

*TOLEDO CITY
PLAN COMMISSION
REPORT*

December 5, 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

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**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

December 5, 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-10009-13: | Zone Change from CO to RS6 at 3005 Wichita Road (lc) |
| 2. SPR-43-13: | Major Site Plan Review for multiple buildings on a lot at 1500 College Drive, 3315 Valleston Parkway, 1461 Secor Road (part) and 1517-1519 Secor Road (bh) |
| 3. SPR-49-13: | Major Site Plan Review for new industrial building at 1000 Jeep Parkway (bh) |
| 4. M-4-12: | Review of Uptown District Neighborhood Plan (tg) |
| 5. Z-10005-13: | Zone Change from IL to CN at 1202 E. Broadway (gp) |
| 6. SUP-5002-13: | Special Use Permit for addition of fuel sales to existing convenience store at 1202 E. Broadway and 1333 E. Broadway (gp) |

- 
7. Z-10007-13: Zone Change from RS6 to CR at 703 Pearl Street (gp)
 8. SUP-10006-13: Special Use Permit for used auto sales facility at 3361, 3365, 3369 Stickney Avenue and 703 Pearl Street (gp)
 9. Z-10003-13: Zone Change from RS12 to CR at 3156, 3204, 3208 Airport Highway and 728 Foredale Avenue (bh)

ADJOURNMENT

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|--|
| Request | - | Request for zone change from CO Office Commercial to RS6 Single Family Residential |
| Location | - | 3005 Wichita Road |
| Applicant | - | Jeff Savage
Adams Street Investors, LLC
3036 Quarry Road
Maumee, OH 43537 |

Site Description

- | | | |
|--------------|---|------------------------|
| Zoning | - | CO / Office Commercial |
| Area | - | .12 acre |
| Frontage | - | 40' along Wichita Road |
| Existing Use | - | single family home |
| Proposed Use | - | single family home |

Area Description

- | | | |
|-------|---|---------------------------|
| North | - | Multi-Family / CO |
| South | - | Single Family homes / RS6 |
| East | - | Church and school / CO |
| West | - | Single Family homes/ RS6 |

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 CO Office Commercial to RS6 Single Family Residential for a site located at 3005 Wichita Road. The .12-acre site is zoned commercially but occupied by a legal-nonconforming single family home. Per AREIS records, the site has been occupied by a single-family home since its construction in 1923. The applicant is requesting the zone change for financing purposes.

The site is located near the southwest corner of Tremainsville Road and Wichita Road at the periphery of a large, single-family residential neighborhood. It is one of three single-family homes zoned commercially along this portion of Wichita Road. The site abuts RS6 Single Family Residential zoning to the south and southwest. Single Family Residential zoning is also predominant to the west of the site.

The Toledo 20/20 Comprehensive Plan targets this site for neighborhood commercial uses. However, the proposed RS6 Single Family Residential is suitable at this location because the site abuts residential zoning and lands uses to the south and southwest. Additionally, similar land uses surround the site and are compatible in terms of scale and intensity.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-10009-13, a request for a zone change from CO Office Commercial to RS6 Single Family Residential, for a site located at 3005 Wichita Road, to the Toledo City Council, for the following three (3) reasons:

1. The proposed zoning is consistent with the parcel's current and past use as a single-family home.
2. The proposed zone change is consistent with existing land uses within the general vicinity of the subject property (TMC 1111.0606.B *Review and Decision-Making Criteria*); and
3. The proposed RS6 Single Family Residential zoning is compatible with the zoning classifications of properties within the general vicinity of the site (TMC 1111.0606.C *Review and Decision-Making Criteria*).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-10009-13
DATE: December 5, 2013
TIME: 2:00 P.M.

REF: Z-10009-13. . .December 5, 2013

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING

DATE: January 8, 2014

TIME: 4:00 P.M.

LC/bp

Two (2) sketches follow

GENERAL LOCATION

Z-10009-13
ID 55

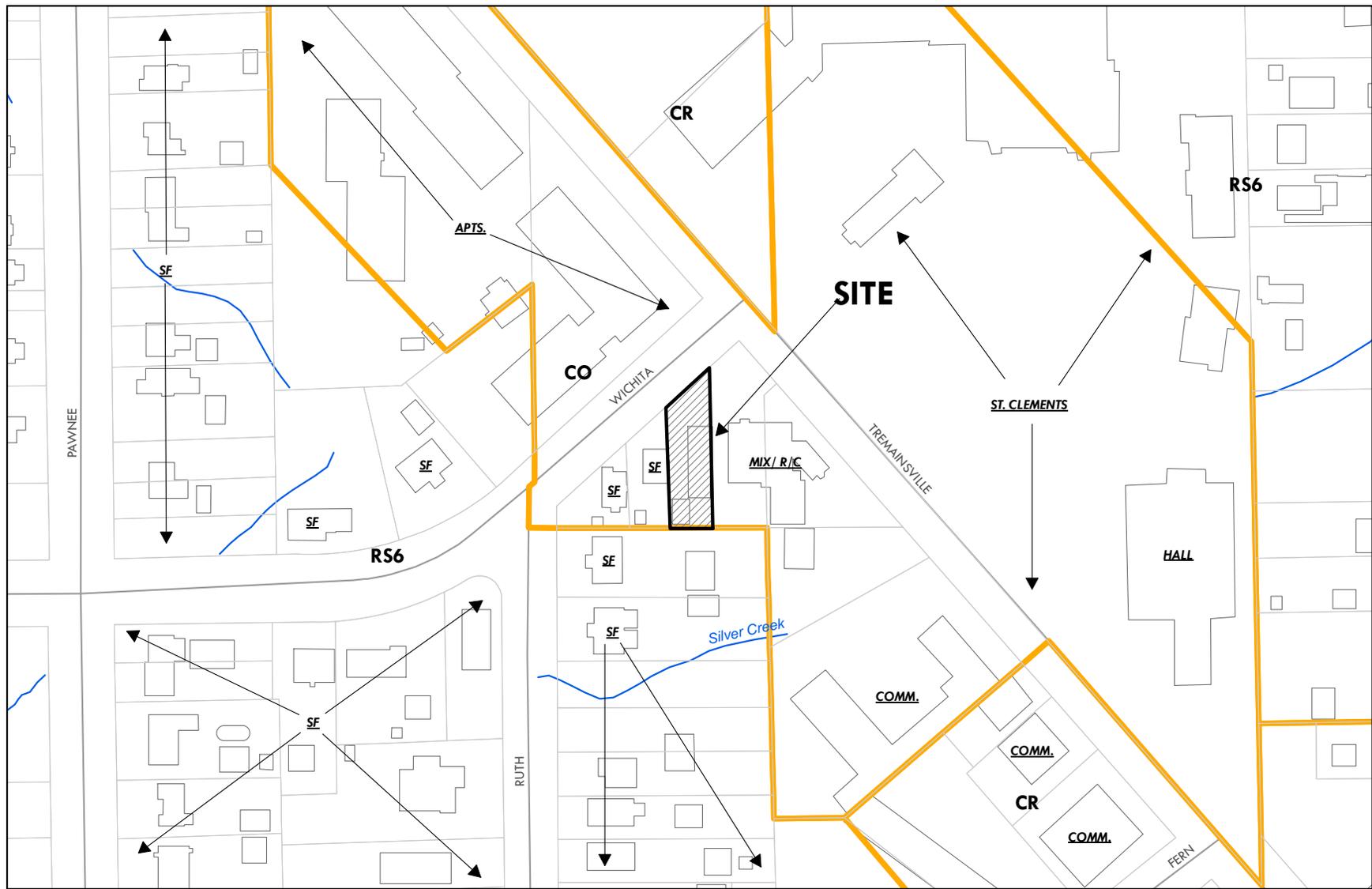


ZONING & LAND USE

SUP-10009-13
ID 55



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GENERAL INFORMATION

Subject

- Request - Major Site Plan Review to facilitate a raze and rebuild of several existing multi-family buildings and a commercial building
- 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 - RS9, RD6, CO & RM24 (RM24 Subject to Companion Zone Change)
- Area - ± 19.768 acres
- Frontage - ± 375' on Secor Road
± 550' on Valleston Pkwy.
+ 55' on Dorr Street
- 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 & Mixed Residential and Commercial / CR
- West - Undeveloped / RD6 , RS9, RS6

Parcel History

- P-2-65 - Request off-street parking for apartment building in a residential zoning district.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- 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)
- Z-8008-13 - Request for zone change from RD6, RS9, CO & CR to RM24 (PC approved 9/12/13, Companion Case)
- SPR-43-13 - Request for Major Site Plan Review to facilitate a raze and rebuild of several existing multi-family buildings and a commercial building (Deferred on 11/7/13)

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 Major Site Plan Review to facilitate the raze and rebuild of several existing multi-family buildings and one (1) commercial building on the site located at 1500 College Drive, 3315 Valleston Pkwy, 1517 Secor Road, 1519 Secor Road & part of 1461 Secor Road. The 19.768-acre site consists of four (4) lots currently occupied by multi dwelling apartment buildings & one (1) commercial building. This case was deferred from the November 7, 2013 Plan Commission hearing to allow the applicant time to modify the site plan addressing neighborhood concerns. A Companion zone change application was reviewed and recommended for approval by the Plan Commission on October 10, 2013. The Planning & Zoning Committee of City Council recommended approval on November 13, 2013

The site is located west of the University of Toledo across Secor Road. 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 to demolish six (6) three-story multi-family buildings and one (1) commercial building and replace them with nine (9) four-story multi-family buildings and a clubhouse with eight (8) suite-style units. The number of units will be reduced from 383 to 373, however the number of beds will increase from 629 to 846. The new units will be developed in the "Suite Style" that has become a trend in student housing.

The new buildings will be located across from the University of Toledo behind the commercial development that fronts Secor Road and along Valleston Parkway. The plan indicates that amenities include a clubhouse, pavilion and outdoor swimming pool. Dumpster facilities are currently offered throughout the development. Staff is requesting the dumpster facilities be noted on a revised site plan and be located in enclosures as required by code.

Changes to the original site plan include the relocation of the 16-unit building north of Valleston Parkway to the southern part of the site behind the Arby's restaurant. This allows for an additional 60 feet of space between the 4-story building and the nearest single-family house along Valleston Parkway. Additional changes included relocation of the clubhouse to the front of the "main entrance" drive and the addition of a "roundabout". The applicant indicated at the October 30, 2013 neighborhood meeting the purpose for the clubhouse relocation and roundabout is to encourage residents to use the "main entrance" for the purpose of obtaining their mail. These modifications address a concern expressed by the neighbors regarding traffic generation on Valleston Parkway. No changes in the number of units or beds are part of the new site plan.

STAFF ANALYSIS (cont'd)

Parking and Circulation

The existing access points from Dorr Street, Secor Road and Valleston Parkway will remain and parking will be distributed throughout the development via internal circulation drives. The drives encircle the perimeter of the site in a manner that provides easy access to parking from each of the buildings. The revised site plan includes a “roundabout” in the front of the new club house location however the overall parking and circulation design (access points, drive aisles and parking locations) remain relatively unchanged.

TMC§1107.0304 *Off-Street Parking Schedule “A”* requires one and one-half parking spaces per unit plus one parking space per every ten units for visitor parking. A minimum of 616 spaces is required for the proposed development. The applicant is proposing 675 spaces. Pursuant to TMC§1107.0302 *Off-Street Parking Schedule “A” – Maximums* the applicant may provide up to 150% of the minimum off-street parking requirement. The applicant is proposing 110% of the minimum required parking.

Coverage & Building Height

Pursuant to TMC§1106.0302B *Multiple Buildings on a Lot – Intensity and Dimensional Standards*, no more than forty (40) percent of the gross parcel acreage be devoted to coverage by buildings, street pavement, driveway pavement and parking area pavement. The proposed coverage of the site is fifty (50) percent, ten (10) percent over the maximum allowed. The applicant requested a waiver as part of the companion zone change application, to allow fifty (50) percent coverage. Staff was supportive of the coverage waiver and the Plan Commission recommended approval to City Council.

The maximum height permitted in the RM24 district is thirty-five (35) feet. The applicant requested a waiver be granted to allow fifty-one (51) feet. This request was approved as part of the companion zone change application. Once again, Staff was supportive of the height waiver and the Plan Commission recommended approval to City Council.

Density

The proposed RM24 Multi-dwelling Residential zoning district permits twenty (20) units per acre or a maximum of 395 units for the subject property. The applicant is proposing 373 units for a density of 18.87 units per acre. As a result, the proposed density is in compliance with TMC§1106.0101 *Residential Districts – Intensity and Dimensional Standards*.

STAFF ANALYSIS (cont'd)

Landscaping

The site is existing and per TMC§1114.0500 *Nonconforming Developments – Appearance Upgrades*, it is only required to be brought closer into compliance with the 2004 zoning code landscape requirements. The site is greater than five (5) acres in size and if developed new would require a thirty (30) foot greenbelt along the Valleston Parkway and Secor Road frontages. A landscape plan has not been submitted, however, the site plan indicates that fifteen (15) foot greenbelts will be offered along these frontages. This is acceptable for the Valleston Parkway frontage. However, staff recommends that a thirty (30) foot greenbelt be installed along the Secor Road frontage to provide additional aesthetic appeal to this gateway to the University of Toledo.

In addition, staff recommends a ten (10) foot landscape buffer with a solid fence remain along the northern & western (north of Valleston Parkway) property lines where the site abuts the residential neighborhood (for the portion of the site to be redeveloped). Currently, a solid fence exists with varying widths of manicured grass in both areas.

Interior site landscaping requirements for multi-dwelling residential are one (1) tree per 500 square feet of building coverage and twenty (20) square feet of interior landscaping per parking space. Staff recommends that the portion of the site to be redeveloped be brought into compliance with these standards.

Building Design

New multi-dwelling developments are required to comply with two (2) design standards as set forth in TMC§1109.0100 *Multi-Dwellings and Duplexes*. First, the buildings must face either a street or driveway and have a main entrance facing the street or driveway. This front entrance should include certain architectural elements that emphasize the entrance. The renderings included with this application meet the requirement for entrance architectural elements.

The second design standard requires that connecting walkways be provided for internal pedestrian circulation, connecting the buildings to the parking area and the overall development. Each building has a sidewalk that runs parallel to it and connecting it to a parking area as well as the other building and common areas of the proposed development. Additionally, the University Bike trail exists to the North of the units on the northwest corner of Secor Road and Valleston Parkway and a connection to this trail will be provided.

STAFF ANALYSIS (cont'd)

Building Design (cont'd)

The applicant has submitted color renderings that indicate the use of materials including brick, cultured stone veneer and other materials yet to be determined. Staff has requested that applicant submit a revised elevation clarifying all type of materials to be used and percentages of each material. Staff will require that any building façade visible from any right-of-way consist of at least 75% high quality materials. In addition, the buildings will also utilize varying roof heights, and recesses to help break the mass of the buildings and provide the building with architectural character.

Recommendation

Staff recommends approval of the site plan review for two (2) 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. Second, the proposed RM24 zoning is consistent with the zoning to the south & east of the site.

Neighborhood meetings were held on October 3, 2013 and October 30, 2013 to discuss the project and address community questions and concerns. Approximately 30 neighborhood residents, community organizations and business owners attended each meeting. Changes to the site plan resulted from these meetings.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-43-13, a request for a major site plan review to facilitate a raze and rebuild of several existing multi-family buildings and one (1) commercial building for a site located at 1500 College Dr., 3315 Valleston Pkwy, 1517 Secor Rd, 1519 Secor Rd & part of 1461 Secor Rd. for the following two (2) reasons:

1. The request is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC 1111.0706.C Review & Decision-Making Criteria);
2. The proposed use complies with all applicable provisions of this Zoning Code (TMC 1111.0706.B Review & Decision-Making Criteria); and

The staff recommends that the Toledo City Plan Commission approve SPR-43-13, a request to facilitate a raze and rebuild of several existing multi-family buildings and one (1) commercial building for a site located at 1500 College Dr., 3315 Valleston Pkwy, 1517 Secor Rd, 1519 Secor Rd & part of 1461 Secor Rd., subject to the following forty-two (42) conditions:

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

STAFF RECOMMENDATION (cont'd)

Division of 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. The pedestrian ramps at the intersection of College Dr. and Secor Rd., 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 The 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 The City of Toledo Construction Standards and Specifications. Existing drives along Secor Road that will not be reused shall be removed and the area restored to match the adjacent landscape. Curb drops through unused drives shall be removed and replaced with full height curb to match the adjacent curb. **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 the One Stop Shop, ph. (419) 245-1220.

Contact Scott Bishop at ph. (419) 936-2756 for inspection of above-mentioned items.

5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Existing water services to structures to be removed from the site will be abandoned by the City of Toledo at the owner/developer's expense.
7. Plans for the water services 4-inch (4") diameter and larger shall be submitted to the Division of Engineering Services for review and approval.
8. Contact the City of Toledo Fire Prevention Bureau to determine the fire protection requirements for this site.
9. Contact the Division of Water Distribution for installation requirements for backflow preventers.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

10. Plans for the water services shall be submitted to and approved by the Ohio EPA prior to starting construction of the water services.
11. 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.
12. A flow test is recommended to ensure that the available water flow and pressure in the area meets the anticipated demands of the facilities.
13. 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.
14. 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.
15. No construction work, including grading, will be permitted without approved plans and inspection.
16. 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/DivsionofEngineeringServices/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.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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

17. 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.
18. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
19. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. The developer shall use existing sanitary tap, when available.
20. 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.
21. Any existing sewers under proposed buildings shall be relocated or abandoned. The developer shall verify any sewers to be abandoned are no longer in service.
22. The developer shall be responsible for meeting the requirements of the Ohio EPA anti-degradation policy. Requirements shall be met before any taps are made into the sanitary sewer system.
23. Any sanitary sewer manholes, in or near, pavement shall have solid lids installed on them.

