

*TOLEDO CITY
PLAN COMMISSION
REPORT*

October 9, 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

CATHERINE G. HOOLAHAN
(Chairman)

CYNTHIA A. GERONIMO
(Vice Chairman)

BALSHARAN SINGH GREWAL

KEN FALLOWS

OLIVIA HOLDEN

LUCAS COUNTY PLANNING COMMISSION

DON MEWHORT
(Chairman)

KEVIN X. SMITH
(Vice Chairman)

CYNTHIA A. GERONIMO

CATHERINE G. HOOLAHAN

TINA SKELDON WOZNIAK
(County Commissioner)

PETER GERKEN
(County Commissioner)

CAROL CONTRADA
(County Commissioner)

KEITH G. EARLEY

RICHARD G. MOSES

KEN FALLOWS

MEGAN MALCZEWSKI

THOMAS R. LEMON, SECRETARY

LISA COTTRELL, ADMINISTRATOR

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

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

* County deadlines are for Preliminary Drawings

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

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

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

TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

October 9, 2014

2:00 p.m.

PUBLIC HEARING WILL BE HELD AT ONE GOVERNMENT CENTER

AT JACKSON BOULEVARD AND ERIE STREET

IN COUNCIL CHAMBERS

ON THE FOLLOWING CASES

AGENDA

ROLL CALL - Toledo City Plan Commission

PROOF OF NOTICE

SWEARING IN

MINUTES

FINAL PLATS

DIRECTOR'S REPORT

CHAIRMAN'S REPORT

**ITEM
NO.**

CASE DESCRIPTION

- | | |
|-----------------|--|
| 1. V-383-14: | Vacation of a portion of Galena Street from the harbor line of the Maumee River to a point 66' south of the southeasterly railroad right of way (gp) |
| 2. V-384-14: | Vacation of a 69.5 foot portion of Water Street and a 140' portion of Ohio Street in the Plat of North Toledo (gp) |
| 3. SPR-40-14: | Major Site Plan Review for new hotel at 5875 Hagman Road (gp) |
| 4. M-5-14: | Sylvania Avenue Commercial Corridor Plan (tg) |
| 5. Z-8003-14: | Zone Change from CR-SO to CR at 3535 Heatherdowns Boulevard (tg) |
| 6. SUP-8002-14: | Special Use Permit for gas station with convenience store at 3535 Heatherdowns Boulevard (tg) |

ADJOURNMENT

BLANK PAGE

GENERAL INFORMATION

Subject

- Request - Vacation of portion of Galena Street from the harbor line of the Maumee River to a point 66' south of the SE Railroad right-of-way
- Applicant - City of Toledo
Jamie Miller, Real Estate Specialist
600 Jefferson Avenue
Suite 300
Toledo, OH 43604

Site Description

- Zoning - POS, MRO / Parks and Open Space, Maumee Riverfront Overlay
- Area - ±0.42 acres
- Dimensions - 60' X 300'
- Existing Use - Paper Street

Area Description

- North - Railroad Tracks / POS
- South - Undeveloped / POS
- East - Industry / IG
- West - Undeveloped / POS

Parcel History

None on record

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Maumee Riverfront Overlay District

STAFF ANALYSIS

The applicant is requesting a vacation of portion of Galena Street from the harbor line of the Maumee River to a point 66' south of the SE Railroad right-of-way. The vacation request consists of a 60' X 240' square foot portion of Galena Street and is comprised of ±0.42 acres. The site is zoned POS Parks and Open Space.

The applicant for the request is the City of Toledo. The subject right-of-way is a paper street and the vacation request is solely a housekeeping procedure. The site of the vacation request is in the Maumee Riverfront Overlay District and will not be developed. A recently constructed City pump station is partially located within the right-of-way and the vacation will bring its location into compliance.

The Toledo 20/20 Comprehensive Plan targets the surrounding area for parks and open space land uses. The purpose of POS Parks and Open Space district is intended to preserve and enhance major open space and recreational areas by protecting the natural amenities they possess and by accommodating development that is compatible with those natural amenities. Staff recommends approval of the subject vacation because it conforms to the 20/20 Plan and will not adversely impact any nearby properties.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-383-14, the request to vacate of portion of Galena Street from the harbor line of the Maumee River to a point 66' south of the SE Railroad right-of-way, to Toledo City Council, for the following three (3) reasons:

1. It conforms to the Toledo 20/20 Comprehensive Plan; and
2. The vacation will not adversely impact any nearby properties.

The staff further recommends that the Toledo City Plan Commission recommend approval of V-383-14, the request to vacate of portion of Galena Street from the harbor line of the Maumee River to a point 66' south of the SE Railroad right-of-way, to Toledo City Council, subject to two (2) conditions:

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

STAFF RECOMMENDATION (cont'd)

Engineering Services

1. A portion of the area is within the 100-year floodplain and subject to Toledo Municipal Code, Chapter 1110, which must be complied with in full or any proposed development

Division of Transportation

No comments or objections to this vacation.

Lucas County Tax Map

No comments or objections to this vacation.

Fire Prevention

No comments or objections to this vacation.

Division of Streets, Bridges, and Harbors

No comments or objections to this vacation.

Columbia Gas Company

No comments or objections to this vacation.

AT&T (Ohio)

Comments not received at this time.

Toledo Edison Company

Comments not received at this time.

Buckeye Cablevision

No comments or objections to this vacation.

TARTA

No comments or objections to this vacation.

STAFF RECOMMENDATION (cont'd)

Lucas County Solid Waste

Comments not received at this time.

Republic Services

Comments not received at this time.

Plan Commission

2. Vacation shall be combined with an adjacent parcel.

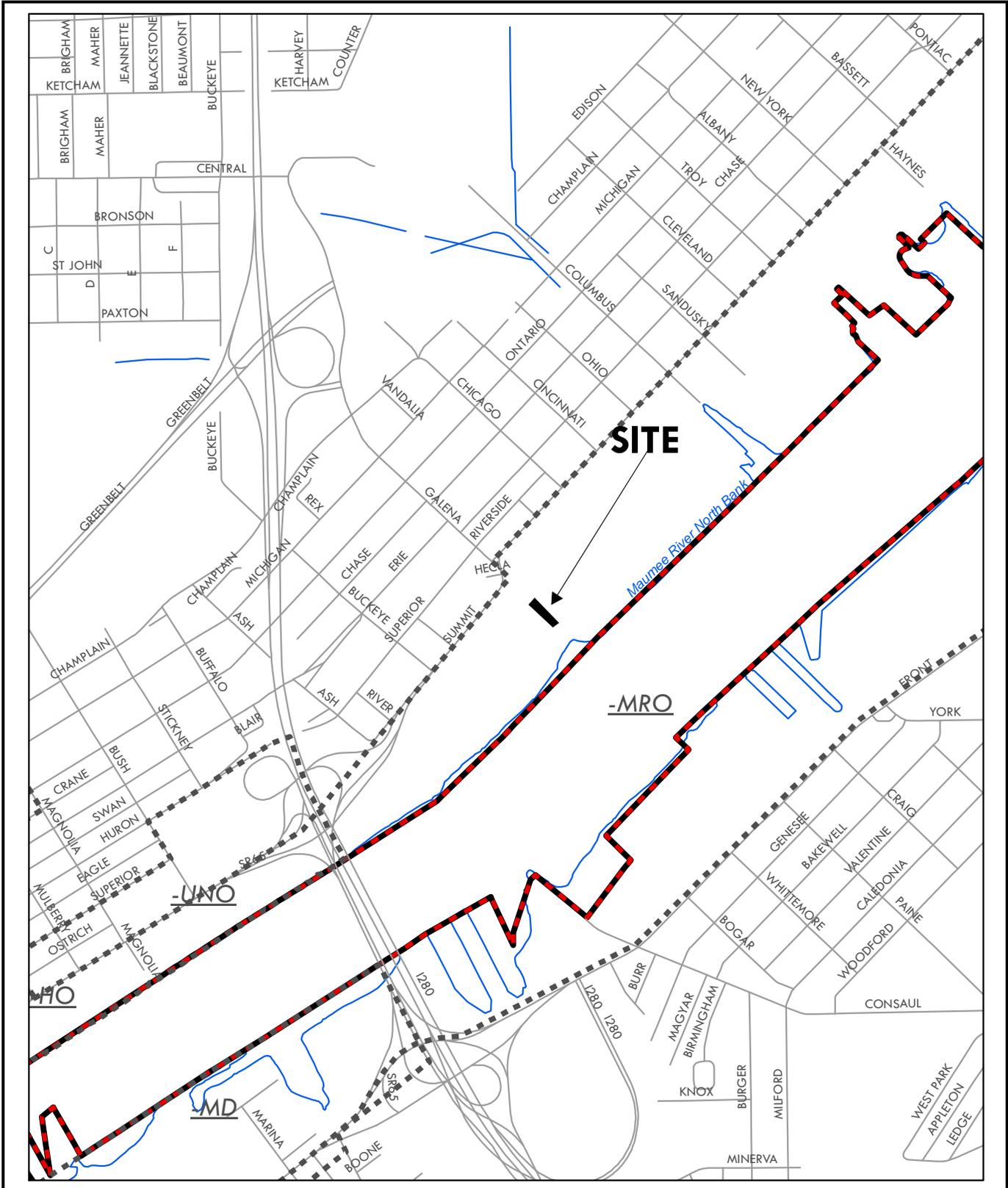
STREET VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-383-14
DATE: October 9, 2014
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: November 12, 2014
TIME: 4:00 P.M.

