

*TOLEDO CITY
PLAN COMMISSION
REPORT*

November 5, 2015

Toledo-Lucas County Plan Commissions

One Government Center, Suite 1620, Toledo, OH 43604

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

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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

November 5, 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. DOD-7-15: | Downtown Overlay District review of building demolition at 127 and 141 N. Summit Street (mm) |
| 2. M-2-15: | Review of Middle Grounds Plan (mm) |
| 3. M-13-15: | Review of 2015 Municipal Arts Plan (gp) |
| 4. SUP-9001-15: | Special Use Permit for installation of solar panel array on steel canopy at 1127 W. Central Avenue (gp) |
| 5. Z-9002-15: | Zone Change from IL to CD at 29 S. Erie Street (rs) |
| 6. Z-9003-15: | Zone Change from RS6 to CR at 5725 Bennett Road (gp) |
| 7. Z-10001-15: | Zone Change from CR to IG at 5700 Telegraph Road (jl) |
| 8. SPR-42-15: | Appeal of Minor Site Plan Review conditions of approval for new retail/restaurant at 4051 Royer Road (gp) |

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GENERAL INFORMATION

Subject

- Request - Downtown Overlay District Review for a request to demolish a high rise building
- Location - 127 and 141 N. Summit Street
- Applicant - Lucas County Economic Development
Bill Brennan, Director
1301 Monroe Street
Toledo, Ohio 43604
- Project Manager - Mannik & Smith Group
Michael J. Momenee
1800 Indian Wood Circle
Maumee, Ohio 43537

Site Description

- Zoning - CD Downtown Commercial
- Area - .392 acres
- Frontage - 150 feet on N Summit Street and 124 feet on Jefferson Avenue
- Existing Use - Vacant hotel building
- Proposed Use - Unknown

Area Description

- North - Downtown Commercial / CD
- South - Downtown Commercial / CD
- East - Downtown Commercial / CD
- West - Downtown Commercial / CD

Parcel History

- DOD-2-96 - Renovations to the former “Riverview Inn” for the Best Western was approved by the Plan Commission on 5/23/96. This case did not go before City Council per the case file log sheet.

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Toledo Downtown Plan 2011
- Central Business District Architectural Survey 1986

STAFF ANALYSIS

The applicant is requesting to demolish a high rise structure that has nineteen floors located at 127 and 141 N. Summit Street. The .392-acre site includes the existing structure located on two parcels and is owned by the applicant. The subject site was purchased by the Lucas County Economic Development on December 14, 2014.

The applicant, William Brennan the Director of the Lucas County Economic Development, has stated that the Lucas County Commissioners would like to protect their investments in the downtown area by purchasing and demolishing the blighted structure since it has been neglected for over six years. The previous owners have received multiple citations from the City of Toledo Code Enforcement for blight and nuisance.

The previous owner had hired two separate contractors in the last two years to draft estimates for possibly converting the hotel into apartments or condos. Both estimates started at 18 million dollars to convert the structure into permanent living quarters of various sizes and layouts (includes redesigning the structure with new windows and HVAC system). The average cost per unit exceeded the market rate for the downtown area and would not be feasible for any investor.

The structure is located within the Downtown Overlay District, which requires the applicant to go through a demolition review as stated in the Toledo Municipal Code, Section 1103.0200. The Toledo City Historic District Commission (TCHDC) must be provided the opportunity to review the application and provide comment. A special meeting was called by the TCHDC Chairman and was held on October 20th, 2015 for the applicant to meet this requirement.

The applicant presented their request to the TCHDC members and the applicant provided documentation that states the removal of asbestos from the structure will cost an estimated one million dollars and stated the cost of demolition was also estimated at one million dollars. The highlights from that discussion were centered on the blighted conditions of the building; the Toledo Downtown Plan that was updated in 2011; and the architect who designed the structure. The commission members endorsed the request by making a motion in support of the demolition which was unanimously approved by the six members present.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Downtown Commercial uses. The Downtown Commercial category is intended to accommodate a broad range of uses to reflect downtown's role as a commercial, cultural and governmental center. Development is intended to be intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

Toledo Downtown Plan 2011

The Toledo Downtown Plan 2011 shows the subject site to be a potential redevelopment site. It is also listed as an underutilized property since it has sat vacant for an extended period of time. The development plan for the former Seagate Hotel is to have a 1,000 seat ballroom in order to enhance the marketability of the Seagate Convention Center. This plan also makes reference to the 1986 Central Business District Architectural Survey which states the subject site is not contributing structure.

The Toledo-Lucas County Plan Commission conducted a survey in 1985 to evaluate the inventory for architectural and historic value in the downtown Central Business District. The plan identified each building in 1985 and determined whether or not a particular property was a landmark, significant building, if it was contributing or other if it was built since 1945. The study was published in 1986 and was called Central Business District Architectural Survey. This survey is an integral part for the overall plan to re-develop downtown. The study listed the subject site as noncontributing since it was built in 1970 and is contemporary in design.

Toledo Municipal Code

The General Review Criteria outlined in the Toledo Municipal Code, Chapter 1111.0904 Downtown Review - Demolition Review, states when the application is made to demolish a structure that is subject to the provisions of this Section, the Plan Commission must approve the application when it finds that an economic hardship exists in that:

1. There is no reasonable economic use or return for the structure as it exists;
2. Deterioration has progressed to the extent that rehabilitation is not economically sound; or
3. The structure is of no reasonable value to the –DO district.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the demolition request for four reasons. First, the existing structure is not listed as a contributing or significant structure in the Central Business District Architectural Survey and is not considered integral to the overall plan to redevelop Downtown. Second, the proposed demolition supports the goal of the 2011 Toledo Downtown Plan which targets this site for redevelopment. Third, the Toledo City Wide Historic District Commissions supports the demolition request. Finally, the applicant has provided information proving that there is no reasonable economic use or return for renovation of the structure. Therefore, the approval criteria as listed in TMC.1111.0904 “Downtown Review – Demolition Review” have been met.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of M-7-15, a request to demolish a high rise building located at 127 and 141 N. Summit Street, to the Toledo City Council, for the following four (4) reasons:

1. The proposed the goals and objectives of the 2002 Downtown Master Plan (TMC§1111.0904(C) (3));
2. The proposal complies with the Downtown Overlay District Guidelines in TMC§1103.0206 & TMC§1111.0904(D) (1);
3. The proposed request complements the goals and objectives of the 2011 Toledo Downtown Plan.
4. The criteria for demolition in the Downtown as listed in TMC 1111.0904 “Downtown Review – Demolition Review” have been met.

DOWNTOWN OVERLAY DISTRICT
TOLEDO CITY PLAN COMMISSION
REF: DOD-7-15
DATE: November 5, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: December 9, 2015
TIME: 4:00 P.M.

MLM

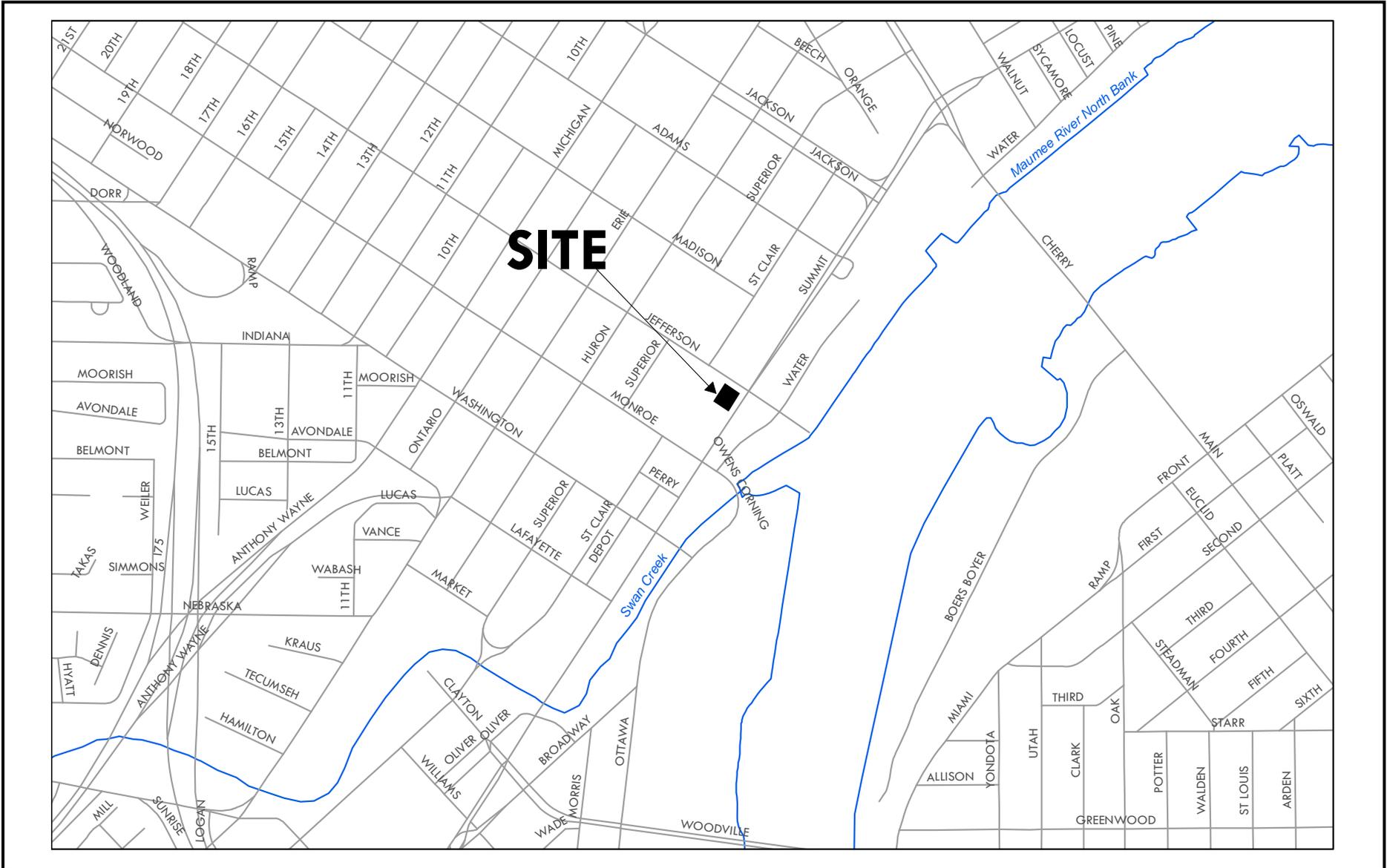
Six (6) sketches follow

GENERAL LOCATION

DOD-7-15
ID 9



1 - 5

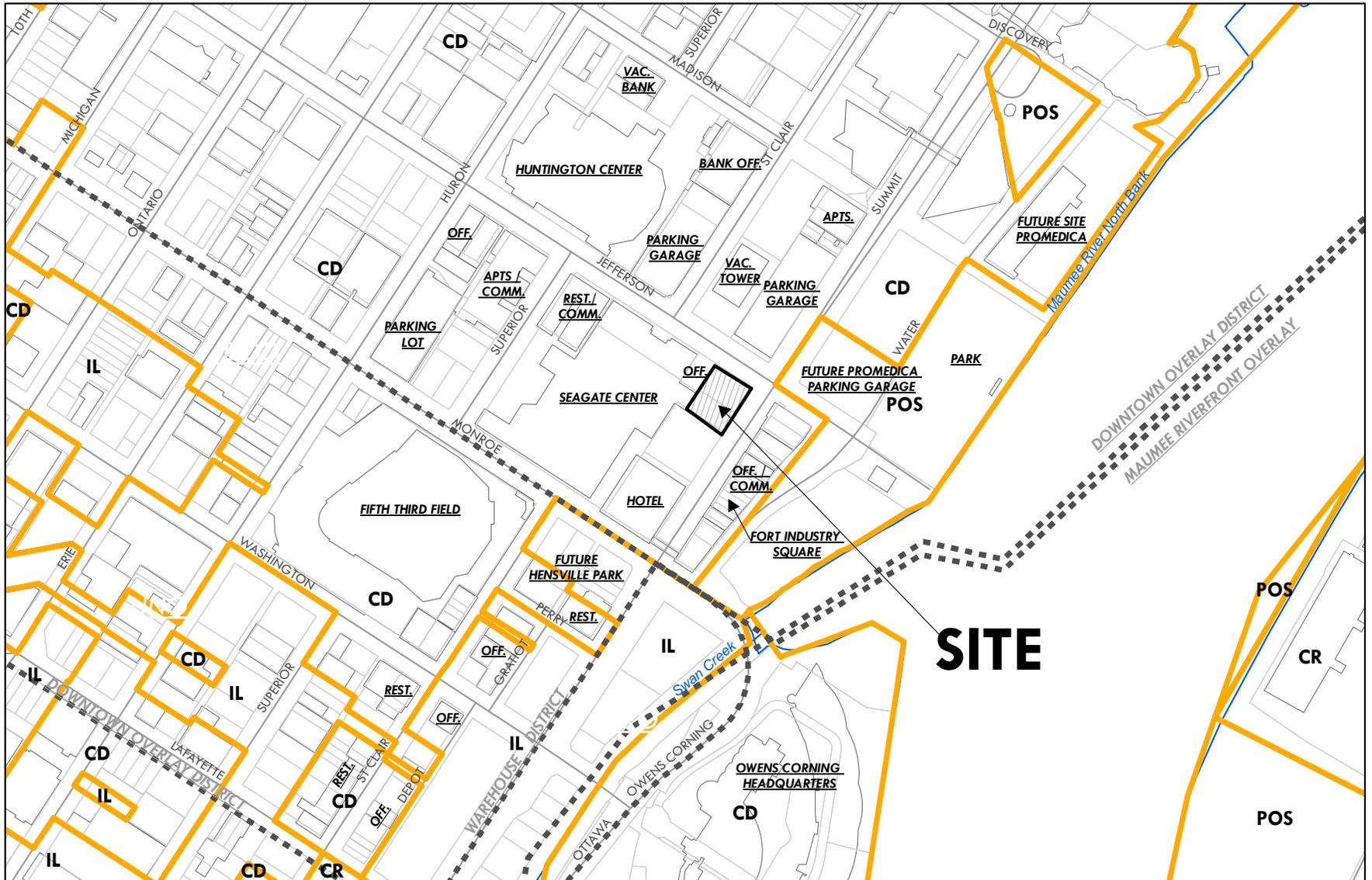


ZONING & LAND USE

DOD-7-15
ID 9



1 - 9



SITE

**CURRENT PICTURES OF THE HOTEL
127 AND 141 N SUMMIT ST.**

**DOD-7-15
ID 09**



Photo 1: Hotel Seagate Exterior looking north.



Photo 2: Hotel Seagate Exterior looking south.