Fire Prevention

24. Hydrants are required on the subject property. A hydrant must be within 350' of all portions of a building or structure as measured by an approved route around the exterior of the building.

STAFF RECOMMENDATION (cont'd)

Fire Prevention (cont'd)

25. Where subject to vehicular damage, hydrants shall be protected by post, bollards or barricades.
26. Addresses are required on all buildings. Addresses must be legible and plainly visible from the street.

Sewer & Drainage Services

No concerns or objections

Building Inspection

27. The construction of any new structure, addition, or alterations to any existing building will require construction documents stamped by a design professional to be submitted to the Division of Building Inspection for plan review and approval. Construction documents must show that the new structure and/or interior alterations will be in compliance with the building, mechanical and fire codes of the City of Toledo, and by referenced authority, those of the State of Ohio. Construction must also comply with federal ADA regulations.
28. Any signs on the building will require a separate plan review and permit(s) in accordance with the City of Toledo's sign codes (Toledo Municipal Code §1377 - §1397).
29. Any fence screening will require a Certificate of Zoning Compliance, issued by the Division of Building Inspection.
30. 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 re-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.

Division of Transportation

No concerns or objections.

STAFF RECOMMENDATION (cont'd)

Plan Commission

31. Maximum building height is not permitted to exceed 51 feet. This height is subject to approval of the height waiver included with the companion zone change.
32. Gross parcel acreage coverage shall not exceed 50% by buildings, street pavement, driveway pavement and parking area pavement. This coverage is subject to approval of the coverage waiver included with the companion zone change.
33. The applicant shall submit a revised elevation that identifies all exterior materials to be used and the percentage of materials per façade. All building facades visible from any right-of-way shall consist of a minimum 75% high quality materials.
34. 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 appear to meet the requirements of TMC 1109.0500 Building Façade Materials and Color.
35. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
36. 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, **shall be noted on revised site plan.**
37. A minimum of 616 parking spaces shall be provided per Toledo Municipal Code Section 1107.0500.
38. A minimum of 50 bicycle spaces shall be provided per Toledo Municipal Code Section 1107.0900.
39. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval (landscaping conditions only apply to the portion of the site subject to redevelopment). Such plan shall include:
 - a. In addition to the other landscape requirements for buffer areas, frontage greenbelts, and landscaping for parking lot areas, the following shall be provided: one 2-inch caliper tree for every 500 square feet of building coverage (footprint); foundation plantings along all portions of the building that are visible from the public rights-of-way; and landscaping at all major building entrances; **shall be noted on revised landscape plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- 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; **shall be noted on revised landscape plan.**
- c. All parking spaces must be within 100 linear feet of a landscaped area; **shall be noted on revised landscape plan.**
- d. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area; **shall be noted on revised landscape plan.**
- e. Topsoil must be back filled to provide positive drainage of the landscape area; **shall be noted on revised landscape plan.**
- f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **shall be noted on revised landscape plan.**
- g. Landscape terminal islands must be provided at the end of each parking row; **shall be noted on revised landscape plan.**
- h. Two canopy trees and six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot; **shall be noted on revised landscape plan.**
- i. Frontage greenbelts shall be constructed of grass, trees and shrub plantings. Greenbelt frontage landscaping shall be a minimum width of 30 feet along the Secor Road Frontage and 15 feet along the Valleston Parkway Frontages, 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; **shall be noted on revised landscape plan.**
- j. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property, and shall be ten feet (10') in width; **shall be noted on revised landscape plan.**
- k. 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.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

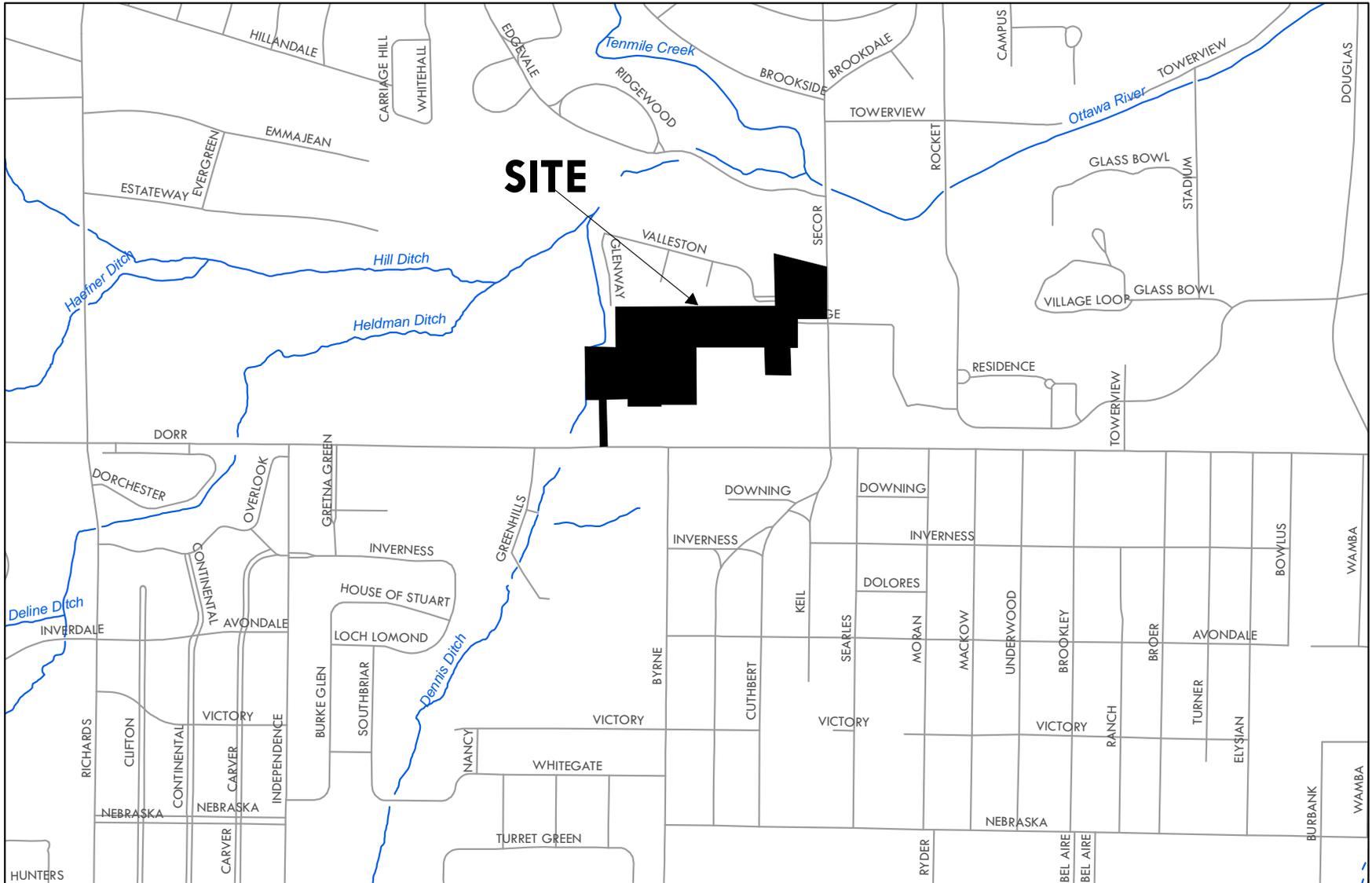
- l. If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details; **shall be noted on revised landscape plan.**
 - m. Type A Landscape buffers are required along the northern, western & southern property lines and shall be ten feet (10') wide with a solid fence; **shall be noted on revised landscape plan.**
 - n. The location, height and materials of any fencing to be installed and maintained; **shall be noted on revised landscape plan..**
 - o. 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); **acceptable as depicted on site plan.**
 - p. The location, lighting and size of any signs, all signage is subject to TMC§1387.
40. 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.
41. 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.
42. 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-43-13
DATE: December 5, 2013
TIME: 2:00 P.M.

BH/bp
Six (6) sketches follow

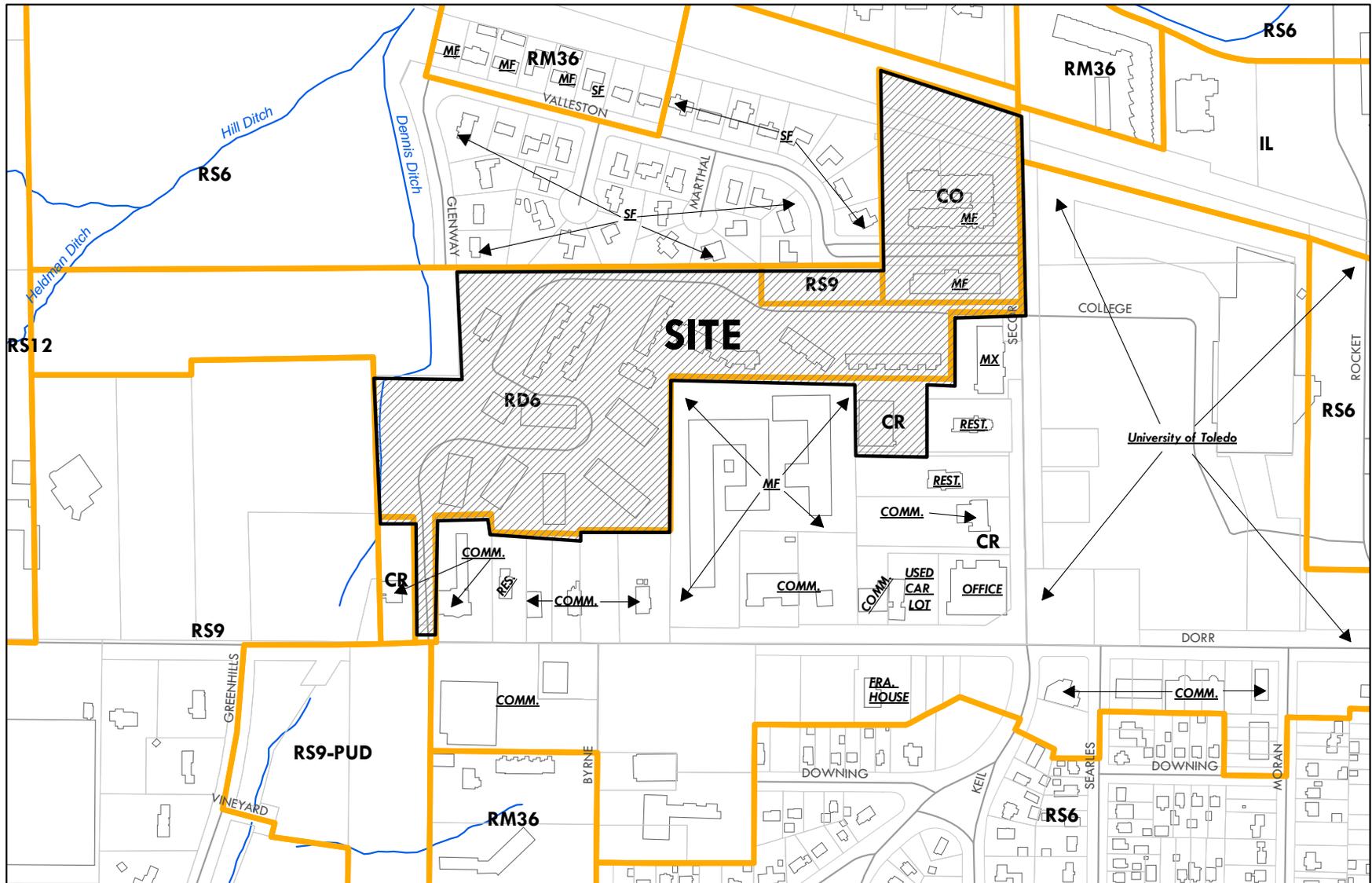
GENERAL LOCATION

SPR-43-13
ID 81



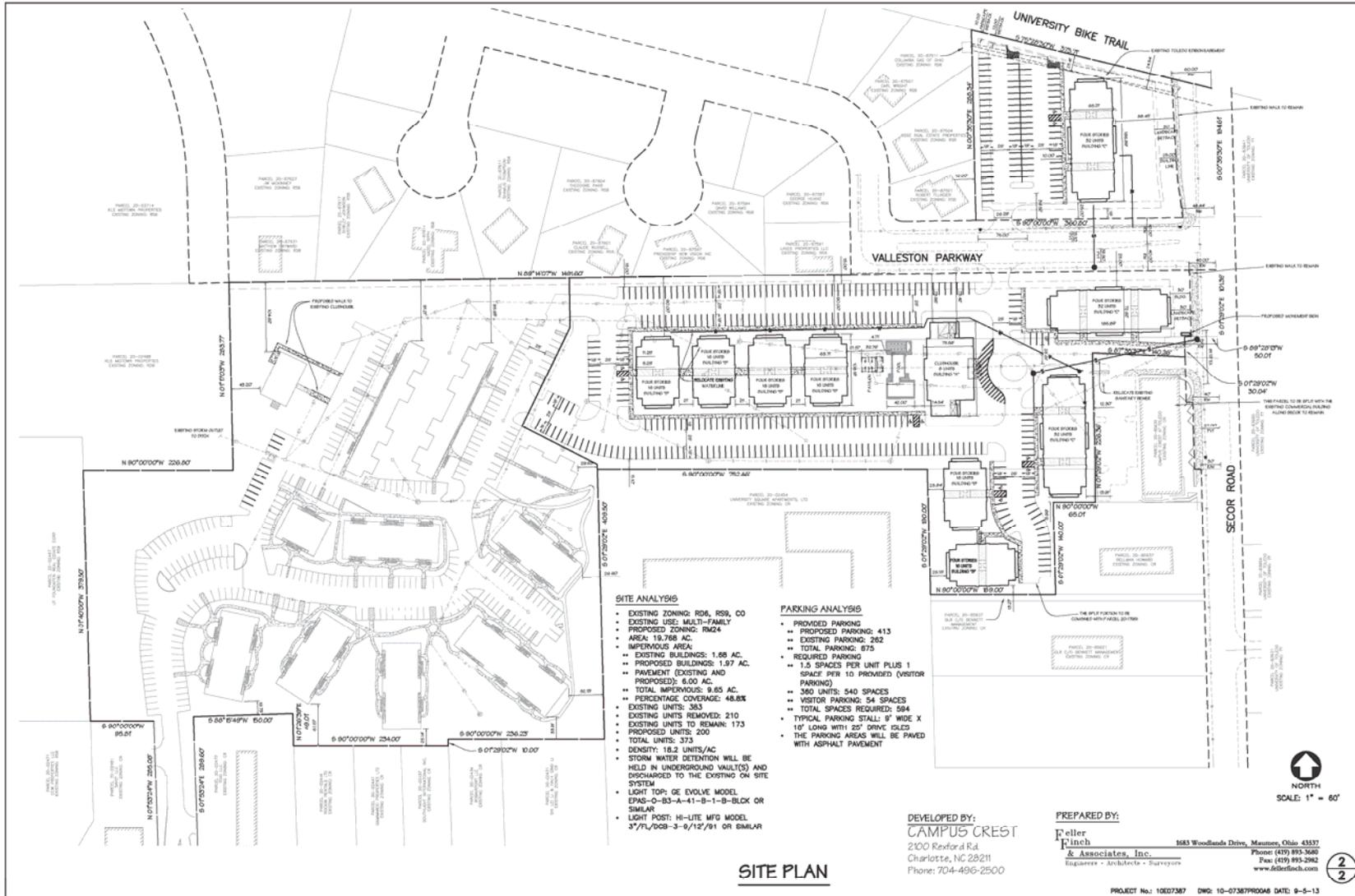
ZONING & LAND USE

SPR-43-13
ID 81



SITE PLAN

SPR-43-13
ID 81



SITE ANALYSIS

- EXISTING ZONING: RDB, R59, CO
- EXISTING USE: MULTI-FAMILY
- PROPOSED ZONING: RM24
- AREA: 18.789 AC.
- IMPERVIOUS AREA:
 - EXISTING BUILDINGS: 1.69 AC.
 - PROPOSED BUILDINGS: 1.97 AC.
 - PAVEMENT (EXISTING AND PROPOSED): 6.00 AC.
 - TOTAL IMPERVIOUS: 9.65 AC.
 - PERCENTAGE COVERAGE: 48.8%
- EXISTING UNITS: 383
- EXISTING UNITS REMOVED: 210
- EXISTING UNITS TO REMAIN: 173
- PROPOSED UNITS: 200
- TOTAL UNITS: 373
- DENSITY: 18.2 UNITS/AC
- STORM WATER DETENTION WILL BE HELD IN UNDERGROUND VAULT(S) AND DISCHARGED TO THE EXISTING ON SITE SYSTEM
- LIGHT TOP: GE EVOLVE MODEL EPAS-O-83-A-41-B-1-B-BLCK OR SIMILAR
- LIGHT POST: HI-LITE MFG MODEL 37/TL/DOB-3-9/12/91 OR SIMILAR

PARKING ANALYSIS

- PROVIDED PARKING:
 - EXISTING PARKING: 413
 - EXISTING PARKING: 262
 - TOTAL PARKING: 675
- REQUIRED PARKING:
 - 1.5 SPACES PER UNIT PLUS 1 SPACE PER 10 PROVIDED (VISITOR PARKING)
 - 360 UNITS: 540 SPACES
 - VISITOR PARKING: 54 SPACES
 - TOTAL SPACES REQUIRED: 594
- TYPICAL PARKING STALL: 9' WIDE X 18' LONG WITH 25' DRIVE ISLES
- THE PARKING AREAS WILL BE PAVED WITH ASPHALT PAVEMENT

SITE PLAN

DEVELOPED BY:
CAMPUS CREST
2100 Roxford Rd
Charlotte, NC 28211
Phone: 704-496-2500

PREPARED BY:
Feller Finch & Associates, Inc.
Engineers • Architects • Surveyors

1683 Woodlands Drive, Maumee, Ohio 43537
Phone: (419) 893-3680
Fax: (419) 893-2862
www.sitefinch.com


NORTH
SCALE: 1" = 60'

2
2

PROJECT No: 10027367 DWG: 10-07367PROG08 DATE: 9-5-13

ELEVATION #1

SPR-43-13
ID 81



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Color Legend:



Windows, doors and Gutters
"White" per manufacturer



Trim Color
"Almond" or similar



SW 6279 "Black Swan"
or similar



Queen Sz. brick - Color
"Mt Vernon Red" or similar



Cultured Stone Veneer
Hickita or approved equals



Roof Shingles "Charcoal" or
Similar

Design Visualization
Version 10-17-13



Campus Crest
The Grove - Building 'A'
Toledo, OH.

