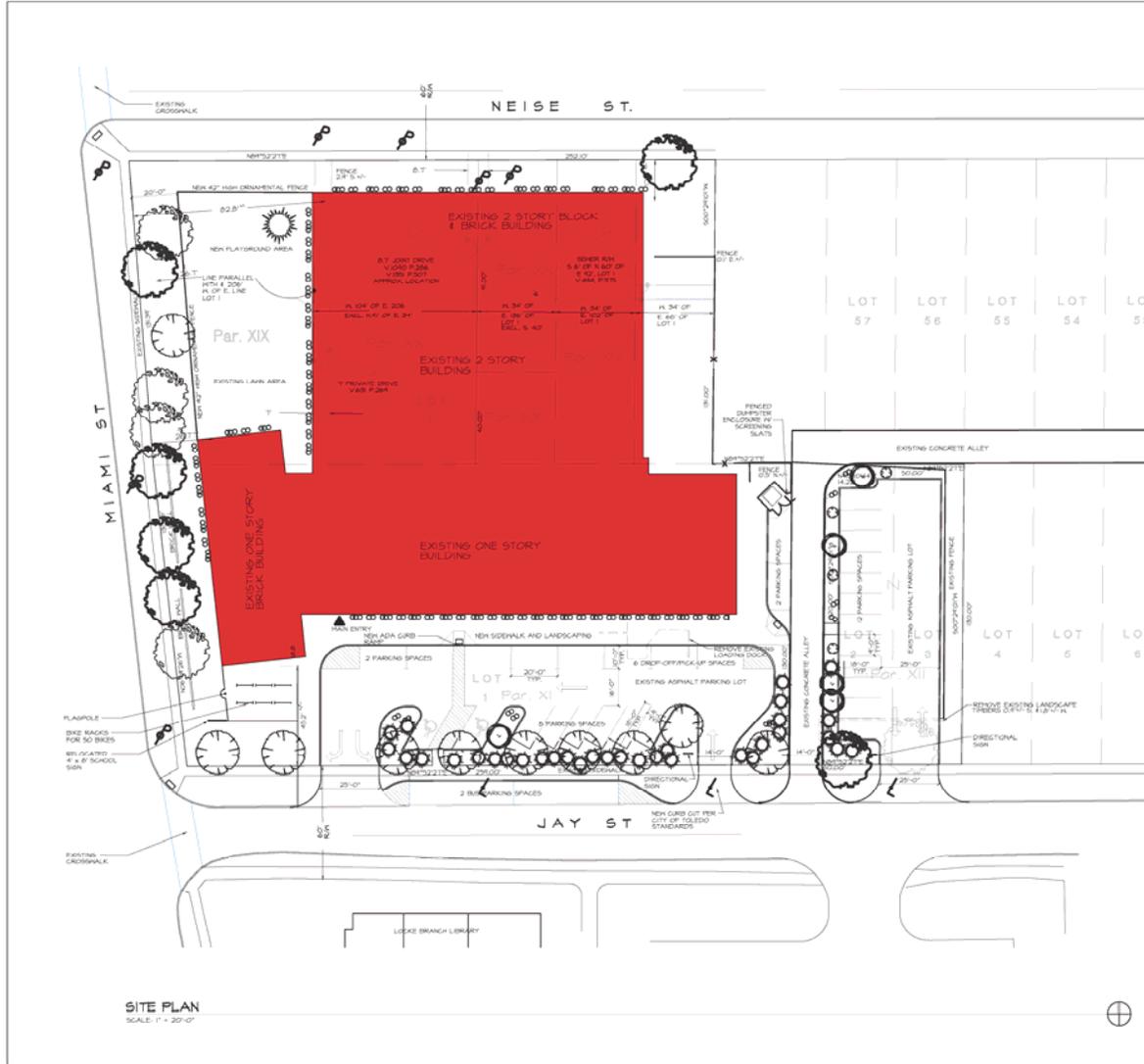
SF

SF

POS

SITE PLAN

SUP-9004-13
ID 29



PARKING REQUIREMENTS

DRIVING LODGE REQUIREMENTS	NUMBER OF FACULTY, STAFF OR STUDENTS	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
PER SPACE TO PARKER PLUS	22	22	21
PER 30 SEATS TO PARKER PLUS	4	3	3
PER 30 STUDENTS FOR DROP-OFF & PICK-UP	250	4	4
PER 10 HIGH SCHOOL STUDENTS	80	8	0
TOTAL		37	30

TOTAL BUILDING AREA (FOOTPRINT) = 30,716 SQ. FEET
TOTAL BUILDING AREA (FOOTPRINT) + 30% OF BUILDING AREA FOR 90 BUILDINGS ARE PROVIDED PER SECTION 12.01 CURRENT ZONING ORDINANCE + 200

LANDSCAPING REQUIREMENTS

DRIVING LODGE REQUIREMENTS	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
MINIMUM GREENFIELD TREE PER 700 SF OF FOOTPRINT	20	20*
PARKING LOT LANDSCAPING PER 1000 SF + INTERIOR TREES	1	1
PARKING LOT LANDSCAPING PER 1000 SF + INTERIOR TREES	20	20
LANDSCAPING PER 1000 SF + INTERIOR TREES	4	4
LANDSCAPING PER 1000 SF + INTERIOR TREES	33	33
RECREATION PLAYGROUND	ALONG SIDEWALK PER CITY OF MIAMI PER CITY PUBLIC USE	PROVIDED

* INCLUDES EXISTING TREES

13 - 11

SITE PLAN
SCALE: 1" = 20'-0"

SITE PLAN - REVISED
NEW L. HOLLINGWORTH SCHOOL
FOR THE TALENTED AND GIFTED
MUNGER MUNGER + ASSOCIATES ARCHITECTS INC.
COMMISSION 20-2128 - 0000 5.17. REVISED 02.21. DATE 5.08.2019

BLANK PAGE

GENERAL INFORMATION

Subject

- Request - Zone change from RD6 Duplex Residential, RS9 Single Dwelling Residential, CO Office Commercial & CR Regional Commercial to RM24 Multi-Dwelling Residential
- Location - 1500 College Drive, 3315 Valleston Pkwy, 1517 Secor Rd, 1519 Secor Rd & part of 1461 Secor Rd.
- Owner - Campus Crest
Alex Eyssen
2100 Rexford Road
Charlotte, NC 28211
- Engineer - Feller, Finch and Associates, Inc.
Gregory Feller
1683 Woodlands Drive
Maumee, OH 43537

Site Description

- Zoning - RD6 Duplex Residential, RS9 Single Dwelling Residential, CO Office Commercial & CR Regional Commercial
- Area - ± 19.58 acres
- Frontage - ± 375' on Secor Road
± 550' on Valleston Pkwy.
- Existing Use - Multi Dwelling Residential
- Proposed use - Multi Dwelling Residential

Area Description

- North - Single Family Residential and Bike Trail / RS6 & CO
- South - Multi Dwelling Residential and Commercial / CR
- East - The University of Toledo / CR
- West - Undeveloped / RD6 & RS9

GENERAL INFORMATION (cont'd)

Parcel History

- P-2-65 - Request off-street parking for apartment building in a residential zoning district.
- Z-249-66 - Request for zone change from R-1 Single-family residential to R-4 Multi-dwelling Residential (PC Denied 9/29/66)
- Z-154-87 - Request for zone change from R-1 Single-family Residential, C-2 Restricted Office and C-3 Commercial District to R-3 Two-family Residential (PC approved 9/24/87, Ord. 844-87, 10/13/87)
- S-33-87 - Request for preliminary drawing review for College Station Plat (PC approved 10/22/87)
- CUP-155-87 - Request for community unit plan for apartment complex (PC approved, 9/24/87, Ord. 856-87, 10/20/87)
- CUP-255-88 - Request for amendment to community unit plan originally approved via Ord. 856-87 (PC approved, 1/5/89, Ord. 71-89, 1/24/89)
- CUP-263-89 - Request for amendment to community unit plan originally approved via Ord. 856-87 and amended by Ord. 71-89. (PC approved, 1/4/90, Ord. 132-90, 1/30/90)

Applicable Regulations

Toledo Municipal Code, Part Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan
Dorr Street Vision Plan

STAFF ANALYSIS

The applicant is requesting a zone change from RD6 Duplex Residential, RS9 Single Dwelling Residential, CO Office Commercial & CR Regional Commercial to RM24 Multi-Dwelling Residential for the site located at 1500 College Drive, 3315 Valleston Pkwy, 1517 Secor Road, 1519 Secor Road & part of 1461 Secor Road. The 19.58-acre site consists of four (4) lots that are currently occupied by multi dwelling apartment buildings & a commercial structure.

The site is located west of the University of Toledo and South of the Village of Ottawa Hills. Surrounding land uses include a mixed residential neighborhood to the North, apartment and commercial uses to the South, a mixed residential/commercial building to the East and an undeveloped area to the West.

The applicant is proposing the zone change to facilitate a raze and rebuild of several existing multi-family buildings and one (1) existing commercial building will be demolished & replaced with a multi-family building. The buildings to be rezoned are all within the eastern portion of the development and are of the standard multi-family design and layout. These buildings will be replaced with “suite” type units that are the current trend in student housing. A rezoning to RM24 Multi-Dwelling residential is necessary because the zoning code no longer allows multi-family uses to be developed in single and two-family zoning districts. The rezoning will bring a legal non-conforming site into conformance with the zoning code.

The applicant is requesting height and coverage waivers as part of the zone change. The maximum allowed height in the RM24 Multi Dwelling Residential zoning district is 35'. The applicant is proposing a maximum height of 51'. Staff encouraged the applicant to request the RM24 District with a height waiver over the more intensive RM36 District and therefore recommends approval of the request.

Additionally, the applicant is requesting a waiver of the maximum 40% coverage requirement. Per TMC§1106.0302.B, in multiple building developments no more than 40% of the gross parcel acreage shall be covered by buildings, street pavement, driveway pavement and/or parking lot pavement. The applicant is requesting a waiver to allow for 50% of the gross acreage to be covered. Precedent exists for waiving the coverage percentage in past developments for amounts no greater than 50%. Staff recommends approval of the coverage waiver not to exceed 50% of the gross parcel acreage.

Staff recommends approval of the zone change for three (3) reasons. First, the Toledo 20/20 Comprehensive Plan and the Dorr Street Vision Plan target this site for neighborhood commercial and multi family residential uses. In addition, the site is already occupied by multi-family residential and the zone change will bring a legal non-conforming use into conformance with the zone code. Finally, the proposed RM24 zoning is consistent with the zoning to the south & east of the site.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission make the following recommendations to the Toledo City Council on the height & coverage waiver requested for the redevelopment of several multi-dwelling apartment buildings located at 1500 College Drive, 3315 Valleston Pkwy, 1517 Secor Road, 1519 Secor Road & part of 1461 Secor Road:

Chapter 1106 Intensity and Dimensional Standards

Sec. 1106.0101 Residential Districts

Waive the 35-foot maximum height to allow for a maximum building height not to exceed 51’.

Sec. 1106.0302(B) Multiple Buildings of Lot – Intensity and Dimensional Standards

Approve a waiver of the 40% maximum coverage by buildings, street pavement, motor vehicle driveway pavement and parking area pavement, to an amount no greater than 50% of the gross parcel acreage coverage.

The staff further recommends that the Toledo City Plan Commission recommend approval of Z-8008-13, a zone change from RD6 Duplex Residential, RS9 Single Dwelling Residential, CO Office Commercial & CR Regional Commercial to RM24 Multi-Dwelling Residential located at 1500 College Drive, 3315 Valleston Pkwy, 1517 Secor Road, 1519 Secor Road & part of 1461 Secor Road, to Toledo City Council, for the following three (3) reasons:

1. The zone change conforms to the Toledo 20/20 Comprehensive Plan.
2. The proposed zone change will bring a legal non-conforming site into compliance with the 2004 zoning code.
3. The proposed zone change is consistent with the zoning classification of properties within the general vicinity of the site (TMC §1111.0606.C Review & Decision-Making Criteria).

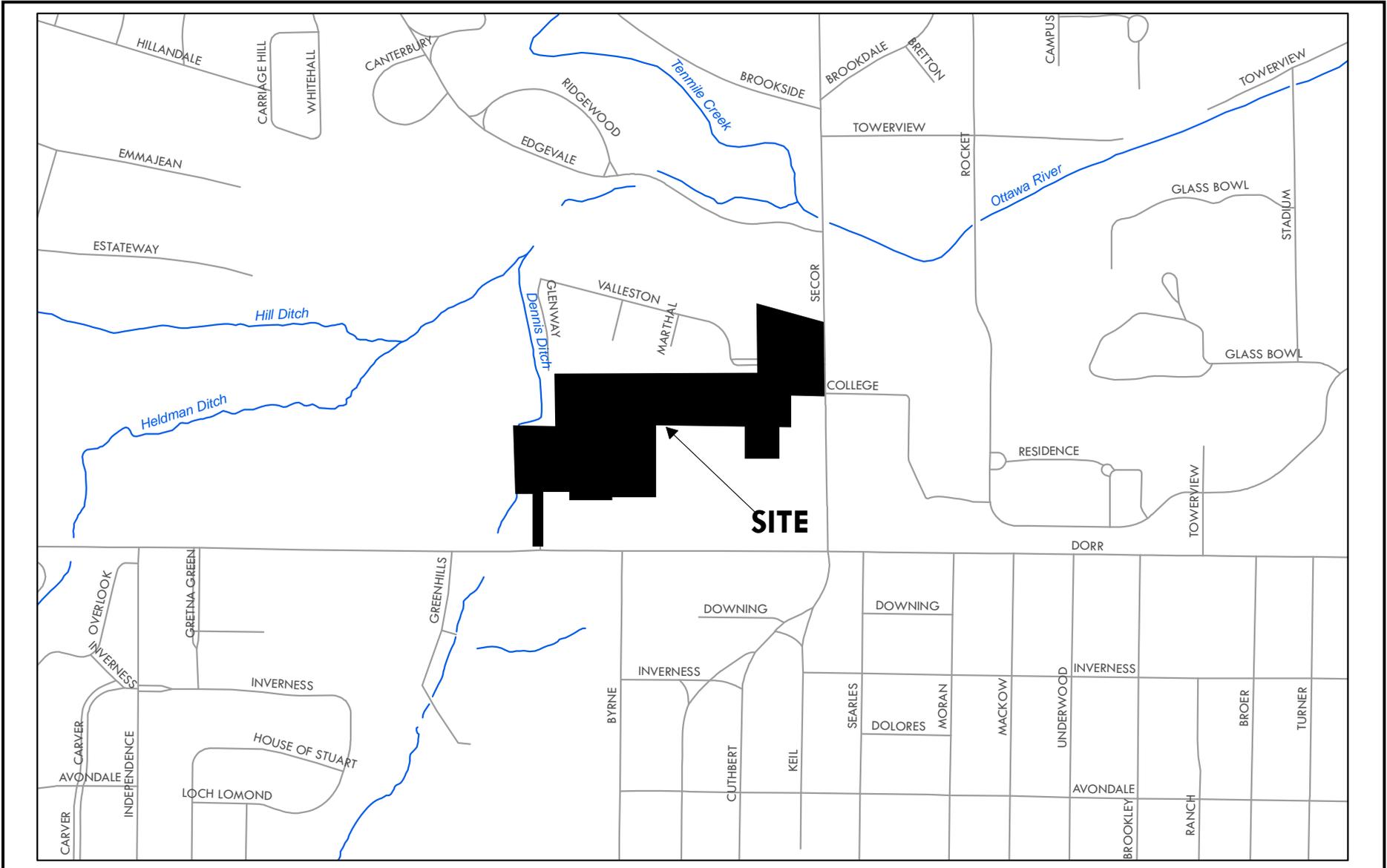
ZONE CHANGE REQUEST
 TOLEDO CITY PLAN COMMISSION
 REF: Z-8008-13
 DATE: October 10, 2013
 TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
 ZONING AND PLANNING COMMITTEE
 DATE November 13, 2013
 TIME : 4:00 P.M.