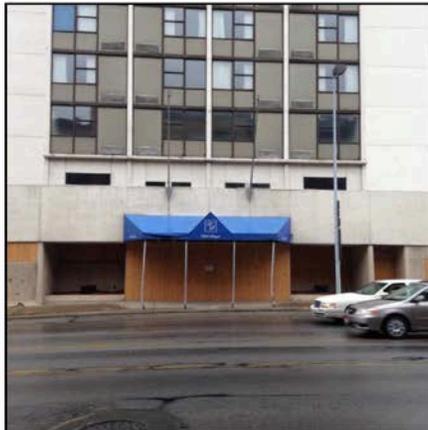


Photo 3: Hotel Seagate Main entrance street level.



Photo 4: Basement hallway.

**CURRENT PICTURES OF THE HOTEL
127 AND 141 N SUMMIT ST.**

**DOD-7-15
ID 09**



Photo 5: Stripped wiring in basement electrical room.



Photo 6: Vandalized hotel basement.



Photo 7: Debris piles located in first floor kitchen.

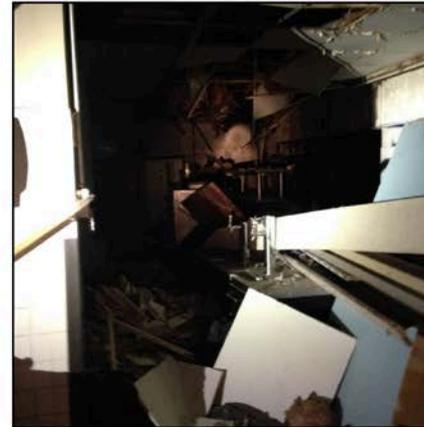


Photo 8: Debris located in first floor kitchen.

**CURRENT PICTURES OF THE HOTEL
127 AND 141 N SUMMIT ST.**

**DOD-7-15
ID 09**



Photo 9: Debris piles in first floor kitchen.



Photo 10: Vandalized fourth floor hotel room.



Photo 11: Fifth floor hallway.



Photo 12: Vandalized fifth floor hotel room.

**CURRENT PICTURES OF THE HOTEL
127 AND 141 N SUMMIT ST.**

**DOD-7-15
ID 09**

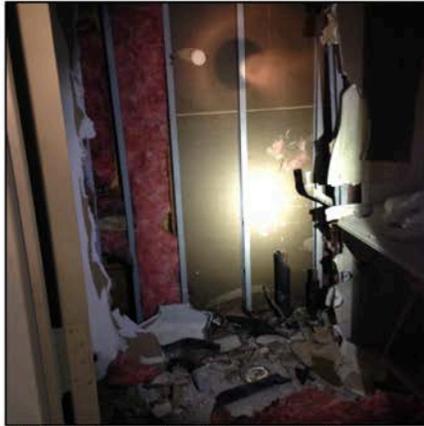


Photo 13: Fifth floor bathroom, looted of copper plumbing.



Photo 14: Vandalized eleventh floor hallway.



Photo 15: Pool on nineteenth floor.



Photo 16: Vandalized / looted elevator wiring on hotel roof.



1800 Indian Wood Circle, Maumee, Ohio 43537
Tel: 419.891.2222 Fax: 419.891.1595

Hotel Seagate
Photo Page 4
MSG Project LUCC0002

GENERAL INFORMATION

Subject

- Request - Review of the 2015 Middle Grounds District Plan as an amendment to the 20/20 Plan
- Applicant - Toledo Design Center
Robert Seyfang, Chairman
1 Seagate
Toledo, Ohio 43604

Applicable Plans and Regulations

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

STAFF ANALYSIS

This request is for the review of the 2015 Middle Grounds District Plan, prepared by the Toledo Design Center in conjunction with the Toledo City Plan Commission staff. The Toledo Design Center professionals and interns engaged in detailed visioning, including extensive meetings with the stakeholders that led to numerous possibilities for planning sustainable growth. The Middle Grounds Task Force started reviewing the area in January of 2014 where they met monthly to discuss how to proceed with the plan.

A middle ground, in nautical terms, is a length of comparatively shallow water having channels on both sides, often a good area for fishing from small boats. In early Toledo, there was a middle ground on the Maumee River that was located in the area of the mouth of Swan Creek and ran up river some distance and then connected back into the mainland. Today, all that remains of that middle ground are the memories and the name – The Middle Grounds.

The planning area of the Middle Grounds District Plan encompasses St Clair Street, Clayton Street, the Middle Grounds Metropark, the Martin Luther King, Jr Plaza to Emerald Street, Logan Street to Collingwood Boulevard and back to St Clair Street. To the east of the Middle Grounds vicinity is the Viva South neighborhood which is currently being referred to as Historic South End and does have a commercial standard overlay. This neighborhood has a commercial corridor that is tied into Broadway similar to the Middle Grounds. Directly to the north of the Middle Grounds study area is the Warehouse District. The Toledo Design Center also worked with a committee to have that plan adopted and amended to the 20/20 Plan in 2012.

The Middle Grounds District Plan proposes possibilities that an intermodal facility can bring growth to a mixed use area of commercial, industrial and residential properties. Toledo's

STAFF ANALYSIS (cont'd)

primary regional rail transportation center has been located in the Middle Grounds District for decades. The Greyhound intercity bus service is planning on co-locating with Amtrak by the end of 2015 along with the anticipation that improved rail and bus service will follow. Thus the goal of establishing a multimodal transportation center has emerged.

In an effort to gather feedback from stakeholders, two public meetings were held within the Middle Grounds planning area. The meetings were held at the Sub Shop on March 30th and at TMACOG on July 23rd of this year. The stakeholders for the plan were identified as Amtrack, Metroparks, TMACOG, TARTA, local business owners and residents. The first meeting was informational and the second included a draft copy of the plan had been presented to those in attendance.

Highlights of the Middle Grounds District Plan:

- Defined area of development.
- Multimodal transportation center.
- Metroparks has established their park land which will serve as the green space for commuters and residents.
- Several historic buildings may be repurposed for the upcoming Broadway corridor growth from the Viva South Neighborhood to the Warehouse District.
- Relocate on street parking off of Broadway and behind the commercial storefronts.
- Creation of bike lanes, the Middle Grounds study area will be a node of connectivity from south Toledo to the Downtown.

The 20/20 Land Use Plan that was adopted for the Middle Grounds vicinity reflect the recommendations from the 2011 Toledo Downtown Plan. The recommendations from the Toledo 20/20 Comprehensive Plan for the Middle Grounds neighborhood area are as follows:

(20) Toledo 20/20 recommends that ordinances and codes be designed to encourage rehabilitation of historic districts/structures.

(21) Toledo 20/20 recommends that area be identified by the Plan Commissions staff for mixed-use development and that flexible zoning standards be applied to these target areas.

(34) Toledo 20/20 recommends that the City continue to aggressively utilize and market brownfields as potential business sites. The City should access/develop financial tools to promote the assessment, clean up, and redevelopment of brownfields.

STAFF ANALYSIS (cont'd)

(40) Toledo 20/20 recommends amending the zoning ordinance to permit live/work units in mixed-use areas, particularly along edge thoroughfares. This will encourage business start-ups by allowing more mixed-use developments in existing and new developments.

(83) Toledo 20/20 recommends transportation facilities be accessible to all people and that all improvements to the transportation system (traffic, transit, bicycle and pedestrian) in the public right-of-way comply with the Americans With Disabilities Act of 1990.

(164) Toledo 20/20 recommends for Southside:

- Enforcing the housing code aggressively.
- Encouraging infill housing, where appropriate.
- Developing strong, economically viable and diverse neighborhood commercial activity and diverse neighborhood commercial activity along Broadway.

These recommendations are consistent and compliment the initiatives that are proposed for the Middle Grounds District Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approved of M-2-15, a request to review the 2015 Middle Grounds District Plan as an amendment to the 20/20 Plan, to the Toledo City Council, for the following two (2) reasons:

1. The proposed 2015 Middle Grounds District Plan conforms to the recommended goals and land uses of the 20/20 Comprehensive Plan.
2. The 2015 Middle Grounds District Plan provides the opportunity for the community to refine its vision for the Middle Grounds neighborhood and to create an action plan that addresses these changes.

2015 MIDDLE GROUNDS DISTRICT PLAN
TOLEDO CITY PLAN COMMISSION
REF: M-2-15
DATE: November 5, 2015
TIME: 2:00 P.M.

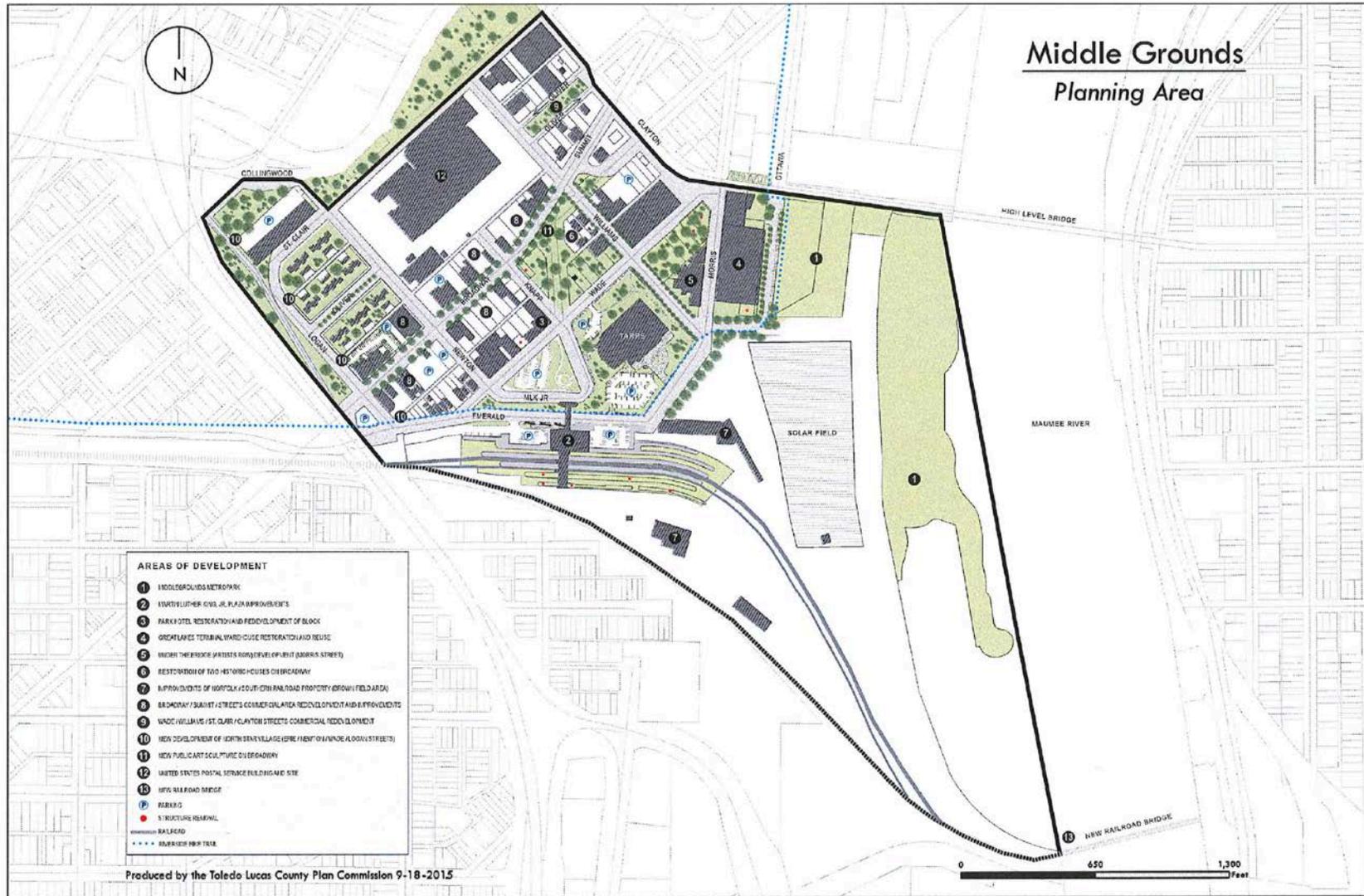
CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: December 9, 2015
TIME: 4:00 P.M.

MLM

Three (3) sketches follow

Middle Grounds Planning Area

M-2-15



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GENERAL INFORMATION

Subject

Request	-	M-13-15 – Review of 2015 Toledo Municipal Art Plan
Applicant	-	Arts Commission of Greater Toledo 1838 Parkwood Avenue Suite 120 Toledo, OH 43624

Applicable Plans and Regulations

- 1995 Public Art Master Plan “artoledo”.
- 2014 Toledo Municipal Arts Plan
- Art in Public Places Program, TMC§167.06(a)(8): “Municipal Art Plan” means a prioritized list of art projects, developed annually by the Art in Public Places Committee, with budgets and recommended design approached, approved by the Arts Commission and subsequently by the Toledo City Plan Commission.
- Chapter X, Section 190 of the Toledo City Charter
The Toledo City Plan Commission shall have the power to control the design and location of works of art, which are, or may become, the property of the City.

STAFF ANALYSIS

The applicant is requesting approval of the 2015 Toledo Municipal Art Plan (see exhibit A) for the Art in Public Places Program. This annual plan is a prioritized list of projects with budgets, implementing the 1995 Public Art Master Plan for the City of Toledo. This submission fulfills the provisions of the Toledo City Charter, requiring the Toledo City Plan Commission to review the placement of public art.

The 1995 Public Art Master Plan identifies three types of public projects: regional projects, citywide facilities, and neighborhood sites. The master plan recommends the completion of at least one neighborhood oriented project each year.

STAFF ANALYSIS (cont'd)

The Art in Public Places Program (APP) includes three elements: acquisition of new works of art, restoration and conservation, and education programs and activities. The Plan also details additional community projects not funded through the APA. The Arts Commission has budgeted \$85,000 for new acquisitions, \$10,000 for restoration and conservation, \$10,000 for education and outreach programs, and \$96,000 for administration costs. These elements are detailed in this year's proposed Municipal Art Plan, developed by the Art in Public Places Committee and approved by the Board of Trustees of The Arts Commission. The total budget for 2015 is \$201,000, funded by the "one percent for the arts" allocation from the 2015 Capital Improvement Program.

Acquisition of New Works of Art:

The Arts in Public Places program has budgeted \$85,000 for acquisition of new works of art. One (1) acquisition of new works of art was completed in 2015, Fort Industry: The I-280 Park Maintenance Building Mural. Details of the completed projects are summarized below.

Fort Industry: The I-280 Park Maintenance Building Mural

The Arts Commission selected the City of Toledo's Maintenance building, located at 1615 Ketcham Avenue, as the prime location for completing a large-scale mural project and second work of art along the I-280 corridor. The mural is visible from the Interstate, just north of the Veteran's Glass City Skyway, and viewed by over 57,000 vehicles every day. The project was completed on July 10th 2015.

Several acquisitions of new works of art remain in the "ongoing" phase and are as follows: Collingwood Boulevard Public Art Project; The Toledo Gateway Project; the Toledo Firefighters Memorial; and Art in Public Buildings. Details of the projects that are in the "ongoing" phase are summarized below.

