

*TOLEDO CITY
PLAN COMMISSION
REPORT*

August 27, 2014

Toledo-Lucas County Plan Commissions

One Government Center, Suite 1620, Toledo, OH 43604

Phone 419-245-1200, FAX 419-936-3730

MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

TOLEDO CITY PLAN COMMISSION

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(Chairman)

CYNTHIA A. GERONIMO
(Vice Chairman)

BALSHARAN SINGH GREWAL

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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

August 27, 2014

9:30 a.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

ITEM
NO.

CASE DESCRIPTION

1. SPR-34-14:

Major Site Plan Review for industrial building expansion at
5225 Telegraph Road (bh)

DIRECTOR'S REPORT

ADJOURNMENT

GENERAL INFORMATION

Subject

- Request - Major site plan review for a 92,000 Sq. Ft. Industrial Building Expansion
- Location - 5225 Telegraph Road
- Applicant - Jeffrey & Kay Ziegler
3185 Deer Creek
Lambertville, MI 48144
- Architect - Mark Shambarger
Coger/Shambarger Architect, Inc
3550 Secor Road, Suite 100
Toledo, OH 43606

Site Description

- Zoning - IG General Industrial
- Area - ± 57.02 Acres
- Frontage - ± 2,400' on Telegraph Road
± 1,300' on Laskey Road
- Existing Use - Manufacturing
- Proposed Use - Manufacturing
- Proposed Parking - 219 Spaces
- Required Parking - 173 Spaces

Area Description

- North - Self Storage Facility / IG
- South - Shantee Creek and Laskey Road / IG
- East - Commercial and Industrial Uses / IL & CR
- West - Commercial and Industrial Uses / IL

Parcel History

- SPR-29-06 - Major Site Plan Review for New Industrial Buildings (PC approved 8/10/06)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a major site plan review for a 92,000 square foot expansion of an existing manufacturing building and a 5,712 square foot office addition located at 5225 Telegraph Road. The existing building is approximately 210,000 square foot in size. The 57.02 acre site is zoned IG General Industrial and currently has multiple manufacturing and warehousing buildings with parking areas on the site.

Surrounding land uses include a self storage facility to the north, commercial and industrial uses to the east, Shantee Creek and Laskey Road to the south and commercial and industrial uses to the west.

Parking and Circulation

The required parking for a 302,000 Sq. Ft. manufacturing building and a 5,712 Sq. Ft. office is 173 spaces. The site plan indicates that 219 spaces will be provided. The applicant has indicated that this building is used for manufacturing and office uses, while other buildings throughout the property are used to warehouse product. The site currently has two (2) access drives from Crabb and Telegraph Roads. A third access drive is proposed in the area of the new employee parking lot. The Division of Transportation does not object to a third access drive in this location.

Landscaping

The site is existing and therefore only required to be brought closer into compliance with the landscape requirements of the 2004 zoning code. A property over five (5) acres in size is required to have a frontage greenbelt of thirty (30) feet in width. However, several mature trees adequately serve as a greenbelt along the Telegraph Road frontage. Staff requests that these trees be maintained indefinitely.

The applicant is proposing a fifteen (15) foot waiver of the required thirty (30) foot frontage greenbelt to allow for detention ponds in this area. Although the final storm water engineering for the project has yet to be completed, determining the width of the detention ponds, the applicant is concerned that the detention ponds may extend up to fifteen (15) feet into the required frontage greenbelt. Staff supports the waiver request for three (3) reasons. First, the detention area will remain approximately eighty (80) feet from the Telegraph Road edge of pavement. Second, the applicant is bringing the site closer into compliance with the 2004 zoning code. Finally, a row of mature trees adequately screens the proposed detention area.

STAFF ANALYSIS (cont'd)

Building Design

Staff has requested the applicant submit elevations for consideration and review. Pursuant to TMC§1109.0400 along major streets, 30% of the building frontage shall not consist of a blank wall and the building shall be painted subtle, neutral or earth tone colors with the exception of the trim and accent areas. The applicant verbally indicated that the design and color will match the existing façade of the existing industrial building, which meets the industrial design standards detailed in TMC 1109.0400.

