

TOLEDO CITY
PLAN COMMISSION
REPORT

July 9, 2015

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)

KEN FALLOWS
(Vice Chairman)

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LUCAS COUNTY PLANNING COMMISSION

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**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2015**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION (<i>HEARINGS BEGIN AT 2PM</i>)			
November 24	December 22	December 26	January 8
December 30	January 26	January 30	February 12
January 27	February 23	February 27	March 12
February 24	March 23	March 27	April 9
March 31	April 27	May 1	May 14
April 28	May 25	May 29	June 11
May 26	June 22	June 26	July 9
June 30	July 27	July 31	August 13
July 28	August 24	August 28	September 10
August 25	September 21	September 25	October 8
September 22	October 19	October 23	November 5**
October 20	November 16	November 20	December 3**
COUNTY PLANNING COMMISSION (<i>HEARINGS BEGIN AT 9AM</i>)			
December 15	January 12	January 16	January 28
January 12	February 9	February 13	February 25
February 9	March 9	March 13	March 25
March 9	April 6	April 10	April 22
April 13	May 11	May 15	May 27
May 11	June 8	June 12	June 24
June 8	July 6	July 10	July 22
July 13	August 10	August 14	August 26
August 10	September 7	September 11	September 23
September 14	October 12	October 12	October 28
October 5	November 2	November 6	November 18**
November 2	November 30	December 4	December 16**

* County deadlines are for Preliminary Drawings

** Date shifts are due to holidays

**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

July 9, 2015

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. Z-5001-15: | Zone Change from CO to CR at 1919-1937 Franklin Avenue and 1920-1958 Warren Street (gp) |
| 2. SUP-6001-15: | Special Use Permit amendment to add softball field to Waite High School at 301 Morrison Street (gp) |
| 3. Z-1002-15: | Zone Change from CR to RM36 at 3905 Stang Road (gp) |
| 4. SPR-1-15: | Major Site Plan review for multiple buildings on a lot at 3905 Stang Road (gp) |
| 5. M-9-15: | Establish Uptown Urban Neighborhood Overlay District (bh) |
| 6. SUP-2005-15: | Special Use Permit for used auto sales facility at 2800-2808 Tremainsville Road (gp) |
| 7. V-312-15: | Vacation of portion of an alley running between Oak Street and Dawson Street (mm) |

8. SPR-24-15: Minor Site Plan review with façade waivers at 1832 Airport Highway (gp)
9. Z-3004-15: Zone Change from CO to CN at 1457 and 1509 Dorr Street and 1508 and 1510 Woodland Avenue (bh)
10. Z-5002-15: Zone Change from POS to CD at 408 N. Summit Street, the “City North/Festival Park” site (bh)
11. Z-5003-15: Zone Change from POS to CD at 202 N. Summit Street, the “garage” site (bh)
12. Z-5006-15: Zone Change from POS to CD at 220 N. Summit Street, the “access easement” site (bh)
13. SUP-5004-15: Special Use Permit for new multi-level parking garage and underground parking lot at 202 N. Summit Street (bh)
14. SPR-21-15: Major Site Plan review for steam plant modifications, building addition and new parking lot at 320 Water Street (bh)
15. DOD-4-15: Downtown Overlay District review for new multi-level parking garage at 202 N. Summit Street (bh)
16. DOD-5-15: Downtown Overlay District review of steam plant modifications and building addition at 320 Water Street (bh)
17. V-313-15: Vacation of Madison Avenue between Water Street and the Maumee River (bh)
18. V-314-15: Vacation of Adams Street between Water Street and the Maumee River (bh)
19. V-315-15: Vacation of Water Street between Madison Avenue and Adams Street (bh)

ADJOURNMENT

REF: Z-5001-15
DATE: July 9, 2015

GENERAL INFORMATION

Subject

- | | | |
|--------------|---|---|
| Request | - | Request a for Zone Change from CO Office Commercial to CR Regional Commercial |
| Location | - | 1919-1937 Franklin Avenue & 1920-1958 Warren Street |
| Applicant | - | Scott Ramsey
329 20 th Street
Toledo, OH 43604 |
| Co-Applicant | - | Dan Sadowski
2441 Glenwood Avenue
Toledo, OH 43620 |

Site Description

- | | | |
|--------------|---|------------------------------|
| Zoning | - | CO / Office Commercial |
| Area | - | ± 2.66 acres |
| Frontage | - | ± 390' along Franklin Avenue |
| Frontage | - | ± 156' along Woodruff Avenue |
| Frontage | - | ± 497' along Warren Street |
| Existing Use | - | Warehouse and Auto Repair |
| Proposed Use | - | Indoor Growing System |

Area Description

- | | | |
|-------|---|---------------------------------|
| North | - | Playground / RM36 |
| South | - | Commercial Buildings / CR |
| East | - | NuCentury Textile Services / IP |
| West | - | Mall Mission / CR |

Parcel History

No file on record

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO Office Commercial to CR Regional Commercial for the parcels located at 1919-1937 Franklin Avenue and 1920-1958 Warren Street. The site is comprised of fourteen (14) parcels and is a total of ±2.66 acres. The site is currently occupied by two structures, a warehouse building located at 1944 Warren Street and a auto repair shop located at 1924 Warren Street. Both of these uses will remain at their current location. The auto repair shop will continue its current operation. The warehouse will be used for an indoor growing system. The subject parcels have three (3) separate owners, Cordray Holdings LLC, Scott Ramsey, and the Toledo Police Patrolman's Association (T.P.P.A). The applicant has been authorized to act on all the property owners' behalf. Zoning in the immediate area consist of CR Regional Commercial districts that border the southern property line completely and partially border the easterly and northerly property lines.

The applicant is requesting a zone change to CR Regional Commercial to facilitate the development of an indoor growing system. The applicant has applied for an Enterprise Development Loan through the Department of Economic Development, for a business to develop an organic urban agriculture and aquaculture facility. The facility will operate similar to Sustainable Foods located in the Erie Street Market and will occupy the exiting warehouse building that is located on the site. The business will grow microgreens and tilapia. A microgreen is a tiny vegetable green that is used both as a visual and flavor component or an ingredient in fine dining restaurants. Fine dining chefs use microgreens to enhance the beauty, taste and freshness of their dishes. Aquaculture, also known as aquafarming, is the farming of aquatic organisms such as fish, crustaceans, molluscs and aquatic plants. Tilapia is mainly freshwater fish and because of their large size and rapid growth or they are the focus of major farming efforts.

Surrounding land uses include a vacant industrial building and a mission center to the west of the site across Warren Street. To the north across Woodruff Avenue is a play ground owned by Toledo Public Schools. East across Franklin Avenue is a multi-family housing complex and an industrial building. To the south across Adams Street are commercial land uses and a life skills center.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village / Neighborhood Commercial land uses. This category is intended to accommodate pedestrian oriented small-scale businesses that serve nearby residential areas. Staff recommends approval of the CR Regional Commercial zoning because it is compatible with the the zoning of surrounding properties.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-5001-15, a request for a Zone Change from Office Commercial to CR Regional for the site located at 1919-1937 Franklin Avenue & 1920-1958 Warren Street, to the Toledo City Council, for the following two (2) reasons:

1. The request is consistent with zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C) Review and Decision Making Criteria);
2. The request will correct an inconsistency in the Zoning Code by bringing the auto repair shop use into conformity (TMC§1111.0606(F) Review and Decision Making Criteria).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-5001-15
DATE: July 9, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: August 12, 2015
TIME: 4:00 P.M.

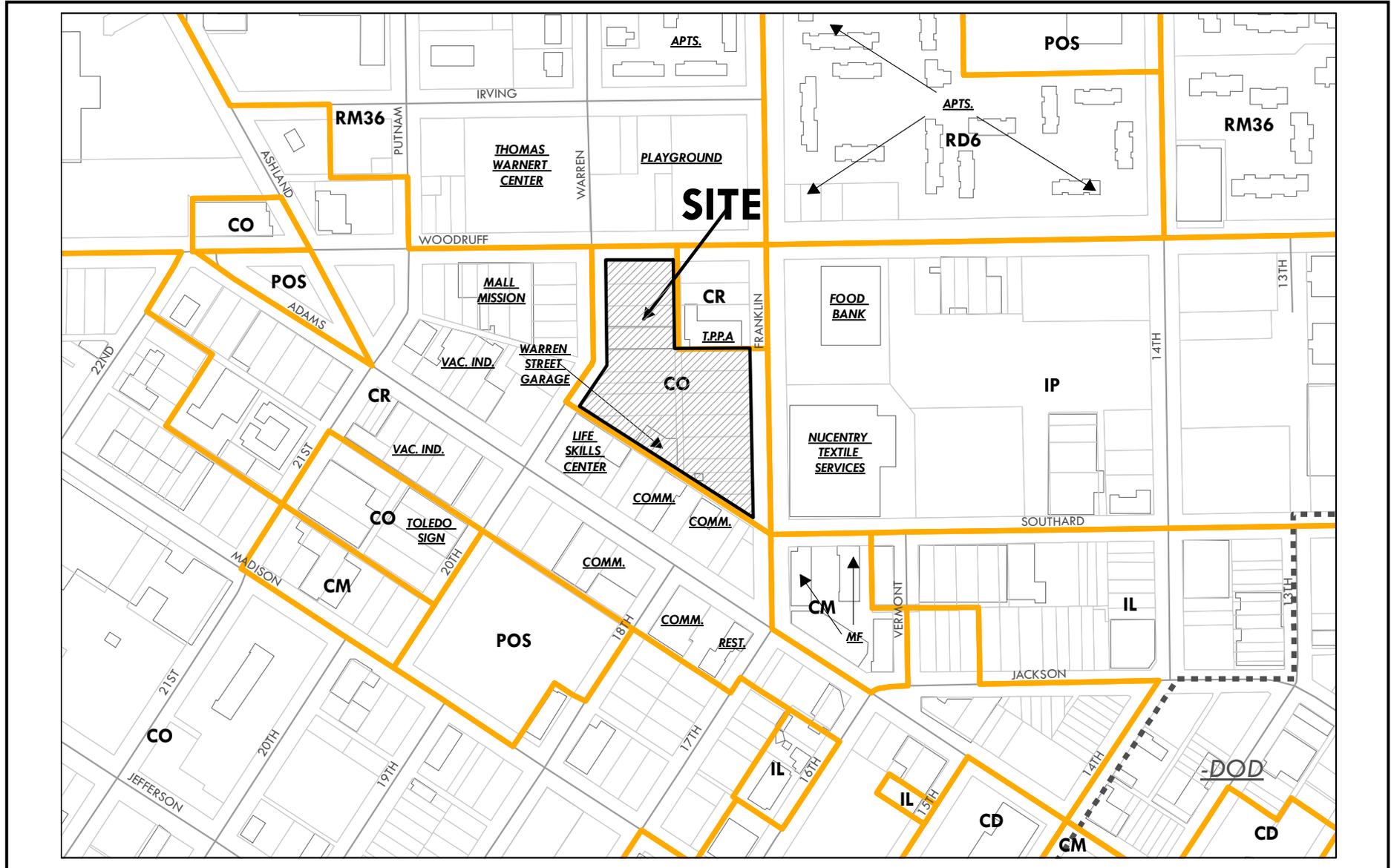
GP/jj
Two (2) sketches follow

ZONING & LAND USE

Z-5001-15
ID 14



1 - 5



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REF: SUP-6001-15
DATE: July 9, 2015

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|--|
| Request | - | Request for a Special Use Permit for the construction of a youth softball field |
| Location | - | 301 Morrison Drive |
| Applicant | - | Toledo Public Schools
420 East Manhattan Boulevard
Toledo, OH 43608 |
| Engineer | - | The Collaborative Inc.
C/O: Keith Russeau
500 Madison Avenue
Toledo, OH 43604 |

Site Description

- | | | |
|--------------|---|------------------------------|
| Zoning | - | POS / Parks and Open Space |
| Area | - | ± 3.99 Acres |
| Frontage | - | ± 554.52' along Front Street |
| Existing Use | - | Undeveloped |
| Proposed Use | - | Youth Softball Field |

Area Description

- | | | |
|-------|---|---|
| North | - | Trade Council Building / CR |
| South | - | Waite High School / RM36 |
| East | - | Mixed Use Residential / RS6 |
| West | - | Burger King Restaurant, Single Family Residential / CR, RD6 |

Parcel History

- | | | |
|-----------|---|--|
| SPR-41-10 | - | Request for a Major Site Plan review for renovations to Waite High School, conditionally approved by Plan Commission on 2/10/11. |
|-----------|---|--|

GENERAL INFORMATION (cont'd)

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 a youth softball field on a site located at 301 Morrison Drive. The ±3.99 acre site is located on the campus of Waite High School. The undeveloped parcel is abutting an adjacent parcel occupied by the high school. Both parcels are owned by the Toledo Public Schools and is a separate parcel

The applicant is proposing to build a youth softball field ±159 feet north of the high school building. The Toledo Municipal Code categorizes this use as Community Recreation – Active. These uses are designed for participant-oriented, group sports and recreational activities. This use type is defined as recreational, social, or multi-purpose uses typically associated with parks, play fields, golf courses, or community recreation buildings. Parking for the new softball field will utilize the existing parking lot that is associated with the school.

The Toledo 20/20 Comprehensive Plan targets this area for Institutional Campus land uses. The purpose of the IC, Institutional Campus, district is to accommodate large institutional uses in campus-like settings, such as hospitals, schools, and colleges. The IC district is intended to promote and enhance the development and expansion of medical, educational and other large institutional uses while minimizing the adverse impacts that can result when such uses are located near residential neighborhoods. Based on the future land use designation, current zoning and proposed use, 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-6001-15, a Special Use Permit for the construction and operation of a youth softball field located at 301 Morrison Drive, to Toledo City Council for the following two (2) reasons:

1. The proposed use is consistent with the Toledo 20/20 Comprehensive Plan;
2. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706.B Review & Decision-Making Criteria).

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-6001-15, a Special Use Permit for the construction and operation of a youth softball field located at 301 Morrison Street, to the Toledo City Council, subject to the following **seventeen (17)** conditions:

Engineering Services

Comments not received at the time of printing

Sewer & Drainage Services

1. S&DS recommends that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
2. S&DS recommends that the private sanitary lines (after they have been cleaned), that are not being removed or properly abandoned, be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.
3. For operation and maintenance purposes, 20 foot wide sewer and drain easements (centered on the pipe), for City use, shall be retained along the existing public sewers and drains located within the proposed work area. City access to the easement area shall not be denied by fences, walls, or other barriers. The easement shall state that no temporary or permanent structure (excluding parking lot pavement), including barriers denying access, may be constructed within the easement area.

Fire Prevention

Comments not received at the time of printing

Economic Development

No comments or objections.

STAFF RECOMMENDATION (cont'd)

Building Inspection

4. Demolition of any existing buildings will require demolition permits issued from the City of Toledo through its Division of Building Inspection requiring termination of all utilities. Documentation from Columbia Gas and Toledo Edison/Energy One must be provided to Building Inspection that service terminations have occurred. If the existing water and sewer taps are to be re-used, the applicant and/or contractor must identify this to the Department of Public Utilities and secure their release for demolition permits to be processed and issued.
5. The construction of any new structure, such as a dug-out, an addition, or alterations to any existing building and/or parking lot will require construction documents stamped by a design professional to be submitted to the Division of Building Inspection for plan review and approval. Construction documents must show that the structure, addition or alterations will be in compliance with the building, mechanical and fire codes of the City of Toledo, and, by referenced authority, those of the State of Ohio. Construction must also comply with federal ADA regulations.
6. Any signs on the building or the site, will require plan review and permits(s) in accordance with the City of Toledo's sign codes (Toledo Municipal Code §1377 – §1395).
7. Any fence will require screening will require a Certificate of Zoning Compliance, issued by the Division of Building Inspection.

Transportation

Comments not received at the time of printing

Plan Commission

8. All original conditions from SPR-41-10 shall apply.
9. Predominate exterior building materials shall be high-quality materials. For facades visible from the public right-of-way, predominate materials must comprise at least seventy-five percent (75%) of the total wall area of the façade.
10. Parcel #18-67715 (944 Front Street) and parcel #18-67714 (141 Morrison Drive) shall be combined with principal parcel #18-67808 (301 Morrison Drive).

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

11. Litter receptacles must be provided in off-street parking areas. A litter receptacle is treated as an accessory structure and must be located outside the required setback area, shown for the purpose of location on the site plan, and maintained according to the requirements of the Toledo-Lucas County Health Department.
12. Bicycle parking slots at least two (2') feet by six (6') feet per parking slot shall be provided.
13. 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 frontage greenbelt shall be provided along the street or place right-of-way and shall be a minimum fifteen (15') foot wide (**acceptable as depicted on the site plan**);
 - b. At least one tree must be provided in the frontage greenbelt for every 30 feet of lot frontage or fraction thereof;
 - 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; **acceptable as depicted on plan.**
 - 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 landscape plan.**
 - e. The location, height and materials for any fencing to be installed and maintained; **shall be noted on 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

14. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
15. 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.**
16. 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.
17. 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.

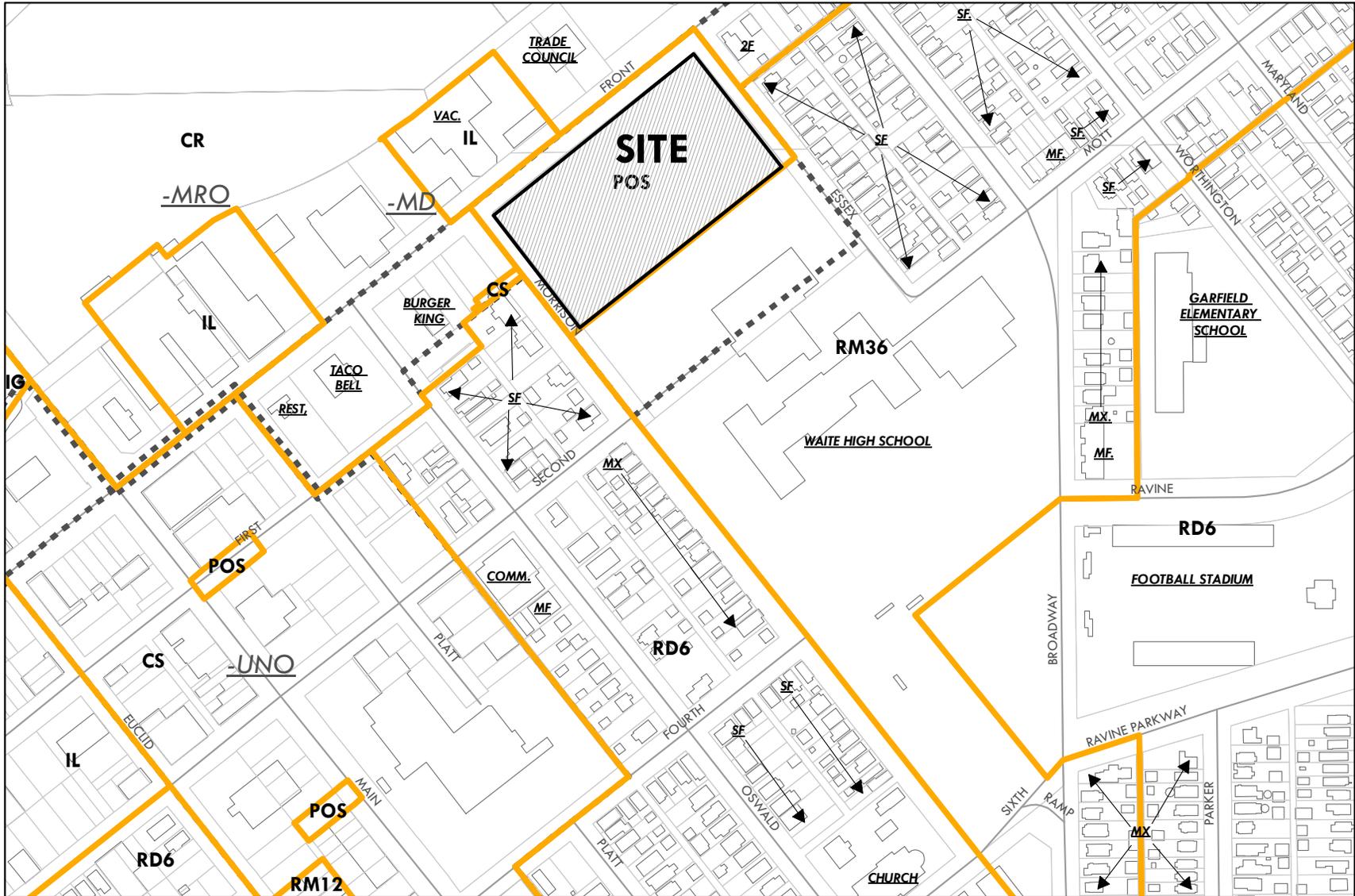
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-6001-15
DATE: July 9, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: August 12, 2015
TIME: 4:00 P.M.

GP/jj
Three (3) sketches follow

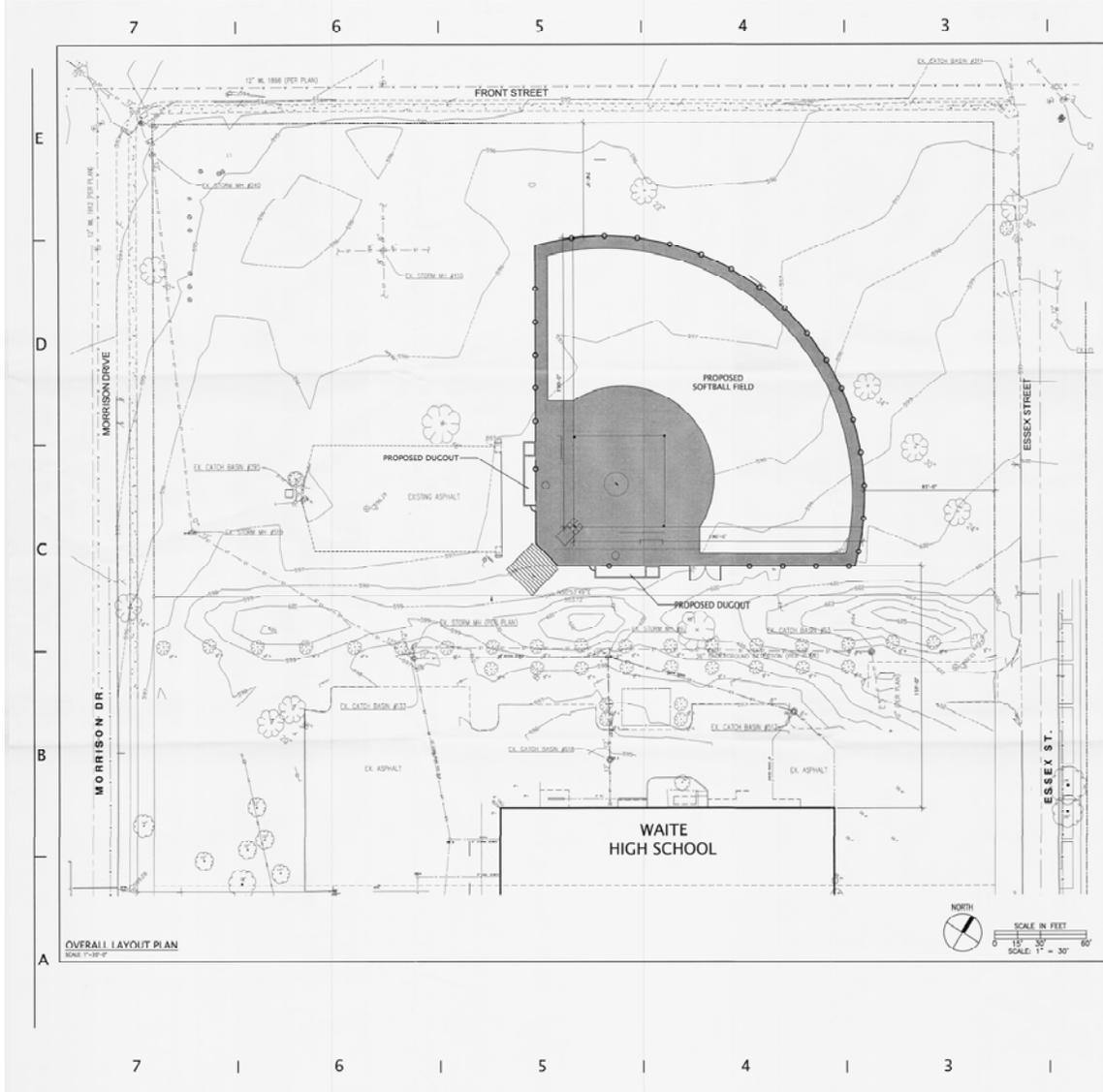
ZONING & LAND USE

SUP-6001-15
ID 28



SITE PLAN

SUP-6001-15
ID 28



LOCATION MAP:



GENERAL NOTES:

1. SURVEY PERFORMED BY: ESA & ASSOCIATES, LLC
1123 E. COLBY ROAD
TOLEDO, OHIO 44001
PHONE: 419-475-3443
MAY 2015
2. PRIOR TO ANY DEMOLITION WORK, THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES.
3. CONTRACTOR TO BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS, DIMENSIONS, LOCATIONS AND MATERIALS.
4. THE CONTRACTOR SHALL REPAIR/REPLACE AT NO ADDITIONAL COST, ANY IMPROVEMENTS DAMAGED DURING WORK AND LOGIC BE NOT LIMITED TO: IRRIGATION, UTILITIES, WALKS, WALLS, LANDSCAPE, ETC.)
5. ALL EXISTING CONCRETE CURBS AND SLOPES ARE TO REMAIN UNLESS NOTED OTHERWISE ON THE PLANS.
6. SHADDED ALL EXISTING PAVEMENT AS NECESSARY TO A NEAT, CLEAN EDGE. EXISTING CONDITIONS ARE GRAPHICALLY SHOWN SHADDED BACK TO ALLOW FOR CURRENT CONSTRUCTION TO STAND OUT.
7. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT STREETS FREE OF DIRT, MUD, AND DEBRIS.

PROJECT SCOPE:

THE SCOPE OF THE PROJECT INVOLVES THE CONSTRUCTION OF A SOFTBALL FIELD ALONG WITH TWO DUGOUTS. THE PROJECT DOES NOT INCLUDE ANY FIELD LIGHTING.



THE COLLABORATIVE
architectural landscape architecture
interior design / planning / graphic design
400 HULLMAN BLVD., SUITE 200
43020-2428 OHIO THECOLLABORATIVE.COM



PROUD
Toledo Public Schools



PROJECT TITLE
Waite High School Softball Field
301 Morrison Drive
Toledo, Ohio

18.05.2015 8:00 AM FOR SET PLAN APPROVAL

CHECKED: RAW
APPROVED: KR

TCJ JOB NO.: 10613.5.3

SHEET TITLE
Overall Site Plan

SHEET NO.
SD1.0

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REF: Z-1002-15
DATE: July 9, 2015

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|--|
| Request | - | Request a for Zone Change from CR Regional Commercial to RM36 Multi-Family Residential |
| Location | - | 3905 Strang Drive (a.k.a. 0 Strang Drive) |
| Applicant | - | John Barone II
3103 Executive Parkway
Suite 100
Toledo, OH 43606 |
| Engineer | - | Matt Lewandowski
Lewandowski Engineers
234 N. Erie Street
Toledo, OH 43604 |

Site Description

- | | | |
|--------------|---|--------------------------|
| Zoning | - | CR / Regional Commercial |
| Area | - | ± 2.452 acres |
| Frontage | - | N/A |
| Existing Use | - | Undeveloped |
| Proposed Use | - | Multi-Family Housing |

Area Description

- | | | |
|-------|---|------------------------------|
| North | - | Kohl's Department Store / CR |
| South | - | Apartment Building / RM36 |
| East | - | Apartment Building / RM36 |
| West | - | Apartment Building / RM36 |

Parcel History

- | | | |
|-----------|---|--|
| Z-6010-03 | - | Request for Zone Change from R-4 Multi-Family Residential to C-3 Regional Commercial, approved by Plan Commission on 8/13/03, approved by City Council 9/30/03, Ord. 742-03. |
|-----------|---|--|

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- SPR-1-15 - Request for a Major Site Plan Review for multiple buildings on a lot, 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 CR Regional Commercial to RM36 Multi-Dwelling Residential for a site located at 3905 Strang Drive (a.k.a 0 Strang Drive). The ±2.452 acre site was previously occupied by a mobile home park and is currently undeveloped with the exception of concrete slab foundation pads used to anchor mobile homes. A companion Major Site Plan Review accompanies this case.

The applicant is requesting a zone change to RM36 Multi-Dwelling Residential to facilitate the development of new multi-family housing complex. RM, Multi-Dwelling Residential zoning districts are primarily intended to accommodate the development of multi-dwelling housing. The districts are intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. The regulations are intended to create desirable residential areas by promoting aesthetically pleasing environments, safety, privacy, and recreational opportunities. The proposed zoning district accommodates multiple buildings on a lot without the incorporation of a Planned Unit Development (PUD).

Per TMC§1106.0302(B), in multiple building developments no more than 40% of the gross parcel acreage shall be covered by buildings, street pavement, driveway pavement and/or parking lot pavement. The applicant is requesting a waiver to allow for 60% of the gross acreage to be covered. Precedent exists for waiving the coverage percentage in past developments for amounts no greater than 50%. Staff recommends the applicant revise the site layout to reduce parcel coverage not to exceed 50% of the gross coverage.

Surrounding land uses include detached multi-family housing to the east, west, and south of the site. To the north are commercial land uses and office buildings.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Regional Commercial land uses. The Regional Commercial district is intended to accommodate auto-oriented commercial development. Staff recommends approval of the Zone Change request. The proposed Zone Change is consistent with zoning classifications of properties within the general vicinity of the subject property.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission make the following recommendations to the Toledo City Council on the wavier requested for the construction of multiple buildings on a lot located at 3905 Strang Drive (a.k.a 0 Strang Drive):

Chapter 1106 Intensity and Dimensional Standards

Sec.1106.0302(B) Multiple Buildings on a Lot – Intensity and Dimensional Standards

Disapprove a waiver of the 40% maximum coverage by buildings, street pavement, motor vehicle driveway pavement and parking area pavement, to allow coverage up to 60% of gross parcel acreage coverage; but approve a waiver to allow coverage up to 50%.

The staff further recommends that the Toledo City Plan Commission recommend approval of Z-1002-15, a request for a Zone Change from CR Regional Commercial to RM36 Multi-Family Residential for the site located at 3905 Strang Drive (a.k.a 0 Strang Drive), to the Toledo City Council, for the following two (2) reasons:

1. The request is consistent with existing land uses in the general vicinity of the subject property (TMC§1111.0606(B) Review and Decision Making Criteria);
2. The request is consistent with zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C) Review and Decision Making Criteria).

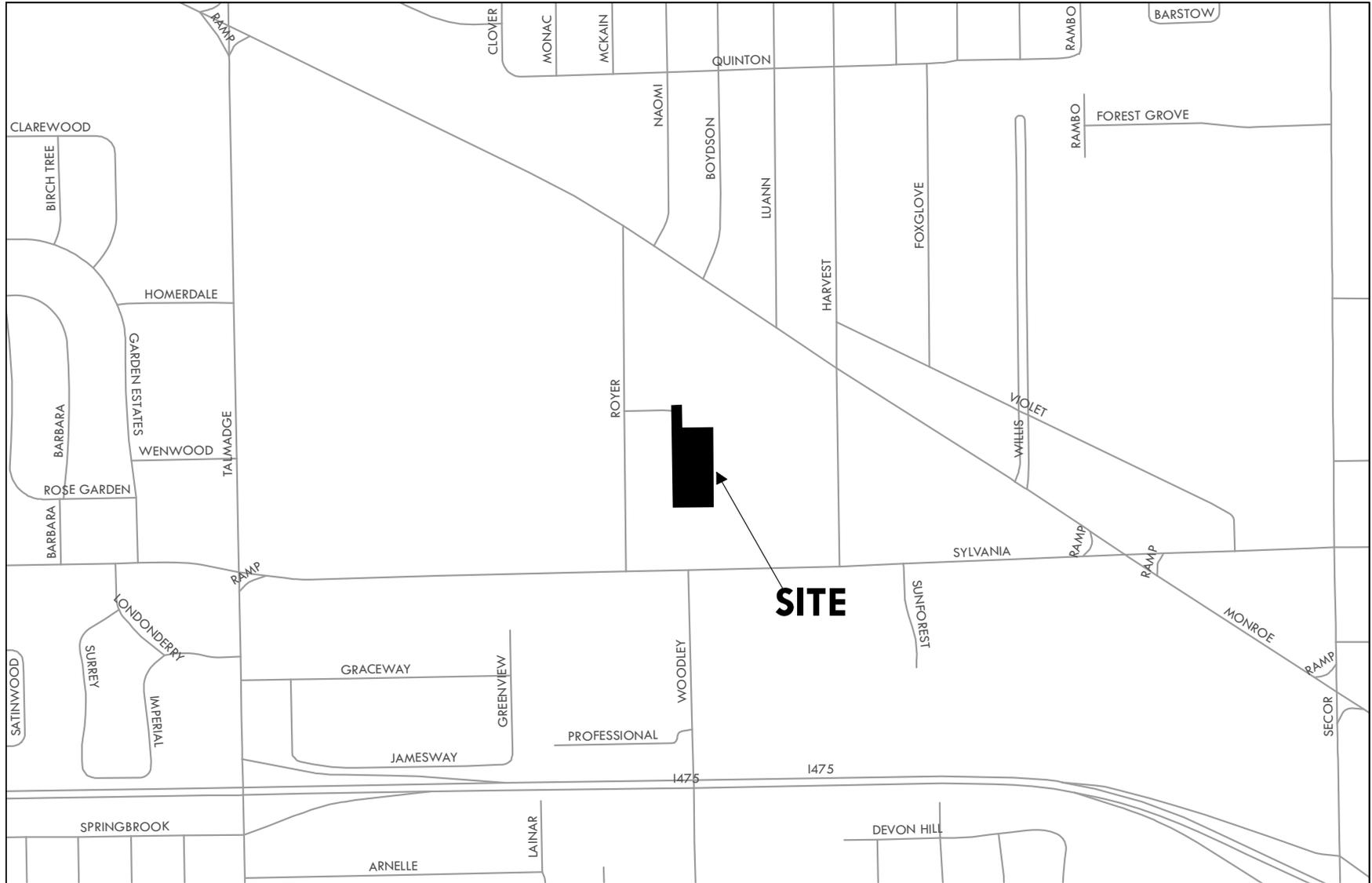
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-1002-15
DATE: July 9, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: August 12, 2015
TIME: 4:00 P.M.

GP/jj
Two (2) sketches follow

GENERAL LOCATION

Z-1002-15
ID 77

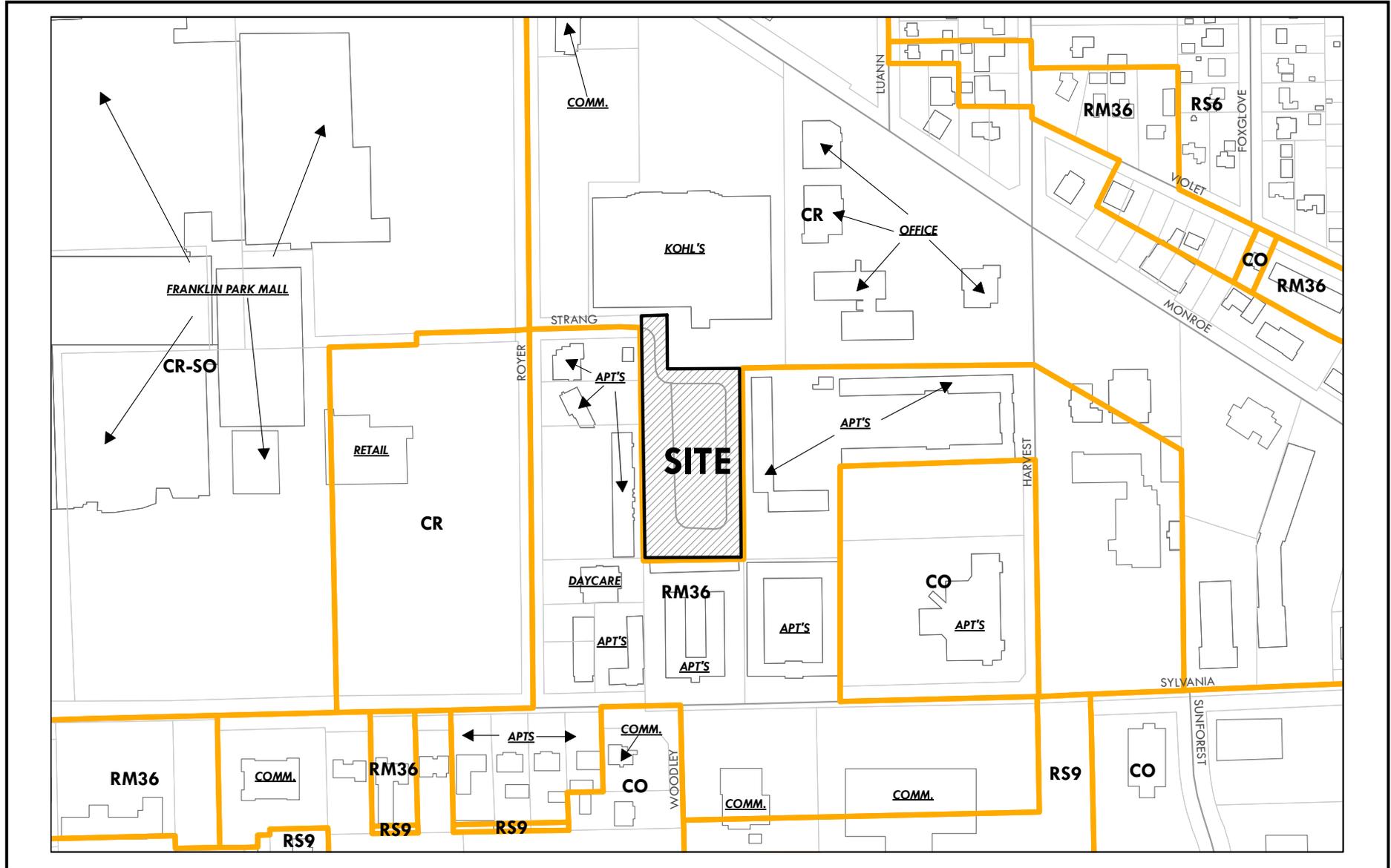


ZONING & LAND USE

Z-1002-15
ID 77



3 - 5



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GENERAL INFORMATION

Subject

- Request - Major Site Plan Review for multiple buildings on a lot
- Location - 3905 Strang Drive (a.k.a. 0 Strang Drive)
- Applicant - John Barone II
3103 Executive Parkway
Suite 100
Toledo, OH 43606
- Engineer - Matt Lewandowski
Lewandowski Engineers
234 N. Erie Street
Toledo, OH 43604

Site Description

- Zoning - CR / Regional Commercial
- Area - ±2.452 acres
- Frontage - N/A
- Existing Use - Undeveloped
- Proposed Use - Multi-Family Housing

Area Description

- North - Kohl's Department Store / CR
- South - Apartment Building / RM36
- East - Apartment Building / RM36
- West - Apartment Building / RM36

Parcel History

- Z-1002-15 - Request for a Zone Change from CR Regional Commercial to RM36 Multi-Dwelling Residential, companion case.
- Z-6010-03 - Request for Zone Change from R-4 Multi-Family Residential to C-3 Regional Commercial, approved by Plan Commission on 8/13/03, approved by City Council 9/30/03, Ord. 742-03.

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 Major Site Plan review for a site located at 3905 Strang Drive (a.k.a. 0 Strang Drive) to facilitate the development of multi-family housing. The ±2.452 acre site consists of one (1) parcel and is zoned CR Regional Commercial. The site was previously occupied by a mobile home park and is currently undeveloped with the exception of concrete slab foundation pads used to anchor mobile homes. As noted on the site plan, the parcel has an easement to Toledo Edison over the entire parcel. The easement states that if and when the present or subsequent owners of record of all the described parcels of land no longer use said parcel for the purpose of operating and maintaining a trailer park, this easement shall become null and void.

The applicant is proposing to develop a seventy-two (72) unit multi-family housing complex. The development will consist of two (2) buildings that are three (3) stories tall. The east building will be comprised of three (3) rows of ten (10) dwelling units for a total of thirty (30) units. The west building will be three (3) rows of fourteen (14) dwelling units for a total of forty-two (42) units. Individual units will be ±1,020 square feet of living space. Pursuant to TMC§1106.0303 *Multiple Buildings on a Lot* – A proposal to place multiple buildings on a lot shall be subject to a Major Site Plan review. A companion Zone Change request accompanies this case.

Parking and Circulation

The number of required parking spaces for multi-dwelling structures is calculated based on one and one-half (1.5) per dwelling unit plus one (1) space per ten (10) units for visitor parking. Calculations conclude that 116 parking spaces are required. The site plan depicts an 80 space asphalt parking area and drive aisles on the site with the majority of parking in between the proposed east and west buildings. The site is accessed via four (4) entrance/exit drive aisles. The access point located in the northwest corner of the site along Strang Drive will be the primary access point. Secondary access points are located in the northeast and two (2) in the southeast corners of the site. These secondary access points will require a cross access agreement between the applicant and the property owners abutting east and south of the site.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

Applicants who wish to provide fewer or greater number of off-street parking spaces than required in the off-street parking schedules of Chapter 1107 must secure approval of an Alternative Access and Parking Plan. At a minimum, such plans must detail the type of alternative proposed and rationale for such a proposal, including supporting research on or documentation of parking demand for the proposed use. A condition of approval has been added requiring the submittal of this plan.

Landscaping and Screening

A perimeter landscaped area that is at least ten (10') feet in width must be provided as a buffer between the parking lot and building. A minimum of at least one (1) canopy tree must be provided for each thirty (30') feet plus a continuous shrub row with a minimum height of eighteen (18") inches to deflect vehicular headlight glare from onto/into adjacent ground level dwelling units. Wheel stops must be provided along the edge of the parking lot to ensure that vehicles cannot overhang directly on plant material. Interior landscape standards for multi-dwelling residential developments require foundation plantings at all major building entrances for the full parking lot facing façade. Landscape terminal islands must be provided at the end of each parking row. A landscape plan showing compliance shall be submitted for the approval of the Planning Director. A condition of approval has been added requiring the submittal of a landscape plan that conforms to the aforementioned requirements.

Density

Pursuant to TMC§1106.0301 *Multiple Buildings on a Lot* – More than one principal building shall be allowed on a lot when all of the buildings are intended to be operated as a single enterprise and the lot and all portions of it are owned, leased, or under option by a single entity. Maximum density for this site is thirty (30) units per acre. Calculations conclude this 2.452 acre site can accommodate 74 dwelling units. The number of proposed units for the required zoning is in compliance with TMC§1106.0101.

As stated in TMC§1106.0302B *Multiple Buildings on a Lot – Intensity and Dimensional Standards*, no more than forty (40%) percent of the gross parcel acreage shall be devoted to coverage by buildings, street pavement, driveway pavement and parking area pavement. The applicant is proposing fifty-nine (59%) percent of impervious land coverage area, this is nineteen (19%) percent over the maximum coverage allowed. The applicant will be required to reduce the gross parcel coverage by nineteen (19%) percent or obtain a waiver of this requirement. A waiver request is attached to the companion Zone Change. The Planning Director may authorize all or a portion of required off-street parking spaces to be provided on permeable/porous surfaces subject to the criteria in TMC§1107.1400(F) – *Pervious Parking*.

STAFF ANALYSIS (cont'd)

Building Design

Building elevations shall comply with TMC§1109.0500 – *Façade Materials*. Predominant exterior building materials shall be high-quality materials. For facades visible from the public right-of-way, predominate materials must comprise at least seventy-five percent (75%) of the total wall area of the façade. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including colors subject to the approval of the Planning Director. Building materials and colors are not clearly defined and a revised elevation drawing identifying said building attributes shall be submitted to determine compliance.

At least one main entrance within each building must face the street, place, or the main access drive within the development. Entrances must include architectural elements that emphasize the entrance. Connecting walkways for multi-dwelling structures must be provided for internal pedestrian circulation within the site to connect to street or place sidewalks and to connect parking spaces with the main building entrances. The on-site pedestrian circulation system must be illuminated to a level where the system can be used at night by residents and visitors (TMC§1109.0100 – *Design Standards*.)

The submittal of a building elevation that includes percentages of façade materials is required via a condition of approval.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Regional Commercial land uses. The intent of the CR Regional Commercial district is to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. Although CR Regional Commercial districts allow for residential uses, they are required to be located above the ground floor which is to be reserved for commercial uses.

Staff supports the request for the proposed development of two (2) multi-dwelling structures. The site is bound on three (3) sides by similar uses and the fourth side is occupied by a more intense use. The proposed use is consistent with existing land uses in terms of scale and density. The density of the proposal is compatible with adjacent uses and will not negatively impact the property values or operating characteristics of the neighborhood.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-1-15, a request for a Major Site Plan Review for multiple buildings on a lot for a site located at 3905 Strang Drive (a.k.a. 0 Strang Drive), for the following two (2) reasons:

1. The request is consistent with existing land uses in the general vicinity of the subject property (TMC§1111.0606(B) Review and Decision Making Criteria);
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 approve SPR-1-15, a Major Site Plan Review for multiple buildings on a lot for a site located at 3905 Strang Drive (a.k.a. 0 Strang Drive) subject to the following forty-seven (47) 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. Substandard sidewalk and curb sections that exist within the public right-of-way abutting the site shall be replaced in accordance with City of Toledo Construction Standards and Toledo Municipal Code. Contact Joe Warnka at (419) 245-1341 for inspections.
2. All proposed drive approaches, curb, and sidewalk shall be constructed in accordance with the City of Toledo Construction Standards and Toledo Municipal Code. All commercial drive approaches shall be 8-inch-thick concrete. No curb shall be permitted in the right-of-way along either side of the drive approach. **No horizontal curb cutting will be permitted.**
3. 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. Occupancy permits will not be issued until all inspections have been completed.
4. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

5. The plan indicates that water service will be via an existing 8-inch diameter, privately-owned waterline. If the owner of the waterline is different than the owner of Lot 3, an agreement will be required between the parties to allow the Lot 3 parcel owner to tap and use the waterline as the source of fire and/or domestic water. Furthermore, if the waterline easement for the 8-inch diameter, privately-owned waterline crossing Lot 3 was temporary and has expired, a new easement needs to be established for maintenance of the waterline.
6. 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.
7. Plans for new water services or modifications to existing water services shall be submitted to the Division of Engineering Services for review and approval.
8. Contact the City of Toledo Fire Prevention Bureau to determine the fire protection requirements for this site.
9. Contact the Division of Water Distribution to determine the backflow prevention requirements for this site.
10. New fire, domestic, and irrigation taps will be installed by City of Toledo at the owner's/developer's expense.
11. Plans for the water service may need to be submitted to and approved by the Ohio EPA prior to starting construction of the water service.
12. The existing storm sewer, shown on lot 2, this development proposed to connect to is a private storm sewer line. The City cannot give permission to the developer to connect to that line and cannot approve plans that show this connection without a clear operation and maintenance agreement between the two private property owners. The closest public storm sewer ends on Strang Drive.
13. Plans submitted indicate earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan for this project shall be submitted for stormwater approval.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

14. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>, including the requirements for stormwater detention and post-construction stormwater Best Management Practices (BMPs).
15. Plans are also subject to the: Criteria and Regulations of The Departments of Public Utilities and Public Service; The Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; The Toledo City Charter; The “Subdivision Rules & Regulations” of Toledo-Lucas County Plan Commissions; City of Toledo Infrastructure Design and Construction requirements; and “The Comprehensive Ditch Plan.”
16. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs). All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
17. 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 may be eligible for a percent reduction in the property’s stormwater utility fee through the Stormwater Credit Program.
18. A site-specific Stormwater Pollution Prevention Plan (SWP3) shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit.
19. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
20. No construction work, including grading, will be permitted without approved plans and inspection.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

21. A pre-submittal meeting is not required; however, one may be requested. Contact Information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850
Sanitary Sewers: Mike Elling, ph. 419-936-2276
Stormwater Drainage: Lorie Haslinger, ph. 419-245-3221
Water: Andrea Kroma, ph. 419-936-2163
Roadway: Tim Grosjean, ph. 419-245-1344
22. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
23. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
24. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
25. Developer shall be responsible for meeting the requirements of the Ohio EPA anti-degradation policy. Requirements shall be met before any taps are made into the sanitary sewer system.
26. Any sanitary sewer manholes in or near the project shall have solid lids installed on them.

Sewer & Drainage Services

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

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

Fire Prevention

29. Where a hydrant is not located within 350' of new buildings. Private hydrants are required. Hydrants shall be located along approved fire apparatus access roads. OFC.507.5.1
30. Buildings shall have approved address numbers visible from the street or road fronting the property. OFC.505.1

Transportation

31. The sidewalks for the proposed development should extend to the existing sidewalks on Strang Drive.
32. The way the development drives connect with Strang Drive shall be accurately shown.
33. If not already established, cross-access agreements shall be formalized with adjacent property owners.

Economic Development

No comments or objections

Department of Housing

No comments or objections

STAFF RECOMMENDATION (cont'd)

Building Inspection

34. The construction of the multi-family housing units will be governed by the regulations found in the Ohio Building Code. This will require construction documents stamped by a design professional to be submitted to the Division of Building Inspection for plan review and approval. Construction documents must show that the new structures, additions and/or alterations will be in compliance with the building, mechanical and fire codes of the City of Toledo, and, by referenced authority, those of the State of Ohio. Construction must also comply with federal ADA regulations.
35. Any signs on the building, will require a separate plan review and permits(s) in accordance with the City of Toledo's sign codes (Toledo Municipal Code §1113 and §1377 – §1397).
36. Any fence screening on the building will require a Certificate of Zoning Compliance, issued by the Division of Building Inspection.