GP/bp
Two (2) sketches follow

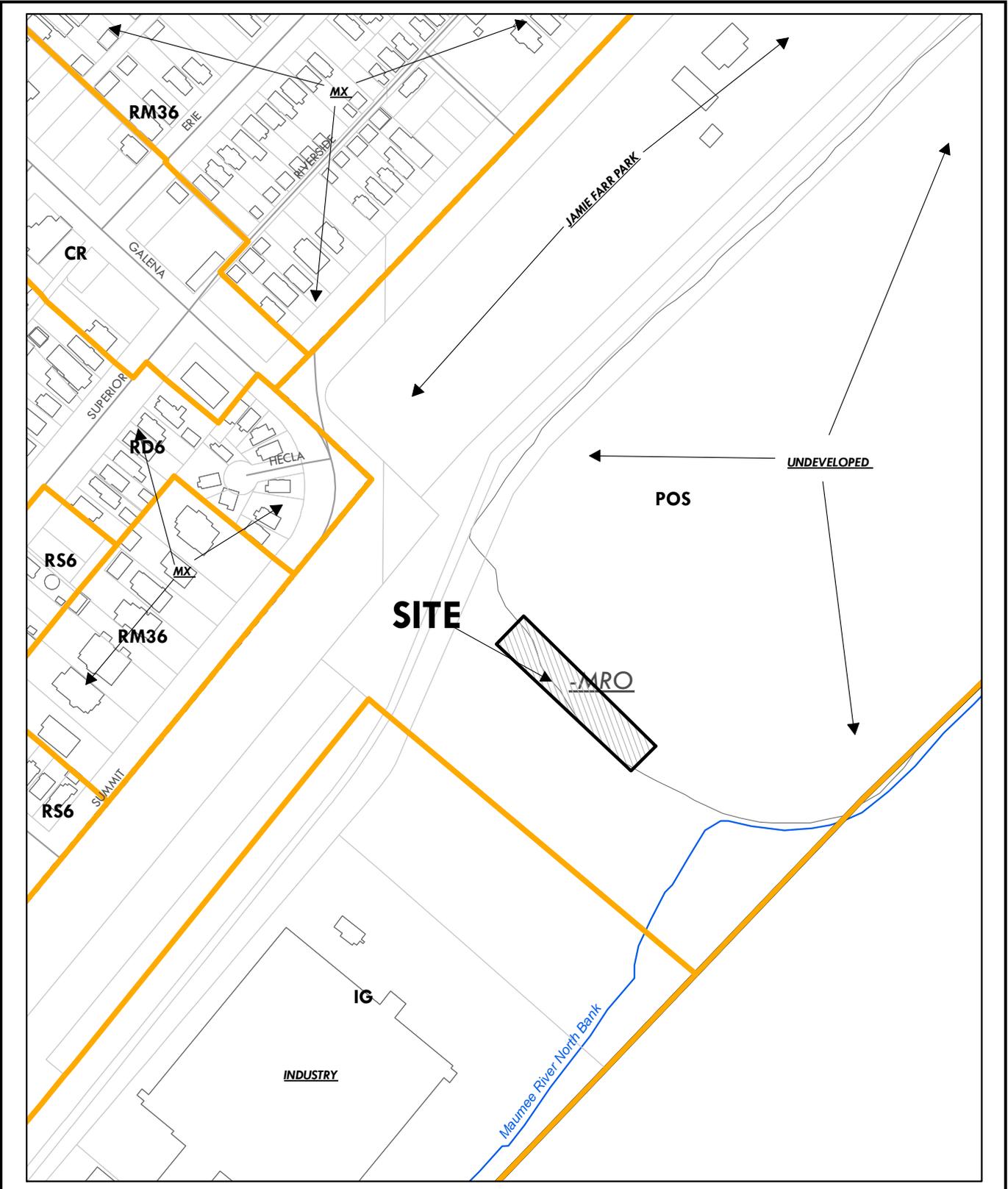
GENERAL LOCATION

V-383-14
ID 4



ZONING & LAND USE

V-383-14
ID 4



GENERAL INFORMATION

Subject

- Request - Vacation of 69.5 foot portion of Water Street and 140 foot portion of Ohio Street in the plan of North Toledo
- Applicant - City of Toledo
Jamie Miller, Real Estate Specialist
600 Jefferson Avenue
Suite 300
Toledo, OH 43604

Site Description

- Zoning - IG, POS, MRO / General Industrial, Parks and Open Space, Maumee Riverfront Overlay
- Area - ±0.29 acres
- Dimensions - 60' X 66'
- Dimensions - 60' X 140'
- Existing Use - Paper Street

Area Description

- North - Railroad Tracks / IG, POS
- South - Undeveloped / IG, POS
- East - Undeveloped / IG, POS
- West - Outdoor Industrial Storage / IG, POS

Parcel History

None on record

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Maumee Riverfront Overlay District

STAFF ANALYSIS

The applicant is requesting to vacate a 69.5 foot portion of Water Street and 140 foot portion of Ohio Street in The Plat of North Toledo. The portion of Water Street to be vacated is ±0.10 acres and is zoned IG General Industrial. The portion of Ohio Street to be vacated is ±0.19 acres and is split zoned IG General Industrial and POS Parks and Open Space.

The applicant for the request is the City of Toledo. The subject right-of-ways are paper streets and the vacation requests are solely a housekeeping procedure. Both portions are in the Maumee Riverfront Overlay District and will not be developed.

The Toledo 20/20 Comprehensive Plan targets the surrounding area for parks and open space and heavy industrial land uses. The purpose of IG General Industrial district is intended to permit moderate and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation access and public facilities and services. Staff recommends approval of the subject vacation because it conforms to the 20/20 Plan and will not adversely impact any nearby properties.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-384-14, the request to vacate a 69.5 foot portion of Water Street and 140 foot portion of Ohio Street in the plat of North Toledo, to Toledo City Council, for the following two (2) reasons:

1. It conforms to the Toledo 20/20 Comprehensive Plan; and
2. The vacation will adversely impact any nearby properties.

The staff further recommends that the Toledo City Plan Commission recommend approval of V-384-14, the request to vacate a 69.5 foot portion of Water Street and 140 foot portion of Ohio Street in the plan of North Toledo, to Toledo City Council, subject to one (1) condition:

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

No comments or objections to this vacation.

Division of Transportation

No comments or objections to this vacation.

STAFF RECOMMENDATION (cont'd)

Lucas County Tax Map

No comments or objections to this vacation.

Fire Prevention

No comments or objections to this vacation.

Division of Streets, Bridges, and Harbors

No comments or objections to this vacation.

Columbia Gas Company

Comments not received at this time.

AT&T (Ohio)

Comments not received at this time.

Toledo Edison Company

Comments not received at this time.

Buckeye Cablevision

No comments or objections to this vacation.

TARTA

No comments or objections to this vacation.

Lucas County Solid Waste

Comments not received at this time.

Republic Services

Comments not received at this time.

STAFF RECOMMENDATION (cont'd)

Plan Commission

1. Vacation shall be combined with an adjacent parcel.

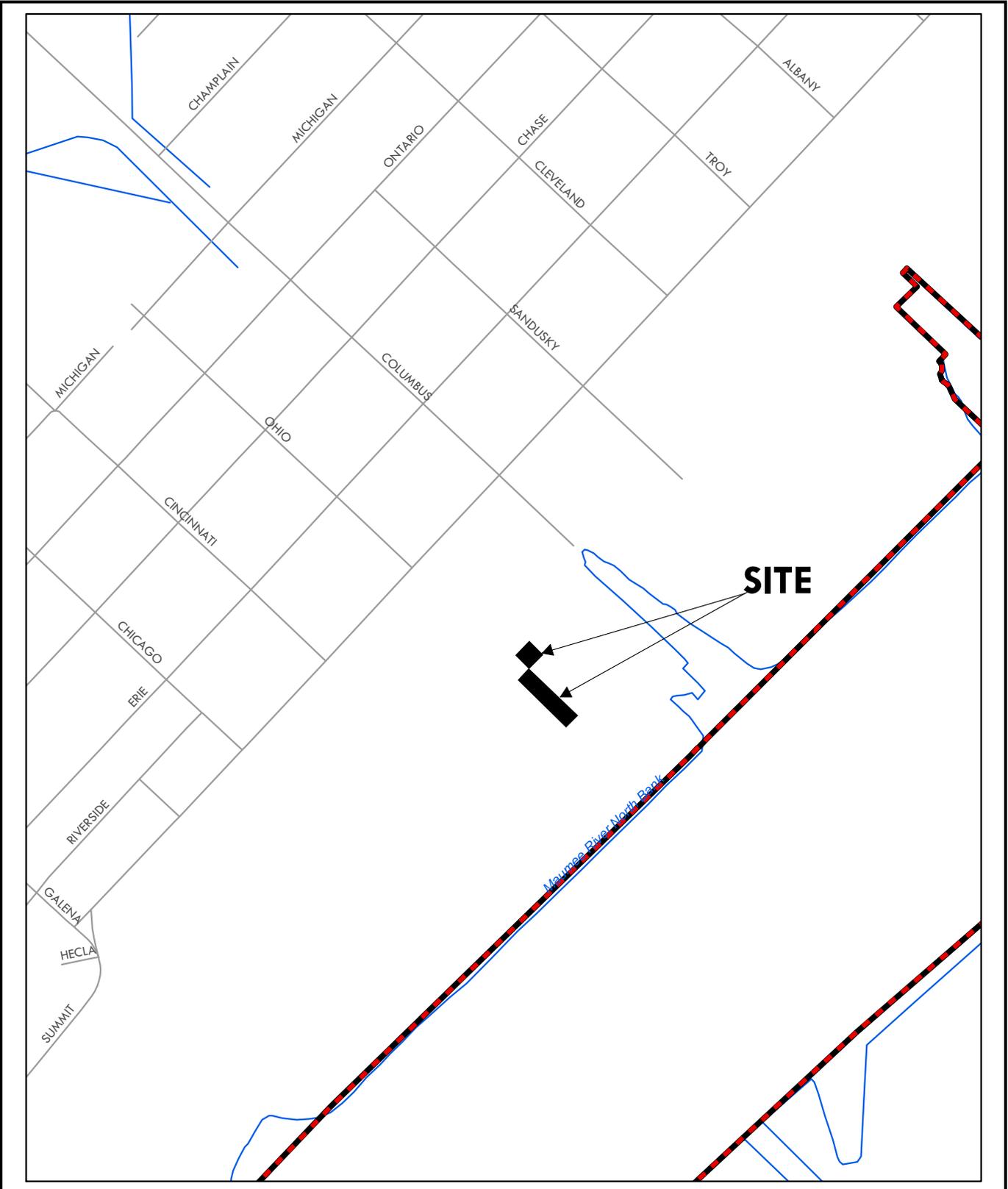
STREET VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-384-14
DATE: October 9, 2014
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: November 12, 2014
TIME: 4:00 P.M.

GP/bp
Two (2) sketches follow

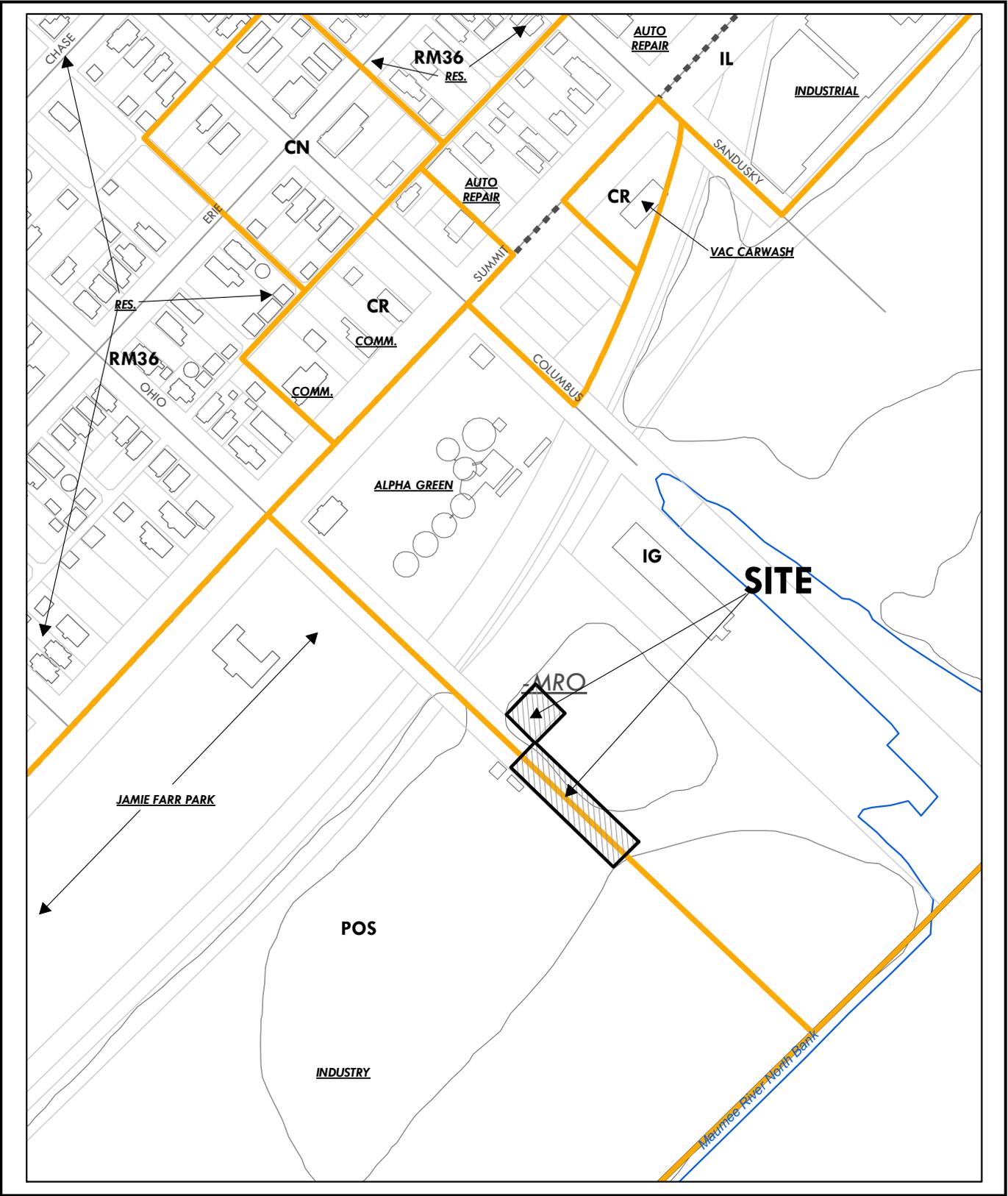
GENERAL LOCATION

V-384-14
ID 3



ZONING & LAND USE

V-384-14
ID 3



GENERAL INFORMATION

Subject

- Request - Major Site Plan Review for a new hotel building with 150 parking spaces
- Location - 5875 Hagman Road (northwest of the intersection at Hagman Road and Alexis Road)
- Applicant - Surati Investment LLC
P.O. Box 677
Bridgeville, PA 15017
- Contact - George V. Oravec P.E., P.S.
Oravec and Associates, LLC
5333 Secor Road
Suite 2
Toledo, OH 43623
- Consultants - Integrity Design
456 Washington Avenue
Suite 100
Bridgeville, PA 15017

