

*TOLEDO CITY
PLAN COMMISSION
REPORT*

FEBRUARY 14, 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)

CATHERINE G. HOOLAHAN
(Vice Chairman)

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THOMAS R. LEMON, SECRETARY

LISA COTTRELL, ADMINISTRATOR

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

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION			
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			
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

February 14, 2013

2:00 p.m.

PUBLIC HEARING WILL BE HELD AT ONE GOVERNMENT CENTER
AT JACKSON BOULEVARD AND ERIE STREET
IN COUNCIL CHAMBERS
ON THE FOLLOWING CASES

AGENDA

ROLL CALL - Toledo City Plan Commission

PROOF OF NOTICE

SWEARING IN

MINUTES

FINAL PLATS

DIRECTOR'S REPORT

CHAIRMAN'S REPORT

ITEM
NO.

CASE DESCRIPTION

- | | |
|-------------------|---|
| 1. Z-1003-13: | Zone change from CR to RD6 at 443 and 445 South Avenue (bh) |
| 2. V-28-13: | Vacation of portion of Avondale Avenue from Division Street to the north/south extension of Moorish Avenue (bh) |
| 3. V-29-13: | Vacation of portion of Weiler Avenue from Nebraska Avenue to Belmont Avenue (bh) |
| ◆ 4. Z-1002-13: | Zone change from IL to CR at 801 and 1335 Front Street (tg) |
| ◆ 5. SUP-1001-13: | Special use permit for a school at 801 and 1335 Front Street (tg) |

ADJOURNMENT

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GENERAL INFORMATION

Subject

- Request - Zone Change from CR Regional Commercial to RD6 Duplex Residential
- Location - 443 & 445 South Avenue
- Applicant - Anwar Awad
887 South Avenue
Toledo, OH 43609

Site Description

- Zoning - CR Regional Commercial
- Area - +/- 0.08 acres
- Frontage - +/- 50' on South Avenue
- Use - Vacant mixed-use building and a single-family residence
- Proposed use - Duplex Residential

Area Description

- North - Convenience Store / CR
- East - Single-family and duplex residences / CR & RD6
- South - Single-family and duplex residences / CR & RD6
- West - Single-family and duplex residences / CR & RD6

Parcel History

- Z-8-81 - Neighborhood Area Down-zoning from C-3 General Commercial to R-3 Two-family Residential (PC approved 02/19/81 with the deletion of the South and Maumee Ave. properties, Ord.135-81 approved 03/10/81)

Applicable Plans, Regulations

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

STAFF ANALYSIS

The applicant is requesting the zone change from CR Regional Commercial to RD6 Duplex Residential for an approximate 0.08-acre site located at 443 & 445 South Avenue. The subject properties are currently being used as a single-family residence and a vacant mixed-use building. The applicant is requesting the zone change to allow for the properties to be converted into duplexes in the future. Therefore, conforming to the underlying zoning district.

In 1981, a downzoning was initiated for this area. The dominant land uses were one and two-family residential, however, the dominant zoning, was RM36 multi-dwelling residential. The downzoning also included 8 commercial areas, 2 of which were zoned Office Commercial and 6 General Commercial. The recommendation of the City of Toledo Plan Commission to City Council was approval of the zone changes (including commercial areas) to duplex residential for the entire neighborhood with the exception of the General Commercial District located at South and Maumee Avenue. The area of South and Maumee Avenue was removed from the downzoning due to objections from the local business owners in the area.

The overall area remains predominantly one and two family residential uses. A commercial convenience store and a vacant mixed-use building currently exist to the North and Northeast of the subject properties. The remainder of the area is one and two family residential uses on all sides of the subject properties.

Pursuant to TMC §1102.03, the RD6 zoning district is primarily intended to accommodate the development of single dwelling units and duplexes on individual lots. The district is intended to create, maintain and promote a variety of housing opportunities for individual households.

The Toledo 20/20 Plan denotes this area as Neighborhood Commercial District. Neighborhood Commercial Districts were designed to accommodate predominantly small and medium scale commercial uses that serve neighborhoods. Neighborhood Commercial Districts allow for a mixture of commercial and residential uses to be located in close proximity to one another. As a result, the request is consistent with existing land uses and will not detrimentally affect nearby properties.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-1003-13, a zone change from CR Regional Commercial to RD6 Duplex Residential for the properties located at 443 & 445 South Avenue, to the Toledo City Council, for the following three (3) reasons:

1. The request is consistent with the adopted 20/20 Comprehensive Land Use Plan and will support the goal of the Neighborhood Commercial District in this area. (TMC1111.0606.A Review & Decision-Making Criteria).

STAFF RECOMMENDATION (cont'd)

2. The request is similar to existing land uses within the general vicinity of the subject property (TMC 1111.0606.B Review & Decision-Making Criteria).
3. The rezoning will not detrimentally affect properties within the vicinity of the subject property (TMC 1111.0606.E Review & Decision-Making Criteria).

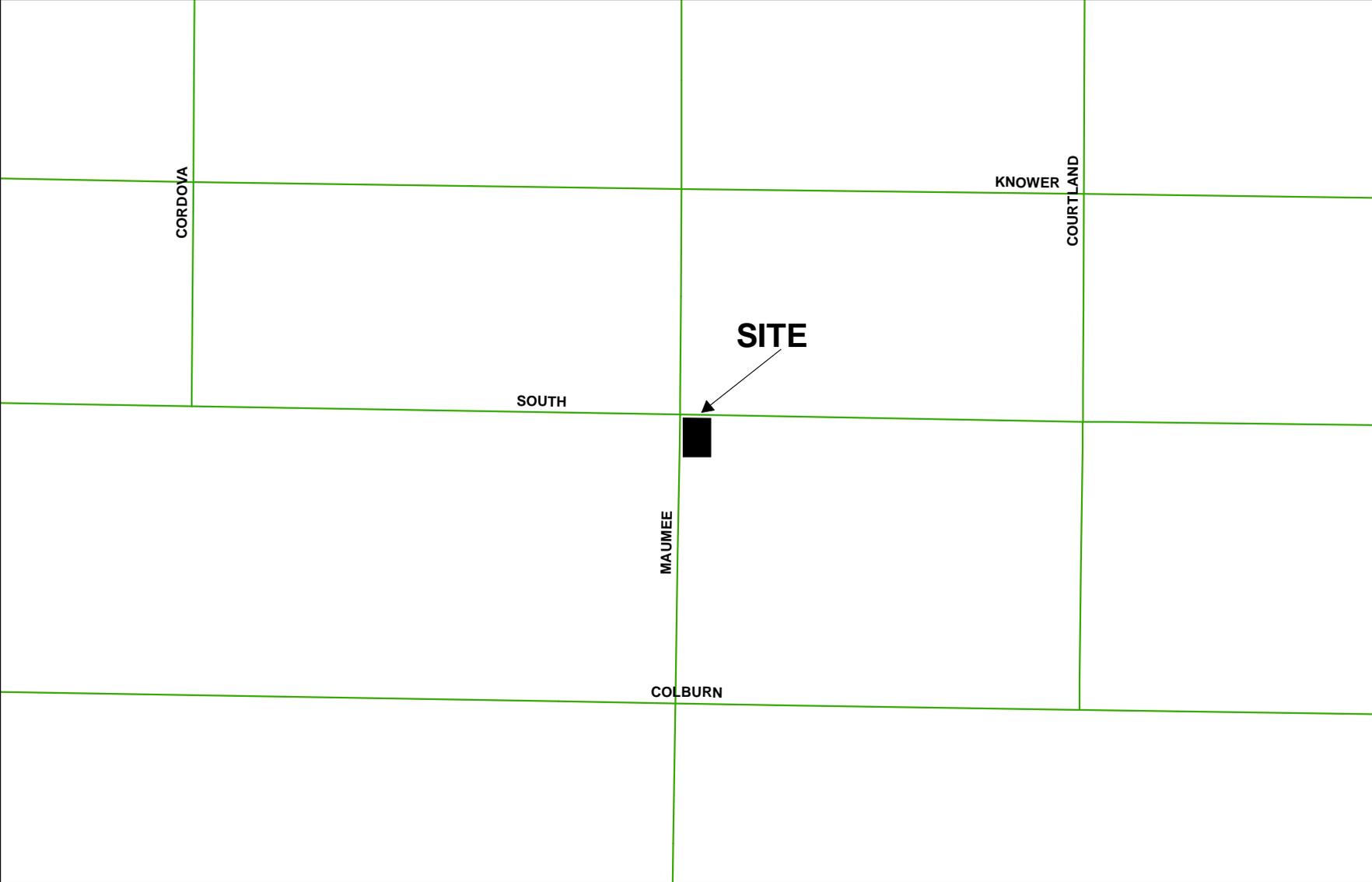
ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-1003-13
DATE: February 14, 2013
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 20, 2013
TIME: 4:00 P.M.

Two (2) sketches follow
BH/an

GENERAL LOCATION

Z-1003-13
ID 11



ZONING & LAND USE

Z-1003-13
ID 11



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GENERAL INFORMATION

Subject

- Request - Vacation of the Eastern +/- 442' portion of Avondale Avenue to the Interstate I-75 right-of-way
- Applicant - Linnie B Willis, Executive Director
Lucas Metropolitan Housing Authority
435 Nebraska Avenue
Toledo, OH 43697
- Contact - Michael Shea
Lucas Metropolitan Housing Authority
201 Belmont Avenue
Toledo, OH 43604
- Engineer - Matt Lewandowski
Lewandowski Engineers
234 N Erie Street
Toledo, OH 43604

Site Description

- Zoning - Multi Dwelling Residential RM36
Existing Use - Undeveloped
Proposed Use - Mixed-use Planned Unit Development

Area Description

- North - Planned Unit Development & Single Family Residential / RM36 & RS6
East - Interstate I-75/ RM36 & IL
South - Planned Unit Development / RM36
West - Planned Unit Development & Single Family Residential / RM36 & RS6

Parcel History

- Z-51-85 - Zone change from C-3 to R-2 and from R-5 to R-2. (PC approved 4/25/85, Ord. 353-85, 5/14/85)

GENERAL INFORMATION

Parcel History (cont'd)

M-14-95	-	Community Development Plan for the ONYX Community Development District. (PC Res. 30-95, 5/3/95, Ord. 375-96, 5/29/96)
S-16-02	-	Preliminary Drawing Review for Washington Village Plat Ten. (PC Approved 11/7/02)
S-31-04	-	Washington Village Plat X Preliminary Drawing Review. (withdrawn)
Z-1001-05	-	Zone change from RS6 to CO. (withdrawn)
PUD-8007-12	-	Mixed-use Planned Unit Development
Z-9003-12	-	Zone Change from RS6 to RM36. (Companion Case)

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a vacation of the eastern +/- 442' of Avondale Avenue that abuts Interstate I-75 right-of-way. This will allow the applicant to redevelop the property in accordance with the approved mixed-use planned unit development application (PUD-8007-12). The planned unit development includes a reconfiguration and rededication of the public roadways and right-of-ways thought-out the development. As a result, this application and companion case V-29-13 (the vacation of Weiler Avenue) has been submitted. A replat to facilitate the reconfiguration of the roadways is anticipated.

