

*TOLEDO CITY  
PLAN COMMISSION  
REPORT*

*March 13, 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)

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**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS  
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING  
SCHEDULE - 2014**

<b>APPLICATION DEADLINE*</b>	<b>AGENDA SET</b>	<b>STAFF REPORT DISTRIBUTED</b>	<b>HEARING DATE</b>
<b>CITY PLAN COMMISSION</b> ( <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*
<b>COUNTY PLANNING COMMISSION</b> ( <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**

**March 13, 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. V-29-14:      | Vacation of portion of Grove Place from I-75 to Glenwood Avenue (gp)   |
| 2. V-47-14:      | Vacation of portion of Jeep Parkway adjacent to OVERLAND INDUSTRIAL PARK, parcel no. 18-32907 and I-75 (tg)        |
| 3. SPR-4-14:     | Major site plan review for raze and rebuild of a portion of Miracle Mile Shopping Center at 4925 Jackman Road (bh) |
| 4. Z-10007-13:   | Zone Change from RS6 to CR at 703 Pearl Street (gp)  |
| 5. SUP-10006-13: | Special Use Permit for used auto sales lot at 3361, 3365, 3369 Stickney Avenue and 703 Pearl Street (gp)           |
| 6. V-28-14:      | Vacation of 140 <sup>th</sup> Street from Lakeside Avenue to Maumee Bay (bh)                                       |

- 7. Z-1003-14: Zone Change from CO to CR at 2005-2059 Ashland Avenue and 306 Woodruff Avenue (tg)
- 8. SUP-1004-14: Special Use Permit for drug and alcohol residential facility at 2005-2059 Ashland Avenue and 306 Woodruff Avenue (tg)

**ADJOURNMENT**

## GENERAL INFORMATION

### Subject

Request	-	Vacation of a portion of Grove Place from I-75 to Glenwood Avenue
Applicant	-	Carol Bintz Toledo Museum of Art 2445 Monroe Street Toledo, OH 43620
Applicant	-	Mira Samson Glenwood Lutheran Church. 2545 Monroe Street Toledo, OH 43620

### Site Description

Zoning	-	CO / Office Commercial
Area	-	±0.31 acres
Dimensions	-	60' X 202'
Existing Use	-	Dead End Street

### Area Description

North	-	Undeveloped / RD6
South	-	Parking Lot / CO
East	-	Church / CO
West	-	I-75 / RD6

### Parcel History

None on record

### Applicable Plans and Regulations

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

## **STAFF ANALYSIS**

The applicant is requesting a vacation of a portion of the Grove Place right-of-way, located within “Shaw’s Monroe Street Addition” plat and running from I-75 east to Glenwood Avenue. The street is approximately 60 feet wide and 202 feet long and is split-zoned between duplex residential to the north and office commercial to the south. The street previously served as access to residential properties that have since been demolished.

The proposal to vacate the portion of the street running from I-75 east to Glenwood Avenue comes at the request of the Toledo Museum of Art and Glenwood Lutheran Church. The applicants own parcels that abut the northern edge of the street. The southern edge of the street abuts a parcel that is occupied by a parking lot that is used and owned by the Toledo Museum of Art. The applicants are requesting the vacation to facilitate the ingress and egress of the parking lot associated with the art museum.

The Toledo 20/20 Comprehensive Plan targets the surrounding area for Institutional Campus land uses. The purpose of the IC Institutional Campus district is to accommodate large institutional uses in campus-like settings, such as hospitals, schools and colleges. The IC district is intended to promote and enhance the development and expansion of medical, educational and other large institutional uses while minimizing the adverse impacts that can result when such uses are located near residential neighborhoods. The proposed vacation will support one of the City’s most vital institutions and will not negatively affect any nearby properties.

## **STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of V-29-14, the request to vacate a 60 foot wide and 202 foot long portion of Grove Place running east from I-75 to Glenwood Avenue, to Toledo City Council, subject to the following two (2) reasons:

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

The staff further recommends that the Toledo City Plan Commission recommend approval of the request to vacate a 60 foot wide and 202 foot long portion of Grove Place running east from I-75 to Glenwood Avenue, to Toledo City Council, subject to seven (7) conditions:

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

**STAFF RECOMMENDATION** (cont'd)

Engineering Services

1. Eliminate access of Grove Place off of Glenwood Avenue by removing the curb around the radius and the pedestrian ramps at both corners. The opening along Glenwood Avenue shall then be closed with full height curb to match the adjacent curb. Additionally, main line sidewalk shall be installed along Glenwood Avenue to connect the opening.
2. We object to the vacation. There is an existing 6-inch (6") diameter public waterline and fire hydrant in Grove Place. If the Toledo Fire Department approves of removing the hydrant, the waterline and fire hydrant will be removed/abandoned by the City of Toledo at the applicant's expense.

Division of Transportation

3. Transportation related concerns recorded from adjacent property owners shall be forwarded to the Division of Transportation for review. The Division of Transportation shall subsequently consider the potential negative effects of the vacation on the adjacent property owner(s).
4. Within the limits allowed by law, the applicant shall indemnify the City of Toledo, its officials, agents or employees, from any and all claim, demands, causes of action, suits or liability in connection with the performance of any and all acts authorized or permitted under this vacation. Said indemnification language shall be contained within and evidenced by the endorsement on a certified copy of the final vacating legislation by the owner which indemnification shall be kept in the permanent file of the Clerk of Council.

Fire Prevention

5. A full street width easement to allow access to fire hydrant and provide access to the apparatus turnaround shall be developed and maintained
6. No barriers of any kind that deny access to the fire hydrant shall be permitted
7. On street parking shall be prohibited at all times.

Division of Streets, Bridges, and Harbors

No comments or objections.

Columbia Gas Company

Comments not received at this time.

**STAFF RECOMMENDATION** (cont'd)

AT&T (Ohio)

Comments not received at this time.

Toledo Edison Company

Comments not received at this time.

Buckeye Cablevision

No comments or objections to this vacation.

TARTA

No comments or objections to this vacation.

Lucas County Solid Waste

Comments not received at this time.

Republic Services

Comments not received at this time.

Plan Commission

No comments or objections to this vacation.

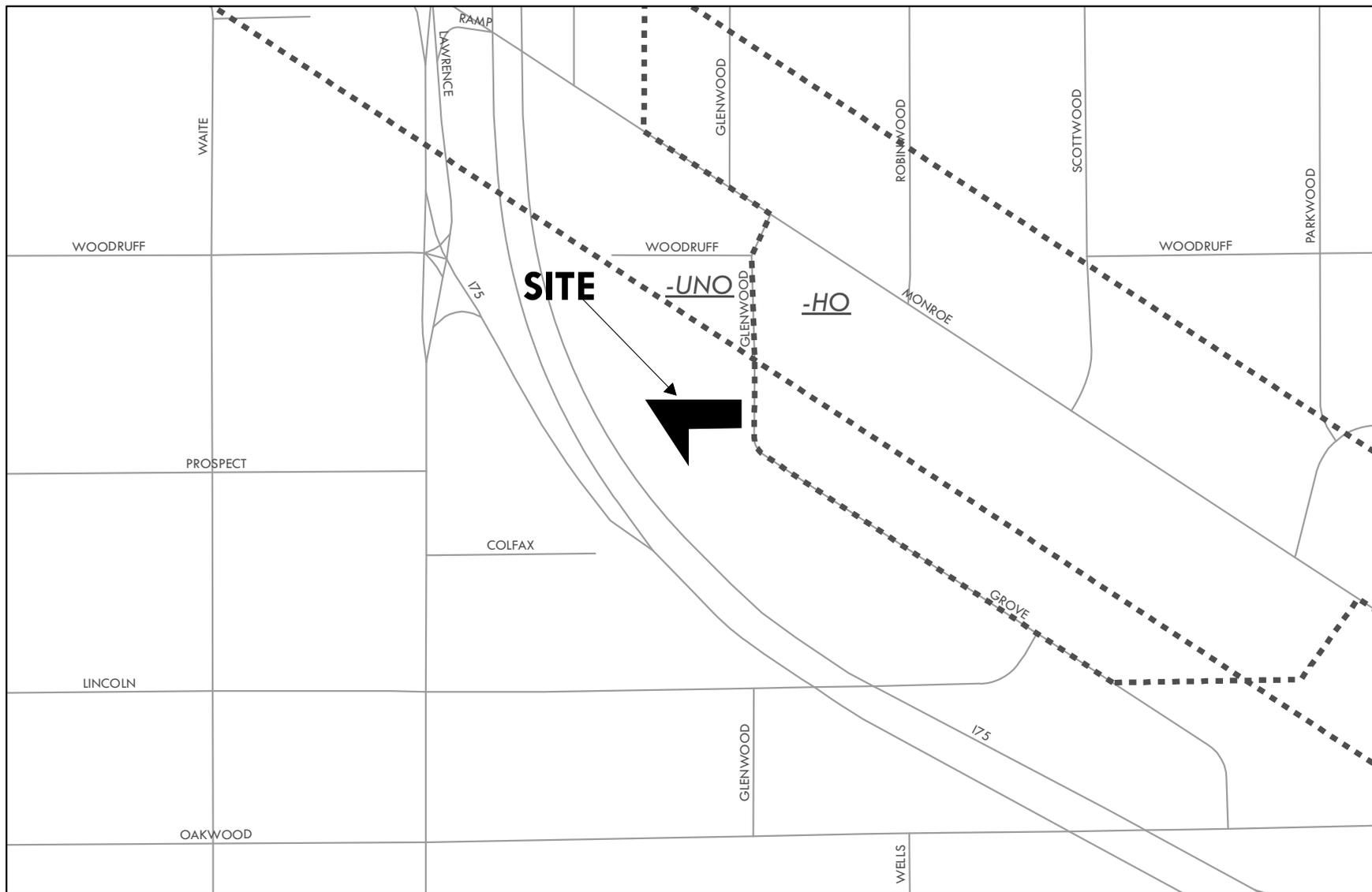
RIGHT-OF-WAY VACATION  
TOLEDO CITY PLAN COMMISSION  
REF: V-29-14  
DATE: March 13, 2014  
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF  
PLANNING AND ZONING  
DATE: April 16, 2014  
TIME: 4:00 P.M.

GP/ks  
Three (3) sketches follow

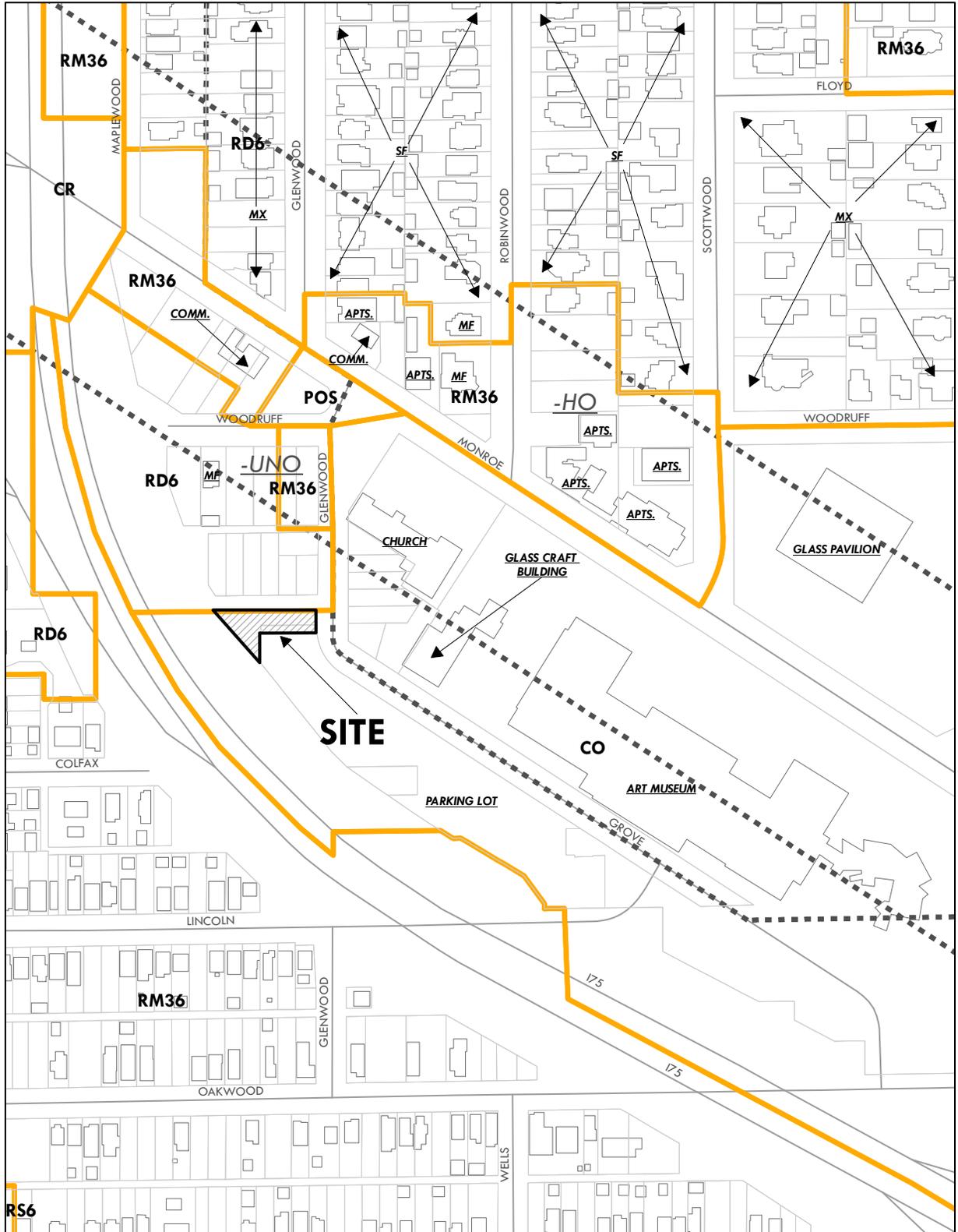
# GENERAL LOCATION

V-29-14  
ID 14



# ZONING & LAND USE

V-29-14  
ID 14

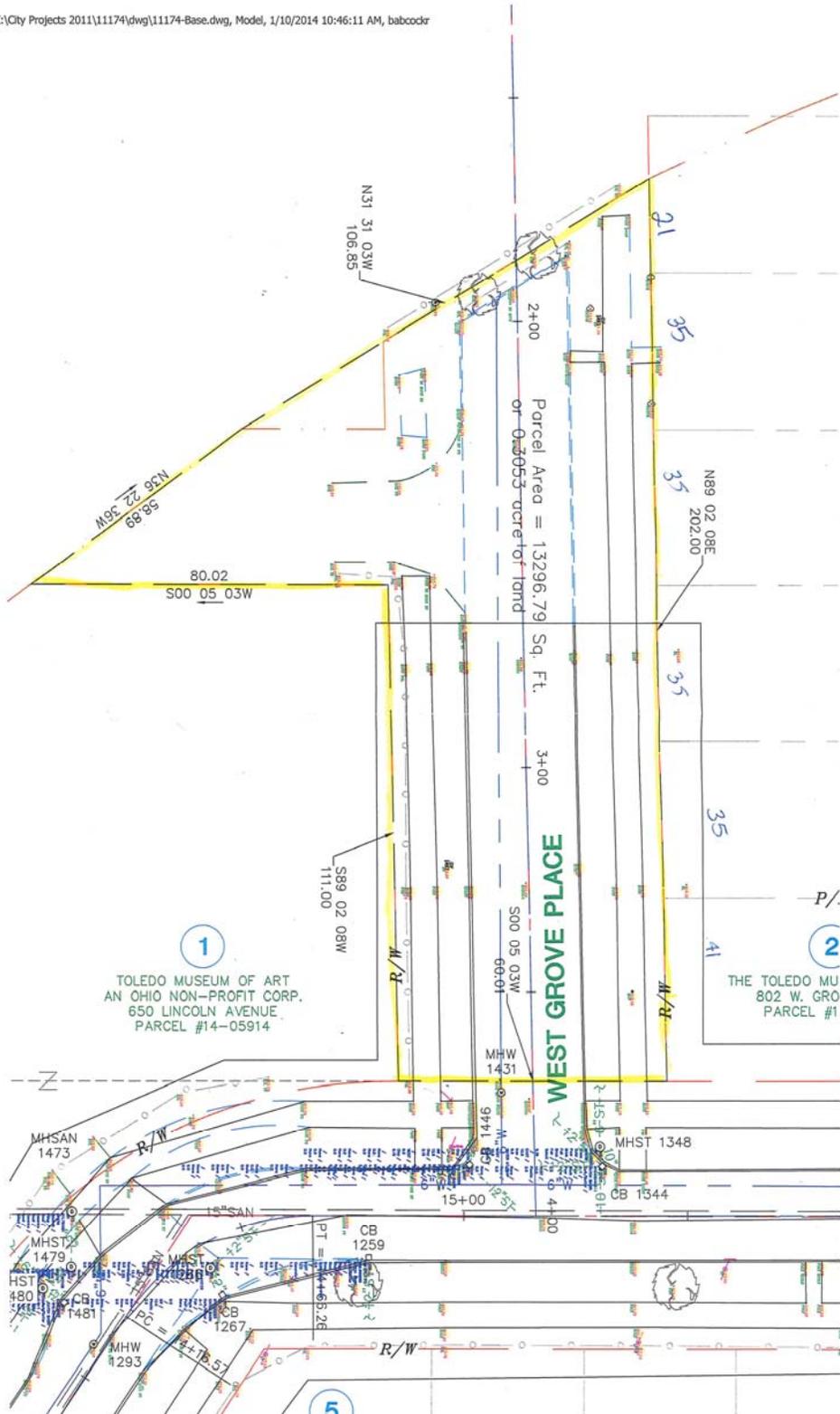


# SURVEY

V-29-14  
ID14



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**GENERAL INFORMATION**

Subject

- Request - Vacation of a portion Jeep Parkway north of Willys Parkway.
  