Plan Commission

37. An alternative parking plan shall be submitted for approval by the Director of Transportation and Planning Director.
38. A revised site plan that conforms to the impervious coverage requirements of TMC§1106.0302(B) shall be submitted for the approval of the Planning Director; or a waiver shall be obtained.
39. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping areas.
40. 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. **(Not depicted on site plan).**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

41. 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).
42. The building materials shall meet the requirements of TMC§1109.0500 *Building Façade Materials and Color*. Elevations shall be submitted to meet the approval of the Plan Director. **The submitted elevations shall be revised to include additional detail on the type and color of material. Exterior façade materials shall meet the criteria of TMC§1109.0500.**
43. 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 parking lot perimeter landscaped area that is at least ten (10') feet in width must be provided as a buffer;
 - b. foundation plantings at all major building entrances for the full parking lot facing façade;
 - c. Two canopy trees are required to be installed in interior landscape areas for each 10 parking spaces. Six shrubs are required to be installed in interior landscape areas for each 10 parking spaces. One canopy tree may substitute for three shrubs;
 - d. A minimum of at least one (1) canopy tree must be provided for each thirty (30') feet plus a continuous shrub row with a minimum height of eighteen (18") inches;
 - e. Landscape terminal islands must be provided at the end of each parking row;
 - f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground areas must be covered with hardwood mulch, grass or other vegetative ground cover;

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- 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. Shrubs are required to be installed to deflect headlight glare from parking lot into adjacent dwelling unit;
 - i. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details;
 - j. The location, height and materials for any fencing to be installed and maintained;
 - k. The location and direction of any proposed lighting. Lights and light fixtures used to illuminate any parking or loading area must be selected and arranged to direct and reflect the light away from any adjacent residential property and away from the sky above the light fixture; and
 - l. The location, lighting and size of any signs.
44. 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.
45. 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.
46. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

REF: SPR-1-15...July 9, 2015

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION

REF: SPR-1-15

DATE: July 9, 2015

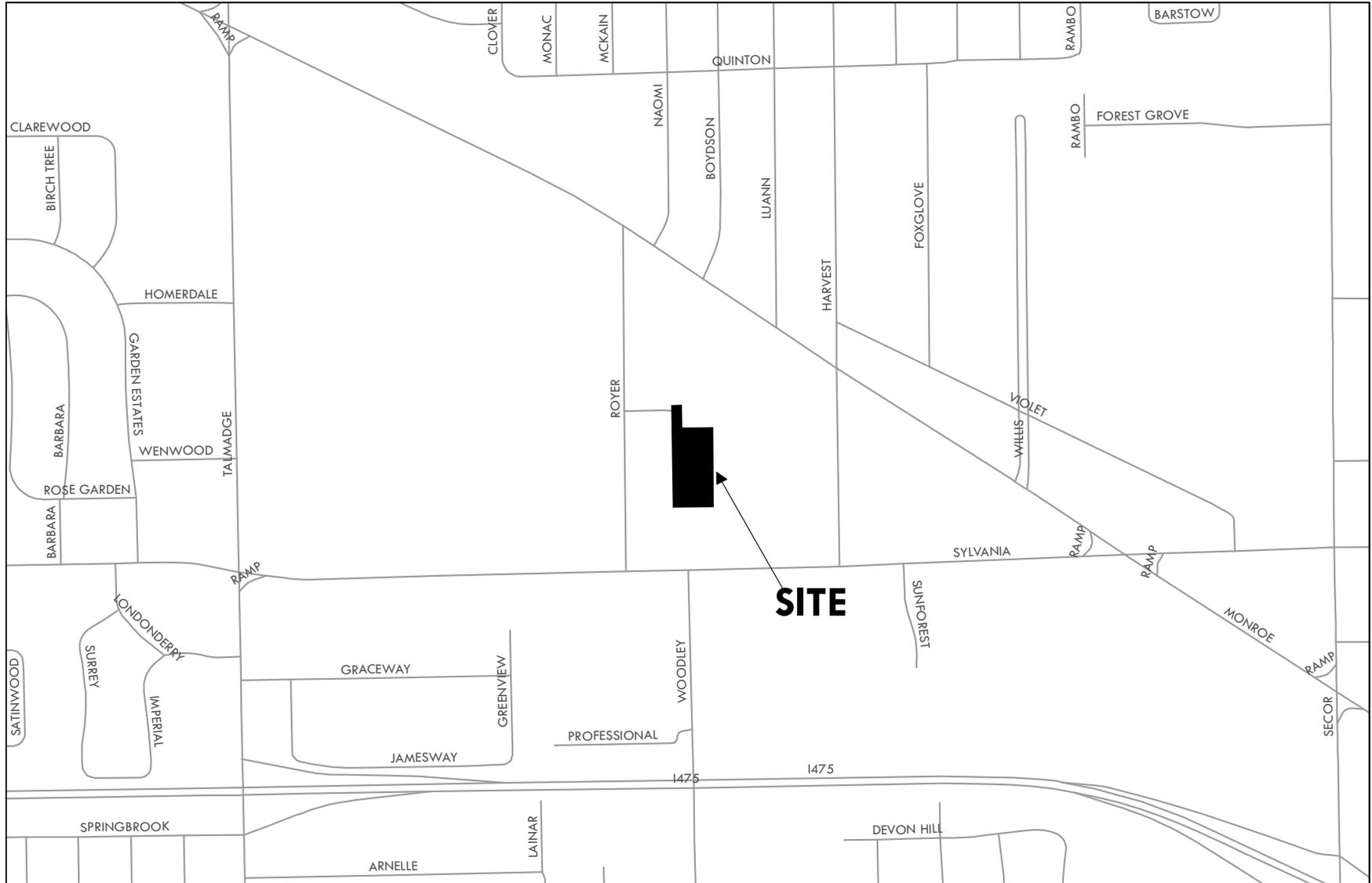
TIME: 2:00 P.M.

GP/jj

Four (4) sketches follow

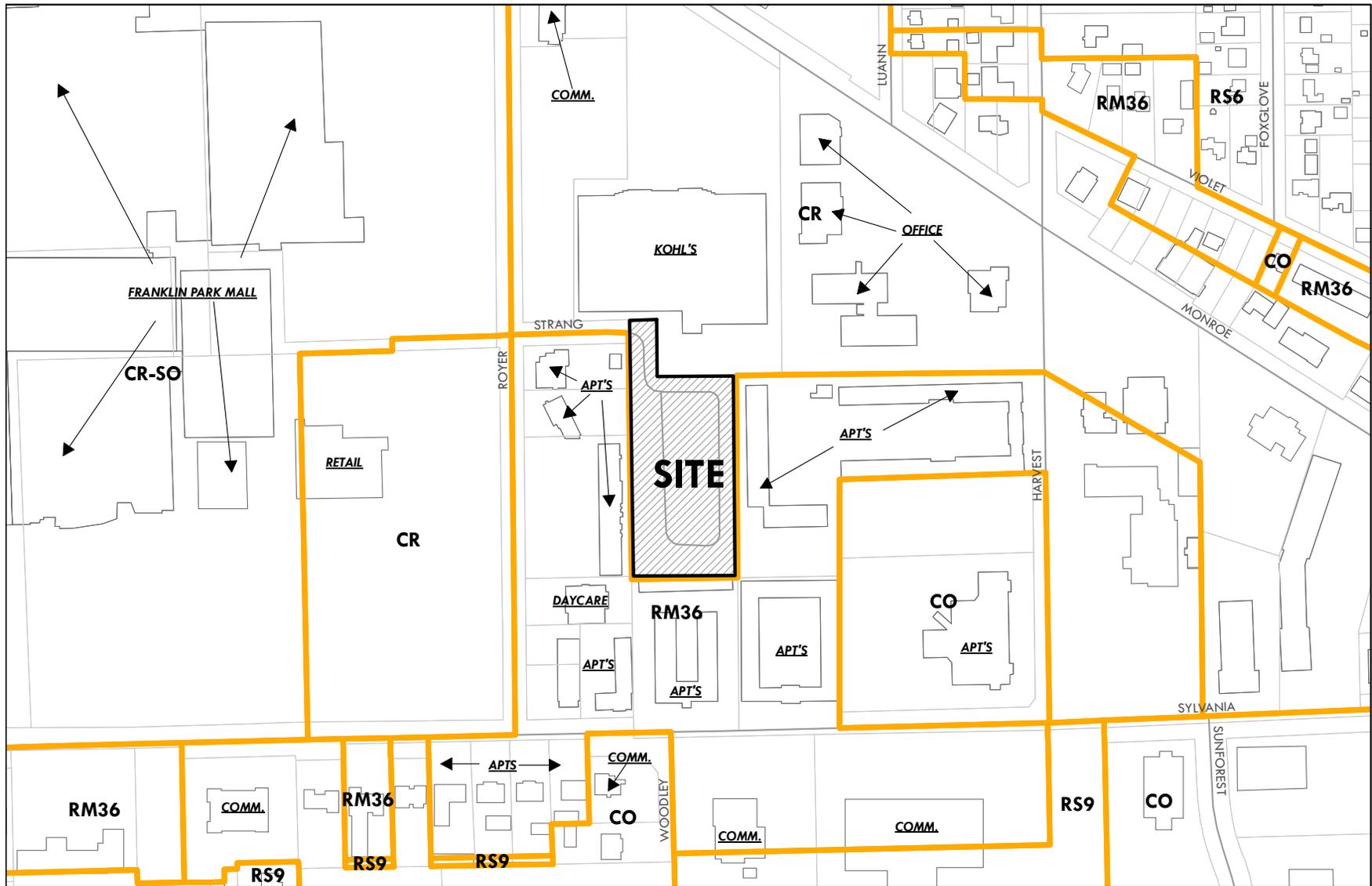
GENERAL LOCATION

SPR-1-15
ID 77



ZONING & LAND USE

SPR-1-15
ID 77



ELEVATION

SPR-1-15
ID 77



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GENERAL INFORMATION

Subject

- Request - Review of amendment to Chapter 1103 of the City of Toledo Planning and Zoning Code to establish the UpTown Urban Neighborhood Overlay (UNO) District.
- Applicant - UpTown Association
241 16th Street
Toledo, Ohio 43604

Applicable Plans and Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Chapter 1103, Overlay Zoning Districts
- Toledo UpTown Plan
- Toledo 20/20 Comprehensive Plan

UpTown District History

- M-4-12 - Review of the UpTown District Neighborhood Plan (PC approved 12/5/13, Ord 19-14, 1/14/14)

STAFF ANALYSIS

The request is for an amendment to Chapter 1103 of the Zoning Code to establish the UpTown Urban Neighborhood Overlay (UNO) District. The establishment of this overlay district was requested by the UpTown Association and establishes a set of requirements that will carry out the vision of the Toledo UpTown Plan, adopted by Toledo City Council in January of 2014. A neighborhood meeting is scheduled for June 30, 2015 to present the plan to the members of the District.

In order to ensure the realization of the vision and objectives of the UpTown Plan the UpTown Associations implementation strategy included the implementation of an Urban Overlay District, which will create an Architectural Review Committee, establish a Demolition Review Process, and Design Standards.

STAFF ANALYSIS (cont'd)

The Urban Overlay District is a tool that provides a review process for proposed physical changes to structures and public space within the UpTown District. The overlay contains provisions for the rules and procedures of an Architectural Review Committee, demolition review process, design standards, and signage. The overlay will also assure appropriate building and parking setbacks that accommodate redevelopment that is compatible with historical building patterns. Finally, it will help promote development that features retail display windows, rear parking lots, and other pedestrian-oriented site design features.

The creation of the Architectural Review Committee is intended to give more control in regulating development and proposed demolitions. The Architectural Review Committee will be tasked with carrying out the vision of the UpTown District; in consultation with the Toledo City Plan Commission.

The demolition review process was requested to ensure that historic buildings throughout the district would be reviewed with criteria that ensure all avenues have been pursued prior to demolition. This process will establish a review by the Toledo UpTown District Architectural Review Committee (UDARC) to determine if there is merit for demolishing a structure.

The UNO district is intended to foster development and redevelopment that is compatible with the scale and physical character of original buildings in an area through the use of development and design standards specific to the area. Areas eligible for UNO designation must meet three criteria in accordance with TMC 1103.0500:

1. The area must possess environmental characteristics that create an identifiable setting, character and association.

The area is a neighborhood adjacent to downtown, which contains a Nationally Registered Historic District and contains a significant portion of structures built prior to 1940. The historic character of the UpTown District is centered primarily on large two and three mixed commercial/residential structures, however, larger building such as the Hillcrest and Mercy College anchor the District.

2. The area must be covered by a neighborhood or area plan approved as an amendment to the Comprehensive Plan.

The area is covered by the Toledo UpTown Plan, which was adopted as an amendment to the 20/20 Plan by Ordinance 19-14 on January 14, 2014.

3. The designated area must be a contiguous area of at least 5 acres.

The overlay boundaries encompass approximately 235 acres.

STAFF ANALYSIS (cont'd)

The UpTown District meets the eligibility requirements. The planning and zoning implications related to the UNO designation, district-specific development and design standards, and map showing the proposed boundaries that are required for the establishment of an UNO district follow.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of the proposed UpTown Urban Neighborhood Overlay (UNO) District as shown in Exhibit "A" to the Toledo City Council for the following reason:

1. The Uptown District meets the eligibility criteria in accordance with TMC 1103.0500.

UPTOWN UNO DISTRICT
TOLEDO CITY PLAN COMMISSION
REF: M-9-15
DATE: July 9, 2015
TIME: 2:00 p.m.

CITY COUNCIL PLANNING
AND ZONING COMMITTEE
DATE: August 12, 2015
TIME: 4:00 p.m.

BH/jj
Exhibit "A" follows

Exhibit “A”

1103.1600|UpTown UNO District

1103.1601 Purpose

The UpTown District Urban Overlay District is intended to:

- A.** Provide a review process for proposed physical changes to structures and public space within the UpTown District;
- B.** Implement appropriate building and parking setbacks that accommodate redevelopment that are compatible with historical building patterns; and
- C.** Promote development that features retail display windows, rear parking lots, and other pedestrian-oriented site design features.
- D.** Encourage Public Art & Green Infrastructure.

1103.1602 Effect of Designation

The UpTown UNO District is an overlay zoning classification to be established as an Urban Neighborhood Overlay (UNO) District under the provisions of Sec. 1103.0500. The overlay zoning district establishes additional design standards for development allowed by the underlying zoning district. In the event of conflict between the UpTown District Urban Overlay District regulations and the regulations of the underlying base zoning district, the UNO regulations govern. In all cases, the most restrictive provision of the UpTown District Urban Overlay District or the underlying zoning regulations govern.

1103.1603 UNO District Classification

Those areas classified in the UpTown UNO District shall be shown on the Official Zoning Map

1103.1604 UpTown UNO District Boundaries

The boundaries of the District are hereby established as shown on the City of Toledo zoning maps. The District boundaries are defined via the map attached hereto and legally described in this section, both of which are incorporated herein by reference. The overlay district regulations apply to the entirety of parcels, as existing at the time of adoption, lying wholly or partially within this boundary.

The UpTown UNO District boundary is as follows: Washington Street to the south, Collingwood Boulevard to the west, Woodruff Avenue, Putnam Street, alley south of Woodruff between Putnam and Warren Street, Warren Street, alley south of Woodruff between Warren Street and Franklin Avenue, Southard Avenue, Vermont Avenue, and Jackson Boulevard to the north, 10th Street, Adams Street, Michigan Avenue, Madison Avenue, and 10th Street to the east. Properties located within the Monroe Street Corridor UNO District shall be excluded from UpTown UNO (see TMC1109.0900 for boundary).

Exhibit “A” (cont’d)

1103.1605 Review and Approval Procedures

The site plan review shall be as specified in Sec. 1111.0800. Building elevation drawings (with colors and materials indicated) showing the front, rear and side views shall be submitted along with the site plan.

- A. The standards of the UpTown UNO District apply to the physical change of any building or building addition that increases a building’s floor area by more than 10 percent. “Physical change” means any work such as alteration, remodeling, new construction or renovation of the exterior of a structure. The standards also apply to the construction of off-street parking spaces and driveways.
- B. Building alterations that conflict with these standards or that otherwise increase the degree of non-compliance with these standards are prohibited.
- C. A copy of new development, redevelopment and existing building rehabilitation plans, including landscaping, shall be submitted by the developer or building owner to the UpTown District Architectural Review Committee for their review prior to any work or any permits being issued by any city department.
- D. The UpTown District Architectural Review Committee shall be responsible for the review of plans as required by the UpTown UNO District. They shall review and make recommendations to the Director of the Plan Commission within forty-five (45) calendar days of receipt of the plans by the UpTown District Association.
- E. In the event that UpTown District Architectural Review Committee is no longer an official active organization for the UpTown District then the development plans shall be subject to the Site Plan Review procedures of TMC 1111.0800.

1103.1606 Design Criteria Used to Evaluate Site Plans and Projects

In addition to the design standards contained in Chapter 1109, Design Standards, the following criteria apply.

- A. Relationship of Buildings to Site
 - 1. The site shall be planned to accomplish a desirable transition between the building(s) and the streetscape to provide for adequate planting, safe pedestrian movement, and parking areas.
 - 2. Parking areas shall be treated with decorative elements, building wall extensions, plantings, or other innovative means so as to screen parking areas from view from public ways.
 - 3. The height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
 - 4. Newly installed utility services, and service revisions necessitated by exterior alterations, should be underground.
 - 5. Sidewalks located in the public right-of-way shall be appropriate widths consistent with those of adjacent properties.

Exhibit “A” (cont’d)

6. Newly proposed sidewalks within the public right-of-way shall be a minimum of five feet (5') in width.

B. Building Setback and Height

1. The maximum allowed front setback shall be twenty (20) feet unless a public-private setback zone is provided.
2. Buildings on corner lots must comply with maximum building setback standards along all lot frontages.
3. The minimum side yard and rear yard setbacks shall be as specified in the underlying zoning district.
4. The maximum building height shall be as specified in the underlying zoning district.

C. Building Design

1. Building facades facing a Principal Street (as described below) must incorporate a main entrance door on the principal street. Principal Streets located in the UpTown District shall consist of the Streets named after the Presidents, Collingwood Blvd, 11th, 14th & 17th Streets.
2. Building frontages that face Principal Streets and exceed a width of 50 feet must include vertical visual elements to break the plane of the building frontage. Such vertical elements must be spaced at regularly spaced intervals to provide visual interest along the entire building frontage.
3. The use of public artwork is encouraged and should be incorporated whenever possible.
4. Grade level mechanical equipment shall be screened from public view and all public right-of-ways. All utilities shall be underground wherever possible.
5. Roof-mounted mechanical equipment must be screened from public view. The screening must be of a sufficient height to prevent persons located at the street level from viewing the screened items and a sight line analysis from at least 200 feet away must be submitted for review and approval. The design, colors and materials used in screening must be consistent with the architectural design of the building.
6. Dumpsters and trash receptacles must be screened in accordance with Sec. 1108.0304(B), and located to the rear of the property.

Exhibit “A” (cont’d)

7. For commercially used property at least 60 percent of each building façade along a Principal Street, between the height of 2 feet and 10 feet above the nearest sidewalk grade, must consist of clear, non-tinted, non-mirrored, and uncovered window glass permitting views of the building’s interior to a depth of at least 4 feet. For building frontages other than those on Principal Streets, the window glass shall continue for a minimum of 10 feet from the Principal Street building corner. No exterior security bars or roll-down metal doors shall be allowed. This provision shall be reduced to at least 30 percent, of each building facade along a Principal Street, for the conversion of a residential building to a commercial use. This provision does not apply to buildings officially recognized as historic or those deemed eligible for listing in the National Register of Historic Places if the provision would result in a modification of the original historic appearance of the building.
8. New buildings, stand alone and in-fill buildings, may be designed in a contemporary style but must be in harmony and compatible with the context of neighboring properties.

D. Building Materials

Maintaining a consistent palette of materials is important to establishing continuity within the District and to improving the overall appearance of the District. Predominant building materials should be high quality. Exterior insulation and finish system (EIFS) materials and applications are prohibited, except where used to simulate an existing material and when eight (8) feet above grade and not within an entryway, and comprising less than 15% of the frontage facing the principal street & all public right-of-ways. The following are identified as acceptable for predominant exterior building materials:

1. Brick: Shall be standard modular brick (4” x 8”) with common tooled mortar joints (the UDARC may approve non-standard modular brick sizes and designs). Un-tooled joints, distressed brick, or irregular shaped brick are prohibited. Brick color and texture shall be compatible with original brick facades in the UpTown District, constructed prior to the 1940’s. Brick of this period was commonly blond, yellow-blond, beige, or dull red with very little color range. Textures varied from smooth or glazed to rough. Textures tended to be uniform.
2. Materials with a brick-like appearance (4” x 8”) such as “Founder’s Brick” or similar material (the UDARC may approve additional sizes and designs).
3. Wood, and it must be painted or stained/sealed.
4. Materials with a wood-like appearance such as “Textured Cementitious Board”, “Cement Board Siding”, or similar material.
5. Smooth finished or manufactured stone such as limestone or sandstone and terra cotta.

Exhibit "A" (cont'd)

6. Glass.
 7. Building materials other than those listed above may be approved by the Plan Director, in consultation with UDARC, in special cases such as building additions or building renovations, taking into consideration the predominant building materials existing on the building to be added to or renovated.
 8. Predominant exterior building materials shall not include the following:
 - a. smooth-faced concrete block
 - b. smooth-faced tilt-up concrete panels
 - c. pre-fabricated steel panels
 - d. vinyl siding
 9. The use of high-intensity colors, metallic colors, blacks or fluorescent colors is discouraged. Paint colors shall visually relate building elements to each other, as well as, individual facades to each other. The colors chosen for any façade shall relate to the neighboring facades and to the blockscape as a whole. The placement of colors should be based on the existing hierarchy of detail: base, major and minor trim colors. The color of the upper wall surface and the storefront piers is the base color.
- E. Alley Facades
1. On any building being considered for restoration or renovation, the exterior facades facing an alley shall also be improved. Any exterior fire escape that is still in use and approved by the Fire Prevention Division of the Department of Fire and Rescue Operations shall be repaired and painted. Unused fire escapes shall be removed completely. All unused sign brackets or mounting devices shall be removed. All existing doors, windows and security devices shall be repaired and painted or replaced. All masonry or other facade materials shall be cleaned and sealed or painted. New lighting and building identification signage or street addresses shall be installed. New lighting fixtures with downward directed lighting shall be installed above or near any point of entry into the building.
 2. The use of artwork is encouraged along alley facades.

Exhibit “A” (cont’d)

1103.1607 Architectural Review Requirements for Existing Buildings

Duplication of the exact historic design of the original building façade is not completely necessary in order to create a handsome and functional building, but the historical appearance should be the principal influence in façade rehabilitation.

A. Elements in restoring historical appearance:

1. Applied siding treatments, metal fascias and canopies should be removed wherever possible.
2. Repair damage from siding and fascia attachments and repair the upper facades hidden by such treatments. Metal fascias and other applied treatments often aid in preserving the façade and its materials.
3. Rehabilitate the existing facades in keeping with the original architecture of the building.
4. Maintain the original architectural elements and detail that remain.
5. Reconstruct non-original portions of the façade, as needed, in keeping with the original façade design.
6. Restore original elements and detail that have been lost, when feasible.

B. Traditional façade guidelines for façade rehabilitation:

1. Maintain the continuity of the blockscape. Do not recess the storefront or otherwise change the continuous plane of the facades.
2. Maintain the size and shape of the original façade openings: the storefront opening and the upper story windows. Do not fill-in or reduce the size of the original openings.
3. New windows should fit the size and shape of their openings.

1103.1608 Permitted or Prohibited or Special Uses

All uses that are permitted or prohibited or are special uses in the underlying zoning district(s) shall remain as permitted or prohibited or special uses in the UpTown UNO District.

1103.1609 Accessory Buildings and Uses

All accessory buildings and uses which are permitted or prohibited in the underlying zoning district(s) are permitted or prohibited within the UpTown UNO District, except that any detached accessory building on any lot shall have, on all sides, the same architectural features or shall be architecturally compatible with the principal building(s) with which it is associated.

Exhibit “A” (cont’d)

1103.1610 Landscape Review Requirements

Site plan review shall also include the review of landscape design elements and conformance with Sec. 1108.0300 | Urban Commercial Landscape Standards. All landscaping shall adhere to the crime prevention through environmental design (CPTED) standards. Applicants are strongly encouraged to contact the Toledo Police Department Community Services Division who can make recommendations to enhance the usage of CPTED principles, which include natural surveillance, natural access control, and territorial reinforcement. Landscapes must allow clear and unobstructed views of the surrounding areas. All landscaping will be at ground level, three feet in height maximum, and any tree canopy base shall be six feet or higher to allow for natural surveillance and eliminate potential ambush points.

1103.1611 Off-Street Parking

Off-street parking requirements for properties within the UpTown UNO District shall comply with the requirements set forth in Chapter 1107, Parking, and the following provisions:

- A. Location of off-street parking facilities shall be on the same lot as the principal use or within three hundred (300) feet of the building (measured from the nearest point of the building or use to the nearest point of the parking) or an alternative access and parking plan may be submitted as provided for in Sec.1107.1400.
- B. Off-street parking facilities shall be located in the rear portion of the subject property and behind the principal building or use. The construction of new off street parking lots having frontage on a street is prohibited.
- C. If parking in the rear of the lot is not feasible because the lot is too shallow, or other unique circumstances approved by the Plan Commission, then parking may be allowed on the side of the building if a screening wall and landscape treatment are installed along the street frontage in conformance with the minimum parking lot standards for perimeter screening barriers.
 1. A landscape island or greenbelt, five (5') feet in width shall be installed behind the screen wall. This landscape island/greenbelt shall accommodate the installation of canopy trees, at least three (3") inches in caliper.
 2. If the parking lot is located adjacent to a building, a six (6') foot wide sidewalk shall be installed between the building and the parking area.
- D. Access to parking lots shall be provided off alleys whenever possible in order to minimize curb cuts across pedestrian sidewalks.

Exhibit “A” (cont’d)

- E. The required number of off-street loading spaces may be reduced or eliminated by the Planning Director in consultation with the Division of Transportation, with due consideration given to the following factors:
 - 1. Frequency and time of deliveries;
 - 2. Size and nature of vehicles accommodated by the loading spaces;
 - 3. The character of the neighborhood;
 - 4. Impact upon adjoining streets, places, or alleys; and
 - 5. Type of business.

1103.1612 Lighting Requirements

- A. In reviewing the lighting proposed for a lot to be developed in the District, factors to be considered include but are not limited to:
 - 1. Safety provided by the lighting.
 - 2. Security provided by the lighting.
 - 3. Light spillage or glare onto adjoining residential properties and/or streets is prohibited. All lumination shall be directed downwards
 - 4. Height and placement of lighting standards considering the use.
- B. Site Lighting for Small Parking Lots (Twenty-Five or Less Parking Spaces)
 - 1. Site lighting for small parking lots shall utilize a pedestrian style light fixture and pole to match the lights being used by the City of Toledo for public enhancement within the UpTown District. The City of Toledo will provide the model number for the light pole and luminaire, as well as detail product specifications. Similar fixtures and poles will be considered.
 - 2. The light source shall be metal halide or LED.
 - 3. The light intensity shall average a minimum of .5 foot-candles, measured five (5') feet above grade for parking lots and 1 to 3 foot-candles measured five (5') feet above grade for pedestrian sidewalks.
- C. Site Lighting for Large Parking Lots (Twenty-Six or More Parking Spaces)
 - 1. Site lighting for large parking lots shall utilize a Shoe Box Fixture and pole (maximum 25 feet height) for efficiency of lighting and neutrality of design. The City of Toledo will provide the model number for the lights or luminaires, as well as detailed product specifications. Similar fixtures and poles will be considered.
 - 2. The light source shall be metal halide or LED.

Exhibit "A" (cont'd)

3. Pedestrian style light fixture and pole, as indicated for small parking lots, shall be used along collective walks.
4. The light intensity shall average a minimum of .5 foot/candles, measured five (5') feet above grade for parking lots and 1 to 3 foot-candles measured five (5') feet above grade for pedestrian sidewalks.

1103.1613 Canopies/Awnings

- A. Awnings shall be traditional in design; they shall be triangular in section, sloping outward and down from the top of the opening. First floor awning sides are recommended to be open to increase sight lines towards storefronts along the street. Curved awnings matching the curve of the openings being covered are permitted. Other round-top, halfround, box, or other unusual awning shapes are prohibited unless approved in writing by the Plan Director. Internally illuminated awnings are also prohibited. Signage on awnings shall be allowed as long as it meets appropriate portions of the requirements of Section 1103.1613.
- B. Canopies shall be narrow in elevation, six (6") inches to twelve (12") inches, and flat. Typically such canopies would have internal drainage. Canopies shall be self-supporting or supported by tension rods. Canopy projections are limited to thirty-six (36") inches. Sloping, or unusually shaped canopies are prohibited.

1103.1614 Signage

Signage shall comply with Part 13, Title 9, Chapter 1387, Signs Permitted in Zoning Districts, and the following regulations:

- A. Building signs shall be located above the main entrance in the sign band area, on the upper facade wall. The sign shall be sized to allow the masonry to be fully exposed around the sign.
- B. No sign or part of a sign shall be located above the parapet of any facade. Roof mounted signs are prohibited.
- C. Building signs shall not exceed 75% of the width of the storefront opening.
- D. The shape of building signs shall be rectangular, or slight variations of rectangular forms, except business logos and/or corporate identity symbols are allowed.
- E. Projecting signs are allowed. The maximum projection is three and one-half (3½') feet and the minimum mounting height to the bottom of the sign shall be seven (7') feet.
- F. Window signs are allowed. However, no signage or advertisement shall block the view to the interior.
- G. Raceways, cabinets, box signs, moving, animated or intensely lighted signs, roof signs or signs that extend above a building roofline or parapet, and pole mounted signs are prohibited.
- H. Monument or ground signs are allowed.

Exhibit “A” (cont’d)

- I. Additional Off-Premise Signs (Billboards) are prohibited. Existing off-premise signs may remain subject to the regulations for legal non-conforming signs in Chapter 1395.
- J. Each building shall display a street address as per City of Toledo Municipal Code. The street address shall also appear on any alley building elevation.
- K. Public Art shall be approved by the UDARC prior to final approval from the Toledo Arts Commission.

1103.1615 Fencing

Fencing when visible from a public right-of-way shall be of an ornamental design, such as wrought iron or aluminum tube fencing. Alternative ornamental designs shall be subject to the review of the UDARC.

1103.1616 Architectural Review Committee Composition, Jurisdiction and Procedures

A. UpTown District Architectural Review Committee (UDARC) Authority

There is hereby established the UpTown District Architectural Review Committee (“UDARC”) which shall have the responsibility for reviewing all Development Plans and proposed demolitions for projects in the UpTown District, for compliance with the UpTown UNO District.

The UDARC shall recommend to the Plan Director to approve, approve with modifications, or disapprove submissions for projects in the UpTown District. The UDARC shall have full authority to approve, approve with modifications, or disapprove demolition submissions in the UpTown District. The applicant may appeal decisions on demolitions by the UpTown District Architectural Review Committee or any other interested person to the Plan Commission, in writing, within 7 days of the UpTown District Architectural Review Committee. The Plan Commission must hear such appeals within thirty (30) calendar days of the date of receipt of the appeal.

If the UDARC forwards the Submission to the Toledo Plan Commission, or the decision under these Declarations is appealed to the Toledo Plan Commission, the Toledo Plan Commission shall review the Submission in accordance with the Declarations, the Toledo Municipal Code, and its Rules, and render its decision in writing. The Toledo Plan Commission shall not arbitrarily or unreasonably withhold its approval of Submissions.

Exhibit “A” (cont’d)

B. UDARC Composition and Term

The UDARC shall consist of not more nor less than five (5) members. The UpTown District Association shall appoint the members of the UDARC. In the event that the UpTown District Association is no longer a functional entity then Toledo City Council shall appoint the members. The composition of the UDARC shall consist of those property owners, residents, or business owners and/or employees under special circumstances who are located within the boundaries of the UpTown District as defined in the Toledo UpTown Plan, and a professional architect or landscape architect, or planner.

In the event that there is a vacant position on the UDARC that has not been filled by the process defined in these Declarations, the UDARC, by majority vote, may temporarily appoint a person to serve on the UDARC until a replacement is designated.

The UDARC members shall serve the terms as outlined below. To achieve staggered terms the initial terms of the appointees of the Professional Architect, Landscape Architect, or Planner shall be three (3) years.

- Property Owners shall serve a term of two (2) years;
- Business Owners shall serve a term of two (2) years;
- Residents shall serve a term of two (2) years;
- All others shall serve a term of two (2) years;

There are no term limitations.

C. UDARC Rules

The Chair shall be responsible for providing a non-voting Secretary for the UDARC who shall be responsible for maintaining the minutes and records of the UDARC. A quorum of the UDARC shall consist of three (3) members, one (1) of which must be the Chair or Vice Chair. Three (3) affirmative votes are necessary for all UDARC review action, unless stated otherwise in these Declarations. In the event of a tie vote, the Chair shall render a decision on behalf of the UDARC.

The UDARC may adopt Rules of Procedure (“Rules”) to govern the operations of the UDARC. Such Rules must be adopted by, and may be amended by, a vote of not less than four (4) members of the UDARC. Robert’s Rules of Order shall govern the actions of the UDARC unless otherwise expressly provided for in the Rules.

The UDARC may adopt provisions to allow the Chair to administratively approve certain Submissions conforming to the Declarations without review by the UDARC.

Exhibit “A” (cont’d)

D. UDARC Procedures

An applicant shall forward Submissions to the UDARC for preliminary review in accordance with the Declarations before review of the Submission by the UDARC. The UDARC shall review the Submission for conformance with the Declarations and the Toledo Municipal Code, and shall respond in writing within forty-five (45) days of the filing of the Submission as to whether the Submission materially conforms to the Declarations and Toledo Municipal Code, or what modifications are needed to achieve conformance.

If the Submission materially conforms to the Declarations and the Toledo Municipal Code, the UDARC shall forward the Submission and all comments to the Toledo Plan Commission for review as provided for in this Article.

E. UDARC Liability

The UDARC, as a City of Toledo entity, shall have the liability protections granted to such bodies under the laws of the State of Ohio.

F. Variance

The UDARC is authorized to recommend variances from any provision of the Declarations where such variances will assist in carrying out the intent and spirit of the development and where strict application of the provision would result in a particular hardship to the applicant.

G. Public Meetings

Regular and Special meetings of the UDARC shall be subject to the public meeting and notice requirements (commonly known as the “Sunshine Laws”) of the Ohio Revised Code and the Toledo Municipal Code.

1103.1617 Demolition Hearing Procedures (UpTown District)

- A. The UpTown District Architectural Review Committee (UDARC) has review and approval authority for demolition review under this section after seeking comment from the City Historic District Commission for review and comment.
- B. When application is made for demolishing a structure within the UpTown District, the UpTown District Architectural Review Committee (UDARC) must grant the application when one or both of the following conditions are found to exist:
 - 1. The structure for which demolition is sought contains no features of architectural or historic significance, and it does not contribute to maintaining the character of the UpTown District; or
 - 2. There is no reasonable economic return for the structure as it exists and there is no feasible alternative to demolition submitted to the applicant by concerned organizations or individuals who wish to preserve the structure.

Exhibit "A" (cont'd)

C. Economic Hardship Standards and Criteria

The UpTown District Architectural Review Committee (UDARC), in making a determination of economic hardship, may consider any relevant information, including but not limited to the following standards and criteria:

1. Alternative uses and the economic return they will earn in relation to all the following:
 - A. estimate of the cost of the proposed redevelopment, alteration, demolition, or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the UpTown District Architectural Review Committee (UDARC) for changes necessary for the continued use of the building;
 - B. a report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structures on the property and their suitability for rehabilitation, including any existing evidence that deterioration has progressed to the extent that rehabilitation is not practical;
 - C. estimated market value of the property in its current condition, based on an independent MAI-certified appraiser; after completion of the proposed redevelopment, alteration, demolition or removal; and after changes recommended by the UpTown District Architectural Review Committee (UDARC) for the renovation of the existing property for continued use; and
 - D. testimony from a third party architect, developer, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property, taking into consideration any existing evidence that deterioration has progressed to the extent that rehabilitation is not practical.
2. The current economic return on the property in relation to all the following:
 - A. the amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased;
 - B. if the property is income-producing, the annual gross income from the property for the previous 2 years; itemized operating and maintenance expenses for the previous 2 years; and depreciation deduction and annual cash flow after debt service, if any, during the same period;
 - C. real estate taxes for the previous 2 years and assessed value of the property according to the most recent assessed valuation; and

Exhibit “A” (cont’d)

- D. all appraisals obtained within the previous 2 years by the owner or applicant in connection with the purchase, financing or ownership of the property.
 - 3. The property is not able to be sold, considered in relation to any listing of the property for sale or rent, price asked, and offers received, if any, within the previous 2 years, including testimony and relevant documents regarding:
 - A. any real estate broker or firm engaged to sell or lease the property;
 - B. reasonableness of the price or rent sought by the applicant; and
 - C. any advertisements placed for the sale or rent of the property.
 - 4. Economic incentives and/or funding available to the applicant through federal, state, city or private programs.
 - 5. Other information considered by the respective UpTown District Architectural Review Committee (UDARC) to be significant in determining whether the property does yield or may yield a reasonable return to the owner.
- D. Alternatives To Demolition Submitted By Others
- In deciding on the feasibility of an alternative to demolition, the UpTown District Architectural Review Committee must find that the alternative plan meets the following requirements:
- 1. It contains a credible short-term and long-term program for the protection and use of the building;
 - 2. It contains financial and architectural plans prepared by architects, engineers, real estate professionals, and other persons experienced in the rehabilitation and reuse of historic buildings; and
 - 3. It has been submitted to the applicant as a good faith proposal containing an offer to enter into a contract at a price that reflects the fair market value of the property based upon three independent MAI-certified appraisers.
- E. Additional Application Requirements
- An applicant must meet with the UpTown District Architectural Review Committee or the Plan Commission staff, and the applicant must then submit evidence on the following standards and criteria:
- 1. For a demolition application to be considered by the UpTown District Architectural Review Committee, the application must contain sufficient information so that the UpTown District Architectural Review Committee may adequately analyze the application in relation to its standards and criteria and then make a factual decision on the application.

Exhibit “A” (cont’d)

2. The application shall include photographs and a written description of the present condition of the structure for which demolition is sought. The applicant shall include information about any changes in the condition of the structure during the previous 2 years.
 3. At the initial meeting with the applicant, the UpTown District Architectural Review Committee or the staff must indicate the information the UpTown District Architectural Review Committee will need for a valid application.
 4. For applications based on a lack of reasonable economic return, the applicant has the burden of showing that the property in question is incapable of earning a reasonable economic return in the absence of the proposed demolition. The showing must be made in accordance with the standards and criteria set forth in Economic Hardship Standards and Criteria.
 5. The Planning Director must notify the applicant of any deficiencies in the documentation or other evidence provided.
 6. Failure of the applicant to submit the required documentation and/or evidence will be construed as a failure on the part of the applicant to meet that standard for which the documentation and/or evidence is lacking.
 7. After receipt of a completed application in which all required information is attached, the UpTown District Architectural Review Committee must make a determination on the applicant’s submission in accordance with the time frames set forth herein.
- F. The Plan Commission staff must evaluate each application in accordance with the standards and criteria contained in Demolition Hearing Procedures and Economic Hardship Standards and Criteria and must provide a written evaluation and report. The report must be presented to the respective UpTown District Architectural Review Committee on or before the UpTown District Architectural Review Committee's initial hearing.
- G. The respective UpTown District Architectural Review Committee must hold an initial hearing on the application. The UpTown District Architectural Review Committee, at the initial hearing, may delay a determination on the application and may impose a waiting period of at least 30 days and not longer than 9 months upon a finding that the structure is of value to the UpTown District and that alternatives to demolition may be feasible and should be actively pursued by both the UpTown District Architectural Review Committee and the applicant. This finding may include written recommendations to the applicant.

Exhibit “A” (cont’d)

- H. Upon the imposition of a waiting period, the UpTown District Architectural Review Committee must undertake meaningful and continuing discussions during the waiting period in order to find a means of preserving the structure.
 - 1. The UpTown District Architectural Review Committee and applicant must investigate the feasibility of all means of preserving the structure. During this period the UpTown District Architectural Review Committee and the applicant must make every reasonable effort to find a demolition alternative for that structure.
 - 2. If the UpTown District Architectural Review Committee and applicant do not agree on a means of preserving the structure at the initial meeting, then they must continue to undertake meaningful and continuing discussions at least every 30 days after the initial meeting. During these meetings, the UpTown District Architectural Review Committee must give written notice to the applicant when the UpTown District Architectural Review Committee believes that the structure may be saved if the applicant agrees to a longer waiting period.
- I. The UpTown District Architectural Review Committee may develop its own information on the Economic Hardship Standards and Criteria, and this information must be made part of the record on the application.
- J. The UpTown District Architectural Review Committee must announce at the initial public hearing that further evidence or documentation from any interested party may be made part of the record by submitting such information to the Planning Director by a date certain. These materials may include one or more plans for an alternative to demolition prepared by concerned organizations or individuals. The Planning Director must transmit any such information received to the UpTown District Architectural Review Committee and the applicant.
- K. When the demolition application is first received, the UpTown District Architectural Review Committee must seek the help of neighborhood leaders and suggest that they and the UpTown District Association work together on developing an alternative to demolition. The UpTown District Architectural Review Committee shall arrange one or more meetings between the applicant and any organizations and individuals working on an alternative to demolition.
- L. The UpTown District Architectural Review Committee may cause to be established a three-person economic review panel. The review panel will be comprised of three real estate and redevelopment experts knowledgeable in the economics of renovation, redevelopment and other aspects of rehabilitation.
 - 1. The panel will consist of one person selected by the UpTown District Architectural Review Committee, one person selected by the applicant and one person selected by the first two appointments. If the first two appointments cannot agree on a third person, the third appointment will be selected by the Planning Director.

Exhibit “A” (cont’d)

2. Within 60 days after the economic review panel is established and before the end of the 6th month of the waiting period, the panel must review the evidence and complete an evaluation of the economic return issue, applying the standards and criteria set forth in the Economic Hardship Standards and Criteria. It must forward a written report on this evaluation to the UpTown District Architectural Review Committee.
- M. If, after reviewing all of the evidence, the UpTown District Architectural Review Committee finds as follows below, then the UpTown District Architectural Review Committee must approve the request, conditionally or otherwise. If the UpTown District Architectural Review Committee finds that the standards, criteria, and requirements are not satisfied, the request will be denied. The UpTown District Architectural Review Committee must find that:
1. The standards and criteria set forth in the Economic Hardship Standards and Criteria are satisfied;
 2. And there is no feasible alternative to demolition, per the requirements of paragraph C above.
- N. If the applicant or a representative fails to meet with the UpTown District Architectural Review Committee at the times specified, or to participate in a meeting arranged by the UpTown District Architectural Review Committee, then the UpTown District Architectural Review Committee may deny the request.
- O. During the waiting period, the owner of such structure must maintain or mothball the structure to prevent further deterioration. If the request for a demolition is denied, the applicant must develop a program for continuing maintenance for the structure to ensure that the deterioration of the structure is not caused by the neglect of the structure by its owner or by a tenant. Such program must address the condition of the structure, the money currently available for repairs and maintenance, and any funds or in-kind assistance that may be available from interested third parties.
- P. After holding good faith meetings pursuant to paragraph G above for 6 months into the waiting period specified by the UpTown District Architectural Review Committee, or any time thereafter, the applicant may appeal to the Plan Commission for a determination pursuant to Section B through Section F.
- Q. After each demolition of a landmarked structure or within a historic district, the UpTown District Architectural Review Committee must prepare a brief report on that structure giving the reasons why the demolition took place. The report must be given to the Plan Commission and interested neighborhood organizations. At the end of each year the UpTown District Architectural Review Committee must prepare a report summarizing the demolitions that year and the reasons for these demolitions. These summaries must be given to the Mayor, City Council, the Plan Commission and interested neighborhood organizations.

Exhibit “A” (cont’d)

1104.1608 Demolition Appeals

- A. Decisions concerning demolitions by the UpTown District Architectural Review Committee may be appealed by the applicant or any other interested person to the Plan Commission, in writing, within 7 days of the UpTown District Architectural Review Committee hearing provided for in Initial Hearing Procedures.
- B. The Plan Commission will consider an appeal filed pursuant to this Section within 30 days of receipt of notice of appeal, and must utilize the written findings of that UpTown District Architectural Review Committee to review economic, historic, architectural and aesthetic features of such structure, the nature and character of the surrounding area, the use of such structure and its cultural importance to the City. A majority vote of the Plan Commission is required to overturn a decision of the UpTown District Architectural Review Committee.
- C. In cases involving denial of an application for demolition pursuant to Demolition Hearing Procedures, the UpTown District Architectural Review Committee and the applicant must present such evidence as will be relevant to the conditions set forth in Demolition Hearing Procedures and Economic Hardship Standards and Criteria and must further present evidence upon the efforts made, if any, to find a feasible and prudent alternative to demolition during the pendency of the appeal.
 - 1. In such cases, the Plan Commission may, in its discretion, and to facilitate the production of the evidence contemplated herein, defer its final decision to a date no later than 9 months from the initial UpTown District Architectural Review Committee hearing.
 - 2. The Plan Commission may direct the applicant and the UpTown District Architectural Review Committee to continue discussions as provided for in Demolition Hearing Procedures (G) for the balance of the waiting period.
- D. Decisions by the Plan Commission will be deemed final administrative orders for appellate purposes and will be thereafter regulated by Revised Code Chapter 2506.
- E. No building permit, or other permit necessary for the activity applied for, including environmental changes, may be issued, or if issued will be valid, during the appeal time provided in Section A, during the pendency of a timely-filed appeal before the Plan Commission, or during the time prescribed in Revised Code Chapter 2506 for an appeal of a decision of the Plan Commission

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GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a used auto sales facility
Location	-	2800 – 2808 Tremainsville Road
Applicant	-	Trilby Corners, LLC 2808 Tremainsville Road Toledo, OH 43613
Engineer	-	John A. Weithman, P.E. P.O. Box 184 Waterville, OH 43566

Site Description

Zoning	-	CR / Regional Commercial
Area	-	±2.54 acres
Frontage	-	±341' along Tremainsville Road
Existing Use	-	Auto Repair Shop
Proposed Use	-	Used Auto Sales Facility

Area Description

North	-	Single Family Dwellings / RS6
South	-	Commercial Building / CR
East	-	Single Family Dwellings / RS6
West	-	Commercial Building / CR

Parcel History

Z-11005-05	-	Request for a Zone Change from RS6 Single Family Residential to CR Regional Commercial, approved by Plan Commission on 1/12/06, approved by City Council 2/3/09, Ord. 63-09.
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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) to facilitate the development of a used auto sales facility at 2800 – 2808 Tremainsville Road. The ±2.54 acre site consists of three (3) parcels. The northwestern parcel is occupied by a small structure that contains a dwelling unit, an office space, and a shop. A shed, an accessory building, and an auto repair service shop are located on the remainder of the site. AREIS data indicates that 2800 Tremainsville Road has a different owner than that of 2808 Tremainsville Road. If approved, an agreement between the owners of the properties will need to be obtained and submitted.

The applicant intends to use the existing 7,500 square foot building on 2808 Tremainsville Road to operate the used auto sales and auto repair facility. The accessory structure and storage shed located on the site and are intended to be used as part of the Special Use Permit.

Used Auto Regulations

TMC§1104.0300 – *Auto and RV Sales, Used Only* outlines site design criteria for used auto sales facilities. Included are criteria governing minimum lot size and frontage. Used auto sale facilities shall be located on a lot with no less than one-half (1/2) acre and have a minimum average width of 150 feet along the main road frontage. The site meets these criteria. Additionally, the applicant is proposing to operate a auto repair shop in conjunction with the used auto sales facility. Repairs and service of any in operable automobile must be conducted wholly within and enclosed structure permanently located on the lot. The Site Plan submitted is in compliance with this regulation.

Site Plans for used automobile and recreational vehicle sales shall be delineated, with dimensions, parking areas and drive aisles for the outdoor display area and customer/employee parking area. Used vehicle inventory shall only be displayed, parked or located within areas approved and defined. Required customer/employee parking may not be used for used vehicle inventory (TMC§1104.0308). Additionally, the large “lawn area” depicted on the Site Plan cannot be used for vehicle display. If approved, a revised Site Plan showing compliance must be submitted for the approval of the Planning Director.

Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, a used 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. Elevations show a total of two (2) service bays requiring three (3) customer parking spacing on the site. Calculations using the auto repair shop’s square footage as enclosed sales area conclude that a total of eighteen (18) customer spaces are required for parcel #23-03414. The Site Plan depicts a total of thirty-nine (39) parking spaces. The Site Plan is in compliance with the number of required parking spaces, and twenty-one (21) spaces are available for auto sales display.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

The applicant does not intend on accessing the property via the southernmost curb cut located on 2790 Tremainsville Road (parcel #23-03419). The site will be accessed via the two (2) existing curb cuts onto Tremainsville Road. If approved, staff will require that the cross access between 2808 Tremainsville Road and 2790 Tremainsville Road be closed with a barrier that prohibits vehicular thru-traffic. Cross access is proposed on the development site between 2800 Tremainsville Road and 2808 Tremainsville Road. Due to the different ownership of the parcels, the proposed access arrangement will require an Alternative Access and Parking Plan to be submitted to the Planning Director detailing the type of alternative being proposed and the rationale for such proposal. A cross access agreement was not submitted as part of the application submittals.

Landscaping

The site is existing and therefore only required to be brought closer into compliance with the landscape requirements of the 2004 zoning code. If approved, staff will require a fifteen (15') foot frontage greenbelt along Tremainsville Road. At least one tree must be provided for every 30 feet of lot frontage or fraction thereof. Calculations require a total of twelve (12) trees to be planted in the frontage greenbelt along Tremainsville Road. Trees are not required to be evenly spaced and may be clustered. The Site Plan submitted is in compliance with TMC§1108.0202.

If approved, a Type A landscape screen and buffer will be required along the north and east property lines of the site that abut the adjacent residentially zoned properties. Said screen and buffer shall consist of a solid six (6') feet to eight (8') tall fence or wall and a ten (10') foot wide landscape buffer abutting the screening. Fencing is to be installed so that the smooth/flush side faces away from the development site. Additionally, staff will require a solid evergreen hedge be planted along the Tremainsville Road frontage to screen the parking lot so that no headlights of any vehicles can be seen from the public street.

Building Design

Elevations depict the use of split-faced concrete block and standard concrete block. The buildings are existing and therefore, if approved, no changes to the exteriors will be required.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan this site for Neighborhood Commercial land uses. The CN Neighborhood Commercial district is intended to accommodate predominately small and medium scale commercial uses that serve neighborhoods. Small and medium scale offices and mixed uses may be included. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape. Development for this zoning district is not intended to be intense with excessive building coverage, large buildings, and buildings placed close together.

The Special Use Permit is not suitable for this location because it does not conform to the 20/20 Comprehensive Plan. Additionally, the presence of multiple structures on the site creates the potential for an overdeveloped site that could be detrimental to nearby neighborhoods. Additionally, the Department of Transportation has objected to the Special Use Permit. Finally the site does not offer adequate consumer parking and vehicular display parking.

Although staff is recommending disapproval, conditions of approval are attached as Exhibit "B".

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-2005-15, a request for a Special Use Permit for a used auto sales facility, for a site located at 2800 – 2808 Tremainsville Road, to the Toledo City Council, for the following five (5) reasons:

1. The Department of Transportation objects to the approval of the Special Use Permit;
2. The request does not does not meet the stated purpose of the Toledo Municipal Zoning Code;
3. The presence of multiple structures on the site creates the potential for an overdeveloped site and;
4. The site does not offer adequate customer parking and vehicle display area.
5. The request does not conform to the 20/20 Comprehensive Plan.

