

*TOLEDO CITY
PLAN COMMISSION
REPORT*

July 10, 2014

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)

BALSHARAN SINGH GREWAL

KEN FALLOWS

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LUCAS COUNTY PLANNING COMMISSION

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(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 - 2014**

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

* County deadlines are for Preliminary Drawings

**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

July 10, 2014

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-5009-14: | Zone Change from IL to CM at 201 S. Erie Street, 224 S. Erie Street, and 630 11 th Street (tg) |
| 2. Z-6001-14: | Zone Change from Il to CD at 921 Monroe Street (tg) |
| 3. Z-5002-14: | Zone Change from RS6 to CR at 5817 Donnelly Road (gp) |
| 4. SUP-5003-14: | Special Use Permit to add crematory to existing funeral home at 2401 Cass Road (gp) |
| 5. SUP-5006-14: | Special Use Permit for day care center at 3445 E. Manhattan Boulevard (gp) |
| 6. PUD-5007-14: | Amendment to Planned Unit Development, originally approved via Ord. 115-66, to replace building at 2249 University Hills Boulevard (bh) |

7. SPR-22-14: Major Site Plan Review for expansion of Intermodal Facility at 2101 Hill Avenue (bh)

◆ 8. Z-5005-14: Zone Change from IL to CM at 235 Broadway (bh)

◆ 9. SPR-23-14: Major Site Plan Review for new parking lot at 235 Broadway (bh)

10. M-13-13: Text Amendment to TMC 1109.0400 Industrial Building Design Standards to add façade materials list (tg)

ADJOURNMENT

GENERAL INFORMATION

Subject

- Request - Zone change from IL Limited Industrial to CM Mixed Commercial
- Location - 201 S. Erie Street, 630 11th Street and 224 S. Erie Street
- Applicant - Jeanette Morell
City of Toledo, Real Estate Division
One Government Center, Suite 2250
Toledo, OH 43604

Site Description

- Zoning - IL Limited Industrial District
- Area - 7.92 ± acres
- Frontage - 610' on S. Erie Street
150' on Nebraska Avenue
460' on 11th Street
150' on Vance Street
590' on Market Street
- Existing Use - Vacant Building
- Proposed Use - Commercial Operation

Area Description

- North - Vance Street, Market Street & Warehouse / IL
- South - Nebraska Avenue & Vacant Land / IL & CM
- East - S. Erie Street & Swan Creek / IL
- West - S. Erie Street and Warehouse / IL & RS9

Parcel History

- Ord. 74-64 - Land given to the City of Toledo by the Toledo Humane Society in exchange for other real estate. 2/10/64.
- M-5-12 - Review of the 2012 Toledo Warehouse District Plan as an amendment to the 20/20 Plan. (Ord. 86-13, 2/20/13)

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 zone change from IL Limited Industrial to CM Mixed Commercial for the Erie Street Market and the parking lot on the west side of S. Erie Street. The Erie Street Market and the subject parking lot have been utilized for a variety of uses over the years and this zone change brings the site's zoning into compliance with uses that typically occur at the market. Currently, the 9,730 square foot building contains the Libbey Glass Outlet store along with 3 empty bays. The Farmer's Market is also located on the site just east of the building and north of Swan Creek. The parking lot on the west side of S. Erie Street was created to provide parking for the Erie Street Market and the surrounding commercial area.

The Toledo 20/20 Comprehensive Plan designates the area as Urban Village. 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 Warehouse District represents all of these characteristics. The proposed zoning is in conformance with the Toledo 20/20 Comprehensive Plan.

In order to promote the site for retail and similar compatible uses a rezoning is required. Additionally, mixed Commercial zoning has been established directly south of this site on the former Columbia Gas property and is present in other parts of the Warehouse District.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-5009-14, a zone change from IL Limited Industrial to CM Mixed Commercial located at 201 S. Erie Street, 630 11th Street, and 224 S. Erie Street, to Toledo City Council for the following three (3) reasons:

1. The zone change is consistent with existing land uses within the general vicinity of the subject property. (TMC 1111.0606 B, Review and Decision Making Criteria)
2. The rezoning is needed promote the site for retail and similar uses; and
3. The zoning request is similar to the zoning classifications of properties within the general vicinity of the subject property. (TMC 1111.0606 C)

REF: Z-5009-14. . July 10, 2014

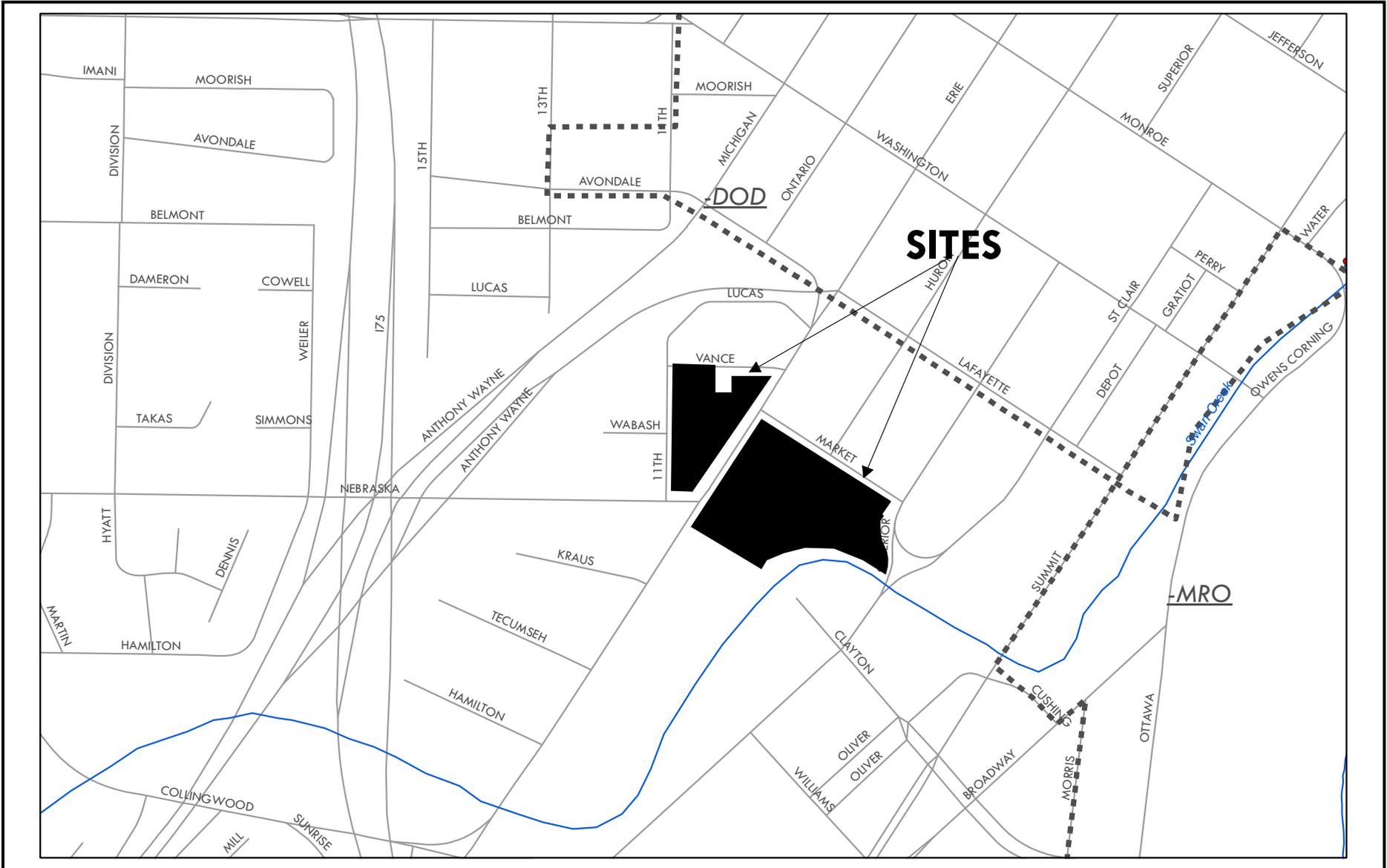
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-5009-14
DATE: July 10, 2014
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 13, 2014
TIME: 4:00 P.M.

TG/bp
Two (2) sketches follow

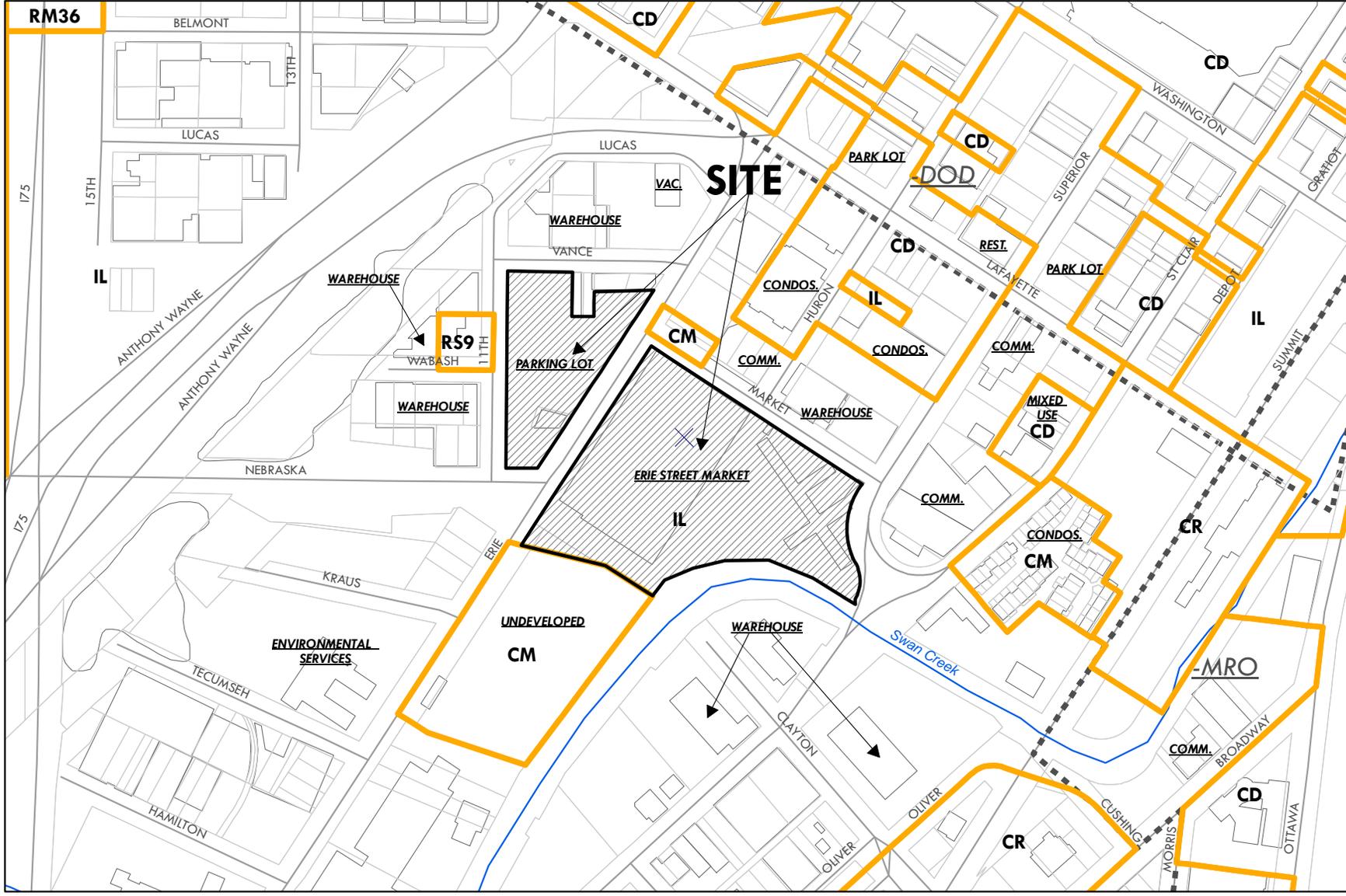
GENERAL LOCATION

Z-5009-14
ID 10



ZONING & LAND USE

Z-5009-14
ID 10



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GENERAL INFORMATION

Subject

- Request - Zone change from IL Limited Industry to CD Downtown Commercial
- Location - 912 Monroe Street
- Applicant - Chesbrough Investment Company
912 Monroe Street
Toledo, OH 43604

Site Description

- Zoning - IL Limited Industrial
- Area - ± .22 acres
- Frontage - 100' on Monroe Street
100' on 10th Street
- Existing Use - Retail and Residential
- Proposed Use - Retail and Residential

Area Description

- North - Parking Lot / IL
- East - Parking Lot, Michigan Street and Gas Station / IL
- South - Monroe Street and Commercial / CO
- West - 10th Street and Charter School / CO

Parcel History

No case history on file.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a zone change from IL Limited Industrial to CD Downtown Commercial for a site located at 912 Monroe Street. The zone change request includes the existing building and a portion of the parking lot and will allow for the current operation of retail and residential to operate within the appropriate zoning classification. The Limited Industrial zoning district does not permit retail and residential uses.

The zone change conforms to the Toledo 20/20 Comprehensive Plan, which designates this area as Downtown Commercial District. This land use category is intended to accommodate a broad range of uses to reflect downtown’s role as a commercial, governmental, cultural and entertainment center. Land uses are intended to be intense with high building coverage, large buildings, and buildings placed close together. This land use accommodates mixed-use pedestrian oriented development. Additionally, this request will correct the issue and will reflect the actual use of the property and be similar in nature to the zoning of the surrounding property. The proposed zoning is not out of character with the zoning of nearby parcels.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-6001-14, a zone change from IL Limited Industrial to CD Downtown Commercial located at 912 Monroe Street to Toledo City Council, for the following two (2) reasons:

1. The zone change is consistent with existing land uses within the general vicinity of the subject property. (TMC 1111.0606 B, Review and Decision Making Criteria)
2. The zoning request is similar to the zoning classifications of properties within the general vicinity of the subject property. (TMC 1111.0606 C)

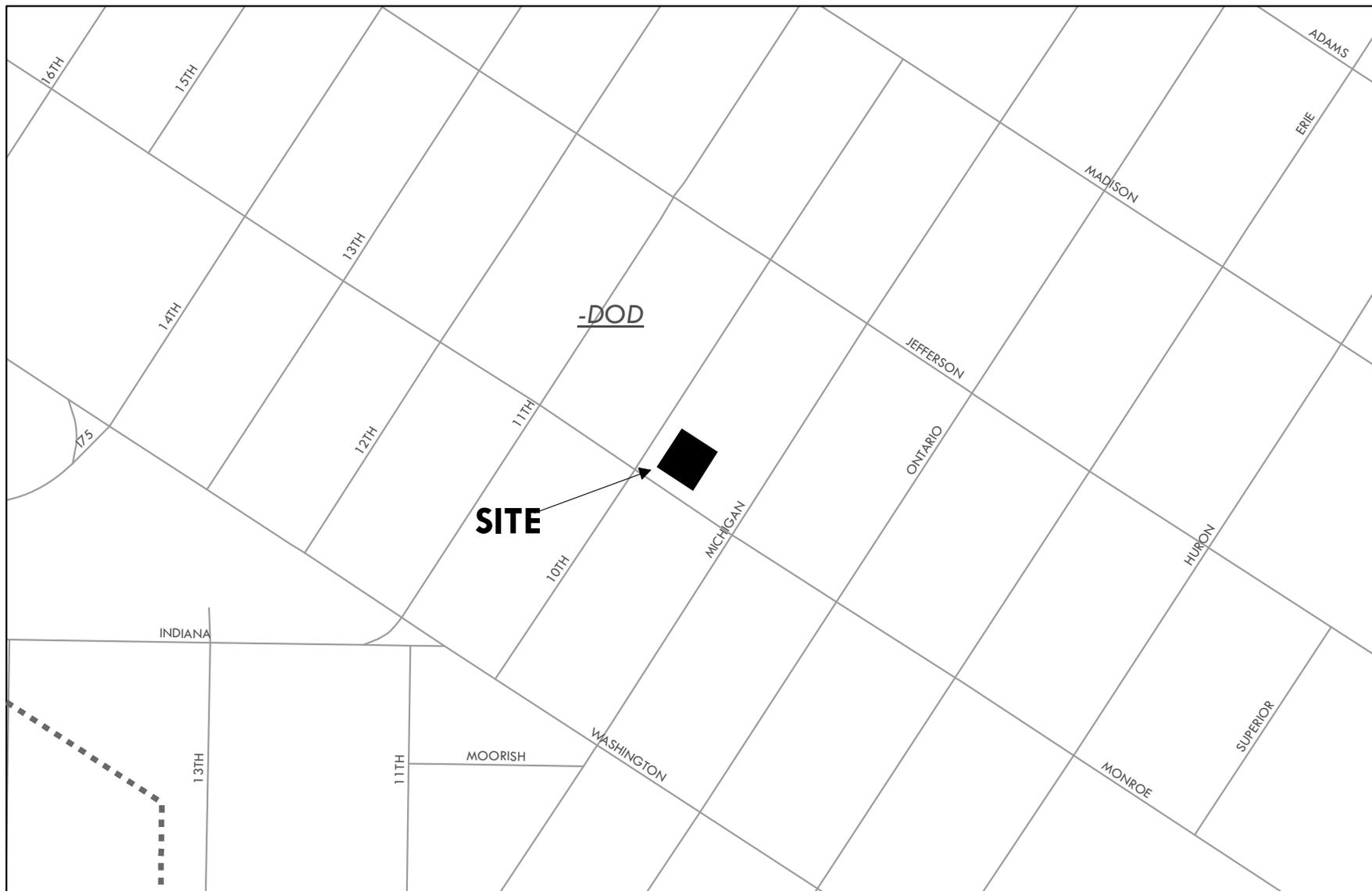
ZONE CHANGE REQUEST
 TOLEDO CITY PLAN COMMISSION
 REF: Z-6001-14
 DATE: July 10, 2014
 TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
 ZONING AND PLANNING COMMITTEE
 DATE: August 13, 2014
 TIME : 4:00 P.M.

TG/bp
 Two (2) sketches follow

GENERAL LOCATION

Z-6001-14
ID 9



ZONING & LAND USE

Z-6001-14
ID 9



REF: Z-5002-14
DATE: July 10, 2014

GENERAL INFORMATION

Subject

Request - Request for zone change from RS6 Single Family Residential to CR Regional Commercial

Location - 5817 Donnelly Road

Applicant - Terry Frederick
4635 Sulgrave Drive
Toledo, OH 43623

Site Description

Zoning - RS6 Single Family Residential

Area - ± 0.25 acres

Frontage - ± 93' along Donnelly Road

Existing Use - Vacant

Proposed Use - Drive access for adjacent car wash

Area Description

North - Single Family Homes / RS6

South - Car Wash / CR

East - Single Family Homes / RS6

West - Two Family Home / RM36

Parcel History

No case history on file

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a zone change from RS6 Single Family Residential to CR Regional Commercial for a site located at 5817 Donnelly Road. The ±0.25 acre site consists of one (1) parcel and was previously occupied by a single family home. The site is currently undeveloped with the exception of asphalt and concrete paving that occupy a significant portion of the parcel.