- Applicant - Brian Perz  
Toledo-Lucas County Port Authority  
One Maritime Plaza, 7<sup>th</sup> Floor  
Toledo, OH 43604
  
- Engineer - Jeff Meyers  
Mannik-Smith Group  
1771 N. Dixie Highway  
Monroe, MI 48162

Site Description

- Zoning - RS6 Single Family Residential & IG General
- Area - 2.816 Acres
- Dimensions - Varies
- Existing Use - Public Right-Of-Way

Area Description

- North - Vacant Industrial Land/ IG
- South - Willys Parkway & Vacant Industrial Land / IG
- East - I-75 / RD6
- West - Vacant Industrial Land / IG

Parcel History

- S-5-13 - Preliminary plat for OVERLAND PARK PLAT 1. Plan Commission approved 5/9/13
- S-13-13 - Preliminary plat for OVERLAND PARK PLAT 2. Plan Commission approved 7/11/13.
- S-29-13 - Preliminary plat for OVERLAND PARK PLAT 3. Plan Commission approved 1/9/14.

**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 proposing to vacate a portion of Jeep Parkway north of Willys Parkway to accommodate a condition of the final plat for OVERLAND PARK PLAT 3. The condition of approval states that the existing Jeep parkway shall be vacated through the established right-of-way vacation process. This portion of Jeep Parkway is rarely utilized because of current construction at the site. Jeep Parkway is being reconstructed from the roundabout at Willys and Jeep Parkway to Berdan Avenue and access from Willys Parkway will be maintained. The realignment is necessary to accommodate proper traffic flow from the roundabout.

The Division of Streets, Bridges and Harbor is opposed to the vacation because of uncertainty regarding the responsibility of maintaining the bridge over the Ottawa River. The applicant has indicated that ODOT will remove the bridge once the new Jeep Parkway is complete.

The Toledo 20/20 Comprehensive Plan targets this site for heavy industrial uses. This includes 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. The proposed use of this site is in compliance with the Toledo 20/20 Comprehensive Plan.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of V-47-14, a request to vacate a portion of Jeep Parkway north of Willys Parkway, to Toledo City Council, subject to the following ten (10) 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. Close Jeep Parkway northbound at Willys Parkway using proper signage and appropriate guard rail.
2. All Street light infrastructure along Jeep Parkway between Willys Parkway and the proposed dedicated Jeep parkway shall be removed by Toledo Edison at the Toledo-Lucas County Port Authority's expense.

**STAFF RECOMMENDATION** (cont'd)

Engineering Services (cont'd)

3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from the One Stop Shop, (419) 245-1220.
4. Contact Scott Bishop at (419) 936-2756 for inspection of work performed in the right-of-way.
5. The City of Toledo shall retain a permanent easement, with rights of ingress and egress, over the entire vacated property for the purpose of operating, maintaining, and constructing any public utilities located within the vacated property and for the existing public storm sewers discharging into the Ottawa River. The Grantee shall not construct fences, walls or other barriers that would impede the City of Toledo's access onto the vacated property. No temporary or permanent structure, including barriers denying access, may be constructed on the vacated property and any existing pavement shall be maintained for access to the public utilities. Parking lot pavement is permitted. The Grantee releases the City of Toledo from any liability, responsibility, or costs resulting from the City's removal of any barriers that deny ingress to or egress from the vacated property or that obstruct access to the public utilities located on said property, and the City of Toledo shall have no obligation or duty to restore or compensate the Grantee for the removed facilities.
6. The City of Toledo shall retain a permanent full width easement, with rights of ingress and egress, over the entire vacated property for the purpose of operating, maintaining, and constructing any public utilities located within the vacated property. The Grantee shall not construct fences, walls, or other barriers, that would impede the City of Toledo's access onto the vacated property. No temporary or permanent structure (excluding parking lot pavement), including barriers denying access, may be constructed on the vacated property and any existing pavement shall be maintained for access to the public utilities. The Grantee releases the City of Toledo from any liability, responsibility or costs resulting from the City's removal of any barriers that deny ingress or egress from the vacated property or that obstruct access to the public utilities located on said property and the City of Toledo shall have no obligation or duty to restore or compensate the Grantee for the removed facilities.

**STAFF RECOMMENDATION (cont'd)**

Division of Transportation

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

Division of Streets, Bridges and Harbor

8. This portion of Jeep Parkway includes a bridge over the Ottawa River for which the City of Toledo is responsible, and is the connection to Berdan Avenue.
9. When vacated the right-of-way transfer to the Port Authority would be private land/road and no longer a public road or City of Toledo responsibility. The Port Authority and the Ohio Department of Transportation (ODOT) plan to leave the private road open to traffic until the new Jeep Parkway is complete. The Port Authority plans to then transfer the property to ODOT in the future.
10. Neither the Port Authority nor ODOT have indicated maintenance responsibility or liability for the road/bridge after the right-of-way is vacated and the road remains open to the public traffic, therefore the responsibilities and liabilities must be better refined prior to the vacation of the right-of-way.

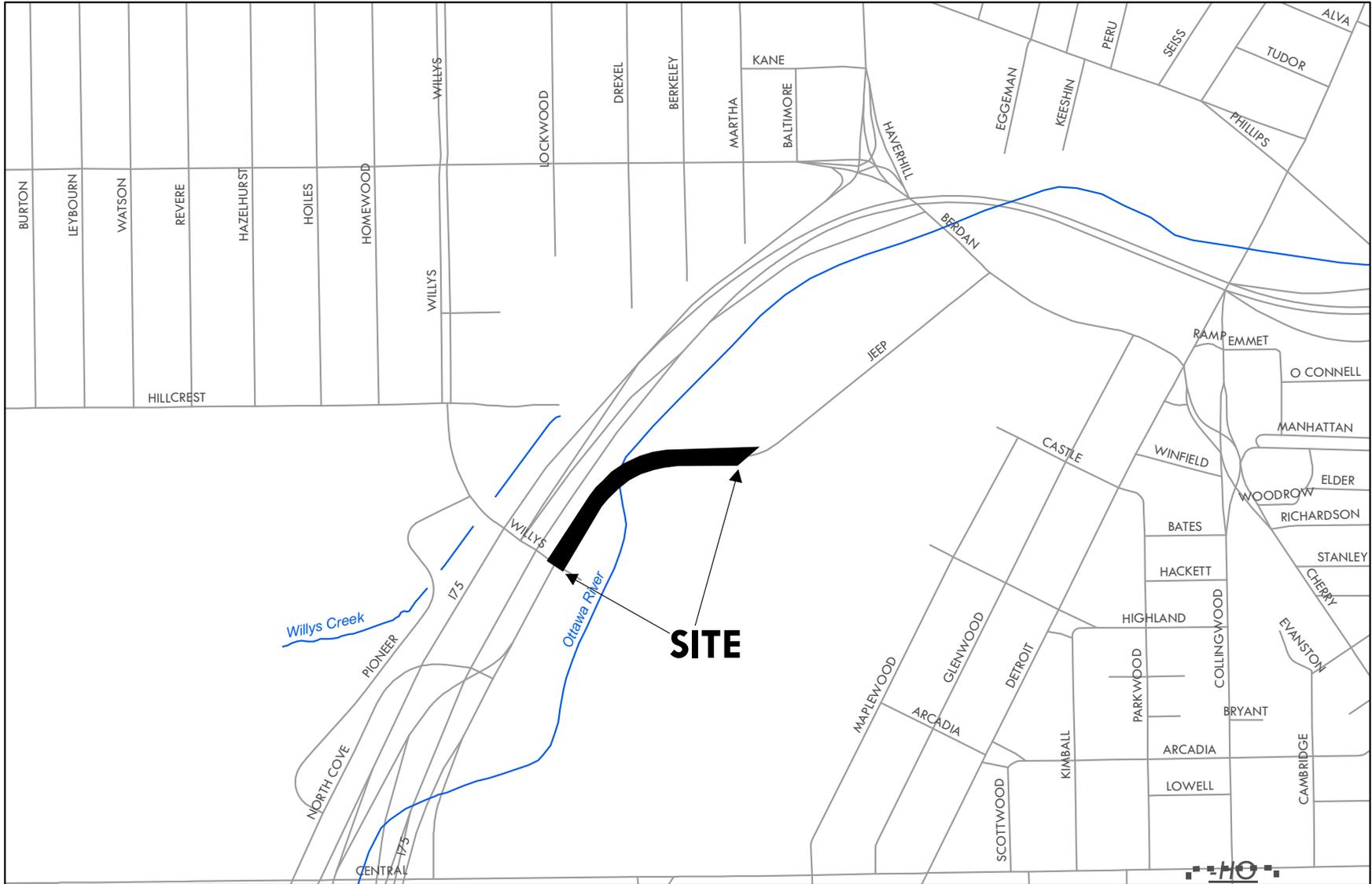
RIGHT-OF-WAY VACATION  
TOLEDO CITY PLAN COMMISSION  
REF: V-47-14  
DATE: March 13, 2014  
TIME: 2:00 p.m.

CITY COUNCIL PLANNING  
AND ZONING COMMITTEE  
DATE: March 19, 2014  
TIME: 4:00 p.m.

