

*TOLEDO CITY  
PLAN COMMISSION  
REPORT*

*January 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

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(Chairman)

CYNTHIA A. GERONIMO  
(Vice Chairman)

BALSHARAN SINGH GREWAL

KEN FALLOWS

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**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS  
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING  
SCHEDULE - 2013**

<b>APPLICATION DEADLINE*</b>	<b>AGENDA SET</b>	<b>STAFF REPORT DISTRIBUTED</b>	<b>HEARING DATE</b>
<b>CITY PLAN COMMISSION</b> <i>(HEARINGS BEGIN AT 2PM)</i>			
November 27	December 21	December 28	January 10
January 2	January 28	February 1	February 14
January 28	February 25	March 1	March 14
February 25	March 25	March 29	April 11
March 25	April 22	April 26	May 9
April 29	May 27	May 31	June 13
May 27	June 24	June 28	July 11
June 24	July 22	July 26	August 8
July 30	August 26	August 30	September 12
August 26	September 23	September 27	October 10
September 23	October 21	October 25	November 7
October 21	November 18	November 22	December 5
<b>COUNTY PLANNING COMMISSION</b> <i>(HEARINGS BEGIN AT 9AM)</i>			
December 10	January 7	January 11	January 23
January 14	February 11	February 15	February 27
February 11	March 11	March 15	March 27
March 11	April 8	April 12	April 24
April 8	May 6	May 10	May 22
May 13	June 10	June 14	June 26
June 10	July 8	July 12	July 24
July 15	August 12	August 16	August 28
August 12	September 9	September 13	September 25
September 9	October 7	October 11	October 23
October 7	November 4	November 8	November 20
November 4	December 2	December 6	December 18

\* 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**

**January 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. S-29-13:      | Preliminary Drawing review for OVERLAND INDUSTRIAL PARK PLAT 3, located at Jeep Parkway and Berdan Avenue (tg)                              |
| 2. SUP-11002-13: | Special Use Permit for baseball fields at 4262 Suder Avenue (bh)                                                                            |
| 3. SUP-11003-13: | Special Use Permit for expansion of existing convenience store at 1223 N. Byrne Road (bh)                                                   |
| 4. SUP-10004-13: | Special Use Permit for used auto sales facility at 1239-1249 W. Sylvania Avenue (bh)                                                        |
| 5. SUP-10010-13: | Special Use Permit for used auto sales facility at 4154, 4158 and 4160 Monroe Street (bh)                                                   |
| 6. SUP-11004-13: | Special Use Permit for school at 1500 N. Superior Street, 1600 N. Superior Street, 1609 N. Summit Street, 327, 329 and 333 Bush Street (gp) |

- 7. Z-9012-13: Zone Change from IL to CR at 1556 and 1560 Woodland Avenue (gp)
- 8. SUP-9011-13: Special Use Permit for used auto sales facility at 1556 and 1560 Woodland Avenue (gp)
- 9. Z-10007-13: Zone Change from RS6 to CR at 703 Pearl Street (gp)
- 10. SUP-10006-13: Special Use Permit for used auto sales facility at 3361, 3365, 3369 Stickney Avenue and 703 Pearl Street (gp)

**ADJOURNMENT**

**GENERAL INFORMATION**

Subject

- Request - OVERLAND INDUSTRIAL PARK PLAT 3,  
Preliminary Drawing
- Location - Lots 3 & 4 of PHILLIPS FARM Subdivision
- Applicant - Toledo-Lucas County Port Authority  
One Maritime Plaza  
Toledo, OH 43604
- Engineer - Jim Broadway  
Mannik & Smith Group, Inc.  
1800 Indian Wood Circle  
Maumee, OH 43537
- Attorney - Dawn Wenk  
Toledo-Lucas County Port Authority  
One Maritime Plaza  
Toledo, OH 43604

Site Description

- Zoning - IG General Industrial District, IL Limited Industrial,  
& RD6 Two-Family Residential
- Area - ± 27.8 ac.
- Frontage - ± 1,482' on Jeep Parkway
- Existing Use - Vacant Industrial
- Proposed Use - Overland Industrial Park

Area Description

- North - Ottawa River & Berdan Avenue / IL
- South - Vacant Industrial / IG
- East - Vacant Industrial / IG
- West - Ottawa River & I-75 / RD6 & IL

Parcel History

- S-5-13 - Preliminary plat for OVERLAND PARK PLAT 1.  
Plan Commission approved 5/9/13

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

S-13-13 - Preliminary plat for OVERLAND PARK PLAT 2.  
Plan Commission approved 7/11/13

Applicable Regulations

Toledo Municipal Code, Part Eleven: Planning and Zoning Code  
Toledo Subdivision Rules and Regulations  
Toledo 20/20 Comprehensive Plan.

**STAFF ANALYSIS**

The applicant is requesting a review of the preliminary drawing for OVERLAND INDUSTRIAL PARK PLAT 3, located in lots 3 & 4 of PHILLIPS FARM Subdivision. This plat consists of two buildable lots and a portion of the new Jeep Parkway. This is the third phase of the Overland Industrial Park development and is expected to be constructed in 2014. Jeep Parkway from Central Avenue to the roundabout is currently under construction.

Sidewalks are required on both sides of the proposed Jeep Parkway and should connect with the existing sidewalks to the east on the remaining Jeep Parkway. A ten foot (10') shared – use trail from Berdan Avenue along Jeep Parkway and the Ottawa River to the future I-75 interchange is proposed in the future development of this site. However, the sidewalks will facilitate any pedestrian movement from the development on both sides of Jeep Parkway.

In addition, the portion of Jeep Parkway that is proposed to be vacated must be vacated via the right-of-way vacation process. The plat only identifies a small portion of the road being vacated, which would produce a dead end street with no turnaround. Staff recommends that the eastern portion of Jeep Parkway from Willys Parkway to the intersection of the proposed new Jeep Parkway be vacated.

The Industrial Park will have Guidelines and Architectural Standards, which are being finalized. Portions of the property are expected to be sold off to potential companies, although the Toledo-Lucas County Port Authority expects to lease the buildings/site. Future areas beyond the first 100,000 s.f. spec building in Plat 1 are subject to change and may be built to suit individual tenant requirements. In general, service areas will be along the railroad, automobile parking will be along Jeep Parkway.

The eastern most portion of the site is zoned RD6 Two-Family Residential. The concept plan indicates that this area is targeted as open space for a future solar array field. However, if in the future this portion of the site is developed industrially, a zone change will be required.

**STAFF ANALYSIS (cont'd)**

The Toledo 20/20 Comprehensive Plan targets this site for heavy industrial uses. This includes heavy industrial and other moderate and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation access and public facilities and services. The proposed use of this site is in compliance with the Toledo 20/20 Comprehensive Plan.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission approve OVERLAND INDUSTRIAL PARK PLAT 3, located at Lots 3 & 4 of PHILLIPS FARM Subdivision for the following reason:

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

The staff recommends that the Toledo City Plan Commission approve OVERLAND INDUSTRIAL PARK PLAT 3, located at Lots 3 & 4 of PHILLIPS FARM Subdivision, subject to the following twenty-five (25) conditions.

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

Division of Engineering Services

1. All construction shall be completed in accordance with the City of Toledo Sub-Division Rules and Regulations and the Construction Standards and Specifications.
2. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from the One Stop Shop, ph. (419) 245-1220.
3. Contact Scott Bishop at ph. (419) 936-2756 for inspection of above mentioned items.
4. Water service is available subject to the Rules and Regulations of the Department of Public Utilities. Water service will be available to Lots 5 and 6 from the 12-inch (12") waterline in Jeep Parkway.
5. If existing fire and domestic services are not to be reused, they shall be abandoned by the City of Toledo at the developer's expense.
6. The 12-inch (12") waterline located west of Jeep Parkway, in the portion of existing Jeep Parkway to be vacated, will be abandoned by the City of Toledo at the developer's expense.

**STAFF RECOMMENDATION** (cont'd)

Division of Engineering Services (cont'd)

7. Plans for the water services 4-inch (4") diameter and larger shall be submitted to the Division of Engineering Services for review and approval.
8. Hydrants with minimum spacing of 350 feet (350') shall be installed along Jeep Parkway between Berdan and Overland Park Industrial Plat 1.
9. New fire, domestic and irrigation taps will be installed by the City of Toledo at the owner/developer's expense.
10. Storm drainage service for this site is available subject to: the Criteria and Regulations of the Departments of Public Utilities and Public Service; the Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; the Toledo City Charter; the "Subdivision Rules & Regulations" of the Toledo-Lucas County Plan Commission; the City of Toledo Infrastructure Design Plan." All disturbed land areas over one (1) acre must submit an NOI to and obtain a permit from the Ohio EPA. Storm water detention will be required in accordance with the above.
11. A detailed site-grading plan for this project shall be submitted for approval. The plan shall show the adjacent topography and grades for the land abutting the proposed development for a distance of approximately one hundred feet (100') from the development boundaries if requested. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
12. No construction work, including grading, will be permitted without approved plans and inspection.
13. Being in or adjacent to a flood hazard zone, this area is subject to the Toledo Municipal Code, Chapter 1110, which must be complied with in full.
14. If wetlands should be determined to be present dredging, filling, clearing, or otherwise altering wetlands is prohibited without first providing proof of compliance with the following permits: Section 401 of the Clean Water Act, Ohio EPA Isolated Wetland Permit, and Section 404 of the Clean Water Act. If a permit does not apply, provide a letter from a qualified professional certifying that they have surveyed the site and determined that the permit is not applicable. All certifications and delineations shall include written concurrence from the U.S. Army Corps of Engineers and/or Ohio EPA, as appropriate, in accordance with protocols currently accepted by the U.S. Army Corps of Engineers.

**STAFF RECOMMENDATION (cont'd)**

Division of Engineering Services (cont'd)

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/DivsionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx](http://www.ci.toledo.oh.us/Departments/PublicUtilities/DivsionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx). It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, the Department of Engineering Services to set up a pre-submittal meeting. This is suggested so that there is a full understanding of the City of Toledo's requirements for the sanitary, storm, water, and roadway utilities. This will in turn help to eliminate costly design time, revisions to drawings, delays in plan reviews and speed-up the plan approval process.

Contact Information is:

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

16. Post construction storm water Best Management Practices shall be incorporated into the design to provide treatment of runoff prior to discharging into the City's system. Designs incorporating low impact development solutions such as grassy swales, and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and often much less costly. Designs incorporating wet ponds, extended detention, bio-retention, or grassy swales are eligible for a 30 percent (30%) reduction in the property's storm water utility fee.
17. To allow for maintenance access; structures, permanent fences, walls or other obstructions are not permitted within 12 feet (12') of the top of bank or ordinary high water mark of the Ottawa River or within the floodway. Clearing of vegetation/storage of materials/development within 40 feet (40') of the ordinary high water mark of the Ottawa River is discouraged due to water quality impacts.

18. Note required for easement area:

"The City of Toledo shall have a permanent easement, with rights of ingress and egress, over the utility easement areas for the purpose of operating, maintaining and constructing any public utilities located within the easement. The property owner shall not construct fences, walls or other barriers which would impede the City of Toledo's access onto the easement. No temporary or permanent structure (excluding driveway pavement), including barriers denying access, may be constructed on the easement.

**STAFF RECOMMENDATION** (cont'd)

Division of Engineering Services (cont'd)

The property owner releases the City of Toledo from any liability, responsibility or costs resulting from the City's removal of any barriers which deny ingress to or egress from the easement or which obstruct access to the public utilities located on said property, and the City of Toledo shall have no obligation or duty to restore or compensate the property owner for the removed facilities."

Health Department

19. Any well and/or septic issues will be handled through the Toledo-Lucas County Health Department.

Plan Commission

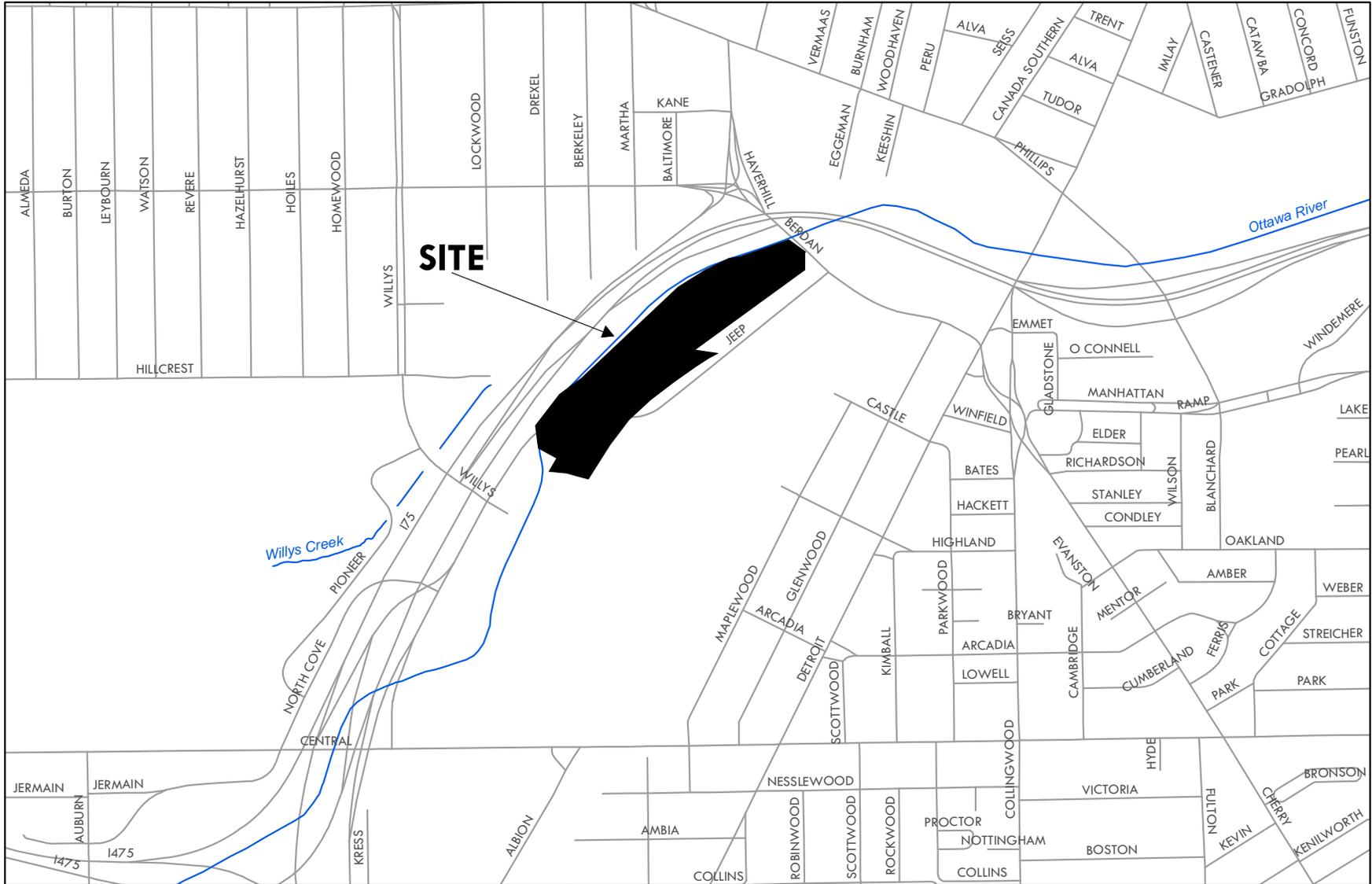
20. If the RD6 portion of the site is developed for industrial purposes a zone change shall be required.
21. Per section 703 of the City of Toledo Subdivision Regulations, street trees shall be installed along all streets in a major subdivision and shall meet the spacing criteria of said section.
22. The existing Jeep parkway shall be vacated through the established right-of-way vacation process.
23. Per section 517 of the City of Toledo Subdivision Regulations, sidewalks shall be required along both sides of the street.
24. 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.
25. The Preliminary Drawing shall be valid for a two (2) year period from the date of approval by the Planning Commission.

SUBDIVISION  
TOLEDO CITY PLAN COMMISSION  
REF: S-29-13  
DATE: January 9, 2014  
TIME: 2:00 P.M.

TCG/bp  
Four (4) sketches follow

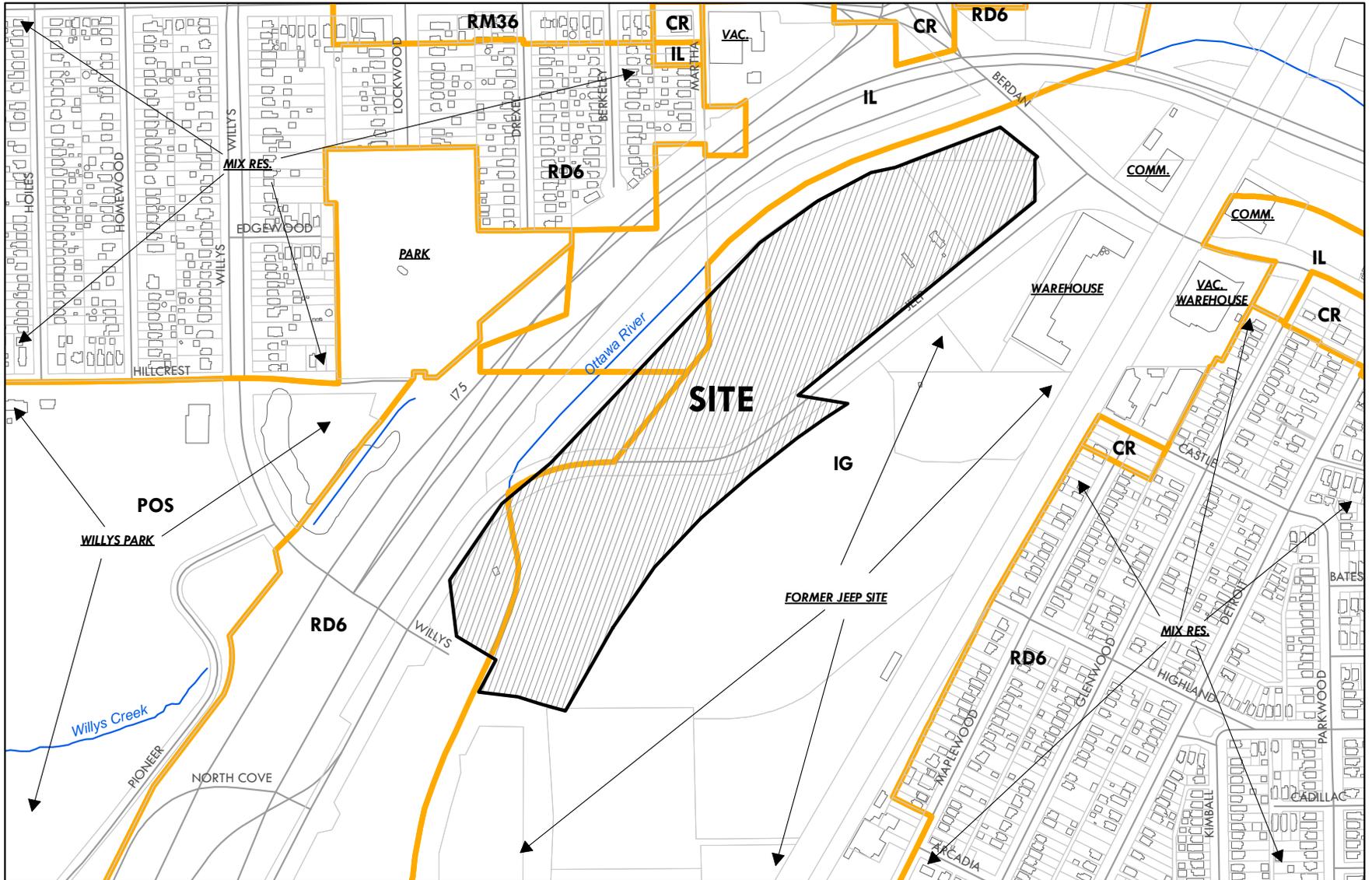
# GENERAL LOCATION

S-29-13  
ID 16, 35



# ZONING & LAND USE

S-29-13  
ID 35, 16

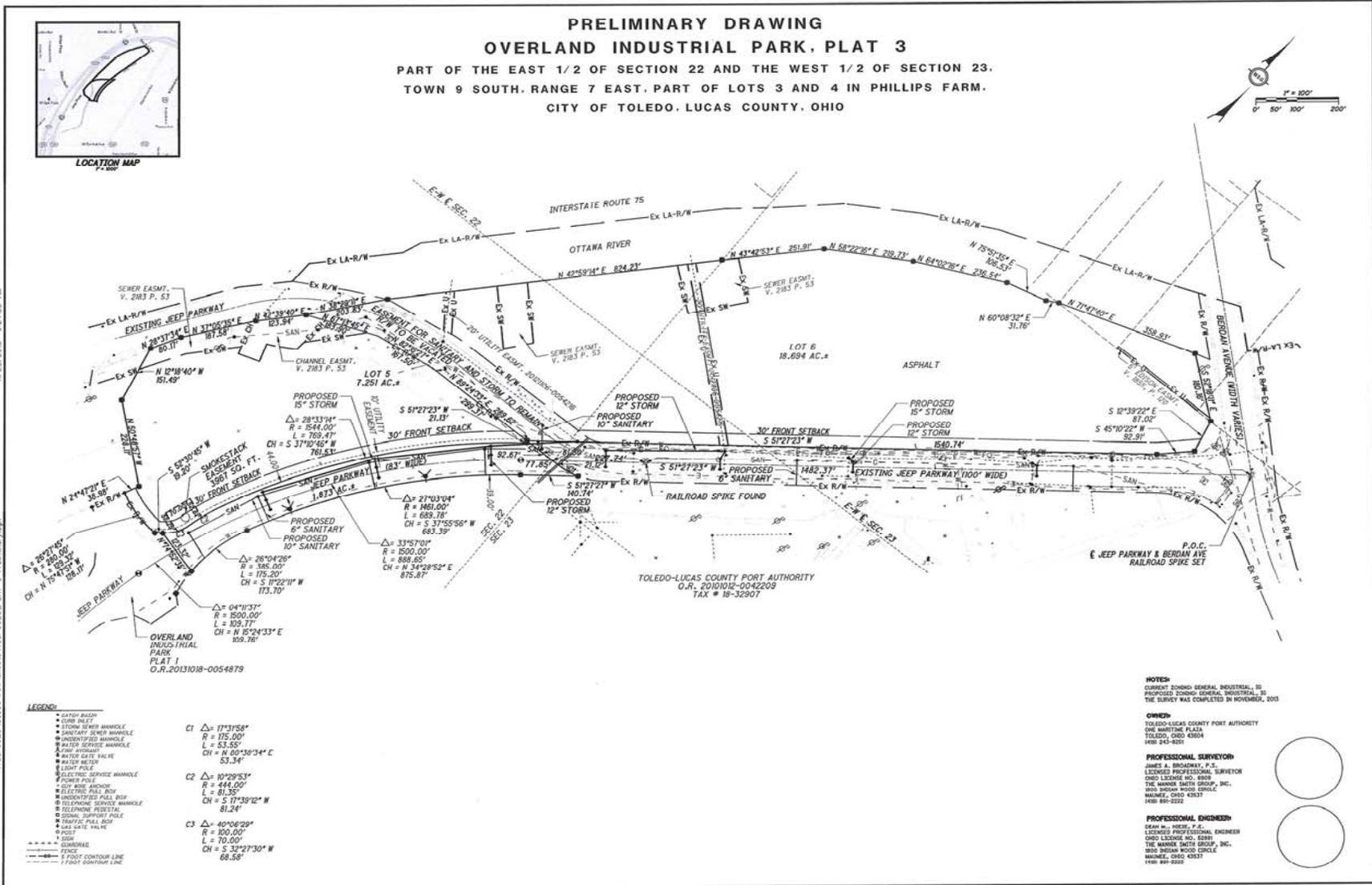
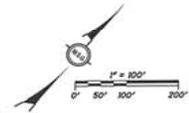