The applicant owns the automatic carwash on the parcel abutting the site to the south. The carwash is accessed from Donnelly Road. Automobiles enter from the north side of the carwash and exit to the south onto Alexis Road. The applicant has received complaints from residents in the neighborhood about vehicular traffic and street congestion. As a result, the applicant is requesting a zone change for the subject site to allow for off-street vehicular stacking prior to entering the car wash. The intention is to eliminate the concerns of the neighbors and to provide a more efficient vehicular circulation through and around the carwash. The applicant has stated that he intends on improving the aesthetics of the site via landscape upgrades. If the zone change is approved, a site plan review will be required.

Surrounding land uses include residential uses to the east and to the north of the site; a two family home to the west and; commercial land uses to the south of the site.

The Toledo 20/20 Comprehensive Plan targets the site for Single Family Residential land uses. The district is primary intended to accommodate the development of single dwelling units on individual lots. The district is intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that area typically compatible with residential neighborhood. CR Regional Commercial is not suitable for this location because it does not conform to the 20/20 Comprehensive Plan and permitted uses under the proposed zoning classification could have a negative affect on the value or character of the neighborhood. Additionally, the proposed zone change will extend the established zoning line ±93 feet northward. This will set a precedent and make the residentially zoned parcels to the east and west vulnerable to commercial encroachment. Finally, rezoning this site commercially will not alleviate the street congestion issue because TMC§1107.1202 prohibits commercial curb cuts opposite residentially zoned parcels (parcel to the east is zoned residentially).

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-5002-14, a request for a zone change from RS6 Single Family Residential to CR Regional Commercial, for a site located at 5817 Donnelly Road, to the Toledo City Council, for the following four (4) reasons:

1. The request is not consistent with The Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) Review and Decision Making Criteria).

STAFF RECOMMENDATION (cont'd)

2. Permitted uses under the proposed zoning classification could potentially have a negative affect on the value or character of the neighborhood.
3. The proposed zone change will encroach into the established residential neighborhood abutting north, east, and west of the subject site.
4. Pursuant to TMC§1107.1202(C) –*Review and Decision Making Criteria*: 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.

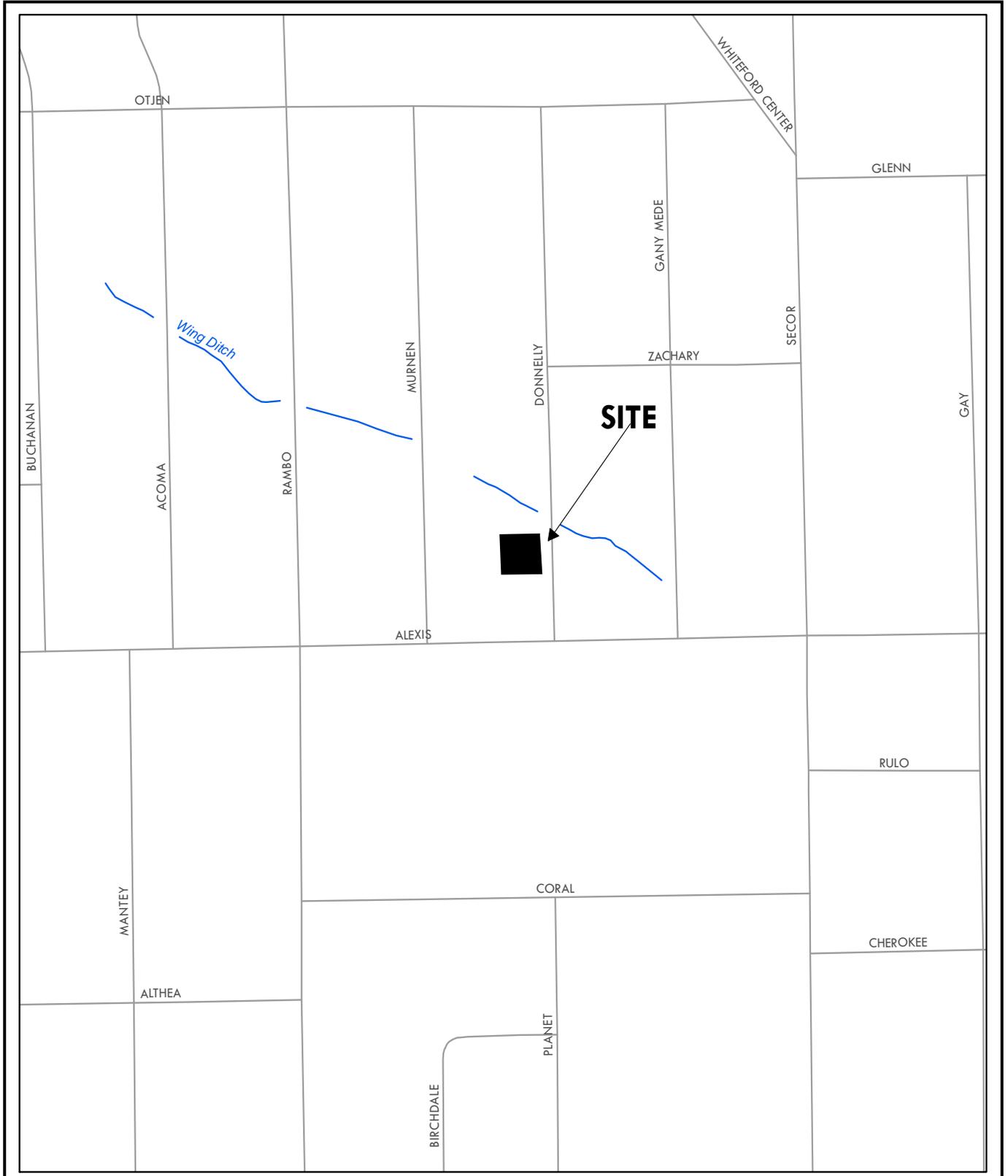
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-5002-14
DATE: July 10, 2014
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: August 13, 2014
TIME: 4:00 P.M.

GP/bp
Two (2) sketches follow

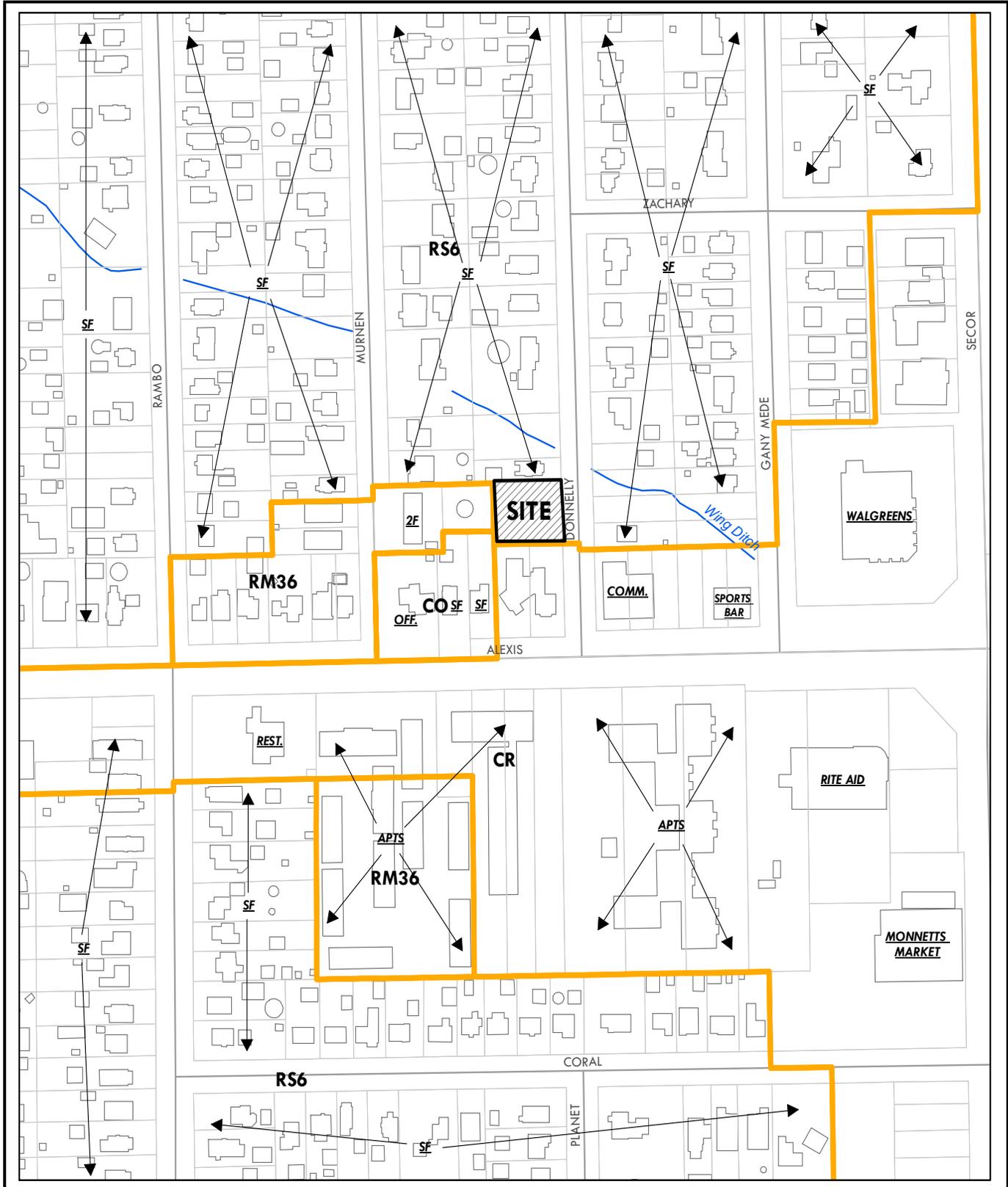
GENERAL LOCATION

Z-5002-14
ID 75



ZONING & LAND USE

Z-5002-14
ID 75



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GENERAL INFORMATION

Subject

- Request - Special Use Permit to add crematory services to an existing funeral home
- Location - 2401 Cass Road
- Applicant - Wannan Family Funeral Homes, Inc
C/O: Jerome R. Parker
One Seagate Center
Toledo, OH 43604
- Architect - Treanor Architects P.A.
110 McDonald Drive
Suite 192
Lawrence, KS 66044-1063
- Engineer - Feller Finch & Associates, Inc
Attn: Gregory Feller
1683 Woodlands Drive
P.O. Box 68
Maumee, OH 43537

Site Description

- Zoning - CN / Neighborhood Commercial
- Area - ±3.24 acres
- Frontage - ±290' along Cass Road
- Frontage - ±380' along Heatherdowns Boulevard
- Frontage - ±114' along Consaul Street
- Frontage - ±120' along Burr Street
- Existing Use - Funeral Home
- Proposed Use - Funeral Home with crematory

Area Description

- North - Rehabilitation Center / RD6
- South - Undeveloped Lot / RS12
- East - Huntington Bank / CO
- West - Veterinary Clinic / CN

GENERAL INFORMATION (cont'd)

Parcel History

- Z-157-73 - Request for zone change from R-A Single Family Residential to R-1 Single Family Residential and R-3 Two Family Residential, deferred by Plan Commission on 7/12/73, repealed by City Council resolution 91-87.
- Z-158-73 - Request for community unit plan for mixed single family, multi family and elementary school development, deferred by Plan Commission on 7/12/73, repealed by City Council resolution 91-87.
- S-7-73 - Request for preliminary drawing review for GREENWAY PARK SUBDIVISION, case never completed.
- Z-7003-95 - Request for zone change from R-A Single Family Residential to C-1 Neighborhood Commercial, denied by Plan Commission, however, a combination of N-MX Neighborhood Mixed Use and C-7 Office Park zoning was approved on 9/12/95, City Council disapproved on 11/29/95.
- Z-2002-97 - Request for zone change from R-A Single Family Residential to C-1 Neighborhood Commercial, denied by Plan Commission, however, C-7 Office Park zoning was approved on 6/12/97, City Council approved on 12/23/97, Ord. 731-97. Ordinance was approved subject to a commercial plat and review of site plan by an architectural committee to include neighborhood representatives.
- Z-2003-97 - Request for zone change from R-A Single Family Residential to C-1 Neighborhood Commercial, denied by Plan Commission, however, C-7 Office Park zoning was approved on 6/12/97, City Council approved on 12/23/97, Ord. 732-97. Ordinance was approved subject to a commercial plat and review of site plan by an architectural committee to include neighborhood representatives.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|-----------|---|--|
| D-5-97 | - | Request for drive-thru review for new Rite Aid drugstore, case never completed. |
| Z-2009-06 | - | Request for zone change from RS12 Single Family Residential (CO Office Commercial subject to platting) to CN Neighborhood Commercial, approved by Plan Commission on 5/11/06, City Council approved on 7/25/06, Ord. 455-06. |
| SPR-22-06 | - | Request for major site plan review for retail development, approved by Plan Commission on 7/13/06. |
| SPR-26-09 | - | Request for a major site plan review for a funeral home located at 2401 Cass Road. Conditionally approved by Plan Commission on 9/10/14. |

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 addition of crematory services to an existing funeral home located at 2401 Cass Road. The site is zoned CN Neighborhood Commercial and is comprised of one (1) parcel that consists of ±3.24 acres of total land area. A text amendment to Toledo Municipal Code Part Eleven, Planning and Zoning, subsection 1104.0100 was recently adopted to allow cremating as an accessory use to undertaking (funeral homes) in the CN Neighborhood Commercial zoning district with a Special Use Permit.

The applicant is not proposing any exterior alterations, parking lot, or landscaping modifications. The only new noticeable feature will be an exhaust stack. Under the Clean Water Act, the Environmental Protection Agency requires that crematories have an exhaust stack that is a minimum height of twenty-five (25) feet above ground. The stack will only be visible on the west, north, and east elevations. The exhaust stack will not be visible from the south along Heatherdowns Boulevard frontage. The State of Ohio EPA mandates that crematories obtain an air permit to ensure air quality is not detrimental to human health. Inspections of crematory emissions are to be conducted once every two (2) years to demonstrate that emissions are below regulation levels.

STAFF ANALYSIS (cont'd)

Surrounding land uses include commercial and multi-family uses to the north. To the south across Heatherdowns Boulevard is an undeveloped parcel for sale and to the west across Cass Road is a veterinary clinic and single family homes. Land uses to the east include commercial and multi-family uses.

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-5003-14, a request for a Special Use Permit to add crematory services to an existing funeral home located at 2401 Cass Road, to the Toledo City Council, for the following two (2) reasons:

1. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706.B);
2. The proposed use complies with the Toledo 20/20 Comprehensive Plan.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-5003-14, a request for a Special Use Permit for to add crematory services to an existing funeral home located at 2401 Cass Road, to the Toledo City Council, subject to the following twenty (20) conditions:

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

Engineering Services

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

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

3. Contact Scott Bishop at (419) 936-2756 for inspection of above mentioned items.
4. Plans submitted for review do not detail any revisions to the existing site that will require earth-disturbing activity of 2,500 or more square feet, nor are any changes shown to the existing storm sewer system. Therefore it appears that there are no items requiring a major storm water plan review. If revisions are made to the site plan that will result in earth-disturbing activity of 2,500 or more square feet or cause changes to the existing storm sewer, they will be subject to the rules and regulations of the City of Toledo, Storm Water Utility, including stormwater detention and post-construction stormwater BMPs as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities.

Sewer & Drainage Services

5. S&DS recommends that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
6. S&DS recommends that the private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.
7. Just an FYI, the address listed for the review cites 2401 Cass road. I believe this should be 4752 Heatherdowns Road, according to the plans.

Environmental Services

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

STAFF RECOMMENDATION (cont'd)

Fire Prevention

No comments and/or recommendations for the site plan review.

Transportation

No comments and/or recommendations for the site plan review.

Building Inspection

11. The construction of any new structure addition, or alteration 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, addition or 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.
12. Signs. 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 (TMC§1377 – 1395).
13. Any fence screening will require a Certificate of Zoning Compliance, issued by the Division of Building Inspection.
14. The property is not in a federally designated special flood hazard area (SFHA) shown on FEMA map #39095C0232E adopted August 16, 2011.

Plan Commission

15. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
16. 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.
17. The crematory services shall be in compliance with all applicable Ohio EPA requirements, local and state building codes and ordinances, environmental laws and OSHA requirements.
18. The exhaust stack for the crematory services shall be a height of at least 25 feet above ground. **Acceptable as depicted on the elevations.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

19. 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.
20. 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.

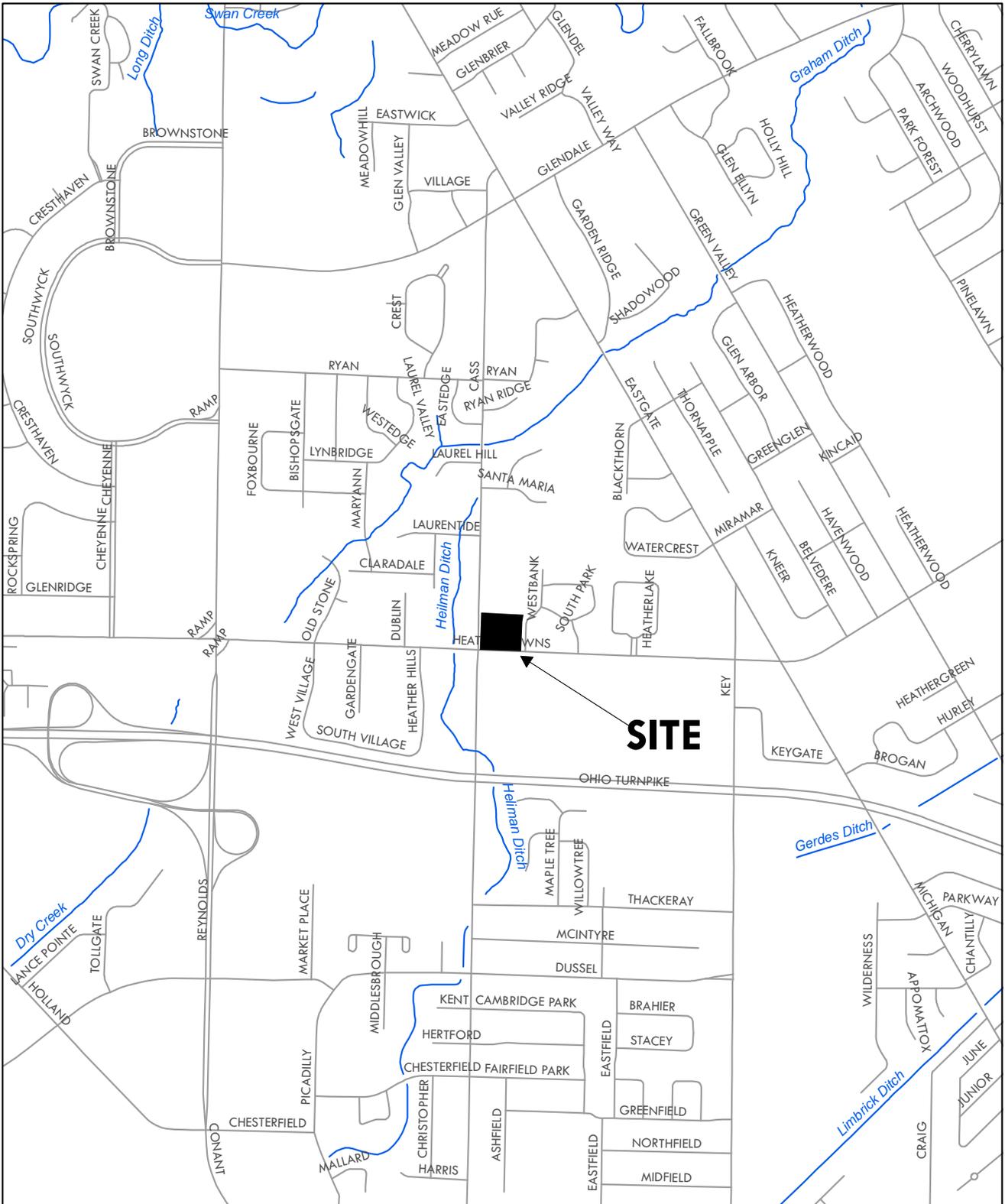
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-5003-14
DATE: July 10, 2014
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: August 13, 2014
TIME: 4:00 P.M.