Site Description

- Zoning - CO / Office Commercial
- Area - ±1.8 acres
- Frontage - ±103' along Hagman Road
- Existing Use - Undeveloped
- Proposed Use - Hotel

Area Description

- North - Chrysler Terminal / IG
- South - Restaurant / CR
- East - Hotel Building / CO
- West - Menard's / CR

GENERAL INFORMATION (cont'd)

Parcel History

- S-5-99 - Request for approval of final plat of Hagman Road Development. Approved by Plan Commission on 3/11/99.

Adjacent Parcels

- SPR-36-11 - Request for a major site plan review for a Hotel located at 5855 Hagman Road. Approved by Plan Commission on 10/14/11.
- SPR-7-08 - Request for a major site plan review for a new Holiday Inn Express located at the northwest corner of Hagman Road and Alexis Road. Approved by Plan Commission on 3/13/08.

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a major site plan review for a site located at 5875 Hagman Road to facilitate the development of a hotel. The ±1.8 acre site consists of one parcel and is zoned CO Office Commercial. The site is bounded by Silver Creek to the west, commercial land uses to the south, an industrial use to the north, and a hotel to the east. The applicant is proposing to develop a new ±14,470 square foot hotel building and associated parking lot. The site is undeveloped but two (2) hotel buildings occupy the adjacent parcels to the east. Pursuant to TMC§1111.0802(B) *Development Approval Procedures* – a development proposing off-street parking of 60 or more spaces requires a Major Site Plan review.

Parking

The number of required parking spaces for lodging is calculated based on one (1) per room, plus the number of spaces required for associated uses. The site plan depicts a 150-space parking lot to be developed in front of the building. The number of required bicycle parking slots is one (1) per ten (10) parking spaces. The Planning Director may waive the bicycle parking requirements for a particular use if the owner or operator can demonstrate in writing, supported by evidence, that the use does not generate any bicycle usage.

STAFF ANALYSIS (cont'd)

Parking (cont'd)

The proposed development will be accessed via two (2) curb cuts onto Hagman Road. These curb cuts lead to two shared access drives that were established as part of the underlying commercial plat.

Landscaping

A landscape plan has not been submitted. The commercial landscape standards of TMC§1108 apply to developments in the CO Office Commercial zoning district. The intent of Landscape and Buffer Screening requirements are to minimize the harmful impacts of noise, dust and debris, headlight glare, and other objectionable activities by an adjoining or nearby use. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground cover.

The total interior landscaping required in parking lots is 20 square feet per parking space. Landscape areas within parking areas must be peninsular or island types. Two canopy trees and six shrubs are to be installed for each 10 parking spaces and at least one tree must be provided for every 30 feet of lot frontage or fraction thereof. Wheel stops must be provided to ensure that vehicles cannot overhang directly on plant material. Additionally, a ten foot perimeter parking lot landscape buffer is required along the western and southern property lines. Finally, landscape islands are required at the end of each parking row.

Building Design

Exterior facades shall be articulated in order to add architectural interest and variety and avoid the effect of a single, long or massive wall with no relations to human size (TMC§1109.0205(C)(1) – *Design Standards*). Elevations indicate compliance by incorporating recesses and projections and by using changes in texture and color of wall surfaces. Elevations show façade colors of low-reflectance, subtle, neutral or earth tone colors, thus complying with TMC§1109.0502(A).

Building elevations shall comply with TMC§1109.0501 – *Façade Materials*. Predominant exterior building materials shall be high-quality materials. For facades visible from the public right-of-way, predominate materials must comprise at least seventy-five percent (75%) of the total wall area of the façade. Facades containing exterior insulation and finish systems (EFIS) or equivalent product when 36 inches above grade and not within an entryway, and comprising less than fifteen (15%) of the façade are permissible. Not all building materials are clearly defined on the elevation drawing and compliance cannot be determined.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Regional Commercial land uses. The Regional Commercial district is intended to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. The proposed use is not out of character with uses surrounding the immediate area of the site.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-40-14, a request for a Major Site Plan Review for a new hotel building with 150 parking spaces, for a site located at 5875 Hagman Road (northwest of the intersection at Hagman Road and Alexis Road), for the following two (2) reasons:

1. The request is consistent with The Toledo 20/20 Comprehensive Plan (TMC 1111.0606(A) Review and Decision Making Criteria).
2. The request will not adversely impact any nearby properties.

The staff recommends that the Toledo City Plan Commission approve SPR-40-14, a Major Site Plan Review for a new hotel building with 150 parking spaces located at 5875 Hagman Road (northwest of the intersection at Hagman Road and Alexis Road), subject to the following **thirty-seven** (37) 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, 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. Water service is available subject to the Rules and Regulation of the Department of Public Utilities.
5. The proposed building on Lot 2 is located on top of an existing 8-inch-diameter water service. The existing water service shall be relocated. Plans for modifications to the existing water service shall be submitted to the Division of Engineering Services for review and approval.
6. Plans for the proposed water services on Lot 3 shall be submitted to the Division of Engineering Services for review and approval.
7. Contact the City of Toledo Fire Prevention Bureau to determine the fire protection requirements needed for this project.
8. Maintain 10 feet of horizontal clearance between existing or proposed water service and existing or proposed sanitary and storm sewers. Maintain 4 feet of horizontal clearance between existing or proposed water service and any other underground utility. Maintain 18 inches of vertical clearance between existing or proposed water service and any underground utility.
9. Contact the Division of Water Distribution for installation requirements for backflow preventers.
10. New fire, domestic, and irrigation taps will be installed by City of Toledo at the owner's/developer's expense.
11. Plans for the water service shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service.
12. A flow test is recommended to ensure that the available water flow and pressure in the area meet the anticipated demands of the facility.
13. Storm drainage service for this site is available subject to: the Criteria and Regulations of the Departments of Public Utilities and Public Service; the Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; the Toledo City Charter; the "Subdivision Rules and Regulations: of the Toledo-Lucas County Plan Commissions; the City of Toledo Infrastructure Design and Construction Requirements; and "The Comprehensive Ditch Plan".

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

14. A detailed site-grading plan for this project shall be submitted for approval. The plan shall show the adjacent topography and grades for the land abutting the proposed development for a distance of approximately one hundred feet (100') from the development boundaries if requested.
15. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx. It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, Division of Engineering Services to set up a pre-submittal meeting. This is suggested so that there is a full understanding of the City of Toledo's requirements for the sanitary, storm, water and roadway utilities. This 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: Tim Grosjean, ph. (419) 245-1344

16. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs). All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
17. There is an existing detention pond on site that was sized to serve water detention volume for the Hagman Road Development with a drainage area of 7.046 acres with $C_w = 0.90$. However, the existing detention pond does not address the current water quality regulations. Therefore, a post-construction stormwater BMP will be required as specified in the City of Toledo Infrastructure Design and Construction Requirements.
18. A site specific Stormwater Pollution Prevention Plan (SWP3) shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

19. All storm drainage must be internal and not run off onto adjacent properties and inspection.
20. No construction work, including grading, will be permitted without approved plans and inspection.
21. 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
22. To all for maintenance access, structures, permanent fences, walls, or other obstructions are not permitted within 12 feet of the top of bank or ordinary high water mark of Silver Creek or within the floodway. Cleaning of vegetation, storage of materials, or development within 40 feet of the ordinary high water mark of Silver Creek is discouraged due to water quality impacts.
23. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
24. A single sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.

Sewer & Drainage Services

Comments not received at time of printing

Fire Prevention

No objections or concerns

Transportation

25. Existing unused drive approaches shall be completely removed and new curbs and sidewalks shall be installed in accordance with City of Toledo Construction Standards.
26. The Division of Transportation recommends the construction of side walk joining the three hotel properties for pedestrian traffic.

STAFF RECOMMENDATION (cont'd)

Building Inspection

27. The construction of any new structure, addition, or alterations to any existing building will require construction documents stamped by a design professional to be submitted to the Division of Building Inspection for plan review and approval. Construction documents must show that the new structure and/or interior alterations will be in compliance with the building, mechanical and fire codes of the City of Toledo, and, by referenced authority, those of the State of Ohio. Construction must also comply with federal ADA regulation.
28. Any signs on the property, will require a separate plan review and permits(s) in accordance with the City of Toledo's sign codes (Toledo Municipal Code §1113 and §1377 – §1397).
29. Any fence screening will require a Certificate of Zoning Compliance, issued by the Division of Building Inspection.
30. Although the property and its structures are not involved with the floodplain created by Silver Creek and Shantee Creek, they are immediately adjacent to these two waterways as shown on FEMA's FIRM #39095C0082E map adopted by City Toledo on August 16, 2011.

Plan Commission

31. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping areas.
32. 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.
33. The building materials shall meet the requirements of TMC§1109.0500 *Building Façade Materials and Color*. Elevations shall be submitted to meet the approval of the Plan Director. **The submitted elevations shall be revised to include additional detail on the type of material; including percentages of each material. Exterior façade materials shall meet the criteria of TMC§1109.0500.**
34. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- a. Foundation plantings and landscape areas at major building entrances;
 - b. Total interior landscaping shall be 20 square feet per parking space. Landscape areas within the parking area shall be peninsular or island types and must be constructed with concrete curbing; **landscaped islands are required at the end of each parking row;**
 - c. A ten foot (10') parking lot perimeter landscape buffer is required along the western and southern property lines;
 - d. Topsoil must be back filled to provide positive drainage of the landscape area;
 - 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;
 - f. Landscape islands are required at the end of each parking row and shall be a minimum of nine foot (9') in width;
 - g. All parking spaces must be within one hundred foot (100') of a landscape area;
 - h. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards;
 - i. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission;
 - j. The location, lighting and size of any signs, all signage is subject to TMC§1387;
35. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