ELEVATION #2

SPR-43-13
ID 81



Front/Rear Elevation



Side Elevation

Color Legend:



Windows, doors and Gutters
"White" per manufacturer



Trim Color
"Almond" or similar



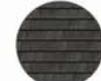
SW 6279 "Black Swan"
or similar



Queen Sz. Brick - Color
"Mt Vernon Red" or similar



Cultured Stone Veneer
Nichea or approved equals



Roof Shingles "Charcoal" or
Similar

Design Visualization
Version 10-17-13

Stantec



Campus Crest
The Grove - Building 'C'
Toledo, OH.

ELEVATION #3

SPR-43-13
ID 81



Front/Rear Elevation



Side Elevation

Color Legend:



Windows, doors and Gutters
"White" per manufacturer



Trim Color
"Almond" or similar



SW 6279 "Black Swan"
or similar



Queen Sz. Brick - Color
"Mt Vernon Red" or similar



Cultured Stone Veneer
Nicheira or approved equiva



Roof Shingles "Charcoal" or
Similar

Design Visualization
Version 10-17-13



Campus Crest
The Grove - Building 'B'
Toledo, OH.



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GENERAL INFORMATION

Subject

- | | | |
|-----------|---|--|
| Request | - | Major site plan review for a new 100,000 Sq. Ft. Spec Building |
| Location | - | 1000 Jeep Parkway |
| Applicant | - | Matthew A Sapara
Toledo Lucas County Port Authority
1 Maritime Plaza
Toledo, OH 43604 |
| Engineer | - | Jeff Myers
Mannik & Smith Group
1771 North Dixie Highway
Monroe, MI 48162 |

Site Description

- | | | |
|------------------|---|------------------------|
| Zoning | - | IG General Industrial |
| Area | - | ± 13.66 Acres |
| Frontage | - | ± 570' on Jeep Parkway |
| Existing Use | - | Vacant Industrial Site |
| Proposed Use | - | Industrial |
| Proposed Parking | - | 84 Spaces |
| Required Parking | - | 80 Spaces |

Area Description

- | | | |
|-------|---|--------------------------------|
| North | - | Vacant Industrial / IG |
| South | - | Vacant Industrial / IG |
| East | - | Norfolk Southern Railroad / IG |
| West | - | Vacant Industrial / IG |

Parcel History

- | | | |
|--------|---|---|
| S-5-13 | - | Final Plat of Overland Industrial Park Plat 1 (PC approved 7/11/13) |
|--------|---|---|

Applicable Plans and Regulations

Toledo Municipal Code Part Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan
Toledo Vacant Industrial Land Use Report

STAFF ANALYSIS

The applicant is requesting a major site plan review for a new 100,000 Square Foot industrial spec building to be located on a portion of the former Jeep site. The building will be designed to accommodate two (2) tenants, each with 50,000 Square Foot of floor area. The 13.66 acre site is zoned IG General Industrial and is currently undeveloped. The site is the larger of two (2) parcels that were created as part of the Overland Industrial Park Plat 1. This plat also included the reconfiguration of Jeep Parkway with a roundabout to be located near the center of the Overland Industrial Park site. The plat was designed to accommodate industrial traffic and the redevelopment of the site into an industrial park with access onto the area highway system.

The required parking for the spec building is 80 spaces. The site plan indicates that 82 spaces will be provided. Parking was calculated based on the building to be used as 1/3 warehouse and 2/3 manufacturing. Each tenant will have 6 loading docks (12 total docks) and 17 semi trailer parking spaces (34 total trailer spaces) as well as an area to accommodate a railroad siding if warranted. The proposed parking is fully compliant with the TMC parking requirements.

The site plan offers a thirty-three (33) foot greenbelt along the Jeep Parkway frontage. This is compliant with TMC§1108.0202 *Frontage Greenbelts* which requires sites over 5 acres to provide a thirty (30) foot frontage greenbelt. Additionally, a solid hedge is provided along the portions of the parking lots that front onto the Jeep Parkway right-of-way. The site plan also indicates that plantings will be installed along the foundation of the building and along all perimeter property lines. Additional amenities include two (2) brick paver patios on the north and south sides of the building.

The building elevations indicate the use of precast painted concrete wall panels with accent banding on all facades. In addition, the applicant will provide glass-recessed areas and entry features on the front of the building with aluminum-framed windows on the north, south and west sides. Pursuant to TMC§1109.0400 along major streets, 30% of the building frontage shall not consist of a blank wall and the building shall be painted subtle, neutral or earth tone colors with the exception of the trim and accent areas. The elevations provided do not indicate the colors to be used, the final building color will be subject to the review and approval of the Planning Director. However, the building materials and design meet the criteria required for a new industrial building of this size.

The Toledo 20/20 Comprehensive Plan targets this site for heavy industrial uses. The intent of the heavy industrial designation is to accommodate large scale or specialized industrial operations requiring good transportation access and public facilities and services. The Toledo Vacant Industrial Land Use Report recommends the parcels in the “Jeep Study Area” to be used for industrial purposes. Based on the nature of the proposed use and its location, 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 approve SPR-49-13, a request for a major site plan review for a new 100,000 Sq. Ft. Spec Building located at 1000 Jeep Parkway for the following three (3) reasons:

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

The staff recommends that the Toledo City Plan Commission approve SPR-49-13, a request for a major site plan review for a new 100,000 Sq. Ft. Spec Building located at 1000 Jeep Parkway, subject to the following twenty-eight (28) conditions:

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

Division of Engineering Services

1. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, The Toledo Municipal Code, and The Americans with Disabilities Act Guidelines.
2. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with eight-inch (8”) thick concrete per The 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.**
3. 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.

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. Plans for the water services 4-inch (4”) diameter and larger shall be submitted to the Division of Engineering Services for review and approval.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

6. Contact the Division of Water Distribution for installation requirements for backflow preventers.
7. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner/developer's expense.
8. If the building is not to be constructed at this time, provide a cap with a 1.5" blow off at the end of the domestic water line. This portion of the line will be pressure tested to 200 psi and chlorinated and tested for bacteria. When the building is constructed and the domestic waterline extended into the building, the entire domestic waterline, from the waterline in Jeep Parkway into the building, shall be retested to 200 psi and rechlorinated and tested for bacteria.
9. Identify on the plans, ownership of the fire line along the service road and on Lot 2. This is to determine the party or parties responsible for maintenance of the fire lines. If there will be separate owners for each fire line, there shall be an agreement, acceptable to the City of Toledo, addressing the shared responsibility between property owners for the installation, maintenance, and billing of the private fire line along the service road.
10. A valve with valve box will be required on the on-site fire line, where it connects to the fire line in the service road.

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 has been provided for at the storm water management pond within the initial infrastructure development of Jeep Parkway constructed earlier in 2013.

11. 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.
12. No construction work, including grading, will be permitted without approved plans and inspection.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

13. 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/DivsionofEngineeringServices/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

14. Post construction storm water Best Management Practices have been provided for at the storm water management pond within the initial infrastructure development of Jeep Parkway constructed earlier in 2013.
15. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
16. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. The developer shall use existing sanitary tap.

Sewer & Drainage Services

No comments or objections.

Fire Prevention

Comments not received at this time.

Building Inspection

17. Any construction of new structures or parking lots will require submission of stamped construction documents to the Division of Building Inspection for plan review and approval in accordance with the Ohio Building Code (OBC) and the associated mechanical, electrical codes and fire codes. The building must also comply with federal ADA statutes.

STAFF RECOMMENDATION (cont'd)

Building Inspection (cont'd)

18. Any demolition of existing structures to prepare the site will require a demolition permit and the removal of existing fuel gas tanks.

Division of Transportation

No comments or objections.

Plan Commission

19. Outdoor storage areas shall meet the criteria set forth in TMC 1108.0203 *Buffer and Screening Requirements – Outdoor Storage Screening*, Outdoor storage areas shall not exceed the height of the fence on any portion of the property; new and existing fencing abutting open storage areas shall be shadow box, chain link with slats, stockade or another type approved by the Planning Commission.
20. New or renovated buildings shall meet the industrial building design standards of TMC Section 1109.0400. A revised elevation indicating building color shall be submitted for Plan Director approval.
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 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. A minimum of 80 parking spaces shall be provided per Toledo Municipal Code Section 1107.0500.
24. A minimum of 8 bicycle spaces shall be provided per Toledo Municipal Code Section 1107.0900.
25. 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) A 30' Greenbelt is required along the Jeep Parkway frontage and shall include one tree for every 30' of lot frontage and a solid evergreen hedge; **acceptable as depicted on landscape plan.**
 - b) Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **acceptable as depicted on site plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

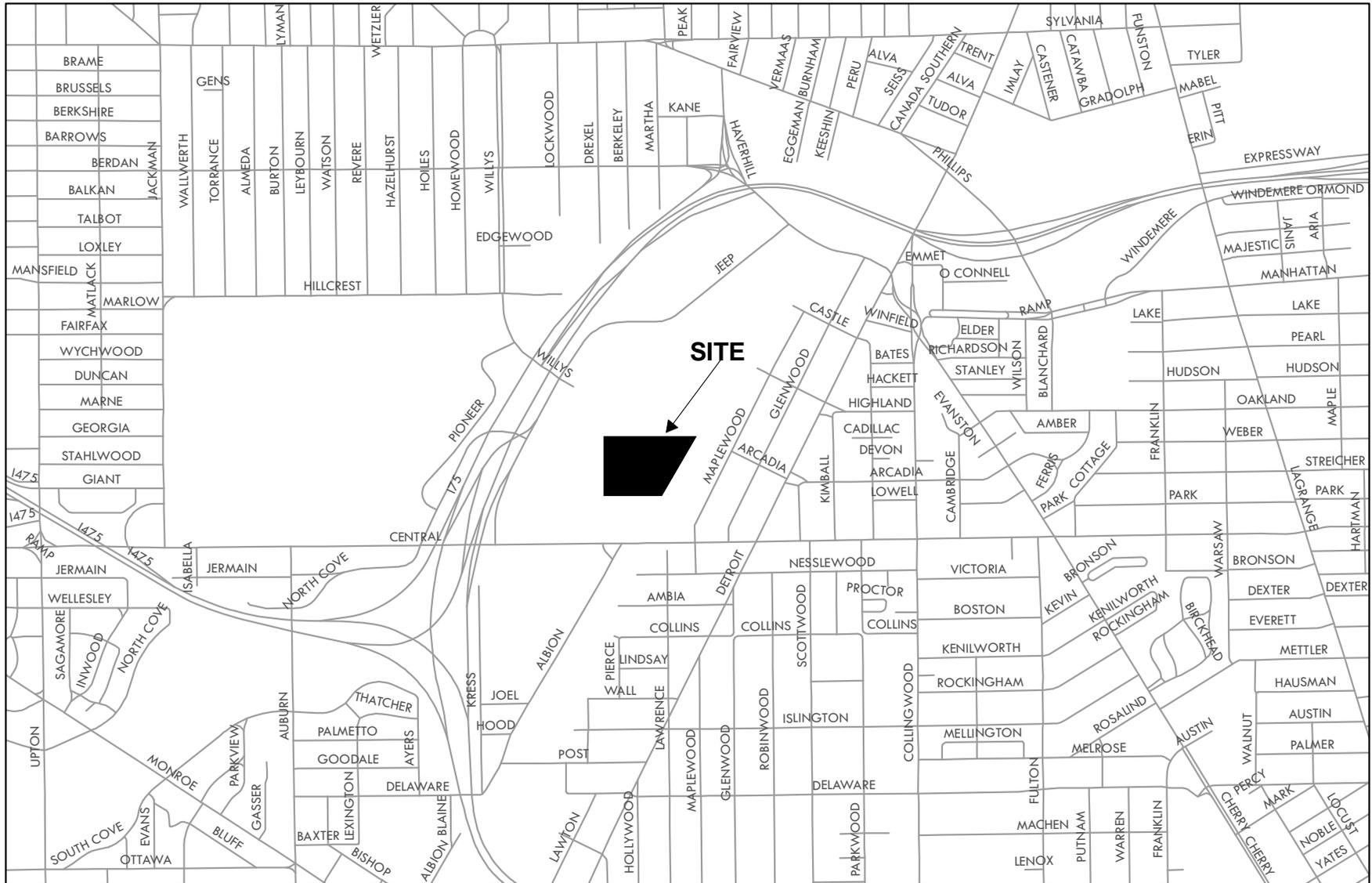
- c) The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained; **acceptable as depicted on site plan.**
 - d) If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details; **shall be noted on revised landscape plan.**
 - e) The location, height and materials for any fencing to be installed and maintained; **acceptable as depicted on site plan.**
 - f) The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); **acceptable as depicted on site plan;** and
 - g) The location, lighting and size of any signs; **acceptable as depicted on site plan.**
- 26.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.
- 27.Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
- 28.No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-49-13
DATE: December 5, 2013
TIME: 2:00 P.M.