GP/bp
Five (5) sketches follow

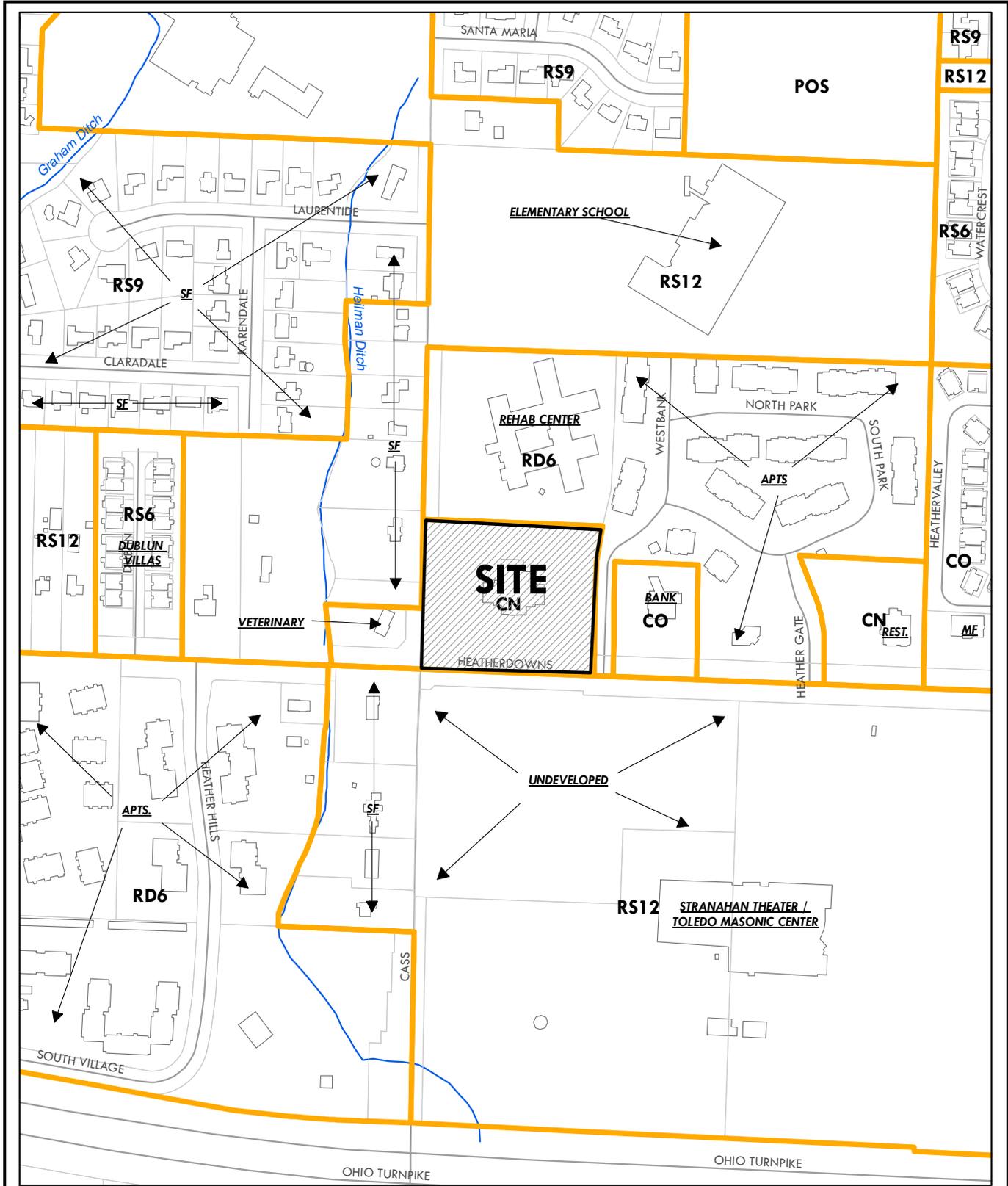
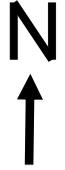
GENERAL LOCATION

SUP-5003-14
ID 141



ZONING & LAND USE

SUP-5003-14
ID 141



ELEVATION

SUP-5003-14
ID 141

SOUTH

STACK IS NOT VISIBLE IN THIS ELEVATION



WEST



Newcomer Funeral Home - SW Toledo Retort Installation

A2.0 Crematory Stack Height - South and West

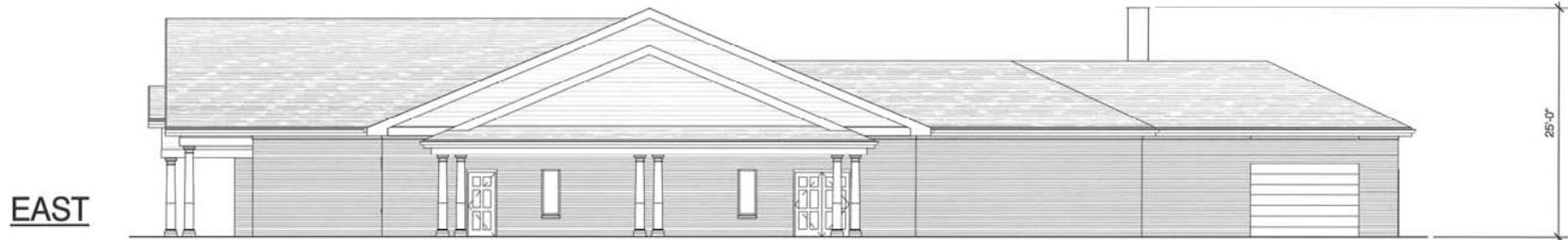
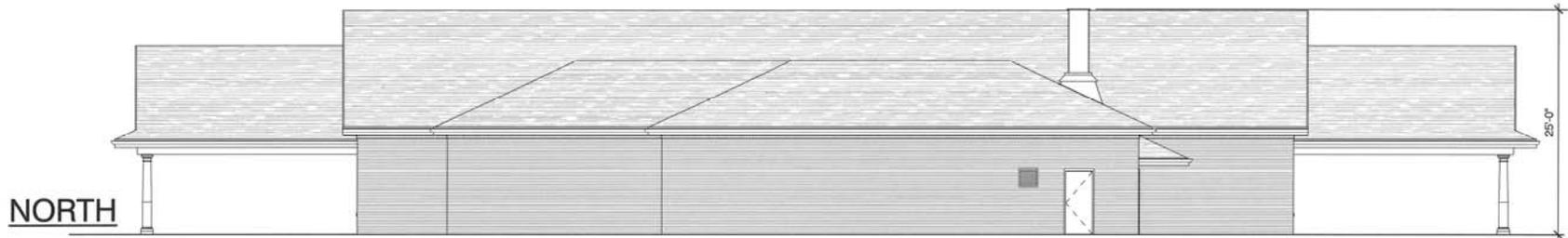
3/32" = 1'-0" Not For Construction

05/14/14

TREANOR
ARCHITECTS P.A.

ELEVATION

SUP-5003-14
ID 141



Newcomer Funeral Home - SW Toledo Retort Installation

A2.1 Crematory Stack Height - North and East

3/32" = 1'-0" Not For Construction

05/14/14

 **TREANOR**
ARCHITECTS P.A.

GENERAL INFORMATION

Subject

- Request - Special Use Permit for a daycare center
- Location - 3445 East Manhattan Boulevard
- Applicant - Linda Ann Watkins-Strong
2620 Robinwood Avenue
Toledo, OH 43610
- Architect - LAM and Associates
2722 N. Holland Sylvania Road
Toledo, OH 43615

Site Description

- Zoning - RD6 Duplex Residential
- Area - ±1.12 acres
- Frontage - ±253' along Manhattan Boulevard
- Frontage - ±195' along Suder Avenue
- Existing Use - Church
- Proposed Use - Daycare Center

Area Description

- North - Single Family Dwellings / RS6
- South - Single Family Dwellings / RD6
- East - Multi-Family Housing / RD6
- West - Undeveloped Lot / RD6, RS6

Parcel History

- Z-209-62 - Request for a zone change from C-4 Shopping Center to R-2 Single-Family Residence and R-3 Two-Family Residence located on the northwest corner of Manhattan Boulevard and Suder Avenue. Res. 209-62 approved by Plan Commission on 9/6/62.
- Z-153-62 - Request for a zone change from C-4 Shopping Center to C-3 Commercial located on the northwest corner of Manhattan Boulevard and Suder Avenue. Res. 153-62 disapproved by Plan Commission on 7/26/62.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

Z-153-62 - Request for a zone change from C-4 Shopping Center to C-3 Commercial located on the northwest corner of Manhattan Boulevard and Suder Avenue. Res. 153-62 deferred by Plan Commission on 7/12/62.

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a site located at 3445 East Manhattan Boulevard. The site consists of one (1) parcel that consists of ±1.12 acres of total land area. The site is a corner lot that has ±253' of frontage along East Manhattan Boulevard and ±195' along Suder Avenue. The site is occupied by an existing church that is to be converted into a daycare center. A Special Use Permit is required because the site is located in a residentially zoned district.

The applicant is the owner of Lets Play School – Early Learning and Development Center. The applicant currently operates as a Type A daycare at a different location and is looking to relocate and expand into a Daycare Center. The Lets Play School will provide child care services for children from 0-12 years of age during traditional and non-traditional hours to accommodate varied schedules of families. Hours of operation will be from 6:30am to 12am and will have a maximum of eight (8) staff members per shift. The applicant does not propose any alterations to the exterior of the building.

Parking and Circulation

The drop off and pick up area is located at the rear of the building in conjunction with the parking lot. A five (5) foot wide designated walkway will provide access to the facility from the drop off and pick up area. The site plan indicates that the existing asphalt parking lot will be restriped as required and wheel stops will be relocated as required.

Pursuant to TMC§1107.0304 *Parking, Loading, and Access* – Schedule A, a daycare center is required to have one (1) parking space per 6-person capacity or one (1) parking space per 400 square feet which ever is greater. The site plan indicates that the total square footage of the building is 4,350 square feet. Calculations conclude that a total of eleven (11) parking spaces are required with one (1) accessible parking for physically disabled persons to be included. The site plan depicts a total of twelve (12) parking spaces and is in compliance with the Toledo Municipal Code.

STAFF ANALYSIS (cont'd)

Landscaping

Sixty (60) square feet of usable outdoor space must be provided for each person in care using the outdoor area at any one time. The site plan offers a 1500 square foot outdoor play area that can accommodate twenty-five (25) persons at a time. A Type B landscape buffer fence is required to be around the outdoor play area. The site plan offers a six (6) foot high fence around the play area and is in compliance with the Toledo Municipal Code.

The site is existing and therefore only required to be brought closer into compliance with the 2004 zoning code landscape standards. The landscape plan depicts the preservation of existing trees on the site. The Toledo Municipal Code landscape standards require one (1) tree per every thirty (30) feet of lot frontage or fraction of thereof. A reduction in the number of interior and greenbelt trees is allowed in exchange for the preservation of existing trees. Per TMC§1108.0407.B *Existing Landscape Material Credits*, existing mature trees that are to be maintained can be applied to current landscape standards. The existing site offers at least four (4) mature trees that will be preserved. A landscape plan documenting the caliper of trees and number of requested tree credits is a condition of approval.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for single-dwelling districts land uses. The intent of the Single-Dwelling Districts designation is to accommodate the development of single dwelling units on individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are typically compatible with residential neighborhoods. The proposed development conforms to this land use designation. Additionally, all site requirements for a day care center have been met for the subject site. Finally, the proposed day care center is not out of character with adjacent uses.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-5006-14, a request for a Special Use Permit for a daycare center located at 3445 East Manhattan, 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-5006-14, a request for a Special Use Permit for a daycare center located at 3445 East Manhattan, to the Toledo City Council, subject to the following twenty-two (22) 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 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 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. Plans submitted for review do not detail any revisions to the existing site that will require earth-disturbing activity of 2,500 or more square feet, nor are any changes shown to the existing storm sewer system. Therefore, it appears that there are no items requiring a major storm water plan review. If revisions are made to the site plan that will result in earth-disturbing activity of 2,500 or more square feet or cause changes to the existing storm sewer, they will be subject to the rules and regulations of the City of Toledo, Storm Water Utility, including stormwater detention and post-construction stormwater BMPs as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities.

STAFF RECOMMENDATION (cont'd)

Sewer & Drainage Services

7. S&DS recommends that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
8. S&DS recommends that the private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Fire Prevention

No comments and/or recommendations for the site plan review.

Transportation

No comments and/or recommendations for the site plan review.

Building Inspection

9. Please note that the use of this building at this site will require a change of use from a church (Use Group A – Assembly) to a Daycare (Use Group E – Educational). Stamped drawings of the building on the property must be submitted to the Division of Building Inspection for review and approval identifying the correct use group, occupancy load, plumbing fixture 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.
10. It is recommended that if construction and/or alterations of the building on this site is planned, that, simultaneously 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.
11. Any new signage or fencing will require separate permits.

Plan Commission

12. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

13. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks. **Acceptable as depicted on site plan.**
14. 35 square feet of usable indoor space per person in care must be regularly available to the Day Care Center.
15. 60 square feet of usable outdoor space must be provided for each person in care using the outdoor area at any one time.
16. A Type B landscape buffer or fence shall be placed around the outdoor play area. **Acceptable as depicted on site plan.**
17. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.
18. A paved off-street area for dropping off and picking up persons in care at the facility must be provided and approved by the Division of Transportation.
19. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval.
 - a. 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);
 - b. The location and type of any proposed fencing. The fencing 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);
 - c. The location, lighting and size of any signs, all signage is subject to TMC§1387;
 - d. One 2 inch caliper tree is required for every 1,000 square feet of building coverage; foundation plantings are required along all main and secondary entrances of the building, and patio areas, that are visible from the public right of way, and landscaping at all major building entrances; **(existing trees may be used for tree credits);**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- e. 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.
- 20. 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.
- 21. 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.
- 22. 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.

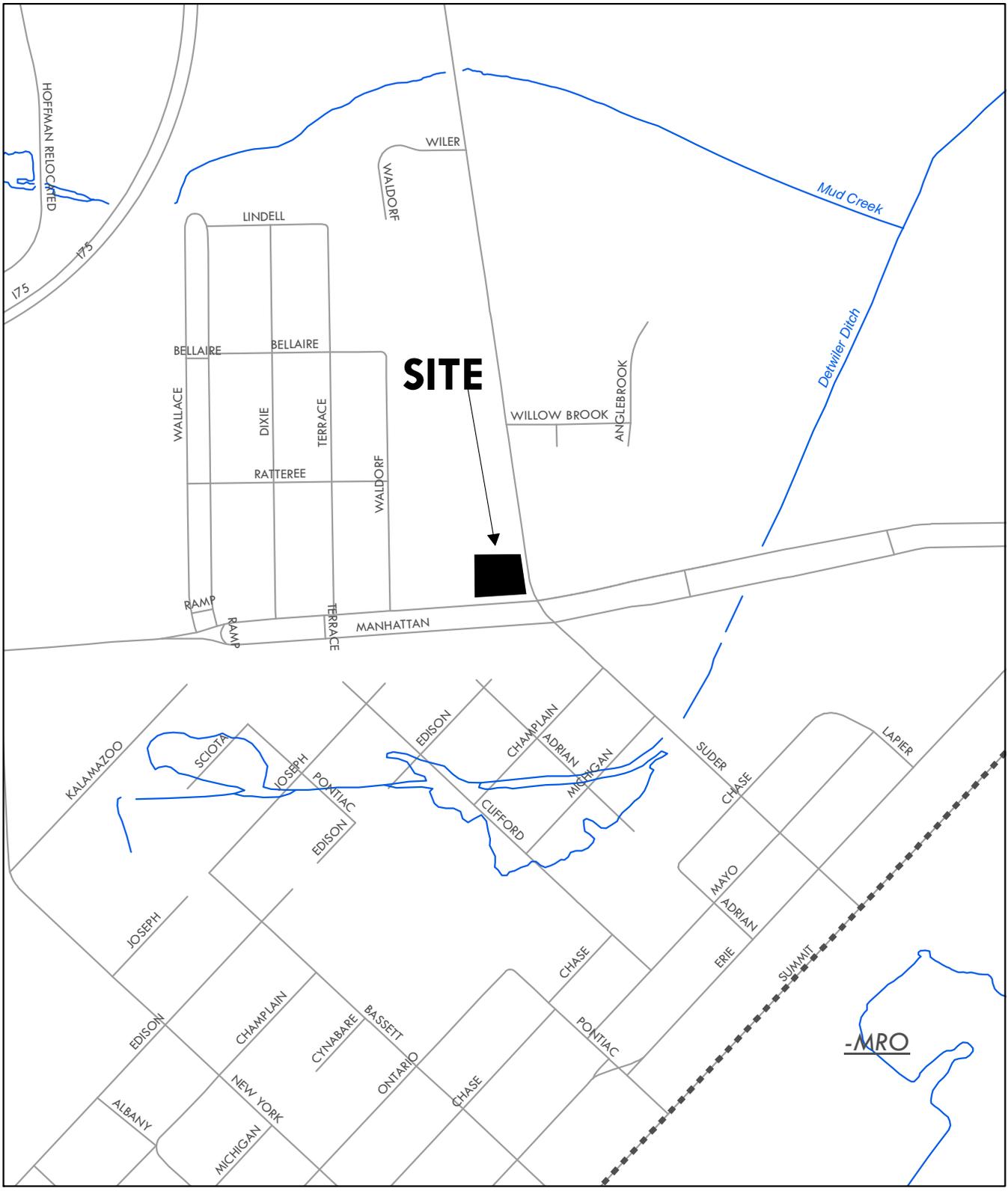
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-5006-14
DATE: July 10, 2014
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: August 13, 2014
TIME: 4:00 P.M.