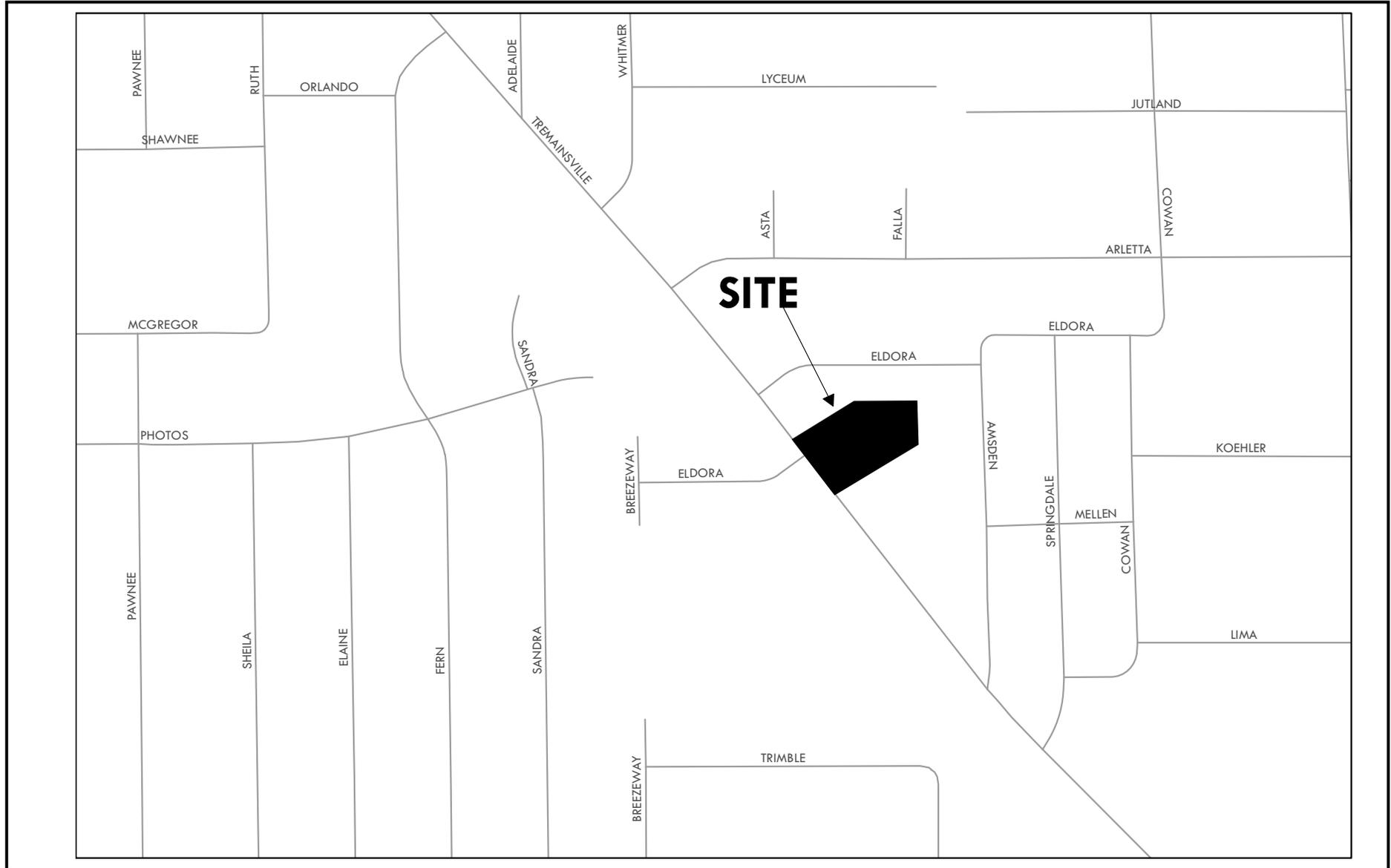
SPECIAL USE PERMIT
 TOLEDO CITY PLAN COMMISSION
 REF: SUP-2005-15
 DATE: July 9, 2015
 TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
 PLANNING AND ZONING
 DATE: August 12, 2015
 TIME: 4:00 P.M.

GP/jj
 Four (4) sketches follow
 Exhibit "A" follows
 Exhibit "B" follows

GENERAL LOCATION

SUP-2005-15
ID 55

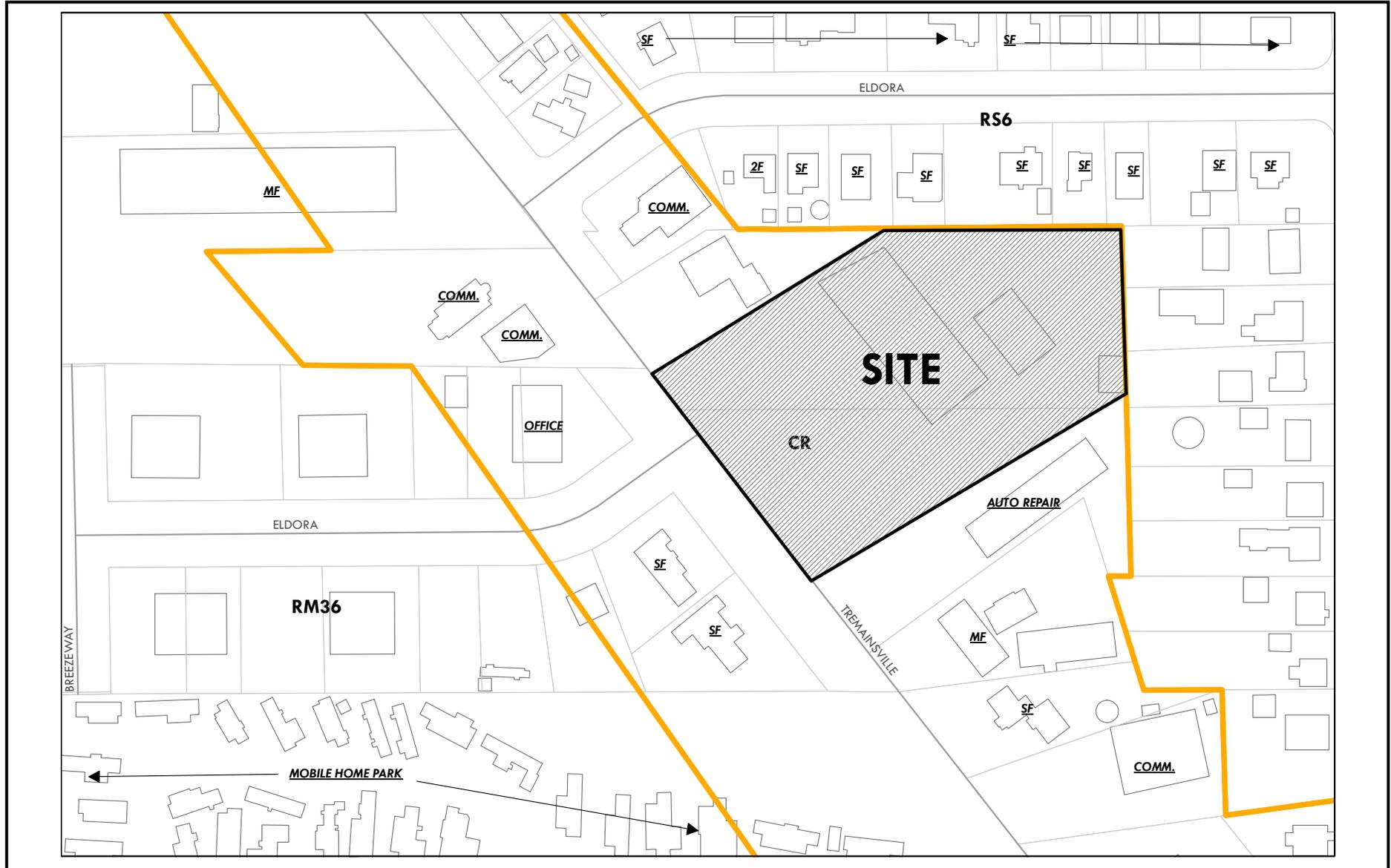


ZONING & LAND USE

SUP-2005-15
ID 55

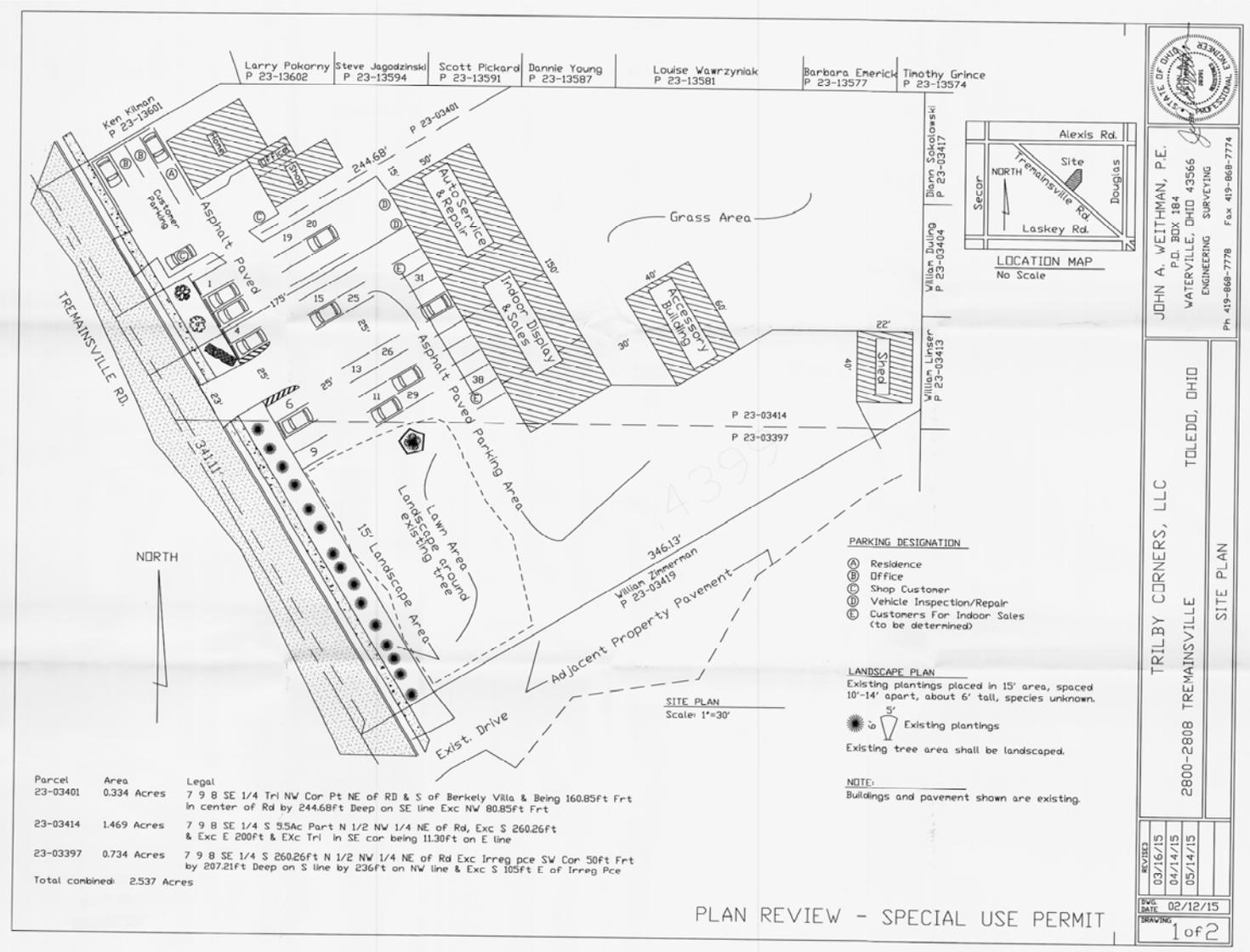


9-9



SITE PLAN

SUP-2005-15
ID 55



6-7

PLAN REVIEW - SPECIAL USE PERMIT

ELEVATION

SUP-2005-15
ID 55

8-9

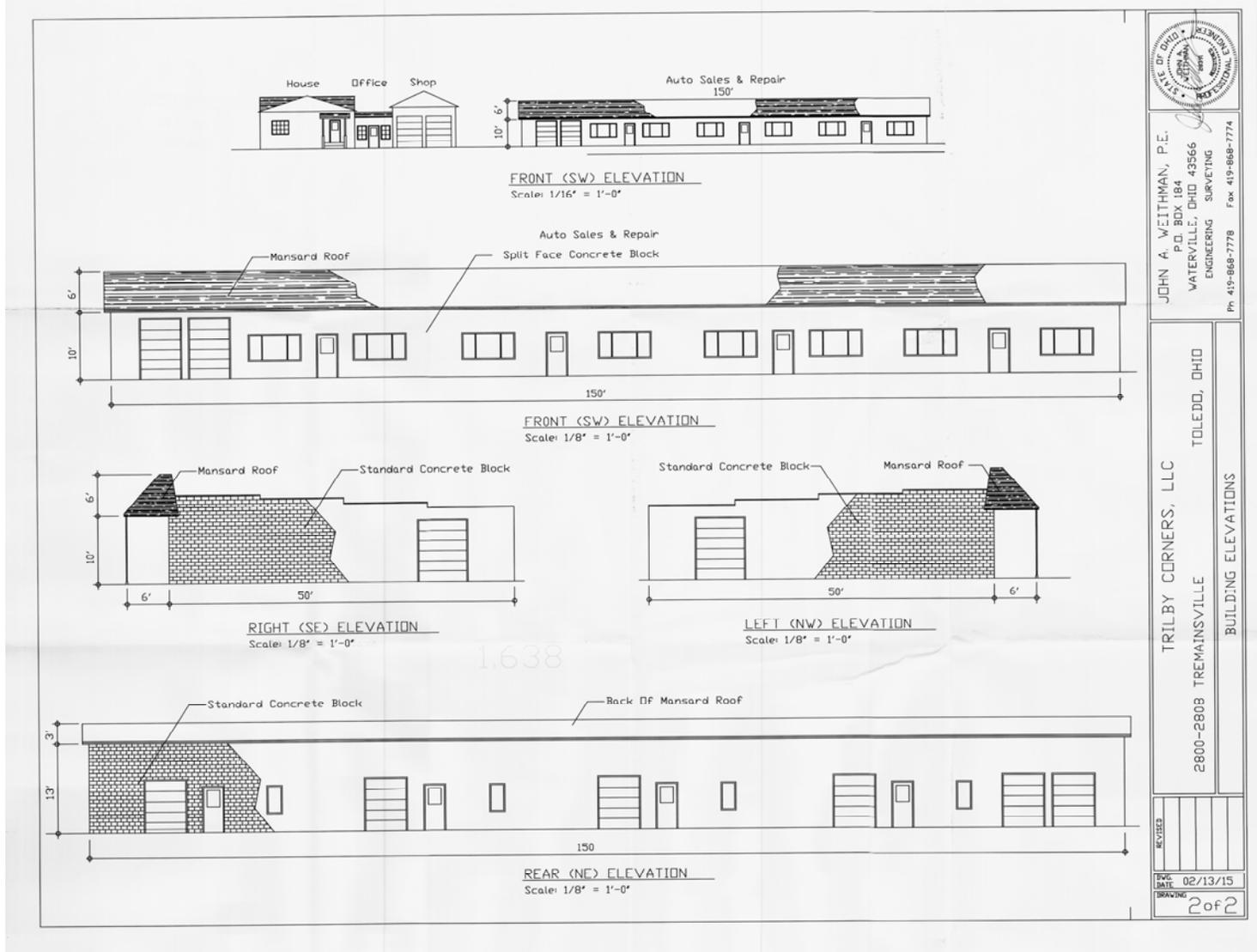


Exhibit "A"

Ref: SUP-2005-15
Planner: JC Pullum
Prepared By: GAS

DEPARTMENT OF PUBLIC SERVICE
DIVISION OF TRANSPORTATION
RECOMMENDATION ON A SITE PLAN

To: Thomas C. Gibbons, Director, Toledo-Lucas County Plan Commissions
Thru: William H. Franklin, P.E., Director of Public Service *WJH 6/2/15*
From: Sherri L. Frederick, Acting Commissioner, Division of Transportation *SLF 6/1/15*
Subject: Revised used auto sales facility at 2800-2808 Tremainsville Road

The Division of Transportation has reviewed the site plan and has the following comments:

1. The site plan does not accurately show the site as it currently exists. Revised site plans shall be submitted showing the current and proposed disposition of the site.
2. 25' wide access drives and drive aisles shall be maintained throughout the site to accommodate two-way traffic.
3. In the northernmost portion of the the double parking of vehicles shall not be allowed.
4. Parking meeting the requirements of the American with Disabilities Act must be provided in accordance with TMC 1107.
5. Cross-access agreement with the adjacent parcel shall be established.

The Division of Transportation objects to the approval of the site plan by the Plan Commission until the above mentioned conditions are addressed to the satisfaction of this division

Sherri L. Frederick 6/1/15

Sherri L. Frederick Date
Acting Commissioner
Division of Transportation

Exhibit “B”

The following **thirty-seven (37)** 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 and Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
3. All commercial drive approaches (along with the sidewalk through the drive) shall be constructed with 8-inch thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop or opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
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.

Contact Joe Warnka at (419) 245-1341 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 the fire protection requirements for this site.

Exhibit “B” (cont’d)

Engineering Services (cont’d)

8. Contact the Division of Water Distribution to determine the backflow prevention requirements for this site.
9. Plans submitted for review do not detail any revisions to the existing site that will require earth-disturbing activity of 2,500 or more square feet, nor are any changes shown to the existing storm sewer system. Therefore, it appears that there are no items requiring a storm water plan review. However, if revisions are made to the Site Plan that will result in earth-disturbing activity of 2,500 or more square feet or cause changes to the existing storm sewer, a full Site Plan review and approval will be required. Plans will be subject to the rules and regulations of the City of Toledo, Storm Water Utility, including stormwater detention and post-construction stormwater Best Management Practices (BMPs) as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities.

Sewer & Drainage Services

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

Economic Development

No objections or concerns to the Site Plan.

Fire Prevention

12. Approved address numbers are required on the building and shall be plainly legible and visible from the street fronting the property.

Exhibit "B" (cont'd)

Transportation

13. The Site Plan does not accurately show the site as it currently exists. Revised Site Plans shall be submitted showing the current and proposed disposition of the site.
14. 25' wide access drives and drive aisles shall be maintained throughout the site to accommodate two-way traffic.
15. In the northernmost portion of the double parking of vehicles shall not be allowed.
16. Parking meeting the requirements of the American with Disabilities Act must be provided in accordance with TMC 1107.
17. Cross-access agreement with the adjacent parcel shall be established.

Building Inspection

18. 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 in accordance with the Ohio Building Code (OBC) and the associated mechanical and electrical codes. This project may require a change of use of the building on the site leading to a new certificate of occupancy.
19. Any new fencing and new signs will require a separate plan review and permit(s).

Plan Commission

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 (**not depicted on Site Plan**).
21. Dumpsters may not be located in the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code.
22. All lots of the development site shall be combined into a single taxable parcel identification number.

Exhibit “B” (cont’d)

Plan Commission (cont’d)

23. A cross access agreement between the owners of the properties shall be obtained and submitted
24. 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)) **(if applicable)**.
25. The “lawn area” as depicted on the Site Plan shall not be used for vehicle storage or auto display. The “lawn area” cannot be paved without amending the Special Use Permit.
26. Accessory buildings shall only be used for subordinate uses. No sales or repairs are permitted from these structures.
27. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
28. All vehicles on display must be parked in striped parking space that shall be designated on an approved Site Plan. Vehicle parking that deviates from the approved Site Plan shall not be permitted.
29. Repairs and services of vehicles shall be conducted wholly within an enclosed building permanently located on the site.
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. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas **(if applicable)**.

Exhibit “B” (cont’d)

Plan Commission (cont’d)

32. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.
33. A barrier to prohibit vehicular cross access shall be provided along the southeasterly property line (abutting 2790 Tremainsville Road). The barrier shall be a permanent concrete curb, fence, or other type of barrier approved by the Planning Director but may not consist of a guardrail.
34. A detailed site, lighting, sign, fencing and landscaping plan separate from the Building Plans 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 fifteen (15’) feet;
 - b. A Type A landscape screen and buffer shall be provided along the north and east property lines of the site that abut the adjacent residentially zoned properties.
 - c. A perimeter landscape buffer shall be provided abutting the parking area and to visually screen all off-street loading facilities from view of Residential districts and public right-of-way. A solid evergreen hedge planting with a minimum height of eighteen (18”) inches (when installed so as to achieve full screening at maturity) shall be provided.
 - d. Topsoil must be back filled to provide positive drainage of the landscape area;
 - e. Foundation plantings along all portions of the building that is visible from the public right-of-way and landscaping at all major building entrances;
 - 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;**

Exhibit “B” (cont’d)

Plan Commission (cont’d)

- 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. Lighting shall utilize a pedestrian style light fixture and pole to match the lights being used by the City of Toledo for public enhancements projects along Monroe Street.
 - j. The location, lighting and size of any signs, all signage is subject to TMC§1387.
35. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
36. Minor adjustments to the Site Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
37. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

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GENERAL INFORMATION

Subject

- | | | |
|-----------|---|--|
| Request | - | Vacation of a portion of an alley running between Dawson Street and Oak Street |
| Applicant | - | Daniel & Jaqueline Zervas
418 Fassett St
Toledo, Ohio 43605 |

Site Description

- | | | |
|--------------|---|-------------------------------|
| Zoning | - | “RS6” Single-Family Residence |
| Existing Use | - | Public Alley |
| Proposed Use | - | Consolidate Property |

Area Description

- | | | |
|-------|---|--|
| North | - | Single-family homes/RS6 |
| East | - | Single-family homes/RS6 |
| South | - | Vacant lot and single-family homes/RS6 |
| West | - | Single-family homes/RS6 |

Alley History

Platted as Fassetts Third Addition.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The property owner at 418 Fassett Street has petitioned Toledo City Council to vacate the 8-foot wide alley immediately to the south of their property. The applicants are requesting the Vacation in order to eliminate vehicular traffic adjacent to the property and to extend the backyard. Should the Vacation request be approved the applicant intends to block off the alley just west of their single-family home.

STAFF ANALYSIS (cont'd)

The planning staff objects to the proposed Vacation because nine other property owners access the alley connected to the subject site in order to access their garage or to exit the alley. The commercial property located at the corner of Fassett Street and Oak Street can only access their parking lot through the alley located off of Oak Street. If the Vacation would be approved, the property owners on Oak Street and Dawson Street would be restricted to one entry and one exit point to their property. Additionally, the Toledo 20/20 Comprehensive Plan supports the preservation of traditional neighborhoods, of which alleys are an integral part.

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

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission disapprove V-312-15, the request to vacate a portion of an alley running between Dawson Street and Oak Street, to Toledo City Council for the following two (2) reasons:

- 1. The proposed Vacation will limit access for the remaining property owners within the block; and
- 2. The Toledo 20/20 Comprehensive Plan supports the preservation of traditional neighborhoods, of which alleys are an integral part.

STREET AND ALLEY VACATION
 TOLEDO CITY PLAN COMMISSIONS
 REF: V-312-15
 DATE: July 9, 2015
 TIME: 2:00 p.m.

CITY COUNCIL PLANNING
 AND ZONING COMMITTEE
 DATE: August 12, 2015
 TIME: 4:00 p.m.

MLM/LC
 Two (2) sketches follow

Exhibit "A"
REVIEW AGENCY 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

Conditions not available at time of print

Sewer & Drainage Services

Conditions not available at time of print

Division of Transportation

No comment or objection

Plan Commission

No comments

Fire Department

Conditions not available at time of print

Economic Development

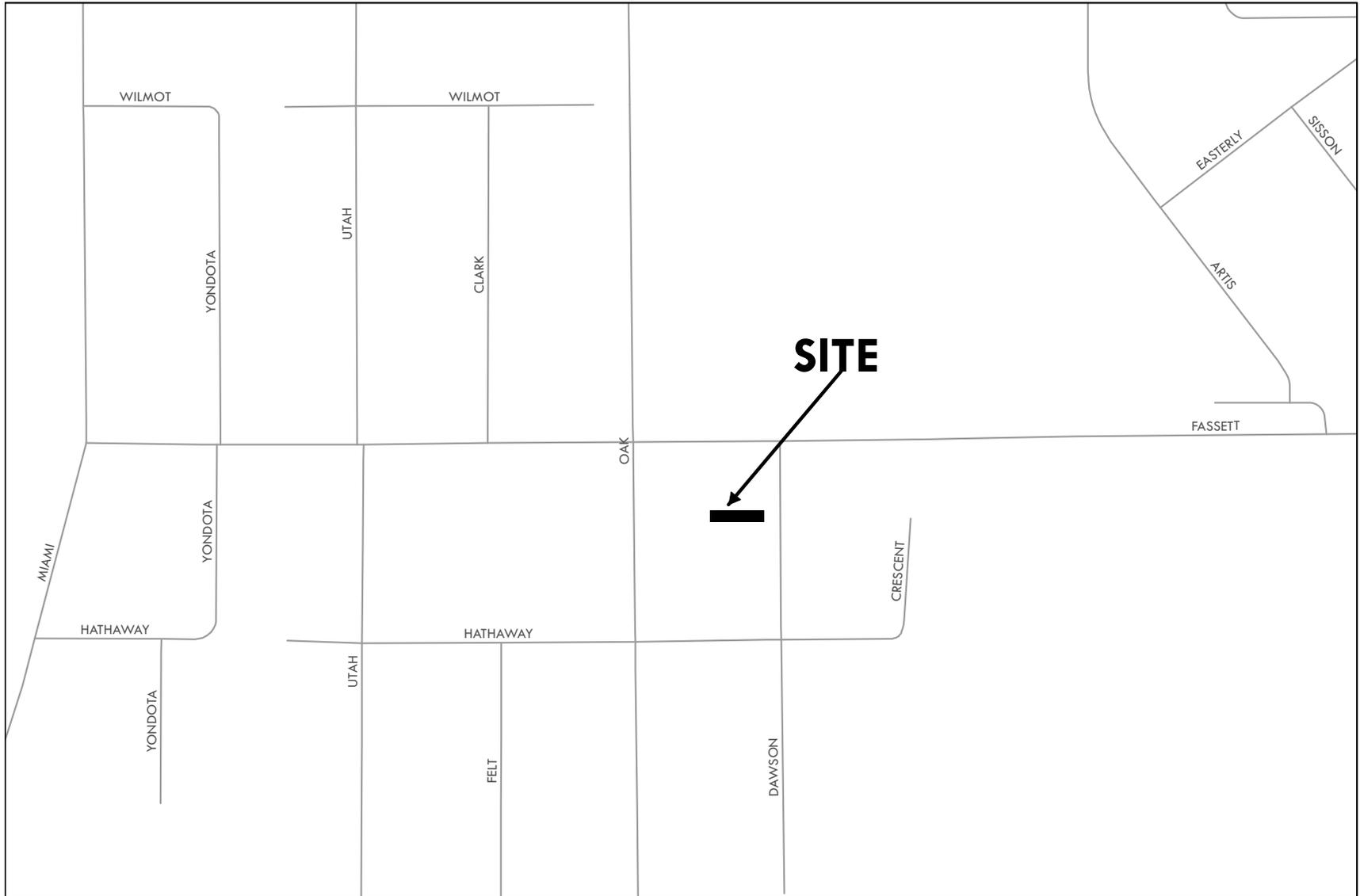
Conditions not available at time of print

Streets Bridges and Harbors

Conditions not available at time of print

GENERAL LOCATION

V-312-15
ID 30

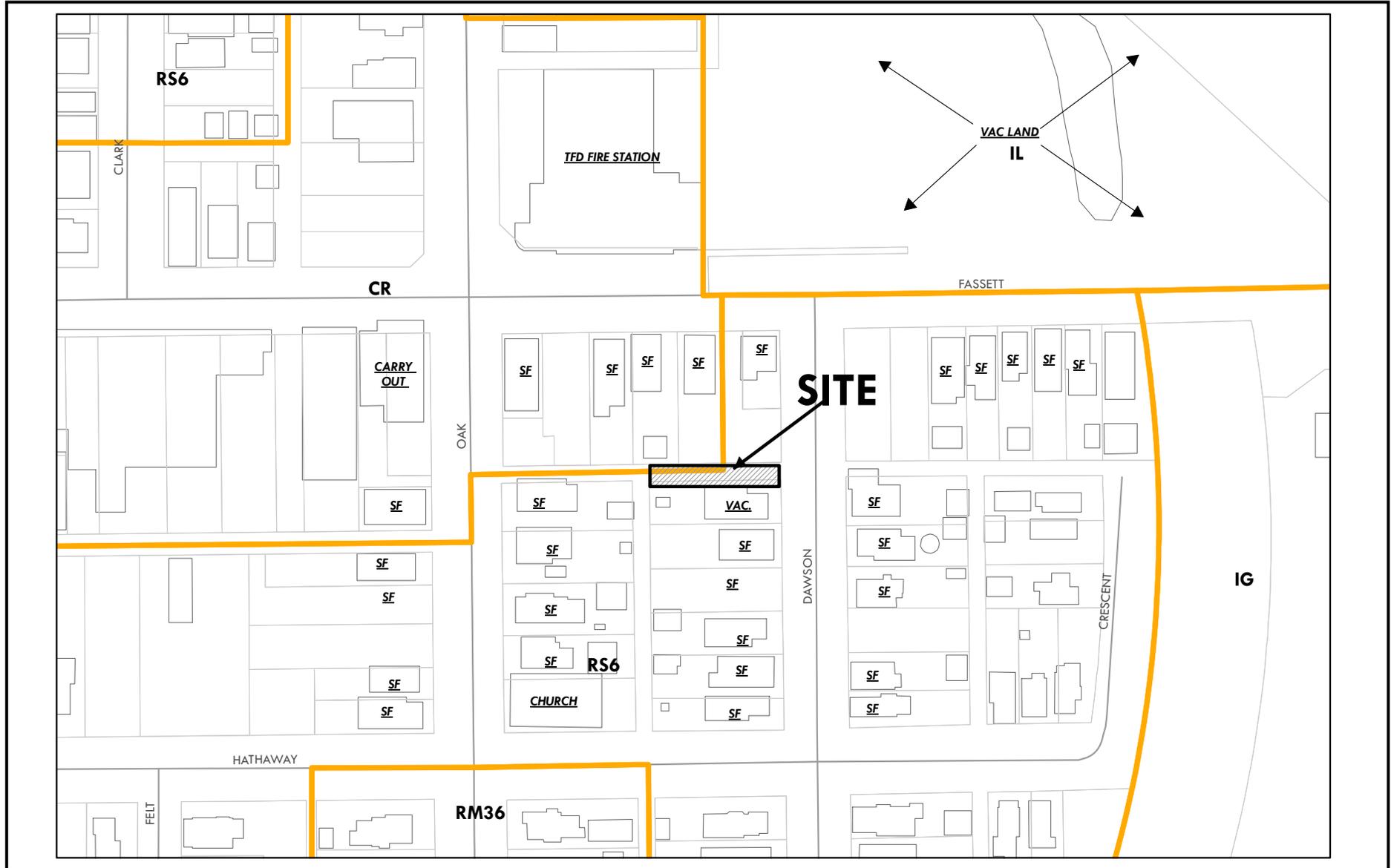


ZONING & LAND USE

V-312-15
ID 30



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GENERAL INFORMATION

Subject

- Request - Minor Site Plan Review for a new pole barn with a design standard waiver.
- Location - 1828 & 1832 Airport Highway
- Applicant - St. Charles Borromeo Catholic Church
C/O: Reverend Gregory L. Peatee
1842 Airport Highway
Toledo, OH 43609

Site Description

- Zoning - RD6 Duplex Residential
- Area - ± 0.24 acres
- Frontage - ± 90' along Airport Highway
- Existing Use - Undeveloped Lot
- Proposed use - Pole Barn

Area Description

- North - Residential / RD6
- South - Residential / RD6
- East - Residential / RD6
- West - St. Charles Borromeo Catholic Church / RD6

Parcel History

No parcel history on file.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Minor Site Plan review for a new pole barn with a design standard waiver located at 1832 Airport Highway. The ±0.29 acre site consists of two (2) parcels that are zoned RD6 Residential Duplex. The parcels are contiguous to a parking area on the main campus of a church, and is in close proximity of the church's rectory building.

The applicant, St. Charles Borromeo Catholic Church, is proposing to construct a new 24' x 40' pole barn on the site. The structure is ten (10') feet in height and will be used to store grounds maintenance equipment, tables and chairs, and various other items. The new pole barn will replace two (2) smaller structures that currently serve as storage units. An existing six (6') foot high fence is located on the property and runs parallel with Airport Highway approximately seventeen (17') feet north of the property line. The site plan depicts a fence occupying a small portion of 1828 Airport Highway that is undeveloped and included in the request.

Accessory Uses

Chapter §1105 of the Toledo Municipal Code outlines the standards and regulations of accessory uses. The proposed development is determined to be a subordinate accessory structure that is incidental to the adjacent church campus. Setback regulations for accessory structures outlined in TMC§1105.0201(A) state that "no accessory building shall be located less than sixty (60') feet from the primary front lot line" and TMC§1105.0201(C) states "no accessory building shall be closer than three (3') feet to any side or rear lot line". Also, TMC§1105.0602 prohibits accessory structures from occupying a parcel that is not associated with a principal building. The site plan submitted does not show compliance with the regulations and would need lot combinations and setback waivers to comply with TMC§1105.

Design Standards

TMC§1109.0500 – Building Façade Material and Colors, establishes façade materials and colors to be used with building design standards. The applicant is proposing to erect a pre-manufactured 20 x 40 x 10 pole barn that will be brown and tan in color. The galvanized seamed metal roof of the structure will be painted brown and galvanized steel siding will make up the walls are stated to be tan in color. Although the color of the structure is permitted, the pre-fabricated metal panels are not a predominant exterior building material listed in TMC§1109.0501(A) and is subject to approval.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Single Family Residential land uses. The district is primary intended to accommodate the development of single dwelling units on individual lots. The district is intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are typically compatible with a residential neighborhood.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission make the following decision on the waiver request for a Minor Site Plan review to for a new pole barn with a design standard waiver at 1828 and 1832 Airport Highway.

Chapter 1109 Design Standards

Waiver of TMC§1109.0501(A) – Building Façade Materials

Request to approve a waiver to allow for the use of galvanized steel panels as an exterior building material. Staff recommends disapproval of the waiver request for the use of galvanized steel panels due to the lack of hardships or practical difficulties applicable to the subject site. Furthermore, the building material is not consistent with adjacent uses in terms of façade material.

The staff further recommends that the Toledo City Plan Commission approve SPR-24-15, a request for a Minor Site Plan review for a new pole barn located at 1828 and 1832 Airport Highway, for the following two (2) reasons:

1. With exception to the required waivers, the proposed use complies with the standards of the Toledo Municipal Code;
2. The proposed use will consolidate two (2) existing uses on the site.

The staff further recommends that the Toledo City Plan Commission approve SPR-24-15, a request for Minor Site Plan review to facilitate a new pole barn for a at 1828 and 1832 Airport Highway, subject to the following **twenty (20)** 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, Toledo Municipal Code, and Americans with Disabilities Act guidelines.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. Existing drives along Starr Avenue and White 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.
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.

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

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

Sewer and Drainage Systems

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

Fire Prevention

No concerns or objections to site plan review.

STAFF RECOMMENDATION (cont'd)

Building Inspection

8. Construction of any new structure, addition, or alteration to any existing building and/or parking lot will require construction documents stamped by a design professional to be submitted to the Division of Building Inspection for plan review and approval. Construction documents must show that the new structure, addition or alterations will be in compliance with the building, mechanical and fire codes of the City of Toledo, and, by referenced authority, those of the State of Ohio. Construction must also comply with federal ADA regulations.
9. Any signs on the building of the site, will require a separate plan review and permit(s) in accordance with the City of Toledo's sign Codes (Toledo Municipal Code §1113 and §1377 – §1395).
10. Any fence screening will require a Certificate of Zoning Compliance, issued by the Division of Building Inspection.

Division of Transportation

Comments not received at the time of printing.

Plan Commission

11. 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 (**if applicable**).
12. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces overhanging a pedestrian walkway or sidewalk and when adjoining a building.
13. Accessory structures are not permitted to occupy a parcel not occupied by a principal use. If approved, parcels #1418507 (1828 Airport Highway) and #1418511 (1832 Airport Highway) shall be combined with principal parcel #1418324 (1842 Airport Highway).
14. A Board of Zoning Appeals (BZA) waiver of TMC§1105.201(A) shall be obtained to allow for an accessory building to be located less than sixty (60') from the front lot line.
15. Predominate exterior building materials shall be high-quality materials. For facades visible from the public right-of-way, predominate materials must comprise at least seventy-five percent (75%) of the total wall area of the façade. **Prefabricated metal panels are not listed as a high quality material and requires approval upon review.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

16. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors, subject to the approval of the Planning Director (**acceptable as depicted in Exhibit "A"**).
17. A detailed landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A frontage greenbelt shall be provided along the street or place right-of-way and shall be a minimum fifteen (15') foot wide (**acceptable as depicted on the site plan**);
 - b. At least one tree must be provided in the frontage greenbelt for every 30 feet of lot frontage or fraction thereof;
 - c. Greenbelt frontage landscaping shall provide a minimum of one shrub for every 3 to 5 feet of frontage;
 - d. foundation plantings at all major building entrances for the full parking lot facing façade;
 - e. landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground areas must be covered with hardwood mulch, grass or other vegetative ground cover;
 - f. the location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Material Standards;
 - g. The location and direction of any proposed lighting. Lights and light fixtures used to illuminate any parking or loading area must be selected and arranged to direct and reflect the light away from any adjacent residential property and away from the sky above the light fixture;
18. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commission of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed and maintained indefinitely.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

19. 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.
20. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions set forth above.

MINOR SITE PLAN REVIEW WITH A
DESIGN STANDARD WAIVER
TOLEDO CITY PLAN COMMISSION
REF: SPR-24-15
DATE: July 9, 2015
TIME: 2:00 P.M.

GP/jj

Three (3) sketches follow

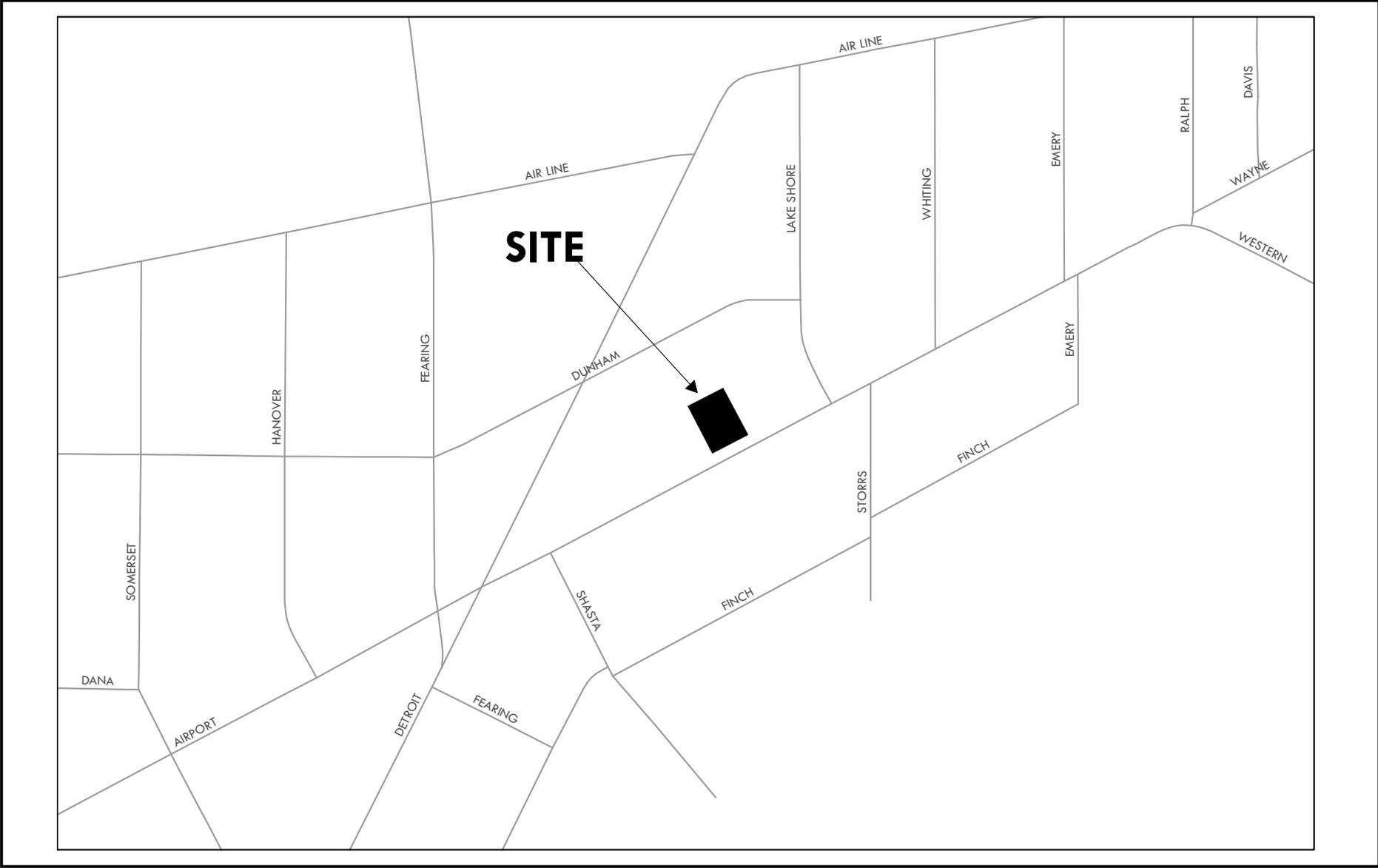
Exhibit "A" follows

GENERAL LOCATION

SPR-24-15
ID 33



8 - 8

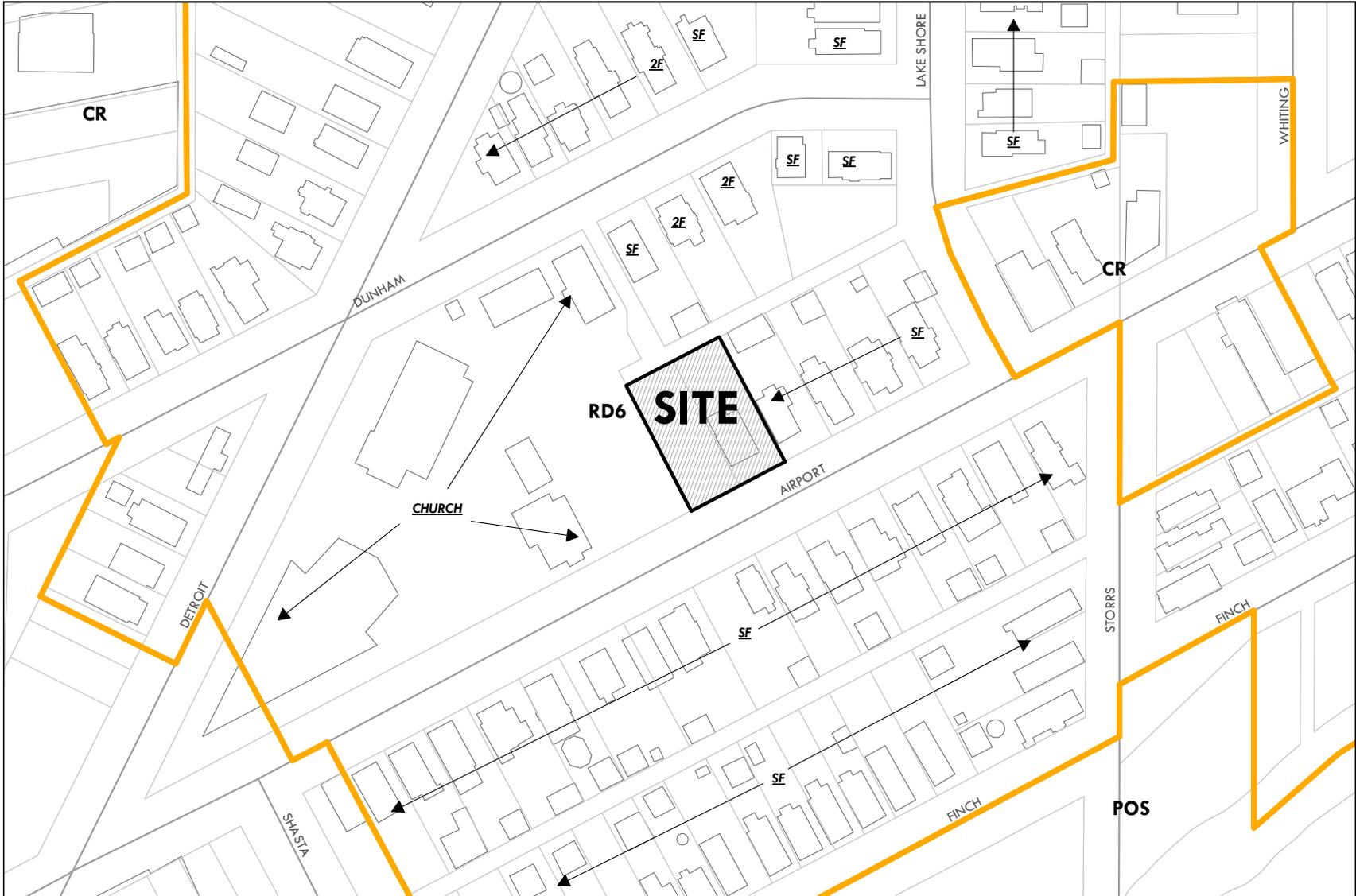


ZONING & LAND USE

SPR-24-15
ID 33



6-8



SITE PLAN

SPR-24-15

ID 33

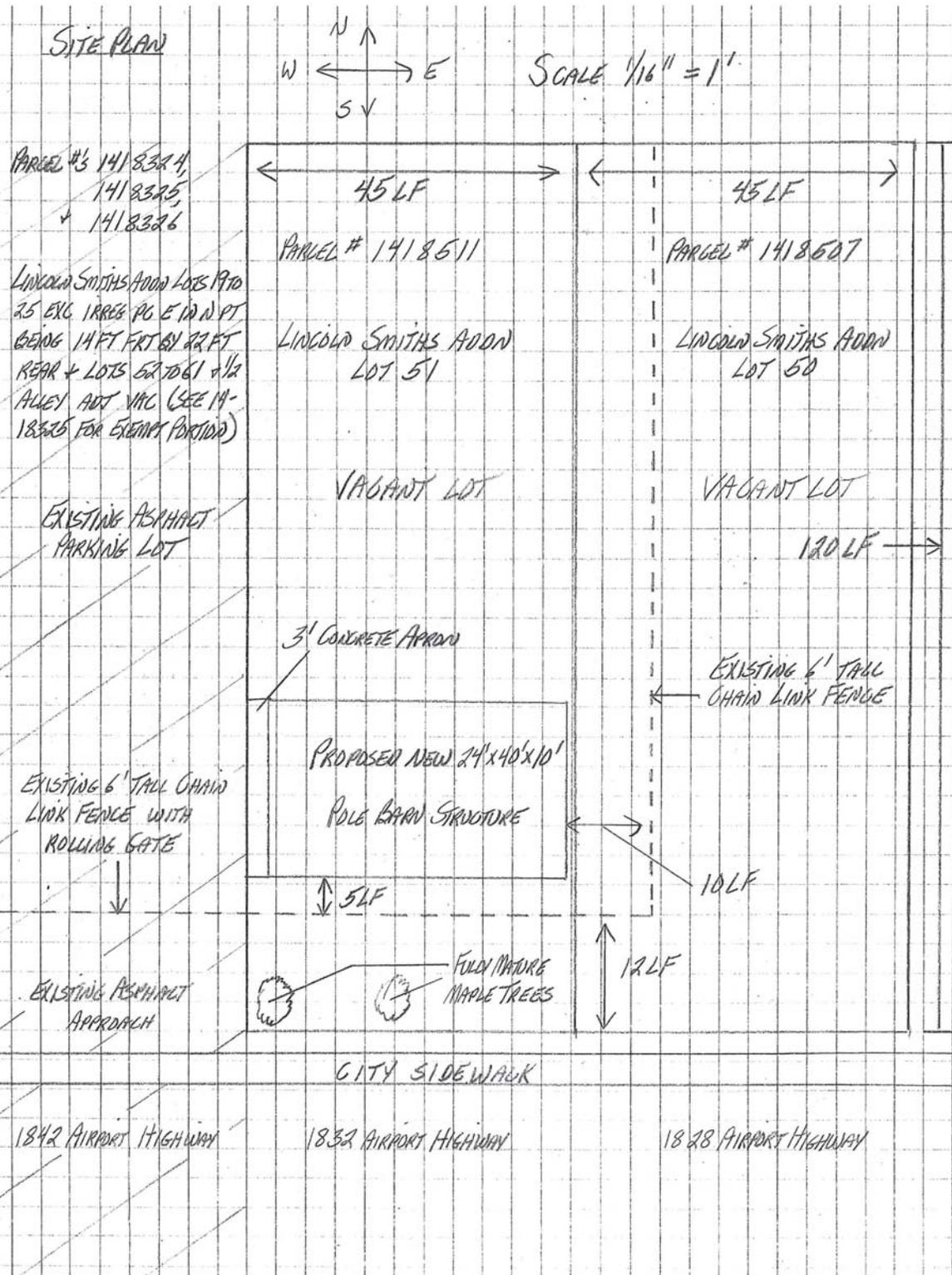
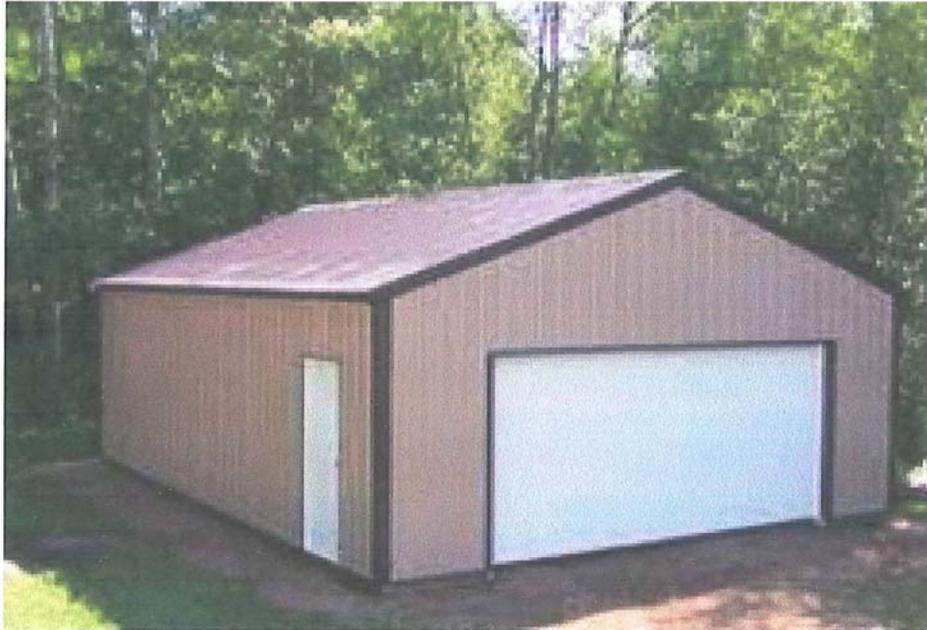


EXHIBIT "A"

SPR-24-15
ID 33



View of proposed new structure.

This view shows 8' sidewalls, our structure to have 10' sidewalls.

This view shows white overhead door, our structure to have color-compatible 8' sliding door.

Existing colors very similar to proposed - brown roof with tan walls.

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GENERAL INFORMATION

Subject

- Request - Zone Change from CO Office Commercial to CN Neighborhood Commercial
- Location - 1457 & 1509 Dorr Street and 1508 & 1510 Woodland Avenue
- Applicant - David Kitzmiller
Ninety Nine 90, LLC
1401 Vine Street
Cincinnati, OH 45202
- Consultant - Ashley Combs
Morning Star Partners, LLC
1401 Vine Street
Cincinnati, OH 45202

Site Description

- Zoning - CO Office Commercial
- Area - ± 1.177 acres
- Existing Use - Former St. Teresa Church
- Proposed use - Family Dollar Retail Store

Area Description

- North - Single Dwelling Residential / RD6
- East - Commercial / CO
- South - Single Dwelling Residential / RS6
- West - Post Office & Single Dwelling Residential / CR & RS6

Parcel History

- M-11-87 - Review of Tri-Street Block Club Neighborhood Plan (PC approved 2/4/88, Ord. 169-88, 2/23/88).
- Z-273-87 - Request for a Zone Change from C-3 & R-3 to C-2 (PC approved 2/4/88, Ord. 172-88, 2/23/88).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

Z-3004-15 - Request for a Zone Change from CO Office Commercial to CN Neighborhood Commercial (Case Deferred on 5/14/15).

Applicable Regulations

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

STAFF ANALYSIS

The request is for a Zone Change from CO Office Commercial to CN Neighborhood Commercial for a site at 1457 & 1509 Dorr Street and 1508 & 1510 Woodland Avenue. The 1.177 acre site is located on the southeast corner of Dorr Street and Smead Avenue. The applicant is requesting the Zone Change to permit the construction of 8,320 square foot Family Dollar store. A Minor Site Plan review and Lot Split application are anticipated in the future. This case was deferred from the May 14, 2015 Plan Commission hearing.

Surrounding land uses include residential uses to the north, a commercial building and residential uses to the east, residential uses to the south and a post office and residential uses to the west.