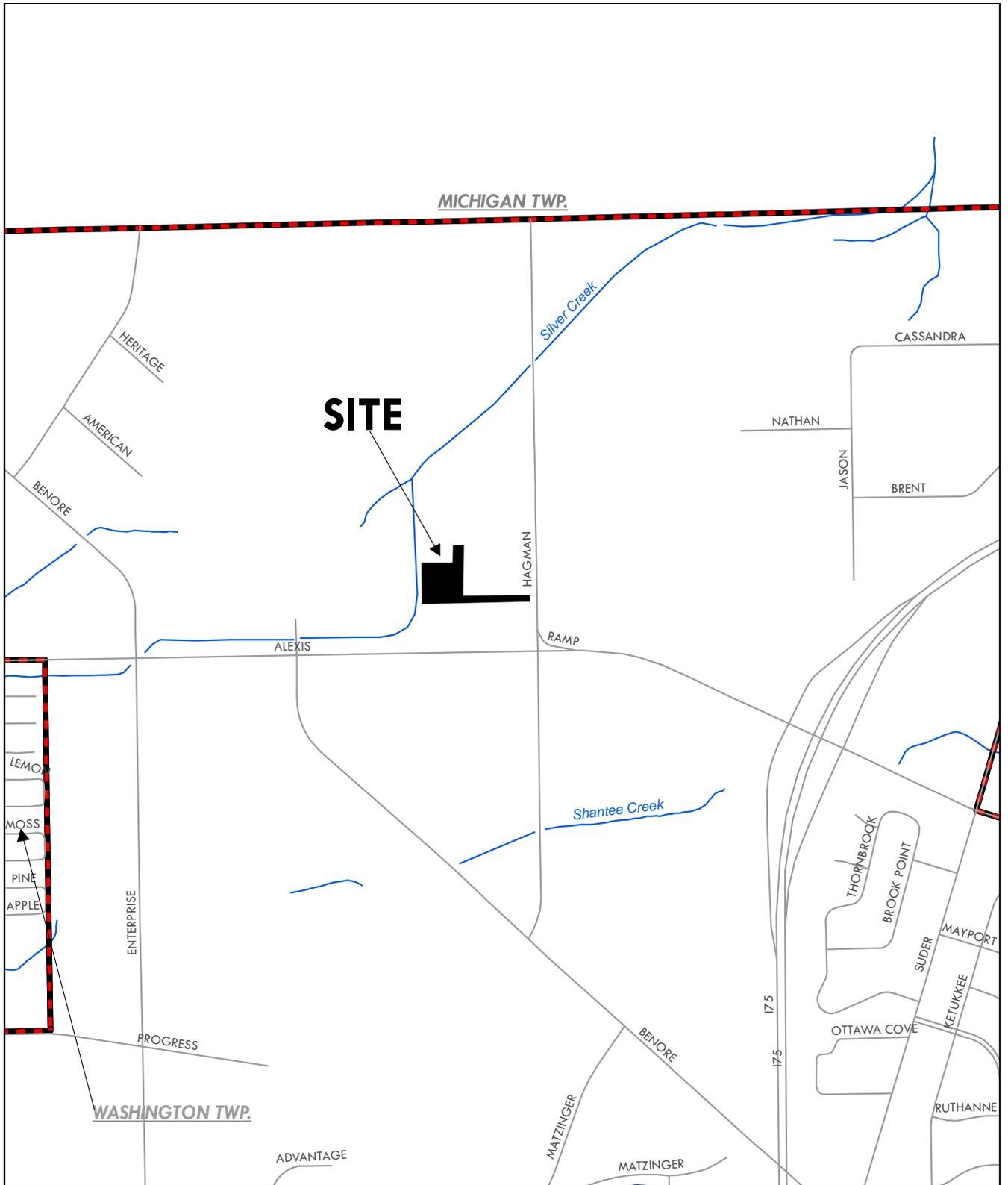
36. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
37. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-40-14
DATE: October 9, 2014
TIME: 2:00 P.M.

GP/bp
Four (4) sketches follow

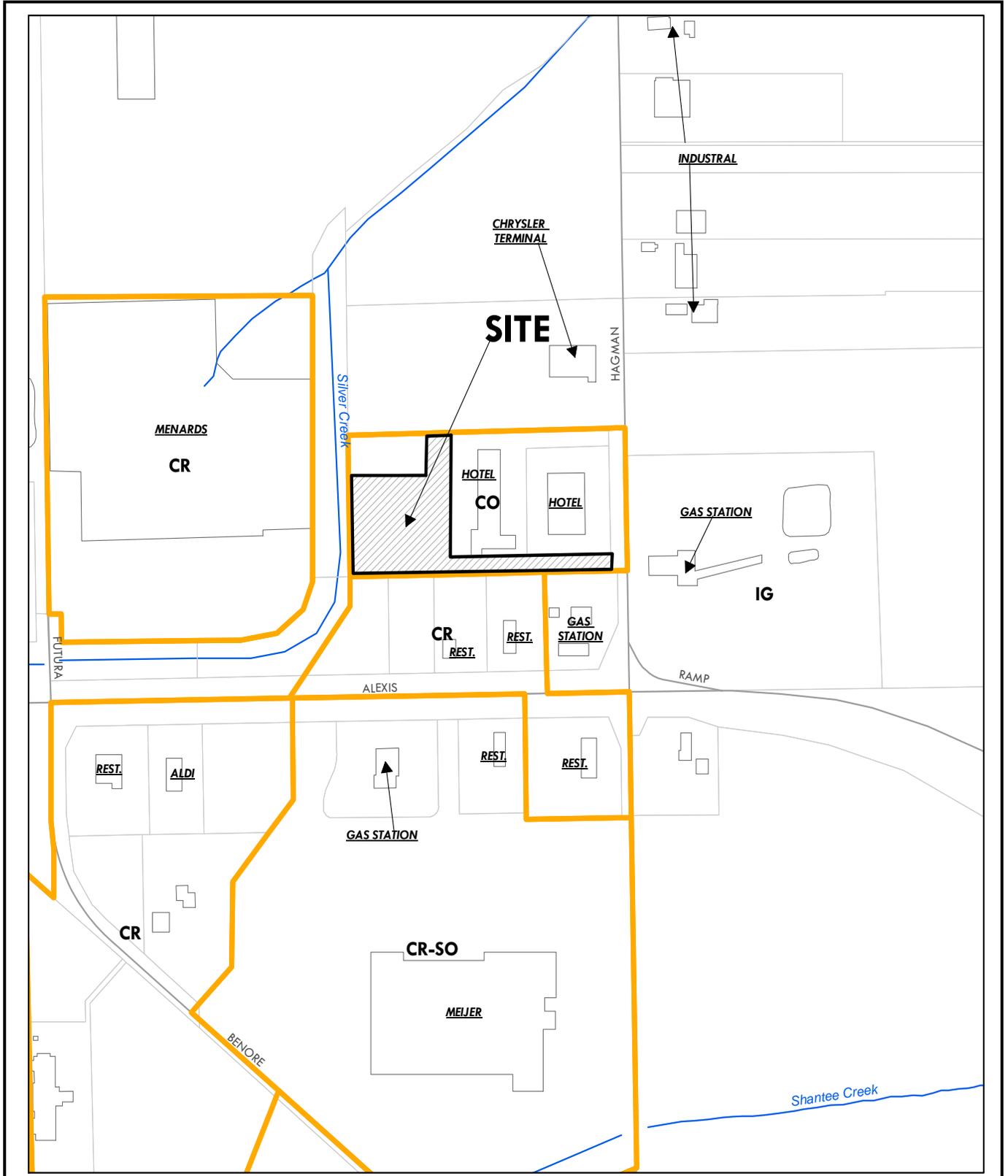
GENERAL LOCATION

SPR-40-14
ID 69



ZONING & LAND USE

SPR-40-14
ID 69



ELEVATION

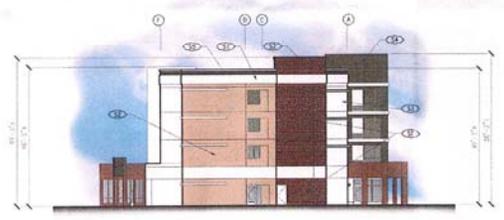
SPR-40-14
ID69



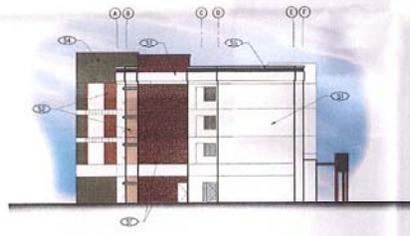
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REFERENCE NOTES

1. BUILDING AND MECHANICAL AND RUA WHEN BUILT WITH EXISTING SYSTEMS
2. REFER TO EXTERIOR FINISH KEY FOR MATERIALS AND COLORS.

Please describe any modifications to the building and mechanical systems in the notes. If you are making any changes to the building or mechanical systems, please refer to the appropriate notes in the project manual for more information.

CRITERIA NOTES

- 1. MAKE COVERS AND SHOWS FOR CLARITY
- 2. MAKE COVERS SIMILAR TO ADJACENT WALL SURFACES
- 3. MECHANICAL EQUIPMENT SHOULD BE ARRANGED TO FOLLOW PATTERNS
- 4. CENTER SIGN AT TOP OF WALL
- 5. 1/4" x 1/4" AREA
- 6. FOR ACCESSIBLE WITH METAL WALL PANELS, PROVIDE PROTECTIVE COATING AND SEAL AT JOINT INTERSECTIONS. SEE SECTION 05 20 00 FOR MORE INFORMATION. SEE SECTION 05 20 00 FOR MORE INFORMATION.
- 7. FOR ACCESSIBLE WITH METAL WALL PANELS, PROVIDE PROTECTIVE COATING AND SEAL AT JOINT INTERSECTIONS. SEE SECTION 05 20 00 FOR MORE INFORMATION. SEE SECTION 05 20 00 FOR MORE INFORMATION.

REVISIONS

NO.	DESCRIPTION

EXTERIOR FINISH KEY

	COL. 01
	COL. 02
	COL. 03
	COL. 04
	COL. 05
	MANUFACTURED STONE
	WALL PANEL

**Proposed new Hotel for The Forziza Group:
COURTYARD by MARRIOTT**
MAGNAN ROAD
TOLEDO, OHIO

INTEGRITY DESIGN
ARCHITECTURE & INTERIORS
408 BROADVIEW AVENUE, SUITE 100
TOLEDO, OHIO 44115-1000
419-252-7822 P 419-252-7827

id

DATE: 17 JULY 2014
PROJECT NO: 2013-020
EXTERIOR ELEVATIONS
SHEET NO: **A2.1**

3 - 14

GENERAL INFORMATION

Subject

- Request - Review of the Sylvania Avenue Commercial Corridor Plan as an amendment to the Toledo 20/20 Comprehensive Plan
- Applicant - Tom Kroma, Director
Department of Neighborhoods

Applicable Regulations

Toledo Municipal Code, Part Eleven
Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

This request is for the review of the Sylvania Avenue Commercial Corridor Plan. This plan was brought about through the efforts of the Five points association, Library Village Neighborhood Revitalization Committee, City of Toledo's Department of Neighborhoods, Engineering Services, Toledo-Lucas County Plan Commission, and the Economic Development Department through funding provided through leadership of Toledo City Council. The purpose of this plan is to examine the existing land uses in the area along Sylvania Avenue from Upton Avenue west to Detroit Avenue. It also looks at the surrounding area's land uses to examine the neighborhood's status and analyze what strengths the remaining civic uses, businesses, and residents have to leverage business attraction and stability along Sylvania Avenue. Also, what issues need tended to in order to revitalize this unique area of Toledo.

The primary focus of this plan is the commercial corridor, with a secondary emphasis on the neighborhood surrounding the corridor. The reason for concern about the residential is fairly simple: businesses follow rooftops. The health of the surrounding neighborhood will serve as a benchmark for the attractiveness of Sylvania Avenue to future business investment. This plan also describes in detail the various economic developments tools that are available and possible ways to utilize them in the neighborhood.

STAFF ANALYSIS (cont'd)

A community meeting took place in May 2013 and participation included numerous businesses, neighborhood residents, city officials and business leaders. The consultants also walked the district during the summer and fall of 2013 and spoke to many businesses owners. They also spoke with many professionals and their agencies about other possible plans that might be in development that could affect the planning area. A neighborhood business meeting was held in May 2014 to provide area businesses the opportunity to meet with business leaders, hear about their needs as well as ongoing issues and programs, and discuss the data and information gathered as part of the planning process.

