

*TOLEDO CITY
PLAN COMMISSION
REPORT*

August 13, 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

August 13, 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

S-10-15: Dedication Plat for EXTENSION OF EMMAJEAN ROAD, located east of Richards Road and the end of Emmajeau Road.

DIRECTOR'S REPORT

CHAIRMAN'S REPORT

**ITEM
NO.**

CASE DESCRIPTION

- | | | |
|----|---------------|--|
| 1. | SUP-11001-14: | Special Use Permit for fuel sale and tobacco shop at 4460 Lewis Avenue (gp) |
| 2. | Z-1002-15: | Zone Change from CR to RM24 at 3905 Strang Drive (gp) |
| 3. | SPR-1-15: | Major Site Plan review for multiple buildings on a lot at 3905 Strang Drive (gp) |
| 4. | SUP-2005-15: | Special Use Permit for used auto sales facility at 2800-2808 Tremainsville Road (gp) |
| 5. | Z-6002-15: | Zone Change from IL to CD at 16 Broadway Street (bh) |
| 6. | Z-6009-15: | Zone Change from CO to RM12 at 3322 Schneider Road (bh) |
| 7. | PUD-6010-15: | Planned Unit Development for a 28 lot residential development |

- 8. SUP-6011-15: Special Use Permit for Type A Day Care at 442 E. Central Avenue (bh)
- 9. SUP-6003-15: Special Use Permit for gas station expansion at 4315 W. Alexis Road (bh)
- 10. SUP-6005-15: Special Use Permit for gas station expansion at 1027 N. Reynolds Road (rs)
- ◆ 11. Z-6006-15: Zone Change from CO, RM36, RD6 and IC to IC at 2142 N. Cove Boulevard (gp)
- 12. Z-6007-15: Amendment to IC Institutional Campus Master Plan at 2142 N. Cove Boulevard (gp)
- 13. S-8-15: Preliminary Drawing Review for TOLEDO HOSPITAL PLAT ONE, located at 2142 N. Cove Boulevard (gp)
- 14. SPR-26-15: Major Site Plan review for new bed tower, new parking structure and site modifications at 2142 N. Cove Boulevard (gp)
- 15. V-330-15: Vacation of Rathbun Drive, Christie Drive, and Promedica Parkway (gp)
- 16. V-331-15: Vacation of a portion of Jermain Drive (gp)
- 17. V-332-15: Vacation of Doris Avenue (gp)
- ◆ 18. V-333-15: Vacation of Kelly Street and adjacent alley (gp)

ADJOURNMENT

GENERAL INFORMATION

Subject

- Request - Special Use Permit for fuel sales facility and tobacco shop
- Location - 4460 Lewis Avenue
- Applicant - Michael Safadi
38585 Scott
Westland, MI 48186
- Agent - John A. Weithman
P.O. Box 184
Waterville, OH 43566

Site Description

- Zoning - CR / Regional Commercial
- Area - ±0.19 acres
- Frontage - ±67' along Lewis Avenue
- Frontage - ±120' along Eleanor Avenue
- Existing Use - Vacant Gas Station
- Proposed Use - Fuel Sales and Tobacco Shop

Area Description

- North - Drug Store / CR
- South - Commercial / CR
- East - Duplex Dwelling / CR & RD6
- West - Used Car Lot / CR

Parcel History

- SUP-5061-94 - Request for a Special Use Permit for a canopy installation to an existing filling station located at 4460 Lewis Avenue. Plan Commission recommended approval on 8/4/94, City Council approved on 9/6/94, Ord. 515-94.

GENERAL INFORMATION (cont'd)

Parcel History

SUP-6001-10 - Request for a Special Use Permit for a convenience store and gasoline station located at 4460 Lewis Avenue. Plan Commission recommended disapproval on 7/8/10. Planning and Zoning referred back to Plan Commission with new application on 8/11/10. Application was withdrawn.

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a site located at 4460 Lewis Avenue, to facilitate a fuel sales facility and tobacco shop. The site consists of one (1) parcel that is comprised of ±0.19 acres of total land area. The site is zoned CR Regional Commercial and was formerly a Clark Gas Station but has ceased operation for more than a year. A Special Use Permit is required because the 1994 Special Use Permit has lapsed. This case was deferred on July 9, 2015 at the request of the applicant in order to rectify Division of Transportation concerns.

The existing building will be utilized as a tobacco shop that offers fuel sales. The canopy and pumps on the site will not be modified. Tobacco shops are defined as any retail establishment that devotes 33 percent or more of floor area or display area to the sale or exchange of retail packaged tobacco products and/or tobacco paraphernalia and must be at least 500 feet from activities related to children. Hours of operation for a tobacco shop may be limited from 5:30am to 1am, or other hours consistent with a liquor permit issued by the State of Ohio.

Parking and Circulation

The site plan depicts three (3) existing fueling station pumps and canopy located on the north side parallel to Eleanor Avenue. The site is accessed via one (1) curb cut on Lewis Avenue and two (2) curb cuts on Eleanor Avenue. Pursuant to TMC§1107.0304 *Parking, Loading, and Access* – Schedule A, fuel sales are required to have one (1) parking space per pump (count as if parked at pump) plus one (1) parking space per 300 square feet of customer area. Tobacco sales require one (1) parking spot per 75 square feet total floor area (TMC§1107.0304 – Schedule B). The total number of parking spaces that are required is nine (9), including one (1) space for physically disabled persons. The site plan submitted depicts nine (9) parking spaces and is in compliance with the zoning code.

STAFF ANALYSIS (cont'd)

The number of required bicycle parking slots is one (1) per ten (10) parking spaces. The Planning Director may waive the bicycle parking requirements for a particular use if the owner or operator can demonstrate in writing, supported by evidence, that the use does not generate any bicycle usage.

Landscaping

A landscape plan has not been submitted. According to TMC 1114.0502 *Nonconformities – Appearance Upgrade for Nonconformities*, an existing site need only be altered to bring the site closer into conformance with the landscaping requirements of the 2004 zoning code. Staff recommends the installation of foundation plantings. Additionally, staff recommends the installation of greenbelts along both street frontages, outside of the right-of-way, to include a minimum of five (5) feet in width and shall consist of trees and an evergreen hedge. The submittal of a landscape plan is a condition of approval.

Building Design

A building elevation has been submitted indicating metal siding as the predominant exterior building material on the north, south, and west facades. The east façade is primarily standard concrete block. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors subject to the approval of the Planning Director (TMC§1109.0502(A) - *Design Standards*). These design requirements apply only to future additions, renovations, or new construction.

Pursuant to TMC§1104.0903 *Use Regulations* – Support columns shall be brick, brick base, or other durable materials compatible with the principle building. The canopy does not meet the required setback of ten (10) feet or the design criteria per TMC§1104.0903. However, the canopy and columns are existing and therefore not required to be modified. A condition of approval has been added requiring these issues to be addressed if the canopy is upgraded in the future.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Neighborhood Commercial uses. The intent of the CN Neighborhood Commercial designation is to accommodate small and medium scale commercial uses that serve neighborhoods. The proposed development conforms to this land use designation.