Collingwood Boulevard Public Art Project

The Arts Commission is coordinating with the City of Toledo's Engineering Services Department to develop a public art project in coordination with the upcoming resurfacing work that is planned for Collingwood Boulevard. The commissioned artwork will be sited along Collingwood Boulevard, between Ashland Avenue and Central Avenue. The artwork will utilize the islands that have been identified in the plans for the recently completed road project. An artist has been chosen and The Arts Commission anticipates that the artwork will be installed starting the week of October 19th 2015.

STAFF ANALYSIS (cont'd)

Acquisition of New Works of Art: (cont'd)

The Toledo Gateway Project

The Arts Commission is working with the City of Toledo and various other parties on infrastructure enhancements and redesign for the proposed Anthony Wayne Trail, Erie and Lafayette Gateway Project. The design phase of the project is expected to be completed in October of 2015 with construction starting in 2016. Funding for the build phase of the infrastructure enhancements come from state and federal sources totaling \$460,000.

Toledo Firefighters Memorial

The Arts Commission is working with the City of Toledo Fire and Rescue Department and has allocated \$100,000 to make improvements and additions to the existing Firefighters Memorial at Chubb DeWolfe Park. The plans and design will be developed in the coming year.

Art in Public Buildings

Each year The Arts Commission adds one or two works of art to the City of Toledo's Art in Public Buildings collection. Many of the pieces that are a part of this collection were acquired through the establishment of purchase awards at local art festivals and exhibitions. The collection is exhibited in publicly accessible areas of buildings utilized by the City of Toledo. The Arts Commission is planning an audit of the collection through 2016 to assess existing work, install new work, and add signage where needed.

Close Park

This new project proposed for 2016 is an effort to distribute Toledo's public works more evenly by district. Close Park in District 5 was identified as a site for a new public art project for 2016. A design review board will be established this fall to set the parameters for the project.

3rd Thursday Loop Projects

This new project proposed for 2016 and intends to provide funds for public art projects to be placed on city property at key bus stop locations and at events held on City of Toledo property. \$25,000 is to be allocated for at least five (5) project with amounts awarded dependent upon the submissions received.

STAFF ANALYSIS (cont'd)

Restoration and Conservation:

A number of conservation projects are currently underway and others are proposed for year 2016. The Art in Public Places Program budget includes \$10,000 for restoration and conservation in 2016. The Conservation Committee completed its annual conservation assessment and details of the assessed projects are summarized below.

Union Memorial

In 2013, the bronze elements of Union Memorial were removed and placed in storage due to ongoing vandalism and fear of theft. The Arts Commission is engaging with the newly re-formed Union Memorial Park Advisory board to work towards the resolution of safety and security issues and make any necessary repairs to the bronzes for re-installation in 2016.

General Steedman

Located in Jamie Farr Park in Toledo's North End, the base and foundation of General Steedman is currently undergoing repair. Over the past two (2) years, assessments and allocations have been made for the restoration and repair of the base and stone wrap of the oldest sculpture in the City of Toledo's public art collection.

Watching for the Wind

Located at the Toledo Botanical Gardens, these three (3) floating kinetic sculptures were repaired and re-painted. This project was completed in August of 2015.

2015 Assessment

The collection will undergo another extensive assessment this fall to identify conservation and maintenance to be conducted in 2016.

Perspective Arcade / Major Ritual Repair and Painting

Both located in Civic Center Mall, these large, iconic, sculptures are due for repair and painting in 2016.

STAFF ANALYSIS (cont'd)

Education Programs and Activities:

Three (3) education programs/activities projects are offered in the 2015 review of the Municipal Arts Plan. The three (3) projects are: City of Toledo Public Art Mapping Project, ABC's of Public Art and Public Art Master Plan. The budget for education programs and activities is \$24,000. Highlights of the three (3) programs are listed below:

City of Toledo Public Art Mapping Project

The Arts Commission has contracted with a company to develop a data driven, web based and interactive map of the City of Toledo's public art collection. The map is scheduled to launch in late 2015. The map includes locations of all of Toledo's public art holdings, artist designed bike racks and murals.

ABC's of Public Art

The ABC's of Public Art is a publication that was printed in 2012 with the oversight from the Art in Public Places Committee and The Arts Commission. Over 8,500 books have been distributed to local school, libraries, early childhood health and literacy programs and home schoolers. This is a free publication that will continue to be distributed.

Public Art Master Plan

The Toledo Public Art Master Plan was completed in 1995 and is the guide for the Art in Public Places program. This Plan provides a framework for evaluating new projects and for site selection of public art projects. While much of the content in the current plan is still relevant, there are a number of areas that are in need of updating.

Administration:

Ninety-six thousand dollars (\$96,000) was allocated for administrative expenses for the Art in Public Places program. This figure reflects compensation and benefits for The Arts Commission staff support, over-head, and other expenses associated with operating the Art in Public Places programs.

Additional Community Projects:

Three (3) additional projects are listed in the 2015 Municipal Arts Plan although none are funded through the "one percent for the arts" section of the 2015 Capital Improvements Program. The projects are as follows: Murals throughout the City of Toledo, public art for Promenade Park, and the review of the City of Toledo Strategic Plan for Arts and Culture.

STAFF ANALYSIS (cont'd)

Murals

The City of Toledo is home to a variety of murals intended to improve the aesthetic impact and define the cultural identity of the city. The year 2015 saw the creation of over twelve (12) new murals throughout the city. The Arts Commission encourages and seeks to promote this activity through Toledo's Mural Ordinance.

Promenade Park

The Arts Commission, along with others, has been working with ProMedica in consultation on the design of the new downtown campus and opportunities for public art. The potential for public art is in the planning process and will be presented in the 2016 Municipal Art Plan.

City of Toledo Strategic Plan for Arts and Culture

Starting in late 2013, the planning committee held community meetings throughout the City. The intent of those meetings was to gather ideas to make the plan relevant, effective, and actionable. A focus was given to eight (8) neighborhoods in and around the Downtown area. City of Toledo Strategic Plan for Arts and Culture was adopted as an addendum to the City of Toledo 20/20 Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve M-13-15, a request for approval of the 2015 Toledo Municipal Art Plan, for the following one (1) reason:

1. The proposed plan is in conformance with the 1995 Public Art Master Plan "artoledo".

SPECIAL STUDY
TOLEDO CITY PLAN COMMISSION
REF: M-13-15
DATE: November 5, 2015
TIME: 2:00 P.M.

GP/
Exhibit "A" follows

2015 Toledo Municipal Art Plan

Exhibit A: Art in Public Places Program



THE ARTS COMMISSION
INSPIRING A VIBRANT TOLEDO

Prepared by:
Nathan Mattimoe
Art in Public Places Coordinator

2015 Toledo Municipal Art Plan

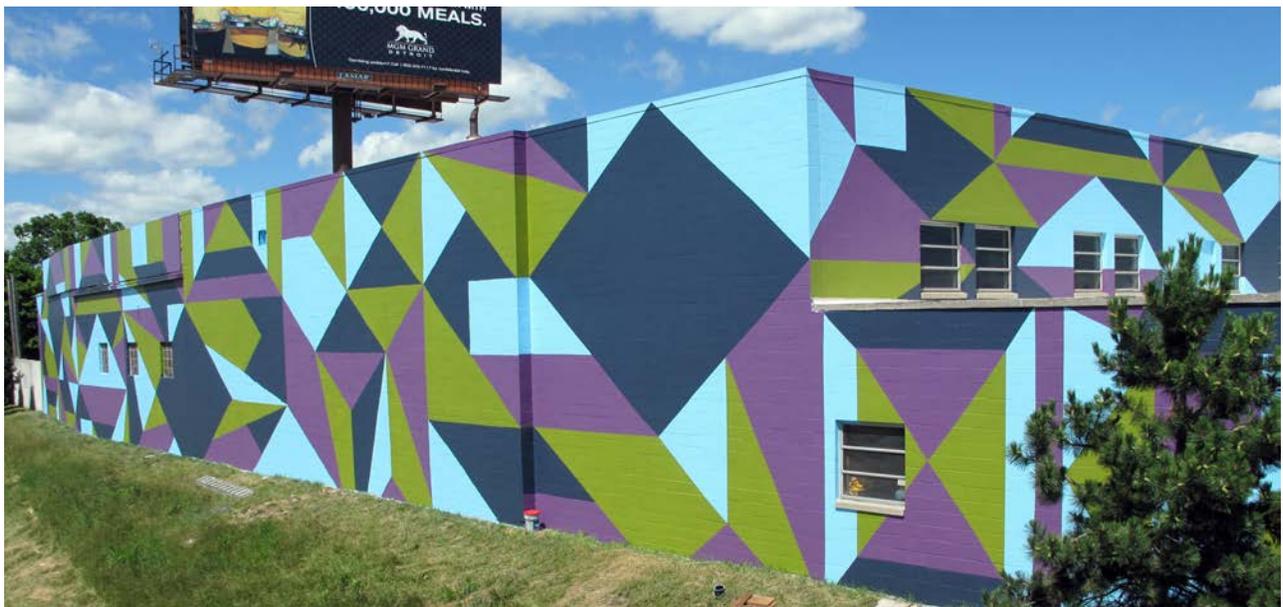
Since 1977, The City of Toledo, by ordinance, has entrusted the administration of its Art in Public Places Program to The Arts Commission of Greater Toledo. The program includes three elements: acquisition of new works of art, restoration and conservation of the existing public art collection, and the establishment of public education programs and activities associated with the Art in Public Places Program. These elements are detailed in this year's proposed Municipal Art Plan, developed by the Art in Public Places Committee and approved by the Board of Trustees of The Arts Commission.

Acquisition of New Works of Art

Completed in 2015

Fort Industry: The I-280 Park Maintenance Building Mural

To fulfill the vision of completing a large-scale mural project and a second work of art on the I-280 corridor that will be visible from the interstate, The Arts Commission identified the City of Toledo's Park Maintenance building, located at 1615 Ketcham as a prime location. The building is visible from I-280, just north of the Veterans Glass City Skyway, and is viewed by over 57,000 vehicles every day as they travel through Toledo along the interstate. In 2013, The Arts Commission launched a Request for Qualifications and received 74 packets from all over the world. Brooklyn resident and Chelsea, Michigan native, Molly Dilworth, was selected as the winner of the commission. Molly also conducted a workshop and critiques with The Arts Commission's Young Artists at Work apprentices. The project was completed July 10th, 2015. The total budget for the project was \$122,297 with \$60,000 of this provided by private donations.





Molly Dilworth working with Young Artists at Work Apprentices

Ongoing in 2015

Collingwood Boulevard Public Art Project

The Arts Commission is coordinating with the City of Toledo's Engineering Services Department to install a public art project in coordination with the resurfacing work that is in process for Collingwood Blvd. The commissioned artwork will be sited along Collingwood, between Ashland and Central, utilizing the islands that have been identified in the plans for the recently completed road project. The design review process, which was initiated in late 2011, resulted in the selection of a design consisting of 5 large pieces by California artist, Mark Lere. The Arts Commission has made multi-year allocations toward this project in 2012 and 2013, and anticipates the artwork will be installed starting the week of October 19th, 2015.



Artist renderings of three of the Collingwood Medians sculptures



The Toledo Gateway Project

Continuing the initiatives set forth in the 2005 Toledo ArtNET study and the Toledo Gateway Initiative as identified in the 20/20 Plan, The Arts Commission is working with the City of Toledo, The Ohio Department of Transportation, AECOM (formally URS) and a number of other parties on infrastructure enhancement and redesign for the proposed Anthony Wayne Trail, Erie and Lafayette Gateway Project.

In 2013, The Arts Commission published a request for qualifications, which generated over 130 submissions from all over the world.

Through an extensive design review and interview process, the design team of Laura Haddad and Tom Drugan of Seattle, Washington, has been selected from the pool for this exciting new project. The design phase of the project is expected to be complete in October of 2015 with construction starting in 2016. Funding for the build phase of the infrastructure enhancements come from state and federal sources and totals \$460,000.

Toledo Firefighters Memorial

Following the loss of two Toledo firefighters in January of 2014, The Arts Commission is working with the City of Toledo and the Toledo Fire and Rescue Department to make improvements and additions to the existing Firefighters Memorial at Chubb DeWolfe Park. The plans and design approach will be developed in the coming year. The Arts Commission has previously allocated \$100,000 with an additional allocation of \$25,000 in the 2015 plan.



Art in Public Buildings

Each year The Arts Commission adds one or two works of art to the City of Toledo's Art in Public Buildings collection. Many of the pieces that are a part of this collection were acquired through the establishment of purchase awards at local art festivals and exhibitions. This diverse body of work reflects the complex character of the visual arts in our community and includes a variety of styles, mediums, and approaches. The Art in Public Buildings collection is exhibited in publicly accessible areas of buildings utilized by the City of Toledo. Works are currently on display at the Mayor's Office, City Council, the Toledo Municipal Court, the Department of Parks and Forestry, and a number of other city departments.

The Arts Commission is planning to continue an audit of the collection through 2016 to assess existing work, install new work, and add signage where needed.

New Projects for 2016



Close Park in District 5

Close Park

Through an effort to further distribute Toledo's public works of art more evenly by district, Close Park in District 5 was identified as a site for a new public art project for 2016. Nestled in a densely populated West Toledo neighborhood and across the street from Blessed Sacrament School, this site has been identified as a perfect location for a new public art project. A design review board will be established this fall to set the parameters for the project.

3rd Thursday Loop Projects

This project intends to provide funds for engaging and interactive public art projects to be placed on city property along the routes of The Arts Commission's 3rd Thursday Loop at key bus stop locations and other events on City of Toledo property. \$25,000 is to be allocated for at least five projects with amount awarded dependent upon the submissions received. The Loops are supported with matching funds from the National Endowment for the Arts, Ohio Arts Council, and the Toledo Community Foundation.

A total of \$85,000 comprises the Acquisition line item of the 2015 plan.

Restoration and Conservation

Conservation Underway in 2015

Union Memorial

In 2013, the bronze elements of Union Memorial were removed and placed in storage due to ongoing vandalism and fear of theft. The Arts Commission is engaging with the newly re-formed Union Memorial Park Advisory board to work towards the resolution of safety and security issues and make any necessary repairs to the bronzes for re-installation in 2016.



General Steedman Monument

General Steedman

Over the past two years, assessments and allocations have been made for the restoration and repair of the base and stone wrap of the oldest sculpture in the City of Toledo's public art collection. The work is expected to start in September 2015.

Watching for the Wind

Located at the Toledo Botanical Gardens, these three floating kinetic sculptures were repaired and re-painted. Project completed - August of 2015.

2015 Assessment

The collection will undergo another extensive assessment this fall to identify conservation and maintenance to be conducted in 2016.

