

*TOLEDO CITY
PLAN COMMISSION
REPORT*

May 8, 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**

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

* County deadlines are for Preliminary Drawings

**Conversion Table
Toledo Zoning Code Update - Zoning District Designations**

Existing District	New District Effective June 6, 2004
R-A, Single Family	RS12, Single Dwelling
R-B, Single Family	
R-1, Single Family	RS9, Single Dwelling
R-2, Single Family	RS6, Single Dwelling
R-3, Two Family	RD6, Duplex
R-2A, Restricted Multi Family	RM12, Multi Dwelling
None	RM24, Multi Dwelling
R-4, Multi Family	RM36, Multi Dwelling
R-4A, Multi Family	
R-5, Multi Family	
R-MH, Manufactured Home	RMH, Manufactured Housing Park
Commercial Districts	
C-1, Neighborhood	CN, Neighborhood
N-MX, Neighborhood Mixed Use	
C-2, Restricted Office	CO, Office
C-7, Office Park	
C-6-HS Redevelopment - Heritage South*	CS, Storefront
C-6-LA, Redevelopment - Lagrange*	
C-MX, Community Mixed Use	CM, Mixed Use
C-3, Commercial	CR, Regional
C-4, Shopping Center	CR-SO, Regional - Shopping Ctr. Sign Overlay
C-5, Central Business District	CD, Downtown
Industrial District	
M-1, Restricted Industrial	IL, Limited Industrial
M-2, Industrial	IG, General Industrial
M-4, Warehouse	
M-3, Planned Industrial	IP, Planned Industrial/Business Park
Special Purpose District	
P, Parks	POS, Park & Open Space
None	IC, Institutional Campus
Overlay Districts	
CUP, Community Unit Plan	None
D.O.D, Downtown	-DO, Downtown
HD, Historic District	-HO, Historic District
MR-O, Maumee River	-MRO, Maumee River
None	-UNO, Urban Neighborhood
None	-PO, Pedestrian
None	-SO, Shopping Center Sign

*The Heritage South and Lagrange C-6 Standards remain unless repealed

TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

May 8, 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. DOD-2-14: | Downtown Overlay District Review for building renovations at 3 and 9 N. St. Clair Street and 406 Washington Street (tg) |
| 2. SPR-8-14: | Major Site Plan Review for off-site parking lot at 980 N. Westwood Avenue (bh) |
| 3. Z-4002-14: | Zone Change from RS6 to IC at I-475 and Promedica Parkway (tg) |
| 4. Z-4001-14: | Amendment to IC Institutional Campus Master Plan, originally approved by Ordinance 393-05, at 2142 N. Cove Boulevard and I-475 and Promedica Parkway (tg) |
| 5. SUP-4004-14: | Special Use Permit for Ottawa River Storage Facility Pumping Station/Basin construction and Joe E. Brown Park restoration at 3304 Blanchard Street (gp) |

6. SUP-3002-14: Special Use Permit for volleyball courts at 835 S. Holland-Sylvania Avenue (bh)
7. SUP-3003-14: Amendment to Special Use Permit, originally granted by Ordinance 400-12, to add a greenhouse to a school at 6149 Hill Avenue (bh)
8. SUP-2004-14: Special Use Permit for residential facility, large, at 2225 Dorr Street (gp)
9. Z-4003-14: Zone Change from RS6 to CR at 3218 Downing Avenue (bh)

ADJOURNMENT

GENERAL INFORMATION

Subject

- Request - Downtown Overlay District Review for building renovations
- Location - 3 and 9 N. St. Clair Street and 406 Washington Street
- Owner - Toledo Mudhens
406 Washington Street
Toledo, OH 43604
- Architect - Tom Porter
Thomas Porter Architects
8 North St. Clair Street
Toledo, OH 43604

Site Description

- Existing Zoning - "CD" Downtown Commercial District
- Area - ± .28 acres
- Frontage - 114 feet along Washington Street
120 feet along N. St. Clair Street
- Existing Use - Mud Hens corporate offices and vacant buildings

Area Description

- North - Fifth Third Field & Commercial / CD
- South - Washington Street & Commercial / CD
- East - St. Clair Street & Commercial / CD
- West - Fifth Third Field / CD

Parcel History

- M-38-77 - Res. 38-77 Downtown Overlay District
- M-4-96 - Warren Sherman Plan (Ord. 231-96, 4/2/96)
- M-1-02 - Downtown Toledo Master Plan (Ord. 280-02, 4/10/02)
- M-15-10 - Toledo 20/20 Land Use Plan Update: Downtown Neighborhood (Ord. 54-11, 1/25/11)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|----------|---|---|
| M-2-11 | - | 2011 Toledo Downtown Plan (Ord 551-11, 11/29/11) |
| DOD-2-13 | - | Demolition of 34 N. St. Clair Street (PC approved 10/10/13) |

Applicable Regulations

Toledo Municipal Code (TMC), Chapter Eleven: Planning and Zoning
Downtown Toledo Master Plan (2002), 2011 Toledo Downtown Plan
Toledo 20/20 Comprehensive Plan, 2000

STAFF ANALYSIS

This is a request to renovate the buildings at 3 and 9 N. St. Clair Street and 406 Washington Street within the Downtown Overlay District. This is the second phase of an overall development plan that is intended to boost redevelopment within the area. The Plan Commission previously approved the demolition of 34 N. St. Clair Street in October 2013. That building was demolished over the winter.

The building at 9 N. St. Clair Street is an approximately 5,220 s.f. brick Italianate Commercial building built in 1880. It is a classically designed warehouse in the early commercial section of Toledo. It has been vacant for decades. The structure at 3 N. St. Clair Street is 16,200 s.f. brick Italianate Commercial building built in 1865. Prior to becoming vacant in the 1980's it was the former Lee Storage Company. The building at 406 Washington is a 32,400 s.f. building that currently houses the Mud Hens corporate offices, ticket office, Swamp Shop, and banquet facility. This is also a brick Italianate Commercial building built in 1865 that was formerly the Lee Storage prior to being redeveloped.

In 2011, the Mud Hens purchased 3 and 9 N. St. Clair Street, which are on the ball park or west side of N. St. Clair Street, and 28 and 34 N. St. Clair Street, directly across the street to the east and north of Perry Street. These structures were evaluated and it was determined that 3 and 9 N. St. Clair Street will be targeted for the expansion of the "Swamp Shop" and its restaurant and catering facilities. The building at 28 N. St. Clair Street is targeted for retail office space with the potential for rooftop parties similar to Huntington Park in Columbus, Ohio and Wrigley Field in Chicago, Illinois.

STAFF ANALYSIS (cont'd)

This proposed \$16 million renovation will essentially create one complex by connecting 3 and 9 N. St Clair with the existing 406 Washington Street building. The renovations will repair existing features on the buildings and the façade materials used on the project are in keeping with the approved materials in TMC 1109.0501. The building at 3 and 9 N. St Clair will have the following features: The 1st Floor will be a new entry into the ballpark with a recessed entry off of the sidewalk, expansion of the Swamp Shop, and a new restaurant and bar. The 2nd Floor will consist of a new kitchen and potentially future additional restaurant space. The 3rd Floor will expand the 3rd Floor Roost banquet facility and have a new suite space. The roof will be an expansion for the 4th floor Roost banquet facility and the roof deck of 9 St. Clair Street will overlook the ballpark. In addition, a sidewalk encroachment will be obtained to install a stairwell to access the basement of the building on 3 N. St. Clair Street.

The Toledo City Historic District Commission (TCHDC) was asked for to provide input as they are charged with the responsibility of advising local officials regarding the protection of the City's cultural resources. The TCHDC reviewed the request and does not object to the renovation of the buildings. In addition, the Toledo Warehouse District Architectural Review Committee (TWDARC) reviewed this request since the project is within the Warehouse District Overlay. The TWDARC is in full support of the project and approved this request at their April 21st meeting.

The CBD Architectural Survey (1986) identified the structures at 406 Washington and 3 N. St Clair as significant buildings or category "A". Category "A" buildings are at least 40 years old and are judged to be buildings of individual significance to the character of the Central Business District. The structure at 9 N. St Clair Street was identified as contributing or category "B". Category "B" buildings are at least forty 40 years old and may lack sufficient individual significance but are important contributing members with a group or cluster of similar buildings. This survey was completed prior to the Fifth Third Field being constructed.

The Downtown Master Plan (2002) established Key Assumptions in guiding the effort for future downtown development. The assumptions that are germane to this issue are:

- Downtown should capitalize on its position as the government, law, and finance center of Toledo to attract similar and complimentary businesses.
- Parking issues, both real and perceived, must be addressed to attract new businesses

The 2011 Toledo Downtown Plan established key planning guidelines to reflect the changes from the 2002 Downtown Plan. The guidelines that are relevant to this issue are:

- Enhance public realm links among Downtown's Entertainment (Live, Work, Play & Learn) anchors
 - 5/3rd Field • Huntington Center • SeaGate Convention Centre • Valentine Theatre
 - Imagination Station • Promenade Park • Toledo Lucas County Public Library

STAFF ANALYSIS (cont'd)

- Promote mixed-use re-use of a select number of vacant and underutilized historic and quality buildings beginning at the ground floor, then upper levels.
- Focus new mixed-use development on a key number of vacant sites (per Arena Neighborhood Development Initiative (ANDI) Vision) within the Central Business District.
- Foster a development and re-development culture built on sustainable design and energy efficiency principles.

This proposal is in concert with the objectives of both plans. The redevelopment of these structures is vital to continue the resurgence of this area and promote the Warehouse District's long-term viability. Additionally, the proposal is compatible with the Downtown urban design guidelines as specified in TMC 1111.0903 (C), Downtown Overlay District Design Guidelines.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve the renovations of 3 and 9 N. St. Clair Street and 406 Washington Street for the following two (2) reasons:

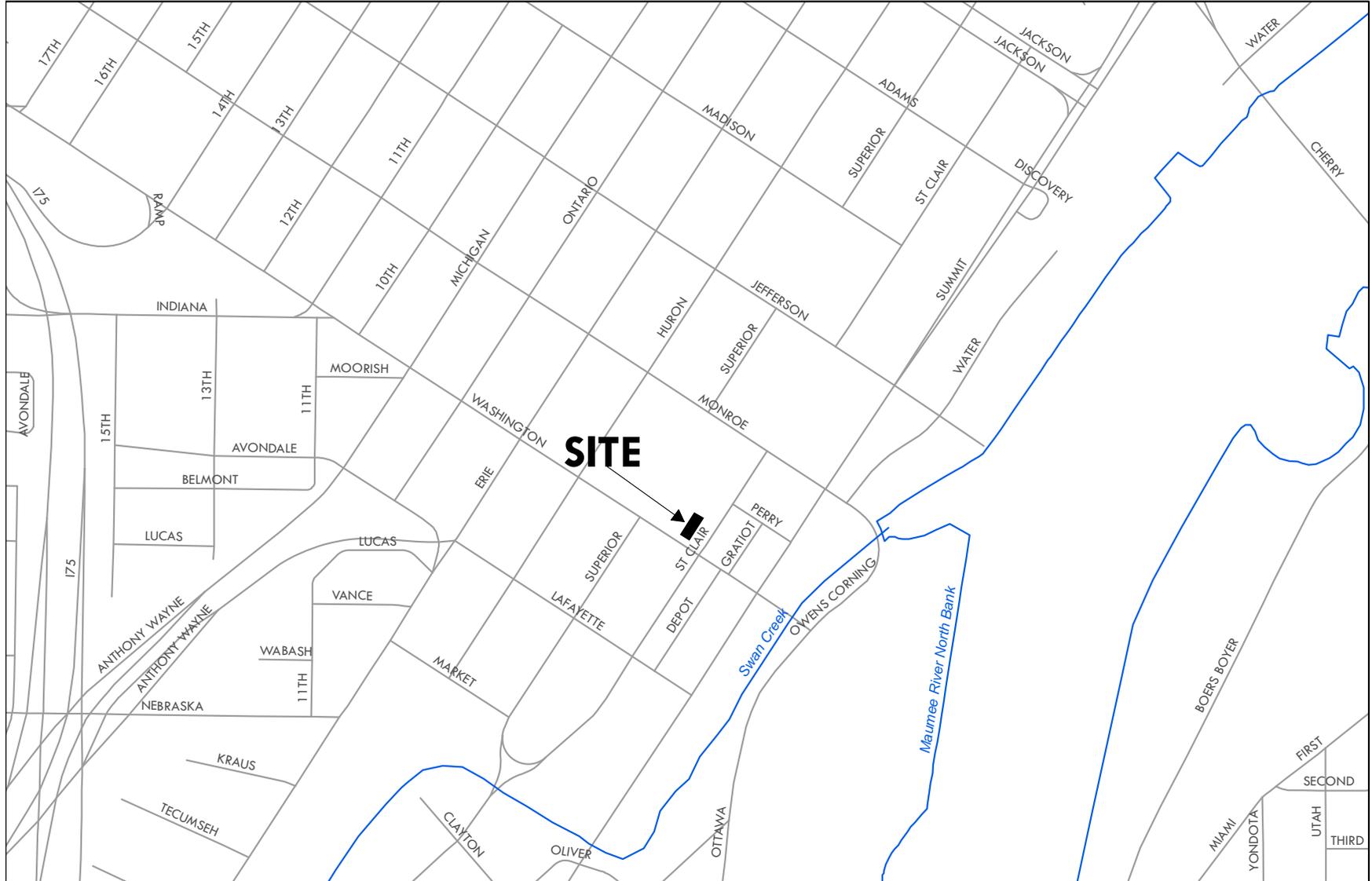
1. The proposal complements the goals and objectives of both the Downtown Master Plan (2002) and the 2011 Toledo Downtown Plan TMC 1111.0903 (C)).
2. The proposal is compatible with the downtown urban design guidelines in Section 1103.0205. (TMC 1111.0903 (C)).

DOWNTOWN OVERLAY DISTRICT
TOLEDO CITY PLAN COMMISSION
REF: DOD-2-14
DATE: May 8, 2014
TIME: 2:00 p.m.

TCG/bp
Ten (10) sketches follow

GENERAL LOCATION

DOD-2-14
ID 10

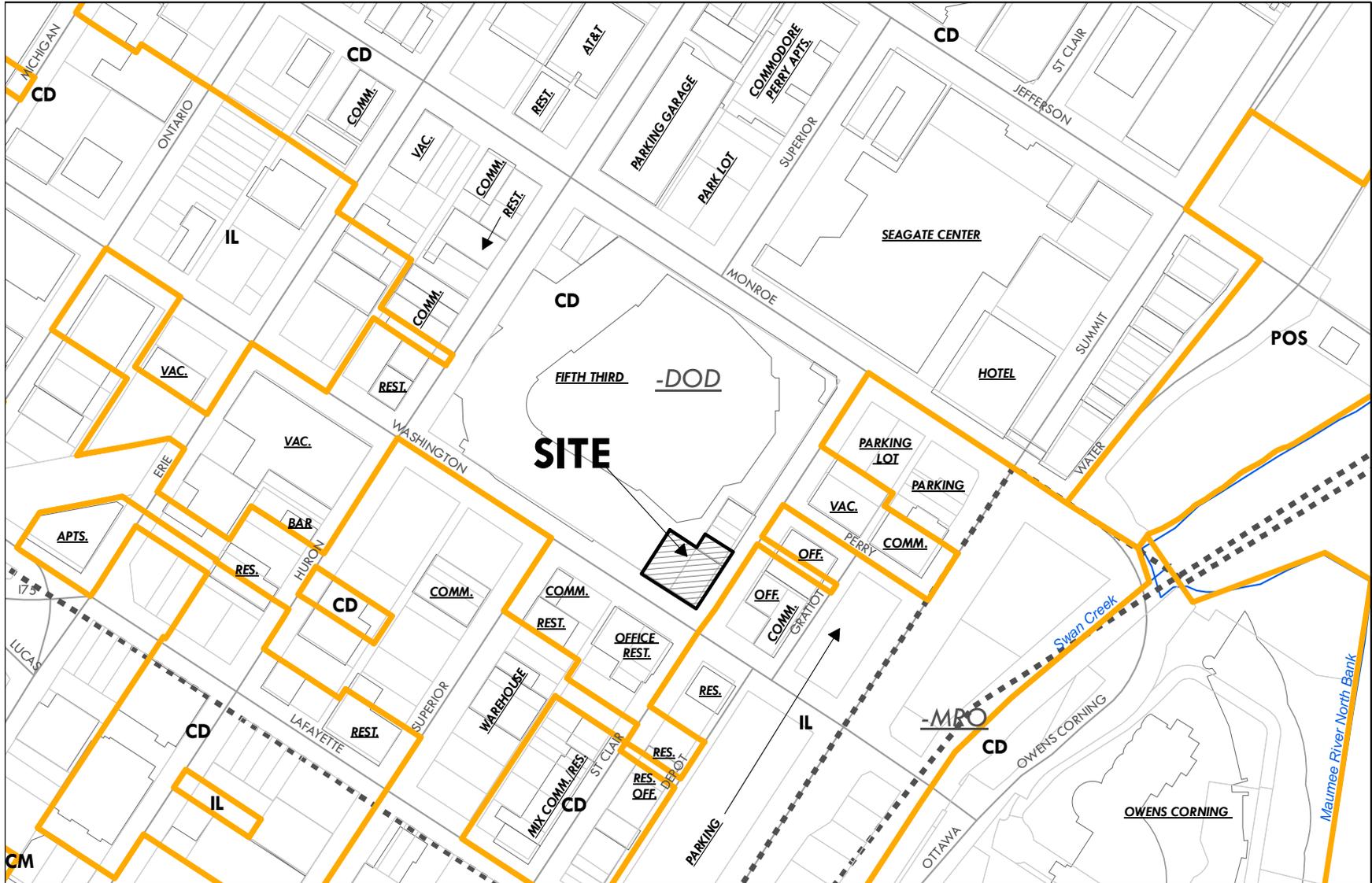


ZONING & LAND USE

DOD-2-14
ID 10



9 - 1



AERIAL VIEW

DOD-2-14
ID 10



STREET VIEW

DOD-2-14
ID 10



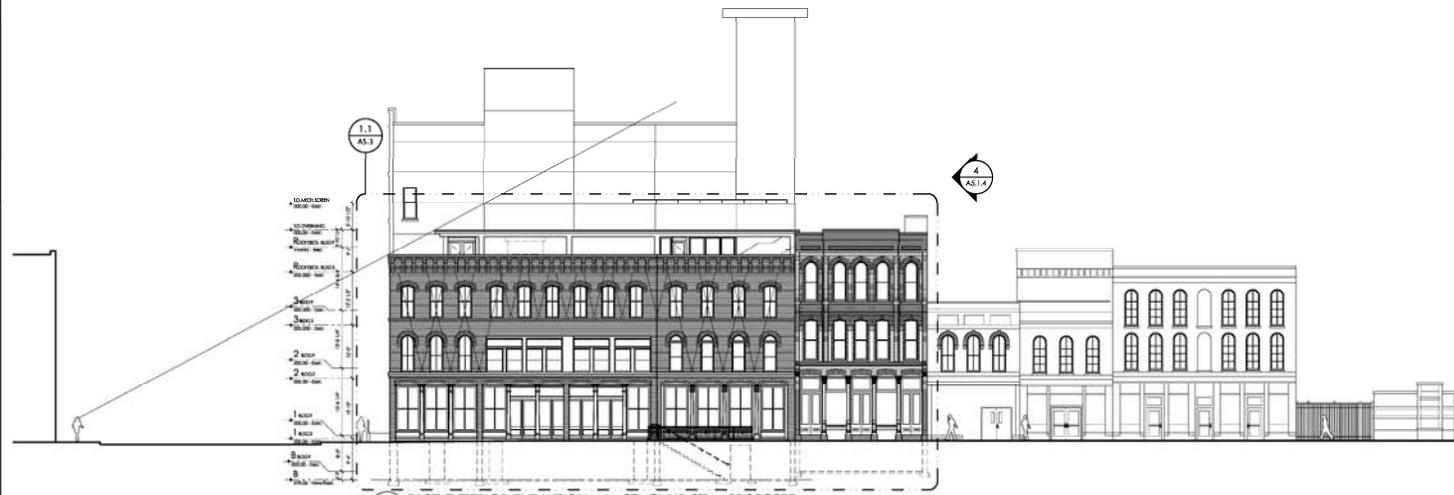
EXTERIOR VIEW

DOD-2-14
ID 10



ELEVATION

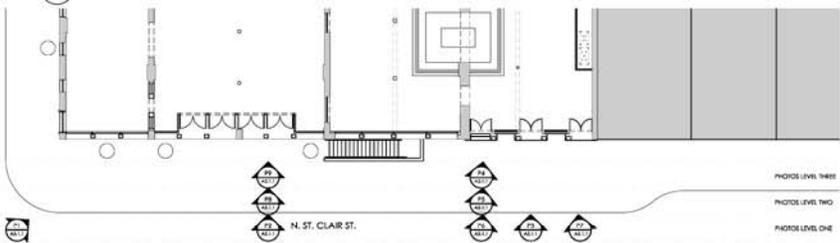
DOD-2-14
ID 10



1 EAST EXTERIOR ELEVATION - N. ST. CLAIR ST. - PROPOSED
AS.1.1 3/32" = 1'-0"



P1 EXISTING PHOTO
AS.1.1 NOT TO SCALE OVERALL



1 PHOTO LOCATION PLAN
AS.1.1 3/32" = 1'-0"



P2 EXISTING PHOTO
AS.1.1 NOT TO SCALE LEVEL ONE



P3 EXISTING PHOTO
AS.1.1 NOT TO SCALE OVERALL



P4 EXISTING PHOTO
AS.1.1 NOT TO SCALE LEVEL THREE



P5 EXISTING PHOTO
AS.1.1 NOT TO SCALE LEVEL TWO



P6 EXISTING PHOTO
AS.1.1 NOT TO SCALE LEVEL ONE



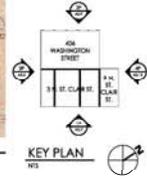
P7 EXISTING PHOTO
AS.1.1 NOT TO SCALE LEVEL ONE



P8 EXISTING PHOTO
AS.1.1 NOT TO SCALE LEVEL TWO



P9 EXISTING PHOTO
AS.1.1 NOT TO SCALE LEVEL THREE



KEY PLAN
NS



www.thomaspporter.com
8 North St., Cuy
Toledo, Ohio 43604-1008 419.243.2400 PBX 419.243.2405 FAX

CONSTRUCTIVE:
**Lathrop
EDGE**

mda engineering, inc.