Pursuant to TMC §1102.06, the CN zoning district is generally intended to accommodate pedestrian oriented small-scale retail and service businesses that serve nearby residential areas. In addition, the Dorr Street Vision plan stresses a pedestrian friendly street design with buildings close to the street and hidden parking areas. Based on the existing uses in the immediate area, it is anticipated that an 8,320 square foot general retail store would be an appropriate use in this area. The CN Zoning will require the developer to orient the future building close to the right-of-way to ensure a pedestrian corridor along Dorr Street and Smead Avenue.

The Toledo 20/20 Comprehensive Plan and the Dorr Street Vision Plan target this site for Neighborhood Commercial uses. Based on the nature of the proposed use and its location, the proposal is in compliance with both plans. 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 Z-3004-15, a Zone Change from CO to CN for the site at 1457 & 1509 Dorr Street and 1508 & 1510 Woodland Avenue to Toledo City Council for the following three (3) reasons

1. The request is consistent with the goals and objectives of the Dorr Street Vision Plan.

STAFF RECOMMENDATION (cont'd)

2. The request is consistent with the adopted 20/20 Comprehensive Land Use Plan and will support the goal of the Neighborhood Commercial District in this area. (TMC1111.0606.A Review & Decision-Making Criteria).
3. The proposed zoning will facilitate land uses that are compatible with the land uses within the general vicinity of the subject property (TMC 1111.0606.B Review & Decision-Making Criteria).

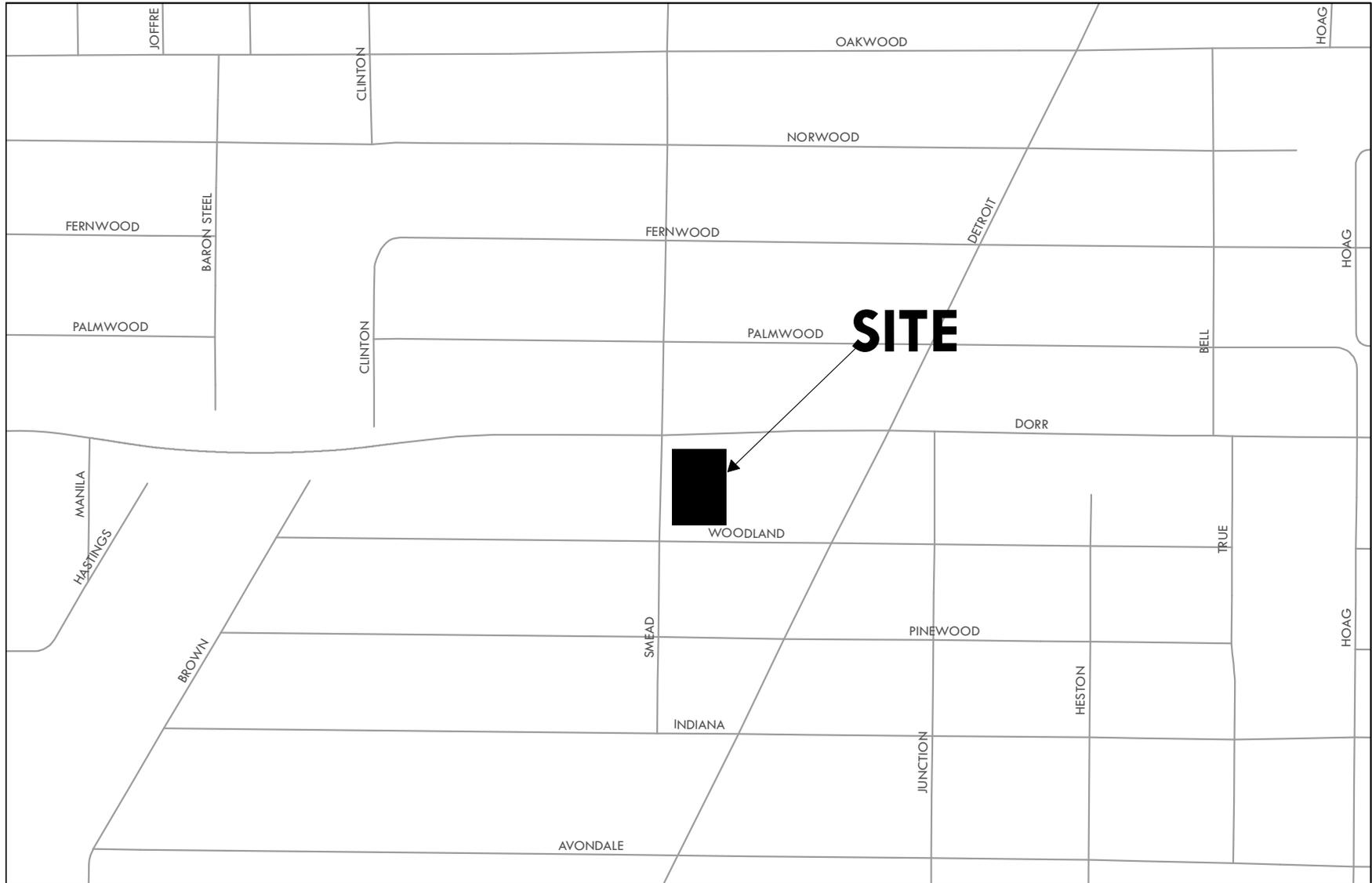
ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-3004-15
DATE: June 11, 2015
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: July 15, 2015
TIME: 4:00 P.M.

BH/jj
Two (2) sketches follow

GENERAL LOCATION

Z-3004-15
ID 19

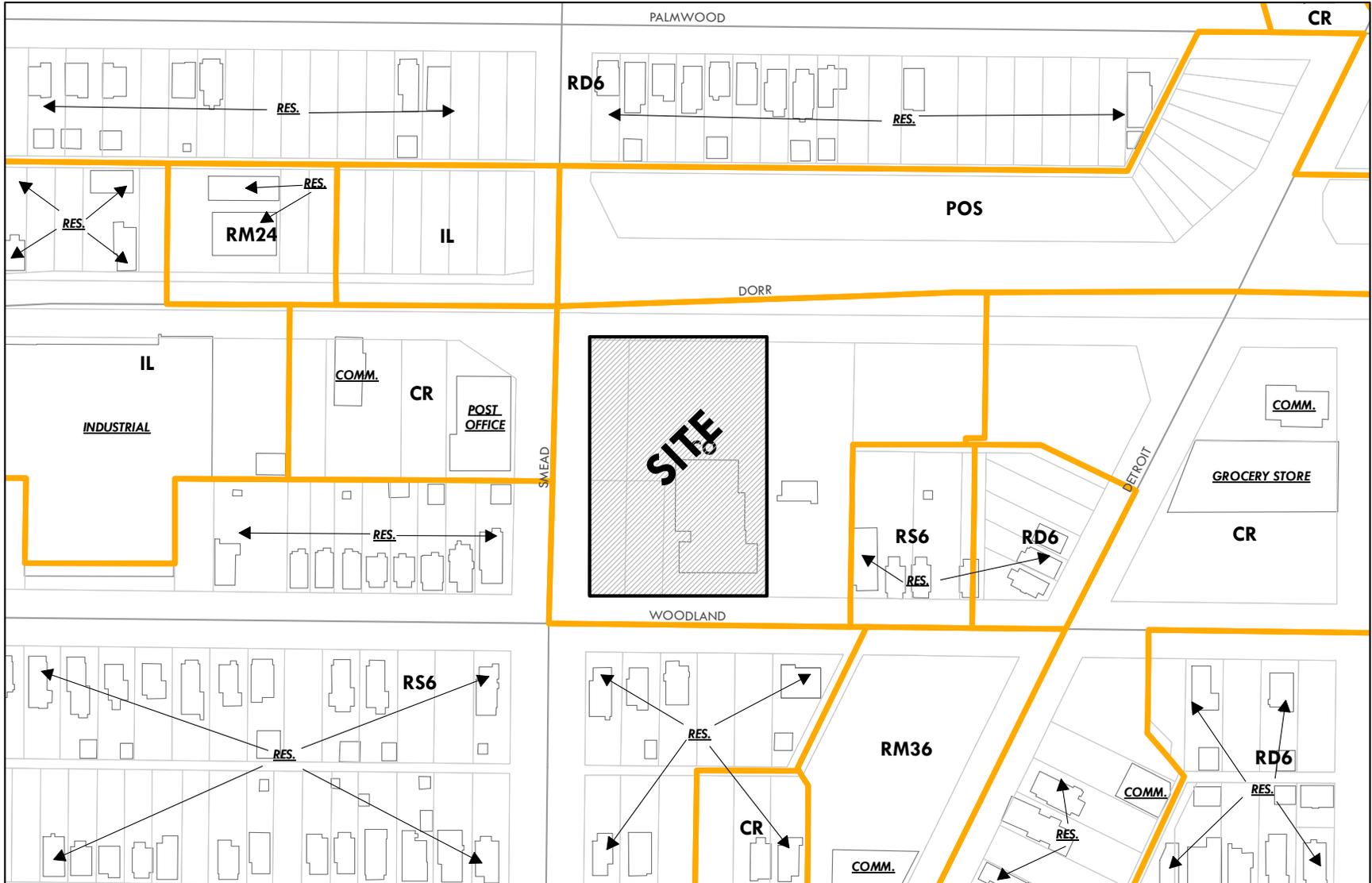


ZONING & LAND USE

Z-3004-15
ID 19



9-5



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GENERAL INFORMATION

Subject

- Request - Zone Change from POS Parks and Open Space to CD Downtown Commercial
- Location - 408 N. Summit Street
- Applicant - Robin Whitney
Promedica Health System
1801 Richards Rd
Toledo, OH 43607
- Attorney - Mark Rose
Marshall & Melhorn, LLC
Four Seagate, 8th Floor
Toledo, OH 43604
- Engineer - Wendy Fry
The Mannik & Smith Group, Inc
2365 Haggerty Road South
Canton, Michigan 48188

Site Description

- Zoning - POS Parks and Open Space
- Area - ± 0.870 acres
- Existing Use - Park
- Proposed use - Park

Area Description

- North - Imagination Station / CD
- East - Steam Plant and Park / CD
- South - Key Bank Building / CD
- West - HCR Manor Care Building / CD

GENERAL INFORMATION (cont'd)

Parcel History

- M-17-75 - Site Plan for Promenade Park proposed for an area bounded by Water St, Monroe St, The Cherry St Bridge and The Maumee River, to include Street closings within the above boundary of Jefferson Ave, Madison Ave and Adams St (PC approved 10/30/75).
- M-5-79 - Application for Downtown Overlay Review for Toledo Trust's Headquarters Office Building (PC approved 3/22/79, Ord. 215-79, 4/27/79, Amendment approved 1/24/80, P&Z approved 2/13/80).
- S-1-79 - Preliminary Plat of Seagate (PC approved 4/5/79, Recorded, 4/11/79).
- M-16-79 - Site Plan Review for Promenade Park (PC approved 10/17/79, Ord. 673-80, 10/31/80).
- M-14-82 - Amend Vistula Land Use Plan to Permit Development of Festival Marketplace (PC approved 10/7/82, Ord. 651-82, 10/26/82).
- M-20-82 - Site Plan Review to Permit Development of Festival Marketplace (PC approved 10/7/82, Ord. 652-82, 10/26/82).
- Z-139-86 - Zone Change from M-1 & C-5 to P Parks (PC approved 7/24/86, Ord. 643-86, 8/12/86).
- SPR-21-15 - Major Site Plan Review for Steam Plant Improvements, Building Addition and New Parking Lot (Companion Case)
- DOD-5-15 - Downtown Overlay District Review for Steam Plant Modifications and a Building Addition (Companion Case)

GENERAL INFORMATION (cont'd)

Applicable Regulations

Toledo Municipal Code, Part Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan
Toledo Downtown Plan 2011

STAFF ANALYSIS

The request is for a Zone Change from POS Parks and Open Space to CD Downtown Commercial District for a 0.870 acre site located north of the Key Bank Building, commonly known as “Festival Park”. The applicant is pursuing the Zone Change as part of the overall redevelopment plan for the downtown Promedica Headquarters. The rezoning to CD will provide a consistent zoning designation throughout the project. Additionally, a portion of the site will be used for accessing the underground loading facilities of the Hotel and Imagination Station in addition to the proposed parking lot on the north site of the Steam Plant. A companion site plan review and downtown overlay district review accompanies this case.

Staff recommends approval of the Zone Change for several reasons. First, the Toledo Downtown Plan 2011 identifies the Steam Plant as a redevelopment cluster. Redevelopment clusters are identified as “Primary Priorities” in the plan for accomplishing the revitalization of Downtown. The Downtown Plan further recommends that historic icons be saved, as historic preservation is vital to Toledo’s value of sustainability. The Zone Change will aid in the redevelopment of the steam plant, therefore furthering the goals of the Downtown Plan.

Second, while the Toledo 20/20 Comprehensive Plan designates the site of the Zone Change as Parks and Open Space, the Plan recommends a combination of Downtown Commercial and Park uses in the area bounded by Summit, Monroe, the Maumee River and Cherry Street. The overall development plan exchanges the uses in some key areas but overall the combination of uses remains.

Third, Promenade Park was rezoned in 1986 as part of a consolidation of all publicly owned park land between Monroe Street, Cherry Street, Summit Street and the Maumee River. Prior to this rezoning the subject property was zoned CD Downtown Commercial. At that time, it was stated that “Toledo Edison is considering numerous alternatives for the re-use of the historic steam plant; it is anticipated that an appropriate Zone Change request would accompany any adaptive use proposal”, indicating that future rezoning would be considered for the purpose of redeveloping the steam plant.

Finally, CD Downtown Commercial is the predominant zoning within the general proximity of the site. Surrounding land uses are typical of a downtown core and includes offices, hotels and restaurants. The proposed Zone Change is consistent with the zoning of these nearby properties and their established land uses.

STAFF ANALYSIS (cont'd)

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 Z-5002-15, a Zone Change from POS to CD for the site at 408 N. Summit Street to Toledo City Council for the following five (5) reasons:

1. The proposed CD zoning is consistent with the goals, objectives and assumptions of the 2011 Toledo Downtown Plan.
2. The proposed CD zoning is consistent with the Toledo 20/20 Comprehensive Plan, which targets the area bounded by Summit, Monroe, the Maumee River and Cherry Street for a combination of Downtown Commercial and Park uses.
3. The future redevelopment of the steam plant and potential future Zone Changes were anticipated when the site was originally rezoned to POS.
4. The proposed zoning will facilitate land uses that are compatible with the land uses within the general vicinity of the subject property (TMC 1111.0606.B Review & Decision-Making Criteria).
5. The proposed zoning is consistent with zoning classifications of properties within the general vicinity of the site (TMC 1111.0606.C Review & Decision-Making Criteria).

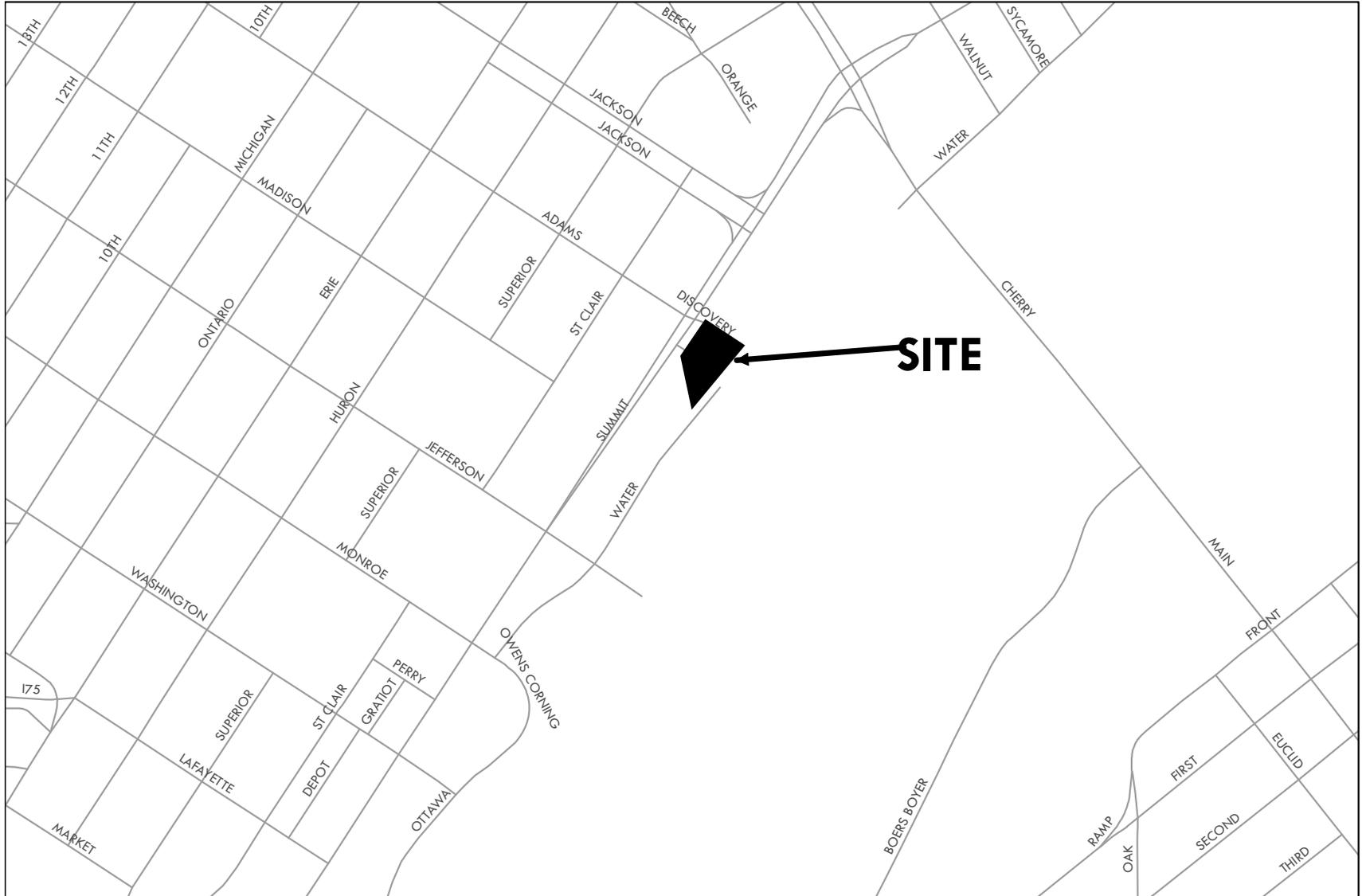
ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-5002-15
DATE: July 9, 2015
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 12, 2015
TIME: 4:00 P.M.

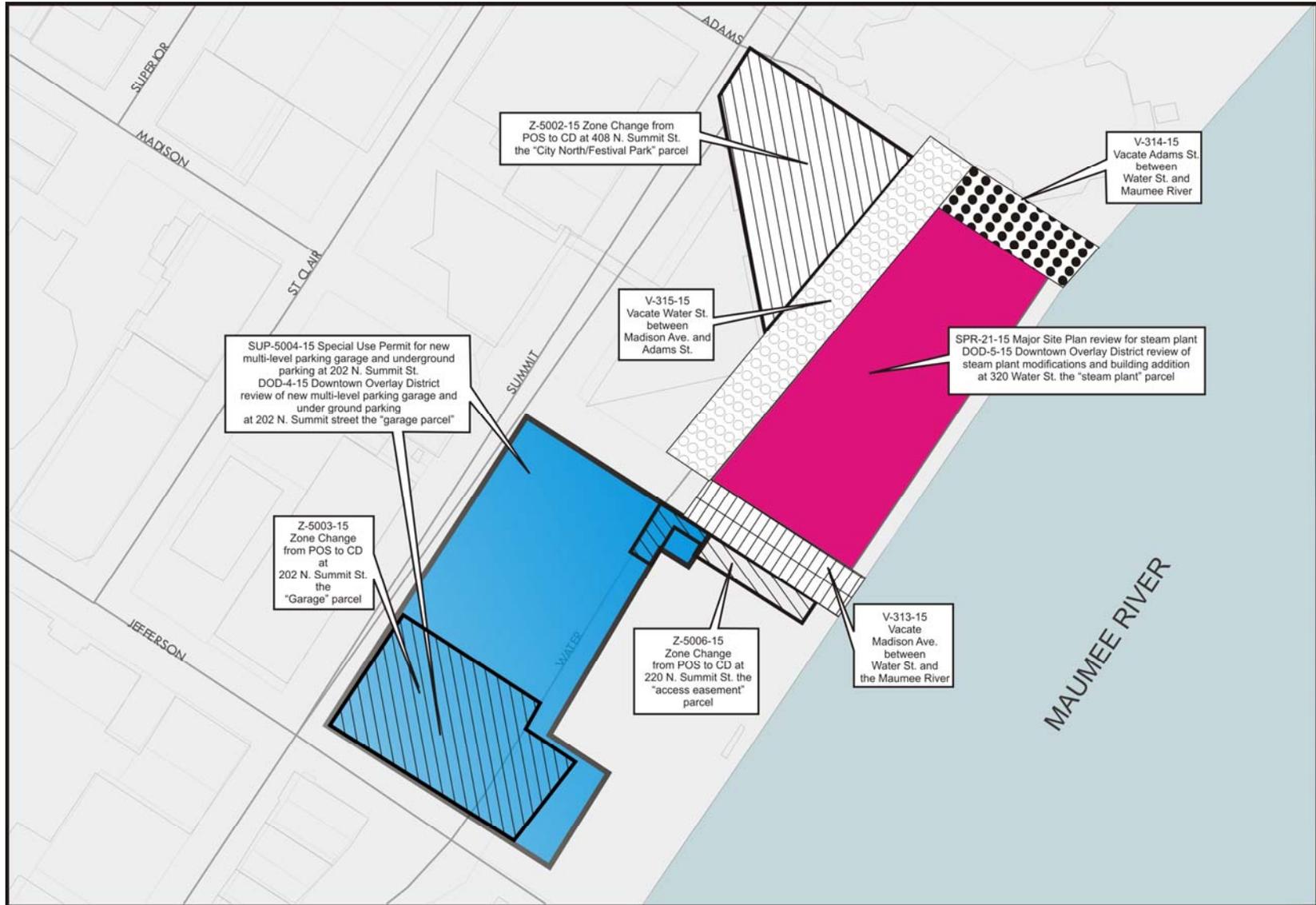
BH/jj
Three (3) sketches follow

GENERAL LOCATION

Z-5002-15
ID 9



PROMEDICA CASE INDEX



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GENERAL INFORMATION

Subject

- Request - Zone Change from POS Parks and Open Space to CD Downtown Commercial
- Location - 202 N. Summit Street
- Applicant - Robin Whitney
Promedica Health System
1801 Richards Rd
Toledo, OH 43607
- Attorney - Mark Rose
Marshall & Melhorn, LLC
Four Seagate, 8th Floor
Toledo, OH 43604
- Engineer - Wendy Fry
The Mannik & Smith Group, Inc
2365 Haggerty Road South
Canton, Michigan 48188

Site Description

- Zoning - POS Parks and Open Space
- Area - ± 1.109 acres
- Existing Use - Park
- Proposed use - Parking Garage

Area Description

- North - Promenade Park / CD
- East - Promenade Park / POS
- South - Fort Industry Square / CD
- West - Parking Garage / CD

GENERAL INFORMATION (cont'd)

Parcel History

- M-17-75 - Site Plan for Promenade Park proposed for an area bounded by Water St, Monroe St, The Cherry St Bridge and The Maumee River, to include Street closings within the above boundary of Jefferson Ave, Madison Ave and Adams St (PC approved 10/30/75).
- M-16-79 - Site Plan Review for Promenade Park (PC approved 10/17/79, Ord. 673-80, 10/31/80).
- M-5-81 - Study & Review Amendment for the Riverview Urban Renewal land Use Plan (PC approved 5/7/81)
- Z-71-86 - Zone Change from M-1 & C-5 to P Parks (PC approved 7/24/86, CC approved 5/21/86)
- Z-139-86 - Zone Change from M-1 & C-5 to P Parks (PC approved 7/24/86, Ord. 643-86, 8/12/86)
- SUP-5004-15 - Special Use Permit for a new Multi-Level & Underground Parking Garage (Companion Case)
- DOD-4-15 - Downtown Overlay District Review for a new Multi-Level Parking Garage (Companion Case)

Applicable Regulations

Toledo Municipal Code, Part Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan
Toledo Downtown Plan 2011

STAFF ANALYSIS

The request is for a Zone Change from POS Parks and Open Space to CD Downtown Commercial District for a 1.109 acre site located at 202 N. Summit Street north of Jefferson Street. The applicant is pursuing the Zone Change as part of the overall redevelopment plan for the downtown Promedica Headquarters. The rezoning to CD will provide a consistent zoning designation throughout the project. Additionally, the applicant is proposing to construct a six (6) story parking garage on the site. The parking garage will be used for the Promedica employees during regular working hours and the general public will be permitted to park during evenings and weekends. In addition, a companion Special Use Permit and Downtown Overlay District review will accompany this review.

Staff recommends approval of the Zone Change for several reasons. First, the Toledo Downtown Plan 2011 identifies the Steam Plant as a redevelopment cluster. Redevelopment clusters are identified as “Primary Priorities” in the plan for accomplishing the revitalization of Downtown. The Downtown Plan further recommends that historic icons be saved, as historic preservation is vital to Toledo’s value of sustainability. The Zone Change will aid in the redevelopment of the steam plant, therefore furthering the goals of the Downtown Plan.

Second, while the Toledo 20/20 Comprehensive Plan designates the site of the Zone Change as Parks and Open Space, the Plan recommends a combination of Downtown Commercial and Park uses in the area bounded by Summit, Monroe, the Maumee River and Cherry Street. The overall development plan exchanges the uses in some key areas but overall the combination of uses remains.

Third, Promenade Park was rezoned in 1986 as part of a consolidation of all publicly owned park land between Monroe Street, Cherry Street, Summit Street and the Maumee River. Prior to this rezoning the subject property was zoned CD Downtown Commercial. At that time, it was stated that “Toledo Edison is considering numerous alternatives for the re-use of the historic steam plant; it is anticipated that an appropriate Zone Change request would accompany any adaptive use proposal”, indicating that future rezoning would be considered for the purpose of redeveloping the steam plant.

Fourth, CD Downtown Commercial is the predominant zoning within the general proximity of the site. Surrounding land uses are typical of a downtown core and includes offices, hotels and restaurants. The proposed Zone Change is consistent with the zoning of these nearby properties and their established land uses.

Finally, the rezoning and development of a parking garage with ground floor retail compliments the historic development pattern along Summit Street. It allows for continued uniformity of the building line established by Fort Industry Square and the former Federal Building, and supports a downtown, urban environment. The garage development will not significantly impact the view shed of the river which is already obstructed by trees and a significant grade change. Additionally, pedestrian access along the riverfront will not be impeded. The public will still have the option to walk the length of Promenade Park, eventually connecting to the Owens Corning public walkway and future Metropark.

STAFF ANALYSIS (cont'd)

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 Z-5003-15, a Zone Change from POS to CD for the site at 202 N. Summit Street to Toledo City Council for the following six (6) reasons:

1. The proposed CD zoning is consistent with the goals, objectives and assumptions of the 2011 Toledo Downtown Plan.
2. The proposed CD zoning is consistent with the Toledo 20/20 Comprehensive Plan, which targets the area bounded by Summit, Monroe, the Maumee River and Cherry Street for a combination of Downtown Commercial and Park uses.
3. The future redevelopment of the steam plant and potential future Zone Changes were anticipated when the site was originally rezoned to POS.
4. The rezoning allows for a continued uniformity of the building line established by Fort Industry square and the former Federal Building and supports a downtown, urban environment.
5. The proposed zoning will facilitate land uses that are compatible with the land uses within the general vicinity of the subject property (TMC 1111.0606.B Review & Decision-Making Criteria).
6. The proposed zoning is consistent with zoning classifications of properties within the general vicinity of the site (TMC 1111.0606.C Review & Decision-Making Criteria).

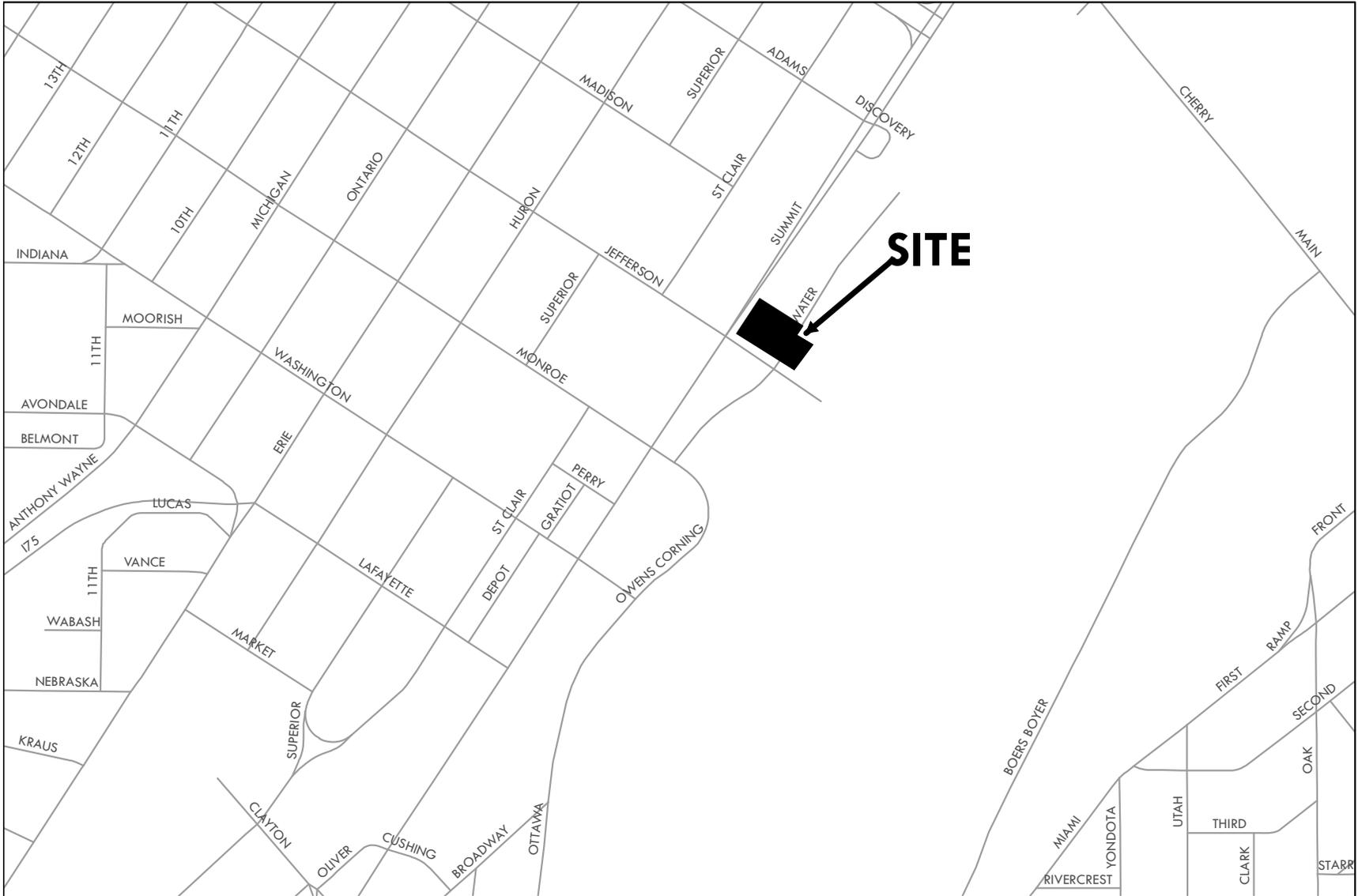
ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-5003-15
DATE: July 9, 2015
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 12, 2015
TIME: 4:00 P.M.

BH/jj
Three (3) sketches follow

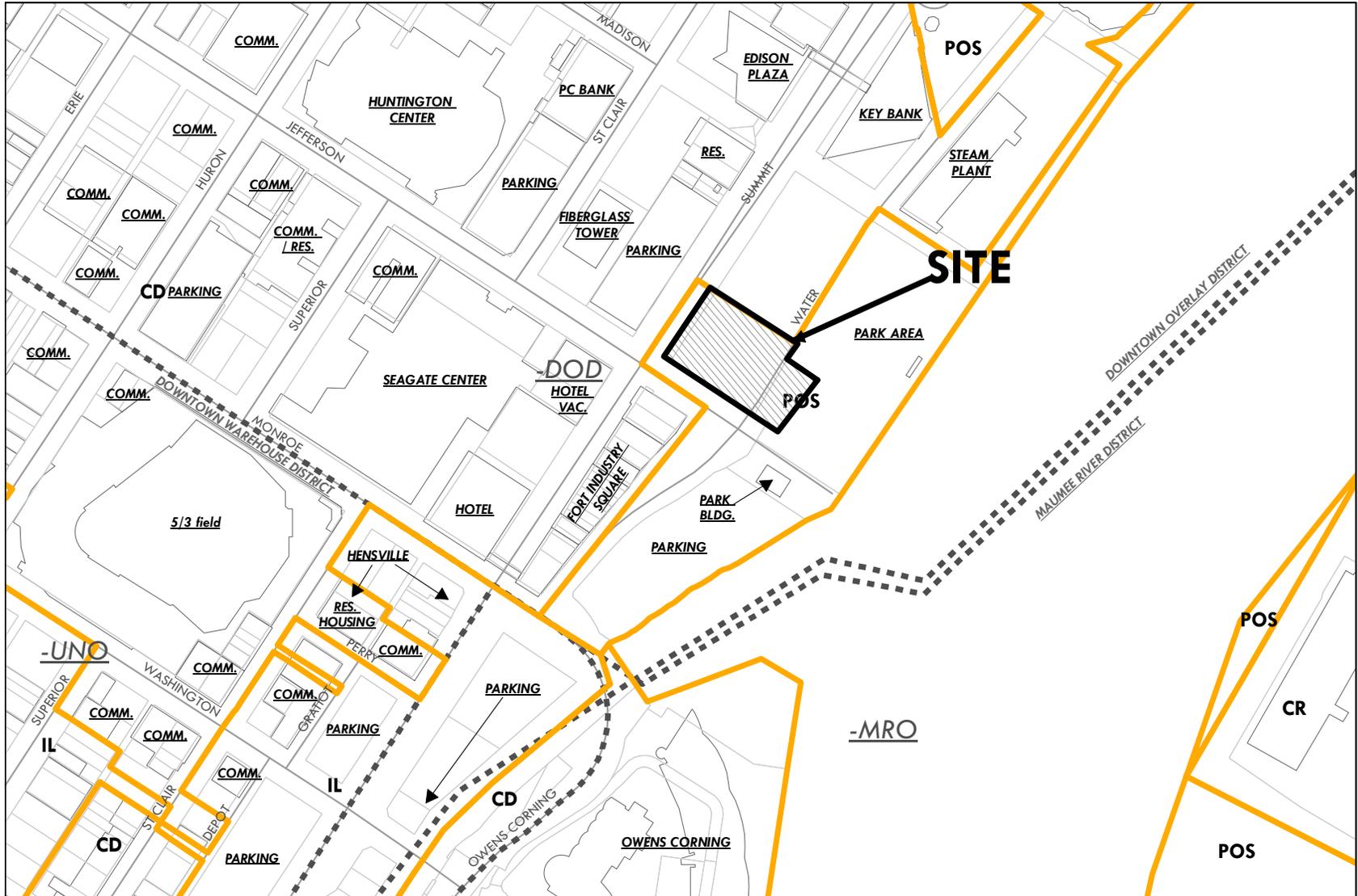
GENERAL LOCATION

Z-5003-15
ID 9

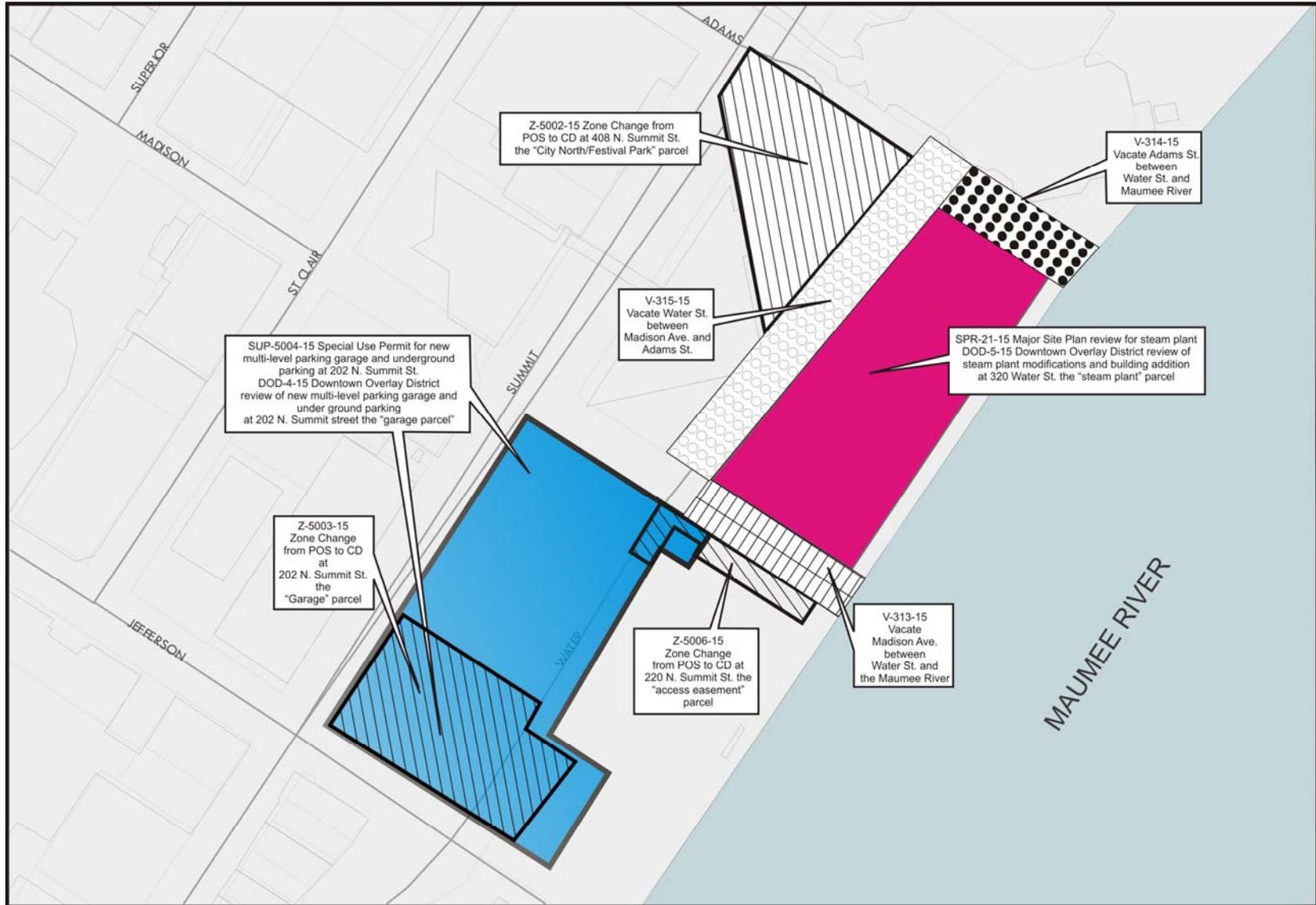


ZONING & LAND USE

Z-5003-15
ID 9



PROMEDICA CASE INDEX



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GENERAL INFORMATION

Subject

- Request - Zone Change from POS Parks and Open Space to CD Downtown Commercial
- Location - 220 N. Summit Street
- Applicant - Robin Whitney
Promedica Health System
1801 Richards Rd
Toledo, OH 43607
- Attorney - Mark Rose
Marshall & Melhorn, LLC
Four Seagate, 8th Floor
Toledo, OH 43604
- Engineer - Wendy Fry
The Mannik & Smith Group, Inc
2365 Haggerty Road South
Canton, Michigan 48188

Site Description

- Zoning - POS Parks and Open Space
- Area - ± 0.347 acres
- Existing Use - Park
- Proposed use - Steam Plant Access

Area Description

- North - Steam Plant / CD
- East - Maumee River
- South - Park / POS
- West - Park / CD

GENERAL INFORMATION (cont'd)

Parcel History

- M-17-75 - Site Plan for Promenade Park proposed for an area bounded by Water St, Monroe St, The Cherry St Bridge and The Maumee River, to include Street closings within the above boundary of Jefferson Ave, Madison Ave and Adams St (PC approved 10/30/75).
- M-16-79 - Site Plan Review for Promenade Park (PC approved 10/17/79, Ord. 673-80, 10/31/80).
- Z-71-86 - Zone Change from M-1 & C-5 to P Parks (PC approved 7/24/86, CC approved 5/21/86).
- Z-139-86 - Zone Change from M-1 & C-5 to P Parks (PC approved 7/24/86, Ord. 643-86, 8/12/86).
- SPR-21-15 - Major Site Plan Review for Steam Plant Improvements, Building Addition and New Parking Lot (Companion Case)
- DOD-5-15 - Downtown Overlay District Review for Steam Plant Modifications and a Building Addition (Companion Case)
- V-313-15 - Vacation of Madison Avenue between Water Street and the Maumee River (Companion Case)

Applicable Regulations

Toledo Municipal Code, Part Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan
Toledo Downtown Plan 2011

STAFF ANALYSIS

The request is for a Zone Change from POS Parks and Open Space to CD Downtown Commercial District for a 0.347 acre site located east of Water Street and south of the Steam Plant. The applicant is pursuing the Zone Change as part of the overall redevelopment plan for the downtown Promedica Headquarters. The rezoning to CD will provide a consistent zoning designation throughout the project. Additionally, the site will be used as the drop-off and turnaround area at the main entry in addition to six (6) parking spaces. A companion Site Plan Review, Downtown Overlay District review and right-of-way Vacation accompanies this case.

Staff recommends approval of the Zone Change for several reasons. First, the Toledo Downtown Plan 2011 identifies the Steam Plant as a redevelopment cluster. Redevelopment clusters are identified as “Primary Priorities” in the plan for accomplishing the revitalization of Downtown. The Downtown Plan further recommends that historic icons be saved, as historic preservation is vital to Toledo’s value of sustainability. The Zone Change will aid in the redevelopment of the steam plant, therefore furthering the goals of the Downtown Plan.

Second, while the Toledo 20/20 Comprehensive Plan designates the site of the Zone Change as Parks and Open Space, the Plan recommends a combination of Downtown Commercial and Park uses in the area bounded by Summit, Monroe, the Maumee River and Cherry Street. The overall development plan exchanges the uses in some key areas but overall the combination of uses remains.

Third, Promenade Park was rezoned in 1986 as part of a consolidation of all publicly owned park land between Monroe Street, Cherry Street, Summit Street and the Maumee River. Prior to this rezoning the subject property was zoned CD Downtown Commercial. At that time, it was stated that “Toledo Edison is considering numerous alternatives for the re-use of the historic steam plant; it is anticipated that an appropriate Zone Change request would accompany any adaptive use proposal”, indicating that future rezoning would be considered for the purpose of redeveloping the steam plant.

Finally, CD Downtown Commercial is the predominant zoning within the general proximity of the site. Surrounding land uses are typical of a downtown core and includes offices, hotels and restaurants. The proposed Zone Change is consistent with the zoning of these nearby properties and their established land uses.

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 Z-5006-15, a Zone Change from POS to CD for the site at 220 N. Summit Street to Toledo City Council for the following five (5) reasons

1. The proposed CD zoning is consistent with the goals, objectives and assumptions of the 2011 Toledo Downtown Plan.
2. The proposed CD zoning is consistent with the Toledo 20/20 Comprehensive Plan, which targets the area bounded by Summit, Monroe, the Maumee River and Cherry Street for a combination of Downtown Commercial and Park uses.
3. The future redevelopment of the steam plant and potential future Zone Changes were anticipated when the site was originally rezoned to POS.
4. The proposed zoning will facilitate land uses that are compatible with the land uses within the general vicinity of the subject property (TMC 1111.0606.B Review & Decision-Making Criteria).
5. The proposed zoning is consistent with zoning classifications of properties within the general vicinity of the site (TMC 1111.0606.C Review & Decision-Making Criteria).

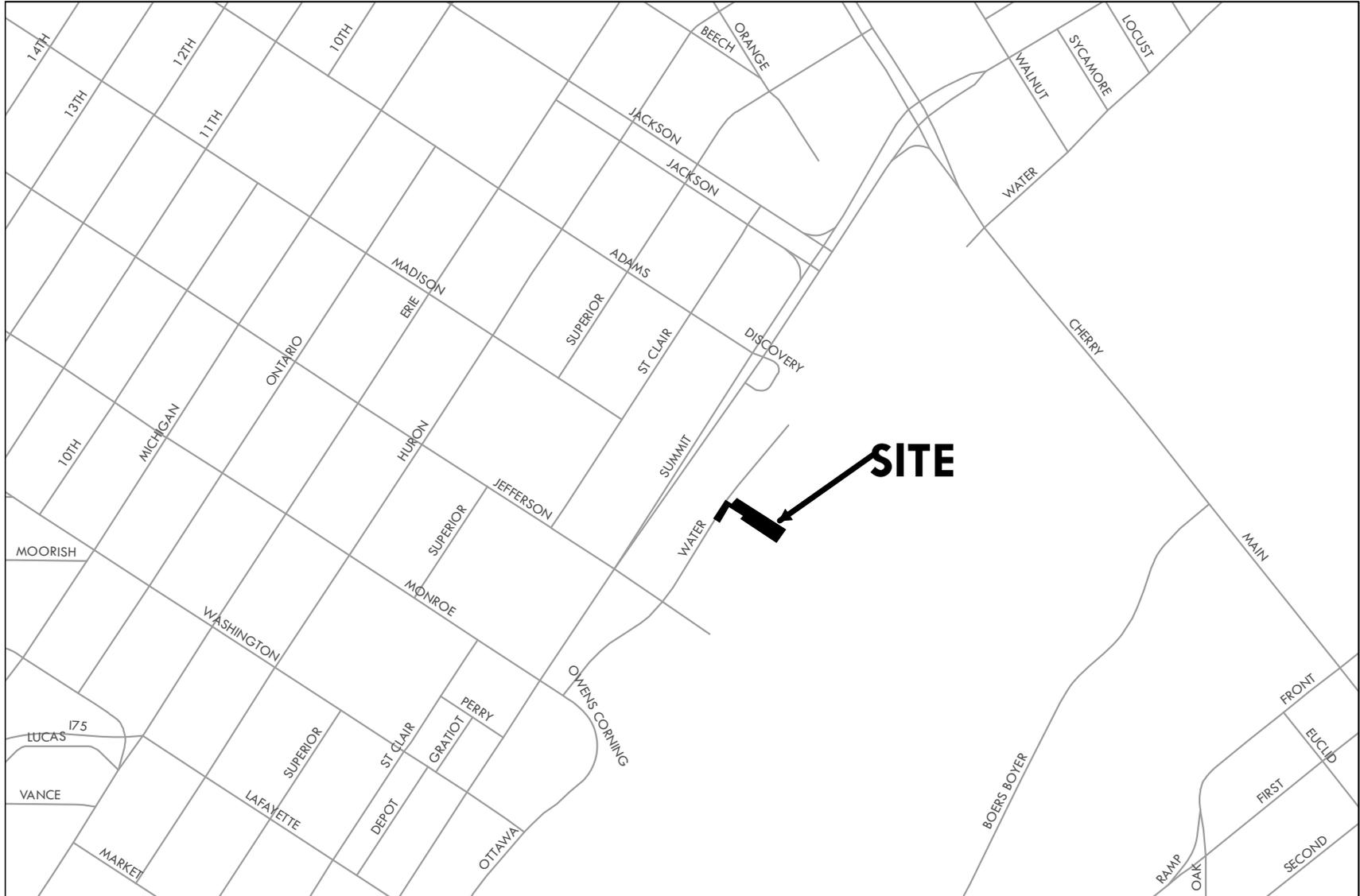
ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-5006-15
DATE: July 9, 2015
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 12, 2015
TIME: 4:00 P.M.

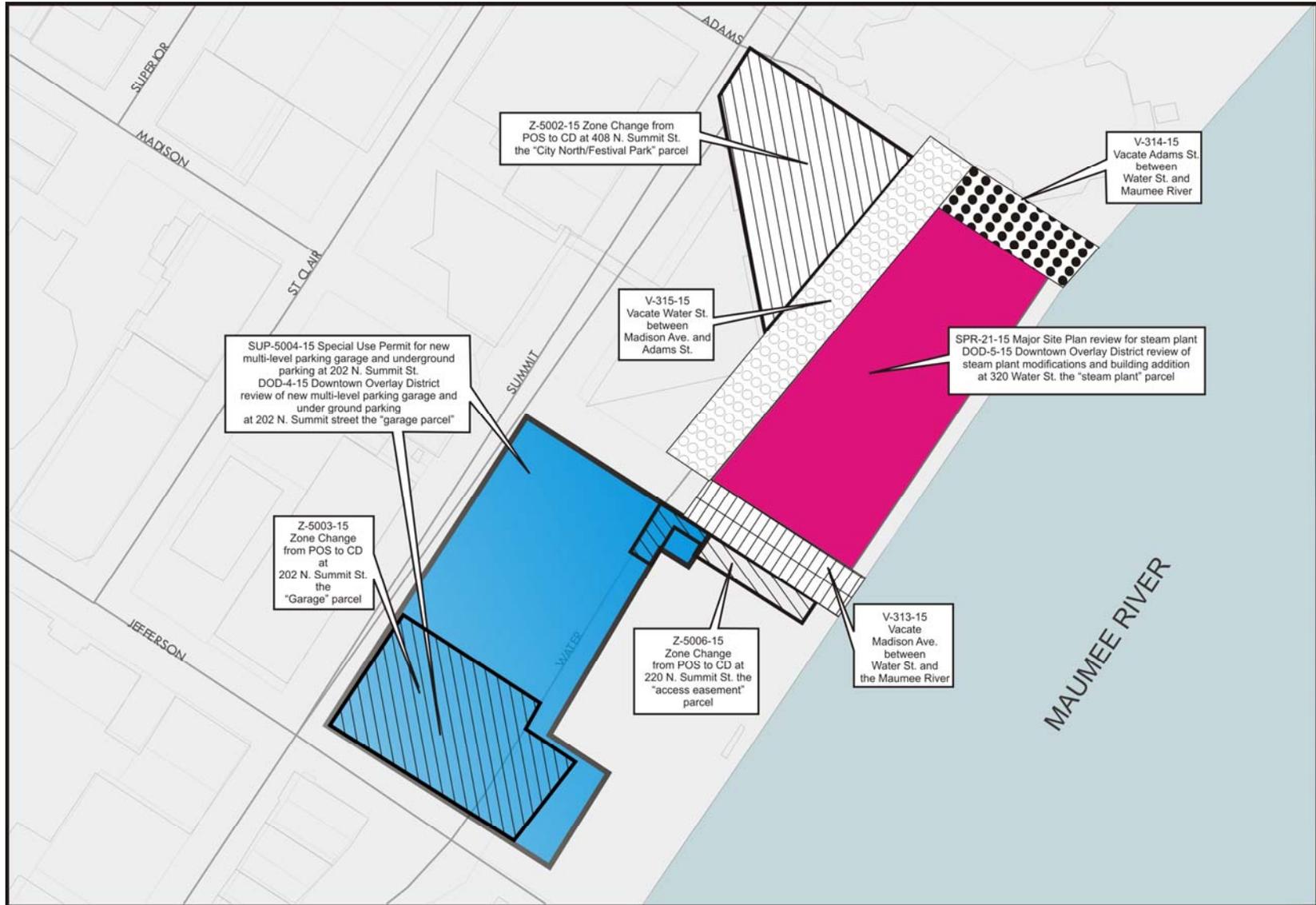
BH/jj
Three (3) sketches follow

GENERAL LOCATION

Z-5006-15
ID 9



PROMEDICA CASE INDEX



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GENERAL INFORMATION

Subject

- Request - Special Use Permit for a New Multi-Level & Underground Parking Garage.
- Location - 202 N. Summit Street
- Applicant - Robin Whitney
Promedica Health System
1801 Richards Rd
Toledo, OH 43607
- Attorney - Mark Rose
Marshall & Melhorn, LLC
Four Seagate, 8th Floor
Toledo, OH 43604
- Engineer - Wendy Fry
The Mannik & Smith Group, Inc
2365 Haggerty Road South
Canton, Michigan 48188

Site Description

- Zoning - CD Downtown Commercial (Subject to Zone Change)
- Area - ± 2.506 acres
- Frontage - ± 481' on Summit Street
± 287' on Jefferson Avenue
- Existing Use - Promenade Park
- Proposed use - Parking Garage

Area Description

- North - Key Bank Building / CD
- South - Fort Industry Square / CD
- East - Promenade Park / POS
- West - Parking Garage / CD

GENERAL INFORMATION (cont'd)

Parcel History

- M-17-75 - Site Plan for Promenade Park proposed for an area bounded by Water St, Monroe St, The Cherry St Bridge and The Maumee River, to include Street closings within the above boundary of Jefferson Ave, Madison Ave and Adams St (PC approved 10/30/75).
- M-16-79 - Site Plan Review for Promenade Park (PC approved 10/17/79, Ord. 673-80, 10/31/80).
- M-5-81 - Study & Review Amendment for the Riverview Urban Renewal land Use Plan (PC approved 5/7/81)
- Z-71-86 - Zone Change from M-1 & C-5 to P Parks (PC approved 7/24/86, CC approved 5/21/86)
- Z-139-86 - Zone Change from M-1 & C-5 to P Parks (PC approved 7/24/86, Ord. 643-86, 8/12/86)
- DOD-4-15 - Downtown Overlay District Review for a New Multi-Level Parking Garage (Companion Case)
- Z-5003-15 - Zone Change from POS Parks and Open Space to CD Downtown Commercial (Companion Case)

Applicable Regulations

Toledo Municipal Code, Part Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan
Toledo Downtown Plan 2011

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to facilitate the construction of a six (6) story commercial parking garage and an underground parking structure. Commercial parking lots in the CD district are subject to special use approval. The new parking garage located at 202 N Summit Street will support the redevelopment of the former Edison Steam Plant. The parking garage will contain 773 total spaces. The six (6) story portion will contain 647 spaces and the underground structure will contain 126 spaces. In addition a 5,500 square foot retail space is incorporated at the grade level fronting onto Summit Street. A companion Downtown Overlay District review and a Zone Change accompany this case.

