

*TOLEDO CITY
PLAN COMMISSION
REPORT*

November 7, 2013

Toledo-Lucas County Plan Commissions

One Government Center, Suite 1620, Toledo, OH 43604

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

MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

TOLEDO CITY PLAN COMMISSION

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(Chairman)

CYNTHIA A. GERONIMO
(Vice Chairman)

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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

November 7, 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. | SUP-9002-13: | Special Use Permit for gas station rebuild at 1872-1896 Front Street, 1985 Consaul Street and 1983 Burr Street (gp) |
| 2. | Z-9008-13: | Zone Change from CR and RM36 to CM at 2565-2661 W. Bancroft Street (gp) |
| 3. | SPR-44-13: | Major Site Plan Review for multi-family development at 2565-2661 W. Bancroft Street (gp) |
| 4. | SPR-42-13: | Major Site Plan Review for new restaurant at 5655-5709 Secor Road and 3321 Coral Avenue (bh) |
| 5. | 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) |

- 6. Z-9012-13: Zone Change from IL to CR at 1560 Woodland Avenue (gp)
- 7. SUP-9011-13: Special Use Permit for used auto sales facility at 1560 Woodland Avenue (gp)
- 8. Z-10002-13: Zone Change from IG to CR at 1225 W. Alexis Road (bh)
- 9. SUP-10001-13: Special Use Permit for used auto sales facility at 1225 W. Alexis Road (bh)

ADJOURNMENT

GENERAL INFORMATION

Subject

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

Site Description

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

Area Description

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

Parcel History

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

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

SUP-9002-13 - Request for special use permit, deferred by Plan Commission on 10/10/13.

Applicable Regulations

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

STAFF ANALYSIS

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

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

Parking and Circulation

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

Landscaping

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

STAFF ANALYSIS (cont'd)

Building Design

A building elevation has been submitted indicating cement board siding as the predominant exterior building material. The roof will be shingled and the building mass will be broken down via the use of a concrete block base. While these materials are acceptable, the elevation does not list colors of materials or indicate percentages of each proposed material. A revised elevation shall be submitted adding this detail. Staff further recommends that additional façade treatments or variation in massing, as detailed in TMC§1109.0205.A and C be incorporated into the building design. These changes shall be reflected in the revised building elevation.

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

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for neighborhood commercial uses. The intent of the 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.

STAFF RECOMMENDATION

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

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

STAFF RECOMMENDATION (cont'd)

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

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

Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to current City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines. The drive approach that is to remain along Burr Street does not meet the current standards listed above and shall be removed and replaced in order to be brought into compliance. The pedestrian ramp at the southeast corner of Front Street and Esther Street shall be removed and replaced in order to conform to the standards listed above.
2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, The Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
3. All commercial drive approaches (along with the sidewalk through the drive) shall be constructed with eight-inch (8") thick concrete per City of Toledo Construction Standards and Specifications. **No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening.**
4. Required permits for all approved work in the public right-of-way shall be obtained before work begins from One Stop Shop, (419) 245-1220.
5. Contact Scott Bishop at (419) 936-2756 for inspection of above mentioned items.
6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. All existing water services to structures removed from the site will be abandoned by the City of Toledo at the owner's/developer's expense.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

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

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

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

Contact Information is:

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

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

STAFF RECOMMENDATION (cont'd)

Sewer & Drainage Services

No comments or objections to the site plan.

Environmental Services

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

Fire Prevention

25. Facility address numbers are required.

Transportation

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

STAFF RECOMMENDATION (cont'd)

Building Inspection

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

Plan Commission

33. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
34. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.
35. Intensity, location, and screening of outside lighting, including canopies, especially when abutting a residential district. Flat lens lighting shall be used (TMC§1104.0901(D)).
36. Hours of operation may be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, to reduce detriment to the area (TMC§1104.0901(H)).
37. Canopies shall be set back a minimum of 10 feet from the property line, and shall be designed to be consistent with the building materials and colors of the principal building. Support columns shall be brick, brick base, or other durable materials compatible with the principle building. The Planning Director may require a peaked roof to complement the principle building (TMC§1104.0903(A)). **An elevation that shows compliance shall be submitted.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

38. Non-petroleum displays must be within 25 feet of the building but not within 25 feet of any right-of-way. The maximum height of such displays shall not exceed 5 feet (TMC§1104.0903(C)).
39. Free air (with the capability of filling standard automobile tires), water, and restrooms shall be provided and maintained during operating hours of the station (TMC§1104.0903(D)).
40. Ingress and egress to a parking lot in a Commercial or Industrial zoning district must be from a major street or from a street located in a Commercial or Industrial district with Commercial or Industrial zoning on the opposite side of the street (TMC§1107.1203). **Acceptable as depicted on site plan.**
41. The building design shall meet the requirements of TMC§1109.0200 *Commercial, Mixed Use and Institutional Design Standards*. The building materials of the addition shall meet the requirements of TMC§1109.0500 *Building Façade Materials and Color*. Additional façade treatments or variation in massing as detailed in TMC§1109.0205 A and C shall be incorporated into the building design. **A building elevation shall be submitted indicating compliance with these criteria and shall detail percentage of each exterior building material and color.**
42. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include.
 - a. Greenbelts are required along all street frontages. Greenbelt frontage landscaping shall be a minimum width of 15 feet, constructed of a solid evergreen hedge and provide a minimum of one tree for every 30 feet of frontage. Trees are not required to be evenly spaced and may be clustered; 15' greenbelts are required along all frontages.
 - b. Total interior landscaping shall be 20 square feet per parking space. Landscape areas within the parking area shall be peninsular or island types and must be constructed with 6 inch by 18 inch concrete curbing.
 - c. A Type A Landscape buffer is required along the property edge abutting residential zoning and shall be twenty-five feet (25') in width or ten feet (10') wide with a solid fence.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- d. All parking spaces must be within 100 linear feet of a landscaped area.
- e. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area.
- f. Landscape terminal islands must be provided at the end of each parking row.
- g. One tree is required for every 30' linear feet of frontage or fraction thereof, for all structures and shall be installed along both street frontages. Foundation plantings for the full street facing building elevation; and landscape areas at major building entrances.
- h. Topsoil must be back filled to provide positive drainage of the landscape area.
- i. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage, **as pertaining to the foundation plantings.**
- j. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards.
- k. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties).
- l. The location, lighting and size of any signs, all signage is subject to TMC§1387.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

43. Pursuant to TMC§1106.0602 *Use Regulations* – The Special Use Permit granted for a convenience store shall be subject to review on an annual basis and may be amended or revoked by action of City Council in consultation with the Plan Commission if said convenience store is determined to have significant negative secondary effects that have not been sufficiently alleviated under zoning, building or health code regulations. See TMC§1106.0602 *Use Regulations* for defined negative secondary effects.
44. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
45. Minor adjustments to the site plan that do not violate the above conditions or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
46. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

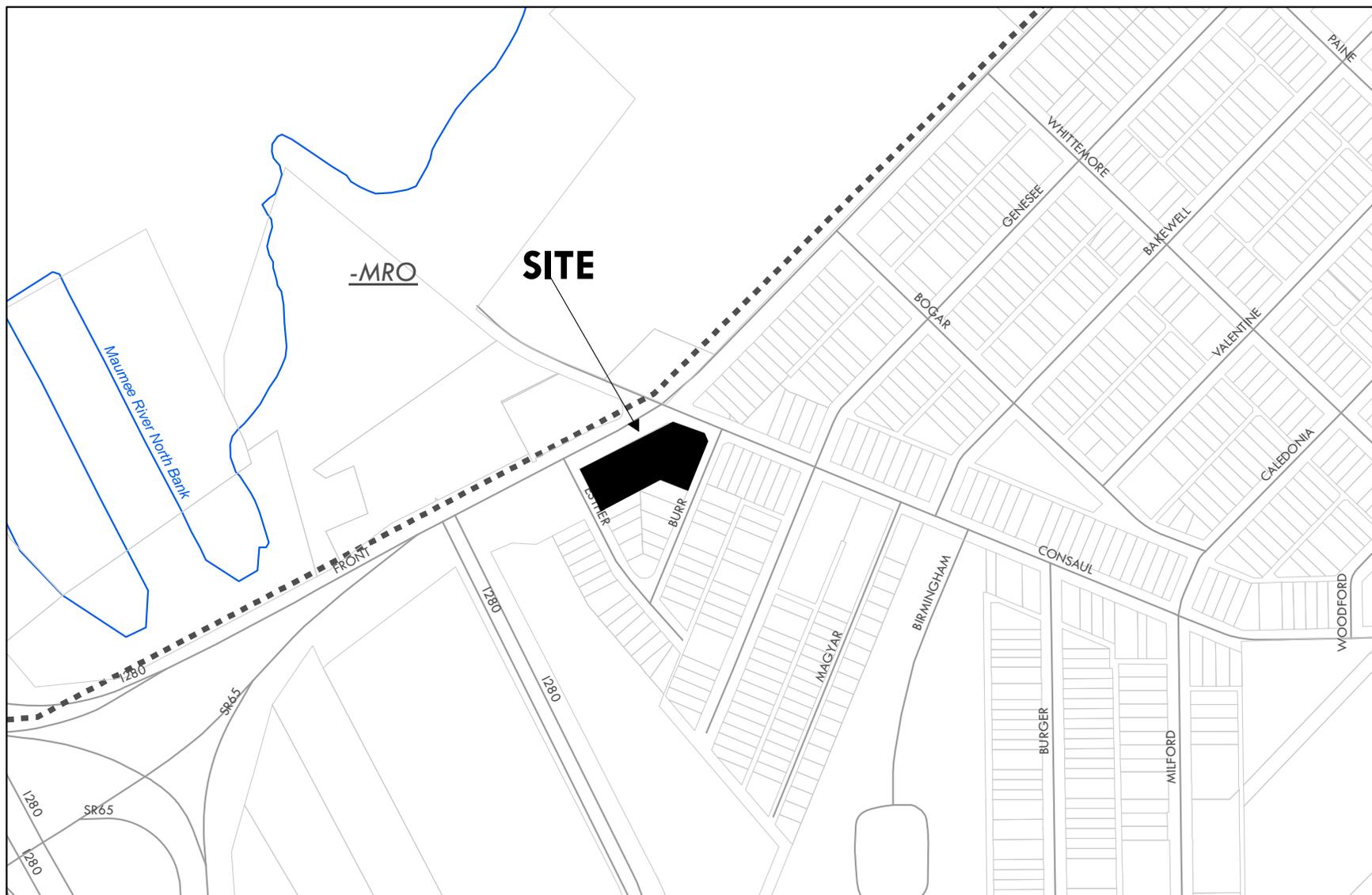
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-9002-13
DATE: November 7, 2013
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: December 11, 2013
TIME: 4:00 P.M.

GP/bp
Six (6) sketches follow

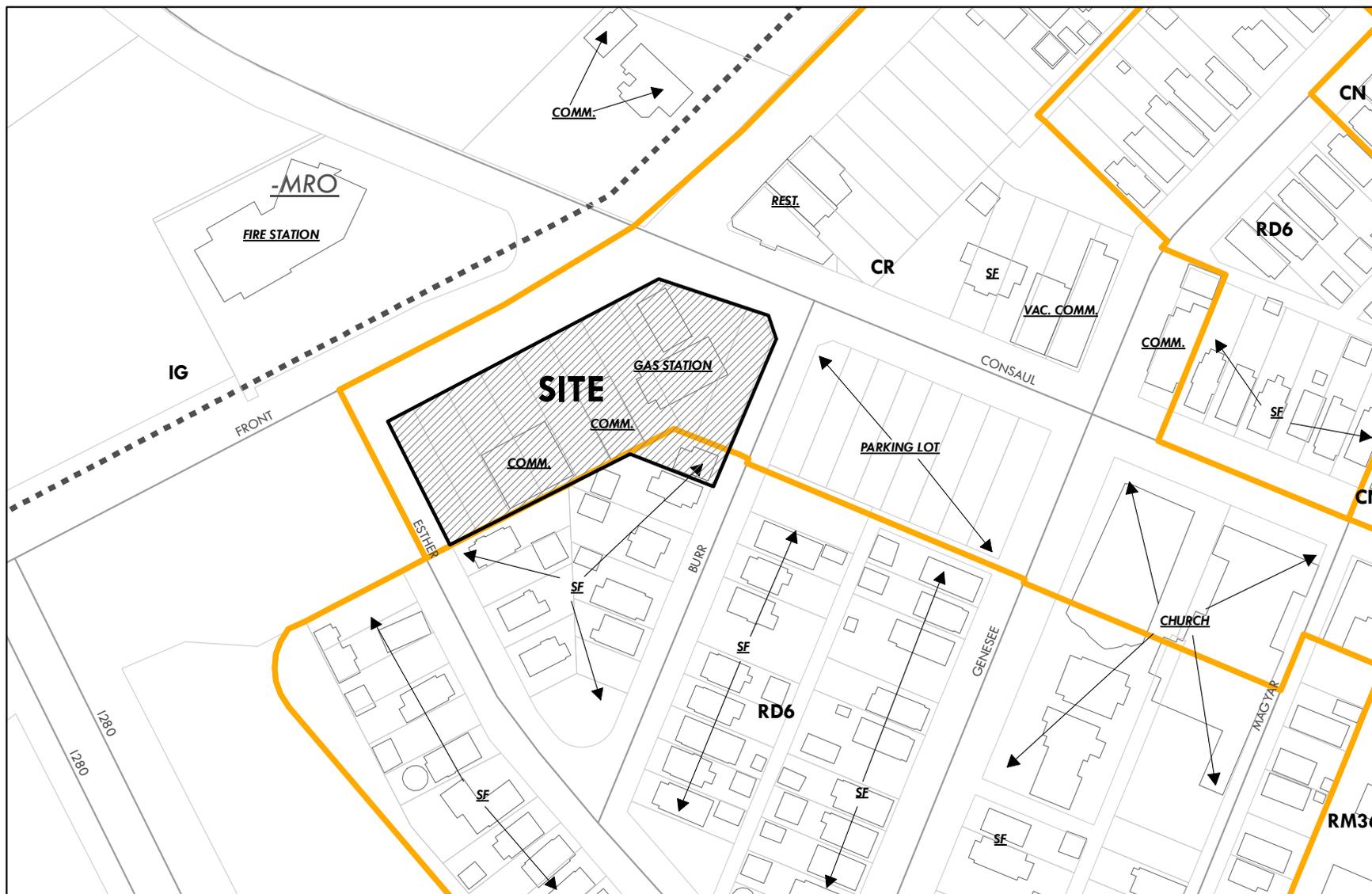
GENERAL LOCATION

SUP-9002-13
ID 25



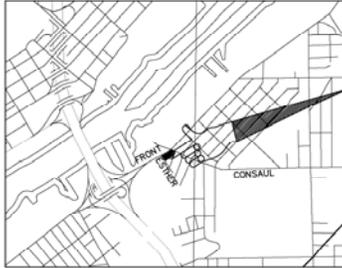
ZONING & LAND USE

SUP-9002-13
ID 25



EXISTING SITE PLAN

SUP-9002-13
ID 25



LOCATION MAP
SCALE: 1:300

LEGAL DESCRIPTION FOR SITE

LOTS 2 THROUGH 9 IN BURR'S ADDITION AS RECORDED IN VOL. 8, PG. 45, LUCAS COUNTY PLAT RECORDS AND THE NORTHWEST 1/4 OF LOT 23 AND ALL OF LOT 24 IN THE EXTENSION OF BURR'S ADDITION AS RECORDED IN VOLUME 8 PAGE 126, LUCAS COUNTY PLAT RECORDS, CITY OF TOLEDO, LUCAS COUNTY, OHIO.

BEING PARCELS 02-32451, 02-32447, 02-32444, 02-32441, 02-32437, 02-32434, 02-32431, 02-32427, 02-32417 AND 02-32414

EXISTING SITE CONDITIONS:

ZONING: CR, COMMERCIAL + RD6 RESIDENTIAL
AREA: 0.029 AC ± 40,475 SF
CURRENT USE: GAS STATION AND CONVENIENCE STORE
BUILDINGS EXISTING:
BUILDING STORE AREA = 1,830 SF
BUILDING STORAGE AREA = 3,200 SF

BUILDINGS SETBACKS:

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

EXISTING PARKING (CR ZONING)

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

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

REQUIRED ACCESSIBLE PARKING BY ADA (CODE 206 OF ADA) WITH BUILDING ADDITION
TOTAL PARKING 26 TO 50 = 2 ACCESSIBLE SPACE (10%20) PER TABLE 208.2
MINIMUM 1 IN 8 ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE (5%10)(208.2.4 ADA CODE)
TOTAL = 3 ACCESSIBLE SPACE + 1 VAN ACCESSIBLE SPACE

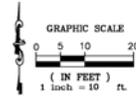
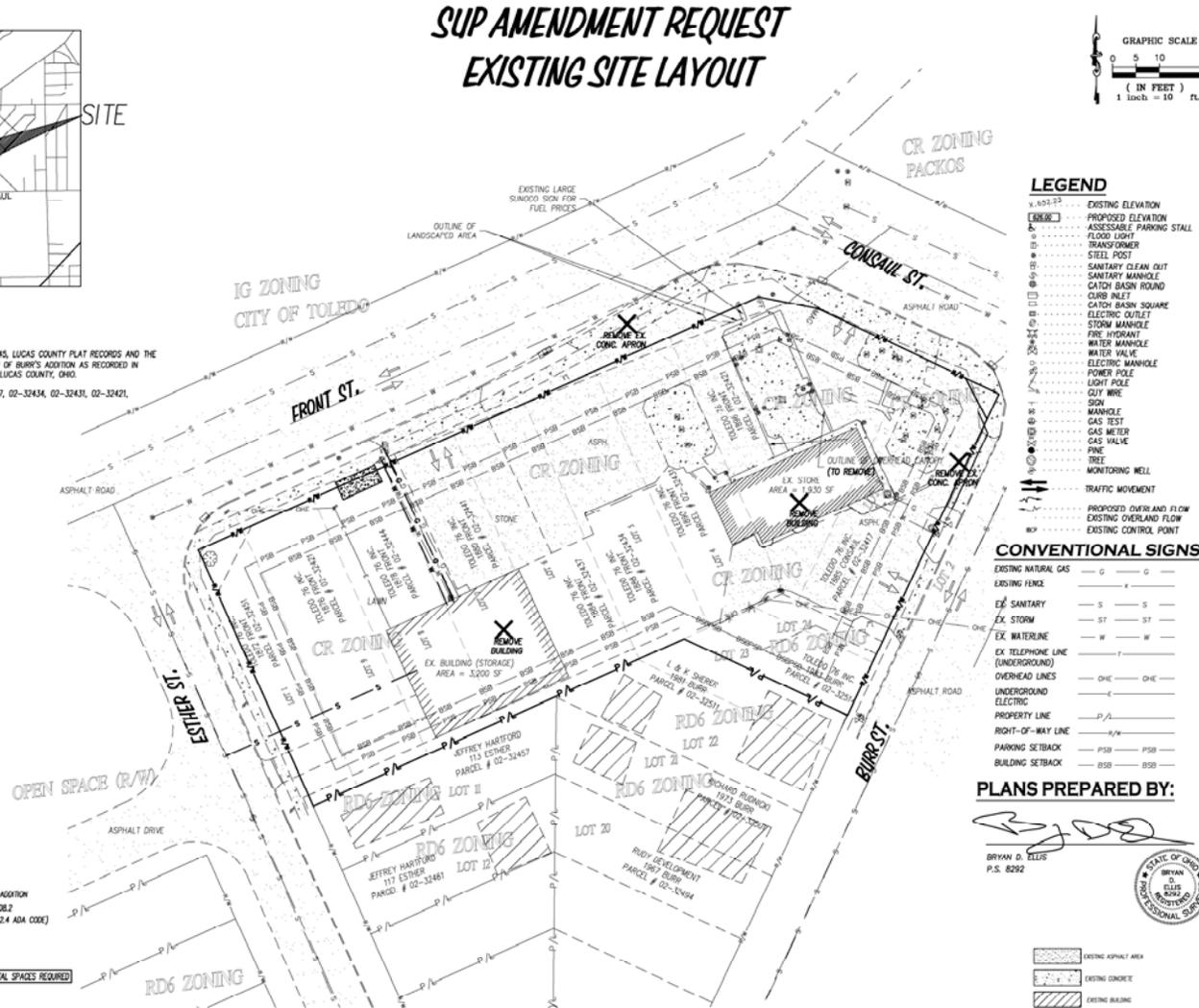
PARKING REQUIRED:

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

PARKING EXISTING:

NO DEFINED PARKING SPACES VISIBLE

SUP AMENDMENT REQUEST EXISTING SITE LAYOUT



LEGEND

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

CONVENTIONAL SIGNS

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

PLANS PREPARED BY:

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



DATE: 06-20-13
SCALE: 1/8" = 1'-0"
PROJECT NO.: SUP-9002-13
SHEET NO.: 1 OF 2
SHEET TITLE: PARKING LAYOUT REV.