PROJECT FILE:
**HENSVILLE
BUILDING RENOVATIONS**
3 & 4 N. ST. CLAIR ST. & 400 WASHINGTON ST.
TOLEDO, OHIO 43604

DATE OF REVISION:

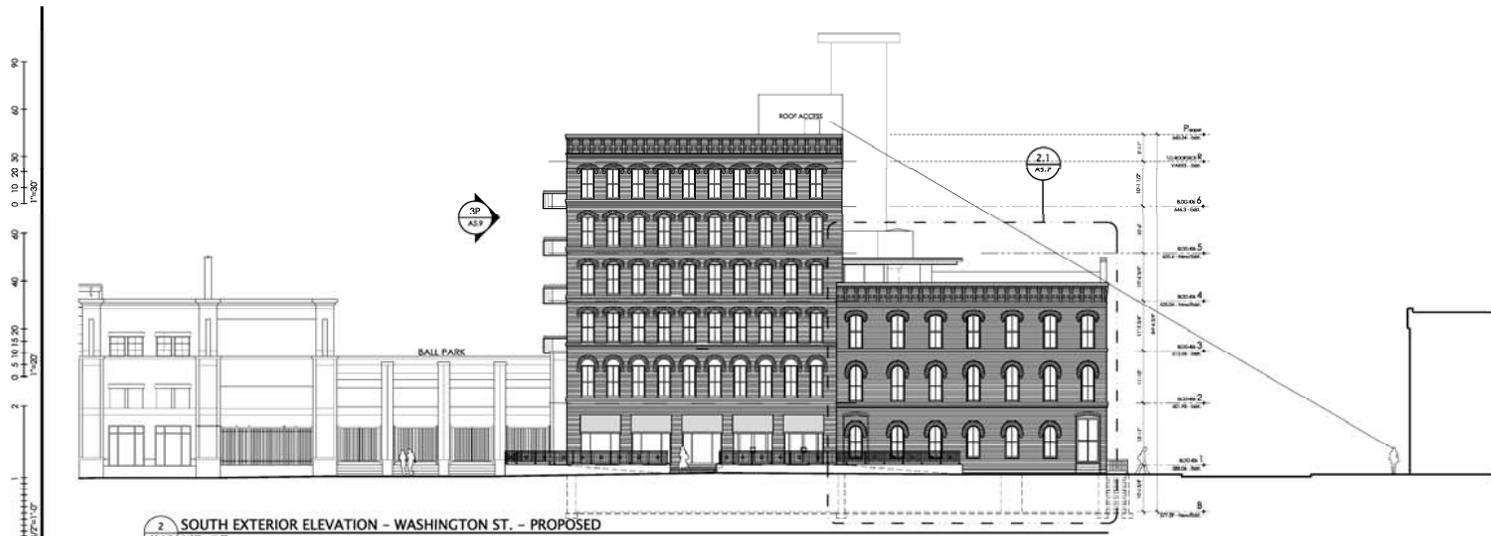
NO.	DATE	DESCRIPTION

DATE: 3.14.14
TIA COMMISSION NUMBER: 12020B
DRAWING FILE: EXTERIOR ELEVATIONS

DRAWING NUMBER:
AS.1.1
SHEET ___ OF ___

ELEVATION

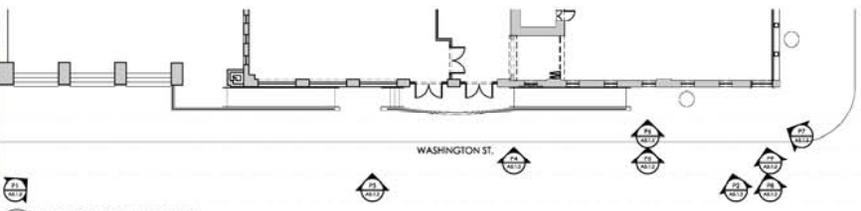
DOD-2-14
ID 10



2 SOUTH EXTERIOR ELEVATION - WASHINGTON ST. - PROPOSED
AS.1.2 3/32" = 1'-0"



P1 EXISTING PHOTO
S.1.2 NOT TO SCALE



2 PHOTO LOCATION PLAN
AS.1.2 3/32" = 1'-0"



P2 EXISTING PHOTO
S.1.2 NOT TO SCALE



P3 EXISTING PHOTO
S.1.2 NOT TO SCALE



P4 EXISTING PHOTO
S.1.2 NOT TO SCALE



P5 EXISTING PHOTO
S.1.2 NOT TO SCALE



P6 EXISTING PHOTO
S.1.2 NOT TO SCALE



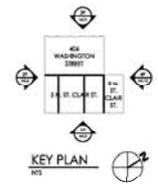
P7 EXISTING PHOTO
S.1.2 NOT TO SCALE



P8 EXISTING PHOTO
S.1.2 NOT TO SCALE



P9 EXISTING PHOTO
S.1.2 NOT TO SCALE



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HENSVILLE
BUILDING RENOVATIONS
3 & 5 N. CLAY ST. & 405 WASHINGTON ST.
TOLEDO, OHIO 43604

ISSUE OR REVISION:	
DATE	ISSUE / REVISION
DESIGNED BY	
DRAWN BY	
CHECKED BY	

PROJ. COMMISSION NUMBER 12020B

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER
A5.1.2
SHEET ___ OF ___

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Major Site Plan Review for a new 121-space off-site parking lot. |
| Location | - | 980 N Westwood Avenue |
| Owner | - | Kury Housing
5309 Transportation Blvd
Cleveland, Ohio 44125 |
| Applicant | - | Aaron Pechota
NRP Group
5309 Transportation Blvd
Cleveland, Ohio 44125 |
| Engineer | - | Jeff Myers
Mannik Smith Group
1800 Indian Wood Circle
Maumee, Ohio 43537 |

Site Description

- | | | |
|--------------|---|---------------------------|
| Zoning | - | IG General Industrial |
| Area | - | ± 3.212 acres |
| Frontage | - | ± 237' on Westwood Avenue |
| Existing Use | - | Vacant Industrial |
| Proposed use | - | Off-Site Parking Lot |

Area Description

- | | | |
|-------|---|---------------------------------|
| North | - | Proposed Student Housing / RM24 |
| South | - | Car Wash / IL, IG |
| East | - | Industrial / IG |
| West | - | Limited Manufacturing / IL |

Parcel History

- | | | |
|----------|---|---|
| SPR-8-14 | - | Major Site Plan Review for a off-site parking lot (Deferred on 4/10/14) |
|----------|---|---|

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a major site plan review to facilitate a new 121 space off-site parking lot for a site located at 980 N Westwood Avenue. Pursuant to TMC§1111.0800 applications for off-street parking with 60 or more spaces require major site plan review. The applicant is currently redeveloping the property to the north into a student housing development that the off-site parking lot will serve. The 3.2-acre site is zoned IG and contains a vacant factory that will be razed as part of the redevelopment. The Plan Commission approved a major site plan review for the student-housing complex on August 8, 2013. This case was deferred from the April 10, 2014 Plan Commission hearing to provide additional time for the applicant and the Sem-Com President to work together on access and easement issues.

Parking and Circulation

Upon completion, the student housing development will consist of 200 units (596 beds) distributed among eight buildings and contain 381 parking spaces. The addition of the off-site parking lot will add 121 parking spaces for a total of 502 spaces.

TMC§1107.1400 *Alternative Access and Parking Plans* – the Director of Planning is authorized to approve an alternative parking plan that permits off-street parking spaces in excess of the allowed 150% maximum and allows any or all of the off-street parking to be located off-site. The applicant submitted an alternative-parking plan that provides justification of an off-site parking lot that would exceed the 150% maximum off-street parking. The Director has determined that the alternative-parking plan is acceptable.

The off-site parking lot will be accessed via two curb cuts onto Westwood Avenue. The curb cut to the north will connect the off-site parking lot with the student-housing complex via a new access point onto an existing access drive. This drive also serves the Sem-Com factory to the east of the site.

The President of Sem-Com has communicated concerns regarding a new access point the applicant is proposing onto the shared access drive. The applicant has met with the Sem-Com representative but a resolution has not been met. The Division of Transportation does not object to the access point, as this is a private property matter.

STAFF ANALYSIS (cont'd)

Landscaping

A thirty-foot (30') greenbelt is offered along the Westwood Avenue frontage. If combined with the property to the north a thirty-foot (30') greenbelt would be required. Therefore, Staff supports a thirty-foot (30') greenbelt to allow for consistency between the two (2) sites. The greenbelt will consist of a decorative fence, deciduous trees and a solid hedge offered throughout the entire greenbelt and along the entire length of the Westwood Avenue frontage.

The interior parking lot landscaping requirement is two (2) canopy trees and six (6) shrubs for every ten (10) parking spaces within the parking lot. In addition, the applicant shall provide twenty (20) square feet of interior landscaping per parking space. The applicant is providing deciduous and evergreen trees in addition to shrubs throughout the parking lot site. The square footage and quantities being provided are in compliance with the interior parking lot requirements. Pursuant to TMC§1108.0406 *Irrigation/Watering*, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition and shall be required for projects of over ½ acre in site area.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for light industrial uses. The light industrial future land use district was intended to permit uses that are compatible with commercial and residential uses. The Dorr Street Vision plan stresses the need for student housing within close proximity to the University of Toledo, with the caveat that the locations be physically separated from any single-family residential areas. Based on the nature of the proposed use and its location, the proposal supports the goals of the Dorr Street Vision Plan and meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-8-14, a request for major site plan review to facilitate a new 121-space off-site parking lot for a site located at 980 N Westwood Avenue, for the following two (2) reasons:

1. The request is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC 1111.0706.C Review & Decision-Making Criteria); and
2. 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 approve SPR-8-14, a request for major site plan review to facilitate a new 121-space off-site parking lot for a site located at 980 N Westwood Avenue, subject to the following twenty-nine (29) conditions:

STAFF RECOMMENDATION (cont'd)

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. The existing drive approach along W. Central Ave., does not conform to specifications above and shall be removed and replaced to be brought into compliance.
2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, The Toledo Municipal Code, and The Americans with Disabilities Act Guidelines.
3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with eight-inch (8") thick concrete per The City of Toledo Construction Standards and Specifications. **No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening.**
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from the One Stop Shop, ph. (419) 245-1220.

Contact Scott Bishop at ph. (419) 936-2756 for inspection of above-mentioned items.
5. There are two 8-inch (8") diameter privately-owned water services located within the project area. Maintain a minimum of 5 feet (5') of cover over the water services. Existing water manholes and valve boxes located within the proposed sidewalk or pavement area shall be adjusted to grade, at the developer's expense.
6. Existing water services to structures removed from the site shall be abandoned at the owner's expense.
7. Plans for new water service or modifications to existing water services shall be submitted to the Division of Engineering Services for review and approval.
8. Maintain 10 feet (10') of horizontal clearance between proposed storm sewers and existing water services. 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.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

9. 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.
10. Per the Ohio EPA, drain holes on hydrants (new and existing) that will be within ten feet (10') of a storm sewer shall be plugged.
11. 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.
12. 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.
13. No construction work, including grading, will be permitted without approved plans and inspection.
14. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx. It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, the Division of Engineering Services to set up a pre-submittal meeting. This is suggested so that there is a full understanding of the City of Toledo's requirements for the sanitary, storm, water, and roadway utilities. This will in turn help to eliminate costly design time, revisions to drawings, delays in plan reviews and speed-up the plan approval process.

Contact Information is:

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

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

15. 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 percent reduction in the property's storm water utility fee through the Storm Water Credit Program.
16. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
17. The new sewer will be privately owned and maintained. The Developer is to provide a copy of the sewer easement and maintenance agreement between the Developer and the Sem-Com for record purposes.
18. Construction of the new sewer shall not interrupt existing sanitary service to Sem-Com. The Developer shall coordinate the construction and schedule of installing the new sewer with Sem-Com.

Fire Prevention

No objections or concerns.

Sewer & Drainage Services

19. All storm drainage lines connected to the city storm main should be metered according to the requirements of Engineering Services. In addition, a manhole with a minimum 4' deep sump to trap any sediment should be built over these storm lines. The pipes entering and existing this manhole should have 90-degree bends to trap floating debris. This manhole is to be built on private property and maintained privately. Each connection to the city storm system should have a similar manhole. The last inlet structure on the pipe exiting the site could be built as this trapped manhole.

Building Inspection

20. Demolition of any existing building will require a demolition permit issued from the City of Toledo through its Division of Building Inspection requiring termination of all utilities. Documentation from Columbia Gas and Toledo Edison/Energy One must be provided to Building Inspection that this has occurred. If the existing water and sewer taps are to be re-used, the applicant/contractor must identify this to the Department of Public Utilities and secure their release from the demolition permit to be processed and issued.

STAFF RECOMMENDATION (cont'd)

Building Inspection (cont'd)

21. Construction of new buildings or a parking lot will require construction documents stamped by a licensed design professional to be submitted to the Division of Building Inspection for review and approval showing the construction to be in compliance with the City of Toledo's building, mechanical and fire codes and, by referenced standards, those of the State of Ohio. Plans must identify the correct building type, use group, occupancy load, plumbing fixture count, egress and emergency egress location, emergency evacuation routes and other life-safety and ADA compliancy facilities, in accordance with the Administrative Code of the Ohio Building Code Chapter 106.
22. New fencing and new signs will require separate plan review and permits.

Division of Transportation

23. The north access drive on Westwood Ave. shall be widened to 25; to accommodate for two-way traffic.
24. Direct access from Westwood Ave. to the 980 N. Westwood overflow parking lot shall not be permitted.

Plan Commission

25. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces overhanging a pedestrian walkway or sidewalk and when adjoining a building.
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. Frontage greenbelts shall be constructed of grass, trees and shrub plantings. Greenbelt frontage landscaping shall be a minimum width of 30 feet, constructed of a solid evergreen hedge and provide a minimum of one tree for every 30 feet of frontage. Trees are not required to be evenly spaced and may be clustered; **acceptable as depicted on landscape plan.**
 - b. Total interior landscaping shall be 20 square feet per parking space. Landscape areas within the parking area shall be peninsular or island types and must be constructed with 6 inch by 18 inch concrete curbing; **acceptable as depicted on landscape plan.**
 - c. All parking spaces must be within 100 linear feet of a landscaped area; **acceptable as depicted on landscape plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- d. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area. A landscape island shall be installed in the parking lot directly south of the northern curb cut; **shall be depicted on revised landscape plan.**
- e. Topsoil must be back filled to provide positive drainage of the landscape area; **acceptable as depicted on landscape plan.**
- f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **acceptable as depicted on landscape plan.**
- g. Landscape terminal islands must be provided at the end of each parking row; **acceptable as depicted on landscape plan.**
- h. Two canopy trees and six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot; **acceptable as depicted on landscape plan.**
- h. 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; **acceptable as depicted on landscape plan.**
- j. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **acceptable as depicted on landscape plan.**
- k. If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details; **shall be noted on revised landscape plan.**
- l. The location, height and materials of any fencing to be installed and maintained; **shall be noted on revised landscape plan.**
- m. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties); **acceptable as depicted on landscape plan.**
- n. The location, lighting and size of any signs, all signage is subject to TMC§1387.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

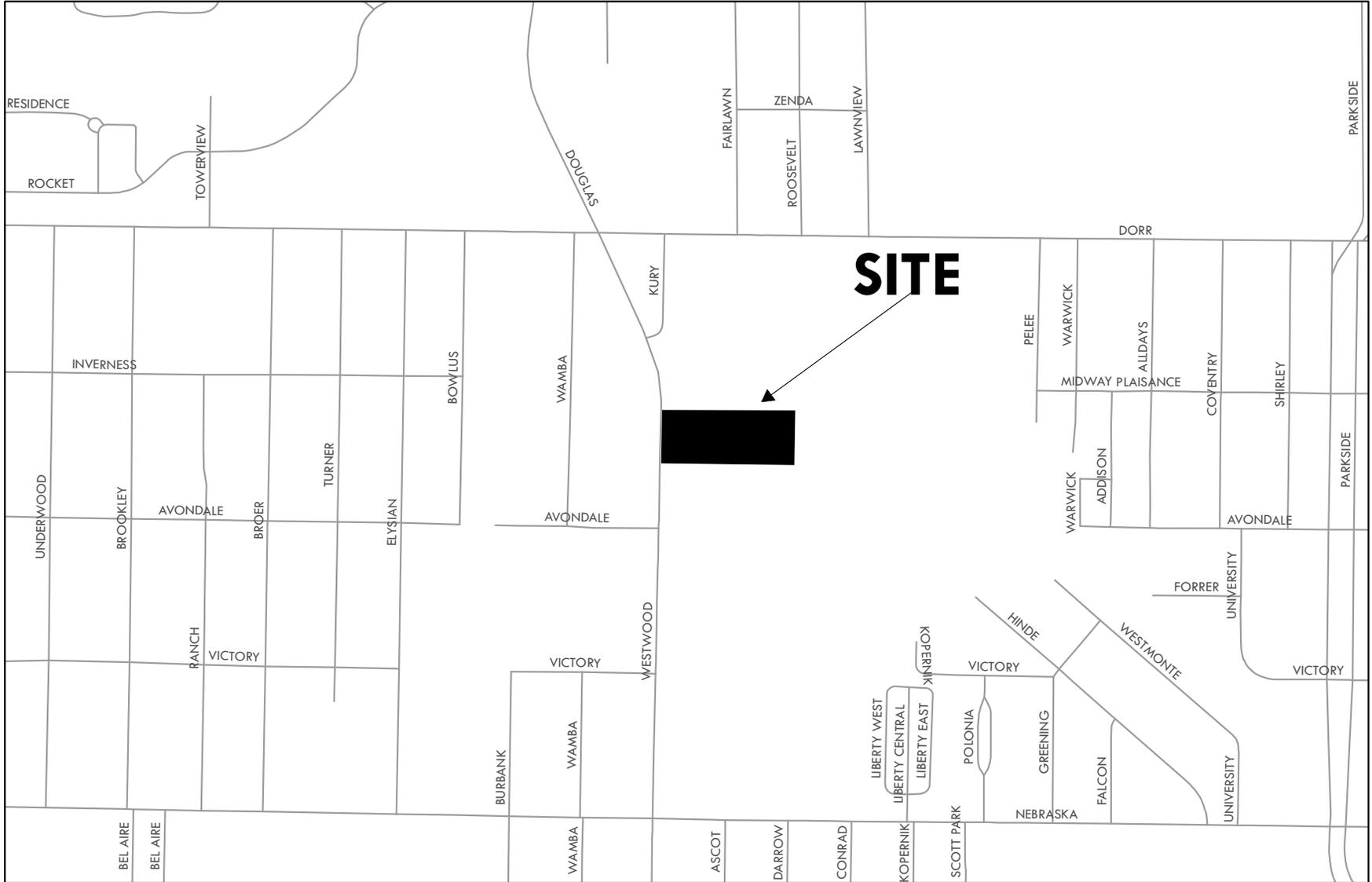
27. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commission of Inspection providing for the installation of required landscaping within one year. Landscaping shall be installed and maintained indefinitely.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

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-8-14
DATE: May 8, 2014
TIME: 2:00 P.M.