TCG/ks  
Three (3) sketches follow

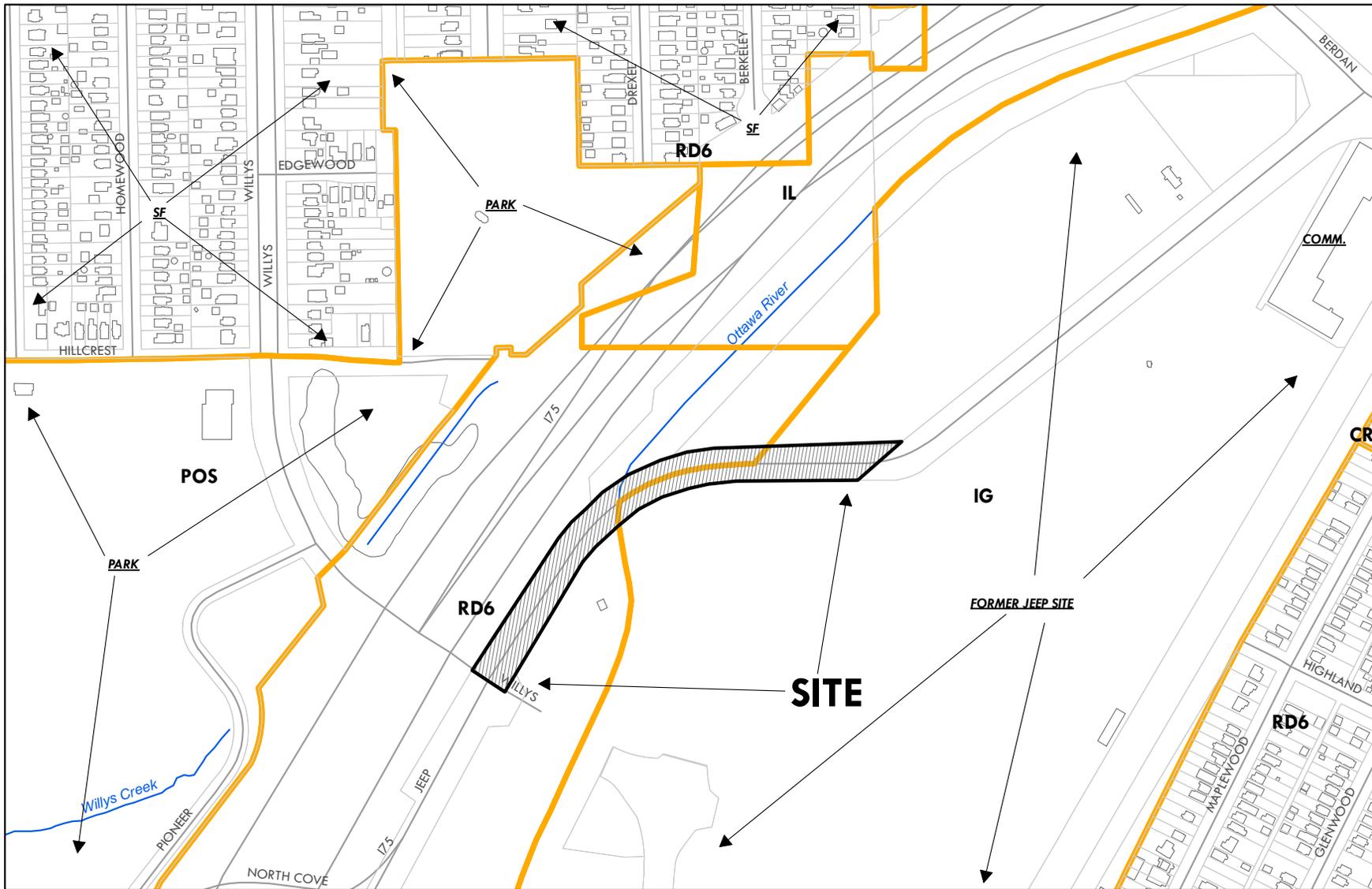
# GENERAL LOCATION

V-47-14  
ID 35,16



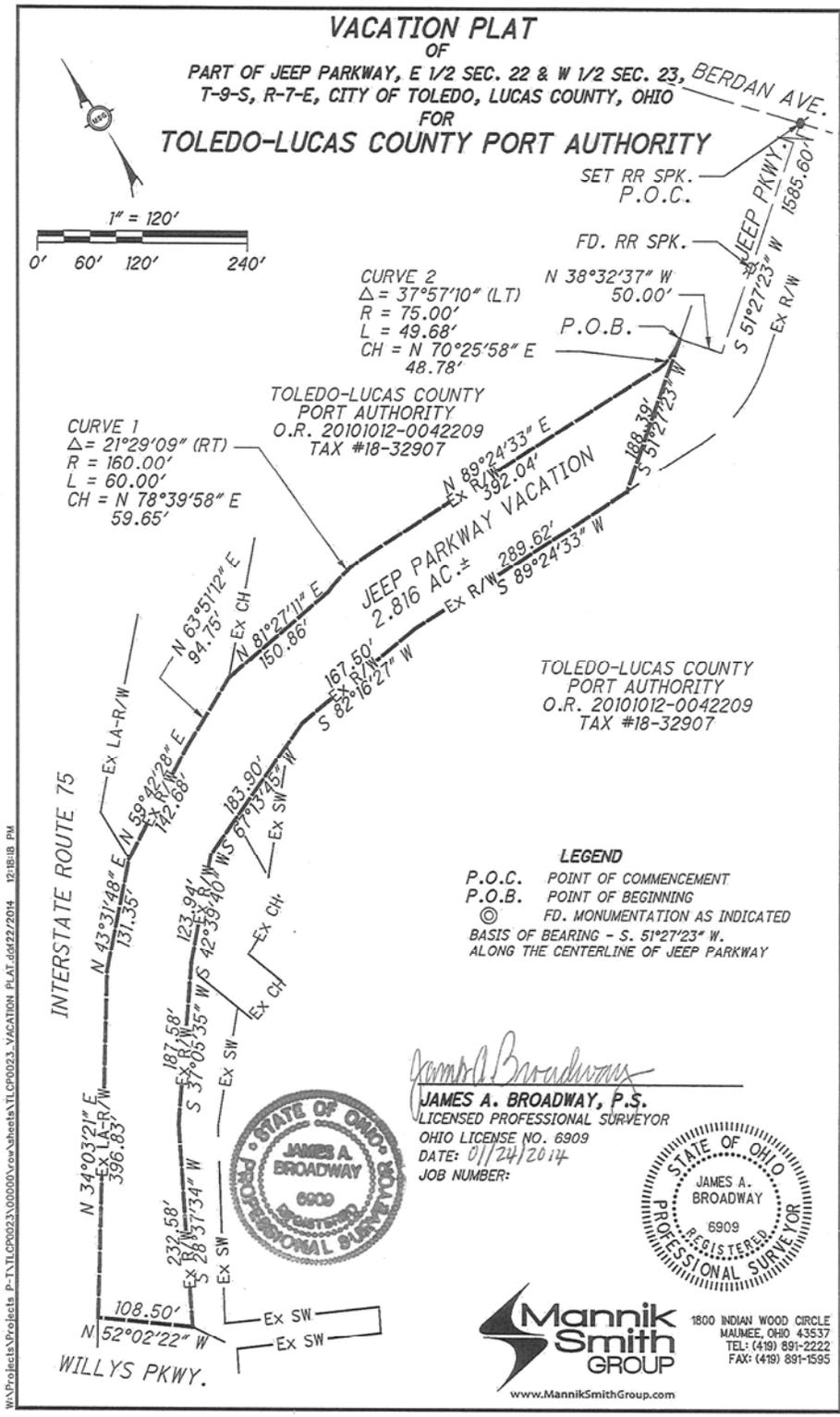
# ZONING & LAND USE

V-47-14  
ID 35, 16



# SURVEY

V-47-14  
ID 16, 35



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## GENERAL INFORMATION

### Subject

- Request - Major Site Plan Review to raze and rebuild a portion of the Miracle Mile Shopping Center
- Location - 4925 Jackman Road
- Applicant - Brixmor Miracle Mile, LLC  
PO Box 4900  
Scottsdale, AZ 85261
- Agent - Anne F McBride, FAICP  
McBride Dale Clarion  
5725 Dragon Way, Suite 220  
Cincinnati, OH 45227

### Site Description

- Zoning - CR Regional Commercial
- Area - ± 35.74 Acres
- Frontage - ± 857.96' Along Jackman Road  
+ 1550.55' Along Laskey Road
- Existing Use - Shopping Center
- Proposed Use - Shopping Center
- Required parking - 1180 spaces
- Proposed parking - 1598 spaces

### Area Description

- North - Mixed Commercial, Laskey Road / CR
- South - Park / POS
- East - Jackman Road, Retail Car Wash / CR
- West - Mixed Commercial / CR

### Parcel History

- S-42-54 - Request for review of TOLEDO TOWN AND COUNTRY MIRACLE MILE PLAT, (Preliminary Plat approved 8/10/54, Final Plat approved 8/23/54, recorded 9/15/54)

**GENERAL INFORMATION** (cont'd)

Parcel History (cont'd)

- Ord. 749-61 - Annexation from Washington Township (CC approved 10/23/61)
- Z-336-61 - Establish interim zoning (CC approved 10/23/61, Ord. 750-61, Permanent zoning CC approved 10/6/62)
- S-12-74 - Request for review of REPLAT OF TOLEDO TOWN AND COUNTRY MIRACLE MILE FINAL PLAT, (Preliminary Plat approved 8/15/74, Final Plat approved 10/24/74, recorded 10/29/74)
- S-12-74 - Request for amendment of commercial plat site plan (PC approved 10/4/84)
- S-12-74 - Request for amendment of commercial plat site plan (PC approved 4/25/85)
- S-8-93 - Request for review of REPLAT OF THE REPLAT OF TOLEDO TOWN AND COUNTRY MIRACLE MILE FINAL PLAT, (Final Plat approved 6/17/93, recorded 6/21/93)
- S-8-93 - Request for amendment of commercial plat site plan (PC approved 9/10/98)
- SUP-6001-99 - Request for Special Use Permit to facilitate development of gas station (PC approved 9/9/99, Ord. 849-99, 10/26/99)
- T-161-99 - Request for deed transfer (Administratively approved 10/5/99, deed never stamped)
- SPR-8-06 - Request for major site plan review for expansion of existing grocery store (PC approved 4/6/06)
- SPR-37-11 - Request for minor site plan review for a Kroger pharmacy canopy extension (approved 10/4/11)

**GENERAL INFORMATION** (cont'd)

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a major site plan review for the “Miracle Mile” Shopping Center located at 4925 Jackman Road. The overall site is approximately 35.74 acres in size and has 314,500 square feet of commercial floor area distributed among five (5) “main” buildings and three (3) developed “out parcels”. The Miracle Mile Shopping Center is comprised of approximately thirty (30) tenant spaces. The tenants are a mixture of large anchor stores including a Kroger grocery store and a Big Lots retail store, smaller retail shops such as Family Dollar and Shoe Depot, and fast food restaurants such as Wendy’s, McDonalds and Tim Horton’s on each of the out parcels.

The proposal is to raze approximately 64,950 square feet of the existing shopping center and replace with a 45,000 square feet LA Fitness Gym and an 8,235 square feet retail space. The razed and redevelopment area is located to the “rear” of the property and is the center portion of the building located between the Kroger and Big Lots buildings. The proposal will reduce the overall square footage of the site by 11,715 square feet. Additionally, exterior improvements are being proposed to the multi-tenant building that is occupied by the Department of Motor Vehicles.

Parking

The parking requirement for the LA Fitness Gym is one (1) space per 150 square feet of floor area, for a total of 300 spaces. Additionally, the new 8,231 square foot general retail space has a parking requirement of one (1) space per 300 square feet of floor area or 28 spaces. The total parking requirement for the area to be redeveloped is 328 spaces.

The existing number of parking spaces adjacent to the new retail and gym spaces is 450. Based on all the uses in the immediate area, 450 spaces is consistent with the parking requirement outlined in TMC§1107.0300 - *Off Street Parking Requirement*. The entire site, including out parcels, currently offers approximately 1,600 spaces. Calculating the required parking for all the uses in the entire development, approximately 135% of the required parking will be provided and therefore compliant with the TMC parking requirements. As a result, no modifications to the parking lot are needed. In addition to the required vehicle parking, bicycle parking shall be provided in the ratio of one (1) space per ten (10) parking spaces for the new gym and retail areas.

**STAFF ANALYSIS (cont'd)**

Landscaping

The site is existing and per TMC§1114.0500 *Nonconforming Developments – Appearance Upgrades*, it is only required to be brought closer into compliance with the 2004 zoning code landscape requirements. Landscape “curb” islands exist in the front of the building between the sidewalk and the main driveway. The site plan submitted indicates these islands to remain. Staff also requested that parking lot landscape islands be installed at the end of the six (6) parking aisles nearest the building. This will result in the site being brought closer into compliance with the landscape requirements.

Design

The building elevations indicate the use of brick, split face masonry, glass and metal storefront, entry features and EIFS accents. Architectural elements such as glass and brick recessed areas as well as glass and metal entry features are proposed to the front of the LA Fitness portion of the building.

The new retail area will use a design that is consistent with the surrounding storefronts. This design will use a combination of pitched and gabled roof in addition to aluminum framed glass windows and entries.

The elevation submitted indicates that a minimum of 75% of the front façade will be constructed of “high quality” materials as outlined in TMC§1109.0501 – *Building Façade Materials and Colors*. Although EIFS is being proposed, it will be used only on the crown detail coping and will not exceed the 15% allowed by code. The building colors shown on the elevations appear to meet the design guidelines outlined in TMC§1109.0501. However, the final building color is subject to the review and approval of the Planning Director.

The Toledo 20/20 Comprehensive Plan targets this site for regional commercial uses. The intent of the regional commercial designation is to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. Based on the nature of the proposed use and its location, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission approve of SPR-4-14, a request for a major site plan review to raze and rebuild a portion of the Miracle Mile Shopping Center located at 4925 Jackman Road for the following three (3) reasons:

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

**STAFF RECOMMENDATION** (cont'd)

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);
3. The proposed use complies with all applicable provisions of this Zoning Code (TMC 1111.0706.B Review & Decision-Making Criteria).

The staff recommends that the Toledo City Plan Commission recommend approval of SPR-4-14, a request for a major site plan review to raze and rebuild a portion of the Miracle Mile Shopping Center located at 4925 Jackman Road, subject to the following twenty-nine (29) conditions:

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

Division of Engineering Services

1. All **existing standard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to the current City of Toledo Construction Standards Specifications; The Toledo Municipal Code; and The Americans with Disabilities Act Guidelines.
2. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with eight-inch (8") thick concrete per The City of Toledo Construction Standards and Specifications, with the exception of signaled drives. **No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening.**
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from the One Stop Shop, ph. (419) 245-1220.  
  
Contact Scott Bishop at ph. (419) 936-2756 for inspection of above-mentioned items.
4. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
5. All existing water services to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.

**STAFF RECOMMENDATION** (cont'd)

Division of Engineering Services (cont'd)

6. The proposed building is located on top of an existing 4-inch (4") diameter water service, which supplies water to the Family Dollar Store as well as several buildings that will be demolished. The existing water service to the Family Dollar Store shall be relocated or a new service shall be constructed, at the developer's expense, prior to demolishing any buildings. Water service to the Family Dollar Store shall be maintained at all times during demolition and construction activities.
7. Plans for proposed water services 4-inch (4") diameter and larger shall be submitted to the Division of Engineering Services for review and approval.
8. Maintain 10 feet (10') of horizontal clearance between proposed water service and sanitary or storm sewers. Maintain 4 feet (4') of horizontal clearance between proposed water service and any other underground utility. Maintain 18 inches (18") of vertical clearance between proposed water service and any underground utility.  
  
Contact the Division of Water Distribution for installation requirements for backflow preventers.
9. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner/developer's expense.
10. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the owner's cost.
11. A flow test is recommended to ensure that the available water flow and pressure in the area meets the anticipated demands of the facility.
12. Storm drainage service for this site is available subject to: the Criteria and Regulations of the Departments of Public Utilities and Public Service; the Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; the Toledo City Charter; the "Subdivision Rules & Regulations" of the Toledo-Lucas County Plan Commission; the City of Toledo Infrastructure Design Plan." All disturbed land areas over one (1) acre must submit an NOI to and obtain a permit from the Ohio EPA. Storm water detention will be required in accordance with the above.

**STAFF RECOMMENDATION** (cont'd)

Division of Engineering Services (cont'd)

13. A detailed site-grading plan for this project shall be submitted for approval. The plan shall show the adjacent topography and grades for the land abutting the proposed development for a distance of approximately one hundred feet (100') from the development boundaries if requested. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
14. No construction work, including grading, will be permitted without approved plans and inspection.
15. Being in or adjacent to a flood hazard zone, this area is subject to Toledo Municipal Code, Chapter 1110, which must be complied with in full.
16. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at [www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx](http://www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx). It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, the Division of Engineering Services to set up a pre-submittal meeting. This is suggested so that there is a full understanding of the City of Toledo's requirements for the sanitary, storm, water, and roadway utilities. This will in turn help to eliminate costly design time, revisions to drawings, delays in plan reviews and speed-up the plan approval process.

Contact Information is:

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

17. Post construction storm water Best Management Practices shall be incorporated into the design to provide treatment of runoff prior to discharging into the City's system. Designs incorporating low impact development solutions such as grassy swales, and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and often much less costly. Designs incorporating wet ponds, extended detention, bio-retention, or grassy swales are eligible for a 30 percent (30%) reduction in the property's storm water utility fee.

**STAFF RECOMMENDATION (cont'd)**

Division of Engineering Services (cont'd)

18. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
19. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. The developer shall use existing sanitary tap, when available.
20. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developer's cost.
21. Any sanitary sewer manholes, in or near, pavement shall have solid lids installed on them.

Sewer & Drainage Services

No Comments or objections

Fire Prevention

No Comments or objections

Building Inspection

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

**STAFF RECOMMENDATION** (cont'd)

Division of Transportation

No Comments or objections

Plan Commission

24. Dumpster location(s) shall have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks, **shall be noted on revised site plan if applicable.**
25. A minimum of 33 bicycle spaces shall be provided per Toledo Municipal Code Section 1107.0900.
26. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. Foundation plantings (consistent with existing landscaping) shall be provided in the curb islands located in front of the area to be redeveloped subject to the review and approved by the Director of the Toledo City Plan Commission; **shall be noted on revised landscape plan.**
  - b. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area; **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 landscape plan.**
  - d. Landscape terminal islands must be provided at the end of each parking row, directly in front of the redevelopment areas; **shall be noted on revised site plan.**
  - 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; **shall be noted on revised landscape plan.**
  - f. The location, height and materials for any fencing to be installed and maintained; **shall be noted on revised site plan if applicable.**

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

- g. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); **shall be noted on revised site plan if applicable**; and
  - h. The location, lighting and size of any signs; **acceptable as depicted on site plan.**
27. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
28. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
29. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

MAJOR SITE PLAN REVIEW  
TOLEDO CITY PLAN COMMISSION  
REF: SPR-4-14  
DATE: March 13, 2014  
TIME: 2:00 P.M.