BH/bp
 Two (2) sketches follow

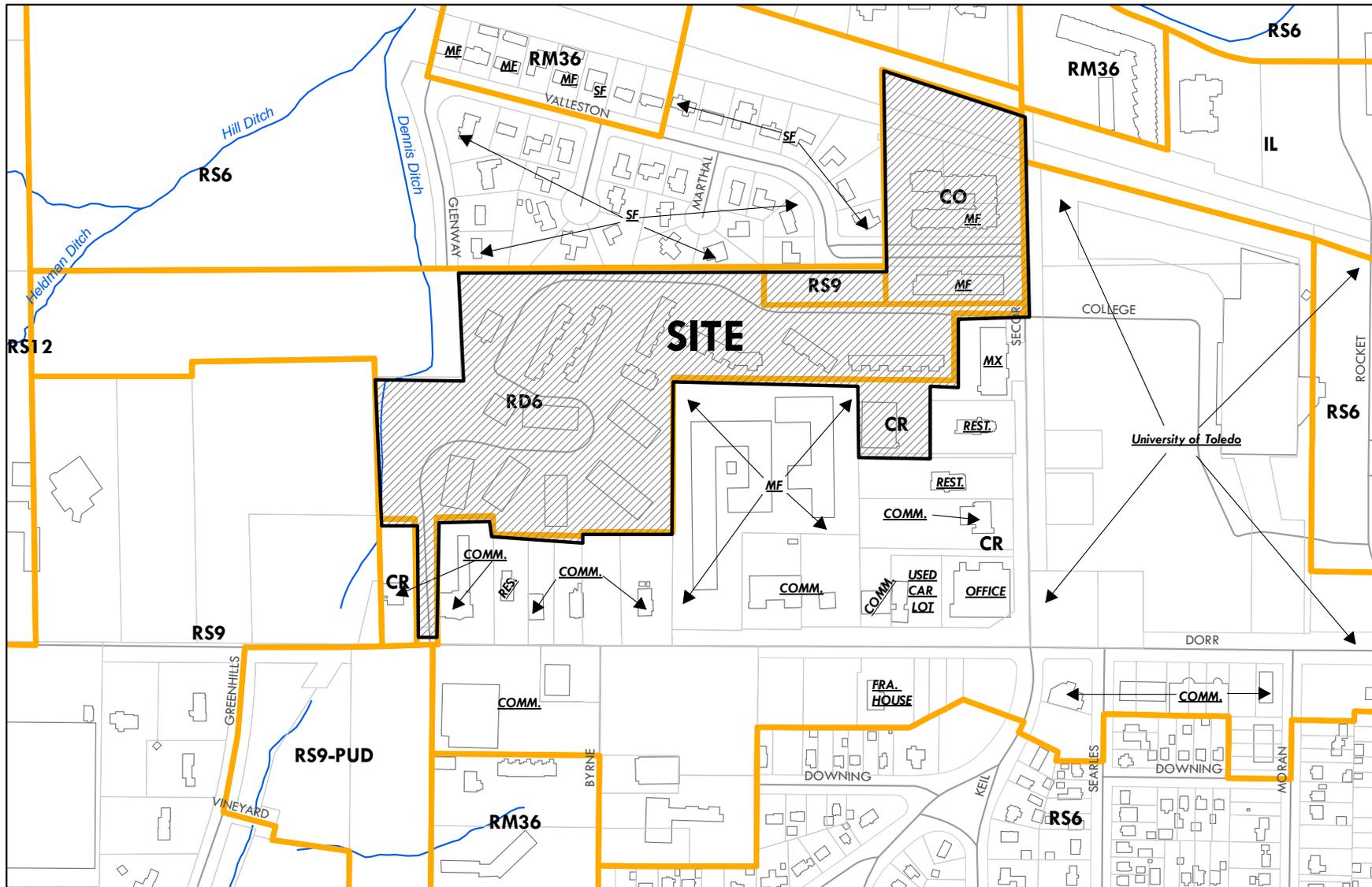
GENERAL LOCATION

Z-8008-13
ID 81



ZONING & LAND USE

Z-8008-13
ID 81



GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Special Use Permit for the addition of fuel sales to existing convenience store |
| Location | - | 1333 East Broadway Street |
| Applicant | - | Emad Dahbor
1333 E. Broadway Street
Toledo, OH 43605 |
| Contact | - | John A. Weithman, P.E.
P.O. Box 184
Waterville, OH 43566 |

Site Description

- | | | |
|--------------|---|--|
| Zoning | - | IL Limited Industrial (subject to zone change request to CN Neighborhood Commercial) |
| Area | - | ±0.504 acres |
| Frontage | - | ±134' along E. Broadway Street |
| Frontage | - | ±182' along Liberty Street |
| Existing Use | - | Convenience Store |
| Proposed Use | - | Convenience Store (with the addition of fuel sales) |

Area Description

- | | | |
|-------|---|--------------------------|
| North | - | Storage Building / IL |
| South | - | Single family home / RD6 |
| East | - | Single family home / RS6 |
| West | - | Undeveloped/ IL |

Parcel History

- | | | |
|-----------|---|--|
| Z-5003-13 | - | Zone change from IL to CN, Plan Commission approved on <u>07/11/13</u> , City Council approved Ord. 442-13 on 09/17/13 |
|-----------|---|--|

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a special use permit for a site located at 1333 East Broadway Street, to facilitate the addition of fuel pumps and sales to an existing convenience store. The .50 acre site is one parcel and is zoned IL Limited Industrial. A companion zone change from IL Limited Industrial to CN Neighborhood Commercial has been recently approved by City Council.

The site plan indicates the new fuel pumps and canopy will be built in the front of the convenience store and will be accessed from East Broadway Street and Liberty Street. The new canopy will be ±1,250 square feet (25' X 50') in total area and will cover two (2) fueling stations (4 pumps). The canopy is shown setback ten (10') feet from the property line and is in compliance with the Toledo Municipal Code. The existing convenience store will remain unaltered.

Parking and Circulation

Pursuant to TMC§1107.0304 *Parking, Loading, and Access* – Schedule A, a convenience store with fuel sales is required to have one (1) parking space per pump (count as if parked at pump) plus one (1) parking space per 300 square feet of customer area. The total number of parking spaces required is 16. The site plan submitted depicts 14 parking spaces and is not in compliance with the 16 parking spaces required.

The proposed parking lot layout for the convenience store is not designed to the satisfaction of the Division of Transportation. It was determined that the proposed use for this site is too intense for this site and ultimately circulation cannot meet the requirements of the Toledo Municipal Code. The parking lot design does not provide 25' wide drive aisles to accommodate two-way traffic. The Division of Transportation objects to the approval of the site plan.

Building Design

Pursuant to TMC§1104.0903 *Use Regulations* – Canopies shall be set back a minimum of 10 feet from the property line, and shall be designed to be consistent with the building materials and colors of the principle building. Support columns shall be brick, brick base, or other durable materials compatible with the principle building. The Planning Director may require a peaked roof to complement the principal building. An elevation indicating compliance with this condition will be required if the SUP is approved.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for neighborhood commercial uses. The intent of the CN Neighborhood Commercial designation is to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. The proposed development conforms to this land use designation.

Per TMC§1114.0500 *Appearance upgrade for nonconforming developments* – the applicant is required to bring the site closer into compliance with the 2004 zoning code landscape standards. If the special use permit is approved, a landscape plan showing foundation plantings and the one street tree per 30 linear feet of frontage shall be submitted for the review of the Plan Director.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-5002-13, a request for a Special Use Permit for the addition of fuel pumps and sales to an existing convenience store located at 1333 East Broadway Street, to the Toledo City Council, for the following one (1) reason:

1. The Department of Transportation objects to the approval of the site plan.

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-5002-13
DATE: October 10, 2013
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: November 13, 2013
TIME: 4:00 P.M.

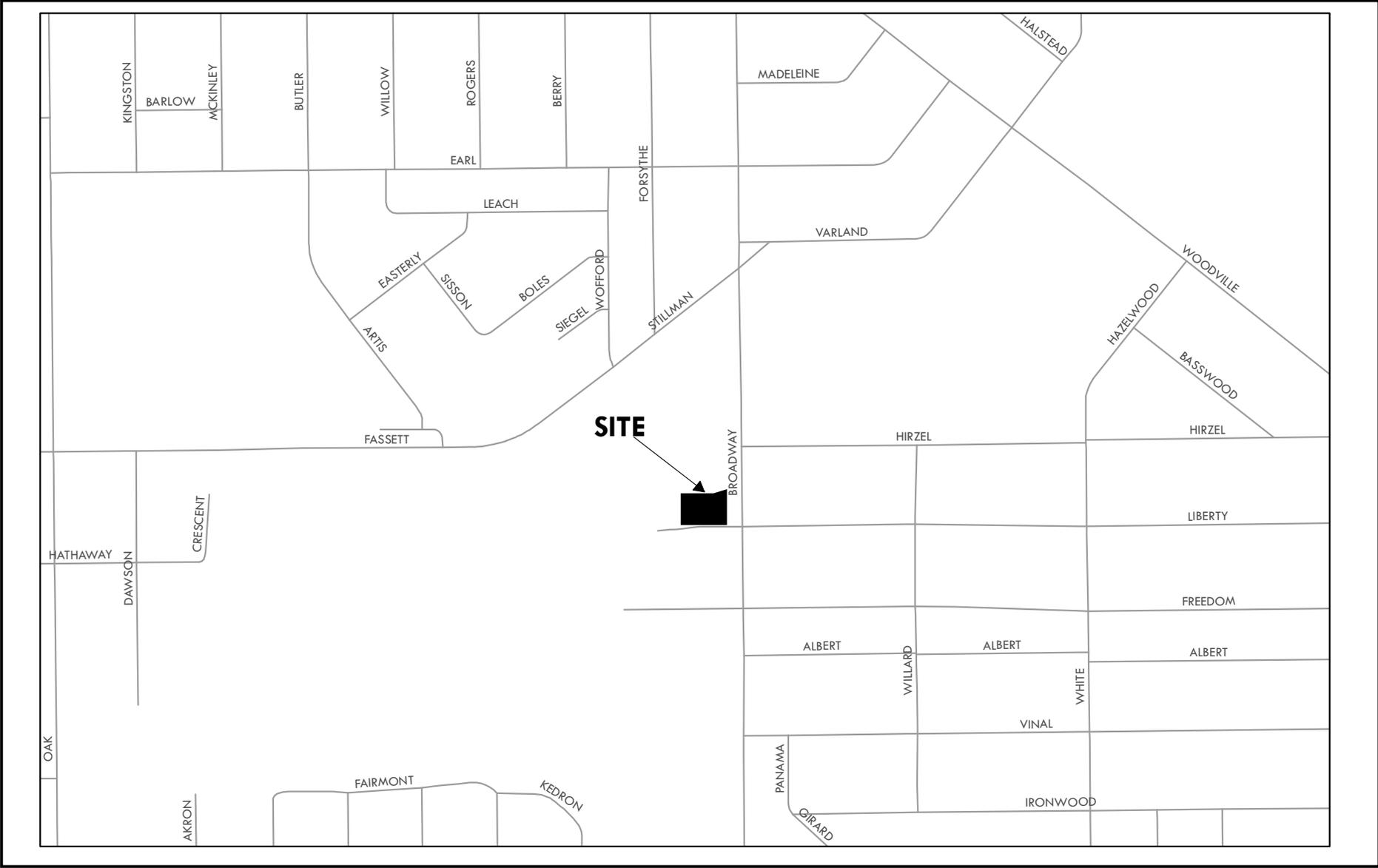
GP/bp
Four (4) sketches follow
One (1) exhibit follows