STAFF ANALYSIS (cont'd)

A commercial use is appropriate for this site, however, staff does not support the request for the proposed development of fuel sales and a tobacco shop due to concerns from the Department of Transportation. The proposed use has been deemed too intense for the site and the site plan submitted does not meet vehicle stacking requirements. Furthermore, the site will not be able to offer the City and other service providers sufficient public safety, transportation, and utility facilities and services to the subject property while maintaining sufficient levels of service for the proposed development (TMC§1111.0706(E)).

Staff is recommending disapproval, however, conditions of approval are included as “Exhibit B”.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-11001-14, a request for a Special Use Permit, for fuel sales facility and tobacco shop located at 4460 Lewis Avenue, to the Toledo City Council, for the following two (2) reasons:

1. The proposed use is too intense for a site this size and meeting the requirements of TMC§1107, “Parking, Loading, and Access” will be extremely difficult. The Division of Transportation objects to the approval of the site plan by the Plan Commission and recommends disapproval of the subject matter.
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).

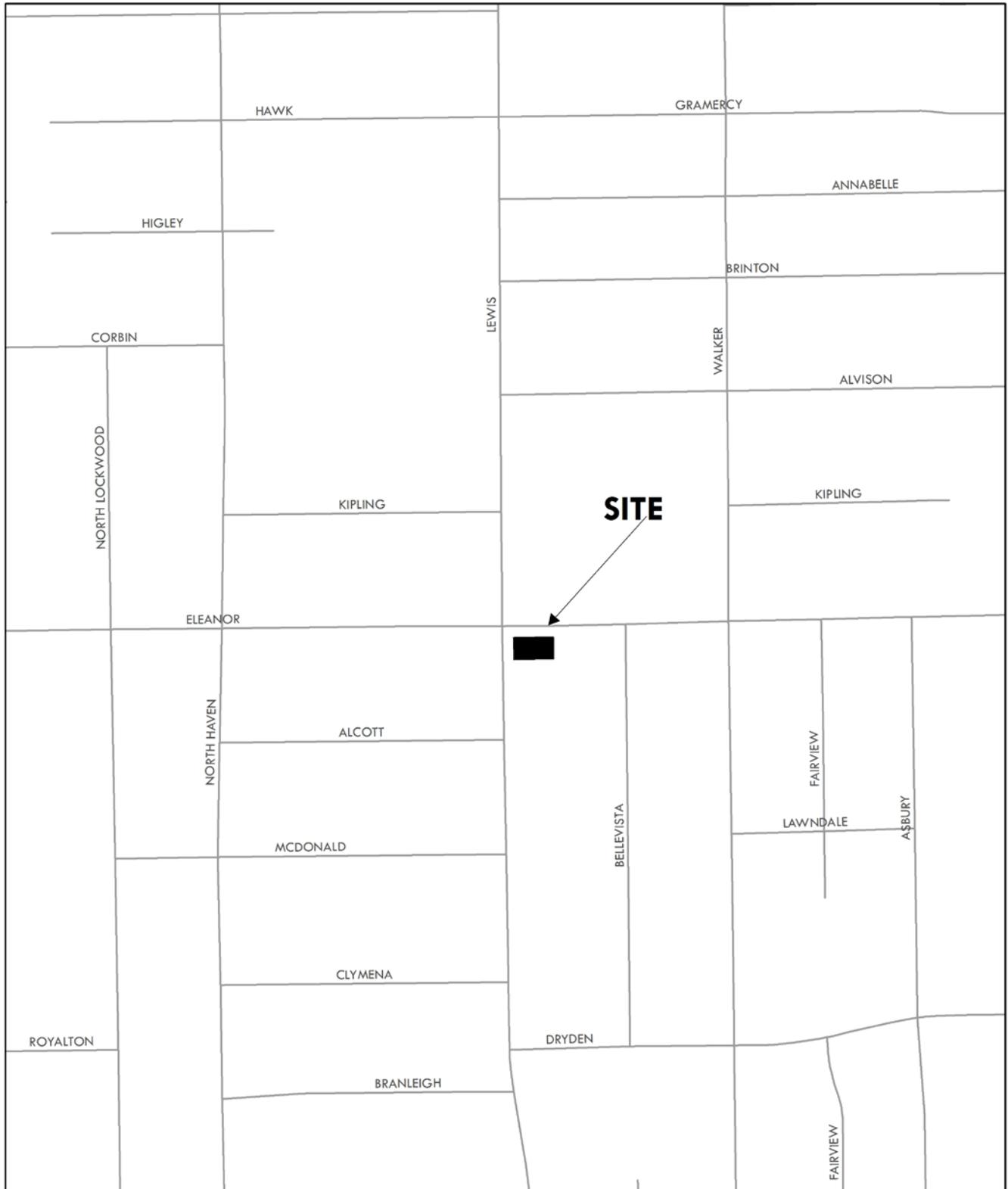
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-11001-14
DATE: August 13, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: September 23, 2015
TIME: 4:00 P.M.