Projects for 2016

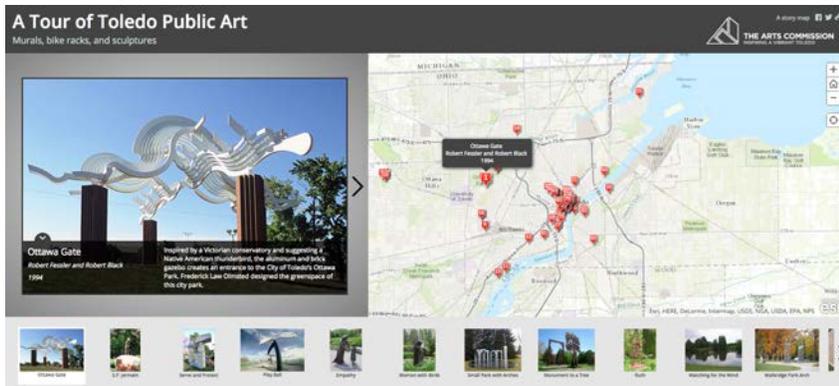
Perspective Arcade / Major Ritual Repair and Painting

Both located in Civic Center Mall, these large, iconic, sculptures are due for repair and painting in 2016.

A total of \$10,000 reflecting all the aforementioned projects comprises the Conservation line item of the 2015 plan.

Education Programs /Activities

New in 2015



City of Toledo Public Art Mapping Project

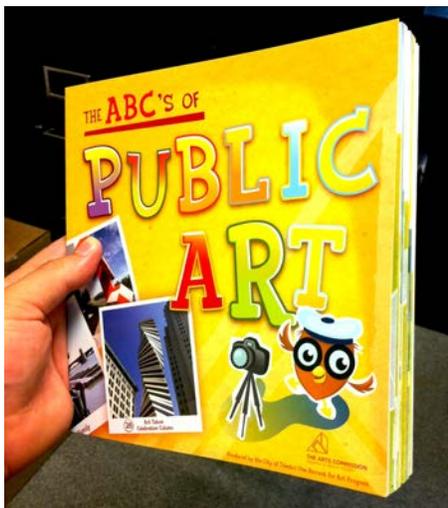
The Arts Commission has contracted with The Sidwell Company to develop a data driven, web based, and interactive map of the City of Toledo's public art collection. The map includes locations of all of Toledo's public art holdings, artist

designed bike racks and murals. This powerful tool can not only be utilized to explore the collection but also adapted to specific purposes such as children's activities. The map is scheduled to launch in September of 2015.

Ongoing

ABC's of Public Art

The ABC's of Public Art publication was printed in June of 2012. The book will continue to be distributed to parents, mentors, schools and literacy programs. This publication is free and interested parties can contact The Arts Commission for more information.



Local graphic designer Merrill Rainey designed The ABC's of Public Art with oversight from the Art in Public Places Committee and The Arts Commission. It features 28 works from the City of Toledo's One Percent for Art Program along with 10 works from other publicly accessible collections in the City of Toledo. Over 8,500 books have been distributed to local schools, libraries, early childhood health and literacy programs and home schoolers. An online version can be found on The Arts Commission's web site: www.theartscommission.org

A total of \$10,000 reflecting all the aforementioned projects comprises the Education line item of the 2014 plan.

Underway in 2015

Public Art Master Plan

The City of Toledo has charged The Arts Commission with the administration of its Art in Public Places Program. This charge includes the development of a Public Art Master Plan to help guide the selection of sites for public art projects and provide a framework to evaluate new projects. The Art in Public Places Program is currently operating under the guidelines of a master plan that was developed in 1995.

The 1995 Toledo Public Art Master Plan was prepared by Jennifer McGregor-Cutting & Associates. Ms. McGregor-Cutting was the first director of the New York City Percent for Art Program and is considered to be one of the foremost experts in the field of public art. To ensure that the revised version of this document maintains the high level of expertise that is found in the 1995 version, The Arts Commission will again reach out to industry leaders to help develop the updated plan in 2016.

Administration

The administration line item of the budget, which is \$96,000, reflects compensation and benefits for The Arts Commission staff support, over-head, and other expenses associated with operating the Art in Public Places programs.

Additional Community Projects



Artist: Federico Cuatlacatl

Murals

The City of Toledo is home to a variety of murals, which have been created by artists from diverse cultural traditions and backgrounds. These murals improve the aesthetic impact of the city and play an important role in defining our cultural identity by creating a sense of biography for the residents. The Arts

Commission encourages

this activity and seeks to further promote mural making in the City of Toledo through facilitating Toledo's Mural Ordinance.

2015 saw the creation of over 12 new murals in the Old West End, The Warehouse District, Point Place and Uptown coordinated by Rachel Richardson of Art Corner Toledo and new murals on Broadway coordinated by Gordon Ricketts of the BGSU Mural Project. The Arts Commission's Young Artists at Work program also completed a mural at Soul City Boxing Club located in the Junction Neighborhood.

These mural projects were funded and organized outside of the One Percent For Art Program.

Promenade Park

The Arts Commission, along with others, has been working with ProMedica in consultation on the design of the new campus and opportunities for public art. The potential for public art is in the planning process and will be presented in the 2016 Municipal Art Plan.

City of Toledo Strategic Plan for Arts and Culture

The Arts Commission, in partnership with the City of Toledo, LISC Toledo, Toledo Community Foundation, and stakeholders in all sectors of the city have published the Toledo Strategic Plan for Arts and Culture "Celebrating Creative Communities", a set of objectives using the collective voices of residents, artists, and neighborhood leaders that has been adopted as an addendum to the City of Toledo 20/20 Plan. This document supports cultural vibrancy and economic revitalization to connect and grow the rich network of creative life that exists in Toledo.

As an integral part of this planning process, a focus was given to eight neighborhoods in and around the Downtown area. Starting in late 2013, the planning committee held community meetings in East Toledo, Warehouse District, Old North End, Old West End, Uptown, Old South End, the Dorr Street Area and the Cherry Street area to gather ideas to make the plan relevant, effective, and actionable. Neighborhood reports for each of these communities are included in the plan. Through this process, a number of strategic initiatives were identified for the Art in Public Places program that can more directly impact neighborhood development and identity.

One Percent for Art 2015 Program Budget

Acquisitions	\$85,000
Conservation	\$10,000
Education	\$10,000
Administration	\$96,000
Total	<u>\$201,000</u>

Art in Public Places Committee Members 2015

Mike Duket
Co-Chairperson

Katerina Ruedi-Ray
Co-Chairperson

Jay Brewster
Steve Day
Claude Fixler
Catherine Hoolahan
Patricia Levey
Bob Lubell
Diane Phillips
Susan Reams

Matt Rowland
Brad Rossi
Margy Trumbull
Sandra Wiseley
William Whittaker
Lori Young
Robert Zollweg

Staff:

Nathan Mattimoe, APP Coordinator
Marc Folk, Executive Director

GENERAL INFORMATION

Subject

- Request - Special Use Permit for the installation of solar array panels on a steel canopy
- Location - 1127 West Central Avenue
- Applicant - Toledo Area Regional Transit Authority (T.A.R.T.A)
1127 West Central Avenue
Toledo, OH 43610
- Engineer - Audie R. Bates, AIA
The Collaborative Inc.
500 Madison Avenue
Toledo, OH 43604

Site Description

- Zoning - IG General Industrial
- Area - ± 14.91 acres
- Frontage - ± 759' along West Central Avenue
- Existing Use - T.A.R.T.A Bus Station Hub
- Proposed Use - Addition of Solar Array Canopy

Area Description

- North - Recycling Company / IG
- South - Single Family Dwellings / RS6
- East - Single Family Dwellings / RS6
- West - Interstate 75 / RD6

Parcel History

- BSP-9-76 - Request to erect a second and third building, approved by Plan Commission on 5/27/76.

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to facilitate the construction of solar array panels on a steel canopy located at 1127 West Central Avenue. The ±14.91 acre site is zoned IG General Industrial and is occupied by the Toledo Area Regional Transit Authority (T.A.R.T.A.) bus station central garage. Along with over 30 bus routes throughout the city, TARTA provides service to Fifth Third Field for all Toledo Mud Hens home baseball games and to the Huntington Center for all home Toledo Walleye hockey games. Transit service is also provided throughout Lourdes University, Owens Community College, and the University of Toledo. The site is located south of the new Overland Industrial Park.

The site plan submitted for the installation of solar array panels on a steel canopy depicts the removal of the existing terminal signage and light poles. The new steel frame canopy will be mounted on steel columns with new concrete base and foundation. The proposed structure will have a height that is consistent with the full height of the existing two (2) story building. The new solar panel canopy will provide coverage for the terminal overhead doors that face north and are visible from the West Central Avenue right-of-way. The solar panel canopy will help reduce the consumption of fossil fuels; reduce the company's carbon footprint; and save money. The proposal will compliment the new solar panel array that is rack mounted on the roof of the existing building.

The applicant has upgraded its operations and taken on "green initiatives" in order to improve efficiency and to help protect the environment. In response to customer demand, TARTA utilizes satellites and predictive computer software to identify bus locations in real-time and to anticipate arrival times of buses at various stops. Every bus uses biodiesel fuel (made from vegetable oil) and is equipped with bicycle racks. TARTA is a member of the Lucas County Sustainability Commission, a non-profit organization whose vision is to enhance the health of biological, social, and economic systems to produce vibrant and sustainable communities. The Sustainability Plan was adopted by the City of Toledo in 2014. The proposal conforms to the 2014 Sustainability Plan.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets 1127 West Central Avenue as IG General Industrial. The district is intended to permit moderate and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation access and public facilities and services. Additionally, the Toledo 20/20 Comprehensive Plan recommends a major industrial area around the new Jeep Plant.

The Special Use Permit is suitable for this location because it conforms to the 20/20 Comprehensive Plan and meets the stated purpose of the Lucas County Sustainability Plan. The proposed improvements will not negatively affect any nearby properties and will not have adverse land or environmental impacts.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-9001-15, a Special Use Permit for the installation of solar array panels on a steel canopy for a site located at 1127 West Central Avenue, to the Toledo City Council, for the following three (3) reasons:

1. The proposed use conforms to the Toledo 20/20 Comprehensive Plan.
2. The proposed use conforms to the Lucas County Sustainability Plan; and
3. The proposed use will not have adverse land or environmental impacts.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-9001-15, a request for a Special Use Permit for the installation of solar array panels on a steel canopy located at 1127 West Central Avenue, to the Toledo City Council, subject to the following twelve (12) 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 **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.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

2. 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.**
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.

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

4. Plan commission submittal does 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 by the Division of Engineering Services. 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.

Economic Development

No comments and/or objections to the site plan.

Fire Prevention

Comments not received at time of printing.

Transportation

No comments and/or objections to the site plan.

STAFF RECOMMENDATION (cont'd)

Building Inspection

5. Any structural, mechanical or electrical installations to new construction or alterations to existing construction, including parking lots must be in compliance with the building, mechanical and fire codes of the City of Toledo and by referenced standards, those of the State of Ohio. Construction documents stamped by a licensed design professional showing such installations in detail may be submitted to the Division of Building Inspection for plan review and approval. Partial demolition of existing structures, require that an active building permit has been applied for, identifying that portion of the structure to be demolished and re-built.
6. Packaged, connected solar arrays or photovoltaic cell are covered in the building codes of the City of Toledo and require permits. The foundation or support system for solar arrays or their mechanical or electrical installation or equipment must be shown in detail on stamped construction drawings submitted to the Division of Building Inspection fro plan review, permitting and inspection.
7. Further the electrical service connectors and/or distribution feeds must be indentified in detail on the construction drawings. Their location in the City of Toledo right-of-way along the Anthony Wayne Trail will require review and approval by the City of Toledo as an encroachment in the public right-of-way.
8. Signage and fencing require separate applications for plan review and permits, showing the signs and fencing to be in compliance with the applicable sections of the Toledo Municipal Code.

Plan Commission

9. 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. 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.
10. 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)

11. 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.
12. 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.

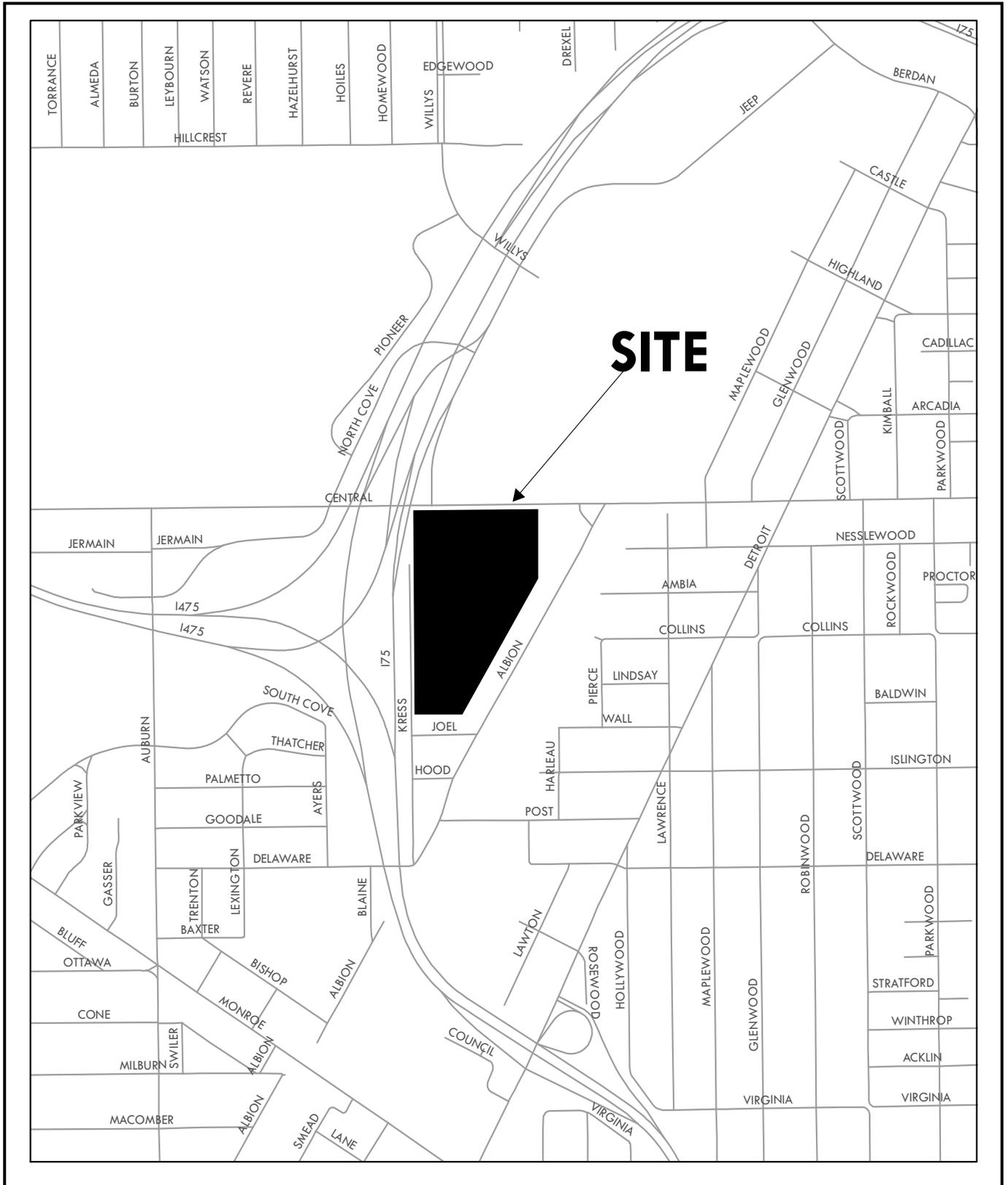
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-9001-15
DATE: November 5, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: December 9, 2015
TIME: 4:00 P.M.