GP/bp
Three (3) sketches follow

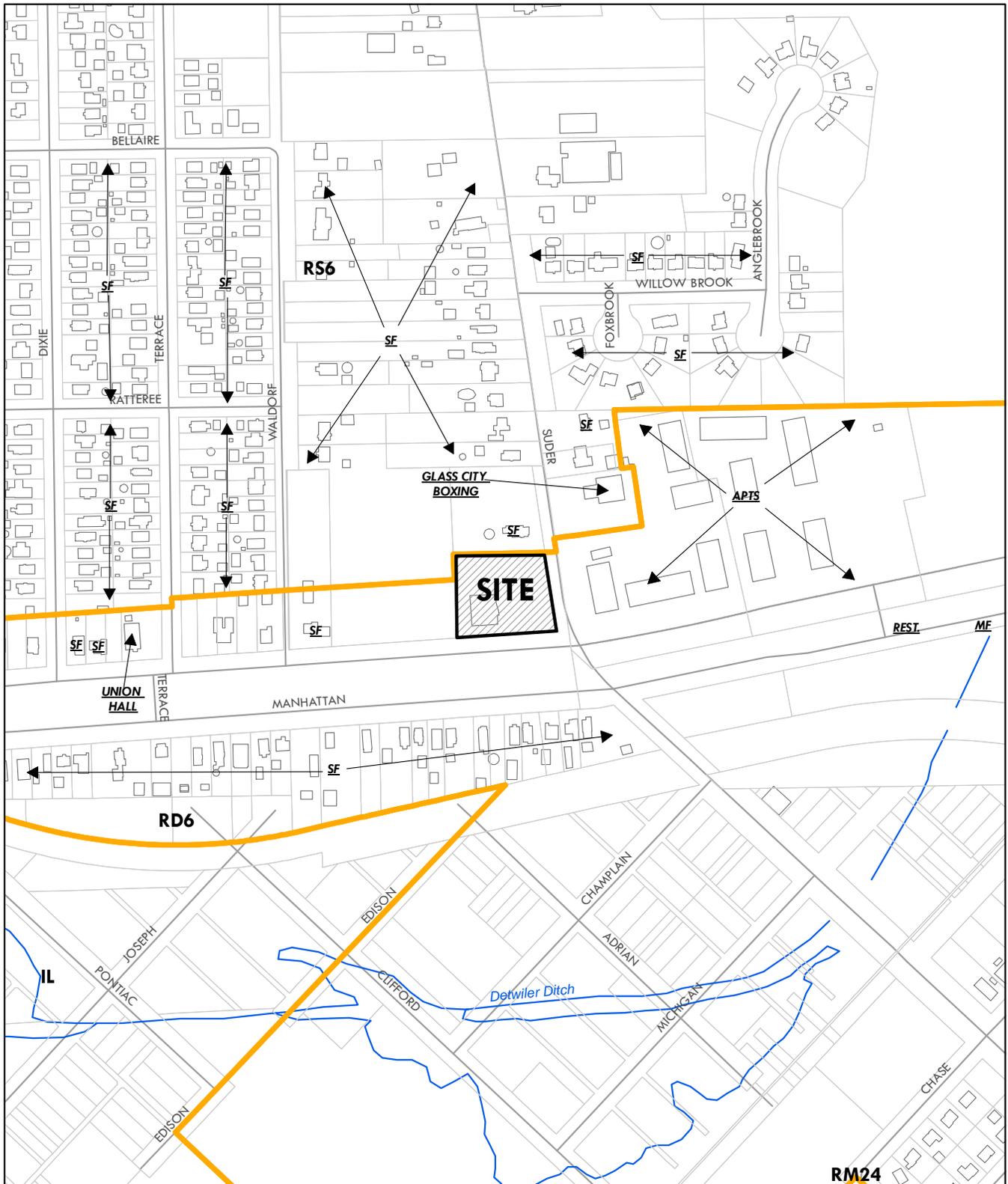
GENERAL LOCATION

SUP-5006-14
ID 2



ZONING & LAND USE

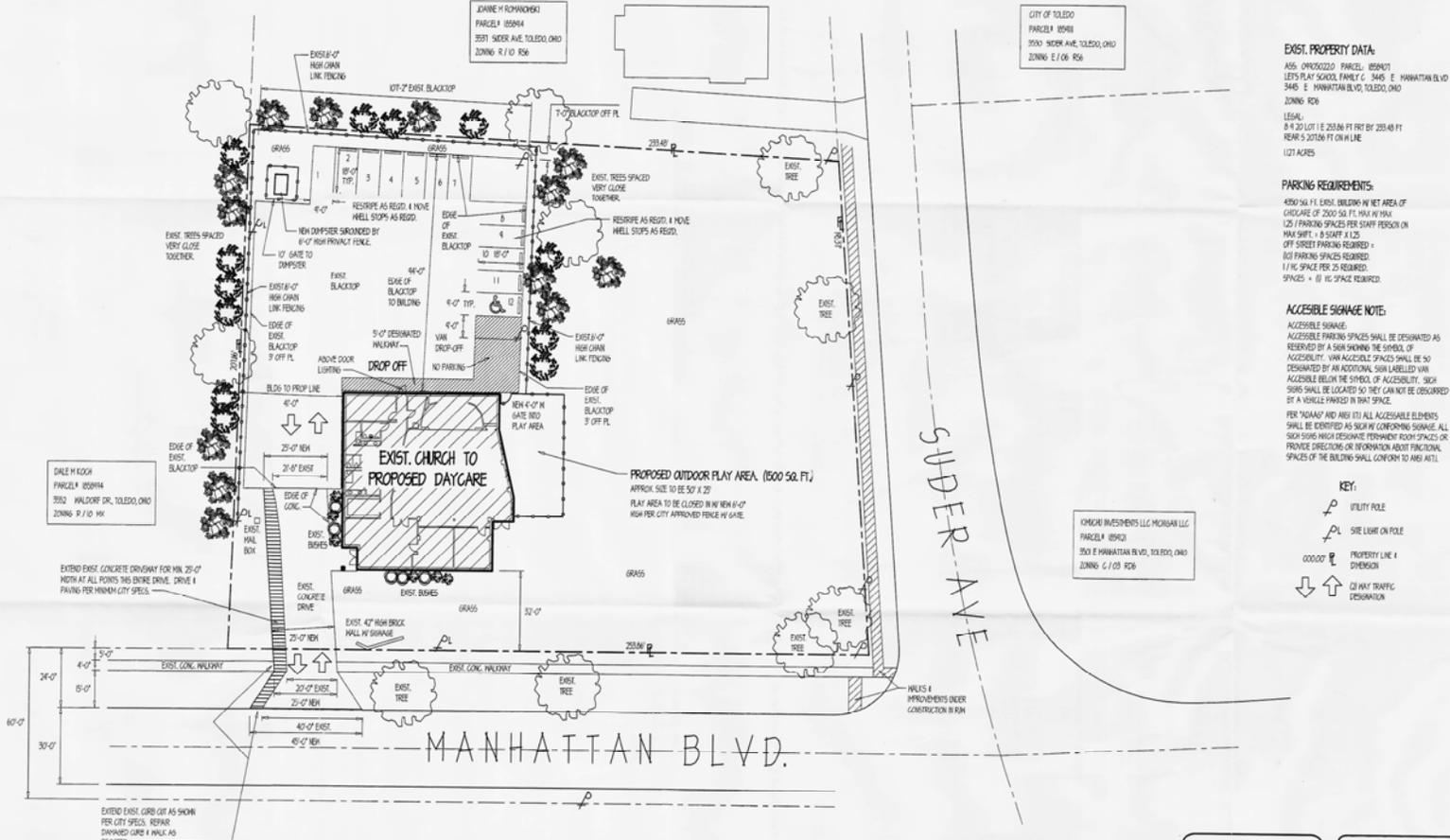
Z-5006-14
ID 2



RM24

SITE PLAN

SUP-5006-14
ID 2



EXIST. PROPERTY DATA:
 ASS. 09000220 PARCEL# 050901
 LETS PLAY SCHOOL, FAMILY C. 3445 E. MANHATTAN BLVD
 3445 E. MANHATTAN BLVD, TOLEDO, OHIO
 ZONING R10
 LEGAL
 8 1/4 20' LOT 1 E 253.66 FT FRNT BY 283.46 FT
 REAR S 207.06 FT ON N LINE
 LOT ACRES

PARKING REQUIREMENTS:
 4500 SQ. FT. EXIST. BUILDING NET AREA OF
 CHANGING OF 2000 SQ. FT. MAX IN MAX
 L2 / PARKING SPACES PER STAFF PERSON ON
 MAX STAFF = 8 STAFF X 125
 OFF STREET PARKING REQUIRED =
 800 PARKING SPACES REQUIRED
 11 AC SPACE PER 25 REQUIRED
 SPACES = 81 AC SPACE REQUIRED

ACCESSIBLE SIGNAGE NOTE:
 ACCESSIBLE SIGNAGE
 ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS
 RESERVED BY A SIGN SHOWING THE SYMBOL OF
 ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL BE SO
 DESIGNATED BY AN ADDITIONAL SIGN LABELLED VAN
 ACCESSIBLE BELOW THE SYMBOL OF ACCESSIBILITY. SUCH
 SIGNS SHALL BE LOCATED SO THEY CAN NOT BE OCCUPIED
 BY A VEHICLE PARKED IN THAT SPACE.
 PER "ADA" AND ADA 501 ALL ACCESSIBLE ELEMENTS
 SHALL BE IDENTIFIED AS SUCH BY CONFORMING SIGNAGE. ALL
 SUCH SIGNS MUST DESIGNATE PERMANENT ROOM SPACES OR
 PROVIDE DIRECTIONS OR INFORMATION ABOUT FRACTIONAL
 SPACES OF THE BUILDING SHALL CONFORM TO ADA 501.

- KEY:**
- UTILITY POLE
 - SITE LIGHT ON POLE
 - PROPERTY LINE & EXTERIOR
 - ONE WAY TRAFFIC DESIGNATION

5 - 10

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



REVISION DATE:
 THIS DOCUMENT IS A PRELIMINARY SCALE
 PROPERTY OF LARRY A. MILLER
 AND SHALL NOT BE REPRODUCED
 IN ANY MANNER WITHOUT HIS
 SEAL AND DATED SIGNATURE.

LETS PLAY SCHOOL - EARLY LEARNING & DEVELOPMENT CENTER 3445 E. MANHATTAN BLVD, TOLEDO, OHIO	
LAM Home Design Professionals LARRY A. MILLER, R.A. SITE PLAN 5-25-14	TOLEDO, OHIO PHONE: 525-1718 FAX: 525-4204

GENERAL INFORMATION

Subject

- Request - Request for an amendment to a Planned Unit Development approved via Ordinance 115-66, to replace a building and with a 4-story building.
- Location - 2249 University Hills Blvd.
- Applicant - Capstone Real Estate Investments
402 Office Park Drive, Suite 150
Birmingham, AL 35223
- Contact - Capstone Real Estate Investments
Christian Elliott
402 Office Park Drive, Suite 150
Birmingham, AL 35223

Site Description

- Zoning - RM36 Multi-Dwelling Residential
- Area - +/- 7.312 acres
- Frontage - +/- 410 feet along University Hills Blvd.
- Existing Use - Multi-family Student Housing Development
- Proposed Use - Multi-family Student Housing Development

Area Description

- North - Multi-family Student Housing Development / RM36
- East - Ottawa Park/ RD6 & POS
- South - The University of Toledo / RM36 & RD6
- West - Single Family Residential / RS6

Parcel History

- Z-286-65 - Zone change from R-3 Two-family residence district to R-4 multiple-dwelling district (Ord. 113-66, approved 2/21/66)
- Z-287-65 - Community Unit Plan (Ord. 115-66, approved 2/21/66)
- Z-287-65 - Amendment to Community Unit Plan (Ord. 65-67, approved 1/30/67)

GENERAL INFORMATION

Parcel History (cont'd)

- Z-217-69 - Amendment to Community Unit Plan (Ord. 856-69, approved 10/6/69)
- CUP-217-86 - Amendment to Community Unit Plan (Ord. 645-86, Approved 8/12/86)

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting approval of an amendment to a Planned Unit Development (PUD), for a site located at 2249 University Hills Blvd. The 7.312 acre site is zoned RM36 Multi-dwelling Residential and is located north of the University of Toledo. The applicant has requested the PUD to rebuild a 3-story multi-dwelling unit building that was fire damaged with a new 4-story building. Pursuant to TMC 1103.1011 an increase in building height by more than 10% or 6 feet, whichever is less, will require an amendment to the PUD. A neighborhood meeting is scheduled to take place on June 26, 2014.

The site originally had seven (7) buildings with 180 units prior to being fire damage. The building that was damaged contained 24 units, resulting in 156 units remaining onsite. The new building will contain twelve (12) 4-bedroom units and five (5) 3-bedrooms units. As a result, the site will have a net reduction of seven (7) units; bring the overall site total to 173 units.

Parking and Circulation

Pursuant to TMC 1107.0304 – the required parking for multi-dwelling structures is 1.5-spaces per unit, plus 1 visitor space per 10 units. The required parking for a 173-unit complex is 277 spaces. According to the plan submitted 382 spaces are provided. It should also be noted that 28 bicycle spaces are required as part of this proposal. The applicant submitted a perpetual parking easement that allows for the use of the to the parking lot north of the new building and the easternmost parking lot fronting Douglas Road.

Density

The maximum allowed number of dwelling units in the RM36 zoning district with a PUD is 29 units per gross acre. Including the area of the perpetual parking easement, the applicant is proposing approximately 92% of the allowable density or 26.29 dwelling units per acre.

STAFF ANALYSIS (cont'd)

Open Space Requirements

The open space will not be affected as part of this application as the proposed building will be located in the same footprint as the previous building. In addition, no new paved areas, parking lots or accessory buildings are being proposed.

Landscaping

The site exists and therefore only required to be brought closer into compliance with the landscape requirements of the 2004 zoning code. The applicant submitted a landscape plan for review. The plan includes landscaping on the corners of the building and foundation plantings around the entrances. The landscape plan also indicates the use of chain link along the northern and western property lines, where the site abuts residential zoning districts. A Type B Buffer is required along the western property line & a perimeter parking lot buffer is required along the northern property line. In lieu of both buffers, staff requests that a solid wood privacy fence be installed along both property lines. Staff is also requesting that landscaping be provide on end-cap islands for the parking lot boarding the new building. Staff is requesting the above referenced landscape improvements only for the portion of the site that is modified with this PUD amendment.

Building Design

New multi family 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 offer the required entrance architectural elements required. The color renderings also indicate the use of dark brick and cement fiber siding to match the existing buildings throughout the development.

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. This building has a sidewalk that runs parallel to it and connecting it to a parking area as well as the other buildings and common areas of the proposed development.

Building Height

According to the elevations submitted the new 4-story building height is 44 feet from grade to the midpoint of the eave and the ridge. The RM36 district allows for heights of 50 feet. Therefore the site is in compliance with the zoning code height requirements

STAFF ANALYSIS (cont'd)

Recommendation

The Toledo 20/20 Plan targets this site for multi-family uses. Staff recommends approval of the applicant's request because it conforms to the 20/20 Plan. Additionally, the proposed development meets 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 PUD-5007-14, a request for an amendment to a Planned Unit Development approved via Ordinance 115-66, to replace a building with a 4-story building, for a site located at 2249 University Hills Blvd., to Toledo City Council for the following two (2) reasons:

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

The staff further recommends that the Toledo City Plan Commission recommend approval of PUD-5007-14, a request for an amendment to a Planned Unit Development approved via Ordinance 115-66, to replace a building with a 4-story building, for a site located at 2249 University Hills Blvd., to Toledo City Council, subject to the following forty-three (43) 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 and drive approaches within the public right-of-way abutting the site shall be replaced and/or upgraded to conform to current City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines. New pedestrian curb ramps conforming to the above specifications shall be installed on either side of the existing drive approaches.
2. All **proposed** sidewalk, pedestrian curb ramps, and drive approaches within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.

STAFF ANALYSIS (cont'd)

Engineering Services (cont'd)

3. 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 or 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.

Contact Scott Bishop at (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. Plans for water services 4-inch diameter and larger shall be submitted to the Division of Engineering Services for review and approval.
7. Contact the City of Toledo Fire Prevention Bureau to determine if a fire line is needed for this site.
8. Proposed waterlines feeding proposed hydrants shall be minimum 8-inch diameter.
9. Maintain 10 feet of horizontal clearance between proposed water service and sanitary or storm sewers. Maintain 4 feet of horizontal clearance between proposed water service and any other underground utility. Maintain 18 inches of vertical clearance between proposed water service and any underground utility.
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. Plans for the water service shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service.
13. Proposed hydrants shall be located a minimum of 10 feet away from storm and sanitary sewers or, per the Ohio EPA, drain holes on hydrants shall be plugged. Maintenance of the privately owned waterlines, valves, and hydrants will be the responsibility of the owner, including pumping of hydrants having plugged drain holes.

STAFF ANALYSIS (cont'd)

Engineering Services (cont'd)

14. Designer shall ensure that the available water flow and pressure in the area meet the anticipated demands of the facility. A flow test has been conducted for this area; results are available at the Division of Engineering Services.
15. 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 Toledo-Lucas County Plan Commissions; City of Toledo Infrastructure Design and Construction requirements; and “The Comprehensive Ditch Plan.”
16. 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.
17. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs). All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
18. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>. 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 meeting is suggested so that there is a full understanding of the City of Toledo requirements for the sanitary, storm, water and roadway utilities. This understanding 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 as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850
Sanitary Sewers: Mike Elling, ph. 419-936-2276
Stormwater Drainage: Lorie Haslinger, ph. 419-245-3221
Water: Andrea Kroma, ph. 419-936-2163
Roadway: Tim Grosjean, ph. 419-245-1344

STAFF ANALYSIS (cont'd)

Engineering Services (cont'd)

19. Any earth-disturbing activity that will require the disturbance of 2,500 or more square feet shall employ stormwater detention and post-construction stormwater BMPs as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities. 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. Designs incorporating green infrastructure, such as wet ponds, extended detention, bio-retention, or grassy swales, etc., may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.
20. A site-specific Stormwater Pollution Prevention Plan (SWP3) shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit.
21. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
22. No construction work, including grading will be permitted without approved plans and inspection.
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. Developer shall use existing sanitary tap, when available.

Sewer & Drainage Services

25. S&DS recommends that all private sewer lines (both storm & sanitary) be cleaned and inspected.
26. S&DS recommends that the private sanitary lines (after they have been cleaned) be televised from the building (or private cleanout) to where they connect with the public sewer system. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Fire Prevention

27. When a portion of a facility or a facility is constructed that is more than 350' from a hydrant on an access road, private hydrants and service mains shall be installed.

STAFF ANALYSIS (cont'd)

Fire Prevention (cont'd)

28. Where hydrants are subject to vehicular damage, they shall be protected by posts or other approved means OFC 507.5.6.
29. All buildings shall have approved address numbers or other approved identification visible from the road. OFC 505.1.

Building Inspection

30. Demolition of any 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 from the demolition permit to processed and issued. Otherwise, water and sewer service must be terminated as well.
31. Construction of any new structure, addition, or alteration to any existing building will require construction documents stamped by a licensed design professional to be submitted to the Division of Building Inspection for review and approval. Construction documents must show that the new structure, addition and/or interior alterations will be in compliance with the City of Toledo's building, mechanical and fire codes and, by referenced standards, those of the State of Ohio. Construction must also comply with federal ADA regulations.
32. The Division of Building Inspection does not object to the fencing heights shown on the site plan. Should this PUD amendment be approved by City Council, it shall form the authorizing instrument of the appropriate waivers of the fence heights. However, any new fencing shown on the site plan will require a Certificate of Zoning Compliance issued by the Division of Building Inspection.
33. Any signs on the building, will require a separate plan review and permit(s) in accordance with the City of Toledo's sign codes (TMC§1377 - §1397).

Division of Transportation

34. In accordance with the Toledo Municipal Code, the minimum width for drive aisles is 25' to accommodate two-way traffic.