GP/bp
Four (4) sketches follow
Exhibit “A” follows
Exhibit “B” follows

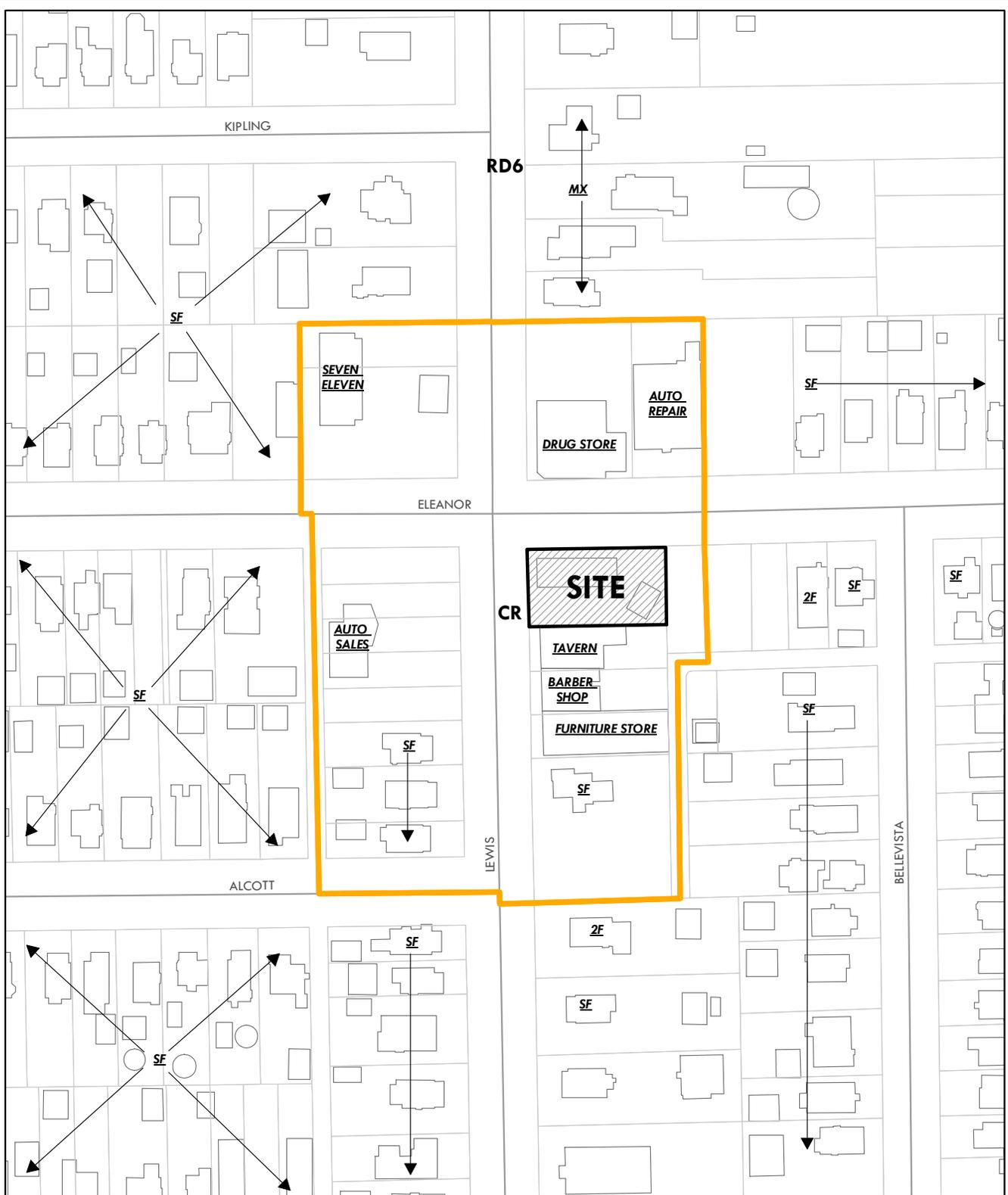
GENERAL LOCATION

SUP-11001-14
ID 38



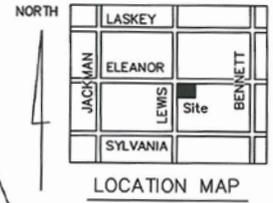
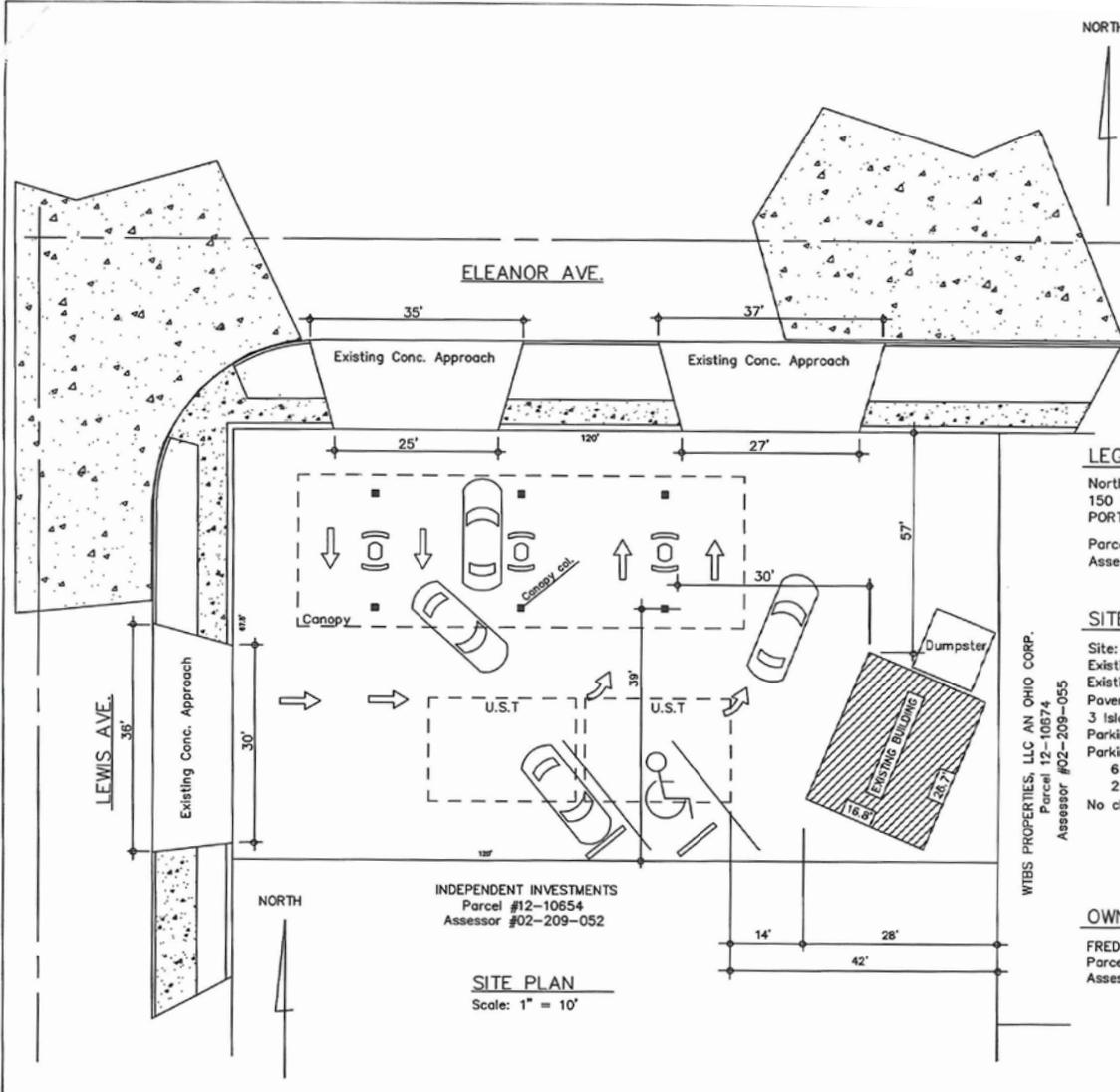
ZONING & LAND USE

SUP-11001-14
ID 38



SITE PLAN

SUP-11001-14
ID 38



LEGAL DESCRIPTION

North 97.5 ft. of the West 150 ft except for streets
PORT LAWRENCE LANDS
Parcel # 18-20811
Assessor # 02-209-053.0

SITE DATA

Site: 8,100 sf.
Existing building to be reopened
Existing building: 440 sf
Pavement area: 6,600 sf
3 Islands - 6 pumps
Parking spaces required: 5
Parking spaces supplied:
6 At pumps
2 On site
No changes to on-site drainage

OWNER

FREDDY DE LA TORRE, ETAL
Parcel #18-20811
Assessor #02-209-053

INDEPENDENT INVESTMENTS
Parcel #12-10654
Assessor #02-209-052

SITE PLAN
Scale: 1" = 10'

WBIS PROPERTIES, LLC AN OHIO CORP.
Parcel 12-10874
Assessor #02-209-055



JOHN A. WEITHMAN, P.E.
P.O. BOX 184
WATERVILLE, OHIO 43566
Ph. 419-868-7778 Fax. 419-868-7774

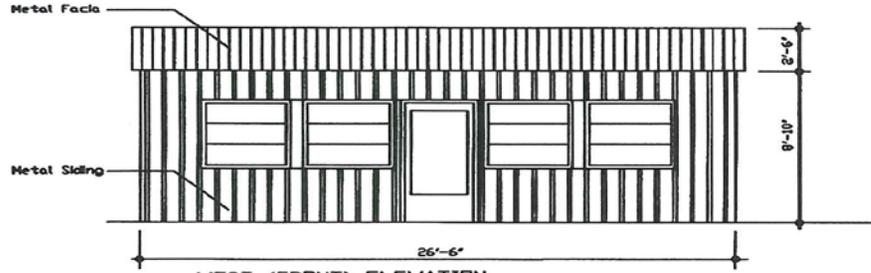
MAJOR SITE PLAN REVIEW - SPECIAL USE PERMIT