# SITE PLAN

S-29-13  
ID 16, 35



**PRELIMINARY DRAWING**  
**OVERLAND INDUSTRIAL PARK, PLAT 3**  
PART OF THE EAST 1/2 OF SECTION 22 AND THE WEST 1/2 OF SECTION 23,  
TOWN 9 SOUTH, RANGE 7 EAST, PART OF LOTS 3 AND 4 IN PHILLIPS FARM,  
CITY OF TOLEDO, LUCAS COUNTY, OHIO



- LEGEND**
- GATEY BUSH
  - CURB INLET
  - STORM SEWER MANHOLE
  - SANITARY SEWER MANHOLE
  - UNIDENTIFIED MANHOLE
  - WATER SERVICE MANHOLE
  - FENCE
  - WALKWAY
  - WALKWAY GATE
  - WALKWAY
  - LIGHT POLE
  - ELECTRIC SERVICE MANHOLE
  - GUY WIRE ANCHOR
  - ELECTRIC PULL BOX
  - UNIDENTIFIED PULL BOX
  - TELEPHONE SERVICE MANHOLE
  - TELEPHONE PEDIESTAL
  - SIGNAL SUPPORT POLE
  - TRAFFIC PULL BOX
  - GAS GATE VALVE
  - SIGN
  - POISSON
  - FENCE
  - FRONT CONTOUR LINE
  - - - - - FRONT CONTOUR LINE
- C1  $\Delta = 1713158"$   
R = 175.00'  
L = 53.55'  
CH = N 00°30'34" E  
53.34'
- C2  $\Delta = 1012953"$   
R = 444.00'  
L = 81.25'  
CH = S 17°39'12" W  
81.24'
- C3  $\Delta = 4010829"$   
R = 100.00'  
L = 70.00'  
CH = S 32°27'30" W  
68.58'

**NOTES**  
CURRENT ZONING GENERAL INDUSTRIAL, IS  
PROPOSED ZONING GENERAL INDUSTRIAL, IS  
THE SURVEY WAS COMPLETED IN NOVEMBER, 2013

**OWNED**  
TOLEDO-LUCAS COUNTY PORT AUTHORITY  
ONE MARITIME PLAZA  
TOLEDO, OHIO 43604  
4198 245-8201

**PROFESSIONAL SURVEYOR**  
DAVID A. BROCKMEYER, P.E.  
LICENSED PROFESSIONAL SURVEYOR  
OHIO LICENSE NO. 6995  
THE HANNA SMITH GROUP, INC.  
3800 INDIAN WOOD CIRCLE  
MANSFIELD, OHIO 43177  
4198 880-0222

**PROFESSIONAL ENGINEER**  
SEAN M. HEDGE, P.E.  
LICENSED PROFESSIONAL ENGINEER  
OHIO LICENSE NO. 62881  
THE HANNA SMITH GROUP, INC.  
3800 INDIAN WOOD CIRCLE  
MANSFIELD, OHIO 43177  
4198 880-0222

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# Toledo Lucas County Port Authority



## Overland Industrial Park



## GENERAL INFORMATION

### Subject

- |           |   |                                                                                   |
|-----------|---|-----------------------------------------------------------------------------------|
| Request   | - | Request for Special Use Permit for the Construction of a Youth Baseball Complex   |
| Location  | - | 4262 Suder Avenue                                                                 |
| Applicant | - | David Bick<br>Trilby Youth Sports<br>2751 Provincetowne Drive<br>Toledo, OH 43613 |
| Engineer  | - | Jeff Ruch, P.E.<br>ESA Associates<br>5353 Secor Road<br>Toledo, OH 43623          |

### Site Description

- |              |   |                                 |
|--------------|---|---------------------------------|
| Zoning       | - | RS6 Single Dwelling Residential |
| Area         | - | ± 11.534 Acres                  |
| Frontage     | - | ± 434.55' along Suder Avenue    |
| Existing Use | - | Undeveloped                     |
| Proposed Use | - | Youth Baseball Complex          |

### Area Description

- |       |   |                                 |
|-------|---|---------------------------------|
| North | - | Single Family Residential / RS6 |
| South | - | Single Family Residential / RS6 |
| East  | - | Single Family Residential / RS6 |
| West  | - | Single Family Residential / RS6 |

### Parcel History

No parcel history on file.

### Applicable Regulations

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

## STAFF ANALYSIS

The applicant is requesting a Special Use Permit to build and operate a youth baseball complex on a site located at 4262 Suder Avenue. The 11.534-acre site is located east of Suder Avenue and South of Lehman Road. The undeveloped property is owned by the Washington Local School District and will be leased by the applicant. Neighborhood meetings were held on September 4, 2012 and January 29, 2013 to discuss the project and address neighborhood concerns. Surrounding land uses include single-family residences on all sides.

The applicant is proposing to build three (3) youth baseball fields. Two (2) fields will be of a smaller design (200ft from home plate to maximum designed outfield) and one (1) larger field (285ft from home plate to maximum designed outfield). The smaller fields will accommodate 8-11 year olds and the larger field 12-14 year olds. The overall project will be a phased project. Phase 1 will consist of the fields, parking, access drive, paved spectator area with bleachers and landscaping. Phase 2 will consist of a 25ft x 25ft press box with bathroom facilities. According to the Department of Building Inspection, various non-permanent bathroom options are available for the phased project and will be reviewed for compliance as part of the building permit process. No field lighting for night games is proposed, however, security lighting will be used throughout the development.

The site plan offers ninety-two (92) parking spaces in a paved lot to be developed towards the rear of the property. The parking lot will be accessed from one (1) curb cut from Suder Avenue via a 675 foot paved drive. The use is classified as “entertainment and spectator sports, general” and does not have a specific minimum parking requirements. Minimum parking ratios are based on a parking demand study provided by the applicant. The applicant has provided this study and the proposed ninety-two (92) parking spaces are deemed acceptable.

Landscaping for the site was reviewed and designed to provide screening to surrounding residential uses. The site currently has between 10 and 20 existing trees that will be maintained. The applicant has indicated that an additional 20 new trees will be installed along the northern and eastern property lines where the playing fields are located close to the neighboring residential uses. The parking lot is located to the rear of the property and is not expected to be visible from the public right-of-way. However, perimeter parking lot landscaping is required when visible from an immediately adjacent property. Pursuant to TMC§1108.0204, at least one (1) tree must be provided for each 30 linear feet plus a continuous scrub with a minimum height of 18 inches when install to insure full screening at maturity. The parking area is additionally screened by a mature (neighboring property) tree line. Interior parking lot landscaping shall be provided via end-of-row terminal islands and in the large divider median in the center of the parking lot. Material quantities and types should be consistent with the standards provided in TMC§1108.0204. As a note, the applicant has indicated that the stormwater detention area will be a “Dry Pond” design. Therefore, fencing shall not be required to be installed in this area for aesthetic or safety reasons.

**STAFF ANALYSIS (cont'd)**

The Toledo 20/20 Comprehensive Plan targets this area as a single-family residential district. The single-family residential district is intended to accommodate the development of single dwelling units on individual lots. They may also include libraries, schools, churches, and community centers. The district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit development that are typically compatible with residential neighborhoods. An Entertainment and Spectator Sports Complex is permitted in single family zoning district subject to Special Use Permit approval. Therefore, it is deemed compatible with the surrounding land uses and zoning. Based on the future land use designation, current zoning, proposed use and location staff has found that the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 *Review and Decision-making Criteria*.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-11002-13, a special use permit for the construction and operation of a youth baseball complex located at 4262 Suder Avenue, to Toledo City Council for the following three (3) reasons:

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

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-11002-13, a special use permit for the construction and operation of a youth baseball complex located at 4262 Suder Avenue, to the Toledo City Council, subject to the following nineteen (19) conditions:

Engineering Services

1. Existing curb through drive approach shall be removed and replaced with curb drop to meet City of Toledo construction standards. **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.**
2. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from the One Stop Shop, ph. (419) 245-1220.

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

**STAFF RECOMMENDATION** (cont'd)

Engineering Services (cont'd)

3. Storm drainage service for this site is available subject to: the Criteria and Regulations of the Departments of Public Utilities and Public Service; the Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; the Toledo City Charter; the "Subdivision Rules & Regulations" of the Toledo-Lucas County Plan Commission; the City of Toledo Infrastructure Design Plan." All disturbed land areas over one (1) acre must submit an NOI to and obtain a permit from the Ohio EPA. Storm water detention will be required in accordance with the above.
4. A detailed site-grading plan for this project shall be submitted for approval. The plan shall show the adjacent topography and grades for the land abutting the proposed development for a distance of approximately one hundred feet (100') from the development boundaries if requested. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
5. No construction work, including grading, will be permitted without approved plans and inspection.
6. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at [www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx](http://www.ci.toledo.oh.us/Departments/PublicUtilities/DivisionofEngineeringServices/PlanReviewProcess/tabid/355/Default.aspx). It is advised that consulting engineers, architects, and developers contact the Department of Public Utilities, the Department of Engineering Services to set up a pre-submittal meeting. This is suggested so that there is a full understanding of the City of Toledo's requirements for the sanitary, storm, water, and roadway utilities. This will in turn help to eliminate costly design time, revisions to drawings, delays in plan reviews and speed-up the plan approval process.

Contact Information is:

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

**STAFF RECOMMENDATION (cont'd)**

Engineering Services (cont'd)

7. Post construction storm water Best Management Practices shall be incorporated into the design to provide treatment of runoff prior to discharging into the City's system. Designs incorporating low impact development solutions such as grassy swales, and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and often much less costly. Designs incorporating wet ponds, extended detention, bio-retention, or grassy swales are eligible for a 30 percent (30%) reduction in the property's storm water utility fee.
8. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
9. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. The developer shall use existing sanitary tap, when available.

Sewer & Drainage Services

10. The 12" outlet pipe running south from the stormwater detention pond or west from the manhole with rim elevation of 581.00 should be metered as required by Engineering Services with either a reducer at the pond or manhole or by reducing the 12" outlet going west from the manhole, if being used. The manhole should have a 4' sump with 90° bends on the pipe entering and exiting the manhole.

Fire Prevention

No Comments or objections.

Building Inspection

11. Any new structures or parking lots will require stamped drawings submitted to the Division of Building Inspection for review and approval identifying the project to be in compliance with the building codes of the City of Toledo, and by referenced authority, those of the State of Ohio, the associated mechanical, electrical and fire codes, along with other life-safety and ADA compliancy.
12. Fencing and signage will require separate plan reviews and approvals, as well as any special lighting requiring anchoring foundations.

Transportation

No Comments or objections.

**STAFF RECOMMENDATION** (cont'd)

Plan Commission

13. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas. (TMC 1108.0302.B. Use Regulations).
14. A dumpster location(s) shall be noted on a revised site plan and have a concrete pad surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.
15. Hours of operation shall be restricted from dawn till dusk; field lighting (other than security lighting) is not permitted as part of this application.
16. 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. Landscape island terminals shall be located at the end of each parking row; **shall be noted on landscape plan.**
  - b. Two canopy trees and six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot (existing trees may be used for credits; **shall be noted on landscape plan.**
  - c. 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; **shall be noted on landscape plan;**
  - d. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area; **shall be noted on landscape plan.**
  - e. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **acceptable as depicted on plan.**
  - f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **shall be noted on revised landscape plan.**
  - g. The location, height and materials for any fencing to be installed and maintained; **shall be noted on revised landscape plan.**

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

- h. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); **shall be noted on revised landscape plan.**
  - i. The location, lighting and size of any signs.
17. 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.**
18. 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.
19. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-11002-13  
DATE: January 9, 2014  
TIME: 2:00 P.M.

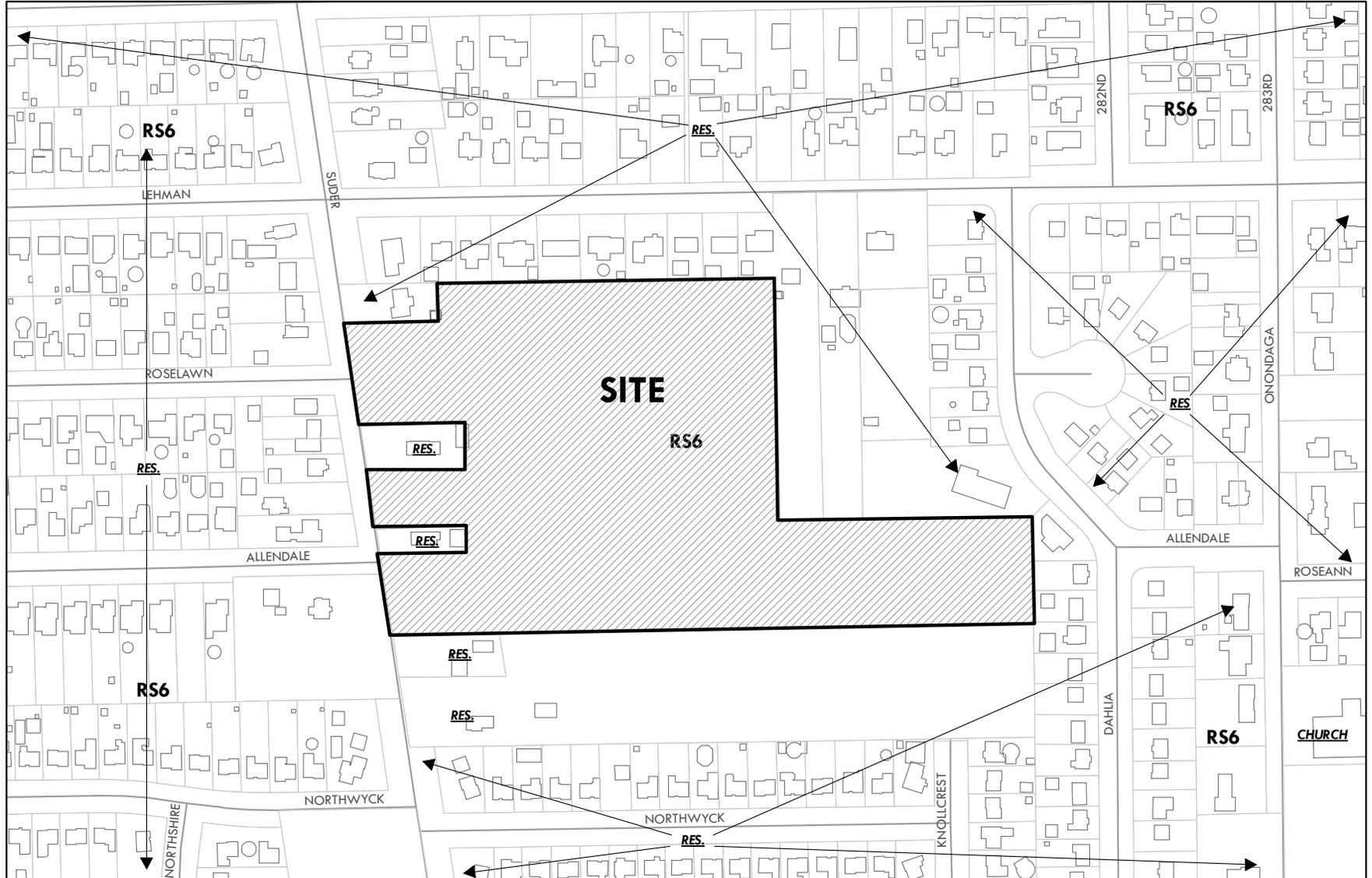
CITY COUNCIL COMMITTEE OF  
PLANNING AND ZONING  
DATE: February 12, 2014  
TIME: 4:00 P.M.

BH/bp  
Three (3) sketches follow



# ZONING & LAND USE

SUP-11002-13  
ID 62

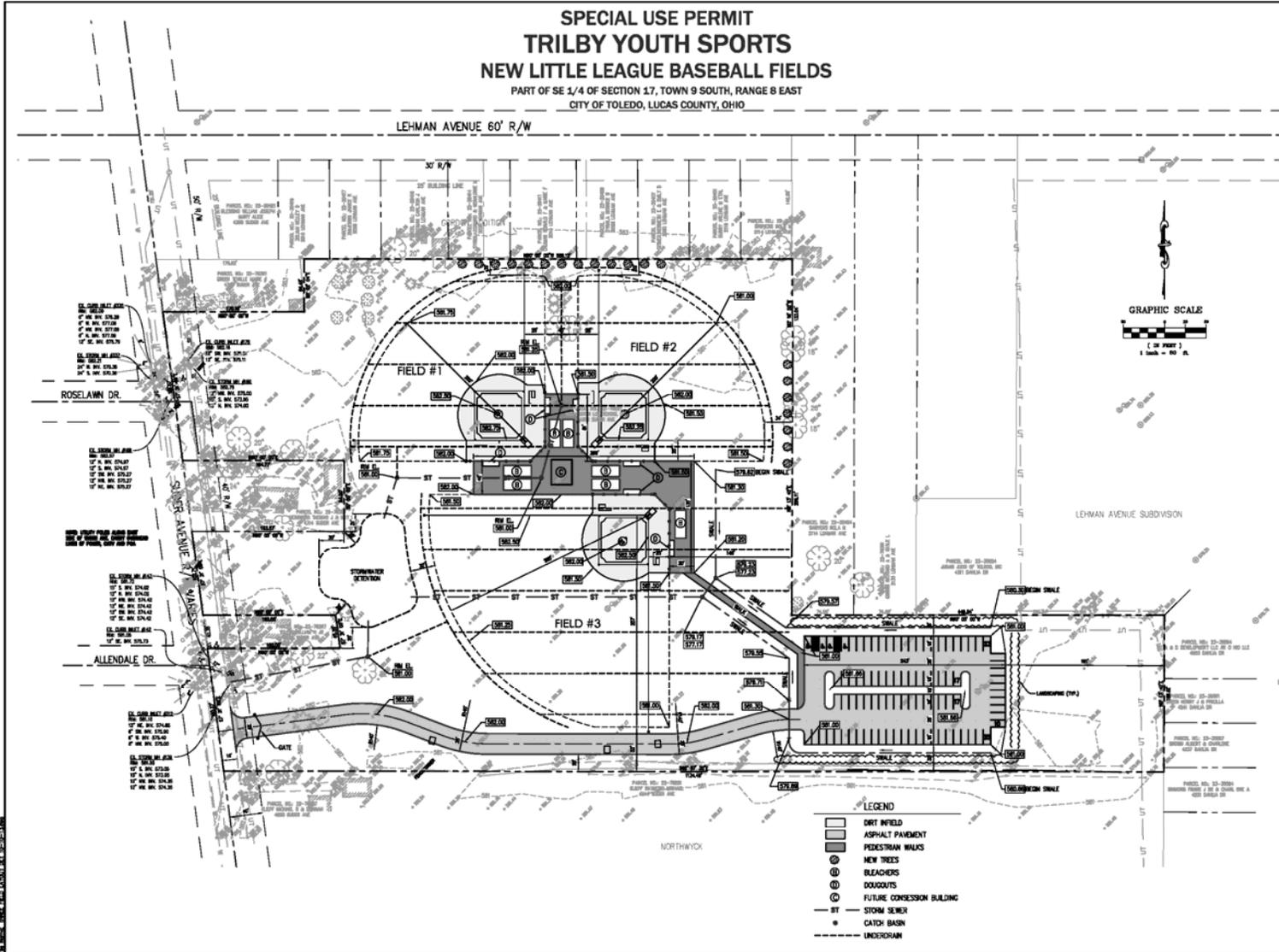


# SITE PLAN

SUP-11002-13  
ID 62



SPECIAL USE PERMIT  
TRILBY YOUTH SPORTS  
NEW LITTLE LEAGUE BASEBALL FIELDS  
PART OF SE 1/4 OF SECTION 17, TOWN 9 SOUTH, RANGE 8 EAST  
CITY OF TOLEDO, LUCAS COUNTY, OHIO



- LEGEND
- DIRT INFILL
  - ▨ ASPHALT PAVEMENT
  - ▤ PEDESTRIAN WALKS
  - ⊙ NEW TREES
  - ⊕ BLEACHERS
  - ⊖ DOGOUTS
  - ⊗ FUTURE CONCESSION BUILDING
  - ST STORM SEWER
  - CATCH BASIN
  - UNDERDRAIN

NO.	DATE	REVISION
1	05-21-13	ISSUE FOR PERMIT
2	05-28-13	OWNER REVIEW
3	05-28-13	SPECIAL USE PERMIT

**esa**  
Engineers, Surveyors & Associates, LLC  
2525 MAJOR BL., TOLEDO, OHIO 43620 Phone (419) 475-8483

**SITE PLAN**  
TRILBY YOUTH SPORTS  
NEW LITTLE LEAGUE BASEBALL FIELDS  
4262 SUDDER AVE. TOLEDO, OHIO 43611

DRAWN BY: LJP  
CHECKED BY: LJP  
DATE: 05/21/13  
JOB NUMBER: SUP-13-12  
REVISIONS BY: LJP

**GENERAL INFORMATION**

Subject

- Request - Special Use Permit to Expand an Existing Convenience Store
- Location - 1223 N. Byrne Road
- Applicant - Dan Ridi  
3024 Alex Court  
Maumee, Ohio 43537
- Engineer - Dwight Gilliland  
Architecture by Design  
5622 Mayberry Square  
Sylvania, OH 43560

Site Description

- Zoning - CR Regional Commercial District
- Area - ± 2.934 acres
- Frontage - ± 150' on Byrne Road  
± 160' on Dorr Street
- Existing Use - Multi-tenant Commercial Center
- Proposed use - Multi-tenant Commercial Center
- Required Parking - 119 spaces
- Proposed Parking - 106 spaces (includes spaces at dispensers)

Area Description

- North - Restaurants / CR
- East - Undeveloped / CR
- South - Multi-dwelling Residential / RM36
- West - Undeveloped / RS9

Parcel History

- M-9-58 - Annexation to the City of Toledo from Adams Township and Interim Zoning (approved 9/20/62)
- Z-87-66 - Zone Change from R-1 to R-4 (approved 4/28/66)

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

SUP-5006-13 - Special Use Permit to Add Fuel Sales to an Existing Convenience Store (PC approved 7/11/013, Ord. 501-13, 11/12/13)

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a special use permit to expand an existing convenience store, located at 1223 N Byrne Road. The site is currently developed with two (2) buildings that contain seven (7) businesses. The convenience store is located in the building closest to the corner of Dorr Street and Byrne Road on Parcel "A". This building totals approximately 4,800 square feet and currently contains the existing 2,400 square foot convenience store, a Subway and Mirage Express restaurant. The applicant is proposing to expand the convenience store into the 1,200 square foot Mirage Express tenant space to the south. A larger 24,900 square foot building located at the southwest corner of parcel "B" contains a Family Dollar retail store, beauty supply store, restaurant and a tavern/bar. A 6-dispenser gas station was recently approved by City Council via ordinance 501-13 (SUP-5006-13). The 2.934 acre site is zoned CR Regional Commercial.