LEGEND

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

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

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

SP-1/2

1 - 14

PROPOSED SITE PLAN

SUP-9002-13
ID 25



SUP AMENDMENT REQUEST PROPOSED SITE LAYOUT

EXISTING SITE CONDITIONS:

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

BUILDINGS SETBACKS:

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

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

PARKING SETBACKS:

PARKING SETBACKS PER ZONING CODE CODE 1107.1202.B

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

LANDSCAPING (1108)

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

DUMPSTER SCREENED BY SOLID FENCE 6' HIGH

REQUIRED PARKING (CR ZONING)

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

REQUIRED - GAS PUMPS
8 PUMPS
(6 SPACES REQUIRED)

REQUIRED - RESTAURANT

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

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

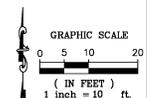
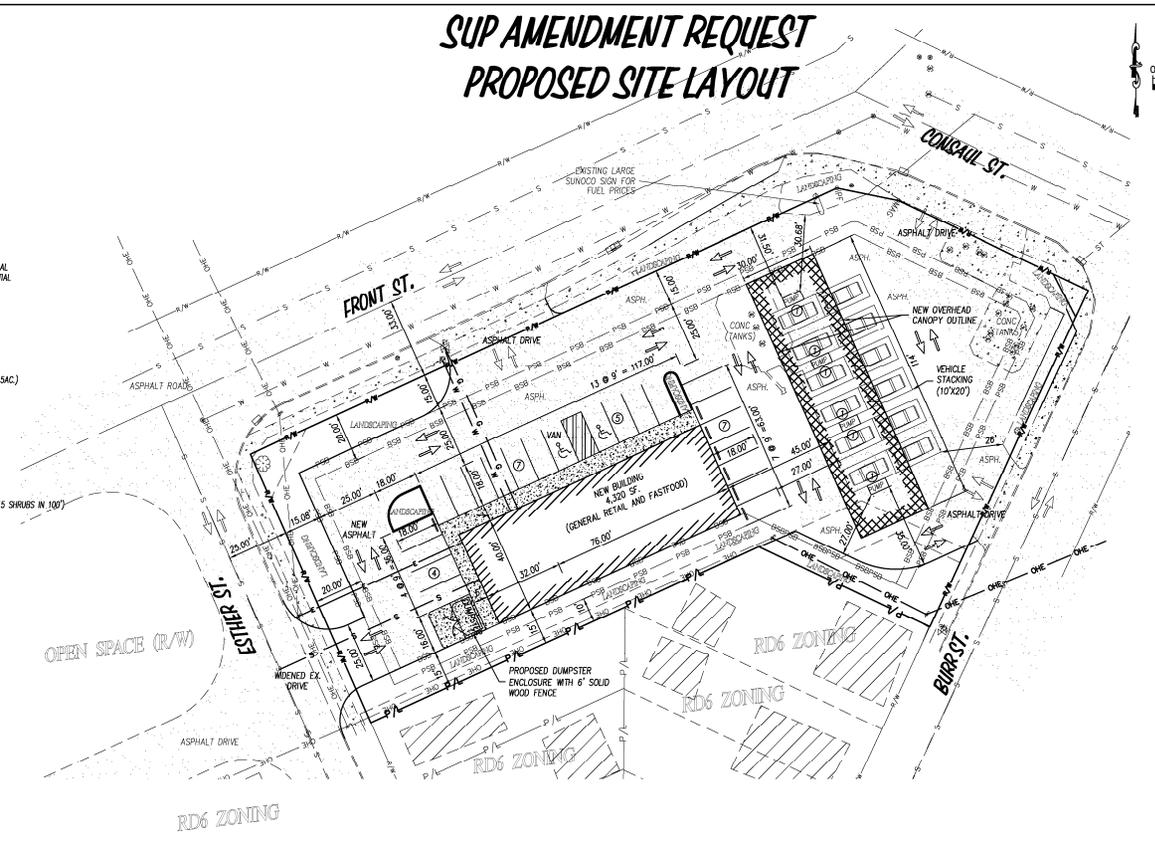
TOTAL PARKING REQUIRED = 29 SPACES

REQUIRED ACCESSIBLE PARKING BY ADA (4.1.2) WITH BUILDING ADDITION

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

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

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



DATE	18-06-13
ISSUED FOR:	1ST SUBMISSION
NO.	1
ISSUED FOR:	PARKING LAYOUT REV.
NO.	2

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

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

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

SP-2/2

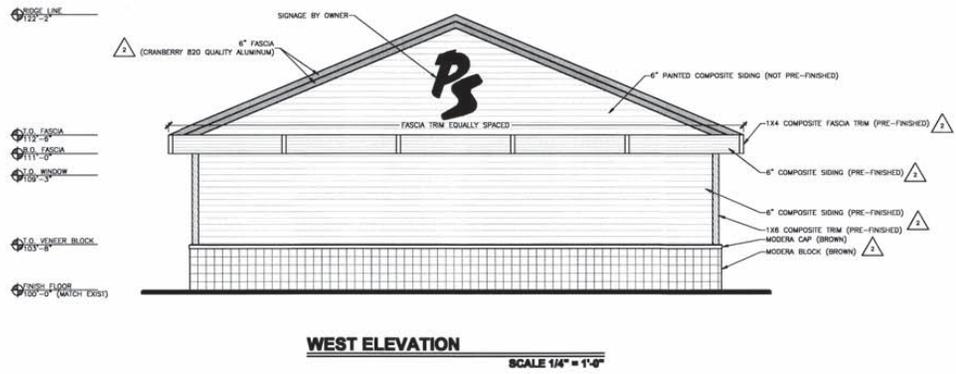
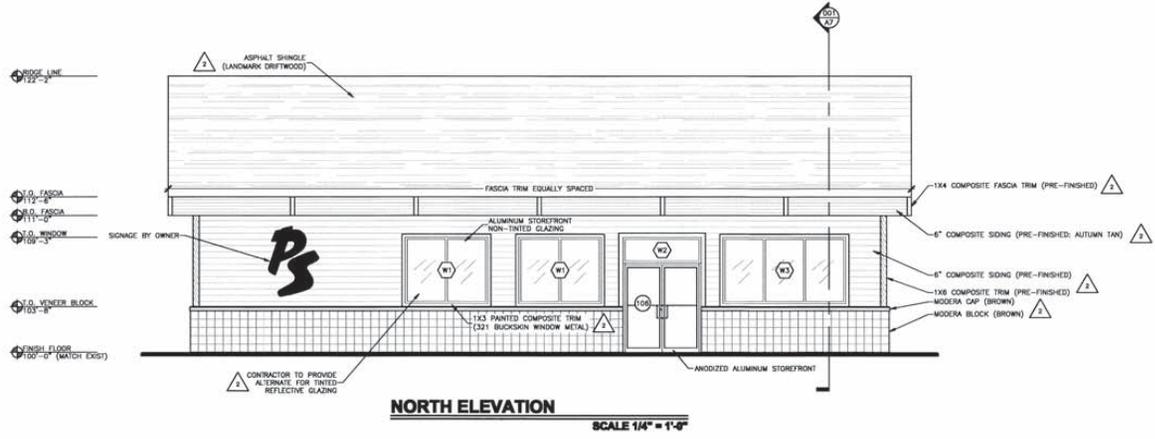
City of Toledo Projects \3\666-1301\Drawings\666-1301-Supervisory 9/27/2013 2:40:11 PM EDT

1 - 15

ELEVATION

SUP-9002-13
ID 25

1-16



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

NON-RESIDENTS MUST BE
CALLED DIRECTLY

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

NO.	DESCRIPTION	DATE

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

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



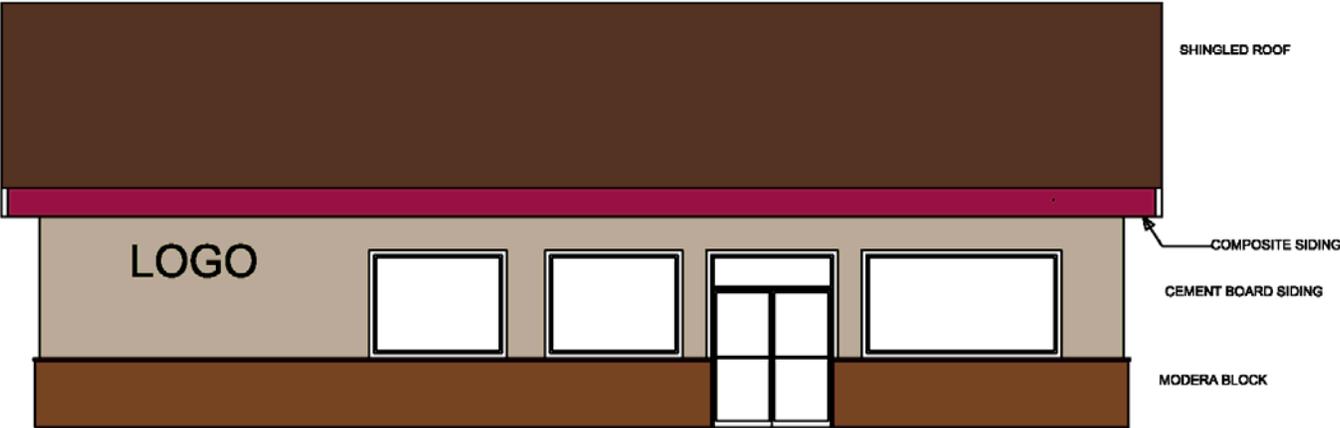
Final Plan Approval
Examiner: A. Jacques
FA-201020942
September 7, 2010
See addendum

NO.	DESCRIPTION	DATE

SHEET A5 of 11

ELEVATION

SUP-9002-13
ID 25



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GENERAL INFORMATION

Subject

- Request - Request a for zone change from CR Regional Commercial and RM36 Multi-Family Residential to CM Mixed Commercial-Residential
- Location - 2565-2661 Bancroft Street (10 Lots and vacated alley and street)
- Applicant - Guy Totino
1382 West 9th Street
Suite 410
Cleveland, OH 44113
- Attorney - Mark H. Rose
Marshall and Melhorn, LLC
Four Seagate, Eighth Floor
Toledo, OH 43604
- Architect - City Architecture
3636 Euclid Avenue
Suite 300
Cleveland, OH 44115

Site Description

- Zoning - CR, RM36 / Regional Commercial, Multi-Family Residential
- Area - ±6.46 acres
- Frontage - ±424' along Bancroft Street
- Frontage - ±270' along North Westwood Avenue
- Existing Use - Commercial Businesses, Vacant night club, Apartment Building
- Proposed Use - Multi-Family

Area Description

- North - Ottawa Park / POS
- South - Ottawa River, Single Family Dwellings / RD6
- East - Apartment Buildings, Ottawa River / RM36
- West - Overpass, University of Toledo / RD6

GENERAL INFORMATION (cont'd)

Parcel History

- Z-286-55 - Request for a zone change from “A” Height and Area to “C” Use and “D” Height and Area Districts (11/7/55).
- Z-166-63 - Request for a zone change from R-3 Two-Family to R-4 Multi-Family. (Ord. 718-63, 10/14/63).
- BSP-7-65 - Request for a site plan review for more than one main building on a parcel. Approved on 12/16/65
- BSP-1-67 - Request for a site plan review for more than one main building on a parcel. Disapproved on 2/10/67
- SUP-8035-96 - Request for a Special Use Permit for a cellular phone tower located at 2565 West Bancroft Street. Approved by Plan Commission on 11/7/96, Approved by Planning and Zoning on 11/20/96, City Council approved on 12/3/96, Ord. 823-96.
- SUP-5013-04 - Request for a Special Use Permit for cellular phone tower located at 2567 West Bancroft Street (Northeast corner of Westwood and Indian River). Infinite deferral on 6/22/04
- SPR-37-07 - Request for a minor site plan review for a balcony and parking lot located at 2639 Bancroft Street. Approved on 12/20/07
- SPR-26-10 - Request for a minor site plan review for a covered patio addition at Ryno’s located at 2633 West Bancroft Street. Approved on 9/21/10
- SPR-33-10 - Request for a minor site plan review for a building addition located at 2621 West Bancroft Street. Approved on 11/15-10
- V-399-13 - Request for the Vacation of an unnamed alley running east – west from N. Westwood Avenue to Indian River Road and located in the Ottawa Stores Subdivision. Res. 399-13 approved by Plan Commission on 10/10/13

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|-----------|---|---|
| V-400-13 | - | Request for the vacation all that part of Indian River Road in the Ottawa Stores Subdivision. Res. 400-13 approved by Plan Commission on 10/10/13 |
| SPR-44-13 | - | Request for a site plan review for a new apartment building, companion case |

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 CR Regional Commercial and RM36 Multi-Family Residential to CM Mixed Commercial-Residential for a site located at 2565-2661 Bancroft Street. The ±6.46 acre site consists of ten parcels and a vacated street and alley that are to be combined to accommodate the new development. The site is bounded by the Ottawa River to the south and wraps around two commercial uses that are not included in the development. A companion major site plan review accompanies this case.

The zone change to CM Mixed Commercial-Residential will allow the site to be re-developed with a pedestrian-oriented, multi-dwelling building with a commercial component in close proximity to the University of Toledo. Existing commercial buildings, a vacant night club, and a one-story apartment building will be demolished to accommodate a new, ±53,660 square foot, 143 unit apartment building and parking lot.

Surrounding land uses include the Ottawa Park to the north, an overpass and the University of Toledo to the west, the Ottawa River and single family homes to the south, and Ottawa River and apartments to the east.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Neighborhood Commercial and Multi-Dwelling land uses. The Neighborhood Commercial zoning district is intended to accommodate pedestrian oriented small-scale retail and service businesses that serve nearby residential areas. Multi-Dwelling districts are primarily intended to accommodate the development of multi-dwelling housing. The proposed development conforms to this land use designation.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommends approval of Z-9008-13, a request for a zone change from CR Regional Commercial and RM36 Multi-Family Residential to CM Mixed Commercial-Residential, for a site located at 2565-2661 Bancroft 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 CM Mixed Commercial-Residential zoning is compatible with the zoning districts within the general vicinity of the site (TMC 1111.0606(C) Review and Decision Making Criteria).
3. The zone change will facilitate the re-development of a site that has experienced disinvestment and nuisance conditions.

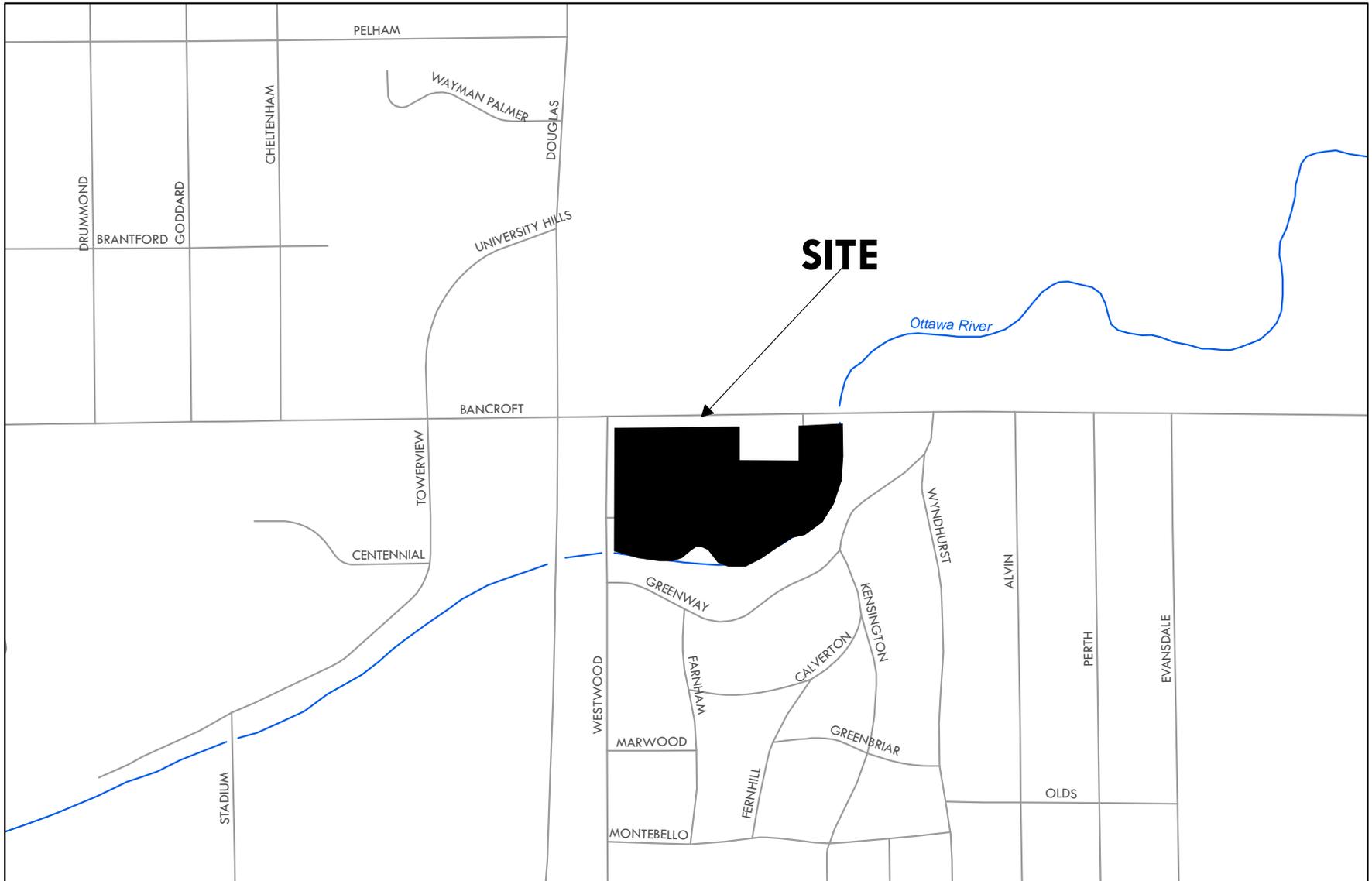
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-9008-13
DATE: November 7, 2013
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: December 11, 2013
TIME: 4:00 P.M.

GP/bp
Two (2) sketches follow

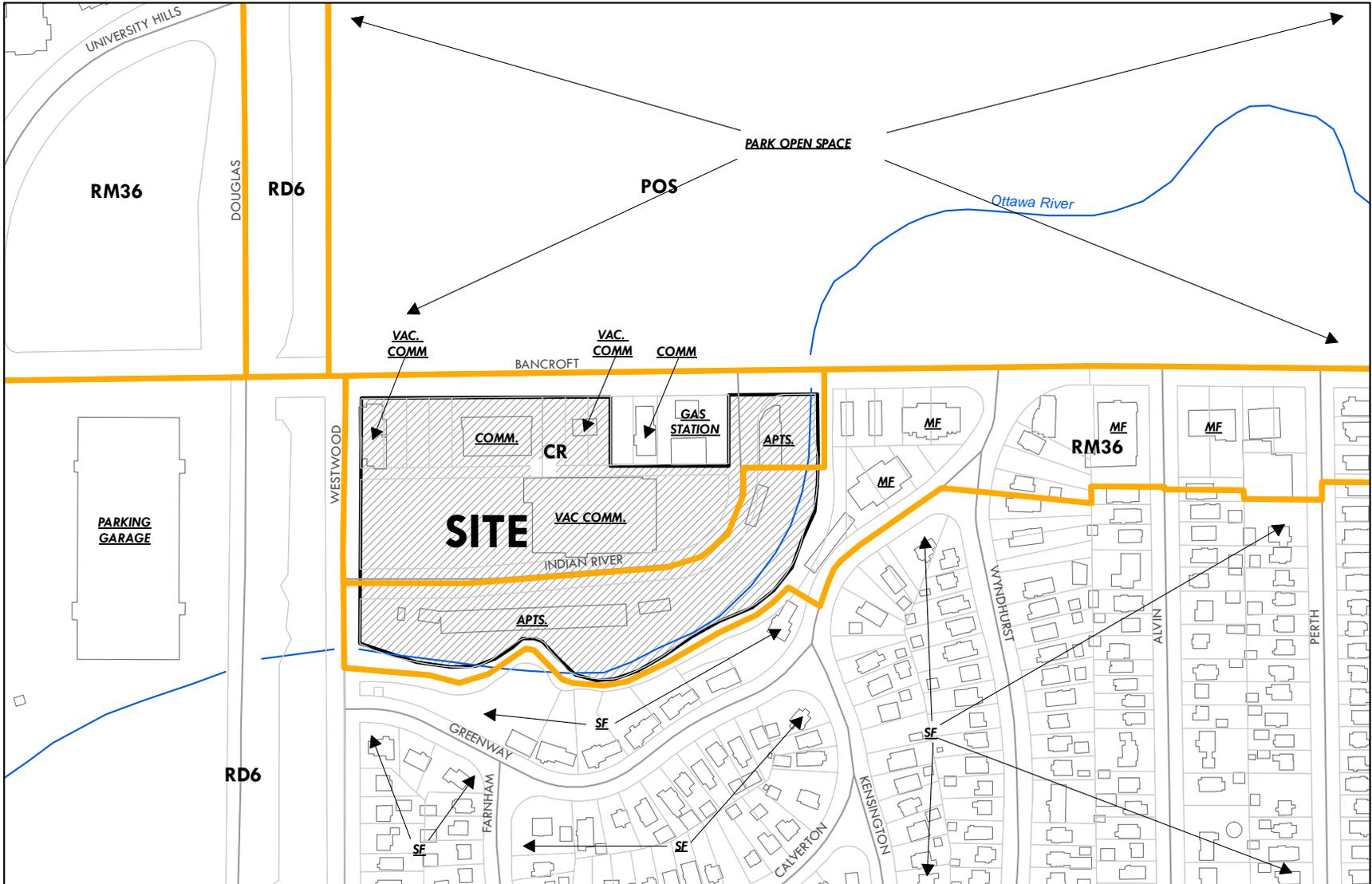
GENERAL LOCATION

Z-9008-13
ID 51



ZONING & LAND USE

Z-9008-13
ID 51



GENERAL INFORMATION

Subject

- Request - Major Site Plan Review for a 143 unit apartment building with 445 parking spaces
- Location - 2565-2661 Bancroft Street (10 Lots and vacated alley and street)
- Applicant - Guy Totino
1382 West 9th Street
Suite 410
Cleveland, OH 44113
- Attorney - Mark H. Rose
Marshall and Melhorn, LLC
Four Seagate, Eighth Floor
Toledo, OH 43604
- Architect - City Architecture
3636 Euclid Avenue
Suite 300
Cleveland, OH 44115

Site Description

- Zoning - CR, RM36 / Regional Commercial, Multi-Family Residential
- Area - ±6.46 acres
- Frontage - ±424' along Bancroft Street
- Frontage - ±270' along North Westwood Avenue
- Existing Use - Commercial Businesses, Vacant Night Club, Apartment Building
- Proposed Use - Multi-Family

Area Description

- North - Ottawa Park / POS
- South - Ottawa River, Single Family Dwellings / RD6
- East - Apartment Buildings, Ottawa River / RM36
- West - Overpass, University of Toledo / RD6

GENERAL INFORMATION (cont'd)

Parcel History

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- V-399-13 - Request for the Vacation of an unnamed alley running east – west from N. Westwood Avenue to Indian River Road and located in the Ottawa Stores Subdivision. Res. 399-13 approved by Plan Commission on 10/10/13

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|-----------|---|---|
| V-400-13 | - | Request for the vacation all that part of Indian River Road in the Ottawa Stores Subdivision. Res. 400-13 approved by Plan Commission on 10/10/13 |
| Z-9008-13 | - | Request for a zone change from CR Regional Commercial and RM36 Multi-Family Residential to CM Mixed Commercial – Residential, Companion Case |

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a major site plan review for a site located at 2565-2661 Bancroft Street to facilitate the development of an apartment building on the site. The ±6.46 acre site consists of ten parcels, and a vacated street and alley that are to be combined to accommodate the new development. The site is bounded by the Ottawa River to the south and wraps around two commercial uses that are not included in the development. Existing commercial buildings, a vacant night club and a one-story apartment building will be demolished to accommodate a new ±209,810 square foot apartment building and parking lot. The building will consist of 143 dwelling units, 486 beds, a common area and space for ground floor commercial use. Pursuant to TMC§1111.0802(B)(3) *Development Approval Procedures* – a multi-family residential development containing 40 or more dwelling units require a Major Site Plan review. A companion zone change accompanies this case.

Parking

The site plan depicts a 445-space parking lot to be developed behind the building and accessed via one curb cut onto Bancroft Street and one curb cut onto Westwood Avenue. A multi-dwelling development is required to provide 1 ½ parking spaces per unit and one parking space for every ten units for visitor parking. The subject site is required a minimum of 230 parking spaces, along with twenty-three bicycle spaces. The proposed number of spaces exceeds 150% of the minimum number of required spaces. Therefore, an alternate parking plan will be required as a condition of approval documenting the need for the additional parking.