GP/
Five (5) sketches follow

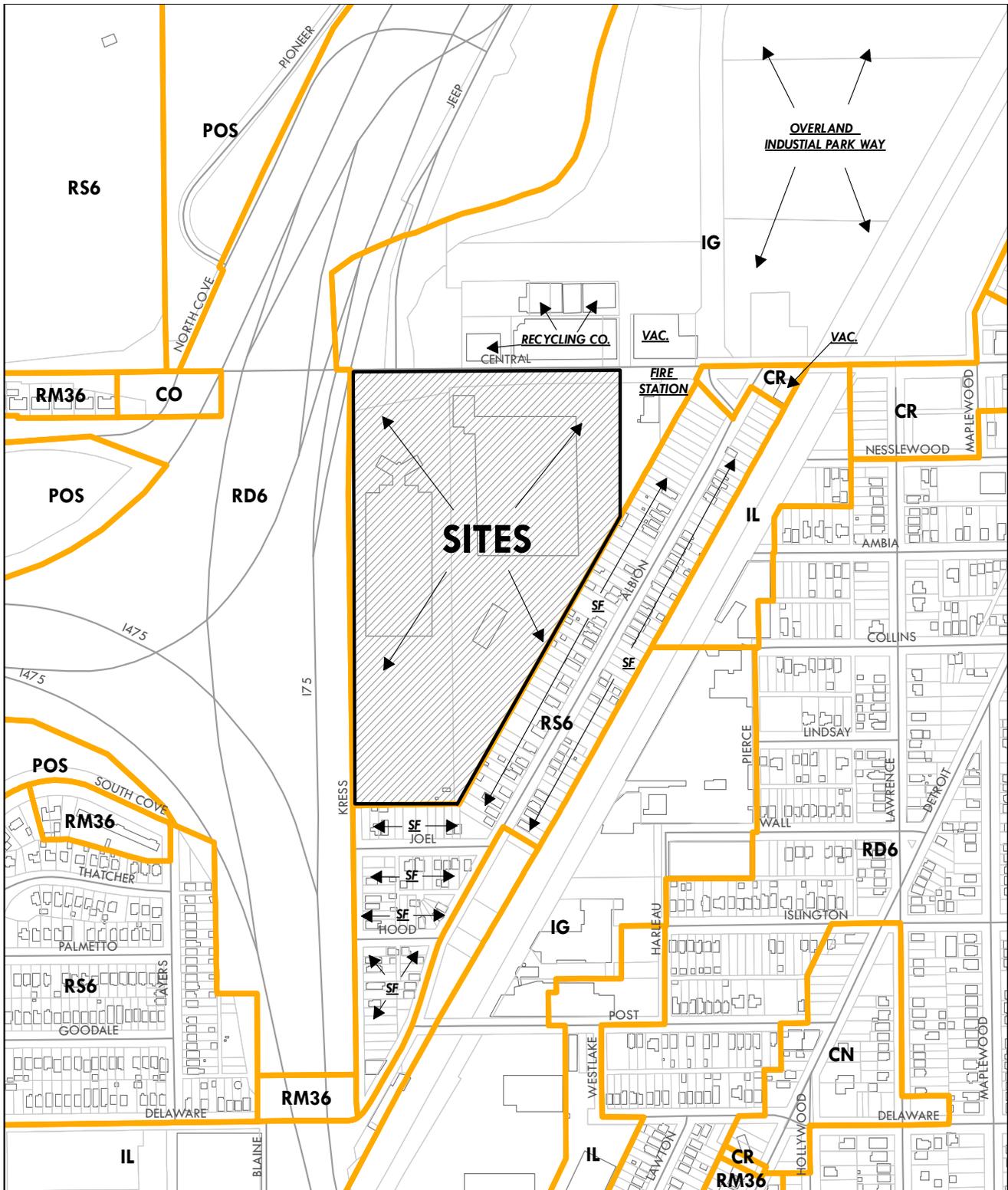
GENERAL LOCATION

SUP-9001-15
ID 17



ZONING & LAND USE

SUP-9001-15
ID 17



ELEVATIONS A

SUP-9001-15
ID 17



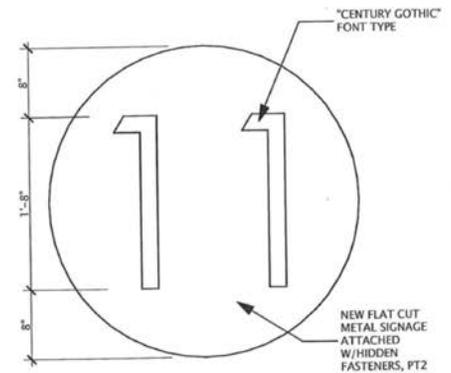
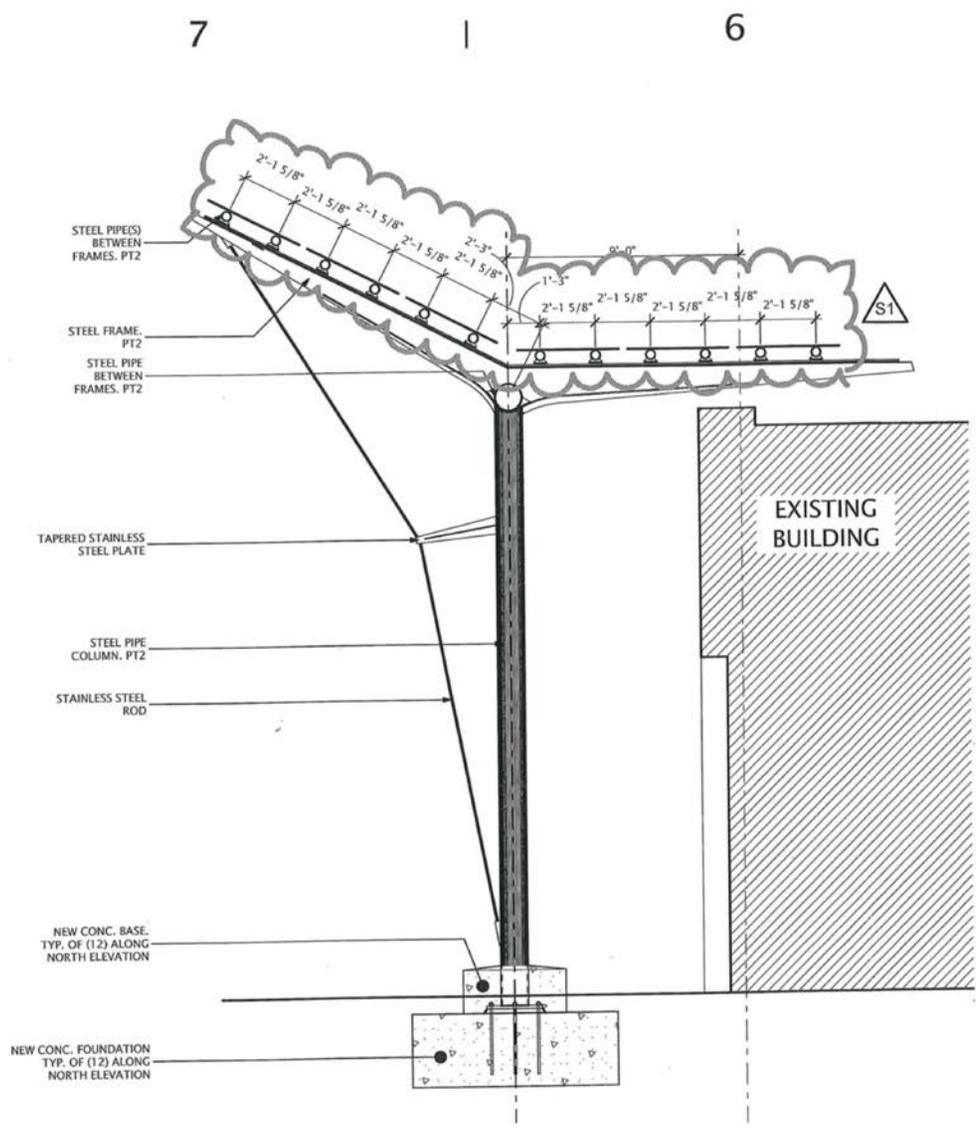
ELEVATIONS B

SUP-9001-15
ID 17

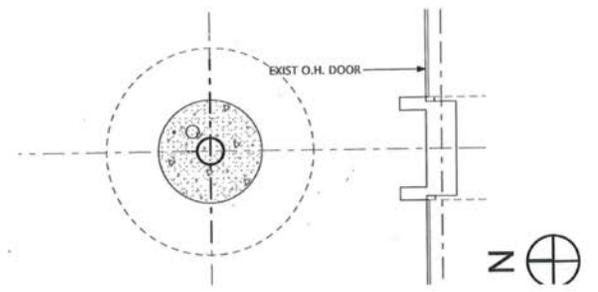


CROSS SECTION DRAWING

SUP-9001-15
ID 17



F5 ENLARGED SIGNAGE DETAIL
A1.02 SCALE: 1" = 1'-0" TYPICAL



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GENERAL INFORMATION

Subject

- Request - Zone Change from IL Limited Industrial & CR Regional Commercial to CD Downtown Commercial
- Location - 29 South Erie Street
- Applicant - James Kniep
Kwik Parking Inc.
709 Madison Avenue
Toledo, OH 43604
- Architect - Paul Sullivan
23 South St. Clair Street
Toledo, OH 43604

Site Description

- Zoning - IL / Limited Industrial
- Area - ± 0.83 acres
- Frontage - ± 224' along Erie Street & ±185' along Lafayette Street (all parcels added together)
- Existing Use - Commercial building/ Vacant space/ Parking lot
- Proposed Use - Mixed Use

Area Description

- North - Downtown Commercial / CD
- South - Limited Industrial / IL
- East - Downtown Commercial / CD
- West - Downtown Commercial / CD

Parcel History

- Z-12007-09 - Zone Change from IL to CR at 35 S Erie Street (Plan Commission recommended disapproval on 2/11/2010. Approved by City Council on 4/27/2010 by Ord. 208-10)

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

Toledo Municipal Code Part Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan
Toledo Warehouse District Plan
Toledo Warehouse District Urban Neighborhood Overlay
Toledo Downtown Overlay District

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL Limited Industrial to CD Downtown Commercial for a site located at 29 South Erie Street. The ±0.83 acre site consists of nine parcels zoned IL Limited Industrial and CR Regional Commercial (one parcel) and occupied by a two-story commercial building, parking lot and vacant space. Surrounding land uses include warehousing to the north-northeast, commercial restaurants to the east, commercial parking lots to the south and multi dwelling residential to the west.

The property is located within the Warehouse District Urban Neighborhood Overlay which aims “to foster and guide further development and redevelopment that is compatible with the scale and physical character of the original and recently renovated structures through the use of specific policy, development, and design standards in conformance with the Toledo Warehouse District Plan”. The current Limited Industrial zoning classification is not conducive to the vision that has been adopted by the district plan. A Zone Change to CD will allow the applicant to pursue and accomplish the redevelopment of the site for a mixed-use commercial development.

The Toledo 20/20 Comprehensive Plan targets this area as Urban Village. The Urban Village future land use district was intended as a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. Downtown Commercial zoning requires buildings to be oriented in a pedestrian based design that requires distinct architecture and also allows a mix of uses not permitted in the IL district. The applicant is pursuing a mixed-use commercial development which is consistent with the Urban Village future land use designation. Additionally, the proposed CD zoning is consistent with the current zoning designations of abutting properties.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommends approval of Z-9002-15, a request for a Zone Change from IL Limited Industrial and CR Regional Commercial to CD Downtown Commercial, for a site located at 29 South Erie Street, to the Toledo City Council, for the following three (3) reasons:

STAFF RECOMMENDATION (cont'd)

1. The CD Zone Change conforms to the Toledo 20/20 Comprehensive Plan, which targets the site for Urban Village use;
2. The proposed CD Downtown Commercial zoning is compatible with the zoning districts within the general vicinity of the site (TMC§1111.0606.C Review and Decision Making Criteria).
3. The proposed CD zoning is consistent with the goals of the Warehouse District Plan.

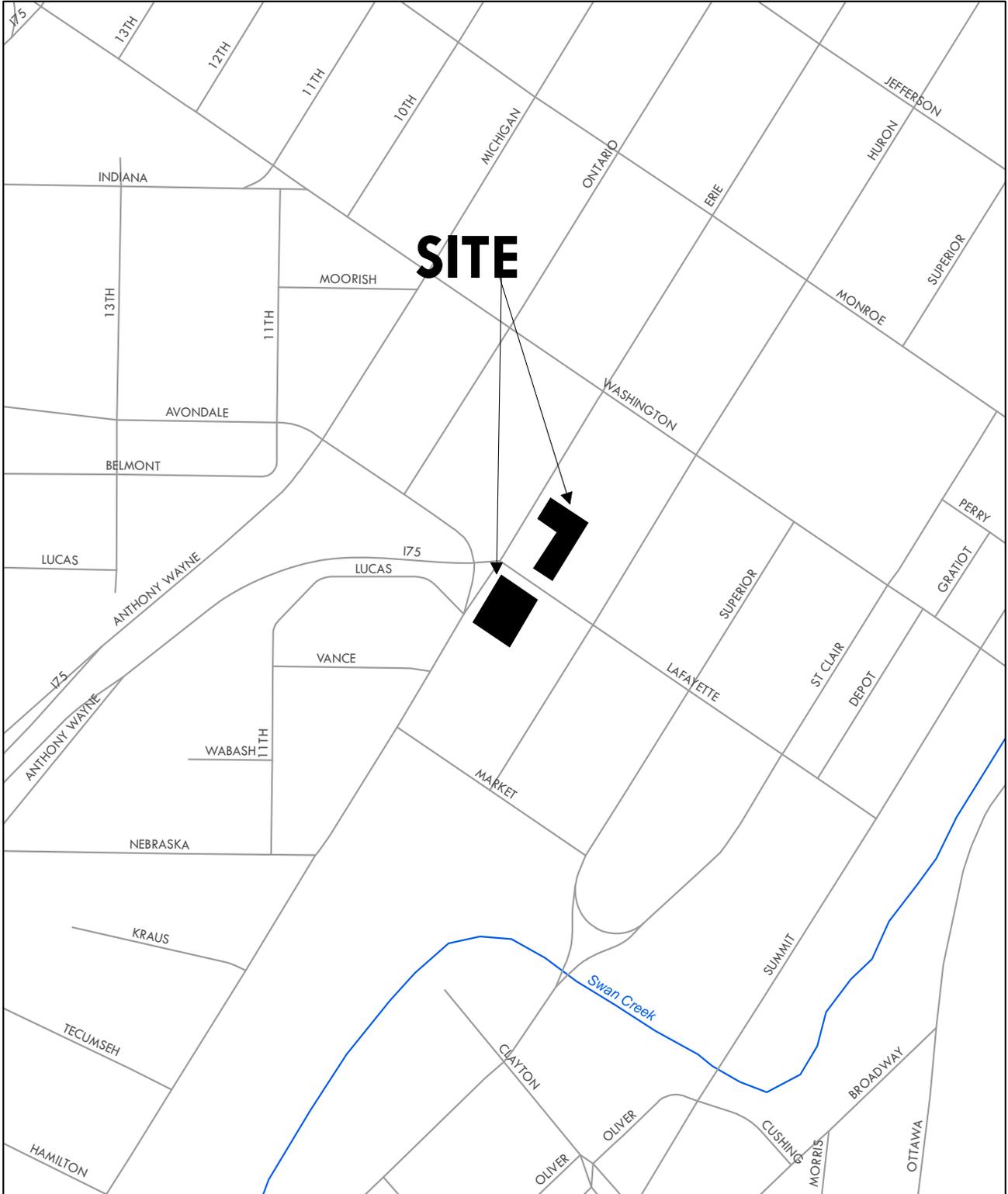
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-9002-15
DATE: November 5, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: December 9, 2015
TIME: 4:00 P.M.