BH/bp
Four (4) sketches follow

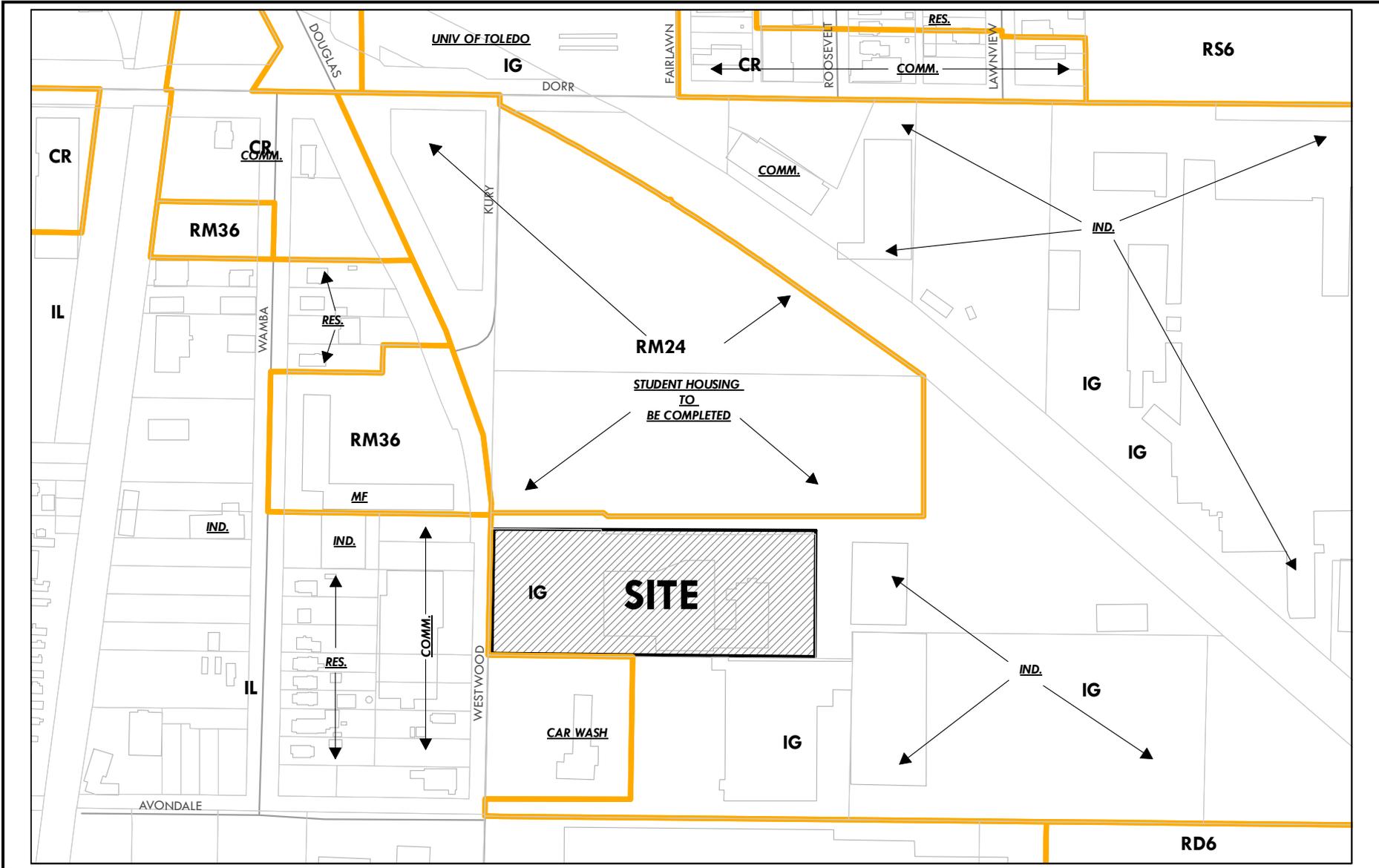
GENERAL LOCATION

SPR-8-14
ID 47



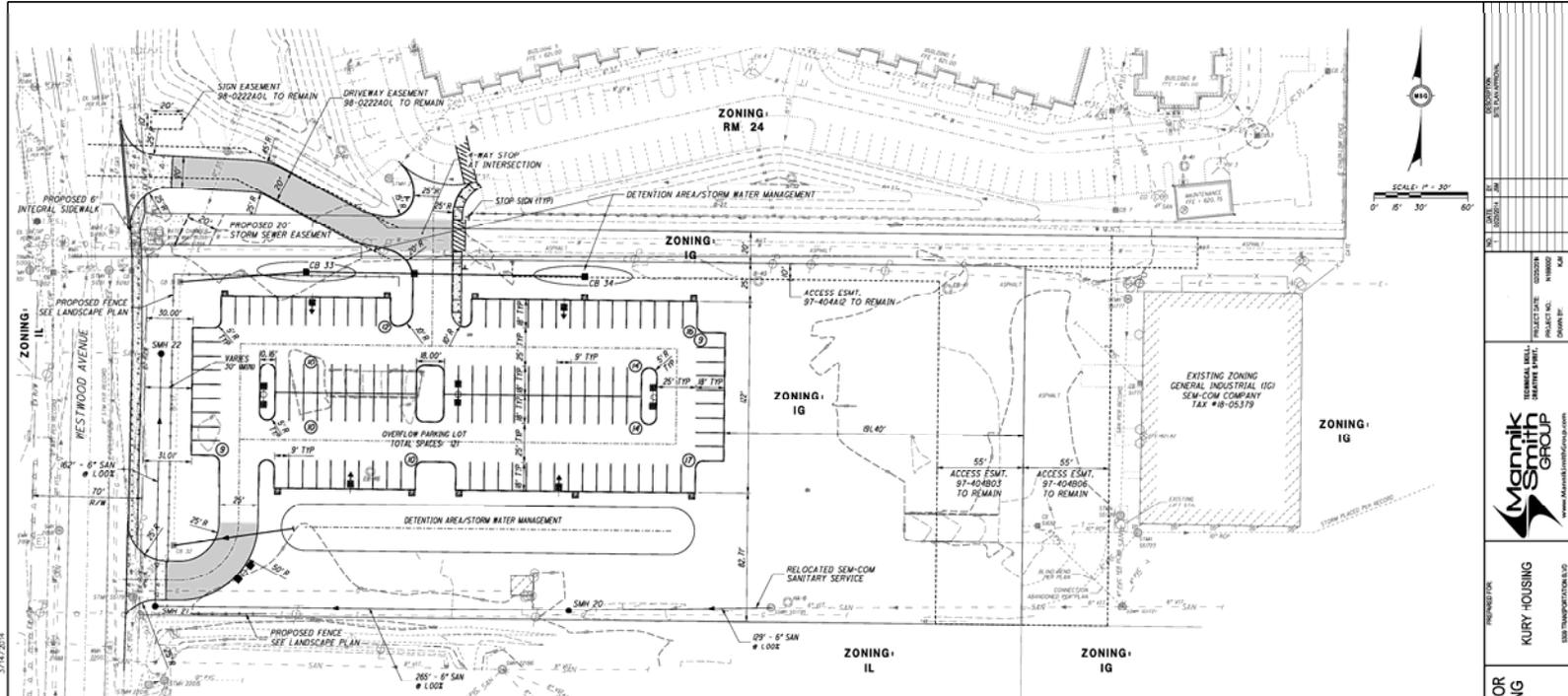
ZONING & LAND USE

SPR-8-14
ID 47



SITE PLAN

SPR-8-14
ID 47



PAVING LEGEND	DETAIL NO./ SHEET NO.
	LIGHT DUTY PAVEMENT 1/CS.0
	HEAVY DUTY PAVEMENT 2/CS.0
	CONCRETE PAVEMENT 3/CS.0
	CONCRETE SIDEWALK 4,5/CS.0
	6" CONCRETE CURB CITY OF TOLEDO TYPE A, STD DWG 17
	6" INTEGRAL CURB 5/CS.0
	ROUTED COBBLESTONE RIPRAP 6,7/CS.0

CALCULATIONS

NORTH SITE PARKING:	381 SPACES
OVERFLOW PARKING:	121 SPACES
TOTAL:	502 SPACES
RATIO:	2.5 SP/IN 0.84 SP/BD

KURY HOUSING <small>ENGINEERING & ARCHITECTURE 1234 N. WESTWOOD AVE. TOLEDO, OHIO 43604</small>
OVERFLOW PARKING LOT FOR TOLEDO STUDENT HOUSING 1234 N. WESTWOOD AVE. TOLEDO, OHIO
SITE PLAN
C5.0 / C11.2

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GENERAL INFORMATION

Subject

- Request - Zone change from RS6 Single Dwelling Residential to IC Institutional Campus District
- Location - I-475 and Promedica Parkway
- Applicant - Tim Grohnke
The Toledo Hospital
2142 North Cove Boulevard
Toledo, OH 43606
- Attorney - Mark Rose
Marshall & Melhorn, LLC
Four Seagate
Eighth Floor
Toledo, OH 43604

Site Description

- Zoning - "RS6" Single Dwelling Residential
- Area - 2.797 ± acres
- Frontage - 487' on Promedica Parkway
- Existing Use - Vacant Land
- Proposed Use - Helipad

Area Description

- North - I-475 & off-ramp / RS6
- South - Vacant Land & Commercial / CR
- East - Vacant Land and I-475 / RS6
- West - Promedica Parkway and Medical Offices / CR

Parcel History

- V-507-1 - Vacation of portions of Kelly, Bigelow, and Giant. Plan Comm. approved 1/9/13. (Ord. 249-13, 5/14/13)
- Z-4001-14 - Amendment to IC Master Plan to add a helipad and relocate the Ronald McDonald House. (Companion Case)

GENERAL INFORMATION (cont'd)

Applicable Regulations

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

STAFF ANALYSIS

The request is for a zone change from RS6 Single Dwelling Residential to IC Institutional Campus District. This request will facilitate the relocation of the Hospital's back-up, ground-based helipad, which in turn will facilitate redevelopment of the existing ground-based helipad site at the Hospital's Campus for the new Ronald McDonald House. The subject site is presently unimproved and represents the remnant property acquired by the Ohio Department of Transportation in connection with the recently completed I-475 improvement project between Douglas Road and I-475/I-75 split. A detailed site plan will be submitted prior to commencing with the development of the helipad.

The proposal will support the future development of the area by Promedica in enhancing their campus. Staff recommends that when Promedica has finalized the master planning process and consolidated their land, that they submit an application to rezone all of their land to Institutional Campus. The intended purpose of this Institutional Master Plan is to accomplish the following:

The Institutional Master Plan review and approval procedures are intended to provide a framework for development of large institutions in campus settings. Approval of an Institutional Master Plan is intended to permit flexibility in site development and in the design and arrangement of buildings that is not possible when development occurs on a lot-by-lot basis. In addition, it is intended that the master planning process and resulting Institutional Master Plan protect the integrity of adjacent neighborhoods. Institutional Master Plans are intended to create efficient, functional, and attractive areas that incorporate a high level of amenities and meet public objectives for protection and preservation of Toledo's neighborhoods. The provisions are intended to ensure appropriate uses and structures within Institutional Master Planned areas and between institutional areas and areas adjacent to them. The provisions are specifically intended to:

- A. Maintain the integrity of existing residential neighborhoods and protect such areas from the adverse land use impacts sometimes associated with large institutional uses;
- B. Ensure safe and adequate pedestrian and vehicular movements;
- C. Offer predictability for institutions as they contemplate expansion and improvement efforts; and
- D. Offer a predictable framework for the City in its efforts to make sound public investment decisions.

STAFF ANALYSIS (cont'd)

The Toledo 20/20 Comprehensive Plan did not offer a designation for this area as it was part of the highway upgrades and was considered public right-of-way. Immediately east of the site the 20/20 Land Use Plan suggests that this area be utilized for Institutional Campus (IC) District. This accommodates 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. This site and the undeveloped area adjacent to it should be utilized for the Hospital's development given the potential for future expansion and the reconfiguration of the expressway. This expansion should only be allowed if measures are taken to protect the surrounding residential neighborhood.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-4002-14, a zone change from RS6 Single Dwelling Residential to IC Institutional Campus District located at I-475 and Promedica Parkway 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)

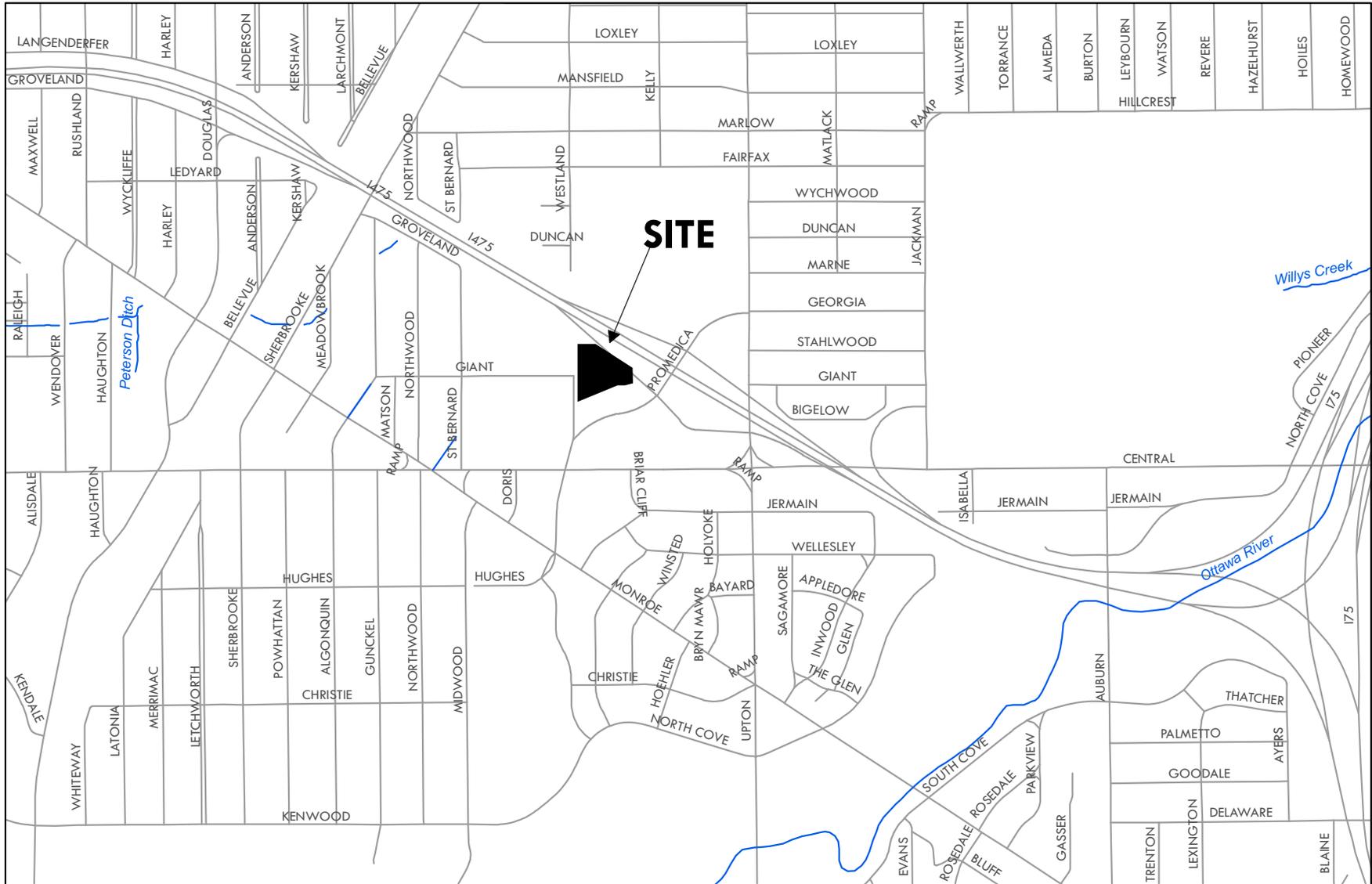
ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-4002-14
DATE: May 8, 2014
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
ZONING AND PLANNING
DATE: June 11, 2014
TIME : 4:00 P.M.

TCG/bp
Two (2) sketches follow

GENERAL LOCATION

Z-4002-14
ID 45

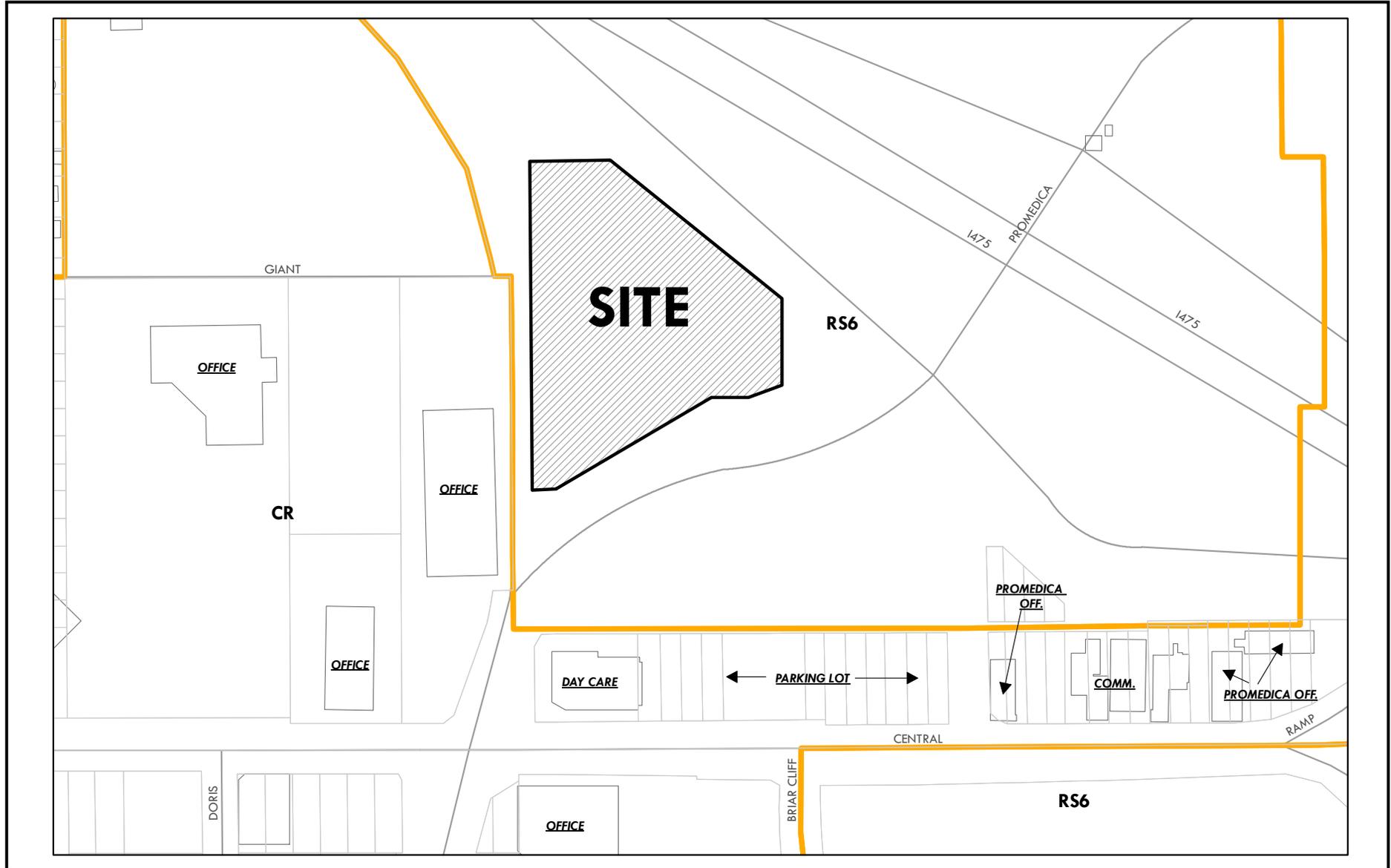


ZONING & LAND USE

Z-4002-14
ID 41



3-5



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GENERAL INFORMATION

Subject

- Request - Amendment to IC Master Plan to add a helipad and relocate the Ronald McDonald House.
- Location - I-475 and Promedica Parkway
2142 North Cove Boulevard
- Applicant - Tim Grohnke
The Toledo Hospital
2142 North Cove Boulevard
Toledo, OH 43606
- Attorney - Mark Rose
Marshall & Melhorn, LLC
Four Seagate
Eighth Floor
Toledo, OH 43604

Site Description

- Zoning - "RD6" Duplex Residential District (IC pending) and IC Institutional Campus District

Helipad

- Area - 2.797 ± acres
- Frontage - 487' on Promedica Parkway
- Existing Use - Vacant Land
- Proposed Use - Helipad

Ronald McDonald House

- Area - 3.96 ± acres
- Frontage - 610' on Monroe Street
- Existing Use - Helipad
- Proposed Use - Ronald McDonald House

Area Description

- North - Central Avenue & Vacant land / CR
- South - Promedica Office Complex / IC
- East - Promedica Parkway & Mixed Residential / RD6 & RM36
- West - Midwood Avenue & Single Family Residential / CR, CO & RS6

GENERAL INFORMATION (cont'd)

Parcel History

- Z-48-41 - Request for zone change from “A” district to “B” district, approved by Plan Commission on 3/13/41.
- P-5-59 - Request for off-street parking review for Toledo Hospital parking lot, approved by Plan Commission 6/4/59
- P-8-62 - Request for off-street parking review for Toledo Hospital parking lot, approved by Plan Commission 8/9/62
- Z-126-66 - Request for special use permit for addition to Toledo Hospital, approved by Plan Commission 5/26/66
- Z-314-70 - Request for amendment to special use permit for building expansion and parking lot, approved by Plan Commission 12/3/70, City Council Ord. 1149-70 on 12/14/70
- Z-148-72 - Request for amendment to special use permit, approved by Plan Commission 8/3/72
- Z-192-74 - Request for amendment to special use permit to add additional lots to the hospital property, approved by Plan Commission 8/15/74, City Council Ord. 728-74 on 8-27-74
- Z-308-75 - Request for amendment to special use permit to allow for re-designation of hospital traffic circulation approved by Plan Commission 6/30/77, City Council Ord. 511-77 on 12/21/77
- T-150-76 - Request for deed transfer, approved administratively on 6/30/76
- SUP-6-78 - Request for amendment to special use permit to add additional property for parking lots, approved by Plan Commission 5/4/78, City Council Ord. 368-78 on 7/26/78

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- V-77-78 - Request for the vacation of a portion of Christie Street east of Midwood Avenue, approved by Plan Commission 6/15/78, City Council Ord. 534-78 on 7/2/78
- SUP-216-81 - Request for amendment to special use permit for review and approval of Toledo Hospital Master Plan, approved by Plan Commission 11/5/81, City Council Ord. 730-81 on 3/3/82
- SUP-162-84 - Request for amendment to special use permit, approved by Plan Commission 11/1/84, City Council Ord. 829-84 on 11/7/84
- SUP-136-86 - Request for amendment to special use permit, approved by Plan Commission 7/10/86, City Council Ord. 617-86 on 7/23/86
- Z-40-86 - Request for comprehensive zone change in the Colony Neighborhood, approved by Plan Commission 3/20/86, City Council Ord. 280-86 and 399-86
- Z-12007-93 - Request for zone change from R-3 to C-3, for 3 small parcels, approved by Plan Commission 1/6/94, City Council Ord. 53-94 on 6/22/94
- Z-8001-00 - Deferred from 10/12/00 Plan Commission agenda
- Z-8001-00 - Companion zone change
- Z-3003-05 - Zone change from RM36, RS6, CO, RD6 to IC and Master Plan for Toledo Hospital. Plan Commission approved 4/14/05. Ord. 393-05, 5/31/05
- Z-4002-14 - Zone change from RS6 Single Dwelling Residential to IC Institutional Campus District. (companion case)

GENERAL INFORMATION (cont'd)

Applicable Regulations

Toledo Municipal Code, Part Eleven: Planning and Zoning Chapter 1111.1300,
Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

This request is for an amendment to the IC Master Plan to add a helipad and relocate the Ronald McDonald House. The amendment is limited to the site presently occupied by the Hospital's back-up, ground based helipad that will facilitate the rebuilding of the Ronald McDonald House and the unimproved remnant property acquired by the Ohio Department of Transportation in connection with the recently completed I-475 improvement project that will be the site of the new helipad. Both of these proposed developments will be subject to a detailed site plan review in the near future.