Recommendation

The Toledo 20/20 Comprehensive Plan targets this site for light industrial uses. The intent of the light industrial designation is to accommodate uses such as research, wholesale activities, warehouses and industrial/manufacturing operations that are not employment-intensive and are compatible with commercial and residential land uses. The area of west of Telegraph Road is increasingly industrial in nature. An expansion of the existing industrial use and offices would be suitable for this location. As a result, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-34-14, a request for a major site plan review for a 92,000 Sq. Ft. Industrial Building Expansion located at 5225 Telegraph Road 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 approve the waiver requested for a major site plan review for a 92,000 Sq. Ft. Industrial Building Expansion located at 5225 Telegraph Road:

STAFF RECOMMENDATION (cont'd)

Chapter 1108 Landscaping and Screening

Sec. 1108.0202 Frontage Greenbelt – B. Requirements

Approve a waiver of fifteen (15) feet of the thirty (30) foot frontage greenbelt landscape requirement along the Telegraph Road frontage.

The staff recommends that the Toledo City Plan Commission approve SPR-34-14, a request for a major site plan review for a 92,000 Sq. Ft. Industrial Building Expansion located at 5225 Telegraph Road subject to the following twenty-nine (29) conditions:

The conditions of approval are as follows and 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 **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All commercial drive approaches shall be constructed with 8” thick concrete or heavy duty asphalt pavement per City of Toledo Construction Standards and Specifications. **No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening.**
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from the One Stop Shop, (419) 245-1220.

Contact Scott Bishop at (419) 936-2756 for inspection of above mentioned items.
4. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
5. Plans for new water service or modifications to existing water service shall be submitted to the Division of Engineering Services for review and approval.
6. Do not place detention areas over existing or proposed water services.
7. Contact the City of Toledo Fire Prevention Bureau to determine the fire protection requirements for this site.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

8. Maintain 10 feet (10') of horizontal clearance between proposed water service and sanitary or storm sewers. Maintain 4 feet (4') of horizontal clearance between proposed water service and any other underground utility. Maintain 18 inches (18") of vertical clearance between proposed water service and any underground utility.
9. Contact the Division of Water Distribution for installation requirements for backflow preventers.
10. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner/developer's expense. Connections to the public water system will be by the City at the owner/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 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. No construction work, including grading, will be permitted without approved plans and inspection.
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, 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.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

Contact Information is:

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

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

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

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

Roadway: 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 one (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 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 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 storm water utility fee through the Storm Water Credit Program.
18. A site specific Storm Water Pollution Prevention Plan (SWP3) shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Storm Water 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. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

Sewer & Drainage Services

Comments not received at this time.

Fire Prevention

Comments not received at this time.

STAFF RECOMMENDATION (cont'd)

Building Inspection

21. 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 review and approval. Construction documents must show that the new structure and/or interior alterations will be built 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 requirements.
22. Any signs on the property, will require a separate plan review and permit(s) in accordance with the City of Toledo's sign codes (TMC§1113 and §1377-§1397).
23. Any fence screening will require a Certificate of Zoning Compliance, issued by the Division of Building Inspection.

Division of Transportation

No comments or objections.

Plan Commission

24. New or renovated buildings shall meet the industrial building design standards of TMC Section 1109.0400.
25. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
26. Dumpster location(s) shall have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.
27. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Additional trees shall be installed to screen the detention pond along the Telegraph Road frontage; **shall be noted on landscape plan.**
 - b. Existing trees along the Telegraph Road frontage shall be maintained.
 - c. The location, height and materials for any fencing to be installed and maintained; **shall be noted on landscape plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