Parking and Circulation

The parking garage will be situated on the corner of Summit Street and Jefferson Avenue with the underground facility will extend from the garage to the north along Summit Street to Madison Avenue. The main entry for the parking garage will be on Jefferson Street. A secondary entrance to the underground facility will be located from Madison Avenue via the vacated Water Street.

The applicant has requested a waiver to the parking spaces dimensional standards for forty-six (46) of the provided spaces. The waiver requests that the spaces be reduced to eight (8) feet in width and these spaces would be located at the end of interior rows. The applicant has indicated that these spaces will have signage limiting them to compact cars only. The Division of Transportation objects to this waiver. In addition, the Division of Transportation has noted that a column appears to be located in the area of the Madison Avenue entrance and twenty-five (25) foot drive aisles will need to be maintained for two-way traffic.

Pedestrians will have multiple options when exiting the garage. Walkways will connect the entrance points and direct pedestrians to either the corner of Summit Street and Madison Avenue or to the main entrance of the new headquarters. In addition to the surface walkways, pedestrians will have the option of using a walkway in the underground facility that will be located next to the glass curtain wall.

Park Plan Landscaping

Properties located in the Downtown Overlay District are subject to the Urban Commercial Landscape Standards. TMC1108.0303 states that any part of a lot area not used for buildings, other structures, or for roads, walks, parking, service areas or accessways must be landscaped with a combination of groundcover, trees and shrubs. Landscape improvements must also be provided in the sidewalk or other paved area in front of a building with tree grates, or other walkable surface material treatment for open tree pits.

STAFF ANALYSIS (cont'd)

Park Plan Landscaping (cont'd)

The applicant has been working with the Division of Parks, Recreation and Forestry, the Toledo Design Center and the Plan Commission to design landscaping that is consistent with the Urban Landscape Standards. A conceptual landscape plan was submitted for review and is proposing trees and shrubs throughout the development; which includes Promenade Park. According to the development agreement between the City of Toledo and the applicant, \$2,000,000 will be earmarked for the restoration and improvement of Promenade Park and the “Parking Site Park” area. The submitted plan includes a combination of trees and shrubs that are focused around the new parking garage, the steam plant and along the streets. The advantage to this design is that it will allow for a large unobstructed view shed to the river and any future park improvements such as an amphitheater, stage or water feature.

Although the plan doesn't specify if any fencing will be installed, the urban landscape standards require that any fencing shall be subject to the urban landscape standards shall be decorative in design (wrought iron or metal tube). In addition, dumpster areas shall be screened on all sides by a minimum six (6) foot high solid fence. The landscape plan, which includes the overall park design, is conceptual and a final landscape plan will be subject to the review and approval by the Director of Planning in conjunction with the City of Toledo Division of Parks, Recreation and Forestry and the Toledo Design Center.

Building Design

The applicant submitted color renderings and elevations of the parking garage for review. The garage will be oriented along Summit Street and Jefferson Avenue. When designing the garage, consideration was given to the historic development pattern along Summit Street. This allowed for the continued uniformity of the building lines established by Fort Industry Square and the former Federal Building, and supports a downtown, urban environment. The Toledo Design Center provided a preliminary suggestion that a decorative horizontal detail be installed between the lower and upper facades. This is not only listed as a design guideline, it is also consistent with horizontal elements of the Fort Industry Square building. Final comments from the Design Center will be incorporated into a revised report prior to July 9th hearing.

Staff worked with the applicant to generate a design that would be consistent with surrounding development and the TMC design standards. The façade along Summit Street will be predominantly brick veneer and will contain a glass storefront in the area of the retail space. The applicant has also incorporated a metal mesh panel system that will be located behind the glass façade; this will used to display public art and signage.

STAFF ANALYSIS (cont'd)

Building Design (cont'd)

The façade predominantly facing the park (north façade) will consist of the glass storefront wrapping around from the Summit Street façade to encompass the area of the retail space. The remaining lower level of the north façade will be mostly architectural precast concrete panels. The upper facades will include the metal mesh system that can be used for the projection of movies or sporting events. The stair tower located on the north side of the garage will include a brick veneer and glass façade. Finally the rear of the north façade will consist of a perforated aluminum sheet “fin” system that will set in various angles to simulate a wave design.

The eastern (Maumee River) façade will be largely the perforated aluminum sheet “fin” system that will be set at various angles. A brick veneer accent will be located in the middle of the façade to break-up the mass. The underground parking facility will be visible from the east as the slope of the ground will allow for access onto Madison Avenue. The exposed eastern façade of the underground facility will be an aluminum curtainwall with glass. The top of the underground facility (street level) will contain an outdoor patio and be landscaped with a glass rail bordering the grade change.

Finally, the south facing façade (Jefferson Street) will consist of the glass storefront wrapping around from the Summit Street façade to encompass the area of the retail space. The upper façade in this area will be a precast brick veneer and brick veneer will continue along the grade levels the entire length of the garage. The middle portions of this façade will be architectural concrete and the rear portion will be largely the perforated aluminum sheet “fin” system set at various angles.

Recommendation

The Toledo Downtown Plan 2011 identifies the Steam Plant as a redevelopment cluster. Redevelopment clusters are recognized as “Primary Priorities” in the plan for accomplishing the revitalization of Downtown. While the Toledo 20/20 Comprehensive Plan designates the site of the zone change as Parks and Open Space, the Plan recommends a combination of downtown commercial and park uses in the area bounded by Summit, Monroe, the Maumee River and Cherry Street. The overall development plan exchanges the uses in some key areas but overall the combination of uses remains. When Promenade Park was rezoned in 1986 as part of a consolidation of all publicly owned land, “Toledo Edison was considering numerous alternatives for the re-use of the historic steam plant; it is anticipated that an appropriate zone change request would accompany any adaptive use proposal”, indicating that future rezoning would be considered for the purpose of redeveloping the steam plant.

STAFF ANALYSIS (cont'd)

Recommendation (cont'd)

Finally, the rezoning and development of a parking garage with ground floor retail compliments the historic development pattern along Summit Street. It allows for continued uniformity of the building line established by Fort Industry Square and the former Federal Building, and supports a downtown, urban environment. The garage development will not significantly impact the view shed of the river which is already obstructed by trees and a significant grade change. Additionally, pedestrian access along the riverfront will not be impeded. The public will still have the option to walk the length of Promenade Park, eventually connecting to the Owens Corning public walkway and future Metropark.

Based on the nature of the proposed use and its location, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC§1111.0903 (C), Downtown Overlay District Design Guidelines.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SUP-5004-15, a request for a Special Use Permit for a new multi-level & underground parking garage, a building addition and a new parking lot at 202 N. Summit Street, for the following five (5) reasons:

1. The proposed CD zoning is consistent with the goals, objectives and assumptions of the 2011 Toledo Downtown Plan;
2. The proposed CD zoning is consistent with the Toledo 20/20 Comprehensive Plan, which targets the area bounded by Summit, Monroe, the Maumee River and Cherry Street for a combination of downtown commercial and park uses.
3. The future redevelopment of the steam plant and potential future zone changes were anticipated when the site was originally rezoned to POS.
4. The special use permit allows for a continued uniformity of the building line established by Fort Industry square and the former Federal Building and supports a downtown, urban environment.
5. The proposed use complies with all applicable provisions of this Zoning Code (TMC 1111.0706.B Review & Decision-Making Criteria);

The staff recommends that the Toledo City Plan Commission make the following recommendations to the Toledo City Council on the waiver requested for a Special Use Permit for a new multi-level & underground parking garage, located at 202 N. Summit Street:

STAFF RECOMMENDATION (cont'd)

Chapter 1107.1900 Design Standards

Sec. 1107.1911(A) Dimensions – Parking

Based on the objection for the Division of Transportation, Staff recommends that the Plan Commission recommend disapproval of a waiver of the nine (9) foot stall width requirement for 90-degree parking spaces to allow for forty-six (46) spaces to be reduced to eight (8) foot stall width, to Toledo City Council.

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-5004-15, a request for a Special Use Permit for a new multi-level & underground parking garage, a building addition and a new parking lot at 202 N. Summit Street, to Toledo City Council subject to the following **fifty one (51)** conditions:

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

Division of Engineering Services

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

Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

5. The proposed parking structure location is on top of an existing 12-inch diameter public water main. A replacement water main is being designed for construction on a new location on the site. The existing water main will be abandoned in place by the City of Toledo. If removal of the abandoned 12-inch water main, and a previously abandoned 16-inch water main, is desired, it shall be the responsibility of the developer.
6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. Contact the City of Toledo Fire Prevention Bureau to determine the fire protection requirements for this site.
8. Plans for water services 4-inch diameter and larger shall be submitted to the Division of Engineering Services for review and approval.
9. The existing storm sewers shown on the plan commission submittal do not match the City of Toledo records for this area. Please contact the City to obtain records to verify with your survey information.
10. No new surfaces or new storm sewers shall be connected into to the existing CSO outfalls on Jefferson Ave. or Adams St.
11. Plans submitted indicate earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan for this project shall be submitted to the Division of Engineering Services for stormwater review and approval.
12. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>, including the requirements for stormwater detention and post-construction stormwater Best Management Practices (BMPs). Detention requirements can be waived for privately owned outfalls that are connected directly into the Maumee River and do not enter the City's sewer pipe systems.
13. Plans are also subject to the: Criteria and Regulations of The Departments of Public Utilities and Public Service; The Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; The Toledo City Charter; The "Subdivision Rules & Regulations" of Toledo-Lucas County Plan Commissions; City of Toledo Infrastructure Design and Construction requirements; and "The Comprehensive Ditch Plan."

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

14. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs). All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
15. Post-construction BMPs for sites greater than 5 acres disturbed (includes the overall common plan of development) shall be selected from and designed in accordance with the latest Ohio EPA General Stormwater NPDES Permit Table 2 "Structural Post-Construction BMPs & Associated Drain (Drawdown) Times." An alternative structural BMP may be accepted if it can be demonstrated that it is equivalent in effectiveness to those listed in Table 2 and approved by Ohio EPA.
16. Sites greater than 10 acres disturbed (includes the overall common plan of development) shall utilize a sediment-settling pond during construction for sediment and erosion control. Design requirements of a sediment-settling pond can be found in the latest Ohio EPA General Stormwater NPDES permit.
17. 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 may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.
18. A site-specific Stormwater Pollution Prevention Plan (SWP3) shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit.
19. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
20. No construction work, including grading, will be permitted without approved plans and inspection.
21. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

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

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

Stormwater Drainage: Lorie Haslinger, ph. 419-245-3221; Andy Stepnick 419-245-1338

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

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

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

22. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
23. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
24. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.

Division of Environmental Services

25. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
26. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
27. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable due to the site being situated next to the Maumee River. An in-depth Stormwater Pollution Prevention Plan is also recommended.
28. Applicant shall maintain compliance with the City of Toledo's and State of Ohio's air quality regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Anti-Noise Laws.

Fire Prevention

Comments not received at this time.

Sewer & Drainage Services

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

STAFF RECOMMENDATION (cont'd)

Economic Development

No concerns or objections.

Building Inspection

31. The construction of any new structure, addition or alterations to any existing building and/or parking lot will require construction documents stamped by a design professional to be submitted to the Division of Building Inspection for plan review and approval. Construction documents must show that the new structure, addition or alterations will be in compliance with the building, mechanical, electrical and fire codes of the City of Toledo, and, by referenced authority, those of the State of Ohio. Construction must also comply with federal ADA regulations.
32. Any signs on the property, will require a separate plan review and permit(s) in accordance with the City of Toledo's sign codes (TMC §1377-§1397).
33. Any fence screening will require a Certificate of Zoning Compliance, issued by the Division of Building Inspection.

Toledo Design Center

Comments not received at this time.

Division of Transportation

34. All drive aisle, parking stalls and driving lanes shall be dimensioned.
35. All parking stalls shall be a minimum of 9'x18' as per the TMC 1107.
36. 25' wide access drive aisles shall be maintained throughout the site to accommodate two-way traffic as per TMC 1107.
37. The access on Jefferson shall be designed to not allow the double left movement from the garage to Water Street. This double movement would create a conflict with the double movement of traffic heading west on Jefferson.
38. It appears that at the Madison Avenue access there is a column and gore area that will interfere with the garage drive opening.

STAFF RECOMMENDATION (cont'd)

Division of Transportation (cont'd)

39. It is unclear whether the Madison Avenue access to the garage is one-way or two-way. On the Madison plans there shows a centerline and stop sign but on the garage plans the curb lines do not appear to match and the centerline is not shown. With the conflicts as mentioned in the prior Comment #5, two-way traffic would be difficult to maintain.
40. The Promedica Headquarters sign location needs to be designed to not create a site distance issue for Madison Avenue traffic.

Plan Commission

41. The applicant shall be required to obtain a commercial parking lot license on an annual basis from the City of Toledo Division of Taxation and Treasury.
42. The applicant shall provide bicycle parking spaces throughout the development, **acceptable as depicted on landscape plan.**
43. A horizontal design element shall be incorporated between the upper and lower Summit Street facade, the final design will be subject to the review and approval of the Director of Planning
44. Dumpster location(s) shall have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.
45. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Landscaping shall meet the criteria listed in TMC§1108.0303 Urban Commercial Landscape Standards - Area required to be Landscaped and TMC§1108.0305 Urban Commercial Landscape Standards - Parking Lot Landscaping. Such plan shall include:
 - a. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway, **acceptable as depicted on landscape plan.**
 - b. 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 Standard, **acceptable as depicted on landscape plan**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- c. The location, height and materials of any fencing to be installed and maintained; **shall be noted on landscape plan.**
 - d. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties); **acceptable as depicted on landscape plan.**
 - e. The location, lighting and size of any signs.
46. The final park design shall be submitted to the Director of Planning for approval and shall be a collaborative effort between the applicant, the Parks Department and the Toledo Design Center. Staff emphasizes the need for amenities within the park and encourages the applicant to develop them.
47. Free-standing pylon signage is prohibited. Low profile signage not to exceed forty-two (42) inches in height shall be permitted.
48. A full sign plan shall be submitted for review, this sign plan will be subject to the review and approval of the Director of Planning & the Commissioner of Building Inspection.
49. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
50. 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.
51. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission has been made for compliance with the conditions as set forth above.

REF: SUP-5004-15... July 9, 2015

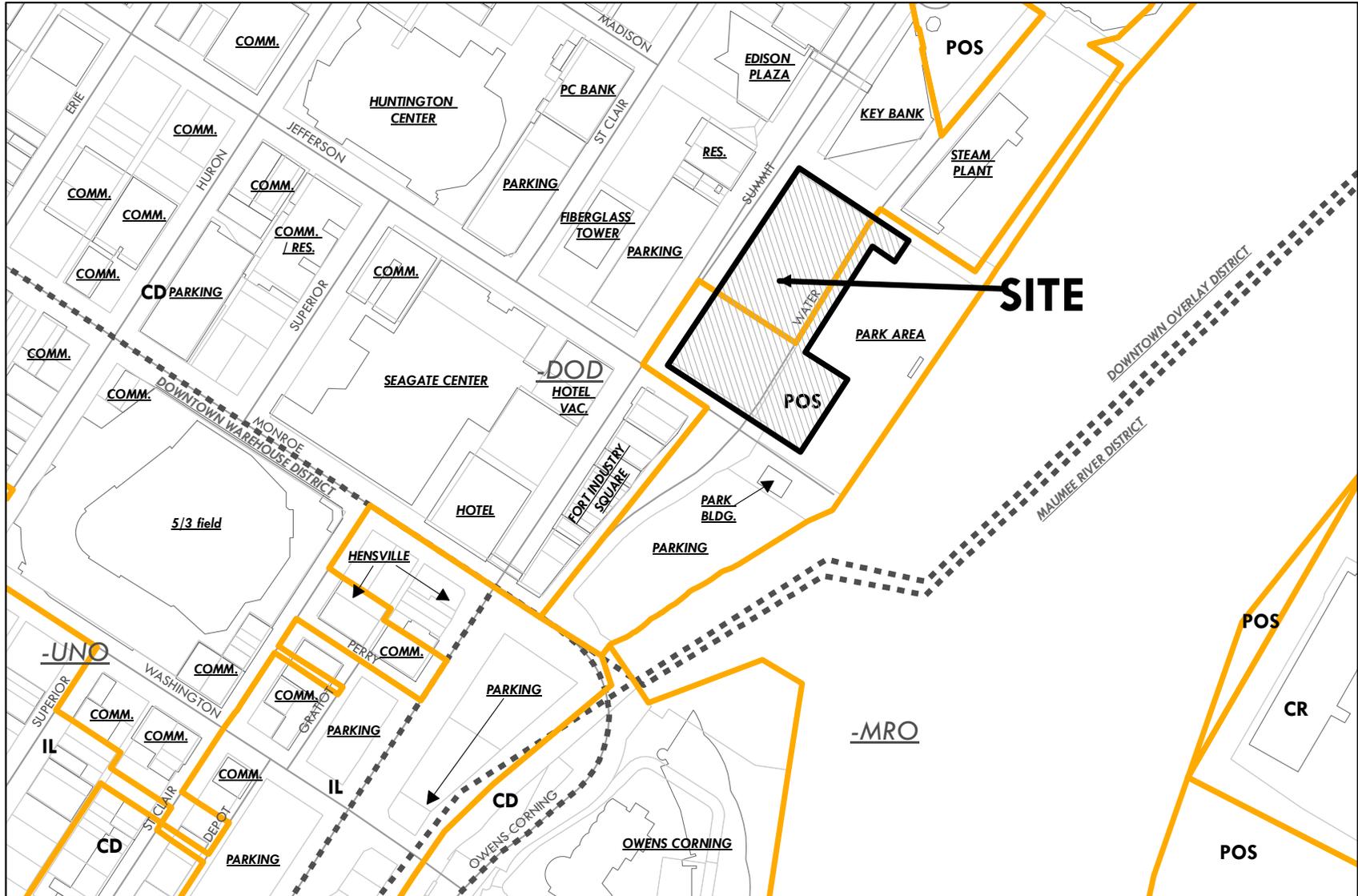
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-5004-15
DATE: July 9, 2015
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 12, 2015
TIME: 4:00 P.M.

BH/jj
Nine (9) sketches follow

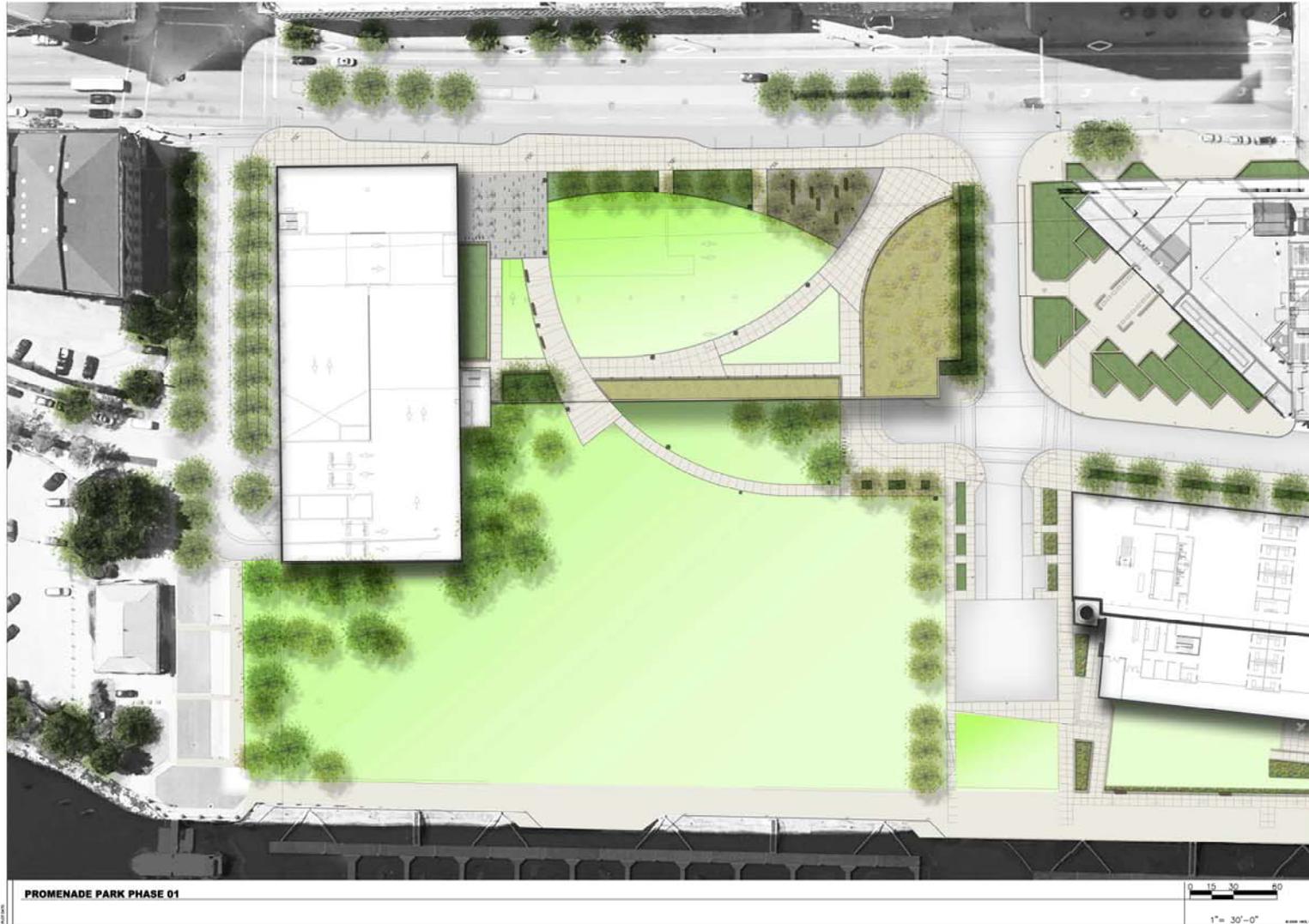
ZONING & LAND USE

SUP-5004-15
DOD-4-15
ID 9



LANDSCAPE PLAN – ARTIST RENDERING PHASE 1

SUP-5004-15
DOD-4-15
ID 9



HKS

OWNER
CITY OF TOLEDO
100 W. WASHINGTON ST.
TOLEDO, OH 43604

ARCHITECT
HKS INC.
100 W. WASHINGTON ST., SUITE 1000
TOLEDO, OH 43604

INTERIOR DESIGN
HKS INC.
100 W. WASHINGTON ST., SUITE 1000
TOLEDO, OH 43604

STRUCTURAL ENGINEER
HKS INC.
100 W. WASHINGTON ST., SUITE 1000
TOLEDO, OH 43604

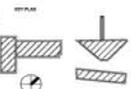
MEP
HKS INC.
100 W. WASHINGTON ST., SUITE 1000
TOLEDO, OH 43604

LANDSCAPE ARCHITECT
HKS INC.
100 W. WASHINGTON ST., SUITE 1000
TOLEDO, OH 43604

CIVIL
HKS INC.
100 W. WASHINGTON ST., SUITE 1000
TOLEDO, OH 43604

HEADQUARTERS RELOCATION "THE JUNCTION, STEAM PLANT" AND PROMENADE PARK DEPOT"

INTERIM REVIEW ONLY
This drawing is for informational purposes only and is not to be used for construction. It is subject to change without notice.
DATE: 06/26/2015
DRAWN BY: [REDACTED]



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	06/26/2015
2	ISSUED FOR PERMIT	06/26/2015

PROJECT NUMBER
M1910008

DATE
06/26/2015

BY
[REDACTED]

CITY OF TOLEDO
SITE PLAN APPROVAL

PROMENADE PARK
PHASE 01

HEET NO.
L-1.01P

PROMENADE PARK PHASE 01

0 15 30 60
1" = 30'-0"

LANDSCAPE PLAN – ARTIST RENDERING PHASE 2

SUP-5004-15
DOD-4-15
ID 9



HKS

OWNER
CITY OF TOLEDO
1000 WEST BROADWAY
TOLEDO, OH 43602

ARCHITECT
HKS INC.
1000 WEST BROADWAY, SUITE 100
TOLEDO, OH 43602

INTERIOR DESIGN
HKS INC.
1000 WEST BROADWAY, SUITE 100
TOLEDO, OH 43602

STRUCTURAL ENGINEER
HKS INC.
1000 WEST BROADWAY, SUITE 100
TOLEDO, OH 43602

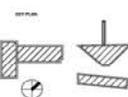
MEP
HKS INC.
1000 WEST BROADWAY, SUITE 100
TOLEDO, OH 43602

LANDSCAPE ARCHITECT
HKS INC.
1000 WEST BROADWAY, SUITE 100
TOLEDO, OH 43602

CIVIL
HKS INC.
1000 WEST BROADWAY, SUITE 100
TOLEDO, OH 43602

**HEADQUARTERS RELOCATION
"THE JUNCTION, STEAM PLANT
AND PROMENADE PARK DEPOT"**

INTERIM REVIEW ONLY
DATE: 05/26/2015
BY: [Signature]



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	05/26/2015

PROJECT NUMBER: H1910006
DATE: 05/26/2015
BY: [Signature]

CITY OF TOLEDO
SITE PLAN APPROVAL

PROJECT: PROMENADE PARK
PHASE 02

SHEET NO. **L-1.02P**

ELEVATION - GARAGE

SUP-5004-15
DOD-4-15
ID 9

MATERIAL EXAMPLES



A - BRICK - STACK BOND



B - PAINTED METAL PANEL - BRICK-RED COLOR



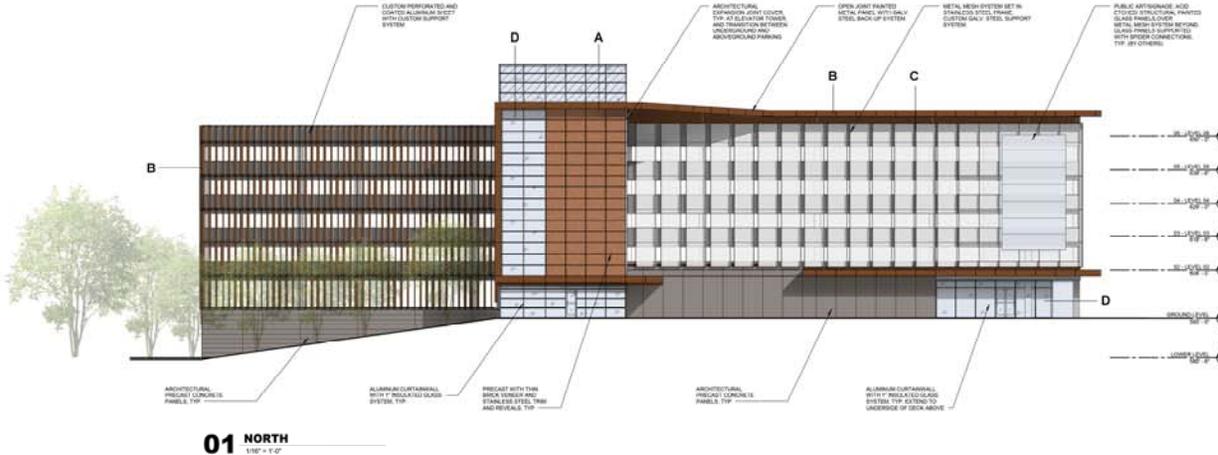
C - METAL MESH SYSTEM



D - GLASS CURTAIN WALL



02 EAST
1/8" = 1'-0"



01 NORTH
1/8" = 1'-0"

HKS

OWNER
HONOLULU
HAWAII
ARCHITECT
111 EAST WASHINGTON AVE. 10
HONOLULU, HI 96813
SEFS
1000 KALANOAHI AVE. 1000
HONOLULU, HI 96813
LANDSCAPE ARCHITECT
1000 KALANOAHI AVE. 1000
HONOLULU, HI 96813
CONSTRUCTION MANAGEMENT
1000 KALANOAHI AVE. 1000
HONOLULU, HI 96813

PROMEDICA
HEADQUARTERS RELOCATION
"THE JUNCTION, STEAM PLANT
AND PROMENADE PARK DEPOT"

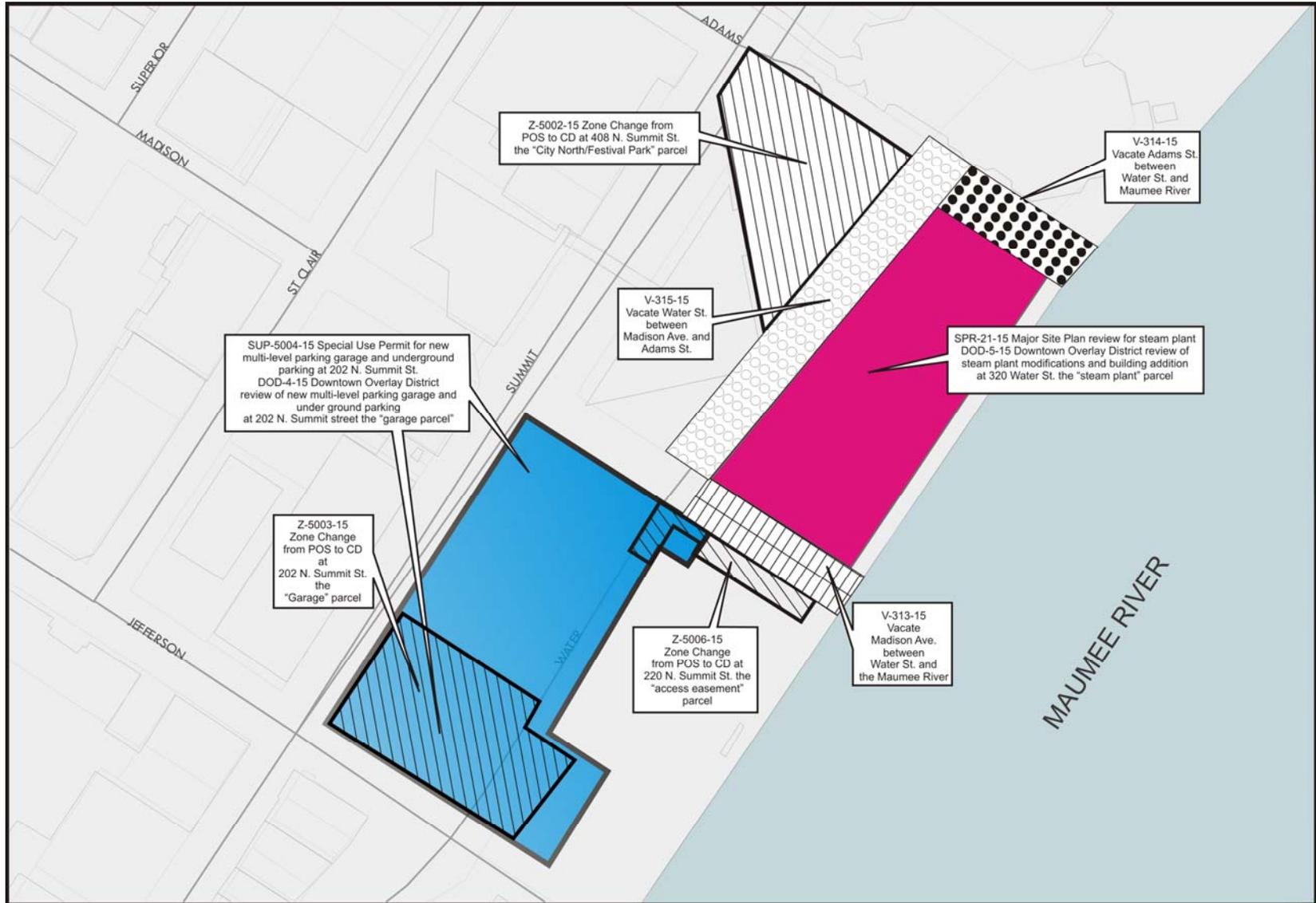
EXTERIOR REVIEW ONLY
These drawings are not to be used for construction without the approval of the City of Toledo. The City of Toledo reserves the right to modify these drawings at any time without notice.



HKS PROJECT NUMBER
H1910010
DATE
05/26/2015
CITY OF TOLEDO
SITE PLAN APPROVAL
GARAGE
EXTERIOR
ELEVATIONS

SHEET NO.
A5.04P

PROMEDICA CASE INDEX



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GENERAL INFORMATION

Subject

- Request - Major Site Plan for Steam Plant Improvements,
Building Addition and a New Parking Lot
- Location - 320 Water Street
- Applicant - Robin Whitney
Promedica Health System
1801 Richards Rd
Toledo, OH 43607
- Attorney - Mark Rose
Marshall & Melhorn, LLC
Four Seagate, 8th Floor
Toledo, OH 43604
- Engineer - Wendy Fry
The Mannik & Smith Group, Inc
2365 Haggerty Road South
Canton, Michigan 48188

Site Description

- Zoning - CD Downtown Commercial (Subject to Zone Change)
- Area - ± 2.982 acres
- Frontage - ± 517' on Water Street
± 210' on Madison Avenue
± 195' on Adams Street
- Existing Use - Vacant Steam Plant
- Proposed use - Promedica Headquarters

Area Description

- North - Festival Park & Imagination Station / POS & CD
- South - Promenade Park / POS
- East - Maumee River
- West - Key Bank Building / CD

GENERAL INFORMATION (cont'd)

Parcel History

- M-17-75 - Site Plan for Promenade Park proposed for an area bounded by Water St, Monroe St, The Cherry St Bridge and The Maumee River, to include Street closings within the above boundary of Jefferson Ave, Madison Ave and Adams St (PC approved 10/30/75).
- M-16-79 - Site Plan Review for Promenade Park (PC approved 10/17/79, Ord. 673-80, 10/31/80).
- M-5-81 - Study & Review Amendment for the Riverview Urban Renewal land Use Plan (PC approved 5/7/81)
- Z-139-86 - Zone Change from M-1 & C-5 to P Parks (PC approved 7/24/86, Ord. 643-86, 8/12/86)
- DOD-10-97 - Downtown Overlay District Review for the Demolition of a Portion of the Stream Plant (Administratively approve 8/21/97)
- Z-9008-98 - Zone Change from M-1 Limited Industrial to P Park for Open Space Wrapping around the Stream Plant (PC approved 12/3/98, Ord 57-99 1/19/99)
- Z-10002-98 - Zone Change from M-1 Limited Industrial to C-5 Downtown Commercial for Steam Plant (PC approved 12/3/98, Ord 58-99 2/2/99)
- Z-11002-01 - Zone Change from P Park to C-5 Downtown Commercial (PC approved 12/6/01, Ord 97-02 2/12/02)
- DOD-5-01 - Downtown Overlay District Review for the Redevelopment of the Edison Steam Plant (PC approved 7/11/02)
- DOD-2-05 - Downtown Overlay District Review for the Redevelopment of the Edison Steam Plant (PC approved 11/3/05)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- DOD-1-12 - Downtown Overlay District Review for the Redevelopment of the Edison Steam Plant (PC approved 7/12/12)
- DOD-5-15 - Downtown Overlay District Review for Steam Plant Improvements, Building Addition and New Parking Lot (Companion Case)
- Z-5006-15 - Zone Change from POS Parks and Open Space to CD Downtown Commercial (Companion Case)
- V-313-15 - Vacation of Madison Avenue between Water Street and the Maumee River (Companion Case)
- V-314-15 - Vacation of Adams Street between Water Street and the Maumee River (Companion Case)
- V-315-15 - Vacation of Water Street between Madison Avenue and Adams Street (Companion Case)

Applicable Regulations

Toledo Municipal Code, Part Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan
Toledo Downtown Plan 2011

STAFF ANALYSIS

The applicant is requesting a Major Site Plan to facilitate the redevelopment of the former Edison Steam Plant and add a new surface parking lot at 320 Water Street. The applicant is proposing to completely renovate the existing 21,900 square foot building; construct a new 14,500 square foot addition; construct a new eighteen (18) space parking lot and construct sixteen (16) on-street parking spaces in the area of the vacated Water Street and Madison Avenue. Additional parking will be provided via the construction of a new six (6) story commercial parking garage, which is the subject of a separate Special Use Permit. Finally, the applicant will utilize the Key Bank Building as additional office space. A companion Downtown Overlay District review; two (2) zone changes and three (3) right-of-way Vacations accompany this case. A neighborhood meeting is scheduled for June 22, 2015.

STAFF ANALYSIS (cont'd)

Parking and Circulation

The applicant is proposing to build an eighteen (18) space surface parking lot on the north side of the building. This lot will have a controlled access gate from the proposed vacated Water Street. In addition, there will be ten (10) on-street spaces on Water Street and six (6) on-street spaces on Madison Avenue. Additional parking will be provided by nearby parking garages. A drop-off and turnaround will be located at the end of the vacated Madison Avenue in the area of the main entrance.

Landscaping

Properties located in the Downtown Overlay District are subject to the Urban Commercial Landscape Standards. TMC1108.0303 states that any part of a lot area not used for buildings, other structures, or for roads, walks, parking, service areas or accessways must be landscaped with a combination of groundcover, trees and shrubs. Landscape improvements must also be provided in the sidewalk or other paved area in front of a building with tree grates, or other walkable surface material treatment for open tree pits.

The applicant submitted a landscape plan for review. Staff has found the plan to be consistent with the Urban Landscape Standards. Specifically, the applicant is proposing a combination of trees, scrubs and flowers around the steam plant development. The plan indicates that planter boxes containing trees will be installed along the Water Street side of the building, a solid hedge with trees boarding the parking lot and various trees, shrubs and flowers in planter beds on the south and east sides of the building.

The urban landscape standards require that any fencing subject to these standards shall be decorative in design (wrought iron or metal tube). In addition, dumpster areas shall be screened on all sides by a minimum six (6) foot high solid fence. The elevations provided indicate that the proposed dumpster enclosure will be brick to match the steam plant. As a note, the landscape plan submitted is conceptual and a final landscape plan will be subject to the review and approval by the Director of Planning in conjunction with the City of Toledo Division of Parks, Recreation and Forestry and the Toledo Design Center.

STAFF ANALYSIS (cont'd)

Building Design

The applicant submitted color renderings and elevations for the steam plant. The steam plant redevelopment will restore and keep the existing façades of the north, south and west sides of the building, subject to minor changes. Minor changes will include new energy efficient windows throughout the development and a new aluminum storefront entryway along Water Street at the crosswalk leading to the repurposed Key Bank Building. The east side of the steam plant will see the most significant changes. These changes will incorporate the new 14,500 square foot addition. This addition will serve as the main entry for the headquarters and will mainly consist of a glass and aluminum curtain wall and terracotta rain screen. This is consistent with our commercial design standards as outlined in TMC1109.0500. Outdoor spaces will be provided on the roof and on grade level, between the new addition and the river. These outdoor spaces will provide employees and guest with outdoor areas to enjoy the views of the Maumee River. In addition, the State Historic Preservation Office reviewed the plans and found that they meet the standards with no outstanding concerns. This case is scheduled to be reviewed by the City of Toledo Historic Commission on June 29th, 2015.

Recommendation

The Toledo 20/20 Comprehensive Plan designates the steam plant site as Downtown Commercial. The Downtown Commercial future land use district was intended to accommodate a broad range of uses to reflect downtown's role as a commercial, governmental, cultural and entertainment center. Land uses are intended to be intense with high building coverage, large buildings, and buildings placed close together. In addition, The Toledo Downtown Plan 2011 identifies the Steam Plant as a redevelopment cluster. Redevelopment clusters are identified as "Primary Priorities" in the plan for accomplishing the revitalization of Downtown. Based on the nature of the proposed use and its location, the proposal is in compliance with both plans. As a result, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-21-15, a request for a Major Site Plan for steam plant improvements, a building addition and a new parking lot at 320 Water Street, for the following three (3) reasons:

1. The proposed use is consistent with the Toledo 20/20 Comprehensive Plan;
2. The proposed use furthers the goals of the Toledo Downtown Plan 2011;
3. 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);
4. The proposed use complies with all applicable provisions of this Zoning Code (TMC 1111.0706.B Review & Decision-Making Criteria);

The staff recommends that the Toledo City Plan Commission approve SPR-21-15, a request for a Major Site Plan for steam plant improvements, a building addition and a new parking lot at 320 Water Street, subject to the following fifty (50) conditions:

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

Division of Engineering Services

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

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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.

Contact Joe Warnka at (419) 245-1341 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 new water service or modifications to existing water service shall be submitted to the Division of Engineering Services for review and approval.
7. Design is currently underway for relocating a 12-inch diameter waterline from beneath the planned adjacent parking structure. A portion of the new waterline will likely be located in the vacated right-of-way of Madison Avenue south of Water Street.
8. 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.
9. Contact the City of Toledo Fire Prevention Bureau to determine the fire protection requirements for this site.
10. Maintain 10 feet of horizontal clearance between proposed water service and sanitary or storm sewers. Maintain 4 feet of horizontal clearance between proposed water service and any other underground utility. Maintain 18 inches of vertical clearance between proposed water service and sanitary or storm sewers. Maintain 12 inches of vertical clearance between proposed water service and any underground utility.
11. Contact the Division of Water Distribution to determine the backflow prevention requirements for this site.
12. New fire, domestic, and irrigation taps will be installed by City of Toledo at the developer's expense.
13. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the owner's cost.
14. Proposed hydrants shall be located a minimum of 10 feet away from storm and sanitary sewers or, per the Ohio EPA, drain holes on hydrants shall be plugged. Maintenance of privately-owned hydrants is the responsibility of the owner, including pumping of hydrants having plugged drain holes.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

15. The existing storm sewers shown on the Plan Commission submittal do not match the City of Toledo records for this area. Please contact the City to obtain records to verify with your survey information.
16. No new surfaces or new storm sewers shall be connected to the existing CSO outfalls on Jefferson Ave. or Adams St.
17. Plans submitted indicate earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan for this project shall be submitted to the Division of Engineering Services for stormwater review and approval.
18. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>, including the requirements for stormwater detention and post-construction stormwater Best Management Practices (BMPs). Detention requirements can be waived for privately owned outfalls that are connected directly into the Maumee River and do not enter the City's sewer pipe systems.
19. Plans are also subject to the: Criteria and Regulations of The Departments of Public Utilities and Public Service; The Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; The Toledo City Charter; The "Subdivision Rules & Regulations" of Toledo-Lucas County Plan Commissions; City of Toledo Infrastructure Design and Construction requirements; and "The Comprehensive Ditch Plan."
20. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs). All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
21. Post-construction BMPs for sites greater than 5 acres disturbed (includes the overall common plan of development) shall be selected from and designed in accordance with the latest Ohio EPA General Stormwater NPDES Permit Table 2 "Structural Post-Construction BMPs & Associated Drain (Drawdown) Times." An alternative structural BMP may be accepted if it can be demonstrated that it is equivalent in effectiveness to those listed in Table 2 and approved by Ohio EPA.
22. Sites greater than 10 acres disturbed (includes the overall common plan of development) shall utilize a sediment-settling pond during construction for sediment and erosion control. Design requirements of a sediment-settling pond can be found in the latest Ohio EPA General Stormwater NPDES permit.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

23. 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 may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.
24. A site-specific Stormwater Pollution Prevention Plan (SWP3) shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit.
25. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
26. No construction work, including grading, will be permitted without approved plans and inspection.
27. Being in or adjacent to a flood hazard zone, this area is subject to Toledo Municipal Code, Chapter 1110, which must be complied with in full.
28. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850
Sanitary Sewers: Mike Elling, ph. 419-936-2276
Stormwater Drainage: Lorie Haslinger, ph. 419-245-3221; Andy Stepnick 419-245-1338
Water: Andrea Kroma, ph. 419-936-2163
Roadway: Tim Grosjean, ph. 419-245-1344
29. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
30. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
31. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.

STAFF RECOMMENDATION (cont'd)

Fire Prevention

Comments not received at this time.

Sewer & Drainage Services

Conditions not received at this time.

Building Inspection

32. The construction of any new structure, addition, or alterations to any existing building and/or parking lot will require construction documents stamped by a design professional to be submitted to the Division of Building Inspection for review and approval. Construction documents must show that the new structure, addition or alterations will be built in compliance with the building, mechanical and fire codes of the City of Toledo, and by referenced authority, those of the State of Ohio. Construction must also comply with federal ADA requirements.
33. The property and its proposed structures are affected by the special flood hazard area (SFHA) of the Maumee River as shown on FEMA's FIRM #39095C0093E map adopted by City of Toledo on August 16, 2011. Development on the property affected by an SFHA will require construction standards in compliance with water-proof construction of the Ohio Building Code and flood control regulations found in Toledo Municipal Code §1110. A Hydrologic & Hydraulic (H&H) study may be requested. At the least a SFHA floodplain development permit will be required prior to plan approval.
34. Any signs on the property, will require a separate plan review and permit(s) in accordance with the City of Toledo's sign codes (TMC §1377-§1397).
35. Any fence screening will require a Certificate of Zoning Compliance, issued by the Division of Building Inspection.

STAFF RECOMMENDATION (cont'd)

Division of Transportation

36. 25' wide access drives and drive aisles shall be maintained throughout the site to accommodate two-way traffic.
37. The turnaround on the south end of the building needs to be designed to handle the largest vehicle that is anticipated to be accessing this area. (At least a delivery box truck)
38. Where the turnaround area meets with the vacated portion of Water and Madison intersection, which is planned to be stop signed controlled, the parallel parking stalls need to be held back 30' from the stop sign side and 20' back on the opposite side.
39. All crosswalks and pedestrian ramps shall meet ADA standards.
40. All pavement markings within the public Right of Way shall be ODOT Item 644 Thermo Plastic Pavement Markings.

Plan Commission

41. The building materials of the addition shall meet the requirements of TMC 1109.0500 Building Façade Materials and Color. Elevations shall be submitted to meet the approval of the Plan Director. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors, **acceptable as depicted on elevations.**
42. The applicant shall provide bicycle parking spaces throughout the development, **acceptable as depicted on landscape plan.**
43. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping areas.
44. Dumpster location(s) shall have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

45. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Landscaping shall meet the criteria listed in TMC§1108.0303 Urban Commercial Landscape Standards - Area required to be Landscaped and TMC§1108.0305 Urban Commercial Landscape Standards - Parking Lot Landscaping. Such plan shall include:
 - a. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway, **acceptable as depicted on landscape plan.**
 - b. 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 Standard, **acceptable as depicted on landscape plan**
 - c. The location, height and materials of any fencing to be installed and maintained; **shall be noted on landscape plan.**
 - d. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties); **acceptable as depicted on landscape plan.**
 - e. The location, lighting and size of any signs.
46. Free-standing pylon signage is prohibited. Low profile signage not to exceed forty-two (42) inches in height shall be permitted.
47. A full sign plan shall be submitted for review, this sign plan will be subject to the review and approval of the Director of Planning.
48. 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.
49. 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)

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

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-21-15
DATE: July 9, 2015
TIME: 2:00 P.M.