The Ronald McDonald House will be constructed on the site of the current ground based helipad site after it is relocated. The Ronald McDonald House is proposed to be a two-story 44,026 square foot facility that will be owned by Ronald McDonald House charities of Northwest Ohio Inc.. This facility will provide a *home away from home* for families that travel to Toledo for their children's specialized medical care. This development is intended to commence construction on or about July 2014 and should be completed over the ensuing twelve months.

The Ronald McDonald House will include approximately seventy-four (74) surface parking space to serve the new building. Long-term access to the Ronald McDonald House and the Emergency Pavilion (new helipad site) will be provided via a new service drive from Monroe Street between Midwood and Promedica Parkway. Access will be provided via Hughes drive until such time that the new drive is completed.

The Division of Transportation has concerns about the new roadway and recommends that the new roadway not be attached to the existing Hughes Dr. roadway via direct connection or thru the Ronald McDonald House parking lot. This connection would entice vehicles to bypass the Promedica Parkway entrance and the new roadway will not be able to handle this type of traffic pattern safely.

The Hospital will construct an approximately 22,500 square foot helipad to provide a backup location for its existing roof-top helipad within the Hospital Campus. Access to the ground-based helipad at the North Campus Helipad site will be via Giant Street. Landscaping will be incorporated into the site to properly screen the site.

STAFF ANALYSIS

The Toledo 20/20 Comprehensive Plan designates the area for the new Ronald McDonald House as Institutional Campus District. The Toledo 20/20 Comprehensive Plan did not offer a designation for future helipad site as it was part of the highway upgrades and was considered public right-of-way. Immediately east of the future helipad site the 20/20 Land Use Plan has designated the area for Institutional Campus (IC) District. This accommodates 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. This site and the undeveloped area adjacent to it should be utilized for the Hospital's development given the potential for future expansion and the reconfiguration of the expressway. The proposed amendments to the IC Master Plan are in conformance with the Toledo 20/20 Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-4001-14, an amendment to IC Master Plan to add a helipad and relocate the Ronald McDonald House located at I-475 and Promedica Parkway and 2142 North Cove Boulevard to Toledo City Council, for the following three (3) reasons:

1. The proposed amendments to the IC Master Plan are in conformance with the Toledo 20/20 Comprehensive Plan. (TMC 1111.1309 A, Institutional Campus, Approval Criteria)
2. The proposed amendments comply with all applicable standards of the Toledo Municipal Code. (TMC 1111.1309 B, Institutional Campus, Approval Criteria)
3. The proposed amendments will not result in significant adverse impact to other property in the vicinity of the subject tract or to the natural environment. (TMC 1111.1309 C, Institutional Campus, Approval Criteria)

The staff recommends that the Toledo City Plan Commission recommend approval of Z-4001-14, an amendment to IC Master Plan to add a helipad and relocate the Ronald McDonald House located at I-475 and Promedica Parkway and 2142 North Cove Boulevard to Toledo City Council, subject to the following thirty-three (33) conditions:

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

STAFF RECOMMENDATION

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.
2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, The Toledo Municipal Code, and The Americans with Disabilities Act Guidelines.
3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with eight-inch (8”) thick concrete per The City of Toledo Construction Standards and Specifications. **No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening.**
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from the One Stop Shop, ph. (419) 245-1220.
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. Plans for water services 4-inch diameter and larger shall be submitted to the Division of Engineering Services for review and approval.
8. 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. Plans for the water service shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service.
11. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the owner’s cost.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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

Contact Information is:

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

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

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

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

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

15. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMP). All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
16. Any earth-disturbing activity that will require the disturbance of 2,500 or more square feet shall employ stormwater detention and post-construction stormwater BMPs as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities. Designs incorporating low impact development solutions, such as grassy swales, and bio-retention areas in lieu of curb, storm sewers, and underground detention, are encouraged. Designs incorporating green infrastructure such as wet ponds, extended detention, bio-retention, or grassy swales, etc., may be eligible for a percent reduction in the property’s stormwater utility fee through the storm water Credit Program.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

17. Any 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. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
20. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
21. Any existing sewers under proposed buildings or new development areas shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
22. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes under the proposed building.
23. Any sanitary sewer manholes, in or near, pavement shall have solid lids installed on them.

Division of Transportation

24. The new roadway shall not be attached to the existing Hughes Dr. roadway via direct connection or thru the Ronald McDonald House parking lot. This would entice vehicles to bypass the Promedica Parkway entrance; the new roadway will not be able to handle this type of scenario safely.

Division of Sewer and Drainage Services

25. All private sewer lines (both storm & sanitary) be cleaned and inspected.
26. The private sanitary lines (after they have been cleaned) be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Building Inspection

27. The property is not in a special flood hazard area (SFHA).

STAFF RECOMMENDATION (cont'd)

Building Inspection (cont'd)

28. Demolition of any existing buildings will require demolition permits issued from the City of Toledo through its Division of Building Inspection requiring termination of all utilities. Documentation from Columbia Gas and Toledo Edison / First Energy 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.
29. 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 compliance facilities, in accordance with the Administrative Code of the Ohio Building code Chapter 106.
30. Any new fencing and new signs will require separate plan reviews and permits.

Plan Commission

31. Detailed site plans for the proposed helipad and the Ronald McDonald House shall be submitted to the Plan Commission for review and approval.
32. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
33. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

INSTITUTIONAL CAMPUS MASTER
PLAN AMENDMENT
TOLEDO CITY PLAN COMMISSION
REF: Z-4001-14
DATE: May 8, 2014
TIME: 2:00 P.M.

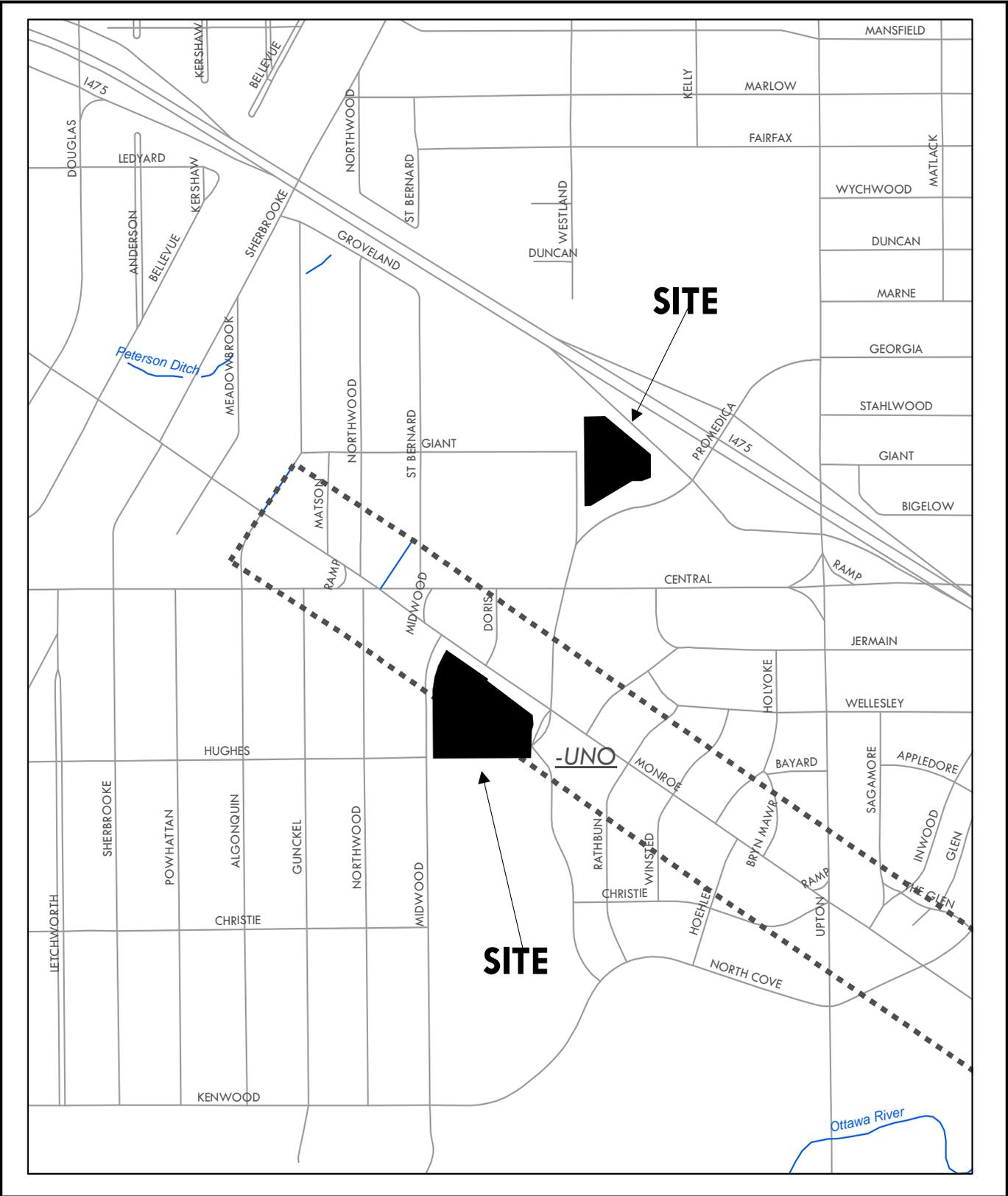
REF: Z-4001-14 . .May 8, 2014

CITY COUNCIL COMMITTEE OF
ZONING AND PLANNING
DATE: June 11, 2014
TIME : 4:00 P.M.

TCG/bp
Three (3) sketches follow

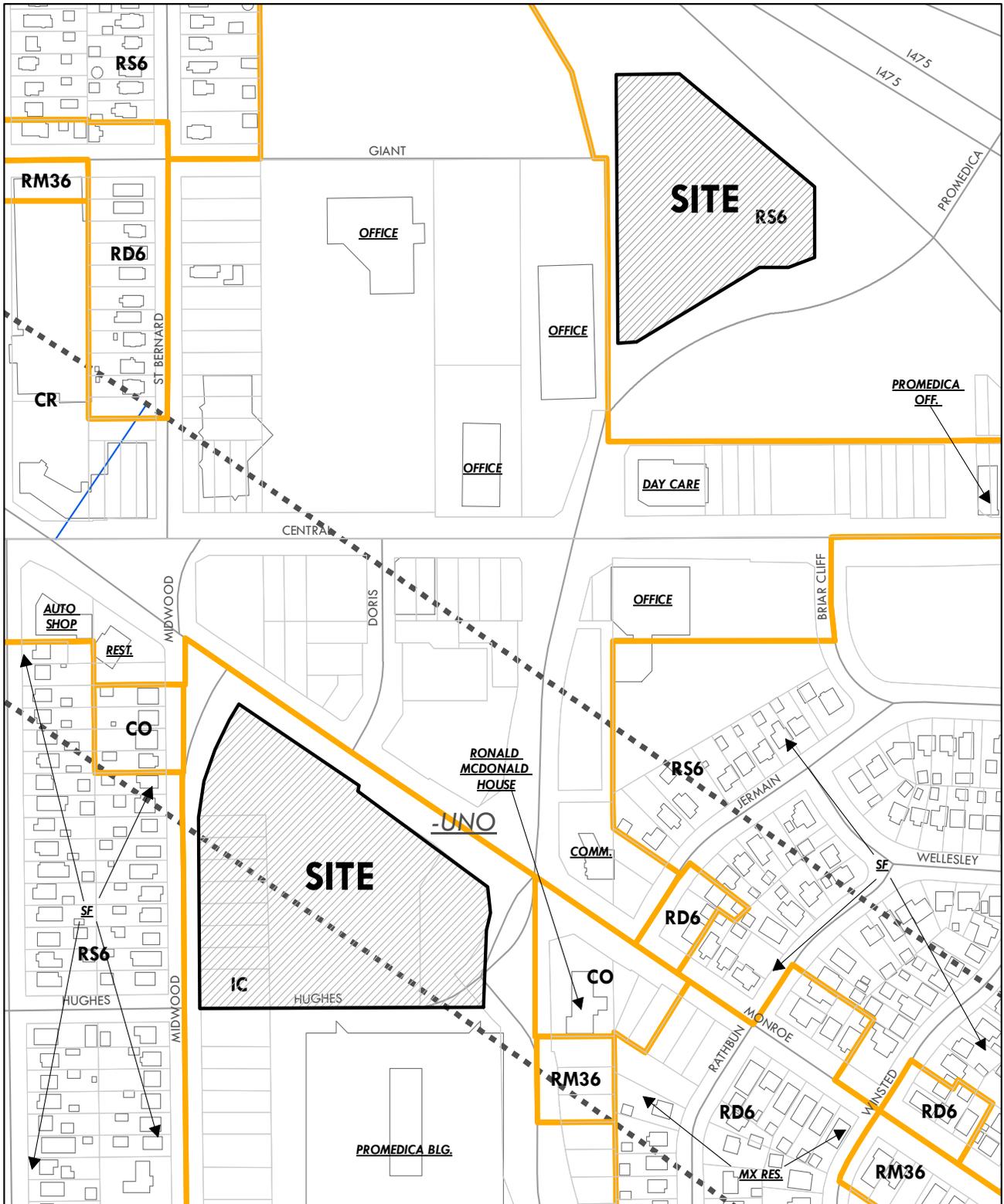
GENERAL LOCATION

SUP-4001-14
ID 41,45



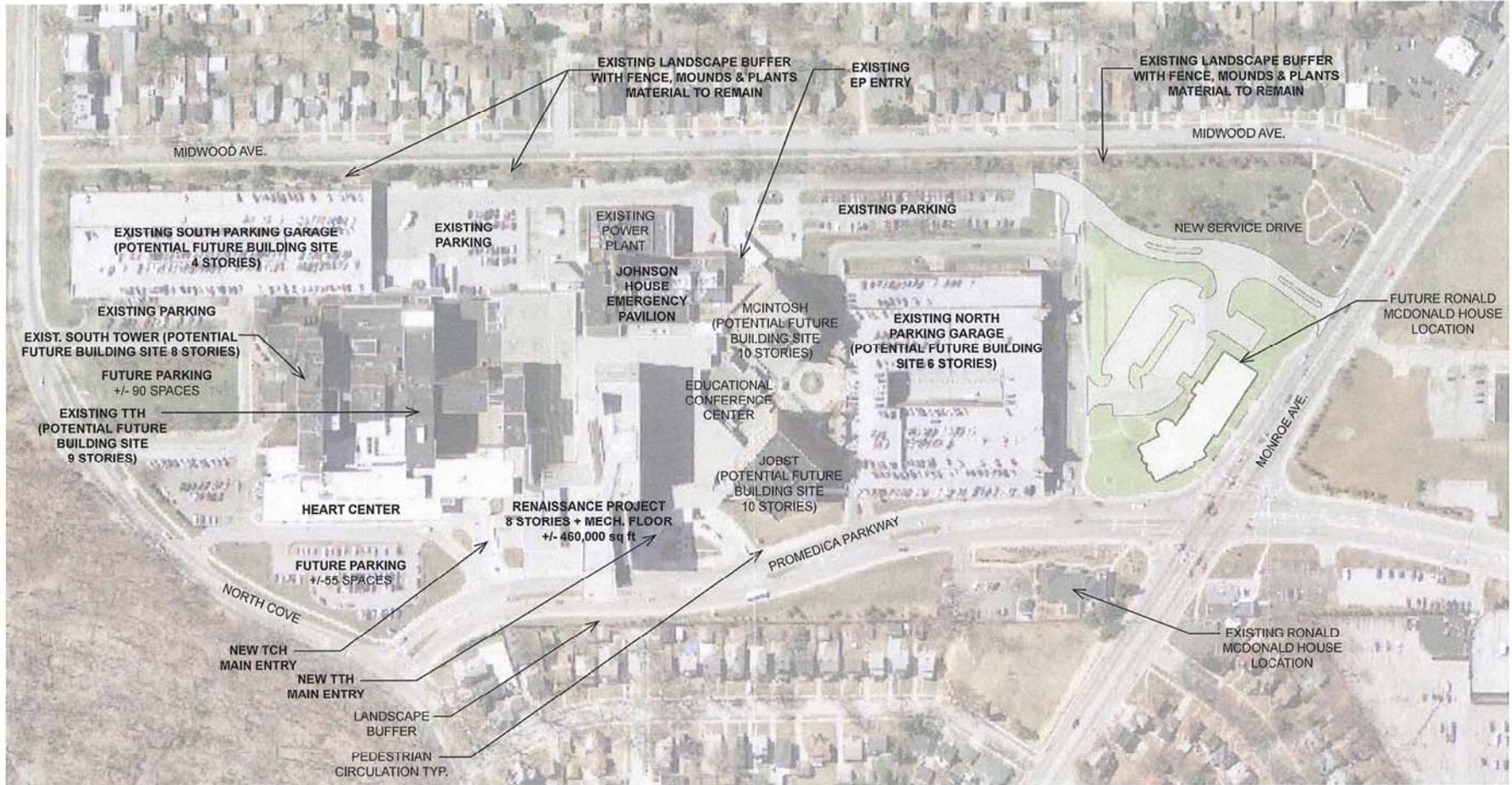
ZONING & LAND USE

Z-4001-14
ID 41,45



SITE MASTERPLAN

Z-4001-14
ID 41



PROPOSED MASTERPLAN



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GENERAL INFORMATION

Subject

- | | | |
|------------|---|--|
| Request | - | Request for a Special Use Permit for an underground storm water storage facility and pumping station/basin construction, a utility building, and Joe E. Brown park restoration |
| Location | - | 3304 Blanchard Street |
| Applicant | - | City of Toledo
One Government Center
Toledo, OH 43604 |
| Contact | - | Julie Cousino – P.E.
Toledo Waterways Initiative
One Lake Erie Center
600 Jefferson Avenue
Toledo, OH 43604 |
| Consultant | - | James Broz – P.E.
Black & Veatch Corp.
420 Madison Avenue Ste. 1005
Toledo, OH 43604 |

Site Description

- | | | |
|--------------|---|----------------------------------|
| Zoning | - | POS Parks and Open Space |
| Area | - | ± 18.0 acres |
| Frontage | - | ± 718' along Manhattan Boulevard |
| Frontage | - | ± 895' along Blanchard Street |
| Frontage | - | ± 779' along Oakland Street |
| Existing Use | - | Joe E. Brown Park |
| Proposed Use | - | Joe E. Brown Park |

Area Description

- | | | |
|-------|---|-----------------------------|
| North | - | Modern Builders Supply / IG |
| South | - | Single Family Homes / RS6 |
| East | - | Single Family Homes / RS6 |
| West | - | Single Family Homes / RD6 |

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|-----------|---|--|
| Z-8001-13 | - | Request for a zone change from RD6 Duplex Residential to POS Parks and Open Space. Approved by Plan Commission on 9/12/13, City Council approved on 10/16/13, Ord. 491-13. |
| Z-24-94 | - | Request for a zone change from R-2 Single Family Residential to "P" Park for City parks: Joe E. Brown, Smith, Danny Thomas, Wilson Pickford, and Heatherdowns. Approved by Plan Commission on 8/04/94, City Council approved on 9/08/94 Ord. 513-94. |

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to facilitate the construction of an underground storm water storage facility and pumping station/basin construction, a utility building, and restoration of Joe E. Brown park. The ±18.0 acre site is zoned for parks and open space and is currently occupied by various outdoor recreational uses such as baseball diamonds, an outdoor field hockey rink, and a playground. This case is reviewed as active recreation (park restoration) in combination with major utilities and services (underground storm water storage tank and pumping station) land uses.