The following is a list of goals and objectives that are recommended to implement this plan in order to address the issues with the commercial corridor along Sylvania Avenue and the neighborhoods that surround it. The following is a synopsis of those action items:

- Continue beautification efforts to include painting light poles, replanting trees, and installing decorative benches, flower planters, and trash cans.
- Initiate way finding and signage improvements. Define the design, develop cost estimates, identify funding, and installations.
- Implement the Sylvania Avenue Commercial Corridor plan thru a collaborative effort of Library Village Association and the Five Points Business Association.
- Work with TARTA to examine the possibility of locating a mini-transit station within the corridor.
- Utilize the economic development programs that are offered by various organizations in promoting business along the corridor.
- Develop a complete vacant property inventory to market the corridor.
- Conduct a realtor open house to highlight the available properties in the corridor
- Improve the quality and availability of the housing stock.
- Create bike lanes by utilizing the “edge of pavement” line along Sylvania Avenue and tie into other parks and schools within the neighborhood.
- Clearly define parking in the “edge of pavement” line and identify locations for potential parking lots to assist businesses with parking demand.

The 20/20 Land Use Plan that was adopted for Five Points/Library Village reflects the recommendations from the Sylvania Avenue Commercial Corridor Plan. The recommendations from the Toledo 20/20 Comprehensive Plan for Five Points/Library Village as well as for neighborhoods in general are as follows:

(31) A “targeted” industry-based approach to economic development.

(55) Zoning and land division regulations be amended to permit appropriate density in residential zoning districts consistent with the fabric of the neighborhood.

STAFF ANALYSIS (cont'd)

- (56) Toledo minimize impacts of new higher-density in-fill housing and redevelopment on existing neighborhoods through design standards and housing maintenance programs and continuing historic preservation and neighborhood planning programs.
- (88) Provide non-motorized paths as an alternative means of transportation for travel without an automobile – implement 40 percent of the bike network identified by TMACOG by 2010.
- (89) Continued, and when possible, increased support of efforts to expand the regional network of bike paths, bike routes, and bike lanes.
- (121) Developing a comprehensive plan for each neighborhood and, once complete, having the City encourage redevelopment, where needed, on a block-by-block bases through a combination of public and private investments.
- (125) Protecting neighborhood historic structures be reusing them and integrating new development with respect to existing character.
- (126) Promoting self-sufficient neighborhoods by providing necessary amenities, services and retail establishments within a reasonable distance.
- (127) Protecting neighborhood historic structures be reusing them and integrating new development with respect to existing character.
- (128) Promoting self-sufficient neighborhoods by providing necessary amenities, services and retail establishments within a reasonable distance.
- (135) Libraries, schools, churches, and neighborhood shopping areas, for example, be made accessible from the surrounding neighborhoods by pedestrians and non-motorized vehicles.
- (145) Developing strong, economically viable and diverse neighborhood commercial areas.
- (179) For Five Points/Library Village:
 - An aggressive sidewalk-replacement program.
 - An economic enhancement strategy, including community-based design standards, for Sylvania Avenue
 - Connecting Bowman Park with other major parks as part of the City's Greenways Trail Plan.
- (188) Sylvania Avenue be examined for traffic calming and pedestrian enhancement.

STAFF ANALYSIS (cont'd)

- (189) Some urban design feature be explored to anchor and/or link the Sylvania Street frontage between Lewis and Willys Parkway.

These recommendations are consistent with the findings in the Sylvania Avenue Commercial Corridor Plan and reinforce the need to address the complexity of issues that face this neighborhood.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of M-5-14, the Sylvania Avenue Commercial Corridor Plan as an amendment to the Toledo 20/20 Comprehensive Plan to Toledo City Council for the following reason:

- 1. The Sylvania Avenue Commercial Corridor Plan conforms to the recommended goals and land uses of the Toledo 20/20 Comprehensive Plan.

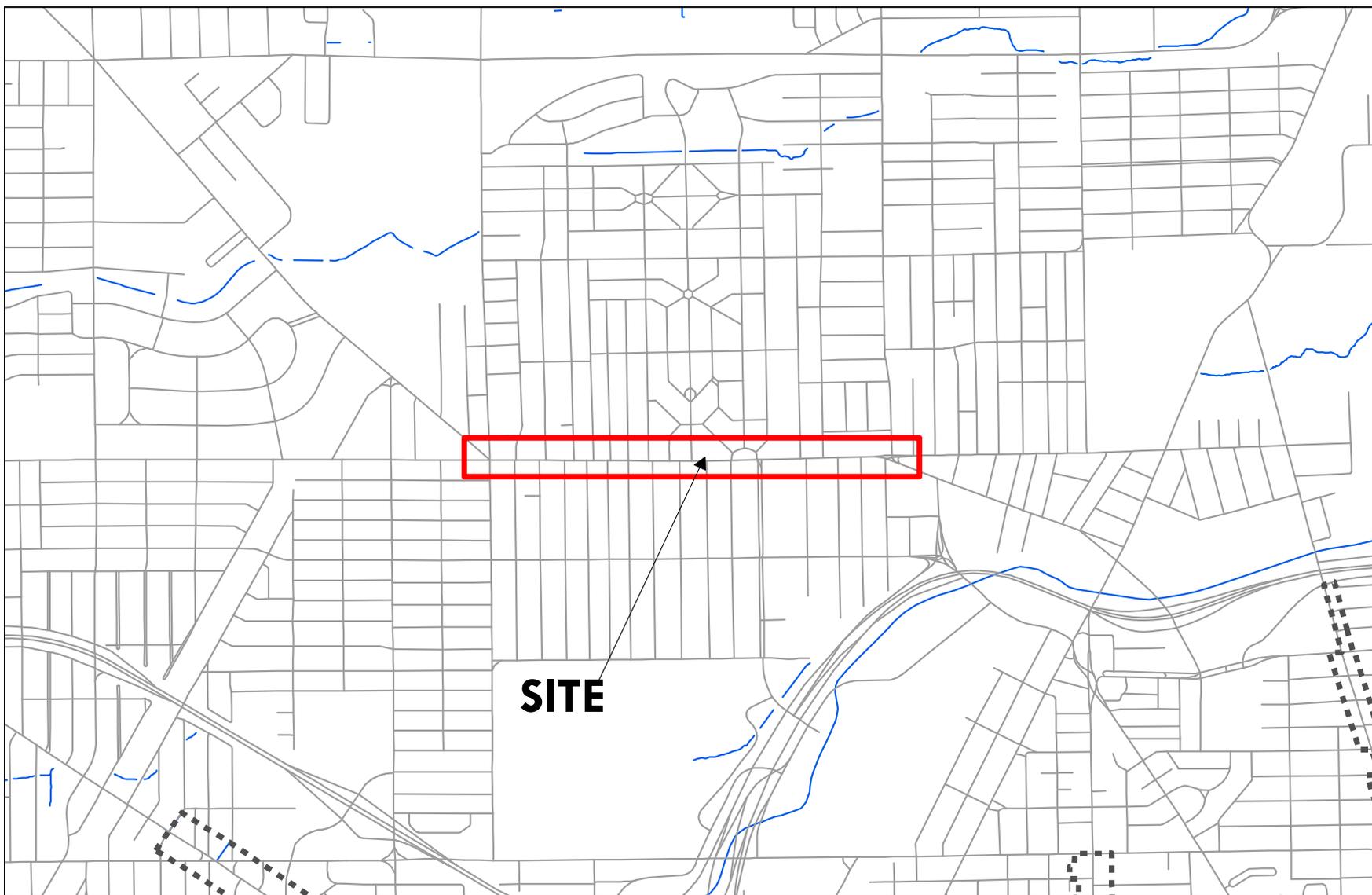
SYLVANIA AVENUE COMMERCIAL
CORRIDOR PLAN
TOLEDO CITY PLAN COMMISSION
REF: M-5-14
DATE: October 9, 2014
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: November 12, 2014
TIME : 4:00 P.M.

TCG/bp
Two (2) sketches follow

GENERAL LOCATION

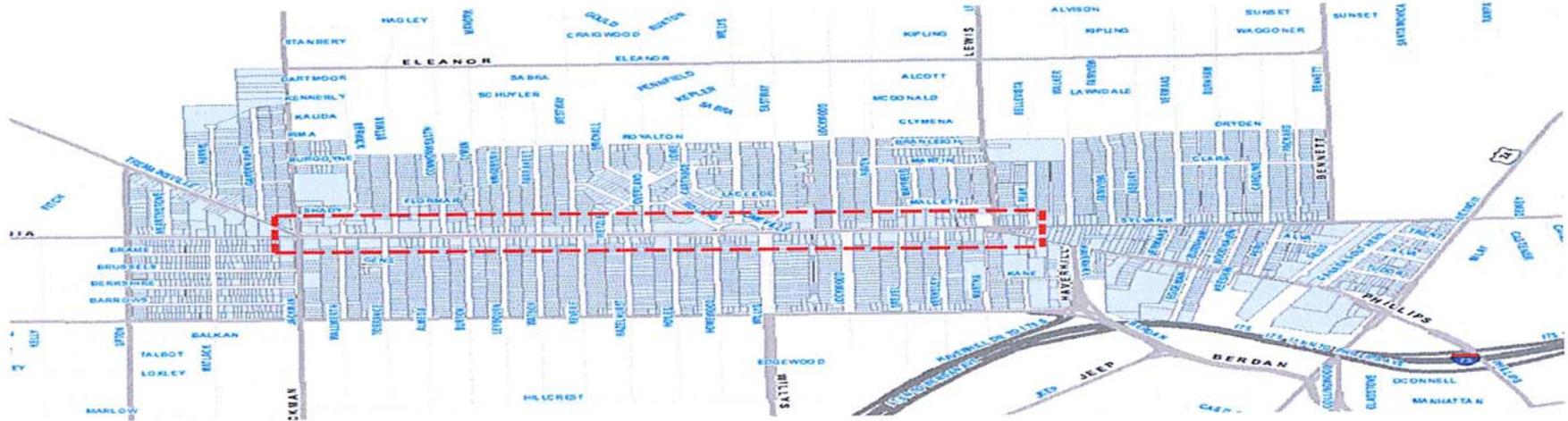
M-5-14
ID 16,35,37,38



SITE

STUDY AREA

M-5-14
ID 16,35,37,38



MAP OF STUDY AREA (ORIGINAL CONTRACT AREA VS CONSULTANT EXPANSION AREA)

GENERAL INFORMATION

Subject

- Request - Zone change from CR-SO Regional Commercial - Shopping Center Sign Control Overlay District to CR Regional Commercial
- Location - 3535 Heatherdowns Boulevard
- Applicant - Speedway LLC
500 Speedway Drive
Enon, OH 45323
- Consultant - Christopher Jolley
Exp US Services, Inc.
150 E. Gay Street
Suite 1510
Columbus, OH 43215

Site Description

- Zoning - Regional Commercial with Sign Overlay / CR-SO
- Area - .78 acres
- Frontage - 175' along Heatherdowns Boulevard
- Existing Use - Vacant parcel
- Proposed Use - Gas station / convenience store

Area Description

- North - Heatherdowns Boulevard and Automotive Repair / CR
- South - Shopping Plaza / CR-SO
- West - Single Family Residential / RS6
- East - Byrne Road and Gas Station and Convenience Store / CR

Parcel History

- Z-218-61 - Shopping Center Approved, Ord. 540-63
- SUP-8003-14 - 3535 Heatherdowns Boulevard (companion case)

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a zone change from CR-SO Regional Commercial – Shopping Center Sign Control Overlay District to CR Regional Commercial for a site located at 3535 Heatherdowns Boulevard. The zone change request includes only a portion the site where the former restaurant building was located. The applicant is requesting the zone change to eliminate the sign restrictions placed on the Shopping Overlay district. Most importantly for the applicant is that gasoline price signage would not be permitted and signage on the canopy would be limited. A companion case SUP-8002-14 is also being reviewed.