The site plan offers a detailed breakdown of the existing uses on site. The existing and proposed uses combined will have an off-street parking requirement of 119 spaces. The site plan indicates that 106 spaces (89% of minimum required spaces) will be provided. The Division of Transportation is requesting the northernmost parking space east of the Stop & Go be removed for maneuverability reasons, therefore, reducing the total on site parking to 105 spaces (88% of minimum required spaces). An alternative-parking plan allowing a 20% reduction of off-street parking was approved as part of the previous SUP application. The current special use permit results in a net increase of 1 space but still falls within the 20% parameter. Therefore the previously approved alternative-parking plan remains applicable. The applicant indicated that a transit stop will be installed along Dorr Street. Pursuant to TMC§1107.1400, parking may be reduced by up to 20% of the required provided that transit stop conditions are met. As a result, the applicant has met the requirements for an alternative-parking plan.

Pursuant to TMC§1114.0500 - *Appearance and Upgrades for Non-Conforming Developments*, the applicant is only required to bring the landscaping closer into compliance with the 2004 landscaping standards. The landscaping shown on the current application incorporates the required changes as previously approved via SUP-5006-13. Staff supports the landscaping plan as proposed with this application.

**STAFF ANALYSIS** (cont'd)

The Toledo 20/20 Comprehensive Plan targets this area for neighborhood commercial land uses. The neighborhood commercial district was established for predominantly small and medium scale commercial uses that serve neighborhoods. Additionally, the site is zoned appropriately for the proposed use. Based on the proposed use and location, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-11003-13, a special use permit to expand an existing convenience store, located at 1223 N. Byrne Road, to Toledo City Council for the following three (3) reasons:

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

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-11003-13, a special use permit to expand the existing convenience store, located at 1223 N. Byrne Road, to the Toledo City Council, subject to the following twenty-one (21) conditions:

Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to the current City of Toledo Construction Standards Specifications; The Toledo Municipal Code; and The Americans with Disabilities Act Guidelines.
2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, The Toledo Municipal Code, and The Americans with Disabilities Act Guidelines.
3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with eight-inch (8") thick concrete per The City of Toledo Construction Standards and Specifications. **No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening.**

**STAFF RECOMMENDATION (cont'd)**

Engineering Services (cont'd)

4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from the One Stop Shop, ph. (419) 245-1220.

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

5. The site plan, C-1, submitted for review, does not detail how the addition of 1306 sq. ft. additional space is to be added; whether or not it is a building addition to one side of the existing building. If the new space is an addition on one side of the existing building, the engineer should be aware that there is a private storm sewer on the North, East and South sides of the building. Relocation of the sewer could be needed in which case construction drawings need to be submitted to the Storm Water Utility for approval and inspection.

Sewer & Drainage Services

No objections or concerns.

Fire Prevention

No objections or concerns.

Building Inspection

6. The construction and expansion of the new convenience store will require construction documents stamped by a licensed design professional to be submitted to the Division of Building Inspection for review and approval showing the construction to be in compliance with the City of Toledo's building, mechanical and fire codes and, by referenced standards, those of the State of Ohio. Plans must identify the correct building type, use group, occupancy load, plumbing fixture count, egress and emergency egress locations, emergency evacuation routes and other life-safety and ADA compliancy facilities, in accordance with the Administrative Code of the Ohio Building Code Chapter 106.
7. Any new fencing or new signage will require separate review and permits.

Division of Transportation

8. The northernmost parking space east of the Stop & Go does not meet Toledo Municipal Code dimensional requirements and does not provide adequate area for maneuverability. This shall not be utilized for parking.

**STAFF RECOMMENDATION** (cont'd)

Division of Transportation (cont'd)

9. In accordance with the Toledo Municipal Code, the minimum drive aisle width is 25' to accommodate two-way traffic. The drive aisle for the parking east of the Stop & Go does not meet this minimum requirement.
10. Indication of right-of-way location shall be provided on the site plan. Landscaping shall not be located in the right-of-way nor shall the sight distance of drivers be otherwise impeded.

Plan Commission

11. All conditions contained in Ordinance 501-13 remain in effect.
12. Since required parking is located on both Parcel "A" and Parcel "B", these parcels shall be combined.
13. Applicant shall submit an alternative-parking plan subject to the review and approval of the Division of Transportation.
14. A dumpster location(s) shall be noted on a revised site plan and have a concrete pad surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.
15. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping areas.
16. The Special Use Permit may be reviewed on an annual basis per TMC§1104.0602 *Negative Secondary Effects*.
17. Hours of operation are limited to 5:30 a.m. to 1 a.m., or other hours that are consistent with a liquor permit by the State of Ohio, per TMC§1104.0901(H) *Hours of Operation*.
18. The detailed site, lighting, sign, fencing and landscaping plan, contained in Ordinance 501-13 shall be submitted to the Plan Director for review and approval before final occupancy permits are granted.

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

19. 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 as required in ordinance 501-13 within one (1) year. Landscaping shall be installed & maintained indefinitely.
20. 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.
21. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.

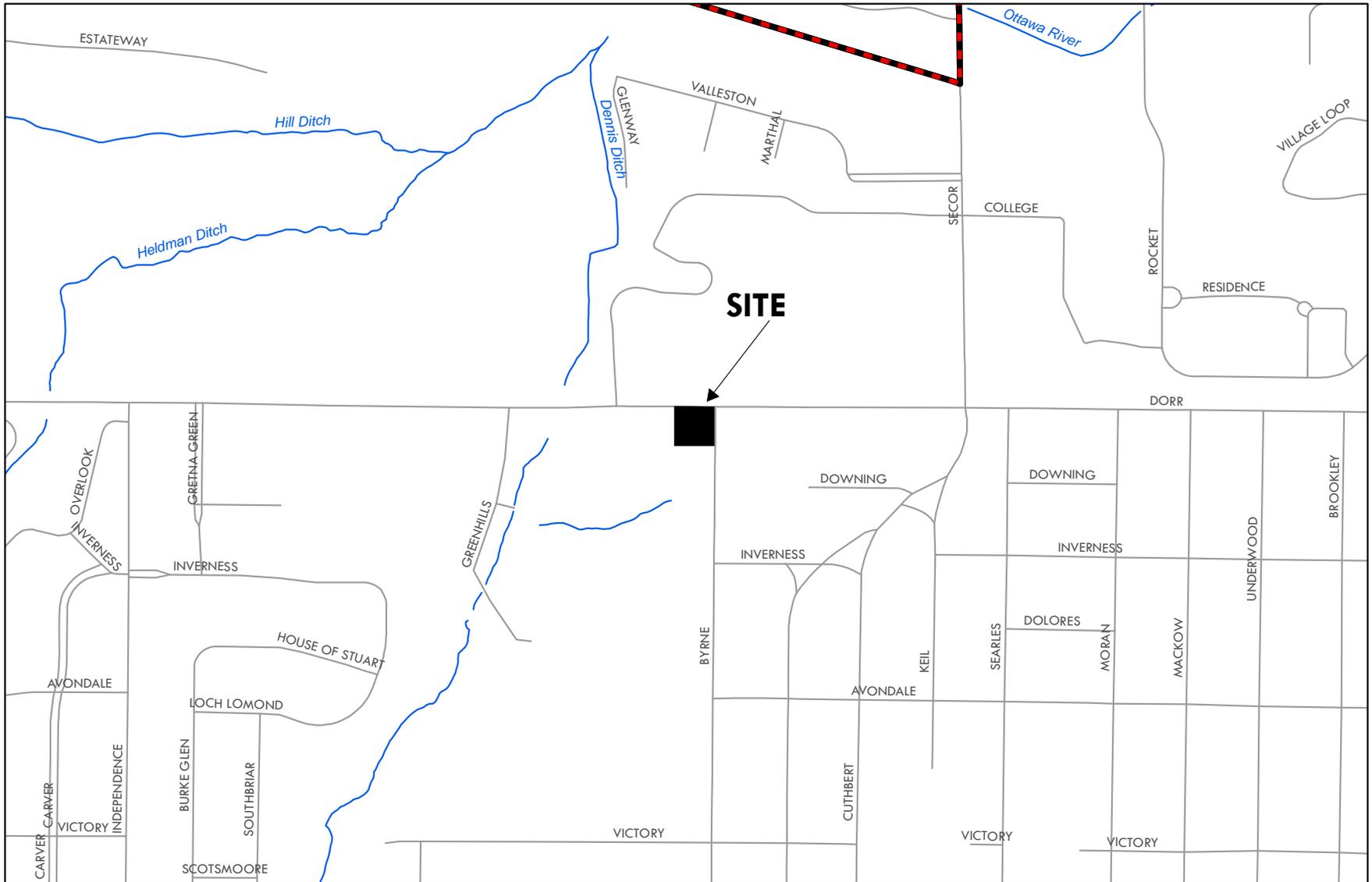
SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-11003-13  
DATE: January 9, 2014  
TIME: 2:00 p.m.

CITY COUNCIL PLANNING  
AND ZONING COMMITTEE  
DATE: February 12, 2014  
TIME: 4:00 p.m.

BH/bp  
Three (3) sketches to follow

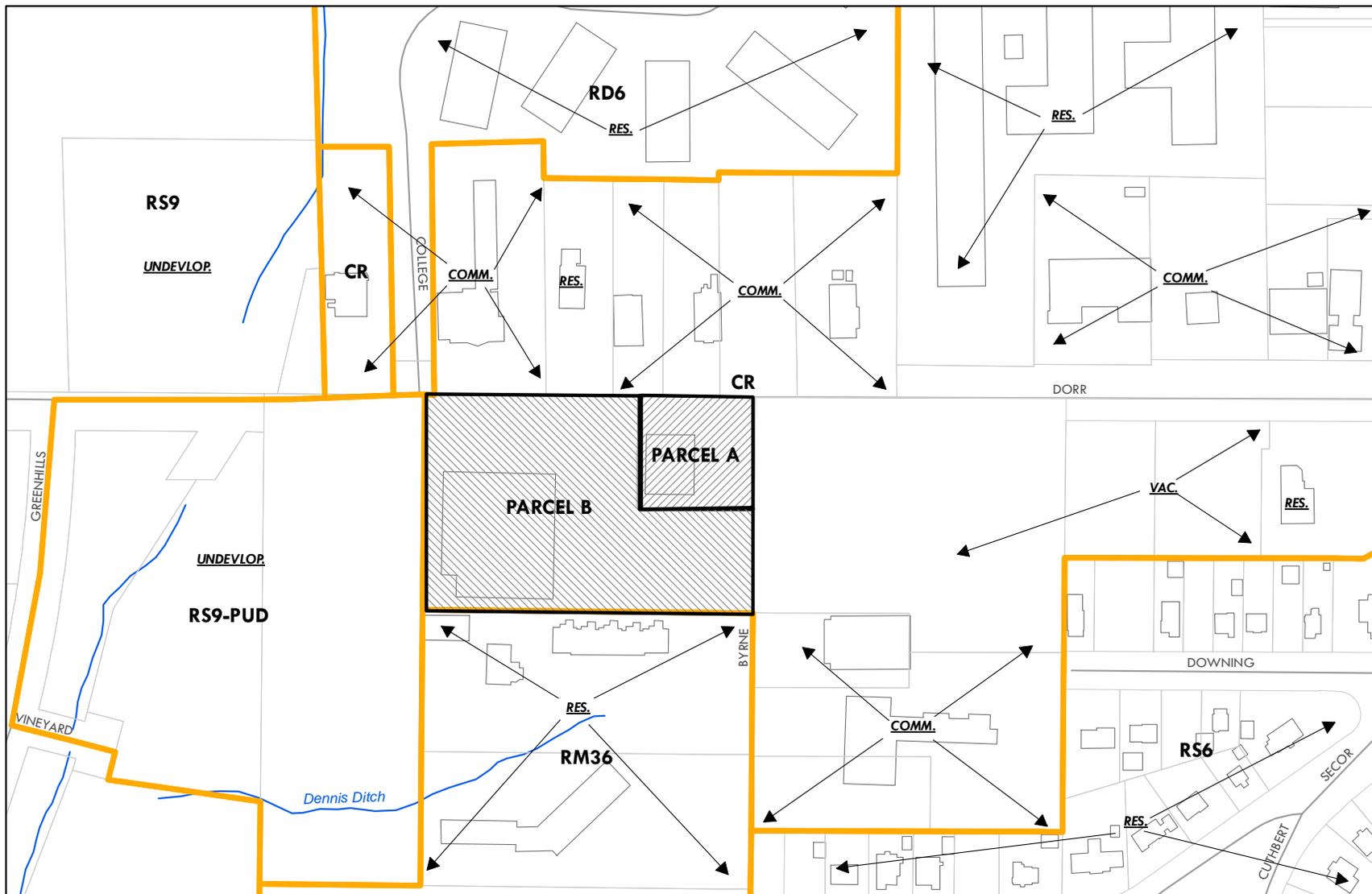
# GENERAL LOCATION

SUP-11003-13  
ID 83



# ZONING & LAND USE

SUP-11003-13  
ID83



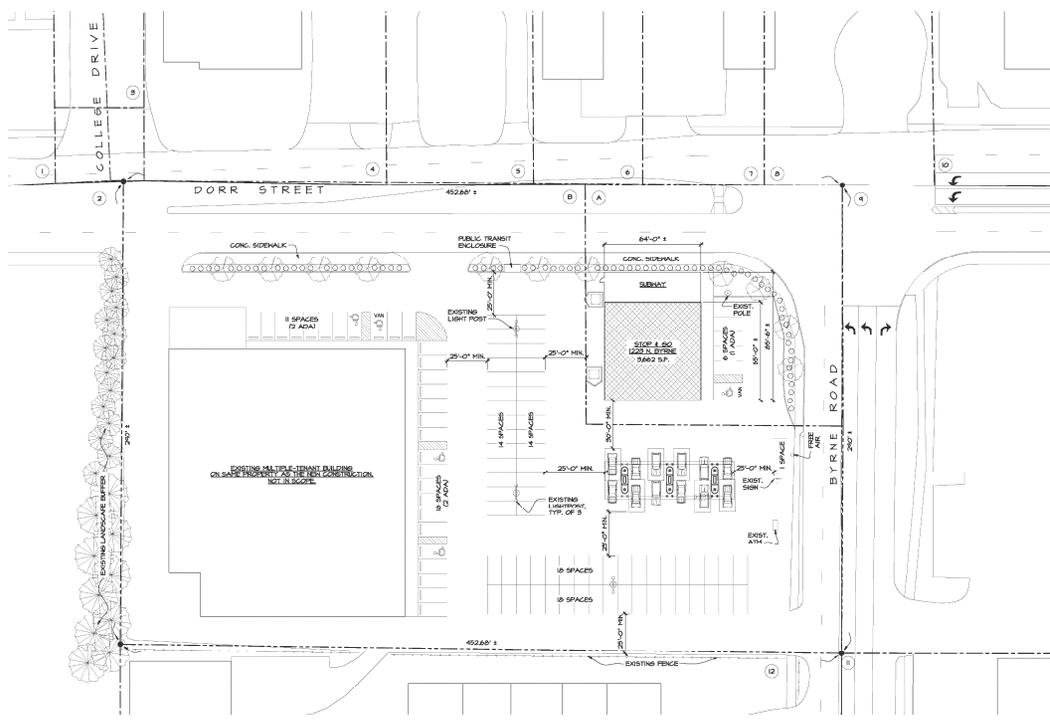
# SITE PLAN

SUP-11003-13  
ID 83



### ADJACENT PROPERTIES KEY

- 1 ZONED GR  
PARCEL: 20-02481  
PARCEL ADDRESS:  
3560 DORR ST  
TOLEDO, OHIO 43607  
OWNER: SAVOY LLC  
OWNER ADDRESS: SAME AS PARCEL  
LEGAL DESCRIPTION:  
11 31 52 1/4 IN 11 31 52 1/4 AC N 30 AC S 43 AC E 20 FT  
E 20 FT IN COLLIER STATION & E 20 FT IN RD ALSO  
E 20 FT IN PRT 50 FT IN S 43 AC S 43 AC
- 2 ZONED R04  
PARCEL: 20-04444  
PARCEL ADDRESS:  
3041 DORR ST  
TOLEDO, OHIO 43607  
OWNER: DORR BY DEVELOPMENT LLC  
OWNER ADDRESS:  
378 HERRICK  
SYLVANIA, OHIO 43060  
LEGAL DESCRIPTION:  
3 3 36 1/4 IN 31 22 5 FT NE 1/4 NE 1/4
- 3 ZONED R04  
PARCEL: 20-1781  
PARCEL ADDRESS:  
5000 COLLEGE DR  
TOLEDO, OHIO 43607  
OWNER: S&P/S SPEC AT TOLEDO I LLC A DELAWARE LLC  
OWNER ADDRESS:  
2100 REINFORD RD #14  
CHARLOTTE, NORTH CAROLINA 28201  
LEGAL DESCRIPTION:  
COLLEGE STATION LOT 1 E 1/2 S 1/2 1/2 AC N 1/2 1/2 AC S 1/2  
FT REAR BY 14023 FT N LINE & 14022 FT S LINE
- 4 ZONED GR  
PARCEL: 20-02481  
PARCEL ADDRESS:  
3560 DORR ST  
TOLEDO, OHIO 43607  
OWNER: STAM LLC  
OWNER ADDRESS:  
3029 SPRING MEADOW LN  
SYLVANIA, OHIO 43060  
LEGAL DESCRIPTION:  
11 31 52 1/4 IN 11 31 52 1/4 AC N 30 AC S 43 AC  
S 43 AC TO DORR ST 1/4 IN
- 5 ZONED GR  
PARCEL: 20-02444  
PARCEL ADDRESS:  
3560 DORR ST  
TOLEDO, OHIO 43607  
OWNER: BELCAN RENTALS LTD  
OWNER ADDRESS:  
700 BOYD DR  
MAURER, OHIO 43601  
LEGAL DESCRIPTION:  
11 31 52 1/4 IN 11 31 52 1/4 AC N 30 AC S 43 AC  
S 43 AC TO DORR ST 1/4 IN
- 6 ZONED GR  
PARCEL: 20-02444  
PARCEL ADDRESS:  
3560 DORR ST  
TOLEDO, OHIO 43607  
OWNER: GUANALGO PROPERTIES INC  
OWNER ADDRESS:  
3254 HERRICK ST  
TOLEDO, OHIO 43629  
LEGAL DESCRIPTION:  
11 31 52 1/4 IN 11 31 52 1/4 AC N 30 AC S 43 AC  
S 43 AC TO DORR ST 1/4 IN
- 7 ZONED GR  
PARCEL: 20-02481  
PARCEL ADDRESS:  
3560 DORR ST  
TOLEDO, OHIO 43607  
OWNER: SCOTTLIGHT INTERNATIONAL INC  
OWNER ADDRESS:  
34 HERRICK  
RIVINGTON, OHIO 43060  
LEGAL DESCRIPTION:  
11 31 52 1/4 IN 11 31 52 1/4 AC N 30 AC S 43 AC  
S 43 AC TO DORR ST 1/4 IN
- 8 ZONED GR  
PARCEL: 20-02484  
PARCEL ADDRESS:  
348 DORR ST  
TOLEDO, OHIO 43607  
OWNER: BOBARRPORT, LLC  
OWNER ADDRESS:  
88 MADISON AVE 7TH FL  
NEW YORK, NEW YORK 10007  
LEGAL DESCRIPTION:  
11 31 52 1/4 IN 11 31 52 1/4 AC N 30 AC S 43 AC  
S 43 AC TO DORR ST 1/4 IN
- 9 ZONED GR  
PARCEL: 20-02801  
PARCEL ADDRESS:  
1511 STINE RD  
TOLEDO, OHIO 43607  
OWNER: FUNDATION REAL ESTATE CORPORATION  
OWNER ADDRESS:  
2801 S BRANCHPORT ST #16 1003  
TOLEDO, OHIO 43606  
LEGAL DESCRIPTION:  
3 3 36 1/4 IN 3 36 1/4 AC N 1/4 COR N 1/4 E 202.8 FT  
PRT BY 240.9 FT ON E LINE EDC BYRNE RD VEEDING
- 10 ZONED GR  
PARCEL: 20-02481  
PARCEL ADDRESS:  
3560 DORR ST  
TOLEDO, OHIO 43607  
OWNER: S&P/S SPEC AT TOLEDO I LLC A DELAWARE LLC  
OWNER ADDRESS:  
2100 REINFORD RD #14  
CHARLOTTE, NORTH CAROLINA 28201  
LEGAL DESCRIPTION:  
11 31 52 1/4 IN 11 31 52 1/4 AC N 30 AC S 43 AC  
S 43 AC TO DORR ST 1/4 IN
- 11 ZONED GR  
PARCEL: 20-02481  
PARCEL ADDRESS:  
3560 DORR ST  
TOLEDO, OHIO 43607  
OWNER: STAM LLC  
OWNER ADDRESS:  
3029 SPRING MEADOW LN  
SYLVANIA, OHIO 43060  
LEGAL DESCRIPTION:  
11 31 52 1/4 IN 11 31 52 1/4 AC N 30 AC S 43 AC  
S 43 AC TO DORR ST 1/4 IN
- 12 ZONED GR  
PARCEL: 20-04614  
PARCEL ADDRESS:  
100 N BYRNE RD  
TOLEDO, OHIO 43607  
OWNER: TDM INVESTMENTS LLC  
OWNER ADDRESS:  
100 N BYRNE RD  
TOLEDO, OHIO 43607  
LEGAL DESCRIPTION:  
3 3 36 1/4 IN 3 36 1/4 AC N 1/4 COR N 1/4 E 202.8 FT  
PRT BY 240.9 FT ON E LINE EDC BYRNE RD VEEDING



30 0 15 30  
**SITE PLAN**  
SCALE 1" = 30'-0"

### CODE INFORMATION (SPECIAL USE PERMIT APPLICATION)

**SELECT PROPERTY INFORMATION**

A) ZONED GR PARCEL: 20-04602 PARCEL ADDRESS: 100 N BYRNE RD TOLEDO, OHIO 43607 OWNER: BURNS-CORSE SHOPS OWNER ADDRESS: 2007 HOLLAND SYLVANIA RD UNIT 104 TOLEDO, OHIO 43603	LEGAL DESCRIPTION: 3 3 36 1/4 IN 3 36 1/4 AC N 1/4 E 202.8 FT PRT BY 240.9 FT ON E LINE EDC BYRNE RD VEEDING
B) ZONED GR PARCEL: 20-04601 PARCEL ADDRESS: 100 N BYRNE RD TOLEDO, OHIO 43607 OWNER: BURNS-CORSE SHOPS OWNER ADDRESS: 2007 HOLLAND SYLVANIA RD UNIT 104 TOLEDO, OHIO 43603	LEGAL DESCRIPTION: 3 3 36 1/4 IN 3 36 1/4 AC N 1/4 E 202.8 FT PRT BY 240.9 FT ON E LINE EDC BYRNE RD VEEDING

**ZONING NOTES:**  
ZONED REGIONAL COMMERCIAL (RC)  
FRONT SETBACK = 3 FEET  
SIDE & REAR = 0 FEET  
ORDINANCE 108.0200 FRONTAGE GREENBELT  
SITE COVERED BY THIS PLAN MUST BE SCREENED  
NO SCREEN OR BUFFER REQUIRED BETWEEN  
ADJUTING REGIONAL COMMERCIAL PROPERTIES  
SHOULD BE MAINTAINED TO THE NEAR BY  
SCREENED BY AN EXISTING CODE-COMPLIANT BUFFER

RESTAURANTS / BARS	(1) PER 75 S.F.	CLUB	(1) PER (3) EMPLOYEES	NO. OF FULL-TIME
SUBWAY	1200		456	2
PIZZA	1800		456	3
CHICKEN	3600		1467	4
TOTAL (PARKING REQUIRED)	6600		2369 (82 SPACES)	9 (3 SPACES)

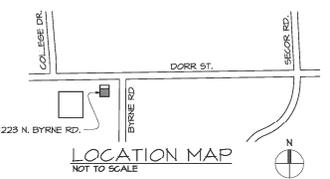
RETAIL	(1) PER 300 S.F.	OVERALL AREA (S.F.)	NO. OF FULL-TIME
FAMILY DOLLAR	1200		0
NEW STAR BEAUTY SUPPLY	1200		0
TOTAL (PARKING REQUIRED)	2400 (80 SPACES)		0

BIOS/STORAGE	(1) PER 300 S.F.	CLUB	(1) PER FUEL PUMP (NO. IF PARKED AT PUMP)	NO. OF FULL-TIME
STOP & GO	1200		6	0
CHICKEN	3600		6	0
TOTAL (PARKING REQUIRED)	4800 (160 SPACES)		12	0

**TOTAL PARKING REQUIRED:**  
16 SPACES (14 SPACES WITH APPROVED ALTERNATIVE PARKING PLAN)

**TOTAL PARKING PROVIDED:**  
10 SPACES (8 ACCESSIBLE)

**TOTAL PARKING PROVIDED AFTER ROAD TAKE (AS SHOWN ON PLAN):**  
10 SPACES (8 ACCESSIBLE)



(419) 881-8311  
6622 Maplebury Square  
Sylvania, OH 43060

Architecture  
by  
**Design, Ltd.**  
© Architecture by Design, Ltd. 2013

SPECIAL USE PERMIT FOR:  
**STOP & GO**  
1225 NORTH BYRNE ROAD  
TOLEDO, OHIO 43607

DRAWN BY: D.M.A.  
CHECKED BY: D.M.A.  
PROJECT NO: 10062  
DATE/REVISION: 1/25/13

C-1  
1 OF 1 SHEETS

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## GENERAL INFORMATION

### Subject

Request	-	Request for Special Use Permit for a Used Auto Sales Facility
Location	-	1239-1249 W. Sylvania Avenue
Applicant	-	Abdul Akl 4701 Kilburn Road Berkey, OH 43504
Architect	-	William R. Steele 2529 Talmadge Road Ottawa Hills, OH 43606

### Site Description

Zoning	-	CR Regional Commercial
Area	-	± .366 Acres
Frontage	-	± 140' along Sylvania Avenue ± 120' along Willy's Parkway
Existing Use	-	Vacant Bank
Proposed Use	-	Used Auto Sales Facility

### Area Description

North	-	Commercial with Second Floor Residential / CR
South	-	Residential Neighborhood / RD6
East	-	Commercial / CR
West	-	Gas Station and Commercial / CR

### Parcel History

D-8-86	-	Drive-thru for Bank (Administratively approved 8/5/86)
--------	---	--------------------------------------------------------

### Applicable Regulations

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

## **STAFF ANALYSIS**

The applicant is requesting a Special Use Permit to operate a used auto sales facility on a site located at 1239-1249 W Sylvania Avenue. The .366-acre site is located at the southeast corner of W. Sylvania Avenue and Willy's Parkway. The property was formally used as a bank with four (4) drive-thru lanes and included a 400 square foot building that will be repurposed as a sales office.