GENERAL LOCATION

SUP-5002-13
ID 30

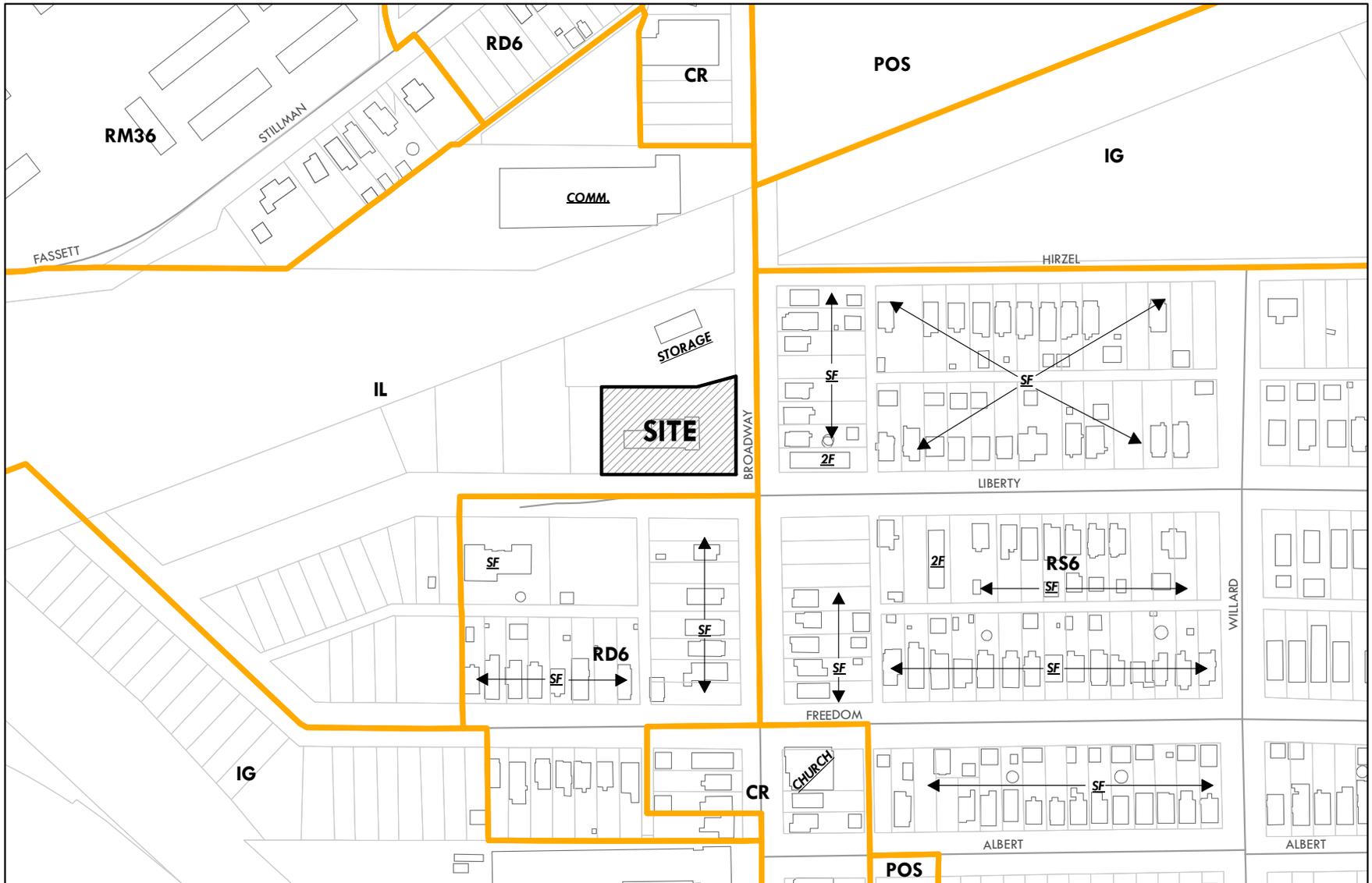


15 - 4



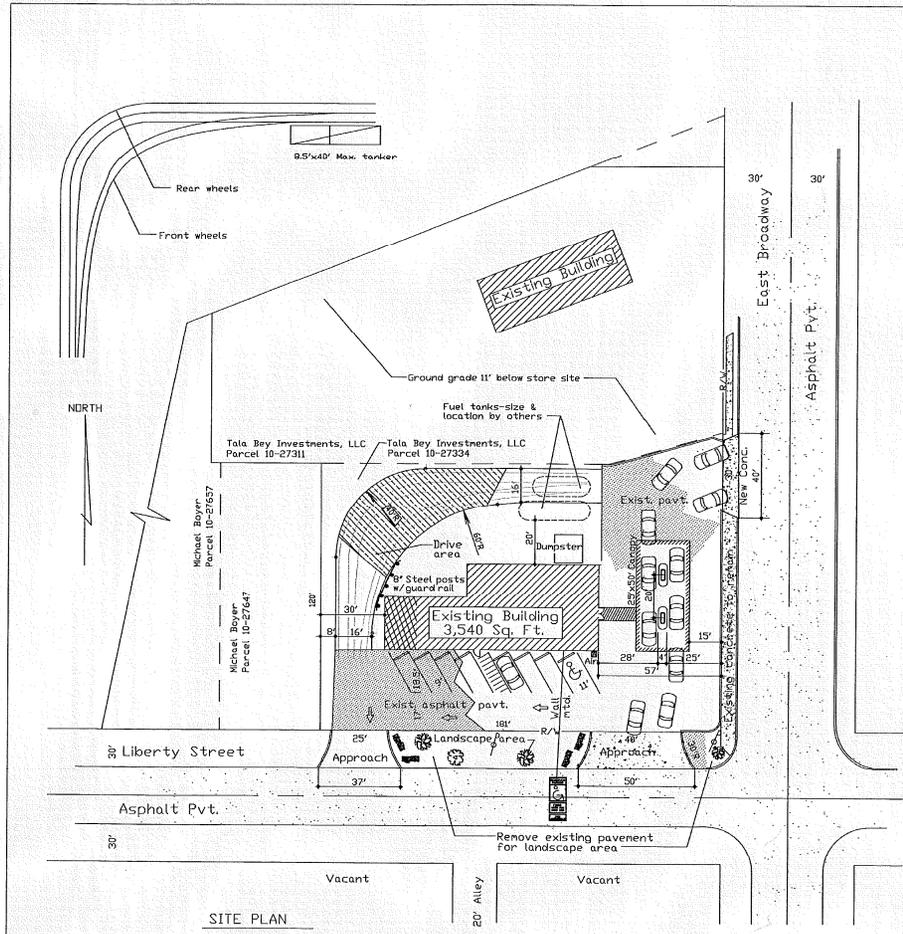
ZONING & LAND USE

SUP-5002-13
ID 30

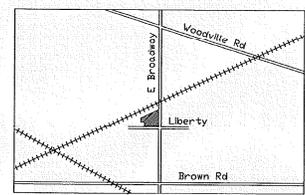


RESIVED SITE PLAN

SUP-5002-13
ID 30



SITE PLAN
Scale: 1" = 30'



LOCATION MAP
Not to Scale

PROPOSED SITE DEVELOPMENT

Total site area:	1.005 acres
Development area:	0.504 acres
Existing building:	3,540 sq.ft.
Existing pavement:	9,390 sq.ft.

ZONING
CN Neighborhood Commercial

GENERAL SITE NOTES

- No increase of site hard surface
- East approach to be modified
- Landscape plan included
- Existing dumpster
- Air to be supplied
- Parking spaces: Gasoline & Fuel 2 per pump; 4 Store w/ Handl 8

LEGAL DESCRIPTION

Myrtle Addition 4 S Trl being 14ft front by 51.25ft deep on the Northeast and Lots 5 to 8 and the East 45ft of the South 120ft of Lot 86 and vacated alley.

OWNER/OPERATOR
Enud Dahbar
419-693-0802



JOHN A. VEITHMAN, P.E.
P.O. BOX 184
WATERVILLE, OHIO 43566
ENGINEERING SURVEYING
Ph 419-868-7778 Fax 419-868-7774

Toledo, Ohio

E-Z MART

1333 East Broadway

SITE PLAN

REVISED 08/05/13
ENCL DATE 05/20/13
DRAWING SP1 of 2

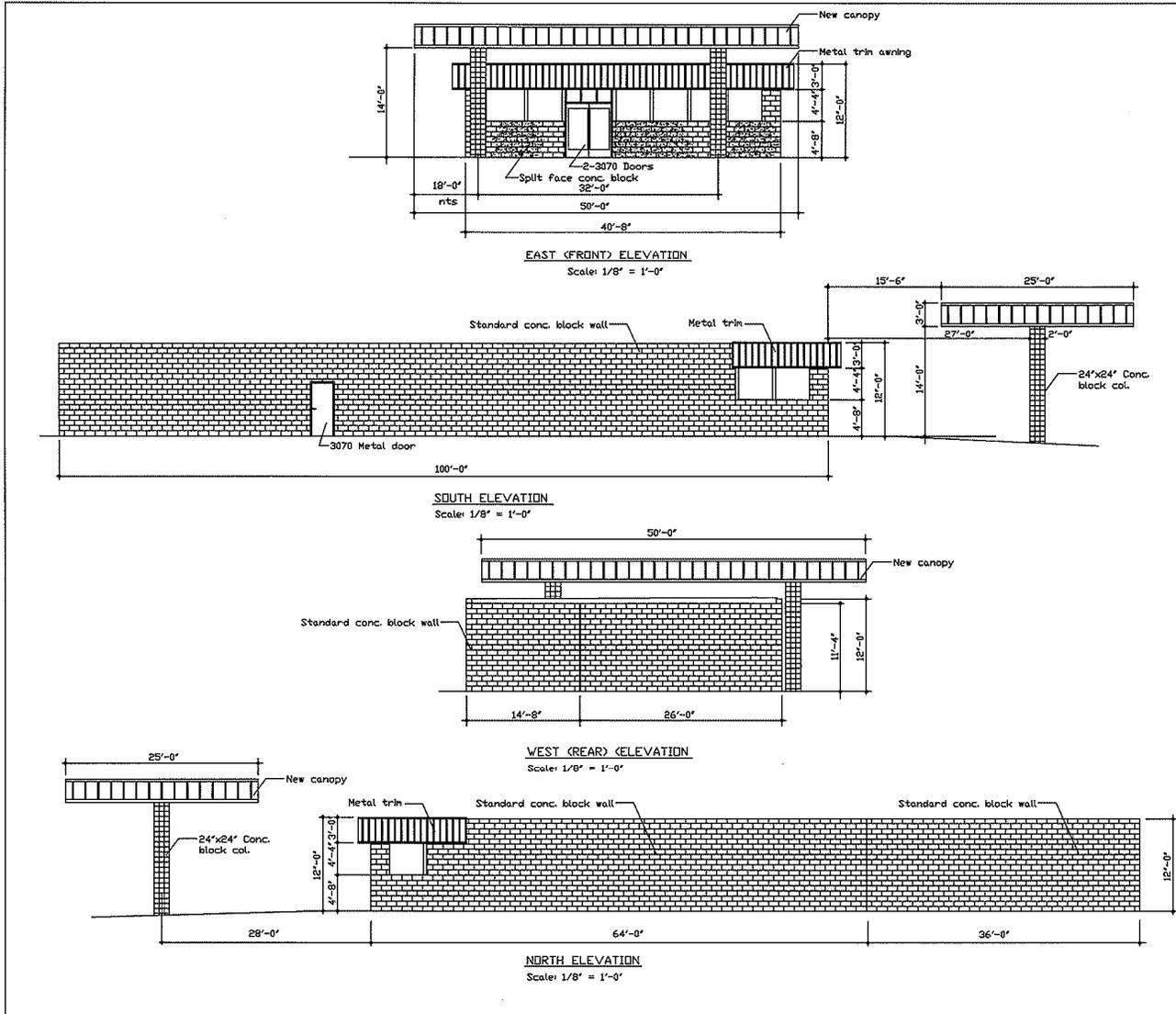
SITE PLAN REVIEW - SPECIAL USE PERMIT

15 - 6

ELEVATION

SUP-5002-13
ID 30

15 - 7



JOHN A. VELTHMAN, P.E. P.O. BOX 184 WATERVILLE, OHIO 43566 ENGINEERING SURVEYING Ph 419-868-7778 Fax 419-868-7774	
E-Z MART	Toledo, Ohio
1333 East Broadway BUILDING ELEVATIONS	
REVISED _____ _____ _____	DATE 05/20/13 DRAWING 2 of 2

Exhibit "A"
Review Agency Conditions

Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to current City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, The Toledo Municipal Code, and Americans with Disabilities Act Guidelines. Sidewalk shall be maintained through the property along East Broadway Street.
3. All commercial drive approaches (along with the sidewalk through the drive) shall be constructed with eight-inch (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.**
4. Required permits for all approved work in the public right-of-way shall be obtained before work begins from One Stop Shop, (419) 245-1220.
5. Contact Scott Bishop at (419) 936-2756 for inspection of above mentioned items.
6. Do not construct permanent structures over unmetered water services.
7. Plan submitted for review do not detail any revisions to the exiting site, except for the addition of the fuel sales area and there is no increase in impervious areas. Therefore, it appears that there are no items requiring a major storm water plan review.

Sewer & Drainage Services

No comments and/or objections to the site plan.

Exhibit "A" (cont'd)

Environmental Services

8. Applicant shall maintain compliance with the City of Toledo's Sanitary Sewer Use Regulations specified in the Toledo Municipal Code.
9. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
10. Applicant shall maintain compliance with the City of Toledo's Air Quality Regulations specified in the Toledo Municipal Code.
11. Applicant shall maintain compliance with the City of Toledo's Underground Storage Tank Requirements specified in the Toledo Municipal Code.

Fire Prevention

No comments and/or objections to the site plan.

Transportation

12. Twenty-five feet drive aisles shall be provided in all direction to accommodate two-way traffic.
13. A one stall stacking minimum at the gas pump is required by Toledo Municipal Code 1107. This minimum is not included in the required minimum 25' drive aisles required to support two-way traffic on the site
14. The access drives located closest to the East Broadway and Liberty Street intersection shall be removed.
15. All existing unused drive approaches shall be completely removed and new curbs and sidewalks shall be installed in accordance with City of Toledo Construction Standards.
16. New curb and sidewalk shall be installed on Liberty Street in accordance with the City of Toledo Construction Standards.
17. One ADA van accessible space is required on site. Van accessible spaces must have an abutting aisle minimum width of 8". All ADA parking shall meet the dimension and configuration standards required by TMC 1107

Exhibit "A" (cont'd)

Transportation (cont'd)

18. All parking areas shall be clearly marked and meet the dimension requirements of TMC 1107.

Building Inspection

19. Demolition of the existing building will require a demolition permit issued from the City of Toledo through its Division of Building Inspection requiring termination of all utilities. Documentation from Columbia Gas and Toledo Edison/Energy One must be provided to Building Inspection that this has occurred. If the existing water and sewer taps are to be used, the applicant/contractor must identify this to the Department of Public Utilities and secure their release for the demolition permit to be processed and issued.
20. Construction of the new convenience store will require construction documents stamped by a licensed design professional to be submitted to the Division of Building Inspection for review and approval showing the construction to be in compliance with the City of Toledo's building, mechanical and fire codes and, by referenced standards, those of the State of Ohio. Plans must identify the correct building type, use group, occupancy load, plumbing fixture count, egress and emergency egress locations, emergency evacuation routes and other life-safety and ADA compliancy facilities, in accordance with the Administrative Coded on the Ohio Building Code Chapter 106.

Plan Commission

21. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
22. 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.
23. Intensity, location, and screening of outside lighting, including canopies, especially when abutting a residential district. Flat lens lighting shall be used (TMC§1104.0901(D)).

Exhibit “A” (cont’d)

Plan Commission (cont’d)

24. Hours of operation may be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, to reduce detriment to the area (TMC§1104.0901(H)).
25. Canopies shall be set back a minimum of 10 feet from the property line, and shall be designed to be consistent with the building materials and colors of the principal building. Support columns shall be brick, brick base, or other durable materials compatible with the principle building. The Planning Director may require a peaked roof to complement the principle building (TMC§1104.0903(A)).
26. Pump islands shall be set back a minimum of 15 feet from the property line (TMC§1104.0903(B)).
27. Non-petroleum displays must be within 25 feet of the building but not within 25 feet of any right-of-way. The maximum height of such displays shall not exceed 5 feet (TMC§1104.0903(C)).
28. Free air (with the capability of filling standard automobile tires), water, and restrooms shall be provided and maintained during operating hours of the station (TMC§1104.0903(D)).
29. Ingress and egress to a parking lot in a Commercial or Industrial zoning district must be from a major street or from a street located in a Commercial or Industrial district with Commercial or Industrial zoning on the opposite side of the street (TMC§1107.1203). **Acceptable as depicted on site plan.**
30. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).

Exhibit “A” (cont’d)

Plan Commission (cont’d)

31. The building materials of the canopy shall meet the requirements of TMC§1109.0500 Building Façade Materials and Color. Elevations shall be submitted to meet the approval of the Plan Director. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods. The canopy colors shall be low-reflectance, subtle, neutral or earth tone colors. **A revised elevation that shows compliance shall be submitted.**

32. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. One tree is required for every 30’ linear feet of frontage or fraction thereof, for all structures and shall be installed along both street frontages. Foundation plantings for the full street facing building elevation; and landscape areas at major building entrances; **acceptable as depicted on landscape plan.**

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

 - c. Landscaped areas **may not** contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage, **as pertaining to the foundation plantings;**

 - d. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards; **acceptable as depicted on landscape plan.**

 - e. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties).

 - f. The location, lighting and size of any signs, all signage is subject to TMC§1387.

Exhibit "A" (cont'd)

Plan Commission (cont'd)

33. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
34. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
35. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

BLANK PAGE

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|--|
| Request | - | Minor site plan review for site improvements and additional drive-through lane for a McDonald's restaurant |
| Location | - | 3138 Secor Road |
| Applicant | - | McDonalds's Corp
2111 McDonald's Drive
Oak Brook, IL 60523 |
| Contact | - | Mike Serdinak
Larsen Architects
12506 Edgewater Drive, Suite 10
Lakewood, OH 44140 |

Site Description

- | | | |
|------------------|---|------------------------|
| Zoning | - | CR Regional Commercial |
| Area | - | ±1.75 acres |
| Frontage | - | ±283' along Secor Road |
| Existing Use | - | McDonald's Restaurant |
| Proposed Use | - | McDonald's Restaurant |
| Required Parking | - | 23 parking spaces |
| Proposed Parking | - | 51 parking spaces |

Area Description

- | | | |
|-------|---|--------------------------|
| North | - | Restaurant / CR |
| South | - | Battery Sales Store / CR |
| East | - | Medical Offices / CR |
| West | - | Brake Shop / CR |

Parcel History

- | | | |
|--------|---|--|
| D-7-79 | - | Request for a site plan review for special service window drive thru for existing McDonald's located at 3138 Secor Road. Approved by Plan Commission on 6/21/79. |
|--------|---|--|

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- D-3-88 - Request for a drive thru building expansion for a McDonald's located at 3138 Secor Road. Administratively approved on 6/10/88.

- D-2-00 - Request for a drive thru review for a McDonald's located at 3138 Secor Road. Approved by Plan Commission on 5/11/00.

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a minor site plan review for a site located at 3138 Secor Road, to facilitate site improvements and an additional drive-through lane for an existing McDonald's restaurant. The ±1.75 acre site consists of one lot and is zoned CR Regional Commercial. The site enhancements are intended to improve traffic flow and efficiency on the site.

Parking and Circulation

The site is currently accessed via two (2) curb cuts onto Secor Road and an existing cross-access drive to the property to the north. These access points will remain as currently configured. A second drive through lane will be added and the drive-aisle circling the building will be reconfigured. As a result, several parking spaces along the southern property line will be displaced.