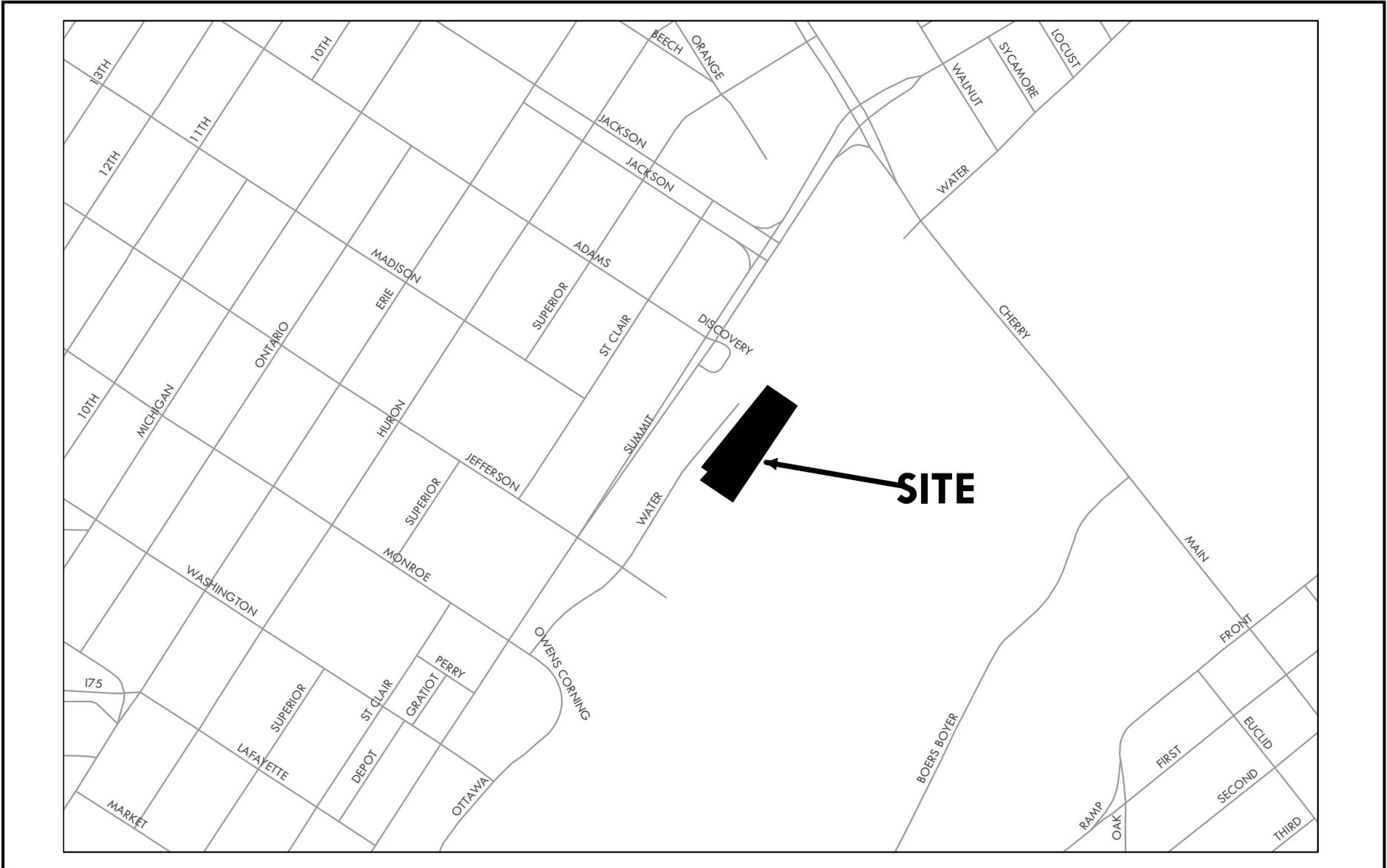
BH/jj
Nine (9) sketches follow

GENERAL LOCATION

SPR-21-15
DOD-5-15
ID 9

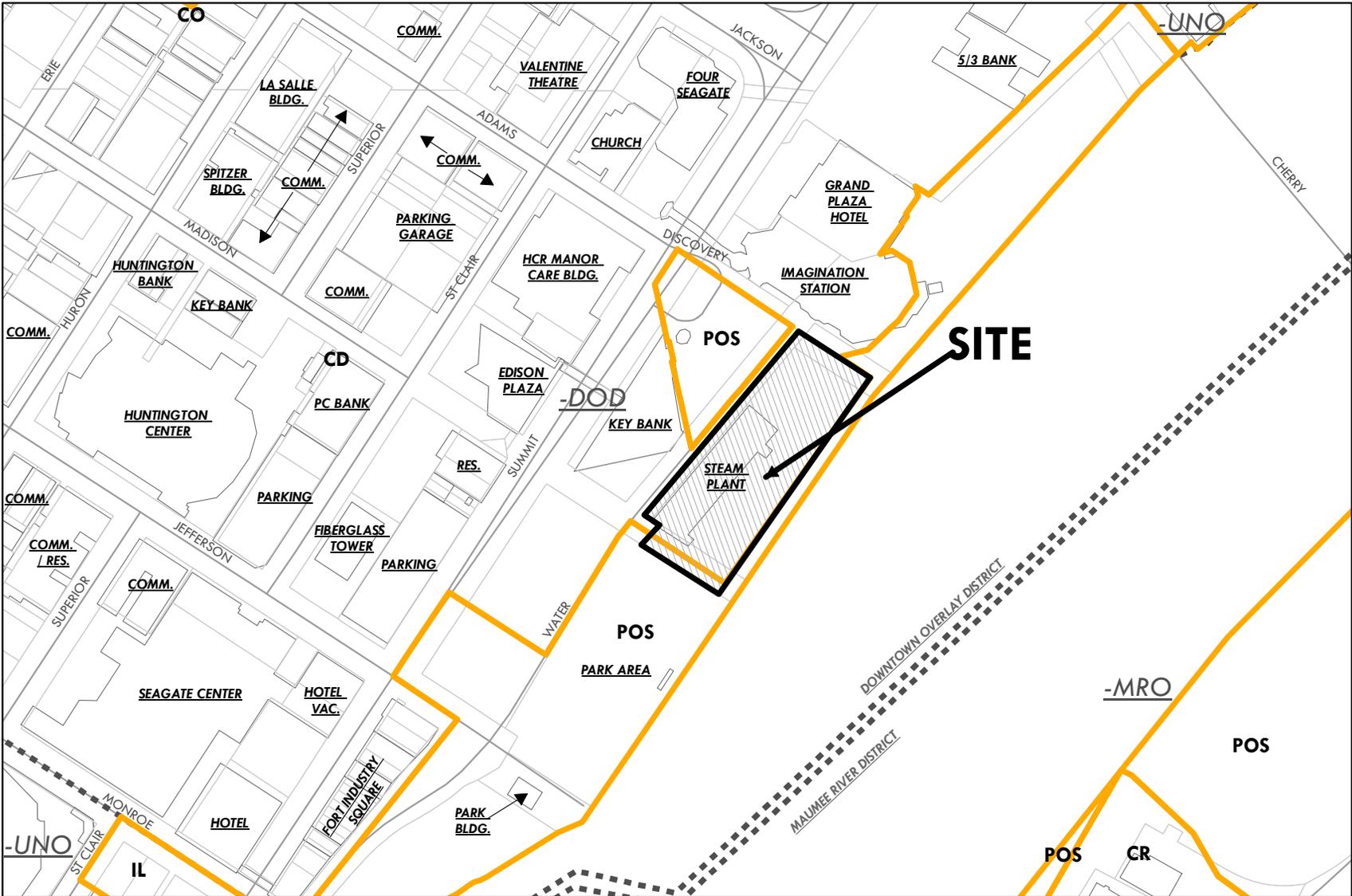


14 - 14



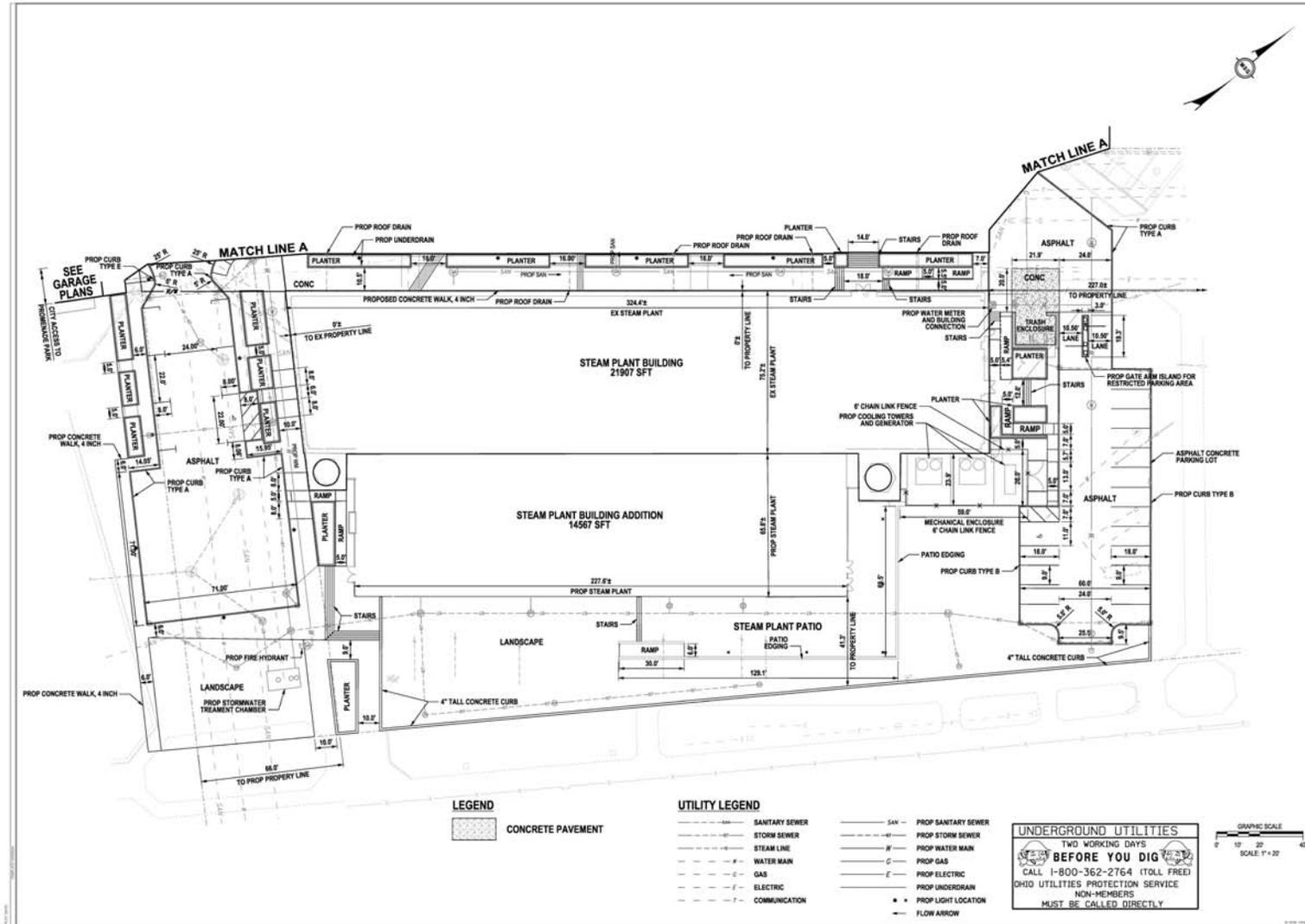
ZONING & LAND USE

SPR-21-15
DOD-5-15
ID 9



SITE PLAN

SPR-21-15
DOD-5-15
ID 9



HKS

OWNER
City of Toledo
1000 Main St
Toledo, OH 43604
ARCHITECT
HKS Inc.
1000 Main St
Toledo, OH 43604
INTERIOR DESIGN
HKS Inc.
1000 Main St
Toledo, OH 43604
STRUCTURAL ENGINEER
HKS Inc.
1000 Main St
Toledo, OH 43604
MECHANICAL ENGINEER
HKS Inc.
1000 Main St
Toledo, OH 43604
ELECTRICAL ENGINEER
HKS Inc.
1000 Main St
Toledo, OH 43604
LANDSCAPE ARCHITECT
HKS Inc.
1000 Main St
Toledo, OH 43604
CIVIL ENGINEER
HKS Inc.
1000 Main St
Toledo, OH 43604

PROMEDICA
HEADQUARTERS RELOCATION
"STEAM PLANT AND
PROMENADE PARK DEPOT"

REVISIONS
NO. DATE DESCRIPTION
1 05/20/15



NO.	DATE	DESCRIPTION
1	05/20/15	

PROJECT NUMBER
H1910006
05/20/15
CITY OF TOLEDO
SITE PLAN APPROVAL
DATE
SITE PLAN

C2.01

LEGEND
CONCRETE PAVEMENT

UTILITY LEGEND
--- SAN --- PROP SANITARY SEWER
--- SW --- PROP STORM SEWER
--- WM --- PROP WATER MAIN
--- W --- PROP GAS
--- E --- PROP ELECTRIC
--- U --- PROP UNDERDRAN
--- C --- PROP LIGHT LOCATION
--- F --- FLOW ARROW

--- SAN --- PROP SANITARY SEWER
--- SW --- PROP STORM SEWER
--- WM --- PROP WATER MAIN
--- W --- PROP GAS
--- E --- PROP ELECTRIC
--- U --- PROP UNDERDRAN
--- C --- PROP LIGHT LOCATION
--- F --- FLOW ARROW

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

GRAPHIC SCALE
0 10 20 40
SCALE: 1" = 20'

ARTIST RENDERING

SPR-21-15
DOD-5-15
ID 9



HKS

OWNER
PROMEDICA
10000 WOODLAND AVENUE
TOLEDO, OH 43628

ARCHITECT
HKS INC.
177 WEST WASHINGTON BLVD STE 1000
CHICAGO, IL 60601

INTERIOR DESIGN
HKS INC.
177 WEST WASHINGTON BLVD STE 1000
CHICAGO, IL 60601

STRUCTURAL ENGINEER
HKS INC.
177 WEST WASHINGTON BLVD STE 1000
CHICAGO, IL 60601

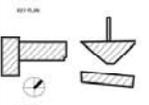
MEP
HKS INC.
177 WEST WASHINGTON BLVD STE 1000
CHICAGO, IL 60601

LANDSCAPE ARCHITECT
HKS INC.
177 WEST WASHINGTON BLVD STE 1000
CHICAGO, IL 60601

LEVEL
BASED ON THE CITY OF TOLEDO
ELEVATION DATA

PROMEDICA
HEADQUARTERS RELOCATION
"THE JUNCTION, STEAM PLANT
AND PROMENADE PARK DEPOT"

INTERIM REVIEW ONLY
THIS DOCUMENT IS PRELIMINARY AND NOT BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSES WITHOUT THE WRITTEN APPROVAL OF HKS INC.
DATE: 05/26/2015
BY: HKS INC.



NO. 1	DATE 05/26/2015	BY HKS INC.
NO. 2	DATE 05/26/2015	BY HKS INC.

HKS PROJECT NUMBER
HKS150006
DATE: 05/26/2015

CITY OF TOLEDO
SITE PLAN APPROVAL
PROJECT: STEAM PLANT
EXTERIOR
RENDERING

A5.00S

ELEVATION

SPR-21-15
DOD-5-15
ID 9

MATERIAL EXAMPLES



A - EXISTING HISTORIC BRICK



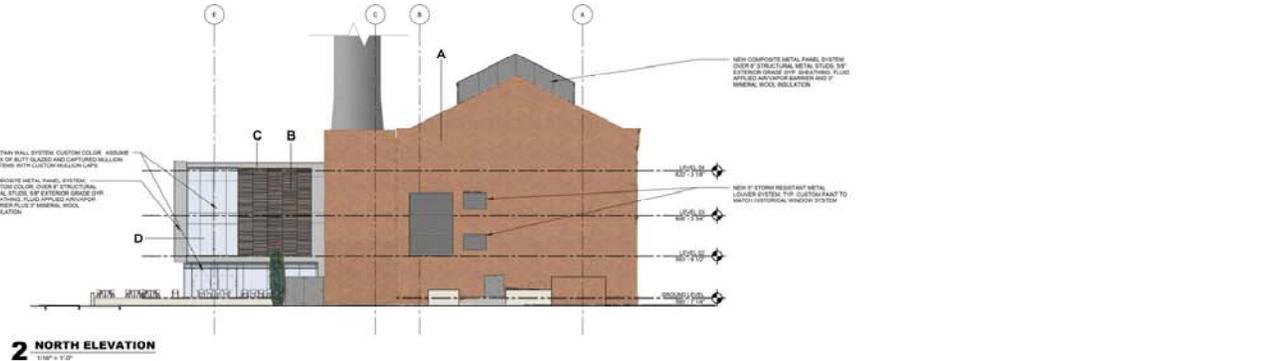
B - TERRACOTTA RAINSCREEN



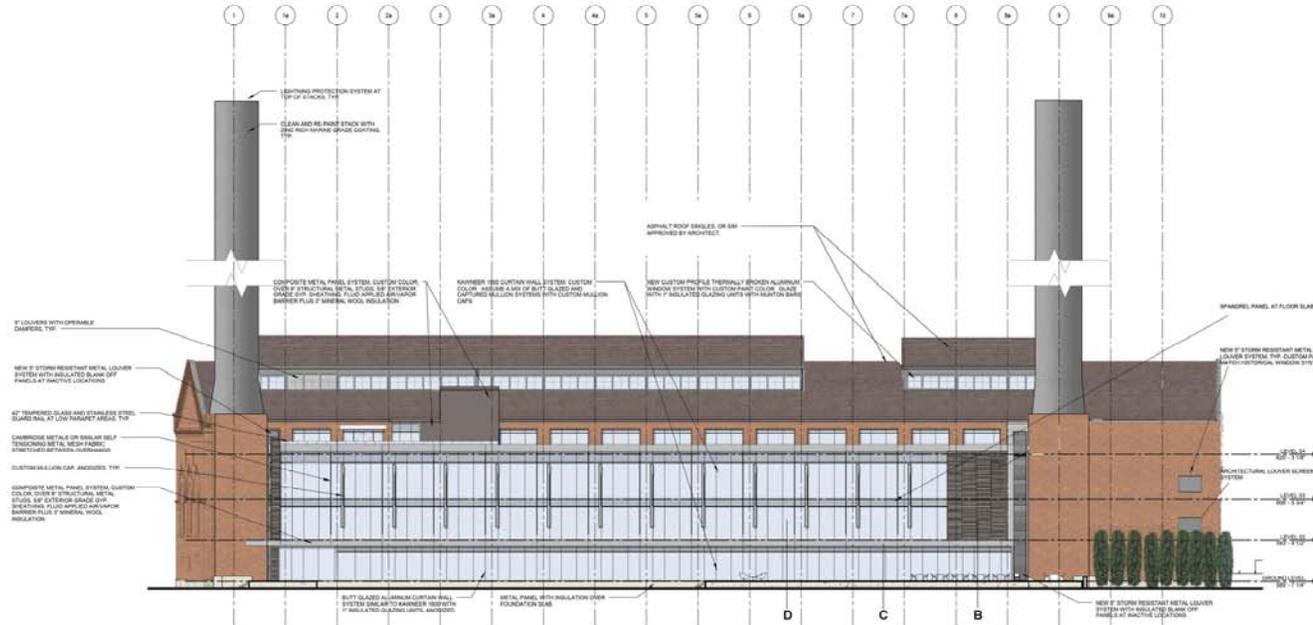
C - METAL PANEL



D - GLASS CURTAIN WALL



2 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION @ NEW ADDITION
1/8" = 1'-0"

HKS

OWNER
PROMEDICA
10000 EAST AVENUE
ANN ARBOR, MI 48106

ARCHITECT
HKS INC.
10000 EAST AVENUE, SUITE 1000
ANN ARBOR, MI 48106

INTERIOR DESIGN
HKS INC.
10000 EAST AVENUE, SUITE 1000
ANN ARBOR, MI 48106

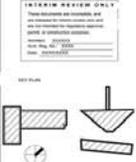
STRUCTURAL ENGINEER
HKS INC.
10000 EAST AVENUE, SUITE 1000
ANN ARBOR, MI 48106

MEP
HKS INC.
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ANN ARBOR, MI 48106

LANDSCAPE ARCHITECT
HKS INC.
10000 EAST AVENUE, SUITE 1000
ANN ARBOR, MI 48106

CIVIL
HKS INC.
10000 EAST AVENUE, SUITE 1000
ANN ARBOR, MI 48106

PROMEDICA
HEADQUARTERS RELOCATION
"THE JUNCTION, STEAM PLANT
AND PROMENADE PARK DEPOT"



REVISIONS

NO.	DATE	DESCRIPTION
1	08/26/2015	ISSUED FOR PERMIT
2	08/26/2015	ISSUED FOR PERMIT
3	08/26/2015	ISSUED FOR PERMIT

PROJECT NUMBER
H510006

DATE
08/26/2015

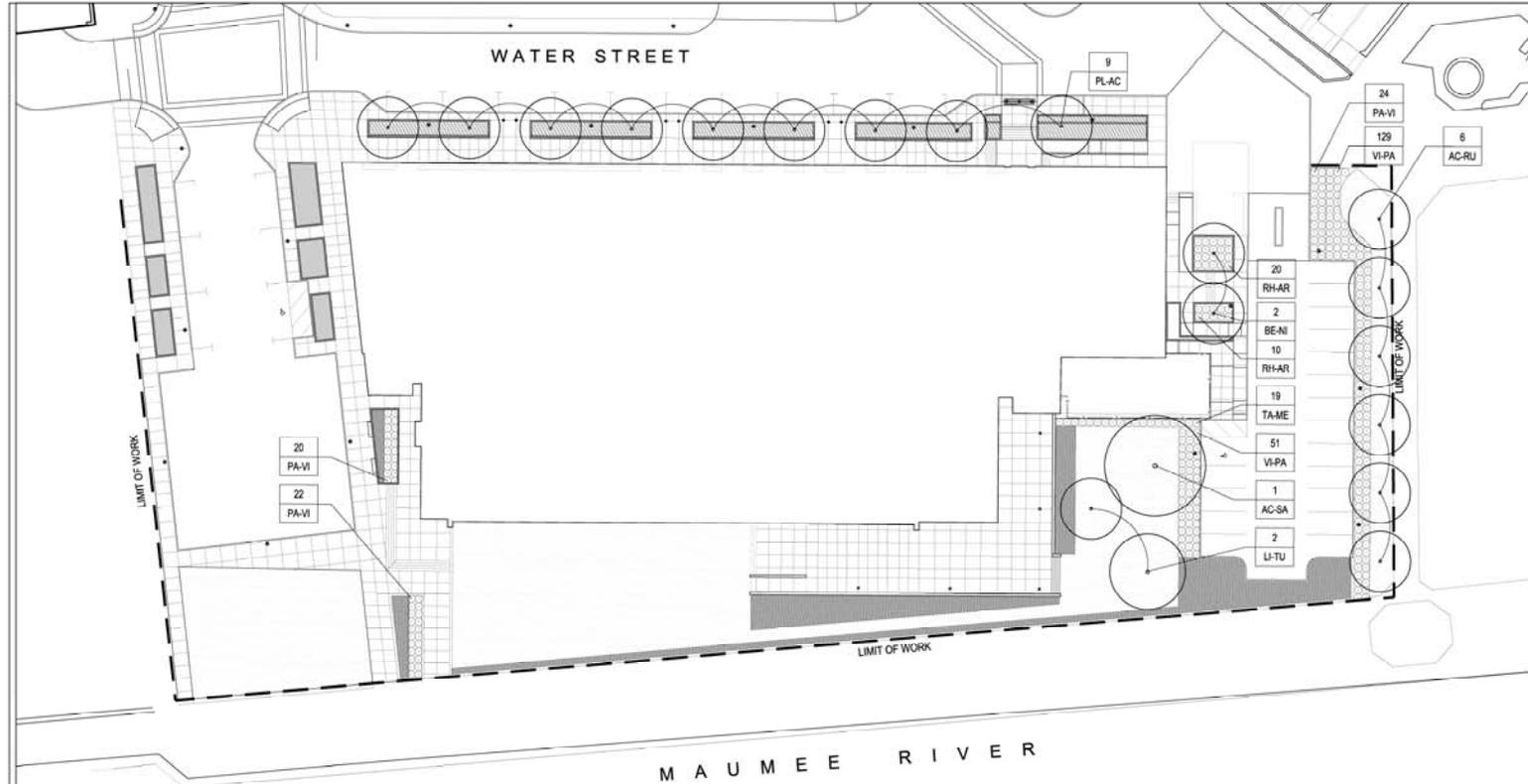
CITY OF TOLEDO
SITE PLAN APPROVAL
STEAM PLANT
EXTERIOR
ELEVATIONS

A5.02S

14 - 19

LANDSCAPE PLAN – STEAM PLANT

SPR-21-15
DOD-5-15
ID 9



HKS

OWNER
PROMEDICA
1000 EAST WASHINGTON, SUITE 100
COLUMBUS, OH 43260

ARCHITECT
HKS INC.
1000 EAST WASHINGTON, SUITE 100
COLUMBUS, OH 43260

INTERIM DESIGN
1000 EAST WASHINGTON, SUITE 100
COLUMBUS, OH 43260

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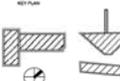
MEP
HKS INC.
1000 EAST WASHINGTON, SUITE 100
COLUMBUS, OH 43260

LANDSCAPE ARCHITECT
HKS INC.
1000 EAST WASHINGTON, SUITE 100
COLUMBUS, OH 43260

CIVIL
HKS INC.
1000 EAST WASHINGTON, SUITE 100
COLUMBUS, OH 43260

PROMEDICA
HEADQUARTERS RELOCATION
"THE JUNCTION, STEAM PLANT
AND PROMENADE PARK DEPOT"

INTERIM REVIEW ONLY
THIS PLAN IS FOR REVIEW ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT AND LANDSCAPE ARCHITECT.



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	05/26/2015
2	ISSUED FOR CONSTRUCTION	05/26/2015

PROJEC# NUMBER
H1910009

DATE
05/26/2015

CITY OF TOLEDO
SITE PLAN APPROVAL

PLANTING PLAN

LP-1.1S

PLANTING PLAN

PLANTING LEGEND

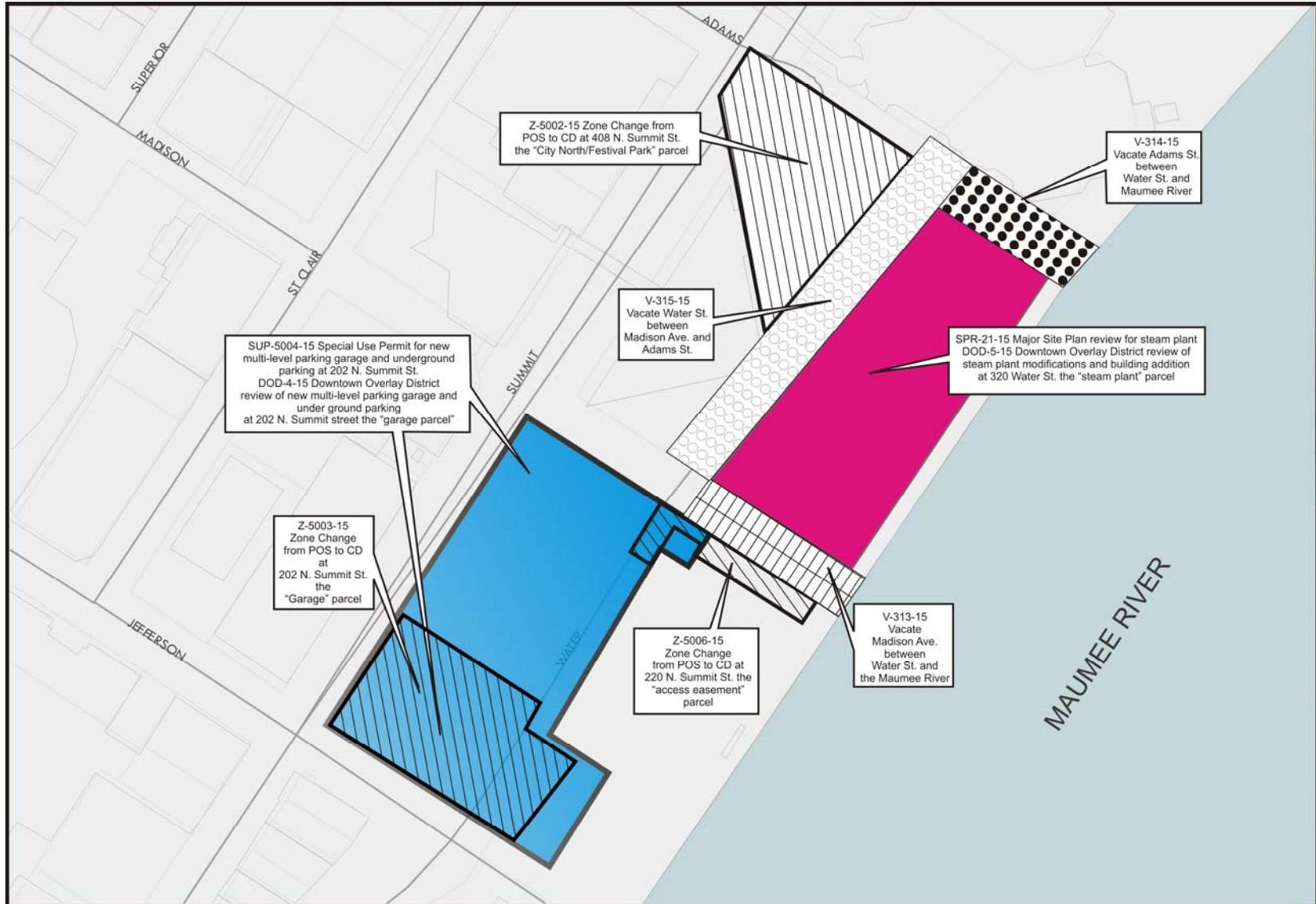
- GRASSES & PERENNIAL MIX
- TURF (30D)
- LIROPE MUSCARI "NEW BLUE"
- ENGLISH IVY

NOTES:
GRASSES / PERENNIALS TO BE #2 CONT. @ 24" O.C.
LIROPE TO BE #1 CONT. @ 12" O.C.
ENGLISH IVY TO BE #2; PEAT POT @ 8" O.C.

PLANTING SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT
PL-AC	Exclamation London Planetree	<i>Platanus x acerifolia</i> 'Morton Circle'	3"	
AC-SA	Commemoration Maple	<i>Acer saccharum</i> 'Commemoration'	3"	
AC-RU	Marble Maple	<i>Acer x freemantle</i> 'Marble'	3"	
PL-AC	Princeton Elm	<i>Ulmus americana</i> 'Princeton'	3"	
BE-NI	Heritage River Birch	<i>Betula nigra</i> 'Heritage' (multi-stem)		15'
LI-TU	Tulip Tree	<i>Liriodendron tulipifera</i>	3"	
RH-AR	Gro-Low Sumac	<i>Rhus aromatica</i> 'Gro-Low'	3" OC	36"
TA-ME	Hicks Yew	<i>Taxus x media</i> 'Hicks'	3" OC	48"
VI-PA	Prague Viburnum	<i>Viburnum 'Pragense'</i>	3" OC	24"
PA-VI	Heavy Metal Switchgrass	<i>Panicum virgatum</i> 'Heavy Metal'	2" OC	18"

PROMEDICA CASE INDEX



GENERAL INFORMATION

Subject

- Request - Downtown Overlay District Review for a New Multi-Level Parking Garage.
- Location - 202 N. Summit Street
- Applicant - Robin Whitney
Promedica Health System
1801 Richards Rd
Toledo, OH 43607
- Attorney - Mark Rose
Marshall & Melhorn, LLC
Four Seagate, 8th Floor
Toledo, OH 43604
- Engineer - Wendy Fry
The Mannik & Smith Group, Inc
2365 Haggerty Road South
Canton, Michigan 48188

Site Description

- Zoning - CD Downtown Commercial (Subject to Zone Change)
- Area - ± 2.506 acres
- Frontage - ± 481' on Summit Street
± 287' on Jefferson Avenue
- Existing Use - Promenade Park
- Proposed use - Parking Garage

Area Description

- North - Key Bank Building / CD
- South - Fort Industry Square / CD
- East - Promenade Park / POS
- West - Parking Garage / CD

GENERAL INFORMATION (cont'd)

Parcel History

- M-17-75 - Site Plan for Promenade Park proposed for an area bounded by Water St, Monroe St, The Cherry St Bridge and The Maumee River, to include Street closings within the above boundary of Jefferson Ave, Madison Ave and Adams St (PC approved 10/30/75).
- M-16-79 - Site Plan Review for Promenade Park (PC approved 10/17/79, Ord. 673-80, 10/31/80).
- M-5-81 - Study & Review Amendment for the Riverview Urban Renewal land Use Plan (PC approved 5/7/81)
- Z-71-86 - Zone Change from M-1 & C-5 to P Parks (PC approved 7/24/86, CC approved 5/21/86)
- Z-139-86 - Zone Change from M-1 & C-5 to P Parks (PC approved 7/24/86, Ord. 643-86, 8/12/86)
- SUP-5004-15 - Special Use Permit for a new Multi-Level & Underground Parking Garage (Companion Case)
- Z-5003-15 - Zone Change from POS Parks and Open Space to CD Downtown Commercial (Companion Case)

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Toledo Downtown Plan 2011

STAFF ANALYSIS

The applicant is proposing to facilitate the construction of a six (6) story commercial parking garage and an underground parking structure at 202 N Summit Street, within the Downtown Overlay District. The DOD is intended to provide a review process for proposed physical changes to structures within the Central Business District (CBD). The following guidelines, listed in TMC1103.0205 are derived largely from the Design Guidelines chapter found in the 2002 Downtown Toledo Master Plan. When renovating existing structures in the DOD, the applicant should preserve, renovate and adaptively reuse the City's traditional commercial, civic and residential architecture.

STAFF ANALYSIS (cont'd)

Design and History

The garage and underground facility is being proposed on the former Federal Building site. Prior to being converted to parkland, the “Promenade Park” property from Jefferson to Madison Avenue was used for parking. The garage will be oriented along Summit Street and Jefferson Avenue. When designing the garage, consideration was given to the historic development patterns along Summit Street. This allowed for the continued uniformity of the building lines established by Fort Industry Square and the former Federal Building, and supports a downtown, urban environment.

Pursuant to TMC1103.0205B – new development infill shall replicate existing setbacks of buildings, provide a building height compatible with existing development, orient entrances along the street frontage and organize the façade for ground level pedestrian presentation with upper architecture that contain strong horizontal elements that separate the two façades.

The façade along Summit Street will be predominantly brick and will contain a glass storefront in the area of the retail space. The applicant has also incorporated a metal mesh panel system that will be located behind the glass façade; this will be used to display public art and signage. The upper façade was designed in scale with the Fort Industry Square building. The applicant intends to replicate the upper façade of the Fort Industry Square building by proportioning brick veneer to the upper façade, selecting a style that is consistent in terms of color and composition and by replicating the window patterns and structural column lines. The Toledo Design Center provided a preliminary suggestion that a decorative horizontal detail be installed between the lower and upper facades. This is not only listed as a design guideline, it is also consistent with horizontal elements of the Fort Industry Square building. Final comments from the Design Center will be incorporated into a revised report for SUP-5004-15 prior to the July 9th hearing.

The façade predominantly facing the park (north façade) will consist of the glass storefront wrapping around from the Summit Street façade to encompass the area of the retail space. The remaining lower level of the north façade will be mostly architectural precast concrete panels. The upper facades will include the metal mesh system that can be used for the projection of movies or sporting events. The stair tower located on the north side of the garage will include a brick veneer and glass façade. Finally the rear of the north façade will consist of a perforated aluminum sheet “fin” system that will set in various angles to simulate a wave design.

The eastern (Maumee River) façade will be largely the perforated aluminum sheet “fin” system that will be set at various angles. A brick veneer accent will be located in the middle of the façade to break-up the mass. The underground parking facility will be visible from the east as the slope of the ground will allow for access onto Madison Avenue. The exposed eastern façade of the underground facility will be an aluminum curtain wall with glass. The top of the underground facility (street level) will contain an outdoor patio and be landscaped with a glass rail bordering the grade change.

STAFF ANALYSIS (cont'd)

Design and History (cont'd)

Finally, the south facing façade (Jefferson Street) will consist of the glass storefront wrapping around from the Summit Street façade to encompass the area of the retail space. The upper façade in this area will be a precast brick veneer and brick veneer will continue along the grade levels the entire length of the garage. The middle portions of this façade will be architectural concrete and the rear portion will be largely the perforated aluminum sheet “fin” system set at various angles.

Parking and Circulation

The parking garage will contain 773 total spaces. The six (6) story portion will contain 647 spaces and the underground structure will contain 126 spaces. The main entry for the parking garage will be on Jefferson Street. A secondary entrance to the underground facility will be located from Madison Avenue via the vacated Water Street.

Pedestrians will have multiple options when exiting the garage. Walkways will connect the entrance points and direct pedestrians to either the corner of Summit Street and Madison Avenue or to the main entrance of the new headquarters. In addition to the surface walkways, pedestrians will have the option of using a walkway in the underground facility that will be located next to the glass curtain wall.

Signage and Lighting

In keeping with the historic nature of the property, staff has required that both a sign and lighting plan be submitted. The applicant did provide a lighting plan for review. The lighting plan indicates a combination of decorative pedestrian, bollard and wall lighting. The design appears to be consistent with the neighboring Warehouse District, Maumee River and Downtown designs. Staff has required that any free standing signage be of the low profile design. This will once again be more consistent with the surrounding designs.

Recommendation

The Toledo Downtown Plan 2011 identifies the Steam Plant as a redevelopment cluster. Redevelopment clusters are recognized as “Primary Priorities” in the plan for accomplishing the revitalization of Downtown. The Downtown Review Criteria indicates that a project must complement the Downtown Toledo Master Plan, provide sufficient off-street street parking and be compatible with the Downtown Urban Design guidelines. Staff has found that the plan furthers all of these goals, objectives and guidelines. As a result and based on the nature of the proposed use and its location, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC1103.0205(B) - Downtown Overlay District Design Guidelines and TMC§1111.0903 (C) - Downtown Review Criteria.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve DOD-4-15, a Downtown Overlay District Review for a New Multi-Level Parking Garage, located at 202 N Summit Street for the following three (3) reasons:

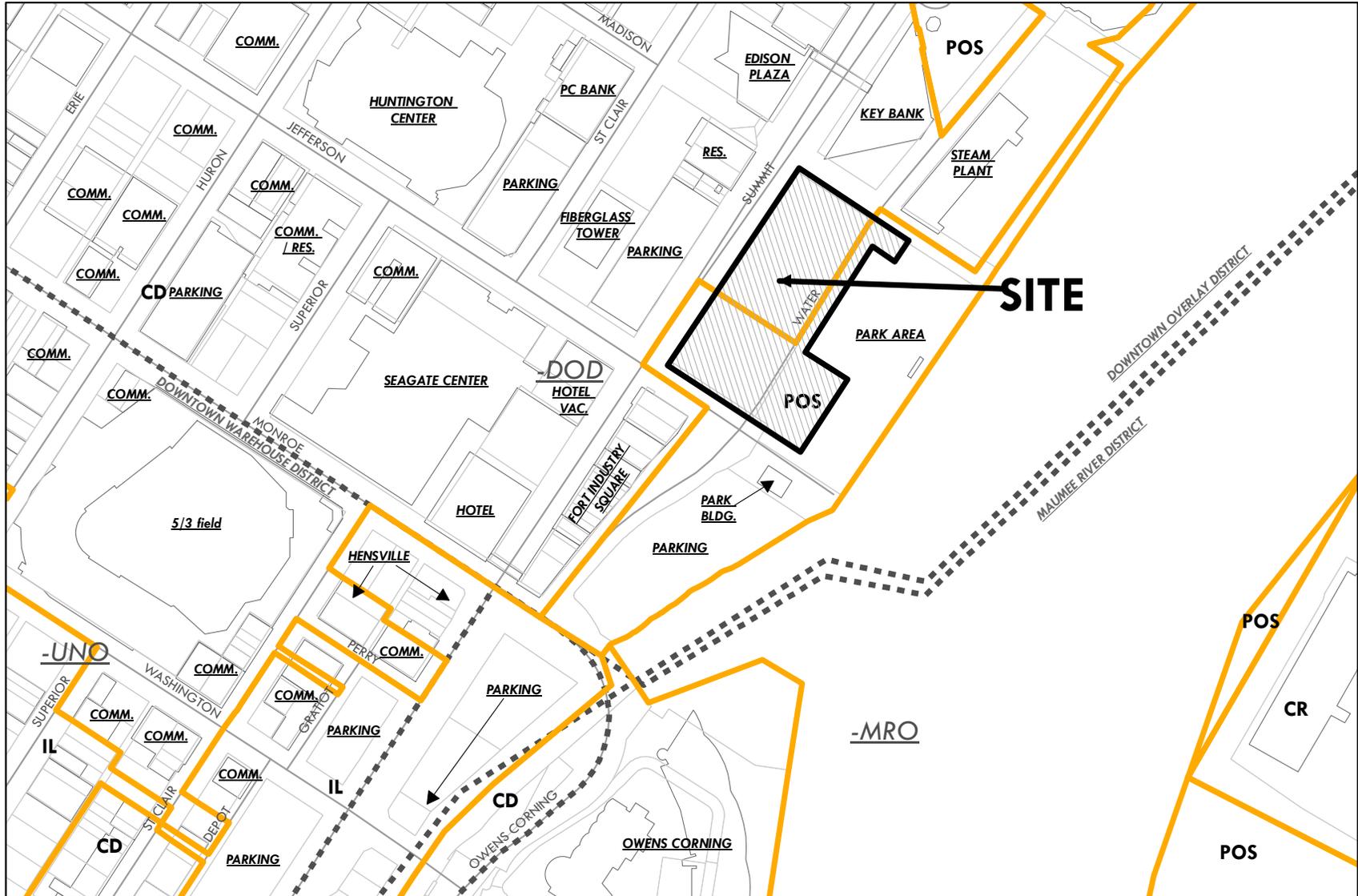
1. The proposed complements the goals and objectives of the 2002 Downtown Master Plan (TMC§1111.0903(C)(1));
2. The proposed complements the goals and objectives of the 2011 Toledo Downtown Plan;
3. The proposal is compatible with the Downtown Urban Design Guidelines in TMC§1103.0205 (TMC§1111.0903(C)(2));

DOWNTOWN OVERLAY DISTRICT
TOLEDO CITY PLAN COMMISSION
REF: DOD-4-15
DATE: July 9, 2015
TIME: 2:00 P.M.

BH/jj
Nine (9) sketches follow

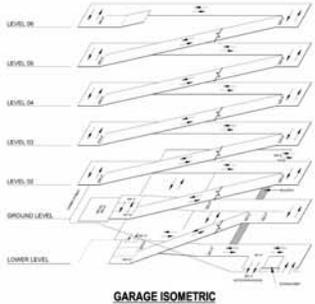
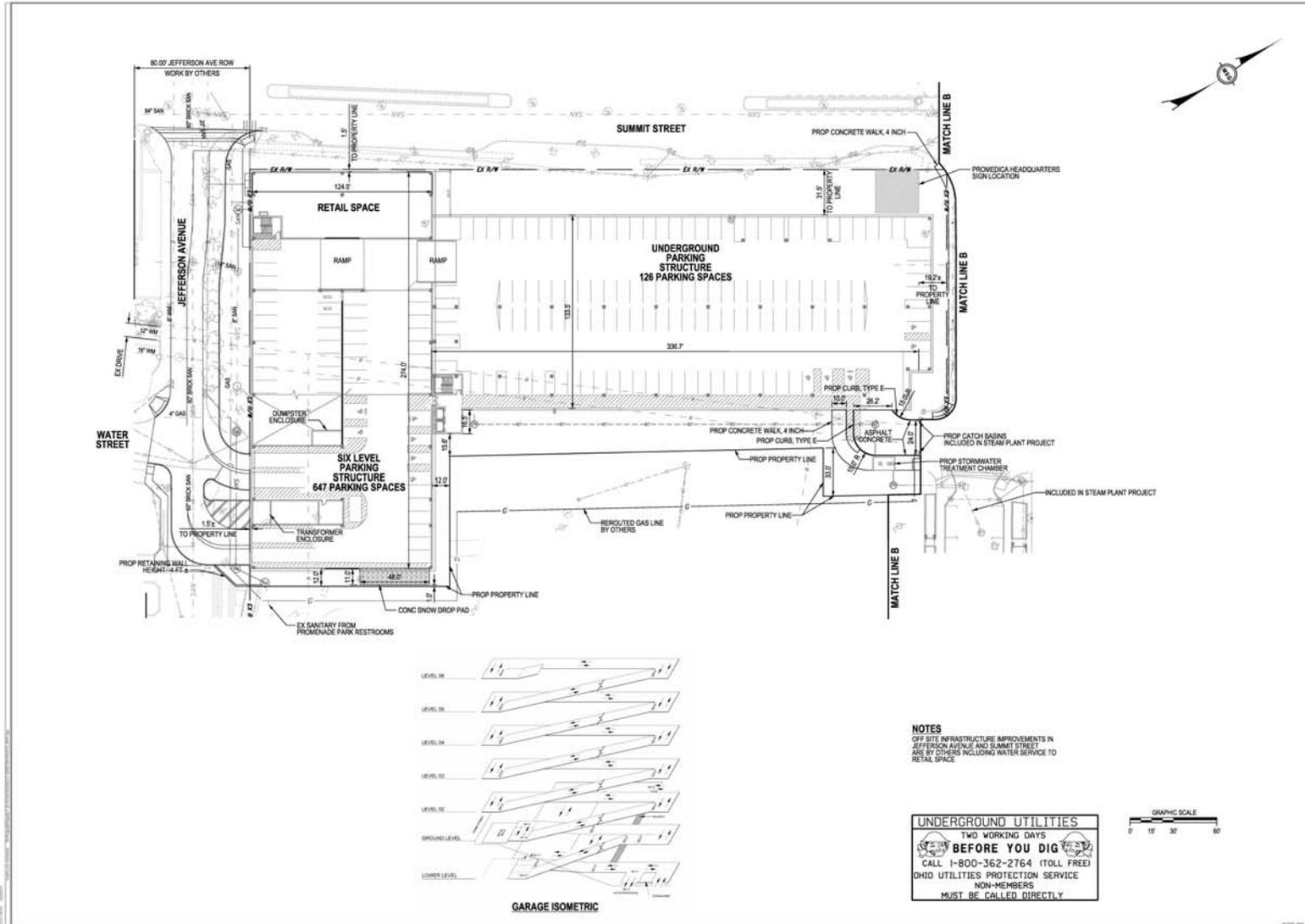
ZONING & LAND USE

SUP-5004-15
DOD-4-15
ID 9



SITE PLAN

SUP-5004-15
DOD-4-15
ID 9



NOTES
OFF SITE INFRASTRUCTURE IMPROVEMENTS IN JEFFERSON AVENUE AND SUMMIT STREET ARE BY OTHERS INCLUDING WATER SERVICE TO RETAIL SPACE

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY



HKS

ARCHITECT
LANDSCAPE ARCHITECT
CIVIL
CONSTRUCTION MANAGEMENT

PROMEDICA HEADQUARTERS RELOCATION "STEAM PLANT AND PROMENADE PARK DEPOT"

INTERIOR REVIEW DAILY

DATE	REVIEWED BY	REVISIONS

DATE	REVISION

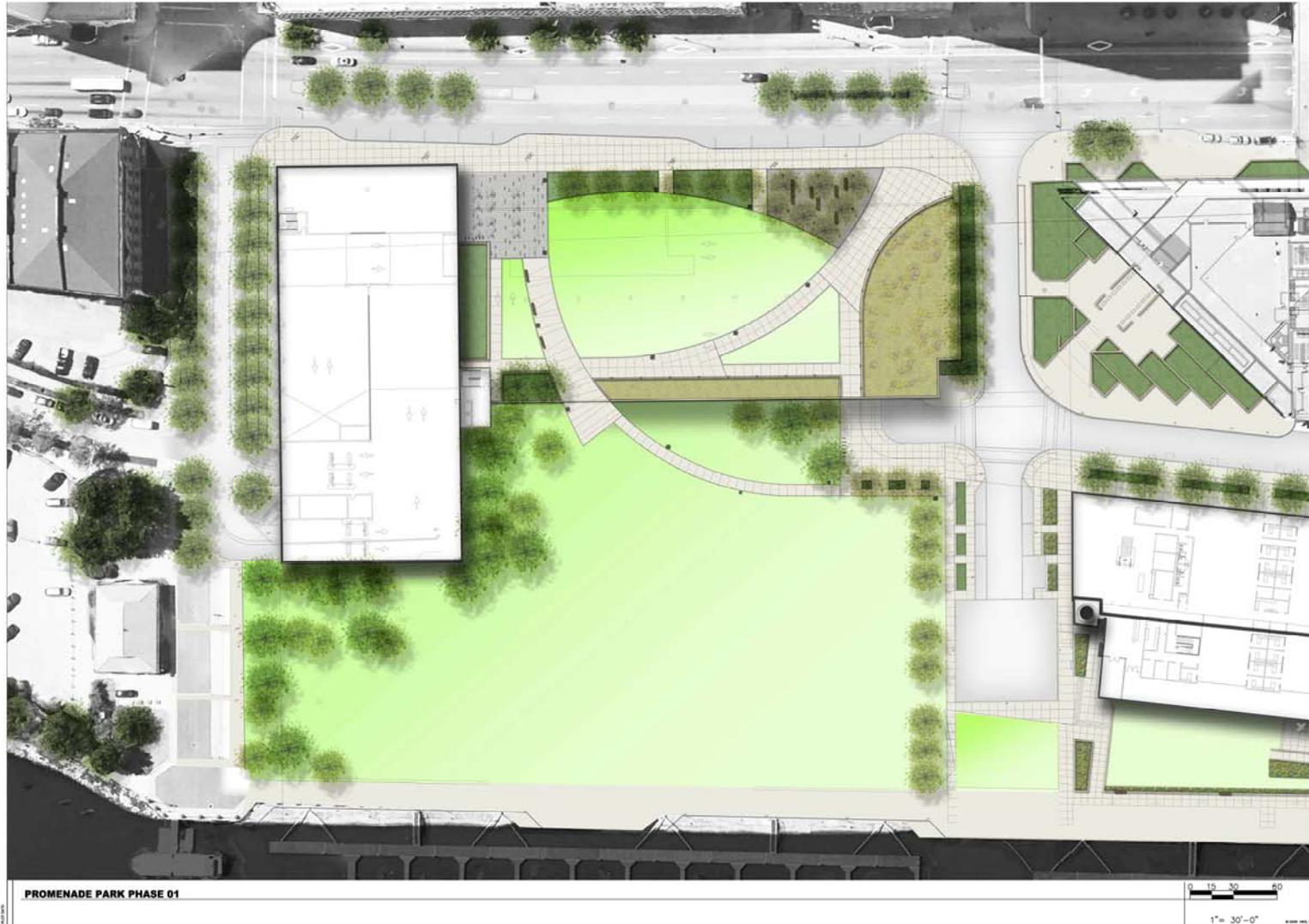
DATE: 08/20/15
CITY OF TOLEDO
SITE PLAN APPROVAL

C2.03

15 - 8

LANDSCAPE PLAN – ARTIST RENDERING PHASE 1

SUP-5004-15
DOD-4-15
ID 9



HKS

OWNER
CITY OF TOLEDO
100 W. WASHINGTON ST.
TOLEDO, OH 43604

ARCHITECT
HKS INC.
100 W. WASHINGTON ST., SUITE 100
TOLEDO, OH 43604

INTERIOR DESIGN
HKS INC.
100 W. WASHINGTON ST., SUITE 100
TOLEDO, OH 43604

STRUCTURAL ENGINEER
HKS INC.
100 W. WASHINGTON ST., SUITE 100
TOLEDO, OH 43604

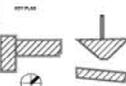
MEP
HKS INC.
100 W. WASHINGTON ST., SUITE 100
TOLEDO, OH 43604

LANDSCAPE ARCHITECT
HKS INC.
100 W. WASHINGTON ST., SUITE 100
TOLEDO, OH 43604

CIVIL
HKS INC.
100 W. WASHINGTON ST., SUITE 100
TOLEDO, OH 43604

HEADQUARTERS RELOCATION "THE JUNCTION, STEAM PLANT" AND PROMENADE PARK DEPOT"

INTERIM REVIEW ONLY
This drawing is for review only and is not to be used for construction. It is subject to change without notice. It is not to be used for any other purpose without the written consent of HKS.