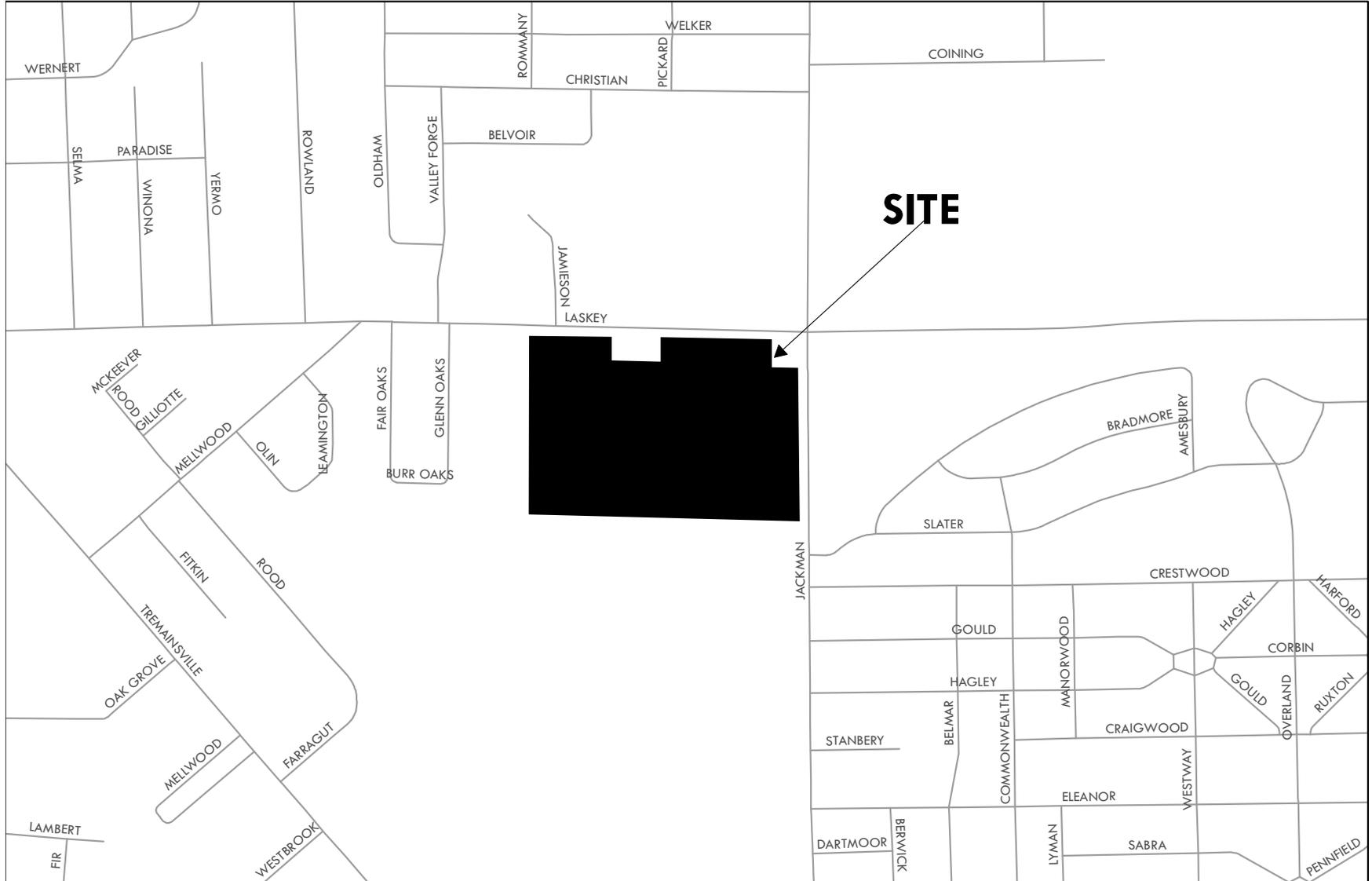
BH/bp  
Five (5) sketches follow

# GENERAL LOCATION

SPR-4-14  
ID 40

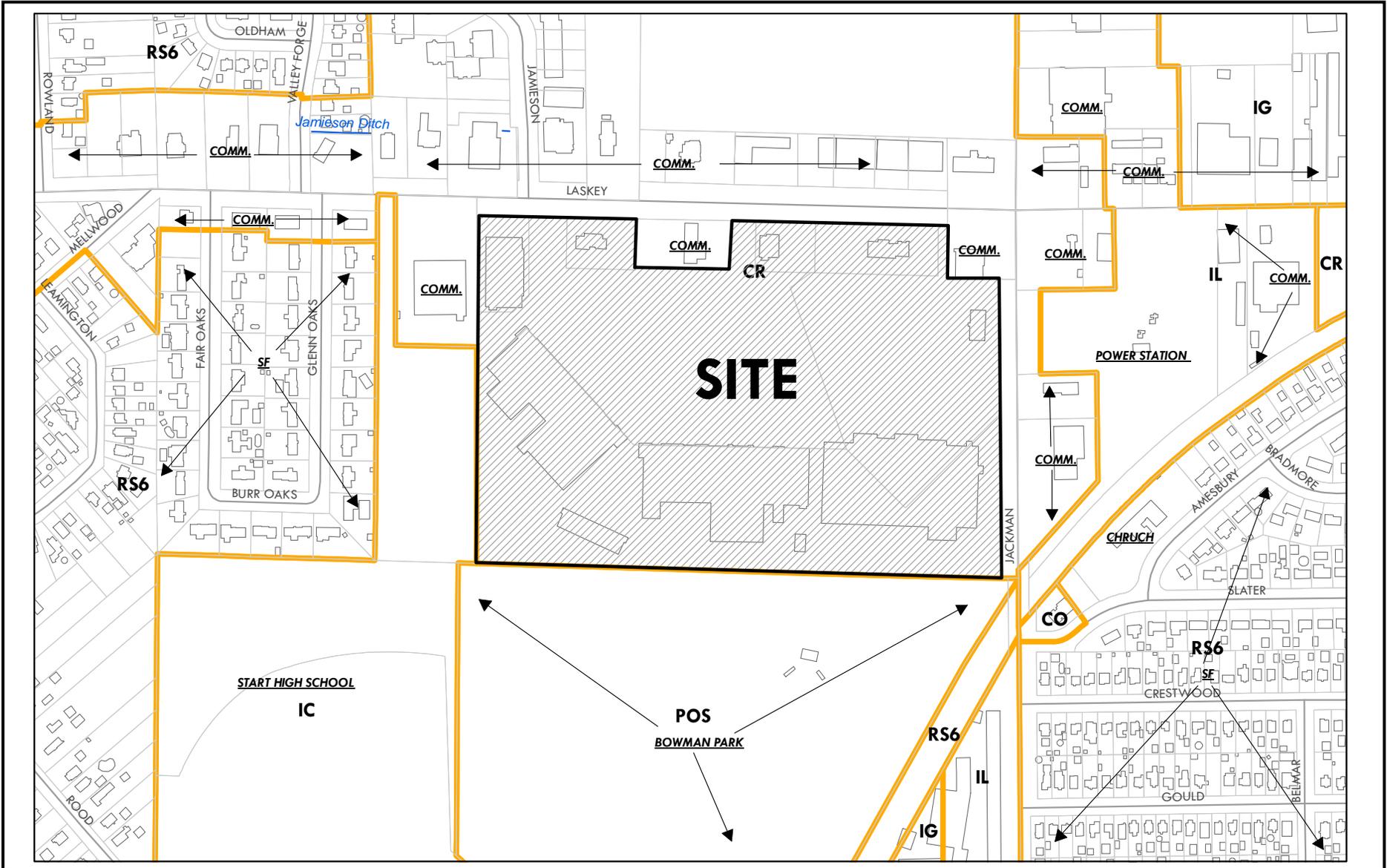


**SITE**



# ZONING & LAND USE

SPR-4-14  
ID 40





# ELEVATION

SPR-4-14  
ID 40



3 - 14



The images and design intent shown in this rendering are general in nature. Schematic representations indicated here are for illustration purposes only, and do not indicate final forms, shapes and colors. The actual built project may vary from this rendering.

## Miracle Mile Shopping Center - Building A

Toledo, Ohio  
02/11/14



# ELEVATION

SPR-4-14  
ID 40



BUILDING B EXISTING FRONT ELEVATION  
1/22/14



BUILDING B FRONT ELEVATION NORTH ELEVATION  
1/22/14

FRONT WALL  
BRICK = 12.02%  
STUCCO = 38.33%  
STOREFRONT & ENTRY DOORS = 49.65%

3 - 15



The images and design intent shown in this rendering are general in nature. Schematic representations indicated here are for illustration purposes only, and do not indicate final forms, shapes and colors. The actual built project may vary from this rendering.

Miracle Mile Shopping Center - Building B

Toledo, Ohio  
01/23/14



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## GENERAL INFORMATION

### Subject

- Request - Request for zone change from RS6 Single Family Residential to CR Regional Commercial
- Location - 703 Pearl Street
- Applicant - Michael J. Higgins  
835 Ketcham Avenue  
Toledo, OH 43608
- Contact - Bryan D. Ellis  
Glass City Engineering and Surveying  
7057 Barendt Road  
Toledo, OH 43617

### Site Description

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

### Area Description

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

### Parcel History

- SUP-10006-13 - Request for a special use permit for a used auto sales facility located at 3361, 3365, and 3369 Stickney Avenue and 703 Pearl Street, companion case.

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

- Z-10007-13 - Request for a zone change from RS6 Single Family Residential to CR Regional Commercial located at 703 Pearl Street. On 12/5/13, Plan Commission approved to defer case until 1/9/14 at the request of the applicant.
  
- Z-10007-13 - Request for a zone change from RS6 Single Family Residential to CR Regional Commercial located at 703 Pearl Street. On 1/9/14, Plan Commission approved to defer case until 2/13/14 at the request of the applicant.

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a zone change from RS6 Single Family Residential to CR Regional Commercial a site located at 703 Pearl Street. The ±0.101 acre site is zoned Single Family Residential and is currently used as a vehicle tow yard. A companion special use permit accompanies this case.

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

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

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

**STAFF RECOMMENDATION**

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

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

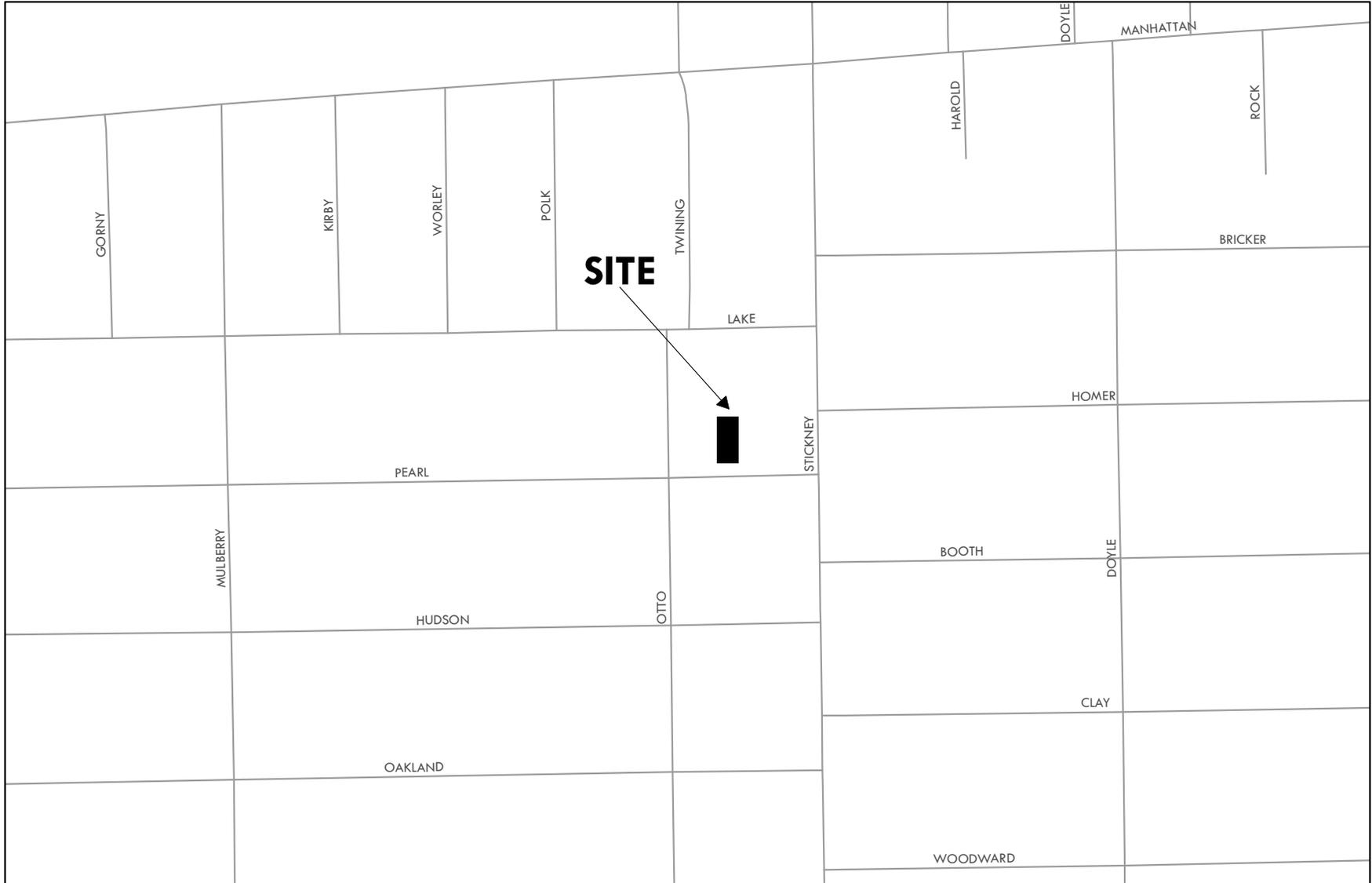
ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z-10007-13  
DATE: March 13, 2014  
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF  
PLANNING AND ZONING  
DATE: April 16, 2014  
TIME: 4:00 P.M.

GP/bp  
Two (2) sketches follow

# GENERAL LOCATION

Z-10007-13  
ID 07



# ZONING & LAND USE

Z-10007-13  
ID 07



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## GENERAL INFORMATION

### Subject

- Request - Special Use Permit for a used auto sales facility
- Location - 3361, 3365, and 3369 Stickney Avenue and  
703 Pearl Street
- Applicant - Michael J. Higgins  
835 Ketcham Avenue  
Toledo, OH 43608
- Consultant - Bryan D. Ellis  
Glass City Engineering and Surveying  
7057 Barendt Road  
Toledo, OH 43617

### Site Description

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

### Area Description

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

### Parcel History

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

**GENERAL INFORMATION** (cont'd)

Parcel History (cont'd)

- |              |   |   |
|--------------|---|---|
| SUP-10006-13 | - | Request for a used auto sales facility at 3361, 3365, and 3369 Stickney Avenue and 703 Pearl Street. On 12/5/13, Plan Commission approved to defer case until 1/9/14 at the request of the applicant. |
| SUP-10006-13 | - | Request for a used auto sales facility at 3361, 3365, and 3369 Stickney Avenue and 703 Pearl Street. On 1/9/14, Plan Commission approved to defer case until 3/13/14 at the request of the applicant. |

Applicable Regulations

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

**STAFF ANALYSIS**

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

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

**STAFF ANALYSIS (cont'd)**

Parking and Circulation

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

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

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

Landscaping

Pursuant to TMC§1108.0202 – *Landscaping and Screening*: An extensively landscaped frontage greenbelt shall be provided along public right-of-ways, but not including alleys. Frontage greenbelts shall be a minimum of 15 feet wide. At least one tree must be provided for every 30 feet of lot frontage or fraction thereof. The site has frontages on two streets and has frontage greenbelts along both. Four (4) trees are required along Stickney Avenue and two (2) trees are required along Pearl Street (if the zone change at 703 Pearl Street is approved). The site plan offers the required greenbelts, however trees and a solid evergreen hedge will be required. A Type A Landscape Buffer is required along the western property line where the site abuts residential zoning. This buffer may consist of twenty-five (25) feet of landscaping or ten (10) feet of landscaping with a solid board-on-board fence. The site plan offers ten (10) feet of landscaping with a 6' chain link fence. The applicant will be required to replace portions of the chain link fence with the required solid board-on-board fence.

**STAFF ANALYSIS** (cont'd)

Landscaping (cont'd)

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

Toledo 20/20 Comprehensive Plan

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

**STAFF RECOMMENDATION**

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

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

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-10006-13, a request for Special Use Permit for a used auto sales facility for the portion of the site located at 3361, 3365, and 3369 Stickney Avenue but not including 703 Pearl Street, to the Toledo City Council, subject to the following thirty-four (34) conditions:

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

**STAFF RECOMMENDATION (cont'd)**

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. Required permits for all approved work in the public right-of-way shall be obtained before work begins from One Stop Shop, (419) 245-1220.
3. Contact Scott Bishop at (419) 936-2756 for inspection of above mentioned items.
4. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
5. All existing water services to structures removed from the site will be abandoned by the City of Toledo at the owner/developer's expense.
6. Contact the Department of Water Distribution for installation requirements for backflow preventers.
7. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner/developer's expense.
8. Storm drainage service for this site is available subject to: the Criteria and Regulations of the Departments of Public Utilities Service; the Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; the Toledo City Charter; the "Subdivision Rules and Regulations" of the Toledo-Lucas County Plan Commissions; the City of Toledo Infrastructure Design Plan. All distributed land areas over one (1) acre must submit and NOI to and obtain a permit from the Ohio EPA. Storm water detention will be required in accordance with the above.
9. A detailed site-grading plan for this project shall be submitted for approval. The plan shall show the adjacent topography and grades for the land abutting the proposed development for a distance of approximately one hundred feet (100') from the development boundaries. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
10. No construction work, including grading, will be permitted without approved plans and inspection.

**STAFF RECOMMENDATION (cont'd)**

Engineering Services (cont'd)

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

Contact Information is:

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

12. Post construction storm water Best Management Practices shall be incorporated into the design to provide treatment of runoff prior to discharging into the City's system. Designs incorporating low impact development solutions such as grassy swales, and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and often much less costly. Designs incorporating wet ponds, extended detention, bio-retention, or grassy swales are eligible for a 30 percent (30%) reduction in the property's storm water utility fee.
13. The drawing needs to show the sanitary sewer located along the back lot lines. Access to the manhole between lots 73 and 74 shall be obstructed.

Sewer & Drainage Services

No comments or objections to the site plan.

Fire Prevention

No comments or objection to the site plan.

**STAFF RECOMMENDATION (cont'd)**

Transportation

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

Building Inspection

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

Plan Commission

22. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.
23. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the site plan and shall not be allowed in any required front yard. (TMC§1104.0302(A)).