The site currently offers 69 parking spaces (per the 2000 site plan approval). The drive-through lane addition and further site modifications will result in the reduction of parking spaces from 69 to 51.

Landscaping

A landscape plan has been submitted offering modifications to landscape islands and foundation plantings affected by the drive-aisle changes. These modifications are acceptable. The landscape plan also indicates a modification to the frontage greenbelt along Secor Road.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

Pursuant to TMC§1108.0202(B)(3) – *Landscaping and Screening*: Frontage greenbelts shall be a minimum width of 15 feet. Frontage greenbelts are measured perpendicular from the street or place right-of-way abutting the property. The applicant is requesting a waiver of the 15' frontage greenbelt landscape requirement along Secor Road to allow for a 11'-5" greenbelt. **Staff does not support approval of the waiver** for two (2) reasons: Allowing an existing code compliant greenbelt to be reduced in width could set a precedent for other commercial developments and the site is located in an intensely developed commercial area that benefits aesthetically from the required landscaping.

Pursuant to TMC§1108.0202(B)(1) – *Landscaping and Screening*: At least one tree must be provided for every thirty feet (30') of lot frontage or fraction thereof. These trees are not required to be evenly spaced and may be clustered. The landscape plan depicts compliance with this section of the code (10 trees required; 10 trees proposed).

Building Design

The applicant intends to renovate the exterior and interior of the single story fast order food restaurant and add a second drive-through lane near the southerly property line. The building will be ±4,660 square feet and will reflect the new design standards and aesthetics approved by the corporation.

Pursuant to TMC§1109.0501(A) *Building Design Standards* – Predominant exterior building materials shall be high-quality materials. For façades visible from the public right-of-way, predominant materials must comprise at least seventy-five percent (75%) of the total wall area of the façade. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. The elevation drawing indicates brush stroke (walnut) color brick veneer as the primary façade material, which is in compliance with TMC§1109.0501(A)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for regional commercial uses. The intent of the CR Regional Commercial designation is to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. The proposed development conforms to this land use designation.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission disapprove the following waiver requested for site modifications and addition of a second drive through lane for a McDonald’s Restaurant at 3138 Secor Road.

Chapter 1108 Landscaping

Sec. 1108.0202 Landscaping Standards – Frontage Greenbelt

Disapprove a waiver of 4’-7’ of the 15 foot frontage greenbelt to allow for a 11’-5’ greenbelt along Secor Road.

The staff recommends that the Toledo City Plan Commission recommend approval of SPR-36-13, a request for a Minor site plan review for site improvements and additional drive-through lane for a McDonald’s restaurant located at 3138 Secor Road, to the Toledo City Council, for the following three (3) reasons:

1. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B));
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C));
3. The proposed use complies with the Toledo 20/20 Comprehensive Plan.

The staff further recommends that the Toledo City Plan Commission recommend approval of SPR-36-13, a request for a Minor site plan review for site improvements and additional drive-through lane for a McDonald’s restaurant located at 3138 Secor 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.

Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to the current City of Toledo Construction Standards Specifications; The Toledo Municipal Code; and The Americans with Disabilities Act Guidelines.
2. Required permits for all approved work in the public, right-of-way shall be obtained, before work begins, form One Stop Shop, (419) 245-1220.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

3. Contact Scott Bishop at ph. (419) 936-2756 for inspection of above mentioned items.
4. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
5. If existing water services are not to be reused, they shall be abandoned by the City of Toledo at the owner/developer's expense.
6. Plans for the water services 4-inch (4") diameter and larger shall be submitted to the Division of Engineering Services for review and approval.
7. Contact the Division of Water Distribution for installation requirements for backflow preventers.
8. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner/developer's expense.
9. Plans for the water service shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service.
10. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the owner's cost.
11. Storm drainage service for this site is available subject to: the Criteria and Regulations of the Departments of Public Utilities Service; the Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; the Toledo City Charter; the "Subdivision Rules and Regulations" of the Toledo-Lucas County Plan Commissions; the City of Toledo Infrastructure Design and Construction requirements; and the "Toledo Comprehensive Ditch Plan". All distributed land areas over one (1) acre must submit and NOI to and obtain a permit from the Ohio EPA.
12. A detailed site-grading plan for this project shall be submitted for approval. The plan shall show the adjacent topography and grades for the land abutting the proposed development for a distance of approximately one hundred feet (100') from the development boundaries. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

13. No construction work, including grading, will be permitted without approved plans and inspection.
14. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx. It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, Division of Engineering Services to set up a pre-submittal meeting. This is suggested so that there is a full understanding of the City of Toledo's requirements for the sanitary, storm, water and roadway utilities. This will in turn help to eliminate costly design time, revisions to drawings, delays in plan reviews and speed-up the plan approval process.

Contact Information is:

Division of Engineering Services: ph. (419) 245-1315, fax (419) 936-2850
Sanitary Sewers: Mike Elling, ph. (419) 936-2276
Storm Water Drainage: Lorie Haslinger, ph. (419) 245-3221
Water: Andrea Kroma, ph. (419) 936-2163
Roadway: Doug Stephens, ph. (419) 936-2279

Sewer & Drainage Services

No comments and/or objections to the site plan.

Fire Prevention

No comments and/or objections to the site plan.

Transportation

No comments and/or objections to the site plan.

STAFF RECOMMENDATION (cont'd)

Building Inspection

15. Construction and/or erection of any new building, or an addition to the existing building on this site, will require stamped construction documents submitted to the Division of Building Inspection for plan review and approval demonstrating that the project is in compliance with the Ohio Building Code (OBC) and the associated mechanical, electrical, fire and health codes as well as federal ADA requirements.
16. Modifications to signage on the property may require new sign permits, the application and review process for which is also handled by the Division of Building Inspection.

Plan Commission

17. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
18. 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. **Acceptable as depicted on site plan.**
19. A detailed site, lighting, sign, fencing and revised landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A fifteen-foot (15') greenbelt shall be provided along the Secor Road frontage, including at least one tree for every 30 feet of lot frontage and a solid evergreen hedge to screen parking lot, shall be noted on revised landscape plan.
 - b. Modifications to landscape islands and foundation plantings acceptable as shown on landscape plan
 - c. If applicable, the location, height and materials for any fencing to be installed and maintained.
 - d. If applicable, the location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties; and
 - e. If applicable, the location, lighting and size of any signs.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

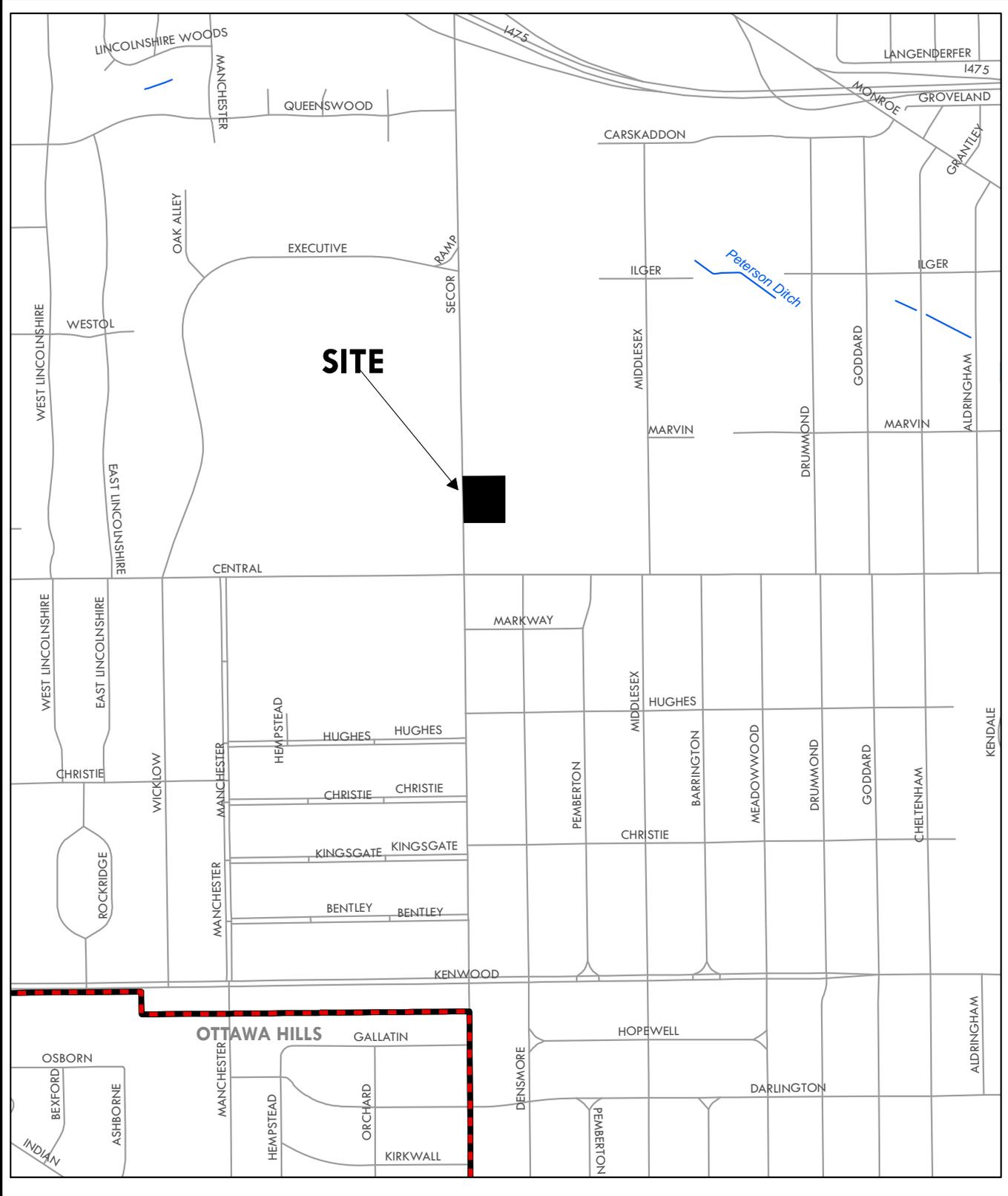
20. The building materials of the addition shall meet the requirements of TMC§1109.0500 Building Façade Materials and Color. Elevations shall be submitted to meet the approval of the Plan Director. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors. **The submitted elevations meet the requirements of TMC 1109.0500 Building Façade Materials and Color.**
21. Pursuant to TMC§1109.0204(A)(2) – *Design Standards*: Connecting walkways may cross parking aisles or driveways if 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. **Acceptable as submitted on the site plan.**
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. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
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.

MINOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-36-13
DATE: October 10, 2013
TIME: 2:00 P.M.

GP/bp
Seven (7) sketches follow

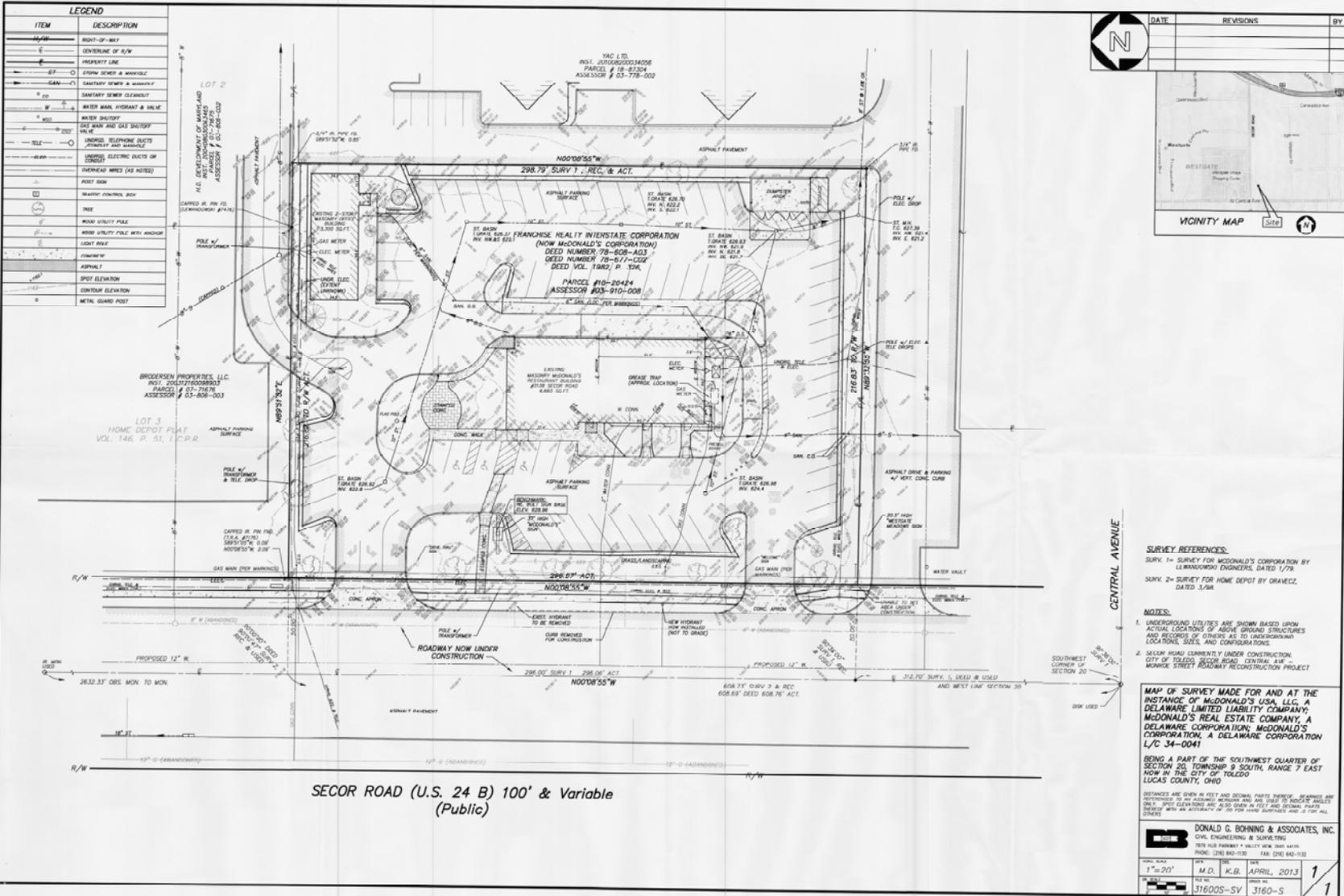
GENERAL LOCATION

SPR-36-13
ID 46



EXISTING SITE PLAN

SPR-36-13
ID 46



BLANK PAGE

GENERAL INFORMATION

Subject

Request - Demolish Structure
Location - 520 Islington Street
Owners & Appellant - Lucas Luarel & Amy Clark
1009-C Mt Vernon
Charlotte, NC 28203
Contractor - TJRS L.L.C.
5551 Ryewyck Suite D
Toledo, OH 43614

Site Description

Zoning - RD6 Duplex Residence
Frontage - 35'
Parcel Depth - 136'
Use - Vacant/Two-family
Year Built - 1912

Parcel History

OWE-35-88 - Demolish garage (OWEHDC approved 5/3/88)
OWE-50-91 - Construction on new garage (OWEHDC approved 8/21/91)
OWE-10-93 - Re-roof (Admin approved)

Applicable Plans, Regulations

- Toledo Municipal Code (T.M.C.), Part 11, Planning and Zoning Code, Chapter 1103.0300 - Historic Overlay Districts, Chapter 1111.1000 Historic Districts and Landmarks: Demolition Hearing Procedures
- U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings.

STAFF ANALYSIS

This request is an appeal of the Certificate of Appropriateness (COA) that was disapproved by the Old West End Historic District Commission (OWEHC) at its monthly meeting held on September 9, 2013. The site is located at 520 Islington Street and is occupied by a single-family home built in 1912. The appellant for this case are the property owners, Lucas Laurel and Amy Clark.