STAFF ANALYSIS (cont'd)

Landscaping

The urban commercial landscape standards of TMC§1108.0300 apply to developments in the CM Mixed Commercial-Residential zoning district. The urban commercial standards are intended to allow flexibility in landscaping in recognition of the challenges of urban, pedestrian-oriented developments. The urban commercial standards require landscaping in any area of the site not used for building, parking or other impervious coverage. Additionally, perimeter landscaping must be installed along any parking lot adjacent to street, place, or driveway.

A landscape plan has been submitted depicting a greenbelt along Bancroft Street offering fifteen (15) street trees. The greenbelt is located within the Bancroft Street right-of-way. This is acceptable within the confines of the urban commercial landscape standards. However, as a condition of approval the applicant will be required to obtain approval of the Division of Engineering Services and the Division of Parks, Recreation, and Forestry.

A greenbelt is offered along Westwood Avenue, a portion of which is located within the right-of-way. Staff recommends that street trees or shrubs be added in this right-of-way, also subject to review and approval of the Division of Engineering Services and the Division of Parks, Recreation, and Forestry. Interior site landscaping is offered via several parking lot landscape islands. Additional landscape islands in areas currently shown as paved but striped for no parking, will be required as a condition of approval.

Density

The CM Mixed Commercial – Residential district requires 1,400 square feet of lot area per dwelling unit for multi-dwelling structures. A maximum of 201 units is permitted on the subject site. The lot area per unit may be reduced by 100 square feet if amenities as listed in TMC§1104.0402 are provided. The site plan indicates that four (4) amenities will be provided, reducing the minimum lot area required to 1,000 square feet per dwelling unit allowing for a total of 281 units. The site plan submitted proposes for 143 dwelling units.

Building Design

A building elevation has been submitted that complies with TMC§1109.0501 – *Façade Materials*. The north façade, along Bancroft Street, consists of eighty (80) percent high-quality materials (brick, hardiplank, and glass). The west façade, along Westwood Avenue, consists of seventy-nine (79) percent high-quality materials (brick, hardiplank, and glass). Vinyl and metal are used for banding and articulation purposes.

STAFF ANALYSIS (cont'd)

Building Design (cont'd)

The east and south facades, oriented towards the parking lot, consist of forty-seven (47) percent high-quality materials. The predominant building material on these facades consist of vinyl siding. This is acceptable for the south façade which faces inward towards the Ottawa River and the parking lot. However, the east façade is visible from Bancroft Street and staff recommends that the percentage of vinyl siding be reduced so that seventy-five (75) percent of this façade consist of high-quality materials to comply with TMC§1109.0501. A revised elevation drawing has been submitted for the east façade with eighty-two (82) percent of the façade consisting of high-quality materials.

Additionally, staff recommends that the applicant submit a revised elevation providing more detail on depth of proposed building recesses to determine if the building mass is sufficiently broken up along Bancroft Street and Westwood Avenue façades.

TMC§1109.0205(C)(3) requires building entrances to be articulated via the use of design elements such as awnings, parapets, overhangs and peaked roof forms. Awning and canopies have been incorporated in the northwest and northeast corners of the building at the main entrances. Staff recommends that the awnings be continued along the entire Bancroft Street frontage.

Site Design

TMC§1109.0200 Commercial, Mixed-Use and Institutional Design Standards provides criteria for overall sign design for urban commercial/mixed use projects. Connecting walkways and direct pedestrian access should be fundamental components of the overall site design. The subject site offers direct connection to sidewalks along Bancroft Street and Westwood Avenue as well as connectivity to the parking lot.

Additional site amenities are offered in the space area along the Ottawa River. Benches are proposed along the river offering an outdoor passive recreational opportunity.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Neighborhood Commercial and Multi-Dwelling land uses. Additionally, the proposed use is not out of character with uses to the east of the site and is an appropriate transitional use between the single family neighborhood to the south and the University of Toledo to the west.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-44-13, a request for a special use permit for a new 143 unit apartment building with 445 parking spaces, for a site located at 2565-2661 Bancroft Street, for the following two (2) reasons:

1. The request is consistent with The Toledo 20/20 Comprehensive Plan (TMC 1111.0606(A) Review and Decision Making Criteria).
2. The zone change will facilitate the re-development of a site that has experienced disinvestment and nuisance conditions.

The staff further recommends that the Toledo City Plan Commission approve SPR-44-13, a Major Site Plan Review for a new 143 unit apartment building with 445 parking spaces located at 2565-2661 Bancroft Street, 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.

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, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
3. All commercial drive approaches (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. Existing drives along Westwood Avenue and Bancroft Avenue 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 One Stop Shop, (419) 245-1220.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

5. Contact Scott Bishop at (419) 936-2756 for inspection of above mentioned items.
6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. All existing water services to structures to be removed from the site will be abandoned by the City of Toledo at the owner's/developer's expense.
8. Existing 6-inch (6") diameter waterline in Indian River Road will be abandoned by the City of Toledo at the owner/developer's expense.
9. Plans for water services 4-inch (4") diameter and larger shall be submitted to the Division of Engineering Services for review and approval.
10. Contact the City of Toledo Fire Prevention Bureau to determine the fire protection requirements for this site.
11. Contact the Division of Water Distribution for installation requirements for backflow preventers.
12. New fire, domestic, and irrigation taps will be installed by City of Toledo at the owner's/developer's expense.
13. Plans for the water service shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service.
14. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the owner/developer's expense.
15. A flow test is recommended to ensure that available water flow and pressure in the area meets the anticipated demands of the facilities.
16. 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 and Regulations: of the Toledo-Lucas County Plan Commissions; the City of Toledo Infrastructure Design and Construction Requirements; and "The Comprehensive Ditch 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.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

17. 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.
18. No construction work, including grading, will be permitted without approved plans and inspection.
19. Being in or adjacent to a flood hazard zone, this area is subject to Toledo Municipal Code, Chapter 1110, which must be complied with in full. A portion of the proposed building appears to be located within the regulatory floodway. Most of the remainder of the development is within the regulatory floodplain.
20. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx. It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, Division of Engineering Services to set up a pre-submittal meeting. This is suggested so that there is a full understanding of the City of Toledo's requirements for the sanitary, storm, water and roadway utilities. This will in turn help to eliminate costly design time, revisions to drawings, delays in plan reviews and speed-up the plan approval process.

Contact Information is:

Division of Engineering Services: ph. (419) 245-1315, fax (419) 936-2850

Sanitary Sewers: Mike Elling, ph. (419) 936-2276

Storm Water Drainage: Lorie Haslinger, ph. (419) 245-3221

Water: Andrea Kroma, ph. (419) 936-2163

Roadway: Doug Stephens, ph. (419) 936-2279

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

21. The site plan does not designate any space for post construction storm water facilities. 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 sewer, 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.
22. To allow for maintenance access; structures, permanent fences, walls, or other obstructions are not permitted within 12 feet of the top of bank or ordinary high-water mark of Ottawa River or within the floodway. Clearing of vegetation/storage of materials/development within 40 feet of the ordinary high-water mark of Ottawa River is discouraged due to water quality impacts.
23. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
24. 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.
25. 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.
26. 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.
27. The developer shall be responsible fro meeting the requirements of the Ohio EPA anti-degradation policy. Requirements shall be met before any taps are made into the sanitary sewer system.

Sewer & Drainage Services

No objections or concerns

Fire Prevention

No objections or concerns

STAFF RECOMMENDATION (cont'd)

Transportation

28. A minimum drive aisle width of 25' is required to accommodate two-way traffic. Various drive aisles depicted on the site plan do not meet this minimum width.
29. Existing unused drive approaches shall be completely removed and new curbs and sidewalks shall be installed accordance with City of Toledo Construction Standards.
30. Crumbling and deteriorating curbs and sidewalks should be rebuilt in accordance with City of Toledo Construction Standards.

Building Inspection

31. The property is shown on FEMA's flood insurance map 39095C0086E to be in a designated special flood hazard area (SFHA) and adjacent to the floodway of the Ottawa River. Any development within the SFHA will require a special flood hazard area development permit with an accompanying hydrologic and hydraulic engineering analysis (H & H study) submitted to and for review and approval by the Floodplain Administrator for the City of Toledo (see above).
32. Construction and/erection of any building(s) on this site will require stamped construction documents submitted 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. Construction must observe the requirements for building in flood zone
33. All construction must comply with Federal ADA regulations.

Plan Commission

34. An Alternative Parking Plan shall be submitted subject to review and approval of the Plan Director.
35. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping areas.
36. 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

37. The building materials 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 shall be revised to include additional detail on the depth of proposed building's recesses. Proposed awning shall be extended along the Bancroft Street frontage.**

38. 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. Foundation plantings for the full street facing building elevation; and landscape areas at major building entrances;

 - 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 concrete curbing; **more landscaped parking lot islands in the areas shown as pavement striping are required.**

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

 - d. Landscaped areas **may not** contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage;

 - e. Greenbelts along Bancroft and Westwood shall include street trees or shrubs and shall be subject to the review and approval of the City of Toledo's Parks, Recreation, and Forestry Division;

 - f. Additional landscape island shall be provided in the interior of the parking lot;

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

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

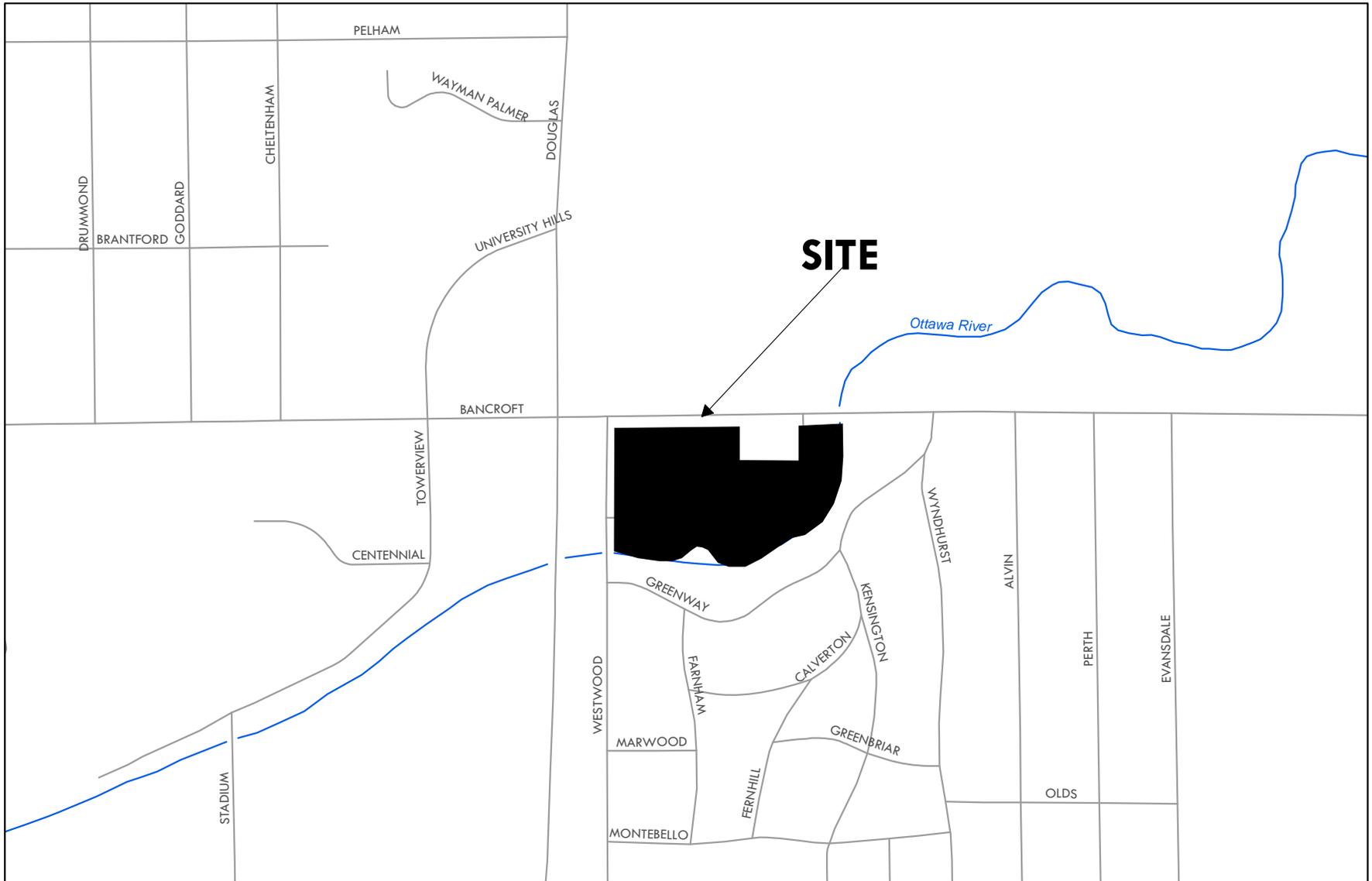
- h. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties); **compliance to be determined.**
 - i. The location, lighting and size of any signs, all signage is subject to TMC§1387; **compliance to be determined.**
- 39. All lots associated with the development are to be combined.
 - 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-44-13
DATE: November 7, 2013
TIME: 2:00 P.M.

GP/bp
Seven (7) sketches follow
Exhibit "A" follow

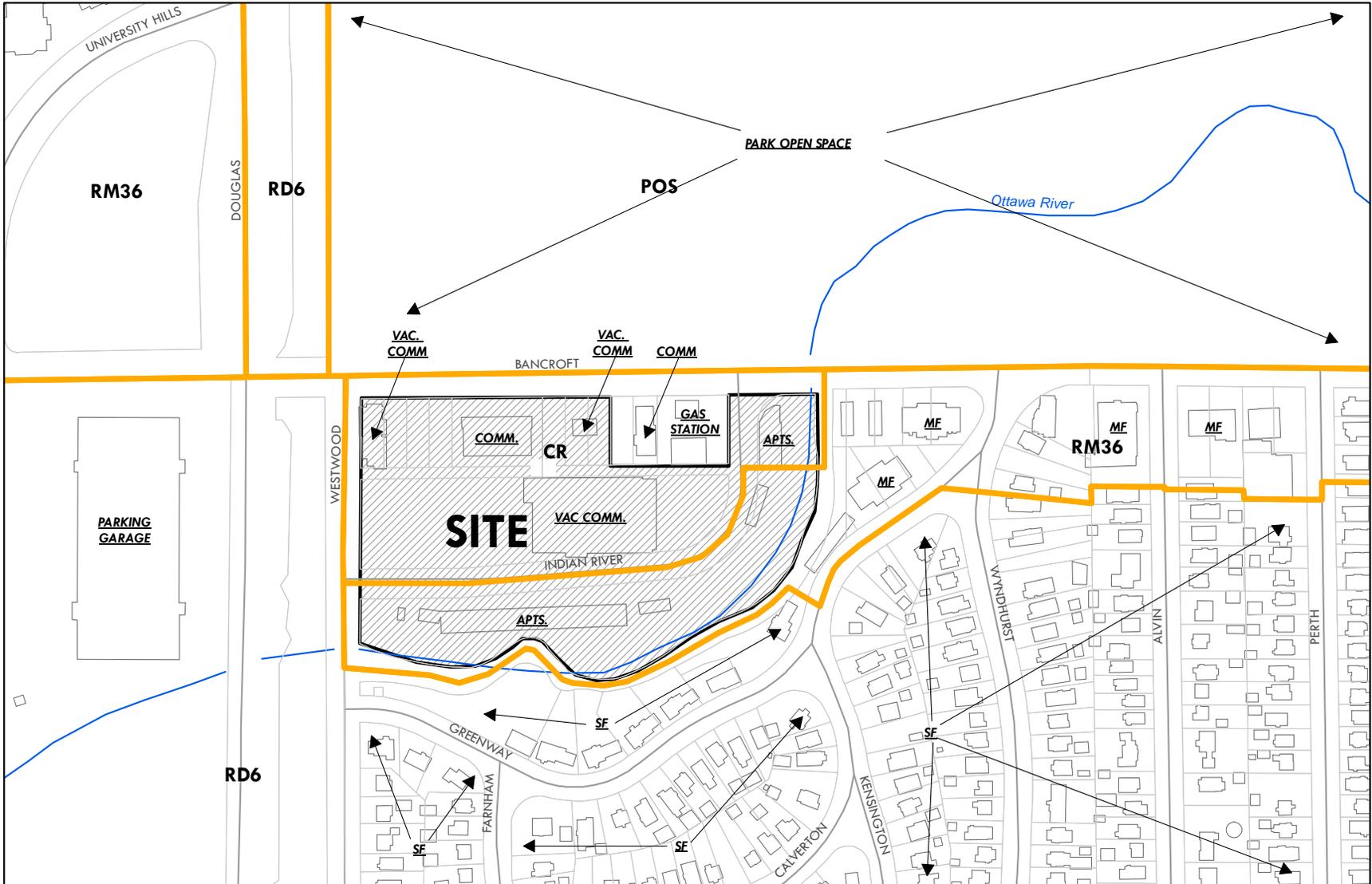
GENERAL LOCATION

SPR-44-13
ID 51



ZONING & LAND USE

SPR-44-13
ID 51



SITE PLAN

SPR-44-13
ID 51



LEGAL DESCRIPTION:
SEE ATTACHED.

DEVELOPER:
BANCROFT WESTWOOD, LLC
1382 WEST 9TH STREET, SUITE 410
CLEVELAND, OH 44113

SITE ADDRESS:
2661 WEST BANCROFT
TOLEDO, OHIO 43607

ZONING:
OH, MIXED COMMERCIAL-RESIDENTIAL ZONING
MINIMUM LOT AREA (SQUARE FEET)
MULTI-DWELLING (PER UNIT) - 1,400
REDUCTION OF 400 SF PER 1106.0402
1,000 X 143 = 143,000 SF
ACTUAL LOT AREA: 282,419 SQ. FT. OR
6.48 ACRES
ACTUAL LOT AREA IS 50% OVER THE
REQUIREMENT
MAXIMUM FLOOR AREA RATIO - 1
TOTAL GROSS BUILDING AREA: 209,810 SF
TOTAL LOT AREA: 282,419 SF
FAR = .74
MINIMUM SETBACKS (FEET)
FRONT - 0
SIDEYARD - 0
PROPOSED SETBACK IS 3'-0"
MAXIMUM FRONT SETBACK (FEET) 10'-0"
MAXIMUM HEIGHT (FEET) 120'-0"
TRUSS BEARING ELEVATION = 41'-0"
MAXIMUM BUILDING COVERAGE (% OF SITE) -
100%
83,660 SF BUILDING FOOTPRINT = 19%

VARIANCES REQUESTED:
NONE

LANDSCAPING:
PER 1106.030 - URBAN COMMERCIAL
LANDSCAPE STANDARDS
TREES
6 STREET FRONTAGE 1 TREE PER 30
LINEAR FEET
WEST BANCROFT 1 SIDEYARD
430 LINEAR FEET = 15 TREES
N. WESTWOOD AVENUE -
NOT SUFFICIENT SPACE FOR TREES

PARKING:
REQUIRED - 1.5 PER DWELLING UNIT PLUS 1
SPACE PER 10 UNITS FOR VISITOR PARKING
143 DWELLING UNITS = 215 PLUS VISITORS =
15 FOR THE TOTAL REQUIRED PARKING = 230
PROVIDED = 445 (486 BEDS = 91% OF
STUDENTS WILL HAVE A SPACE)
MINIMUM NUMBER OF BICYCLE PARKING SLOTS
REQUIRED - 1 PER 10 PARKING SPACES
230 PARKING SPACES REQUIRED = 23
BICYCLE PARKING SPACES
LOADING SPACES - FROM 100,000 TO 540,999
SQUARE FEET 2 LOADING SPACES ARE
REQUIRED.
6 LOADING SPACES PROVIDED TO COVER
MOVE IN/OUT DAYS
ACCESSIBLE PARKING FOR PHYSICALLY
DISABLED PERSONS
401 TO 500 PARKING SPACES
REQUIRES HC PARKING FOR 7 AUTOS
AND 2 VANS
HC PARKING PROVIDED = 7 AUTOS
AND 2 VANS

LOCATION MAP:
NOT TO SCALE



WEST BANCROFT SETBACKS AND DIMENSIONS

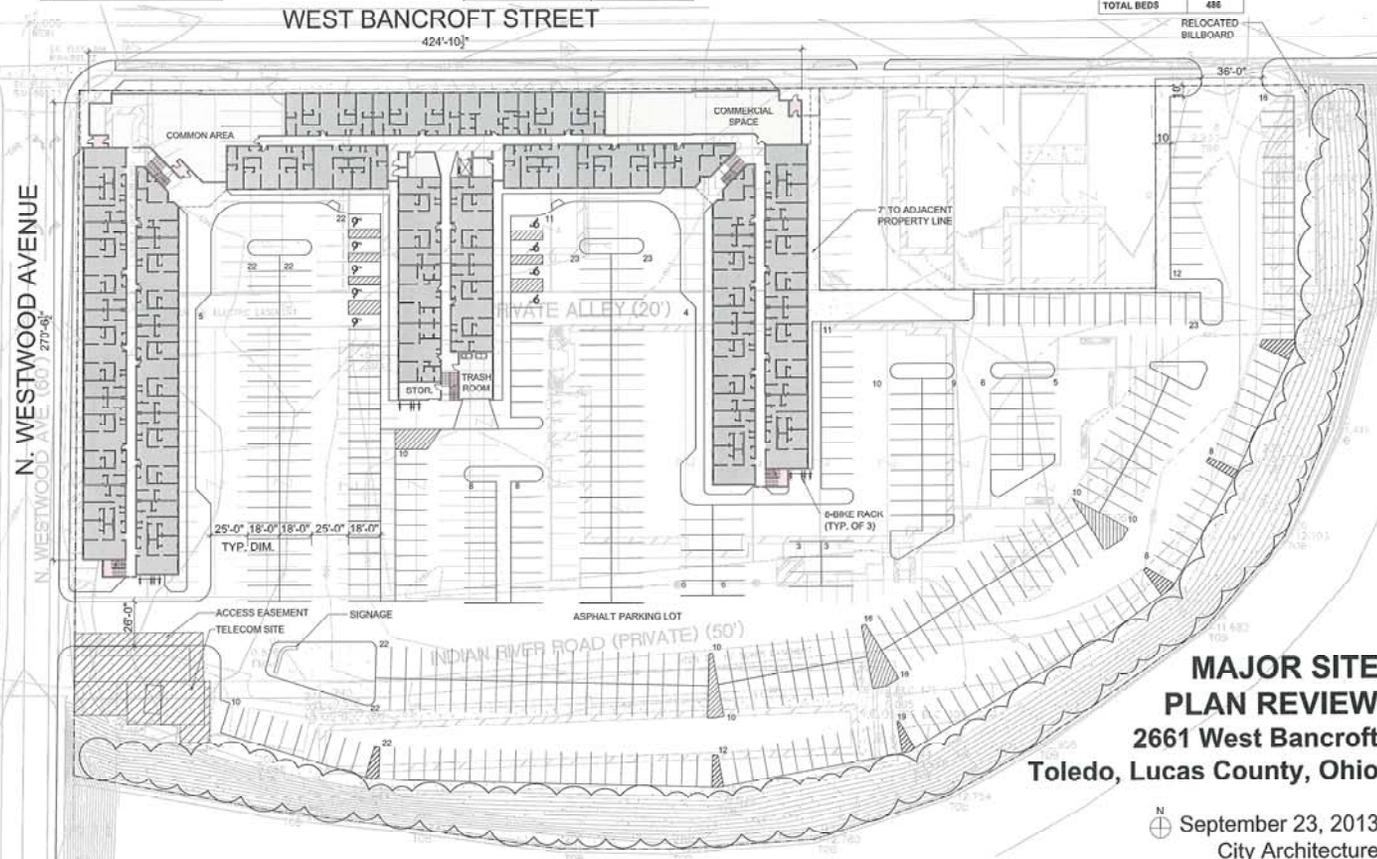
BUILDING TO R/W	1'-0"
BUILDING TO CURB	18'-8"
TREE LAWN	6'-0"
SIDEWALK	6'-0"