EXISTING SERVICE STATION REOPEN
4460 LEWIS AVENUE

Dep. date: 06/24/15
SHP 1 DP 1

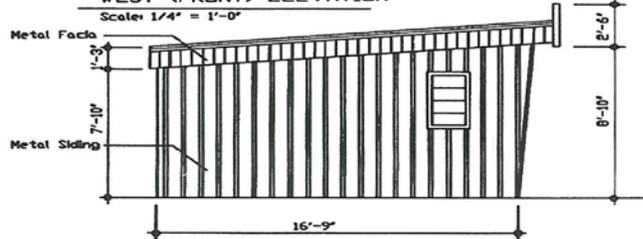
ELEVATIONS

SUP-11001-14
ID 38



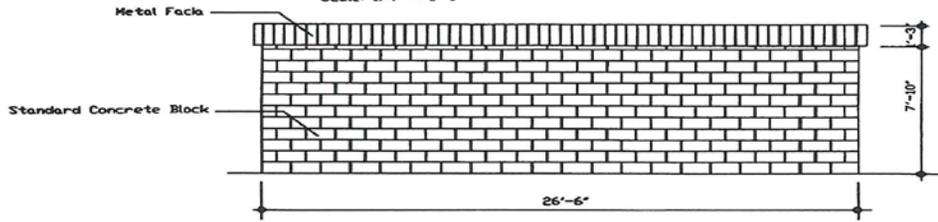
WEST (FRONT) ELEVATION

Scale: 1/4" = 1'-0"



NORTH ELEVATION

Scale: 1/4" = 1'-0"



EAST (REAR) ELEVATION

Scale: 1/4" = 1'-0"



SOUTH ELEVATION

Scale: 1/4" = 1'-0"



JOHN A. WEITHMAN, P.E.
P.O. BOX 184
WATERVILLE, OHIO 43566

Ph. 419-868-7778 Fax 419-868-7774

EXISTING SERVICE STATION REOPEN
4460 LEWIS AVENUE

Dep. date: 06/24/15

Dep. 1 Dp. 1

Exhibit "A"

Ref: SUP-11001-14 Revised
Planner: JC Pullum
Prepared By: GAS

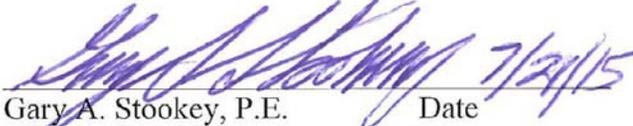
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF TRANSPORTATION
RECOMMENDATION ON A SITE PLAN

To: Thomas C. Gibbons, Director, Toledo-Lucas County Plan Commissions
Thru: William H. Franklin, P.E., Director of Public Service
From: Gary A. Stookey, P.E., Senior Professional Engineer, Division of Transportation
Subject: **Revised** site plan for fuel sales and a tobacco shop located at 4460 Lewis Avenue *KW14*

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

1. Drive approaches must be a minimum of 65' away from an intersection. The westernmost Eleanor Avenue drive approach does not meet this requirement and shall be removed.
2. All existing unused drive approaches shall be completely removed and new curbs and sidewalks shall be installed in accordance with City of Toledo Construction Standards.
3. Vehicle stacking is required for fuel sales. One stall stacking (10'x20') is required in addition to the vehicle (10'x20') at the pump by the Toledo Municipal Code. The stacking stall area is not included in the drive aisle requirements.

The proposed use is too intense for a site this size and meeting the requirements of TMC 1107, "Parking, Loading and Access" will be extremely difficult. The Division of Transportation objects to the approval of the site plan by the Plan Commission and recommends disapproval of the subject matter.



Gary A. Stookey, P.E. Date 7/24/15
Senior Professional Engineer
Division of Transportation

Exhibit “B”

The following thirty-three (33) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to current City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines
2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, The Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
3. All commercial drive approaches (along with the sidewalk through the drive) shall be constructed with eight-inch (8”) thick concrete per City of Toledo Construction Standards and Specifications. **No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening.**
4. Required permits for all approved work in the public right-of-way shall be obtained before work begins from One Stop Shop, (419) 245-1220.

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

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

Exhibit "B"

Sewer & Drainage Services

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

Environmental Services

8. Applicant shall maintain compliance with the City of Toledo's Sanitary Sewer Use Regulations specified in the Toledo Municipal Code.
9. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
10. Applicants shall maintain compliance with the City of Toledo's Air Quality Regulations specified in the Toledo Municipal Code.
11. Applicant shall maintain compliance with the City of Toledo's Underground Storage Tank Requirements specified in the Toledo Municipal Code.

Fire Prevention

No comments and/or recommendations for the site plan review.

Division of Transportation

12. Drive approaches must be a minimum of 65' away from an intersection. The westernmost Eleanor Ave. drive approach does not meet this requirement and shall be removed.
13. All existing unused drive approaches shall be completely removed and new curbs and sidewalks shall be installed in accordance with City of Toledo Construction Standards.

Exhibit "B"

Division of Transportation

14. Vehicle stacking is required for fuel sales. One stall stacking is required in addition to the vehicle at the pump by the Toledo Municipal Code. The stacking stall area is not included the previously mentioned 25' drive aisle requirement.

The proposed use is too intense for a site this size and meeting the requirements of TMC 1107, "Parking, Loading and Access" will be extremely difficult. The Division of Transportation objects to the approval of the site plan by the Plan Commissions and recommends disapproval of the subject matter.

Building Inspection

15. Any construction new and/or alterations of any existing building on this site will require stamped construction documents submitted to the Division of Building Inspection for plan review and approval showing the improvements to be in compliance with the Ohio Building Code and the associated mechanical, electrical and fire codes along with compliance of federal ADA standards.
16. Signage and fencing must be separately reviewed and permitted.

Plan Commission

17. A detailed floor plan shall be submitted indicating the location and percentage of tobacco sales. Floor area dedicated to tobacco sales shall be 33%.
18. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
19. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.
20. Lights and light fixtures used to illuminate any parking or loading area must be selected and arranged to direct and reflect light away from any adjacent residential property and public ways and away from the sky above the light fixture.