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

24. Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, three (3) customer parking spaces and zero (0) bicycle parking slots are required for this development; **acceptable as depicted on site plan.**
25. If the zone change is approved, per TMC§1107.1203(A) the curb cut onto Pearl Street will not be permitted.
26. If the zone change is approved, per TMC§1104.0301 parking is not permitted in the front yard within 50' of a residential district.
27. Any fencing proposed in the front setback of a Commercial zoned property will require a waiver from the Board of Zoning Appeals.
28. If the zone change is approved, all subject lots shall be combined to produce one parcel to be developed.
29. Off-street parking and loading, spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust free material other than gravel or loose fill, and be graded to drain all surface water towards the interior parking lot (TMC§1107.1906).
30. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
31. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. Greenbelts are required along all street frontages. Greenbelt frontage landscaping shall be a minimum width of 15 feet, and provide a minimum of one tree for every 30 feet of frontage. Trees are not required to be evenly spaced and may be clustered;
  - b. Total interior landscaping shall be 20 square feet per parking space. Landscape areas within the parking area shall be peninsular or island types and must be constructed with 6 inch by 18 inch concrete curbing. Interior landscaping shall be added to the easternmost parking lot. Westernmost parking lot landscaping is acceptable;

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

- c. Two canopy trees are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot. Six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the lot. One canopy tree may substitute for three shrubs (TMC§1108.0204(C)).
  - d. A Type A Landscape buffer is required along the property edge abutting residential zoning and shall be twenty-five feet (25') in width or ten feet (10') wide with a solid fence. Existing chain link fence shall be replaced with a solid wood privacy fence in area designated as a Type A buffer (subject to height regulations);
  - e. All parking spaces must be within 100 linear feet of a landscaped area;
  - f. Topsoil must be back filled to provide positive drainage of the landscape area;
  - g. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage, **as pertaining to the foundation plantings;**
  - h. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards;
  - i. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties).
  - j. The location, lighting and size of any signs, all signage is subject to TMC§1387.
32. 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.

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

33. 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.
34. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

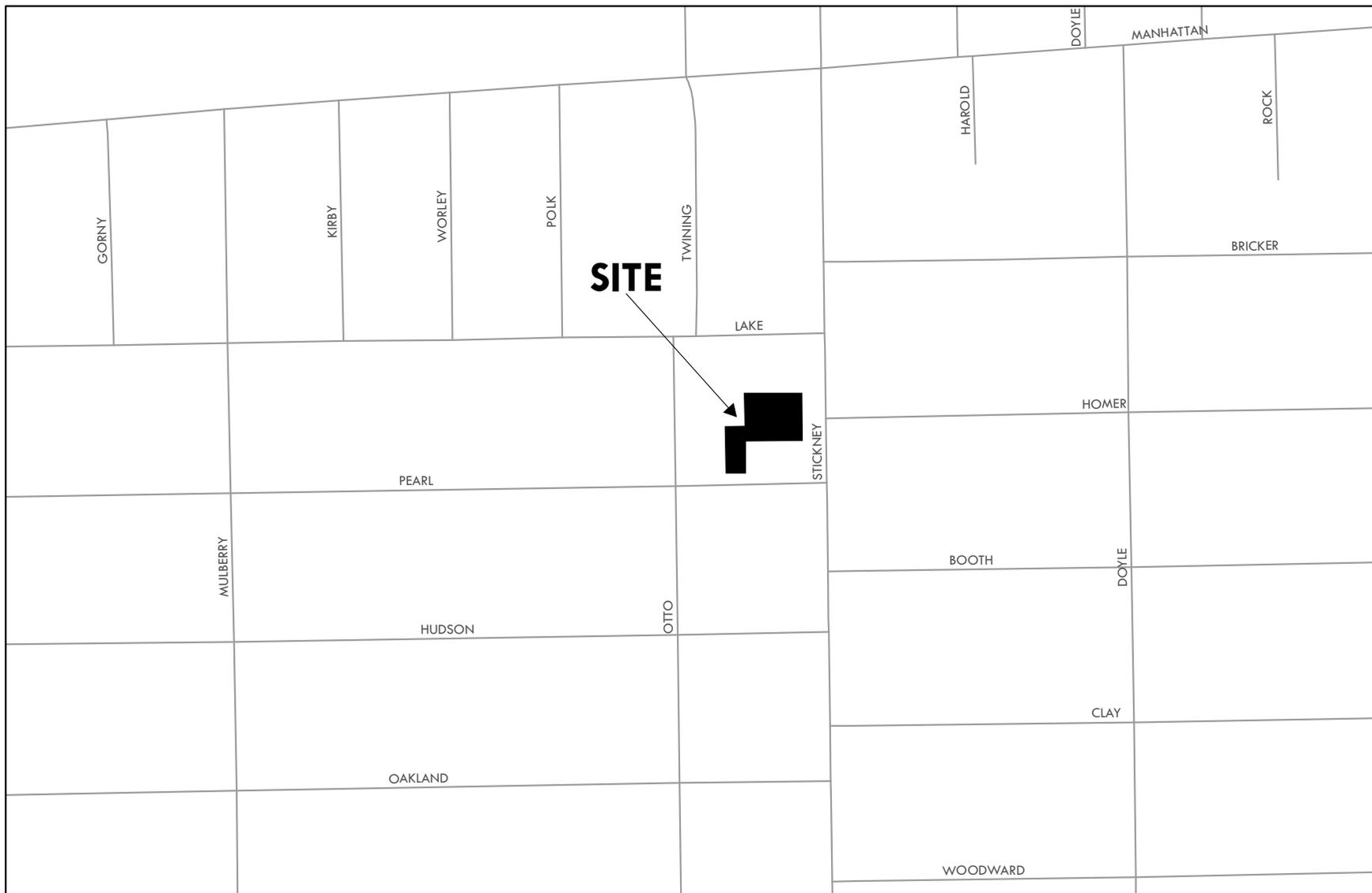
SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-10006-13  
DATE: March 13, 2014  
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF  
PLANNING AND ZONING  
DATE: April 16, 2014  
TIME: 4:00 P.M.

GP/bp  
Four (4) sketches follow

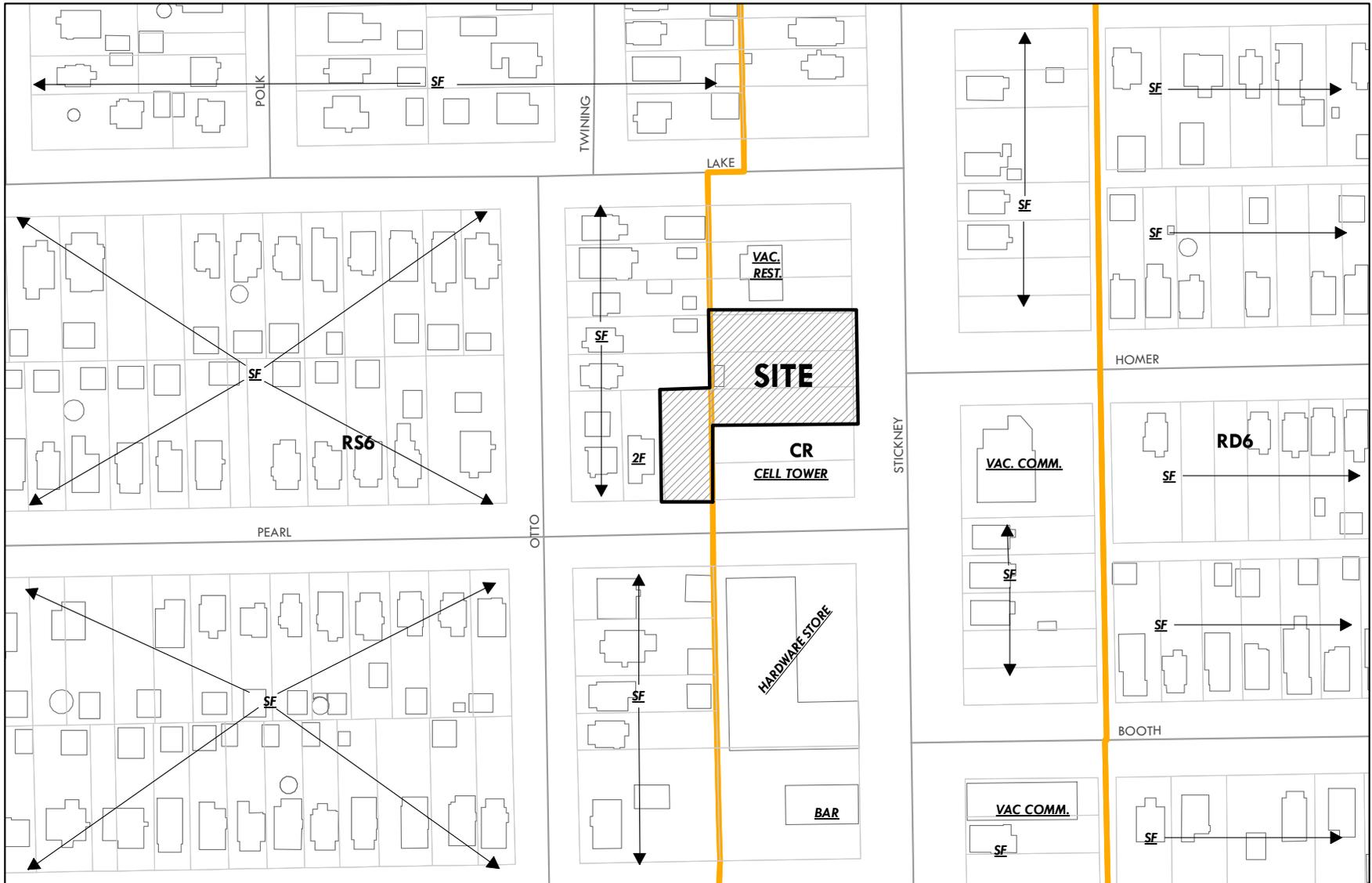
# GENERAL LOCATION

SUP-10006-13  
ID 07



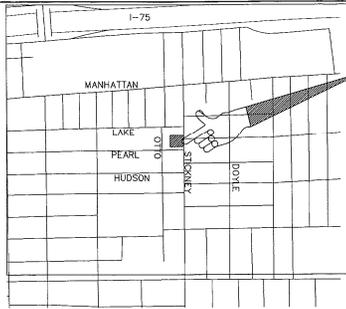
# ZONING & LAND USE

SUP-10006-13  
ID 07



# EXISTING SITE PLAN

SUP-10006-13  
ID 07



LOCATION MAP  
SCALE: 1"=200'

**LEGAL DESCRIPTION FOR SITE**

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

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

**PROPERTY INFORMATION**

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

**EXISTING SITE CONDITIONS:**

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

**BUILDINGS SETBACKS:**

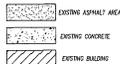
BUILDING SETBACKS PER ZONING CODE IN CR ZONE (CODE 1106.0102)  
 FRONT BUILDING LINE: 20'  
 SIDE: 0' ADJACENT TO CR ZONING, HOWEVER 10' ADJACENT TO RESIDENTIAL  
 REAR: 0' ADJACENT TO CR ZONING, HOWEVER 15' ADJACENT TO RESIDENTIAL  
 MAX. DWELLING HEIGHT: 45'  
 MAX. DWELLING LOT COVERAGE: 85%

**LANDSCAPING (1108)**

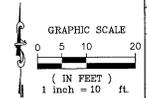
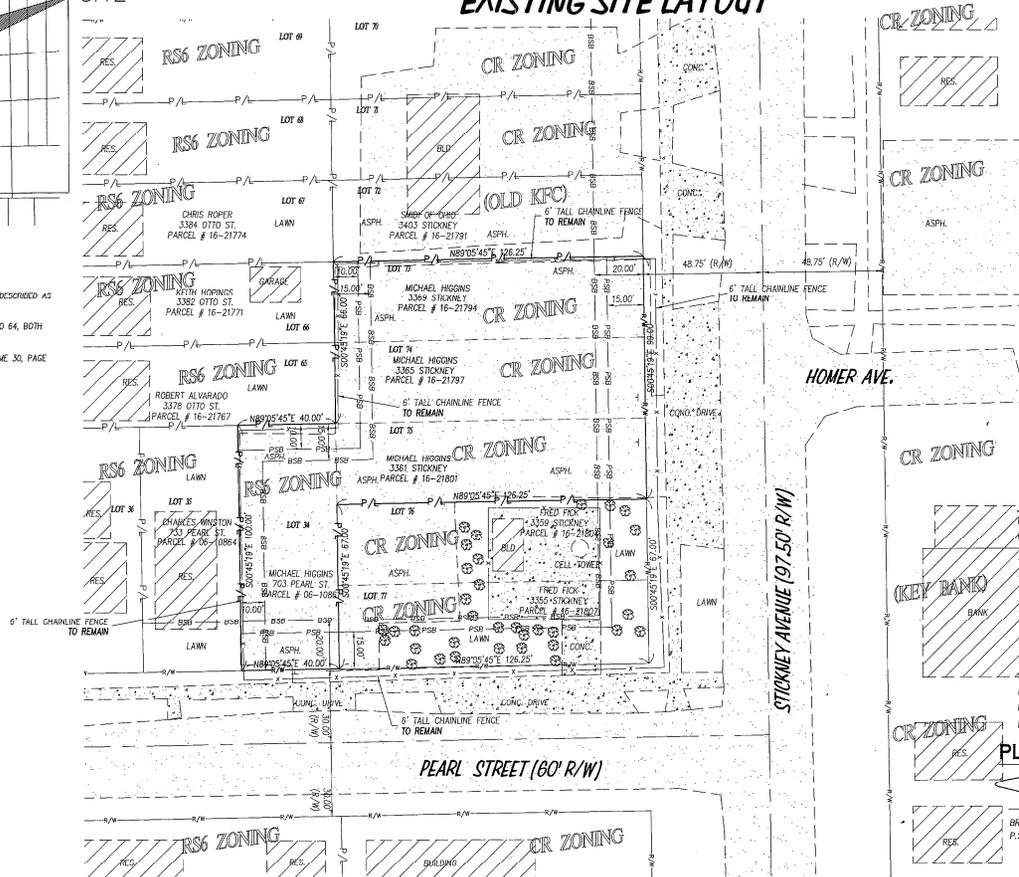
FRONTAGE GREEN BELTS  
 10' FROM RS (1107.1202.B.4)  
 SOIL ENHANCEMENT FRONT PARKING SCREENING  
 FRONTAGE GREENBELT WIDTH: 15' (1107.1202.B.2)  
 LANDSCAPE BUFFER: TYPE A (10' WIDE-4 TREES AND 20 SHRUBS IN 100')

**FLOOD CERTIFICATION**

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



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



**LEGEND**

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

**CONVENTIONAL SIGNS**

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

**PLANS PREPARED BY:**

BRYAN D. LELIS  
 P.S. 8292

CLASS CITY ENGINEERING & SURVEYING, LLC  
 2105 PEARL ST.  
 TOLEDO, OHIO 43607  
 TEL: 419-592-9969 FAX: 419-592-9967  
 EMAIL: BLACKBEARD\_1@AOL.COM

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

EXISTING SITE CONDITIONS

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

SP-1/2

5 - 13

C:\Land Projects\3792-1301-Higgins.dwg 10/16/2013 2:46:32 PM EDT

# PROPOSED SITE PLAN

SUP-10006-13  
ID 07



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

### PROPOSED SITE CONDITIONS:

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

### BUILDINGS SETBACKS:

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

FRONT BUILDING LINE: 20'  
SIDE: 0' ADJACENT TO OR 1' ZONING, HOWEVER 10' ADJACENT TO RESIDENTIAL  
REAR: 0' ADJACENT TO OR 1' ZONING, HOWEVER 15' ADJACENT TO RESIDENTIAL  
MAX. DWELLING LOT COVERAGE: 65%

### PARKING SETBACKS:

PARKING SETBACKS PER ZONING CODE CODE 1107.1202.B

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

### LANDSCAPING (1108)

FRONTAGE GREEN BELTS  
10' FROM RS (1107.1202.B.4)  
SOLID EVERGREEN FRONT PARKING SCREENING  
FRONTAGE GREENBELT WIDTH 15' (1107.1202.B.2)  
LANDSCAPE BUFFER: TYPE A (25' TREE-4 TREES AND 20 SHRUBS IN 100')