NORTH WESTWOOD SETBACKS AND DIMENSIONS

BUILDING TO R/W	2'-6" @ NORTH END 4'-2" @ SOUTH END
SIDEWALK	6'-0"

BLDG. AREA ANALYSIS

GROUND FLOOR	
COMMON AREA	5440 SF
COMMERCIAL SPACE	1710 SF
TOTAL AREA (GROUND FLOOR FOOTPRINT)	53,660 SF
TYPICAL RESIDENTIAL FLOOR (FLOORS 2-4)	
TOTAL AREA / FLOOR	52,050 SF
TOTAL GROSS BLDG AREA	209,810 SF
TOTAL UNITS	143
TOTAL BEDS	486



**MAJOR SITE
PLAN REVIEW**
2661 West Bancroft
Toledo, Lucas County, Ohio

September 23, 2013
City Architecture
Scale: 1:30

Westwood Place
Bancroft Westwood, LLC

Site Development Plan

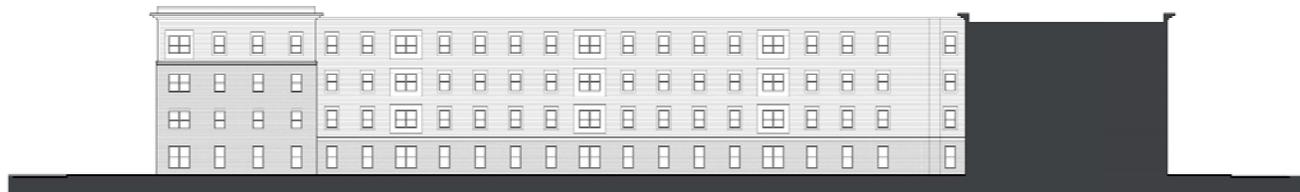
ELEVATION

SPR-44-13
ID 51



Parking Lot Looking North

TOTAL INTERIOR ELEVATIONS		
MATERIAL	AREA (SF)	PERCENTAGE OF TOTAL
Approved Materials		
Brick	10920	27%
Glass / Window	7120	17%
Hardie Board (Fiber Cement)	1249	3%
Other Materials		
Vinyl Siding	20629	60%
Metal Coping / Cornice	1110	3%
Total Approved Materials	19289	47%
Total Other Materials	21639	53%
Total Area	40924	100%



Parking Lot Looking West

Westwood Place
Bancroft Westwood, LLC

October 3, 2013
City Architecture

ELEVATION

SPR-44-13
ID 51



North Elevation (West Bancroft Street)

MATERIAL	AREA (SF)	PERCENTAGE OF TOTAL
Approved Materials		
Brick	9190	51%
Glass / Window	3592	20%
Hardie Board (Fiber Cement)	1563	9%
Other Materials		
Vinyl Siding	3289	18%
Metal Coping / Cornice	502	2%
Total Approved Materials	14335	80%
Total Other Materials	3771	20%
Total Area	18106	100%



West Elevation (North Westwood Avenue)

MATERIAL	AREA (SF)	PERCENTAGE OF TOTAL
Approved Materials		
Brick	6348	53%
Glass / Window	2083	17%
Hardie Board (Fiber Cement)	1119	9%
Other Materials		
Vinyl Siding	2156	18%
Metal Coping / Cornice	321	3%
Total Approved Materials	9540	79%
Total Other Materials	2477	21%
Total Area	12025	100%

Westwood Place
Bancroft Westwood, LLC

October 3, 2013
City Architecture

ELEVATION

SPR-44-13
ID 51



East Elevation

MATERIAL	AREA (SF)	PERCENTAGE OF TOTAL
Approved Materials		
Brick	3018	32%
Clasa / Window	1854	18%
Hardie Board (Fiber Cement)	494	5%
Other Materials		
Vinyl Siding	3900	42%
Metal Coping / Cornice	288	3%
Total Approved Materials	5164	55%
Total Other Materials	4185	45%
Total Area	9350	100%



North Elevation Detail

- METAL WRAPPED WOOD CORNICE (IVORY)
- 4" VINYL SIDING (SANDSTONE)
- FACE BRICK - COLOR 'B' (BROWN)
- HARDIE PANEL BAY (CHARCOAL)
- BRICK ROWLOCK & SOLDIER COURSE (SANDSTONE)
- CANVAS AWNING ON ALUM. FRAME (WINE)

- HARDIE BOARD CORNICE (IVORY)
- METAL CORNICE (SANDSTONE)
- HARDIE TRIM (IVORY)
- 4" VINYL SIDING (SANDSTONE)
- DOUBLE HUNG VINYL WINDOWS (WHITE)
- FACEBRICK - COLOR 'A' (RED)
- PRE-FINISHED METAL CANOPY (CHARCOAL)
- ALUM. STOREFRONT WINDOWS (WHITE)

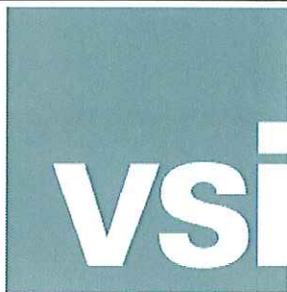


East Elevation Detail

TYPICAL EXTERIOR MATERIALS, DETAILS, AND COLORS

Westwood Place
Bancroft Westwood, LLC

October 3, 2013
City Architecture



Vogt Santer Insights

October 17, 2013

Mr. Mark Conzelmann
Bancroft Westwood LLC
1382 W. 9th Street; Suite 410
Cleveland, OH 44113

Re: Westwood Place Student Housing Development in Toledo, Ohio

Dear Mr. Conzelmann:

Please let this letter confirm that Vogt Santer Insights has completed a market study for the above referenced project. The proposed Westwood Place Student Housing Development is a 143 unit/486 bed student housing development located across the Westwood Avenue from The University of Toledo (UT). The project will have a mix of two-, three- and four-bedroom units and the site will have 443 parking spaces plus an additional 9 spaces for loading/unloading, totaling 454 parking spaces.

Vogt Santer Insights is a real estate research firm established to provide accurate and insightful market forecasts for a broad range client base. The principals of the firm have a combined 60 years of real estate and market feasibility experience throughout the United States. In addition, Vogt Santer Insights employs approximately 30 professionals, including market analysts, editors, field analysts, production staff and support staff to ensure that each market study is of the utmost quality. Serving real estate developers, syndicators, lenders, state housing finance agencies, and the U.S. Department of Housing and Urban Development (HUD), the firm provides market feasibility studies for affordable housing, market-rate apartments, condominiums, senior housing, student housing and single-family developments.

The points on the following page highlight our summary of the market:

Corporate Office: 869 W. Goodale Blvd., Columbus, Ohio 43212
Phone: (614) 224-4300 • www.vsinights.com

- Enrollment for fall 2013 was 20,872. Freshman enrollment was 5,049 students.
- The University of Toledo offers housing for 3,395 students.
- First year retention rate was 68% from the fall 2012 freshman class; which is an increase from the 62% retention rate the previous year.
- The age and quality of the on-campus housing is dated and in need of modernization; which may explain the lower than expected occupancy rates for the on-campus housing. This should improve as UT updates and replaces outdated housing stock.
- There are approximately 12,000 students living off campus and there are only 224 units (955 beds) at properties that are comparable to the proposed project in terms of quality and age and offer similar amenities.
- The current overall occupancy rate of the most comparable off-campus properties in the market is 97.4%, with the two most comparable properties fully occupied.
- There are two other projects being proposed by The NRP Group and Campus Crest. Westwood Place will have a location superior to the proposed projects and other existing properties due to its location closer to the classroom buildings and main campus facilities.
- Westwood Place provides a total of 454 parking spaces. Based on the location of the project adjacent to the University of Toledo and close to the classroom buildings and main campus, the 454 parking spaces should adequately provide for ample parking for residents and any needed guest parking. Additionally, UT has a parking garage and three parking lots located across Douglass Road, within 0.1 miles of the proposed project.
- The rental rates that are being projected by the proposed project are comparable to other properties in the market and should be attainable by the site's opening.

In summary, based on our analysis, we find there is support for the proposed development. The proposed project will be equal or superior to the existing and planned student housing developments in the market and will offer units and amenities that should be very desirable to students at the University of Toledo.

If you have any questions or need anything else please don't hesitate to contact me at 614-224-4300.

Sincerely,



Brian Gault
Market Analyst

cc: Tom Lemon; Director Toledo-Lucas County Planning Commission

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GENERAL INFORMATION

Subject

- Request - Major site plan review for a new restaurant and associated parking lot
- Location - Southwest corner of Secor Rd. and Coral Avenue
- Applicant - Suresh Nanda
6065 Winterhaven Drive
Sylvania, OH 43560
- Engineer - Glass City Engineering & Surveying, LLC
Bryan Ellis
2105 Perth Street
Toledo, OH 43607

Site Description

- Zoning - CR Regional Commercial & RS6 Single Family Residential (CR subject to commercial plat)
- Area - ± 1.86 Acres
- Frontage - ± 251.67' on Secor Road and
± 222.29' on Coral Avenue
- Existing Use - Vacant Commercial and Ice Cream Shop
- Proposed Use - Restaurant and Ice Cream Shop

Area Description

- North - Coral Ave & Monettes Market / CR
- South - Apartments / CR
- East - Secor Road, Dollar General & Bank / CR
- West - Single Family / RS6

Parcel History

- S-69-60 - Review of final plat for Trilby Heights Plat 1 (PC approved 6/8/61)
- P-9-86 - Request for off-street parking extension into a residential zoning district (PC approved 2/5/87)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- T-209-86 - Request for deed transfer to split a portion of Lot 20 in Trilby Heights Plat 1 (administratively denied, PC approved 2/5/87)
- SPR-31-05 - Request for minor site plan review with landscape waivers (withdrawn by applicant 6/1/05)
- SPR-25-06 - Request for major site plan review (PC approved 7/13/06)
- Z-4009-06 - Zone change from RS6 to CR (PC approved 7/13/06, Ord. 621-06, 9/7/06)
- Z-10002-06 - Zone change from RS6 to CR (PC approved 12/7/06, Ord. 44-07, 1/22/07) (subject to commercial plat)
- S-8-08 - Final Plat of Secor-Coral Plat 1 (PC approved 9/11/08)
- SPR-41-08 - Request for major site plan review for a bank (approved 9/11/08)
- SPR-46-08 - Request for major site plan review for storage units and drive thru for Handel's Ice Cream (PC approved 10/9/08)
- S-3-12 - Preliminary Plat of Secor-Coral Plat (PC approved 6/14/12)
- SPR-14-12 - Request for major site plan review for a retail center (PC approved 8/22/12)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a major site plan review for a new 6,578ft² restaurant to be located on the southwest corner of Secor Road and Coral Avenue. The 1.86 acre site is zoned CR Regional Commercial (rear portion subject to recording of a commercial plat) and currently contains Handels Ice Cream Shop that will remain. The remainder of the site was previously used as an auto sales lot. The site is “L” shaped extending to a depth of approximately 250 feet behind a row of single-family homes along Coral Avenue.

In 2012, the Plan Commission approved a Major Site Plan Review for a multi-tenant building. The existing ice cream shop was approved via an earlier, separate review. The expiration of the original site plan review coupled with several major changes has triggered a new review of the site plan. The changes from the previous plan include a reduction in the building size, a reduction in the number of tenants, a reconfiguration of the parking lot and elimination of a drive-thru lane. The Handels Drive-thru lane configuration will remain unchanged from the 2012 review.

The required parking for the 6,578ft² restaurant with 3,554ft² of customer area and 21 employees combined with the Handels Ice Cream Shop is 58 spaces. The applicant is proposing 104 spaces, exceeding the required minimum number of space by more than 150%. As a result, an alternative-parking plan will be required as a condition of approval. Staff supports granting an alternative-parking plan due to the nature of the uses on the site. Both establishments are high-volume uses with seasonal components (outdoor patio and Ice Cream Shop) that would benefit from additional parking. Additionally, if parking were required for the outdoor patios the amount of proposed parking would not exceed the 150% maximum.

The site plan offers a fifteen (15) foot greenbelt along the Secor Road and Coral Avenue frontages. This is compliant with TMC§1108.0202 *Frontage Greenbelts*. Additionally, the site plan indicates the use of storm water detention within the area designated for greenbelts. Pursuant to TMC§1108.0206 – *Bioretention Area (Rain Gardens)*, storm water detention is only allowed in the frontage greenbelt if developed as a bioretention facility and may only occupy 50% of the frontage greenbelt. As a condition of approval, the applicant will be required to comply with TMC§1108.0206 should a bioretention facility be developed.

A Type “A” Landscape Buffer is required along the northern and western property lines 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 fence. The site plan indicated compliance with this requirement in all required areas except the far-western portion of the site, where a proposed detention pond encroaches five (5) feet into the Type “A” Landscape Buffer. As a condition of approval, the applicant will be required to offer the required landscape buffer along this property line. The southern property line abuts a residential use that is zoned commercial. While a Type “A” Buffer is not required, staff is recommending a six (6) foot privacy fence along this property line.

STAFF ANALYSIS (cont'd)

The building elevations submitted show the use of founder's brick with accent banding on the facades visible from the public right-of-ways. In addition, the applicant will provide awnings over the windows and entryways to provide an architectural element to the design. The use of EIFS is proposed, however, it will be used only on the crown detail coping and will not exceed the 15% allowed by code. As a condition of approval, the applicant will be required to submit a revised elevation that shows the percentage of materials to be used per right-of-way facing façade.

The Toledo 20/20 Comprehensive Plan targets this site for regional commercial uses. The intent of the regional commercial designation is to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. 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-42-13, a request for a major site plan review for a new restaurant and associated parking lot located at 5655, 6559, 5663, 5705 & 5709 Secor Road & 3324 Coral Avenue for the following two (2) reasons:

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

The staff further recommends that the Toledo City Plan Commission approve SPR-42-13, a request for a major site plan review for a new restaurant and associated parking lot located at 5655, 6559, 5663, 5705 & 5709 Secor Road & 3324 Coral Avenue, subject to the following thirty-four (34) 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 **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.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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. **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 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. Do not place service through/beneath detention pond.
9. Contact the City of Toledo Fire Prevention Bureau to determine if a fire line is needed for this site.
10. Maintain 10 feet (10') of horizontal clearance between proposed water service and sanitary or storm sewers. Maintain 4 feet (4') of horizontal clearance between proposed water service and any other underground utility. Maintain 18 inches (18") of vertical clearance between proposed water service and any underground utility.
11. Contact the Division of Water Distribution for installation requirements for backflow preventers.
12. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner/developer's expense.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx. It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, the Department of Engineering Services to set up a pre-submittal meeting. This is suggested so that there is a full understanding of the City of Toledo's requirements for the sanitary, storm, water, and roadway utilities. This will in turn help to eliminate costly design time, revisions to drawings, delays in plan reviews and speed-up the plan approval process.

Contact Information is:

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

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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

Sewer & Drainage Services

No comments or objections.

Fire Prevention

22. Facility address is required to be visible from the street fronting the property.

Building Inspection

23. The construction or erection 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.
24. 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).

STAFF RECOMMENDATION (cont'd)

Building Inspection (cont'd)

25. Any fence screening will require a Certificate of Zoning Compliance, issued by the Division of Building Inspection.

Division of Transportation

No comments or objections.

Plan Commission

26. The applicant shall record a final commercial plat as outlined in Ord. 44-07.
27. The applicant shall attach the recorded plat to the same tax card as the development to the east, for which the detention pond will serve as outlined in Ord. 44-07.
28. Applicant shall submit an alternative parking plan to allow for parking in excess of 150% of the required parking, subject to the review and approval of the Plan Director.
29. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
30. 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.
31. A minimum of 11 bicycle spaces shall be provided per Toledo Municipal Code Section 1107.0900.
32. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A 15' Greenbelt is required along the Secor Road and Coral Avenue frontages and shall include one tree for every 30' of lot frontage and a solid evergreen hedge, If detention is to be located in the greenbelt, bioretention shall be used and must meet the criteria of TMC§1108.0206; **shall be noted on revised landscape plan.**
 - b. Foundation plantings shall be provided along the Secor Road frontage subject to the review and approved by the Director of the Toledo City Plan Commission; **shall be noted on revised landscape plan.**
 - c. All parking spaces must be within 100 linear feet of a landscaped area; **acceptable as depicted on landscape plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- d. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area; **acceptable as depicted on landscape plan.**
- e. A solid six (6) foot privacy fence shall be installed along the southern property line where the site abuts a residential use.
- f. A ten-foot (10') Type A landscape buffer is required along the sides and rear yard property lines, where the commercial zoning abuts residential zoning; **shall be noted on revised landscape plan.**
- 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; **shall be noted on revised landscape plan.**
- h. Landscape terminal islands must be provided at the end of each parking row; **acceptable as depicted on landscape plan.**
- i. Two canopy trees and six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot (existing trees may be used for credits; **shall be noted on revised landscape plan.**
- j. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained; **shall be noted on revised landscape plan.**
- k. 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.**
- l. The location, height and materials for any fencing to be installed and maintained; **acceptable as depicted on site plan.**
- m. 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
- n. The location, lighting and size of any signs; **acceptable as depicted on site plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

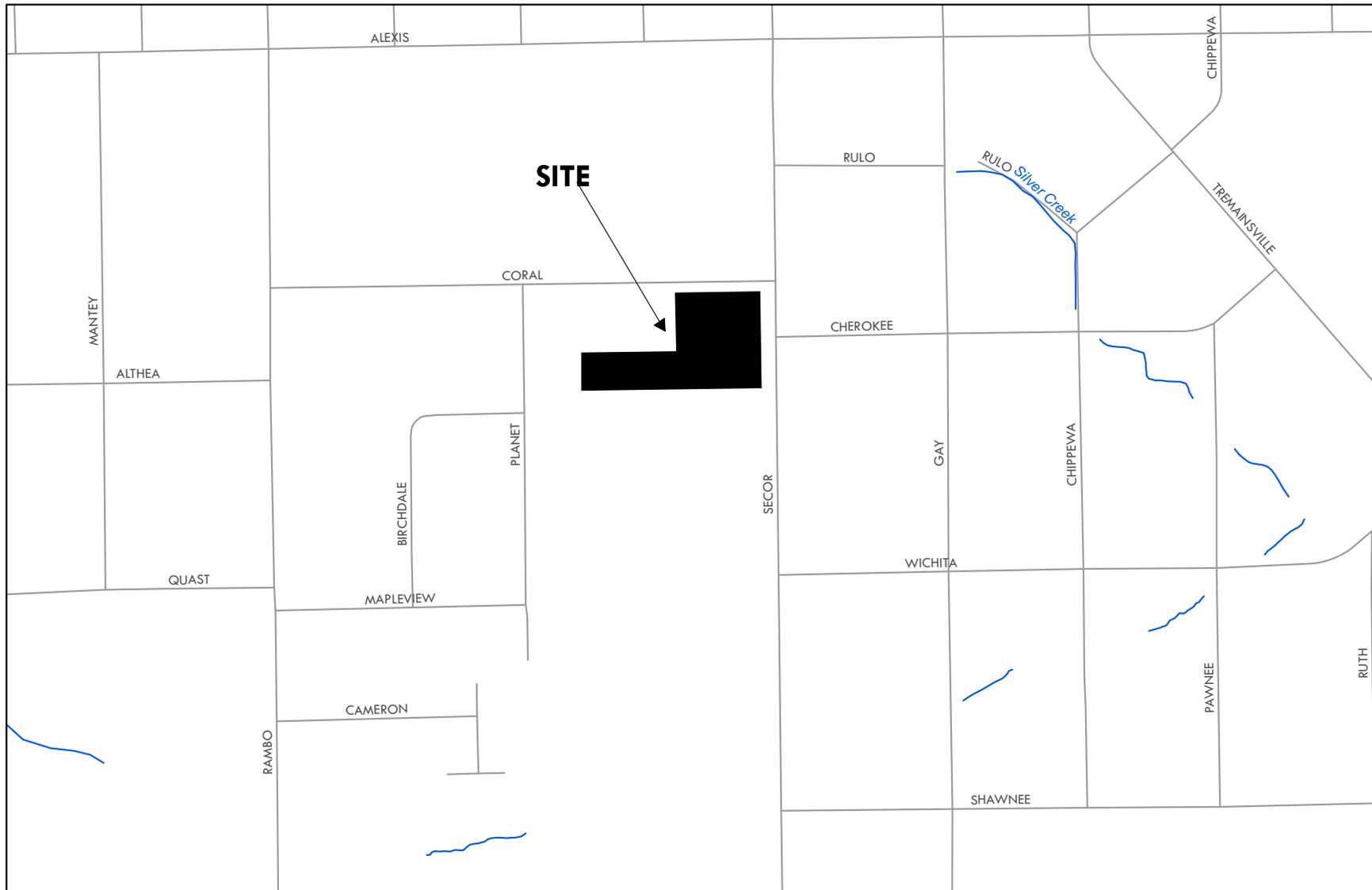
33. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.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

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-42-13
DATE: November 7, 2013
TIME: 2:00 P.M.