Surrounding land uses include a gas station to the west, first floor commercial retail with second floor residential uses to the north, a dry-cleaner to the east and a residential neighborhood to the south.

The site plan offers twenty (20) parking spaces, three (3) for customer and employee parking and the seventeen (17) spaces for open display areas. The sales office has a parking requirement of 2 spaces for customers/employees. The site plan offers a one-way traffic pattern to maximize the display area on the site. The site has two (2) curb cuts exiting onto Sylvania Avenue. The design will include a realignment of the curb cuts to allow for compliant drive isle widths and the removal of the drive-thru canopy and concrete islands.

The site is existing and therefore only required to be brought closer into compliance with the landscape requirements of the 2004 zoning code. A fifteen (15) foot frontage greenbelt is proposed along both right-of-ways and a ten (10) foot Type A buffer with solid wooden fencing proposed along the rear of the property. With the addition of the full width fifteen (15) foot frontage greenbelts and a ten (10) foot Type A buffer along the rear of the property the site will be brought significantly closer into compliance in terms of landscaping.

The Toledo 20/20 Comprehensive Plan targets this area as an urban village area. Urban Villages are unique and provide for a wide variety of uses in a manner to preserve pedestrian neighborhoods, architectural elements, and offer a variety of commercial opportunities. The proposed development will facilitate the reuse of an existing commercial site that is compatible with the Urban Village concept. Based on the future land use designation, current zoning, proposed use and location staff has found that the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 *Review and Decision-making Criteria*.

## **STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-10004-13, a special use permit for a used auto sales facility located at 1239-1249 Sylvania Avenue, to Toledo City Council for the following three (3) reasons:

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

**STAFF RECOMMENDATION** (cont'd)

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

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-10004-13, a special use permit for a used auto sales facility located at 1239-1249 Sylvania Avenue, to the Toledo City Council, subject to the following twenty-five (25) conditions:

Engineering Services

1. All **existing standard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to the current City of Toledo Construction Standards Specifications; The Toledo Municipal Code; and The 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 the One Stop Shop, ph. (419) 245-1220.  
  
Contact Scott Bishop at ph. (419) 936-2756 for inspection of above-mentioned items.
3. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
4. Plans for new water service or modifications to existing water service shall be submitted to the Division of Engineering Services for review and approval.
5. Contact the Division of Water Distribution for installation requirements for backflow preventers.
6. New water taps, if required, will be installed by the City of Toledo at the owner/developer's expense.

Sewer & Drainage Services

No Comments or objections.

Fire Prevention

No Comments or objections.

**STAFF RECOMMENDATION** (cont'd)

Building Inspection

7. I have no objection to the site plan for the proposed used car lot at this address from the point of view of building inspection. However, the parcels could be put to more appropriate use and utility, particularly if these parcels were combined with the adjacent easterly parcel and its vacant buildings. The neighborhoods in the area need a full service food market.
8. Any alterations of or additions of existing structures or construction of a new structure will require submission of stamped construction documents to the Division of Building Inspection for plan review and approval in accordance with the Ohio Building Code (OBC) and the associated mechanical, electrical codes and fire codes.

Transportation

9. Right-of-way is not depicted on the site plan. A revised site plan shall be provided indicating right-of-way.
10. Vehicles for sale or customer parking cannot be configured in a manner that does not meet Toledo Municipal Code requirements for providing sufficient maneuverability area for vehicles.
11. The site plan does not indicate the disposition of employee and customer parking that is required for the site. The site must provide customer and employee parking that meets Toledo Municipal Code 1107.
12. The allotted parking does not represent dimension requirements for standard parking spaces per Toledo Municipal Code 1107.
13. All parking must be marked and striped in accordance with Toledo Municipal Code 1107.
14. ADA parking stalls shall be provided in accordance with the Americans with Disabilities Act Guidelines and TMC 1107.1701. Any ADA parking spaces shall be designated with a sign visible from the driver's seat and must be mounted in front of the parking space at a minimum height of 60 inches to the bottom of the sign.

Plan Commission

15. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas. (TMC 1108.0302.B. Use Regulations).

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

16. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the site plan and shall not be allowed in any required front yard. (TMC 1104.0302.A. Use Regulations).
17. Two (2) parking spaces shall be denoted and reserved for “Customer and Employee Only” and shall not be used for open auto display; **acceptable as depicted on site plan.**
18. A dumpster location(s) shall be noted on a revised site plan and have a concrete pad surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.
19. All used motor vehicles parked or displayed outdoors shall conform to Chapter 337, Safety and Equipment, of the Traffic Code and shall be operable.
20. Repairs and service of inoperable auto and RV motor vehicles shall be conducted wholly within an enclosed structure permanently located on the lot.
21. Fencing of customer display areas shall conform to TMC 1105.0302, outside storage screening shall comply with TMC 1108.0203.H.
22. 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. A 15’ frontage greenbelt is required along both the Sylvania Avenue and Willy’s Parkway frontages; the greenbelt shall include one tree for every 30’ of lot frontage and a solid evergreen hedge to screen the parking lot; **acceptable as depicted on site plan.**
  - b. A ten-foot (10’) Type A landscape buffer is required along the southern rear property line, where the commercial zoning abuts residential zoning; **acceptable as depicted on landscape plan.**
  - c. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **shall be noted on revised landscape plan.**

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

- d. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **shall be noted on revised landscape plan.**
  - e. The location, height and materials for any fencing to be installed and maintained; **shall be noted on revised landscape plan.**
  - f. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); **shall be noted on revised landscape plan.**
  - g. The location, lighting and size of any signs.
23. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year; **landscaping shall be installed & maintained indefinitely.**
24. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
25. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-10004-13  
DATE: January 9, 2014  
TIME: 2:00 P.M.

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

BH/bp  
Three (3) sketches follow

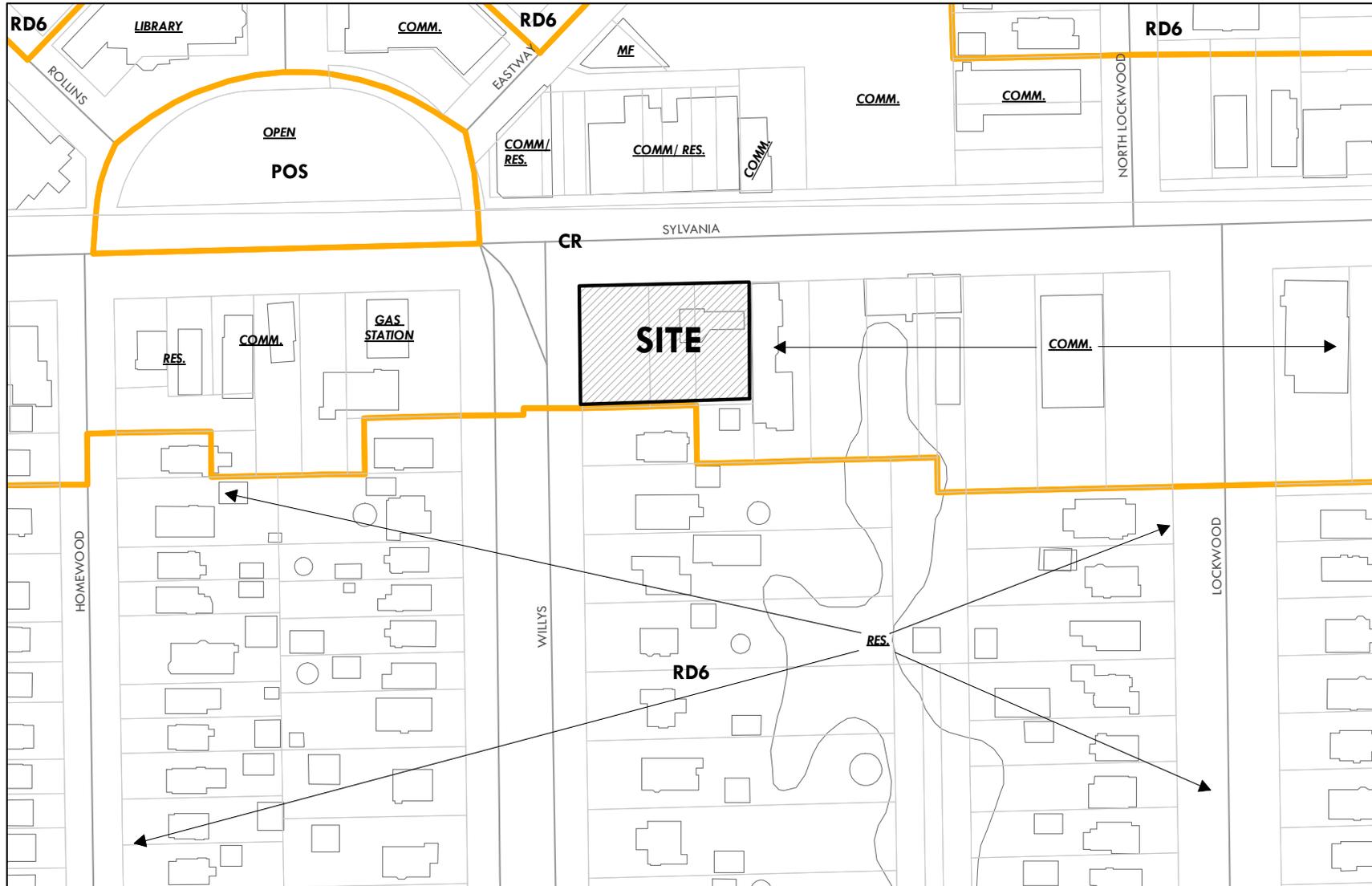
# GENERAL LOCATION

**SUP-10004-13**  
ID 35



# ZONING & LAND USE

SUP-10004-13  
ID 35



# SITE PLAN

SUP-10004-13  
ID 35



### OWNER:

ABDUL AKL  
4701 Kilburn Rd.  
Berkey, OH 43505  
(419) 349-8036

Lucas County parcels  
1201221, 1201214, &  
1201217

Zoned "CR"

Existing building was  
last a drive up bank.  
16'X25'  
400 square feet.

60 degree parking  
16-foot aisle minimum  
9'x18' pkg stall

### REQUEST FOR S.U.P.

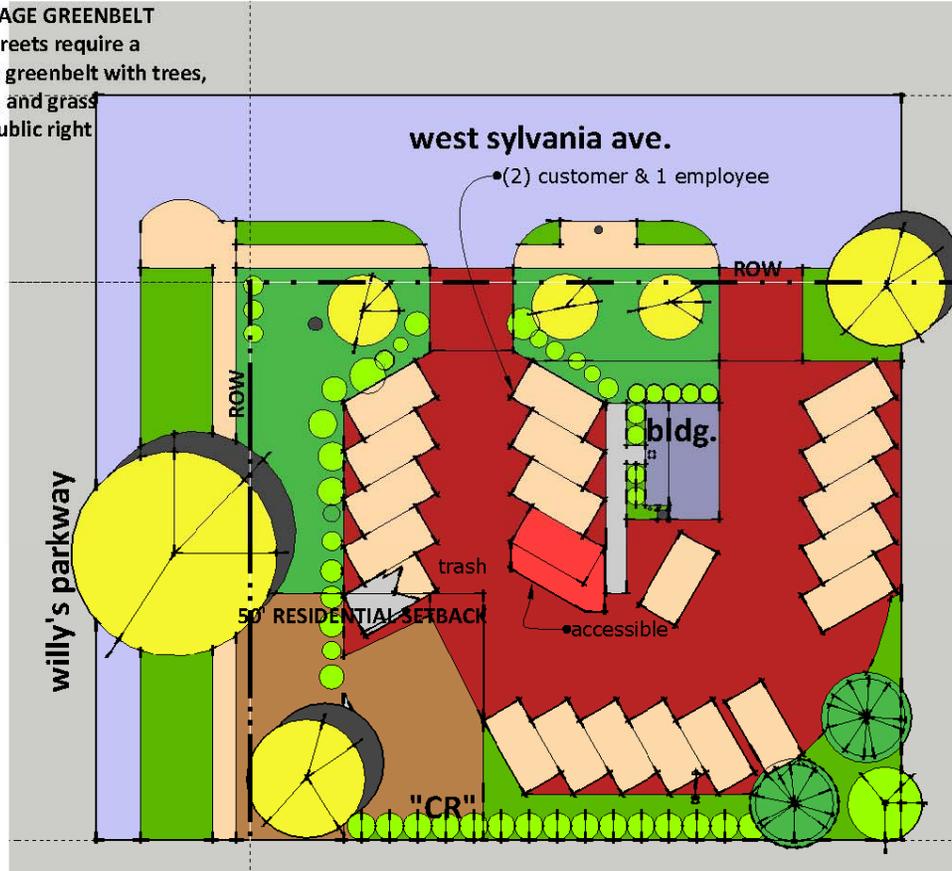
to convert to pre-owned  
car sales lot.

### ARCHITECT:

WILLIAM R. STEELE  
OH LIC. 97-11770  
EXP. 12/13  
2529 Talmadge Rd.  
Toledo, Ohio 43606  
419.704.5149

### FRONTAGE GREENBELT

Both streets require a  
15-foot greenbelt with trees,  
shrubs, and grass  
from public right  
of way



20 stalls

1239-1249 W. Sylvania Ave.

1"=30'-0"

12/5/13

# SITE PLAN

BLANK PAGE

REF: SUP-10010-13  
DATE: January 9, 2014

## GENERAL INFORMATION

### Subject

- |           |   |                                                                                                    |
|-----------|---|----------------------------------------------------------------------------------------------------|
| Request   | - | Request for Special Use Permit for a Used Auto Sales Facility                                      |
| Location  | - | 4154, 4158 & 4160 Monroe Street                                                                    |
| Applicant | - | KCA Investments, LLC<br>4410 Charles Street<br>Dearborn, MI 48126                                  |
| Engineer  | - | Bryan D. Ellis<br>Glass City Engineering & Surveying, LLC<br>7057 Barendt Road<br>Toledo, OH 43617 |

### Site Description

- |              |   |                                                       |
|--------------|---|-------------------------------------------------------|
| Zoning       | - | CR Regional Commercial                                |
| Area         | - | ± .324 Acres                                          |
| Frontage     | - | ± 124' along Monroe Street<br>± 98' along Harley Road |
| Existing Use | - | Light Equipment Repair Shop                           |
| Proposed Use | - | Used Car Lot                                          |

### Area Description

- |       |   |                                              |
|-------|---|----------------------------------------------|
| North | - | Single Family Residential / RD6              |
| South | - | Commercial / CR                              |
| East  | - | Gas Station and Residential / CR, RD6 & RM36 |
| West  | - | Commercial / CR                              |

### Parcel History

No parcel history on file.

### Applicable Regulations

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

## STAFF ANALYSIS

The applicant is requesting a Special Use Permit to operate a used auto sales facility on a site located at 4154, 4158 & 4160 Monroe Street. The .324-acre site is located at the northwest corner of Monroe Street and Harley Road. The property is currently operating as an oil change and light equipment repair facility with four (4) service bays.

Surrounding land uses include two (2) gas stations to the east, a used car lot, commercial retail and a school/church to the west, commercial retail, office and greenhouse to the south and a residential neighborhood to the north.

The site plan indicates thirteen (13) total parking spaces on the site. Based on the number of service bays, the square footage of outdoor display area and the size of the indoor sales office, the site has a parking requirement of seven (7) spaces. The site plan offers six (6) customer parking spaces. One (1) additional space for customer parking will be required as a condition of approval. This will allow for six (6) spaces as open display spaces. The site is currently accessed via, one (1) curb cut along Harley Road and two (2) curb cuts on Monroe Street. The applicant has indicated that the Monroe Street curb cut closest to the intersection will be removed, providing additional space for used car display and landscaping.

Pursuant to TMC§1104.0301 – *Location*, a fifty (50) foot separation measured along the street frontage between any open display sales lot and a residential district boundary line shall be maintained. As a result, open display vehicles may not be located within the “Front Yard Setback” for fifty (50) foot when bordering a residential district boundary. Customer parking is offered in the area of the 50ft separation and a Type “A” buffer with a solid fence will be installed along the northern property line.

The site is existing and therefore is only required to be brought closer into compliance with the landscape requirements of the 2004 zoning code. The site plan offers a Type A Landscape Buffer along the northern property line, where the site abuts residential zoning. This buffer consists of ten (10) feet of landscaping with a fence. However, the site plan indicates that the fence is three (3) feet in height from the building to the Harley Road right-of-way. Staff will require that the fence height be modified to forty-two (42) inches in the front yard setback and six (6) feet along the remainder of the property line. Additionally, the site plan offers a new landscape area anchoring the corner of Monroe Street and Harley Road. Finally, a five (5) foot greenbelt is offered along the Monroe Street and Harley Road frontages.

The Toledo 20/20 Comprehensive Plan targets this area for neighborhood commercial land uses. The neighborhood commercial district was established for predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included. This area of Monroe Street is increasingly commercial in nature and a used auto sales facility will 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 recommend approval of SUP-10010-13, a special use permit for the operation of a used auto sales facility located at 4154, 4158 & 4160 Monroe Street, to Toledo City Council for the following three (3) reasons:

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

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-10010-13, a special use permit for the operation of a used auto sales facility located at 4154, 4158 & 4160 Monroe Street, to the Toledo City Council, subject to the following twenty-six (26) conditions:

### Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to the current City of Toledo Construction Standards Specifications; The Toledo Municipal Code; and The Americans with Disabilities Act Guidelines. The existing drive approach along Monroe Street that will remain, does not meet the above standards and shall be removed and replaced in order to be brought into compliance.
2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, The Toledo Municipal Code, and The Americans with Disabilities Act Guidelines.
3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with eight-inch (8") thick concrete per The City of Toledo Construction Standards and Specifications. Existing drive along Monroe Street that will not be reused shall be removed and the area restored to match the adjacent landscape. Curb drops through unused drives shall be removed and replaced with full height curb to match the adjacent curb. **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.**

**STAFF RECOMMENDATION (cont'd)**

Engineering Services (cont'd)

4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from the One Stop Shop, ph. (419) 245-1220.  
  
Contact Scott Bishop at ph. (419) 936-2756 for inspection of above-mentioned items.
5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Plans for a new water service or modifications to the existing water service shall be submitted to the Division of Engineering Services for review and approval.
7. Contact the City of Toledo Fire Prevention Bureau to determine if a fire line is needed for this site.
8. Contact the Division of Water Distribution for backflow prevention requirements.
9. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner/developer's expense.
10. Plans submitted for review do not detail any revisions to the existing site, except for removing asphalt, a concrete apron and new landscaping. It therefore appears that there is no items requiring a storm water utility plan review. If in the future plans for the site change and result in revisions to the site drainage, the Storm Water Utility should be contacted.

Sewer & Drainage Services

No Comments or objections.

Fire Prevention

No Comments or objections.

Building Inspection

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

**STAFF RECOMMENDATION** (cont'd)

Building Inspection (cont'd)

12. Construction of any new structures 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 showing the construction to be in compliance with the City of Toledo's building mechanical and fire codes and, by referenced standards, those of the State of Ohio. Plans must identify the correct building type, use group, occupancy load, plumbing fixture count, egress and emergency egress locations, emergency evacuation routes and other life-safety and ADA compliancy facilities, in accordance with the Administrative Code of the Ohio Building Code Chapter 106.

Transportation

13. The two parking spaces south of the dumpster area encroach the Monroe St. access drive. This drive shall be narrowed to 25' and shifted eastward to prevent this conflict.
14. The width of the Harley Rd. drive shall be narrowed to 25' to reduce the conflict with the existing advertising sign and to increase the distance from the Monroe St. / Harley Rd. intersection.

Plan Commission

15. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas. (TMC 1108.0302.B. Use Regulations).
16. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the site plan and shall not be allowed in any required front yard. (TMC 1104.0302.A. Use Regulations).
17. In the event a dumpster is to be located outside the building, a revised site plan shall indicate a concrete pad surrounded by a solid wooden fence or a masonry screen enclosure with landscaping shall be installed and the dumpster shall not be located in any required setbacks.
18. Seven (7) parking spaces shall be denoted and reserved for "Customer and Employee Only" and shall not be used for open auto display.
19. Open display sales lots may not be located within the "Front Yard Setback" for 50ft when bordering a residential district boundary.