The COA was disapproved for this demolition request because no one was in attendance at the September 9th meeting. The homeowner retained a contractor to represent them at the OWEHDC meetings but the contractor did not attend two of the four meetings. At the June and August meetings when the contractor was present, the OWEHDC requested access to the structure and the contractor did not coordinate or follow through on the request.

The property owners requested the demolition because of fire damage that occurred on June 23, 2012. The home's windows on the first floor and second floor are boarded up, the status of the roof is unknown, the front porch overhang shows some fire damage and the interior photos show fire damage throughout the home.

The insurance appraisal shown in the attachment shows the replacement value for the property and twelve thousand dollars was deposited with the COT Treasury until the repairs or removal of the structure is complete. Also, the Toledo Fire Department ruled the fire as accidental. The homeowner, Lucas Laurel, stated to staff that the house was stripped of everything that was salvageable prior to submitting the demolition request.

The appeal was received at the Plan Commissions office on September 16, 2013 that listed five reasons for the appeal and is shown below:

- 1) *The decision to deny my application was made without Commission members accessing the interior of the house for inspection.*
- 2) *I hired and paid a reputable demolition contractor to represent me at the Commission's meetings. He attended June and August meetings but was absent for the September meeting in which my application was denied. I have since become aware of his absence and will henceforth be representing my own interest.*
- 3) *Perhaps due to a fault in mail forwarding, I have received virtually zero written communication from the Commission regarding this case. Please direct all future written communication to the address at the bottom of this email.*
- 4) *It appears the neighborhood is using the property as an ad hoc landfill (photos attached). The Commission may not have been aware of this in its decision to deny our application.*
- 5) *Vandals and trespassers appear to be accessing the property at will, despite repeated attempts to keep the structure secured (photo attached). The Commission may not have been aware of this in its decision to deny our application.*

STAFF ANALYSIS (cont'd)

The appeal that was received from the property owner is shown as submitted in “Exhibit A” and includes more recent photos of the property.

The Development Approval Process outlined in the Toledo Municipal Code, Chapter 111.1108 Demolition Hearing Procedures, state that one or both of the following conditions must exist in order to grant a Certificate of Appropriateness for a demolition:

- A. Where application is made for a Certificate of Appropriateness to demolish a land-marked structure or structure within a designated historic district, the respective Historic District Commission must grant the application and issue the certificate when one or both of the following conditions are found to exist:
 - 1. The structure for which demolition is sought contains no features of architectural or historic significance, and it does not contribute to maintaining the character of the historic district; or
 - 2. There is no reasonable economic return for the structure as it exists and there is no feasible alternative to demolition submitted to the applicant by concerned organizations or individuals who wish to preserve the structure.

The applicant has not provided sufficient documentation to verify if the required conditions exist to allow for demolition to occur. The OWEHDC was unable to tour the property and no argument for economic hardship has been presented.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission uphold the decision of the Old West End Historic District Commission to disapprove OWE-26-13, a request to demolish the structure at 520 Islington Street, for the following two (2) reasons:

- 1. The Old West End Historic Commission was unable to verify if there is no architectural, historic significance or reasonable economic return prior to granting a demolition request.
- 2. No argument for economic hardship has been presented.

APPEAL OF OWEHDC DECISION
TOLEDO CITY PLAN COMMISSION
REF: OWE-26-13
DATE: OCTOBER 10, 2013
TIME: 2:00 P.M.

MLM/bp
Attachments

Eagle Adjusting Services

P O Box 1140
 Noblesville, IN 46061-1140
 Phone (877) 839-8152 Fax (877) 839-8151

Summary for Dwelling

Line Item Total			240,208.87
Overhead	@	10.0%	24,021.45
Profit	@	10.0%	24,021.45
Total Tax	@	6.750%	19,456.72
Replacement Cost Value			\$307,708.49
Less Depreciation			(59,109.73)
Actual Cash Value			\$248,598.76
Net Claim			\$248,598.76
Total Recoverable Depreciation			59,109.73
Net Claim if Depreciation is Recovered			\$307,708.49

Dianne Mroz, 734-347-2923

Maguire, Molly

From: Lucas.Laurel@wellsfargo.com
Sent: Monday, September 16, 2013 4:16 PM
To: Maguire, Molly
Cc: amylucienne@gmail.com
Subject: Request for Appeal

Dear Molly Maguire,

I wish to appeal the ruling of the OWE Historic District Commission to deny approval of a certificate of appropriateness to demolish the structure at 520 Islington Street. Rationale for the appeal follow:

- 1) The decision to deny my application was made without Commission members accessing the interior of the house for inspection.
- 2) I hired and paid a reputable demolition contractor to represent me at the Commission's meetings. He attended June and August meetings but was absent for the September meeting in which my application was denied. I have since become aware of his absence and will henceforth be representing my own interest.
- 3) Perhaps due to a fault in mail forwarding, I have received virtually zero written communication from the Commission regarding this case. Please direct all future written communication to the address at the bottom of this email.
- 4) It appears the neighborhood is using the property as an ad hoc landfill (photos attached). The Commission may not have been aware of this in its decision to deny our application.
- 5) Vandals and trespassers appear to be accessing the property at will, despite repeated attempts to keep the structure secured (photo attached). The Commission may not have been aware of this in its decision to deny our application.

Thank you for your consideration,

Lucas Laurel
1009-C Mt. Vernon Avenue
Charlotte, NC 28203
Office (704) 410-1430
Cell (419) 699-8864
Email lucas.laurel@wellsfargo.com

This email is subject to a disclaimer, please click on the following link or cut and paste the link into the address bar of your browser.

<https://www.wellsfargo.com/com/disclaimer/ged5>

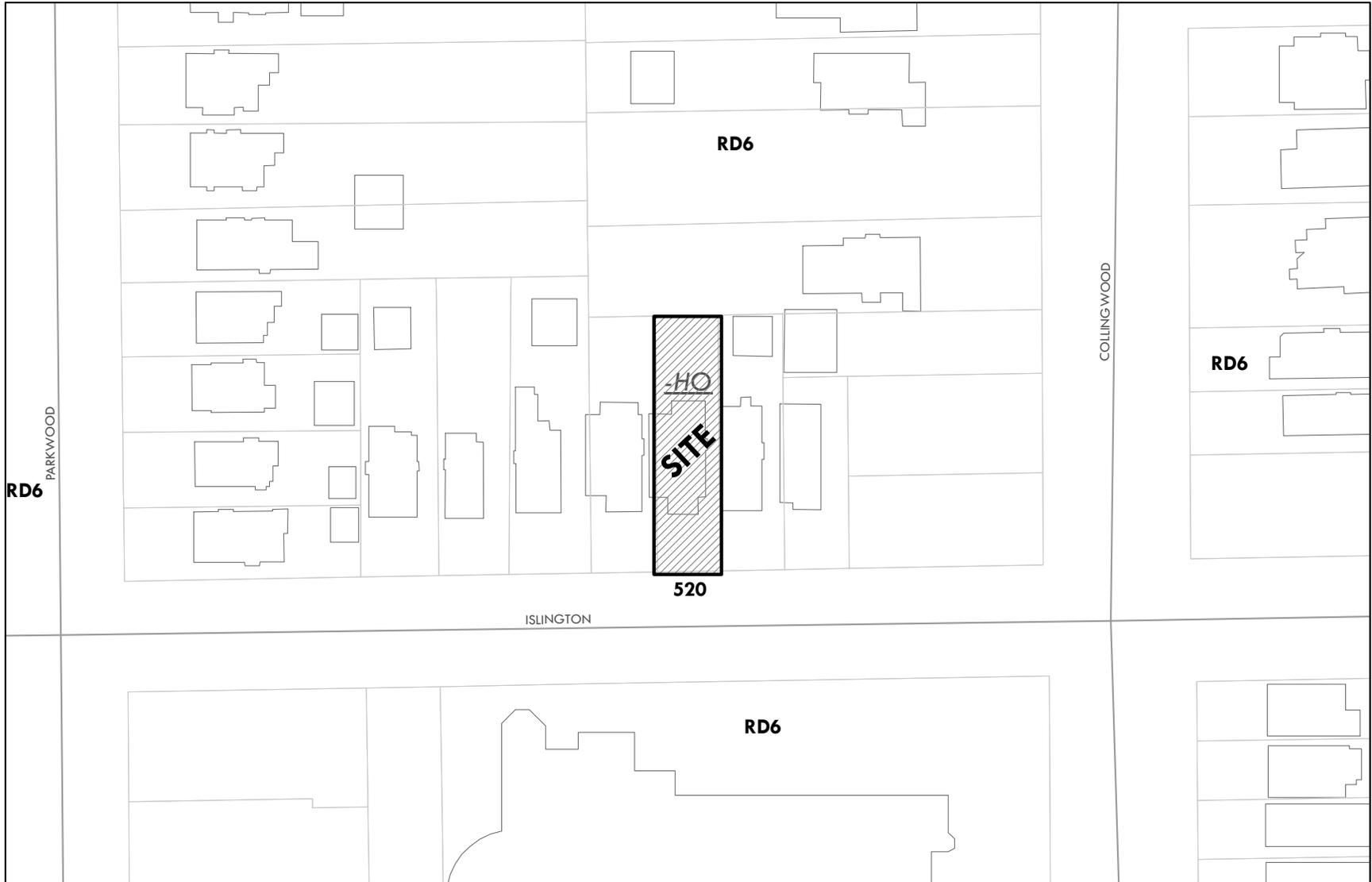
9/16/2013

ZONING & LAND USE
520 ISLINGTON ST.

OWE-26-13
ID 15



17 - 6



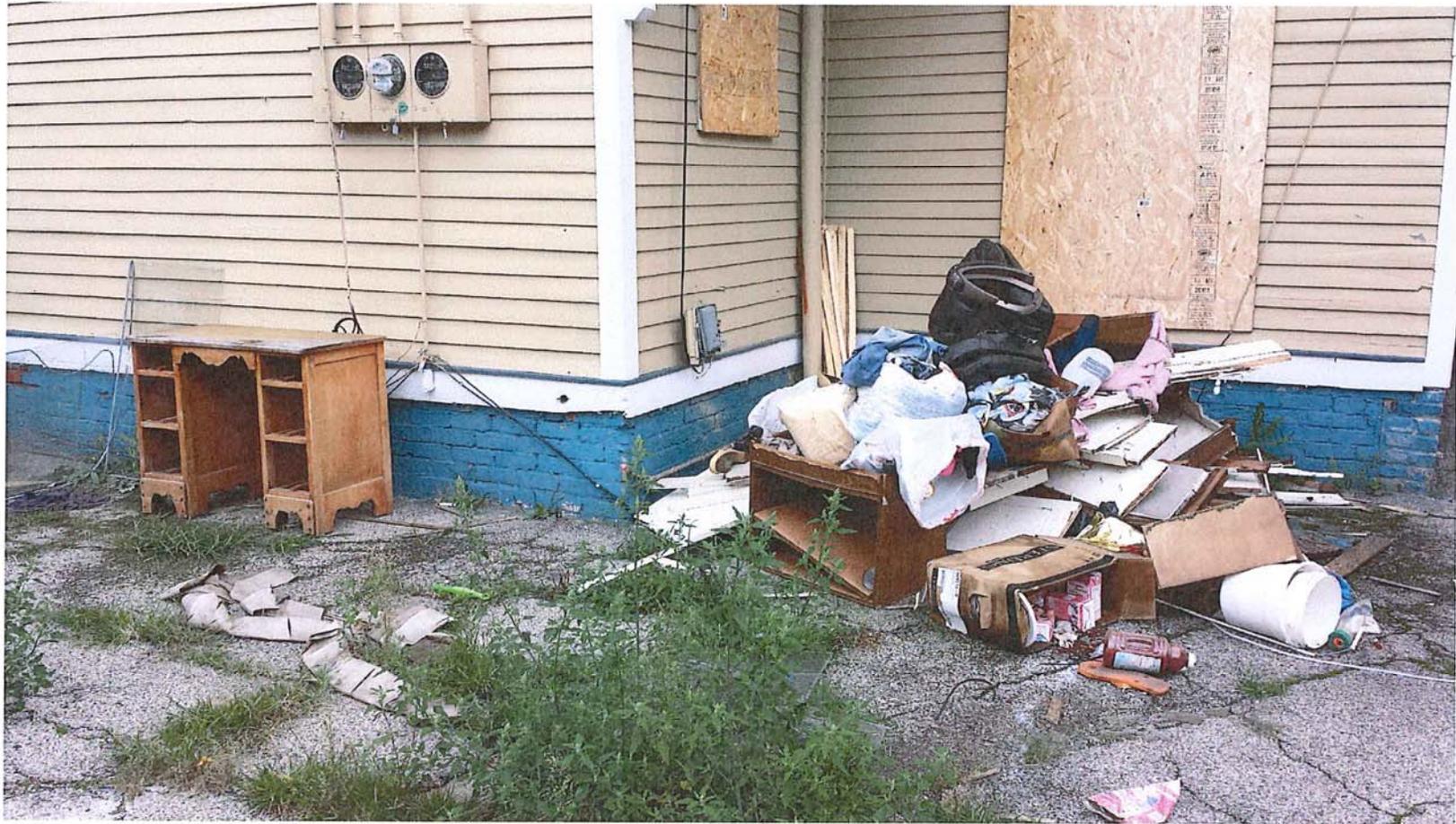
CURRENT PHOTO
520 ISLINGTON AVE.

OWE-26-13
ID 15



**CURRENT PHOTO
520 ISLINGTON AVE.**

**OWE-26-13
ID 15**



CURRENT PHOTO
520 ISLINGTON AVE.

OWE-26-13
ID15



**FRONT OF HOUSE
520 ISLINGTON ST.**

**OWE-26-13
ID 15**



7/5/2012

10:20 AM

**ADDITIONAL PHOTOS OF FIRE DAMAGE
520 ISLINGTON ST.**

**OWE-26-13
ID 15**



**ADDITIONAL PHOTOS OF FIRE DAMAGE
520 ISLINGTON ST.**

**OWE-26-13
ID 15**



**ADDITIONAL PHOTOS OF FIRE DAMAGE
520 ISLINGTON ST.**

**OWE-26-13
ID 15**



**ADDITIONAL PHOTOS OF FIRE DAMAGE
520 ISLINGTON ST.**

**OWE-26-13
ID 15**



GENERAL INFORMATION

Subject

- Request - Install panels with metal composite material on the front of the structure, replace existing aluminum windows, replace the existing aluminum wrapped concrete windowsill to an all aluminum sill, change out the exterior signs and repair the fence along Bancroft
- Location - 2125 Parkwood Ave.
- Owner - Lucas Metropolitan Housing Authority
435 Nebraska Ave.
PO Box 477
Toledo, OH 43697
- Architect - Moody & Nolan
300 Spruce St.
Suite 300
Columbus, OH 43215

Site Description

- Zoning - RM36/Multi-Family Residence
- Frontage - Approximately 330'
- Parcel Depth - Approximately 240'
- Use - Apartments
- Year Built - 1965

Parcel History

- OWE - 28-84 -Re-roof (Admin Approval 8/1/84)
- OWE - 5-86 -Replacement windows (OWEHDC approved 3/4/86)
- OWE - 27-94 -Re-roof (Admin Approval 5/31/94)
- OWE - 2-96 -Handicap Ramp (OWEHDC approved 2/12/96)
- OWE - 37-11 -Re-roof with asphalt shingles (Admin Approval 8/23/11)
- OWE - 12-12 -Install a chair lift to include 130' addition to the structure for the relocation of the kitchen unit and a handicap ramp (OWEHDC approved 5/14/12)

GENERAL INFORMATION (cont'd)

Applicable Plans, Regulations

- Toledo Municipal Code (T.M.C.), Part 11, Planning and Zoning Code, Chapter 1103.0300 - Historic Overlay Districts, Chapter 1111.1000 Historic Districts and Landmarks
- U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings

STAFF ANALYSIS

This request is an appeal of the Certificate of Appropriateness (COA) that was partially disapproved by the Old West End Historic District Commission (OWEHC) at their monthly meeting held on September 9, 2013. The site is located at 2125 Parkwood Avenue and is occupied by an 136 apartment building built in 1965.