BH/bp
Four (4) sketches follow

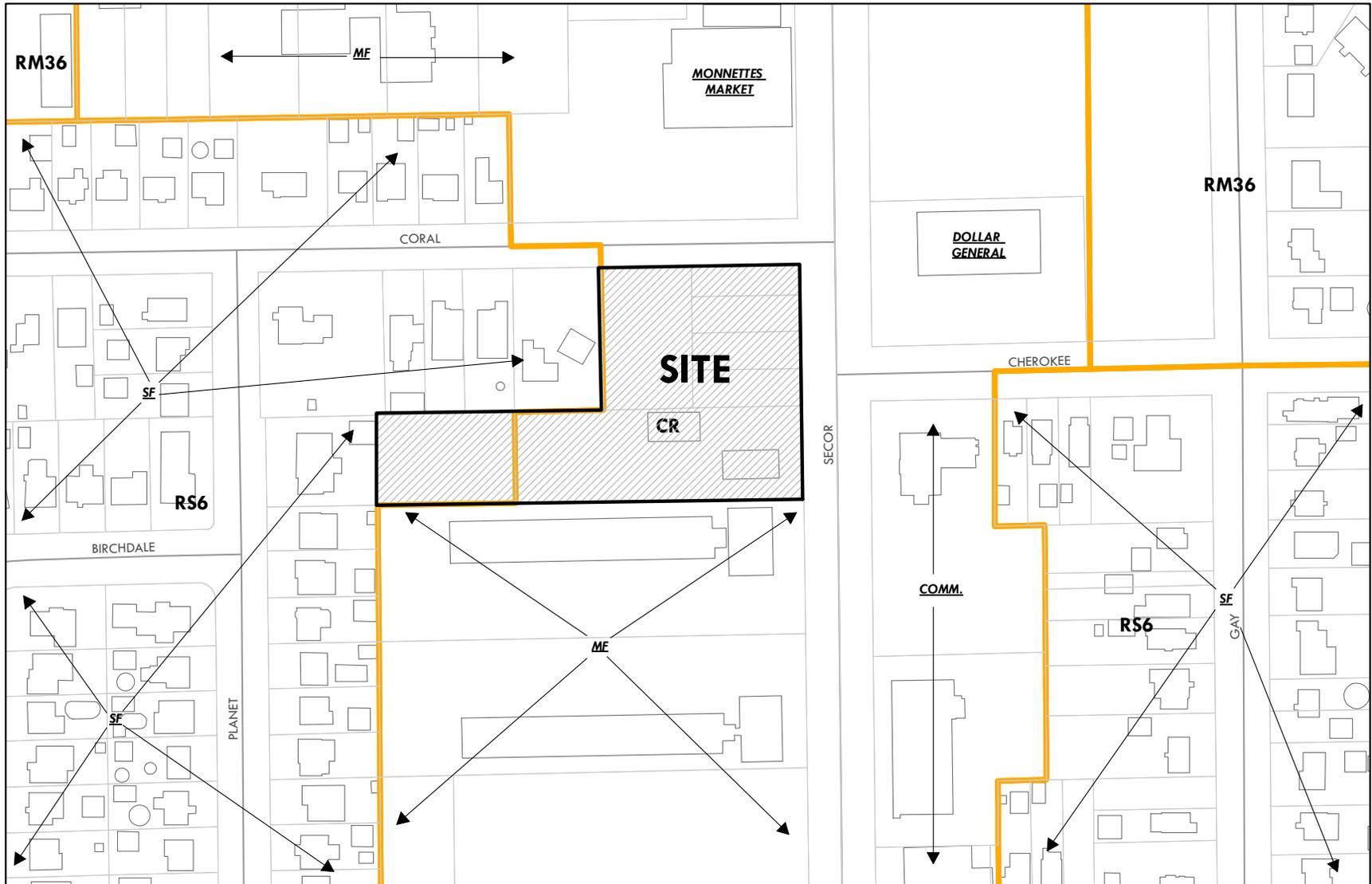
GENERAL LOCATION

SPR-42-13
ID 76



ZONING & LAND USE

SPR-42-13
ID 76



SITE PLAN

SPR-42-13
ID 76



BUILDINGS:

BREAKDOWN OF BUILDING AREA BY USE

JED'S RESTAURANT
CUSTOMER AREA: 3,554 SF. TOTAL
OUTDOOR PATIO: 464 SF. TOTAL
KITCHEN / EMPLOYEE AREA: 2,257 SF. TOTAL
MECHANICAL AND STORAGE: 444 SF. TOTAL
TOTAL AREA = 6,578 SF

PARKING:

REQUIRED PARKING - RESTAURANT

SIT DOWN: 1 PER 3 EMPLOYEE AND 1 PER 75 SF

JED'S RESTAURANT CUSTOMER AREA TOTAL: 3,554 SF + 464 SF
4,018 SF / 75 SF = 53.6, USE 54 SPACES

NUMBER OF EMPLOYEES IN 6,000 AREA = 21
21 / 3 = 7, USE 7 SPACES

HANDEL'S AREA TOTAL: 500 SF
500 SF / 75 SF = 6.7, USE 7 SPACES

HANDEL'S NUMBER OF EMPLOYEES = 9
9 / 3 = 3 SPACE, USE 3 SPACES

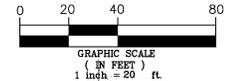
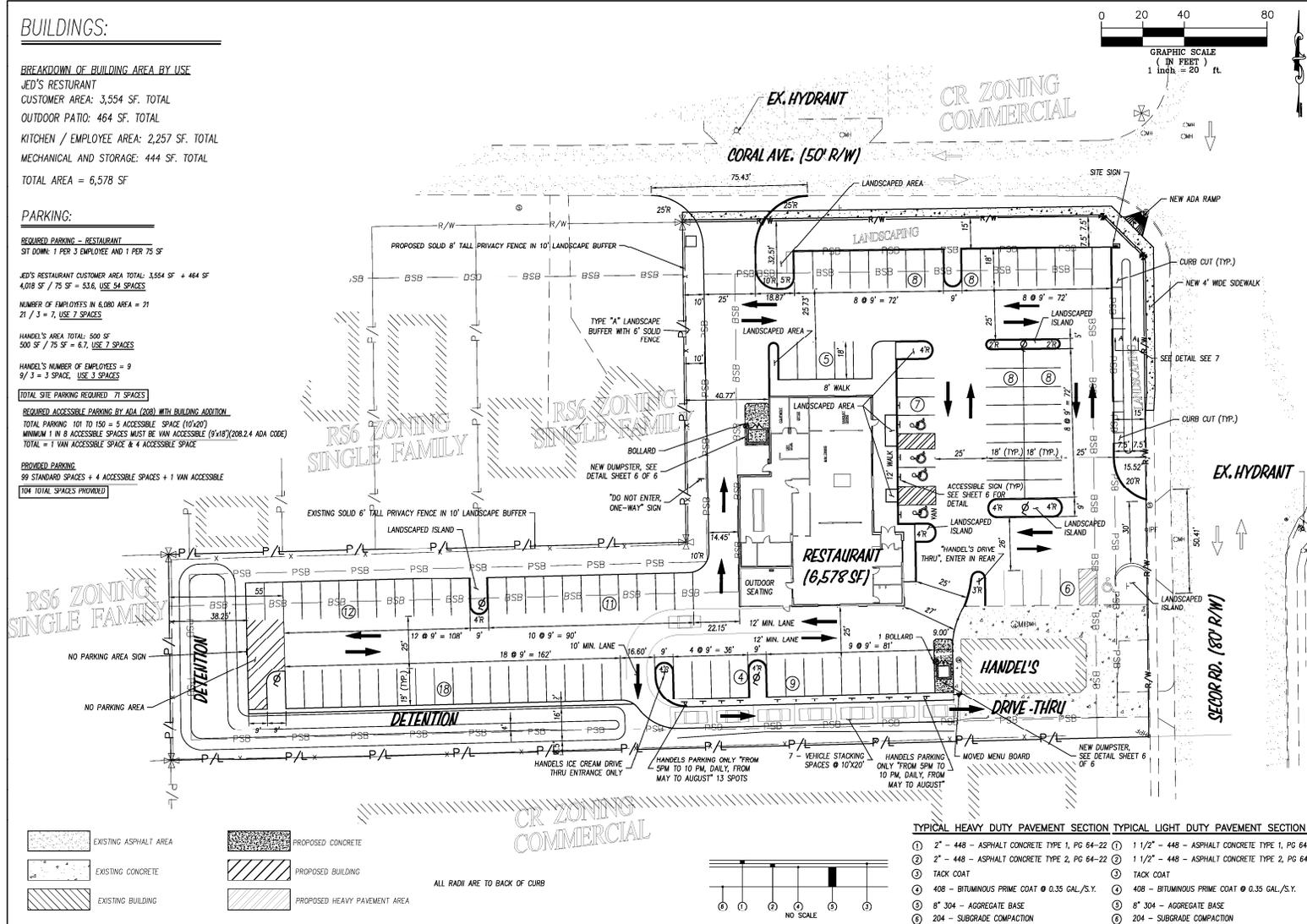
TOTAL SITE PARKING REQUIRED: 71 SPACES

REQUIRED ACCESSIBLE PARKING BY ADA (2009) WITH BUILDING ADDITION

TOTAL PARKING 101 TO 150 = 5 ACCESSIBLE SPACE (10%²⁰⁰⁷)
MINIMUM 1 IN 8 ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE (9'x18')(2002.4 ADA CODE)
TOTAL = 1 VAN ACCESSIBLE SPACE & 4 ACCESSIBLE SPACE

PROPOSED PARKING

99 STANDARD SPACES + 4 ACCESSIBLE SPACES + 1 VAN ACCESSIBLE
(104 TOTAL SPACES PROVIDED)



DATE	ISSUE FOR
4-10-12	1ST SUBMISSION
8-25-12	2ND SUBMISSION
8-25-12	3RD SUBMISSION
9-16-13	REV. BUILDING AND PARKING

GLASS CITY ENGINEERING & SURVEYING, LLC
2105 PEPPI ST.
TOLEDO, OHIO 43607
419-283-8962, FAX 419-539-9867
EMAIL: BLACKBIRD_1@MSN.COM

JED'S SECOR, LLC.
CITY OF TOLEDO, LUCAS CO. OH
SITE DIMENSIONAL

SP-3/6

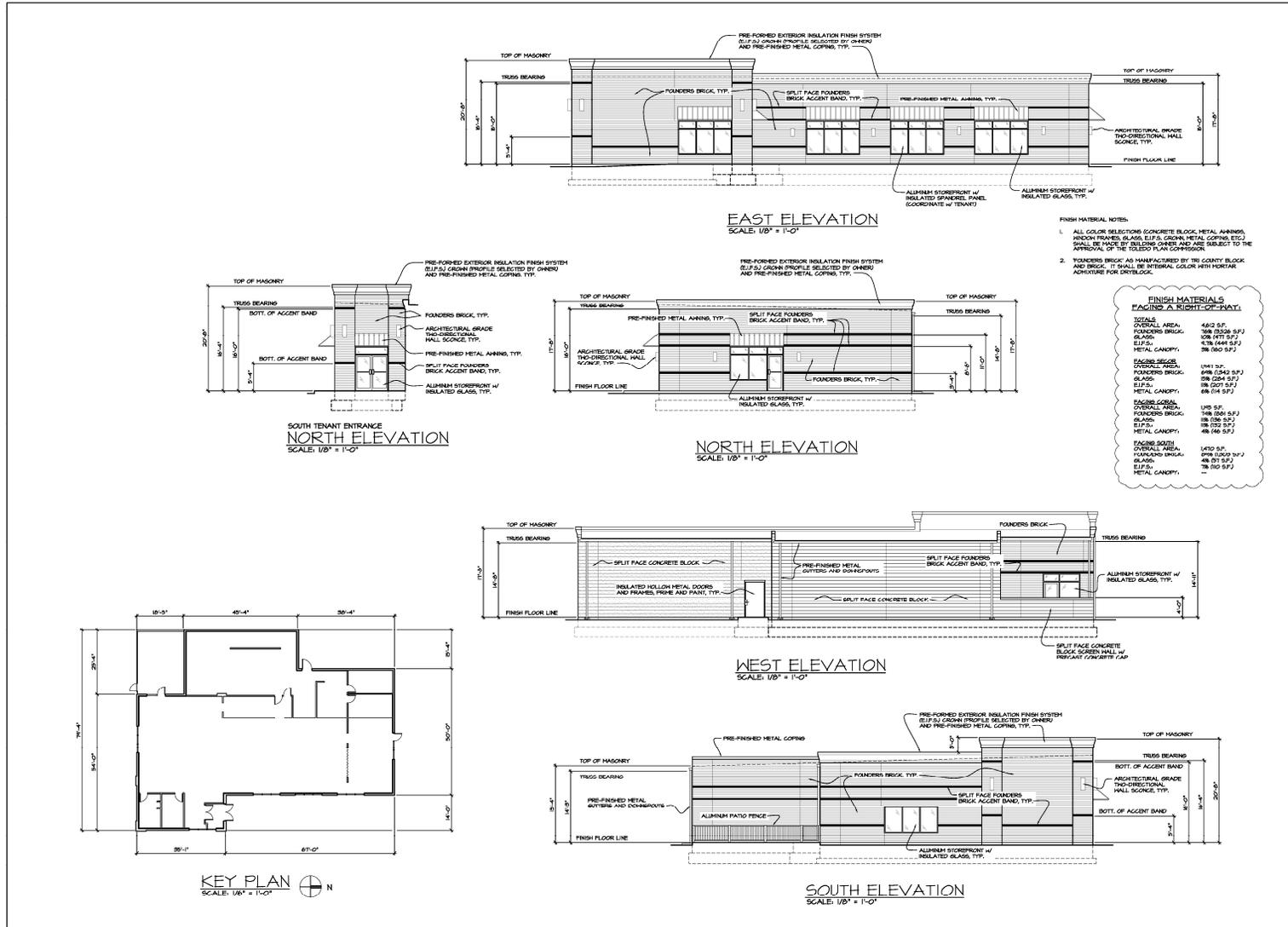
- TYPICAL HEAVY DUTY PAVEMENT SECTION TYPICAL LIGHT DUTY PAVEMENT SECTION
- | | |
|--|--|
| ① 2" - 448 - ASPHALT CONCRETE TYPE 1, PG 64-22 | ① 1 1/2" - 448 - ASPHALT CONCRETE TYPE 1, PG 64-22 |
| ② 2" - 448 - ASPHALT CONCRETE TYPE 2, PG 64-22 | ② 1 1/2" - 448 - ASPHALT CONCRETE TYPE 2, PG 64-22 |
| ③ TACK COAT | ③ TACK COAT |
| ④ 408 - BITUMINOUS PRIME COAT @ 0.35 GAL./S.Y. | ④ 408 - BITUMINOUS PRIME COAT @ 0.35 GAL./S.Y. |
| ⑤ 8" 304 - AGGREGATE BASE | ⑤ 8" 304 - AGGREGATE BASE |
| ⑥ 204 - SUBGRADE COMPACTION | ⑥ 204 - SUBGRADE COMPACTION |

4-13

ELEVATION

SPR-42-13
ID 76

4 - 14



(419) 884-8811
9522 McHenry Square
Byramville, Oh. 43006

Architecture
by
Design, Ltd.
© Architecture by Design, Ltd. 2012

ELEVATIONS:
NEW CONSTRUCTION FOR:
JED'S SECOR, LLC
5104 SECOR ROAD
TOLEDO, OHIO

DRAWN BY: CHECKED BY:
T.G.D. B.N.G.

PROJECT NO: DATE:
102011 12/2013

DATE/REVISION:
1/22/15 PLAN CORRECTION
10/22/15 REVISION

A-1
1 OF 1 DRAWINGS

12/20/13 10:27 AM

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)

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 a 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 structure. A companion zone change application was reviewed and recommended as approval to City Council as approval on October 10, 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 in addition to the University Bike Trail, 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.

Parking and Circulation

The existing access points from Dorr Street, Secor Road and Valleston Parkway will be used 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.

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 689 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 112% of the minimum required parking.

STAFF ANALYSIS (cont'd)

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 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 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*.

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.

STAFF ANALYSIS (cont'd)

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.

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 three (3) reasons. First, the Toledo 20/20 Comprehensive Plan and the Dorr Street Vision Plan target this site for neighborhood commercial and multi family residential uses. Second, the proposed RM24 zoning is consistent with the zoning to the south & east of the site. Finally, the zone change will bring the site into compliance with the 2004 zoning code.

A neighborhood meeting was held on October 3, 2013 to discuss the project and address community questions and concerns. Approximately 30 neighborhood residents, community organizations and business owners attended the meeting. A second neighborhood meeting is scheduled for October 30, 2013 to further discuss neighborhood concerns.

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:

STAFF RECOMMENDATION (cont'd)

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 (40) 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 **existing standard** 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.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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.
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.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx. It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, the Department of Engineering Services to set up a pre-submittal meeting. This is suggested so that there is a full understanding of the City of Toledo's requirements for the sanitary, storm, water, and roadway utilities. This will in turn help to eliminate costly design time, revisions to drawings, delays in plan reviews and speed-up the plan approval process.

Contact Information is:

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

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.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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.
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.

STAFF RECOMMENDATION (cont'd)

Building Inspection (cont'd)

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.

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.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

37. 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.**
 - 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.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- 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.**
 - 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.
38. 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.
39. 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.
40. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

REF: SPR-43-13. . .November 7, 2013

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-43-13
DATE: November 7, 2013
TIME: 2:00 P.M.

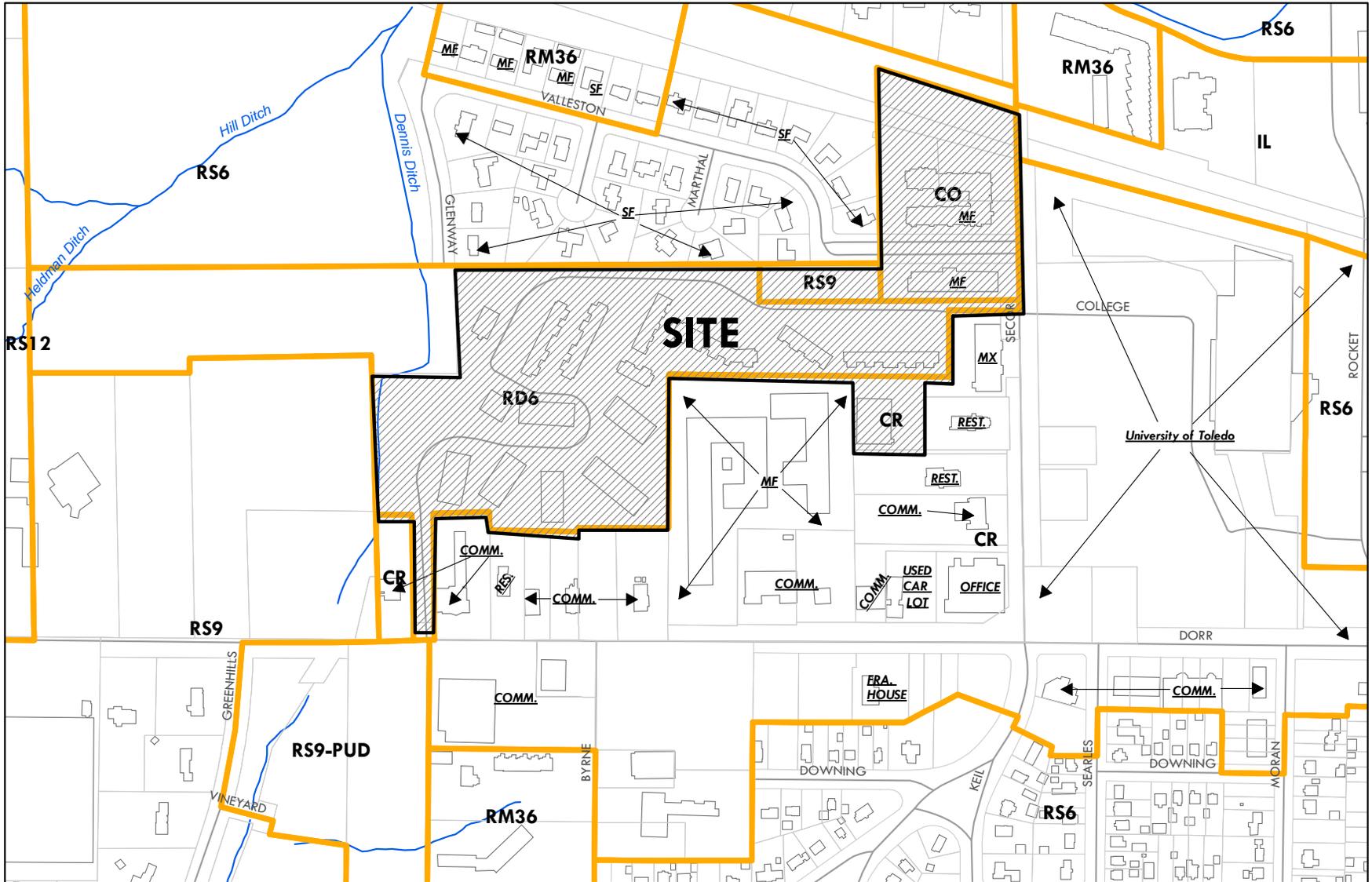
BH/bp
Six (6) sketches follow

ZONING & LAND USE

SPR-43-13
ID 81

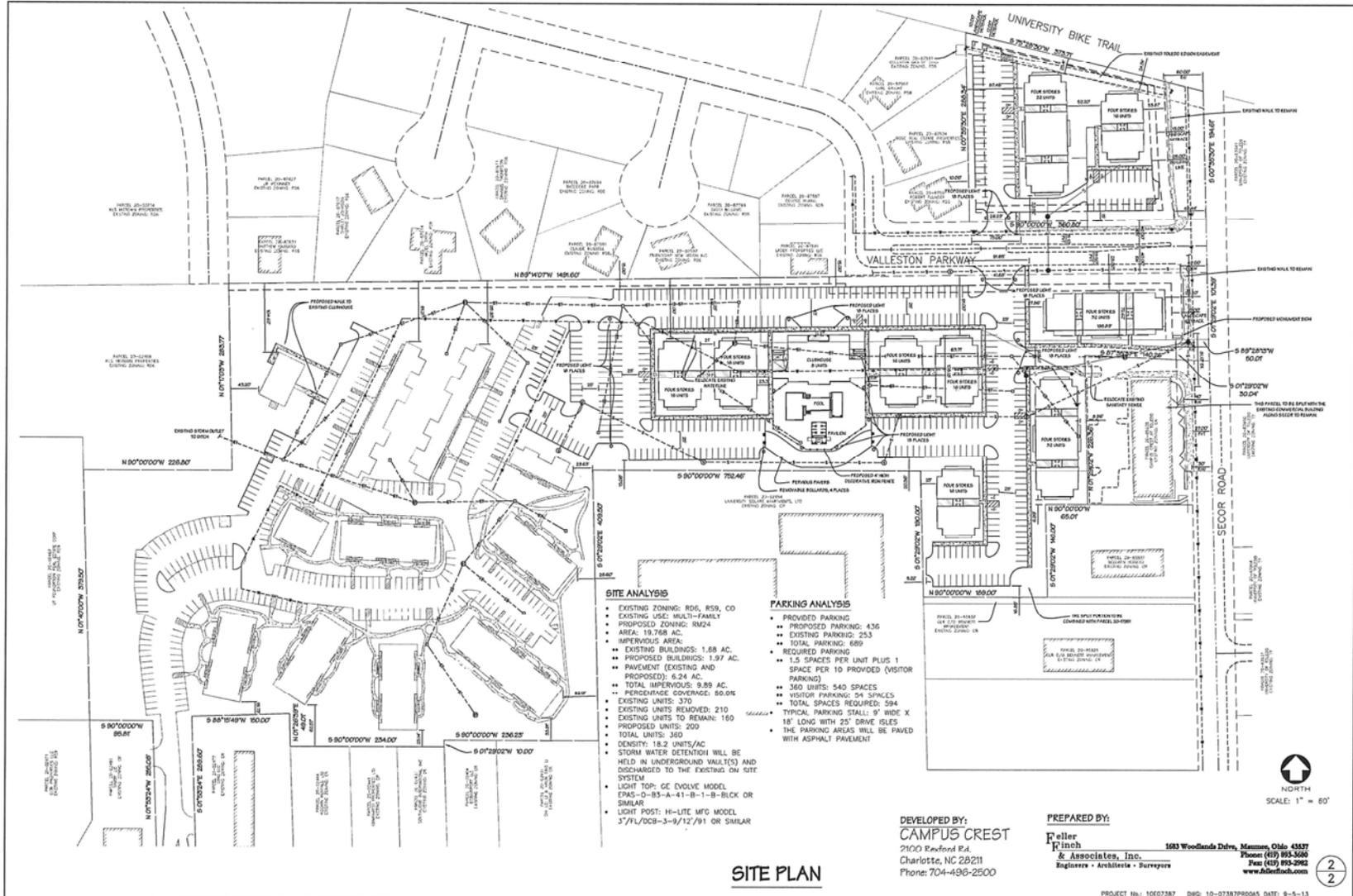


5 - 15



SITE PLAN

SPR-43-13
ID 81



- SITE ANALYSIS**
- EXISTING ZONING: R06, R59, C0
 - EXISTING USE: MULTI-FAMILY
 - PROPOSED ZONING: R06-4
 - AREA: 19.768 AC.
 - IMPERVIOUS AREA:
 - EXISTING BUILDINGS: 1.68 AC.
 - PROPOSED BUILDINGS: 1.97 AC.
 - PAVEMENT (EXISTING AND PROPOSED): 6.24 AC.
 - TOTAL IMPERVIOUS: 9.89 AC.
 - PERCENTAGE COVERAGE: 50.0%
 - EXISTING UNITS: 370
 - EXISTING UNITS REMOVED: 210
 - EXISTING UNITS TO REMAIN: 160
 - PROPOSED UNITS: 200
 - TOTAL UNITS: 360
 - 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 DYNOLINE MODEL ERAS-D-B3-A-41-B-1-B-BLCK OR SIMILAR
 - LIGHT POST: H-LITE MFG MODEL J7FL/OCB-3-9/12/01 OR SIMILAR