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

20. All used motor vehicles parked or displayed outdoors shall conform to Chapter 337, Safety and Equipment, of the Traffic Code and shall be operable.
21. Repairs and service of inoperable auto and RV motor vehicles shall be conducted wholly within an enclosed structure permanently located on the lot.
22. Fencing of customer display areas shall conform to TMC 1105.0302, outside storage screening shall comply with TMC 1108.0203.H.
23. 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. A 5' frontage greenbelt is required along the Harley Road and Monroe Street frontages; the greenbelt shall include one tree for every 30' of lot frontage and a solid evergreen hedge to screen the parking lot; **acceptable as depicted on landscape plan.**
  - b. A Type "A" buffer with solid fencing shall be installed along the northern property line. The solid fencing shall not exceed 42" in height in the front yard setback and shall be raised to six (6) feet for the remainder; **shall be noted on revised landscape plan.**
  - c. The corner of Monroe Street and Harley Road shall remain landscaped indefinitely (as shown on site plan); **acceptable as depicted on landscape plan.**
  - d. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **acceptable as depicted on plan.**
  - e. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **shall be noted on revised landscape plan.**
  - f. The location, height and materials for any fencing to be installed and maintained; **acceptable as depicted on landscape plan.**

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

- g. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); **shall be noted on revised landscape plan.**
  - h. The location, lighting and size of any signs.
24. 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.**
25. 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.
26. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-10010-13  
DATE: January 9, 2014  
TIME: 2:00 P.M.

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

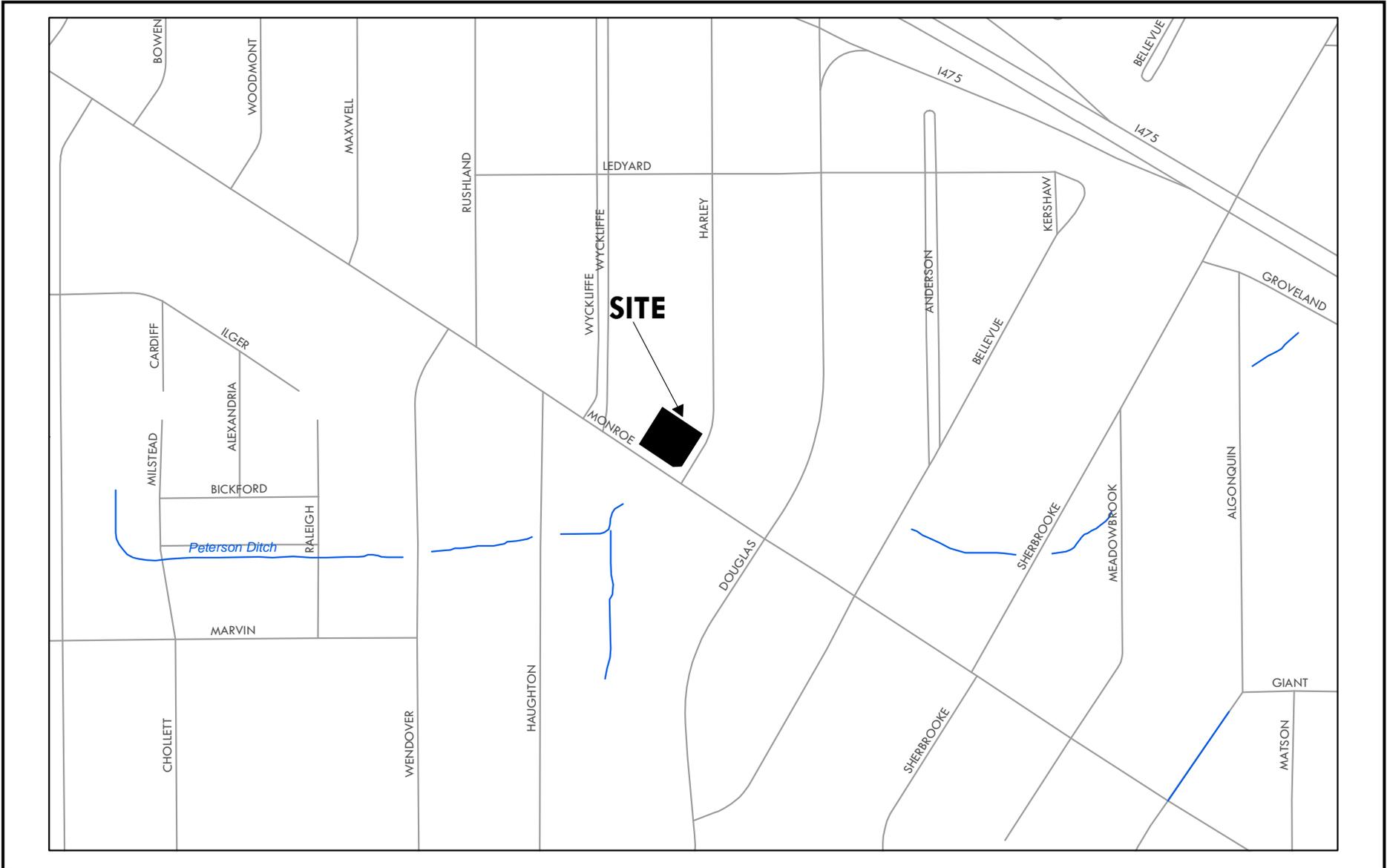
BH/bp  
Three (3) sketches follow

# GENERAL LOCATION

SUP-10010-13  
ID 45



8 - 5

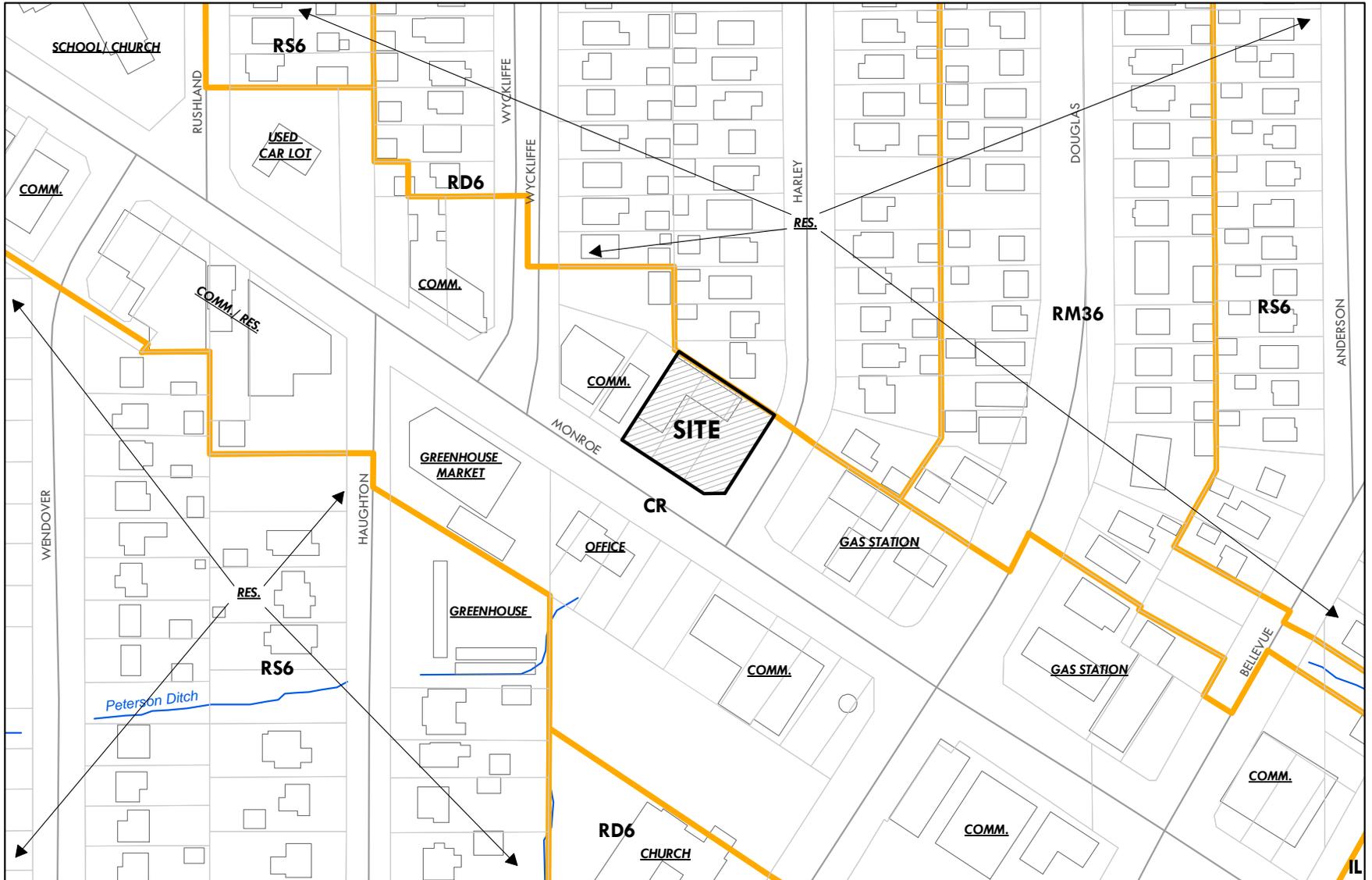


# ZONING & LAND USE

SUP-10010-13  
ID 45



5 - 9



# SITE PLAN

**SUP-10010-13**  
ID 45



**PROPOSED SITE CONDITIONS:**

ZONING: CR COMMERCIAL  
AREA: 0.24 AC ±  
CURRENT USE: AUTO SERVICE CENTER AND USED CAR SALES  
BUILDINGS EXISTING:  
BUILDING SERVICE AREA = 2,500 SF  
BUILDING STORAGE AREA = 800 SF  
BUILDING OFFICE AREA = 300 SF  
BUILDINGS SETBACKS:

BUILDING SETBACKS PER ZONING CODE IN CR ZONE (CODE 1106.0402)  
FRONT BUILDING LINE: 20'  
SIDE: 0 ADJACENT C OR I ZONING, HOWEVER 10' ADJACENT TO RESIDENTIAL  
REAR: 0 ADJACENT C OR I ZONING, HOWEVER 15' ADJACENT TO RESIDENTIAL  
MAX DWELLING HEIGHT: 45'  
MAX DWELLING LOT COVERAGE: 85%

**PROPOSED PARKING (CR ZONING)**

REQUIRED PARKING - AUTO SERVICE STATION  
FLOOR AREA: 1 PER 300 SF (CODE 1107.0400 SCHEDULE "B")  
SERVICE AREA TOTAL: 2,500 SF  
2,500 SF / 300 SF = 8.3 SPACES, USE 8 SPACES  
SERVICE BAY: 1.5 CUSTOMER SPACES PER BAY  
CUSTOMER PARKING = 1.5 \* 4 = 6 SPOTS

REQUIRED PARKING - USED VEHICLE SALES  
OPEN SALES AREA: 1 PER 5,000 SF (CODE 1107.0204 SCHEDULE "A")  
ENCLOSED SALES AREA: 1 PER 500 SF (CODE 1107.0304 SCHEDULE "A")  
OPEN SALES AREA TOTAL: 8,000 SF  
8,000 SF / 5,000 SF = USE 2 SPACES  
ENCLOSED SALES AREA TOTAL: 141-54 = 195 SF  
300 SF / 500 SF = USE 1 SPACE

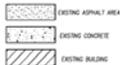
TOTAL USED CAR PARKING REQUIRED: 3 SPACES

REQUIRED ACCESSIBLE PARKING BY ADA (CODE 208 OF ADA) WITH BUILDING ADDITION  
TOTAL PARKING: 1 TO 25 = 1 ACCESSIBLE SPACE (NO. 201) PER TABLE 208.2  
MINIMUM 1 IN 6 ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE (914)(2) 208.2.4 ADA CODE  
TOTAL = 1 VAN ACCESSIBLE SPACE

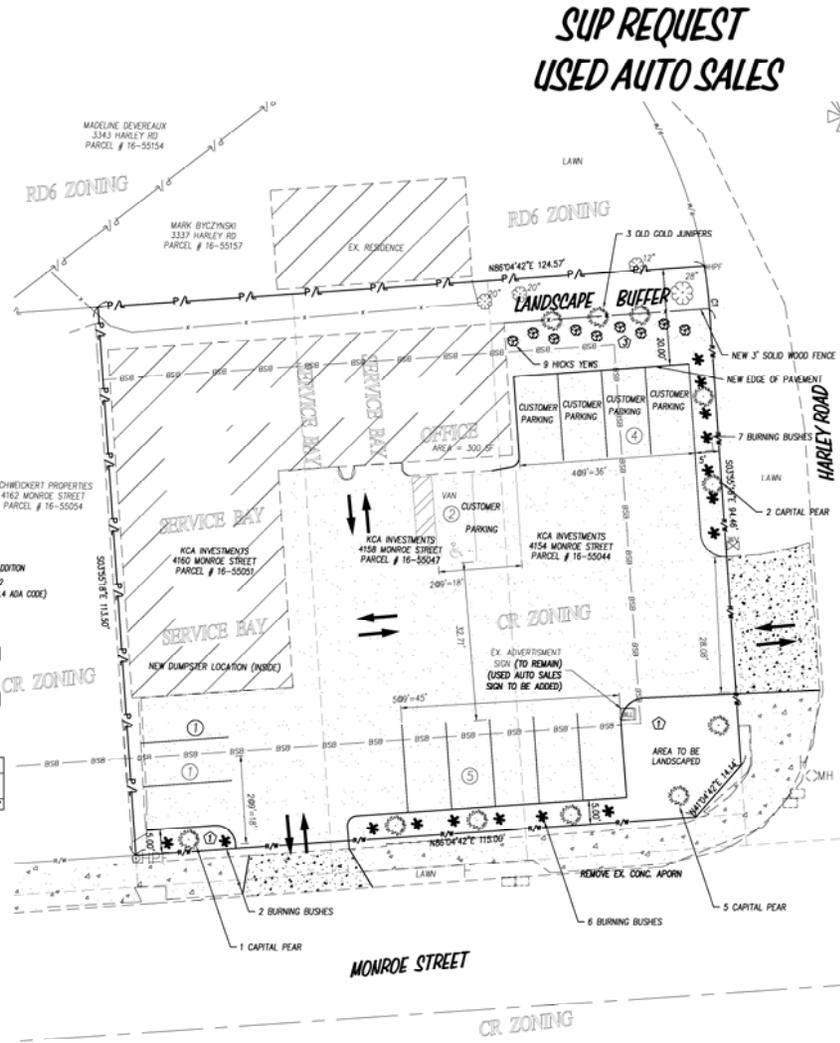
PARKING REQUIRED:  
11 STANDARD SPACES + 1 VAN ACCESSIBLE = 12 TOTAL SPACES REQUIRED

PARKING EXISTING:  
12 STANDARD SPACES + 1 VAN ACCESSIBLE = 13 TOTAL SPACES EXISTING

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DELTA
C1	8.00'	95.72'	N06°37'48"W	8.00'

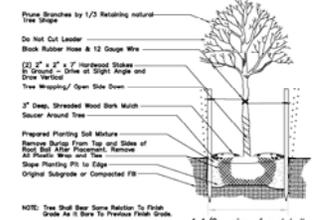


NOTE: 6" MINIMUM TOPSOIL TO BE PROVIDED IN ALL LANDSCAPE AREAS.

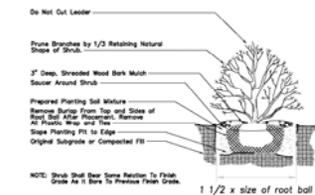


**SUP REQUEST  
USED AUTO SALES**

RD6 ZONING  
GRAPHIC SCALE  
( IN FEET )  
1 inch = 10 ft



**TREE PLANTING DETAIL**  
NOT TO SCALE



**SHRUB PLANTING DETAIL**  
NOT TO SCALE

- ① LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6", TYPICAL. MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24" TYPICAL. MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ REPAIR EXISTING LAWN AREAS DISTURBED BY CONSTRUCTION.
- ④ EXISTING TREE - TO REMAIN.

**PLANS PREPARED BY:**

*[Signature]*  
BRYAN D. ELLIS  
P.L.S. 8292



DATE: 12-29-13	PROJECT NO.: SUP-10010-13
ISSUED FOR: REV. PLAN COMMISSION	NO.: 2
<b>GLASS CITY ENGINEERING &amp; SURVEYING, LLC.</b> 2105 PARTH ST. TOLEDO, OHIO 43607 419-289-8982, FAX 419-639-9887 EMAIL: BLACKBIRD_1@MSN.COM	
<b>MONROE AUTO SALES</b> 4154 MONROE STREET CITY OF TOLEDO, LUCAS CO., OH PROPOSED SITE CONDITIONS	
DRAWN BY: BDE	JOB NUMBER: 722-1301
REVIEWED BY: BDE	
<b>SP-2/2</b>	

5 - 10

C:\land\Projects\71722-1301-KCA\wp\722-1301-101-101.dwg 12/17/2013 7:25:54 AM EST

**GENERAL INFORMATION**

Subject

- Request - Special Use Permit for a school
- Location - 1500 North Superior Street
- Applicant - New Plan Learning, Inc.  
2250 East Devon Avenue  
Suite 239  
Des Plains, IL 60018
- Contact - Mustafa Arslan -Superintendent  
Concept Schools, Toledo Regional Office  
2600 West Sylvania Avenue  
Toledo, OH 43613
- Architect - Paul Sullivan Jr., A.I.A, LLC  
23 South Saint Clair Street  
Toledo, OH 43604

Site Description

- Zoning - CO Office Commercial, UNO Urban Neighborhood Overlay
- Area - ±3.41 acres
- Frontage - ±629' along Bush Street
- Frontage - ±340' along Summit Street
- Frontage - ±103' along Superior Street
- Existing Use - Young Mens Christian Association (Y.M.C.A)
- Proposed Use - School
- Proposed Parking - 109 parking spaces

Area Description (Y.M.C.A)

- North - Parking Lot / CO, UNO
- South - Manufacturing / IG, MRO
- East - Vacant Hospital / CO, UNO
- West - Vacant Apartment / CO, CN, UNO

**GENERAL INFORMATION (cont'd)**

Area Description (Off-site Parking)

North	-	Mixed Residential / RD6
South	-	Vacant Apartment / CN
East	-	Y.M.C.A / CO, UNO
West	-	Parking Lot / IL, UNO

Parcel History

Z-178-79	-	Request for a zone change from M-1 Restricted Industrial District to C-2 Restricted Office District located at northeast corner of Summit Street and Bush Street. Res. 178-79 deferred by City Council on 9/19/79.
Z-285-79	-	Request to repeal zone change request Res. 178-79 located at northeast corner of Summit Street and Bush Street. Res. 285-79 approved by Plan Commission on 11/30/79, City Council approved on 1/23/80.
Z-43-83	-	Request for a zone change from M-1 industry to R-5 multiple dwelling located at northwest corner of Summit Street and Bush Street. Res. 43-83 approved by Plan Commission on 4/21/83, City Council approved on 5/10/83, Ord. 454-83.
Z-3005-11	-	Request for a zone change from RM36, RD6, and IL to CO located at 1609 Summit Street, 1500 N. Superior Street, 1600 N. Superior Street, 327 Bush Street, 329 Bush Street, and 333 Bush Street. Approved by Plan Commission on 5/12/11, City Council approved on 5/28/11, Ord. 321-11.

Applicable Regulations

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

## **STAFF ANALYSIS**

The applicant is requesting a Special Use Permit (SUP) for a school to be located at 1500 North Superior Street, 1600 North Superior Street, 1609 North Summit Street, and 327-329 Bush Street. The ±3.41 acre site is zoned CO Office Commercial and is located within the Summit Street Urban Neighborhood Overlay district. The site is part of the former Riverside Hospital Complex. The site consists of one building that houses the existing YMCA Athletic Facility and YMCA offices and three (3) separate parking fields.

The majority of the former Riverside Hospital complex is owned by Toledo Public Schools. The subject site is currently owned by the YMCA, however, per the letter of intent will be purchased by New Plan Learning, Inc.

The school, Horizon Science Academy, is moving from its current location at 425 Jefferson Avenue. The school will serve 300 students from grades Kindergarten through Eighth grade. Approximately forty (40) faculty and staff will be employed on site. The school will occupy the portion of the building currently housing the YMCA offices, which are to be relocated. The YMCA Athletic Facility will remain and be used by the school and remain open to the public. It is anticipated that the YMCA Athletic Facility will be moved to a downtown location in the future.

### Parking and Circulation

The site plan offers 109 parking spaces distributed among three (3) existing parking lots. The first offers twenty-two (22) spaces and is accessed via one curb cut onto Bush Street. The second, located at the corner of Bush Street and Summit Street, offers thirty-four (34) spaces and is accessed via one curb cut onto Bush Street. The final parking area is part of a larger lot located to the north of the site. Fifty-three (53) spaces are offered in this lot, accessed via one curb cut onto Bush Street and an internal circulation drive. The required minimum number of parking spaces for the school is forty-six (46) spaces. The YMCA (classified as “Sport and Recreation, Participant – Indoor” in the zoning code) requires one (1) parking space per every 150 square feet of floor area. However, at the time of staff report production the floor area dedicated for the YMCA use was unavailable. As a result, staff is unable to determine if proposed parking will meet the minimum requirements for the school and YMCA. A revised staff report will be issued addressing this issue.

**STAFF ANALYSIS (cont'd)**

Landscaping

The site exists and therefore only required to be brought closer into compliance with the landscaping requirements of the 2004 zoning code. Pursuant to TMC§1108.0202 – *Landscaping and Screening*: An extensively landscaped frontage greenbelt shall be provided along public right-of-ways, but not including alleys. Frontage greenbelts shall be a minimum of 15 feet wide. At least one tree must be provided for every 30 feet of lot frontage or fraction thereof. The two development sites have frontage on three streets and offers adequate frontage greenbelts that are compliant with the Toledo Municipal Code. Calculations conclude that for the primary site, twelve (12) trees are required along Summit Street and seventeen (17) trees are required along Bush Street. Calculations for the off-street parking lot require four (4) trees along Superior Street and five (5) trees along Bush Street. All planting required to meet this section shall not be located in the public right-of-way and existing tree credits are available pursuant to the table found in TMC§1108.0407(B) – *Landscaping and Screening*.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for urban village land uses. The intent of single family zoning districts is to accommodate the development of single dwelling units on individual lot. The district is intended to create a neighborhood with a village-like setting. They are walkable, have mixes of land uses which consist of non residential activities, and have important public spaces in the form of parks, schools, libraries, and/or churches. Schools that are proposed for this zoning district require a special use permit and are a compatible land use. The proposed development conforms to this land use designation. However, a formal recommendation will not be given until further parking detail is offered.