RS
Two (2) sketches follow

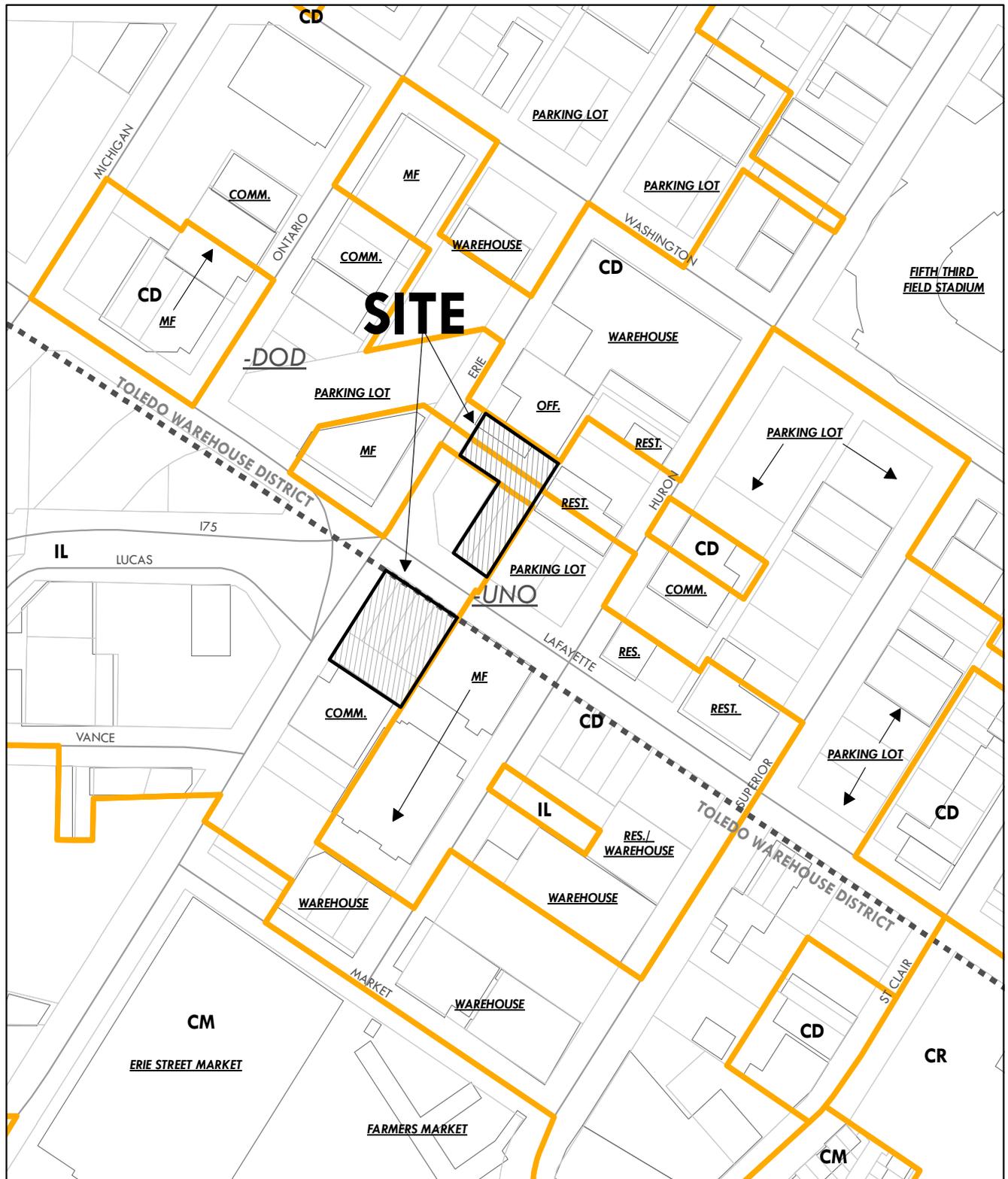
GENERAL LOCATION

Z-9002-15
ID 10



ZONING & LAND USE

Z-9002-15
ID 10



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GENERAL INFORMATION

Subject

- Request - Request a for Zone Change from RS6 Single Family Residential to CR Regional Commercial
- Location - 5725 Bennett Road
- Applicant - Todd N. Iott
6340 S. Custer Road
Monroe, MI 48618
- Engineer - ESA, LLC
5353 Secor Road
Toledo, OH 43623

Site Description

- Zoning - RS6 / Single Family Residential
- Area - ± 1.44 acres
- Frontage - ± 60' along Bennett Road
- Existing Use - Undeveloped
- Proposed Use - Commercial Development

Area Description

- North - Commercial Retail / CR
- South - Undeveloped / RS6
- East - Apartment Building, Single Family Home / RM36, RS6
- West - Commercial, Undeveloped / RS6, CR-SO

Parcel History

- Z-11003-15 - Request for a Zone Change from R-2 Single Family Residential to C-3 Commercial, Plan Commission recommended disapproval on 1/9/03, disapproved by City Council on 8/5/03, Failed Ord. 641-03.

GENERAL INFORMATION (cont'd)

- T-49-02 - Deed transfer request approved administratively on 4/4/02.

- Z-5060-95 - Request for a Zone Change from R-2 Single Family Residential to C-3 Commercial for used auto dealership, withdrawn by applicant on 2/8/96.

- SPR-3026-94 - Request for a Special Use Permit for a golf driving range, Plan Commission recommended approval on 4/7/94, disapproved by City Council on 8/26/94.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RS6 Single Family Residential to CR Regional Commercial for a site located at 5725 Bennett Road. The ±1.44 acre site is zoned RS6 and is undeveloped. Commercial development abuts the site to the north and west. East across Bennett Road are apartment buildings and single family homes. South of the site is Silver Creek which has flood plain zones that extend into the site.

The applicant is requesting a Zone Change to CR Regional Commercial to facilitate the development of five (5) marketable parcels. The letter of intent states that Parcel #1, the portion of the site in question, would be used for the applicant's construction business to erect a storage building potentially with offices. The remainder of the site would be subdivided into 4 parcels with frontage on Bennett Road and developed as single family homes. The zoning on these four (4) future parcels will remain RS6 Single Family Residential and are not part of this application.

Surrounding land uses include auto shop retail stores immediately north of the site. To the south is Silver Creek and to the west of the site is a paved parking lot for a restaurant. East of the site across Bennett Road are apartment buildings and single family homes.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for CR Regional Commercial uses. These zoning districts are intended to accommodate the development of auto-oriented commercial development in area already built in this manner and to accommodate community and regional-oriented commercial uses.

The staff is recommending approval of the request for a Zone Change from RS6 Single Family Residential to CR Regional Commercial for the subject site. This Zone Change will be contingent on successful review and recording of the lot splits for the four (4) residential parcels as proposed by the applicant. Staff is recommending approval of the Zone Change for two reasons. First, the proposed CR Regional Commercial zoning conforms to the 20/20 Plan. Second, the proposed CR Regional Commercial zoning is compatible with the zoning classifications of nearby properties.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-9003-15, a request for a Zone Change from RS6 Single Family Residential to CR Regional Commercial for the site located at 5725 Bennett Road, to the Toledo City Council, for the following two (2) reasons:

1. The request is consistent with The Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) Review and Decision Making Criteria); and
2. The requested CR Regional Commercial zoning is compatible with zoning classifications of properties within the general vicinity (TMC§1111.0606(C) Review and Decision Making Criteria).

The staff further recommends that the Toledo City Plan Commission recommend approval of Z-9003-15, a request for a Zone Change from RS6 Single Family Residential to CR Regional Commercial for the site located at 5725 Bennett Road, to the Toledo City Council, subject to the following one (1) condition:

1. The residential portion of the site shall be split into four (4) lots and meet the criteria of the City of Toledo Subdivision Regulations.

REF: Z-9003-15. . .November 5, 2015

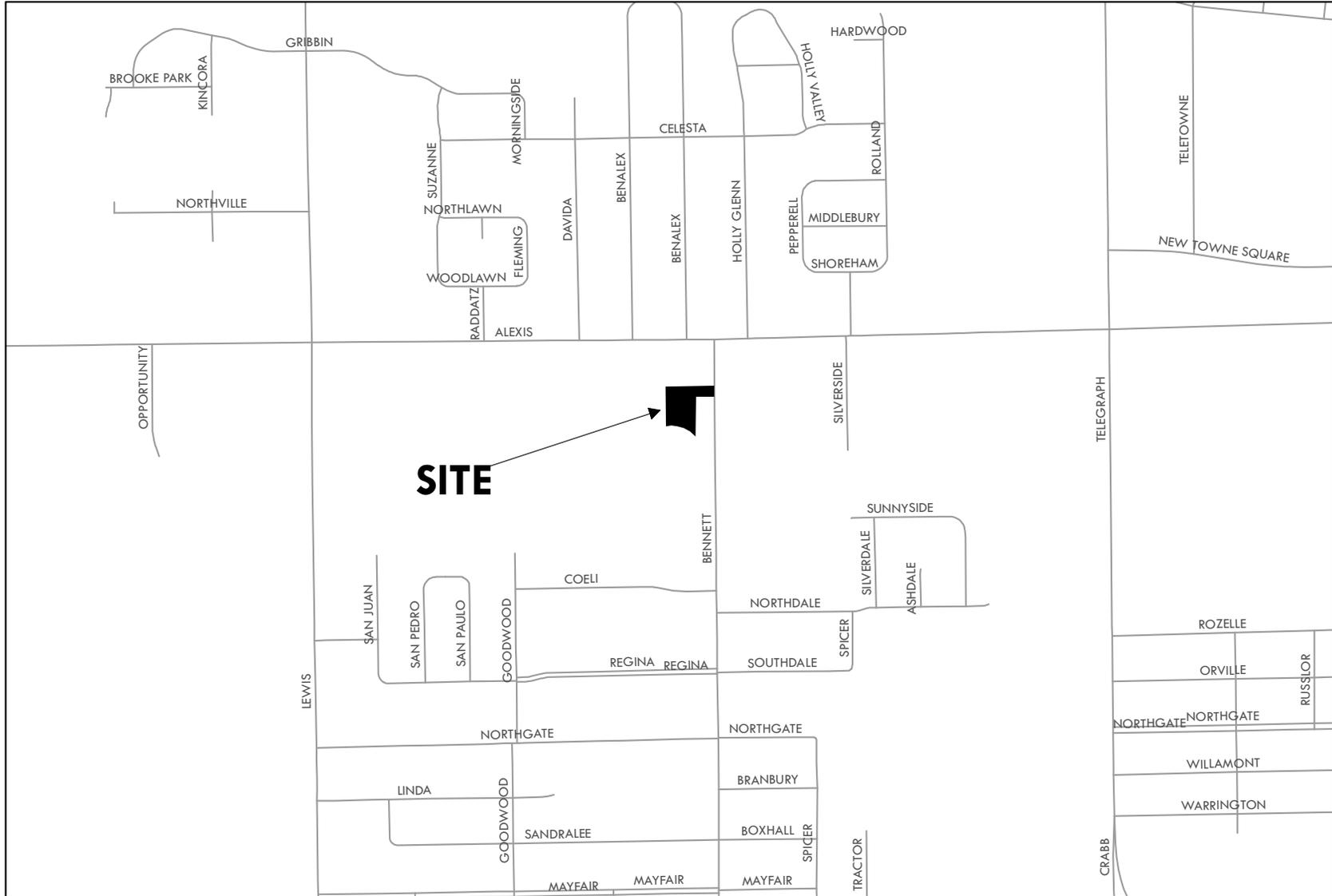
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-9003-15
DATE: November 5, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: December 9, 2015
TIME: 4:00 P.M.