REVISIONS

NO.	DATE	DESCRIPTION
1	06/26/2015	ISSUED FOR PERMITTING
2	06/26/2015	ISSUED FOR PERMITTING

PROJECT NUMBER
M1910008

DATE
06/26/2015

BY
HKS

CITY OF TOLEDO
SITE PLAN APPROVAL

PROJECT
PROMENADE PARK
PHASE 01

SHEET NO.
L-1.01P

PROMENADE PARK PHASE 01

0 15 30 60
1" = 30'-0"

LANDSCAPE PLAN – ARTIST RENDERING PHASE 2

SUP-5004-15
DOD-4-15
ID 9



HKS

OWNER
CITY OF TOLEDO
1000 W. BROADWAY
TOLEDO, OH 43603

ARCHITECT
HKS INC.
1000 W. BROADWAY, SUITE 100
TOLEDO, OH 43603

INTERIOR DESIGN
HKS INC.
1000 W. BROADWAY, SUITE 100
TOLEDO, OH 43603

STRUCTURAL ENGINEER
HKS INC.
1000 W. BROADWAY, SUITE 100
TOLEDO, OH 43603

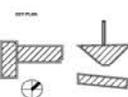
MEP
HKS INC.
1000 W. BROADWAY, SUITE 100
TOLEDO, OH 43603

LANDSCAPE ARCHITECT
HKS INC.
1000 W. BROADWAY, SUITE 100
TOLEDO, OH 43603

CIVIL
HKS INC.
1000 W. BROADWAY, SUITE 100
TOLEDO, OH 43603

HEADQUARTERS RELOCATION "THE JUNCTION, STEAM PLANT AND PROMENADE PARK DEPOT"

INTERIM REVIEW ONLY
DATE: 05/26/2015
BY: [Signature]



NO.	DESCRIPTION
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50	ASPHALT DRIVE

PROJECT NUMBER
H1910006

DATE
05/26/2015

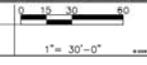
BY
CITY OF TOLEDO

FOR
SITE PLAN APPROVAL

PROJECT
**PROMENADE PARK
PHASE 02**

SHEET NO.
L-1.02P

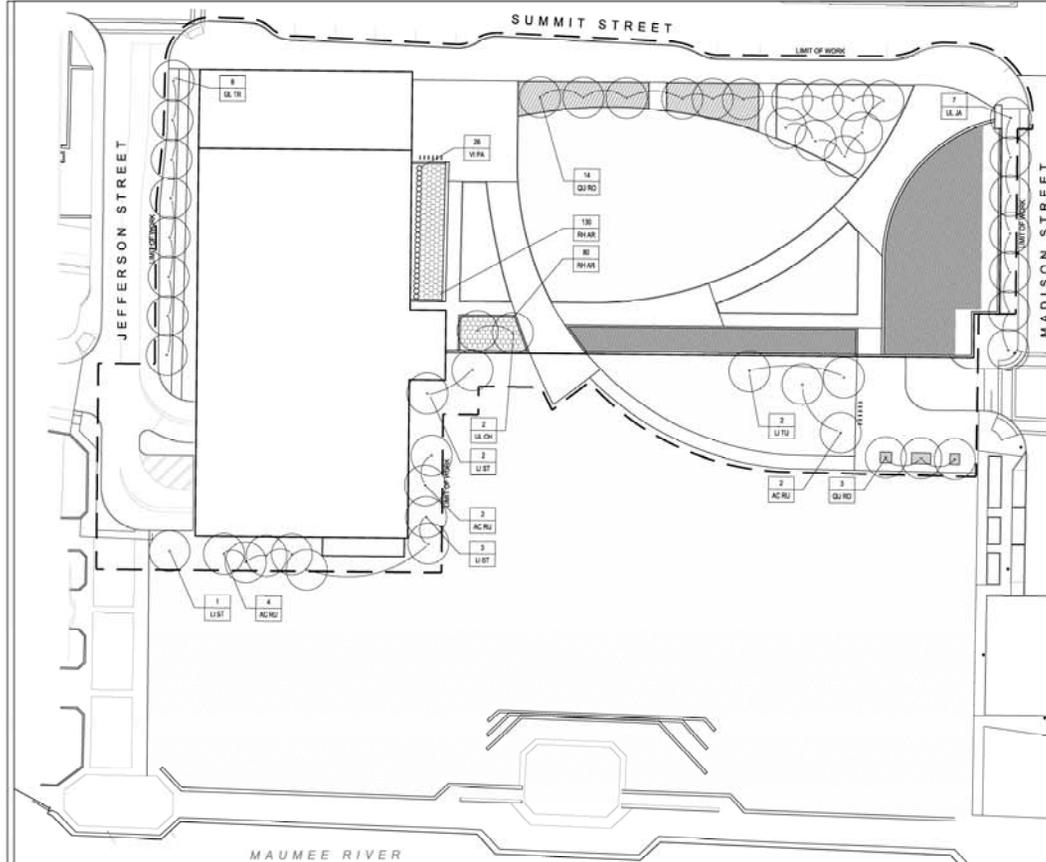
PROMENADE PARK PHASE 02



15 - 10

LANDSCAPE PLAN – PARKING GARAGE

SUP-5004-15
DOD-4-15
ID 9



PLANTING PLAN

PLANTING LEGEND

- GRASSES & PERENNIAL MIX
- ENGLISH IVY
- TURF (500)

NOTES:
GRASSES / PERENNIALS TO BE #2 CONT. @ 24" O.C.
LIBORE TO BE #1 CONT. @ 15" O.C.
ENGLISH IVY TO BE 25' PEAT POT @ 6' O.C.

PLANTING SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT
QU RU	Heritage Oak	Quercus robur x macro. 'Clemens'	3"	
QL TR	Shiloh Honeylocust	Gleditsia triacanthos 'Shiloh'	3"	
AC RU	Marble Maple	Acer x Freemanii 'Marble'	3"	
UL JA	Accolade Elm	Ulmus japonica x wilsoniana 'Morton'	3"	
UL CH	Chinese Elm	Ulmus parviflora	3"	
LI ST	Sweetgum	Liquidambar styraciflua	3"	
LI TU	Tulip Tree	Liriodendron tulipifera	3"	
RH AR	Gre.Low Sumac	Rhus aromatica 'Elin Low'	3 OC	18"
VI PA	Prague Viburnum	Viburnum 'Pragensis'	3 OC	24"
CL AL	Hummingbird Summerweet	Clethra alnifolia 'Hummingbird'	3 OC	18"

HKS

OWNER
PROMEDICA
100 N. MICHIGAN ST.
ANN ARBOR, MI 48106

ARCHITECT
HKS INC.
100 N. MICHIGAN ST., SUITE 100
ANN ARBOR, MI 48106

INTERIOR DESIGN
HKS INC.
100 N. MICHIGAN ST., SUITE 100
ANN ARBOR, MI 48106

STRUCTURAL ENGINEER
HKS INC.
100 N. MICHIGAN ST., SUITE 100
ANN ARBOR, MI 48106

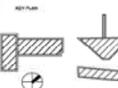
MEP
HKS INC.
100 N. MICHIGAN ST., SUITE 100
ANN ARBOR, MI 48106

LANDSCAPE ARCHITECT
HKS INC.
100 N. MICHIGAN ST., SUITE 100
ANN ARBOR, MI 48106

CIVIL
HKS INC.
100 N. MICHIGAN ST., SUITE 100
ANN ARBOR, MI 48106

PROMEDICA
HEADQUARTERS RELOCATION
"THE JUNCTION, STEAM PLANT
AND PROMENADE PARK DEPOT"

INTERIM REVIEW ONLY
THIS PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF TOLEDO DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
DATE: 05/25/2015
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	05/25/2015
2	ISSUED FOR PERMITS	05/25/2015
3	ISSUED FOR PERMITS	05/25/2015
4	ISSUED FOR PERMITS	05/25/2015
5	ISSUED FOR PERMITS	05/25/2015
6	ISSUED FOR PERMITS	05/25/2015
7	ISSUED FOR PERMITS	05/25/2015
8	ISSUED FOR PERMITS	05/25/2015
9	ISSUED FOR PERMITS	05/25/2015
10	ISSUED FOR PERMITS	05/25/2015

PROJECT NUMBER
H1910000

DATE
05/25/2015

CITY OF TOLEDO
SITE PLAN APPROVAL
PLANTING PLAN

DATE: 05/25/2015

LP-1.2P

ELEVATION - GARAGE

SUP-5004-15
DOD-4-15
ID 9

MATERIAL EXAMPLES



A - BRICK - STACK BOND



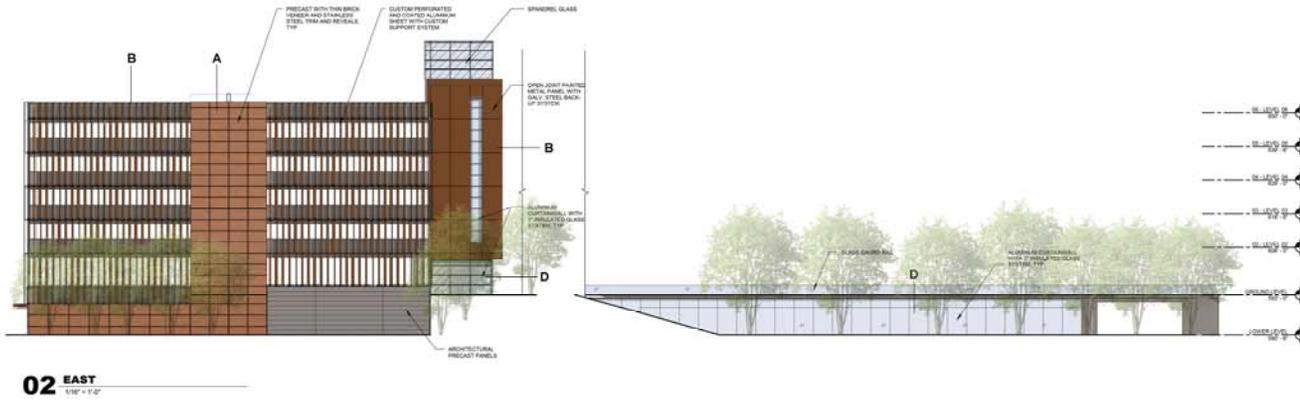
B - PAINTED METAL PANEL - BRICK-RED COLOR



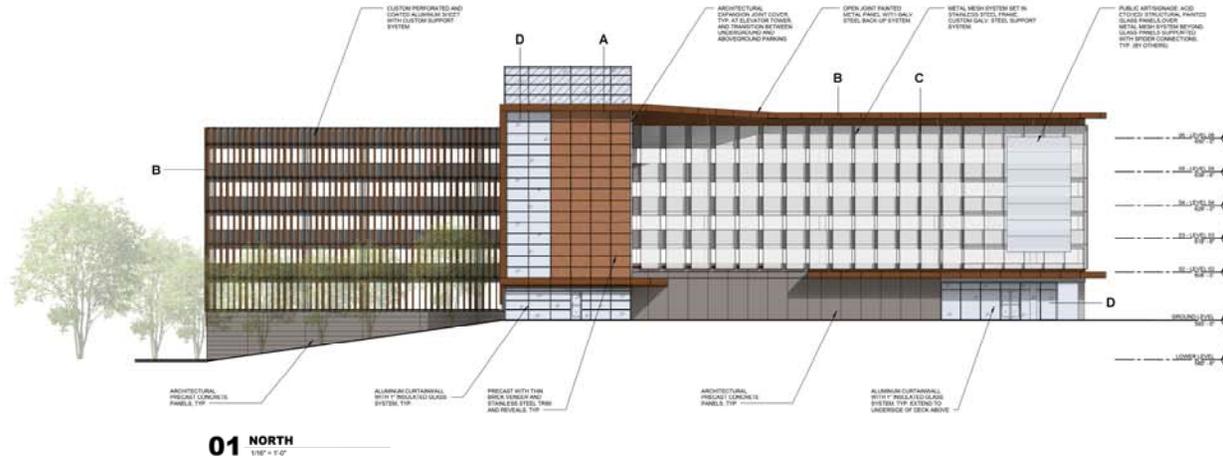
C - METAL MESH SYSTEM



D - GLASS CURTAIN WALL



02 EAST
1/8" = 1'-0"



01 NORTH
1/8" = 1'-0"

HKS

OWNER
HCA
ARCHITECT
HKS
MEP
LANDSCAPE ARCHITECT
CONSTRUCTION MANAGEMENT

PROMEDICA
HEADQUARTERS RELOCATION
"THE JUNCTION, STEAM PLANT
AND PROMENADE PARK DEPOT"

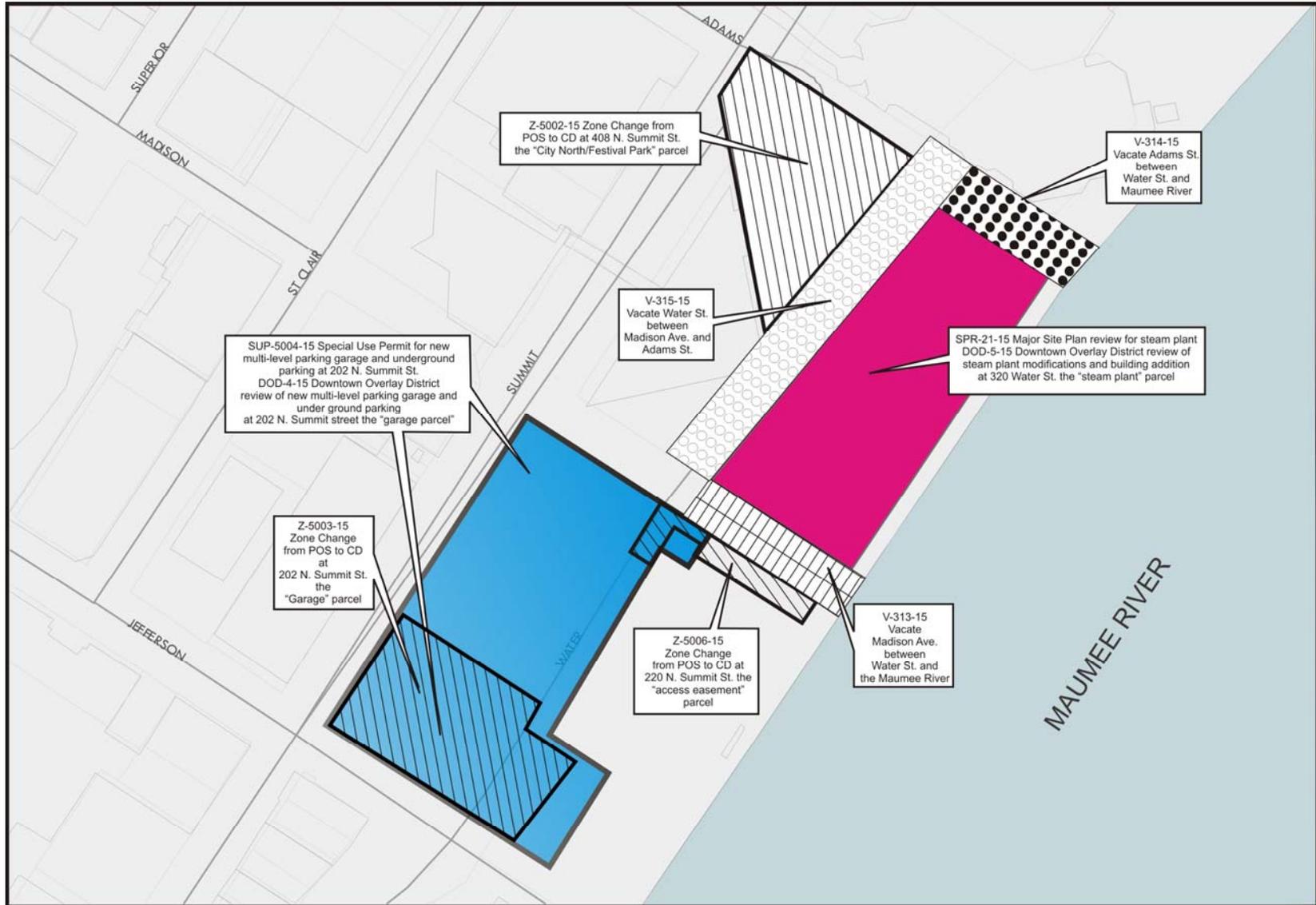
EXTERIOR REVIEW ONLY



HKS PROJECT NUMBER
H1910010
DATE
05/26/2015
CITY OF TOLEDO
SITE PLAN APPROVAL
GARAGE
EXTERIOR
ELEVATIONS

SHEET NO.
A5.04P

PROMEDICA CASE INDEX



GENERAL INFORMATION

Subject

- Request - Downtown Overlay District Review for Steam Plant Modifications and Building Additions.
- Location - 320 Water Street
- Applicant - Robin Whitney
Promedica Health System
1801 Richards Rd
Toledo, OH 43607
- Attorney - Mark Rose
Marshall & Melhorn, LLC
Four Seagate, 8th Floor
Toledo, OH 43604
- Engineer - Wendy Fry
The Mannik & Smith Group, Inc
2365 Haggerty Road South
Canton, Michigan 48188

Site Description

- Zoning - CD Downtown Commercial (Subject to Zone Change)
- Area - ± 2.982 acres
- Frontage - ± 517' on Water Street
± 210' on Madison Avenue
± 195' on Adams Street
- Existing Use - Vacant Steam Plant
- Proposed use - Promedica Headquarters

Area Description

- North - Festival Park & Imagination Station / POS & CD
- South - Promenade Park / POS
- East - Maumee River
- West - Key Bank Building / CD

GENERAL INFORMATION (cont'd)Parcel History

- M-17-75 - Site Plan for Promenade Park proposed for an area bounded by Water St, Monroe St, The Cherry St Bridge and The Maumee River, to include Street closings within the above boundary of Jefferson Ave, Madison Ave and Adams St (PC approved 10/30/75).
- M-16-79 - Site Plan Review for Promenade Park (PC approved 10/17/79, Ord. 673-80, 10/31/80).
- M-5-81 - Study & Review Amendment for the Riverview Urban Renewal land Use Plan (PC approved 5/7/81)
- Z-139-86 - Zone Change from M-1 & C-5 to P Parks (PC approved 7/24/86, Ord. 643-86, 8/12/86)
- DOD-10-97 - Downtown Overlay District Review for the Demolition of a Portion of the Stream Plant (Administratively approve 8/21/97)
- Z-9008-98 - Zone Change from M-1 Limited Industrial to P Park for Open Space Wrapping around the Stream Plant (PC approved 12/3/98, Ord 57-99 1/19/99)
- Z-10002-98 - Zone Change from M-1 Limited Industrial to C-5 Downtown Commercial for Steam Plant (PC approved 12/3/98, Ord 58-99 2/2/99)
- Z-11002-01 - Zone Change from P Park to C-5 Downtown Commercial (PC approved 12/6/01, Ord 97-02 2/12/02)
- DOD-5-01 - Downtown Overlay District Review for the Redevelopment of the Edison Steam Plant (PC approved 7/11/02)
- DOD-2-05 - Downtown Overlay District Review for the Redevelopment of the Edison Steam Plant (PC approved 11/3/05)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- DOD-1-12 - Downtown Overlay District Review for the Redevelopment of the Edison Steam Plant (PC approved 7/12/12)
- SPR-21-15 - Major Site Plan Review for Steam Plant Improvements, Building Addition and New Parking Lot (Companion Case)

Applicable Regulations

Toledo Municipal Code, Part Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan
Toledo Downtown Plan 2011

STAFF ANALYSIS

The applicant is proposing to redevelopment of the former Edison Steam Plant at 320 Water Street within the Downtown Overlay District (DOD). The DOD is intended to provide a review process for proposed physical changes to structures within the Central Business District (CBD). The following guidelines, listed in TMC1103.0205 are derived largely from the Design Guidelines chapter found in the 2002 Downtown Toledo Master Plan. When renovating existing structures in the DOD, the applicant should preserve, renovate and adaptively reuse the City's traditional commercial, civic and residential architecture.

Design and History

The Edison Steam Plant was built in 1895 in the Romanesque Revival Style. Daniel H. Burnham, a nationally noted architect, designed the building. The applicant is proposing to restore the north, south and west existing façades of the building, subject to minor changes. Minor changes will include new energy efficient windows throughout the development and a new aluminum storefront entryway along Water Street at the crosswalk leading to the repurposed Key Bank Building. This is the area currently contains a non-historic overhead door.

STAFF ANALYSIS (cont'd)

Design and History (cont'd)

The east facade of the steam plant will see the most significant changes. These changes will incorporate a new 14,500 square foot addition. This addition will serve as the main entry for the headquarters and will mainly consist of a glass and aluminum curtain wall and a terracotta rain screen. This is consistent with our commercial design standards as outlined in TMC1109.0500. In addition, outdoor spaces will be provided on the roof and on grade level, between the new addition and the river. These outdoor spaces will provide employees and guest with outdoor areas to enjoy the views of the Maumee River. The State Historic Preservation Office has reviewed the applicant's proposal and has no outstanding concerns. The Toledo City Historic District Commission (TCHDC) will review this proposal at their June 29, 2015 meeting and those comments will be provided at the July 9th Plan Commission hearing.

Parking and Circulation

Parking will be provided via 807 proposed spaces. A new six (6) story parking garage (DOD-4-15) and an underground parking structure will house 773 of the spaces. The remaining thirty-four (34) spaces will come from a surface lot located to the north of the steam plant and along the proposed vacated Water Street and Madison Avenue. The parking garage will be for use by Promedica employees during regular business hours and the general public will be able to use the garage during the evenings and on weekends. Access to the garage will be provided from Jefferson Avenue and the underground structure will have an access point from Madison and through the lower level of the garage.

Landscaping & Fencing

Based on the properties location in the Central Business District, Urban Commercial Landscape Standards were applied. The applicant has been working with the Division of Parks, Recreation and Forestry, the Toledo Design Center, stakeholders and the Plan Commission to design the landscaping that is consistent with these Standards. A conceptual landscape plan was submitted for review and is proposing trees and shrubs throughout the development, which includes Promenade Park. According to the development agreement between the City of Toledo and the applicant, \$2,000,000 will be earmarked for the restoration and improvement of Promenade Park and the "Parking Site Park" area. The landscape plan includes a combination of trees and shrubs that are focused around the new parking garage, the steam plant and boarding the streets. The advantage to this design is that it will allow for a large unobstructed view shed to the river and any future park improvements such as an amphitheater, stage or water feature. Fencing was not indicated on the plan. However, in the event fencing is incorporated into the design, urban landscape standards indicate that fencing shall be decorative in design (wrought iron or metal tube).

STAFF ANALYSIS (cont'd)

Signage and Lighting

In keeping with the historic nature of the property, staff has required that both a sign and lighting plan be submitted. The applicant did provide a lighting plan for review. The lighting plan indicated a combination of decorative street lighting and bollard lighting will be provided. The design appears to be consistent with the neighboring Warehouse District, Maumee River and Downtown designs. Staff has required that any free standing signage be of the low profile design. This will once again be more consistent with the surrounding designs.

Recommendation

The Toledo Downtown Plan 2011 identifies the Steam Plant as a redevelopment cluster. Redevelopment clusters are recognized as “Primary Priorities” in the plan for accomplishing the revitalization of Downtown. Based on the nature of the proposed use and its location, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC§1111.0903 (C), Downtown Overlay District Design Guidelines.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve DOD-5-15, a Downtown Overlay District Review for Steam Plant Modifications and Building Additions, located at 320 Water Street for the following three (3) reasons:

1. The proposed complements the goals and objectives of the 2002 Downtown Master Plan (TMC§1111.0903(C)(1));
2. The proposed complements the goals and objectives of the 2011 Toledo Downtown Plan;
3. The proposal is compatible with the Downtown Urban Design Guidelines in TMC§1103.0205 (TMC§1111.0903(C)(2));

DOWNTOWN OVERLAY DISTRICT
TOLEDO CITY PLAN COMMISSION
REF: DOD-5-15
DATE: July 9, 2015
TIME: 2:00 P.M.

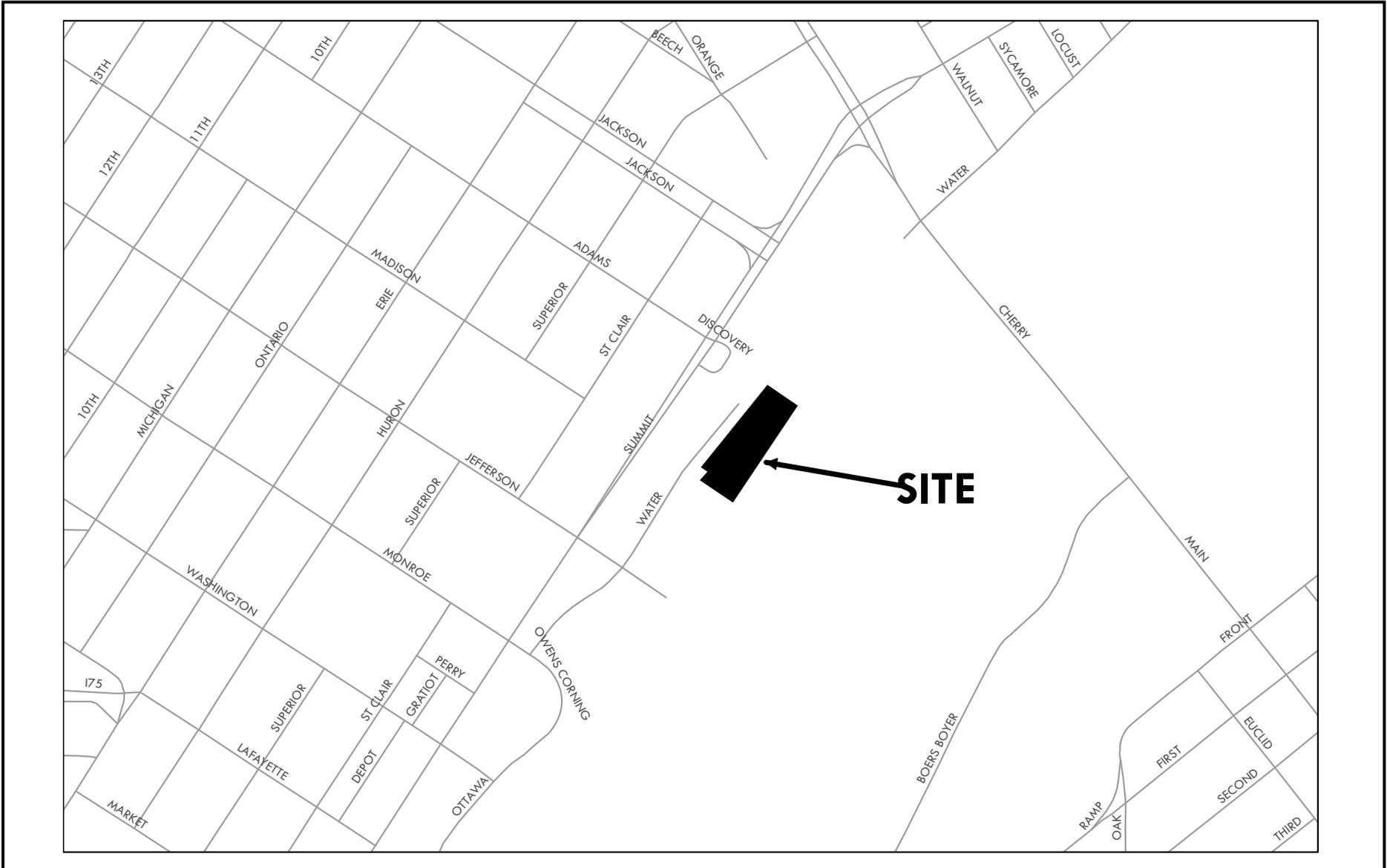
BH/jj
Nine (9) sketches follow

GENERAL LOCATION

SPR-21-15
DOD-5-15
ID 9

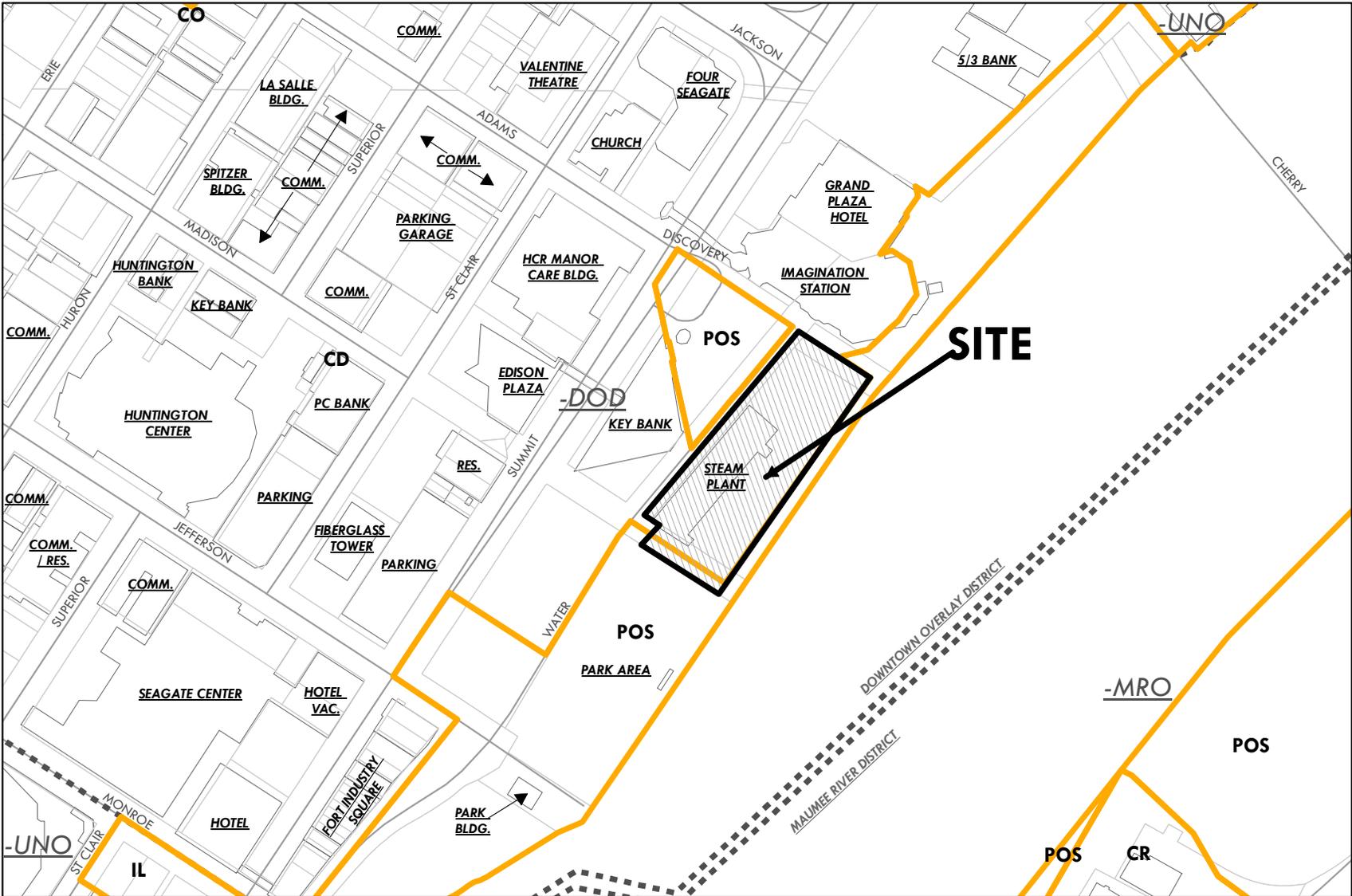


16 - 6



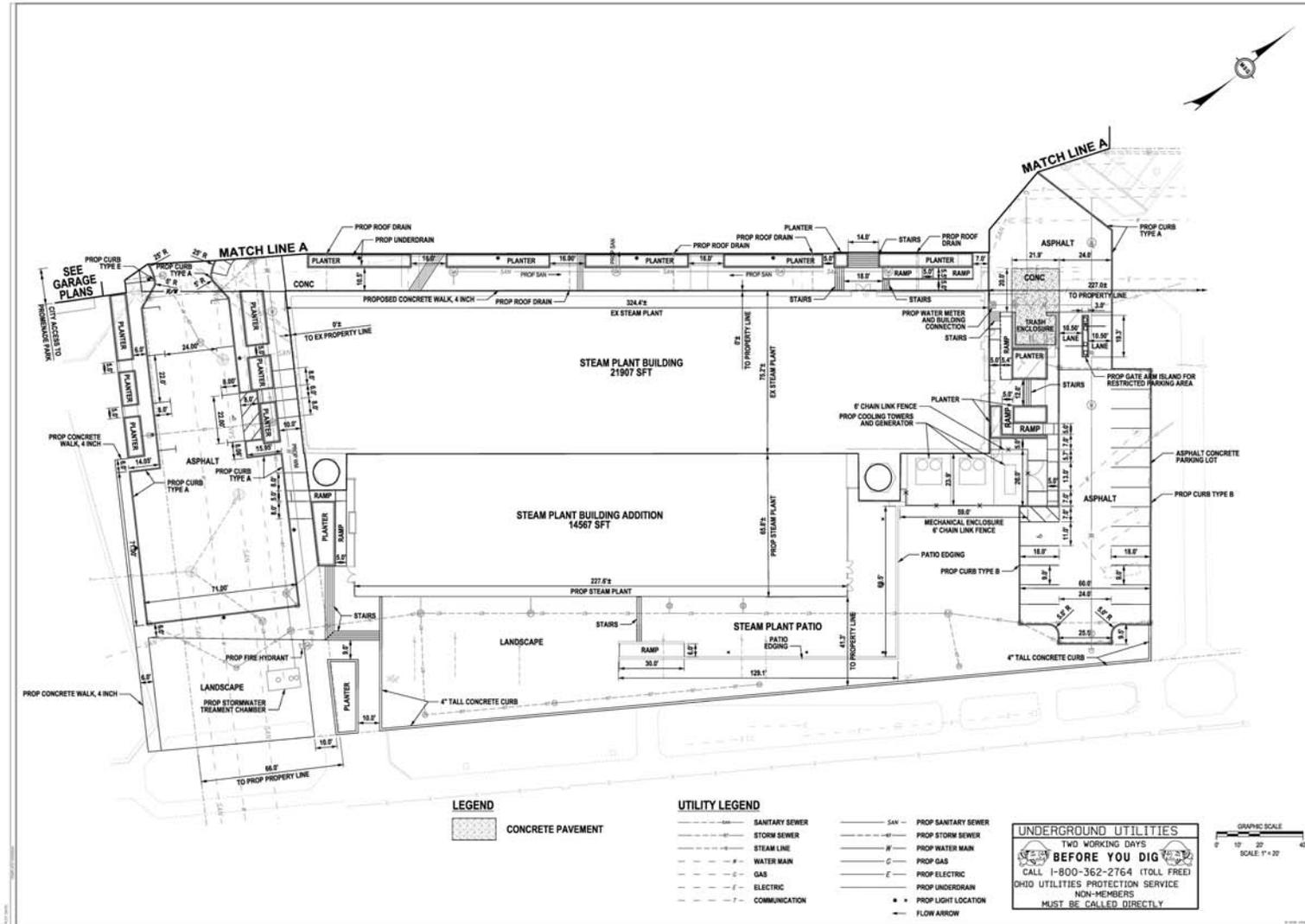
ZONING & LAND USE

SPR-21-15
DOD-5-15
ID 9



SITE PLAN

SPR-21-15
DOD-5-15
ID 9

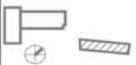


HKS

OWNER
PROMEDICA
ARCHITECT
HKS
INTERIOR DESIGN
HKS
STRUCTURAL ENGINEER
HKS
MECHANICAL ENGINEER
HKS
ELECTRICAL ENGINEER
HKS
LANDSCAPE ARCHITECT
HKS
CIVIL ENGINEER
HKS

PROMEDICA
HEADQUARTERS RELOCATION
"STEAM PLANT AND
PROMENADE PARK DEPOT"

REVISIONS



NO.	DATE	DESCRIPTION
1	05/20/2015	ISSUED FOR PERMIT
2	06/23/2015	ISSUED FOR PERMIT
3	07/23/2015	ISSUED FOR PERMIT
4	08/23/2015	ISSUED FOR PERMIT
5	09/23/2015	ISSUED FOR PERMIT
6	10/23/2015	ISSUED FOR PERMIT
7	11/23/2015	ISSUED FOR PERMIT
8	12/23/2015	ISSUED FOR PERMIT
9	01/23/2016	ISSUED FOR PERMIT
10	02/23/2016	ISSUED FOR PERMIT
11	03/23/2016	ISSUED FOR PERMIT
12	04/23/2016	ISSUED FOR PERMIT
13	05/23/2016	ISSUED FOR PERMIT
14	06/23/2016	ISSUED FOR PERMIT
15	07/23/2016	ISSUED FOR PERMIT
16	08/23/2016	ISSUED FOR PERMIT
17	09/23/2016	ISSUED FOR PERMIT
18	10/23/2016	ISSUED FOR PERMIT
19	11/23/2016	ISSUED FOR PERMIT
20	12/23/2016	ISSUED FOR PERMIT
21	01/23/2017	ISSUED FOR PERMIT
22	02/23/2017	ISSUED FOR PERMIT
23	03/23/2017	ISSUED FOR PERMIT
24	04/23/2017	ISSUED FOR PERMIT
25	05/23/2017	ISSUED FOR PERMIT
26	06/23/2017	ISSUED FOR PERMIT
27	07/23/2017	ISSUED FOR PERMIT
28	08/23/2017	ISSUED FOR PERMIT
29	09/23/2017	ISSUED FOR PERMIT
30	10/23/2017	ISSUED FOR PERMIT
31	11/23/2017	ISSUED FOR PERMIT
32	12/23/2017	ISSUED FOR PERMIT
33	01/23/2018	ISSUED FOR PERMIT
34	02/23/2018	ISSUED FOR PERMIT
35	03/23/2018	ISSUED FOR PERMIT
36	04/23/2018	ISSUED FOR PERMIT
37	05/23/2018	ISSUED FOR PERMIT
38	06/23/2018	ISSUED FOR PERMIT
39	07/23/2018	ISSUED FOR PERMIT
40	08/23/2018	ISSUED FOR PERMIT
41	09/23/2018	ISSUED FOR PERMIT
42	10/23/2018	ISSUED FOR PERMIT
43	11/23/2018	ISSUED FOR PERMIT
44	12/23/2018	ISSUED FOR PERMIT
45	01/23/2019	ISSUED FOR PERMIT
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96	04/23/2023	ISSUED FOR PERMIT
97	05/23/2023	ISSUED FOR PERMIT
98	06/23/2023	ISSUED FOR PERMIT
99	07/23/2023	ISSUED FOR PERMIT
100	08/23/2023	ISSUED FOR PERMIT

LEGEND
CONCRETE PAVEMENT

UTILITY LEGEND
SANITARY SEWER
STORM SEWER
STEAM LINE
WATER MAIN
GAS
ELECTRIC
COMMUNICATION

SAN - PROP SANITARY SEWER
SS - PROP STORM SEWER
W - PROP WATER MAIN
G - PROP GAS
E - PROP ELECTRIC
UD - PROP UNDERDRAIN
● - PROP LIGHT LOCATION
→ - FLOW ARROW

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

GRAPHIC SCALE
SCALE 1" = 20'

C2.01

16 - 8

ARTIST RENDERING

SPR-21-15
DOD-5-15
ID 9



HKS

OWNER
PROMEDICA
10000 WOODLAND AVENUE
TOLEDO, OH 43628

ARCHITECT
HKS INC.
177 WEST WASHINGTON AVENUE, SUITE 100
CHICAGO, IL 60601

INTERIOR DESIGN
HKS INC.
177 WEST WASHINGTON AVENUE, SUITE 100
CHICAGO, IL 60601

STRUCTURAL ENGINEER
HKS INC.
177 WEST WASHINGTON AVENUE, SUITE 100
CHICAGO, IL 60601

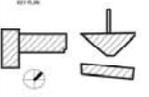
MEP
HKS INC.
177 WEST WASHINGTON AVENUE, SUITE 100
CHICAGO, IL 60601

LANDSCAPE ARCHITECT
HKS INC.
177 WEST WASHINGTON AVENUE, SUITE 100
CHICAGO, IL 60601

LEVEL
BASED UPON 10000 WOODLAND AVENUE
TOLEDO, OH 43628

PROMEDICA
HEADQUARTERS RELOCATION
"THE JUNCTION, STEAM PLANT
AND PROMENADE PARK DEPOT"

INTERIM REVIEW ONLY
THIS DOCUMENT IS PRELIMINARY AND NOT BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DOCUMENT SHALL BE MADE BY THE ARCHITECT. DATE: 05/26/2015



NO.	DATE	DESCRIPTION
1	05/26/2015	ISSUED FOR REVIEW
2	05/26/2015	ISSUED FOR REVIEW

NO. 10000 WOODLAND AVENUE
TOLEDO, OH 43628
DATE: 05/26/2015
CITY OF TOLEDO
SITE PLAN APPROVAL
PROJECT: STEAM PLANT
EXTERIOR
RENDERING

A5.00S

ELEVATION

SPR-21-15
DOD-5-15
ID 9

MATERIAL EXAMPLES



A - EXISTING HISTORIC BRICK



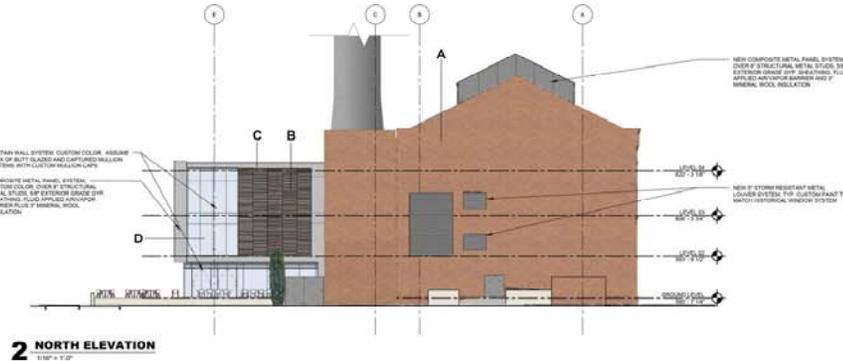
B - TERRACOTTA RAINSCREEN



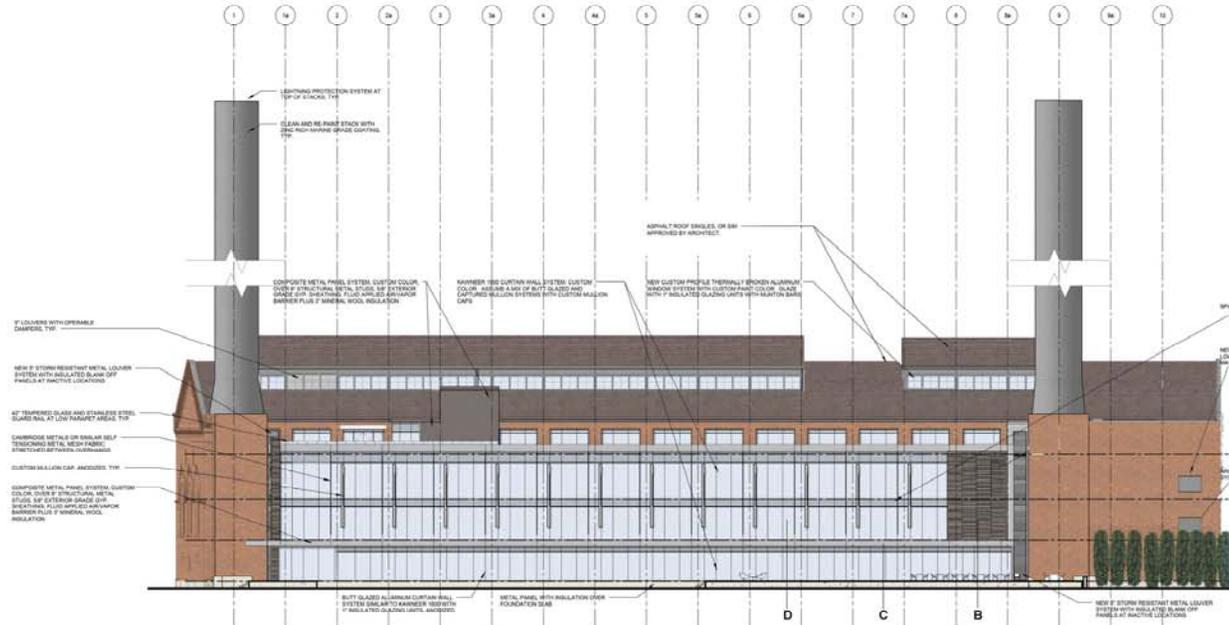
C - METAL PANEL



D - GLASS CURTAIN WALL



2 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION @ NEW ADDITION
1/8" = 1'-0"

HKS

OWNER
PROMEDICA
10000 EAST AVENUE
COLUMBUS, OH 43240

ARCHITECT
HKS INC.
10000 EAST AVENUE SUITE 1000
COLUMBUS, OH 43240

INTERIOR DESIGN
HKS INC.
10000 EAST AVENUE SUITE 1000
COLUMBUS, OH 43240

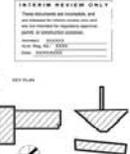
STRUCTURAL ENGINEER
HKS INC.
10000 EAST AVENUE SUITE 1000
COLUMBUS, OH 43240

MEP
HKS INC.
10000 EAST AVENUE SUITE 1000
COLUMBUS, OH 43240

LANDSCAPE ARCHITECT
HKS INC.
10000 EAST AVENUE SUITE 1000
COLUMBUS, OH 43240

CIVIL
HKS INC.
10000 EAST AVENUE SUITE 1000
COLUMBUS, OH 43240

PROMEDICA
HEADQUARTERS RELOCATION
"THE JUNCTION, STEAM PLANT
AND PROMENADE PARK DEPOT"



INTERIM REVIEW ONLY

THIS DOCUMENT IS FOR REVIEW ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DOCUMENT MUST BE APPROVED BY THE ARCHITECT.

DATE: 08/26/2015

BY: [Signature]

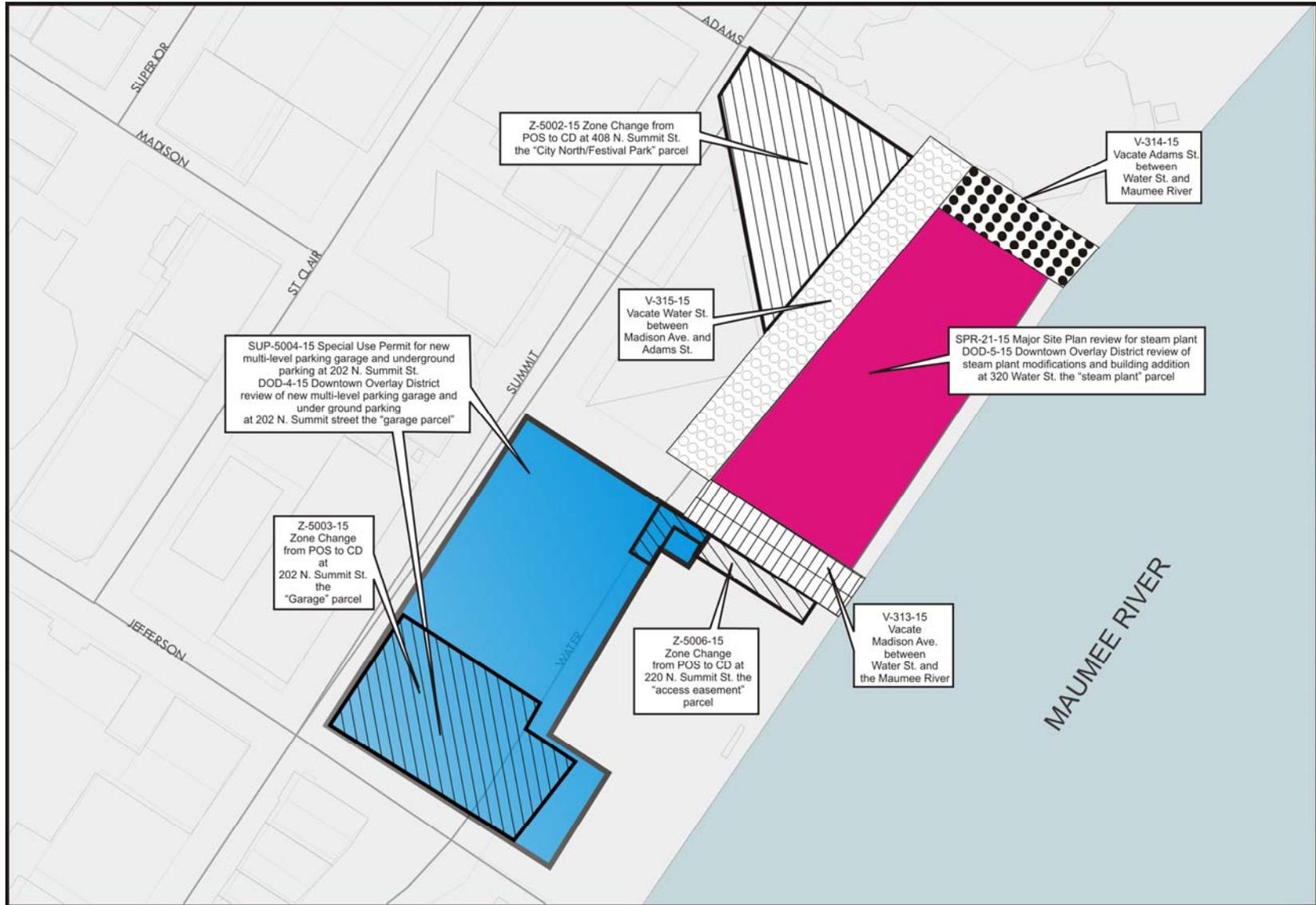
H510006

08/26/2015

CITY OF TOLEDO
SITE PLAN APPROVAL
STEAM PLANT
EXTERIOR
ELEVATIONS

A5.02S

PROMEDICA CASE INDEX



GENERAL INFORMATION

Subject

- Request - Vacation of Madison Avenue between Water Street and the Maumee River.
- Applicant - Robin Whitney
Promedica Health System
1801 Richards Rd
Toledo, OH 43607
- Attorney - Mark Rose
Marshall & Melhorn, LLC
Four Seagate, 8th Floor
Toledo, OH 43604
- Engineer - Wendy Fry
The Mannik & Smith Group, Inc
2365 Haggerty Road South
Canton, Michigan 48188

Site Description

- Zoning - CD Downtown Commercial (Subject to Zone Change)
- Area - ± 0.371 acres
- Existing Use - Park
- Proposed Use - Promedica Access

Area Description

- North - Steam Plant / CD
- South - Promenade Park / POS
- East - Maumee River
- West - Promenade Park & Key Bank Building / CD

Parcel History

- M-17-75 - Site Plan for Promenade Park proposed for an area bounded by Water St, Monroe St, The Cherry St Bridge and The Maumee River, to include Street closings within the above boundary of Jefferson Ave, Madison Ave and Adams St (PC approved 10/30/75).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|-----------|---|---|
| M-16-79 | - | Site Plan Review for Promenade Park (PC approved 10/17/79, Ord. 673-80, 10/31/80). |
| M-5-81 | - | Study & Review Amendment for the Riverview Urban Renewal land Use Plan (PC approved 5/7/81) |
| Z-139-86 | - | Zone Change from M-1 & C-5 to P Parks (PC approved 7/24/86, Ord. 643-86, 8/12/86) |
| SPR-21-15 | - | Major Site Plan Review for Steam Plant Improvements, Building Addition and New Parking Lot (Companion Case) |
| Z-5006-15 | - | Zone Change from POS Parks and Open Space to CD Downtown Commercial (Companion Case) |

Applicable Regulations

Toledo Municipal Code, Part Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan
Toledo Downtown Plan 2011

STAFF ANALYSIS

This is a request to vacate Madison Avenue between Water Street and the Maumee River. The applicant is requesting the vacation to serve as the main entry to the headquarters. A companion Major Site Plan Review and Zone Change accompanies this case for the redevelopment of the Steam Plant into the Promedica Headquarters.

The subject right-of-way is sixty-six (66) feet wide and runs approximately two-hundred fifty (250) feet west from the Maumee River. The requested area to be vacated is approximately .371 acres in size. It is currently developed with a combination of walking paths and landscaping and is part of "Promenade Park".

The Toledo 20/20 Comprehensive Plan designates this site as Parks and Open Space. Although the site will no longer be used for park space, the right-of-way in question was found to be fitting to accommodate the proposed access to the steam plant redevelopment project. The applicant is proposing to use the vacated right-of-way as access to the main entry with a drop-off point and turnaround, in addition to six (6) parking spaces. As a result and based on the nature of the proposed use and its location, the proposed use as access is more consistent with the intended use of the right-of-way.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-313-15, the request to vacate Madison Avenue between Water Street and the Maumee River to Toledo City Council for the following two (2) reasons:

1. The vacated area will be incorporated into the future development design; and
2. The proposed use is consistent with the intended use of the right-of-way.