**STAFF RECOMMENDATION**

The staff withholds recommendation to the Toledo City Plan Commission for SUP-11004-13, a Special Use Permit, a school to be located at 1500 North Superior Street, to the Toledo City Council, for the following one (1) reason:

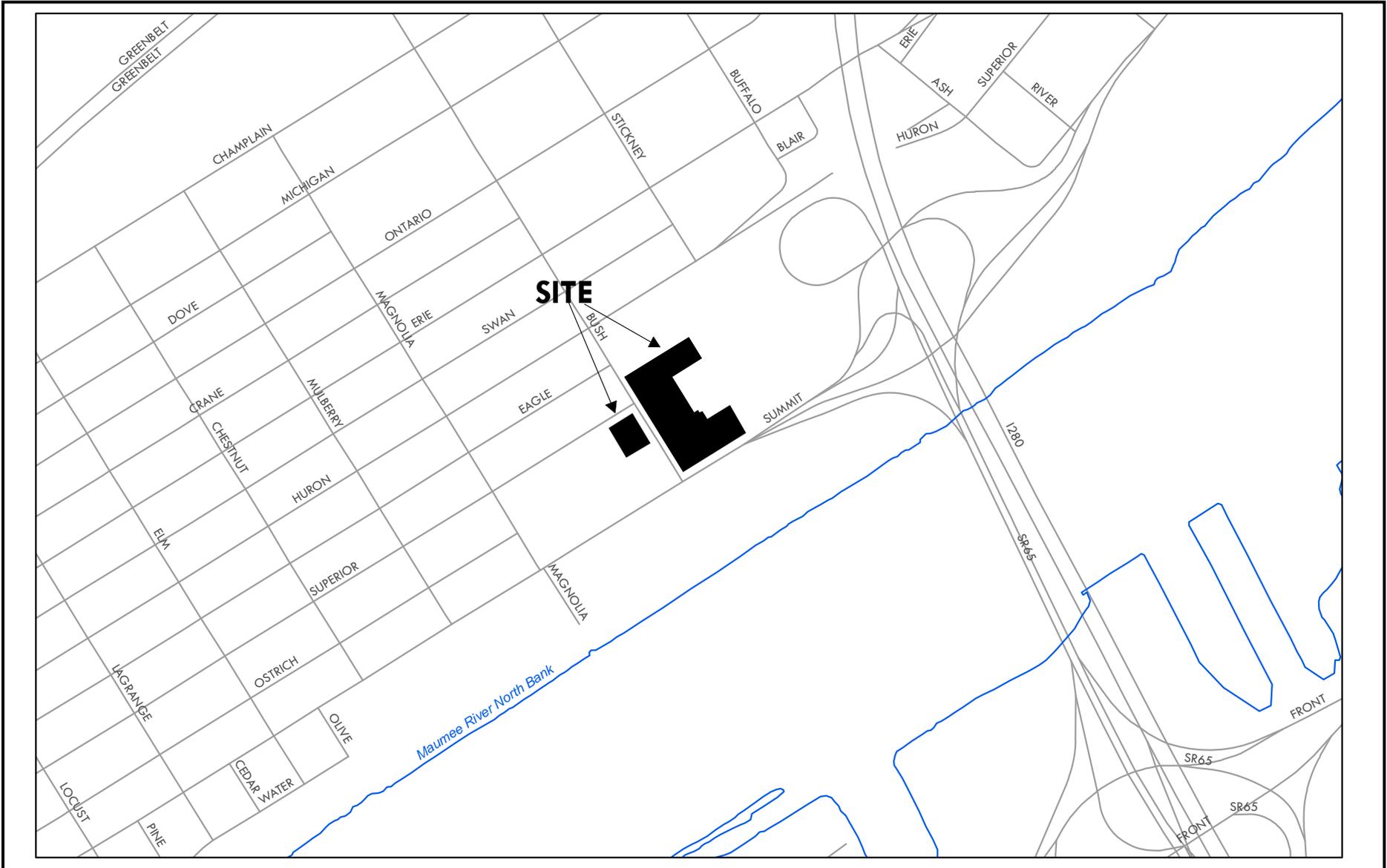
1. Additional detail regarding parking is required.

SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-11004-13  
DATE: January 9, 2014  
TIME: 2:00 P.M.

GP/bp  
Three (3) sketches follow  
Exhibit “A” follows

# GENERAL LOCATION

SUP-11004-13  
ID 4

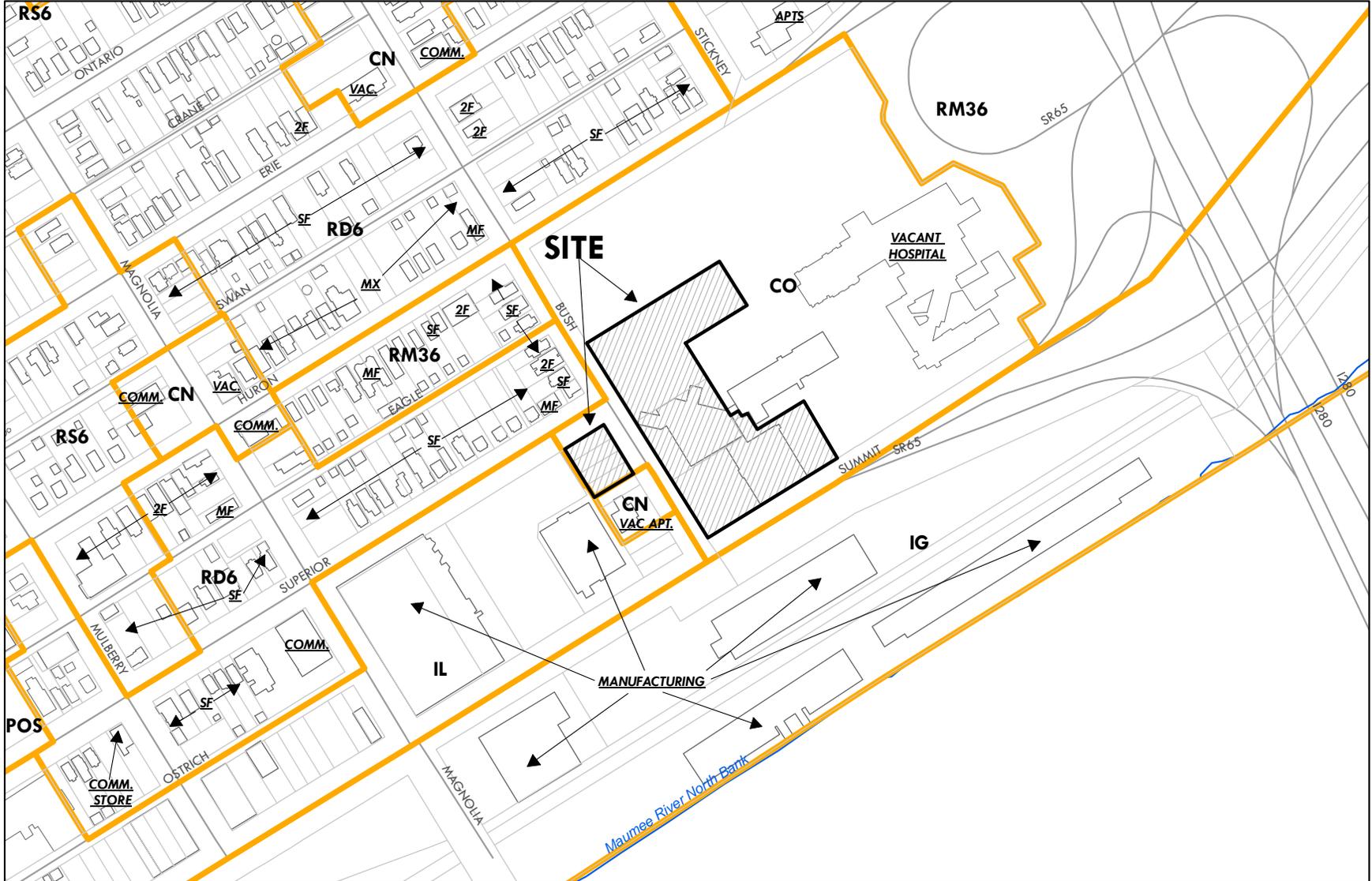


# ZONING & LAND USE

SUP-11004-13  
ID4



9-9





## Exhibit A

### STAFF RECOMMENDATION

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-11004-13, a Special Use Permit for a school to be located at 1500 North Superior Street, to the Toledo City Council, subject to the following twenty-two (22) conditions:

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

#### Engineering Services

1. All **existing standard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced and/or upgraded to conform to current City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines. The first two drive approaches along Bush Street northwest of Summit Street do not meet the current standards listed above, and shall be removed and replaced in order to be brought into compliance.
2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, The Toledo Municipal Code, and The Americans with Disabilities Act Guidelines.
3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with eight-inch (8”) thick concrete per The City of Toledo Construction Standards and Specifications. **No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening.**
4. Required permits for all approved work in the public right-of-way shall be obtained before work begins from 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. Plans for the water service or modifications to existing water service shall be submitted to the Division of Engineering Services for review and approval.
8. Contact the Division of Water Distribution for installation requirements for backflow preventers.

**Exhibit A** (cont'd)

**STAFF RECOMMENDATION** (cont'd)

Engineering Services (cont'd)

9. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the owner's cost.
10. The City of Toledo owns and maintains an 8-inch (8") diameter waterline crossing the property, in the vacated right-of-way of Superior Street.
11. Plans submitted for review do not detail any revisions to the existing site. Therefore if appears that there are not items requiring a storm water plan review nor are there any objections. Should site revisions be proposed on plans submitted later for approval, the site will be subject to the following regulations of the Storm Water Utility.
12. Storm drainage service for this site is available subject to: the Criteria and Regulations of the Departments of Public Utilities Service; the Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; the Toledo City Charter; the "Subdivision Rules and Regulations" of the Toledo-Lucas County Plan Commissions; the City of Toledo Infrastructure Design Plan. All distributed land areas over one (1) acre must submit and NOI to and obtain a permit from the Ohio EPA. Storm water detention will be required in accordance with the above.

Sewer & Drainage Services

Comments not received at time of printing.

Fire Prevention

No comments or objections.

Transportation

Comments not received at time of printing.

**Exhibit A** (cont'd)

**STAFF RECOMMENDATION** (cont'd)

Building Inspection

13. Please note that the property and the use of the buildings on it will require a change of use. Stamped drawings of the buildings on the property must be submitted to the Division of Building Inspection for review and approval identifying the correct use group, occupancy load, plumbing fixture count, egress and emergency egress locations, emergency evacuation routes and other life-safety and ADA compliancy facilities, in accordance with the administrative code of the Ohio Building Code and the associated mechanical, electrical and fire codes.
14. It is recommended that if construction and/or alterations of any building on this site is planned, that, simultaneous to the change of use request, the construction documents be submitted to the Division of Building Inspection for plan review and approval showing the improvements to be in compliance with the Ohio Building Code and the associated mechanical, electrical codes and fire code.

Plan Commission

15. A paved area for dropping off and picking up students must be provided with the approval of the Division of Transportation.
16. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping areas.
17. 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.
18. Bicycle parking slots shall be provided in the amounts required by Schedule "A" (TMC§1107.0900(A)). No more than 50 bicycle parking spaces shall be required.
19. 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. Trees shall be added in the frontage greenbelt at a minimum of one tree for every 30 feet of frontage.
  - b. Foundation plantings are required along all main entrances of the building. Landscaped areas **may not** contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage, **as pertaining to the foundation plantings.**

**Exhibit A** (cont'd)

**STAFF RECOMMENDATION** (cont'd)

- c. Landscape / lawn area as depicted on site plan shall be maintained as such.
  - d. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards;
  - e. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties)
  - f. The location, lighting and size of any signs, all signage is subject to TMC§1387.
20. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
21. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
22. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

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REF: Z-9012-13  
DATE: January 9, 2014

## GENERAL INFORMATION

### Subject

- |           |   |                                                                                                                  |
|-----------|---|------------------------------------------------------------------------------------------------------------------|
| Request   | - | Request a for zone change from IL Limited Industrial and RS6 Single Family Residential to CR Regional Commercial |
| Location  | - | 1556 and 1560 Woodland Avenue                                                                                    |
| Applicant | - | Kareem LLC.<br>1655 Dorr Street<br>Toledo, OH 43607                                                              |
| Contact   | - | Bryan D. Ellis<br>Glass City Engineering and Surveying, LLC<br>7057 Barendt Road<br>Toledo, OH 43617             |

### Site Description

- |              |   |                                                      |
|--------------|---|------------------------------------------------------|
| Zoning       | - | IL Limited Industrial, RS6 Single Family Residential |
| Area         | - | ± 02.43 acres                                        |
| Frontage     | - | ± 605' along Dorr Street                             |
| Frontage     | - | ± 240' along Woodland Avenue                         |
| Existing Use | - | Vacant Industrial Building                           |
| Proposed Use | - | Used Auto Sales Facility                             |

### Area Description

- |       |   |                                                                                |
|-------|---|--------------------------------------------------------------------------------|
| North | - | Brownstone Condos, Church, Boxing Club, Mixed commercial uses / RM24, RM36, IL |
| South | - | Single Family Dwellings / RS6                                                  |
| East  | - | Church, Post Office / CR                                                       |
| West  | - | Single Family Homes / RS6                                                      |

### Parcel History

- |             |   |                                                                                 |
|-------------|---|---------------------------------------------------------------------------------|
| SUP-9011-13 | - | Request for a special use permit for a used auto sales facility, companion case |
|-------------|---|---------------------------------------------------------------------------------|

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

Z-9012-13 - Request for zone change from IL Limited Industrial and RS6 Single Family Residential to CR Commercial Regional, deferred by Planning Commission on 11/07/13.

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a zone change from IL Limited Industrial and RS6 Single Family Residential to CR Regional Commercial for a site at 1556 and 1560 Woodland Avenue. The ±2.43 acre site is a uniquely shaped, split zoned parcel that fronts onto Dorr Street and Woodland Avenue. The applicant is requesting a zone change to facilitate the development of a used auto sales facility. Pursuant to TMC§1104.0107, used auto sales facilities are permitted in regional commercial zoning districts with a special use permit. A companion special use permit request accompanies this case.

The site consists of two (2) parcels and is the location of the former Coyne Industrial Laundry. The building that housed the uniform cleaning and rental company has been vacant since 2008. The parking lot is currently used for auto storage purposes. The portion of the site abutting Dorr Street is zoned IL Limited Industrial and extend to a depth of approximately ninety feet (90') into the residential neighborhood to the south. Records are unclear as to how or when the industrial zoning was extended to this depth. The portion of the site abutting Woodland Avenue is zoned RS6 Single Family Residential. A meeting was held between the developer and the neighborhood on December 17 at 7 pm.

Surrounding land uses include attached housing, a church, boxing club and commercial uses to the north; a church and post office to the east; single family uses to the south; and single family uses and undeveloped land to the west.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the portion of the site that abuts Dorr Street for multi-family land uses. The portion of the site that abuts Woodland Avenue is targeted for single family uses. Staff recommends disapproval of the zone change request for several reasons. First, the proposed CR Regional Commercial zoning is not consistent with the goals of the 20/20 plan. Second, the proposed zone change further encroaches into a residentially zoned neighborhood (beyond the ninety foot encroachment already established). Finally, the proposed zoning is too intense for this section of Dorr Street and is not in character with surrounding land uses.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-9012-13, a request for a zone change from IL Limited Industrial and RS6 Single Family Residential to CR Regional Commercial, for a site located at 1556 and 1560 Woodland Street, to the Toledo City Council, for the following three (3) reasons:

1. The request is not consistent with The Toledo 20/20 Comprehensive Plan which targets the site for multi and single family uses (TMC 1111.0606(A) Review and Decision Making Criteria).
2. The request is not similar to existing land uses within the general vicinity of the subject property (TMC 1111.0606(B) Review and Decision Making Criteria).
3. The proposed zoning encroaches into a residential neighborhood and is not consistent with surrounding zoning classifications. (TMC 1111.0606(D) Review and Decision Making Criteria).

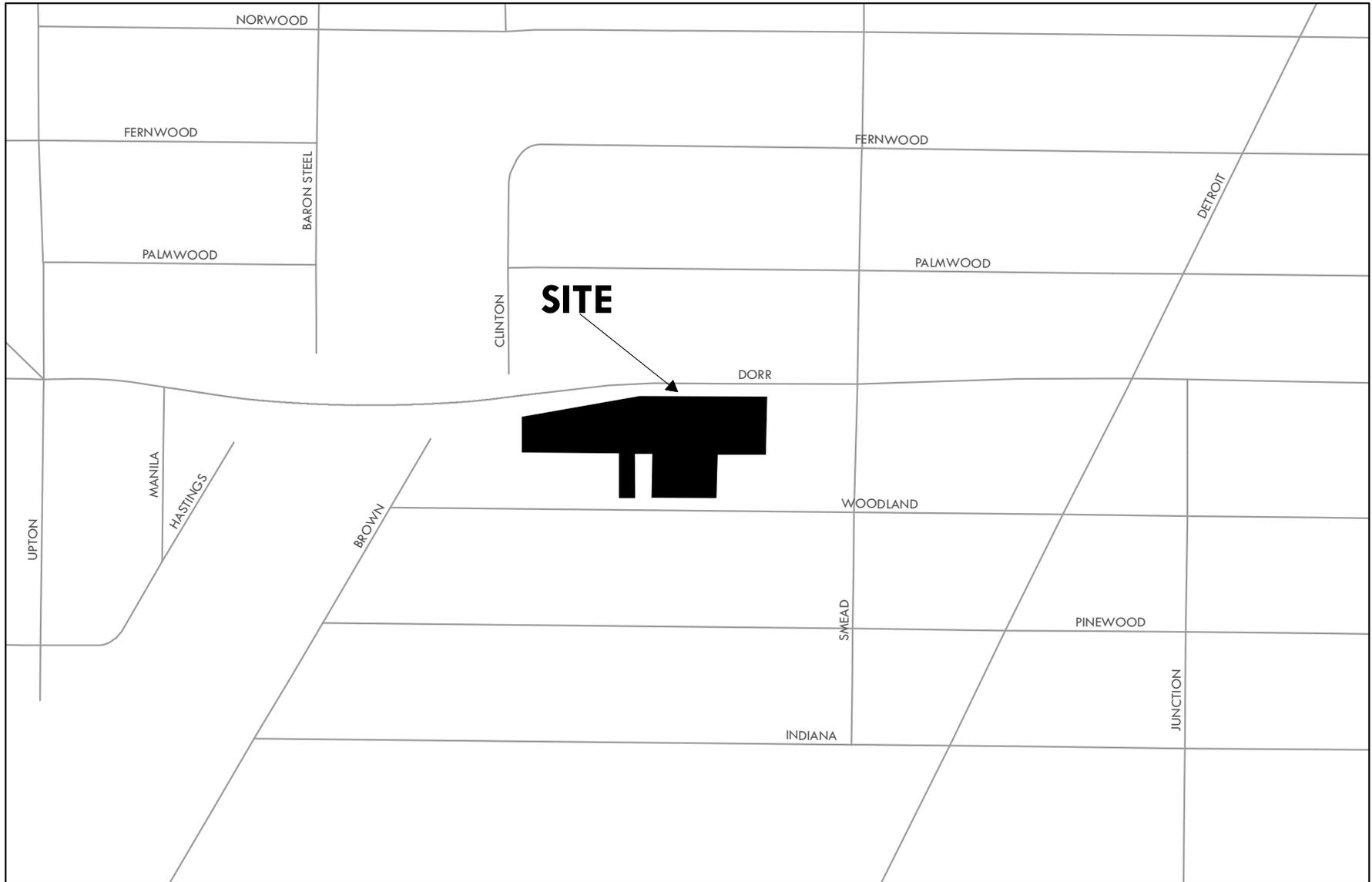
ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z-9012-13  
DATE: January 9, 2014  
TIME: 2:00 P.M.

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

GP/bp  
Two (2) sketches follow

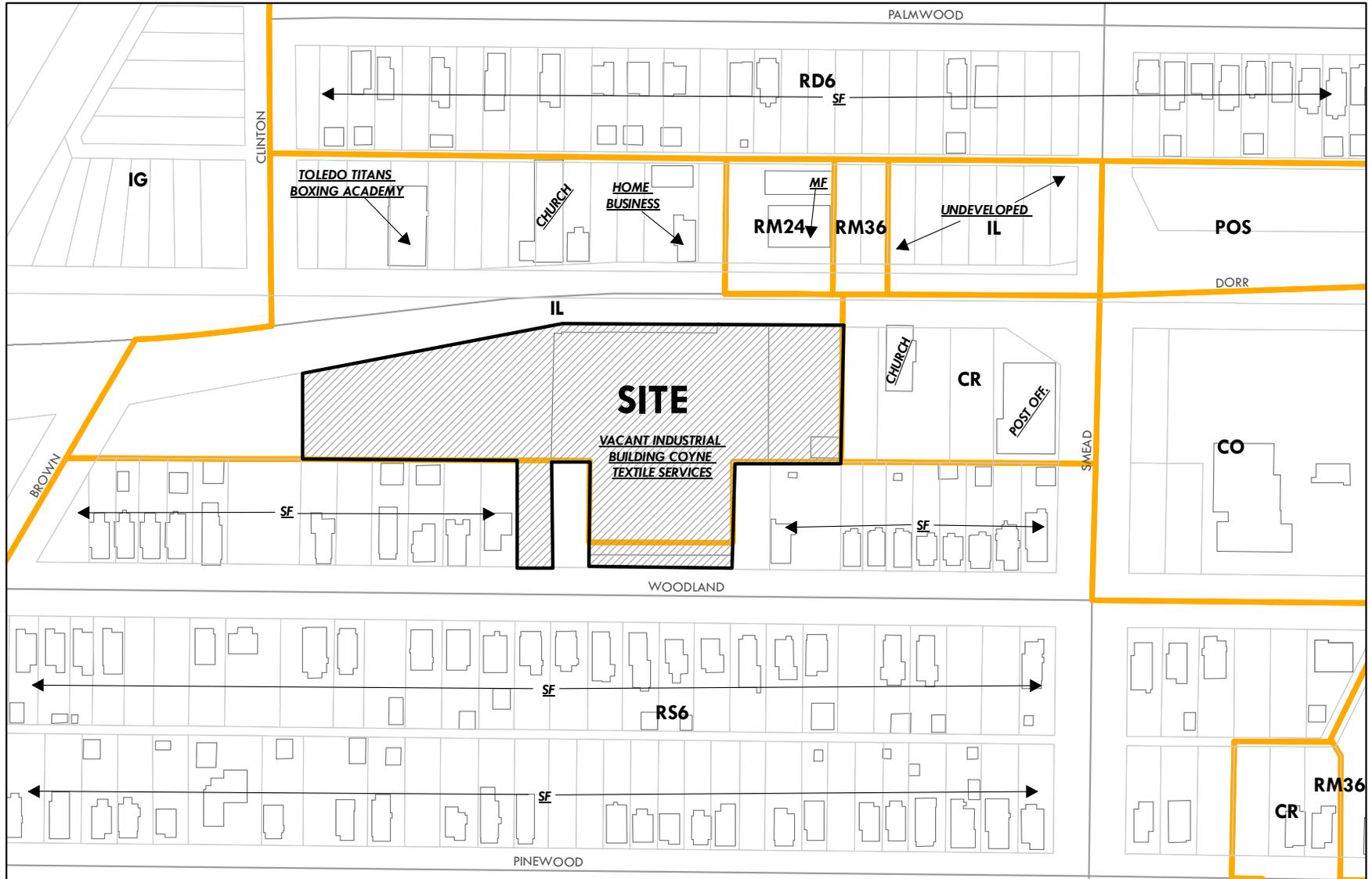
# GENERAL LOCATION

Z-9012-13  
ID 19



# ZONING & LAND USE

Z-9012-13  
ID 19



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## GENERAL INFORMATION

### Subject

- Request - Special Use Permit for a used auto sales facility
- Location - 1556 and 1560 Woodland Avenue
- Applicant - Kareem LLC  
1655 Dorr Street  
Toledo, OH 43607
- Contact - Bryan D. Ellis  
Glass City Engineering and Surveying  
2105 Perth Street  
Toledo, OH 43607

### Site Description

- Zoning - IL Limited Industrial, RS6 Single Family Residential
- Area - ±2.43 acres
- Frontage - ±605' along Dorr Street
- Frontage - ±240' along Woodland Avenue
- Existing Use - Vacant Industrial Building
- Proposed Use - Used Auto Sales Facility

### Area Description

- North - Brownstone Condos, Church, Boxing Club, Mixed commercial uses / RM24, RM36, IL
- South - Single Family Dwellings / RS6
- East - Church, Post Office / CR
- West - Single Family Homes / CR

### Parcel History

- Z-9012-13 - Request a for zone change from IL Limited Industrial and RS6 Single Family Residential to CR Regional Commercial, companion case.
- SUP-9011-13 - Request for a Special Use Permit for a used auto sales facility deferred by The Planning Commission on 11/07/13

## GENERAL INFORMATION (cont'd)

### Applicable Regulations

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

## STAFF ANALYSIS

The applicant is requesting a special use permit to facilitate the development of a used auto sales facility for a site at 1556 and 1560 Woodland Avenue. The ±2.43 acre site is a uniquely shaped, split zoned parcel that fronts onto Dorr Street and Woodland Avenue. The site was previously owned by Coyne Industrial Laundry, a uniform cleaning and uniform rental company. A companion zone change accompanies this case.