STAFF ANALYSIS (cont'd)

The Toledo 20/20 Plan targets the entire site south of Avondale Avenue for multi-family uses and north of Avondale Avenue for single-family uses. The site was found to be fitting to accommodate the required residential parking, landscaping, open space and density requirements associated with a planned unit development of this size and nature. In addition, the applicant provided justification to reduce the overall required parking to that of the approved planned unit development site plan design. The approved site plan was found to meet the intent of the planned unit development section of the zoning code, which is to encourage innovative design, conservation of significant natural features or consolidation of open space in order to provide for a mixture of uses with an integrated design.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-28-13, a request to vacate the Eastern +/- 442' of Avondale Avenue abutting the Interstate I-75 right-of-way, to the Toledo City Council, subject to the following seven (7) conditions:

The following conditions as 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. Eliminate access of Avondale Avenue off of Division Street by removing the asphalt to the edge of the right-of-way and restoring the area to match the adjacent landscape.
2. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from the One Stop Shop, ph (419) 245-1220.
3. The existing 8-inch (8") diameter waterline in Avondale Avenue, between Division Street and I-75, shall be abandoned by the Division of Water Distribution prior to the vacation.
4. The existing sanitary shall be abandoned and filled by the developer. The sewer shall be rerouted by the developer down the proposed new right-of-way.

Fire Prevention

Comments not received at this time

Building Inspection

No objection to vacation.

STAFF RECOMMENDATION (cont'd)

Division of Transportation

5. Transportation understands the master plan for this area and requires that a reconnection of Moorish Avenue to eliminate the excessive no outlet that is established with this vacation once development is completed.
6. Within the limits allowed by law, the applicant shall indemnify the City of Toledo, its officials, agents or employees, from any and all claims, demands, causes of action, suits or liability in connection with the performance of any and all acts authorized or permitted under this vacation. Said indemnification language shall be contained within and evidenced by the endorsement on a certified copy of the final vacating legislation by the owner which indemnification shall be kept in the permanent file of the Clerk of Council.

Sewer & Drainage Services

Comments not received at this time.

Toledo Edison

7. Toledo Edison has existing aerial facilities within this right-of-way which serve street lighting.

Division of Streets, Bridges and Harbor

No objection to vacation.

Planning Commission

No comments or objections to vacation.

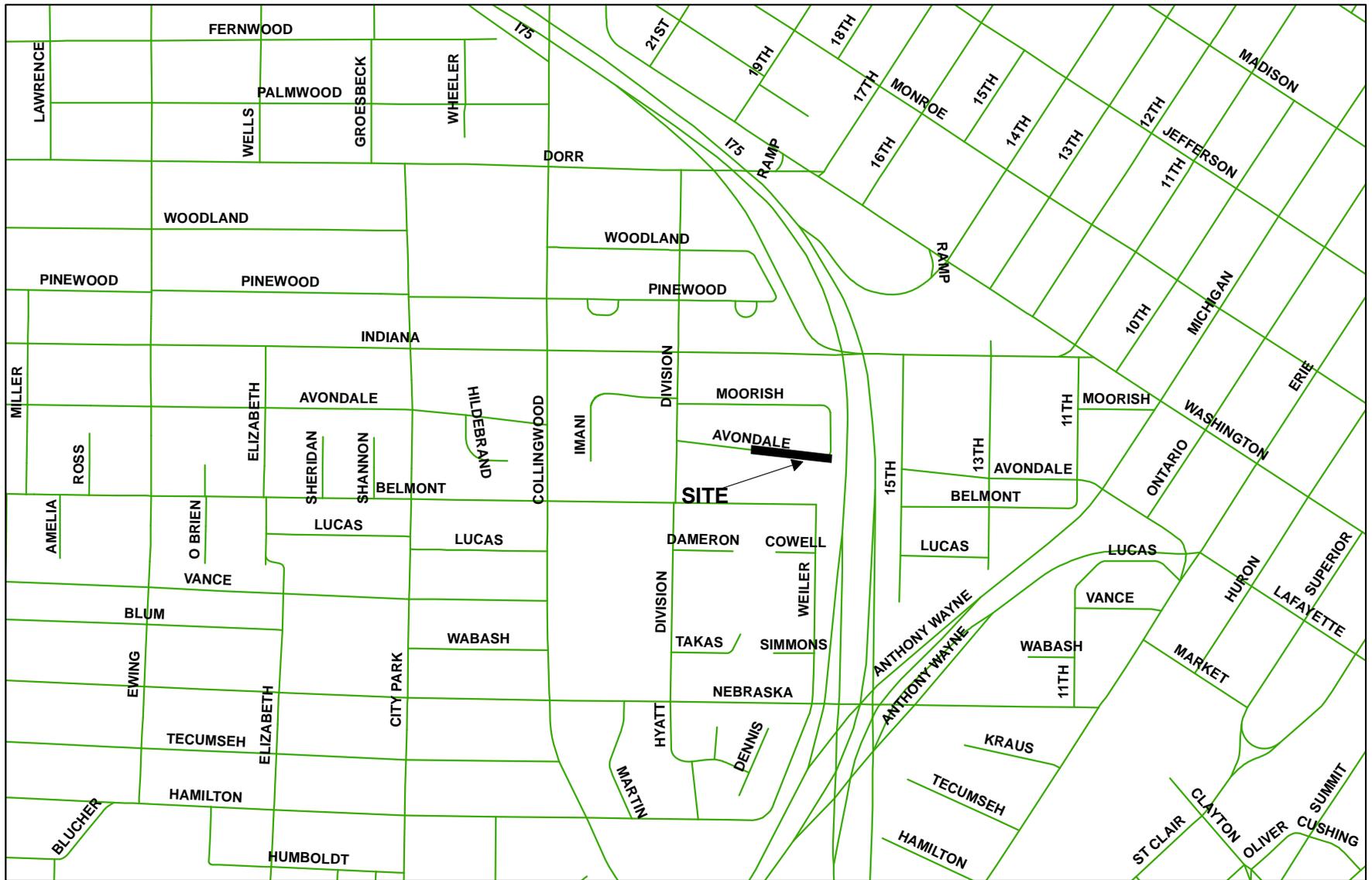
ROADWAY VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-28-13
DATE: February 14, 2013
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 20, 2013
TIME: 4:00 P.M.