BH/bp
Five (5) sketches follow

GENERAL LOCATION

SPR-49-13
ID 16, 35

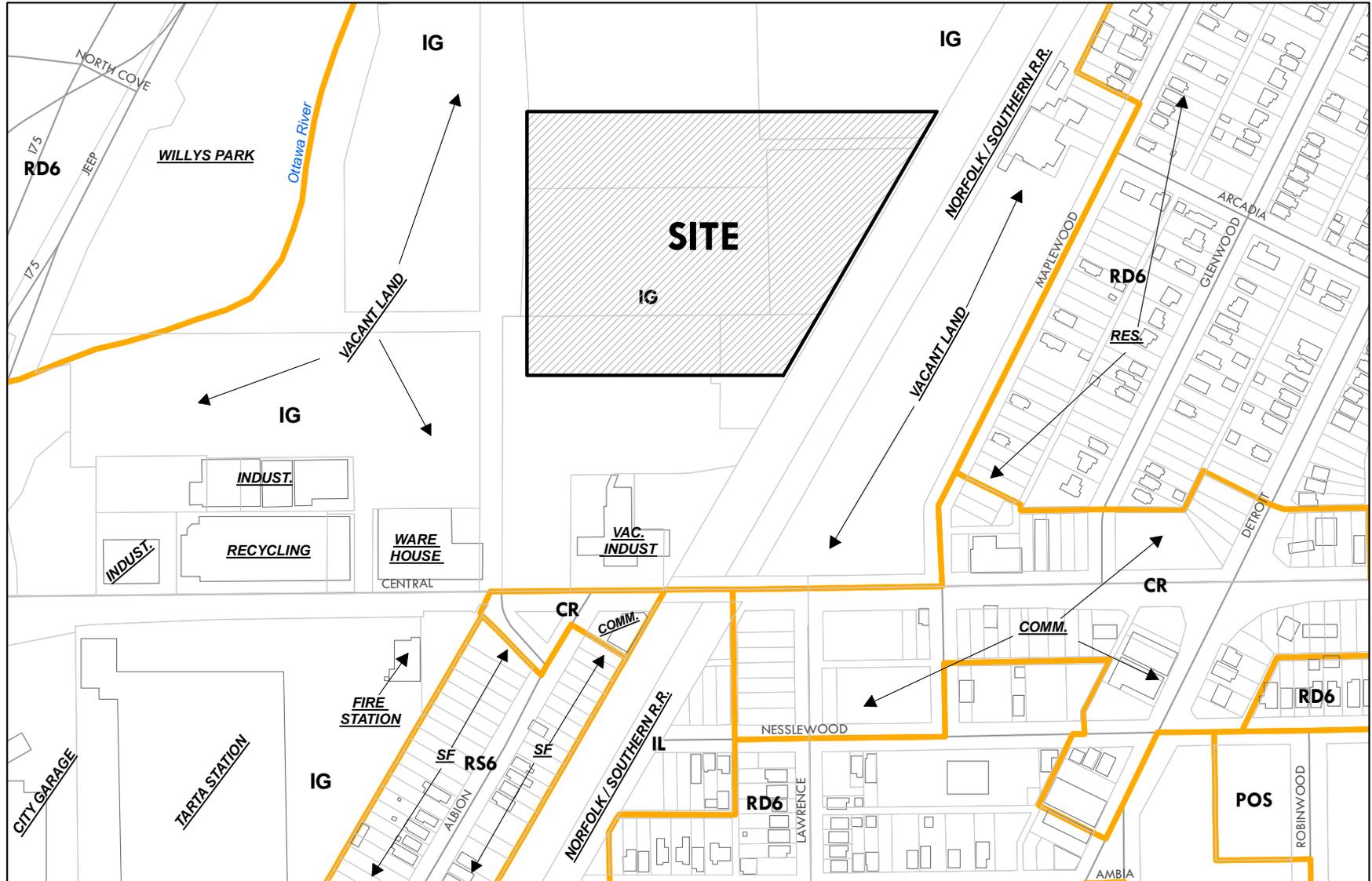


ZONING & LAND USE

SPR-49-13
ID 16, 35

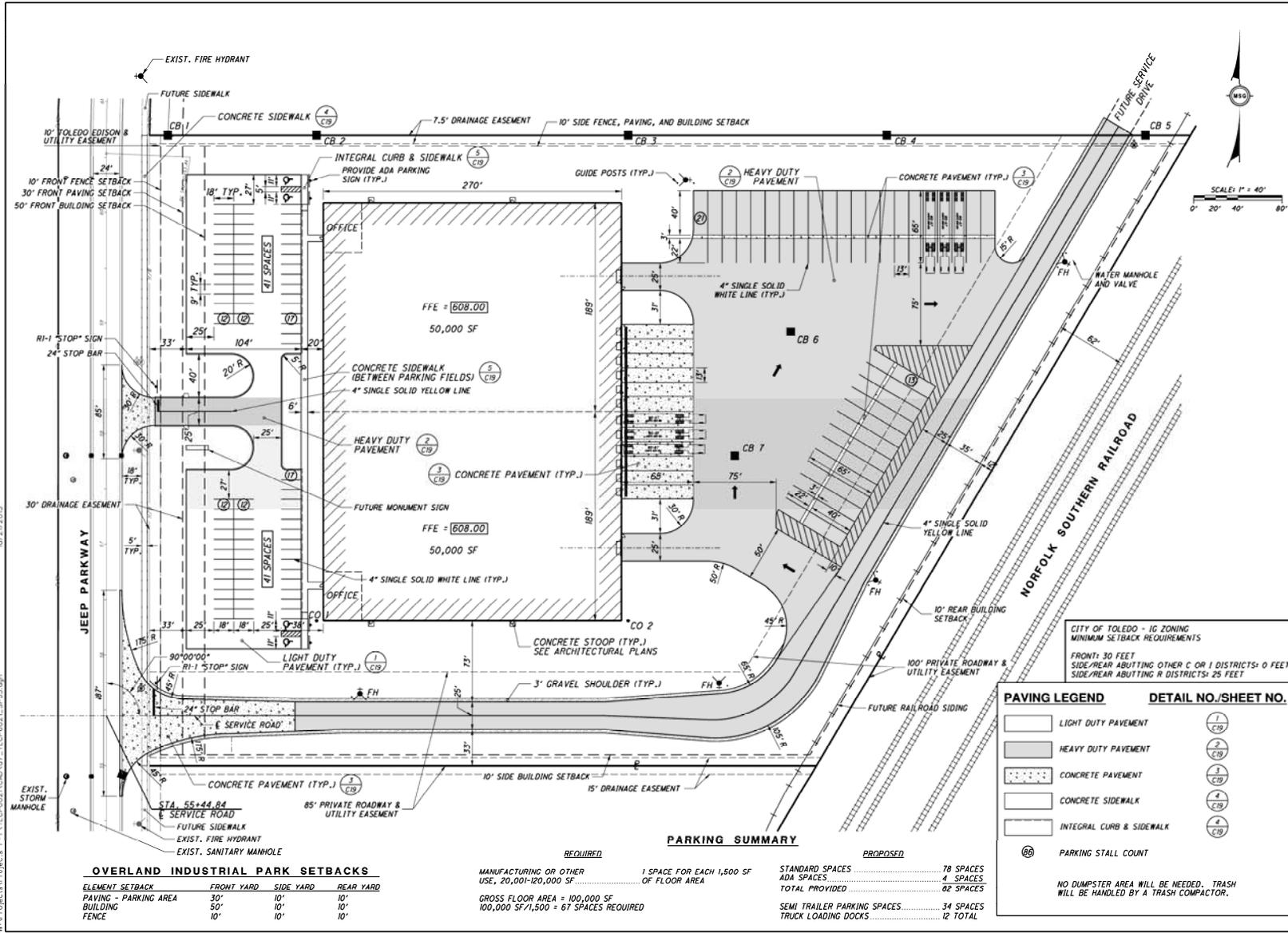


3 - 9



SITE PLAN

SPR-49-13
ID 16, 35



PROJECT: OVERLAND INDUSTRIAL PARK SITE PLAN

CLIENT: TOLEDO - LUCAS COUNTY PORT AUTHORITY

ENGINEER: Mannik Smith Group

DATE: 10/27/2015

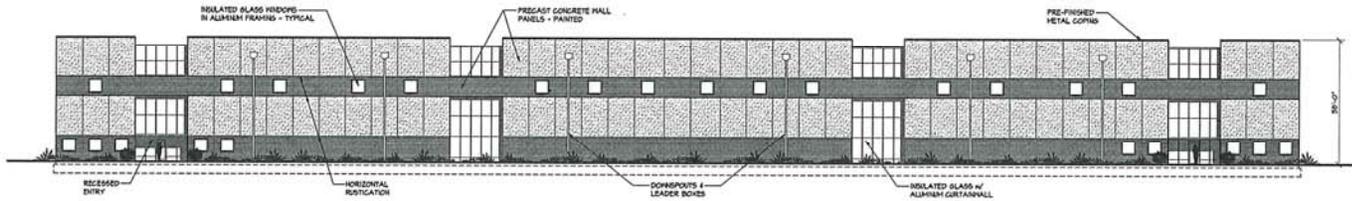
SCALE: 1" = 40'

C7 C20

3 - 10

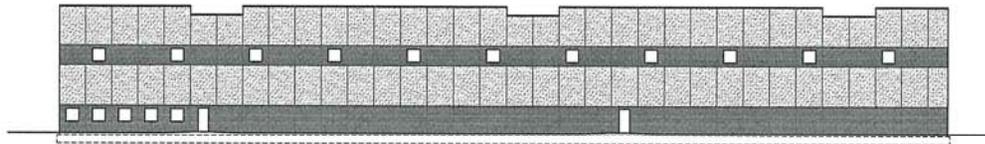
ELEVATION

SPR-49-13
ID 16, 35



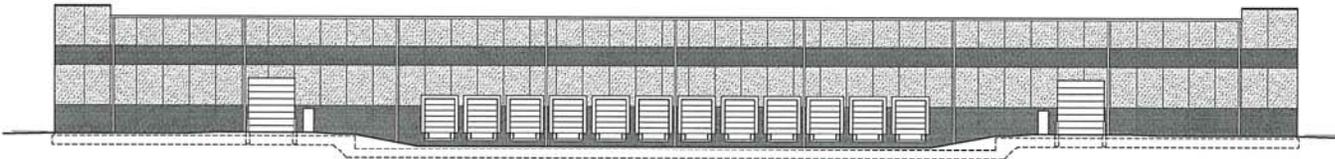
FRONT BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



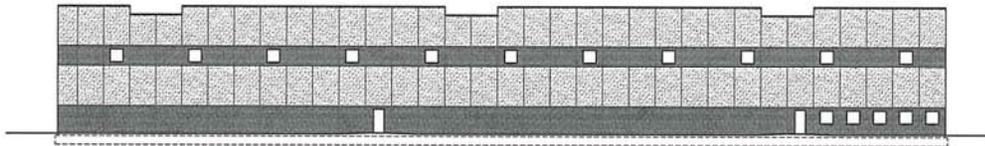
RIGHT SIDE BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



REAR BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

COCER/SHAMBARGER ARCHITECT, INC.
 4150 FREDERICK ROAD
 TOLEDO, OH 43624
 TEL: 419-537-6099
 FAX: 419-537-6099
 4305 WALSH BL. SUITE 100
 TOLEDO, OH 43624
 TEL: 419-537-6099

IDL INDUSTRIAL DEVELOPERS LTD
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 www.idlindustrial.com

100,000 SQ. FT. SPECULATIVE BUILDING
 4305 WALSH BL. SUITE 100
 TOLEDO, OH 43624
 CONCEPTUAL BUILDING ELEVATIONS

DATE: 10/16/13

P1
13-51

GENERAL INFORMATION

Subject

- Request - Review of the 2013 Toledo Uptown Plan as an amendment to the 20/20 Plan.
- Applicant - UpTown Association, Inc.
Historic Hillcrest
241 16th Street
Toledo, Ohio 43604

Applicable Regulations

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

STAFF ANALYSIS

This request is for the review of the 2013 Toledo Uptown Plan, prepared by the Toledo Design Center in conjunction with the Toledo Uptown Association. Toledo Design Center professionals and interns engaged in detailed visioning, including extensive statistics collection and demographic analysis that led to numerous possibilities for planning sustainable growth.

The Uptown Plan proposes possibilities that may be used to fund and carry forward the thematic suggestions of the overall document. All of these are up-to-date pathways to put the ideas laid out in the Plan into real time action. Keeping in mind its rather large geography and the diversity of the demographic uses of the overall district, this vision sets forth the best potentials for all constituents' connected prosperity going forward.

In an effort to gather information from the neighborhood several sessions were conducted with the various groups in Uptown. These groups consisted of the social service and nonprofit agencies, residential facilities, corporate groups, educational facilities, and retail and commercial enterprises. There is an increased interest in the area through the collaboration of the arts community and the activities promoted by the Uptown Association.

STAFF ANALYSIS (cont'd)

Several factors continue to contribute to the overall strength and vitality of the neighborhood. The presence of educational institutions such as Toledo School for the Arts, Imagine School, Mercy College, Glass City Academy, and Polly Fox Academy illustrates the desire to remain and locate in Uptown. Along with the educational component are the opportunities that are present for residential living. Loft apartments and the presence of mid-high rise apartments offer a variety of choices to those interested in residing in the area. The caliber of businesses such as SSOE and Brooks Insurance along with principal institutions like the Toledo-Lucas County Library continues to provide stability for Uptown. Uptown Green Park is expected to be a major catalyst in the revitalization of the Uptown area. The creative arts are known to encourage investment in an area, attracting restaurants, entertainment venues and additional housing opportunities. Uptown's connectivity is crucial for its ability to transform into the vibrant neighborhood that is envisioned. On a local level it is a primary connector for the Old West End and the Downtown. Thus creating a conduit from the residential neighborhood to the City's cultural center.

One way to simplify this large geographic area was to create a five-component approach as an attempt at identifying the various sub districts in Uptown and attempting to "stitch" or intertwine them together to form a more cohesive neighborhood. These sub districts consist of the following: Adams Art and Entertainment District; Downtown Connector District; 15th Street District; Green District; and Mercy Triangle. The idea is to break down barriers, whether physical or perceived, and create a better sense of community by making Uptown a more identifiable neighborhood and not a pass thru to other parts of the City.

Implementation of the various projects identified in the plan will be a continuous process involving the Uptown community. The Plan's full range of initiatives will be implemented over an extended period of time. The success of the redevelopment of the Uptown neighborhood will depend on the involvement of the Uptown Association, educational and social institutions, local businesses, religious institutions, and residents. Based on community visioning sessions, interviews with key stakeholders, and observations from the Steering Committee a variety of projects were compiled for the Uptown neighborhood. The initiatives focus around items that are currently successful, such as Adams Street and around future plans to upgrade the district with Uptown Green and road improvements throughout Uptown.

The findings of this plan were presented at public forums and individual presentations to a variety of stakeholders where additional information was gathered. The feedback was considerably positive and those in attendance wanted to see the proposed initiatives made into reality.

The 20/20 Land Use Plan that was recently adopted for Downtown and the Uptown neighborhood reflect the recommendations from the 2011 Toledo Downtown Plan. The recommendations from the Toledo 20/20 Comprehensive Plan for Downtown are as follows:

STAFF ANALYSIS (cont'd)

- (55) Zoning and land division regulations be amended to permit appropriate density in residential zoning districts consistent with the fabric of the neighborhood.
- (56) Toledo minimize impacts of new higher-density in-fill housing and redevelopment on existing neighborhoods through design standards and housing maintenance programs and continuing historic preservation and neighborhood planning programs.
- (104) The construction of residential, preferably condominium, buildings in the Downtown area.
- (105) Developing an additional 150 residential units in Downtown.
- (107) A concentrated area of Downtown as the location of niche retail that is something unique and not available at regional shopping malls.
- (112) The Downtown street system be returned to a two-way pattern.
- (117) A shuttle bus be operated in the Downtown area
- (119) Creation of safer, more secure bicycle parking in the Downtown area.
- (125) Protecting neighborhood historic structures be reusing them and integrating new development with respect to existing character.
- (126) Promoting self-sufficient neighborhoods by providing necessary amenities, services and retail establishments within a reasonable distance.
- (127) Improving neighborhood cohesiveness by facilitating information sharing and involving neighborhood groups, property owners and others.
- (129) Creating community-based design and development standards for commercial nodes and districts, the urban village areas, all conservation overlay and historic overlay districts, large or significant commercial buildings, as well as neighborhoods that develop their own Plan for follow-up to the 20/20 Plan.
- (131) Community streetscape plans be adopted and used as a guide for future improvements.
- (144) Prohibiting street front parking on commercial lots in neighborhood commercial districts where sidewalks currently exist and in specified areas where a return to more pedestrian level activity is part of a larger neighborhood plan.

STAFF ANALYSIS (cont'd)

(165) By 2020 adequate (supply, type, price) housing be provided for 10,000 residents to live in the Downtown.

(167) For the Downtown:

- Converting Monroe and Washington to two-way with landscaping.
- Creating entertainment and niche commercial development.
- Enforcing aggressively the commercial building code.
- Encouraging educational facilities downtown.
- Changing the street system to two-way streets.
- Encouraging more museums.

These recommendations are consistent with the findings in the 2013 Toledo Uptown Plan and compliment the initiatives that are proposed for the Uptown neighborhood.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of M-4-12, the 2013 Toledo Uptown Plan as an amendment to the Toledo 20/20 Comprehensive Plan, to the Toledo City Council for the following two (2) reasons:

1. The 2013 Toledo Uptown Plan conforms to the recommended goals and land uses of the Toledo 20/20 Comprehensive Plan.
2. The 2013 Toledo Uptown Plan provides the opportunity for the community to refine its vision for the Uptown neighborhood and to formulate an action plan that addresses these changes.

2013 TOLEDO UPTOWN PLAN
TOLEDO CITY PLAN COMMISSION
REF: M-4-12
DATE: DECEMBER 5, 2013
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: JANUARY 8, 2014
TIME : 4:00 P.M.

TCG/bp
Two (2) sketches follow

BOUNDARY MAP

M-4-12



GENERAL INFORMATION

Subject

- Request - Request for zone change from IL Limited Industrial to CN Neighborhood Commercial

- Location - 1202 E. Broadway Street

- Applicant - Emod Dahbor
1226 E. Broadway Street
Toledo, OH 43605

- Contact - John Weithman, P.E.
P.O. Box 184
Waterville, OH 43566

Site Description

- Zoning - IL / Limited Industrial
- Area - ±0.57 acres
- Frontage - ±118' along East Broadway Street
- Existing Use - Vacant Automotive Repair Store
- Proposed Use - Accessory Storage Building

Area Description

- North - Railroad Tracks, Commercial Warehouse / IL
- South - Convenience Store / CN
- East - Single Family Dwelling / RS6
- West - Undeveloped / IL

Parcel History

- Z-5003-13 - Request for a zone change from IL Limited industrial to CN Neighborhood Commercial. Approved by Plan Commission on 7/11/13. Approved by Planning and Zoning on 9/11/13. Approved by City Council on 9/17/13, Ord. 442-13.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

SUP-5002-13 - Request for a Special Use Permit to add fuel sales to existing convenience store. Approved by Plan Commission to defer the case until 12/5/13 at the request of the applicant.

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a zone change from IL Limited Industrial to CN Neighborhood Commercial for a site located at 1202 East Broadway Street. The ±0.57 acre site consists of one (1) parcel that is occupied by a vacant automotive repair shop. The parcel located to the south at 1333 East Broadway is occupied by a convenience store and is zoned CN Neighborhood Commercial. The applicant owns both parcels and intends to combine them to facilitate the addition of fuel pumps to the site.

The site at 1333 East Broadway was rezoned as part of this project in September of 2013. The subject site was added to the project to create a development site large enough to accommodate spacing concerns from the Division of Transportation. Only a ±3,375 square foot area of the subject site will be needed, however the applicant has chosen to rezone the entire site. A companion Special Use Permit accompanies both cases.

Surrounding land uses include single family residential to the east across East Broadway Street; limited industrial to the north, undeveloped land to the west, and commercial uses to the south.