GP/
Three (3) sketches follow

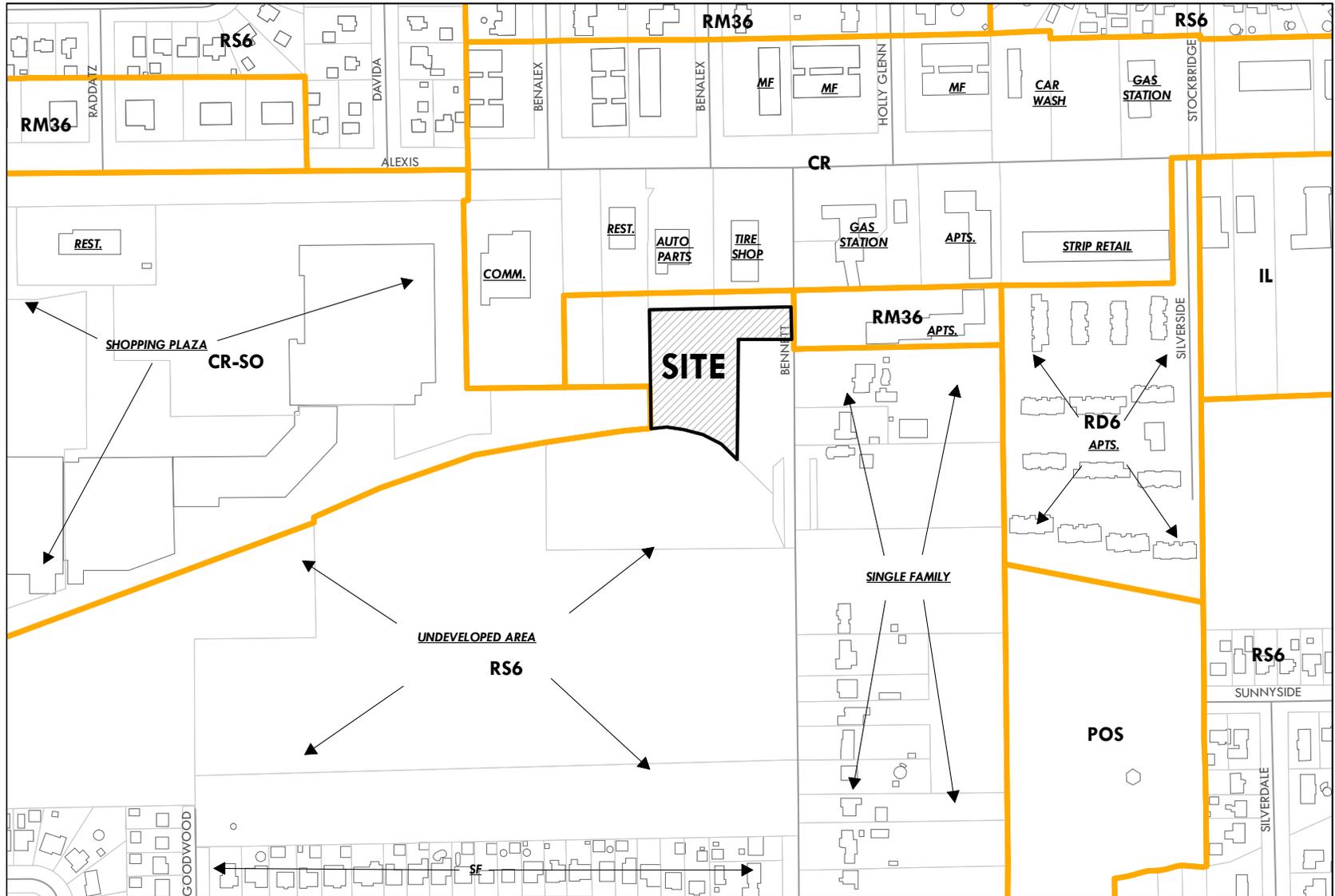
GENERAL LOCATION

Z-9003-15
ID 58



ZONING & LAND USE

Z-9003-15
ID 58

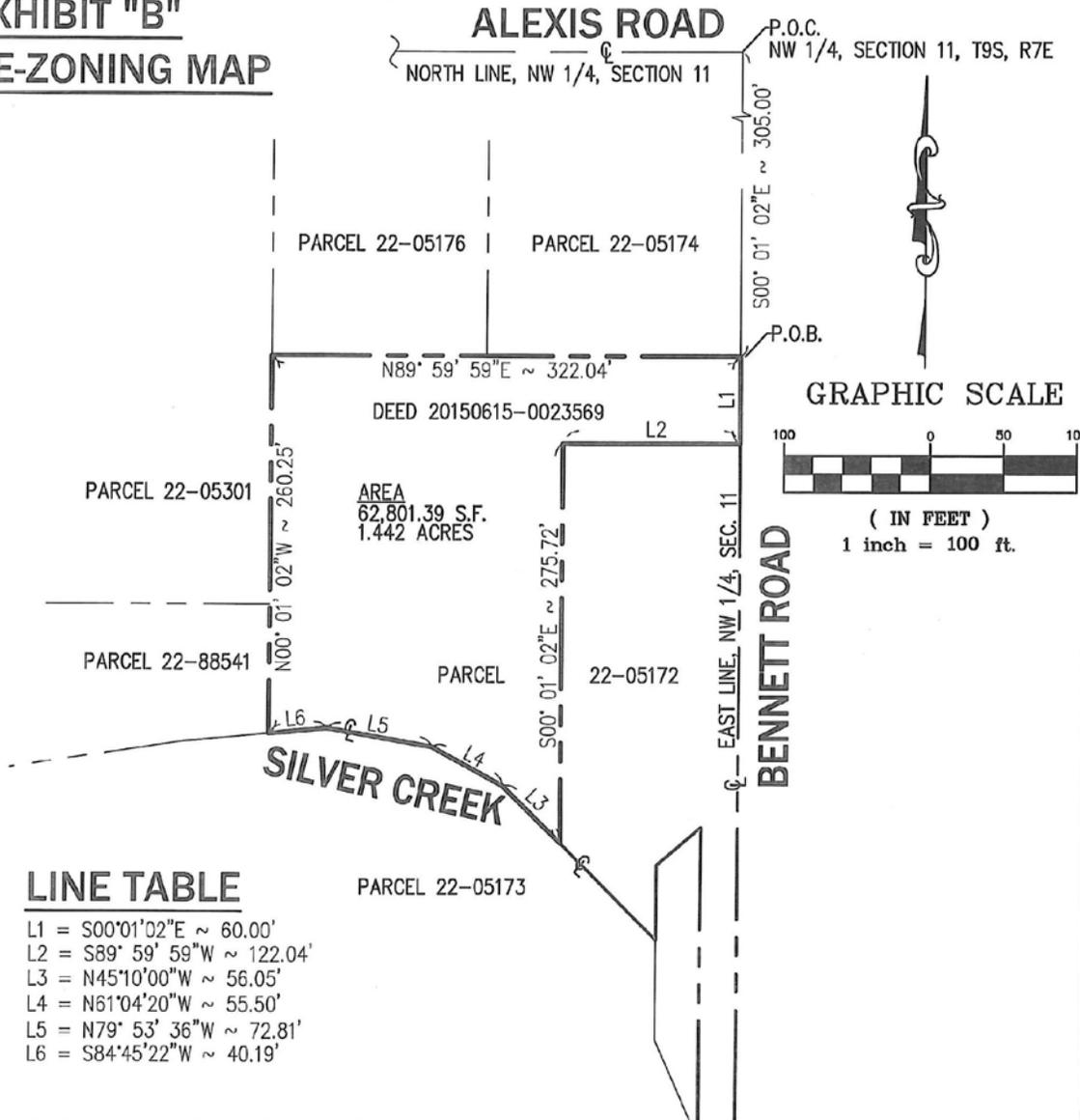


SURVEY DRAWING

Z-9003-15
ID 58



EXHIBIT "B" RE-ZONING MAP



LINE TABLE

- L1 = S00°01'02"E ~ 60.00'
- L2 = S89° 59' 59"W ~ 122.04'
- L3 = N45°10'00"W ~ 56.05'
- L4 = N61°04'20"W ~ 55.50'
- L5 = N79° 53' 36"W ~ 72.81'
- L6 = S84°45'22"W ~ 40.19'

NOTE:
THIS DRAWING IS NOT A BOUNDARY SURVEY AND IS BASED ON PRIOR DEEDS OF RECORD.

SCALE: 1" = 100'
JOB NUMBER: 902-182
DRAWING DATE: 9/9/15
DRAWN BY: RDD

ESA

Engineers, Surveyors & Associates, LLC
5959 Secor Rd., Toledo, Ohio, 43623 Phone (419) 475-9445

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GENERAL INFORMATION

Subject

- Request - Zone Change from CR *Regional Commercial* to IL *Limited Industrial*
- Location - 5700 Telegraph Road
- Applicant - Rod Bowe
Rudolph Libbe Properties LLC
6494 Latcha Road
Wallbridge, OH 43465
- Owner - Penn National Gaming
825 Berkshire Boulevard
Wyomissing, PA 19610

Site Description

- Zoning - CR Regional Commercial
- Area - ± 80.45 Acres
- Frontage - ± 953 Feet along Alexis Road
± 716 Feet along Telegraph Road
± 1,237 Feet along Detroit Avenue
- Existing Use - Vacant Lot (formerly Raceway Park)

Area Description

- North - Regional Commercial & Manufactured Housing / CR
- South - Northgate Park & Single Family Residential / POS & RS6
- East - General Industrial & Salvage Yard / RM36
- West - Regional Commercial & Light Industrial / CR & IL

Parcel History

- S-41-58 - Request for Replat of Lots 312-316 of Northgate Plat 2(11 Orville Drive), approved by Plan Commission 1/8/59.

GENERAL INFORMATION (cont'd)

- Z21-C176 - Request for Zone Change from A-1 to M-3. Lucas County Plan Commission recommended approval on 2/19/59. Washington Township Trustees approved Zone Change from A-1 to M-1 on 5/12/59.
- T-308-59 - Request for Deed Transfer. Approved administratively on 9/11/59.
- T-494-60 - Request for Deed Transfer. Approved administratively on 10/25/60.
- Ord. 366-64 - Raceway Annexation Area accepted for annexation to the City of Toledo. City Council approved on 5/18/64.
- Z-118-64 - Established permanent zoning for Race Annexation Area. Plan Commission recommended approval on 6/25/64. City Council approved on 8/17/61. Ord. 664-64.
- Z-8010-95 - Request for Zone Change from M-1 to C-3 (5707 N. Detroit Avenue) for a 7.0 acre site. Plan Commission recommended approval on 10/12/95. City Council approved on 10/31/95. Ord. 693-95. Zone Change subject to recording of commercial plat. Plat never submitted.
- Z-2009-05 - Zone Change from IG General Industrial and RS6 Single Family Residential to CR Regional Commercial. Plan Commission recommended approval subject to conditions 4/14/05. City Council approved 5/31/05.

Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Chapter Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Toledo Vacant Industrial Land Use Report

STAFF ANALYSIS

The request is a Zone Change from CR *Regional Commercial* to IL *Limited Industrial* for a ±80.45 acre site located at 5700 Telegraph Road. The site was the location of the former Raceway Park. Surrounding land uses include general industrial and a salvage yard to the east, a park and single family residential to the south, commercial and light industrial to the west, and regional commercial and manufactured housing to the north. In addition to the Zone Change, the applicant requested a Variance with the Board of Zoning Appeals for an 8 foot tall metal panel fence with barbed wire around the entire perimeter of the parcel. The Variance request will be considered at the November 16th Board of Zoning Appeals hearing.

The Toledo 20/20 Plan recommends the majority of the site for Limited Industrial uses and the northern 550 feet along Alexis Road for Regional Commercial uses. The amount of vacant or underutilized commercial property in this area was one of the considerations behind this recommendation. The request is consistent with this plan. The parcel is located in close proximity to other industrial uses, the Fort Industry area, rail lines, and I-75. The parcel is also within the Alexis / Telegraph study area of the 2005 City of Toledo Vacant Industrial Land Use Report. The goal of the plan was to identify strategic areas where industrial development should be focused. The proximity of Limited Industrial zoning to the residential neighborhood to the south does cause some concern; however the district will allow the reuse of the site while prohibiting the more intense industrial uses, such as scrap and salvage operations, that are already in operation to the south and southeast.

STAFF RECOMMENDATION

Staff recommends that the Toledo City Plan Commission, recommend approval of Z-10001-15, a Zone Change from CR *Regional Commercial* to IL *Limited Industrial*, located at 5700 Telegraph Road, to the Toledo City Council, for the following four (4) reasons:

1. The request is consistent the Toledo 20/20 Plan; and
2. The request is located within the Alexis / Telegraph study area of the 2005 City of Toledo Vacant Industrial Land Use Report; and
3. The request is located in close proximity to other industrial uses, rail lines, and I-75; and
4. The Limited Industrial zoning category will support the reuse of the site while prohibiting the more intense industrial uses that are already in operation to the south, and southeast.

REF: Z-10001-15. . . November 5, 2015

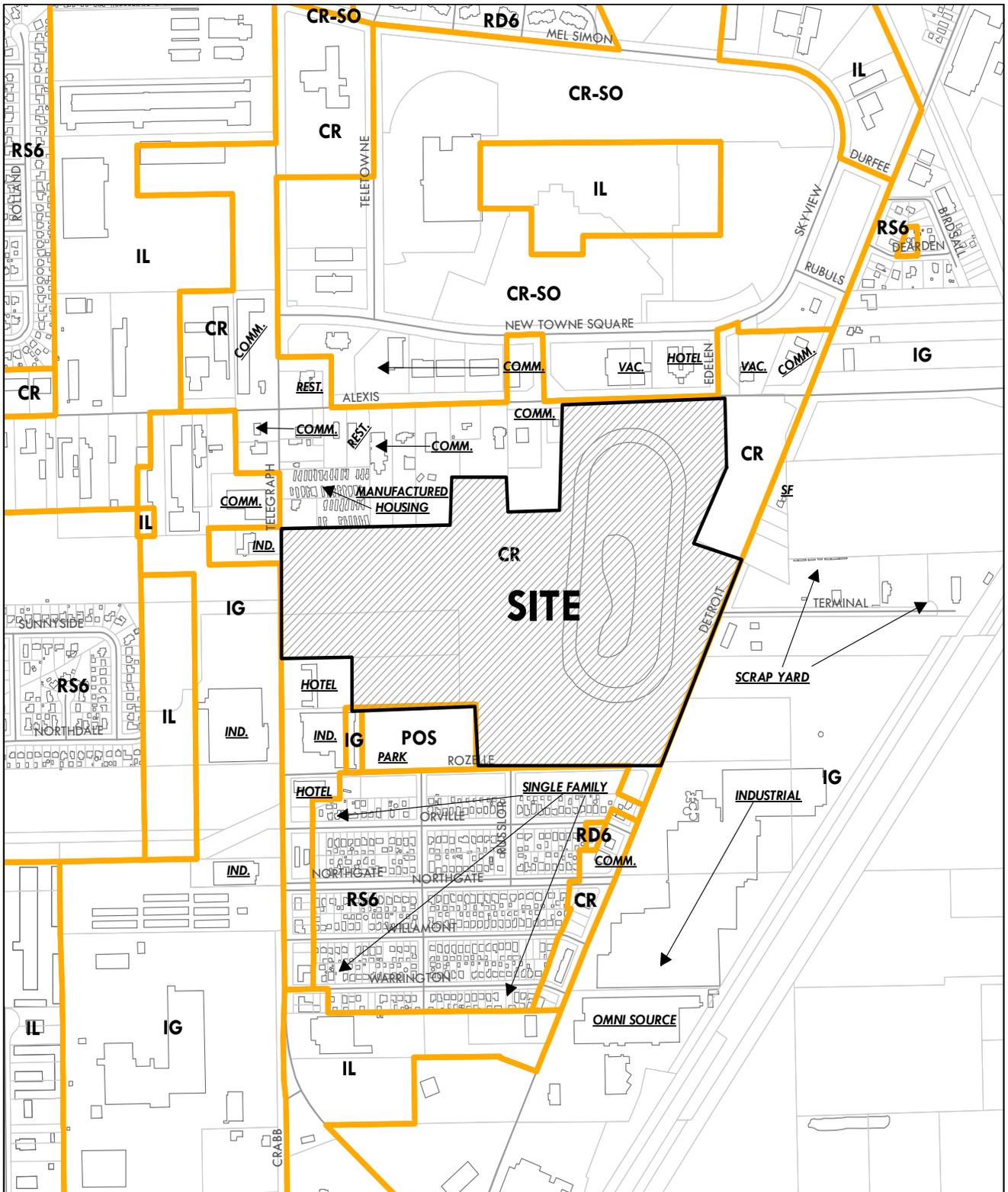
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-10001-15
DATE: November 5, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: December 9, 2015
TIME: 4:00 P.M.