The applicant applied for a COA for five (5) items, which are as follows: replace existing aluminum windows; change out the exterior sign; repair the fence along Bancroft; installation of panels with metal composite material on the front of the structure; and replacing the existing aluminum wrapped concrete windowsill to an aluminum sill. After lengthy discussion the last two (2) were disapproved and are the subject of the appeal.

Prior to submitting the COA application, representatives from Lucas Metropolitan Housing Authority presented the scope of the project to the OWEHDC informally at the July 8, 2013 monthly meeting. The commission members requested the applicant to conduct a public meeting. The Plan Commission staff provided a mailing list of property owners and neighborhood organizations to the Lucas Metropolitan Housing Authority and a public meeting was held on August 15, 2013.

The appeal was received at the Plan Commissions office on September 16, 2013 that listed two reasons for the appeal and is shown below:

1. *We do not believe the historic commissions mandate is to hide buildings and make them disappear. We are trying to enhance the façade and address all the of the capital needs to create a quality building in this neighborhood for years to come.*
2. *The current sills are already in place with an aluminum finish and we would be replacing like material with like.*

The appeal that was received from the property owner is shown as submitted in "Exhibit A."

STAFF ANALYSIS (cont'd)

Metal Panels:

The scope of the project is to give this structure a new look using earth tone colors. The applicant had originally presented three design options and Scheme B shown in the project overview is what the audience approved of at that public meeting. The applicant proposed metal panels to cover the existing “granolux” aggregate panels and small portions of the brick on the front of the building. The panels will fasten to the structure and will be staggered for a more effective design. The Toledo Municipal Code, Chapter 1109.0500 Building Façade Materials and Color, allows the Planning Director to approve metal panels.

In The National Trust for Historic Preservation Handbook, Preservation Brief Number Eight, discusses aluminum and vinyl siding and recommends using substitute materials if they can match the historic material in size, profile and finish; resulting in no change in character of the historic building. This structure is not reflective of the other historical prosperities in the neighborhood; however, the same references apply to include the Toledo Municipal Code for design guidelines on new materials being applied to large-scale structures. The OWEHDC considered the request but determined that the metal panels do not meet the National Trust Guidelines.

Concrete window sills:

The applicant is proposing to replace the concrete windowsills with aluminum windowsills. A previous case, OWE-5-86, was for window replacements resulting from a fire that took place in 1986. At that time, some of the windowsills were wrapped to prevent further damage.

The U.S. Secretary of Interior’s Standards and Guidelines for Rehabilitating Historic Buildings recommends identifying, retaining and preserving windows and their functional and decorative features that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings. What is not recommended is removing or radically changing windows that are important in defining the historic character of the building so that, as a result, the character is diminished. The OWEHDC considered the request but determined that the aluminum window sills do not meet the US Secretary of Interiors Standards and Guidelines.

STAFF RECOMMENDATION

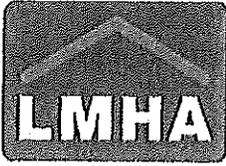
The staff recommends that the Toledo City Plan Commission uphold the decision of the Old West End Historic District Commission to disapprove OWE-55-13, a request to install panels with metal composite material on the front of the structure and replace the existing aluminum wrapped concrete windowsill to an aluminum sill at 2125 Parkwood Avenue for the following two (2) reasons:

STAFF RECOMMENDATION (cont'd)

1. The proposal will detract from the historic entrance to the apartment building and is not replacing existing items with "like for like" materials.
2. The proposal of does not meet the US Secretary of the Interior Guidelines and Standards or the National Trust Guidelines.

APPEAL OF OWEHDC DECISION
TOLEDO CITY PLAN COMMISSION
REF: OWE-55-13
DATE: OCTOBER 10, 2013
TIME: 2:00 P.M.

MLM/bp
Attachments Follow



Lucas Metropolitan Housing Authority
Modernization Department
201 Belmont Avenue
Toledo, Ohio 43604
419-259-9462 Fax 419-254-3495
TRS: Dial 711
www.lucasmha.org

Where opportunity lives.

To: Molly McGuire
Toledo-Lucas County Plan Commission
One Government Center; Suite 1600
Toledo Ohio 43604

From: Michael Shea
Director of Redevelopment and Modernization
Lucas Metropolitan Housing Authority
201 Belmont Avenue
Toledo OH 43604
419-259-9439
mshea@lucasmha.org

Re: OWE – 55- 13 – 2125 Parkwood

We are writing to appeal the decision made by the Old West End Historic District Commission over case OWE – 55- 13 – 2125 Parkwood on September 9th, 2013.

Our appeal is relating to two points of our original request and referenced in the attached letter:

- 1) The addition of composite metal panels on portions of the existing façade
- 2) The replacement of existing aluminum wrapped concrete window sills, with an aluminum sill.

Background:

The existing 1965 Modern style building is not a particularly good example of architecture from this period and does not represent a building of historic significance nor does it add to the character of the surrounding neighborhood.

We have been given a unique one-time opportunity to add a large amount of capital into this development and address all of the capital needs for the next 20 years. We believe taking advantage of this opportunity will help to increase the value of this building and the value of the surrounding properties. We have worked with an award winning architecture firm to develop what we feel is our best attempt at tastefully updating the façade of this historically ambiguous building.

When originally presented to the historic commission we received no opposition, we followed commission recommendation to hold a community meeting with commission supplied addresses. The community posed no opposition. We then presented the final scheme to the commission.

Linnie B. Willis, *Executive Director-Secretary*
Board of Commissioners

William J. Brennan, *Chairman*, Barbara J. Fuqua, *Vice Chairman*, Hugh W. Grefe, James L. Jones, James A. Pepper



Where opportunity lives.

Lucas Metropolitan Housing Authority
Modernization Department
201 Belmont Avenue
Toledo, Ohio 43604
419-259-9462 Fax 419-254-3495
TRS: Dial 711
www.lucasmha.org

The reasons cited for the commission voting down our request to use composite panels were the following:

- They want the development to go away or be hidden, and this doesn't accomplish that.
- They offered an unsolicited design suggestion of hiding the building with tall trees.

Response

- We do not believe the historic commissions mandate is to hide buildings and make them disappear. We are trying to enhance the façade and address all of the capital needs to create a quality building in this neighborhood for years to come.

The reasons cited by the commission voting down our request to use aluminum window sills in place of the current aluminum wrapped concrete sills:

- The committee did not want to set precedence for allowing aluminum window sills.

Response

- The current sills are already in place with an aluminum finish and we would be replacing like material with like.

General Response:

We do not believe the historic commissions mandate is to hide buildings and make them disappear. We are trying to enhance the façade and address all of the capital needs to create a quality building in this neighborhood for years to come.

It is clear that this building is built in a different period from the typical wood-framed Victorian homes in the area. It is a 3 story masonry apartment building, and is less than 50 years of age.

Our team, made up largely of designers, believes that if a structure is not one of the historic buildings in the area, the best contribution it can make to the surrounding community is to be as different as possible – and would thus highlight the beauty of the historic buildings around it.

In any case – the commission would not directly engage this dialogue and seemed pre-occupied with hiding our structure behind trees.

The result of this protracted discussion led to a denial of our request – leaving us with no other option than to paint and repair dated concrete panels with exposed aggregate.

Linnie B. Willis, *Executive Director-Secretary*
Board of Commissioners

William J. Brennan, *Chairman*, Barbara J. Fuqua, *Vice Chairman*, Hugh W. Grefe, James L. Jones, James A. Pepper



Where opportunity lives.

Lucas Metropolitan Housing Authority
Modernization Department
201 Belmont Avenue
Toledo, Ohio 43604
419-259-9462 Fax 419-254-3495
TRS: Dial 711
www.lucasmha.org

Final Justification:

- Clearly the community and designers all agree that the style of building is not and never has been an attractive one. So why preserve it? There is nothing truly changing or being falsely created architecturally from our proposal.
- The materials we are proposing were materials present in the period of construction.
- A more modern cladding system will match what many upscale neighborhoods around the country are doing to create interest in aging buildings.
- Our intentions and what we are asking for from the plan commission is the ability to use this system in a tasteful way that will enhance the properties around it by breaking down the scale of the large monolithic façade into a more human scale that is more appropriate to a residential neighborhood.

We humbly ask that you reconsider this request and follow planning staff's original recommendation for approval.

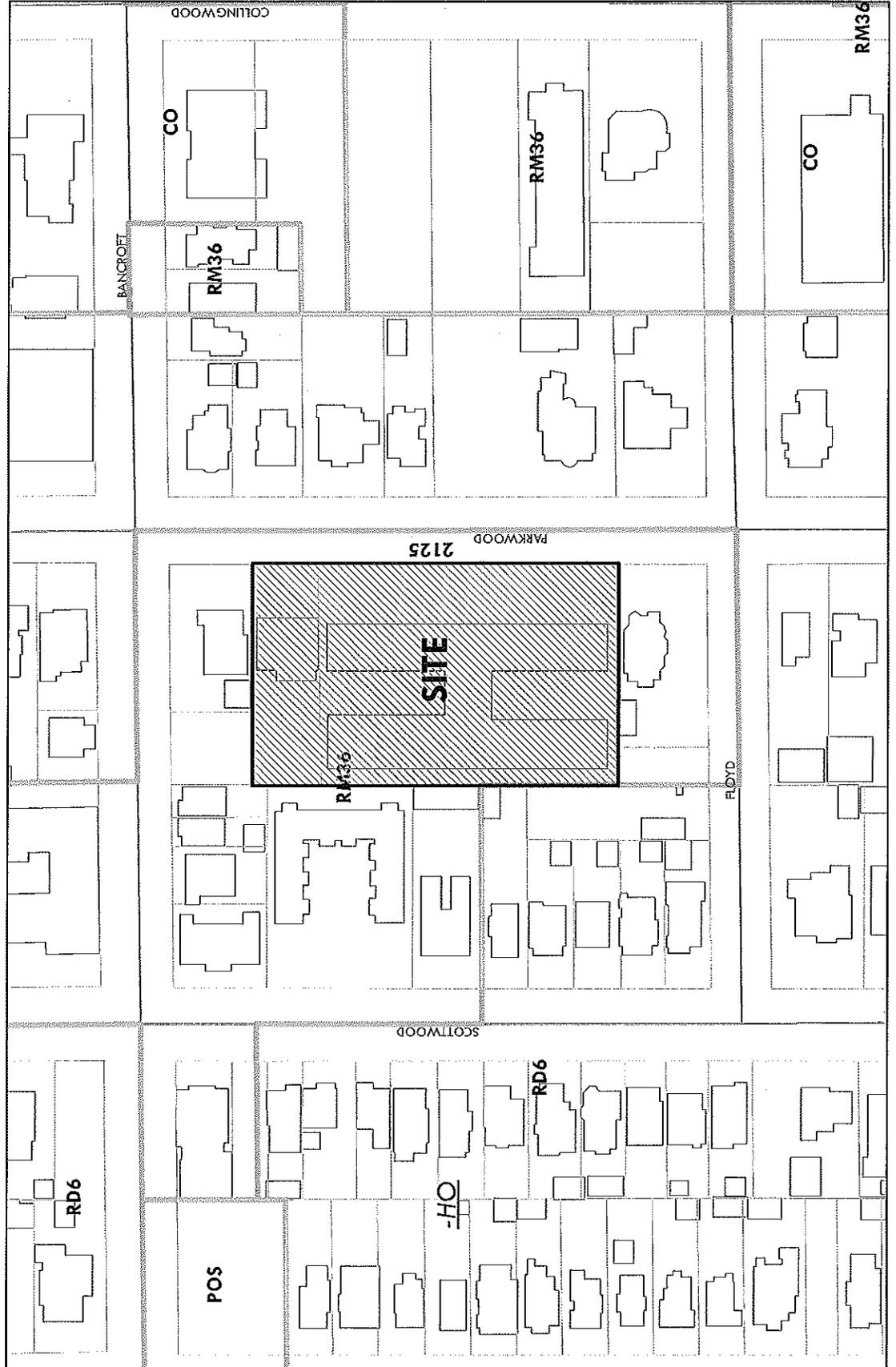
Linnie B. Willis, *Executive Director-Secretary*
Board of Commissioners

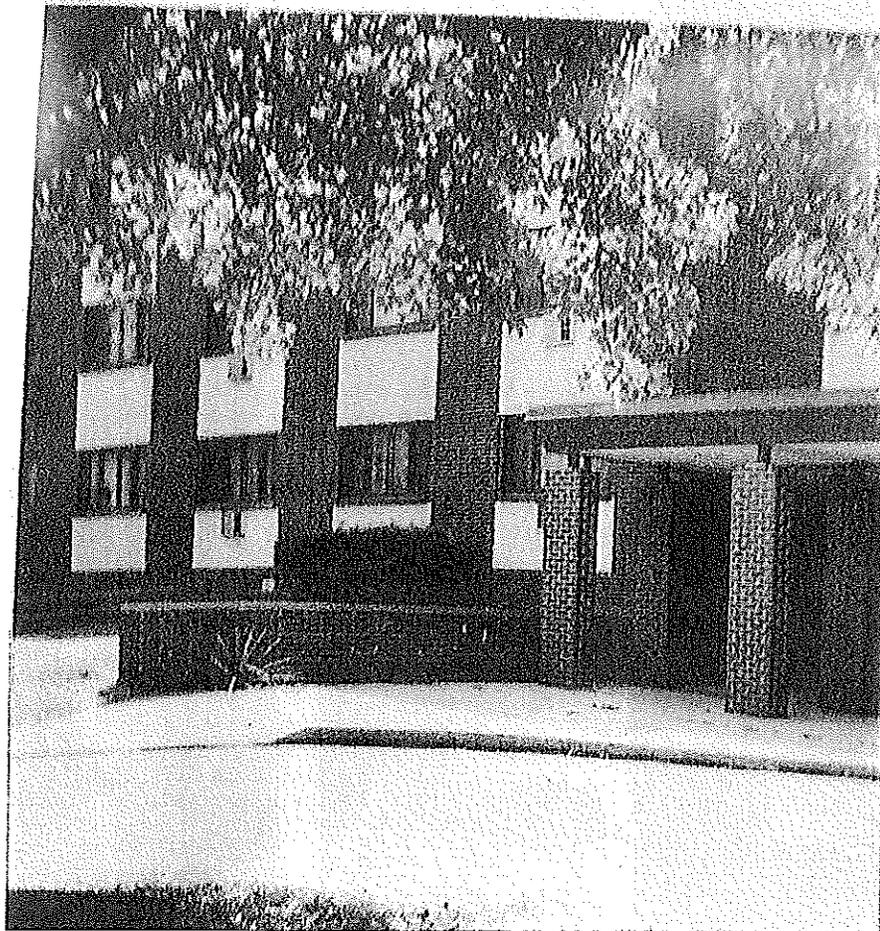
William J. Brennan, *Chairman*, Barbara J. Fuqua, *Vice Chairman*, Hugh W. Grefe, James L. Jones, James A. Pepper



OWE-55-13
ID 14

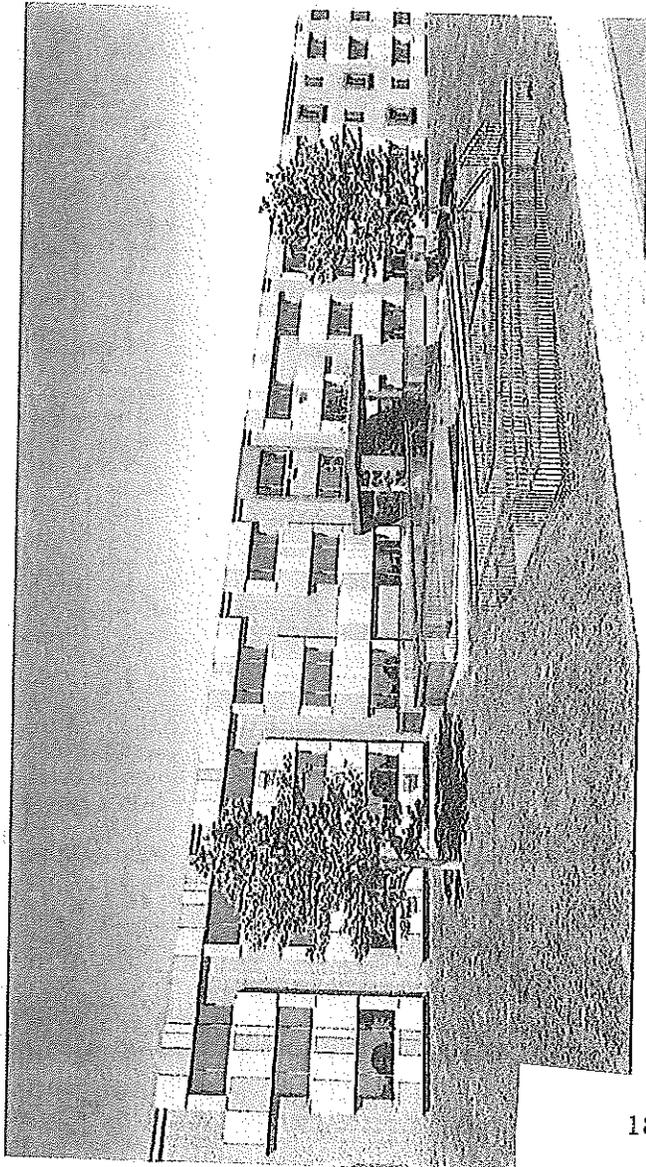
ZONING & LAND USE
2125 PARKWOOD AVE.