The CR-SO Regional Commercial – Shopping Center Sign Control Overlay District is intended to regulate the number, type and location of signs on shopping center sites and other properties within the boundaries of designated -SO districts. The regulations are also intended to encourage unified sign plans for multi-tenant shopping center sites. The applicant would be required to use the existing free standing sign for the shopping center that has the changeable copy sign. In addition, they would be allowed one low profile sign and two fascia or canopy signs. If this property is zoned Regional Commercial then the applicant can have a free standing sign and fascia or canopy signs that are no more than 40% of the building frontage.

Staff is concerned about the proliferation of signage in this area and the visual blight that it causes. Several businesses are currently utilizing the free standing sign with changeable copy and have fascia signs as well. It is not difficult to locate a gasoline station and convenience store with a low profile sign and a canopy sign. Since this type of low profile signage is utilized in the surrounding suburban communities with similar effect it is apparent that the traveling public will be able to differentiate the type of business by these signs and the corporate color scheme. Staff is also aware that adjacent businesses have the type of signage that the applicant desires. However, in order to begin to make this community a more visually appealing place the limited and low profile signage will be a step in the right direction

The zone change is not compatible and is out of character for the vision for this site and this neighborhood. The applicant may still construct a gasoline station and convenience store but without the excessive signage.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-8003-14, a zone change CR-SO Regional Commercial – Shopping Center Sign Control Overlay District to CR Regional Commercial located at 3535 Heatherdowns Boulevard to Toledo City Council, for the following three (3) reasons:

STAFF RECOMMENDATION (cont'd)

1. The proposed rezoning will detrimentally affect properties within the vicinity of the subject property (TMC 1111.0606 E, Review and Decision Making Criteria)
2. The zone change is not compatible and is out of character for the vision for this site and this neighborhood and is not consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC 1111.0606 A)
3. Low profile signage is effectively used in surrounding communities; therefore no hardship can be demonstrated to allow the removal of this site from the sign overlay.

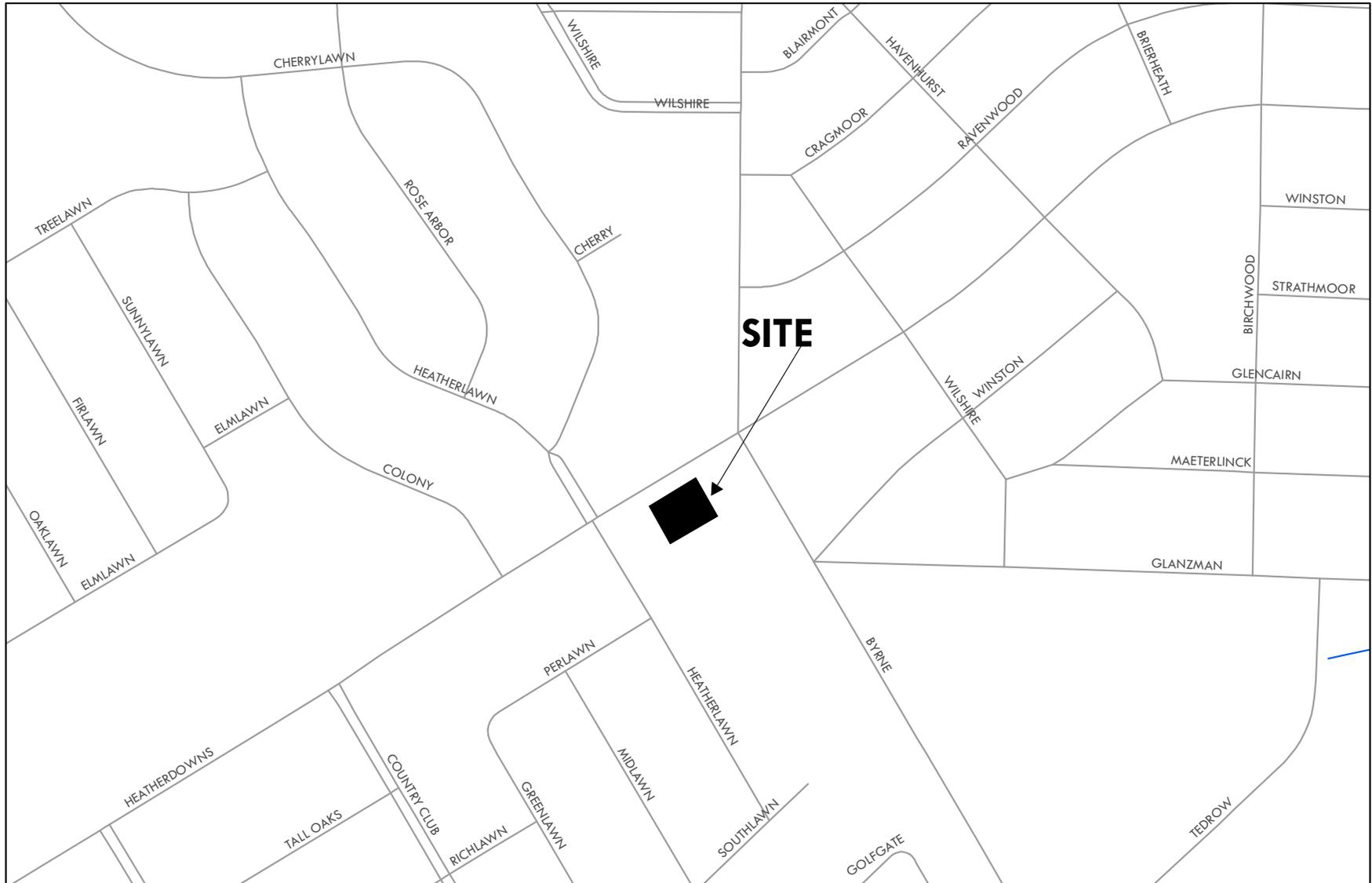
ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-8003-14
DATE: October 9, 2014
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: November 12, 2014
TIME : 4:00 P.M.

TG/bp
Four (4) sketches follow

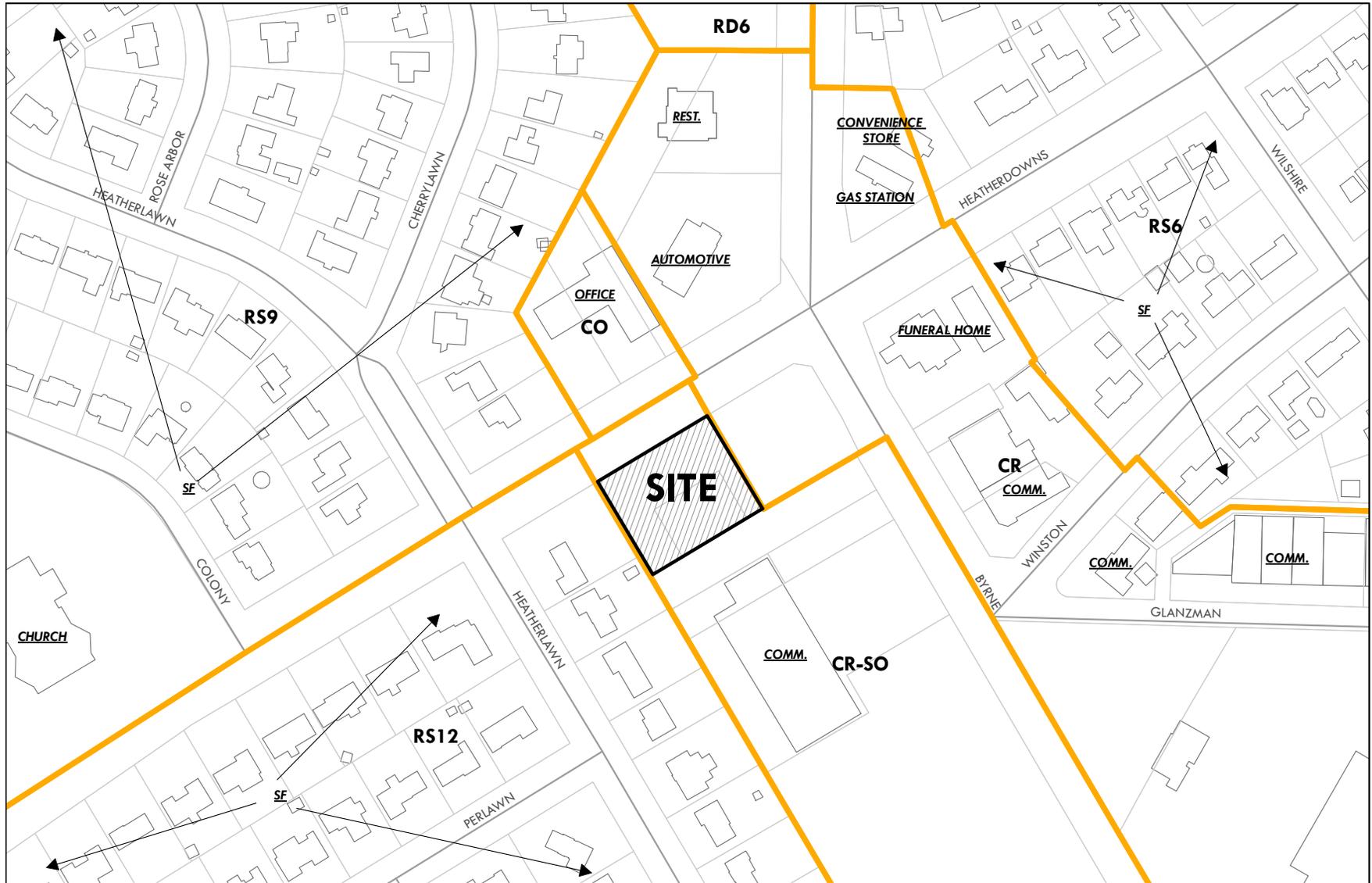
GENERAL LOCATION

Z-8003-14
ID 110



ZONING & LAND USE

Z-8003-14
ID 110



S - 5

ELEVATION

Z-8003-14
ID 110



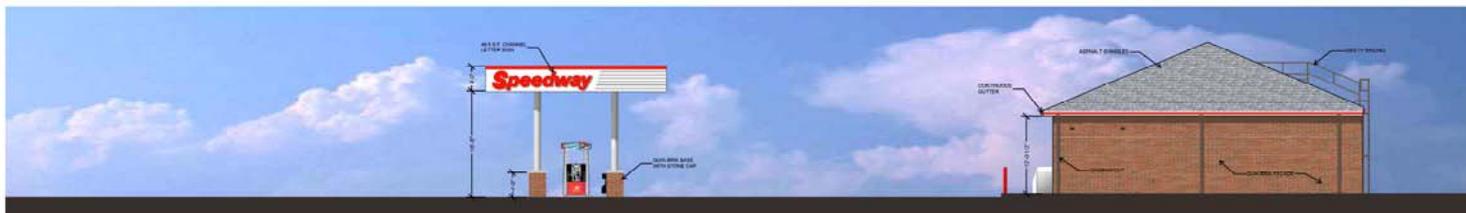
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



NO.	DATE	DESCRIPTION	BY	CHECKED

EXTERIOR ELEVATIONS
NEW BUILD
5330 REPUBLICAN BLVD.
LANSING, MI 48205, OHIO

00100584

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

NO.	DATE	DESCRIPTION	BY	CHECKED

100584-A2

5 - 7

© 2014 EXP. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF EXP. ANY REPRODUCTION OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF EXP. IS STRICTLY PROHIBITED.