The proposal consists of a newly developed pump station, an underground storm water storage tank, a small utility building, and park modification. The existing playground and picnic shelter will be relocated near the southern property line. An outdoor fitness area will be developed in conjunction with the relocated playground and shelter area. The outdoor hockey rink will be relocated near the western property line and two new tennis courts will be developed in conjunction with the relocation. Other proposed amenities consist of a one-half (1/2) mile long bike/walking loop, port-a-pottys, and sitting benches. The primary existing baseball diamond will remain in its current location but the three existing practice diamonds will be removed to accommodate the proposal.

STAFF ANALYSIS (cont'd)

The site plan indicates that a utility building will be located along Oakland Street within the minimum required setback for buildings. Per TMC§1106.0800, building and off-street parking areas must be at least twenty-five (25') feet from all street and place of rights-of-way. The utility building is shown twenty-four (24') feet from the property line and a waiver of one (1) foot will be required.

Parking and Circulation

The site plan depicts a total of forty-nine (49) parking spaces to be developed in two (2) separate areas on the site. The primary parking lot currently exists along Blanchard Street and will be expanded to contain thirty-eight (38) spaces. The secondary parking lot will be located along Oakland Street and will contain eleven (11) spaces. Both parking areas have two (2) curb cuts and are designed to accommodate angled parking. The use is classified as "community recreation – active" and does not have a specific minimum parking requirement. Minimum parking ratios are based on a parking study by transportation engineers and shall be provided by the applicant.

The site plan proposes to place these parking areas in the required twenty-five (25') foot minimum required setback. Per TMC§1106.0800, building and off-street parking areas must be at least twenty-five (25') feet from all street and place of rights-of-way. The site plan indicates the parking lot along Blanchard Street is to be set back ten (10') feet and will require a waiver of fifteen (15') feet. The parking lot along Oakland Street is to be setback five (5') feet and will require a waiver of twenty (20') feet.

Additionally, a third parking lot is designated for park use to the northeast of the site at the corner of Manhattan Boulevard and Franklin Avenue. This parking lot is not being modified as part of the current application.

Landscaping and Screening

A landscape plan has been submitted as part of the special use permit site plan review offering a row of trees along the perimeter of the park. In addition to the trees, staff recommends that a solid hedge be installed in front of the parking areas along Blanchard Street and Oakland Street to reduce headlight glare towards the homes across both streets.

Surrounding land uses include single family residential dwellings bordering the east property line. General Industrial land uses are to the north across Manhattan Boulevard. Single family land uses are west of the site across Blanchard Street and to the south of the property across Oakland Street.

STAFF ANALYSIS (cont'd)

The Toledo 20/20 Comprehensive Plan targets 3304 Blanchard Street for Parks and Open Space land uses. The parks and open space (POS) zoning district is intended to preserve and enhance major open space recreational areas by protecting the natural amenities they possess and by accommodating development that is compatible with those natural amenities. The special use permit is suitable for this location because it conforms to the 20/20 Comprehensive Plan and is compatible with the zoning and land uses that are in the immediate area of the site.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission make the following recommendations to the Toledo City Council on the minimum building setback, and minimum parking lot setback waiver for an underground storm water storage facility pumping station/basin construction, a utility building, and Joe E. Brown park restoration proposed at 3304 Blanchard Street:

Chapter 1106 Intensity and Dimensional Standards

Sec. 1106.0800 Parks and Open Space District Intensity and Dimensional Standards

Sec. 1106.0802(A) Minimum Required setbacks

Waive minimum required building setback along Oakland Street from 25 feet to 24 feet

Sec. 1106.0800 Parks and Open Space District Intensity and Dimensional Standards

Sec. 1106.0802(A) Minimum Required setbacks

Waive minimum required off-street parking lot setback from 25 feet to 10 feet along Blanchard Street and from 25 feet to 5 feet along Oakland Street

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-4004-14, a special use permit for an underground storm water storage facility pumping station/basin construction, a utility building, and Joe E. Brown park restoration for a site located at 3304 Blanchard Street, to the Toledo City Council, for the following three (3) reasons:

1. The proposed use conforms to the Toledo 20/20 Comprehensive Plan.
2. The proposed use meets the stated purpose of this Zoning Code (TMC§1111.0706(A) Review and Decision Making Criteria); and
3. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B) Review and Decision Making Criteria).

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-4004-14, a request for a Special Use Permit for an underground storm water storage facility and pumping station/basin construction, a utility building, and Joe E. Brown park restoration located at 3304 Blanchard Street, to the Toledo City Council, subject to the following forty (40) conditions:

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

Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramp within the public right-of-way abutting the site shall be replaced and/or upgrade to conform to current City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be construction in accordance with the City of Toledo Construction Standards and Specification, Toledo Municipal Code, and American with Disabilities Act Guidelines.
3. All commercial drive approaches (along with the sidewalk through the drive), shall be constructed with 8” thick concrete per City of Toledo Construction Standards and Specifications. **No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop or opening.**
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.
5. Contact Scott Bishop at (419) 936-2756 for inspection of above mentioned items.
6. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner'/developers expense.
7. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
8. Plans for water services 4-inch diameter and larger shall be submitted to the Division of Engineering Services for review and approval.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

9. Contact the Division of Water Distribution for installation for backflow preventers.
10. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner's/developer's expense.
11. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the owner's cost.
12. Storm drainage service for this site is available subject to: the Criteria and Regulations of The Departments of Public Utilities and Public Service; The Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; The Toledo City Charter; The "Subdivision Rules & Regulations" of Toledo-Lucas County Plan Commissions; City of Toledo Infrastructure Design and Construction requirements; and "The Comprehensive Ditch Plan".
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.
14. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx. It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, Division of Engineering Services to set up a pre-submittal meeting. This is suggested so that there is a full understanding of the City of Toledo's requirements for the sanitary, storm, water and roadway utilities. This will in turn help to eliminate costly design time, revisions to drawings, delays in plan reviews and speed-up the plan approval process.

Contact Information is:

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

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

15. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs). All distributed land areas over one (1) acre must submit and NOI to and obtain a permit from the Ohio EPA.
16. Any earth-disturbing activity that will require the disturbance of 2,500 or more square feet shall employ storm water detention and post-construction storm water BMPs as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities. Designs incorporating low impact development solutions such as grassy swales, and bio-retention area in lieu of curb, storm sewers and underground detention are encouraged. Designs incorporating green infrastructure such as wet ponds, extended detention, bio-retention, or grassy swales, etc. may be eligible for a percent reduction in the property's storm water utility fee through the Stormwater Credit Program.
17. 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. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

Sewer & Drainage Services

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

Fire Prevention

No comments and/or objections to the site plan.

STAFF RECOMMENDATION (cont'd)

Transportation

22. Parking lot A: It shall be confirmed that the ingress and egress drives are a minimum of 25' to accommodate two-way traffic. Access drives not meeting this width shall be widened to meet this minimum requirement.
23. Parking lot A: The width of west drive aisle shall be provided.
24. Parking lots B and C: "One-way" and "Do Not Enter" signage and/or pavement markings shall be installed where appropriate.
25. Parking lots B and C: The angular degree of the parking stalls shall be provided.
26. Parking lots B and C: All angled parking shall meet angular degree, drive aisles, and parking stall dimension requirements of the Toledo Municipal Code.

Building Inspection

27. Construction and/or erection of any building, on this site will require stamped construction documents submitted to the Division of Building Inspection for plan review and approval demonstrating that the project is in compliance with the Ohio Building Code (OBC) and the associated mechanical, electrical and fire codes.

Plan Commission

28. The applicant shall submit a parking study documenting the parking necessary to meet the needs of the park.
29. If applicable, 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.
30. Predominant exterior building materials shall be high-quality materials. For facades visible from the public right-of-way, predominant materials must comprise at least seventy-five (75%) of the total wall area of the façade. For list of acceptable material see TMC Section §1109.0501. **Acceptable as depicted on building elevation**
31. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors subject to the approval of the Planning Director. **Acceptable as depicted on building elevation**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

32. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.
33. A continuous shrub row with minimum height of eighteen (18") inches (when installed so as to achieve full screening at maturity) shall be installed along Blanchard Street and Oakland Street parking areas.
34. Lights and light fixtures used to illuminate any parking or loading area must be selected and arranged to direct and reflect the light away from any adjacent residential property and public ways and away from the sky above the light fixture.
35. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping areas.
36. Litter receptacles, for the use of parking area users and others, must be provided in off-street parking areas in the accordance with the provisions of Part 9 Street, Utilities and Public Services Code, Section 963.22. Litter receptacles must be located outside of the required setback area and shown for the purpose of location on the site plan.
37. Bicycle parking slots shall be provided to meet the minimum number required to comply with associated land use found in TMC§1107.0304 Parking Schedule "A". No more than fifty (50) bicycle parking slots shall be required for any listed use category.
38. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year.
39. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
40. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

REF: SUP-4004-14. . .May 8, 2014

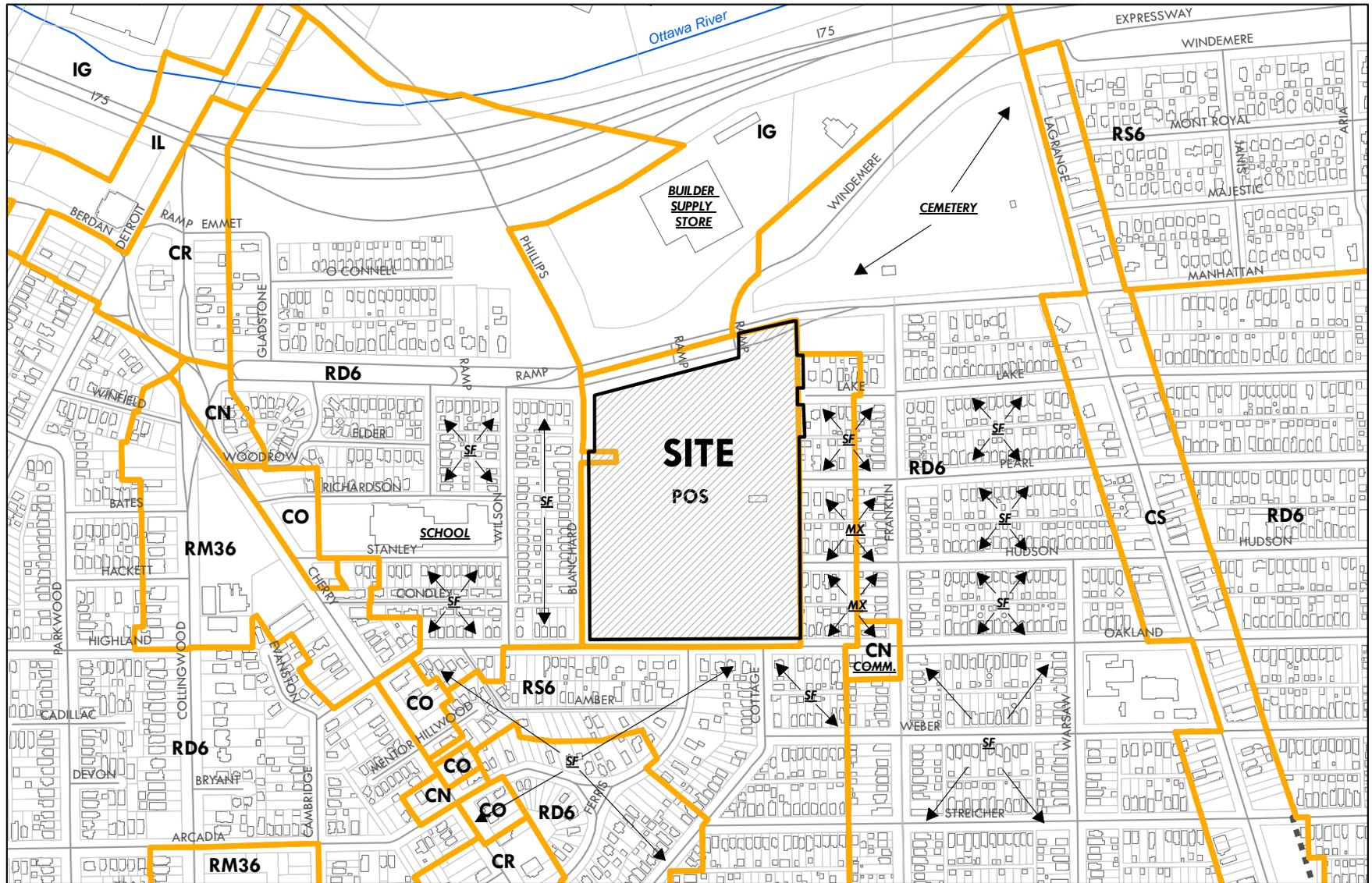
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-4004-14
DATE: May 8, 2014
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: June 11, 2014
TIME: 4:00 P.M.

GP/bp
Five (5) sketches follow

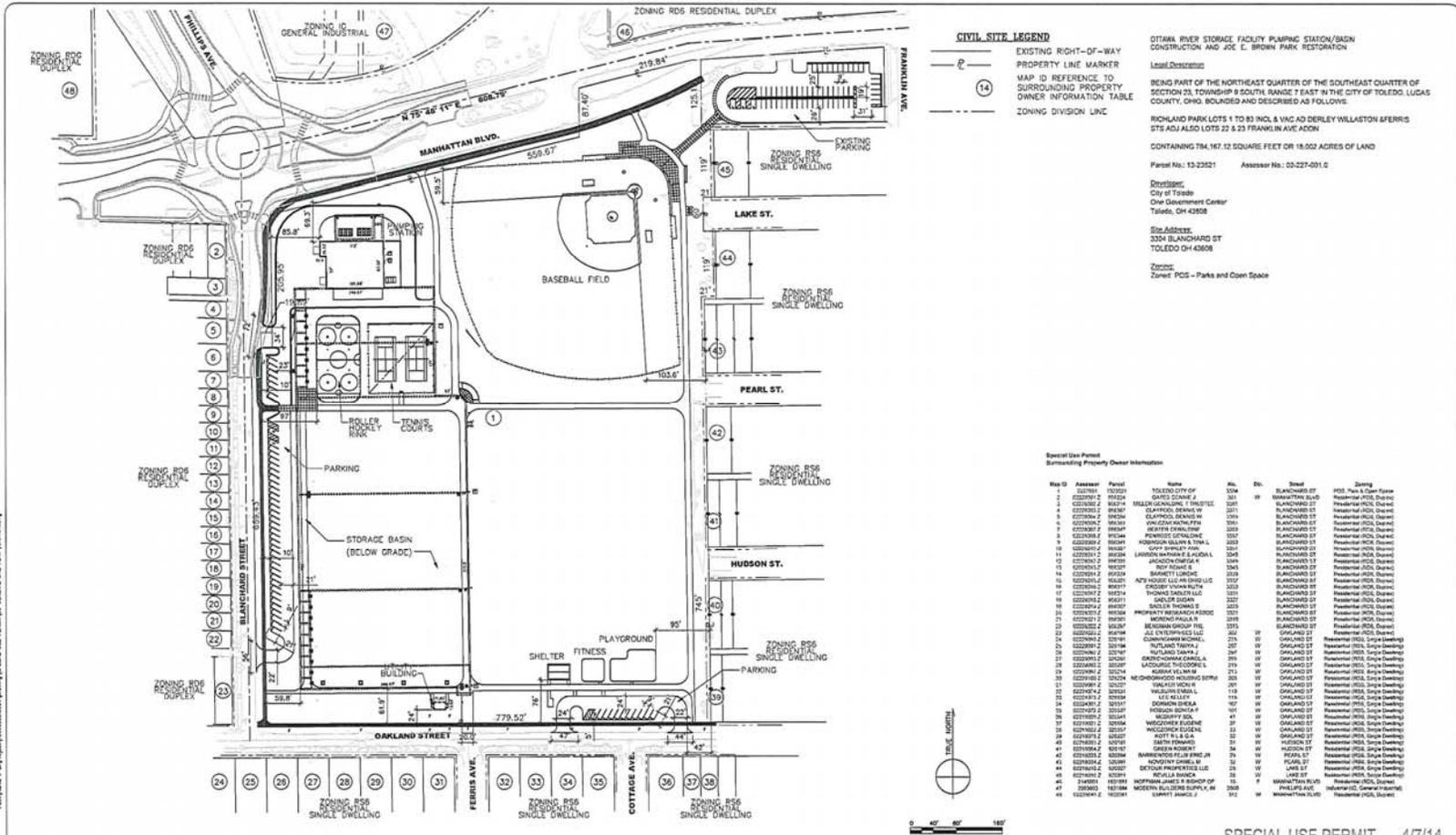
ZONING & LAND USE

SUP-4004-14
ID 16



SITE PLAN

SUP-4004-14
ID 16



CIVIL SITE LEGEND

- EXISTING RIGHT-OF-WAY
- PROPERTY LINE MARKER
- MAP ID REFERENCE TO SURROUNDING PROPERTY OWNER INFORMATION TABLE
- ZONING DIVISION LINE

Local Description
BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 7 EAST IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO. BOUNDARY AND DESCRIBED AS FOLLOWS:
RICHLAND PARK LOTS 1 TO 83 INCL. & VAC AD DERLEY WILASTON APERTS S7E ADJ ALSO LOTS 22 & 23 TRANKIN AVE ADJ
CONTAINING 794,167.12 SQUARE FEET OR 18.002 ACRES OF LAND