STAFF ANALYSIS (cont'd)

Plan Commission

35. All conditions outlined in Ordinance 115-66 and 645-86 still apply.
36. Maximum building height is not permitted to exceed 50 feet.
37. The building materials shall meet the requirements of TMC 1109.0500 Building Façade Materials and Color. 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; **acceptable as depicted on submitted elevations.**
38. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
39. 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.
40. 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. Topsoil must be back filled to provide positive drainage of the landscape area; **acceptable as depicted on landscape plan.**
 - b. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **acceptable as depicted on landscape plan.**
 - c. Landscape terminal islands must be provided at the end of each parking row in the parking lot boarding the new building; **shall be noted on revised 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, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **acceptable as depicted on landscape plan.**
 - e. A minimum six (6) foot, solid wood fence shall be installed along the western & northern property lines in lieu of required Type A and Perimeter Parking Lot landscape buffers. This only applies to the area of the site being modified; **shall be noted on revised landscape plan**

STAFF ANALYSIS (cont'd)

Plan Commission (cont'd)

- f. 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); **shall be noted on revised landscape plan.**
 - g. The location, lighting and size of any signs, all signage is subject to TMC§1387; **shall be noted on revised landscape plan.**
41. 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.
42. 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.
43. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

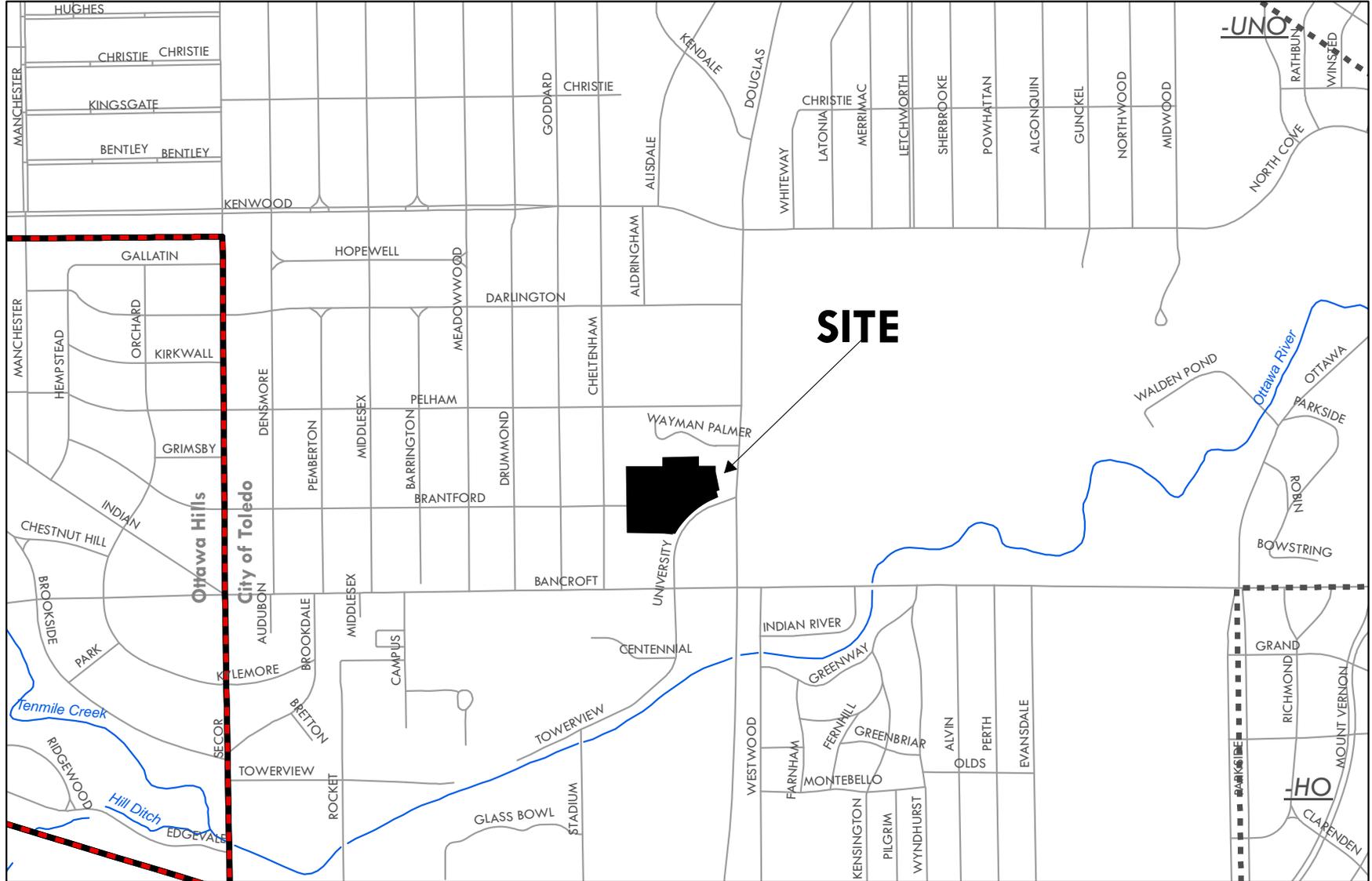
PLANNED UNIT DEVELOPMENT
TOLEDO CITY PLAN COMMISSION
REF: PUD-5007-14
DATE: July 10, 2014
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 13, 2014
TIME: 4:00 P.M.

BH/bp
Six (6) sketches follow

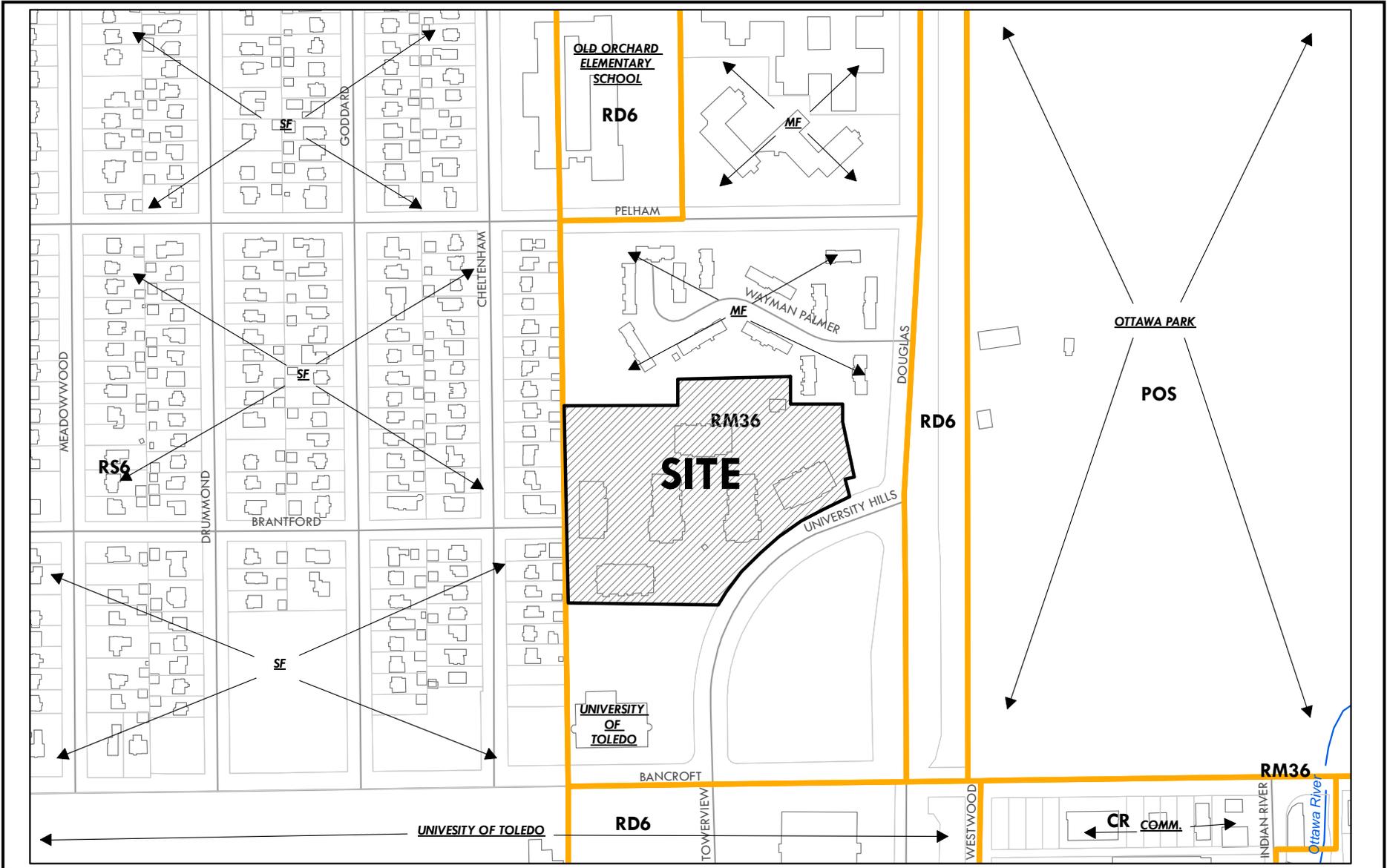
GENERAL LOCATION

PUD-5007-14
ID 50



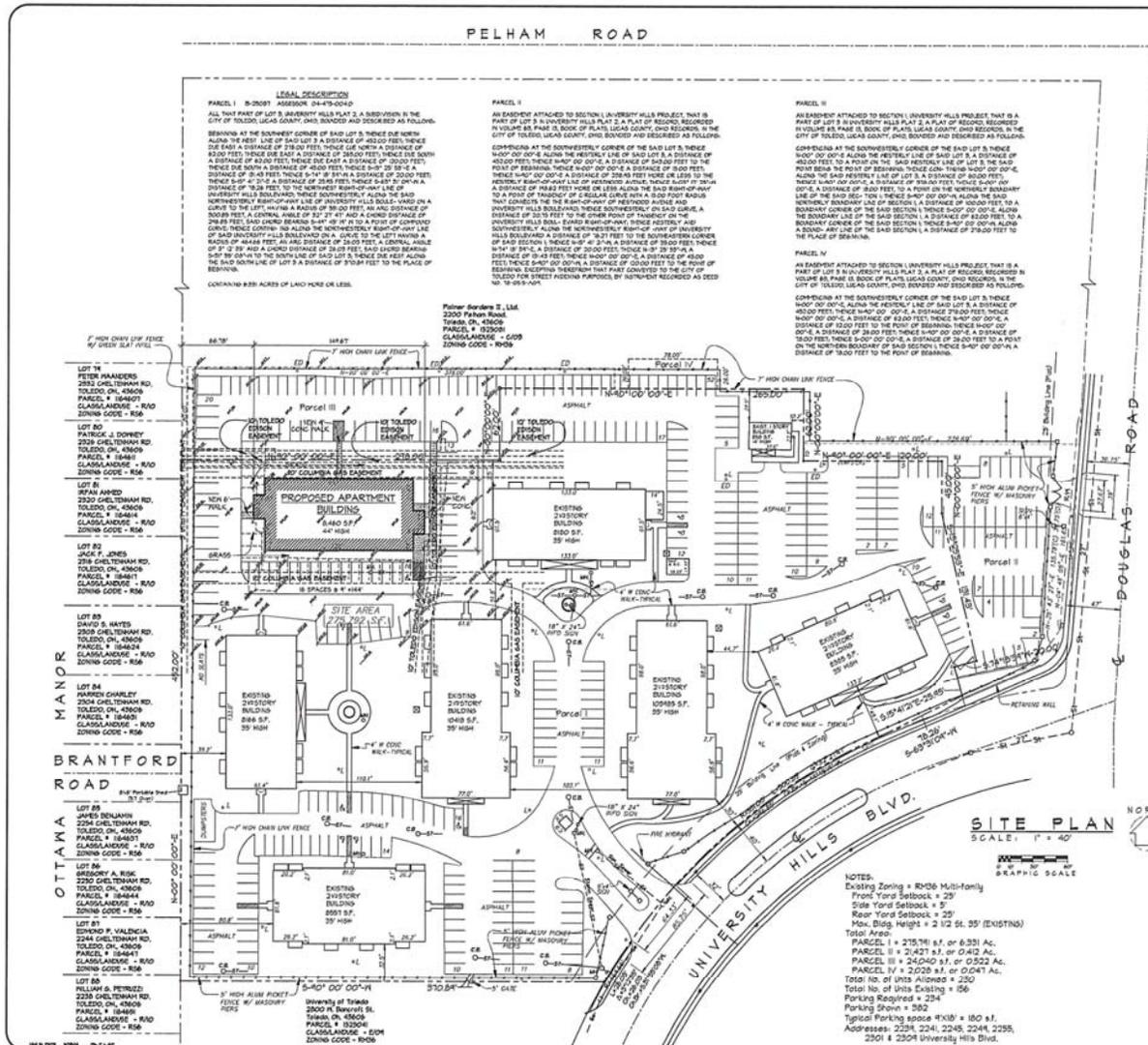
ZONING & LAND USE

PUD-5007-14
ID 50



SITE PLAN

PUD-5007-14
ID 50



LOCATION PLAN
NOT TO SCALE

- LEGEND**
- 3" High Aluminum Picket Fence w/ Heavy Posts
 - 1" Chain Link Fence - Lattice where noted
 - Sprinkling Sensor
 - Storm Sewer
 - Water Line
 - Gas Line
 - Sewer
 - Light Fixture on Pole
 - Light Fixture on Pole
 - Light Fixture on Pole
 - Light Fixture on Pole

ZONING
RMS6 MULTI-FAMILY
CLASS/LANDUSE C / O3

VARIANCE REQUESTED
MAJOR SITE PLAN REVIEW

DEVELOPER
CREI- Toledo, LLC
402 Office Park Drive Suite 150
Birmingham, Alabama 35223

SITE ADDRESS
UNIVERSITY HILLS APARTMENTS
2248 UNIVERSITY HILLS BLVD
TOLEDO, OHIO 43606
PARCEL 15-25081
ASSESSOR 04-475-0040

- LIST OF DRAWINGS**
- S1 SITE PLAN
 - S2 ENLARGED SITE PLAN
 - L1 LANDSCAPE PLAN

COCKER/SHAMBERGER ARCHITECT, INC.
419-537-8779 FAX: 419-537-6539
3540 SECOR ROAD SUITE 100
TOLEDO, OHIO 43606-1529

COLONY + COLONY LTD.
GENERAL MANAGERS
1000 N. MADISON ST. TOLEDO, OH 43615
419-886-6102 colony@colony.com

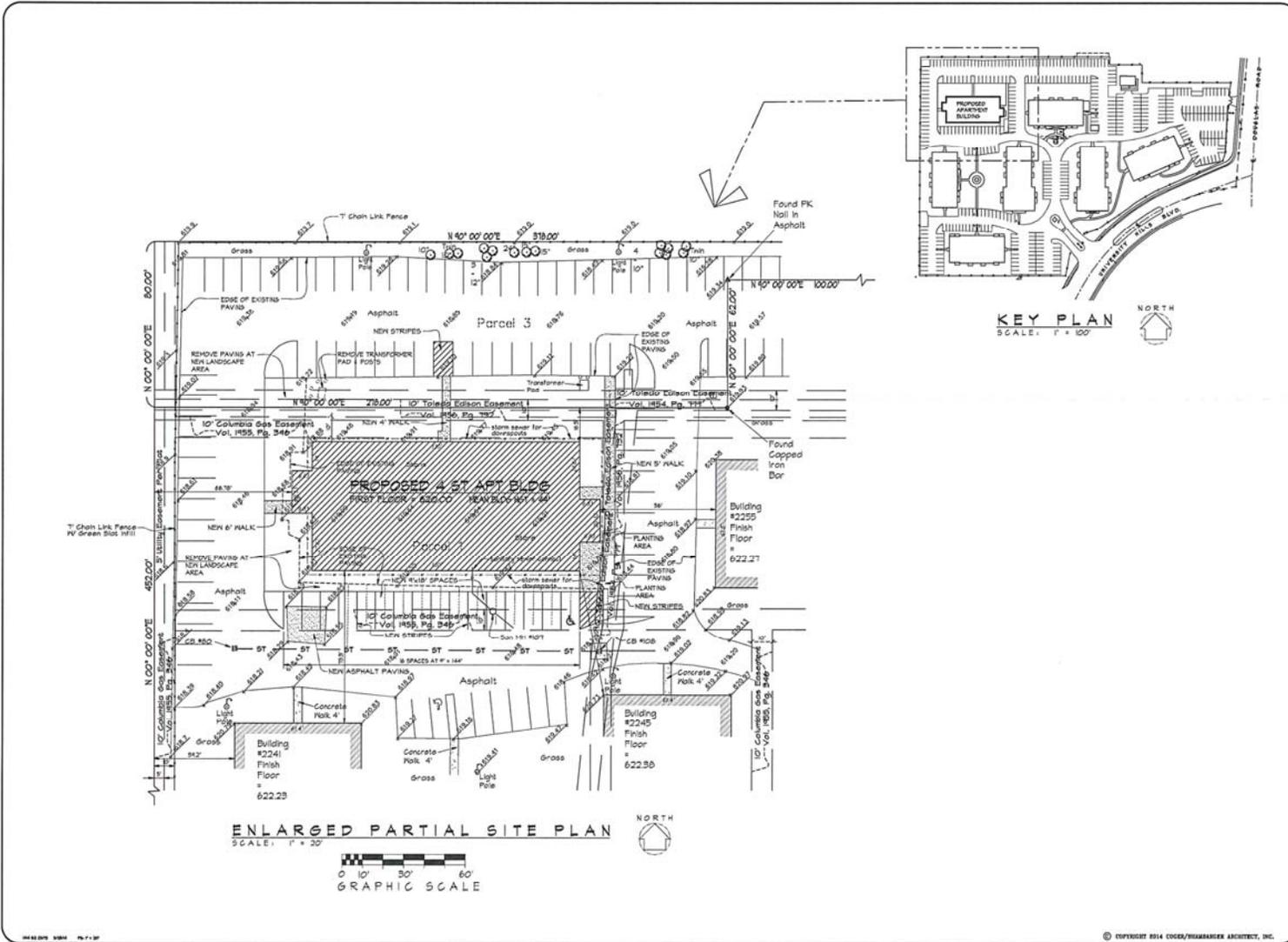
NEW MULTI-USE 4 STORY APARTMENT BUILDING
UNIVERSITY HILLS APARTMENTS
2248 UNIVERSITY HILLS BOULEVARD TOLEDO, OHIO 43606