BLANK PAGE

GENERAL INFORMATION

Subject

- Request - Special Use Permit for a gas station with a convenience store
- Location - 3535 Heatherdowns Boulevard
- Applicant - Speedway LLC
500 Speedway Drive
Enon, OH 45323
- Consultant - Christopher Jolley
Exp US Services, Inc.
150 E. Gay Street
Suite 1510
Columbus, OH 43215

Site Description

- Zoning - Regional Commercial with Sign Overlay / CR-SO
- Area - 1.49 acres
- Frontage - 318' along Heatherdowns Boulevard
200' along Byrne Road
- Existing Use - Vacant parcel
- Proposed Use - Gas station / convenience store
- Required Parking - 31 spaces (1 per pump, at pump, and 13 for convenience store)
- Proposed Parking - 44 spaces (including 18 at pumps)

Area Description

- North - Heatherdowns Boulevard and Automotive Repair / CR
- South - Shopping Plaza / CR-SO
- West - Single Family Residential / RS6
- East - Byrne Road and Gas Station and Convenience Store / CR

Parcel History

- Z-218-61 - Shopping Center Approved, Ord. 540-63

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

Z-8002-14 - Zone change from CR-SO Regional Commercial – Shopping Center Sign Control Overlay District to CR Regional Commercial (companion case)

Applicable Plans and Regulations

Toledo Municipal Code (TMC), Chapter Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

This is a request for a Special Use Permit for a gas station with a convenience store located at 3535 Heatherdowns Boulevard. This site is vacant and was the former site of a vacant restaurant. The applicant proposes to construct a 3,900 s.f. convenience store with 9 pump islands (18 pumping stations). A companion case Z-8003-14 accompanies this case.

The applicant is requesting waivers from TMC 1104.0601 Hours of Operation, TMC 1104.0603 Spacing Requirements, and TMC 1107.1600 Vehicle Stacking Areas. The applicant wishes to operate a 24 hour facility and needs to waive the regulated hours of 5:30 a.m. to 1 a.m. The applicant is also seeking a waiver of the spacing requirements for locating within a 2,000 foot radius of another convenience store and locating within a 1,000 foot radius of a school, public park, public library, licensed child day care center, or other use established specifically for the activities of minors. The proposed convenience store is within a 1,000 feet of two convenience stores, the Heatherdowns public library, Byrne Park, and a daycare. The applicant states that Speedway operates a clean and well managed site that would provide different offerings and goods for sale compared to other convenience stores and would help keep prices competitive. There are no hardships that exist to support these waiver requests.

The final waiver request is for a reduction in the stacking area. The proposed layout cannot accommodate a 25' drive aisle or the required 10' x 20' stacking space. The Division of Transportation does not support this waiver and feels the applicant is over developing the site and needs to relocate the building on site to make the vehicular maneuverability work.

STAFF ANALYSIS (cont'd)

Staff does not support the applicant's request for a special Use Permit for several reasons. First, the concentration of multiple convenience stores in a confined area has shown to be detrimental to surrounding neighborhoods. Compounding that concentration would be the introduction of a 24-hour facility that lends itself to negative secondary effects such as loitering, littering, noise, detrimental to youth, and increases traffic. This site is surrounded by single-family homes that enjoy the relative tranquility of the Heatherdowns-Byrne neighborhood. The businesses and churches in that area are innocuous and are compatible with the neighborhood. Second, the proposed use requires waivers of three code sections. Therefore the applicant does not comply with all applicable provisions of the zoning code. Third, there is no precedent for allowing spacing waivers on a new build site.

The landscaping that is proposed for the site indicates eight (8) canopy trees along Heatherdowns Boulevard, the code requires eleven (11) canopy trees. The flowering trees indicated on the plan do not constitute canopy trees. In addition, the Byrne Road frontage has only four (4) canopy trees while the code requires seven (7) canopy trees. This would need to be rectified if the Special Use Permit is approved. The southern perimeter of the site has seven (7) canopy trees, which is adequate for abutting a commercial property. The enclosure for the dumpster is chain link with slats and a wooden gate which is not acceptable. The dumpster enclosure will need to be of solid wood or masonry. The required 15' frontage greenbelts are depicted along the Byrne Road and Heatherdowns boulevard frontage. Additionally, a type A landscape buffer is required along the western property line. This buffer must include 10' of landscaping and a solid wood fence. The submitted landscape plan does not indicate any landscaping or fencing on the western property line.

The elevations for the building consist of a Quik-Brik façade with a bronze aluminum storefront system. The Quik-Brik façade is similar to a brick veneer and is a masonry product. The columns on the canopy only have the first 4' in Quik-Brik. If approved, the entire column will need to be enclosed in the Quik-Brik façade.

Although staff is recommending disapproval, conditions of approval are added as Exhibit A.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission make the following recommendations to the Toledo City Council, of the following requests for a Special Use Permit for a gas station with a convenience store located at 3535 Heatherdowns Boulevard for only those items as indicated and recommended below.

The applicant is requesting the following variances for the new Speedway gas station and convenience store:

STAFF RECOMMENDATION (cont'd)

Chapter 1104 Use Regulations

Sec. 1108.0600 Convenience Stores

Sec. 1104.0601 Hours of Operation

The hours of operation of a convenience store may be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, as a condition of development approval. Particular attention will be given to convenience stores located adjacent to any residential district, school, place of religious assembly, park, or playground.

The applicant wishes to operate a 24 hour facility and needs to waive the regulated hours of 5:30 a.m. to 1 a.m.

Staff Recommendation: The introduction of a 24-hour facility lends itself to negative secondary effects such as loitering, littering, noise, detrimental to youth, and increases traffic. Other gasoline and convenience store operations in the area close at 10:30. Staff recommends disapproval of the waiver request.

Chapter 1104 Use Regulations

Sec. 1108.0600 Convenience Stores

Sec. 1104.0603 Spacing Requirements

- A. *A convenience store shall not be located within a 2,000 foot radius of another convenience store, whether that other convenience store is operating pursuant to a Special Use Permit or operating without such Special Use Permit by virtue of having been in operation prior to the requirement to obtain such permit.*
- B. *A convenience store shall not be located within a 1,000 foot radius of a school, public park, public library, licensed child day care center, or other use established specifically for the activities of minors.*

The proposed convenience store is within a 1,000 feet of two convenience stores, the Heatherdowns public library, Byrne Park, and a daycare.

Staff Recommendation: The concentration of multiple convenience stores in a confined area has shown to be detrimental to surrounding neighborhoods. Staff recommends disapproval of the waiver request.

Chapter 1107.1600 Vehicle Stacking Areas

Sec. 1107.1602 Design and Layout

- A. *Size*
Stacking spaces must be a minimum of 10 feet by 20 feet in size.

STAFF RECOMMENDATION (cont'd)

B. Location and Design

Stacking spaces may not be located in the street right-of-way and must be located and designed to ensure safe and efficient movement of pedestrians and vehicles. Designated pedestrian crossings at least 5 feet wide must be provided to ensure pedestrian safety. Pedestrian walkways that cross vehicle stacking lanes must be clearly marked though the use of durable, low maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt. Raised walkways may be installed if elevated 6 inches with tapered sides and meet ADA standards. Stacking spaces must be separated from other internal walkways or driveways by raised medians if the Division of Transportation determines that such improvements are necessary for traffic movement and pedestrian safety.

The proposed layout cannot accommodate a 25' drive aisle or the required 10' x 20' stacking space.

Staff Recommendation: The Division of Transportation does not support this waiver and feels the applicant needs to relocate the building on site to make the vehicular maneuverability work. Staff recommends disapproval of the waiver request.

The staff further recommends that the Toledo City Plan Commission recommend disapproval of SUP-8002-14, a Special Use Permit for a gas station with a convenience store located at 3535 Heatherdowns Boulevard to Toledo City Council, for the following four (4) reasons:

1. The proposed use does not meet the stated purpose of this Zoning Code (See Sec. 1101.0400); TMC 1111.0706 (A).
2. The proposed use does not comply with all applicable provisions of this Zoning Code; TMC 1111.0706 (B).
3. The proposed use requires waivers that will set a precedent for other sites.
4. The concentration of multiple convenience stores in a confined area has shown to be detrimental to surrounding neighborhoods.

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-8002-14
DATE: October 9, 2014
TIME: 2:00 P.M.

REF: SUP-8002-14...October 9, 2014

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: November 12, 2014
TIME: 4:00 P.M.

TCG/bp
Exhibit A
Four (4) sketches follow

Exhibit A

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 and/or upgraded to conform to current City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines. The drive approach along Heatherdowns Blvd. does not meet these guidelines and shall be removed and replaced in order to be in 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 and Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
3. All commercial drive approaches (along with the sidewalk through the drive) shall be constructed with 8-inch 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. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. Water supply to the existing building is via a 4-inch water service that is tapped on a privately owned fire line. The existing water service shall be killed at the existing fire line by the owner's contractor.
8. Plans for water services 4-inch diameter and larger shall be submitted to the Division of Engineering Services for review and approval.
9. Contact the City of Toledo Fire Prevention Bureau to determine fire protection requirements for this site.

Exhibit A (cont'd)

Division of Engineering Services (cont'd)

10. Contact the Division of Water Distribution for installation requirements for backflow preventers.
11. New water service taps will be installed by the City of Toledo at the owner's/developer's expense.
12. There is an existing 33-inch public storm sewer that crosses this property within a sewer easement. No permanent structures shall be built on top of this sewer. If the public storm sewer must be relocated, it shall be done so at the property owner's expense. The relocation shall be in accordance to the City of Toledo infrastructure Design and Construction requirement and Current City of Toledo Construction standards. Flow in the existing storm sewer shall be maintained at all times. The property owner shall televise and inspect this storm sewer prior to removal or abandonment to determine if there are any existing taps. If any are found, it will be the property owner's responsibility and expense to reconnect them to the new proposed public storm sewer.
13. Storm drainage service for this site is available subject to: the Criteria and Regulations of The Departments of Public Utilities and Public Service; The Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; The Toledo City Charter; The "Subdivision Rules & Regulations" of Toledo-Lucas County Plan Commissions; City of Toledo Infrastructure Design and Construction requirements; and "The Comprehensive Ditch Plan."
14. A detailed site-grading plan for this project shall be submitted for approval. The plan shall show the adjacent topography and grades for the land abutting the proposed development for a distance of approximately one hundred feet (100') from the development boundaries if requested.
15. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>. It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, Division of Engineering Services to set up a pre-submittal meeting. This meeting is suggested so that there is a full understanding of the City of Toledo requirements for the sanitary, storm, water and roadway utilities. This understanding will in turn help to eliminate costly design time, revisions to drawings, delays in plan reviews, and speed-up the plan approval process.

Exhibit A (cont'd)

Division of Engineering Services (cont'd)

Contact Information is as follows:

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

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

Stormwater Drainage: Lorie Haslinger, ph. 419-245-3221

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

Roadway: Tim Grosjean, ph. 419-245-1344

16. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs). All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
17. Any earth-disturbing activity that will require the disturbance of 2,500 or more square feet shall employ stormwater detention and post-construction stormwater BMPs as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention, are encouraged. Designs incorporating green infrastructure, such as wet ponds, extended detention, bio-retention, or grassy swales, etc., may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.
18. A site specific Stormwater Pollution Prevention Plan (SWP3) shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit.
19. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
20. Gas station facilities shall employ effective measures to control pollutant runoff. Gas stations pavements shall be designed to drain in accordance with all laws regarding discharge into waters of the state, prohibiting the release of anything other than storm water into the city's storm sewer.
21. No construction work, including grading, will be permitted without approved plans and inspection.

Exhibit A (cont'd)

Division of Engineering Services (cont'd)

22. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
23. 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.
24. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developer's cost.

Division of Transportation

25. Minimum drive aisle widths of 25' must be maintained in all directions to accommodate two-way traffic.
26. The site must include 1- 10'x20' stacking space in each direction in addition to the space at each gasoline pump.