DUMPSTER SCREENED BY SOLID FENCE 6' HIGH

### REQUIRED PARKING (CR ZONING)

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

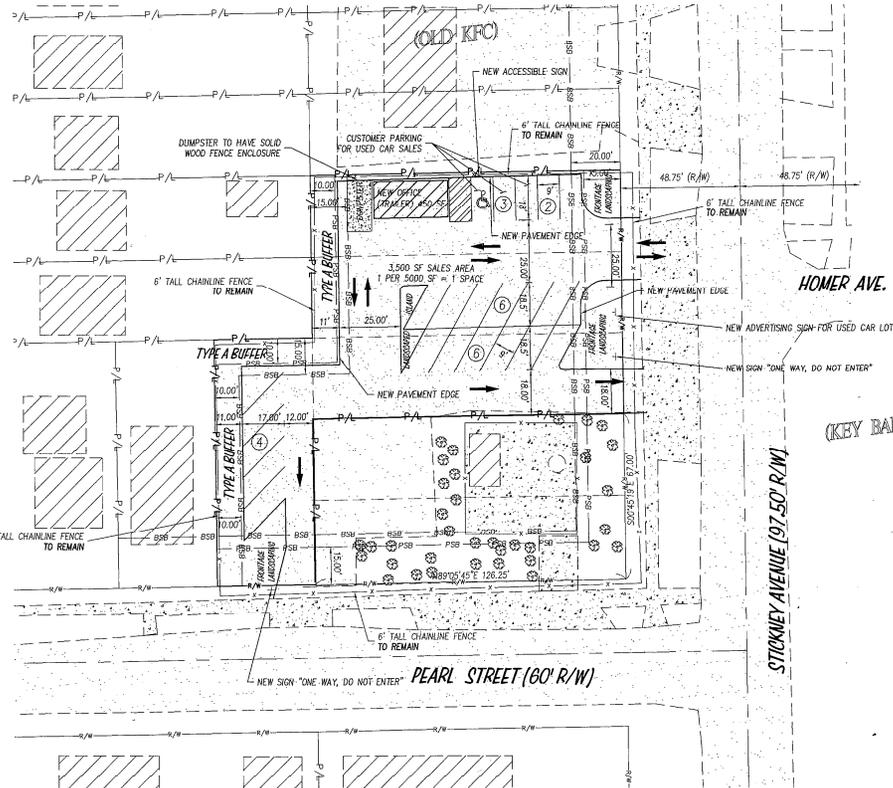
TOTAL USED CAR PARKING REQUIRED 3 SPACES

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

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

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

-  PROPOSED ASPHALT AREA
-  EXISTING CONCRETE
-  EXISTING BUILDING

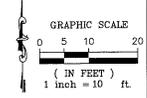


### LEGEND

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

### CONVENTIONAL SIGNS

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



ISSUED FOR: 1ST SUBMISSION  
DATE: 10/15/13  
NO: 1

**GLASS CITY ENGINEERING & SURVEYING, LLC**  
2105 PARTH ST.  
TOLEDO, OHIO 43607  
419-283-8362, FAX 419-539-9867  
EMAIL: BLACKBIRD\_1@GNSV.COM

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

DRAWN BY: REF  
JOB NUMBER: 720-1301  
REVIEWED BY: BDC

SP-2/2

C:\Users\Project3\720-1301-Higgin\720-1301-Higgin.dwg 10/16/2013 2:46:32 PM EDT

5 - 14

## GENERAL INFORMATION

### Subject

- Request - Vacation of 140<sup>th</sup> Street from Lakeside Avenue to Maumee Bay
- Applicant - Mendi Wilson & Jeffrey Maver  
PO Box 11421  
Toledo, OH 43611

### Site Description

- Zoning - RS6 Single Dwelling Residential
- Area - .1 Acre
- Dimensions - 30' x 150'
- Existing Use - Driveway

### Area Description

- North - Single Dwelling Residential / RS6
- East - Maumee Bay / No Zoning
- South - Single Dwelling Residential / RS6
- West - Single Dwelling Residential / RS6

### Parcel History

- V-213-63 - Request to vacate 140<sup>th</sup> Street from Lakeside Avenue to Maumee Bay (PC disapproved 11/7/63)
- V-3-91 - Request to vacate 140<sup>th</sup> Street from Lakeside Avenue to Maumee Bay (PC disapproved 5/2/91, P&Z disapproved 5/15/91)

### Applicable Regulations

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

**STAFF ANALYSIS**

The applicants are requesting to vacate 140th Street from Lakeside Avenue to Maumee Bay in the Point Place neighborhood. The subject 30' by 150' right-of-way stretches between Lakeside Avenue and Maumee Bay and is situated between the applicant's home and garage. The right-of-way was dedicated as part of the Bay Grove Place subdivision, platted in 1909.

The subject right-of-way is mostly unimproved with the exception of a driveway to the applicant's garage and a utility pole. The applicants are requesting the vacation to allow them to restrict the general public from congregating on the dike at the end of the right-of-way and causing nuisance conditions. Attempts were made by the previous owners to vacate this right-of-way in 1963 and 1991. The vacation attempts were met with neighborhood opposition and objection from City Departments, resulting in disapproval of both attempts.

Several issues exist which necessitate a negative recommendation from staff. First, the Division of Streets, Bridges and Harbor have objected to the vacation request, stating a need to keep the right-of-way open for regular shoreline/dike system maintenance purposes and a point of equipment access.

Second, the Division of Transportation, Toledo Edison and Buckeye Cable have expressed concerns with the proposed vacation. Power and cable infrastructure including poles, wires, guy wires and other equipment currently exist in the right-of-way and are unable to be relocated. These agencies have suggested that if the vacation is approved, easements are granted to allow for construction, inspection, repair, enlargement, maintenance and/or reconstruction of their infrastructure. Additionally, the Division of Transportation requests that indemnification language be included in the vacating legislation.

Finally, the site is within the boundaries of the Residential, Park and Water-Oriented Recreation sub-district of the Maumee River Overlay (MRO) zoning district. One (1) of the four (4) general-purpose statements of the MRO is "to provide for public access to the waterfront...and the coordination of residential, recreational, commercial and industrial land uses". The basic premise of the Residential, Park and Water-Oriented Recreation sub-district is to allow "a superior level of public access" to the waterfront area via effective relationships between land uses. Allowing this vacation to occur would not be conducive to promoting the overall goals of the MRO.

Staff is recommending disapproval of this right-of-way vacation. However, review agency conditions are attached as EXHIBIT "A" for informational purposes.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend disapproval of V-28-14, the request to vacate 140th Street from Lakeside Avenue to Maumee Bay, to Toledo City Council for the following three (3) reasons:

**STAFF RECOMMENDATION** (cont'd)

1. The Division of Streets, Bridges and Harbor objects to the vacation request.
2. The Division of Transportation, Toledo Edison and Buckeye Cable have expressed concerns with the vacation. The need and future improvements and maintenance shall be required.
3. The proposed vacation does not conform to the goals of the Residential, Park and Water-Oriented Recreation sub-district of the Maumee River Overlay (MRO) zoning district.

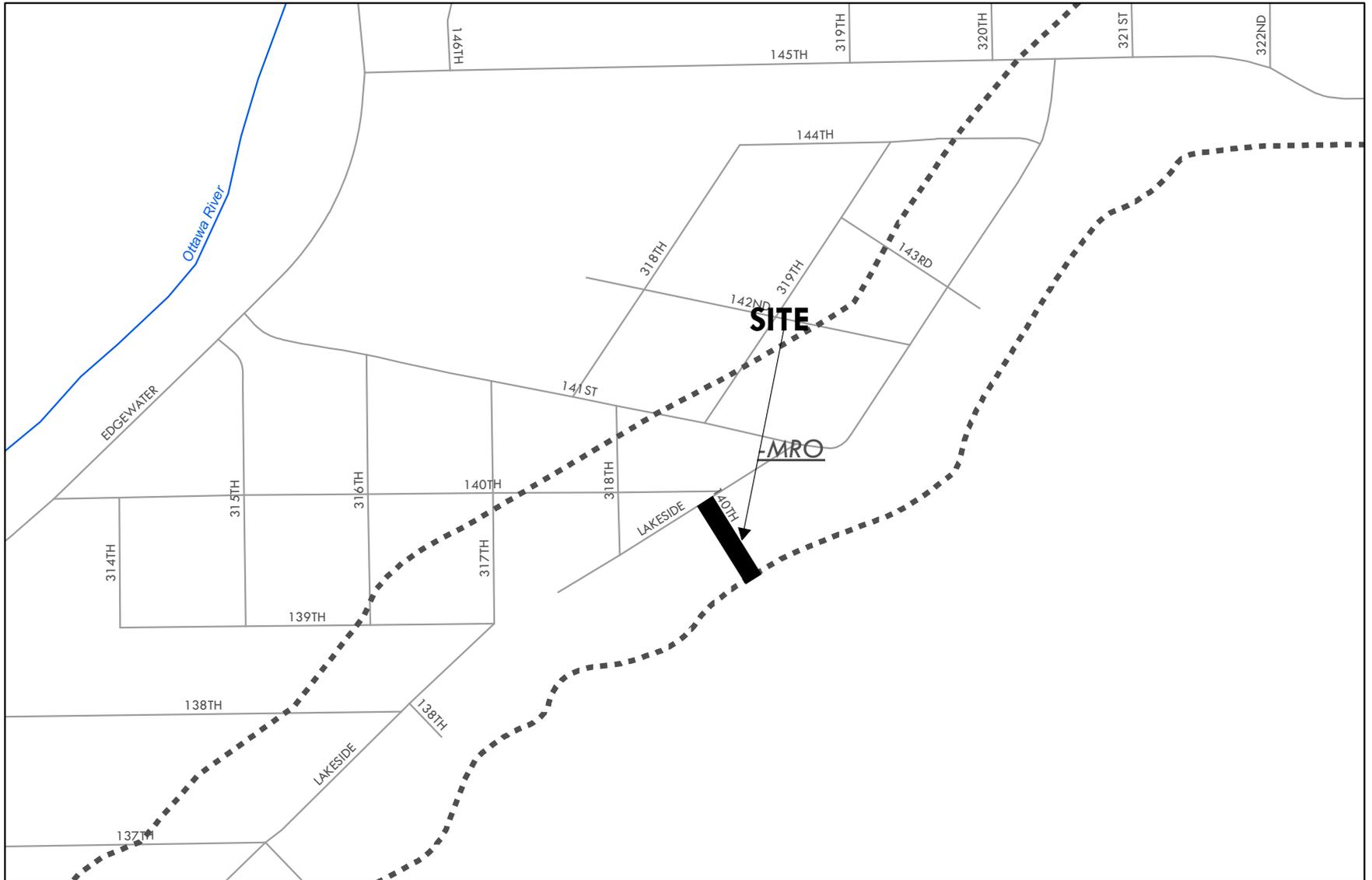
RIGHT-OF-WAY VACATION  
TOLEDO CITY PLAN COMMISSION  
REF: V-28-14  
DATE: March 13, 2014  
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: April 16, 2014  
TIME: 4:00 P.M.

BH/bp  
Two (2) sketches follow  
EXHIBIT "A"

# GENERAL LOCATION

V-28-14  
ID 66



# ZONING & LAND USE

V-28-14  
ID 66



6-5



**Exhibit "A"**  
REVIEW AGENCY CONDITIONS

The following eight (8) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Division of Engineering Services

No objection to vacation.

Fire Prevention

No objection to vacation.

Building Inspection

No objection to vacation.

Division of Transportation

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

Sewer & Drainage Services

No objection to vacation.

Division of Streets, Bridges and Harbor

2. There is no other unobstructed access to the point place levee system along Lakeside Avenue for annual inspections, regular maintenance and repair work.
3. The point Place levee system is currently listed as unacceptable by the USACE.
4. FEMA has rejected certification of the levee system. Further improvements are pending based on Army Corp and FEMA direction.
5. Permanent and semi-permanent encroachments along the top of the levee deny access from other areas of the levee.

Division of Streets, Bridges and Harbor (cont'd)

6. Equipment access is required for repair and maintenance of the levee system.

Toledo Edison

7. Toledo Edison has an existing pole, guy wire and anchor locate within the proposed area to be vacated. This equipment cannot be relocated, and therefore will need to remain. A utility easement will need to be provided for this guy/anchor/pole.

Buckeye Cablesystem

8. A perpetual, nonexclusive easement shall be granted upon and through the portion of Grantor's Property to construct, install, inspect, maintain, repair, enlarge, reconstruct and/or replace telecommunications transmission lines, cables, power nodes, conduits, markers, signs and related equipment and facilities (collectively, the "facilities"); The right of ingress and egress over real property for the purposes stated herein.

Columbia Gas

Comments not received at this time.

AT&T

Comments not received at this time.

Republic Services

Comments not received at this time.

Lucas County Solid Waste Management District

No objection to vacation.

TARTA

No objection to vacation.

Planning Commission

No objection to vacation.

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## GENERAL INFORMATION

### Subject

- |           |   |  |
|-----------|---|--|
| Request   | - | Zone change from CO Office Commercial to CR Regional Commercial  |
| Location  | - | 2005-2059 Ashland Avenue and 306 Woodruff Avenue   |
| Applicant | - | Zepf Center<br>6605 W. Central Avenue<br>Toledo, OH 43617  |
| Attorney  | - | Gene Abercrombie<br>Eastman and Smith<br>One Seagate 24th Floor<br>P.O. Box 10032<br>Toledo, Ohio 43699-0032 |

### Site Description

- |                  |   |  |
|------------------|---|--|
| Zoning           | - | CO Office Commercial   |
| Area             | - | ± 8.2 acres  |
| Frontage         | - | 576' on Ashland Avenue<br>533' on Woodruff Avenue<br>248' Horton Street<br>504' Floyd Street |
| Existing Use     | - | Vacant Nursing Home  |
| Proposed Use     | - | Behavioral Treatment Facility and Drug and Alcohol Residential Facility                      |
| Proposed Parking | - | 247 spaces   |
| Required Parking | - | 296 spaces   |

### Area Description

- |       |   |   |
|-------|---|---|
| North | - | Floyd Street and Mixed Residential / RD6 & CR           |
| East  | - | Ashland Avenue, Multi-Family and Commercial / RM36 & CO |
| South | - | Woodruff Street and Parking Lot / CO                    |
| West  | - | Horton Street and Mixed Residential / RD6, RM36, and CO |

**GENERAL INFORMATION (cont'd)**

Parcel History

SUP-1004-14 - Special Use Permit for a Residential Drug & Alcohol Treatment Center (companion case)

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a zone change from CO Office Commercial to CR Regional Commercial to operate a Drug and Alcohol Residential Facility located in an existing building at 2005-2059 Ashland Avenue and 306 Woodruff Avenue. This structure has been vacant for over a year. Additionally, the applicant will operate a behavioral health inpatient and out patient treatment facility for individuals diagnosed with drug and alcohol dependency and/or mental illness and prevention services in Lucas County. A companion Special Use Permit accompanies this case. The zoning is required in order to operate the facility.

The Zepf Center is a non-profit that provides behavioral health and vocational services to youth and adults with severe and persistent mental illness in Northwest Ohio. Services include child and adolescent psychiatric, medical, residential, and therapy services, as well as career development. The Zepf Center has a presence in the neighborhood having acquired properties at 2052 Collingwood and 2272 Collingwood (St. Mark's Episcopal Church). The Zepf Center has invested over \$1,000,000 in rehabilitation costs for these structures.

The immediate area is utilized for a variety of light commercial and residential uses. Given that this site was formerly a nursing home and the proposed use is similar in nature this operation should not adversely impact the area. Regional Commercial zoning is adjacent to the site along Ashland Avenue, therefore the introduction of similar zoning on this site is comparable to the area. Ashland Avenue is designated on the Major Street and Highway Plan as a major collector, which would support a more intense zoning and land use on this site.