Exhibit “B”

Plan Commission (cont’d)

21. Hours of operation may be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, to reduce detriment to the area (TMC§1104.0901.H).
22. A tobacco shop shall not be located within 500 feet of any of the following uses: school, public park, public library, child day care center, or other use established specifically for the activities of minors (TMC 1104.1701).
23. A tobacco shop must adhere to all state and federal regulations regarding cigarette making machines and other machines for making tobacco products, spacing of said machines in relation to a tobacco shop, and all other statutory and regulatory requirements.
24. If the canopy is upgraded or modified in the future, then the following shall apply: Canopy shall be setback minimum of 10’ from the property line, support columns shall be brick, brick base, or other durable materials compatible with the principle building. The Planning Director may require a peaked roof to complement the principle building (TMC§1104.0903.A).
25. Non-petroleum displays must be within 25 feet of the building but not within 25 feet of any right-of-way. The maximum height of such displays shall not exceed 5 feet (TMC§1104.0903.C).
26. Free air (with the capability of filling standard automobile tires), water, and restrooms shall be provided and maintained during operating hours of the station (TMC§1104.0903.D).
27. Ingress and egress to a parking lot in a Commercial or Industrial zoning district must be from a major street or from a street located in a Commercial or Industrial district with Commercial or Industrial zoning on the opposite side of the street (TMC§1107.1203). **Acceptable as depicted on site plan.**
28. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors subject to the approval of the Planning Director. The building materials of the addition shall meet the requirements of TMC§1109.0500 - *Building Façade Materials and Color*. **These design requirements apply only to future additions, renovations, or new construction.**

Exhibit "B"

Plan Commission (cont'd)

29. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A minimum five (5) foot greenbelt is required along both street frontages and shall consist of trees and evergreen hedge;
 - b. Foundation plantings are required along all main and secondary entrances of the building, and patio areas that are visible from the public right of way, and landscaping at all major building entrances. (TMC 1108.0205.B Landscaping and Screening).
 - c. Topsoil must be back filled to provide positive drainage of the landscape area;
 - d. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage, **as pertaining to the foundation plantings;**
 - e. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards;
 - f. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties).
 - g. The location, lighting and size of any signs, all signage is subject to TMC§1387.

30. 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.

Exhibit "B"

Plan Commission (cont'd)

31. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
32. 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.
33. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

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GENERAL INFORMATION

Subject

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

Site Description

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

Area Description

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

Parcel History

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

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- SPR-1-15 - Request for a Major Site Plan Review for multiple buildings on a lot, companion case.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from CR Regional Commercial to RM36 Multi-Dwelling Residential for a site located at 3905 Strang Drive (a.k.a 0 Strang Drive). The ±2.5 acre site was previously occupied by a mobile home park and is currently undeveloped with the exception of concrete slab foundation pads used to anchor mobile homes. This case was deferred on July 9, 2015 at the request of the applicant in order to rectify Department of Fire Prevention concerns. A companion Major Site Plan Review accompanies this case.

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

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

Toledo 20/20 Comprehensive Plan

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

STAFF RECOMMENDATION

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

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

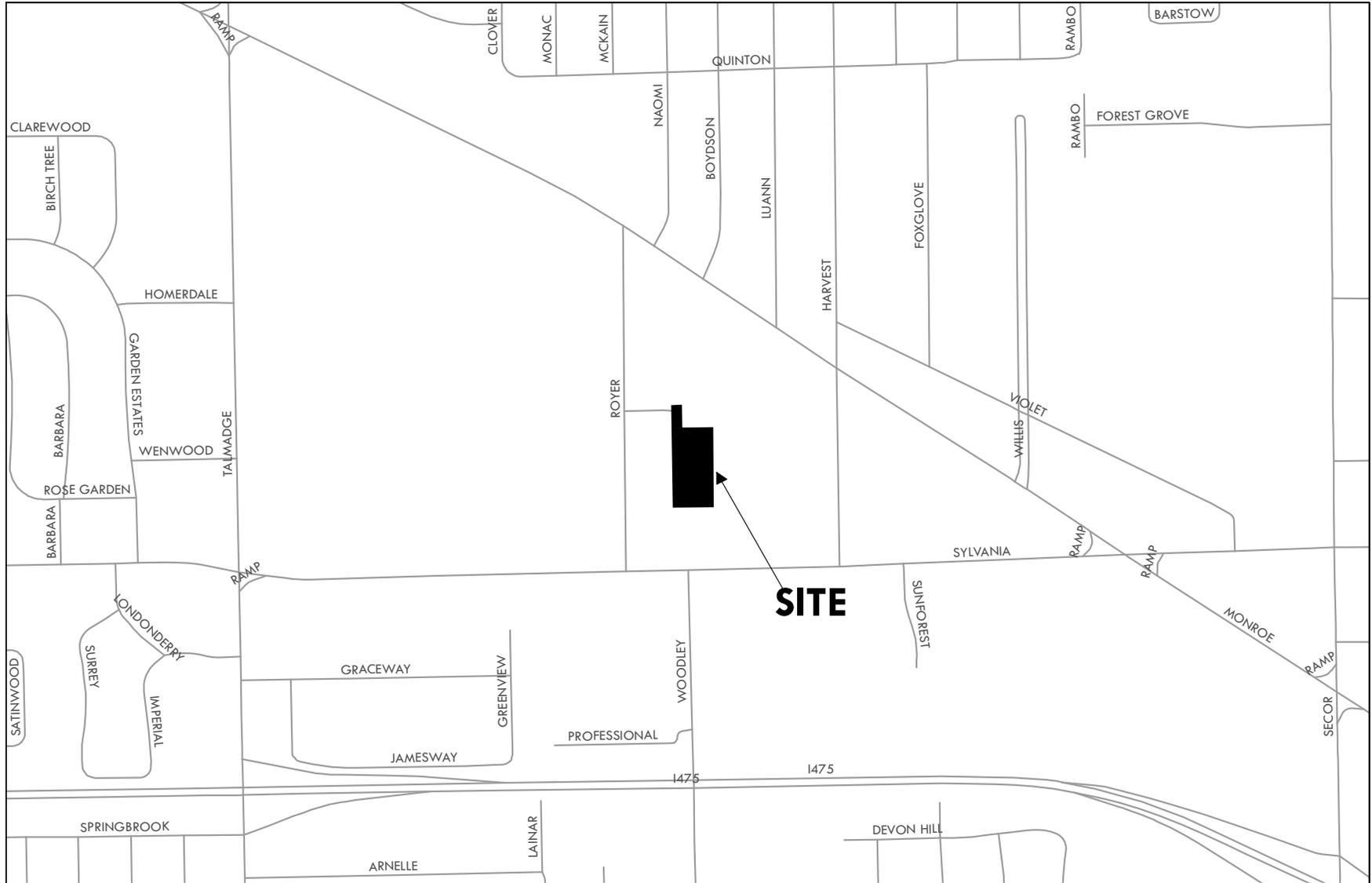
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-1002-15
DATE: August 13, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: September 23, 2015
TIME: 4:00 P.M.