Sewer & Drainage

27. All private sewer lines that are not being removed or properly abandoned (both storm & sanitary) should be cleaned and inspected.
28. The private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned should 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.

Division of Building Inspection

29. Construction of a new or alterations to an existing canopied gas pumping island 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 improvements to be in compliance with the Ohio building Code and the associated mechanical, electrical, and fire codes along with the compliance of federal ADA standards.

Plan Commission

30. The canopy and columns shall be designed to meet the criteria of TMC 1104.0903 Gasoline and Fuel Sales – General Requirements. The columns will need to be completely bricked.

Exhibit A (cont'd)

Plan Commission (cont'd)

31. Free air (with the capability of filling standard automobile tires), water and restrooms shall be provided and maintained during operating hours of the station per TMC 1104.0903 (D)
32. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping areas.
33. Flat lens lighting shall be used for all outside lighting, including canopies.
34. The convenience store shall only operate between the hours of 5:30 a.m. and 11:00 p.m.
35. Non-petroleum displays must be within twenty-five (25) feet of the building but not within twenty-five (25) feet of any right-of-way. The maximum height of such display shall not exceed five (5) feet.
36. Dumpster location(s) shall have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.
37. 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. Per TMC 1108.0202.B.3, a fifteen (15') greenbelt is required along the Byrne Road and Heatherdowns Boulevard frontage. This shall include one (1) tree per every 30 linear feet and a solid evergreen hedge along both rights-of-way.
 - b. A type A buffer is required along the western property line that abuts residential. This landscape buffer shall include 10' of landscaping and a solid wood fence.
 - c. One 2 inch caliper tree is required for every 1,000 square feet of building coverage; foundation plantings are required along all main and secondary entrances of the building, and patio areas, that are visible from the public right of way, and landscaping at all major building entrances;
 - d. Total interior landscaping shall be 20 square feet per parking space. Landscape areas within the parking area shall be peninsular or island types and must be constructed with 6 inch by 18 inch concrete curbing;
 - e. All parking spaces must be within 100 linear feet of a landscaped area,

Exhibit A (cont'd)

Plan Commission (cont'd)

- f. Foundation plantings along all portions of the building that are visible from the public rights-of-way; and landscaping at all major building entrances.
- g. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area;
- h. Topsoil must be back filled to provide positive drainage of the landscape area;
- i. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground cover;
- j. Landscape terminal islands must be provided at the end of each parking row;
- k. If divider medians are offered, then they shall form a continuous landscaped strip between abutting rows of parking spaces, median shall be a minimum of 10' in width;
- l. 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;
- m. 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;
- n. 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;
- o. 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;
- p. The location, height and materials for any fencing to be installed and maintained;
- q. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties);
- r. The location, lighting and size of any signs.

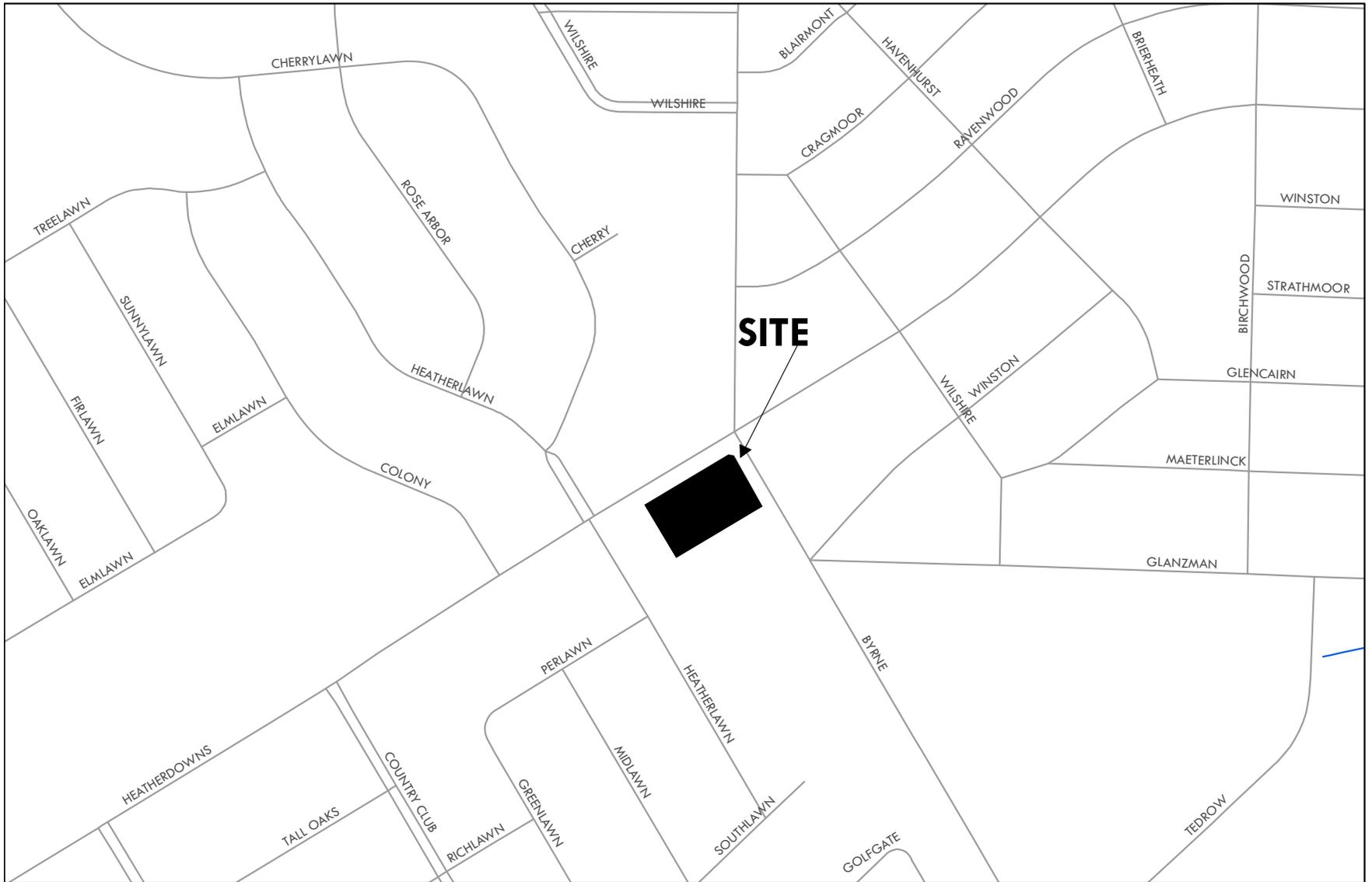
Exhibit A (cont'd)

Plan Commission (cont'd)

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

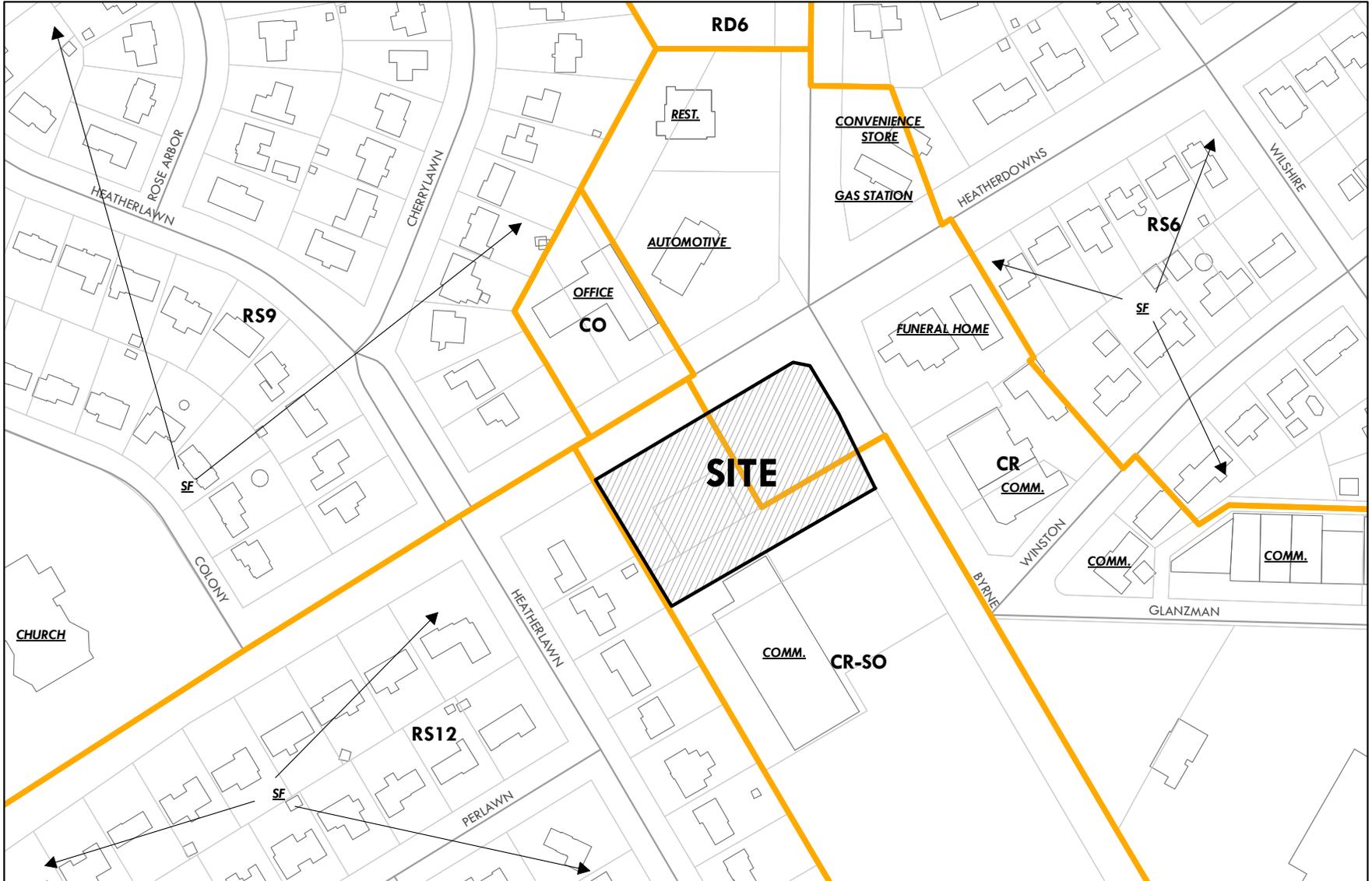
GENERAL LOCATION

SUP-8002-14
ID 110



ZONING & LAND USE

SUP-8002-14
ID 110



5 - 15

BLANK PAGE

STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

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

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

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

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

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

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

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

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

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

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

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

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

LUCAS COUNTY ENGINEER
KEITH EARLEY
1049 S. MCCORD ROAD
HOLLAND, OH 43528
419-213-2860

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

COLUMBIA GAS COMPANY
TONY BUCKLEY
FIELD ENGINEER TECHNICIAN
2901 E. MANHATTAN BLVD
TOLEDO, OH 43611
419-539-6078

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

TOLEDO-LUCAS COUNTY
HEALTH DEPT.
LANA GLORE, ENV. HEALTH SERV.
635 N. ERIE STREET ROOM 352
TOLEDO, OH 43604
419-213-4209

A T & T
ATTN: DESIGN MANAGER
130 N. ERIE, ROOM 714
TOLEDO, OH 43604
419-245-7000

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

VERIZON
BRAD SNYDER
300 W. GYPSY LANE
BOWLING GREEN, OH 43402
419-354-9452

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

OHIO GAS
MIKE CREAGER
13630 AIRPORT HWY.
SWANTON, OH 43558
419-636-1117

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

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

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