BH/an
Three (3) sketches follow

GENERAL LOCATION

V-28-13
ID 10

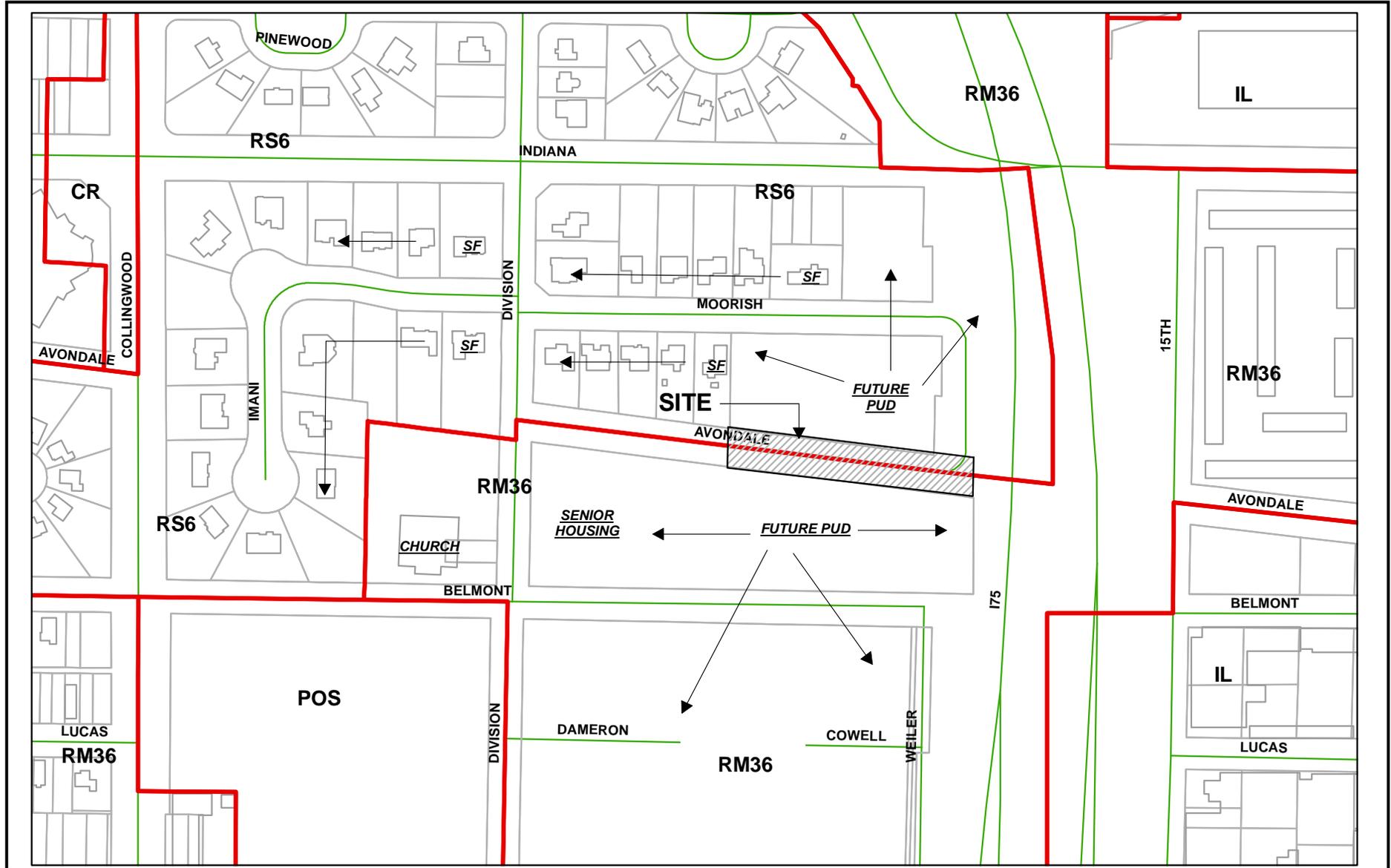


ZONING & LAND USE

V-28-13
ID 10



2 - 6



SURVEY

V-28-13
ID 10



SURVEY #45301

SURVEY MADE FOR: LUCAS COUNTY METROPOLITAN HOUSING AUTHORITY

JANUARY 17, 2013

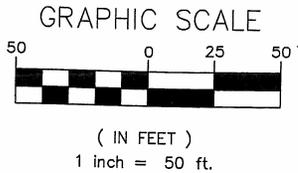
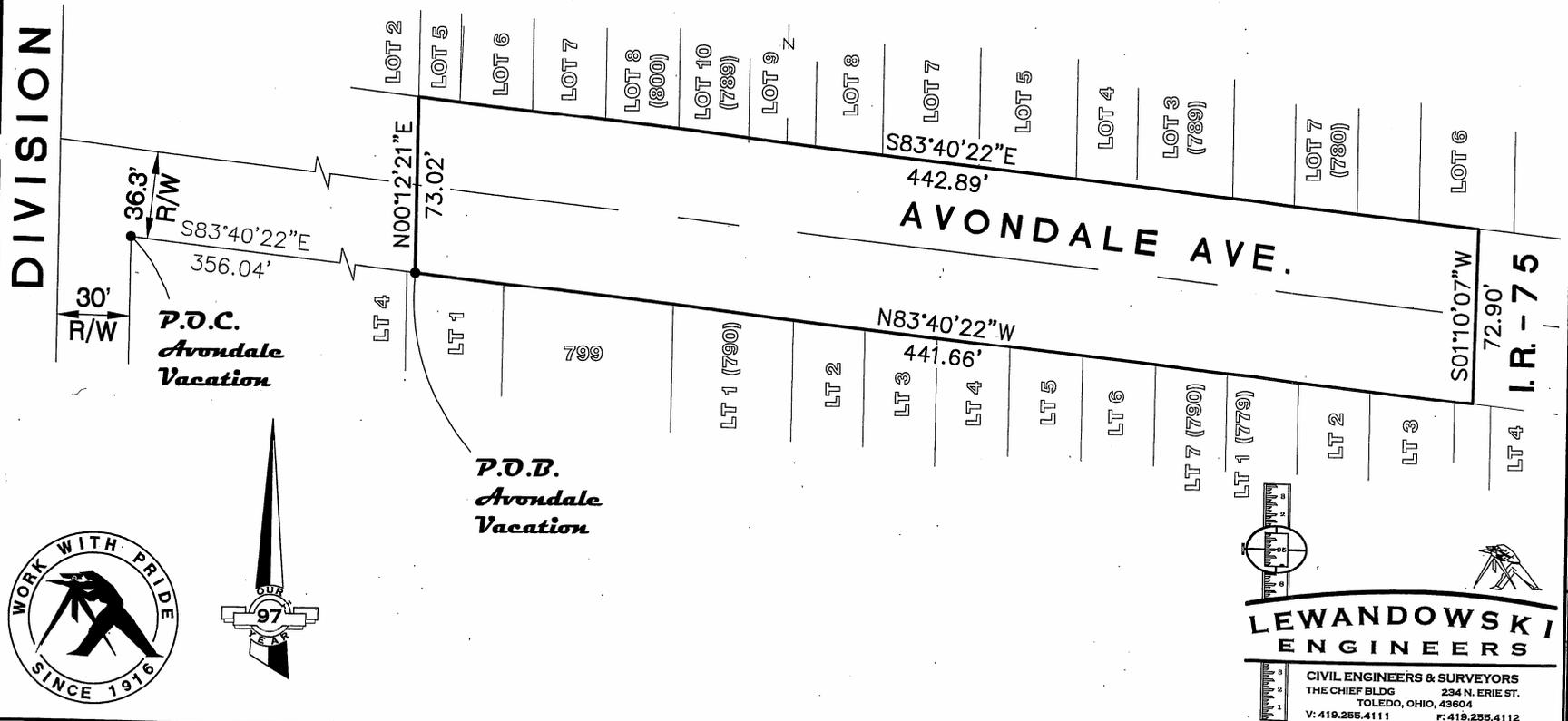


EXHIBIT:
RIGHT-OF-WAY VACATION
OF PART OF AVONDALE AVENUE,
IN PORT LAWRENCE DIVISION,
CITY OF TOLEDO, LUCAS COUNTY, OHIO

AREA

32,109.70 SQ.FT
OR
0.737 ACRES



LEWANDOWSKI ENGINEERS

CIVIL ENGINEERS & SURVEYORS
 THE CHIEF BLDG 234 N. ERIE ST.
 TOLEDO, OHIO, 43604
 V: 419.255.4111 F: 419.255.4112
 LEWANDOWSKIENG.COM MDL@LEWANDOWSKIENG.COM

2-7

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GENERAL INFORMATION

Subject

- Request - Vacation of the portion of Weiler Avenue from
Nebraska Avenue to Belmont Avenue
- Applicant - Linnie B Willis, Executive Director
Lucas Metropolitan Housing Authority
435 Nebraska Avenue
Toledo, OH 43697
- Contact - Michael Shea
Lucas Metropolitan Housing Authority
201 Belmont Avenue
Toledo, OH 43604
- Engineer - Matt Lewandowski
Lewandowski Engineers
234 N Erie Street
Toledo, OH 43604

Site Description

- Zoning - Multi Dwelling Residential RM36
Existing Use - Undeveloped
Proposed Use - Mixed-use Planned Unit Development

Area Description

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

Parcel History

- M-14-95 - Community Development Plan for the ONYX
Community Development District. (PC Res. 30-95,
5/3/95, Ord. 375-96, 5/29/96)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

PUD-8007-12 - Mixed-use Planned Unit Development

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a vacation of Weiler Avenue that is located between Nebraska Avenue and Belmont Avenue. This will allow the applicant to redevelop the property in accordance with the approved mixed-use planned unit development application (PUD-8007-12). The planned unit development includes a reconfiguration and rededication of the public roadways and right-of-ways thought-out the development. As a result, this application and companion case V-28-13 (the vacation of Avondale Avenue) has been submitted. A replat to facilitate the reconfiguration of the roadways is anticipated.

The Toledo 20/20 Plan targets the entire site south of Belmont Avenue for multi-family uses. The site was found to be fitting to accommodate the required residential parking, landscaping, open space and density requirements associated with a planned unit development of this size and nature. In addition, the applicant provided justification to reduce the overall required parking to that of the approved planned unit development design. The approved site plan was found to meet the intent of the planned unit development section of the zoning code, which is to encourage innovative design, conservation of significant natural features or consolidation of open space in order to provide for a mixture of uses with an integrated design.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-29-13, a request to vacate Weiler Avenue between Nebraska Avenue and Belmont Avenue, to the Toledo City Council, subject to the following nine (9) conditions:

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

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services

1. Eliminate access of Weiler Avenue off of Belmont Avenue by removing the asphalt to the edge of the right-of-way and restoring the area to match the adjacent landscape. Close Weiler Avenue at Nebraska Avenue using proper signage and appropriate guardrail.
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. Full-width easements will be required to maintain the existing 6-inch (6") and 12-inch (12") diameter water mains in Belmont Avenue and the 12-inch (12") and 8-inch (8") water mains in Weiler Avenue. The easements shall be dedicated to the City of Toledo, for City utility use only, to allow for future maintenance and shall not be combined with easements for other utilities. The following language shall appear on the easements:

“The City of Toledo shall have a permanent easement, with rights of ingress and egress, over the utility easement areas for the purpose of operating, maintaining and constructing any public utilities located within the easement. The property owner shall not construct fences, walls or other barriers, which would impede the City of Toledo’s access onto the easement. No temporary or permanent structure including building foundations, roof overhangs or other barriers denying access, may be constructed on the easement. Driveways and parking lots are acceptable. The property owner releases the City of Toledo from any liability, responsibility or costs resulting from the City’s removal of any barriers which deny ingress or egress from the easement or which obstruct access to the public utilities located on said property, and the City of Toledo shall have no obligation or duty to restore or compensate the property owner for the removed facilities.”

4. If the petitioner wishes to reduce the size of the easements, the water mains shall be located by survey and twenty-foot (20') easements centered on the water mains will be acceptable. The survey shall be conducted by and paid for by the petitioner.
5. A proposed bike path along I-75 shall be built to accommodate sewer maintenance trucks, allowing access to the sanitary sewer along I-75.

STAFF RECOMMENDATION (cont'd)

Fire Prevention

Comments not received at this time

Building Inspection

No objection to vacation.

Division of Transportation

6. Transportation understands the master plan for this area and requires that a reconnection of Weiler Avenue or appropriate turnaround to eliminate the excessive no outlet that is established with this vacation once development is completed.
7. Within the limits allowed by law, the applicant shall indemnify the City of Toledo, its officials, agents or employees, from any and all claims, demands, causes of action, suits or liability in connection with the performance of any and all acts authorized or permitted under this vacation. Said indemnification language shall be contained within and evidenced by the endorsement on a certified copy of the final vacating legislation by the owner which indemnification shall be kept in the permanent file of the Clerk of Council.

Sewer & Drainage Services

Comments not received at this time.

Toledo Edison

8. Toledo Edison has existing aerial distribution facilities within the right-of-way which will remain in place. A utility easement will need to be provided.

Division of Streets, Bridges and Harbor

9. Easement shall be maintained for sewer.

Planning Commission

No comments or objections to vacations.