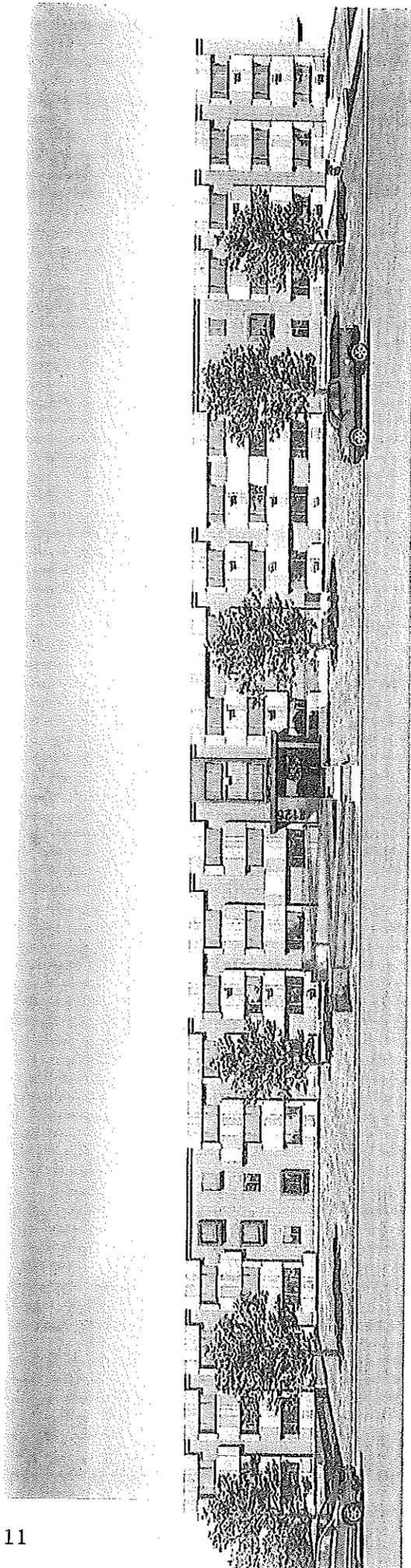


PARQWOOD APARTMENTS, TOLEDO , OHIO

Historic Photo



18 - 11



Renovation of Parqwood Apartments
Lucas Metropolitan Housing Authority
2125 Parqwood Avenue Toledo, Ohio 4320-1020



DESIGN OPTION 1

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

SW 6367
FIREWORKS

SW 6071
POPULAR GREY

SW 6072
VERSATILE GREY

SW 6074
SPALDING GREY

PROPOSED METAL PANEL COLORS FOR LMIHA PARQWOOD
SCHEME 1



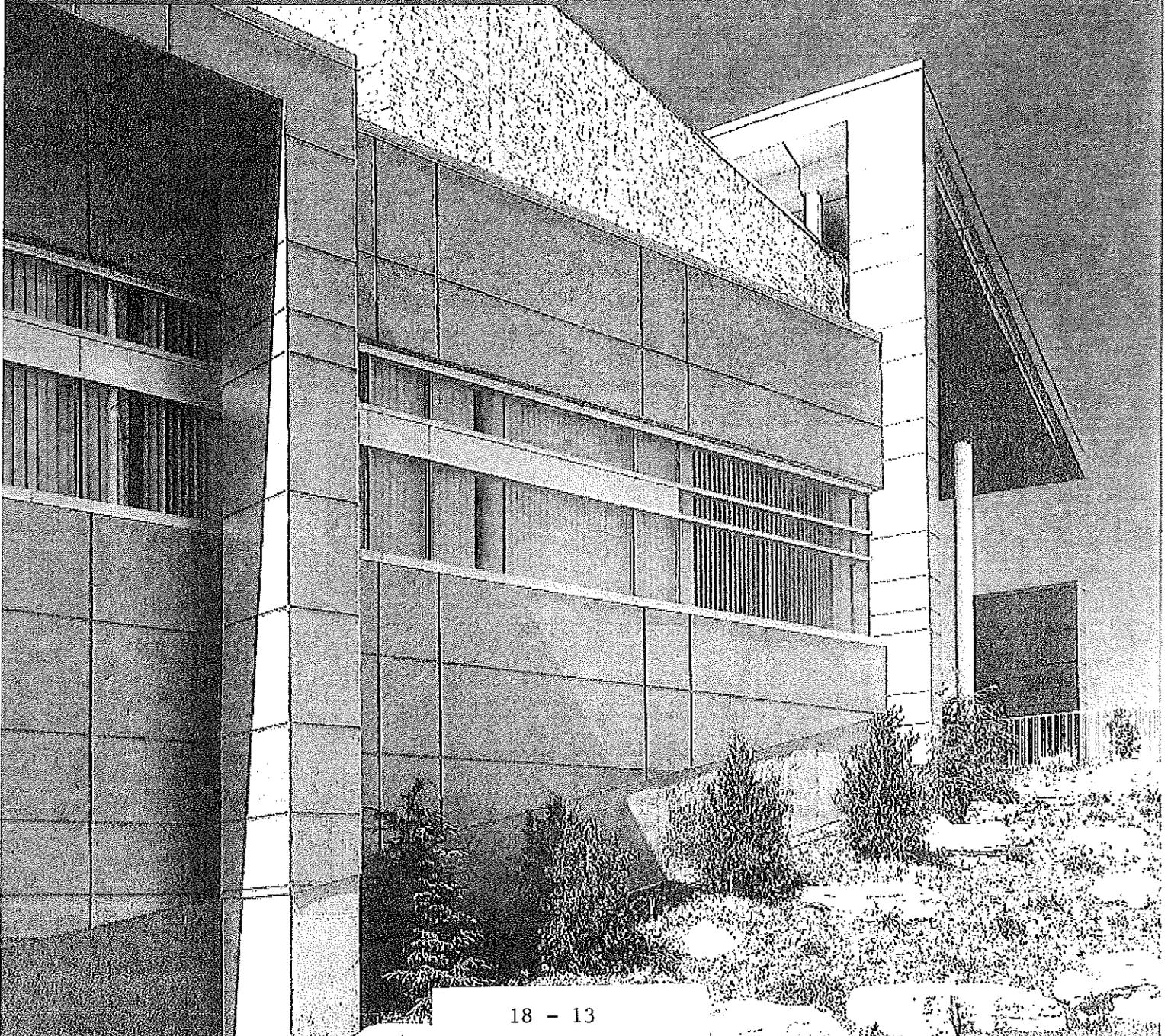
CITADEL
ARCHITECTURAL PRODUCTS

FEATURING:

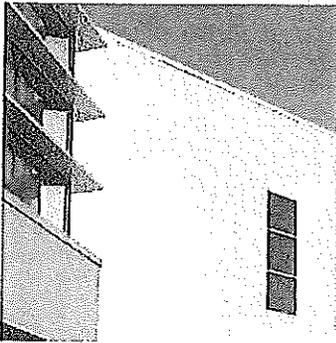
- RV (Reveal) Attachment System
- D-RV (Deep Reveal) Attachment System

Envelope2000[®]

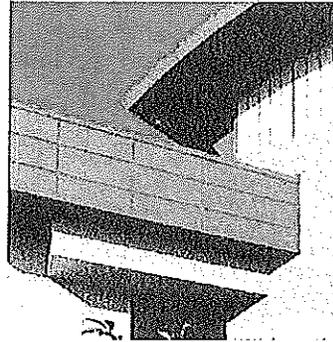
Metal Composite Material (MCM)



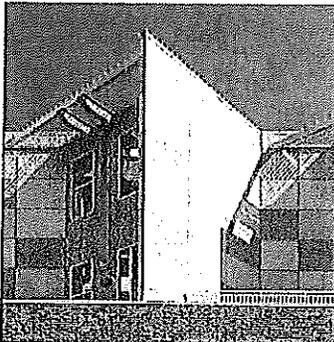
Features & Benefits of Envelope 2000® and the RV and D-RV attachment systems



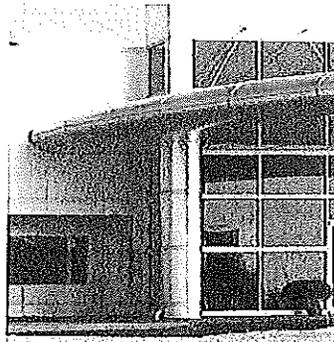
■ **Superior Flatness:**
Due to an innovative phenolic resin core, *Envelope 2000*® provides a clean, flat and unified appearance.



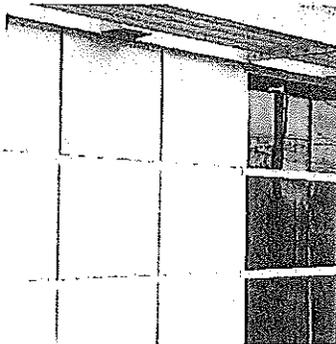
■ **Efficient Installation:**
Because the *RV* and *D-RV* attachment systems are field-assembled, panels and extrusions can be on site much quicker than shop-fabricated systems resulting in significant time and labor savings.



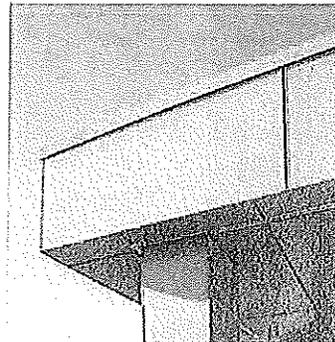
■ **Unique Design Options:**
With both the *RV* and *D-RV* attachment systems, designers can create a unique texture and feel for projects by varying the grid size or utilizing multiple colors.



■ **Curvable Systems:**
The *Envelope 2000*® panel as well as the *RV* and *D-RV* extrusions can be field curved to a gentle radius. Panels and extrusions may also be factory curved when a tighter radius is required (such as column covers).



■ **Variable Width Joints:**
With the versatile *D-RV* attachment system, you can vary the joint size (both horizontal and vertical) to match up with storefront extrusions, brick lines, or just create special accents.



■ **Wide Color Palette:**
A large selection of standard and premium colors are available for *Envelope 2000*® panels and extrusions. Plus, virtually any color can be matched to custom specifications.

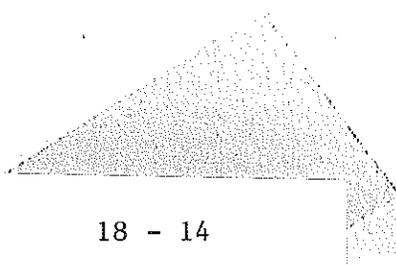
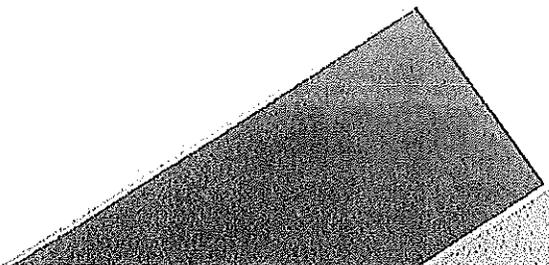
Colors & Finishes

■ **Kynar 500® Solid Tones:**
Over 20 standard/premium colors to choose from in an industry benchmark finish with a 30-year warranty.

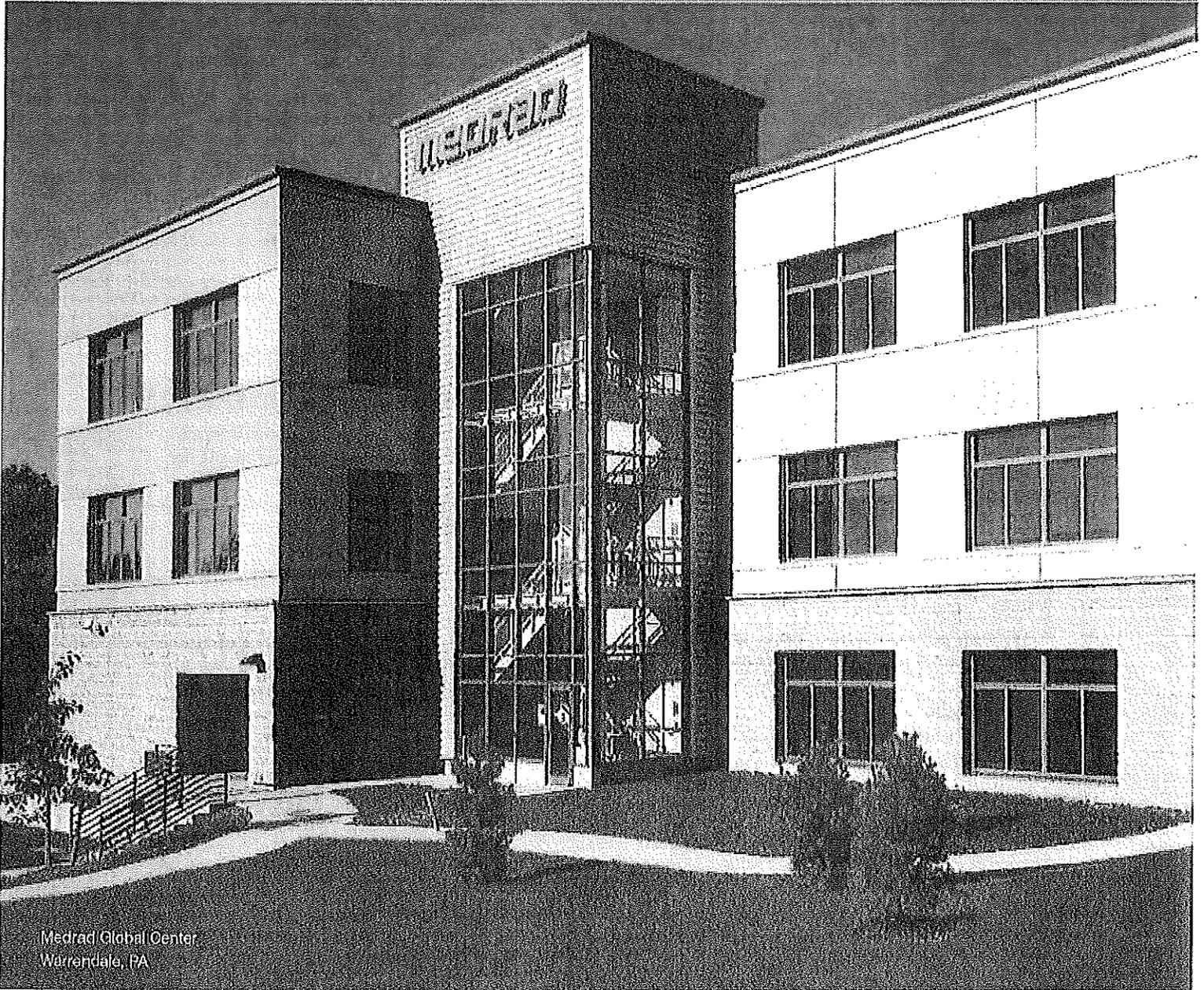
■ **Kynar 500® Metallics:**
6 standard metallic and mica colors for an additional visual interest.