- PARKING ANALYSIS**
- PROVIDED PARKING: 436
 - PROPOSED PARKING: 436
 - EXISTING PARKING: 253
 - TOTAL PARKING: 689
 - 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

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

PREPARED BY:
Feller Finch & Associates, Inc.
103 Woodlands Drive, Maumee, Ohio 43537
Phone: (419) 893-3680
Fax: (419) 893-2962
www.fellerfinch.com

SITE PLAN

NORTH
SCALE: 1" = 60'

5 - 16

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
"Wichita" or approved equals



Roof Shingles "Charcoal" or
Similar

Design Visualization
Version 10-17-13

Stantec



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
Nichols or approved equals



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 - Request a for zone change from IL Limited Industrial and RS6 Single Family Residential to CR Regional Commercial
- Location - 1556 and 1560 and Woodland Avenue
- Applicant - Kareem LLC.
1655 Dorr Street
Toledo, OH 43607
- Contact - Bryan D. Ellis
Glass City Engineering and Surveying, LLC
2105 Perth Street
Toledo, OH 43607

Site Description

- Zoning - IL, RS6 / Limited Industrial, Single Family Residential
- Area - ± 02.43 acres
- Frontage - ± 605' along Dorr Street
- Frontage - ± 240' along Woodland Avenue
- Existing Use - Vacant Industrial Building
- Proposed Use - Used Auto Sales Facility

Area Description

- North - Brownstone Condos, Church, Boxing Club, Mixed commercial uses / RM24, RM36, IL
- South - Single Family Dwellings / RS6
- East - Church, Post Office / CR
- West - Single Family Homes / RS6

Parcel History

- SUP-9011-13 - Request for a special use permit for a used auto sales facility, companion case

GENERAL INFORMATION (cont'd)

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 IL Limited Industrial and RS6 Single Family Residential to CR Regional Commercial for a site at 1556 and 1560 Woodland Avenue. The ±2.43 acre site is a uniquely shaped, split zoned parcel that fronts onto Dorr Street and Woodland Avenue. The applicant is requesting the zone change to facilitate the development of a used auto sales facility. Pursuant to TMC§1104.0107, used auto sales facilities are permitted in regional commercial zoning districts with a special use permit. A companion special use permit request accompanies this case.

The site consists of two (2) parcels and is the location of the former Coyne Industrial Laundry. The building that housed the uniform cleaning and rental company has been vacant since 2008. The parking lot is currently used for auto storage purposes. The portion of the site abutting Dorr Street is zoned IL Limited Industrial and extend to a depth of approximately ninety feet (90') into the residential neighborhood to the south. Records are unclear as to how or when the industrial zoning was extended to this depth. The portion of the site abutting Woodland Avenue is zoned RS6 Single Family Residential.

Surrounding land uses include attached housing, a church, boxing club and commercial uses to the north; a church and post office to the east; single family uses to the south; and single family uses and undeveloped land to the west.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the portion of the site that abuts Dorr Street for multi-family land uses. The portion of the site that abuts Woodland Avenue is targeted for single family uses. Staff recommends disapproval of the zone change request for several reasons. First, the proposed CR Regional Commercial zoning is not consistent with the goals of the 20/20 plan. Second, the proposed zone change further encroaches into a residentially zoned neighborhood (beyond the ninety foot encroachment already established). Finally, the proposed zoning is too intense for this section of Dorr Street and is not in character with surrounding land uses, including the recently constructed houses across Dorr Street.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-9012-13, a request for a zone change from IL Limited Industrial and RS6 Single Family Residential to CR Regional Commercial, for a site located at 1556 and 1560 Woodland 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 which targets the site for multi and single family uses (TMC 1111.0606(A) Review and Decision Making Criteria).
2. The request is not similar to existing land uses within the general vicinity of the subject property (TMC 1111.0606(B) Review and Decision Making Criteria).
3. The proposed zoning encroaches into a residential neighborhood and is not consistent with surrounding zoning classifications. (TMC 1111.0606(D) Review and Decision Making Criteria).

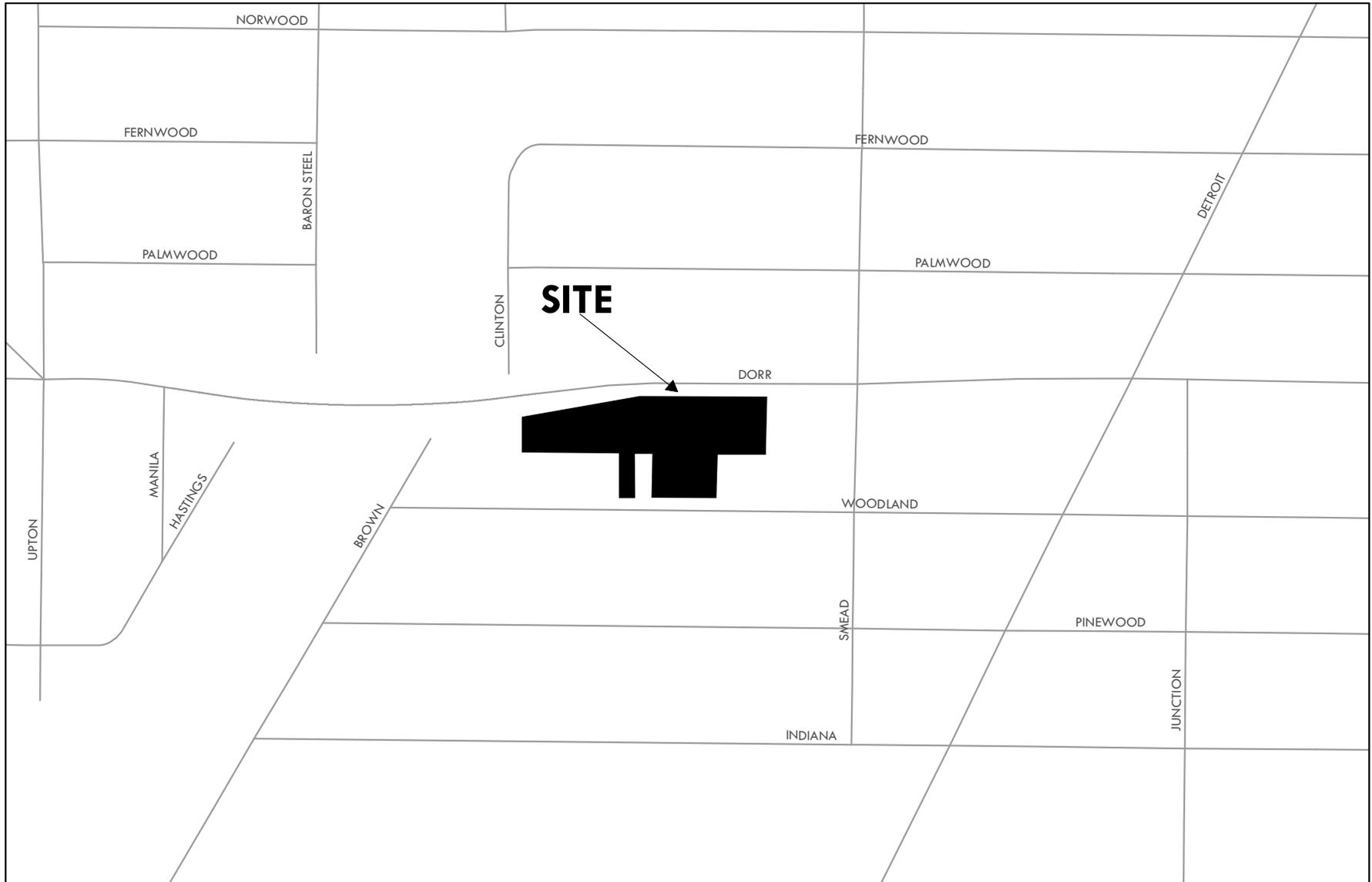
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-9012-13
DATE: November 7, 2013
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: December 11, 2013
TIME: 4:00 P.M.

GP/bp
Two (2) sketches follow

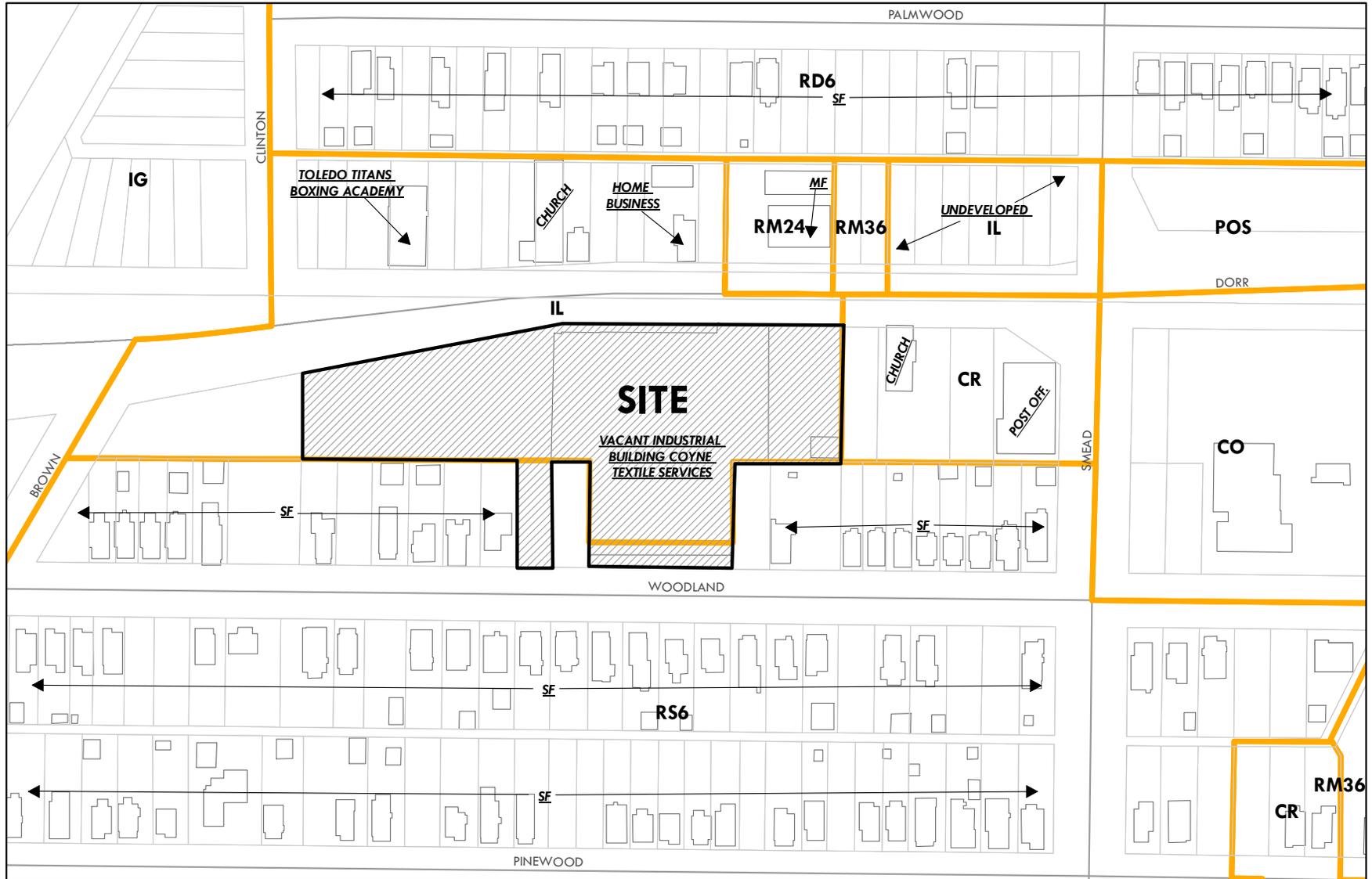
GENERAL LOCATION

Z-9012-13
ID 19



ZONING & LAND USE

Z-9012-13
ID 19



6-6

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GENERAL INFORMATION

Subject

- Request - Special Use Permit for a used auto sales facility
- Location - 1556 and 1560 Woodland Avenue
- Applicant - Kareem LLC
1655 Dorr Street
Toledo, OH 43607
- Contact - Bryan D. Ellis
Glass City Engineering and Surveying
2105 Perth Street
Toledo, OH 43607

Site Description

- Zoning - IL, RS6 / Limited Industrial, Single Family Residential
- Area - ±2.43 acres
- Frontage - ±605' along Dorr Street
- Frontage - ±240' along Woodland Avenue
- Existing Use - Vacant Industrial Building
- Proposed Use - Used Auto Sales Facility

Area Description

- North - Brownstone Condos, Church, Boxing Club, Mixed commercial uses / RM24, RM36, IL
- South - Single Family Dwellings / RS6
- East - Church, Post Office / CR
- West - Single Family Homes / CR

Parcel History

- Z-9012-13 - Request a for zone change from IL Limited Industrial and RS6 Single Family Residential to CR Regional Commercial, 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 1556 and 1560 Woodland Avenue. The ±2.43 acre site is a uniquely shaped, split zoned parcel that fronts onto Dorr Street and Woodland Avenue. The site was previously owned by Coyne Industrial Laundry, a uniform cleaning and uniform rental company. A companion zone change accompanies this case.

As stated in the letter of intent, the applicant intends to use the existing building to store vehicles and to provide 1,000 square feet of office space for customers. The existing 51,000 square foot building has been vacant since 2008. The outdoor vehicle display areas will utilize existing paved asphalt areas and is currently enclosed by an existing 8 foot tall chain link fence. The applicant is proposing a total of 42,500 square feet of outdoor sales area.

Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, an auto and recreational vehicle sales/rental facility is required to have 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. Calculations conclude that a total of nine (9) parking spaces are required for the open sales area, plus two (2) parking spaces required for the enclosed sales area, plus two (2) parking spaces required for the one (1) service bay, for a total of 13 required customer parking spaces. The site plan submitted depicts sixteen (16) parking spaces and is in compliance with the zoning code.

The parking is divided into two separate lots on either side of the building. The easternmost lot is accessed via one (1) curb cut onto Dorr Street and will be used for customer parking and vehicle display. The westernmost lot is accessed via one (1) curb cut onto Dorr Street and will be used similarly. No access currently exists to the site from Woodland Avenue. If the special use permit is approved, a condition of approval will prohibit access to Woodland Avenue due to the presence of residential zoning to the south.

STAFF ANALYSIS (cont'd)

Landscaping

Parking for the site is existing and per TMC§1114.0500 – *Non-Conforming Uses; Appearance Upgrade* is only required to be brought closer into compliance with the 2004 zoning code landscape requirements. However, the site appears to be large enough to accommodate a fifteen (15) foot greenbelt along the Dorr Street and Woodland Avenue frontages. This is appropriately depicted on the site plan. Additionally, if approved, staff will require a Type A Landscape Buffer along all property lines abutting residential zoning. This buffer shall require the installation of ten (10) feet of landscaping and the replacement of the existing chain link fence with a solid wood privacy fence (along residential zoning lines and subject to height regulations). Additionally, staff recommends that interior parking lot landscaping be installed. The site plan offers an interior parking lot landscape island in the westernmost parking lot. Staff would recommend additional interior parking lot landscaping in the easternmost parking lot where available.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the portion of the site that abuts Dorr Street for multi-family uses. The portion of the site that abuts Woodland Avenue is targeted for single family uses. Staff recommends disapproval of the special use permit for two reasons. First, the proposed use is not consistent with the goals of the 20/20 Plan. Second, the proposed use is too intense for this section of Dorr Street and is not in character with surrounding land uses.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-9011-13, a request for a Special Use Permit for a used auto sales facility, for a site located at 1560 and 1556 Woodland Street, to the Toledo City Council, for the following two (2) reasons:

1. The request is not consistent with the Toledo 20/20 Comprehensive Plan which targets the site for multi and single family residential uses (TMC 1111.0606(A) Review and Decision Making Criteria).
2. The request is not similar to existing land uses within the general vicinity of the subject property (TMC 1111.0606(B) Review and Decision Making Criteria).

REF: SUP-9011-13. . .November 7, 2013

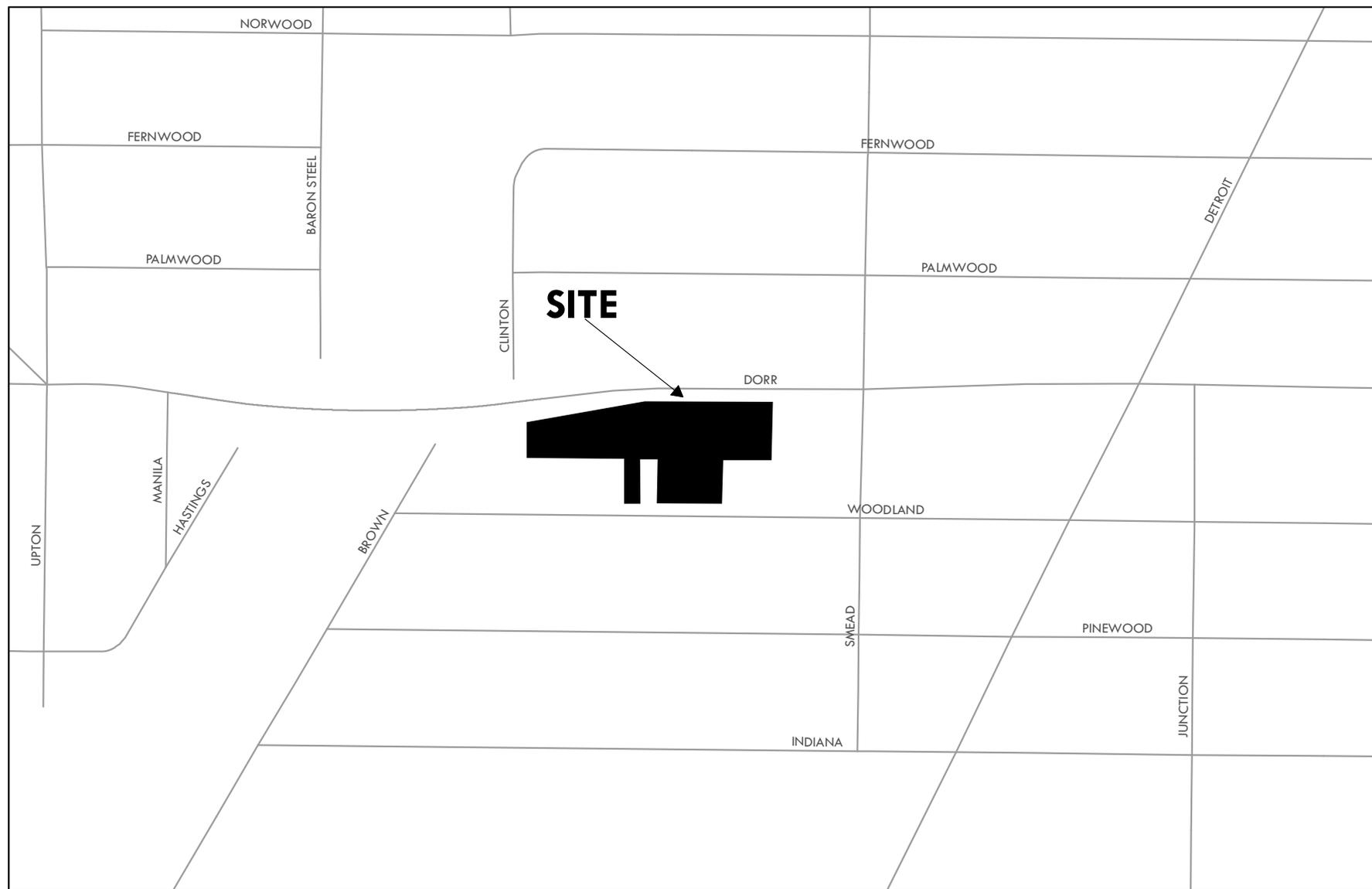
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-9011-13
DATE: November 7, 2013
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: December 11, 2013
TIME: 4:00 P.M.