REF: V-29-13. . February 14, 2013

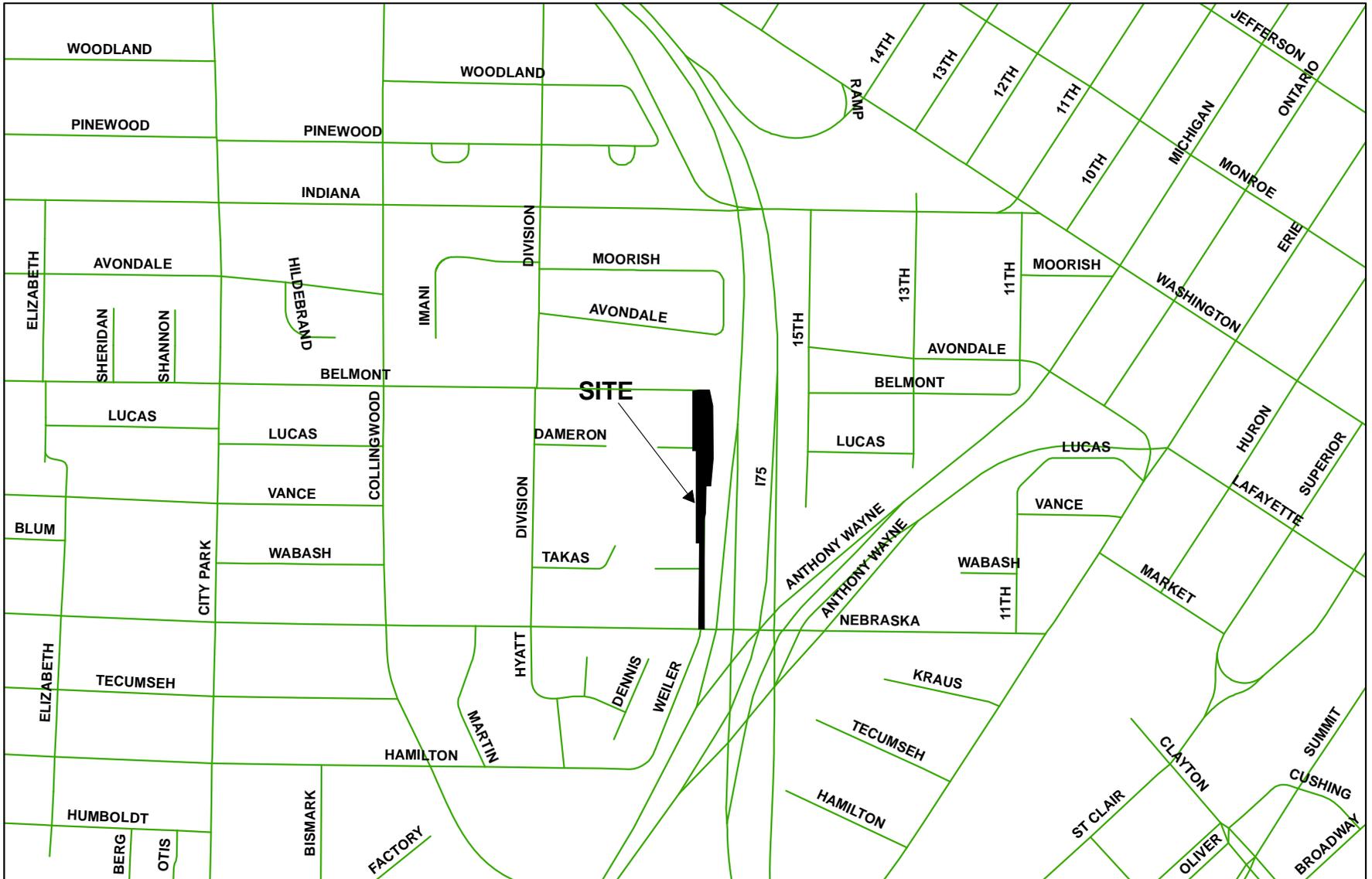
ROADWAY VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-29-13
DATE: February 14, 2013
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 20, 2013
TIME: 4:00 P.M.

Three (3) sketches follow
BH/an

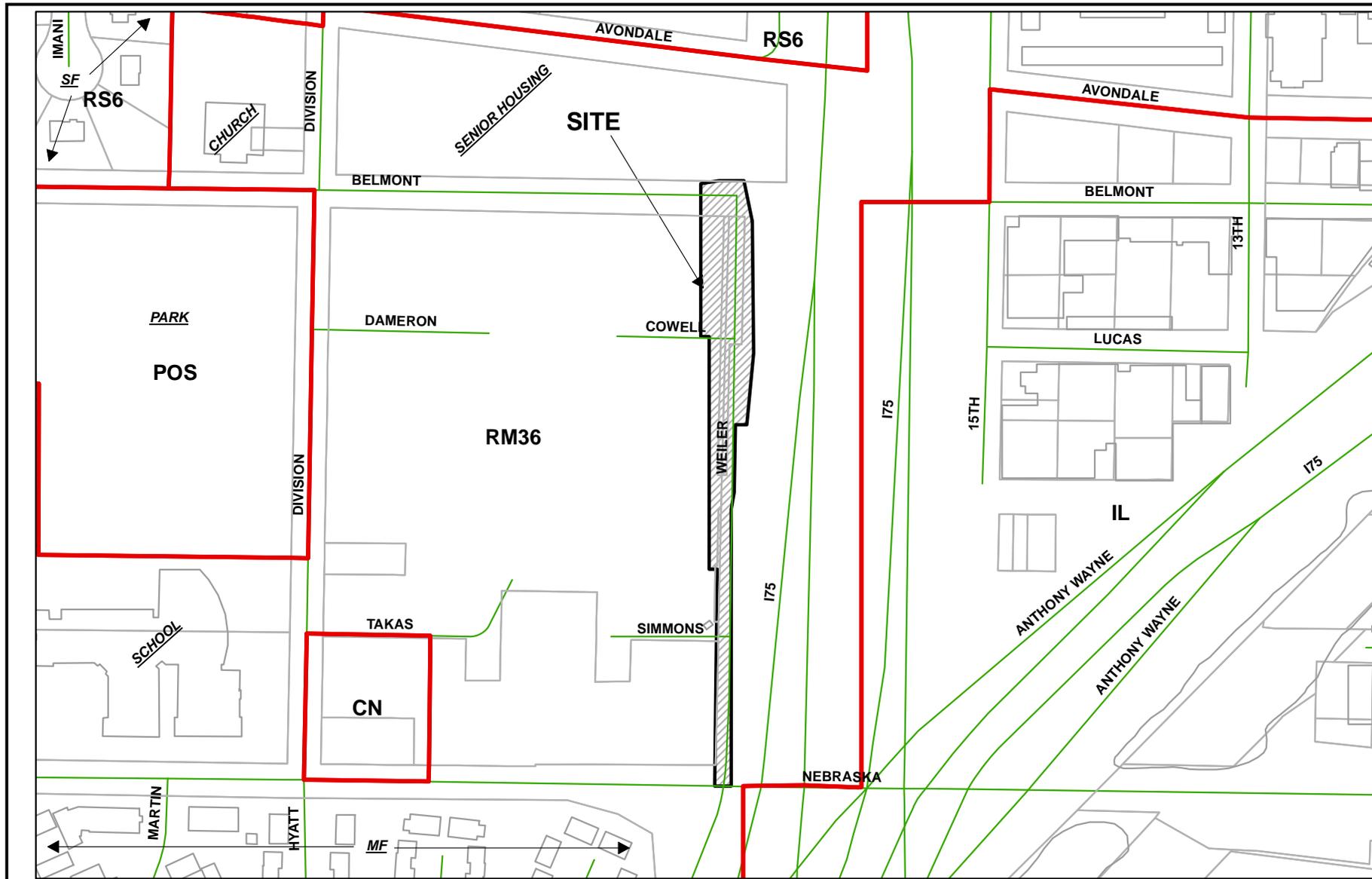
GENERAL LOCATION

V-29-13
ID 10



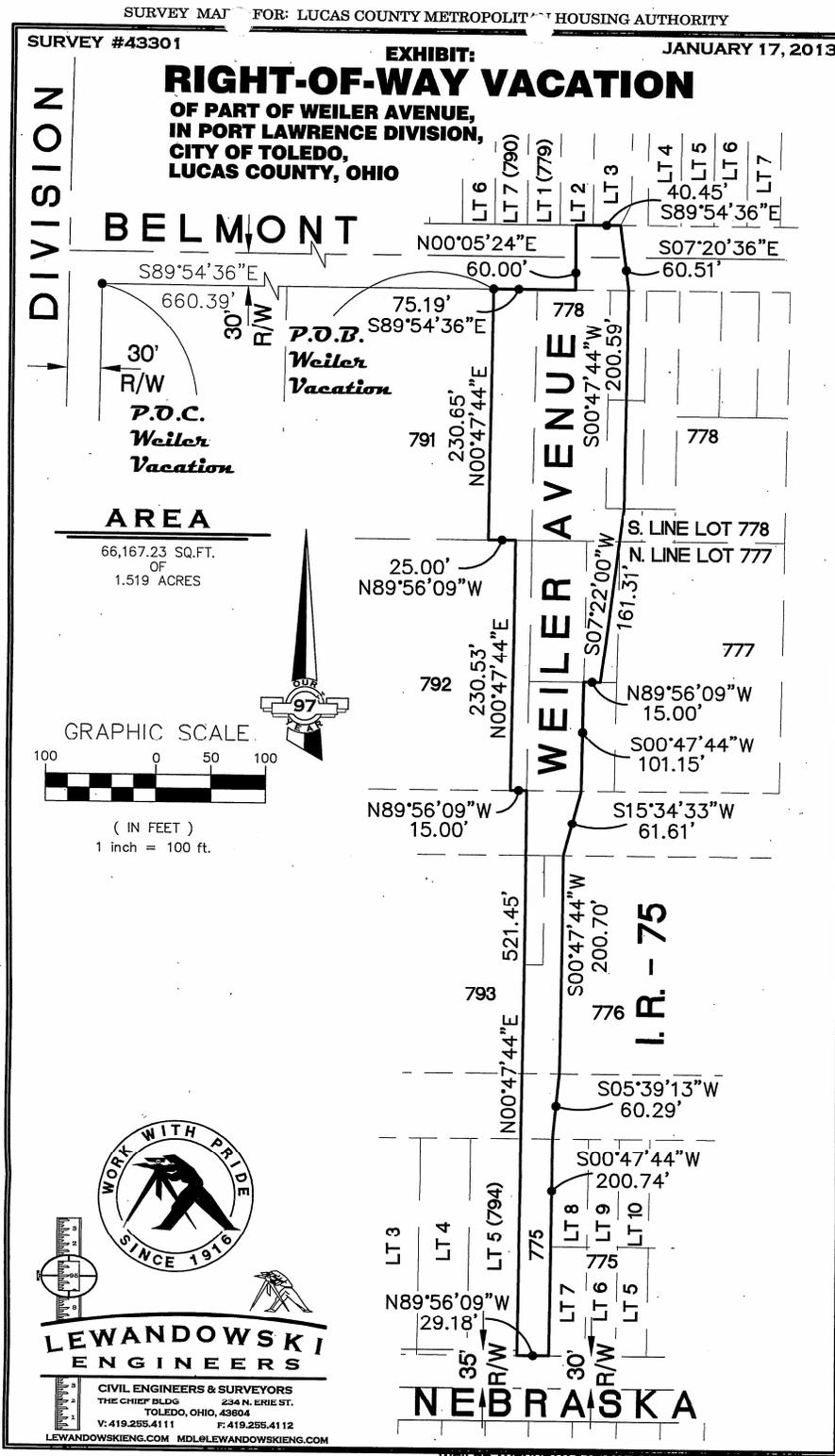
ZONING & LAND USE

V-29-13
ID 10



SURVEY

V-29-13
ID 10



GENERAL INFORMATION

Subject

- Request - Zone change from “IL” Limited Industrial to “CR” Regional Commercial
- Location - 801 & 1335 Front Street
- Applicant - Terrance C. Franklin
L. Hollingsworth School for the Talented and Gifted
824 Sixth Street
Toledo, OH 43605
- Architect - David Munger
Munger and Munger + Associates Architects Inc.
225 North Michigan
Toledo, OH 43604