The Toledo 20/20 Comprehensive Plan targets this area for neighborhood commercial land uses, a category that accommodates convenience stores as well gasoline and fuel sales. The zone change is suitable for this location because it is compatible with surrounding uses and will not negatively impact the adjacent neighborhood. There are a variety of land uses in the surrounding area ranging from parks and open space to general industrial. Additionally, the proposed Neighborhood Commercial zoning is an appropriate transitional zoning from the industrial zoning to the north to the residential zoning to the east and south.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-10005-13, a request for a zone change from IL Limited Industrial to CN Neighborhood Commercial, for a site located at 1202 East Broadway Street, to the Toledo City Council, for the following three (3) reasons:

1. The request is consistent with The Toledo 20/20 Comprehensive Plan (TMC 1111.0606(A) Review and Decision Making Criteria).
2. The proposed CN Neighborhood Commercial zoning is suitable for the subject property and the permitted uses under the proposed zoning classification (TMC 1111.0606(D) Review and Decision Making Criteria).
3. The proposed CN Neighborhood Commercial is an appropriate transitional zoning district between the industrial zoning to the north and the residential zoning to the south and east.

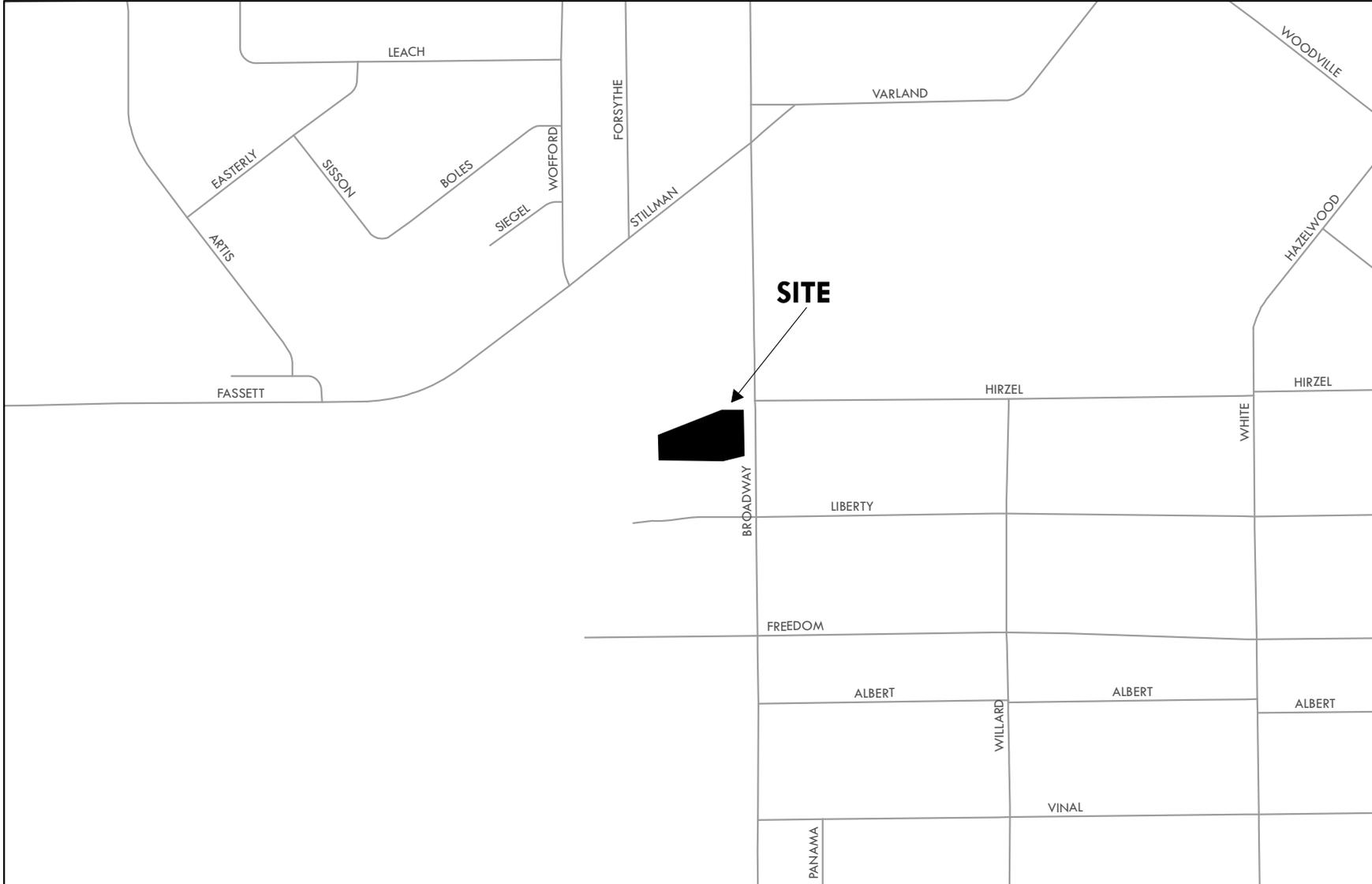
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-10005-13
DATE: December 5, 2013
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: January 8, 2014
TIME: 4:00 P.M.

GP/bp
Two (2) sketches follow

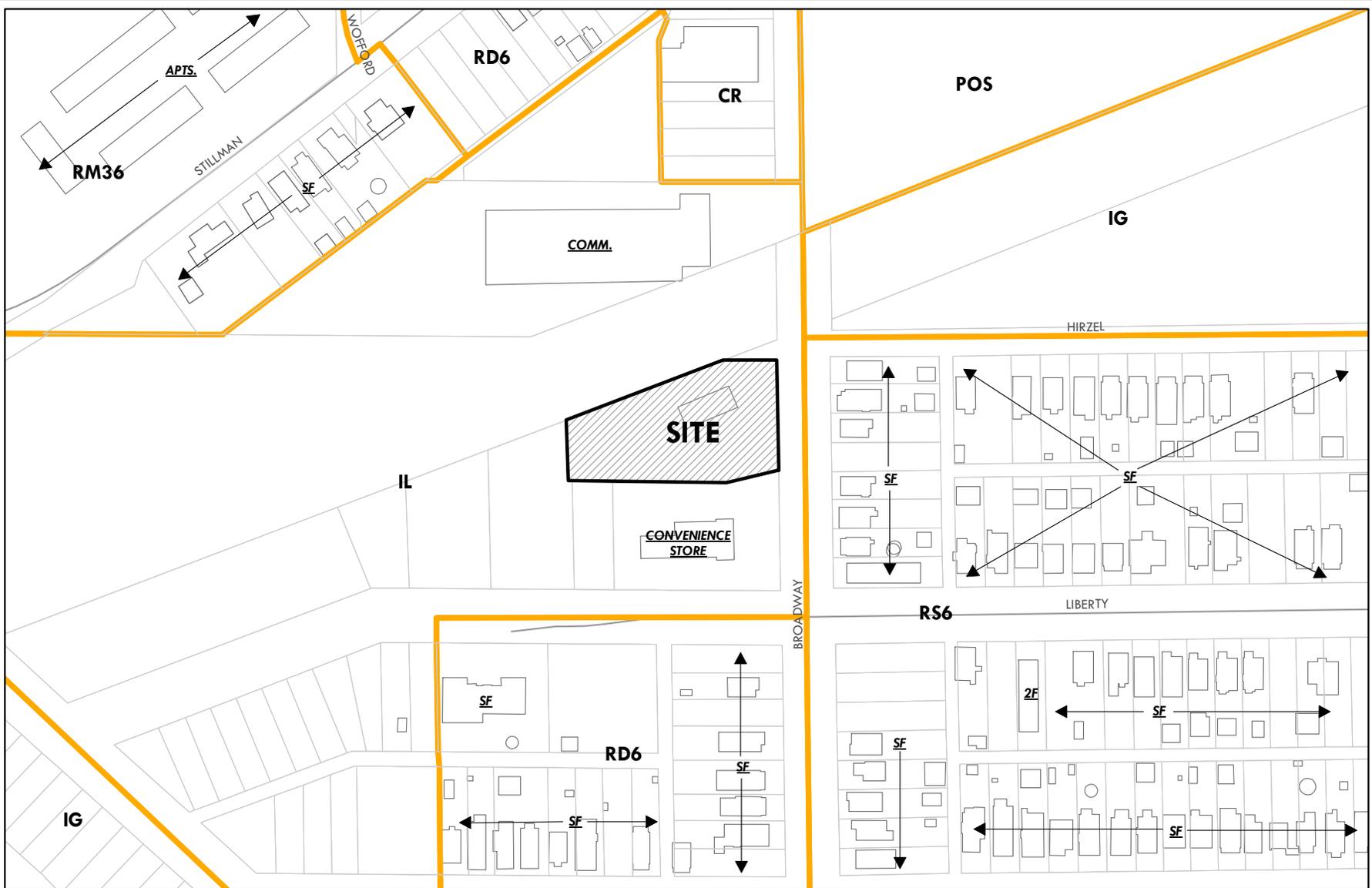
GENERAL LOCATION

Z-10005-13
ID 30



ZONING & LAND USE

Z-10005-13
ID 30



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GENERAL INFORMATION

Subject

- Request - Special Use Permit for the addition of fuel sales to existing convenience store
- Location - 1202 East Broadway Street and 1333 East Broadway Street
- Applicant - Emad Dahbor
1226 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 (1333 E. Broadway Street)
- Area - ±0.570 acres (1202 E. Broadway Street)
- Frontage - ±252.61' 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-10005-13 - Request for a zone change from IL Limited Industrial to CN Neighborhood Commercial located at 1202 East Broadway, companion case.

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 a special use permit for a site located at 1202 and 1333 East Broadway Street, to facilitate the addition of fuel pumps and sales to an existing convenience store. The site consists of two parcels containing ± 1.07 acres of total land area. A companion zone change from IL Limited Industrial to CN Neighborhood Commercial accompanies this case for the parcel at 1202 East Broadway Street. The parcel at 1333 East Broadway Street was rezoned in September 2013.

The site plan indicates the new fuel pumps and canopy will be built on the northern side of the convenience store. Although the development occupies both parcels, only the southern 30' of the lot at 1202 East Broadway (parcel # 10-27311) will be utilized. The new canopy will be $\pm 1,250$ 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 in its aesthetics and current location.

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 plus one (1) parking space per 300 square feet of customer area. The total number of parking spaces required is 12. The site plan submitted depicts 14 parking spaces and is in compliance with the 12 parking spaces required. The site plan indicates the new fuel pumps and canopy will be located on the north side of the convenience store and will be accessed from curb cuts on East Broadway Street and Liberty Street.

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 shall be required indicating compliance with this requirement.

STAFF ANALYSIS (cont'd)

Landscaping

A fifteen (15') greenbelt is required along the East Broadway frontage. This only applies to the portion of the site where the fuel pumps are to be added. Street trees shall be added (one per every 30 feet of frontage) along the remainder of the site. Additionally, foundation plantings shall be added at all building entrances.

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. Additionally, the proposed use is not out of character with land uses to the north and the site meets all applicable provisions of the zoning code.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommends approval 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 1202 East Broadway Street and 1333 East Broadway Street, to the Toledo City Council, for the following three (3) reasons:

1. The proposed use complies with the Toledo 20/20 Comprehensive Plan.
2. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B));
3. The proposed use will not negatively affect the neighborhood in which it is to be located (TMC§1111.0706(D));

The staff further recommends that the Toledo City Plan Commission recommends approval 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 1202 East Broadway Street and 1333 East Broadway Street, to the Toledo City Council, subject to the following thirty-three (33) conditions:

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

STAFF RECOMMENDATION

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.

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 Storm water regulations as specified in the Toledo Municipal Code.

STAFF RECOMMENDATION (cont'd)

Environmental Services (cont'd)

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. 4' sidewalks shall be added where appropriate in accordance with City of Toledo Construction Standards.
13. Crumbling and deteriorating curbs and sidewalks should be rebuilt in accordance with City of Toledo Construction Standards.

Building Inspection

14. 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.
15. 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission

16. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
17. 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.
18. Subject site must be combined with the northern abutting parcel.
19. 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)).
20. 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)).
21. 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 shall be submitted indication compliance with this requirement.
22. Pump islands shall be set back a minimum of 15 feet from the property line (TMC§1104.0903(B)).
23. 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)).
24. 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)).
25. 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.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

26. If the remainder of the site is developed in the future, a Type A landscape buffer shall be installed along the northern property line.
27. If the vacant auto repair shop at 1202 East Broadway Street is used in the future, a Special Use Permit amendment will be required.
28. The existing parking lot on the northern portion of the site shall be removed and replaced with grass. This shall be reflected on a revised landscape plan.
29. 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)).
30. 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. A fifteen (15') foot greenbelt is required along the East Broadway frontage for the newly developed portion of the site. The greenbelt shall include a solid evergreen hedge and one tree per 30 feet of linear frontage;
 - a. One tree is required for every 30' linear feet of frontage or fraction thereof, and shall be installed along both street frontages of the developed portion of the lot. Foundation plantings for the full street facing building elevation; and landscape areas at major building entrances;
 - 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.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- 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.
31. 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.
32. 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.
33. 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.

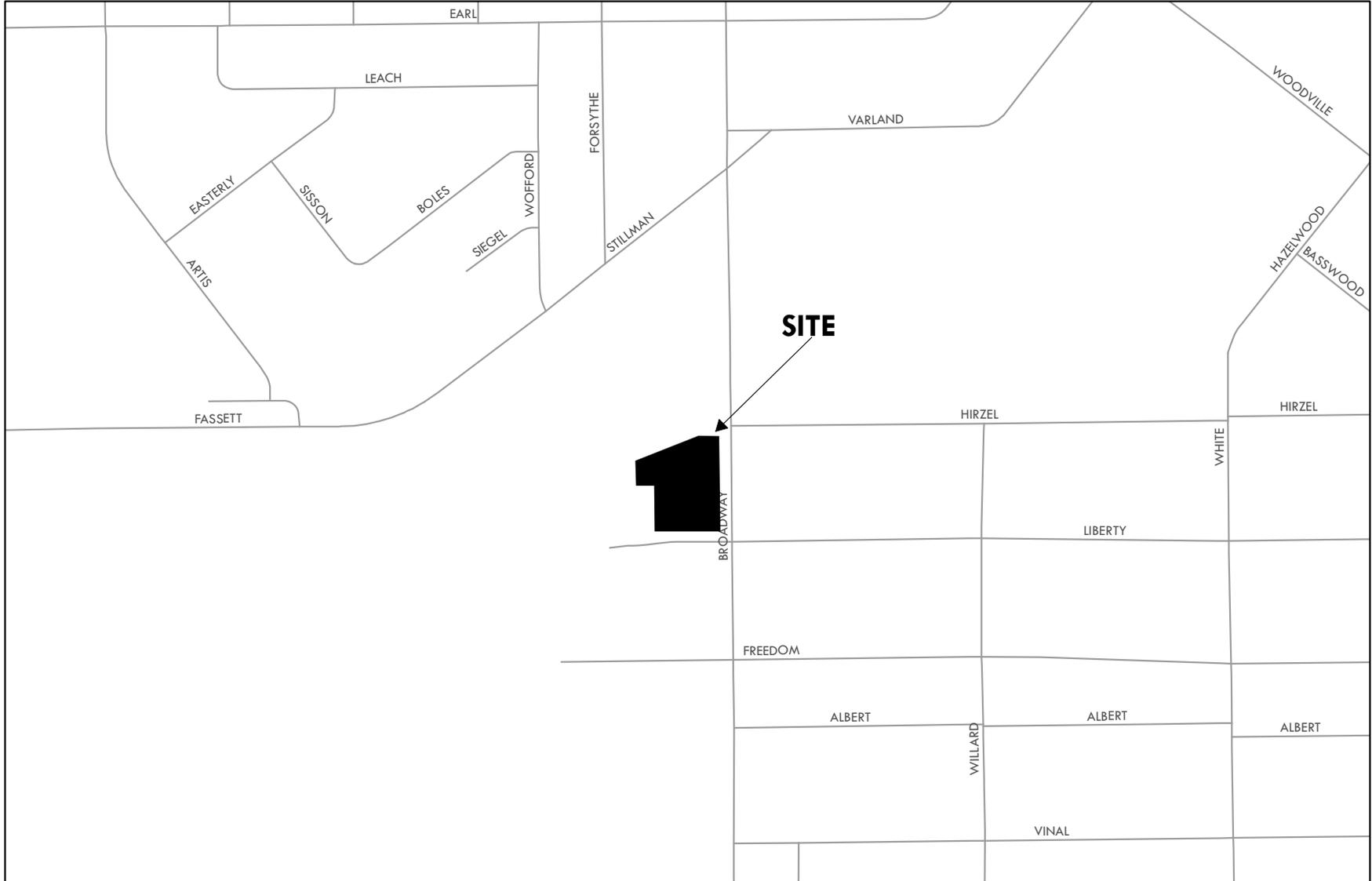
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-5002-13
DATE: December 5, 2013
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: January 8, 2014
TIME: 4:00 P.M.