GP/jj
Two (2) sketches follow

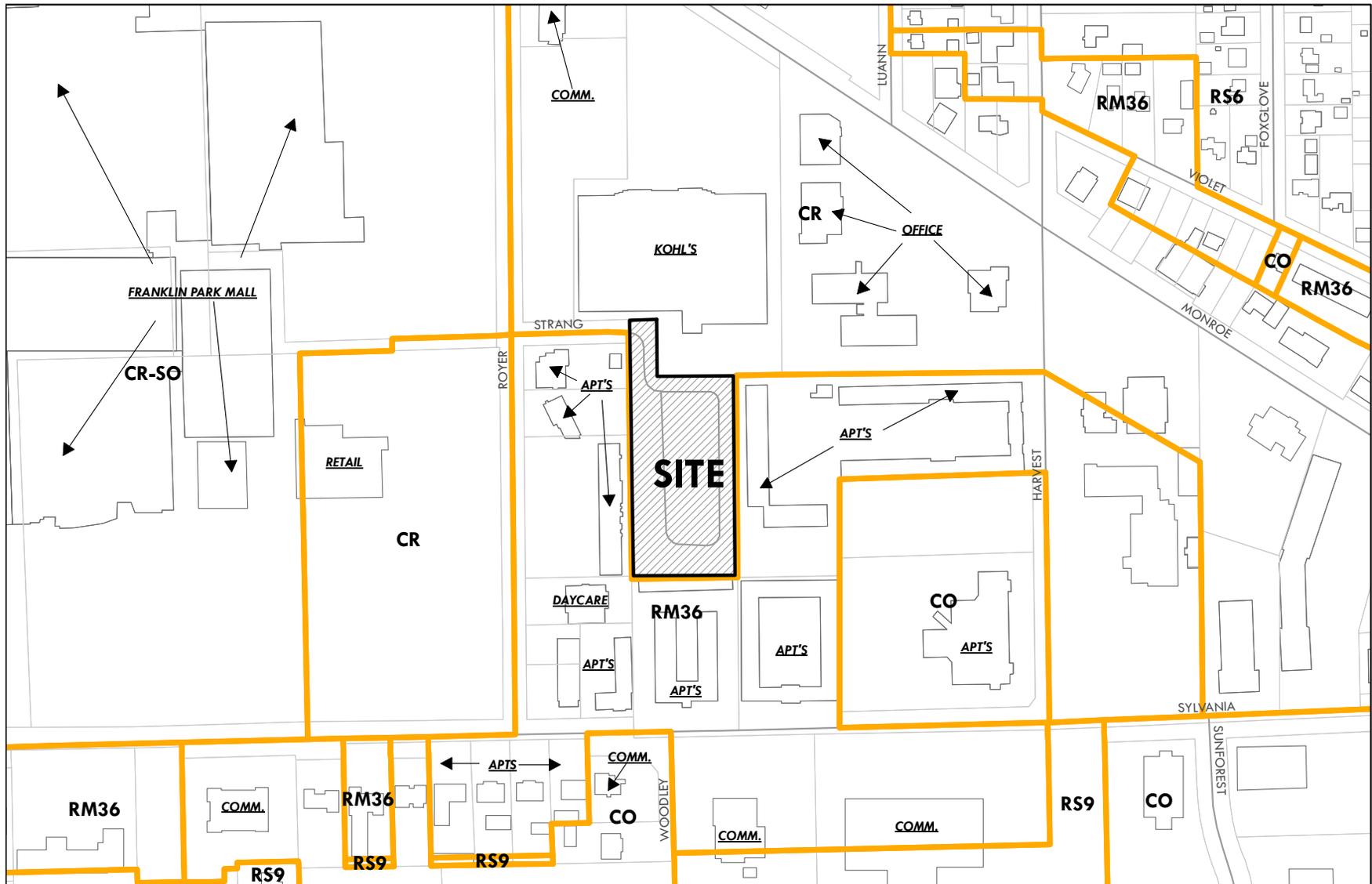
GENERAL LOCATION

Z-1002-15
ID 77



ZONING & LAND USE

Z-1002-15
ID 77



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GENERAL INFORMATION

Subject

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

Site Description

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

Area Description

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

Parcel History

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

GENERAL INFORMATION (cont'd)

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Major Site Plan review for a site located at 3905 Strang Drive (a.k.a. 0 Strang Drive) to facilitate the development of multi-family housing. The ±2.452 acre site consists of one (1) parcel and is zoned CR Regional Commercial. The site was previously occupied by a mobile home park and is currently undeveloped with the exception of concrete slab foundation pads used to anchor mobile homes. As noted on the site plan, the parcel has an easement to Toledo Edison over the entire parcel. The easement states that if and when the present or subsequent owners of record of all the described parcels of land no longer use said parcel for the purpose of operating and maintaining a trailer park, this easement shall become null and void. This case was deferred on July 9, 2015 at the request of the applicant in order to rectify Department of Fire Prevention concerns.

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

Parking and Circulation

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

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

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

Landscaping and Screening

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

Density

Pursuant to TMC§1106.0301 *Multiple Buildings on a Lot* – More than one principal building shall be allowed on a lot when all of the buildings are intended to be operated as a single enterprise and the lot and all portions of it are owned, leased, or under option by a single entity. Maximum density for this site is thirty (30) units per acre. Calculations conclude this ±2.5 acre site can accommodate 74 dwelling units. The number of proposed units for the required zoning is in compliance with TMC§1106.0101.

As stated in TMC§1106.0302B *Multiple Buildings on a Lot – Intensity and Dimensional Standards*, no more than forty (40%) percent of the gross parcel acreage shall be devoted to coverage by buildings, street pavement, driveway pavement and parking area pavement. The applicant is proposing fifty-nine (59%) percent of impervious land coverage area, this is nineteen (19%) percent over the maximum coverage allowed. The applicant will be required to reduce the gross parcel coverage by nineteen (19%) percent or obtain a waiver of this requirement.

STAFF ANALYSIS (cont'd)

Building Design

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

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

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

Toledo 20/20 Comprehensive Plan

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

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

STAFF RECOMMENDATION

The applicant is requesting a waiver to allow for 60% of the gross acreage to be covered. Precedent exists for waiving the coverage percentage in past developments for amounts no greater than 50%. Staff recommends the applicant revise the site layout to reduce parcel coverage not to exceed 50% of the gross coverage. The Planning Director may authorize all or a portion of required off-street parking spaces to be provided on permeable/porous surfaces subject to the criteria in TMC§1107.1400(F) – *Pervious Parking*.

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

Chapter 1106 Intensity and Dimensional Standards

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

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

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

1. The request is consistent with existing land uses in the general vicinity of the subject property (TMC§1111.0606(B) Review and Decision Making Criteria);
2. The proposed use in consistent with adjacent uses in terms of scale, site design and operating characteristics (TMC 1111.0706(C)).

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission approve SPR-1-15, a Major Site Plan Review for multiple buildings on a lot for a site located at 3905 Strang Drive (a.k.a. 0 Strang Drive) subject to the following forty-seven (47) conditions:

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

Engineering Services

1. Substandard sidewalk and curb sections that exist within the public right-of-way abutting the site shall be replaced in accordance with City of Toledo Construction Standards and Toledo Municipal Code. Contact Joe Warnka at (419) 245-1341 for inspections.
2. All proposed drive approaches, curb, and sidewalk shall be constructed in accordance with the City of Toledo Construction Standards and Toledo Municipal Code. All commercial drive approaches shall be 8-inch-thick concrete. No curb shall be permitted in the right-of-way along either side of the drive approach. **No horizontal curb cutting will be permitted.**
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220. Occupancy permits will not be issued until all inspections have been completed.
4. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
5. The plan indicates that water service will be via an existing 8-inch diameter, privately-owned waterline. If the owner of the waterline is different than the owner of Lot 3, an agreement will be required between the parties to allow the Lot 3 parcel owner to tap and use the waterline as the source of fire and/or domestic water. Furthermore, if the waterline easement for the 8-inch diameter, privately-owned waterline crossing Lot 3 was temporary and has expired, a new easement needs to be established for maintenance of the waterline.
6. If existing fire and domestic services are not to be reused, they shall be abandoned by the City of Toledo at the developer's expense.
7. Plans for new water services or modifications to existing water services shall be submitted to the Division of Engineering Services for review and approval.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