Site Description

- Zoning - IL Light Industrial
- Area - ± 1.8 acres
- Frontage - 346 feet on Front Street
- Existing Use - Vacant commercial
- Proposed Use - K-8 charter school
- Proposed Parking - 40 spaces
- Required Parking - 25 spaces

Area Description

- North - Vacant land – Marina District / CR
- East - Vacant Commercial / IL
- South - Front Street and Burger King Restaurant / CR
- West - Commercial / IL

Parcel History

- M-2-05 - Review and recommendation of the proposed Marina District Urban Renewal Plan. (PC approved 4/27/07, Ord. 288-07, 5/15/07)
- M-8-06 - Creation of the Marina District Overlay and Architectural Review Committee.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

SUP-1001-13	-	Special Use Permit for a K-9 school (companion case)
MDO-1-13	-	Marina District Overlay Review (companion case)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo Subdivision Rules and Regulations
- Toledo 20/20 Comprehensive Plan
- Marina District Overlay Zone Declaration of Restrictions, Easements, Design and Development Standards and Comprehensive Sign Plan

STAFF ANALYSIS

The applicant is requesting a zone change from IL Limited Industrial to CR Regional Commercial for a K-8 school located in an existing building at 801 & 1335 Front Street. A companion Special Use Permit accompanies this case. The school is to be named the “L. Hollingsworth School for the Talented and Gifted”, anticipates an enrollment of 200 students in grades K thru 8. The school is currently located in the former Sacred Heart School on East Broadway.

Furthermore, the proposed CR Regional Commercial zoning is consistent with the zoning of nearby properties. Commercial zoning has been established to the north and south of the site as well as the Marina District as a whole.

The site is within the Marina District Overlay and is subject to the review and approval of the Marina District Architectural Review Committee. This site is on the edge of the main Marina District development area. The Toledo 20/20 Comprehensive Plan designates this area an Urban Village District. This is a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The proposed school appears consistent with the Toledo 20/20 Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-1002-13, a zone change Limited Industrial (IL) to Regional Commercial (CR) for a K-8 school located at 801 & 1335 Front Street, to the Toledo City Council, for the following two (2) reasons:

STAFF RECOMMENDATION (cont'd)

1. The zone change is consistent with the 20/20 Comprehensive plan. (TMC 1111.0606 A, Review and Decision Making Criteria)
2. The zoning request is similar to the zoning classifications of properties within the general vicinity of the subject property. (TMC 1111.0606 C)

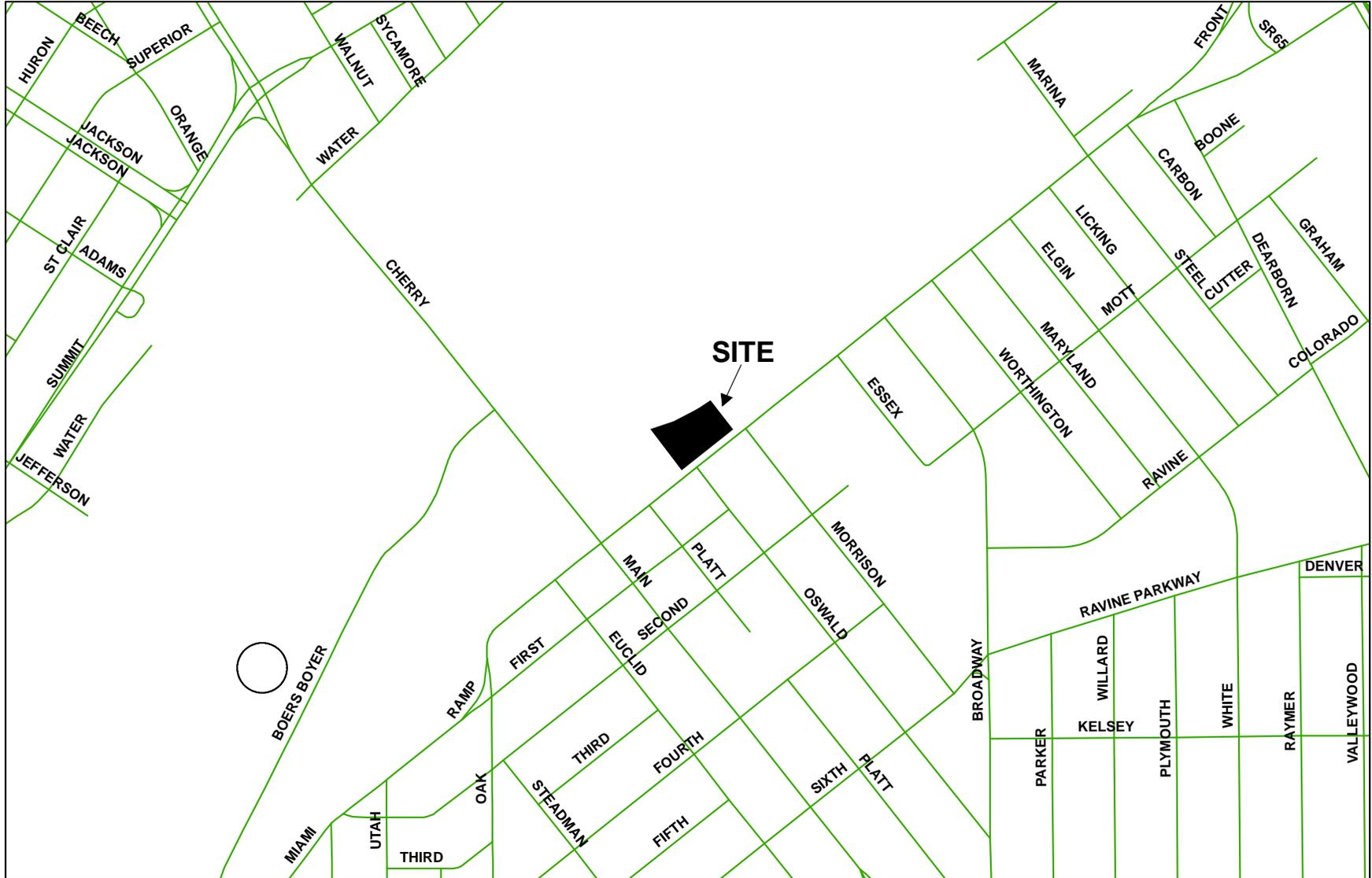
ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-1002-13
DATE: February 14, 2013
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 20, 2013
TIME : 4:00 P.M.

TG/an
Six (6) sketches follow

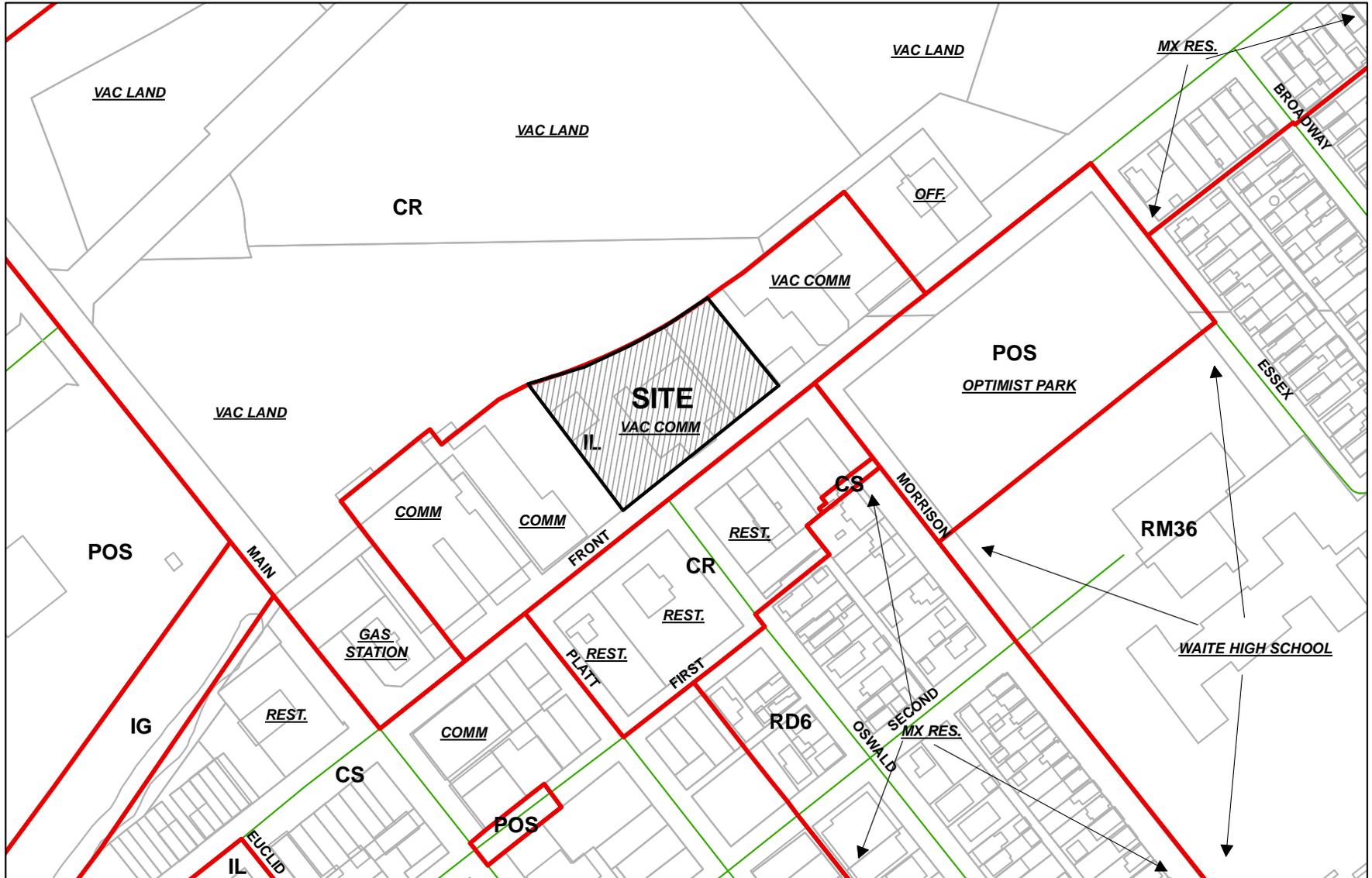
GENERAL LOCATION

SUP-1001-13
Z-1002-13
ID 27



ZONING & LAND USE

SUP-1001-13
Z-1002-13
ID 27



4-5, 5-11

SITE PLAN

SUP-1001-13
Z-1002-13
ID 27



EXISTING CONDITIONS TO BE DEMOLISHED
**NEW L. HOLLINGWORTH SCHOOL
FOR THE GIFTED AND TALENTED**
201 # 1800 FRONT STREET
TOLEDO, OHIO 43605