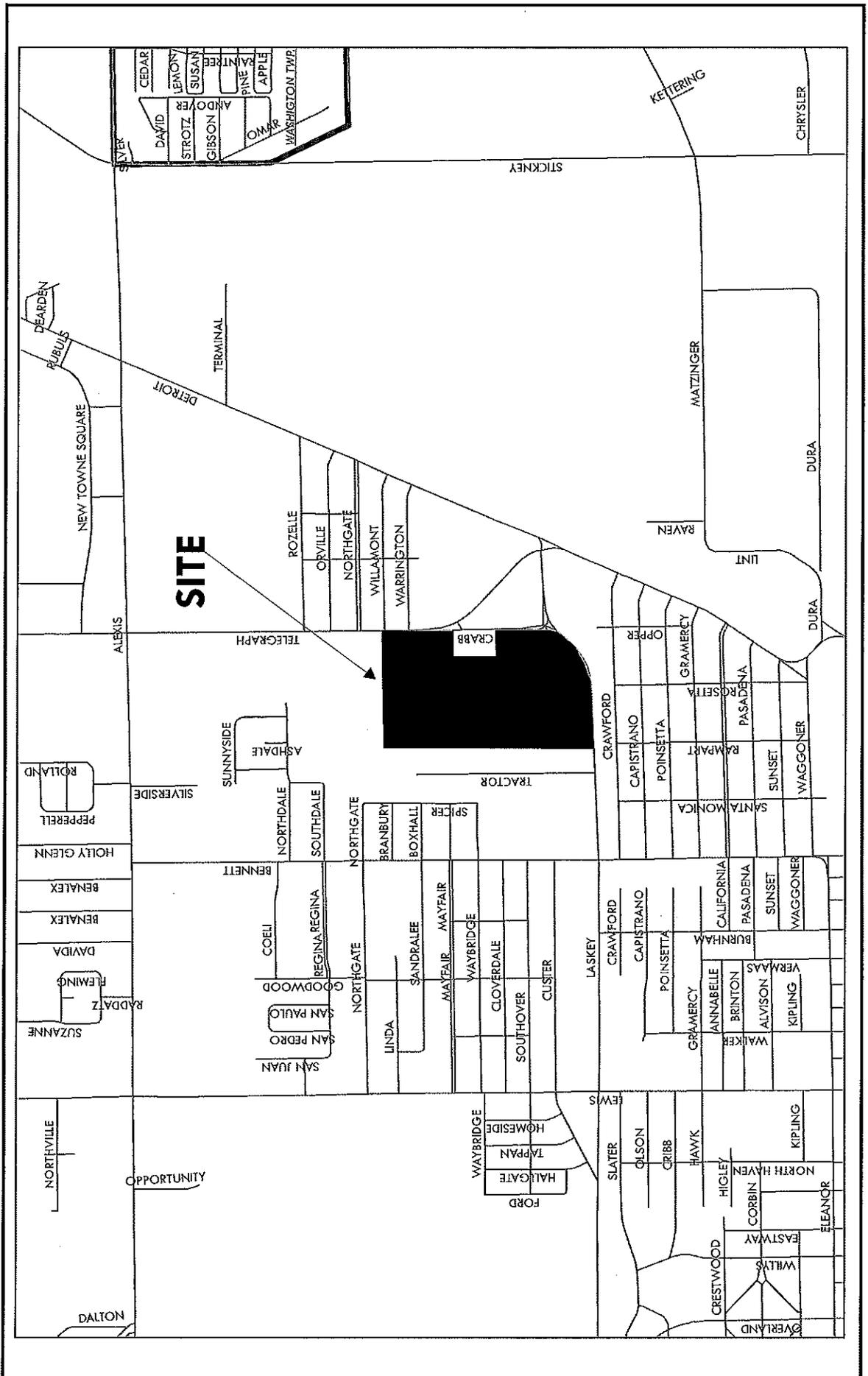
- d. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); **shall be noted on landscape plan**; and
 - e. The location, lighting and size of any signs; **shall be noted on landscape plan.**
28. Minor adjustments to the site plan that do not violate the above conditions or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
29. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-34-14
DATE: August 27, 2014
TIME: 9:30 A.M.