**STAFF ANALYSIS (cont'd)**

The Toledo 20/20 Comprehensive Plan designates this area as Single Family Residential District. This designation was given to the site since it was a functioning nursing home at the time the plan was developed. Neighborhood Commercial and Regional and General Commercial Districts designations are adjacent to this site. Neighborhood Commercial District is predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included. Regional and General Commercial District is predominantly large-scale commercial uses intended to accommodate auto-oriented development. (e.g.: malls, big box retail stores, & mixed use developments) Offices and multiple-family residential developments may also be interspersed within these districts. This site should be re-designated as Neighborhood Commercial District to reflect the actual use and not encourage big box retail.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommends approval of Z-1003-14, a zone change from CO Office Commercial to CR Regional Commercial to operate a Drug and Alcohol Residential Facility located at 2005-2059 Ashland Avenue and 306 Woodruff Avenue 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 zoning request is similar to the zoning classifications of properties within the general vicinity of the subject property. (TMC 1111.0606 C)
3. The physical suitability of the subject property for the uses permitted under the existing and proposed zoning classifications. (TMC 1111.0606 D)

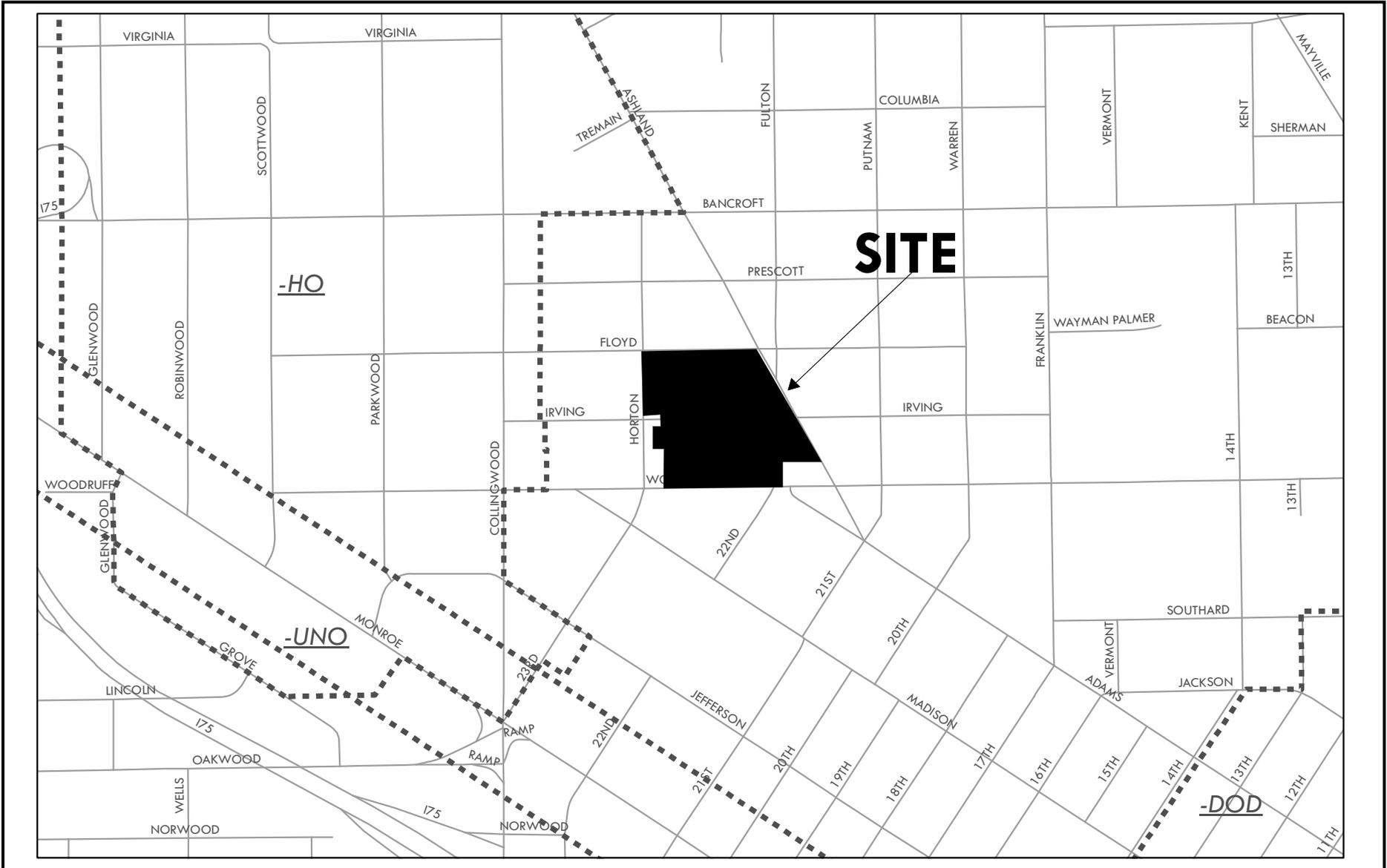
ZONE CHANGE REQUEST  
TOLEDO CITY PLAN COMMISSION  
REF: Z-1003-14  
DATE: March 13, 2014  
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: April 16, 2014  
TIME : 4:00 P.M.

TG/bp  
Three (3) sketches follow

# GENERAL LOCATION

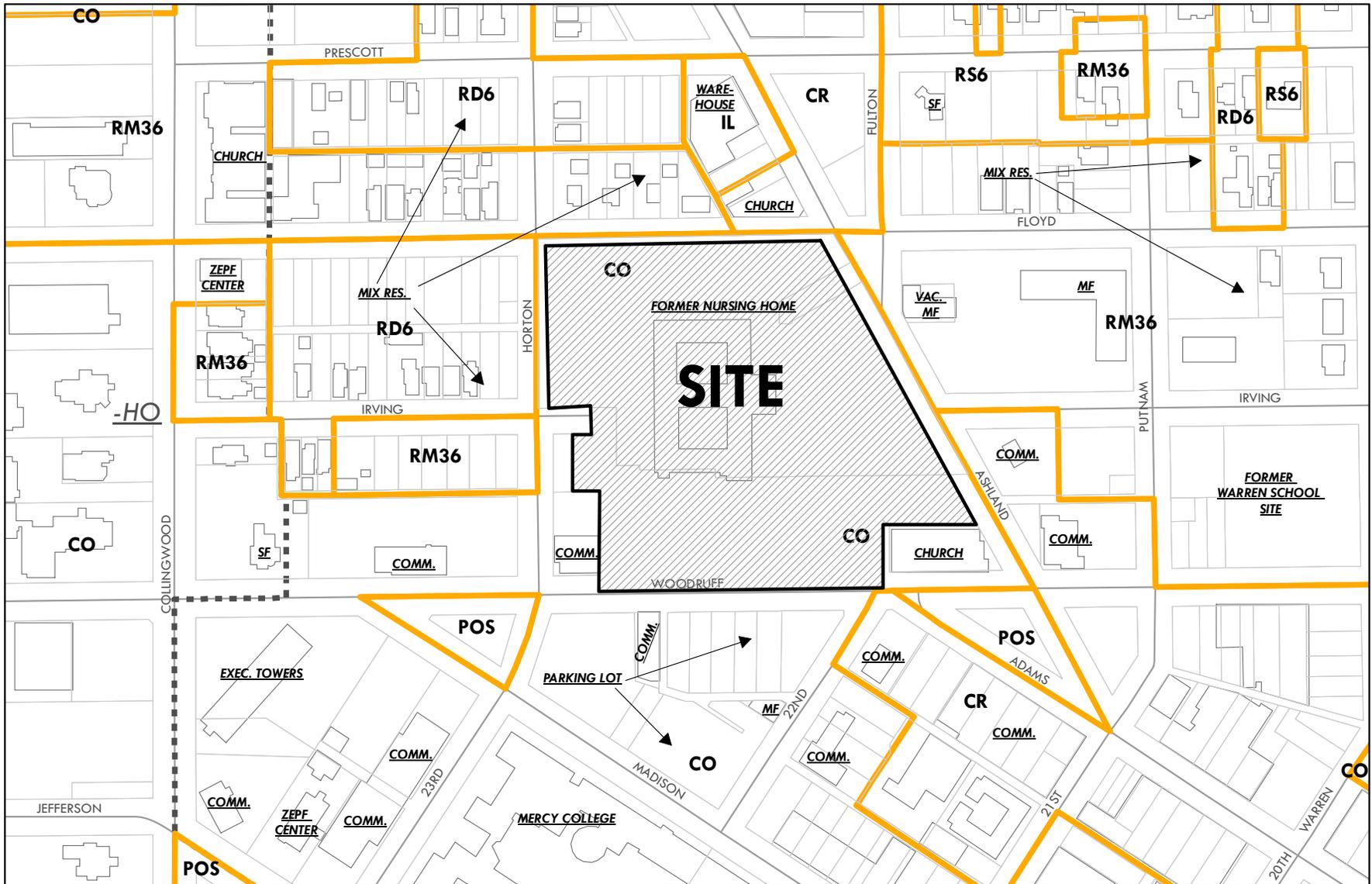
Z-1003-14  
SUP-1004-14  
ID 14



7-4 8-10

# ZONING & LAND USE

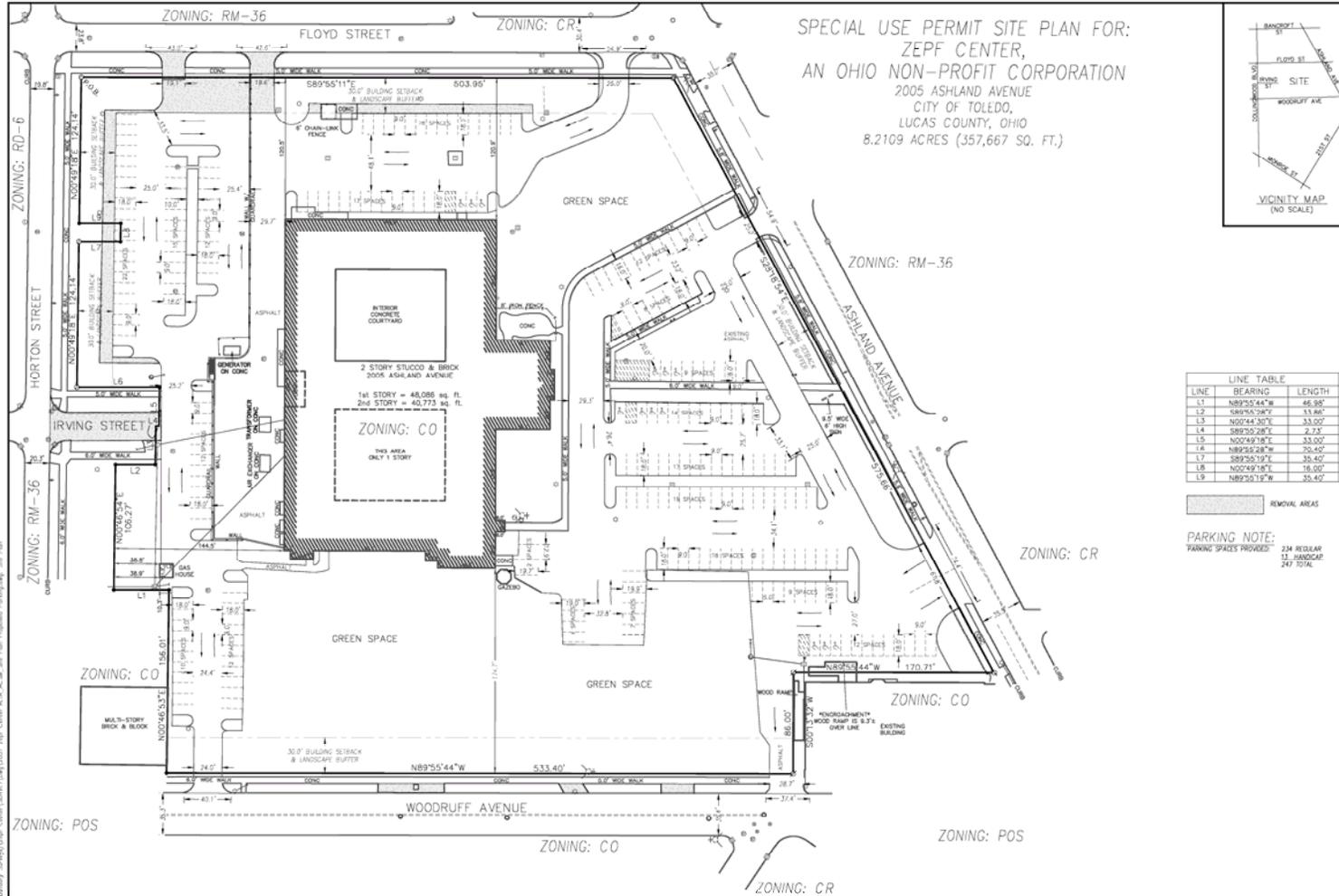
Z-1003-14  
SUP-1004-14  
ID 14



7-5 8-11

# SITE PLAN

**Z-1003-14  
SUP-1004-14  
ID 14**



SPECIAL USE PERMIT SITE PLAN FOR:  
ZEPF CENTER,  
AN OHIO NON-PROFIT CORPORATION  
2005 ASHLAND AVENUE  
CITY OF TOLEDO,  
LUCAS COUNTY, OHIO  
8.2109 ACRES (357,667 SQ. FT.)

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°50'44"	46.98'
L2	S89°50'28"	13.86'
L3	N00°44'30"	33.00'
L4	S89°50'28"	2.23'
L5	N00°49'18"	33.00'
L6	N89°50'28"	20.40'
L7	S89°50'19"	35.40'
L8	N00°49'18"	16.00'
L9	N89°50'19"	35.40'

REMOVAL AREAS

PARKING NOTE:  
PARKING SPACES PROVIDED: 234 REGULAR  
13 HANDICAP  
247 TOTAL



SPECIAL USE PERMIT SITE PLAN FOR:  
ZEPF CENTER, AN OHIO  
NON-PROFIT CORPORATION  
CITY OF TOLEDO, LUCAS COUNTY, OHIO

SPECIAL USE PERMIT SITE PLAN

FILE: Zepf Center  
JOB NO.: 14001  
DRAWN BY: KTV  
ISSUED: 01/27/14

**1**

PLOTED: Feb. 20, 2014 - 8:29am  
 DRAWING: 01/15/2014 Boundary Survey/Map/Code/Utility/Design/2007 Zepf Center #10, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #63, #64, #65, #66, #67, #68, #69, #70, #71, #72, #73, #74, #75, #76, #77, #78, #79, #80, #81, #82, #83, #84, #85, #86, #87, #88, #89, #90, #91, #92, #93, #94, #95, #96, #97, #98, #99, #100  
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7-6 8-12

## GENERAL INFORMATION

### Subject

- |           |   |  |
|-----------|---|--|
| Request   | - | Special Use Permit for a Residential Drug & Alcohol Treatment Center   |
| Location  | - | 2005-2059 Ashland Avenue and 306 Woodruff Avenue   |
| Applicant | - | Zepf Center<br>6605 W. Central Avenue<br>Toledo, OH 43617  |
| Attorney  | - | Gene Abercrombie<br>Eastman and Smith<br>One Seagate 24th Floor<br>P.O. Box 10032<br>Toledo, Ohio 43699-0032 |

### Site Description

- |                  |   |  |
|------------------|---|--|
| Zoning           | - | CO Office Commercial   |
| Area             | - | ± 8.2 acres  |
| Frontage         | - | 576' on Ashland Avenue<br>533' on Woodruff Avenue<br>248' Horton Street<br>504' Floyd Street |
| Existing Use     | - | Vacant Nursing Home  |
| Proposed Use     | - | Behavioral Treatment Facility and Drug and Alcohol Residential Facility                      |
| Proposed Parking | - | 247 spaces   |
| Required Parking | - | 296 spaces   |

### Area Description

- |       |   |   |
|-------|---|---|
| North | - | Floyd Street and Mixed Residential / RD6 & CR           |
| East  | - | Ashland Avenue, Multi-Family and Commercial / RM36 & CO |
| South | - | Woodruff Street and Parking Lot / CO                    |
| West  | - | Horton Street and Mixed Residential / RD6, RM36, and CO |

**GENERAL INFORMATION (cont'd)**

Parcel History

Z-1003-14 - Zone change from CO Office Commercial to CR Regional Commercial (companion case)

Applicable Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a Special Use Permit in order to operate a Residential Drug & Alcohol Treatment Center in the former Liberty Nursing Home located at 2005-2059 Ashland Avenue and 306 Woodruff Avenue. This structure has been vacant for over a year. In addition the applicant will operate a behavioral health inpatient and out patient treatment facility for individuals diagnosed with drug and alcohol dependency and/or mental illness and prevention services in Lucas County. A companion zone change accompanies this case.