PREPARED FOR:
MUNGER MUNGER + ASSOCIATES ARCHITECTS INC.
215 NORTH WICKLISS TOLEDO, OHIO 43604-3613 419.243.8147

COMMISSION M2/08 DRAWN KJP REVIEWED DJM DATE 12/28/2012

SITE PLAN (B)

SUP-1001-13
 Z-1002-13
 ID 27



PARKING REQUIREMENTS

ZONING CODE REQUIREMENT	NUMBER OF FACULTY, STAFF OR STUDENTS	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
1 PER FACULTY MEMBER PLUS	8	8	8
PER 3 STAFF MEMBERS PLUS	4	3	10
PER 50 STUDENTS FOR EACH OFF & PAGE UP	300	4	13
TOTAL		25	40

TOTAL BUILDING AREA: 2,870 SF
 BIKE RACKS FOR 50 BIKES ARE PROVIDED PER 101,400 SF
 CURRENT ENROLLMENT = 200

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

SITE PLAN SHEET **A1**
 NEW L. HOLLINGWORTH SCHOOL
 FOR THE GIFTED AND TALENTED
 MUNGER MUNGER + ASSOCIATES ARCHITECTS INC.
 COMMISSION: MUMPS, URBAN, PLANNING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE
 PREPARED BY: ARCHITECTURE
 DATE: 03/20/2013

4 - 7, 5 - 13

BUILDING ELEVATION

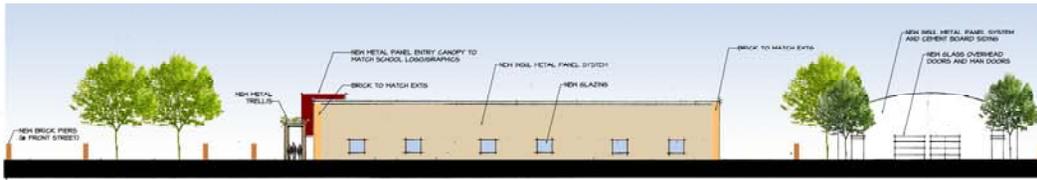
SUP-1001-13
Z-1002-13
ID 27



SOUTH ELEVATION (FACING FRONT STREET)
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS SET OF SHEET
NEW L. HOLLINGWORTH SCHOOL
FOR THE GIFTED AND TALENTED
NO. 1 1335 FRONT STREET TOLEDO, OHIO 43620
DESIGNED FOR
MARC SCHWEN
TERENCE G. FRANKLIN HEAD OF SCHOOL
MUNGER MUNGER + ASSOCIATES ARCHITECTS INC.
212 WEST BROADWAY TOLEDO, OHIO 43604-1141
COMMISSION M-2189 DRAWN K.J.Y. REVIEWED D.J.M. DATE 12.28.2012

4 - 8, 5 - 14

SIGN ELEVATIONS

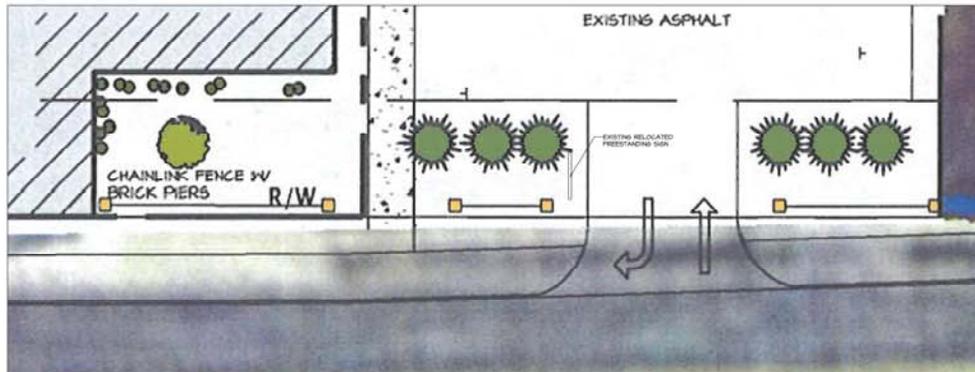
SUP-1001-13
Z-1002-13
ID 27



WALL MOUNTED SIGN (FACING FRONT STREET)
SCALE: 1/4" = 1'-0"



MAIN ENTRY BUILDING SIGN (EAST ELEVATION)
SCALE: 1/4" = 1'-0"



PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"



FREESTANDING SIGN (RELOCATE EXISTING SIGN - 4' x 8')
SCALE: 1/4" = 1'-0"

SIGNAGE 01 OF 02 SHEET
NEW L. HOLLINGWORTH SCHOOL
FOR THE GIFTED AND TALENTED
800 E. 105th FRONT STREET
TOLEDO, OHIO 43606
PREPARED FOR: TERRANCE G. FRANKLIN, HEAD OF SCHOOL
FRANK JANSON
MUNGER MUNGER + ASSOCIATES ARCHITECTS INC.
222 S. 10TH ST. SUITE 200 TOLEDO, OHIO 43603-1017
COMMISSION M-2886 DRAWN K.E.T. REVIEWED D.M. DATE 12.28.2012

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GENERAL INFORMATION

Subject

- Request - Special Use Permit for a K-8 school
- Location - 801 & 1335 Front Street
- Applicant - Terrance C. Franklin
L. Hollingsworth School for the Talented and Gifted
824 Sixth Street
Toledo, OH 43605
- Architect - David Munger
Munger and Munger + Associates Architects Inc.
225 North Michigan
Toledo, OH 43604

Site Description

- Zoning - IL Light Industrial
- Area - ± 1.8 acres
- Frontage - 346 feet on Front Street
- Existing Use - Vacant commercial
- Proposed Use - K-8 charter school
- Proposed Parking - 40 spaces
- Required Parking - 25 spaces

Area Description

- North - Vacant land - Marina District / CR
- East - Vacant Commercial / IL
- South - Front Street and Burger King Restaurant / CR
- West - Commercial / IL

Parcel History

- M-2-05 - Review and recommendation of the proposed Marina District Urban Renewal Plan. (PC approved 4/27/07, Ord. 288-07, 5/15/07)
- M-8-06 - Creation of the Marina District Overlay and Architectural Review Committee.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|-----------|---|---|
| Z-1002-13 | - | Zone change from IL to CR. (companion case) |
| MDO-1-13 | - | Marina District Overlay Review (companion case) |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo Subdivision Rules and Regulations
- Toledo 20/20 Comprehensive Plan
- Marina District Overlay Zone Declaration of Restrictions, Easements, Design and Development Standards and Comprehensive Sign Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a K-8 school located in an existing building at 801 & 1335 Front Street. A companion zone change accompanies this case. The school is to be named the “L. Hollingsworth School for the Talented and Gifted”, anticipates an enrollment of 200 students in grades K thru 8. The school is currently located in the former Sacred Heart School on East Broadway.

The proposed school will use the existing 23,970 square foot building and parking lot. The parking lot is located off of Front Street on the both the north and south sides of the building. The parking lot offers 40-spaces, exceeding the 25 spaces required by the Zoning Code. The site plan indicates 50 bicycle parking slots on the site plan, which is the minimum required per Toledo Municipal Code Section 1107.0900.

The site is within the Marina District Overlay and is on the edge of the main development area. The Architectural Review Committee will renew the building elevations and signage at its February 5, 2013 hearing. The Toledo 20/20 Comprehensive Plan designates this area an Urban Village District. This is a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The proposed school appears consistent with the Toledo 20/20 Plan.

Landscaping

The landscaping includes trees along Front Street and within the islands in the parking lot. Trees will also be planted along the west side of the property abutting the vacant land in the Marina District.

STAFF ANALYSIS (cont'd)

The ARC regulations require surface parking lots to be 50' from the Front Street right-of-way. The existing parking lot is 20' from Front Street and will be screened by ornamental fencing and landscaping. The site plan indicates that a chain link fence will be used along the Front Street frontage between the brick piers. The applicant will instead be using a 42" commercial grade ornamental metal fence with a powder coated finish (black) between the brick piers. The existing chain link fence will be utilized along the remaining property lines. According to the regulations for the Marina District chain link may not be used where it is visible from the right-of-way. Staff suggests that the ornamental fence be installed on both the east and west property lines for the entire length of the building. This should alleviate any aesthetic issues from Front Street.

The site is 69,204 SF and the open space encompasses 16,210 SF, which equates to 23% of site as open space (does not include front yard). The landscaping for the interior of the parking lot does not meet the required one tree and two shrubs for every 2,500 square feet of parking lot. The submitted site plan indicates four trees in each of the parking lots while five are required. No shrubs are indicated on the plan for the interior parking when the regulations require 10 for each of the parking areas. This needs to be addressed in a revised landscape plan.

Building Design

The existing building has brick on the Front Street frontage and existing uninsulated metal and/or wood siding, and covered uninsulated concrete block wainscot on the remaining portions of the building with a prominent entry area facing Front Street. The new entry will be on the north side of the building facing the parking lot. A new metal panel entry canopy will be installed above the entrance along with a new metal trellis. An insulated metal panel system will be installed along the north, east, and west elevations to cover up the existing metal and/or wood siding, and concrete block. On the east and west elevation the corners will have new brick installed to match the existing brick along the Front Street frontage. On the Front Street frontage the existing brick will be retained and new glazing and new insulated metal panels will be installed. The insulated metal panel system would be in a secondary location as opposed to the Front Street frontage and staff supports the use of this material.