DATE: 5/25/14

S1

SITE PLAN ENLARGED

PUD-5007-14
ID 50



COCKER/SHAMBARGER ARCHITECT, INC.
419-527-2759 FAX: 419-527-6289
3500 SPOON ROAD SUITE 100
TOLEDO, OHIO 43606-1359

COLONY + COLONY LTD.
GENERAL ENGINEERS
1000 N. UNIVERSITY AVE. #2000
TOLEDO, OHIO 43606-1302

NEW MULTI-USE 4 STORY APARTMENT BUILDING
UNIVERSITY HILLS APARTMENTS
2549 UNIVERSITY HILLS BOULEVARD TOLEDO, OHIO 43606

ENLARGED SITE PLAN

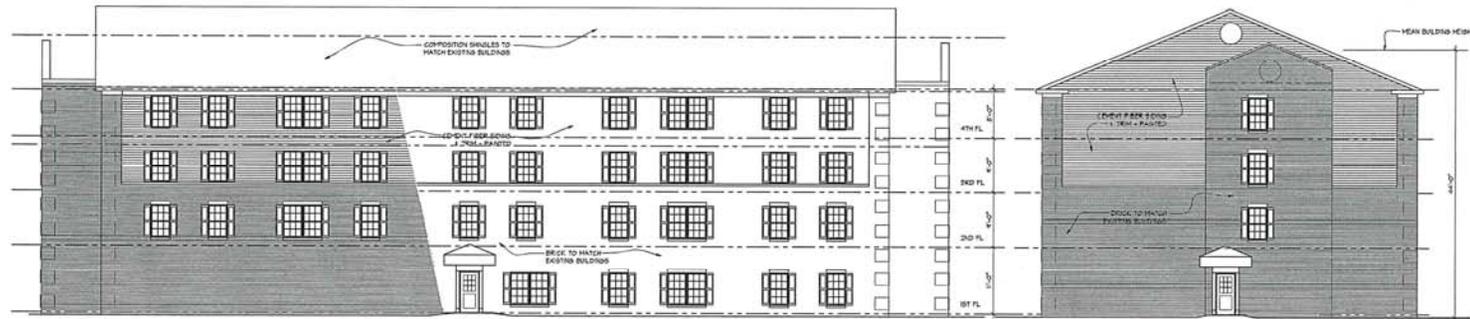
DATE: 5/25/14



6 - 14

ELEVATION

PUD-5007-14
ID 50



PROPOSED NORTH ELEVATION
SCALE: 3/4" = 1'-0"

PROPOSED WEST ELEVATION
SCALE: 3/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 3/4" = 1'-0"

PROPOSED EAST ELEVATION
SCALE: 3/4" = 1'-0"

COGER/SHAMBERGER
ARCHITECT, INC.
419-527-0729 FAX: 419-527-6589
1000 N. TORBURN AVENUE, SUITE 100
TOLEDO, OHIO 43604-1529

COLONY + COLONY LTD.
CIVIL ENGINEERS
1000 N. TORBURN AVENUE, SUITE 100
TOLEDO, OHIO 43604-1529

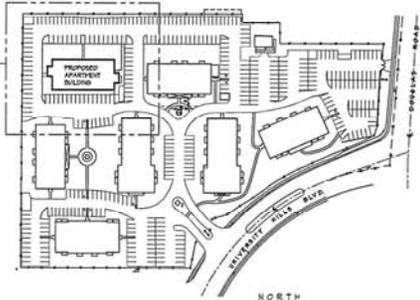
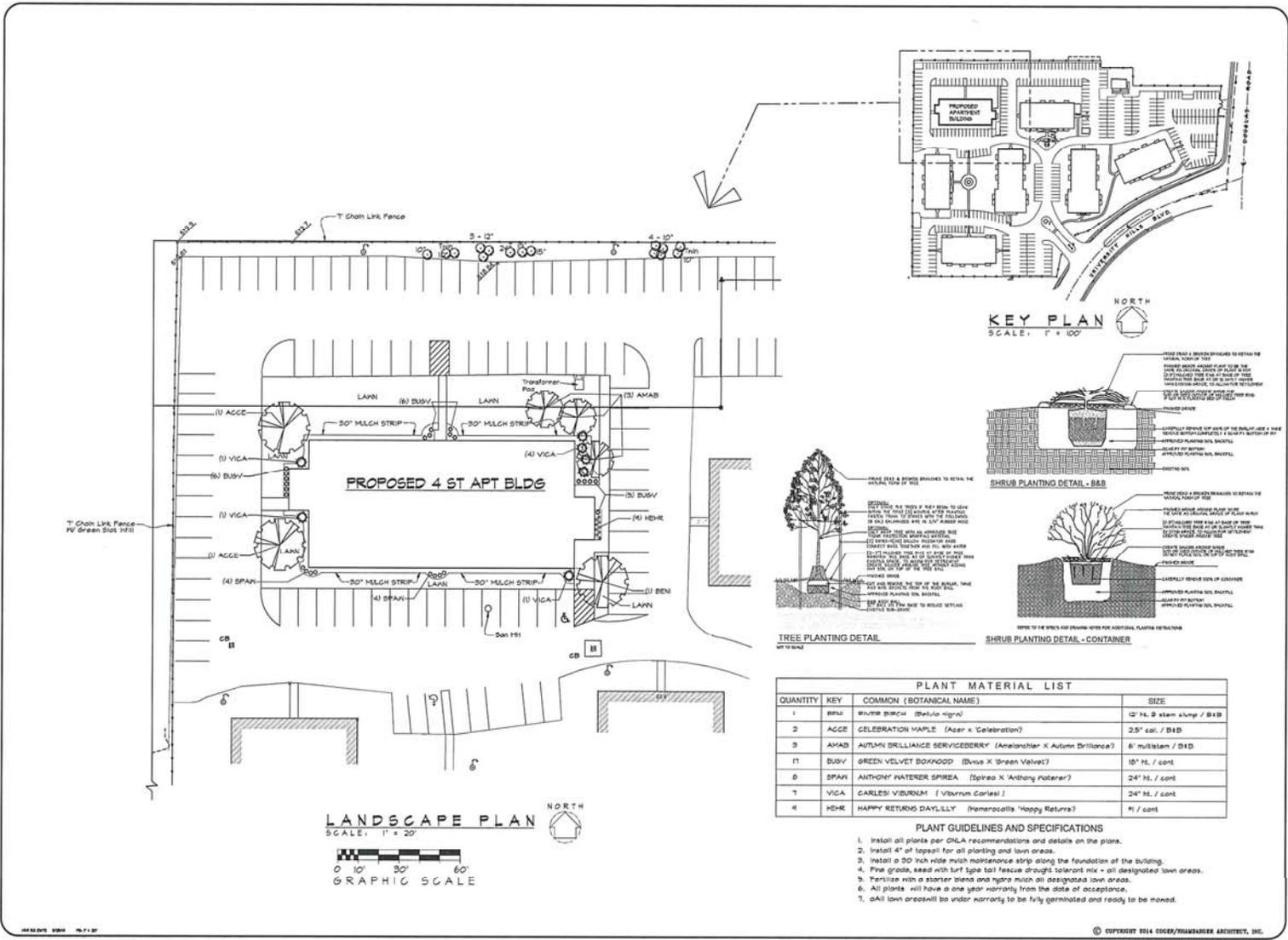
NEW 10-UNIT, 4-STORY APARTMENT BUILDINGS
UNIVERSITY HILLS APARTMENTS
2249 UNIVERSITY HILLS BOULEVARD TOLEDO, OHIO 43606
PRELIMINARY EXTERIOR ELEVATIONS

DATE
5/25/14

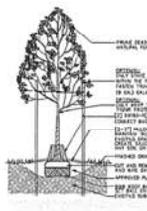
EL1
14-14

LANDSCAPE PLAN

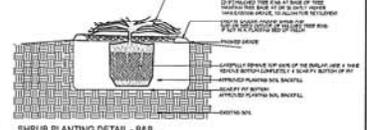
PUD-5007-14
ID 50



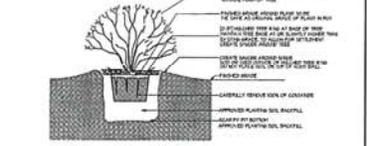
KEY PLAN
SCALE: 1" = 100'



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL - BED



SHRUB PLANTING DETAIL - CONTAINER

PLANT MATERIAL LIST			
QUANTITY	KEY	COMMON (BOTANICAL NAME)	SIZE
1	BRU	BURDELL BIRCH (Betula nigra)	12" Ht. B stem 4-1/2" / B1B
2	ACGE	CELEBRATION MAPLE (Acer x Celebration)	25" cal. / B1B
3	AMAD	AUTUMN BRILLIANCE SERVICEBERRY (Amelanchier x Autumn Brilliance)	6" multi-stem / B1B
17	BUSV	GREEN VELVET BOXWOOD (Buxus x Green Velvet)	18" Ht. / cont
8	SPAN	ANTHONY PATENER SPIREA (Spiraea x Anthony Patener)	24" Ht. / cont
7	VICA	CARLES' VIBURNUM (Viburnum Carles)	24" Ht. / cont
4	HEHR	HAPPY RETURN DAYLILLY (Hemerocallis 'Happy Returns')	#1 / cont

- PLANT GUIDELINES AND SPECIFICATIONS**
1. Install all plants per OMA recommendations and details on the plans.
 2. Install 4" of topsoil for all planting and lawn areas.
 3. Install a 30 inch wide mulch maintenance strip along the foundation of the building.
 4. Fine grade, seed with turf type soil (fescue drought tolerant mix - all designated lawn areas).
 5. Fertilize with a starter blend and topsoil on designated lawn areas.
 6. All plants will have a one year warranty from the date of acceptance.
 7. All lawn areas will be under warranty to be fully germinated and ready to be mowed.

COGER/SHAMBARGER ARCHITECT, INC.
419-537-9729 FAX: 419-537-6589
3506 SECURE ROAD SUITE 109
TOLEDO, OHIO 43606-1529

COLONY LTD. COLONY ESTATES
1003 N. Hudson/Spawna Rd. Toledo, OH 43615
419-866-5162 covey@colony.com

NEW MULTI-USE 4-STORY APARTMENT BUILDING UNIVERSITY HILLS APARTMENTS
25249 UNIVERSITY HILLS BOULEVARD TOLEDO, OHIO 43526

DATE:
5/25/14



GENERAL INFORMATION

Subject

- Request - Major Site Plan Review to expand an existing intermodel rail facility.
- Location - 2101 Hill Avenue
- Applicant - Charlie B. McMillan
Norfolk Southern Railway Company
1200 Peachtree Street
Atlanta, GA 30309
- Agent - Robin Hagerty
AMEC Environment & Infrastructure, Inc.
3800 Ezell Road, Suite 100
Nashville, TN 37211
- Engineer - Jeff Ruch, P.E.
ESA Engineers, Surveyors, & Associates, LLC
5353 Secor Road
Toledo, Ohio 43623

Site Description

- Zoning - IG General Industrial & IL Limited Industrial
- Area - ± 240 Acres
- Frontage - ± 350 along Westwood Avenue
± 2,500' along Hill Avenue
± 1,200' along Fearing Avenue
- Existing Use - Intermodel Rail Facility
- Proposed use - Intermodel Rail Facility

Area Description

- North - University of Toledo Scott Park Campus and Industrial Uses / RS6, RD6, IG & IL
- South - Residential Uses / RS6, RD6, POS & IL
- East - Residential and Industrial Uses / RS6 & IG
- West - Industrial Uses / IG

GENERAL INFORMATION (cont'd)

Parcel History

No case history on file.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a major site plan review to expand an existing intermodal rail facility, for a site located at 2101 Hill Avenue. The site is approximately 240 acres and consists of six (6) parcels. Part of the development is located on leased property and therefore is subject to site plan review.

Surrounding land uses include The University of Toledo Scott Park Campus and industrial uses to the north, residential and industrial uses to the east and residential uses to the south and industrial uses to the west.

The proposed expansion will consist of 644 new 12' x 55' parking spaces, a new 30' wide access road and the addition and relocation of loading rails. Both sides of the site are currently accessed via Parkside Blvd. The work focused on the eastern side of the site will consist of all 644 parking spaces in addition to six (6) new loading tracks the removal of three (3) old loading tracks. The work on the western portion of the site (west of Parkside Blvd) will consist of a thirty (30)' wide access road from Westwood Blvd. and the addition of four (4) new tracks. No new buildings are being proposed on either portion of the site.

The use is a heavy industrial use and the applicant is not proposing any new buildings. In addition, none of the new development is located in an area visible from a public right-of-way. As a result industrial design standards do not apply and the required landscaping will be limited to a thirty (30) foot frontage greenbelt along the proposed Westwood Avenue entrance. This will reduce headlight glare onto the residential uses to the south.

The Toledo 20/20 Comprehensive Plan targets this area for heavy industrial land uses. The heavy industrial district was established and intended for heavy industrial and other moderate and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation access and public facilities and services. As a result, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-22-14, a request for a major site plan review to expand an existing intermodal rail facility for a site located at 2101 Hill Avenue, for the following two (2) reasons:

1. The proposed use is consistent with the Toledo 20/20 Comprehensive Plan;
2. 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);

The staff recommends that the Toledo City Plan Commission approve SPR-22-14, a request for a major site plan review to expand an existing intermodal rail facility for a site located at 2101 Hill Avenue, subject to the following twenty-eight (28) conditions:

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

Engineering Services

1. 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.

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

2. There is an 8-inch diameter water main in Westwood Avenue, and 12-inch and 30-inch diameter water mains in Fearing Boulevard. Plans for improvements within the public right-of-way shall be submitted to the Division of Engineering Services to review for conflicts with these water mains.
3. 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.
4. Contact the City of Toledo Fire Prevention Bureau to determine if a fire line is needed for this site.
5. Plans for water services 4-inch diameter and larger shall be submitted to the Division of Engineering Services for review and approval.
6. 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 Toledo-Lucas County Plan Commissions; City of Toledo Infrastructure Design and Construction requirements; and "The Comprehensive Ditch Plan."

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

7. 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.
8. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>. 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 meeting is suggested so that there is a full understanding of the City of Toledo requirements for the sanitary, storm, water and roadway utilities. This understanding 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 as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850
Sanitary Sewers: Mike Elling, ph. 419-936-2276
Stormwater Drainage: Lorie Haslinger, ph. 419-245-3221
Water: Andrea Kroma, ph. 419-936-2163
Roadway: Tim Grosjean, ph. 419-245-1344

9. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs). All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
10. Any earth-disturbing activity that will require the disturbance of 2,500 or more square feet shall employ stormwater detention and post-construction stormwater BMPs as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities. Per the preliminary plan the drainage on this project east of Fearing is directly connected into Swan Creek and, therefore, is exempt from stormwater detention requirements. All other drainage from the site that does not connect directly from the private system into Swan Creek will be subject to all requirements.
11. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
12. Designs incorporating green infrastructure, such as wet ponds, extended detention, bio-retention, or grassy swales, etc., may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

13. A site specific Stormwater Pollution Prevention Plan (SWP3) shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit.
14. No construction work, including grading will be permitted without approved plans and inspection.
15. A portion of the proposed project near Westwood is within a flood hazard zone and is, therefore, subject to Toledo Municipal Code, Chapter 1110, which must be complied with in full.
16. The City of Toledo has a planned construction project in this area which could require some coordination efforts. Please contact Doug Dunn at 419-727-2619 for additional information regarding this project.
17. A 96-inch and 48-inch public sewer runs through the easterly end of the project area. Sewers need to be shown on the plans to determine if the project will have any effect on these lines.

Sewer & Drainage Services

18. S&DS recommends that all private sewer lines (both storm & sanitary) be cleaned and inspected.
19. S&DS recommends that the private sanitary lines (after they have been cleaned) be televised from the building (or private cleanout) to where they connect with the public sewer system. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Fire Prevention

No concerns or objections.

Building Inspection

20. This project involves mostly industrial equipment and transportation/distribution system equipment, exempt from the building code. Construction and/or erection of any foundations or support systems required for this equipment and for any distribution/conveyor systems, or any mechanical or electrical work in support of said equipment and distribution systems must be shown in construction documents stamped by a licensed design professional and submitted to the Division of Building Inspection for plan review and approval showing the project to be in compliance with the Ohio Building Code and associated mechanical, electrical codes and fire codes.

STAFF RECOMMENDATION (cont'd)

Building Inspection (cont'd)

21. Construction or erection of any new structure or addition, or alterations to any existing building, or development and construction of parking areas will require construction documents stamped by a licensed design professional to be submitted to the Division of Building Inspection for review and approval showing the construction to be in compliance with the City of Toledo's building, mechanical and fire codes and, by referenced standards, those of the State of Ohio. Construction documents must show that the new structure will be in compliance with the building, mechanical and fire codes of the City of Toledo, the State of Ohio and further comply with ADA requirements.
22. New fencing and new signs will require separate plan reviews and approvals by the Division of Building Inspection.

Division of Transportation

23. The entrance drive off Westwood Ave. is at too much of an angle, creating poor sight distance off Westwood Ave. and promoting higher speed entrance and exit of vehicles.
24. The new bridge construction needs to move the piers father from the Fearing Ave. curb line to allow for future widening of Fearing Ave. to add left turn storage.

Plan Commission

25. Outdoor storage areas shall meet the criteria set forth in TMC 1108.0203 *Buffer and Screening Requirements – Outdoor Storage Screening*, Outdoor storage areas shall not exceed the height of the fence on any portion of the property; new and existing fencing abutting open storage areas shall be shadow box, chain link with slats, stockade or another type approved by the Planning Commission.
26. A frontage greenbelt shall be constructed along the Westwood Avenue property line and shall consist of grass, trees and shrub plantings. Greenbelt frontage landscaping shall be a minimum width of 30 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; **shall be noted on revised site/landscape plan.**
27. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
28. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions set forth above.

REF: SPR-22-14 . . July 10, 2014

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-22-14
DATE: July 10, 2014
TIME: 2:00 P.M.