The staff recommends that the Toledo City Plan Commission recommend approval of V-313-15, the request to vacate Madison Avenue between Water Street and the Maumee River to Toledo City Council, subject to the following seven (7) conditions:

The following conditions as 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. A full-width easement will be required to maintain all existing public utilities in Madison Avenue. The easement shall be dedicated to the City of Toledo, for City utility use only, to allow for future maintenance and shall not be combined with easements for other utilities. The following language shall appear on the easement:

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 that would impede the City of Toledo's access onto the easement. No temporary or permanent structure, including building foundations, roof overhangs, or other barriers denying access, may be constructed on the easement. Driveways and parking lots are acceptable. The property owner releases the City of Toledo from any liability, responsibility, or costs resulting from the City's removal of any barriers that deny ingress or egress from the easement or that obstruct access to the public utilities located on said property; and the City of Toledo shall have no obligation or duty to restore or compensate the property owner for the removed facilities.

Division of Environmental Services

2. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

3. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
4. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable due to the site being situated next to the Maumee River. An in-depth Stormwater Pollution Prevention Plan is also recommended.
5. Applicant shall maintain compliance with the City of Toledo's and State of Ohio's air quality regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Anti-Noise Laws.

Fire Prevention

No objection to vacation.

Building Inspection

No objection to vacation.

Division of Transportation

Comments not received at this time.

Sewer & Drainage Services

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

Division of Streets, Bridges and Harbor

No objection to vacation.

STAFF RECOMMENDATION (cont'd)

Division of Economic Development

No objection to vacation.

Planning Commission

No objection to vacation.

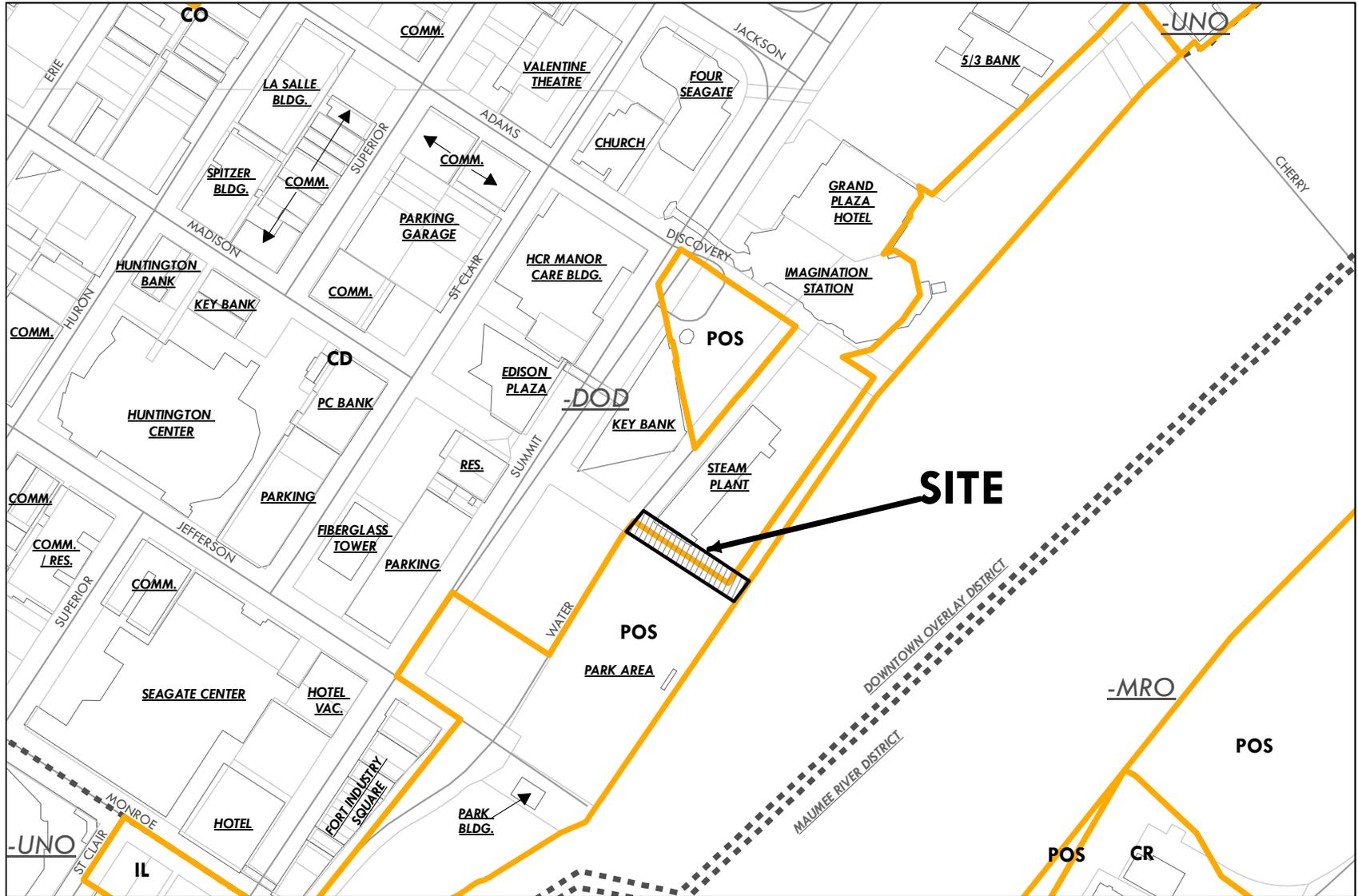
RIGHT-OF-WAY VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-313-15
DATE: July 9, 2015
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 12, 2015
TIME: 4:00 P.M.

BH/jj
Four (4) sketches follow

ZONING & LAND USE

V-313-15
ID 9



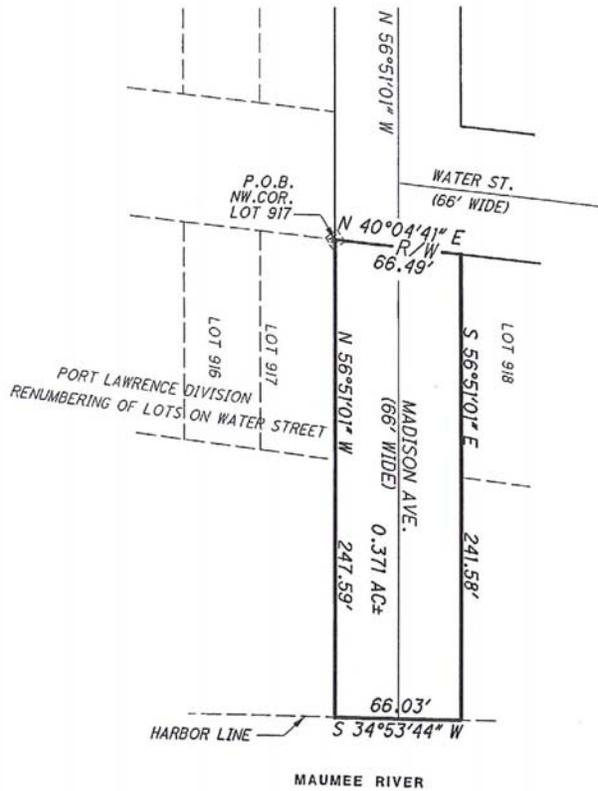
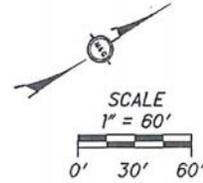
SURVEY

V-313-15
ID 9



SHEET 1 OF 2

STREET VACATION OF MADISON AVENUE FROM WATER STREET TO MAUMEE RIVER, CITY OF TOLEDO, LUCAS COUNTY, OHIO



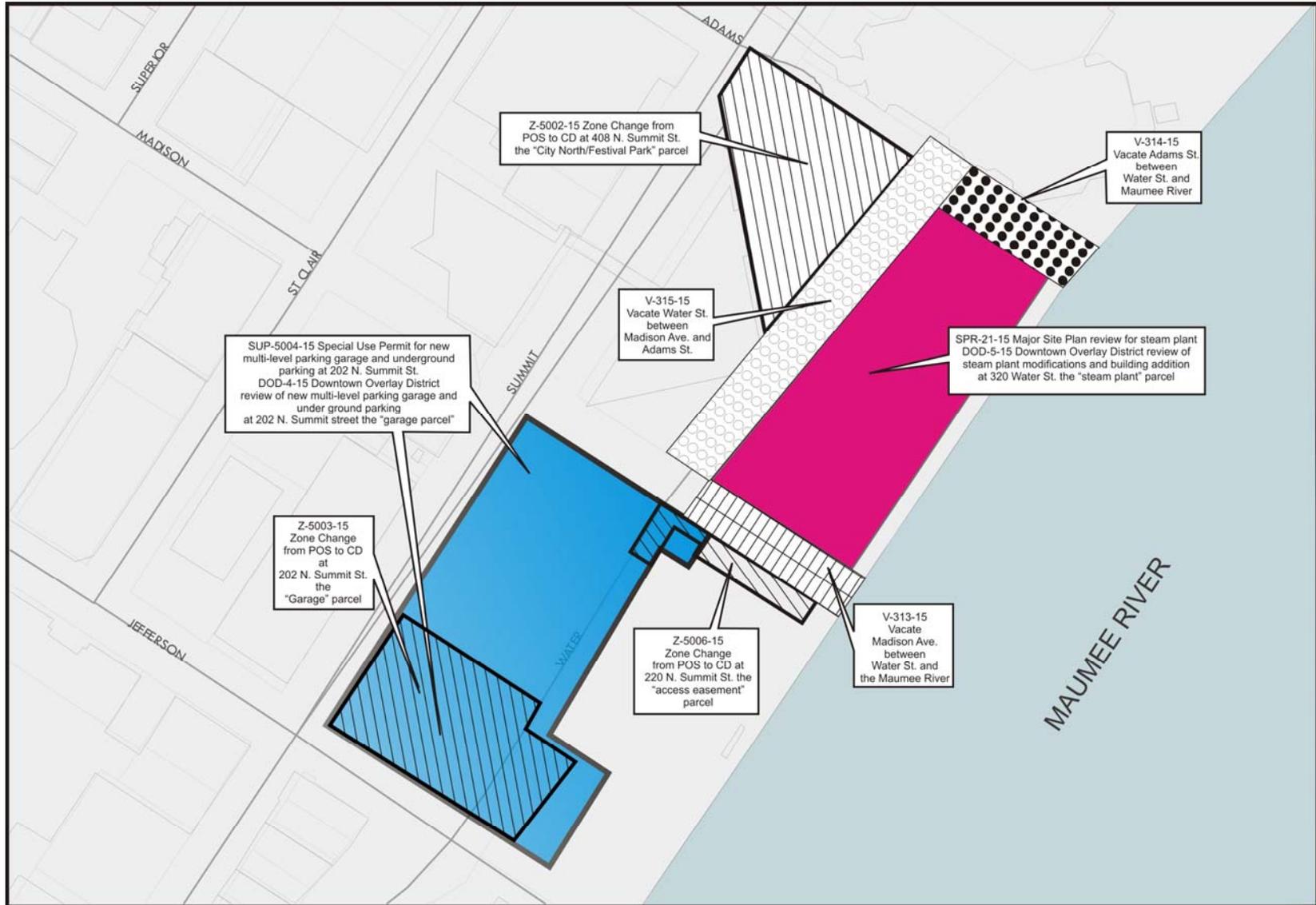
4/1/2015 12:46:04 PM
W:\Projects\Projects P-T\PI250005\CAD\SURVEY\Estimate.DWG\PI250005 B-1 MADISON AVE VACA.dgn

JAMES A. BROADWAY, P.S.
LICENSED PROFESSIONAL SURVEYOR
OHIO LICENSE NO. 6909
DATE: 03/03/2015
JOB NUMBER: PI250005



1800 INDIAN WOOD CIRCLE
MAUMEE, OHIO 43537
TEL: (419) 891-2222
FAX: (419) 891-1595

PROMEDICA CASE INDEX



BLANK PAGE

GENERAL INFORMATION

Subject

- Request - Vacation of Adams Street between Water Street and the Maumee River.
- Applicant - Robin Whitney
Promedica Health System
1801 Richards Rd
Toledo, OH 43607
- Attorney - Mark Rose
Marshall & Melhorn, LLC
Four Seagate, 8th Floor
Toledo, OH 43604
- Engineer - Wendy Fry
The Mannik & Smith Group, Inc
2365 Haggerty Road South
Canton, Michigan 48188

Site Description

- Zoning - CD Downtown Commercial & POS Parks and Open Space
- Area - ± 0.301 acres
- Existing Use - Park
- Proposed Use - Park

Area Description

- North - Imagination Station / CD
- South - Steam Plant / CD
- East - Maumee River
- West - Festival Park / POS

Parcel History

- M-17-75 - Site Plan for Promenade Park proposed for an area bounded by Water St, Monroe St, The Cherry St Bridge and The Maumee River, to include Street closings within the above boundary of Jefferson Ave, Madison Ave and Adams St (PC approved 10/30/75).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|-----------|---|---|
| M-16-79 | - | Site Plan Review for Promenade Park (PC approved 10/17/79, Ord. 673-80, 10/31/80). |
| M-5-81 | - | Study & Review Amendment for the Riverview Urban Renewal land Use Plan (PC approved 5/7/81) |
| Z-139-86 | - | Zone Change from M-1 & C-5 to P Parks (PC approved 7/24/86, Ord. 643-86, 8/12/86) |
| SPR-21-15 | - | Major Site Plan Review for Steam Plant Improvements, Building Addition and New Parking Lot (Companion Case) |

Applicable Regulations

Toledo Municipal Code, Part Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan
Toledo Downtown Plan 2011

STAFF ANALYSIS

This is a request to vacate Adams Street between Water Street and the Maumee River. The applicant is requesting the Vacation in order to incorporate the right-of-way into the contiguous Steam Plant property. A companion Major Site Plan Review accompanies this case for the redevelopment of the Steam Plant into the Promedica Headquarters.

The subject right-of-way is sixty (60) feet wide and runs approximately two-hundred (200) feet west from the Maumee River. The requested area to be vacated is approximately .301 acres in size. It is currently developed with a combination of walking paths and landscaping and is commonly known as “Festival Park”.

The Toledo 20/20 Comprehensive Plan designates this site as Downtown Commercial and Parks and Open Space. The Downtown Commercial future land use district was intended to accommodate a broad range of uses to reflect downtown’s role as a commercial, governmental, cultural and entertainment center. Land uses are intended to be intense with high building coverage, large buildings, and buildings placed close together.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-314-15, the request to vacate Adams Street between Water Street and the Maumee River to Toledo City Council for the following two (2) reasons:

1. The vacated area will be incorporated into the future development design; and
2. The proposed Vacation conforms to the Toledo 20/20 Comprehensive Plan.

The staff recommends that the Toledo City Plan Commission recommend approval of V-314-15, the request to vacate Adams Street between Water Street and the Maumee River to Toledo City Council, subject to the following **seven (7)** conditions:

The following conditions as 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. A full-width easement will be required to maintain all existing public utilities in Adams Street. The easement shall be dedicated to the City of Toledo, for City utility use only, to allow for future maintenance and shall not be combined with easements for other utilities. The following language shall appear on the easement:

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 that would impede the City of Toledo's access onto the easement. No temporary or permanent structure, including building foundations, roof overhangs, or other barriers denying access, may be constructed on the easement. Driveways and parking lots are acceptable. The property owner releases the City of Toledo from any liability, responsibility, or costs resulting from the City's removal of any barriers that deny ingress or egress from the easement or that obstruct access to the public utilities located on said property; and the City of Toledo shall have no obligation or duty to restore or compensate the property owner for the removed facilities.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services

2. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
3. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
4. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable due to the site being situated next to the Maumee River. An in-depth Stormwater Pollution Prevention Plan is also recommended.
5. Applicant shall maintain compliance with the City of Toledo's and State of Ohio's air quality regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Anti-Noise Laws.

Fire Prevention

No objection to Vacation.

Building Inspection

No objection to Vacation.

Division of Transportation

Comments not received at this time.

Sewer & Drainage Services

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

STAFF RECOMMENDATION (cont'd)

Division of Streets, Bridges and Harbor

No objection to Vacation.

Division of Economic Development

No objection to Vacation.

Tarta

No objection to Vacation.

Planning Commission

No objection to Vacation.

RIGHT-OF-WAY VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-314-15
DATE: July 9, 2015
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 12, 2015
TIME: 4:00 P.

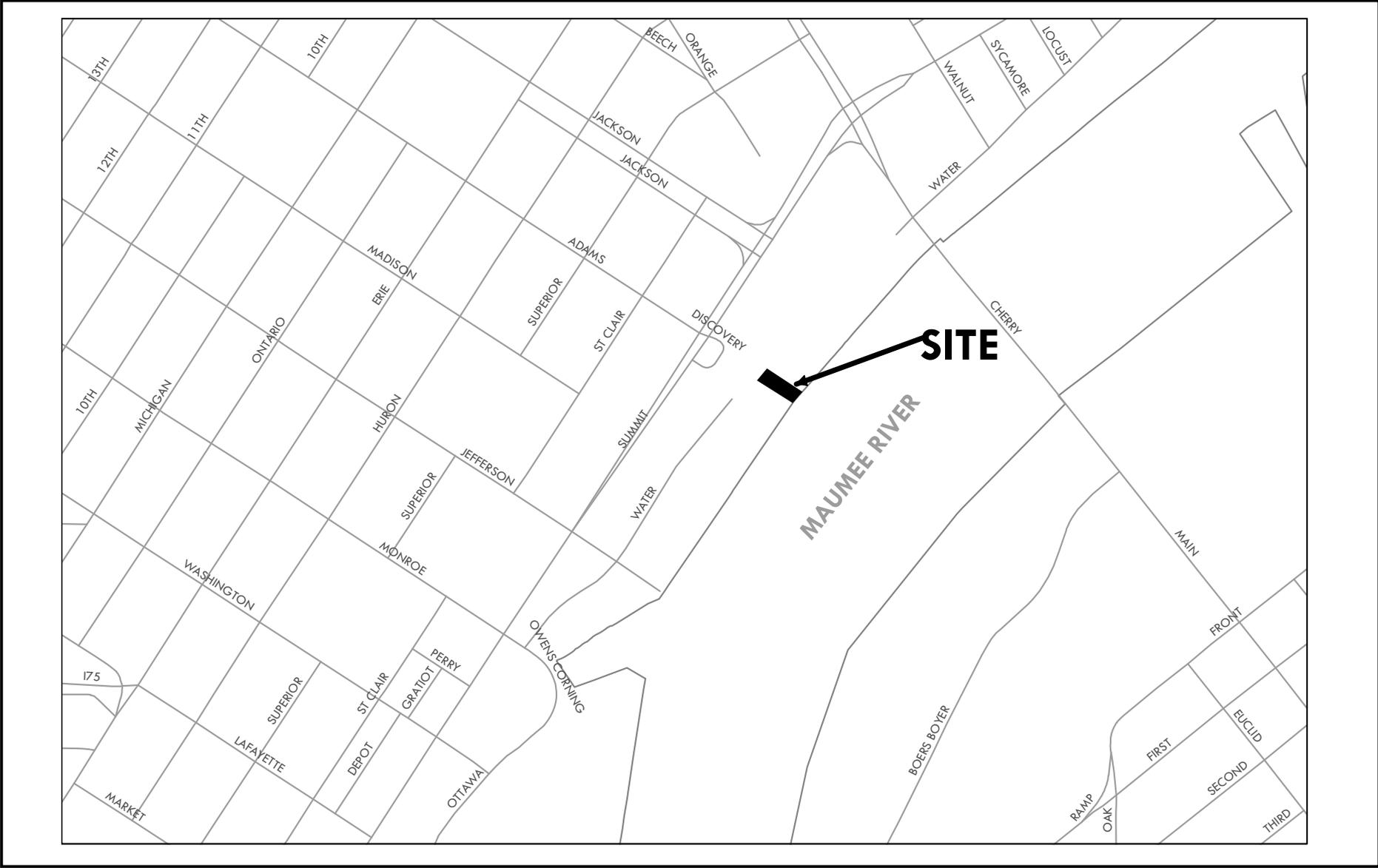
BH/jj
Four (4) sketches follow

GENERAL LOCATION

V-314-15
ID 9

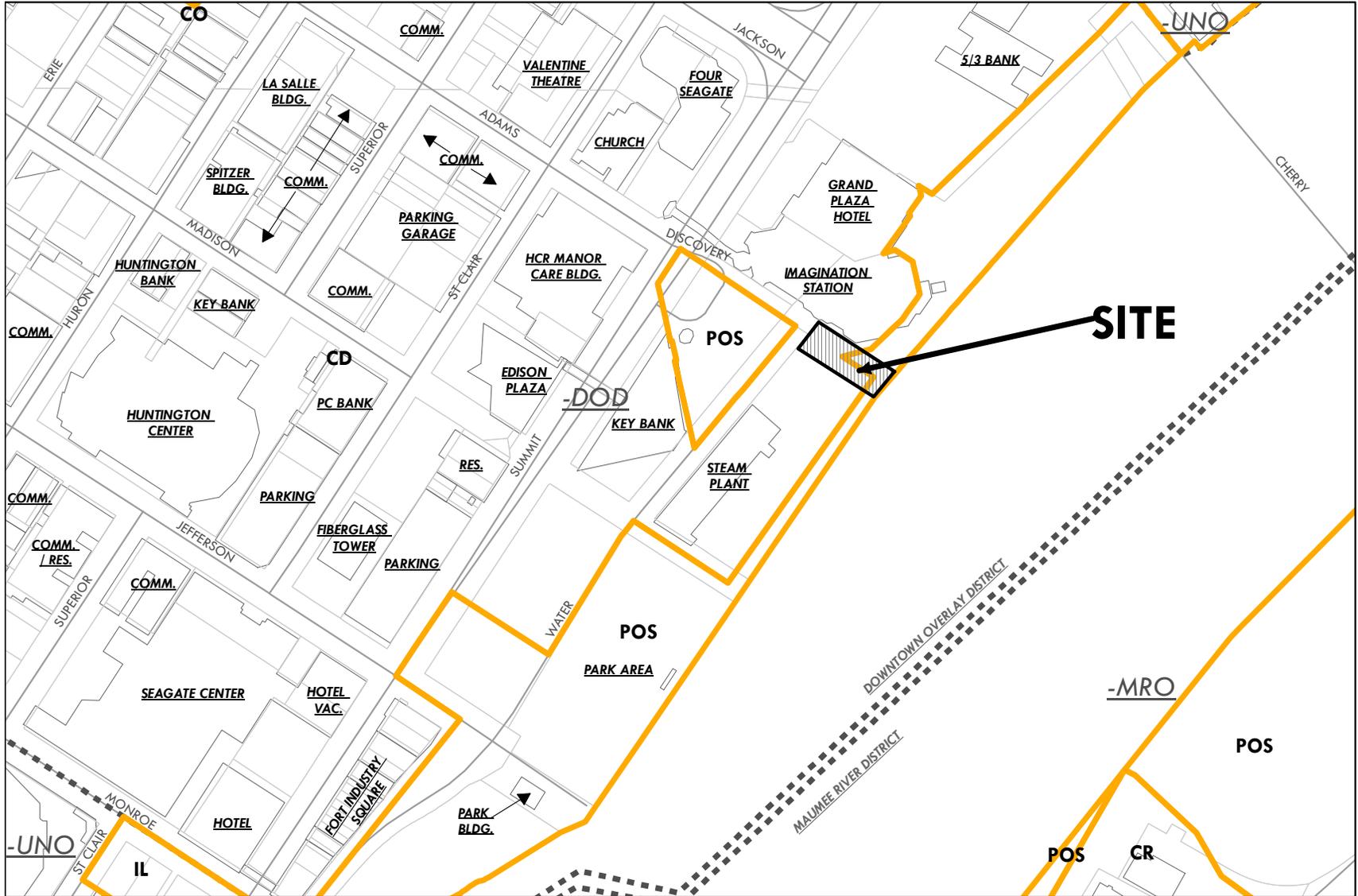


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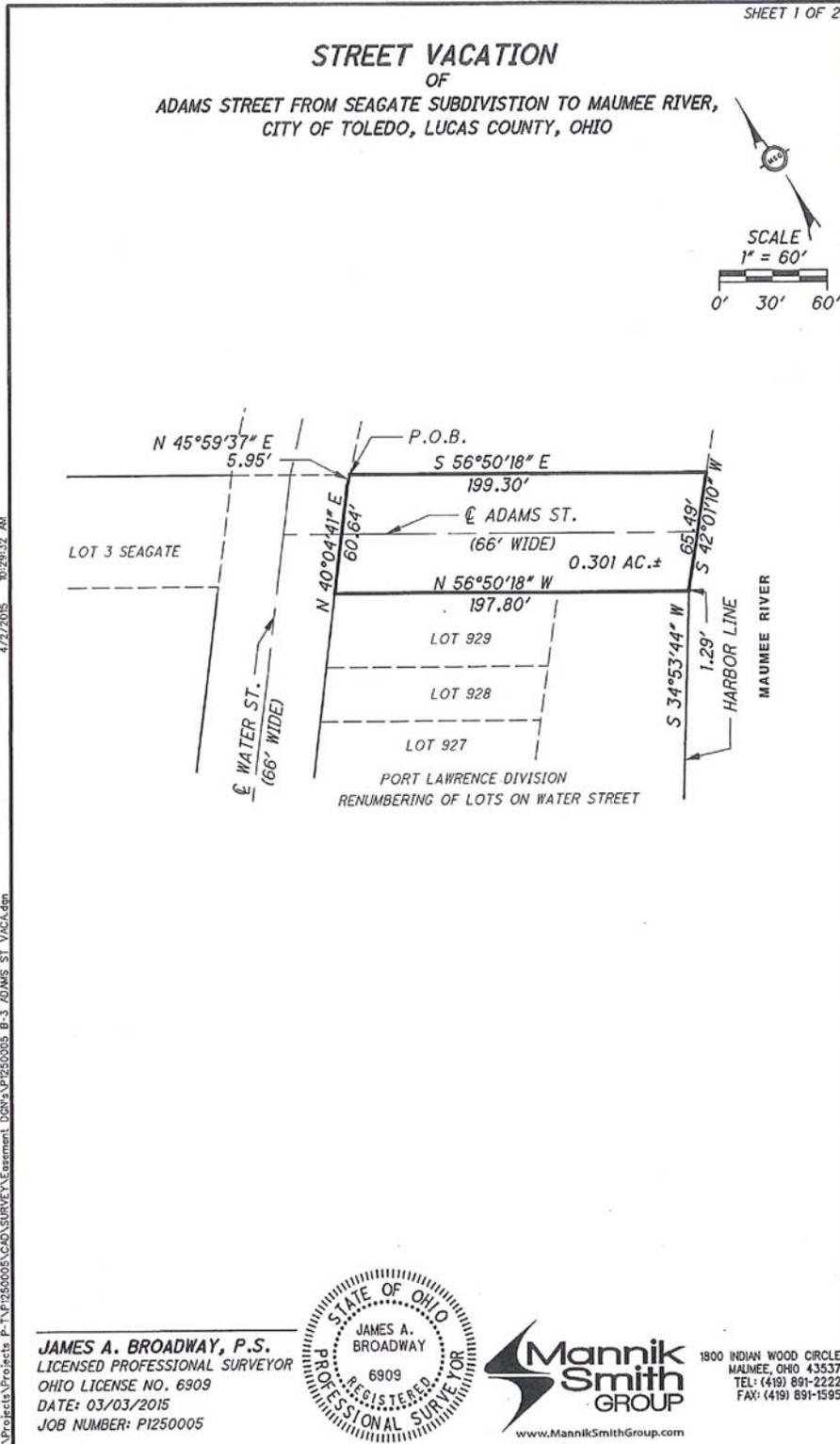
ZONING & LAND USE

V-314-15
ID 9

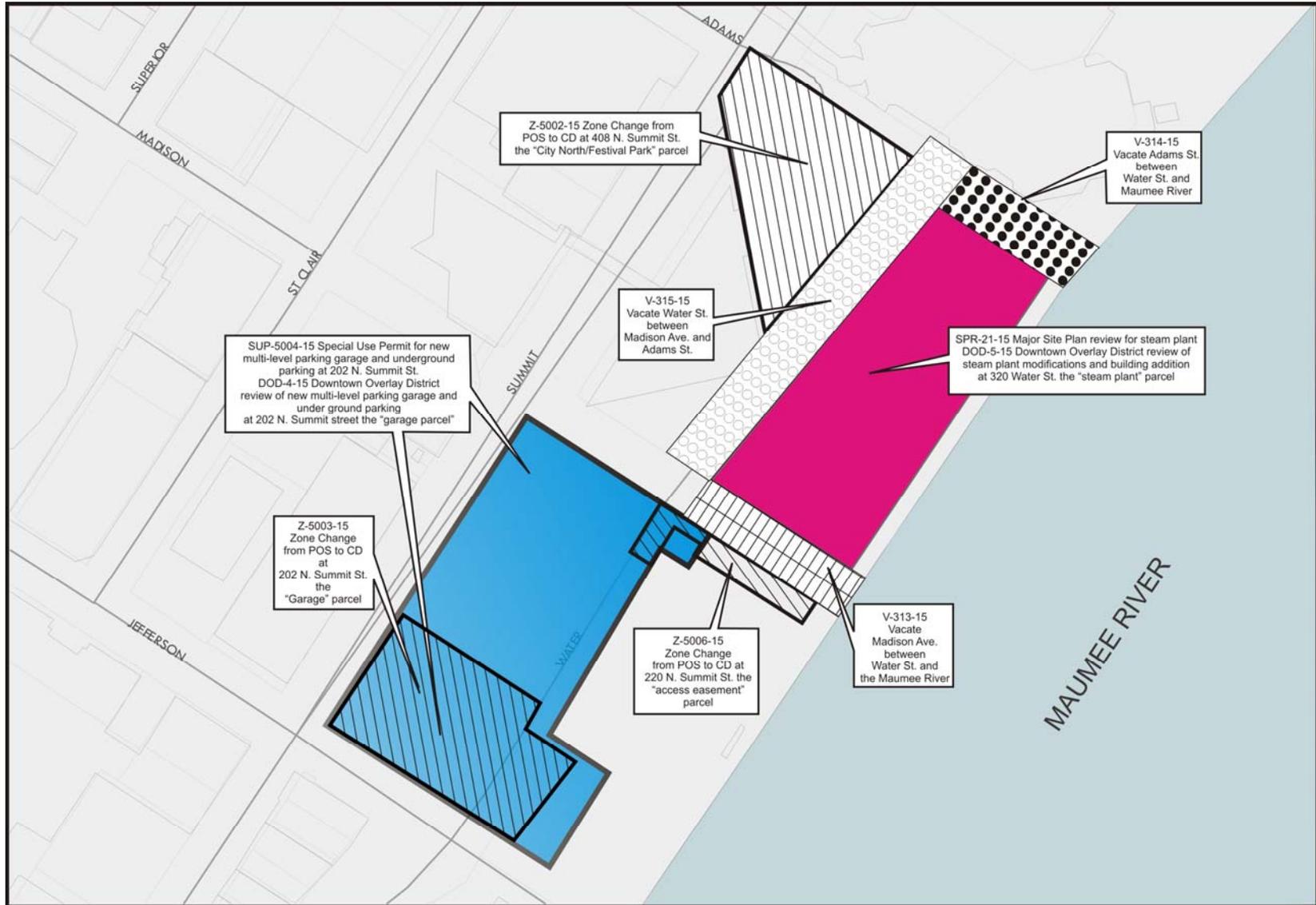


SURVEY

V-314-15
ID 9



PROMEDICA CASE INDEX



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GENERAL INFORMATION

Subject

- Request - Vacation of Water Street between Madison Avenue and Adams Street.
- Applicant - Robin Whitney
Promedica Health System
1801 Richards Rd
Toledo, OH 43607
- Attorney - Mark Rose
Marshall & Melhorn, LLC
Four Seagate, 8th Floor
Toledo, OH 43604
- Engineer - Wendy Fry
The Mannik & Smith Group, Inc
2365 Haggerty Road South
Canton, Michigan 48188

Site Description

- Zoning - CD Downtown Commercial
- Area - ± 0.835 acres
- Existing Use - Access and Metered Parking
- Proposed Use - Access and Private Parking

Area Description

- North - Festival Park / POS
- South - Promenade Park / POS & CD
- East - Steam Plant / CD
- West - Key Bank Building / CD

Parcel History

- M-17-75 - Site Plan for Promenade Park proposed for an area bounded by Water St, Monroe St, The Cherry St Bridge and The Maumee River, to include Street closings within the above boundary of Jefferson Ave, Madison Ave and Adams St (PC approved 10/30/75).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- M-16-79 - Site Plan Review for Promenade Park (PC approved 10/17/79, Ord. 673-80, 10/31/80).
- M-5-81 - Study & Review Amendment for the Riverview Urban Renewal land Use Plan (PC approved 5/7/81)
- Z-139-86 - Zone Change from M-1 & C-5 to P Parks (PC approved 7/24/86, Ord. 643-86, 8/12/86)
- SPR-21-15 - Major Site Plan Review for Steam Plant Improvements, Building Addition and New Parking Lot (Companion Case)

Applicable Regulations

Toledo Municipal Code, Part Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan
Toledo Downtown Plan 2011

STAFF ANALYSIS

This is a request to vacate Water Street between Madison Avenue and Adams Street. The applicant is requesting the vacation in order to incorporate the right-of-way into the contiguous Steam Plant property. A companion Major Site Plan Review accompanies this case for the redevelopment of the Steam Plant into the Promedica Headquarters.

The subject right-of-way is sixty-six (66) feet wide and runs approximately five-hundred fifty (550) feet between Madison Avenue and Adams Street. The requested area to be vacated is approximately .835 acres in size. It is currently being used as a city street with metered parking. In addition this street provides access to both Festival Park and the underground facilities of the Key Bank Building. According to the development agreement between the City of Toledo and the applicant, an access easement will be retained for the underground loading docks currently occupied by the hotel and Imagination Station.

The Toledo 20/20 Comprehensive Plan designates this site on both sides of this right-of-way as Downtown Commercial. The Downtown Commercial future land use district was intended to accommodate a broad range of uses to reflect downtown's role as a commercial, governmental, cultural and entertainment center. Land uses are intended to be intense with high building coverage, large buildings, and buildings placed close together. Based on the nature of the proposed use and its location, the proposal is in compliance with this plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-315-15, the request to vacate Water Street between Madison Avenue and Adams Street to Toledo City Council for the following two (2) reasons:

1. The vacated area will be incorporated into the future development design; and
2. The proposed vacation conforms to the Toledo 20/20 Comprehensive Plan.

The staff recommends that the Toledo City Plan Commission recommend approval of V-315-15, the request to vacate Water Street between Madison Avenue and Adams Street to Toledo City Council, subject to the following eleven (11) conditions:

The following conditions as 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. A full-width easement will be required to maintain all existing public utilities in Water Street. The easement shall be dedicated to the City of Toledo, for City utility use only, to allow for future maintenance and shall not be combined with easements for other utilities. The following language shall appear on the easement:

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 that would impede the City of Toledo's access onto the easement. No temporary or permanent structure, including building foundations, roof overhangs, or other barriers denying access, may be constructed on the easement. Driveways and parking lots are acceptable. The property owner releases the City of Toledo from any liability, responsibility, or costs resulting from the City's removal of any barriers that deny ingress or egress from the easement or that obstruct access to the public utilities located on said property; and the City of Toledo shall have no obligation or duty to restore or compensate the property owner for the removed facilities.

2. City records indicate that the 24-inch and 8-inch storm sewer in Water Street will provide storm service to only Promedica properties. If right-of-way is vacated, the petitioner shall accept ownership of these storm sewers, including catch basins and manholes.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

3. City records indicate that the 8-inch sanitary sewer in Water Street will provide service to only Promedica properties. If right-of-way is vacated, the petitioner shall accept ownership of this sanitary sewer, including manholes.

Division of Environmental Services

4. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
5. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
6. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable due to the site being situated next to the Maumee River. An in-depth Stormwater Pollution Prevention Plan is also recommended.
7. Applicant shall maintain compliance with the City of Toledo's and State of Ohio's air quality regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Anti-Noise Laws.

Fire Prevention

8. Fire Service access must be maintained down Water Street for utilization of hydrants and Fire Department connections for both Promedica Facilities as well as the Imagination Station Facility.

Building Inspection

No objection to vacation.

Division of Transportation

Comments not received at this time.

Sewer & Drainage Services

9. S&DS recommends that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.

STAFF RECOMMENDATION (cont'd)

Sewer & Drainage Services (cont'd)

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

Division of Streets, Bridges and Harbor

No objection to vacation.

Division of Economic Development

No objection to vacation.

Tarta

No objection to vacation.

Planning Commission

11. An access agreement shall be retained as outlined in the development agreement between the City of Toledo and the applicant. This agreement shall be subject to the satisfaction of the Director of Planning and will provide access to the underground loading docks currently occupied by the hotel and Imagination Station in the future.

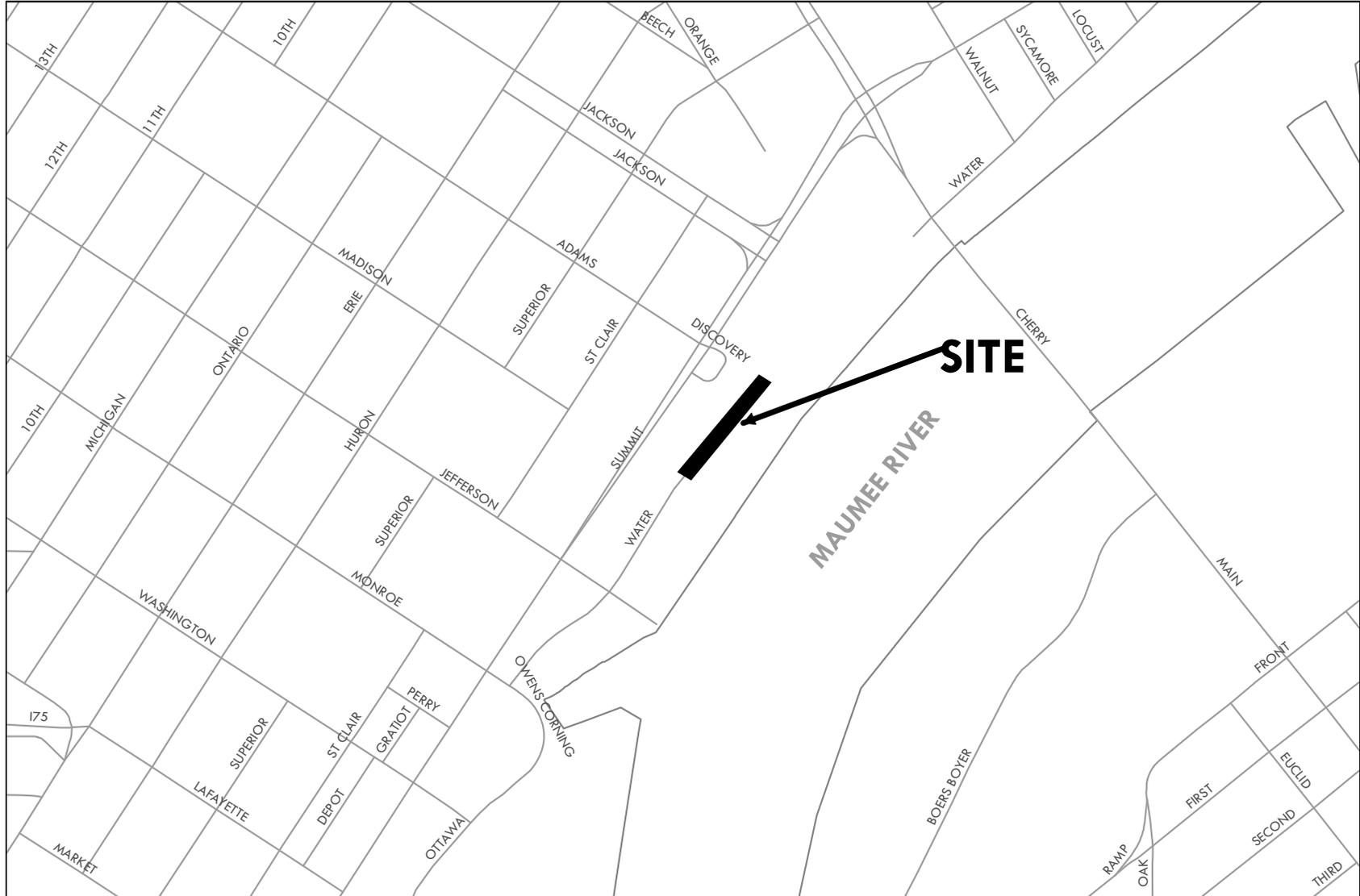
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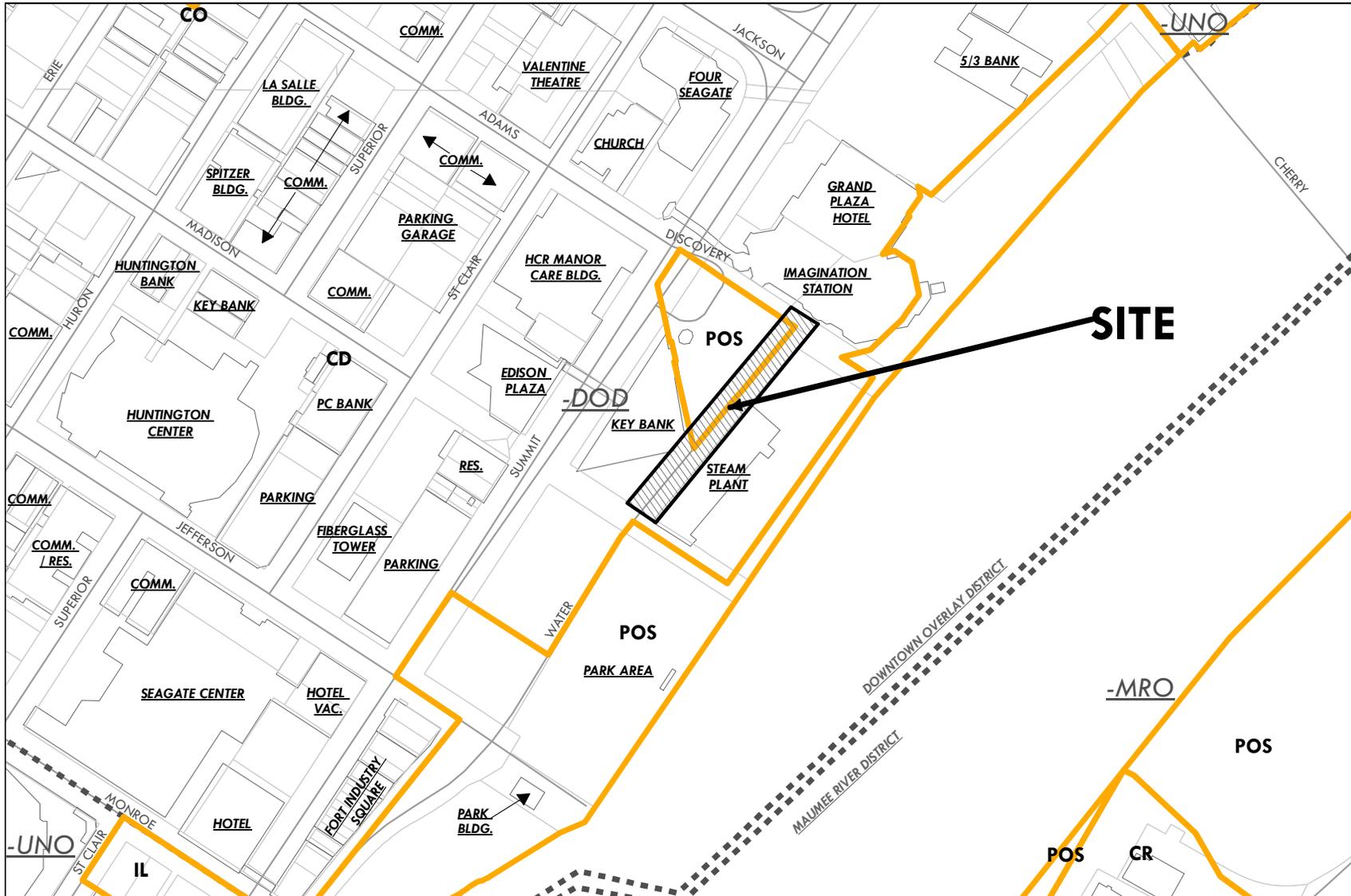
GENERAL LOCATION

V-315-15
ID 9



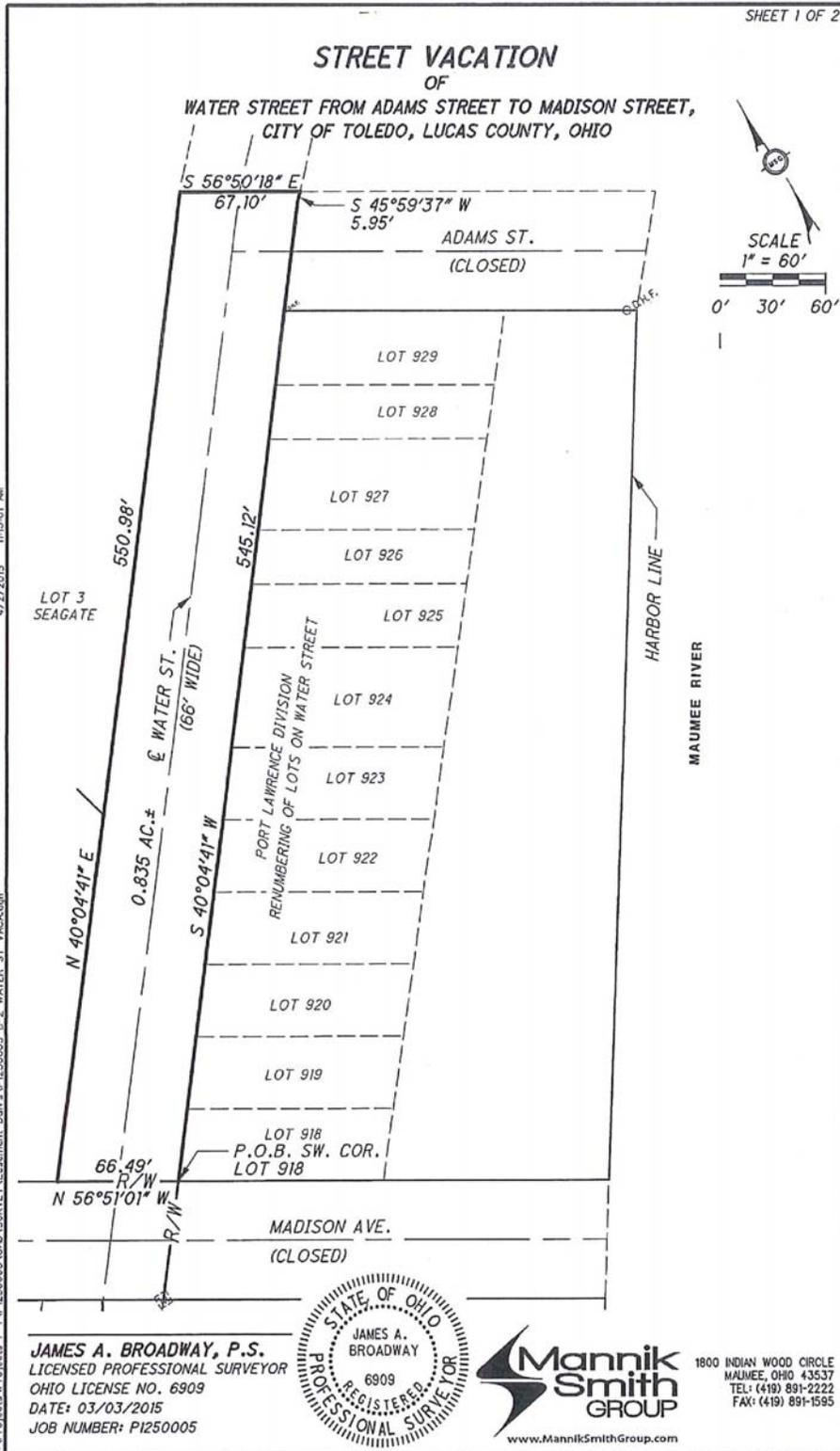
ZONING & LAND USE

V-315-15
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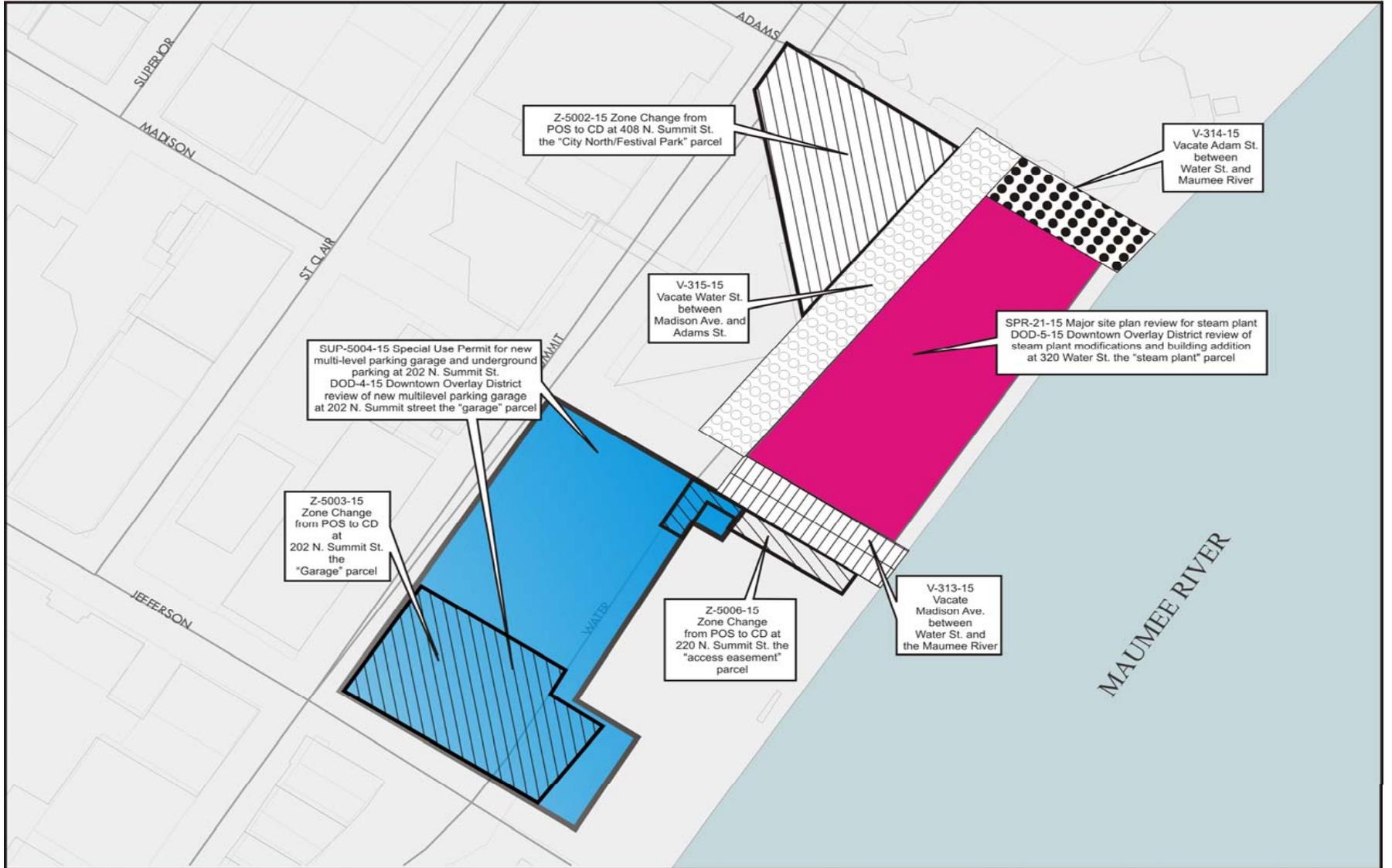


SURVEY

V-315-15
ID 9



PROMEDICA CASE INDEX



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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
130-A W. DUDLEY
MAUMEE, OH 43537
419-893-1966

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