As stated in the letter of intent, the applicant intends to use the existing building to store vehicles and to provide 1,000 square feet of office space for customers. The existing 51,000 square foot building has been vacant since 2008. The outdoor vehicle display areas will utilize existing paved asphalt areas and is currently enclosed by an existing 8 foot tall chain link fence. The applicant is proposing a total of 42,500 square feet of outdoor sales area. A meeting was held between the developer and the neighborhood on December 17 at 7 pm.

### Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, an auto and recreational vehicle sales/rental facility is required to have one (1) parking space per every 5,000 square feet of open sales area, plus one (1) parking space per every 500 square feet of enclosed sales area, plus one and one half (1.5) per every service bay. Calculations conclude that a total of nine (9) parking spaces are required for the open sales area, plus two (2) parking spaces required for the enclosed sales area, plus two (2) parking spaces required for the one (1) service bay, for a total of 13 required customer parking spaces. The site plan submitted depicts sixteen (16) parking spaces and is in compliance with the zoning code.

The parking is divided into two separate lots on either side of the building. The easternmost lot is accessed via one (1) curb cut onto Dorr Street and will be used for customer parking and vehicle display. The westernmost lot is accessed via one (1) curb cut onto Dorr Street and will be used similarly. No access currently exists to the site from Woodland Avenue. If the special use permit is approved, a condition of approval will prohibit access to Woodland Avenue due to the presence of residential zoning to the south.

**STAFF ANALYSIS** (cont'd)

Landscaping

The site is existing and per TMC§1114.0500 – *Non-Conforming Uses*: Appearance Upgrade is only required to be brought closer into compliance with the 2004 zoning code landscape requirements. However, the site appears to be large enough to accommodate a fifteen (15) foot greenbelt along the Dorr Street and Woodland Avenue frontages. This is appropriately depicted on the site plan. Additionally, if approved, staff will require a Type A Landscape Buffer along all property lines abutting residential zoning. This buffer shall require the installation of ten (10) feet of landscaping and the replacement of the existing chain link fence with a solid wood privacy fence (along residential zoning lines and subject to height regulations). Additionally, staff recommends that interior parking lot landscaping be installed. The site plan offers an interior parking lot landscape island in the westernmost parking lot. Staff would recommend additional interior parking lot landscaping in the easternmost parking lot where available.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the portion of the site that abuts Dorr Street for multi-family uses. The portion of the site that abuts Woodland Avenue is targeted for single family uses. Staff recommends disapproval of the special use permit for two reasons. First, the proposed use is not consistent with the goals of the 20/20 Plan. Second, the proposed use is too intense for this section of Dorr Street and is not in character with surrounding land uses.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-9011-13, a request for a Special Use Permit for a used auto sales facility, for a site located at 1556 and 1560 Woodland Street, to the Toledo City Council, for the following two (2) reasons:

1. The request is not consistent with the Toledo 20/20 Comprehensive Plan which targets the site for multi and single family residential uses (TMC 1111.0606(A) Review and Decision Making Criteria).
2. The request is not similar to existing land uses within the general vicinity of the subject property (TMC 1111.0606(B) Review and Decision Making Criteria).

SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-9011-13  
DATE: January 9, 2014  
TIME: 2:00 P.M.

REF: SUP-9011-13. . .January 9, 2014

CITY COUNCIL COMMITTEE OF  
PLANNING AND ZONING

DATE: February 12, 2014

TIME: 4:00 P.M.

GP/bp

Three (3) sketches follow

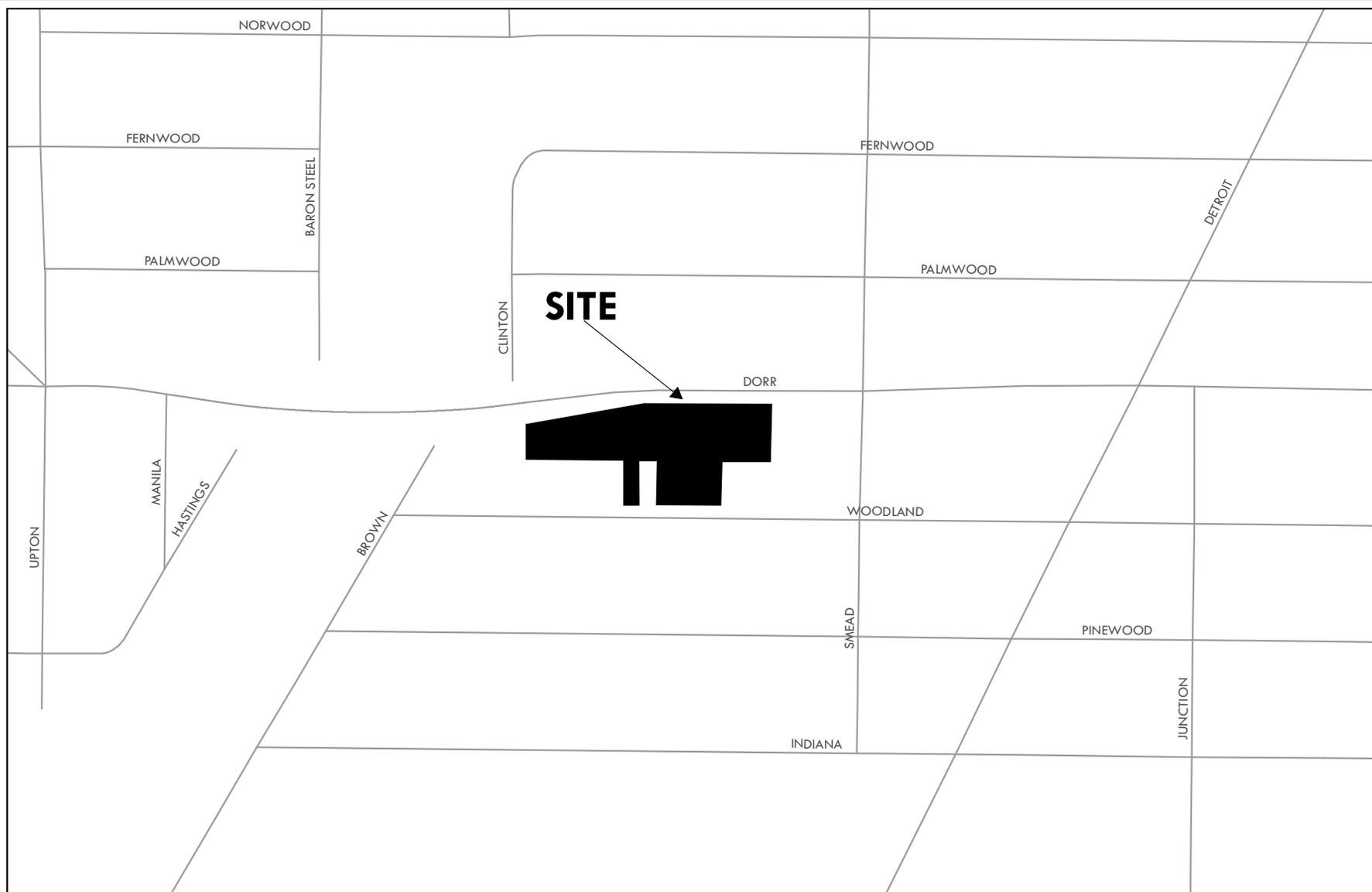
Exhibit "A" follows

# GENERAL LOCATION

SUP-9011-13  
ID 19

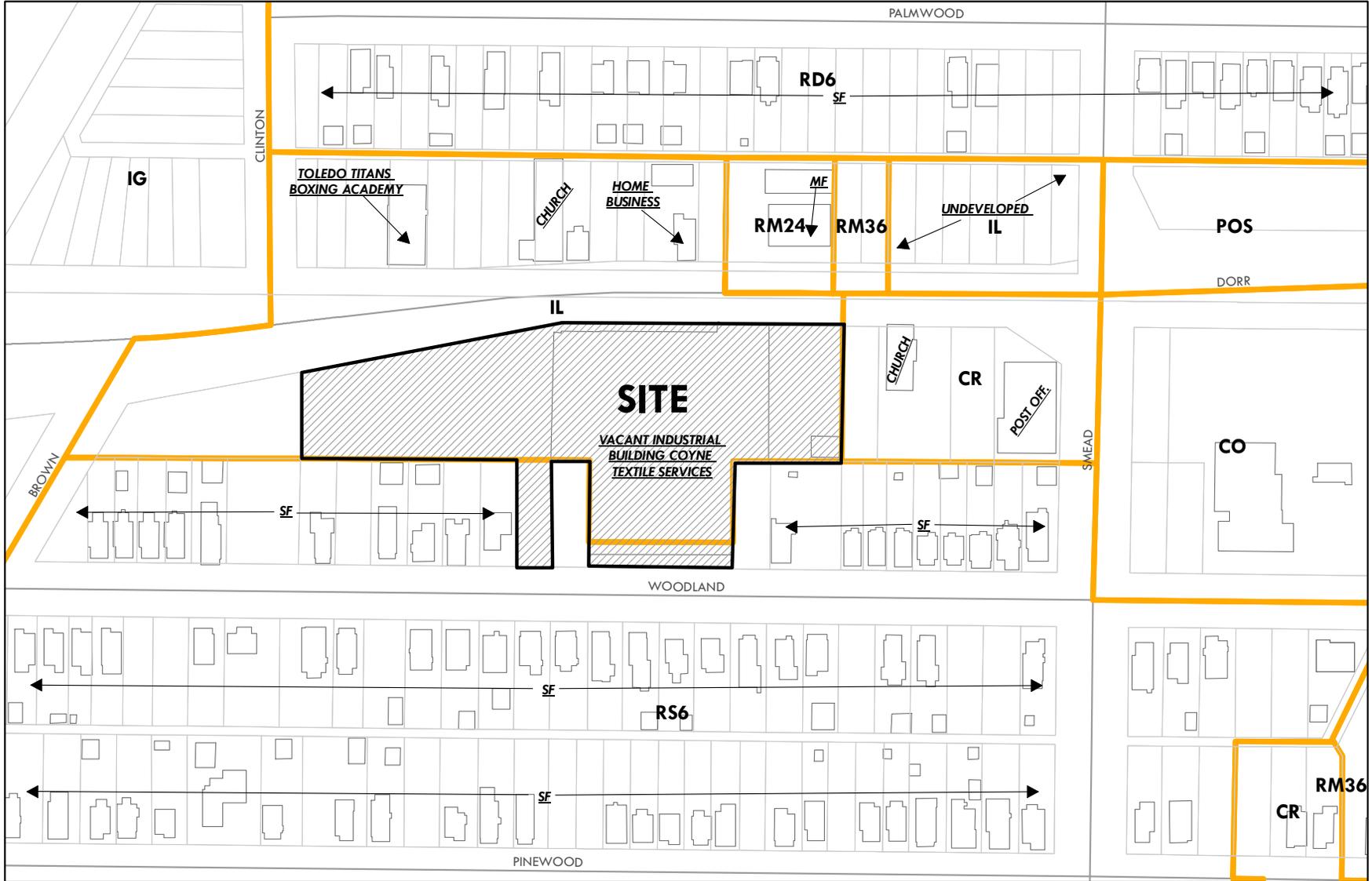


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# ZONING & LAND USE

SUP-9011-13  
ID 19



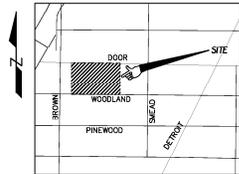
# SITE PLAN

**SUP-9011-13**  
ID 19



## REQUEST FOR SPECIAL USE FOR USED CAR LOT

1650 WOODLAND AVE.  
CITY OF TOLEDO, LUCAS CO., OH



LOCATION MAP

### LEGAL DESCRIPTION TAX PARCEL 02-27697

LOTS 41 TO 47, INCLUSIVE AND LOT 100 AND 106 OF T. P. BROWN ADDITION TO THE CITY OF TOLEDO, LUCAS COUNTY OHIO, EXCEPT THAT PART OF LOTS 41 TO 47, INCLUSIVE LYING NORTHERLY OF A LINE CONNECTING A POINT ON THE WEST LINE OF LOT 47 LOCATED 60' (FEET) FROM THE NORTHWEST CORNER OF SAID LOT 47 WITH A POINT ON THE EAST LINE OF LOT 41 LOCATED 2.86' (FEET) FROM THE NORTHWEST CORNER OF SAID LOT 41, ALL ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 80.

ALSO LOTS 33, 34, 35, 36, 37, 38, 39, 40 AND LOTS 103, 103.104 AND 105 OF T. P. BROWN'S ADDITION TO THE CITY OF TOLEDO, LUCAS COUNTY, OHIO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 80, EXCEPTING FROM SAID LOT 40 THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 40; THENCE IN AN EASTERLY DIRECTION WITH THE NORTH LINE OF SAID LOT 40 A DISTANCE OF 40' (FEET) TO THE NORTHEAST CORNER OF SAID LOT; THENCE IN A SOUTHWEST DIRECTION WITH THE EAST LINE OF LOT 40 A DISTANCE OF 1.26' (FEET) TO A POINT IN THE EAST LINE; THENCE IN A WESTERLY DIRECTION ACROSS LOT 40 TO A POINT IN THE WEST LINE OF SAID LOT; SAID POINT BEING 2.86' (FEET) SOUTH OF THE NORTHWEST CORNER OF SAID LOT; THENCE IN A NORTHERLY DIRECTION WITH THE WEST LINE OF LOT 40 A DISTANCE OF 2.86' (FEET) TO THE POINT OF BEGINNING.

As recorded in Deed 20120525-024694 in Lucas County, Ohio, Records Office.

### SITE CONDITIONS:

EXISTING ZONING - LIGHT INDUSTRIAL  
AREA: 2.45AC ±  
PREVIOUS USE: COYNE INDUSTRIAL LAUNDRY  
CURRENTLY: VACANT BUILDING SINCE 2008

### PROPOSED USE:

SITE TO BE USED FOR PRIVATE USED CAR SALES.

### BUILDINGS:

BUILDING: 91,500 SF ±  
TO BE USED FOR VEHICLE STORAGE AND OFFICE SPACE

### PARKING:

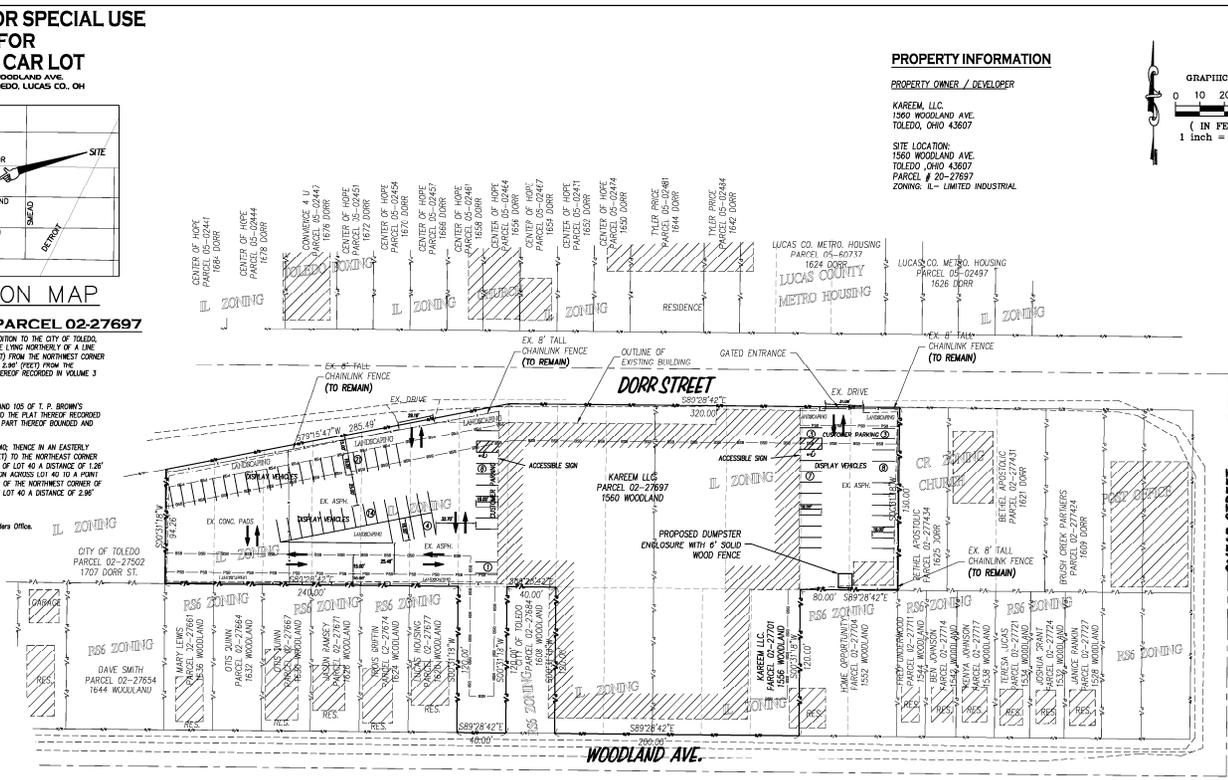
REQUIRED PARKING - LIGHT INDUSTRIAL SALES  
OPEN SALES AREA - 1 PER 5,000 SF (CODE 1107.0304 SCHEDULE "A")  
ENCLOSED SALES AREA - 1 PER 500 SF (CODE 1107.0304 SCHEDULE "A")  
OPEN SALES AREA-TOTAL: 42,500 SF  
42,500 SF / 5,000 SF = USE 9 SPACES  
ENCLOSED SALES AREA-TOTAL: 1,000 SF  
1,000 SF / 500 SF = USE 4 SPACES

TOTAL USED CAR PARKING REQUIRED: 13 SPACES

REQUIRED ACCESSIBLE PARKING BY ADA (208 ADA) WITH BUILDING ADDITION  
TOTAL PARKING: 1 TO 25 = 1 ACCESSIBLE SPACE (10/207) (208.2 ADA)  
MINIMUM 1 IN 8 ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE (10/207)(208.2 ADA)  
TOTAL = 1 VAN ACCESSIBLE SPACE

### PROPOSED PARKING:

57 SPACES FOR VEHICLE DISPLAY  
12 STANDARD SPACES + 2 VAN ACCESSIBLE SPACE PROVIDED (CUSTOMER PARKING ONLY)  
69 TOTAL STANDARD SPACES PROVIDED

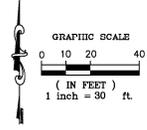


### PROPERTY INFORMATION

#### PROPERTY OWNER / DEVELOPER

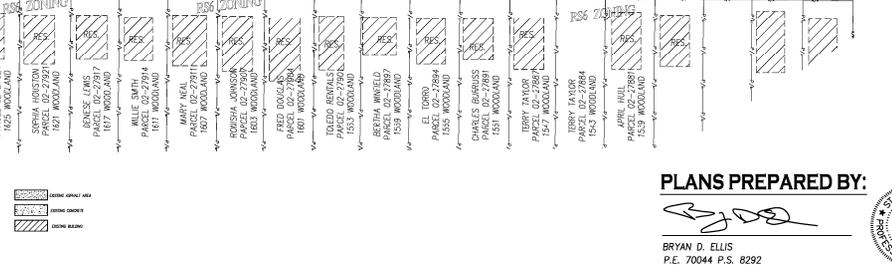
KAREMA LLC  
1550 WOODLAND AVE.  
TOLEDO, OHIO 43607

SITE LOCATION:  
1550 WOODLAND AVE.  
TOLEDO, OHIO 43607  
PARCEL # 20-27697  
ZONING: IL- LIMITED INDUSTRIAL



### CONVENTIONAL SIGNS

- EXISTING NATURAL GAS
- EXISTING FENCE
- EX. SANITARY
- EX. STORM
- EX. WATERLINE
- EX. TELEPHONE LINE (UNDERGROUND)
- OVERHEAD LINES
- UNDERGROUND ELECTRIC
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PARKING SETBACK
- BUILDING SETBACK
- UTILITY EASEMENT



### PLANS PREPARED BY:

*[Signature]*

BRYAN D. ELLIS  
P.E. 70044 P.S. 8292



DATE: 10-23-13  
 ISSUED FOR: 1ST SUBMISSION  
 NO. 1

**GLASS CITY ENGINEERING & SURVEYING, LLC**  
 2105 PERTH ST.  
 TOLEDO, OHIO 43607  
 419-289-8062, FAX 419-539-9867  
 EMAIL: BLACKBIRD\_1@GNSV.COM

**SUP REQUEST**  
**DORR STREET CAR LOT**  
 1650 WOODLAND AVE  
 CITY OF TOLEDO, LUCAS CO., OH  
 SITE DIMENSIONAL & LANDSCAPE PLAN

DRAWN BY: BEE  
 JOB NUMBER: 100-1310  
 REVIEWED BY: BEE

**SP-1/1**

## Exhibit A

### STAFF RECOMMENDATION

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-9011-13, a request for Special Use Permit for a used auto sales facility located at 1556 and 1560 Woodland Avenue, to the Toledo City Council, subject to the following twenty-six (26) conditions:

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

#### Engineering Services

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

**Exhibit A (cont'd)**

**STAFF RECOMMENDATION**

Engineering Services (cont'd)

7. Storm drainage service for this site is available subject to: the Criteria and Regulations of the Departments of Public Utilities Service; the Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; the Toledo City Charter; the "Subdivision Rules and Regulations" of the Toledo-Lucas County Plan Commissions; the City of Toledo Infrastructure Design and Construction requirements; and the "Toledo Comprehensive Ditch Plan". All distributed land areas over one (1) acre must submit and NOI to and obtain a permit from the Ohio EPA. Storm water detention will be required in accordance with the above.
8. Storm water discharge from this site shall be discharged in the 39" storm sewer on Dorr Street and not to Woodland Avenue. This sewer eventually connects to a combined sewer on Junction Avenue and therefore, water quality treatment is not required on the site.
9. A detailed site-grading plan for this project shall be submitted for approval. The plan shall show the adjacent topography and grades for the land abutting the proposed development for a distance of approximately one hundred feet (100') from the development boundaries. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
10. No construction work, including grading, will be permitted without approved plans and inspection.

**Exhibit A (cont'd)**

**STAFF RECOMMENDATION**

Engineering Services (cont'd)

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

Contact Information is:

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

Sewer & Drainage Services

No comments or objections to the site plan.

Fire Prevention

No comments or objection to the site plan.

Transportation

12. Cracked and crumbling concrete and/or asphalt included in the display and customer parking areas shall be resurfaced with concrete, with bituminous asphalt, or other dust free material other than gravel or loose fill.
13. All parking areas shall be clearly marked and meet the dimension requirements of the Toledo Municipal Code.