Parcel No.: 12-22521 Assessor No.: 03-227-001.0

Developer:
City of Toledo
One Government Center
Toledo, OH 43608

Site Address:
3304 BLANCHARD ST
TOLEDO OH 43608

Zoning:
Zoned: PCS - Parks and Open Space

Special Use Permit
Surrounding Property Owner Information

Map ID	Assessor Parcel	Owner	Map No.	Sheet	Address	City	State	County
1	022991.2	TOLEDO CITY OF	304	W	BLANCHARD ST	TOLEDO	OH	LUCAS
2	022991.2	GARYL DANE J	301	W	BLANCHARD ST	TOLEDO	OH	LUCAS
3	022991.2	MILLER GILGILSON, T FRUITE	302	W	BLANCHARD ST	TOLEDO	OH	LUCAS
4	022991.2	CLAYTON DENNIS W	303	W	BLANCHARD ST	TOLEDO	OH	LUCAS
5	022991.2	CLAYTON DENNIS W	304	W	BLANCHARD ST	TOLEDO	OH	LUCAS
6	022991.2	PAUL DORRIS W	305	W	BLANCHARD ST	TOLEDO	OH	LUCAS
7	022991.2	WALTER DORRIS W	306	W	BLANCHARD ST	TOLEDO	OH	LUCAS
8	022991.2	ROBERTA CRONIN	307	W	BLANCHARD ST	TOLEDO	OH	LUCAS
9	022991.2	ROBERTA GILMAN & TIM L	308	W	BLANCHARD ST	TOLEDO	OH	LUCAS
10	022991.2	JOY SHERLEY WEA	309	W	BLANCHARD ST	TOLEDO	OH	LUCAS
11	022991.2	LAWREN WATSON & ALICIA L	310	W	BLANCHARD ST	TOLEDO	OH	LUCAS
12	022991.2	ANDREW WEAVER	311	W	BLANCHARD ST	TOLEDO	OH	LUCAS
13	022991.2	BOB REIDER	312	W	BLANCHARD ST	TOLEDO	OH	LUCAS
14	022991.2	BARRETT LORACE	313	W	BLANCHARD ST	TOLEDO	OH	LUCAS
15	022991.2	ACTY HOOD ELLER BEYER LLC	314	W	BLANCHARD ST	TOLEDO	OH	LUCAS
16	022991.2	FRANCY VIVIAN KULTE	315	W	BLANCHARD ST	TOLEDO	OH	LUCAS
17	022991.2	THOMAS SMITH LUC	316	W	BLANCHARD ST	TOLEDO	OH	LUCAS
18	022991.2	SAULER DUGAN	317	W	BLANCHARD ST	TOLEDO	OH	LUCAS
19	022991.2	SAULER THOMAS E	318	W	BLANCHARD ST	TOLEDO	OH	LUCAS
20	022991.2	PROPERTY REHABARCH ASSOC	319	W	BLANCHARD ST	TOLEDO	OH	LUCAS
21	022991.2	MORNING HIGHLA E	320	W	BLANCHARD ST	TOLEDO	OH	LUCAS
22	022991.2	MELISSA GROUP THE	321	W	BLANCHARD ST	TOLEDO	OH	LUCAS
23	022991.2	JULIE ENTWISHER LUC	322	W	BLANCHARD ST	TOLEDO	OH	LUCAS
24	022991.2	CHRISTOPHER MICHELL	323	W	BLANCHARD ST	TOLEDO	OH	LUCAS
25	022991.2	RUTLAND TAYNA J	324	W	BLANCHARD ST	TOLEDO	OH	LUCAS
26	022991.2	RUTLAND TAYNA J	325	W	BLANCHARD ST	TOLEDO	OH	LUCAS
27	022991.2	GRACE-CHAMM CAMPBELL	326	W	BLANCHARD ST	TOLEDO	OH	LUCAS
28	022991.2	LACOURT WOODRUFF	327	W	BLANCHARD ST	TOLEDO	OH	LUCAS
29	022991.2	KEVIN WELLMAN W	328	W	BLANCHARD ST	TOLEDO	OH	LUCAS
30	022991.2	MICHIGANWOOD HOUSING SERA	329	W	BLANCHARD ST	TOLEDO	OH	LUCAS
31	022991.2	VALERIE MOON H	330	W	BLANCHARD ST	TOLEDO	OH	LUCAS
32	022991.2	WILLIE ELLER L	331	W	BLANCHARD ST	TOLEDO	OH	LUCAS
33	022991.2	DOROTHY SHELA	332	W	BLANCHARD ST	TOLEDO	OH	LUCAS
34	022991.2	ROBINSON WEAVER	333	W	BLANCHARD ST	TOLEDO	OH	LUCAS
35	022991.2	EDIE REIDER	334	W	BLANCHARD ST	TOLEDO	OH	LUCAS
36	022991.2	MCCOYER EDGEE	335	W	BLANCHARD ST	TOLEDO	OH	LUCAS
37	022991.2	MCCOYER EDGEE	336	W	BLANCHARD ST	TOLEDO	OH	LUCAS
38	022991.2	ROTT B L & S A	337	W	BLANCHARD ST	TOLEDO	OH	LUCAS
39	022991.2	SMITH THOMAS	338	W	BLANCHARD ST	TOLEDO	OH	LUCAS
40	022991.2	GABRIEL WEAVER	339	W	BLANCHARD ST	TOLEDO	OH	LUCAS
41	022991.2	HONOHNY CARROLL M	340	W	BLANCHARD ST	TOLEDO	OH	LUCAS
42	022991.2	DEBORAH PROFFER LUC	341	W	BLANCHARD ST	TOLEDO	OH	LUCAS
43	022991.2	REYLA BRANCA	342	W	BLANCHARD ST	TOLEDO	OH	LUCAS
44	022991.2	WILSON WEAVER	343	W	BLANCHARD ST	TOLEDO	OH	LUCAS
45	022991.2	WILSON WEAVER	344	W	BLANCHARD ST	TOLEDO	OH	LUCAS
46	022991.2	WILSON WEAVER	345	W	BLANCHARD ST	TOLEDO	OH	LUCAS
47	022991.2	WILSON WEAVER	346	W	BLANCHARD ST	TOLEDO	OH	LUCAS
48	022991.2	WILSON WEAVER	347	W	BLANCHARD ST	TOLEDO	OH	LUCAS
49	022991.2	WILSON WEAVER	348	W	BLANCHARD ST	TOLEDO	OH	LUCAS
50	022991.2	WILSON WEAVER	349	W	BLANCHARD ST	TOLEDO	OH	LUCAS

5 - 13

TOLEDO WATERWAYS INITIATIVE
 PHASE II
 0-4A & 0-4B OTTAWA RIVER STORAGE FACILITY
 GENERAL SITE PLAN
 SHEET 5 OF 35

DATE	REVISION AND RECORD OF ISSUES	REV#	BY	CHKD BY

ENGINEER:

 ARCADIS U.S., Inc.
 One Seelye, Suite 700
 Toledo, Ohio 43604
 Tel: 419-473-1121 Fax: 419-473-2188
 www.arcadis-usa.com

PROGRAM MANAGER:

 Black & Veatch Corporation
 430 Madison Avenue, Suite 1000
 Toledo, Ohio 43604
 Tel: 419-750-2922 Fax: 419-750-0551
 www.bv.com

TOLEDO WATERWAYS INITIATIVE

SPECIAL USE PERMIT 4/7/14
 PROJECT NO. 162916
 SCALE: 1" = 90' - 0"
 C-01 SHEET 5 OF 35

TOLEDO WATERWAYS INITIATIVE
 PHASE II
 0-4A & 0-4B OTTAWA RIVER STORAGE FACILITY
GENERAL SITE PLAN

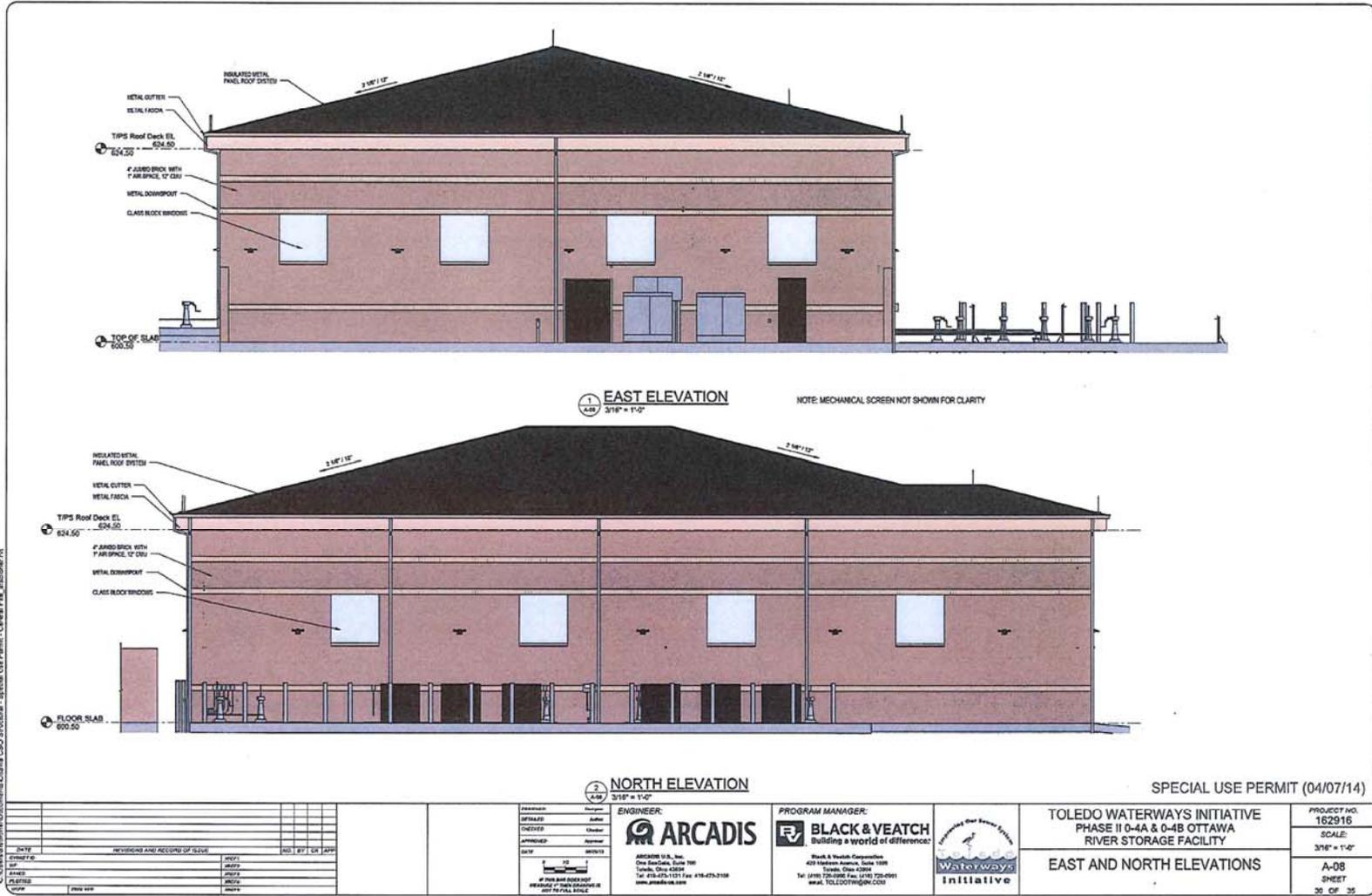
PROJECT NO. 162916
 SCALE: 1" = 90' - 0"
 C-01 SHEET 5 OF 35

0-4A & 0-4B, SEWER NO. 2022

PUMPING STATION ELEVATION A

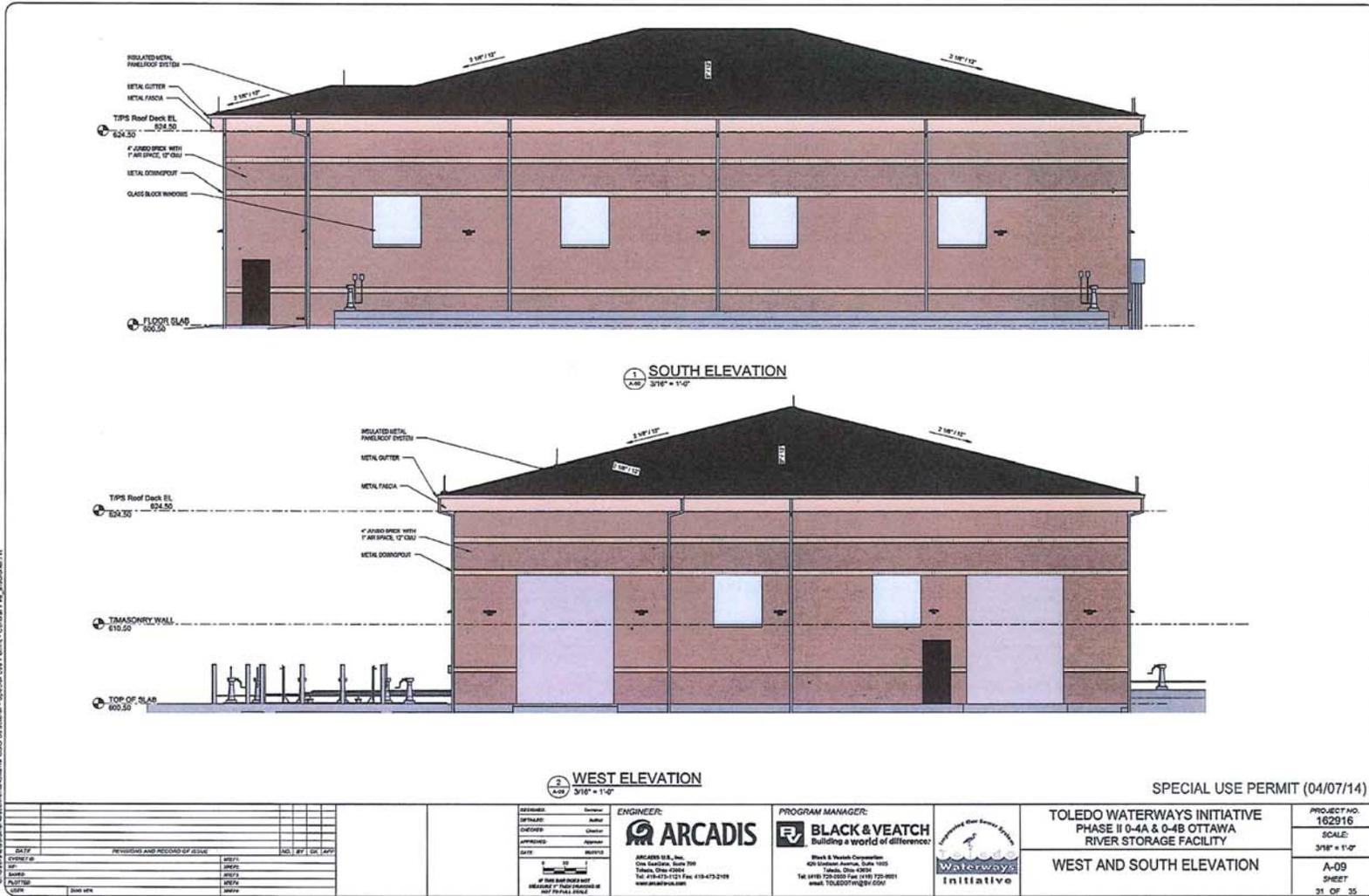
SUP-4004-14
ID 16

5 - 14



PUMPING STATION ELEVATION B

SUP-4004-14
ID 16



5 - 15

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GENERAL INFORMATION

Subject

- Request - Special Use Permit for volleyball courts (sports & recreation participant – outdoor) and parking area.
- Location - 835 S Holland-Sylvania Road
- Applicant - Robert Shiekh
855 S Holland-Sylvania Road
Toledo, OH 43615

Site Description

- Zoning - CN Neighborhood Commercial
- Area - ± 1.338 acres
- Frontage - ± 174.5 feet on Holland-Sylvania Road
- Existing Use - Volleyball Court

Area Description

- North - Commercial Retail / CN
- East - Go Cart and Mini Golf / CN & IL
- South - Commercial Strip Center / CN
- West - Single-family Residential / R-A (Springfield Township)

Parcel History

- M-14-64 - Annexation from Springfield Township (Approved 7/24/64)
- Z-243-89 - Zone change from R-B to C-3 (PC disapproved and recommended approval of C-1, PC approved 1/18/90, Ord. 302-90 3/20/90, Subject to Commercial Plat)
- Z-11005-03 - Zone Change from R-B (C-1 Neighborhood Commercial, subject to plat) to C-3 Commercial to facilitate the development of a car wash, (PC approved 4/8/04, P&Z disapproved 8/11/04)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- S-25-05 - Request for preliminary drawing review for HUTTON SUBDIVISION, (PC approved 9/8/05, Final Plat approved 12/7/06)
- SPR-44-05 - Major Site Plan Review for a 9,014 Sq Ft Dollar General and a 10,944 Sq Ft Multi Tenant Commercial Building (PC approved 9/8/05)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for the installation of two volleyball courts (sports & recreation participant – outdoor) and a twelve (12) space parking area to be developed in conjunction with the Jed’s Restaurant to the South. The 1.38-acre site is located 250ft north of Angola Road along eastern side of Holland-Sylvania Road. The site currently has a non-conforming gravel parking lot and one (1) existing volleyball court that is serving as an accessory use to the Jed’s Restaurant. It was determined that with the addition of a second volleyball court to the site the volleyball courts were no longer accessory uses and would require a special use permit.

Surrounding land uses include a Dollar General to the North, Sportway of Toledo mini-golf and go-carts to the East, a commercial strip center with the Jed’s Restaurant to the South and single-family residences to the West.

The site plan submitted indicates that the existing volleyball court will be relocated slightly to the East allowing for both courts to be centered on the existing outdoor patio area of the restaurant. The off-street parking requirement for sports & recreation participant – outdoor is one (1) space per 500 square feet of activity area. The area from the edge of both courts is 90ft x 60ft, resulting in a parking requirement of eleven (11) spaces. The applicant has indicated that the non-conforming gravel parking lot will be paved and will accommodate twelve (12) spaces.

The site plan submitted does not indicate any landscaping, however, landscaping will be required as part of this application. A fifteen (15) foot frontage greenbelt will be required along the Holland-Sylvania Road frontage. This greenbelt should include trees and an evergreen hedge. This requirement is consistent with the landscaping required for the Dollar General to the North and the Strip Center to the South.

STAFF ANALYSIS (cont'd)

The Toledo 20/20 Comprehensive Plan targets this area for neighborhood commercial land uses. The neighborhood commercial district was established for predominantly small and medium scale commercial uses that serve neighborhoods. The proposal conforms to this land use designation and therefore meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-3002-14, a Special Use Permit for the installation of two volleyball courts (sports & recreation participant – outdoor) and a twelve (12) space parking lot located at 835 S Holland-Sylvania Road, to Toledo City Council for the following three (3) reasons:

1. The proposed use is consistent with the Toledo 20/20 Comprehensive Plan;
2. The request is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC 1111.0706.C Review & Decision-Making Criteria);
3. The proposed use complies with all applicable provisions of this Zoning Code (TMC 1111.0706.B Review & Decision-Making Criteria); and

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-3002-14, a Special Use Permit for the installation of two volleyball courts (sports & recreation participant – outdoor) and a twelve (12) space parking lot located at 835 S Holland-Sylvania Road, to the Toledo City Council, subject to the following sixteen (16) conditions:

Engineering Services

1. Minimum four-foot (4') barrier free sidewalk shall be placed along Holland-Sylvania Road.
2. All proposed sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, The Toledo Municipal Code, and the Americans with Disabilities Act Guidelines.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from the One Stop Shop, ph. (419) 245-1220.

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

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

4. A detailed site-grading plan and SWPPP 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.
5. No construction work, including grading, will be permitted without approved plans.
6. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx. It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, the 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

7. Any earth-disturbing activity that will require the disturbance of 2,500 or more square feet (2,500') shall employ storm water detention and post-construction storm water BMP's as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities.
8. Plans show that the paved surface shall drain to an existing roadside swale. Calculations on the existing pond shall be submitted to determine if additional detention or post construction storm water BMP's will be needed to handle the new site improvements.
9. The existing roadside swale is a private swale that drains the Dollar General store. Please provide a copy of the agreement between the property owners for the maintenance of this swale.

STAFF RECOMMENDATION (cont'd)

Sewer & Drainage Services

No objections or concerns

Fire Prevention

No objections or concerns

Building Inspection

10. Any construction and/or alterations of any buildings or structures on this site require that stamped construction documents be submitted to the Division of Building Inspection for plan review and approval showing the improvements to be in compliance with the Ohio Building Code and the associated mechanical, electrical codes and fire codes.
11. Signage or fencing will require separate permits.

Division of Transportation

No objections or concerns

Plan Commission

12. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscape areas.
13. A detailed site, lighting, sign, fencing and landscaping plan, for the new parking lot, shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Total interior landscaping shall be 20 square feet per parking space. Landscape areas within the parking area shall be peninsular or island types and must be constructed with 6 inch by 18 inch concrete curbing; **shall be noted on revised landscape plan.**
 - b. All parking spaces must be within 100 linear feet of a landscaped area; **shall be noted on revised landscape plan.**
 - c. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area; **shall be noted on revised landscape plan.**
 - d. Topsoil must be back filled to provide positive drainage of the landscape area; **shall be noted on revised landscape plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- e. 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.**
 - f. Landscape terminal islands must be provided at the end of each parking row; **shall be noted on revised landscape plan.**
 - g. Two canopy trees and six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot (existing trees may be used for credits; **shall be noted on revised landscape plan.**
 - h. 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 10' in width; **shall be noted on revised landscape plan.**
 - i. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **shall be noted on revised landscape plan.**
 - j. A 15' frontage greenbelt is required along the Holland-Sylvania Road frontage; the greenbelt shall include 1 tree for every 30' of lot frontage and a solid evergreen hedge to screen the parking lot and drive-thru; **shall be noted on landscape plan.**
 - k. The location, height and materials for any fencing to be installed and maintained.
 - l. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); and
 - m. The location, lighting and size of any signs.
14. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of 2 years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within 1 year. Landscaping shall be installed and maintained indefinitely.
15. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

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

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-3002-14
DATE: May 8, 2014
TIME: 2:00 p.m.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: June 11, 2014
TIME: 4:00 p.m.