GP/bp
Three (3) sketches follow
Exhibit "A" follows

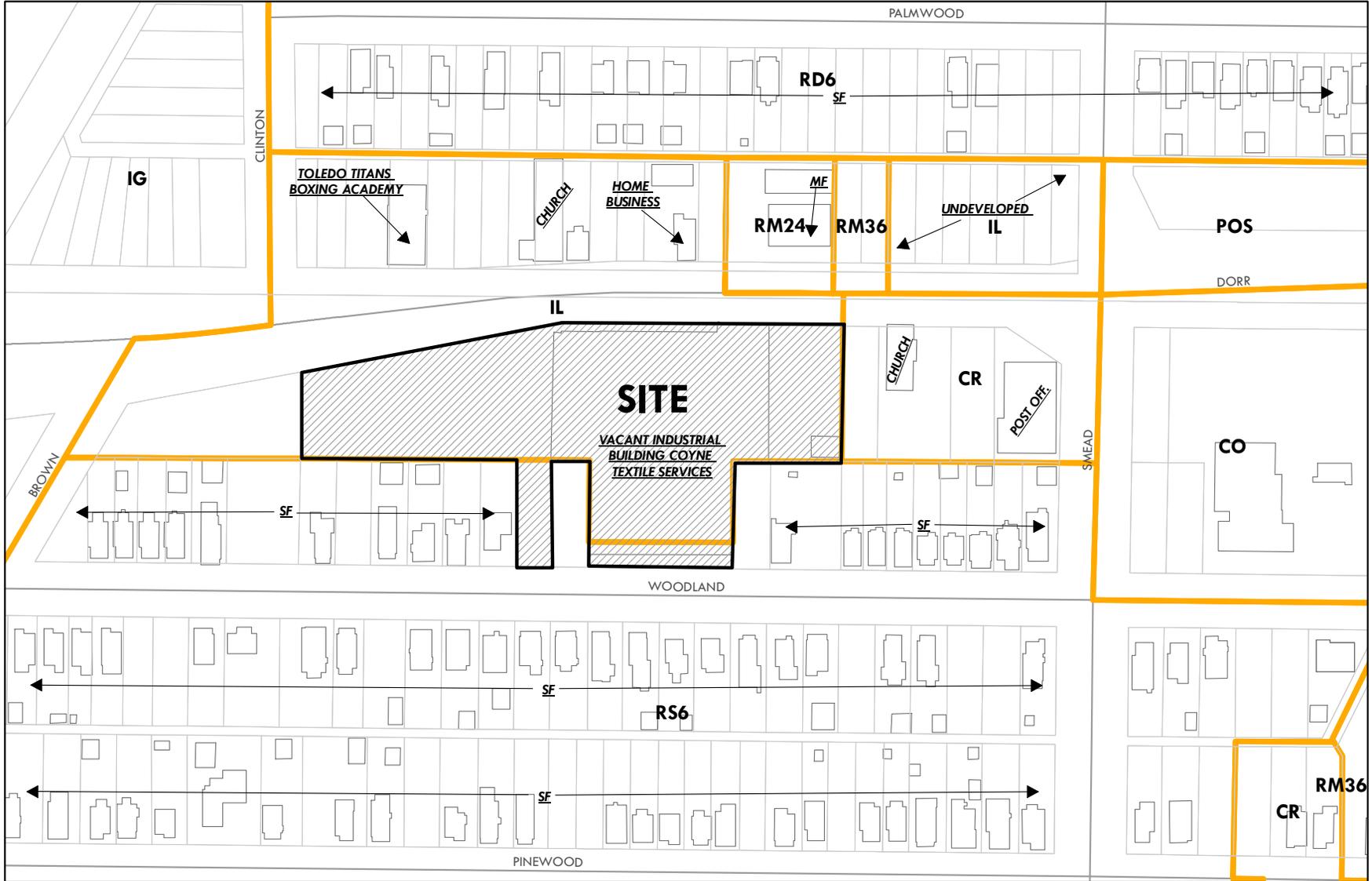
GENERAL LOCATION

SUP-9011-13
ID 19



ZONING & LAND USE

SUP-9011-13
ID 19



SITE PLAN

SUP-9011-13
ID 19



REQUEST FOR SPECIAL USE FOR USED CAR LOT

1650 WOODLAND AVE.
CITY OF TOLEDO, LUCAS CO., OH



LOCATION MAP

LEGAL DESCRIPTION TAX PARCEL 02-27697

LOTS 41 TO 47, INCLUSIVE AND LOT 100 AND 106 OF T. P. BROWN ADDITION TO THE CITY OF TOLEDO, LUCAS COUNTY OHIO, EXCEPT THAT PART OF LOTS 41 TO 47, INCLUSIVE LYING NORTHERLY OF A LINE CONNECTING A POINT ON THE WEST LINE OF LOT 47 LOCATED 60' (FEET) FROM THE NORTHWEST CORNER OF SAID LOT 47 WITH A POINT ON THE EAST LINE OF LOT 41 LOCATED 2.86' (FEET) FROM THE NORTHWEST CORNER OF SAID LOT 41, ALL ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 80.

ALSO LOTS 33, 34, 35, 36, 37, 38, 39, 40 AND LOTS 103, 103.104 AND 105 OF T. P. BROWN'S ADDITION TO THE CITY OF TOLEDO, LUCAS COUNTY, OHIO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 80, EXCEPTING FROM SAID LOT 40 THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 40; THENCE IN AN EASTERLY DIRECTION WITH THE NORTH LINE OF SAID LOT 40 A DISTANCE OF 40' (FEET) TO THE NORTHEAST CORNER OF SAID LOT; THENCE IN A SOUTHERLY DIRECTION WITH THE EAST LINE OF LOT 40 A DISTANCE OF 1.26' (FEET) TO A POINT IN THE EAST LINE; THENCE IN A WASTERLY DIRECTION ACROSS LOT 40 TO A POINT IN THE WEST LINE OF SAID LOT; SAID POINT BEING 2.86' (FEET) SOUTH OF THE NORTHWEST CORNER OF SAID LOT; THENCE IN A NORTHERLY DIRECTION WITH THE WEST LINE OF LOT 40 A DISTANCE OF 2.86' (FEET) TO THE POINT OF BEGINNING.

As recorded in Deed 20120525-024694 in Lucas County, Ohio, Recorder's Office.

SITE CONDITIONS:

EXISTING ZONING - LIGHT INDUSTRIAL
AREA: 2.45AC ±
PREVIOUS USE: COYNE INDUSTRIAL LAUNDRY
CURRENTLY: VACANT BUILDING SINCE 2008

PROPOSED USE:

SITE TO BE USED FOR PRIVATE USED CAR SALES.

BUILDINGS:

BUILDING: 91,500 SF ±
TO BE USED FOR VEHICLE STORAGE AND OFFICE SPACE

PARKING:

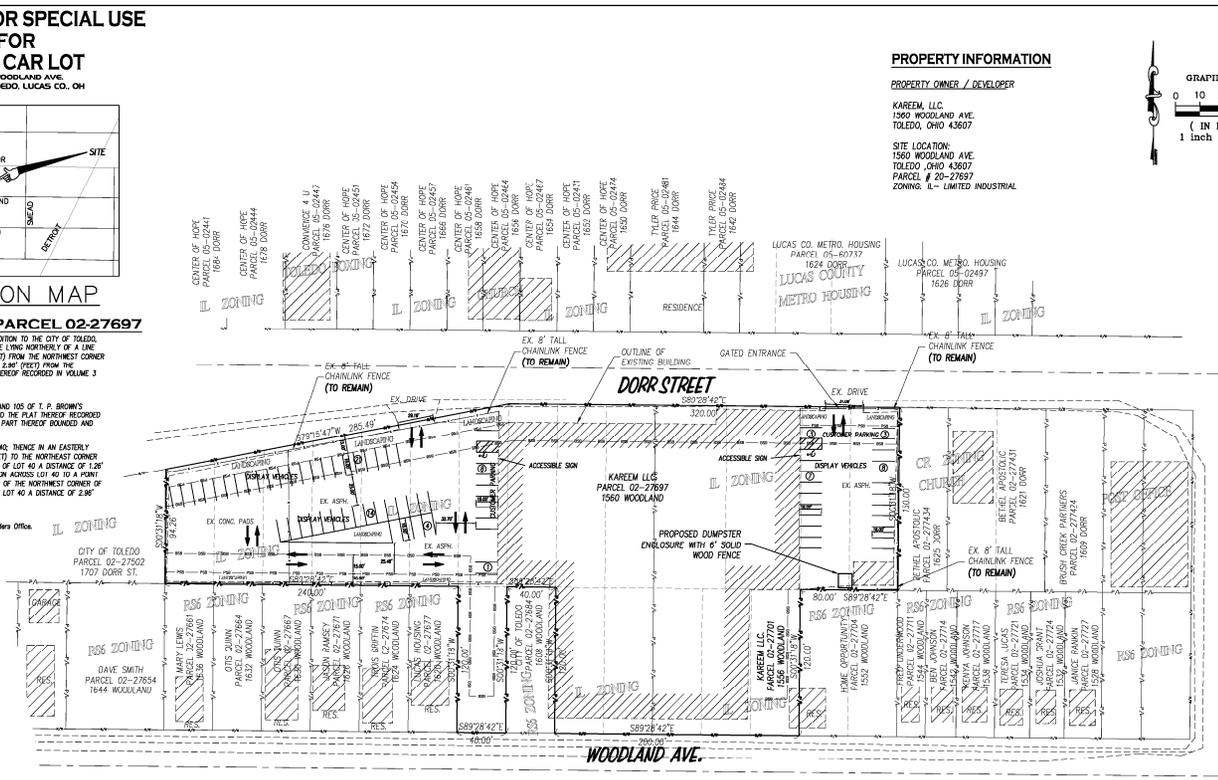
REQUIRED PARKING - LIGHT INDUSTRIAL SALES
OPEN SALES AREA - 1 PER 5,000 SF (CODE 1107.0304 SCHEDULE "A")
ENCLOSED SALES AREA - 1 PER 500 SF (CODE 1107.0304 SCHEDULE "A")
OPEN SALES AREA-TOTAL: 42,500 SF
42,500 SF / 5,000 SF = USE 9 SPACES
ENCLOSED SALES AREA-TOTAL: 1,000 SF
1,000 SF / 500 SF = USE 4 SPACES

TOTAL USED CAR PARKING REQUIRED: 13 SPACES

REQUIRED ACCESSIBLE PARKING BY ADA (208 ADA) WITH BUILDING ADDITION
TOTAL PARKING: 1 TO 28 = 1 ACCESSIBLE SPACE (10/207) (208.2 ADA)
MINIMUM 1 IN 8 ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE (10/207)(208.2 ADA)
TOTAL = 1 VAN ACCESSIBLE SPACE

PROPOSED PARKING

57 SPACES FOR VEHICLE DISPLAY
12 STANDARD SPACES + 2 VAN ACCESSIBLE SPACE PROVIDED (CUSTOMER PARKING ONLY)
69 TOTAL STANDARD SPACES PROVIDED

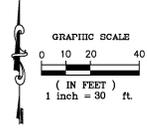


PROPERTY INFORMATION

PROPERTY OWNER / DEVELOPER

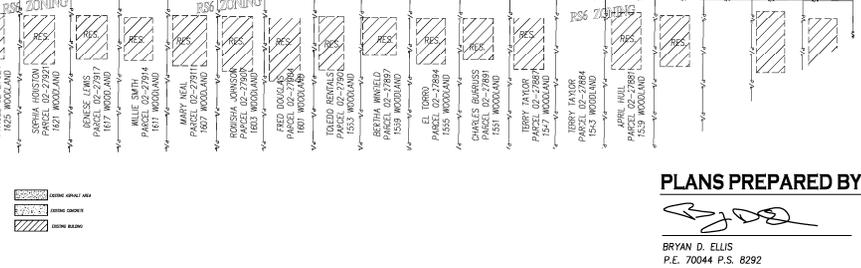
KAREEM LLC
1550 WOODLAND AVE.
TOLEDO, OHIO 43607

SITE LOCATION:
1550 WOODLAND AVE.
TOLEDO, OHIO 43607
PARCEL # 20-27697
ZONING: IL- LIMITED INDUSTRIAL



CONVENTIONAL SIGNS

- EXISTING NATURAL GAS
- EXISTING FENCE
- EX. SANITARY
- EX. STORM
- EX. WATERLINE
- EX. TELEPHONE LINE (UNDERGROUND)
- OVERHEAD LINES
- UNDERGROUND ELECTRIC
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PARKING SETBACK
- BUILDING SETBACK
- UTILITY EASEMENT



PLANS PREPARED BY:

BRYAN D. ELLIS
P.E. 70044 P.S. 8292



DATE: 10-23-13
 ISSUED FOR: 1ST SUBMISSION
 NO. 1

GLASS CITY ENGINEERING & SURVEYING, LLC
 2105 PERTH ST.
 TOLEDO, OHIO 43607
 419-289-8062, FAX 419-539-9867
 EMAIL: BLACKBIRD_1@GNS.COM

SUP REQUEST
DORR STREET CAR LOT
 1650 WOODLAND AVE
 CITY OF TOLEDO, LUCAS CO., OH
 SITE DIMENSIONAL & LANDSCAPE PLAN

DRAWN BY: BDE
 JOB NUMBER: 100-1310
 REVIEWED BY: BDE

SP-1/1

Exhibit A Review Agency 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. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, The Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
3. All commercial drive approaches (along with the sidewalk through the drive) shall be constructed with eight-inch (8") thick concrete per City of Toledo Construction Standards and Specifications. **No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening.**
4. Required permits for all approved work in the public right-of-way shall be obtained before work begins from One Stop Shop, (419) 245-1220.
5. Contact Scott Bishop at (419) 936-2756 for inspection of above mentioned items.
6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. Storm drainage service for this site is available subject to: the Criteria and Regulations of the Departments of Public Utilities Service; the Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; the Toledo City Charter; the "Subdivision Rules and Regulations" of the Toledo-Lucas County Plan Commissions; the City of Toledo Infrastructure Design and Construction requirements; and the "Toledo Comprehensive Ditch Plan". All distributed land areas over one (1) acre must submit and NOI to and obtain a permit from the Ohio EPA. Storm water detention will be required in accordance with the above.
8. Storm water discharge from this site shall be discharged in the 39" storm sewer on Dorr Street and not to Woodland Avenue. This sewer eventually connects to a combined sewer on Junction Avenue and therefore, water quality treatment is not required on the site.

Exhibit A (cont'd)

Engineering Services (cont'd)

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.
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

Sewer & Drainage Services

No comments or objections to the site plan.

Fire Prevention

No comments or objection to the site plan.

Transportation

12. Cracked and crumbling concrete and/or asphalt included in the display and customer parking areas shall be resurfaced with concrete, with bituminous asphalt, or other dust free material other than gravel or loose fill.

Exhibit A (cont'd)

Transportation (cont'd)

13. All parking areas shall be clearly marked and meet the dimension requirements of the Toledo Municipal Code.

Building Inspection

14. Locating a used auto sales and business office in a space previously used as an industrial laundry service will constitute a change of use. As a requirement of a change of use, a new certificate of occupancy must be issued. The applicant must submit construction drawings bearing the seal of a registered design professional to the Division of Building Inspection for review and approval. The construction documents must show the occupant load of each occupied space as well as the total occupant load, plumbing fixture count, the means of egress and fire safety routes and those items listed in Chapter 106 of the Ohio Building Code. Special inspections of all disciplines, along with fire inspection, must be arranged to confirm that the occupied space complies with the submitted drawings. A new certificate of occupancy will be issued to the tenant space at this location when all inspection are satisfied and approved.
15. Any alterations of or additions to existing structures or construction of a new structure will likewise require submission of stamped construction documents to the Division of Building Inspection for plan review and approval, along with inspections of actual work performed as a requirement of a certificate of occupancy.
16. The extension of the fence into now areas, or new signage will require separate permits.

Plan Commission

17. Curb cuts from the site onto Woodland Avenue are prohibited.
18. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
19. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas.
20. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.

Exhibit A (cont'd)

Plan Commission (cont'd)

21. 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)).
22. 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)).
23. 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. 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. 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 these areas (subject to height regulations);
 - d. 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;**

Exhibit A (cont'd)

Plan Commission (cont'd)

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

GENERAL INFORMATION

Subject

- Request - Zone change from IG General Industrial to CR Regional Commercial
- Location - 1225 W Alexis Road
- Applicant - Nabil Tawil
4510 Woodville Road
Northwood, OH 43619
- Attorney - Cherrefe Kadri
1109 Adams Street
Toledo, OH 43604
- Engineer - Michael Dunipace
12587 Cross Creek Rd.
Bowling Green, OH 43402

Site Description

- Zoning - IG General Industrial
- Area - ± 6.463 Acres
- Frontage - ± 301' along Alexis Road
- Existing Use - Vacant 84 Lumber Yard
- Proposed use - Used Auto Sales Facility

Area Description

- North - Commercial / CR
- South - Industrial / IG
- East - Commercial & Industrial / CR & IG
- West - GM Powertrain / IG

Parcel History

- SUP-10001-13 - Special Use Permit to operate a used auto sales facility (Companion Case)

Applicable 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 zone change from IG General Industrial to CR Regional Commercial to facilitate the development of a used auto sales facility at 1225 W. Alexis Road. The 6.463-acre site is the former 84 Lumber Site. The site is located directly to the West of GM Powertrain on Alexis Road. Additional industrial uses are located on contiguous properties to the South and Southwest. Lowe's is located directly across Alexis Road in addition to other commercial development in the immediate area to the North and East of the site. A companion special use permit accompanies this case.

In 2005, The City of Toledo adopted the Vacant Industrial Land Use Report that analyzed vacant and underutilized industrial lands throughout the city. This site is within the "Port Alexis Study Area" in the report. The site is listed as a developed industrially zoned parcel and the study recommends industrial zoning classifications be maintained for vacant parcels in the Port Alexis study area.

The Toledo 20/20 Comprehensive Plan targets this area for light industrial land uses. The size of the site and its proximity to GM Powertrain and other industrial uses make this site a viable industrial location. As a result, staff recommends the zoning remain IG General Industrial.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-10002-13, a zone Change from IG General Industrial to CR Regional Commercial for the site at 1225 W Alexis Road to Toledo City Council for the following two (2) reasons:

1. The proposed zone change does not conform to the Toledo 20/20 Comprehensive Plan, which targets the site for light industrial uses.
2. The existing IG General Industrial zoning is consistent with the contiguous properties to the West, South and Southeast in terms of size, scale and use (TMC §1111.0606.C Review & Decision-Making Criteria).

ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-10002-13
DATE: November 7, 2013
TIME: 2:00 P.M.

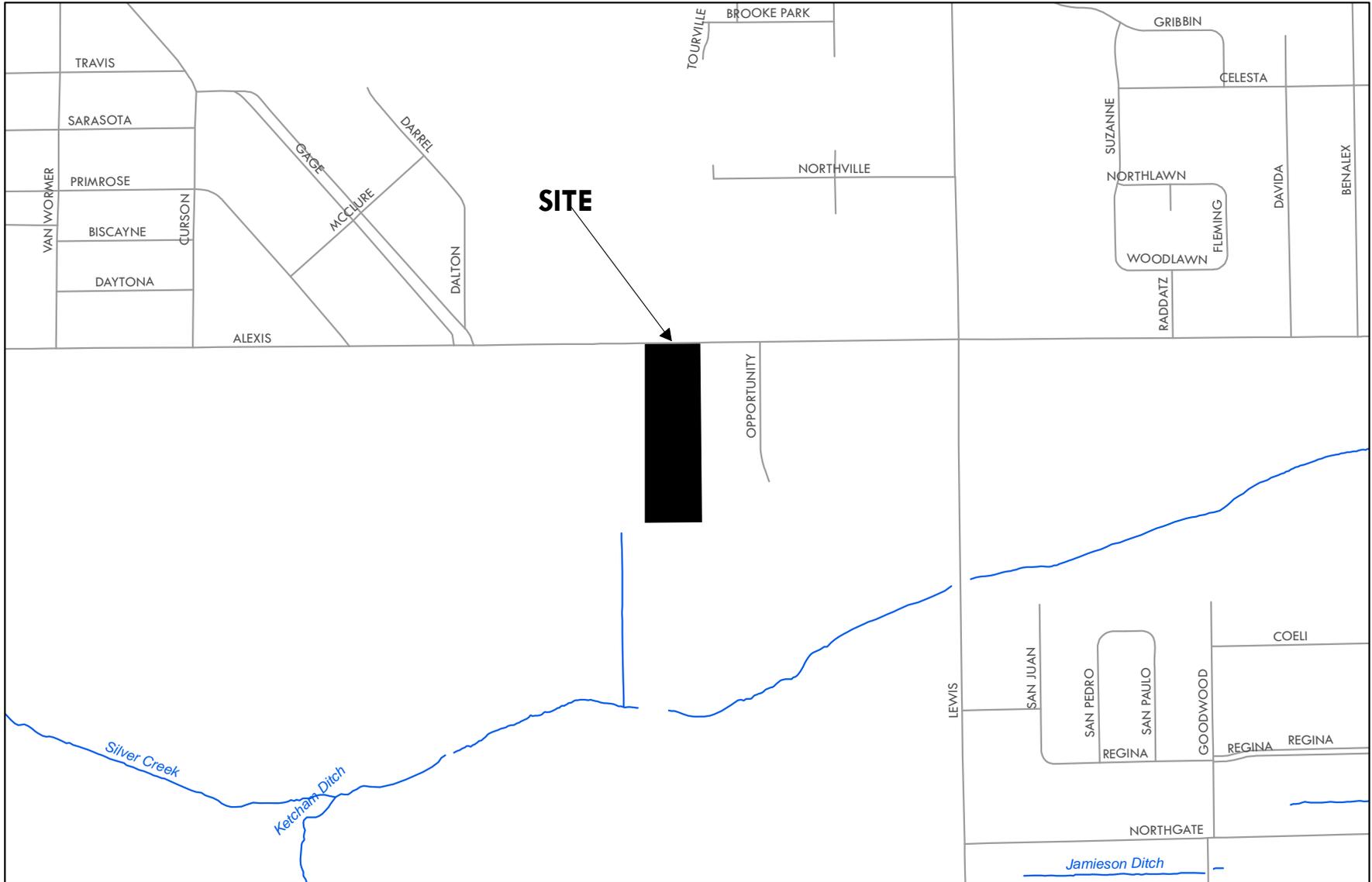
REF: Z-10002-13. . .November 7, 2013

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: December 11, 2013
TIME : 4:00 P.M.