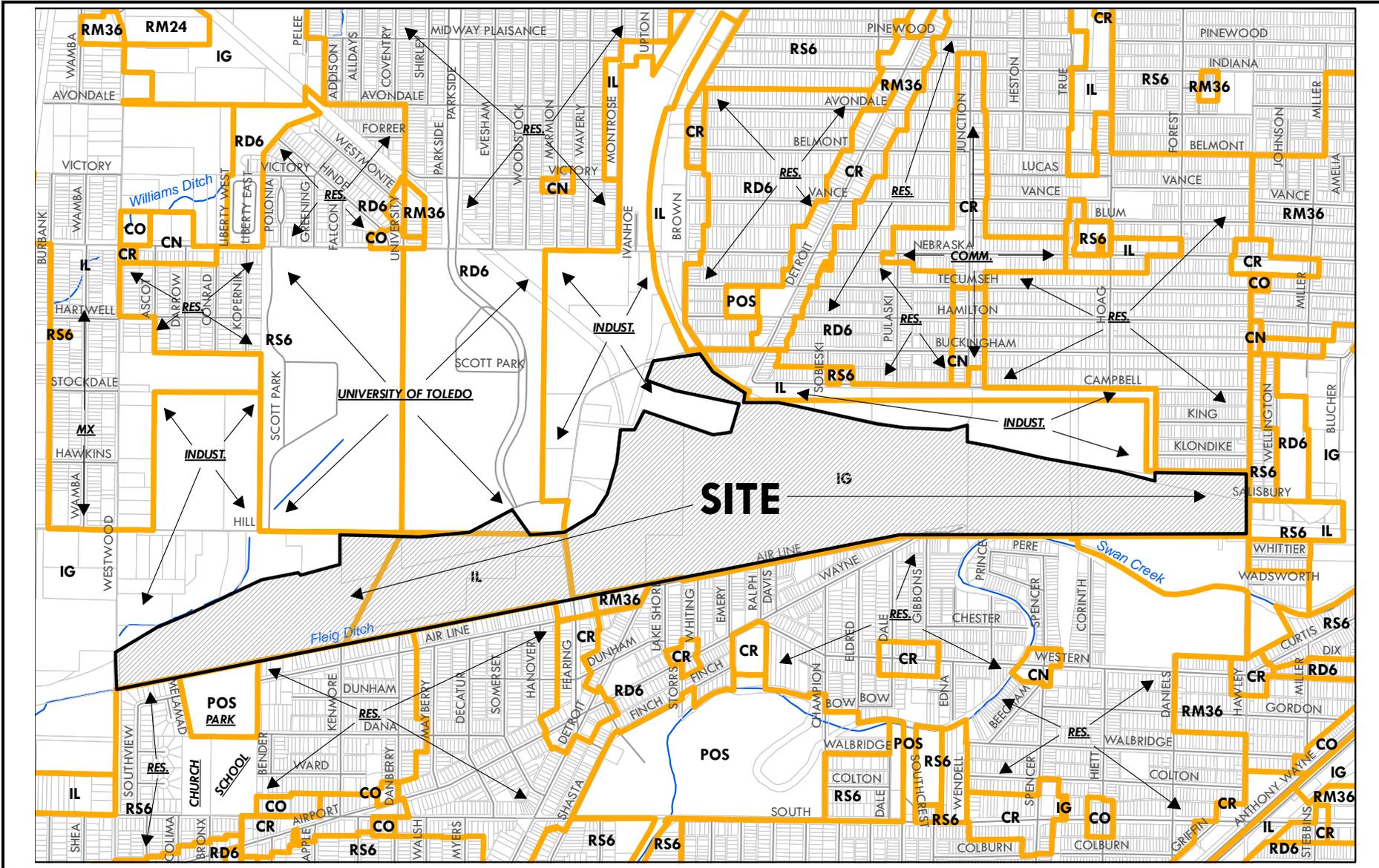
BH/bp
Four (4) sketches follow

ZONING & LAND USE

SPR-22-14
ID 33

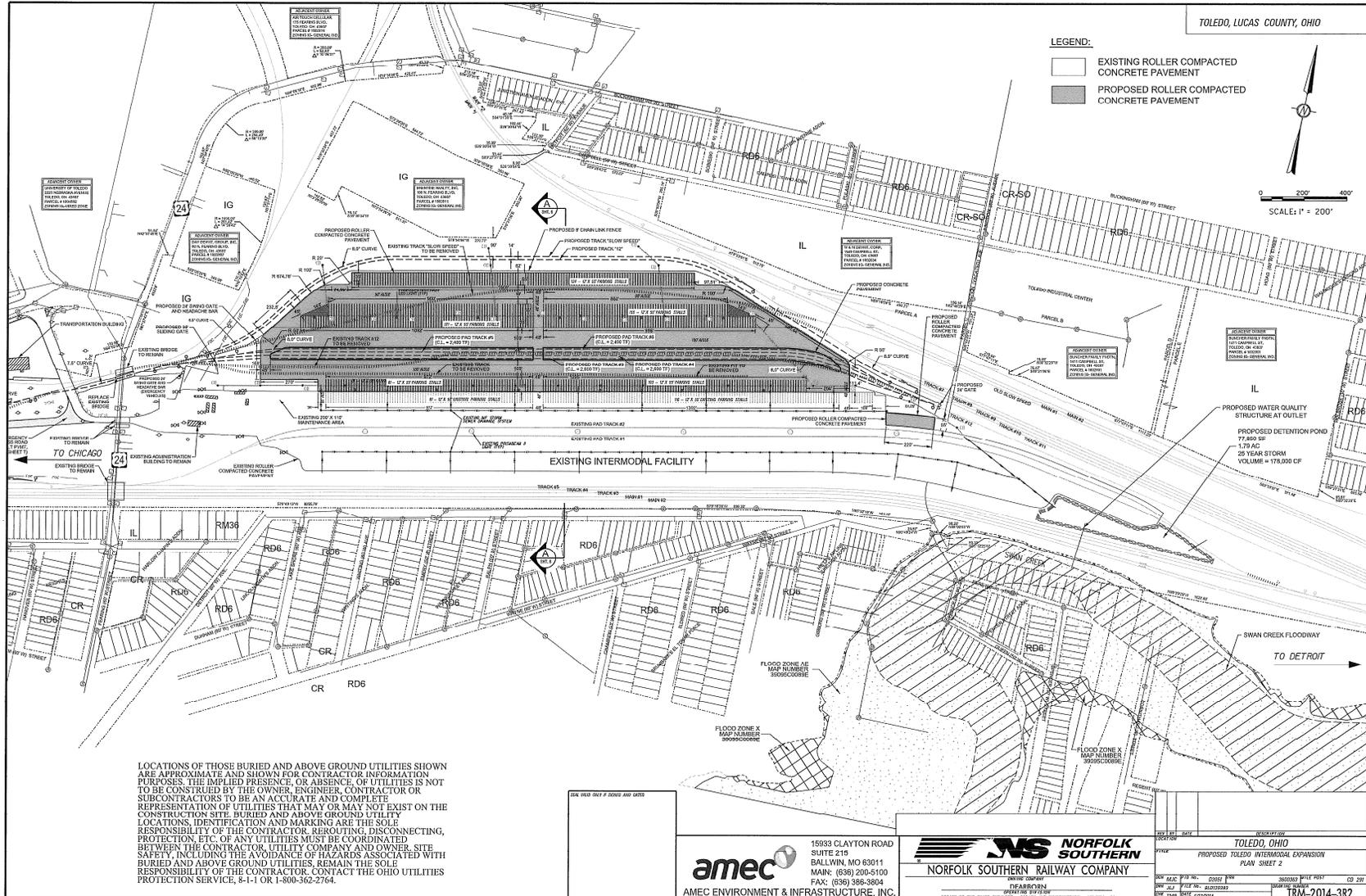


7 - 9



SITE PLAN #2

SPR-22-14
ID 33



7 - 11

LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE AND SHOWN FOR CONTRACTOR INFORMATION PURPOSES. THE IMPLIED PRESENCE, OR ABSENCE, OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATIONS, IDENTIFICATION AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ROUTING, DISCONNECTING, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVE GROUND UTILITIES, REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTACT THE OHIO UTILITIES PROTECTION SERVICE, 8-1-1 OR 1-800-362-2744.

SEE SHEET 001 OF 002 AND 003

amec
AMEC ENVIRONMENT & INFRASTRUCTURE, INC.

15933 CLAYTON ROAD
SUITE 215
BALLWIN, MO 63011
MAIN: (636) 200-5100
FAX: (636) 206-9004

NORFOLK SOUTHERN
NORFOLK SOUTHERN RAILWAY COMPANY

PROJECT: TOLEDO, OHIO
PROPOSED TOLEDO INTERMODAL EXPANSION
PLAN SHEET 2

DATE: 08/08/14
DRAWN BY: JMS
CHECKED BY: JMS
DATE: 08/08/14

TRM-2014-3R2

SHEET 5 OF 7

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GENERAL INFORMATION

Subject

- Request - Zone change from IL Limited Industrial to CM Mixed Commercial-Residential
- Location - 235 Broadway Street
- Applicant - Oscar Ponce
235 Broadway Street
Toledo, OH 43602
- Engineer - Curtis Hong
Hong Inc.
300 Phillips Avenue, Suite 4
Toledo, OH 43612

Site Description

- Zoning - IL Limited Industrial
- Area - ± 1.06 Acres
- Frontage - ± 310' along Broadway Street
± 150' along Williams Street
- Existing Use - Restaurant and Grocery Store
- Proposed use - Restaurant and Grocery Store

Area Description

- North - Billboard and Commercial Retail / RS6 & IL
- South - Residential and Industrial Uses / CM, RS6 & IL
- East - Industrial / IL
- West - Gas Station / CR

Parcel History

- SPR-23-14 - Major Site Plan Review to expand an existing parking lot (Companion Case).

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a zone change from IL Limited Industrial to CM Mixed Commercial-Residential for a site located at 235 Broadway Street. The 1.06-acre site consists of lots 180-186 and the southern 30 feet of lot 187 of the Olivers Division. The applicant currently operates a restaurant and grocery store on-site and is requesting the zone change to bring the site into compliance and allow for additional parking to be developed. A companion Site Plan Review for a parking lot expansion accompanies this case.

Surrounding land uses include a billboard and commercial uses to the north, industrial uses to the east, single-family residences and industrial uses to the south and a gas station to the west.

The Toledo 20/20 Comprehensive Plan targets this area for neighborhood commercial land uses. The neighborhood commercial district was established and intended for predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included. This section of Broadway Street is transitional in nature. Commercial, industrial and a few residential uses are established in the immediate area. Additionally, commercial zoning is established to the west and south of the site. Based on the nearby uses, commercial zoning and the site's proximity to the Warehouse District, Mixed Commercial Zoning is appropriate for this subject site. As a result, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-5005-14, a zone Change from IL Limited Industrial to CM Mixed Commercial-Residential for the site at 235 Broadway Street to Toledo City Council for the following two (2) 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).
2. The request is similar to existing land uses & zoning within the general vicinity of the subject property (TMC 1111.0606.B Review & Decision-Making Criteria).

ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-5005-14
DATE: July 10, 2014
TIME: 2:00 P.M.

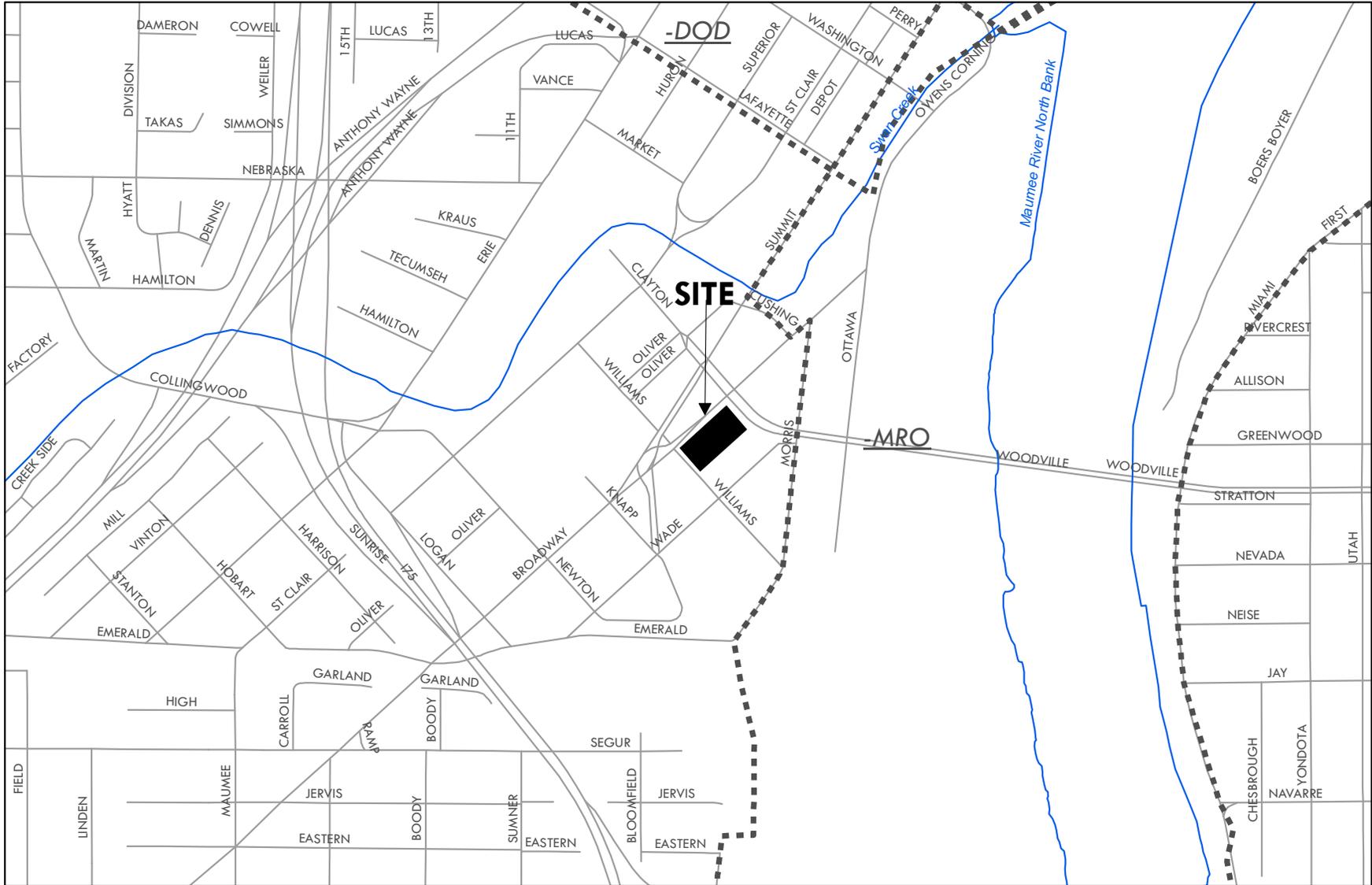
REF: Z-5005-14 . . .July 10, 2014

BH/bp
Two (2) sketches follow

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 13, 2014
TIME: 4:00 P.M.

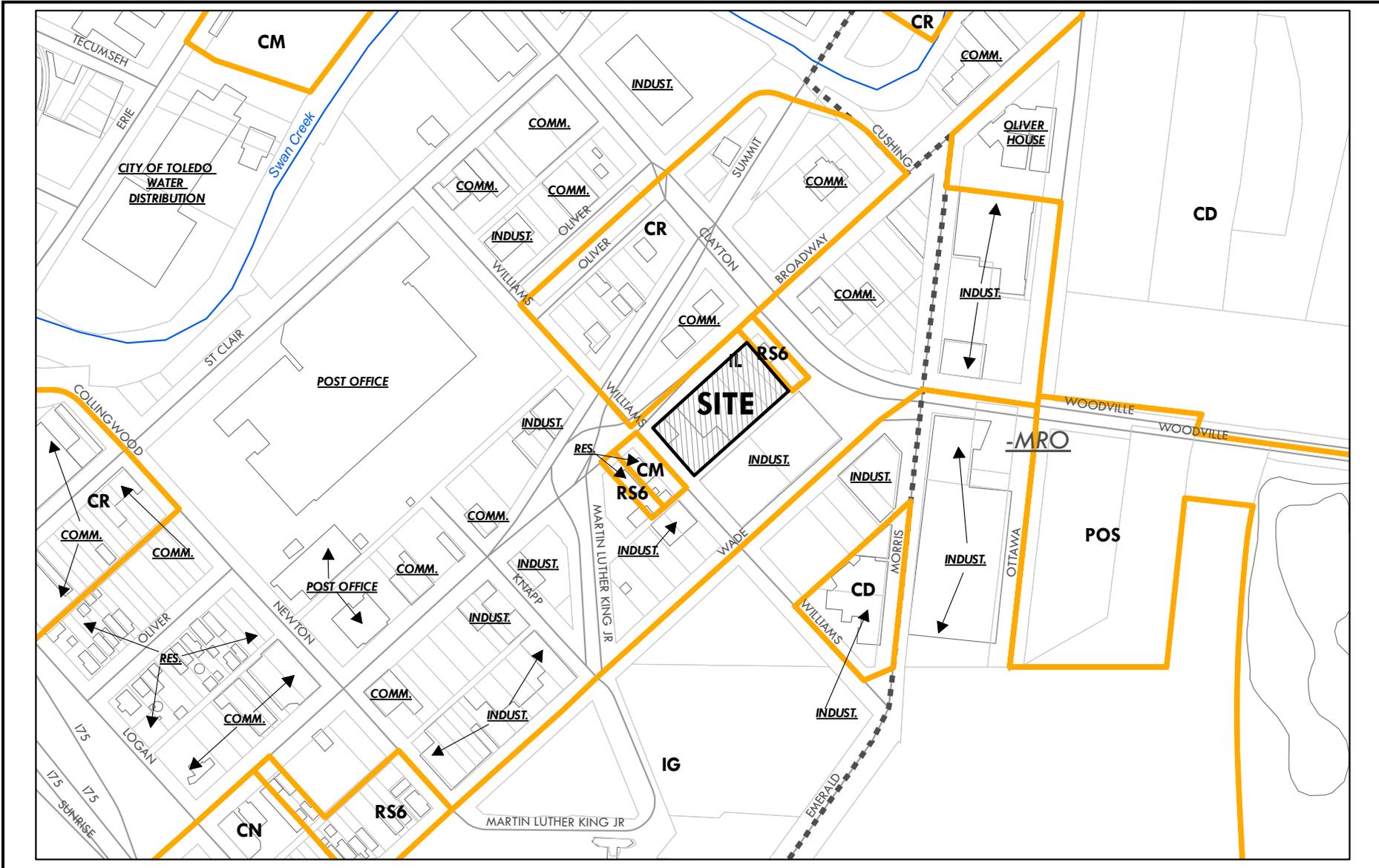
GENERAL LOCATION

Z-5005-14
ID 10



ZONING & LAND USE

Z-5005-14
ID 10



8-5

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GENERAL INFORMATION

Subject

- Request - Major Site Plan Review to expand an existing parking lot.
- Location - 235 Broadway Street
- Applicant - Oscar Ponce
235 Broadway Street
Toledo, OH 43602
- Engineer - Curtis Hong
Hong Inc.
300 Phillips Avenue, Suite 4
Toledo, OH 43612

Site Description

- Zoning - CM Mixed Commercial-Residential (Subject to Zone Change)
- Area - ± 1.06 Acres
- Frontage - ± 310' along Broadway Street
± 150' along Williams Street
- Existing Use - Restaurant and Grocery Store
- Proposed use - Restaurant and Grocery Store

Area Description

- North - Billboard and Commercial Retail / RS6 & IL
- South - Residential and Industrial Uses / CM, RS6 & IL
- East - Industrial / IL
- West - Gas Station / CR

Parcel History

- Z-5005-14 - Zone Change from IL Limited Industrial to CM Mixed Commercial-Residential (Companion Case).

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a major site plan review to expand and reconfigure the existing parking lot, for a site located at 235 Broadway Street. The 1.06-acre site consists of lots 180-186 and the southern 30 feet of lot 187 of the Olivers Division. A companion zone change accompanies this case.

The applicant currently operates a restaurant and grocery store on-site and is proposing to expand the existing parking lot to provide additional parking. The site currently has an 11,797 sq ft building, 1,800 sq ft outdoor patio and approximately 40 parking spaces.

The site is located just south of the Warehouse District and Downtown Toledo. Surrounding land uses include a billboard and commercial uses to the north, industrial uses to the east, single-family residences and industrial uses to the south and a gas station to the west.

Parking and Circulation

The site currently offers 40 parking spaces. The current proposal increased this to 74 parking spaces. The parking lot will be accessed via two (2) curb cuts onto Broadway Street. The required parking for the existing uses (grocery and restaurant) is 58 spaces. The additional parking will bring the site into compliance with the required parking standards outlined in TMC 1107.0304.

The Division of Transportation has recommended that the northernmost access drive be closed due to its proximity to the signalized intersection of Clayton Street. In addition, the southern curb cut does not meet this minimum requirement of twenty-five (25) feet in width to accommodate two-way traffic and poses a safety concern due to its proximity to the main entrance. As a result, The Division of Transportation requires this curb cut be relocated to the north and widened to a minimum of twenty-five (25) feet.