JL
Two (2) sketches follow

ZONING LAND USE

Z-10001-15
ID 59



GENERAL INFORMATION

Subject

- | | | |
|-----------|---|--|
| Request | - | Request for appeal of condition of approval for a Minor Site Plan Review. |
| Location | - | 4051 Royer Road |
| Applicant | - | Franklin Park Parcels, LLC
1 East Wacker Dr. #3600
Chicago, IL 60601 |
| Architect | - | Charlie Hartman
SSOE, Inc.
1001 Madison Avenue
Toledo, OH 43604 |
| Attorney | - | Jerome R. Parker
One Seagate Center
Suite 1645
Toledo, OH 43604 |

Site Description

- | | | |
|--------------|---|--------------------------|
| Zoning | - | Regional Commercial / CR |
| Area | - | 18.44 acres |
| Frontage | - | ±430' along Sylvania Ave |
| Frontage | - | ±805' along Royer Road |
| Existing Use | - | Undeveloped |
| Proposed Use | - | New Commercial Building |
| CDC | - | None |

Area Description

- | | | |
|-------|---|---|
| North | - | Franklin Park Mall / CR-SO |
| South | - | Sylvania Avenue, Apartments, Offices / RM36, CO |
| East | - | Royer Road, Apartments, Day Care / RM36 |
| West | - | Parking Lot, Commercial / CR-SO |

GENERAL INFORMATION (cont'd)

Parcel History

- Z-5017-06 - Request for zone change from CO Office Commercial and RM36 Multi-Family Residential to CR Regional Commercial, approved by Plan Commission on 7/13/06, City Council approved on 9/5/06, Ord. 622-06.

- SPR-15-12 - Request for a Major Site Plan review for a new retail building at Franklin Park Mall, deferred by Plan Commission on 8/9/12, approved by Plan Commission on 9/13/12.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting an appeal of a condition of approval for a Minor Site Plan Review, for a site located at 4051 Royer Road. The applicant is the Franklin Park Parcels Limited Liability Corporation. The proposed development will add retail space and modify parking areas at the existing site.

The applicant is proposing to construct a new commercial retail building on the site. The new building being proposed is part of a Phase II development. The site plan indicates that building “M” will be 45,000 square feet and will share a wall with an existing retail building. The site plan offers 162 parking spaces, located to the south of the new facility. The number of spaces required is 167 however, the site plan depicts additional parking spaces available on the applicant-owned property that is sufficient in number to service the existing and proposed retail stores.

This case was reviewed as a Minor Site Plan Review and rendered an administrative approval, subject to forty-one (41) conditions (see Exhibit B). The applicant is contesting one (1) of these conditions (see Exhibit A). The contested condition is from the Division of Transportation. The condition reads as follows:

The reconfiguration of the southernmost Royer Rd. access creates a thoroughfare in front of the existing and proposed businesses. The disposition of the drive shall remain the same to alleviate the problems associated with this issue.

STAFF ANALYSIS (cont'd)

At issue is the proposal to remove the existing southernmost curb cut and access drive along Royer Road and construct a new curb cut and access drive northward that aligns/connects with the existing vehicular circulation adjacent to the existing retail businesses. The Division of Transportation is concerned the relocation will create unsafe circulation patterns for vehicles and pedestrians and will allow drivers to circumvent traffic congestion around the mall and over utilize Royer Road. This may result in cut through lanes that have the potential to allow for speeding through the site. The Division of Transportation remains concerned about the subject curb cut and has required that it remain in its current location.

Because of the Division of Transportation's objections, staff does not recommend approval of the appeal. The proposed site plan does not meet all of the criteria for site plan approval, as stated in TMC 1111.0809 *Approval Criteria*. Specifically, the site plan does not meet the following:

Vehicular ingress and egress to and from the site and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well (TMC 1111.0809.C).

The Toledo 20/20 Comprehensive Plan targets this site for Regional Commercial uses. The site is zoned CR Regional Commercial and the proposed use is allowed within this zoning district.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission disapprove SPR-42-15, a request for an appeal of a condition of approval for a Minor Site Plan Review, for a site located at 4051 Royer Road, for the following two (2) reasons:

1. The Division of Transportation has objected to the site plan as submitted, because of concerns about traffic thoroughfares created throughout the site and in front of existing and proposed businesses.
2. Vehicular ingress and egress to and from the site and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well (TMC 1111.0809.C).

GP
Three (3) sketches follow
Exhibit "A" follows
Exhibit "B" follows

APPEAL OF MINOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-42-15
DATE: November 5, 2015
TIME: 2:00 P.M.

ZONING & LAND USE

SPR- 42-15
ID 77

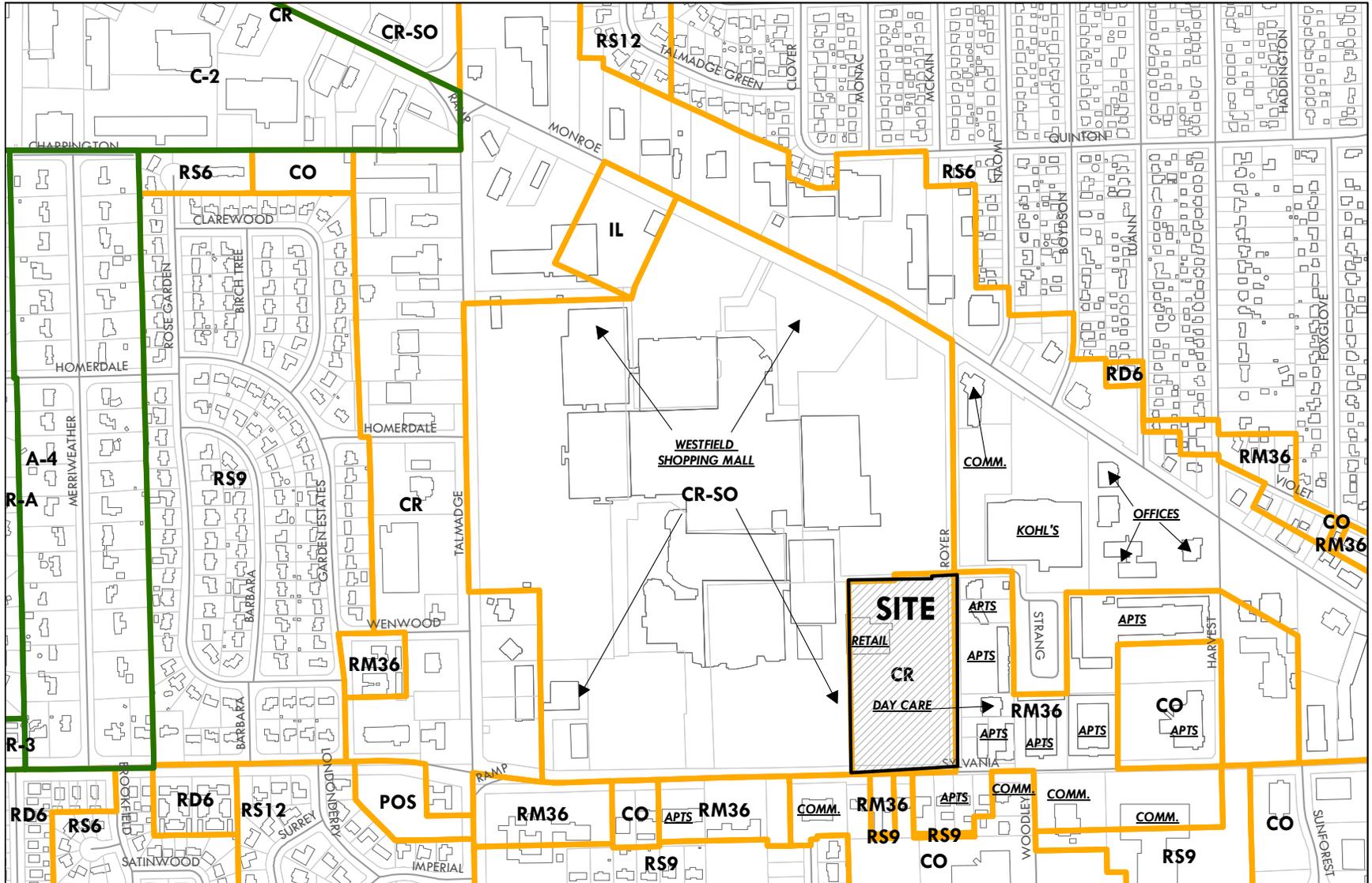


Exhibit "A"

Ref: SPR-42-15
Planner: JC Pullum
Prepared By: JJ, 10/16/15

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 *WJF 10/19/15*
From: Sherri L. Frederick, Acting Commissioner, Division of Transportation
Subject: A new retail building and restaurant located at 4051 Royer Rd

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

1. The reconfiguration of the southernmost Royer Rd. access creates a thoroughfare in front of the existing and proposed businesses. The disposition of the drive shall remain the same as the most effective method of alleviating the problems associated with this issue.

The Division of Transportation objects to the approval of the site plan by Plan Commission and recommends disapproval or deferral of the subject matter until the above is addressed to the satisfaction of this division.

Sherri L. Frederick *10/19/15*

Sherri L. Frederick Date
Acting Commissioner
Division of Transportation

Exhibit “B”

AGENCY CONDIIONS

The following forty-one (41) conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

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.**
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. The proposed buildings are located on top of existing water services. The existing water services shall be relocated. Shutoff valves for water services to existing and proposed buildings shall be located outside of buildings.
7. Detailed plans for the relocated and proposed water services shall be submitted to the Division of Engineering Services for review and approval. Plan design and submittal shall comply with the current version of the City of Toledo DPU Infrastructure Design and Construction Requirements.
8. 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)

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. Maintain 10 feet of horizontal clearance between water services and sanitary or storm sewers. Maintain 4 feet of horizontal clearance between water services and any other underground utility. Maintain 18 inches of vertical clearance between water services and sanitary or storm sewers. Maintain 12 inches of vertical clearance between water services and any underground utility.
12. Plans submitted indicate earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, Storm Water Pollution Prevention Plan (SWP3), and plans for storm-water service for this project shall be submitted to the Division of Engineering Services for storm-water review & approval.
13. City of Toledo Records indicates a storm sewer built in 1984 on the property was abandoned at the time of construction of the Phase II development plans. However, this has never been verified. The Developer/Owner/Consultant shall verify that this storm sewer was abandoned and/or removed and provide that information to the City of Toledo for record updates. The City can provide copies of our records for the 1984 storm sewer (PST1812) and the Phase II construction if needed.
14. Drainage towards Sylvania Ave. outlets to an existing underground detention system and a swirl concentrator. The Developer/Owner/Consultant shall verify that the capacity of the existing detention and post-construction storm-water Best Management Practices (BMPs) and ensure compliance with current standards.
15. Inspection and maintenance records shall be submitted for the existing underground storm-water storage vault and swirl concentrator. If historic records do not exist, then inspection of the existing system and any repairs and/or maintenance found necessary is required prior to approval of the storm-water plans.
16. Any proposed drainage from new impervious surfaces that does not outlet to the existing detention vault and swirl concentrator may require additional treatment and storage of the storm water per current infrastructure requirements.

Exhibit “B” (cont’d)

Engineering Services (cont’d)

17. 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 storm-water detention and post-construction storm-water BMPs.
18. 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.
19. 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 storm-water utility fee through the Storm Water Credit Program.
20. A site-specific Storm Water Pollution Prevention Plan (SWP3) shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Storm Water NPDES permit.
21. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
22. No construction work, including any earth disturbing work (grading, clearing, etc.) will be permitted without approved plans.
23. 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
24. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
25. 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.

Exhibit “B” (cont’d)

Engineering Services (cont’d)

26. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.

Sewer and 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.

Fire Prevention

No comments or objections

Transportation

29. The reconfiguration of the southernmost Royer Rd. access creates a thoroughfare in front of the existing and proposed businesses. The disposition of the drive shall remain the same to alleviate the problems associated with this issue.

Building Inspection

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

30. Demolition of any existing buildings in preparation to remodel or renovate a building requires an active building permit application to be on record with the Division of Building Inspection.
31. Construction of a new building or parking lot, or alterations and additions to existing structures, will require construction documents stamped by a licensed designed professional to be submitted to the Division of Building Inspection for review and approval showing the construction to be in compliance with the City of Toledo’s building, mechanical and fire codes, by referenced standards, those of the State of Ohio. Plans must identify the correct building type, use group, occupancy load, plumbing fixture count, egress and emergency egress locations, emergency evacuation routes and other life-safety and ADA compliancy facilities, in accordance with the Ohio Building Code Chapter 106.

Exhibit “B” (cont’d)

Building Inspection (cont’d)

32. New fencing and new signs will require separate plan reviews and permits.

Plan Commission

33. Elevations shall be submitted for the Plan Director approval and shall meet the criteria listed in TMC 1109.0200 and 1109.0500.
34. The 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.
35. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscape areas.
36. All pedestrian walkways shall be five feet (5’) in width and shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt. Existing walkways may remain at their current width.
37. No parking area shall exceed 200 spaces unless divided into sub-areas separated from each other by landscaping, access drives or public streets, pedestrian walkways, or buildings. **Acceptable as submitted.**
38. 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. 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.
 - b. A fifteen-foot (15’) greenbelt is required along the Royer Road frontage (to match existing greenbelt), and a twenty-foot (20’) greenbelt is required along the Sylvania Avenue frontage (measured perpendicular from the street or place of right-of-way abutting the property); the greenbelt shall include at least one tree for every 30 feet of lot frontage and a solid evergreen hedge planting to screen the parking lot. Fourteen (14) trees are required along Sylvania and twenty-eight (28) trees are required along Royer Road.

Exhibit “B” (cont’d)

Plan Commission (cont’d)

- c. All parking spaces must be within 100 linear feet of a landscaped area.
 - d. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area.
 - e. Topsoil must be back filled to provide positive drainage of the landscape area.
 - 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 cover.
 - g. Landscape terminal islands must be provided at the end of each parking row.
 - h. Divider medians that form a continuous landscaped strip may be installed between abutting rows of parking spaces, medians shall be a minimum of 10’ in width.
 - i. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards.
 - j. 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.
 - k. The location, height and materials for any fencing to be installed and maintained (**if applicable**).
 - l. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); and
 - m. The location, lighting and size of any signs.
39. Minor adjustments to the site plan that do not violate the above conditions or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.

Exhibit “B” (cont’d)

Plan Commission (cont’d)

40. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.
41. 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.

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

Toledo - Lucas County General Street Map