GP/bp
Four (4) sketches follow

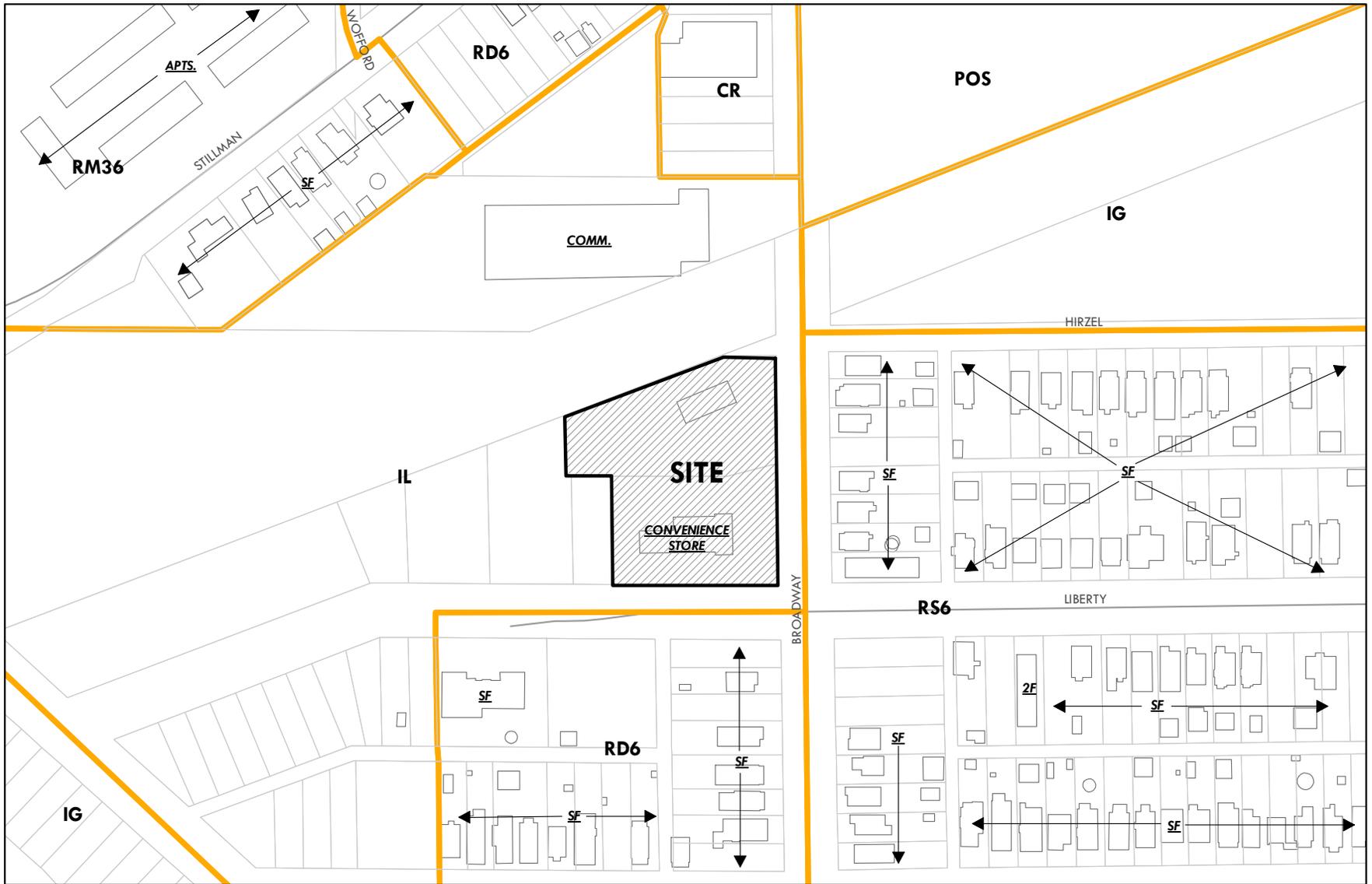
GENERAL LOCATION

SUP-5002-13
ID 30



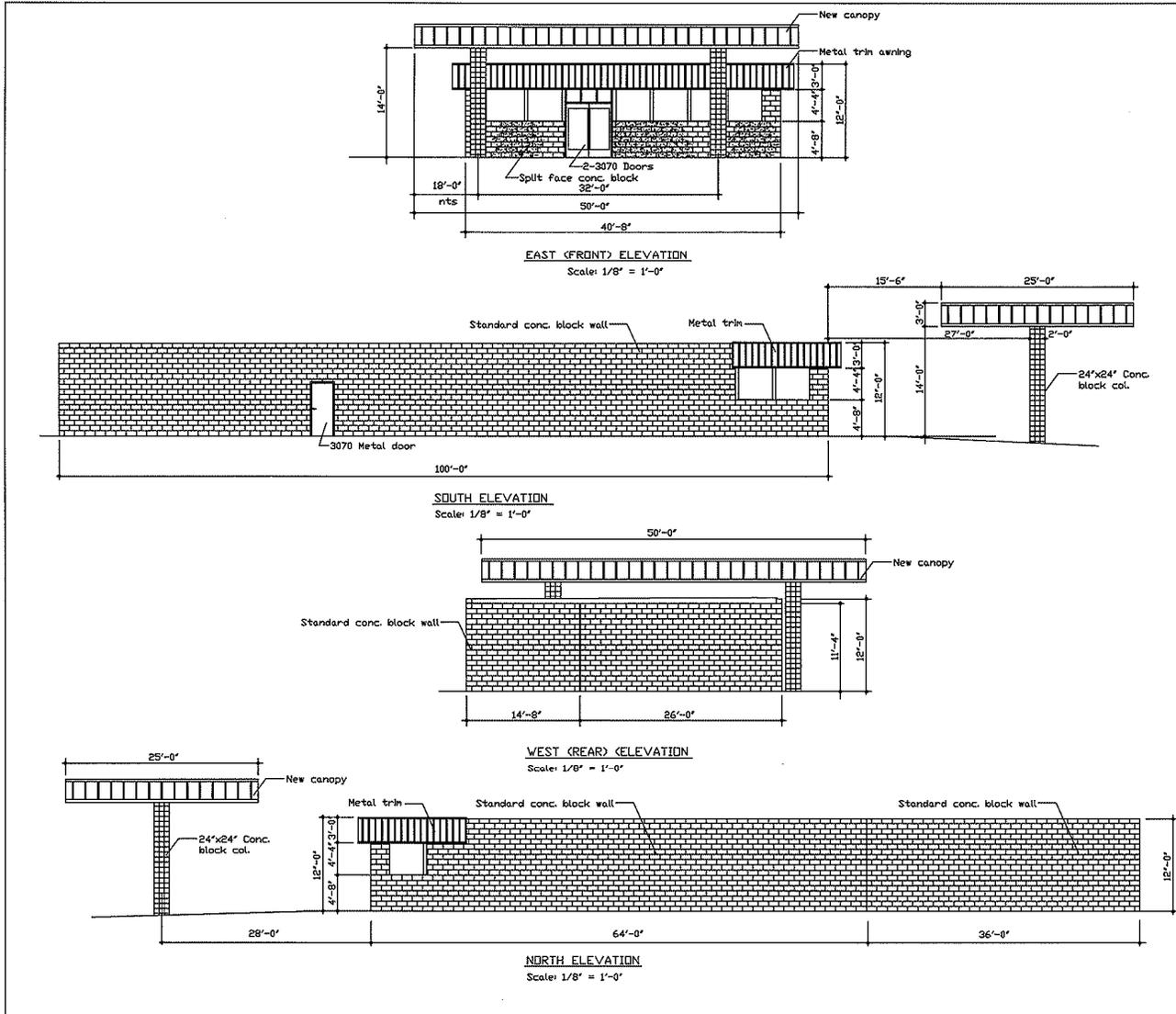
ZONING & LAND USE

SUP-5002-13
ID 30



ELEVATION

SUP-5002-13
ID 30



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
BUILDING ELEVATIONS	
1333 East Broadway	
REVISED	DATE
05/20/13	05/20/13
DRAWING	05/20/13
1	of 2

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Request for zone change from RS6 Single Family Residential to CR Regional Commercial |
| Location | - | 703 Pearl Street |
| Applicant | - | Michael J. Higgins
835 Ketcham Avenue
Toledo, OH 43608 |
| Contact | - | Bryan D. Ellis
Glass City Engineering and Surveying
2105 Perth Street
Toledo, OH 43607 |

Site Description

- | | | |
|--------------|---|---------------------------------|
| Zoning | - | RS6 / Single Family Residential |
| Area | - | ± 0.101 acres |
| Frontage | - | ± 40' Pearl Street |
| Existing Use | - | Vehicle Storage (Tow Yard) |
| Proposed Use | - | Used Auto Sales Facility |

Area Description

- | | | |
|-------|---|---------------------------|
| North | - | Single Family Home / RS6 |
| South | - | Single Family Home / RS6 |
| East | - | Cellular Phone Tower / CR |
| West | - | Two Family Housing / RS6 |

Parcel History

- | | | |
|--------------|---|---|
| SUP-10006-13 | - | Request for a special use permit for a used auto sales facility located at 1202 and 1333 East Broadway, 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 RS6 Single Family Residential to CR Regional Commercial a site located at 703 Pearl Street. The ±0.101 acre site is zoned Single Family Residential and is currently used as a vehicle tow yard. A companion special use permit accompanies this case.

The applicant is requesting a zone change to facilitate the development of a used auto sales facility. The site is currently zoned RS6 Single Family Residential and is adjacent to a parcel that is occupied by a cellular phone tower and associated mechanical building. The applicant is proposing to combine four (4) parcels for the used auto sale facility.

Surrounding land uses include commercial uses to the east of the property, single family land uses to the north, a duplex dwelling resides to the west, and single family dwelling land uses to the south across Pearl Street.

The Toledo 20/20 Comprehensive Plan targets this area for single family residential land uses, a category that accommodates the development of single dwelling units on individual lots. The district is intended to create, maintain and promote housing opportunities of individual households. The zone change is not suitable for this location because it is not compatible with surrounding uses and will negatively impact the adjacent neighborhood. Additionally, the zone change will encroach beyond the established commercial zoning line along Stickney Avenue and will be set a precedent for future zone change requests.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommends disapproval of Z-10007-13, a request for a zone change from RS6 Single Family Residential to CR Regional Commercial, for a site located at 703 Pearl Street, to the Toledo City Council, for the following three (3) reasons:

1. The request is not consistent with The Toledo 20/20 Comprehensive Plan (TMC 1111.0606(A) Review and Decision Making Criteria).
2. The proposed CR Regional Commercial zoning is not suitable for the subject property and the permitted uses under the proposed zoning classification (TMC 1111.0606(D) Review and Decision Making Criteria).
3. The proposed zone change will encroach beyond the established commercial zoning line along Stickney Avenue and will set a precedent for future zone change requests.

REF: Z-10007-13. . .December 5, 2013

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-10007-13
DATE: December 5, 2013
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: January 8, 2014
TIME: 4:00 P.M.

GP/bp
Two (2) sketches follow

GENERAL LOCATION

Z-10007-13
ID 07



ZONING & LAND USE

Z-10007-13
ID 07



7-5



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GENERAL INFORMATION

Subject

- Request - Special Use Permit for a used auto sales facility
- Location - 3361, 3365, and 3369 Stickney Avenue and
703 Pearl Street
- Applicant - Michael J. Higgins
835 Ketcham Avenue
Toledo, OH 43608
- Consultant - Bryan D. Ellis
Glass City Engineering and Surveying
2105 Perth Street
Toledo, OH 43607

Site Description

- Zoning - CR, RS6 / Regional Commercial, Single Family
Residential
- Area - ±0.38 acres
- Frontage - ±99' along Stickney Avenue
- Frontage - ±40' along Pearl Street
- Existing Use - Vehicle Storage (Tow Yard)
- Proposed Use - Used Auto Sales Facility

Area Description

- North - Vacant Restaurant / CR
- South - Cellular Phone Tower / CR
- East - Vacant Bank / CR
- West - Single Family Homes / RS6

Parcel History

- Z-10007-13 - Request for a zone change from RS6 Single Family
Residential to CR Regional Commercial located at
1202 East Broadway, companion case.

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 a special use permit to facilitate the development of a used auto sales facility for a site at 3361, 3365, 3369 Stickney Avenue and 703 Pearl Street. The ±0.38 acre site consists of four (4) parcels that are currently utilized as a vehicle storage lot (tow yard). The three (3) parcels that front onto Stickney Avenue are zoned CR Regional Commercial and the one (1) parcel that fronts onto Pearl Street is zoned RS6 Single Family Residential. The applicant owns all four (4) parcels and intends to bring the entire site under one zoning category to facilitate the development. A companion zone change for the lot at 703 Pearl Street accompanies this case. Staff is recommending disapproval of the zone change and special use permit for 703 Pearl Street.

The applicant is proposing a total of 10,000 square feet of outdoor sales area. As indicated on the site plan, a total of eighteen (18) spaces will be provided for used vehicle sales. The outdoor vehicle display area will be staged on newly paved asphalt areas and is currently enclosed by an existing 6 foot tall chain link fence. The site plan depicts that a 450 square foot new office trailer will be used for indoor sales area for customers. The new office will be located on the north side of the site abutting another commercially zoned property. Portions of the southern property line abut a parcel that is occupied by a cellular phone tower and associated mechanical building. Four (4) of the proposed display area parking spaces are located on the lot at 703 Pearl Street and will only be allowed if the zone change is approved.

Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, an auto vehicle sales/rental facility is required one (1) parking space per every 5,000 square feet of open sales area, plus one (1) parking space per every 500 square feet of enclosed sales area, plus one and one half (1.5) per every service bay. A total of two (2) parking spaces are thus required for the open sales area, plus one (1) parking space required for the enclosed sales area, for a total of three (3) required customer parking spaces. No service bays are proposed for the development. The site plan submitted depicts three (3) parking spaces for customer parking and is in compliance with the zoning code.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

The site plan indicates that the existing curb cut on Pearl Street will remain and be used to access the used auto sales facility. TMC§1107.1203(A) – *Parking, Loading, and Access* prohibits commercial curb cuts if residential zoning exists on the opposite side of the street. If the zone change at 703 Pearl Street is approved, the curb cut along Pearl Street will have to be removed or the applicant will have to obtain a waiver of TMC§1107.1203(A).

Pursuant to TMC§1104.0301 – *Use Regulations*, display areas are not permitted in the front yard setback for any portion of a site occupied by a used auto sales facility that is within fifty (50) feet of a residential district. The portion of the site at 703 Pearl Street is within fifty (50) feet of a residential district and therefore, if the companion zone change is approved, a revised site plan will have to be submitted indicating compliance with this requirement.

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 of 15 feet wide. At least one tree must be provided for every 30 feet of lot frontage or fraction thereof. The site has frontages along Stickney Avenue and Pearl Street and frontage greenbelts along both. Four (4) trees are required along Stickney Avenue and two (2) trees are required along Pearl Street (if the zone change at 703 Pearl Street is approved). The site plan offers the required greenbelts, however trees and a solid evergreen hedge will be required. A Type A Landscape Buffer is required along the western property line where the site abuts residential zoning. This buffer may consist of twenty-five (25) feet of landscaping or ten (10) feet of landscaping with a solid board-on-board fence. The site plan offers ten (10) feet of landscaping with a 6' chain link fence. The applicant will be required to replace portions of the chain link fence with the required solid board-on-board fence.

In addition to perimeter landscaping, interior landscaping is also required. Landscape areas within the parking area must be peninsular or island types and must be provided at the end of each parking row. The proposed site plan shows compliance with this regulation. Pursuant to TMC§1108.0204(C) – *Landscaping and Screening*: Two canopy trees are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot. Six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the lot. One canopy tree may substitute for three shrubs.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the three parcels fronting onto Stickney Avenue for Urban Village land uses. The Plan targets the parcel at 703 Pearl Street for single family uses. Staff recommends approval of the special use permit for the three (3) lots that front onto Stickney Avenue (but not including the lot at 703 Pearl Street) as they are zoned appropriately for the proposed use. Additionally, the proposed use is not out of character with nearby commercial uses already established along Stickney Avenue.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-10006-13, a request for a Special Use Permit for a used auto sales facility, for the portion of the site located at 3361, 3365, and 3369 Stickney Avenue but not including 703 Pearl Street, to the Toledo City Council, for the following two (2) reasons:

1. The proposed use is consistent with the zoning of the site; and
2. The proposed use is consistent with adjacent uses in terms of scale, site design and operating characteristics (TMC 1111.0706(C)).

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-10006-13, a request for Special Use Permit for a used auto sales facility for the portion of the site located at 3361, 3365, and 3369 Stickney Avenue but not including 703 Pearl Street, to the Toledo City Council, subject to the following thirty-two (32) 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.
2. Required permits for all approved work in the public right-of-way shall be obtained before work begins from One Stop Shop, (419) 245-1220.
3. Contact Scott Bishop at (419) 936-2756 for inspection of above mentioned items.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

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

Engineering Services

5. All existing water services to structures removed from the site will be abandoned by the City of Toledo at the owner/developer's expense.
6. Contact the Department of Water Distribution for installation requirements for backflow preventers.
7. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner/developer's expense.
8. 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 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.
9. 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.
10. No construction work, including grading, will be permitted without approved plans and inspection.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

11. 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

12. 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.
13. The drawing needs to show the sanitary sewer located along the back lot lines. Access to the manhole between lots 73 and 74 shall be obstructed.

Sewer & Drainage Services

No comments or objections to the site plan.

Fire Prevention

No comments or objection to the site plan.

STAFF RECOMMENDATION (cont'd)

Transportation

14. Relocate the trailer and add the appropriate configuration of parking in its place.
15. Re-align the angled parking adjacent to the north Stickney Ave. drive to standard 90-degree parking.
16. Relocate the trailer to the area west of the south Stickney Ave. access drive, remove all angled parking in this area of the parking.
17. Remove the south Stickney Ave. access drive. Existing unused drive approaches shall be completely removed and new curbs and sidewalks shall be installed in accordance with City of Toledo Construction Standards.
18. Add the appropriate configuration of standard parking adjacent to the relocated trailer.
19. Remove the northernmost angled parking space adjacent to the drive aisle that provides access to Pearl Street.
20. Crumbling and deteriorating curbs and sidewalks should be rebuilt in accordance with City of Toledo Construction Standards.