BH/bp
Two (2) sketches follow

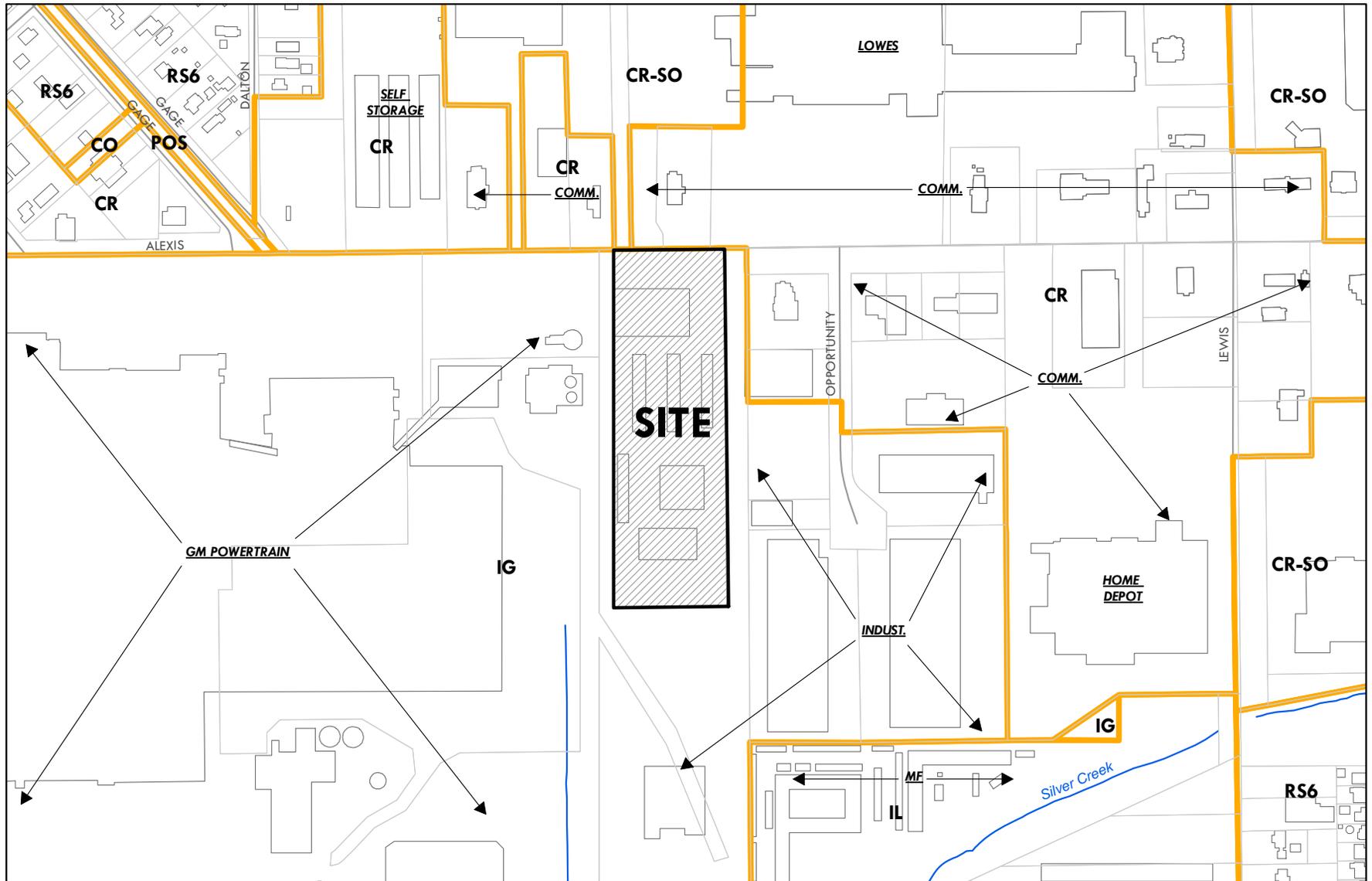
GENERAL LOCATION

Z-10002-13
ID 57



ZONING & LAND USE

Z-10002-13
ID 57



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GENERAL INFORMATION

Subject

- Request - Request for Special Use Permit for operation of a used auto sales facility.
- Location - 1225 W Alexis Road
- Applicant - Nabil Tawil
4510 Woodville Road
Northwood, OH 43619
- Attorney - Cherrefe Kadri
1109 Adams Street
Toledo, OH 43604
- Engineer - Michael Dunipace
12587 Cross Creek Rd.
Bowling Green, OH 43402

Site Description

- Zoning - IG General Industrial
- Area - ± 6.463 Acres
- Frontage - ± 301' along Alexis Road
- Existing Use - Vacant 84 Lumber Yard
- Proposed use - Used Auto Sales facility

Area Description

- North - Commercial / CR
- South - Industrial / IG
- East - Commercial & Industrial / CR & IG
- West - GM Powertrain / IG

Parcel History

- Z-10002-13 - Zone Change request from IG General Industrial to CR Regional Commercial. (Companion Case)

GENERAL INFORMATION (cont'd)

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 Special Use Permit for the operation of a used auto sales facility at 1225 W Alexis Road. The 6.463-acre site is the former 84 Lumber Site and is zoned IG General Industrial. Surrounding land uses include GM Powertrain to the West, industrial uses to the South and Southwest, Lowe's and other commercial uses to the North and East of the site. A companion zone change request accompanies this case.

The applicant is proposing the special use permit to facilitate the development of a used auto sales facility on the site. The site is currently occupied by seven (7) buildings. Four (4) of the buildings are open sided structures that served as covered storage areas for the lumberyard use. The applicant has proposed to use three (3) of these covered areas as used car open display areas. Additionally, a 20,444ft² sales building at the front of the site and an 11,000ft² building at the rear of the site are proposed to be used as a vehicle sales office, vehicle cleaning, vehicle prep area and oil change areas. The final open sided structure and an enclosed 12,000ft² building are shown on the site plan as undetermined uses. The Department of Inspection has objected to the approval of a used car sales facility at this location due to the unspecified use of several of the buildings, its industrial viability based on the parcel size, and its proximity to contiguous industrial uses.

The required parking for auto sales is 1 space per 5,000ft² of open sales area, 1 space per 500ft² of enclosed sales area and 1.5 spaces per service bay. The site plan depicts 148 outdoor spaces (23,976ft²) to be used for vehicle display. The 11,000ft² building has three (3) "overhead" doors that can be used for service bays and the applicant did not indicate how the 20,444ft² building at the front of the property will be used. It is anticipated that the building will be used for sales and office space. As a result, the parking required for 23,976ft² of outdoor display (148 spaces), 20,444ft² of enclosed sales area and three (3) service bays equals 51 customer spaces. The applicant has proposed eighteen (18) non-display spaces on the site plan.

The site is existing and per TMC§1114.0500 Appearance Upgrade for Nonconforming Development, the site is only required to be brought closer into compliance with the landscaping requirements of the 2004 zoning code. However, the size of the site and intensity of the proposed use dictates that, if approved, the SUP be subject to the development of the required thirty (30) foot greenbelt along the Alexis Road right-of-way. The site plan depicts a greenbelt, however, lack of site plan detail makes it difficult for staff to determine it's exact location. If approved, the applicant will be require to submit a revised site plan offering a full thirty (30) foot greenbelt with trees and a solid evergreen hedge along the Alexis Road frontage.

STAFF ANALYSIS (cont'd)

In 2005, The City of Toledo adopted a Vacant Industrial Land Use Report that analyzed vacant and underutilized industrial lands throughout the city. The site is within the “Port Alexis Study Area” in the report. The site in is listed as a developed industrially zoned and the study recommends industrial zoning classifications be maintained for vacant parcels in the Port Alexis study area.

The Toledo 20/20 Comprehensive Plan targets this area for light industrial land uses. The size of the site and its proximity to GM Powertrain to the West and industrial uses to the South and Southeast, make the site a viable industrial location. As a result of the current and future land use designations, vacant industrial land use report, size of site and proximity to large industrial uses the staff recommends disapproval of the special use permit.

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

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-10001-13, a special use permit for the operation of a used auto sales lot, located at 1225 W Alexis Road, to Toledo City Council for the following five (5) reasons:

1. The proposed special use permit does not conform to the Toledo 20/20 Comprehensive Plan, which targets the site for light industrial uses;
2. The proposed does not meet the stated purpose of this Zoning Code (TMC 1111.0706.A Review & Decision-Making Criteria);
3. The site plan fails to specify the use of several of the buildings on the property;
4. The proposed does not comply with all applicable provisions of this Zoning Code (TMC 1111.0706.B Review & Decision-Making Criteria); and
5. The existing IG General Industrial zoning is consistent with the contiguous properties to the West, South and Southeast in terms of size, scale and use (TMC §1111.0706.C Review & Decision-Making Criteria).

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-10001-13
DATE: November 7, 2013
TIME: 2:00 p.m.

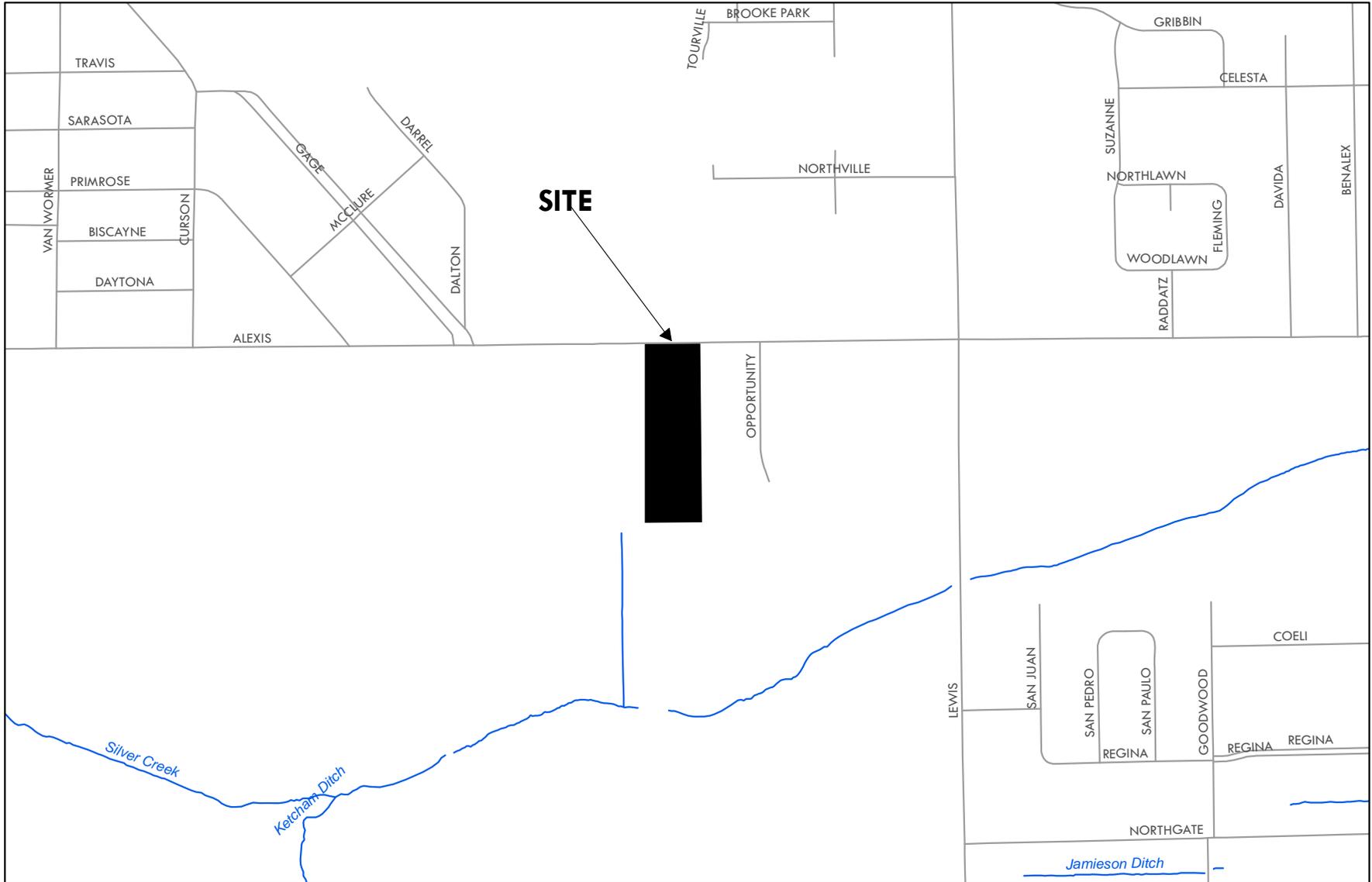
REF: SUP-10001-13. . .November 7, 2013

CITY COUNCIL PLANNING
AND ZONING COMMITTEE
DATE: December 11, 2013
TIME: 4:00 p.m.

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

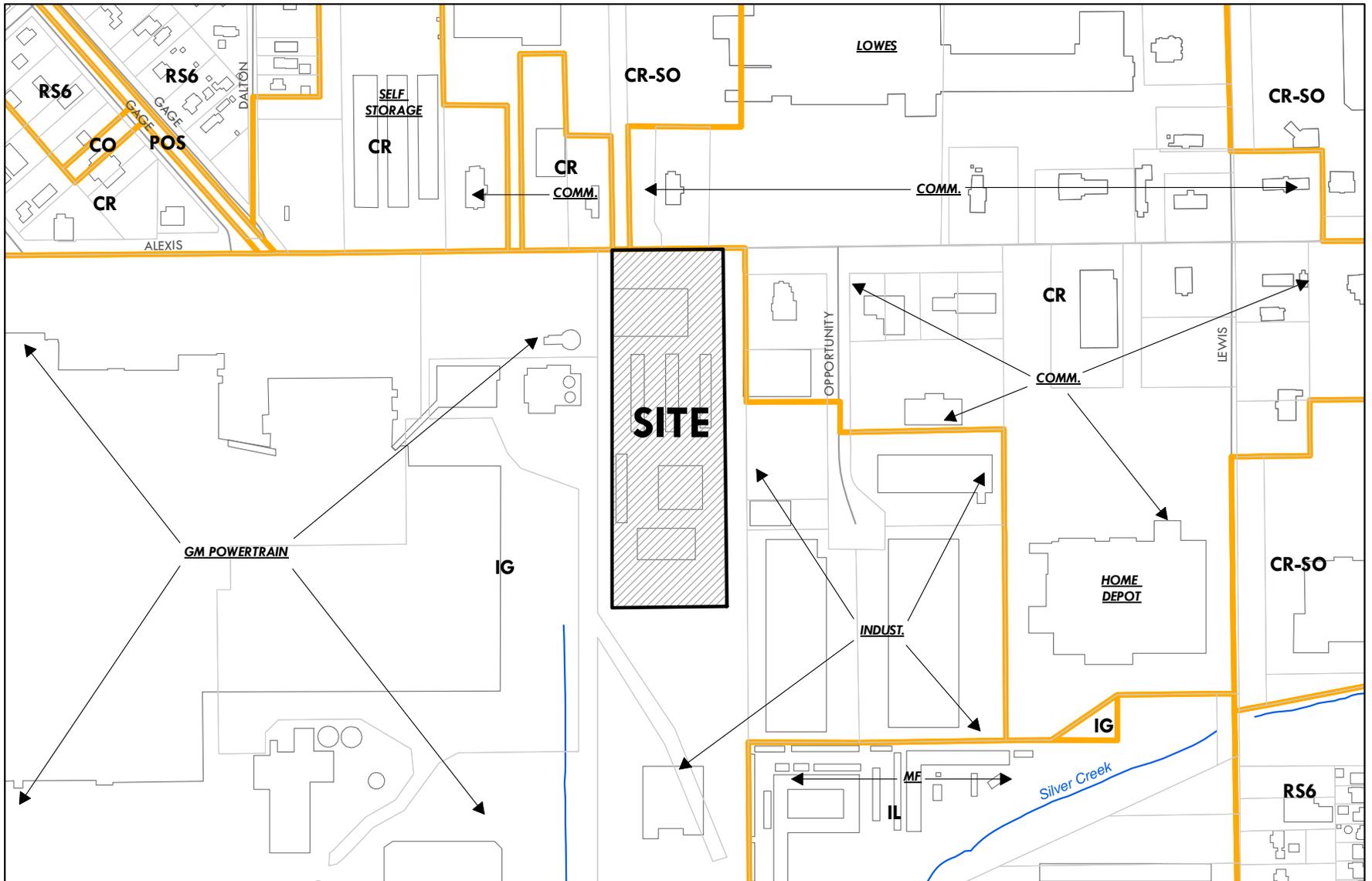
GENERAL LOCATION

SUP-10001-13
ID 57



ZONING & LAND USE

SUP-10001-13
ID 57



SITE PLAN

SUP-10001-13
ID 57

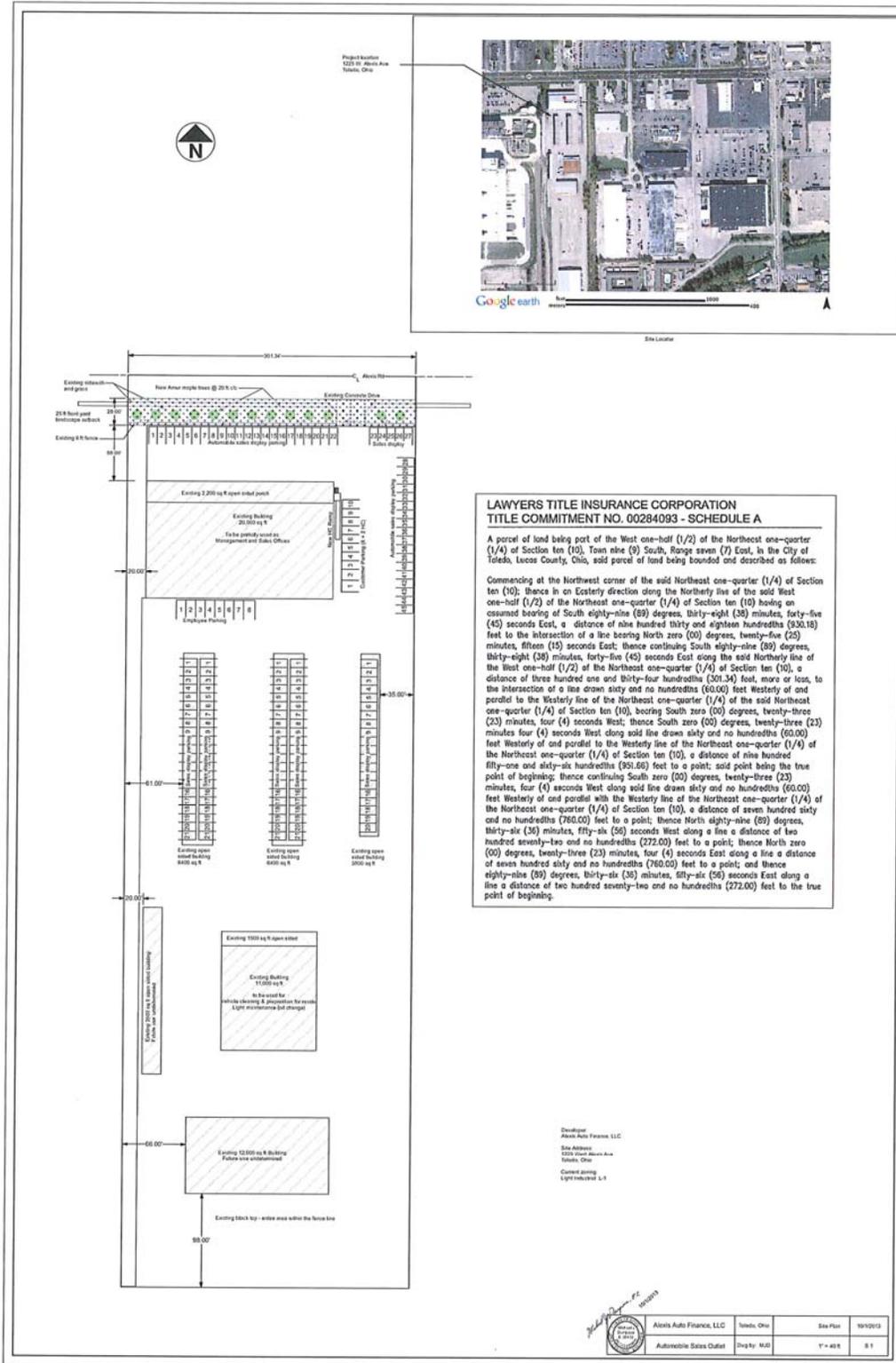
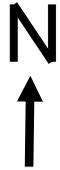


Exhibit “A”
REVIEW AGENCY CONDITIONS

The following thirty two (32) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Engineering Services

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

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

3. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
4. Plans for the water services shall be submitted to the Division of Engineering Services for review and approval.
5. Do not construct permanent structures over unmetered water services.
6. Contact the Division of Water Distribution for installation requirements for backflow preventers.
7. Plans submitted for review do not detail any revisions to the existing site. Therefore, it appears that there are no items requiring a storm water utility plan review. The following items (9 thru 13) are Storm Water Utility requirements should site revisions be proposed on plans submitted later for approval.
8. 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.

Exhibit “A” (cont’d)

Engineering Services (cont’d)

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 if requested. 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.
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/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

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.

Sewer & Drainage Services

Comments not received at this time.

Exhibit "A" (cont'd)

Fire Prevention

13. Confirm private on-site hydrants are in working condition. Repair/replace if required. Maintain as required thereafter.
14. Fire alarm key box may be required.
15. Fire apparatus access way is required to all buildings.
16. Overhead clearance for fire vehicles shall not be less than 13'6".

Building Inspection

17. This property is in a general industrial (IG) zoned district but was previously used as a commercial retail lumberyard, long since closed. It would have been considered a legal non-conformity, which status is now surrendered. A used car lot is not permitted in the industrial zoning districts. It should be noted that the proposed use will require a zoning change to one of the classifications of commercial zoning districts. While I generally support changes of this kind, I have reservations about this project as several of the existing structures on the property have unspecified uses. Further, it is a 6.5-acre tract of industrial zoned property immediately to the East of the GM Powertrain Plant. A more appropriate and consistent use would be to use the property for an industrial supplier to the Powertrain plant.
18. Should the property be successfully rezoned to support this project, I can say that construction of any new structure, addition, or alterations to any existing building will require construction documents stamped by a design professional (registered architect or engineer) to be submitted to the Division of Building Inspection for review and approval. Construction documents must identify the use and occupancy of the structures and show that construction 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.

Division of Transportation

19. A minimum area of 25' is required to provide sufficient maneuverability of standard parking. The location of spaces "27-44" conflicts with the area of maneuverability for spaces "22-26".
20. Landscaping along Alexis Rd. appears to generate sight distance conflicts for vehicles exiting the property; affecting landscaping shall be removed if necessary.

Plan Commission

21. The applicant shall submit a detailed floor plan that indicates the use(s) of the 20,444ft² building.

Exhibit "A" (cont'd)

Plan Commission (Cont'd)

22. The applicant shall submit a revised site plan that indicates the uses of all building on the site and detailing amount of required customer parking spaces. Customer parking shall be denoted on the site plan and shall not be used for vehicle display.
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.
24. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas.
25. All used motor vehicles parked or displayed outdoors shall conform to Chapter 337, Safety and Equipment, of the Traffic Code and shall be operable.
26. Repairs and service of inoperable auto and RV motor vehicles shall be conducted wholly within an enclosed structure permanently located on the lot.
27. Fencing of customer display areas shall conform to TMC 1105.0302, outside storage screening shall comply with TMC 1108.0203.H.
28. All existing and proposed chain link fencing shall contain top and side rails.
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. A site plan indicating the location of the public right-of-way shall be submitted; **shall be noted on revised landscape plan.**
 - b. A 30' Greenbelt is required along the Alexis Road frontage and shall include one tree for every 30' of lot frontage and a solid evergreen hedge and shall not be located in the Alexis Road right of way; **shall be noted on revised landscape plan.**
 - 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; **acceptable as depicted on landscape plan.**
 - 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; **acceptable as depicted on site plan.**

Exhibit “A” (cont’d)

Plan Commission (Cont’d)

- e. Open sales areas shall be clearly defined and noted; **shall be noted on revised landscape plan.**
 - f. 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.**
 - g. The location, height and materials for any fencing to be installed and maintained; **acceptable as depicted on site plan.**
 - h. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); **shall be noted on revised landscape plan;** and
 - i. The location, lighting and size of any signs; **shall be noted on revised site plan.**
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 and 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.
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.

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