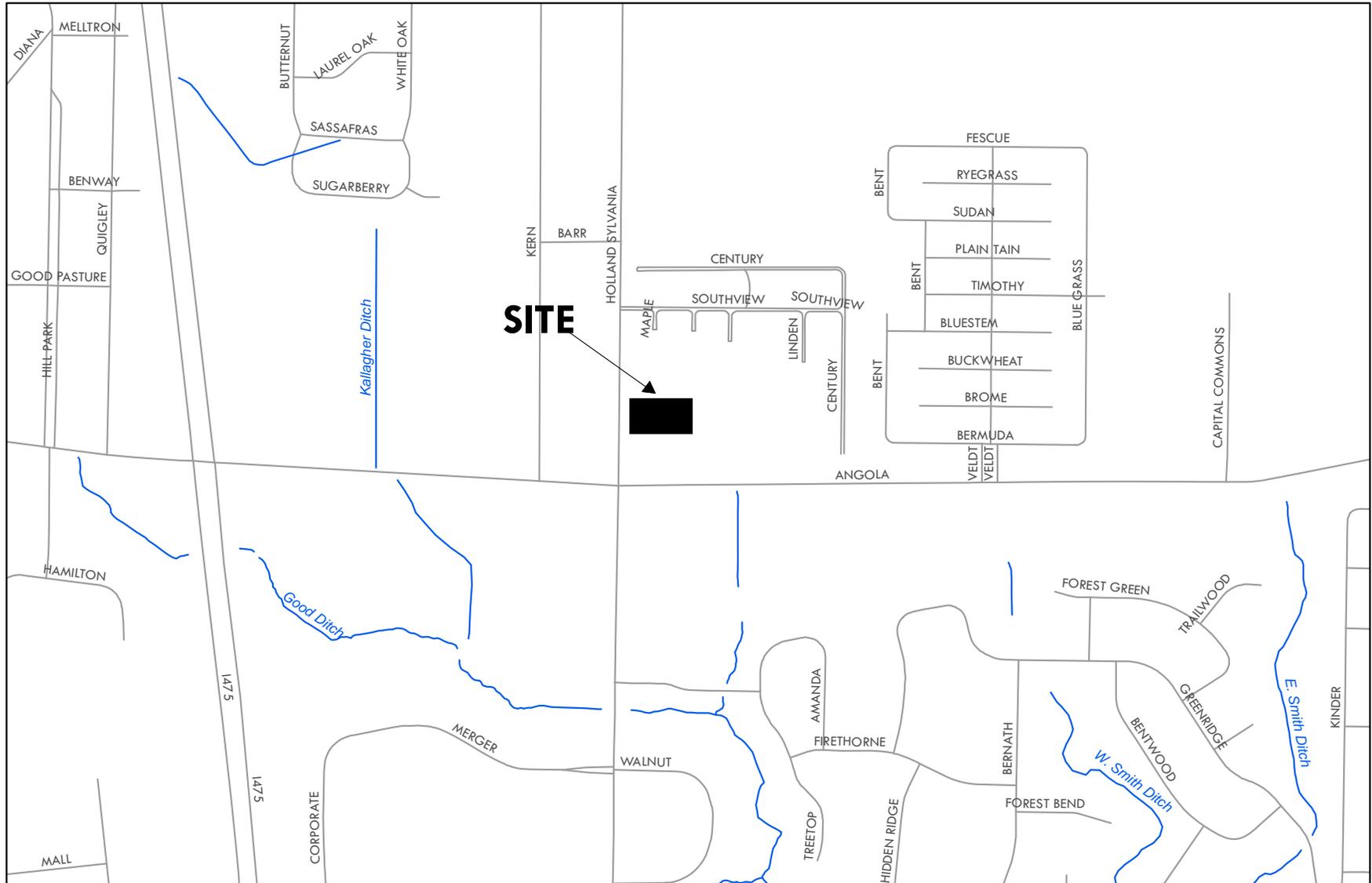
WH/bp
Three (3) sketches to follow

GENERAL LOCATION

SUP-3002-14
ID 120



8 - 9

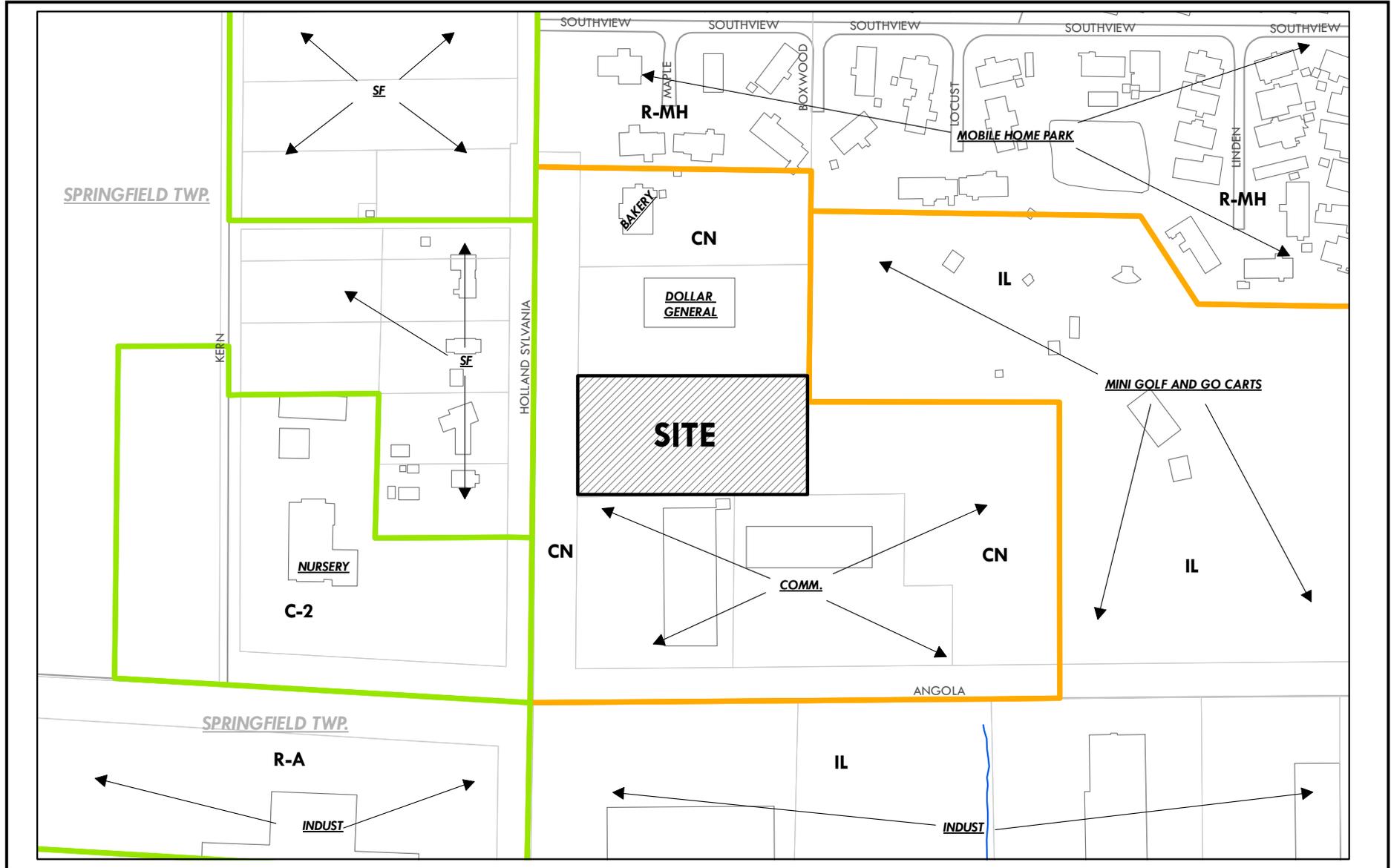


ZONING & LAND USE

SUP-3002-14
ID 120

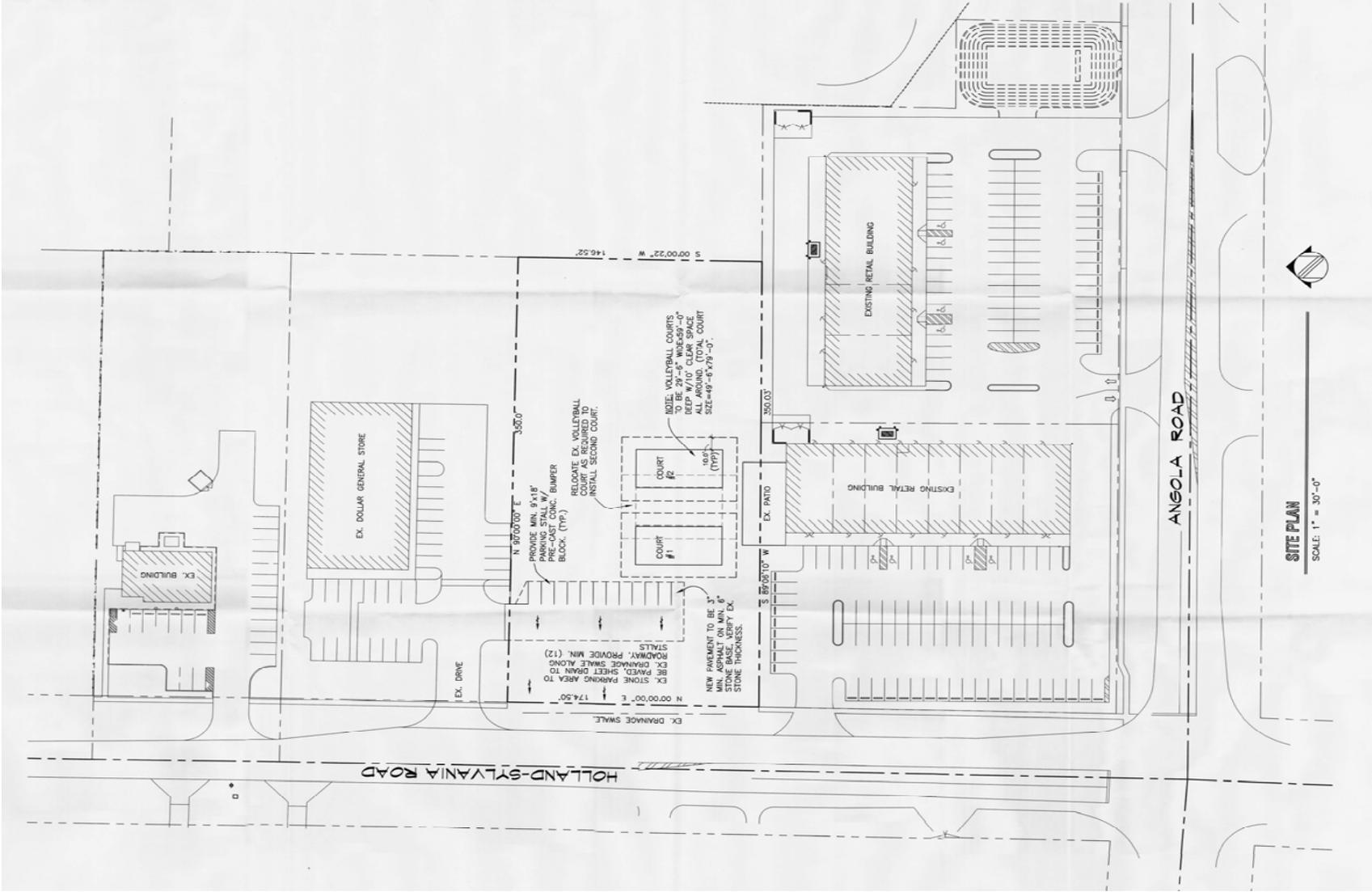
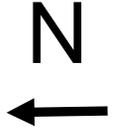


6-9



SITE PLAN

SUP-3002-14
ID 120



GENERAL INFORMATION

Subject

- Request - Amendment to Special Use Permit granted by Ordinance 400-12 to add a greenhouse to an existing school
- Location - 6149 Hill Avenue
- Applicant - Imagine Hill Avenue
6149 Hill Avenue
Toledo, OH 43615
- Owner - Roman Catholic Diocese of Toledo
Our Lady of Lourdes
6149 Hill Avenue
Toledo, Ohio 43615
- Engineer - Matt Lewandowski
Lewandowski Engineers
234 N Erie Street
Toledo, OH 43604

Site Description

- Zoning - RS6 Single-Dwelling Residential District
- Area - ± 18.016 acres
- Frontage - ± 1652.5 feet on Clarion Avenue
- Existing Use - Charter School

Area Description

- North - Single-family & Commercial Uses/ RM36 & CN
- East - Commercial & Developmental Disabilities Group Living Facility / RS6
- South - Single-family Residential / RS6
- West - Single-family Residential / RS6

GENERAL INFORMATION (cont'd)

Parcel History

SUP-4008-12 - Special Use Permit for the operation of a charter school
(PC approved 6/14/12, Ord. 400-12 approved 7/31/12)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting an amendment to a Special Use Permit granted by Ordinance 400-12 to add a greenhouse to the existing school located at 6149 Hill Avenue. The site is the current location of the Imagine Hill Avenue Environmental School (former Our Lady of Lourdes School). The Special Use Permit covered “Split A” & “Split B” as indicated on the site plan, both of which are long term leased areas by the applicant.

Surrounding land uses include a mixture of commercial and single-family residential uses to the north, a developmental disabilities group living facility to the east, single-family residential to the south and single-family residential to the west.

The applicant currently has an agreement with the Catholic Diocese of Toledo in the areas of the “Shrine” access loop and the larger parking lot to the East of the Church to provide adequate bus service, student drop-off access, employee parking and visitor parking from Hill Avenue. The Director of Planning approved a minor adjustment allowing for the use of 24 spaces in the parking lot east of the church. An emergency access road was installed from the rear of the property to ensure adequate life safety issues were being met. Use of the road is limited to employee parking access, limited deliveries, food service vehicles and emergency personnel. The parking area on the southeast corner of Clarion Avenue and Hill Avenue was approved for use by trash collection vehicles only.

The addition of the greenhouse is not anticipated to change the overall operations of the school in terms of enrollment or required parking. The elementary school was approved for 275 students with 21 staff/faculty. The required parking for a school of this size is 27 automobile and 50 bicycle spaces. The required parking will continue to be provided in the rear of the school and via the leased parking lot to the east of the church.

No additional landscaping was required as part of the original proposal of the current proposal. The school is setback approximately 400 feet from Hill Avenue and is located in a wooded setting. Based on the existing vegetation in the area, this site meets or exceeds the requirements for required landscaping.

STAFF ANALYSIS (cont'd)

The Toledo 20/20 Comprehensive Plan targets this area for single-family residential land uses. The intent of the single-family residential future land use designation is to accommodate the development of single dwelling units on individual lots. It may also include libraries, schools, churches, and community centers. As a result, Staff has found that the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-3003-14, an amendment to a Special Use Permit granted by Ordinance 400-12 to add a greenhouse to the existing school located at 6149 Hill Avenue, to Toledo City Council for the following three (3) reasons:

1. The proposed use is consistent with the Toledo 20/20 Comprehensive Plan;
2. The request is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC 1111.0706.C Review & Decision-Making Criteria);
3. The proposed use complies with all applicable provisions of this Zoning Code (TMC 1111.0706.B Review & Decision-Making Criteria); and

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-3003-14, an amendment to a Special Use Permit granted by Ordinance 400-12 to add a greenhouse to the existing school located at 6149 Hill Avenue, to the Toledo City Council, subject to the following fifteen(15) conditions:

Engineering Services

1. 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.
2. 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)

Engineering Services (cont'd)

3. 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.
4. No construction work, including grading, will be permitted without approved plans and inspection.
5. 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.
6. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at: www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx. It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, the 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

7. 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 percent reduction in the property's storm water utility fee through the Storm Water Credit Program.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

8. To allow for maintenance access; structures, permanent fences, walls or other obstructions are not permitted within 12 feet (12') of the top of bank or ordinary high water mark of Heldman Ditch or within the floodway. Clearing of vegetation/storage of materials/development within 40 feet (40') of the ordinary high water mark of Heldman Ditch is discouraged due to water quality impacts.

Sewer & Drainage Services

No objections or concerns

Fire Prevention

9. A fire hydrant is required to be within 600' of a "U" utility building. (OFC507.5.1 Excep 1)

Building Inspection

10. A greenhouse, whether built by conventional site-construction methods, fabricated from a manufactures kit, or installed as a pre-built unit on a foundation will require stamped drawings of the building on the property submitted to the Division of Building Inspection for review and approval in accordance with the administrative code of the Ohio Building Code and the associated mechanical, electrical and fire codes.
11. The structure is shown not to be involved with the floodplain, however it is to be located at the edge of Heldman Ditch, shown on FEMA's flood insurance rate map panel 39095C0064E. Any construction or involvement of the floodplain will require a floodplain development permit and possible flood proofing construction.

Division of Transportation

No objections or concerns

Plan Commission

12. Use of the road to the rear of the property is limited to employee parking, deliveries and emergency vehicles. Signage shall be installed indicating restricted access.
13. All conditions outlined in Ordinance 400-12, still apply.
14. Minor adjustments to the site plan that do not violate the above conditions or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

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

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-3003-14
DATE: May 8, 2014
TIME: 2:00 p.m.

CITY COUNCIL COMMITTEE
PLANNING AND ZONING
DATE: June 11, 2014
TIME: 4:00 p.m.