Building Inspection

21. Any alterations of or additions to existing structures or construction of a new structure will require submission of stamped construction documents to the Division of Building Inspection for plan review and approval, showing the construction to be in compliance with the Ohio Building Code (OBC) and the associated mechanical, electrical and fire codes.

Plan Commission

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. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the site plan and shall not be allowed in any required front yard. (TMC§1104.0302(A)).

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

24. Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, three (3) customer parking spaces and zero (0) bicycle parking slots are required for this development; **acceptable as depicted on site plan.**
25. If the zone change is approved, per TMC§1107.1203(A) the curb cut onto Pearl Street will not be permitted.
26. If the zone change is approved, per TMC§1104.0301 display area is not permitted in the front yard within 50' of a residential district.
27. Off-street parking and loading, spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust free material other than gravel or loose fill, and be graded to drain all surface water towards the interior parking lot (TMC§1107.1906).
28. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
29. 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, and provide a minimum of one tree for every 30 feet of frontage and a solid evergreen hedge. Trees are not required to be evenly spaced and may be clustered;
 - 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. Interior landscaping shall be added to the easternmost parking lot. Westernmost parking lot landscaping is acceptable;
 - c. Two canopy trees are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot. Six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the lot. One canopy tree may substitute for three shrubs (TMC§1108.0204(C)).

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- d. 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. Existing chain link fence shall be replaced with a solid wood privacy fence in area designated as a Type A buffer (subject to height regulations);
 - e. All parking spaces must be within 100 linear feet of a landscaped area;
 - f. Topsoil must be back filled to provide positive drainage of the landscape area;
 - g. 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;**
 - 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;
 - i. 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).
 - j. The location, lighting and size of any signs, all signage is subject to TMC§1387.
30. 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.
31. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

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

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-10006-13
DATE: December 5, 2013
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: January 8, 2014
TIME: 4:00 P.M.

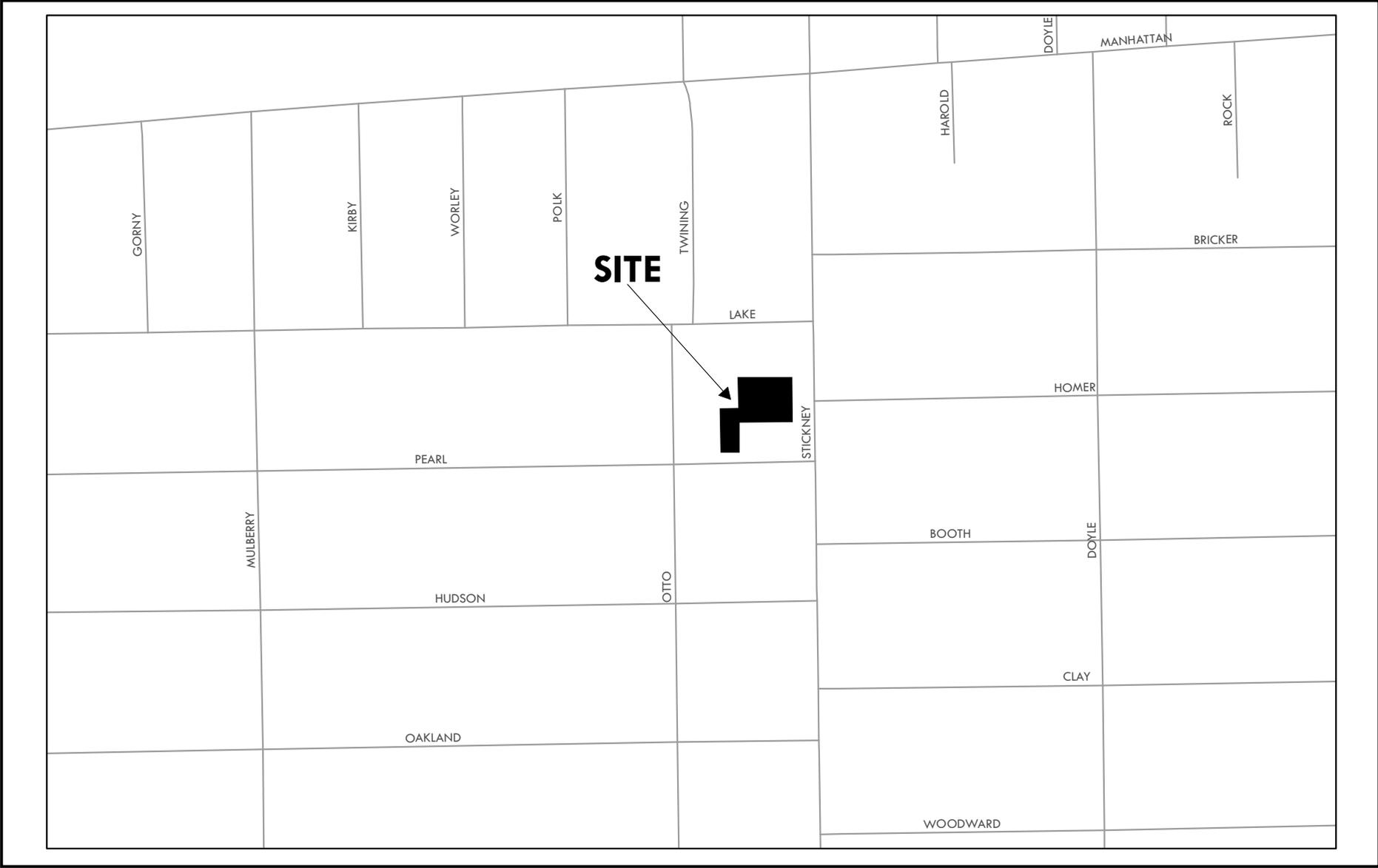
GP/bp
Four (4) sketches follow

GENERAL LOCATION

SUP-10006-13
ID 07

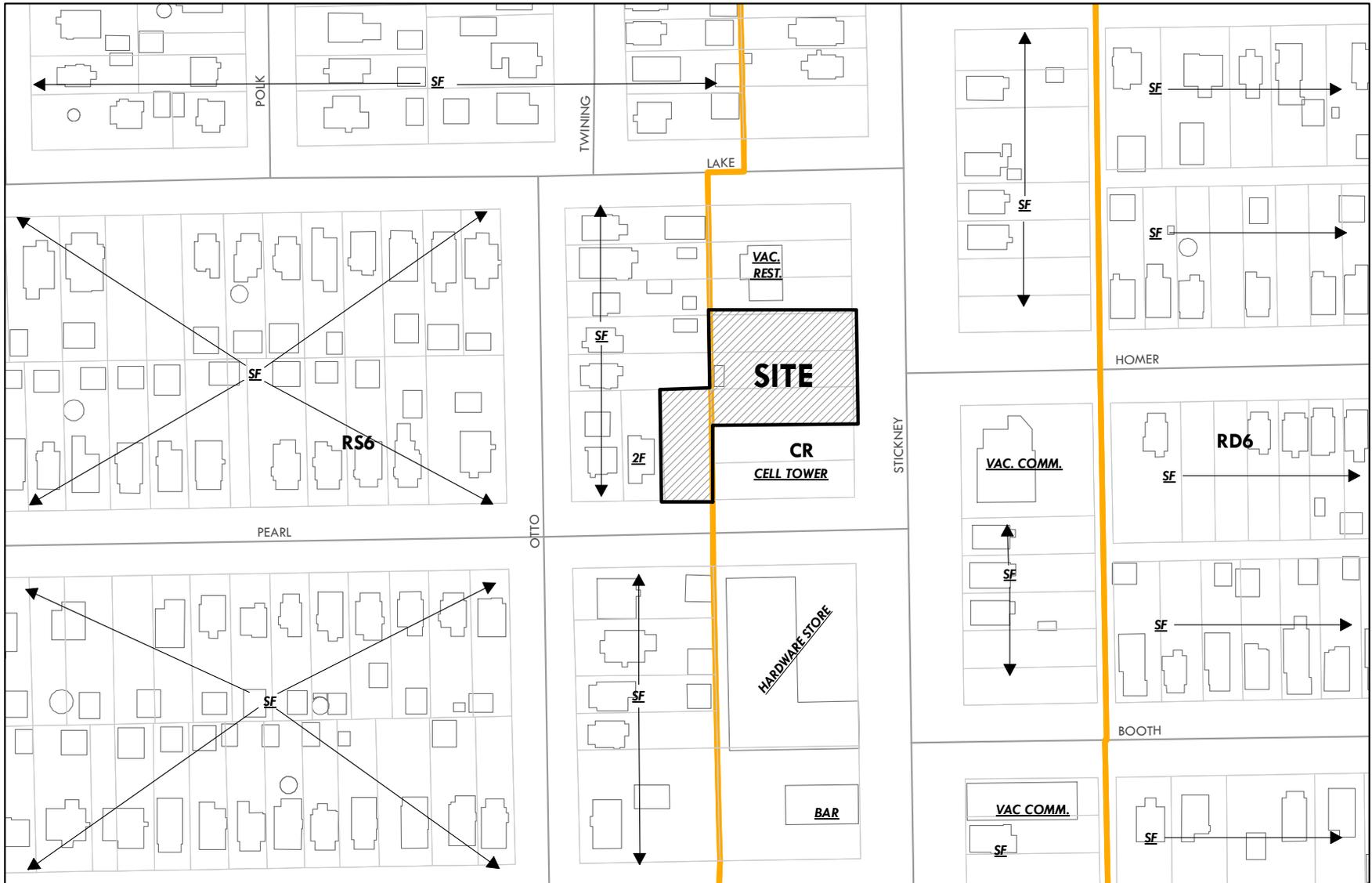


II - 8



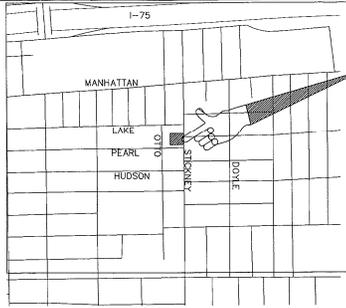
ZONING & LAND USE

SUP-10006-13
ID 07



EXISTING SITE PLAN

SUP-10006-13
ID 07



LOCATION MAP
SCALE: 1"=200'

LEGAL DESCRIPTION FOR SITE

SITUATED IN THE CITY OF TOLEDO, COUNTY OF LUCAS, STATE OF OHIO, IS DESCRIBED AS FOLLOWS:

PARCEL 1: LOT 34 OF JOHN L. COOBY'S REPLAT OF LOTS 6 TO 41 & 59 TO 64, BOTH INCLUSIVE, IN WEDDMANN'S ADDITION IN PLAT VOLUME 42, PAGE 4
 PARCEL 2: LOTS 73, 74, 75 IN WEDDMANN'S ADDITION AS PER PLAT VOLUME 30, PAGE 42, IN THE OFFICE OF THE RECORDER, LUCAS COUNTY, OHIO.

PROPERTY INFORMATION

SITE LOCATION:
3361, 3365 & 3369 STOCKNEY AVE.
TOLEDO, OHIO 43608
PARCELS # 16-21801, 16-21787 & 16-21794
ZONING: COMMERCIAL

EXISTING SITE CONDITIONS:

ZONING: CR, COMMERCIAL
 AREA: 0.379 AC. ±
 EXISTENT USE: W/FRAC F STORAGE (TOW YARD)
 BUILDINGS: EXISTING
 BUILDING: NONE

BUILDINGS SETBACKS:

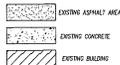
BUILDING SETBACKS PER ZONING CODE IN CR ZONE (CODE 1106.0102)
 FRONT BUILDING LINE: 20'
 SIDE: 0' ADJACENT TO CR ZONING, HOWEVER 10' ADJACENT TO RESIDENTIAL
 REAR: 0' ADJACENT TO CR ZONING, HOWEVER 15' ADJACENT TO RESIDENTIAL
 MAX. DWELLING HEIGHT: 45'
 MAX. DWELLING LOT COVERAGE: 85%

LANDSCAPING (1108)

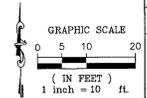
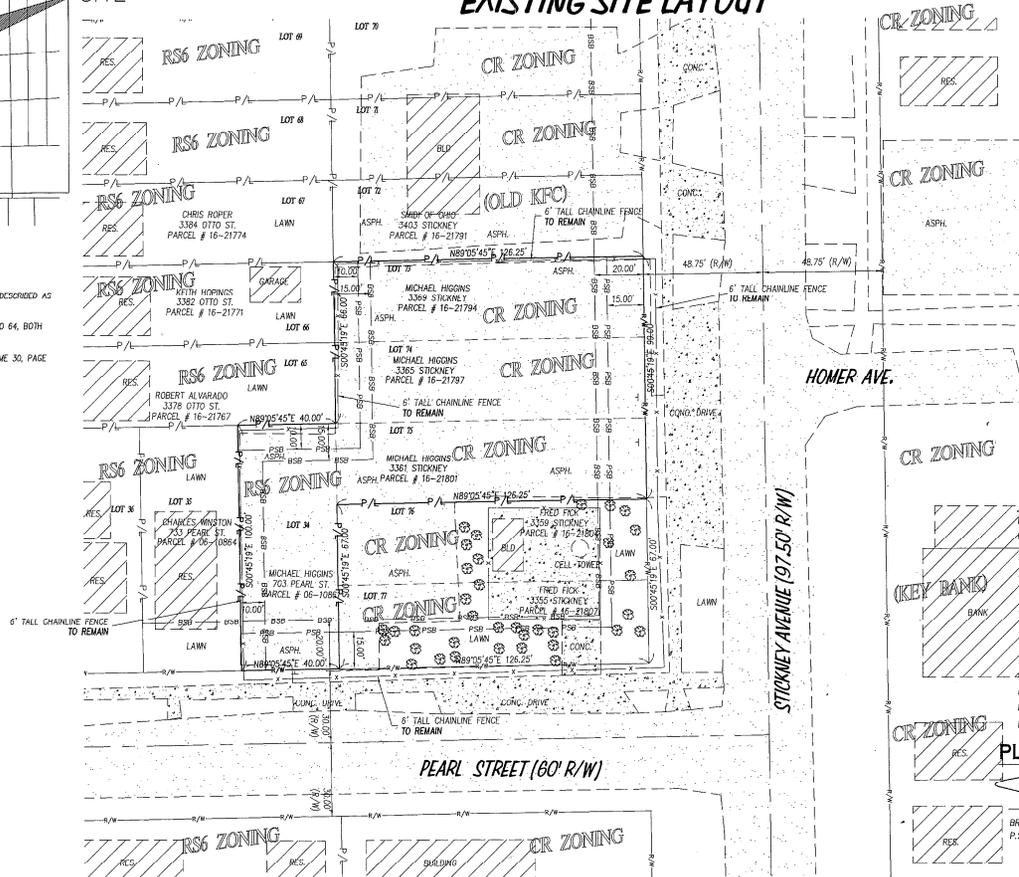
FRONTAGE GREEN BELTS
 10' FROM RS (1107.1202.B.4)
 SOLID EVERGREEN FRONT PARKING SCREENING
 FRONTAGE GREENBELT WIDTH: 15' (1107.1202.B.2)
 LANDSCAPE BUFFER: TYPE A (10' WIDE-4 TREES AND 20 SHRUBS IN 100')

FLOOD CERTIFICATION

THE PROPERTY DEPICTED HEREON IS LOCATED IN ZONE "X" AREAS OUTSIDE THE 500 YEAR FLOODPLAIN AS INDICATED ON THE F.L.R.M. FLOOD PANEL MAP No. 390950005E, EFFECTIVE DATE OF: AUGUST 19, 2011.