■ **Anodized Finishes:**
5 true integral anodized aluminum finishes that carry a 20-year standard warranty.

■ **Custom Colors:**
Available to match customer specifications, no minimum order required.



IW Series | Concealed Fastener



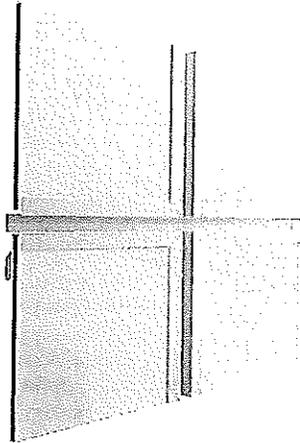
Medrad Global Center
Warrendale, PA

DESCRIPTION

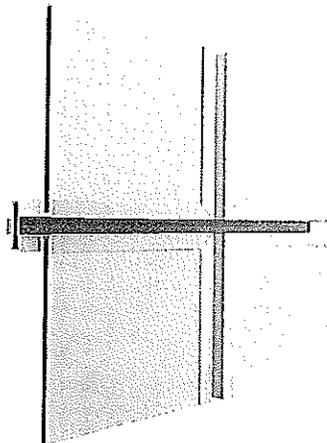
- ▶ Galvanized steel – standard
- ▶ Galvalume® steel, stainless steel or aluminum – optional
- ▶ Smooth or embossed surface texture
- ▶ Horizontal or vertical installation
- ▶ Lengths up to 30' [9.15m]
- ▶ 2" [51mm] swaged laps are available in gauges lighter than 18 for most shapes

4 | PROFILE Series

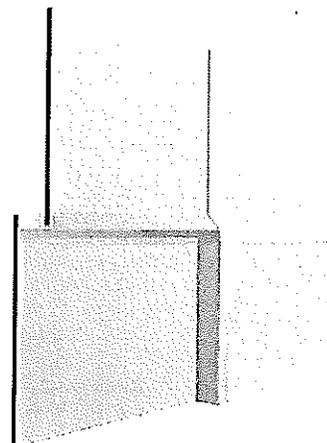
CENTRIA IW Series concealed fastener rainscreen wall panels provide a clean, monolithic appearance to architectural design. The interchangeable weather-resistant lock-joint design of IW-10A through IW-41A allows you to mix and match panel profiles throughout your design. IW Series panels may be installed either vertically or horizontally.



RV: REVEAL PROFILES*



D-RV: COLORED ACCENT STRIP



D-RV: 'TILE EFFECT'

Reveal (RV) Molding System

DESCRIPTION

The *Envelope 2000® Reveal (RV) System* has been designed to provide a high-end aesthetic, yet install in a more time and budget-friendly manner than alternative shop-fabricated methods.

ATTRIBUTES

- **System Type:**
Field-Assembled, Non-Structural, Barrier Wall (*all joints completely sealed*), Progressive Sequence Installation
- **System Depth:**
3/8" from face of substrate to face of panel
7/16" from face of substrate to face of molding
- **Testing:**
ASTM E283: *Static Air Infiltration*
ASTM E330: *Structural Design Load*
ASTM E331: *Static Water Infiltration*
- **Lead Time:** 10 Working Days

SUBSTRATE REQUIREMENTS

- **Acceptable Types:**
Nailable Substrate (recommended)
 - plywood, OSB, furring strips over masonry
 - system fastens directly to substrate
 Non-Nailable Substrate
 - exterior gypsum, DensGlas™
 - system must fasten through substrate to studs

vertical panels on z furring
installed horizontally

Deep Reveal (D-RV) Molding System

DESCRIPTION

As an extension of the RV system, the D-RV (*rainscreen principle*) system offers a deeper profile to simulate the look of a fabricated system with even greater detail. Plus, it adds a number of optional methods for installation to create a truly unique effect.

ATTRIBUTES

- **System Type:**
Field-Assembled, Non-Structural, Rainscreen/Cavity Wall (*panels are sealed in place, accent strips 'free float', moldings weeped*), Progressive Sequence Installation
- **System Depth:**
1-1/4" from face of substrate to face of panel
1-5/16" from face of substrate to face of molding
- **Testing:**
ASTM E283: *Static Air Infiltration*
ASTM E330: *Structural Design Load*
ASTM E331: *Static Water Infiltration*
- **Lead Time:** 10 Working Days

- **Moisture Barrier:**
If moisture barrier is present (recommended for RV system, required for D-RV system), metal strapping must be placed over barrier and secured to stud/substrate with adhesive in the field of the panel applied to strapping.

- **Flatness:**
no more than 1/4" deviation in 20ft

* Batten profiles also available, shown on reverse page.

Graham Architectural Products

Shown below is a selection of 16 standard colors representing those which are frequently specified. Additional colors and finishes are available. Please contact your local sales representative.

Graham White
UC # GAP CC
 AAMA 2603 UC96873 WH
 AAMA 2604 UCFX10290 UG
 AAMA 2605 UC72638 AJ

Bone White
UC # GAP CC
 UC71726 PEP
 UCFX10004 FE
 UC43350 LC

Colonial White
UC # GAP CC
 UC50369 CW
 UCFX10008 UQ
 UC54983 JA

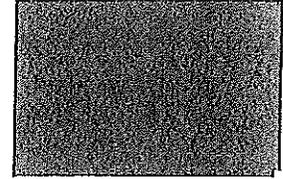
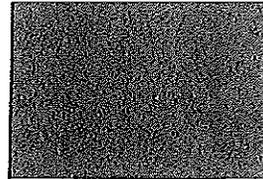
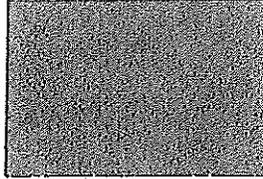
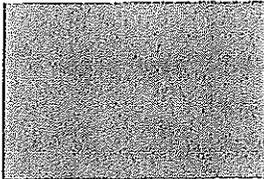
Sandstone
UC # GAP CC
 UC50386 CU
 UCFX10082 UR
 UC45392 JV

Sahara Sand
UC # GAP CC
 AAMA 2603 UC107466 SA
 AAMA 2604 UCFX10292 UH
 AAMA 2605 UC72861 PY

Light Seawolf
UC # GAP CC
 UC58943 AIT
 UCFX10081 AIU
 UC45074 HO

Bright Silver *
UC # GAP CC
 UC74321 AIN
 UCFX10831 AIO
 UC85890XL AIP

Champagne Bronze *
UC # GAP CC
 UC100750 QEP
 UCFX10297E QEA
 UC95596F QE

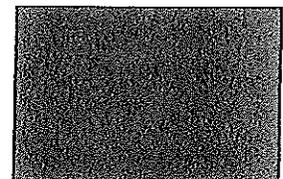
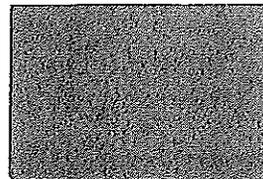
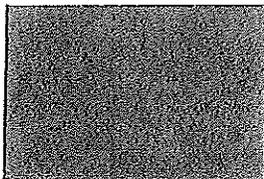
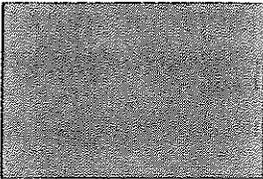


Antique Bronze
UC # GAP CC
 AAMA 2603 UC96895 DZ
 AAMA 2604 UCFX10293 UO
 AAMA 2605 UC72688 DL

Quaker Bronze *
UC # GAP CC
 UC100747 PQP
 UCFX10294E PQA
 UC99328F PQ

Graham Bronze
UC # GAP CC
 UC96872 BW
 UCFX10291 UF
 UC72169 DA

River Rouge Red
UC # GAP CC
 UC53979 RU
 UCFX10147 UK
 UC52006 RJ



Bermuda Blue *
UC # GAP CC
 AAMA 2603 UC108902 AIQ
 AAMA 2604 UCFX10830 AIR
 AAMA 2605 UC106661 AIS

Hartford Green
UC # GAP CC
 UC54850 GL
 UCFX10055 UL
 UC51733 JF

Charcoal Gray
UC # GAP CC
 UC97252 CH
 UCFX10080 AIV
 UC54271 XU

Black
UC # GAP CC
 UC97235 BL
 UCFX10053 UP
 UC40577 HG

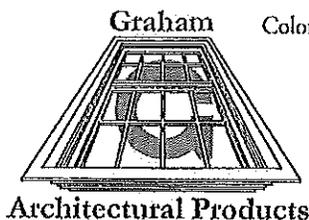
AAMA 2603 (e.g. Duracron™ / ARC2001™ super durable powder**) AAMA 2604 (e.g. Acrynar™ / ARC2001™ super durable powder**) AAMA 2605 (e.g. Duranar™ / Newlar™ powder**)

Duracron™, Acrynar™, and Duranar™ are registered trademarks of PPG Industries.
 ARC2001™ and Newlar™ are registered trademarks of Spraylar Corporation.

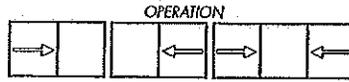
Color samples shown may differ from the actual finish coating due to limitations of color chip reproduction on paper. Actual coating samples on aluminum chips are available upon request.

* Special finish – Call sales representative

** Not all colors are available in all grades of powder

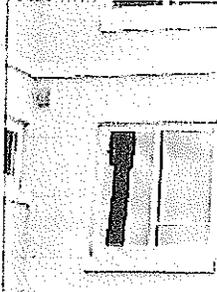


Window Frame

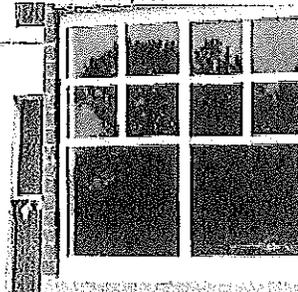


Series 0300 3/4" Frame Depth
HORIZONTAL SLIDING

Kahala Nui - Honolulu, HI



Southeast Elementary School -
Karnersville, NC



Kahala Nui - Honolulu, HI



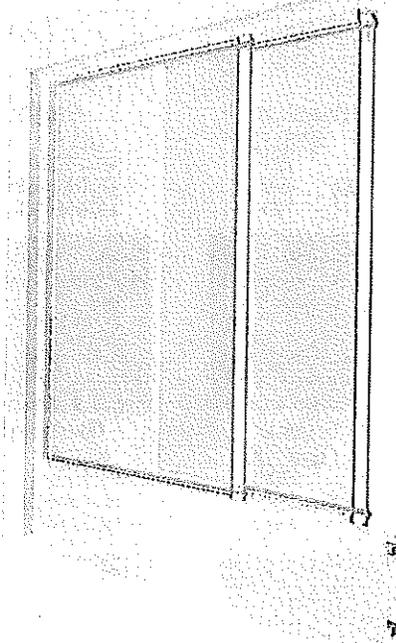
**SERIES 0300
QUICK VIEW:**

A horizontal sliding commercial window that mulls to 3/4" frame fixed and operable products. Stainless steel ball bearing rollers adjust to two positions. Operating sash are removable from inside. White bronze hardware.

Contact your nearest sales representative for more information.

TESTED TO

- ☐ AAMA/WDMA/CSA 101/1.S.2/A440
- ☐ AAMA 1503
- ☐ AAMA 1801
- ☐ NFRC 102



STANDARD FEATURES

- ☐ Mulls to 3/4" frame fixed and operable products
- ☐ Operating sash are easily removed from frame for maintenance & cleaning
- ☐ Auto meeting rail lock
- ☐ Stainless steel ball bearing rollers adjust to two positions
- ☐ Full-length integral pull rails

OPTIONAL FEATURES

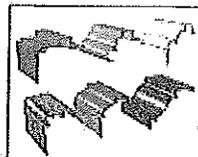
- ☐ True muntins
- ☐ Applied-profile muntin grids
- ☐ Anti-takeout blocks to restrict sash removal
- ☐ Equal sight-line flanking fixed lite available
- ☐ Extruded latch at jamb
- ☐ White bronze sweep lock at meeting rail
- ☐ Custom nail fins for commercial new construction
- ☐ Blast-Resistant (80300) version available

SERIES 0300 3/4" FRAME DEPTH PERFORMANCE CHARACTERISTICS

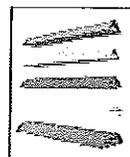
TYPE	AAMA RATING & TEST SIZE		AIR (cfm/ft ²) at 50 mph	WATER (psi)	DESIGN PRESSURE (psf)	UNIFORM LOAD STRUCTURAL (psf)	U-VALUE (Btu/hr/ft ² /°F)		CRF	STC
	HS-HC40 99 x 79	HS-AW40 99 x 79					Low-E Glass	Non- coated Glass		
HORIZ. SLIDING <small>Single sash</small>	HS-AW50 80 x 61 [Ⓞ]		0.10	10	40	60	0.44	0.62	58	33-38
			0.27		50	75				

[Ⓞ]Optional Performance

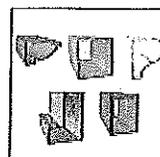
Series 0300 OPTIONS



Panning
Profiles



Muntin/Grid
Profiles



Interior Trim
Profiles

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
CHRISTINE CUNNINGHAM
ENGINEERING SERVICES
6099 ANGOLA RD.
HOLLAND, OH 43528
419-249-5440

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

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

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

DIVISION OF WATER
RECLAMATION
COMMISSIONER
3900 N. SUMMIT STREET
TOLEDO, OH 43611
419-727-2602-

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

LUCAS SOIL AND
CONSERVATION DISTRICT
JEFF GRABARKIEWICZ
138 W. DUDLEY
MAUMEE, OH 43537
419-893-1966

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

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

LUCAS COUNTY ENGINEER
KEITH EARLEY
ONE GOVERNMENT CENTER
SUITE 870
TOLEDO, OH 43604
419-213-4540

SERVICE DEPARTMENT
EDWARD MOORE, DIRECTOR
110 N. WESTWOOD
TOLEDO, OH 43607
419-245-1835

COLUMBIA GAS COMPANY
TONY BUCKLEY
FIELD ENGINEER TECHNICIAN
3222 W. CENTRAL AVE.
TOLEDO, OH 43606
419-539-6063

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

TOLEDO-LUCAS COUNTY
HEALTH DEPT.
LANA GLORE, ENV. HEALTH SERV.
635 N. ERIE STREET ROOM 352
TOLEDO, OH 43604
419-213-5446

A T & T
ATTN: DESIGN MANAGER
130 N. ERIE, ROOM 714
TOLEDO, OH 43624
419-245-7000

BUCKEYE CABLESYSTEM, INC.
GARY KASUBSKI
4818 ANGOLA ROAD
TOLEDO, OH 43615
419-724-3821

VERIZON
BRAD SNYDER
300 W. GYPSY LANE
BOWLING GREEN, OH 43402
1-419-354-9452

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

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

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

EMBARQ
117 EAST CLINTON STREET
NAPOLEON, OH 43545
419-599-4030

CENTURYLINK
TIM R. TAYLOR
375 E RIVERVIEW AVE
NAPOLEON, OH 43502