Landscaping

The Urban Commercial landscape standards of TMC 1108.0302 were appropriately used to develop the landscaping as depicted on the site plan. The site plan offers a five (5) foot landscape buffer around the perimeter of the parking lot. Additionally, the plan offers a brick/stone wall with decorative fencing along the Broadway frontage, to match the existing wall currently installed around the patio. However, the proposed brick/stone wall with decorative fencing appears to be taller than 42". Staff is requesting that the brick/stone wall and/or decorative fencing be limited to no more than 42" in height, as outlined in TMC 1108.0305 – *Parking Lot Landscaping*. In addition, the site plan offers a chain link fence along the northern and eastern property lines. Staff recommends that the fence along the northern property line be decorative as it is visible from the right-of-way. The proposed chain link fence is acceptable along the eastern property line.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for neighborhood commercial land uses. The neighborhood commercial district was established and intended for predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included. As a result, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-23-14, a request for a major site plan review to expand an existing parking lot for a site located at 235 Broadway Street, for the following two (2) reasons:

1. The proposed use is consistent with the Toledo 20/20 Comprehensive Plan;
2. 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);

The staff recommends that the Toledo City Plan Commission approve SPR-23-14, a request for a major site plan review to expand an existing parking lot for a site located at 235 Broadway Street, subject to the following twenty-five (25) 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 and drive approaches within the public right-of-way abutting the site shall be replaced and/or upgraded to conform to current City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
2. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.

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

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

3. 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 Toledo-Lucas County Plan Commissions; City of Toledo Infrastructure Design and Construction requirements; and “The Comprehensive Ditch Plan.”
4. 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.
5. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>. 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 meeting is suggested so that there is a full understanding of the City of Toledo requirements for the sanitary, storm, water and roadway utilities. This understanding 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 as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850
Sanitary Sewers: Mike Elling, ph. 419-936-2276
Stormwater Drainage: Lorie Haslinger, ph. 419-245-3221
Water: Andrea Kroma, ph. 419-936-2163
Roadway: Tim Grosjean, ph. 419-245-1344

6. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs). All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

7. Any earth-disturbing activity that will require the disturbance of 2,500 or more square feet shall employ stormwater detention and post-construction stormwater BMPs as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities. 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. Designs incorporating green infrastructure, such as wet ponds, extended detention, bio-retention, or grassy swales, etc., may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.
8. A site-specific Stormwater Pollution Prevention Plan (SWP3) shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit.
9. 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.

Sewer & Drainage Services

11. S&DS recommends that all private sewer lines (both storm & sanitary) be cleaned and inspected.
12. S&DS recommends that the private sanitary lines (after they have been cleaned) be televised from the building (or private cleanout) to where they connect with the public sewer system. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Fire Prevention

No concerns or objections.

Building Inspection

13. Demolition of any 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 from the demolition permit to processed and issued.

STAFF RECOMMENDATION (cont'd)

Building Inspection (cont'd)

14. Construction of new buildings or a parking lot, or alterations and additions to existing structures, will require construction documents stamped by a licensed design professional to be submitted to the Division of Building Inspection for review and approval showing the construction to be in compliance with the City of Toledo's building, mechanical and fire codes and, by referenced standards, those of the State of Ohio. Plans must identify the correct building type, use group, occupancy load, plumbing fixture count, egress and emergency egress location, emergency evacuation routes and other life-safety and ADA compliancy facilities, in accordance with the Administrative Code of the Ohio Building Code Chapter 106.
15. New fencing and new signs will require separate plan reviews and permits. The new fencing facing Broadway and Clayton Streets will require a waiver from the Board of Zoning Appeals as to height.

Division of Transportation

16. All existing unused drive approaches shall be completely removed and new curbs and sidewalks shall be installed in accordance with City of Toledo Construction Standards.
17. The minimum width for access drives is 25' to accommodate two-way traffic. The 21' drive approach does not meet this minimum requirement. This drive shall be closed and moved to the aisle with the dumpster. This moves traffic from in front of the entrance.
18. The Division of Transportation recommends that the northernmost access drive be closed because of its proximity Clayton St., a signalized intersection.

Plan Commission

19. A brick/stone wall and/or decorative fencing shall be required along both the Broadway and Clayton Street parking lot perimeters and is limited to no more than 42" in height; per TMC 1108.0305; **shall be noted on revised site plan.**
20. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping areas, overhanging a pedestrian walkway or sidewalk and when adjoining a building.
21. 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.
22. A detailed landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- a. Shrubs shall be evenly spaced on the outside of the decorative fence or solid wall, **acceptable as depicted on site plan.**
 - b. Topsoil must be back filled to provide positive drainage of the landscape area; **shall be noted on revised site 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; **shall be noted on revised site 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, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **acceptable as depicted on site plan.**
 - e. The location, height and materials for any fencing to be installed and maintained. Fence shall be decorative fencing and include brick and stone accents and shall be depicted as such in revised site plan; **shall be noted on revised site plan.**
 - f. 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.**
23. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commission of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed and maintained indefinitely.
 24. 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.
 25. 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 set forth above.

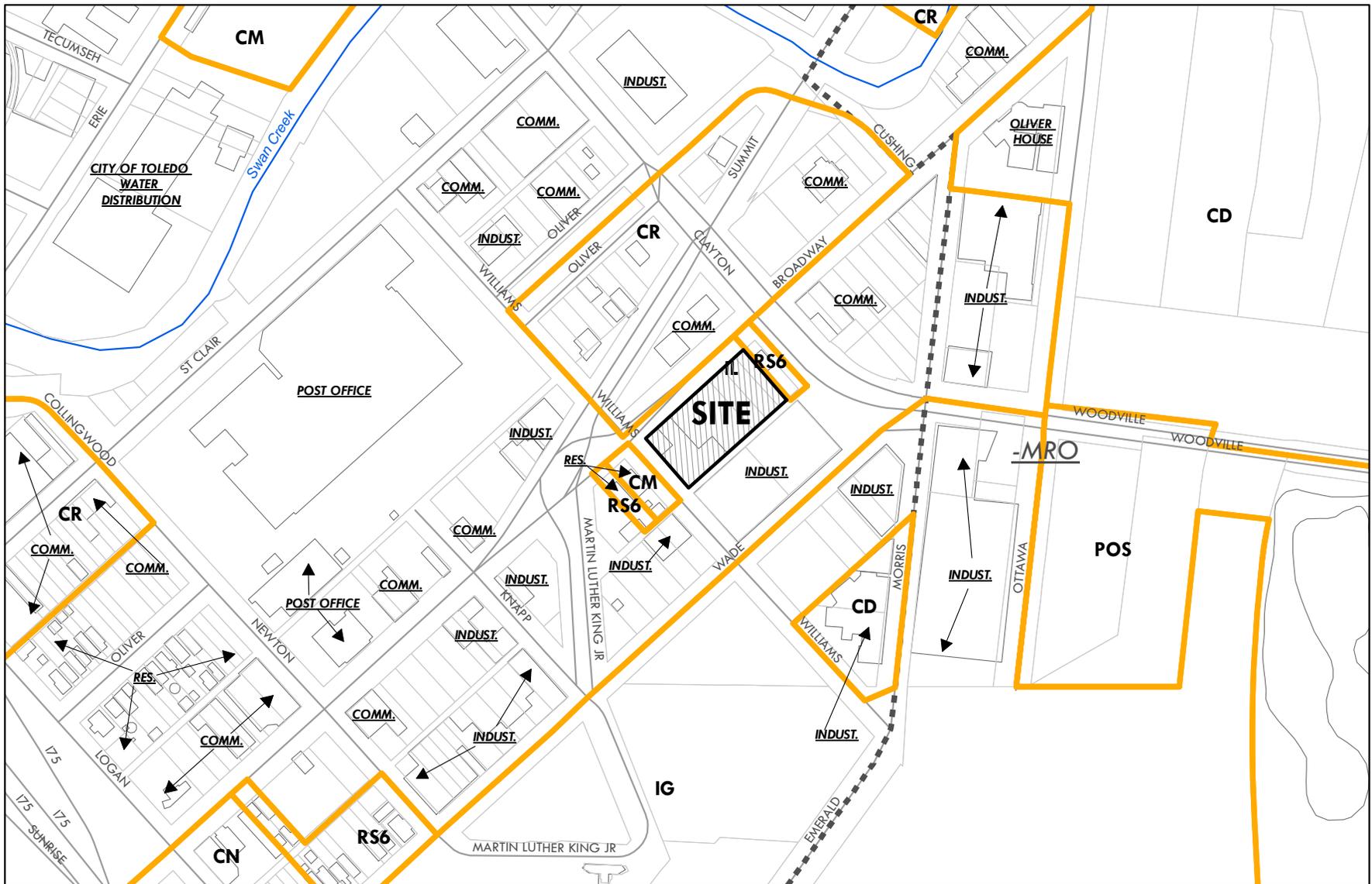
REF: SPR-23-14. . July 10, 2014

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-23-14
DATE: July 10, 2014
TIME: 2:00 P.M.

BH/bp
Three (3) sketches follow

ZONING & LAND USE

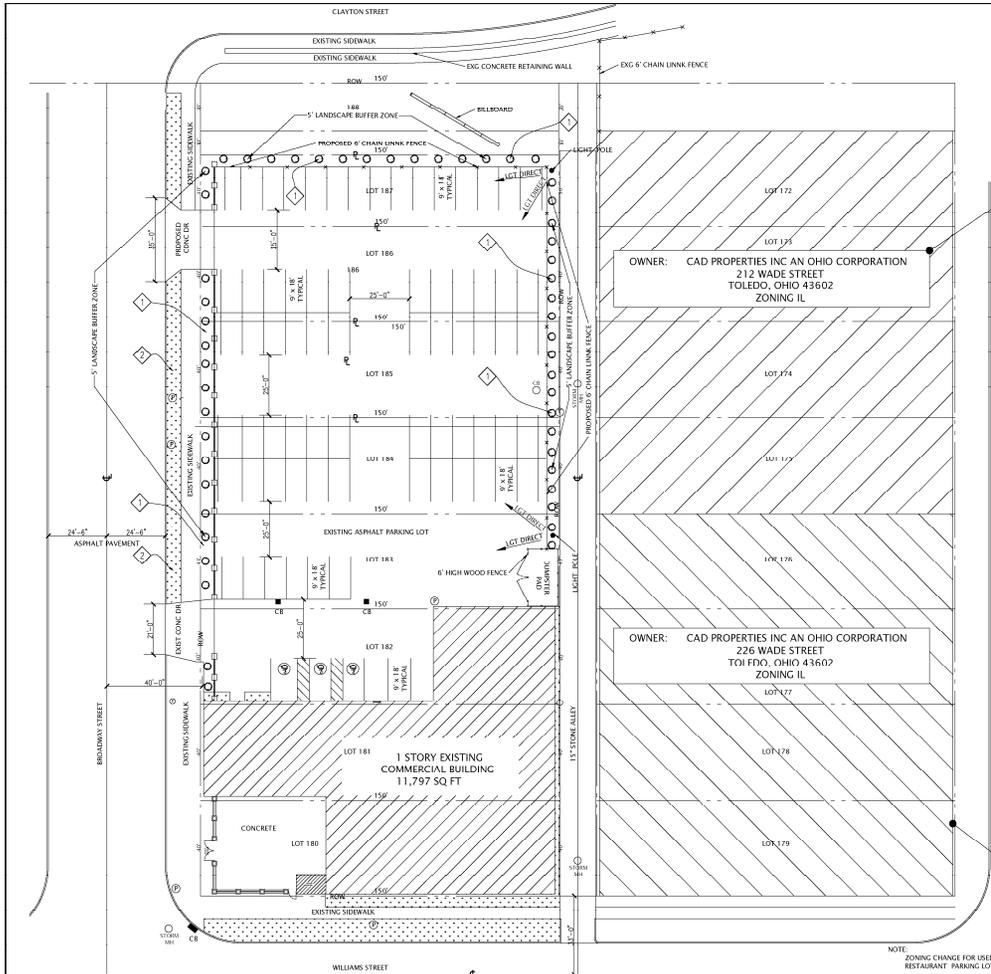
SPR-23-14
ID 10



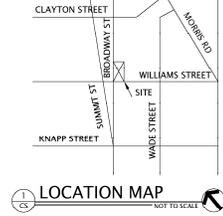
9 - 10

SITE PLAN

SPR-23-14
ID 10



Developer For Proposed
Restaurant Parking Lot
San Marcos
Oscar Fonce
235 Broadway Street
Toledo, Ohio 43609
Phone: 419-244-2373



ADJACENT OWNER
CAD PROPERTIES INC AN OHIO CORP
212 WADE STREET
OLIVERS DIVISION
LOTS 172 TO 175 INCLUSIVE
PARCEL NO. 11-57223 ASSESSOR NO. 07-165-002
ZONING: IL

- LEGAL DESCRIPTION**
- 239 BROADWAY STREET
LOT NUMBER 180 IN OLIVERS DIVISION IN TOLEDO, LUCAS COUNTY, OHIO,
TD / PARCEL 11-57254 ASSESSOR NO. 07-165-003
ZONING CODE-IL
 - 235 BROADWAY STREET
LOT NUMBER 181 IN OLIVERS DIVISION IN TOLEDO, LUCAS COUNTY, OHIO,
TD / PARCEL 11-57261 ASSESSOR NO. 07-165-004
ZONING CODE-IL
 - 225 BROADWAY STREET
LOT NUMBER 182 IN OLIVERS DIVISION IN TOLEDO, LUCAS COUNTY, OHIO,
TD / PARCEL 11-57264 ASSESSOR NO. 07-165-005
ZONING CODE-IL
 - 227 BROADWAY STREET
THE SW 20 FEET OF LOT NUMBER 183 IN OLIVERS DIVISION IN
TOLEDO, LUCAS COUNTY, OHIO,
TD / PARCEL 11-57271 ASSESSOR NO. 07-165-006
ZONING CODE-IL
 - 225 BROADWAY STREET
THE NE 20 FEET OF LOT NUMBER 183 IN OLIVERS DIVISION IN
TOLEDO, LUCAS COUNTY, OHIO,
TD / PARCEL 11-57267 ASSESSOR NO. 07-165-007
ZONING CODE-IL
 - 223 BROADWAY STREET
LOT NUMBER 184 IN OLIVERS DIVISION IN TOLEDO, LUCAS COUNTY, OHIO,
TD / PARCEL 11-57274 ASSESSOR NO. 07-165-008
ZONING CODE-IL
 - 219 BROADWAY STREET
LOT NUMBER 185 IN OLIVERS DIVISION IN TOLEDO, LUCAS COUNTY, OHIO,
TD / PARCEL 11-57277 ASSESSOR NO. 07-165-009
ZONING CODE-IL
 - 213 BROADWAY STREET
LOT NUMBER 186 IN OLIVERS DIVISION IN TOLEDO, LUCAS COUNTY, OHIO,
TD / PARCEL 11-57281 ASSESSOR NO. 07-165-010
ZONING CODE-IL
 - 209 BROADWAY STREET
THE SW 30 FEET OF LOT NUMBER 187 IN OLIVERS DIVISION IN
TOLEDO, LUCAS COUNTY, OHIO,
TD / PARCEL 11-57284 ASSESSOR NO. 07-165-011
ZONING CODE-IL

ADJACENT OWNER
CAD PROPERTIES INC AN OHIO CORP
226 WADE STREET
OLIVERS DIVISION
LOTS 176 TO 179 INCLUSIVE
PARCEL NO. 11-57231 ASSESSOR NO. 07-165-013
ZONING: IL

PLANT LEGEND

PLANT #	DESCRIPTION
1	36" JUNIPER SOLID HEDGE
2	GRASS LANDSCAPED AREA

LIGHT DIRECTION LEGEND

1	LCT DIRECT
-	-

PERMIT NOTE:
A building permit is required for all parking lots, the owner will need to make application for the permit.

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UTILIZING INFORMATION PROVIDED BY THE OWNER AND/OR CONTRACTORS RELATED TO EXISTING CONSTRUCTION AND SYSTEMS. CONTRACTORS ARE REQUIRED TO VERIFY THE ACCURACY OF SAID INFORMATION IN THE FIELD. THE DESIGN PROFESSIONALS SHALL BE NOTIFIED OF ANY DISCREPANCIES.

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

HONG
11150
300 Phillips Avenue, Suite #4
Toledo, Ohio 43611
Cody Hong
PH: 419.728.2000
EMAIL: codyhong@atlink.net



Parking Lot Review
Planning Commission Review
San Marcos Parking Lot
235 Broadway Street
Toledo, Ohio 43609
Owner: Oscar Fonce

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 05.23.14
SCALE: AS NOTED
DRAWN BY: -
CHECKED BY: -
JOB NO.: 14-010
CAD FILE: 14-010.dwg(A1.0)
A1.0
SUBJECT NO.:
The review is the property of Hong Inc. It shall not be copied or reproduced in any manner without the express consent of Hong Inc. Use is strictly for one project only and is not to be used for any other project without the express written consent of Hong Inc. All drawings are prepared under license from the State of Ohio. All drawings are prepared under license from the State of Ohio. All drawings are prepared under license from the State of Ohio. All drawings are prepared under license from the State of Ohio.

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GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Text Amendment to add facade materials list to Industrial Building Standards in the Toledo Municipal Code Part Eleven, Planning and Zoning, subsection 1109.0400. |
| Purpose | - | To eliminate substandard material in Industrial Districts. |
| Applicant | - | Toledo Plan Commission |

STAFF ANALYSIS

The request is amend the Industrial Building Design Standards by addressing the façade materials for industrial buildings. Recent requests for the installation of primary structures that are air-supported with a vinyl coated polyester membrane (golf dome) or tents have prompted the Plan Commission and the Division of Building Inspection to address this issue. These types of structures tend to be temporary in nature, having a 10 to 15 year life span as opposed to conventional building that have a longer lifespan.

This is a type of structure that is not conducive long-term industrial uses. In order to continue to maintain acceptable design standards as currently required for commercial and residential buildings, which do not allow these types of structures. The proposed new regulations will prohibit tents and air-supported structures in an industrial zoning district. A tent is a temporary structure or enclosure, the roof of which and /or one half or more of the sides are constructed of silk, cotton, canvas, fabric, or similar pliable material. An air-supported (or air-inflated) structure is any building that derives its structural integrity from the use of internal pressurized air to inflate a pliable material (i.e. structural fabric) envelope, so that air is the main support of the structure, and where access is via airlocks.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of the proposed amendment to the Toledo Municipal Code Section Part Eleven, Planning and Zoning, to amend the subsection subsection 1109.0400, as shown in Exhibit "A" to Toledo City Council.

REF: M-13-13. . July 10, 2014

TEXT AMENDMENT
TOLEDO CITY PLAN COMMISSION
REF: M-13-13
DATE: July 10, 2014
TIME: 2:00 p.m.

CITY COUNCIL COMMITTEE OF ZONING AND
PLANNING
DATE: August 13, 2014
TIME: 4:00 p.m.

TCG/bp
Exhibit "A"

Exhibit A

1109.0400 Industrial Building Design Standards

1109.0404 Façade Materials

No tent or structure shall be permitted that is air-supported with a vinyl coated polyester membrane (golf dome). A tent shall be considered to be a temporary structure or enclosure, the roof of which and /or one half or more of the sides are constructed of silk, cotton, canvas, fabric, or similar pliable material. An air-supported (or air-inflated) structure is any building or structure that derives its structural integrity from the use of internal pressurized air to inflate a pliable material (i.e. structural fabric) envelope, so that air is the main support of the structure, and where access is via airlocks.

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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
130-A 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
1049 S. MCCORD ROAD
HOLLAND, OH 43528
419-213-2860

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
419-539-6078

LUCAS COUNTY
SANITARY ENGINEER
JIM SHAW
111 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
419-213-4209

A T & T
ATTN: DESIGN MANAGER
130 N. ERIE, ROOM 714
TOLEDO, OH 43604
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
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 E. CLINTON STREET
NAPOLEON, OH 43545
419-599-4030

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