**Exhibit A (cont'd)**

**STAFF RECOMMENDATION**

Building Inspection

14. Locating a used auto sales and business office in a space previously used as an industrial laundry service will constitute a change of use. As a requirement of a change of use, a new certificate of occupancy must be issued. The applicant must submit construction drawings bearing the seal of a registered design professional to the Division of Building Inspection for review and approval. The construction documents must show the occupant load of each occupied space as well as the total occupant load, plumbing fixture count, the means of egress and fire safety routes and those items listed in Chapter 106 of the Ohio Building Code. Special inspections of all disciplines, along with fire inspection, must be arranged to confirm that the occupied space complies with the submitted drawings. A new certificate of occupancy will be issued to the tenant space at this location when all inspection are satisfied and approved.
15. Any alterations of or additions to existing structures or construction of a new structure will likewise require submission of stamped construction documents to the Division of Building Inspection for plan review and approval, along with inspections of actual work performed as a requirement of a certificate of occupancy.
16. The extension of the fence into now areas, or new signage will require separate permits.

Plan Commission

17. Curb cuts from the site onto Woodland Avenue are prohibited.
18. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
19. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas.
20. 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.

**Exhibit A (cont'd)**

**STAFF RECOMMENDATION**

Plan Commission (cont'd)

21. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the site plan and shall not be allowed in any required front yard. (TMC§1104.0302(A)).
22. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
23. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. Greenbelts are required along all street frontages. Greenbelt frontage landscaping shall be a minimum width of 15 feet, and provide a minimum of one tree for every 30 feet of frontage. Trees are not required to be evenly spaced and may be clustered;
  - b. Total interior landscaping shall be 20 square feet per parking space. Landscape areas within the parking area shall be peninsular or island types and must be constructed with 6 inch by 18 inch concrete curbing. Interior landscaping shall be added to the easternmost parking lot. Westernmost parking lot landscaping is acceptable;
  - c. A Type A Landscape buffer is required along the property edge abutting residential zoning and shall be twenty-five feet (25') in width or ten feet (10') wide with a solid fence. Existing chain link fence shall be replaced with a solid wood privacy fence in these areas (subject to height regulations);
  - d. All parking spaces must be within 100 linear feet of a landscaped area;
  - e. Topsoil must be back filled to provide positive drainage of the landscape area;

**Exhibit A (cont'd)**

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage, **as pertaining to the foundation plantings;**
  - g. 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;
  - h. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties).
  - i. The location, lighting and size of any signs, all signage is subject to TMC§1387.
24. 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.
25. 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.
26. 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.

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REF: Z-10007-13  
DATE: January 9, 2014

## GENERAL INFORMATION

### Subject

- |           |   |                                                                                                 |
|-----------|---|-------------------------------------------------------------------------------------------------|
| Request   | - | Request for zone change from RS6 Single Family Residential to CR Regional Commercial            |
| Location  | - | 703 Pearl Street                                                                                |
| Applicant | - | Michael J. Higgins<br>835 Ketcham Avenue<br>Toledo, OH 43608                                    |
| Contact   | - | Bryan D. Ellis<br>Glass City Engineering and Surveying<br>2105 Perth Street<br>Toledo, OH 43607 |

### Site Description

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

### Area Description

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

### Parcel History

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

### Applicable Plans and Regulations

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

## **STAFF ANALYSIS**

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

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

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

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

## **STAFF RECOMMENDATION**

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

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

REF: Z-10007-13. . .January 9, 2014

ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z-10007-13  
DATE: January 9, 2014  
TIME: 2:00 P.M.

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

GP/bp  
Two (2) sketches follow

# GENERAL LOCATION

Z-10007-13  
ID 07

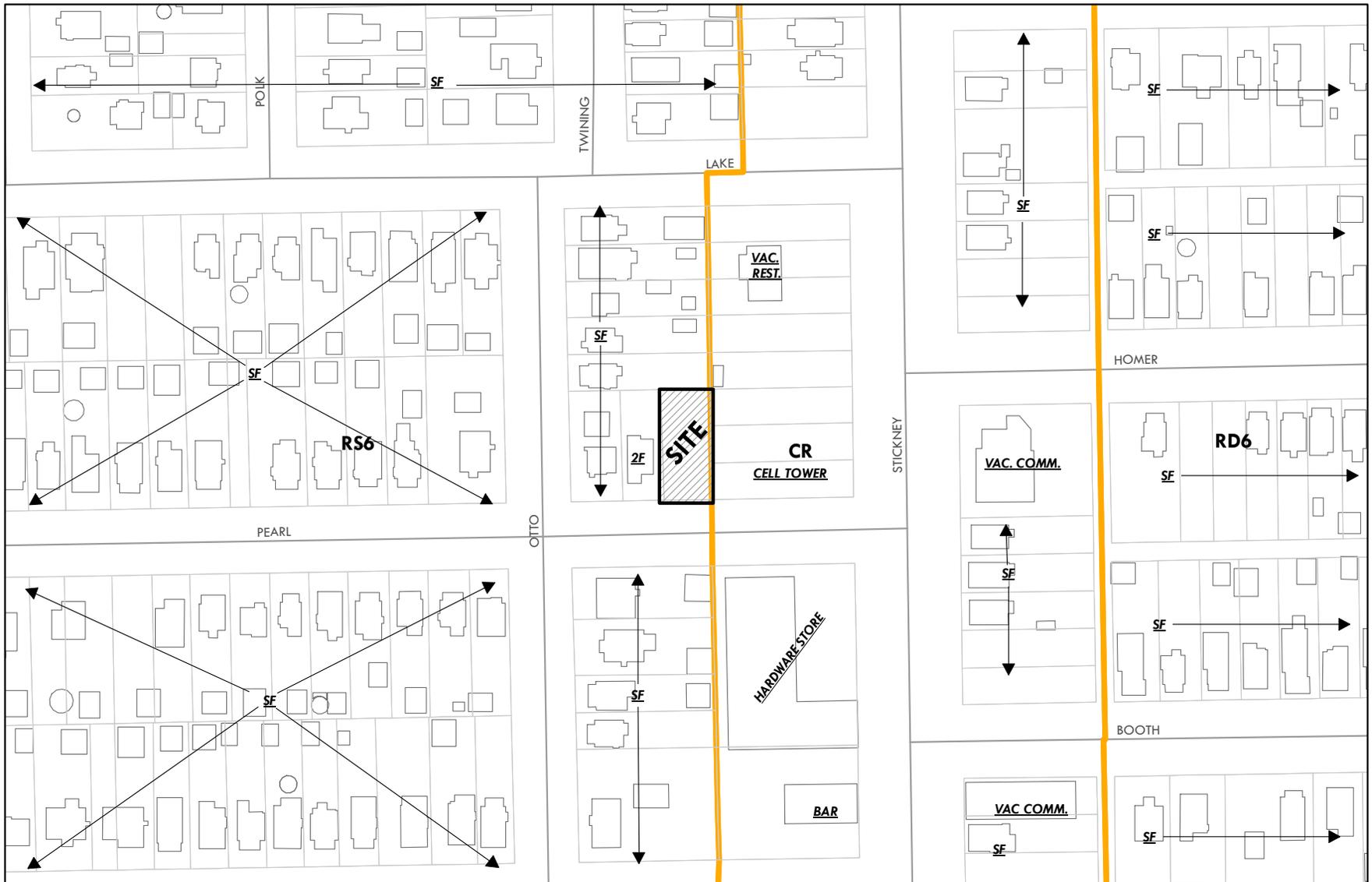


# ZONING & LAND USE

Z-10007-13  
ID 07



5-6



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**GENERAL INFORMATION**

Subject

- Request - Special Use Permit for a used auto sales facility
- Location - 3361, 3365, and 3369 Stickney Avenue and  
703 Pearl Street
- Applicant - Michael J. Higgins  
835 Ketcham Avenue  
Toledo, OH 43608
- Consultant - Bryan D. Ellis  
Glass City Engineering and Surveying  
2105 Perth Street  
Toledo, OH 43607

Site Description

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

Area Description

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

Parcel History

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

**GENERAL INFORMATION** (cont'd)

SUP-10006-13

Request for a Special Use Permit for a used auto sales facility at 3361, 3365, 3369 Stickney Ave. and 703 Pearl St., deferred by Planning Commissions on 12/05/13

Applicable Regulations

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

**STAFF ANALYSIS**

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

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

Parking and Circulation

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

**STAFF ANALYSIS** (cont'd)

Parking and Circulation (cont'd)

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

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

Landscaping

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

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

**STAFF ANALYSIS** (cont'd)

Toledo 20/20 Comprehensive Plan

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

**STAFF RECOMMENDATION**

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

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

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

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

Engineering Services

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

**STAFF RECOMMENDATION (cont'd)**

Engineering Services (cont'd)

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

Contact Information is:

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

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

Sewer & Drainage Services

No comments or objections to the site plan.

Fire Prevention

No comments or objection to the site plan.

**STAFF RECOMMENDATION (cont'd)**

Transportation

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

Building Inspection

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

Plan Commission

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

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

24. Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, three (3) customer parking spaces and zero (0) bicycle parking slots are required for this development; **acceptable as depicted on site plan.**
25. If the zone change is approved, per TMC§1107.1203(A) the curb cut onto Pearl Street will not be permitted.
26. If the zone change is approved, per TMC§1104.0301 display areas are not permitted in the front yard within 50' of a residential district.
27. Any fencing over forty two inches (42") in height proposed in the front setback of a Commercial Zoned property will require a waiver from the Board of Zoning Appeals
28. If the zone change is approved, all subject lots shall be combined to produce one parcel to be developed.
29. Off-street parking and loading, spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust free material other than gravel or loose fill, and be graded to drain all surface water towards the interior parking lot (TMC§1107.1906).
30. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
31. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. Greenbelts are required along all street frontages. Greenbelt frontage landscaping shall be a minimum width of 15 feet, and provide a minimum of one tree for every 30 feet of frontage and a solid evergreen hedge. Trees are not required to be evenly spaced and may be clustered;
  - b. Total interior landscaping shall be 20 square feet per parking space. Landscape areas within the parking area shall be peninsular or island types and must be constructed with 6 inch by 18 inch concrete curbing. Interior landscaping shall be added to the easternmost parking lot. Westernmost parking lot landscaping is acceptable;

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- c. Two canopy trees are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot. Six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the lot. One canopy tree may substitute for three shrubs (TMC§1108.0204(C)).
  - d. A Type A Landscape buffer is required along the property edge abutting residential zoning and shall be twenty-five feet (25') in width or ten feet (10') wide with a solid fence. Existing chain link fence shall be replaced with a solid wood privacy fence in area designated as a Type A buffer (subject to height regulations);
  - e. All parking spaces must be within 100 linear feet of a landscaped area;
  - f. Topsoil must be back filled to provide positive drainage of the landscape area;
  - g. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage, **as pertaining to the foundation plantings;**
  - h. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards;
  - i. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties).
  - j. The location, lighting and size of any signs, all signage is subject to TMC§1387.
32. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
33. Minor adjustments to the site plan that do not violate the above conditions or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

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

SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-10006-13  
DATE: January 9, 2014  
TIME: 2:00 P.M.

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

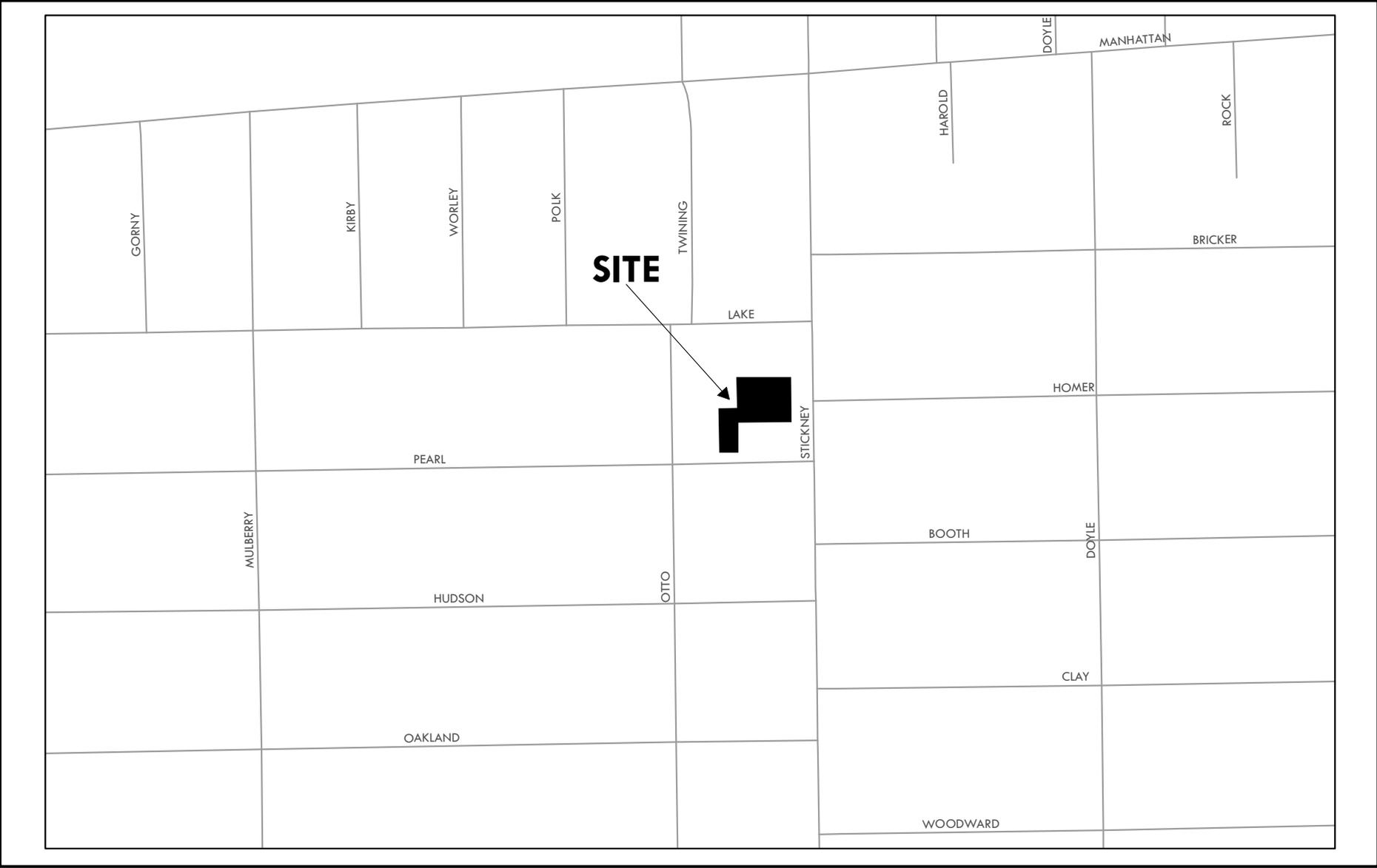
GP/bp  
Four (4) sketches follow

# GENERAL LOCATION

SUP-10006-13  
ID 07



10 - 11



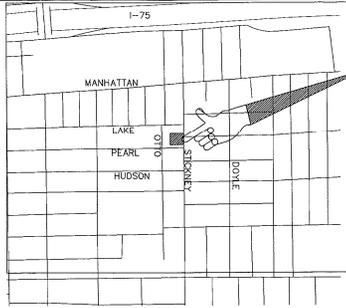


# EXISTING SITE PLAN

SUP-10006-13  
ID 07



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



LOCATION MAP  
SCALE: 1"=200'

**LEGAL DESCRIPTION FOR SITE**

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

**PROPERTY INFORMATION**

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

**EXISTING SITE CONDITIONS:**

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

**BUILDINGS SETBACKS:**

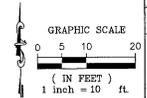
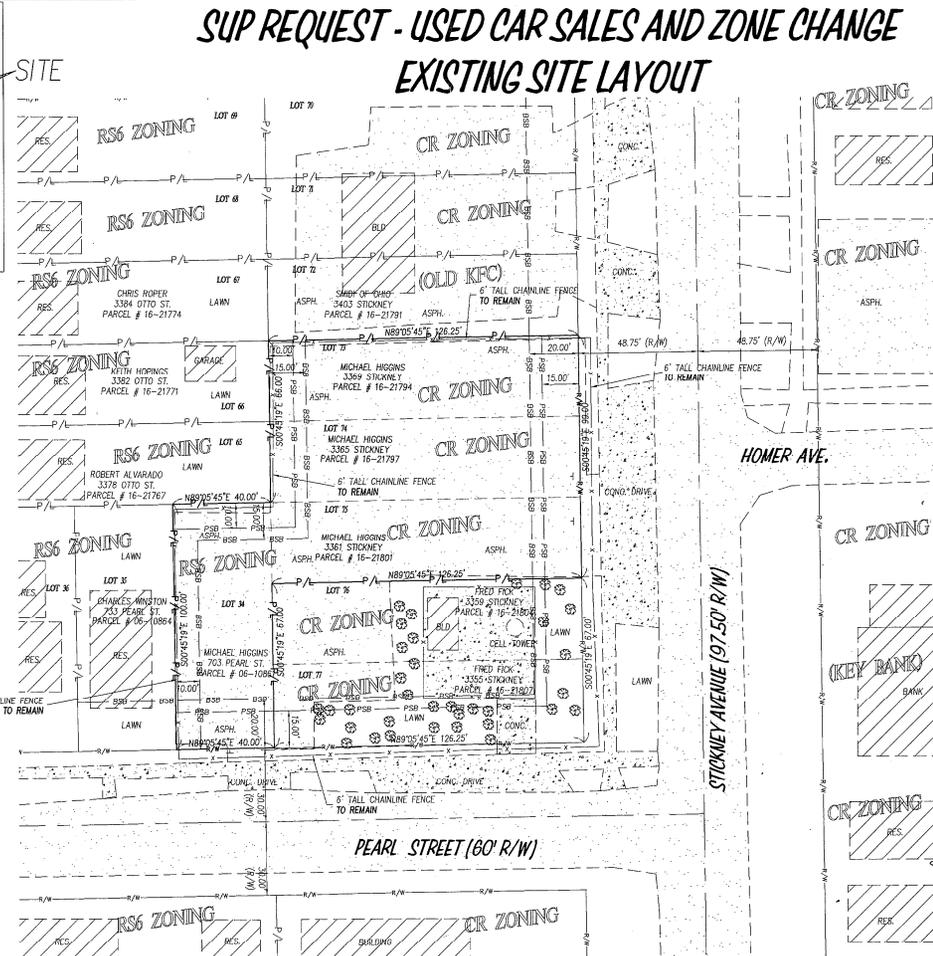
BUILDING SETBACKS PER ZONING CODE IN CR ZONE (CODE 1106.0102)  
FRONT BUILDING LINE: 20'  
SIDE: 0' ADJACENT TO CR ZONING, HOWEVER 10' ADJACENT TO RESIDENTIAL  
REAR: 0' ADJACENT TO CR ZONING, HOWEVER 15' ADJACENT TO RESIDENTIAL  
MAX. DWELLING HEIGHT: 45'  
MAX. DWELLING LOT COVERAGE: 85%

**LANDSCAPING (1108)**

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

**FLOOD CERTIFICATION**

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



**LEGEND**

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

**CONVENTIONAL SIGNS**

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

**PLANS PREPARED BY:**

BRYAN D. LELIS  
P.S. 8292

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

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

EXISTING SITE CONDITIONS

DRAWN BY: BDE  
ISS. NUMBER: 100-1301  
REVIEWED BY: BDE

SP-1/2

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# PROPOSED SITE PLAN

SUP-10006-13  
ID 07



**PROPOSED SITE CONDITIONS:**

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

**BUILDINGS SETBACKS:**

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

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

**PARKING SETBACKS:**

PARKING SETBACKS PER ZONING CODE CODE 1107.1202.B

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

**LANDSCAPING (1108)**

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

DUMPSTER SCREENED BY SOLID FENCE 6' HIGH

**REQUIRED PARKING (CR ZONING)**

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

TOTAL USED CAR PARKING REQUIRED 3 SPACES

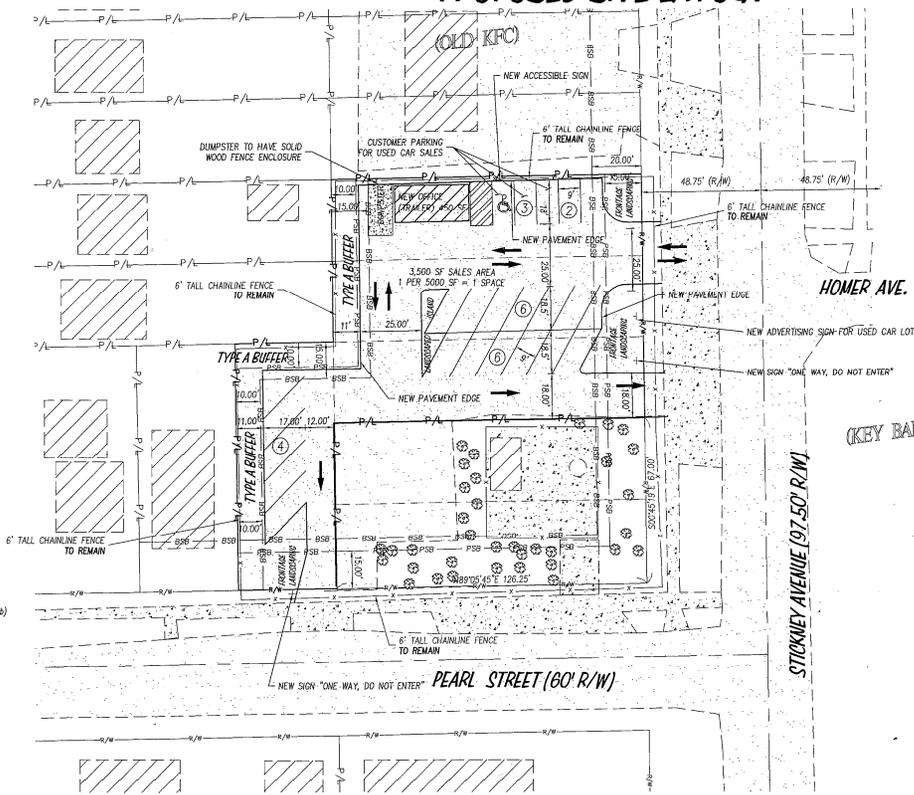
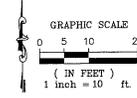
**REQUIRED ACCESSIBLE PARKING BY ADA (4.1.2) WITH BUILDING ADDITION**  
TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE (10.01)  
MINIMUM 1 IN 8 ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE (10.207)(4.1.2.5b)  
TOTAL = 1 VAN ACCESSIBLE SPACE & 1 ACCESSIBLE SPACE

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

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

-  PROPOSED ASPHALT AREA
-  EXISTING CONCRETE
-  EXISTING BUILDING

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



**LEGEND**

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

**CONVENTIONAL SIGNS**

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

ISSUED FOR: 1ST SUBMISSION  
DATE: 10/15/2013  
NO. 1

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

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

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

SP-2/2

©: \name Projects\3\720-1301-Higgins\720-1301-Higgins.dwg 10/16/2013 2:46:32 PM EDT

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## STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

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

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

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

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

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

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

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

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

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

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

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

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

LUCAS COUNTY ENGINEER  
KEITH EARLEY  
ONE GOVERNMENT CENTER  
SUITE 870  
TOLEDO, OH 43604  
419-213-4540

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

COLUMBIA GAS COMPANY  
TONY BUCKLEY  
FIELD ENGINEER TECHNICIAN  
3222 W. CENTRAL AVE.  
TOLEDO, OH 43606  
419-539-6063

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

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

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

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

VERIZON  
BRAD SNYDER  
300 W. GYPSY LANE  
BOWLING GREEN, OH 43402  
1-419-354-9452

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

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