8. Contact the City of Toledo Fire Prevention Bureau to determine the fire protection requirements for this site.
9. Contact the Division of Water Distribution to determine the backflow prevention requirements for this site.
10. New fire, domestic, and irrigation taps will be installed by City of Toledo at the owner's/developer's expense.
11. Plans for the water service may need to be submitted to and approved by the Ohio EPA prior to starting construction of the water service.
12. The existing storm sewer, shown on lot 2, this development proposed to connect to is a private storm sewer line. The City cannot give permission to the developer to connect to that line and cannot approve plans that show this connection without a clear operation and maintenance agreement between the two private property owners. The closest public storm sewer ends on Strang Drive.
13. Plans submitted indicate earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan for this project shall be submitted for stormwater approval.
14. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>, including the requirements for stormwater detention and post-construction stormwater Best Management Practices (BMPs).
15. Plans are also subject to the: Criteria and Regulations of The Departments of Public Utilities and Public Service; The Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; The Toledo City Charter; The "Subdivision Rules & Regulations" of Toledo-Lucas County Plan Commissions; City of Toledo Infrastructure Design and Construction requirements; and "The Comprehensive Ditch Plan."
16. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs). All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

17. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention, are encouraged and may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.
18. A site-specific Stormwater Pollution Prevention Plan (SWP3) shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit.
19. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
20. No construction work, including grading, will be permitted without approved plans and inspection.
21. A pre-submittal meeting is not required; however, one may be requested. Contact Information is as follows:
 - Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850
 - Sanitary Sewers: Mike Elling, ph. 419-936-2276
 - Stormwater Drainage: Lorie Haslinger, ph. 419-245-3221
 - Water: Andrea Kroma, ph. 419-936-2163
 - Roadway: Tim Grosjean, ph. 419-245-1344
22. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
23. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
24. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
25. Developer shall be responsible for meeting the requirements of the Ohio EPA anti-degradation policy. Requirements shall be met before any taps are made into the sanitary sewer system.
26. Any sanitary sewer manholes in or near the project shall have solid lids installed on them.

STAFF RECOMMENDATION (cont'd)

Sewer & Drainage Services

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

Fire Prevention

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

Transportation

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

Economic Development

No comments or objections

Department of Housing

No comments or objections

STAFF RECOMMENDATION (cont'd)

Building Inspection

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

Plan Commission

37. Alternative parking plan shall be submitted for approval by the Director of Transportation and Planning Director.
38. A revised site plan that conforms to the impervious coverage requirements of TMC§1106.0302(B) shall be submitted for the approval of the Planning Director; or a waiver shall be obtained.
39. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping areas.
40. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks. **(Not depicted on site plan).**
41. Off-street parking and loading, spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust free material other than gravel or loose fill, and be graded to drain all surface water towards the interior parking lot (TMC§1107.1906).

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

42. The building materials shall meet the requirements of TMC§1109.0500 *Building Façade Materials and Color*. Elevations shall be submitted to meet the approval of the Plan Director. **The submitted elevations shall be revised to include additional detail on the type and color of material. Exterior façade materials shall meet the criteria of TMC§1109.0500.**
43. At least one main entrance within each building must face the street, place, or the main access drive within the development. Entrances must include architectural elements that emphasize the entrance.
44. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A parking lot perimeter landscaped area that is at least ten (10') feet in width must be provided as a buffer;
 - b. foundation plantings at all major building entrances for the full parking lot facing façade;
 - c. Two canopy trees are required to be installed in interior landscape areas for each 10 parking spaces. Six shrubs are required to be installed in interior landscape areas for each 10 parking spaces. One canopy tree may substitute for three shrubs;
 - d. A minimum of at least one (1) canopy tree must be provided for each thirty (30') feet plus a continuous shrub row with a minimum height of eighteen (18") inches;
 - e. Landscape terminal islands must be provided at the end of each parking row;
 - f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground areas must be covered with hardwood mulch, grass or other vegetative ground cover;
 - g. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards;

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- h. Shrubs are required to be installed to deflect headlight glare from parking lot into adjacent dwelling unit;
 - i. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details;
 - j. The location, height and materials for any fencing to be installed and maintained;
 - k. The location and direction of any proposed lighting. Lights and light fixtures used to illuminate any parking or loading area must be selected and arranged to direct and reflect the light away from any adjacent residential property and away from the sky above the light fixture; and
 - l. The location, lighting and size of any signs.
45. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
46. 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.
47. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-1-15
DATE: August 13, 2015
TIME: 2:00 P.M.