The quonset hut on the west side of the property is proposed to be recovered with insulated metal panel system and cement board siding. New glass door and man doors will also be installed. The proposed elevation drawings for the quonset hut do not adequately reflect which portions of the structure will be covered with what type of material. Revised elevations will need to be submitted to clearly define the type of material to be used and on what location.

Although the buildings are existing, it appears that the renovations will continue the use of materials not permitted in the MDO. The building materials shall meet the approval of the ARC.

STAFF ANALYSIS (cont'd)

Signage

The signage will consist of a 48' long prefinished 1' 6" aluminum letters anchored to the wall along Front Street. The main entrance on the east portion of the property will have die cut vinyl lettering applied over the metal panels. A freestanding 4' x 8' wood identification sign with a metal panel will be situated on the corner of the east parking lot and Front Street. The Marina District sign regulations permit free standing identification signs as long as they do not exceed 10' in height or a total copy area of 60 square feet. The proposed signage meets the criteria.

The applicant requests the following variances for the new L. Hollingsworth School for the Talented and Gifted:

Chapter 1108 Landscaping and Screening

Sec. 1108.0200 Landscape Standards

Sec. 1108.0204 Parking Lot Landscaping (Interior & Perimeter)

C. Quantity Requirements

- 1.b. The code states that 6 shrubs are required to be installed in interior landscape areas for every 10 parking spaces.*

A variance is requested to provide only 2 shrubs per island as required by the Marina District Overlay minimum requirements, in lieu of the required 6. The hardship if the variance is not permitted, is the expenditure of the limited construction dollars for shrub plantings instead of new building construction, and increased maintenance efforts for the limited maintenance staff.

Staff Recommendation: The site plan indicates that there are four landscape islands. Allow two shrubs per interior landscape island.

Chapter 1108 Landscaping and Material Standards

Sec. 1108.0400 Landscape Standards

Sec. 1108.0406 Irrigation/Watering

- 1. Code states that landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition.*

A variance is requested to eliminate the irrigation requirement, since only native plant materials that are climate and drought tolerant will be used.

Staff Recommendation: Install irrigation in landscape area along the main entrance of the building and along the perimeter landscaping on Front Street.

STAFF RECOMMENDATION

The staff recommends that the Marina District allow the variances requested for the remodeling of a building for a K-8 school located at 801 & 1335 Front Street:

Chapter 1108 Landscaping and Screening

Sec. 1108.0200 Landscape Standards

Sec. 1108.0202 Frontage Greenbelt

B. Requirements

Waive the 4 additional shrubs per island.

Chapter 1108 Landscaping and Material Standards

Sec. 1108.0400 Landscape Standards

Sec. 1108.0406 Irrigation/Watering

Install irrigation in landscape area along the main entrance of the building and along the perimeter landscaping on Front Street.

The staff further recommends that the Toledo City Council recommend approval of SUP-1001-13 a Special Use Permit for a K-8 school located at 801 & 1335 Front Street, to the Toledo City Council, subject to the following twenty-nine (29) 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 current City of Toledo Construction Standards, Specifications, the Toledo Municipal Code, and the Americans with Disabilities Act Guidelines. All existing drive approaches that are not to be used shall be removed and replaced to match the adjacent sidewalk and curb.
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 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.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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.
5. Contact Scott Bishop at ph. (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. If existing water services are not to be reused, they shall be abandoned by the City of Toledo at the developer's cost.
8. Plans for new water services or modifications to existing water services shall be submitted to the Division of Engineering Services for review and approval.
9. Do not construct permanent structures over unmetered water services.
10. Contact the Division of Water Distribution for installation requirements for backflow preventers.
11. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner/developer's expense.
12. Plans for the water service shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service.
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 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.
14. 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 plan review. However, the above item thirteen (13) details the Storm Water Utility requirements should site revisions be proposed on plans submitted later for approval.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

15. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

Division of Transportation

16. Existing unused drive approaches shall be completely removed and new curbs and sidewalks shall be installed in accordance with City of Toledo Construction Standards.
17. ADA parking is not shown reasonably close to the entrances. In accordance with Toledo Municipal Code 1107, ADA parking shall be provided in close proximity to the entrance of a building.

Fire Prevention

18. Building address numbers are required to be 4" high by ½" wide and must be visible from the street fronting the property.

Division of Sewer and Drainage

19. If any site construction, such as removal and replacement of pavement in the parking area, occurs, the Division of Sewer and Drainage shall review the new drainage plans.

Building Inspection

20. The property is not in a special flood hazard area (SFHA)
21. The property and the use of the buildings on it will require a "change of use." Stamped drawings of the buildings on the property must be submitted to the Division of Building Inspection for review and approval identifying the correct use group, occupancy load, plumbing fixture count, egress and emergency egress locations, emergency evacuation routes and other life-safety and ADA compliancy facilities, in accordance with the administrative code of the Ohio Building Code and the associated mechanical, electrical and fire code.

STAFF RECOMMENDATION (cont'd)

Building Inspection (cont'd)

21. (cont'd)

It is recommended that if construction and/or alterations of any buildings on these sites are planned, that, simultaneous to the change of use request, the construction documents be submitted to the Division of Building Inspection for plan review and approval showing the improvements to be in compliance with the Ohio Building Code and the associated mechanical, electrical codes and fire codes.

Plan Commission

22. The ornamental fence should be installed on both the east and west property lines for the entire length of the building.
23. Revised elevations will need to be submitted to clearly define the type of material to be used and on what location for the quonset hut.
24. 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. Shade trees and other plantings along the perimeter of and within any parking areas:
 - b. 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.
 - c. The location, height and materials for any fencing to be installed and maintained.
 - d. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); illumination of parking facilities shall be arranged so as not to reflect direct rays of light into any adjacent residential area. In no case shall direct and indirect illumination from the source of light exceed an illumination level maximum of one-half foot candle when measured at the nearest point of the lot line in a residential area. Illumination of all parking lots shall be required; and
 - e. The location, lighting and size of any signs.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

25. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscape areas.
26. A minimum of 50 bicycle parking slots shall be installed per Toledo Municipal Code Section 1107.0900.
27. 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 year. Landscaping shall be installed and maintained indefinitely.
28. 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.
29. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.

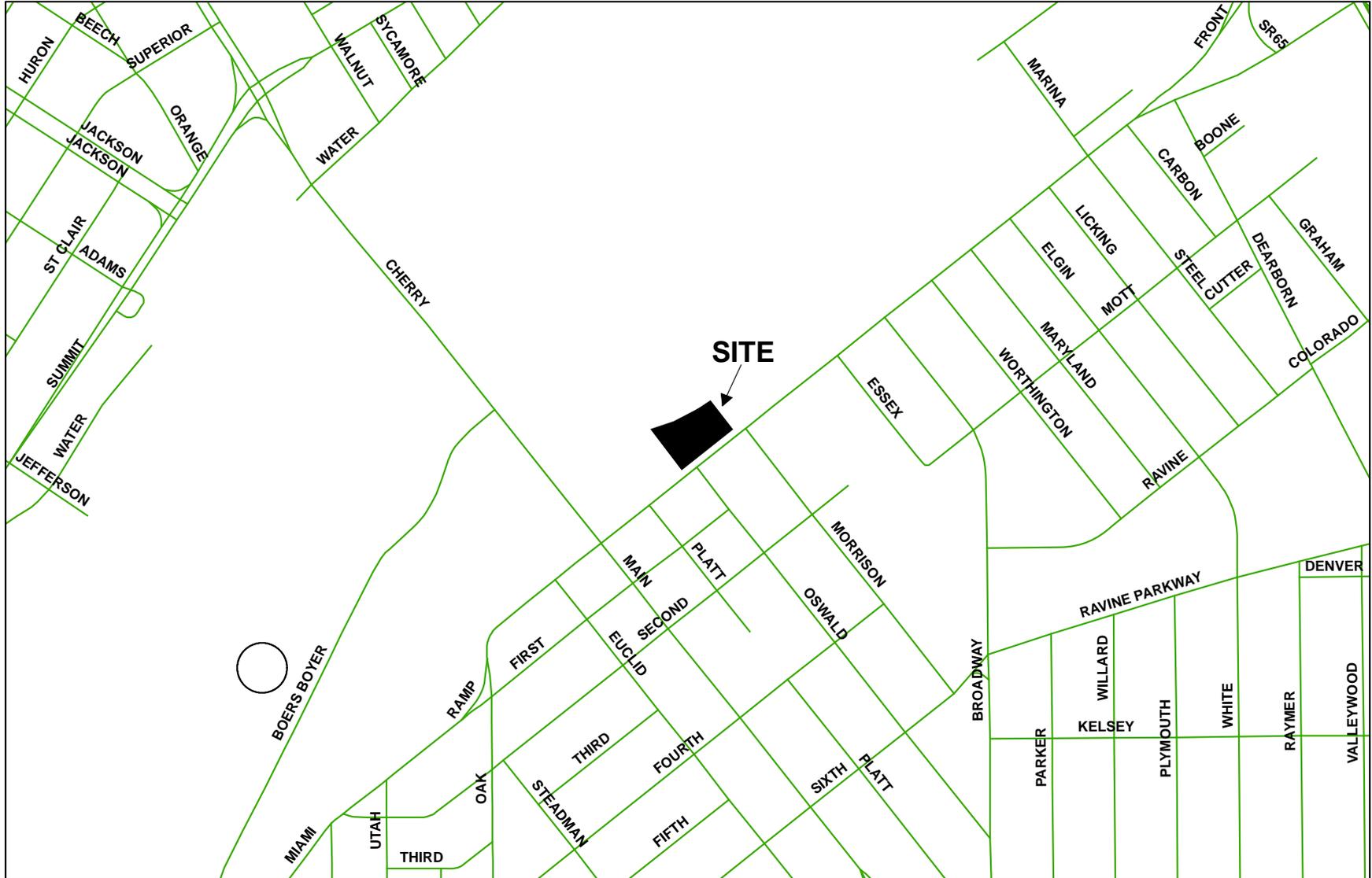
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-1001-13
DATE: February 14, 2013
TIME: 2:00 p.m.