SUP REQUEST - USED CAR SALES AND ZONE CHANGE EXISTING SITE LAYOUT



LEGEND

- N89°25' ASH - EXISTING ELEVATION
- PROPOSED ELEVATION
- ASSESSABLE PARKING STALL
- FLOOD LIGHT
- TRANSFORMER
- STEEL POST
- SANITARY CLEAN OUT
- SANITARY MANHOLE
- CATCH BASIN ROUND
- CURB INLET
- CATCH BASIN SQUARE
- ELECTRIC OUTLET
- STORM MANHOLE
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- ELECTRIC MANHOLE
- POWER POLE
- LIGHT POLE
- GUY WIRE
- SIGN
- MANHOLE
- GAS TEST
- GAS METER
- GAS VALVE
- PINE
- TREE
- MONITORING WELL
- TRAFFIC MOVEMENT
- PROPOSED OVERLAND FLOW
- EXISTING OVERLAND FLOW
- EXISTING CONTROL POINT

CONVENTIONAL SIGNS

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

PLANS PREPARED BY:

BRYAN D. LELIS
P.S. 8292

CLASS CITY ENGINEERING & SURVEYING, LLC
 2105 PEARL ST.
 TOLEDO, OHIO 43607
 TEL: 419-592-9969 FAX: 419-592-9967
 EMAIL: BLACKBEARD_1@AOL.COM

HIGGINS AUTO SALES
 3361, 3365 & 3369 STOCKNEY AVE & 703 PEARL ST.
 CITY OF TOLEDO, LUCAS CO., OH

EXISTING SITE CONDITIONS

DRAWN BY: BDE
 USER NUMBER: 750-1301
 REVIEWED BY: BDE

SP-1/2

8-13

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PROPOSED SITE PLAN

SUP-10006-13
ID 07



PROPOSED SITE CONDITIONS:

ZONING: CR, COMMERCIAL
AREA: 0.524 AC ±
PROPOSED USE: USED VEHICLE SALES
BUILDINGS: PROPOSED TRAILER
BUILDING: TOTAL AREA = 450 SF

BUILDINGS SETBACKS:

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

FRONT BUILDING LINE: 20'
SIDE: 0' ADJACENT TO CR ZONING, HOWEVER 10' ADJACENT TO RESIDENTIAL
REAR: 0' ADJACENT TO CR ZONING, HOWEVER 15' ADJACENT TO RESIDENTIAL
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
10' FROM RS (1107.1202.B.4)
SOLID EVERGREEN FRONT PARKING SCREENING
FRONTAGE GREENBELT WIDTH 15' (1107.1202.B.2)
LANDSCAPE BUFFER: TYPE A (25' TREE-4 TREES AND 20 SHRUBS IN 100')

DUMPSTER SCREENED BY SOLID FENCE 6' HIGH

REQUIRED PARKING (CR ZONING)

REQUIRED PARKING - USED VEHICLE SALES
OPEN SALES AREA: 1 PER 5,000 SF (CODE 1107.0304 SCHEDULE "A")
ENCLOSED SALES AREA: 1 PER 500 SF (CODE 1107.0304 SCHEDULE "A")
OPEN SALES AREA-TOTAL: 10,000 SF
10,000 SF / 5,000 SF = USE 2 SPACES
ENCLOSED SALES AREA-TOTAL: 450 SF
450 SF / 500 SF = USE 1 SPACES

TOTAL USED CAR PARKING REQUIRED 3 SPACES

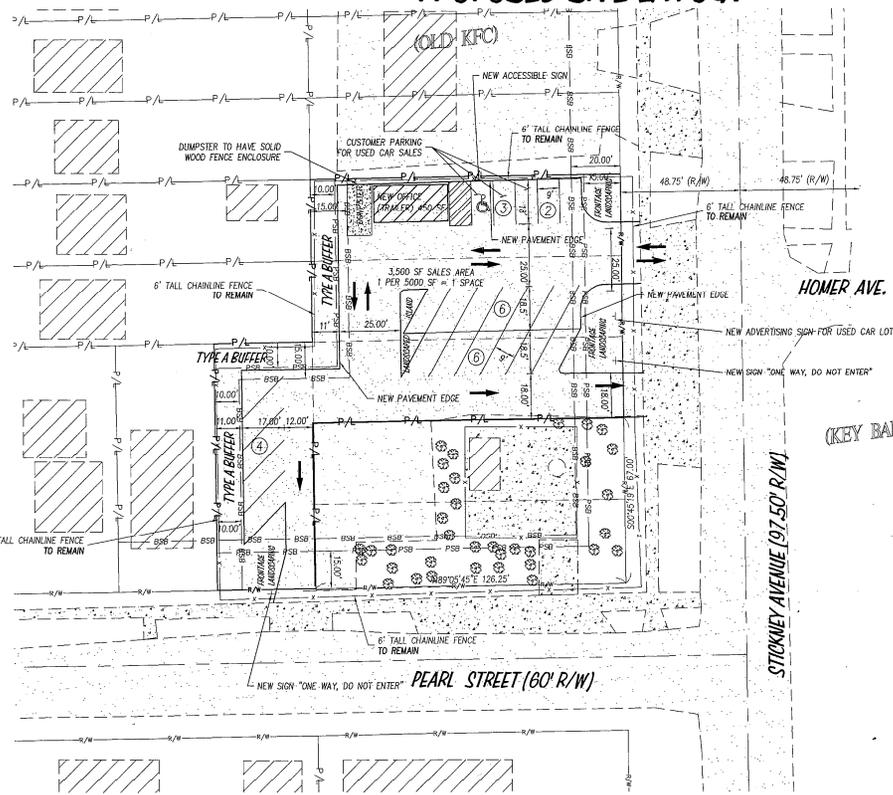
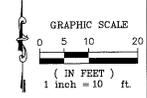
REQUIRED ACCESSIBLE PARKING BY ADA (4.1.2) WITH BUILDING ADDITION
TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE (10.01)
MINIMUM 1 IN 8 ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE (10.207)(4.1.2.5b)
TOTAL = 1 VAN ACCESSIBLE SPACE & 1 ACCESSIBLE SPACE

TOTAL REQUIRED PARKING
2 STANDARD SPACES + 1 VAN ACCESSIBLE
3 TOTAL SPACES REQUIRED

TOTAL PROVIDED PARKING
2 STANDARD SPACES + 1 VAN ACCESSIBLE
3 TOTAL SPACES REQUIRED
18 TOTAL SPACES PROVIDED FOR USED VEHICLE SALES

- PROPOSED ASPHALT AREA
- EXISTING CONCRETE
- EXISTING BUILDING

SUP REQUEST - USED CAR SALES AND ZONE CHANGE PROPOSED SITE LAYOUT



LEGEND

- x.452.23 EXISTING ELEVATION
- 626.00 PROPOSED ELEVATION
- ASSESSABLE PARKING STALL
- FLOOD LIGHT
- TRANSFORMER
- STEEL POST
- SANITARY CLEAN OUT
- SANITARY MANHOLE
- CATCH BASIN ROUND
- CURB INLET
- CATCH BASIN SQUARE
- ELECTRIC OUTLET
- STORM MANHOLE
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- ELECTRIC MANHOLE
- POWER POLE
- LIGHT POLE
- GUY WIRE
- SIGN
- MANHOLE
- GAS TEST
- GAS METER
- GAS VALVE
- PINE
- TREE
- MONITORING WELL
- TRAFFIC MOVEMENT
- PROPOSED OVERLAND FLOW
- EXISTING OVERLAND FLOW
- EXISTING CONTROL POINT

CONVENTIONAL SIGNS

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

ISSUED FOR: SUP SUBMISSION
DATE: 10/15/2013
NO. 1

GLASS CITY ENGINEERING & SURVEYING, LLC
2105 PEARL ST.
TOLEDO, OHIO 43607
419-283-8362, FAX 419-539-9867
EMAIL: BLACKBIRD_1@GNSV.COM

HIGGINS AUTO SALES
8981 8386 & 8389 STOCKNEY AVE & 703 PEARL ST.
CITY OF TOLEDO, LUCAS CO., OH
EXISTING SITE CONDITIONS

DRAWN BY: BEF
DATE NUMBER: 7/20-1301
REVIEWED BY: BDC

SP-2/2

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GENERAL INFORMATION

Subject

- Request - Zone change from RS12 Single Dwelling Residential to CR Regional Commercial
- Location - 3204, 3208, 3156 Airport Highway & 728 Foredale Avenue
- Applicant - Mohammad I Salameh
3929 Inverness Street
Toledo, OH 43607
- Engineer - John A Weithman
PO Box 184
Waterville, OH 43566

Site Description

- Zoning - RS12 Single-dwelling Residential
- Area - ± 0.654 Acres
- Frontage - ± 148' along Airport Highway
± 164' along Foredale Avenue
- Existing Use - Undeveloped
- Proposed use - Used Car Lot

Area Description

- North - Single-dwelling Residential / RS12
- South - Multi-family Residential & Vacant Commercial Greenhouse / RM36 & RS12
- East - Single-dwelling Residential & Commercial Garage / RS12
- West - Single-dwelling Residential / RS12

Parcel History

No case history on file.

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 RS12 Single Dwelling Residential to CR Regional Commercial for a site located at 3204, 3208, 3156 Airport Highway & 728 Foredale Avenue. The .654-acre site consists of four (4) lots, three (3) of which are located west of Foredale Avenue & one (1) east of Foredale Avenue. The applicant is proposing the zone change to facilitate the development of a used auto sales facility.

Surrounding land uses include single-family residential to the north, east and west. A commercially taxed garage exists two (2) lots to the east, however, staff was unable to verify if a commercial business is in operation. A multi-family residential apartment complex and a commercial greenhouse are located across Airport Highway to the south.

The Toledo 20/20 Comprehensive Plan targets this area and the neighborhood around the site for single-family residential uses. Staff recommends disapproval of the applicant's request for several reasons. First, the proposed rezoning is not consistent with the Toledo 20/20 Comprehensive Plan. Second, the introduction of commercial zoning will be out of character with the surrounding zoning and land uses and would constitute a spot zoning. Finally, allowing commercial zoning at this site will set a precedent for future commercial zone change requests in an area that is residential in nature. As a result, staff recommends the zoning remain RS12 Single-dwelling Residential.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-10003-13, a zone Change from RS12 Single-dwelling Residential to CR Regional Commercial for the site at 3204, 3208, 3156 Airport Highway & 728 Foredale Avenue to Toledo City Council for the following four (4) reasons:

1. The proposed zone change does not conform to the Toledo 20/20 Comprehensive Plan, which targets the site for single family residential uses;
2. The proposed zone change is out of character with the surrounding zoning and uses (TMC §1111.0606.C Review & Decision-Making Criteria).
3. The proposed zone change would constitute a spot zoning.
4. The proposed zone change will set a precedent for future commercial zone change requests in an area that is residential in nature.

ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-10003-13
DATE: December 5, 2013
TIME: 2:00 P.M.

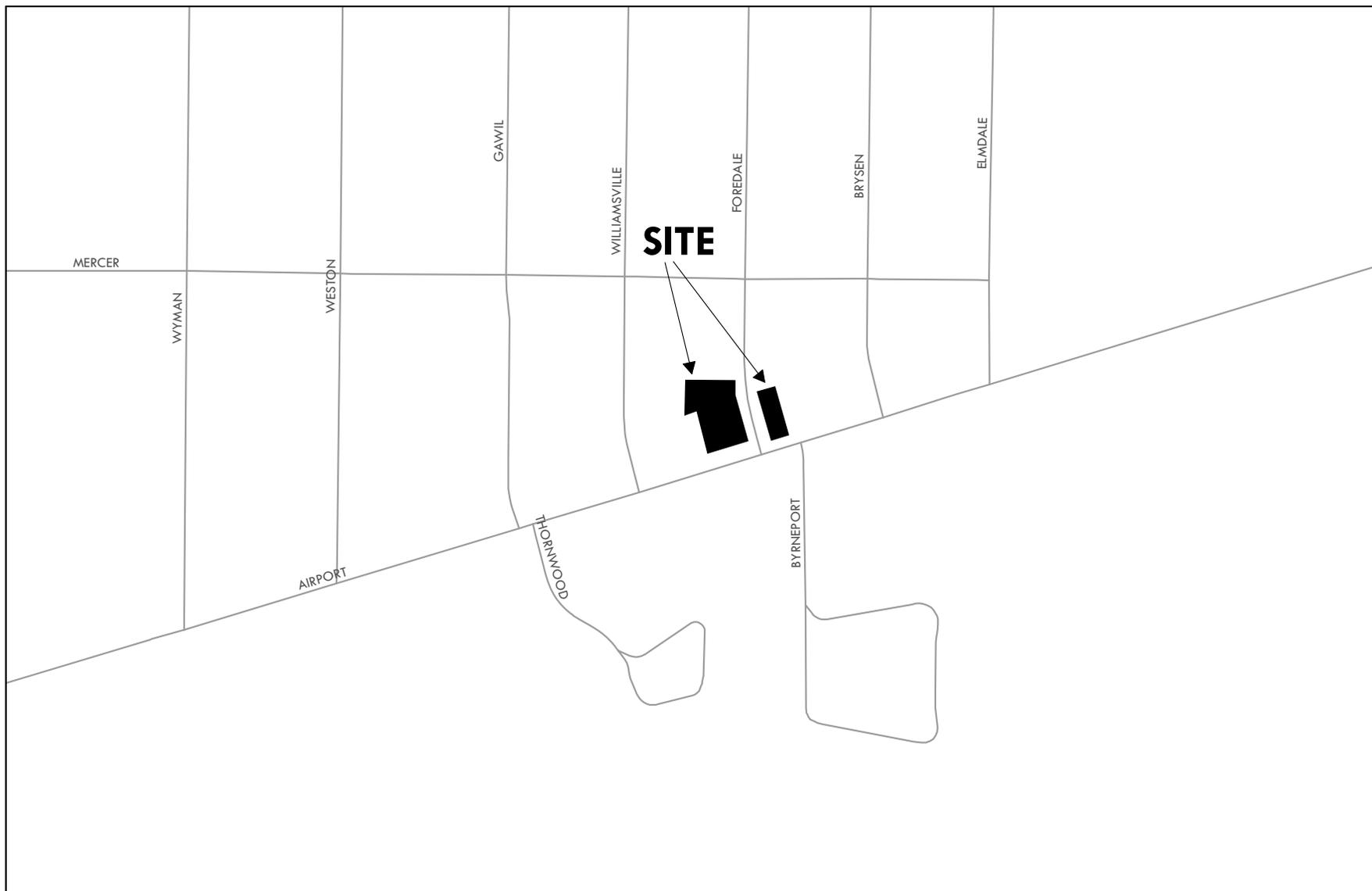
REF: Z-10003-13. . .December 5, 2013

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: January 8, 2014
TIME: 4:00 P.M.

BH/bp
Two (2) sketches follow

GENERAL LOCATION

Z-10003-13
ID 53

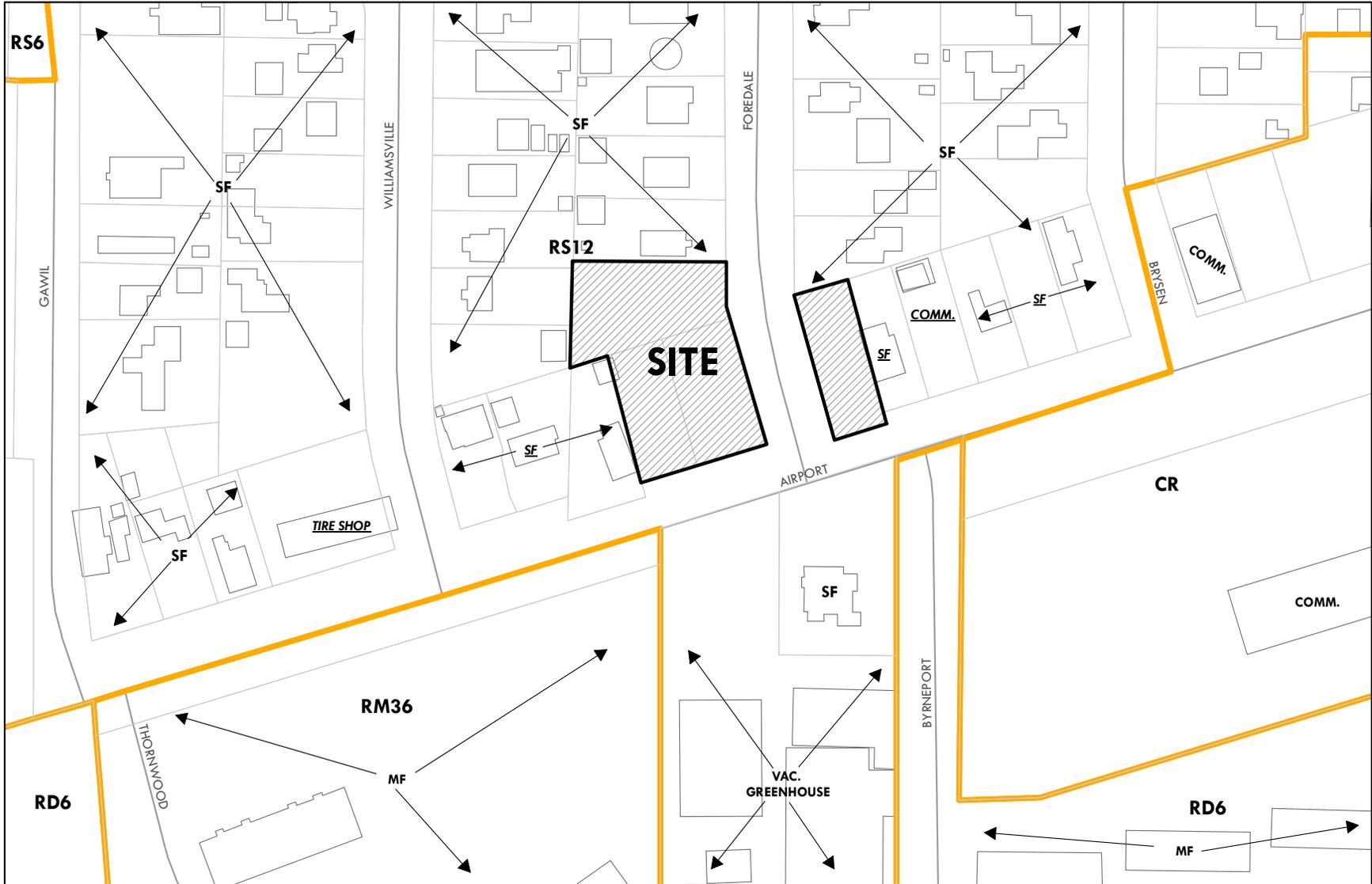


ZONING & LAND USE

Z-10003-13
ID 53



9 - 6



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STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

Recommendations for conditions of approval often originate from agencies that have reviewed plans and proposals under consideration by the Plan Commission. To indicate which agency requested which condition of approval, that agency's name is placed at the end of the condition in parenthesis. Agency names are listed below:

TOLEDO-LUCAS COUNTY
PLAN COMMISSIONS
ONE GOVERNMENT CENTER
SUITE 1620
TOLEDO, OH 43604
419-245-1200

FIRE PREVENTION
c/o BUILDING INSPECTION
ONE GOVERNMENT CENTER
SUITE 1600
TOLEDO, OH 43604
419-245-1220

TOLEDO EDISON COMPANY
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

Toledo - Lucas County General Street Map