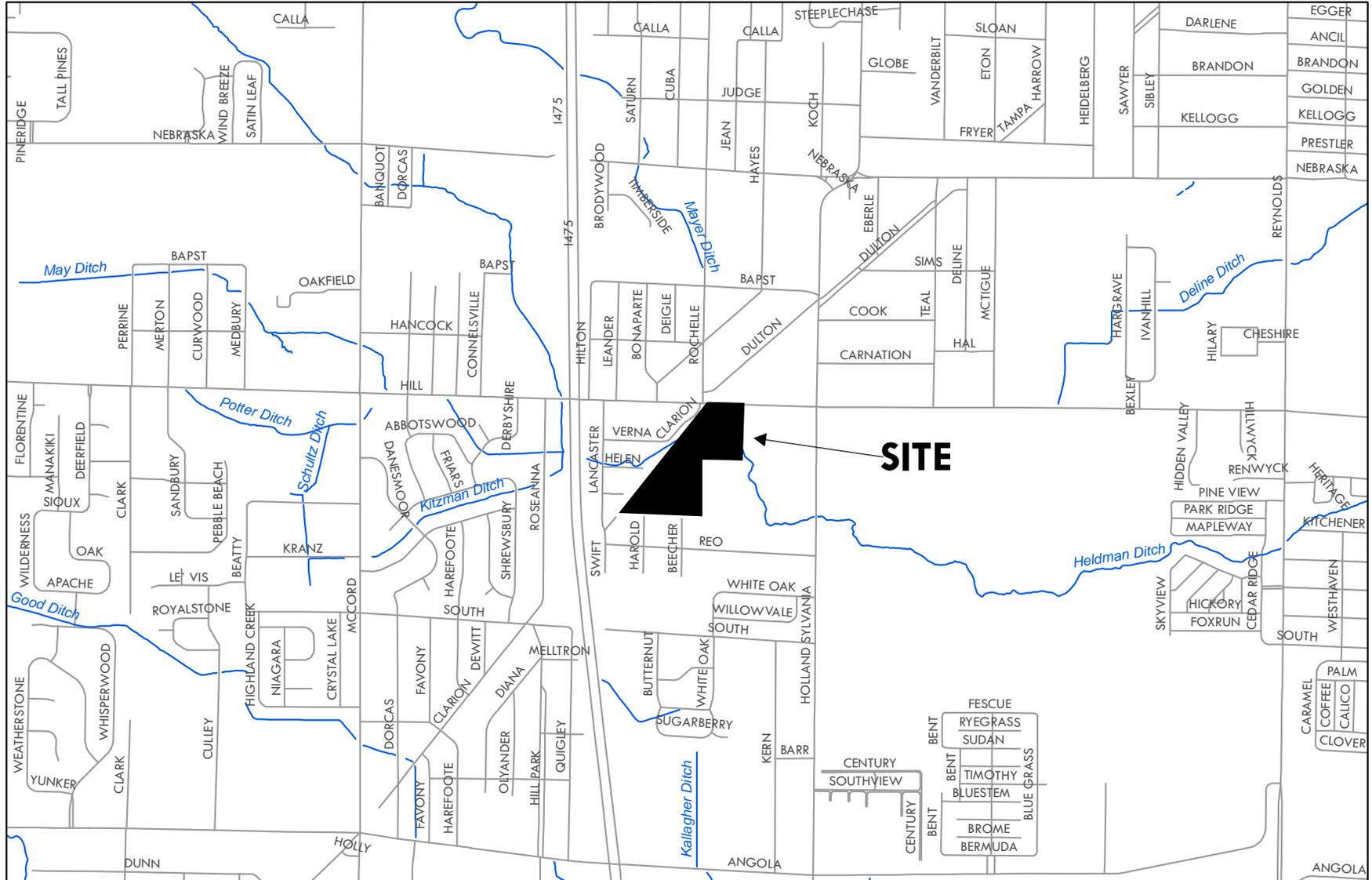
WH/bp
Three (3) sketches to follow

GENERAL LOCATION

SUP-3003-14
ID 128

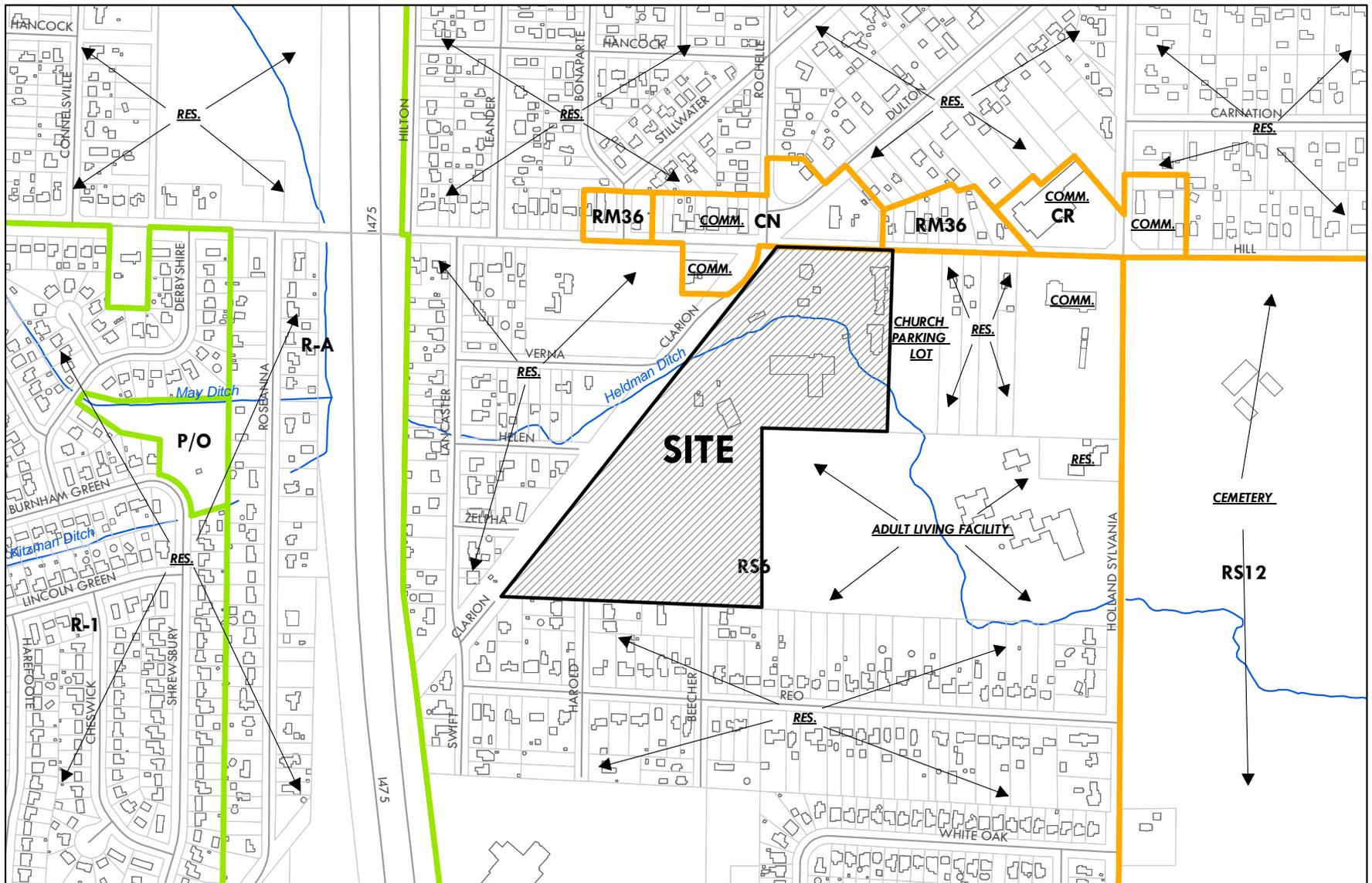


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ZONING & LAND USE

SUP-3003-14
ID 128



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REF: SUP-2004-14
DATE: May 8, 2014

GENERAL INFORMATION

Subject

Request	-	Request for a Special Use Permit for a residential facility, large
Location	-	2225 Dorr Street
Applicant	-	Maggie Harris 1542 Booth Avenue Toledo, OH 43608
Contact	-	Brandie Preston Preston Homes II, LLC 2700 Hill Avenue Toledo, OH 43607
Architect	-	Brad Rossi – AIA 970 S. Byrne Road Toledo, OH 43609

Site Description

Zoning	-	RM36 Multi-Family Residential
Area	-	± 0.11 acres
Frontage	-	± 40' along Dorr Street
Existing Use	-	Single Family Residence
Proposed Use	-	Residential Facility, Large

Area Description

North	-	Cemetery / RS6
South	-	Single Family Home / RD6
East	-	Duplex Dwelling / RM36
West	-	Single Family Home / RM36

Parcel History

None on Record

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Dorr Street Corridor Vision

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to facilitate the development of a residential facility, large at 2225 Dorr Street. The ±0.11 acre site is zoned RM36 multi-family residential and is currently occupied by a two-story single family dwelling. The applicant has stated that no building or parking lot modifications are being proposed for the site. A residential facility, large is permitted in the RM36 zoning district with Special Use Permit approval

Surrounding land uses include a cemetery to the north of the property across Dorr Street. To the east is a two family dwelling and to the west is a single family home. To the south is a single family neighborhood.

The applicant is requesting the special use permit to operate a residential facility, large. The existing single family home is not owned by the applicant and a letter granting permission for the special use permit has been submitted. Large residential facilities are defined in the Toledo Municipal Code as: a state-licensed or state-regulated home or facility that provide room and board, personal care, habilitation services, and supervision in a family setting for more than nine (9) but not more than sixteen (16) persons who require such care and/or other similar uses of the same size licensed by the state but not requiring skilled nursing care. The applicant intends to provide care for veterans and those with mental retardation, developmental disabilities, and mental health issues.

The Toledo Municipal Code allows residential facility, large facilities to operate with a special use permit in multi-family residential zoning districts provided it meets the group living and daycare spacing requirements of TMC§1104.1000. The applicant has stated that the facility will operate three (3) shifts and have two (2) people on staff per shift. TMC§1107.0304 Schedule A mandates one (1) parking spot per two (2) employees. The site plan submitted shows compliance with this regulation.

The special use permit is suitable for this location because the proposed use is permitted in the RM36 zoning district. Additionally, all zoning code requirements can be met and the use is compatible with the zoning and land uses of nearby properties.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommends approval of SUP-2004-14, a special use permit for a residential facility, large for the site located at 2225 Dorr Street, to the Toledo City Council, for the following three (3) reasons:

1. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B) Review and Decision Making Criteria) and;
2. The proposed use is permitted in the RM36 zoning district;
3. The proposed use is compatible with adjacent zoning and land uses of nearby properties.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-2004-14, a request for a Special Use Permit for the development of a residential facility, large located at 2225 Dorr Street, to the Toledo City Council, subject to the following fifteen (15) conditions:

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

Engineering Services

1. All existing substandard sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced and/or upgraded to conform to current City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
2. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.
3. Contact Scott Bishop at (419) 936-2756 for inspection of above-mentioned items.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

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

Sewer & Drainage Services

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

Fire Prevention

7. Facility shall be identified with address numbers, visible from the street (minimum 4" high and 1/2" wide).

Transportation

8. The site plan shall include the total amount of parking required for the site, the amount of parking provided and the location of all parking provided for site operations including employee parking.
9. The dimensions of parking stalls, access drives and drive aisles shall be indicated on the site plan.

STAFF RECOMMENDATION (cont'd)

Building Inspection

10. Construction and/or erection of any building, on this site will require stamped construction documents submitted to the Division of Building Inspection for plan review and approval demonstrating that the project is in compliance with the Ohio Building Code (OBC) and the associated mechanical, electrical and fire codes.

Plan Commission

11. One parking space per every two employees shall be provided in order to show compliance with the minimum off-street parking ratios of Parking Schedule "A" in TMC§1107.0304.
12. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.
13. If applicable, 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.
14. 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.
15. 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-2004-14
DATE: May 8, 2014
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: June 11, 2014
TIME: 4:00 P.M.

GP/bp
Three (3) sketches follow

GENERAL LOCATION

SUP-2004-14
ID 47

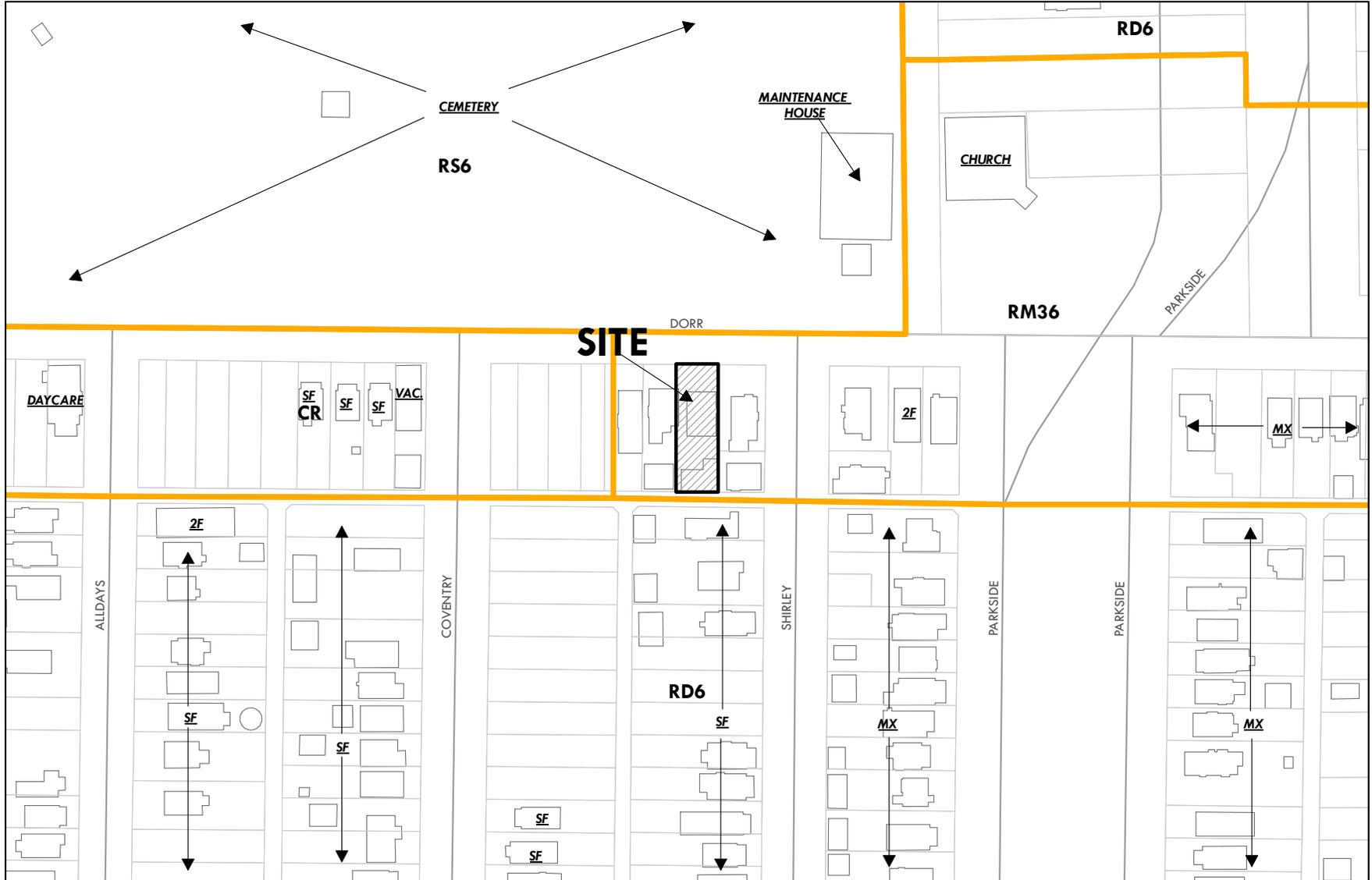


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ZONING & LAND USE

SUP-2004-14
ID 47



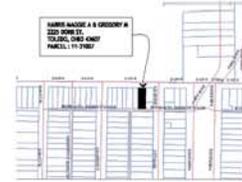
SITE PLAN

SUP-2004-14
ID 47



PROPERTY NORTH SIDE OF DORR ST.
BLAIR LEONARD PAUL, BISHOP OF THE ROMAN
CATHOLIC DIOCESE OF TOLEDO IN AMERICA
2224 DORR ST
TOLEDO, OHIO 43607
PARCEL: 11-32129
CLASS/LANDUSE E/R8
ZONING CODE:

SPECIAL USE PERMIT
2225 DORR STREET
PC File: SUP-2004-14
for residential care facility



LEGAL DESCRIPTION
NORTHWOOD EXTN LOT 358 W 10 FT & EAST 25 FT LOT 359

SITE LOCATION PLAN
NOT TO SCALE



JVJ ENTERPRISES L.L.C.
2223 DORR ST.
TOLEDO, OHIO 43607
PARCEL: 11-31001
CLASS/LANDUSE R/20
ZONING CODE: R806

TREMBLAY HAZEL V
2227 DORR ST.
TOLEDO, OHIO 43607
PARCEL: 11-31011
CLASS/LANDUSE R/20
ZONING CODE: R806

HARRIS MAGGE
1223 SHIRLEY AVE
TOLEDO, OHIO 43607
PARCEL: 11-31004
CLASS/LANDUSE R/20
ZONING CODE: R806

GMEY INVESTMENTS, LLC
1221 SHIRLEY AVE
TOLEDO, OHIO 43607
PARCEL: 11-31097
CLASS/LANDUSE R/10
ZONING CODE: R806

SPECIAL USE POINT PROPERTY
HARRIS MAGGE & GREGORY & SON
2225 DORR ST.
TOLEDO, OHIO 43607
PARCEL: 11-31007
CLASS/LANDUSE R/10
ZONING CODE: R806



REAR ELEVATION
LOOKING NORTH FROM ALLEY



FRONT ELEVATION
LOOKING SOUTH FROM DORR ST.

SITE PLAN

SCALE: 1" = 30'-0"



ROSSI & ASSOCIATES, LLC
ARCHITECTURE ENGINEERING PLANNING
191 S. FARM ROAD, TOLEDO, OH 43609
TEL: 419-286-4447 FAX: 419-286-3474
WWW.ROSSIANDASSOCIATES.COM

SPECIAL USE PERMIT
for residential care facility
2225 DORR STREET
PC File: SUP-2004-14

SHEET: 4 - 2-2014

DATE: 02

SP-1

GENERAL INFORMATION

Subject

- Request - Zone change from RS6 Single dwelling Residential to CR Regional Commercial
- Location - 3218 Downing Avenue
- Applicant - Hunt Sears
Danberry Commercial Reality
3242 Executive Parkway, Suite 104
Toledo, OH 43606
- Owner - Grifols Inc
2410 Lillyvale Avenue
Los Angeles, CA 90032

Site Description

- Zoning - RS6 Single dwelling Residential
- Area - ± 0.15 Acres
- Frontage - ± 46' along Downing Avenue
- Existing Use - Single family Residential
- Proposed use - Parking Lot

Area Description

- North - Plasma Center & Commercial / CR
- South - Single family Residential / RS6
- East - Multi family Residential / CR
- West - Single family Residential / RS6

Parcel History

No case history on file.

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a zone change from RS6 Single dwelling Residential to CR Regional Commercial for a site located at 3218 Downing Street. The .15-acre site is currently occupied by a single family residence. The applicant has indicated that the site will be razed and developed with a parking lot to serve the Plasma Center to the north.

The site is located south of the University of Toledo. Surrounding land uses include single family uses to the south and west, a multi dwelling unit facility to the east and commercial, medical and religious uses to the north fronting Dorr Street.

The applicant does not own the property to the east of the site. However, he has indicated that meetings concerning cross-access have taken place with this property owner. No agreement has been submitted for review at this time. As a result, all access to this site will be provided via Downing Avenue. Per TMC1107.1203 *Street Access* – Ingress and Egress from a commercial parking lot is not permitted if residential zoning is present either contiguous to the subject property or on the opposite side of the street. Therefore, the site cannot be used for the stated purpose.

The Toledo 20/20 Comprehensive Plan targets this area for neighborhood commercial land uses. The area north of Downing Avenue was envisioned as a holistic redevelopment approach to accommodate a redevelopment of the buildings and allowing the access and parking to front off of Dorr Street. This would minimize the impacts on the residential properties in the area. The proposed zoning conflicts with the 20/20 plan based on the non-holistic approach, location and size of the site. Additionally, the use is too intense and is not considered a neighborhood commercial use. Finally, the Dorr Street Vision Plan was adopted in 2009 and targets this site for single family uses. As a result, Staff feels that CR zoning would be detrimental to the surrounding residential uses and therefore recommends disapproval of this zone change.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-4003-14, a zone change from RS6 Single dwelling Residential to CR Regional Commercial for the site at 3218 Downing Avenue to Toledo City Council for the following three (3) reasons

1. The proposed zone change does not conform to the Toledo 20/20 plan.
2. The proposed zone change does not conform to the Dorr Street Vision Plan, which targets the site for single family residential uses;
3. The proposed zone change is out of character with the surrounding zoning and uses (TMC §1111.0606.C Review & Decision-Making Criteria).

REF: Z-4003-14 . . .May 8, 2014

ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-4003-14
DATE: May 8, 2014
TIME: 2:00 p.m.

CITY COUNCIL COMMITTEE
PLANNING AND ZONING
DATE: June 11, 2014
TIME: 4:00 p.m.

WH/bp
Two (2) sketches to follow

GENERAL LOCATION

Z-4003-14
ID 52

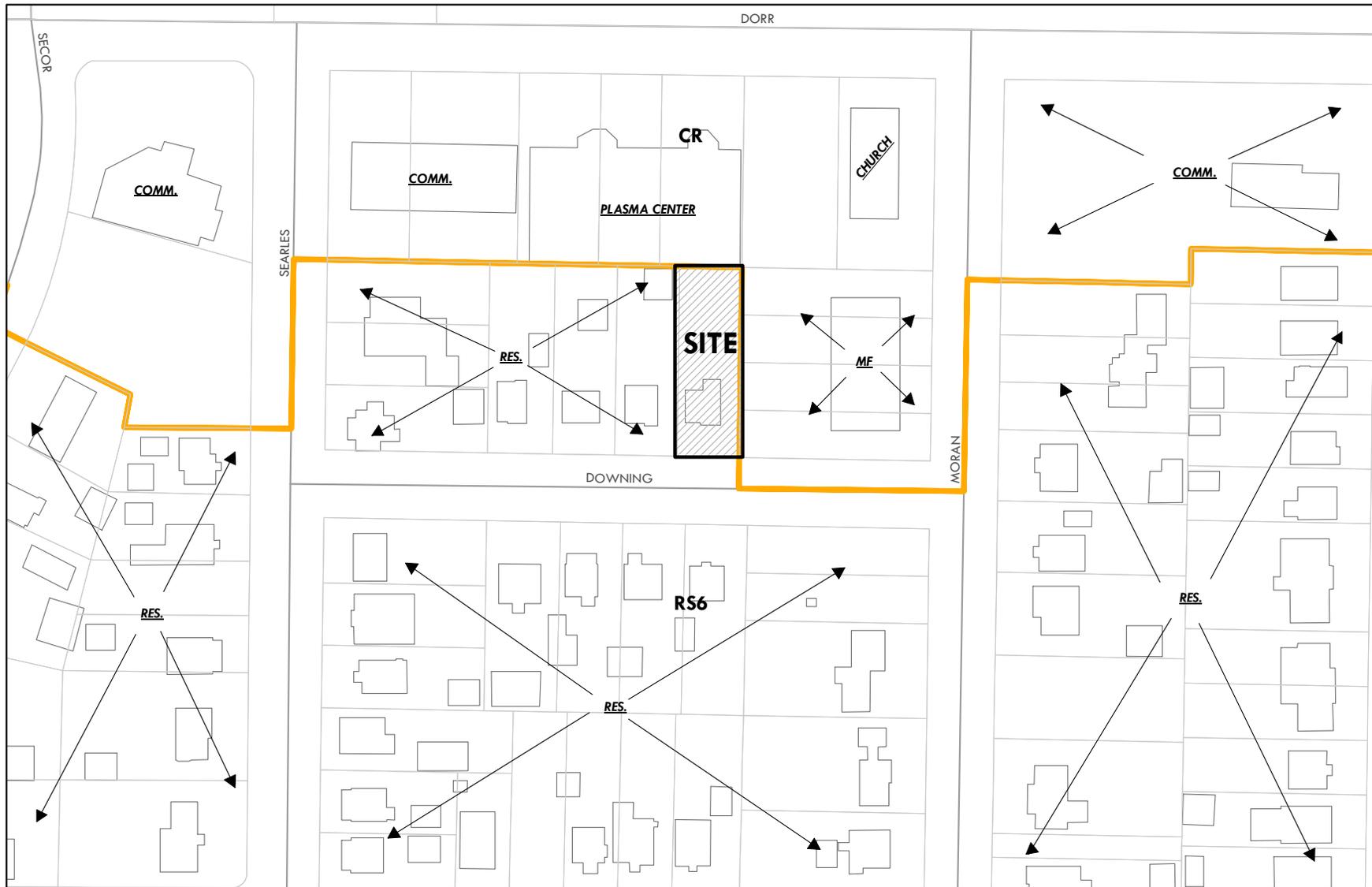


ZONING & LAND USE

Z-4003-14
ID 52



5 - 6



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STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

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

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

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

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

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

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

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

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

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

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

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

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

LUCAS COUNTY ENGINEER
KEITH EARLEY
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