CITY COUNCIL PLANNING
AND ZONING COMMITTEE
DATE: March 20, 2013
TIME: 4:00 p.m.

TG/an
Six (6) sketches follow

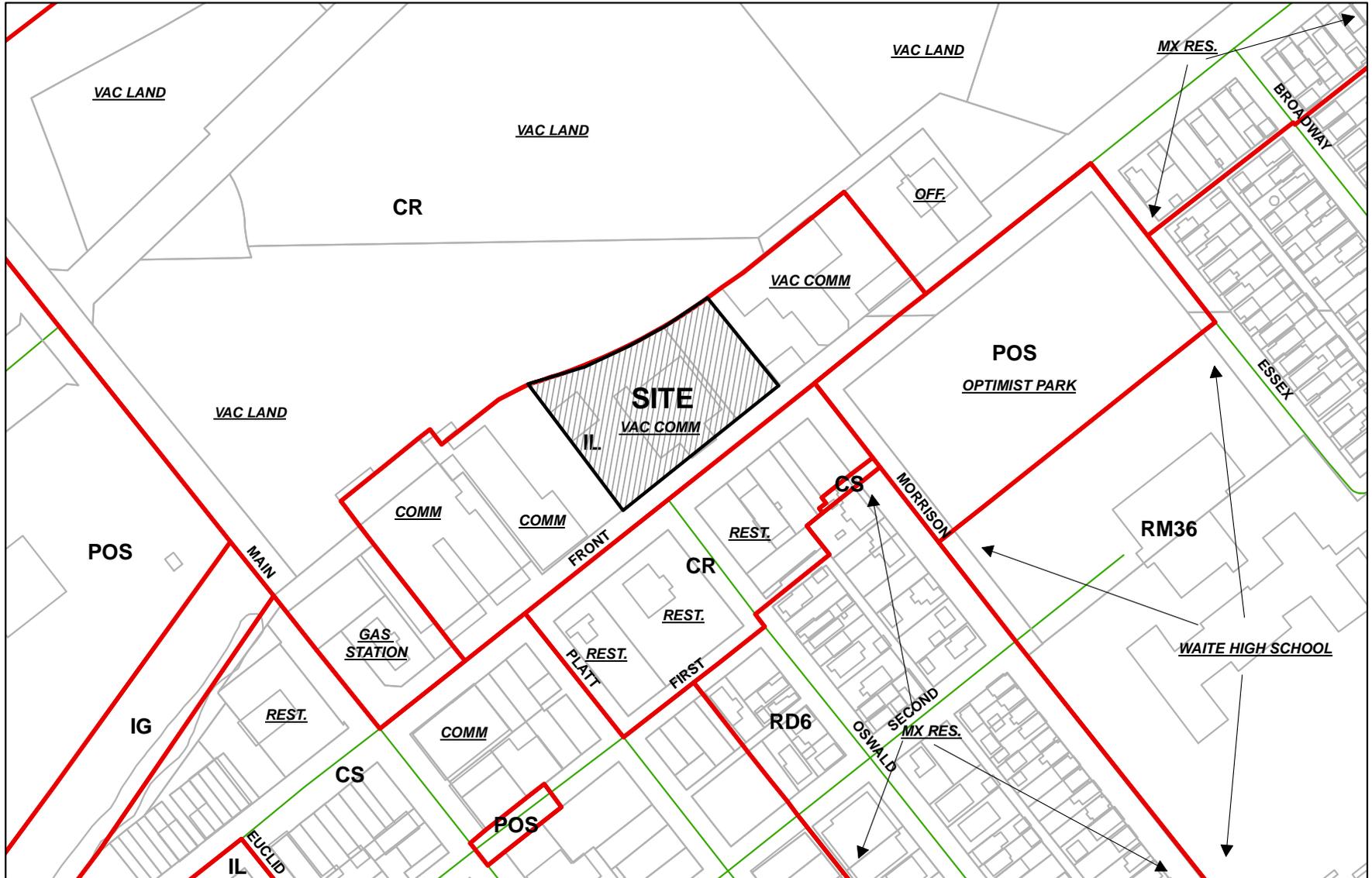
GENERAL LOCATION

SUP-1001-13
Z-1002-13
ID 27



ZONING & LAND USE

SUP-1001-13
Z-1002-13
ID 27



4-5, 5-11

SITE PLAN

SUP-1001-13
Z-1002-13
ID 27



EXISTING CONDITIONS TO BE DEMOLISHED
NEW L. HOLLINGWORTH SCHOOL FOR THE GIFTED AND TALENTED
201 # 1800 FRONT STREET
TOLEDO, OHIO 43605

PREPARED FOR:
MUNGER MUNGER + ASSOCIATES ARCHITECTS INC.
215 NORTH WICKLISS TOLEDO, OHIO 43604-1613 419.243.8147

COMMISSION M2/08 DRAWN KJP REVIEWED DJM DATE 12/28/2012

SITE PLAN (B)

SUP-1001-13
 Z-1002-13
 ID 27



PARKING REQUIREMENTS

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PER 50 STUDENTS PER 1000 SF OF FLOOR AREA	300	4	12
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TOTAL BUILDING AREA: 2,870 SF
 BICYCLE RACKS FOR 50 BICYCLES ARE PROVIDED PER 10,000 SF
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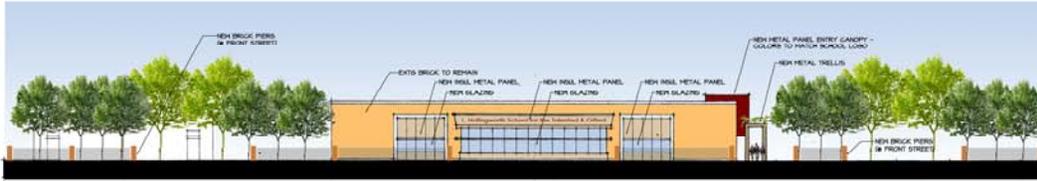
SITE PLAN
 SCALE: 1" = 20'-0"

SITE PLAN SHEET **A1**
NEW L. HOLLINGWORTH SCHOOL FOR THE GIFTED AND TALENTED
 PROJECT NO. 2023-001
 PREPARED BY: MUMGER MUNGER + ASSOCIATES ARCHITECTS INC.
 DATE: 03/20/24
 COMMISSION: MUMGER MUNGER + ASSOCIATES ARCHITECTS INC.

4 - 7, 5 - 13

BUILDING ELEVATION

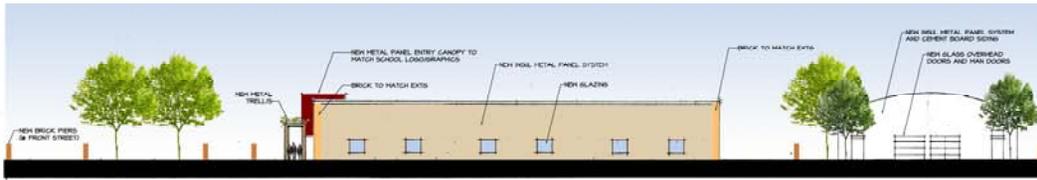
SUP-1001-13
Z-1002-13
ID 27



SOUTH ELEVATION (FACING FRONT STREET)
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS SET OF SHEET
**NEW L. HOLLINGWORTH SCHOOL
FOR THE GIFTED AND TALENTED**
NO. 1, 1335 FRONT STREET TOLEDO, OHIO 43620
DESIGNED FOR
MARC SCHWEN
TERENCE G. FRANKLIN, HEAD OF SCHOOL
MUNGER MUNGER + ASSOCIATES ARCHITECTS INC.
212 WEST BROADWAY TOLEDO, OHIO 43604
COMMISSION M-2189 DRAWN K.J.Y. REVIEWED D.J.M. DATE 12.28.2012

4 - 8, 5 - 14

SIGN ELEVATIONS

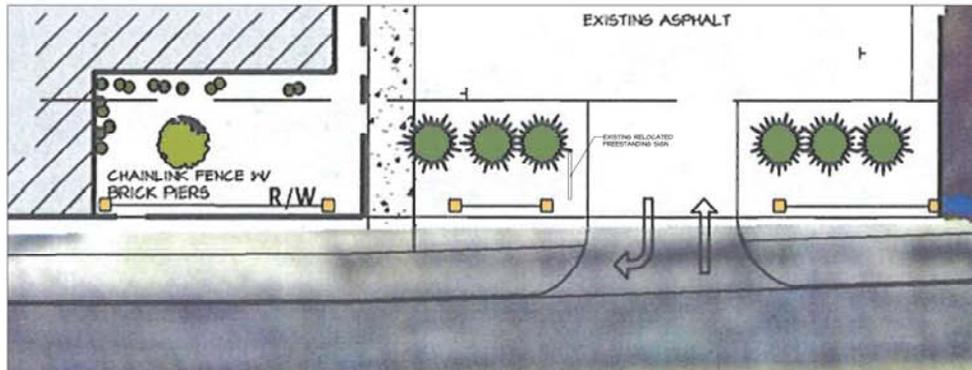
SUP-1001-13
Z-1002-13
ID 27



WALL MOUNTED SIGN (FACING FRONT STREET)
SCALE: 1/4" = 1'-0"



MAIN ENTRY BUILDING SIGN (EAST ELEVATION)
SCALE: 1/4" = 1'-0"



PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"



FREESTANDING SIGN (RELOCATE EXISTING SIGN - 4' x 8')
SCALE: 1/4" = 1'-0"

SIGNAGE 01 OF 02 SHEET
NEW L. HOLLINGWORTH SCHOOL
FOR THE GIFTED AND TALENTED
800 E. 105th FRONT STREET
TOLLEDO, OHIO 43606
PREPARED FOR: TERRANCE G. FRANKLIN, HEAD OF SCHOOL
FRANK JANSON
MUNGER MUNGER + ASSOCIATES ARCHITECTS INC.
222 S. 10TH ST. TOLLEDO, OHIO 43602-1017
COMMISSION M-2886 DRAWN K.E.T. REVIEWED D.M. DATE 12.28.2012

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STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COLUMBIA GAS COMPANY
TONY BUCKLEY
FIELD ENGINEER TECHNICIAN
2901 E. MANHATTAN BLVD.
TOLEDO, OH 43611-1713
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
TIM TAYLOR
375 E. RIVERVIEW AVE.
NAPOLEON, OH 43502
419-599-4024

CENTURYLINK
JAMES K. WHITE
125 MAIN STREET
SIDNEY, OH 45302
937-498-5185

Toledo - Lucas County General Street Map