BH/ks
Three (3) sketches follow

GENERAL LOCATION

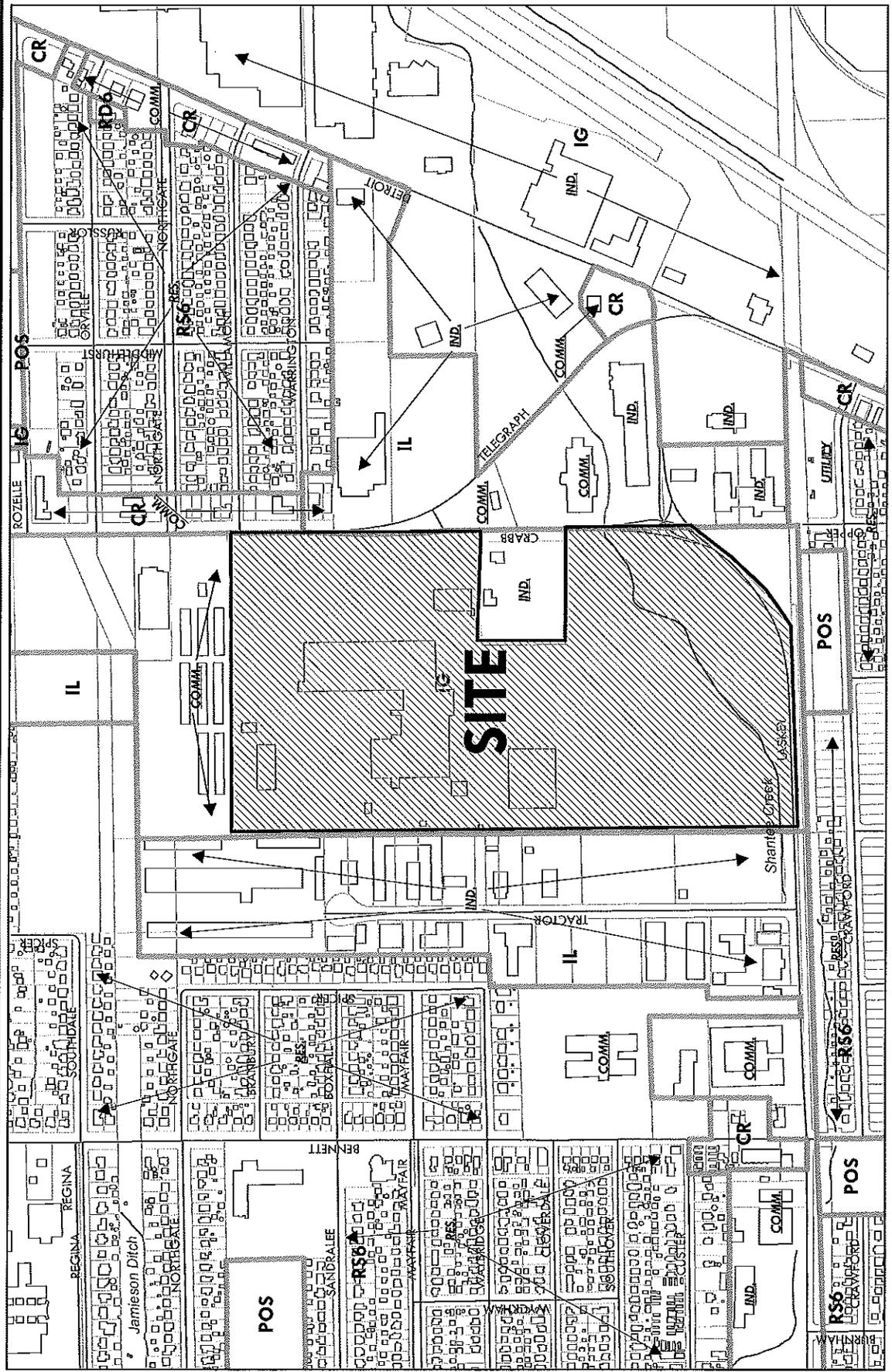
SPR-34-14
ID58





SPR-34-14
ID 58

ZONING & LAND USE





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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Toledo - Lucas County General Street Map