The Zepf Center is a non-profit that provides behavioral health and vocational services to youth and adults with severe and persistent mental illness in Northwest Ohio. Services include child and adolescent psychiatric, medical, residential, and therapy services, as well as career development. The Zepf Center has a presence in the neighborhood having acquired properties at 2052 Collingwood and 2272 Collingwood (St. Mark's Episcopal Church). The Zepf Center has invested over \$1,000,000 in rehabilitation costs for these structures.

The immediate area is utilized for a variety of light commercial and residential uses. Given that this site was formerly a nursing home and the proposed use is similar in nature this operation should not adversely impact the area. Regional Commercial zoning is adjacent to the site along Ashland Avenue so therefore the introduction of similar zoning on this site is comparable to the area. Ashland Avenue is designated on the Major Street and Highway Plan as a major collector, which would support a more intense zoning and land use on this site.

The submitted site plan does not include any landscaping. The submission of a landscape plan is a condition of approval. The landscape plan must address the greenbelt along street frontages, end-caps adjacent to parking spaces and foundation plantings for the building. The applicant is proposing 247 spaces which is 49 spaces (17%) short of the 296 required number of spaces and therefore does not meet the required parking for the site. The applicant has stated that the majority of their clients utilize public transportation or are transported by other public agencies to the site. The applicant has stated that the proposed parking is more than adequate for their needs. The applicant will submit an alternative parking plan to address their parking demands.

**STAFF ANALYSIS (cont'd)**

The Toledo 20/20 Comprehensive Plan designates this area as Single Family Residential District. This designation was given to the site since it was a functioning nursing home when the plan was developed. Neighborhood Commercial and Regional and General Commercial Districts designations are adjacent to this site. Neighborhood Commercial District is predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included. Regional and General Commercial District is predominantly large-scale commercial uses intended to accommodate auto-oriented development. (e.g.: malls, big box retail stores, & mixed use developments) Offices and multiple-family residential developments may also be interspersed within these districts. This site should be re-designated as Neighborhood Commercial District to reflect the actual use and not encourage big box retail.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of SUP 1004-14, Special Use Permit for a Residential Drug & Alcohol Treatment Center located at 2005-2059 Ashland Avenue and 306 Woodruff Avenue, to Toledo City Council, for the following two reasons:

1. The proposal complies with all applicable provisions of the zoning code. TMC 1111.0706 (B).
2. The proposal is compatible with adjacent uses in terms of scale, site design, and operating characteristics, TMC 1111.0706 (C).

The staff recommends that the Toledo City Plan Commission recommend approval of SUP 1004-14, Special Use Permit for a Residential Drug & Alcohol Treatment Center located at 2005-2059 Ashland Avenue and 306 Woodruff Avenue, to Toledo City Council, subject to the following thirty (30) conditions:

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

Division of Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to the current City of Toledo Construction Standards Specifications; The Toledo Municipal Code; and The Americans with Disabilities Act Guidelines.

**STAFF RECOMMENDATION** (cont'd)

Division of Engineering Services (cont'd)

2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, The Toledo Municipal Code, and The Americans with Disabilities Act Guidelines. All existing drives abutting the site that will not be reused shall be removed and the area restored to match the adjacent landscape. Curb drops through unused drives shall be removed and replaced with full height curb to match the adjacent curb.
3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with eight-inch (8”) thick concrete per The City of Toledo Construction Standards and Specifications. **No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening.**
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from the One Stop Shop, ph. (419) 245-1220.
5. Contact Scott Bishop at ph. (419) 936-2756 for inspection of above mentioned items.
6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. If existing fire and/or domestic water services are not to be reused, they shall be abandoned by the City of Toledo at the developer’s expense.
8. Plans for new water service or modifications to existing water service shall be submitted to the Division of Engineering Services for review and approval.
9. Contact the City of Toledo Fire Prevention Bureau to determine if a fire line is needed for this site.
10. Contact the Division of Water Distribution for installation requirements for backflow preventers.
11. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner/developer’s expense.
12. Plans for the water service shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service.

**STAFF RECOMMENDATION** (cont'd)

Division of Engineering Services (cont'd)

13. 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.
14. No revisions are noted to the existing structure and/or site. If any changes are proposed the following Storm Water regulations will be required to be met.
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 the Toledo-Lucas County Plan Commission; the City of Toledo Infrastructure Design Plan." All disturbed land areas over one (1) acre must submit an NOI to and obtain a permit from the Ohio EPA. Storm water detention will be required in accordance with the above.
16. This site does not require a water quality BMP, only detention, as the site is located within a combined sewer area. The storm water discharged conduit should be separate from the sanitary conduit out to the public structure in the event that someday there would be a sewer separation.
17. A detailed site-grading plan for this project shall be submitted for approval. The plan shall show the adjacent topography and grades for the land abutting the proposed development for a distance of approximately one hundred feet (100') from the development boundaries if requested. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
18. No construction work, including grading, will be permitted without approved plans and inspection.
19. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at [www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx](http://www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx). It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, the Department of Engineering Services to set up a pre-submittal meeting. This is suggested so that there is a full understanding of the City of Toledo's requirements for the sanitary, storm, water, and roadway utilities. This will in turn help to eliminate costly design time, revisions to drawings, delays in plan reviews and speed-up the plan approval process.

**STAFF RECOMMENDATION (cont'd)**

Division of Engineering Services (cont'd)

Contact Information is:

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

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

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

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

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

Division of Transportation

20. All facilities shall comply with the Americans with Disabilities Act Guidelines and TMC 1107.1701. All ADA parking spaces shall be designated with a sign visible from the driver's seat and must be mounted in front of the parking space at a minimum height of sixty inches (60") to the bottom of the sign.
21. All facilities shall comply with the Toledo Municipal Code for minimum number of off-street parking spaces (TMC 1107.0304, Schedule A).

Plan Commission

22. If the areas listed as green space are developed in the future, an amendment to the Special Use Permit shall be required.
23. All points of ingress/egress from any abutting parcels that are zoned residentially shall be closed and curb shall be restored. These include the curb cuts on Floyd Street and Horton Street.
24. If future façade improvements occur, the design standards in TMC1109.0200 shall be met.
25. An alternative parking plan shall be submitted to the Director of the Plan Commission for review and approval per TMC 1107.1400.
26. 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.
27. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

- a. A thirty-foot (30') greenbelt is required along all frontages; the greenbelt shall include at least one tree for every 30 feet of lot frontage (existing trees may be eligible for credits) and a solid evergreen hedge planting (or low earth berm) to screen the parking lot (if applicable). Drainage swales are not permitted in this greenbelt.
- b. 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;
- c. The area denoted as green spaces shall be maintained as a landscape feature.
- d. Total interior landscaping shall be 20 square feet per parking space. Landscape areas within the parking area shall be peninsular or island types and must be constructed with 6 inch by 18 inch concrete curbing;
- e. All parking spaces must be within 100 linear feet of a landscaped area,
- f. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area;
- g. Topsoil must be back filled to provide positive drainage of the landscape area;
- h. 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 cover;
- i. Landscape terminal islands must be provided at the end of each parking row;
- j. If divider medians are offered, then they shall form a continuous landscaped strip between abutting rows of parking spaces, median shall be a minimum of 10' in width;
- k. Two canopy trees and six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot (existing trees may be used for credits);

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

- l. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property, and shall be ten feet (10') in width;
  - m. 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;
  - n. If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details;
  - o. The location, height and materials for any fencing to be installed and maintained,
  - p. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties);
  - q. The location, lighting and size of any signs.
28. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. **Landscaping shall be installed and maintained indefinitely.**
29. 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.
30. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

REF: SUP-1004-14. . .March 13, 2014

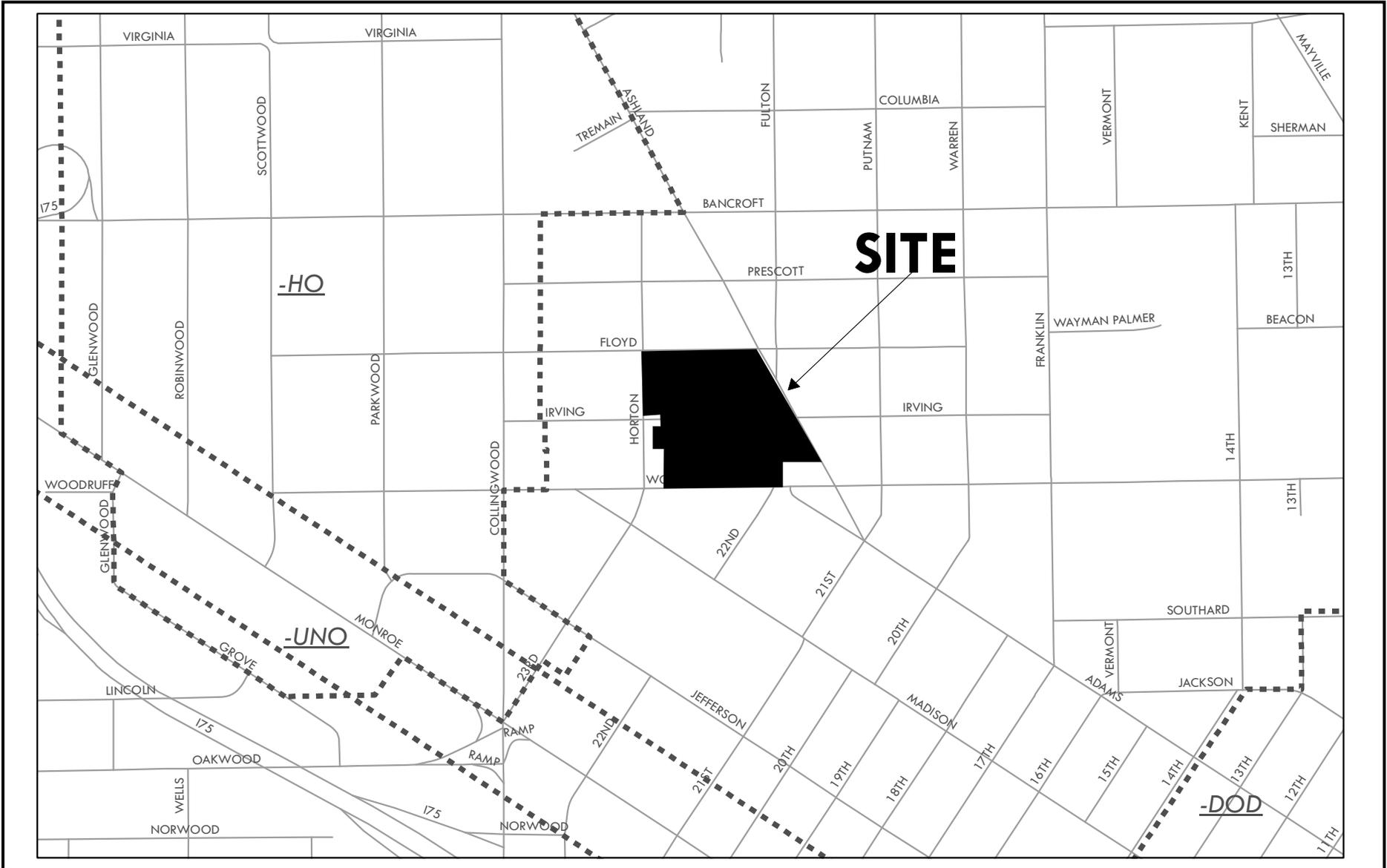
SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-1004-14  
DATE: March 13 2014  
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: April 16, 2014  
TIME : 4:00 P.M.

TCG/bp  
Three (3) sketches follow

# GENERAL LOCATION

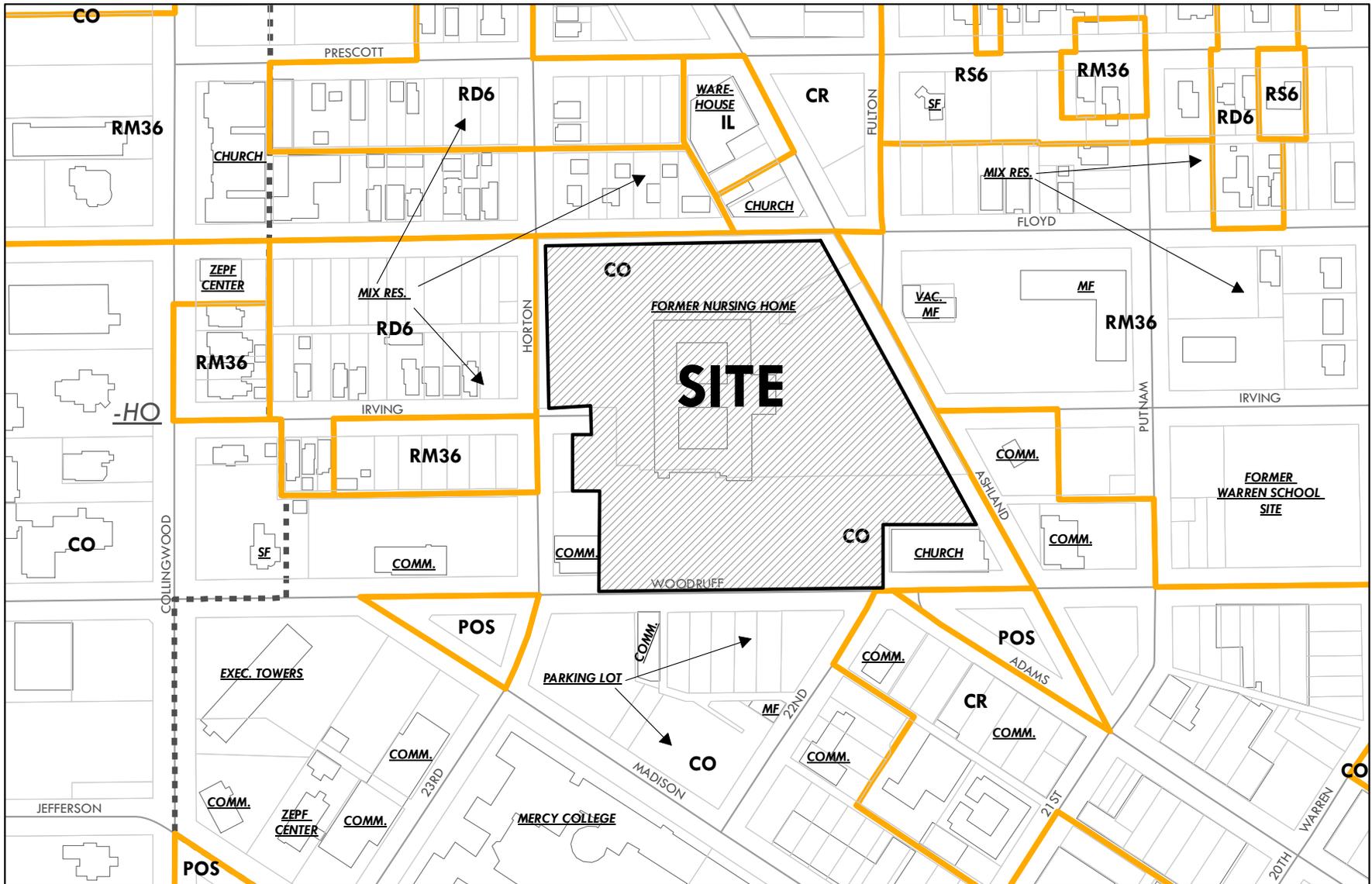
Z-1003-14  
SUP-1004-14  
ID 14



7-4 8-10

# ZONING & LAND USE

Z-1003-14  
SUP-1004-14  
ID 14



7-5 8-11



## STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

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

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

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

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

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

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

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

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

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

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

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

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

LUCAS COUNTY ENGINEER  
KEITH EARLEY  
1049 S. McCORD ROAD  
HOLLAND, OH 43528  
419-231-4860

SERVICE DEPARTMENT  
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  
419-252-8110

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

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

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

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

VERIZON  
BRAD SNYDER  
300 W. GYPSY LANE  
BOWLING GREEN, OH 43402  
419-354-9453

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

OHIO GAS  
GREG NOFZIGER  
715 E. WILSON STREET  
BRYAN, OH 43506  
419-630-2255

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

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

# Toledo - Lucas County General Street Map