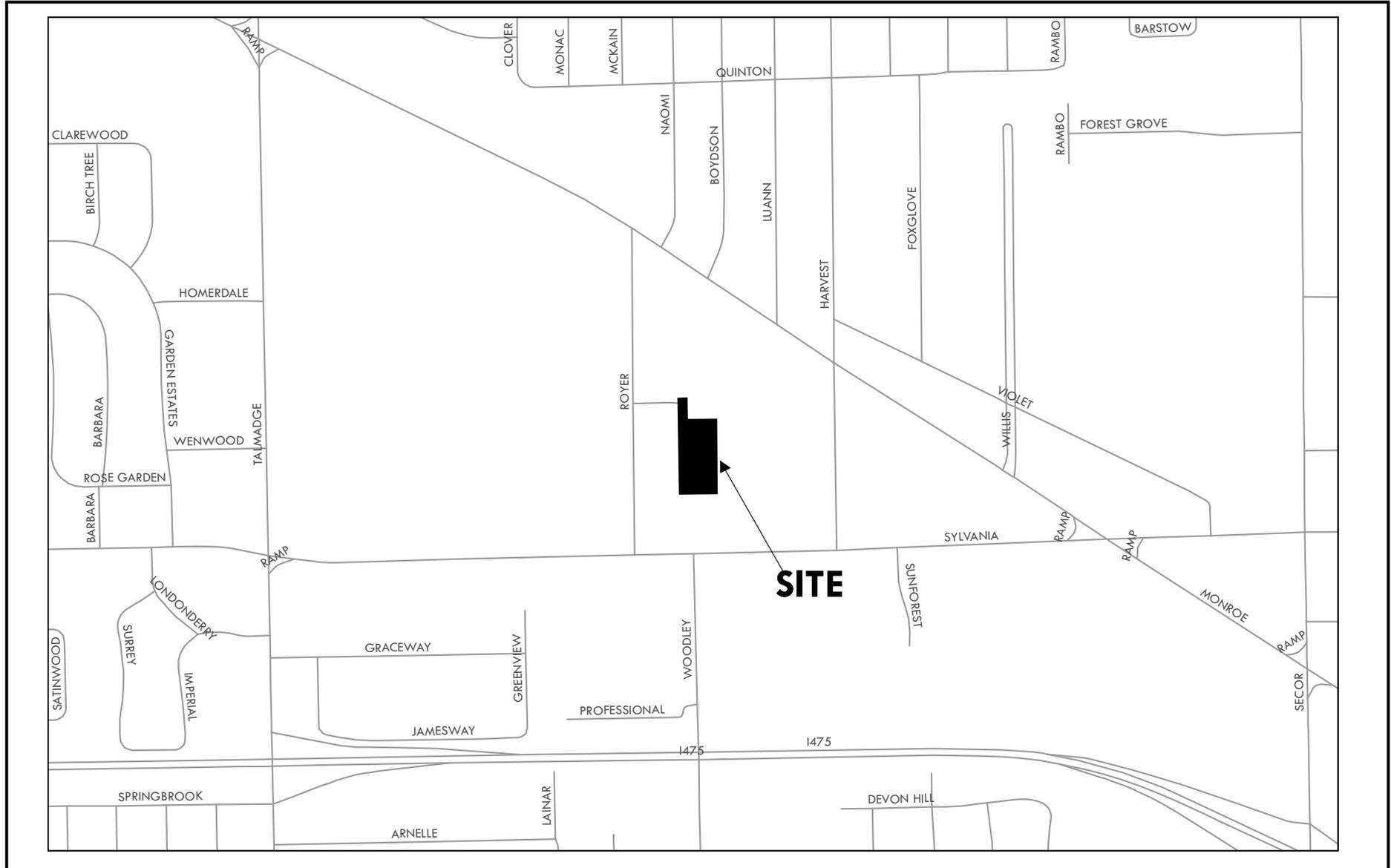
GP/jj
Four (4) sketches follow

GENERAL LOCATION

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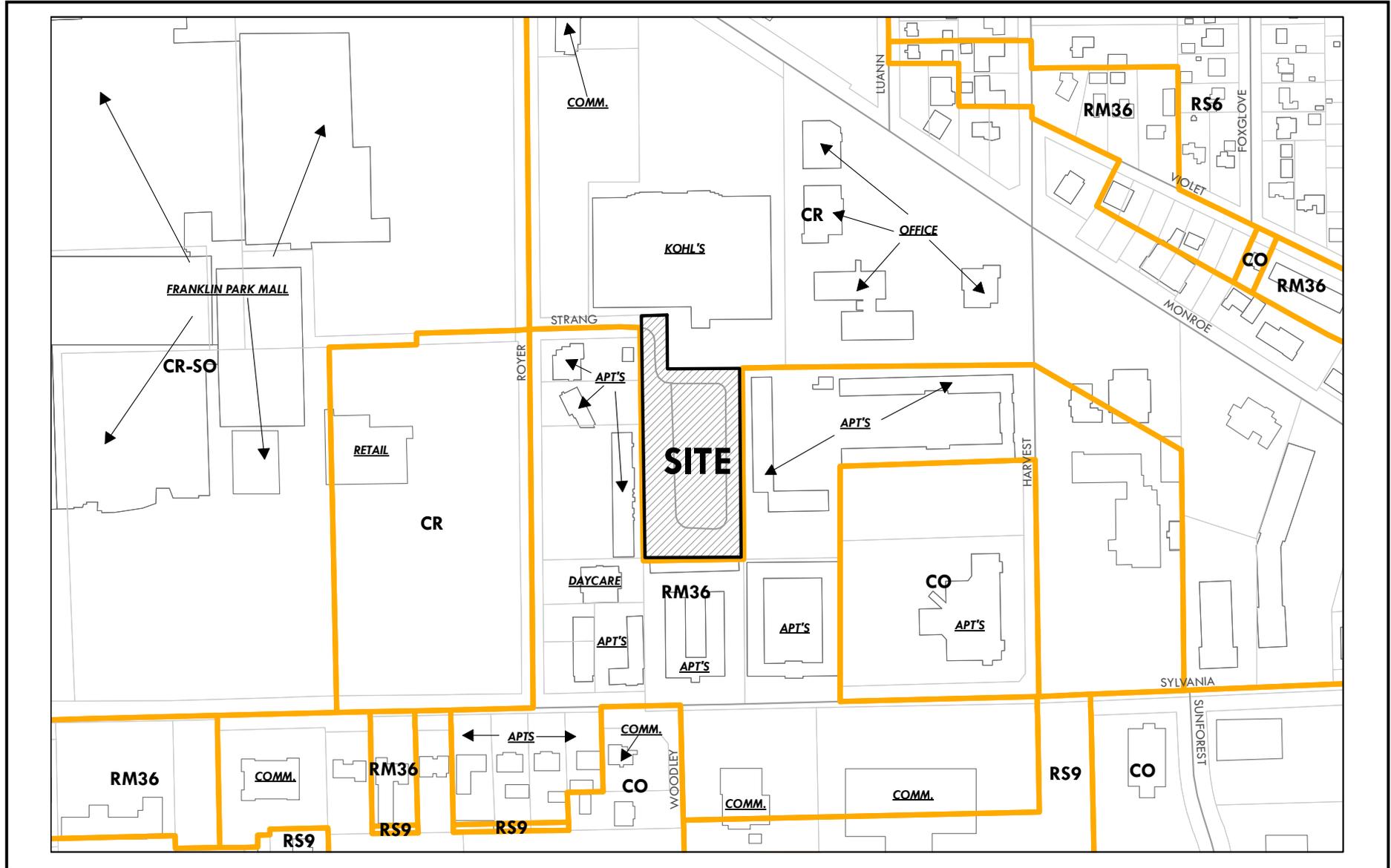


ZONING & LAND USE

SPR-1-15
ID 77



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GENERAL INFORMATION

Subject

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

Site Description

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

Area Description

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

Parcel History

Z-11005-05	-	Request for a Zone Change from RS6 Single Family Residential to CR Regional Commercial, approved by Plan Commission on 1/12/06, approved by City Council 2/3/09, Ord. 63-09.
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Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit (SUP) to facilitate the development of a used auto sales facility at 2800 – 2808 Tremainsville Road. The ±2.54 acre site consists of three (3) parcels. The northwestern parcel is occupied by a small structure that contains a dwelling unit, an office space, and a shop. A shed, an accessory building, and an auto repair service shop are located on the remainder of the site. AREIS data indicates that 2800 Tremainsville Road has a different owner than that of 2808 Tremainsville Road. If approved, an agreement between the owners of the properties will need to be obtained and submitted. This case was deferred on July 9, 2015 at the request of the applicant in order to rectify Department of Fire Prevention concerns.

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

Used Auto Regulations

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

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

Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, a used auto and recreational vehicle sales/rental facility is required to have one (1) parking space per every 5,000 square feet of open sales area, plus one (1) parking space per every 500 square feet of enclosed sales area, plus one and one half (1.5) per every service bay. Elevations show a total of two (2) service bays requiring three (3) customer parking spacing on the site. Calculations using the auto repair shop’s square footage as enclosed sales area conclude that a total of eighteen (18) customer spaces are required for parcel #23-03414. The Site Plan depicts a total of thirty-nine (39) parking spaces. The Site Plan is in compliance with the number of required parking spaces, and twenty-one (21) spaces are available for auto sales display.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

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

Landscaping

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

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

Building Design

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

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

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

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

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

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-2005-15, a request for a Special Use Permit for a used auto sales facility, for a site located at 2800 – 2808 Tremainsville Road, to the Toledo City Council, for the following four (4) reasons:

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

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-2005-15
DATE: August 13, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: September 23, 2015
TIME: 4:00 P.M.

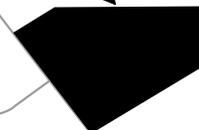
GP/jj
Four (4) sketches follow
Exhibit "A" follows
Exhibit "B" follows

GENERAL LOCATION

SUP-2005-15
ID 55

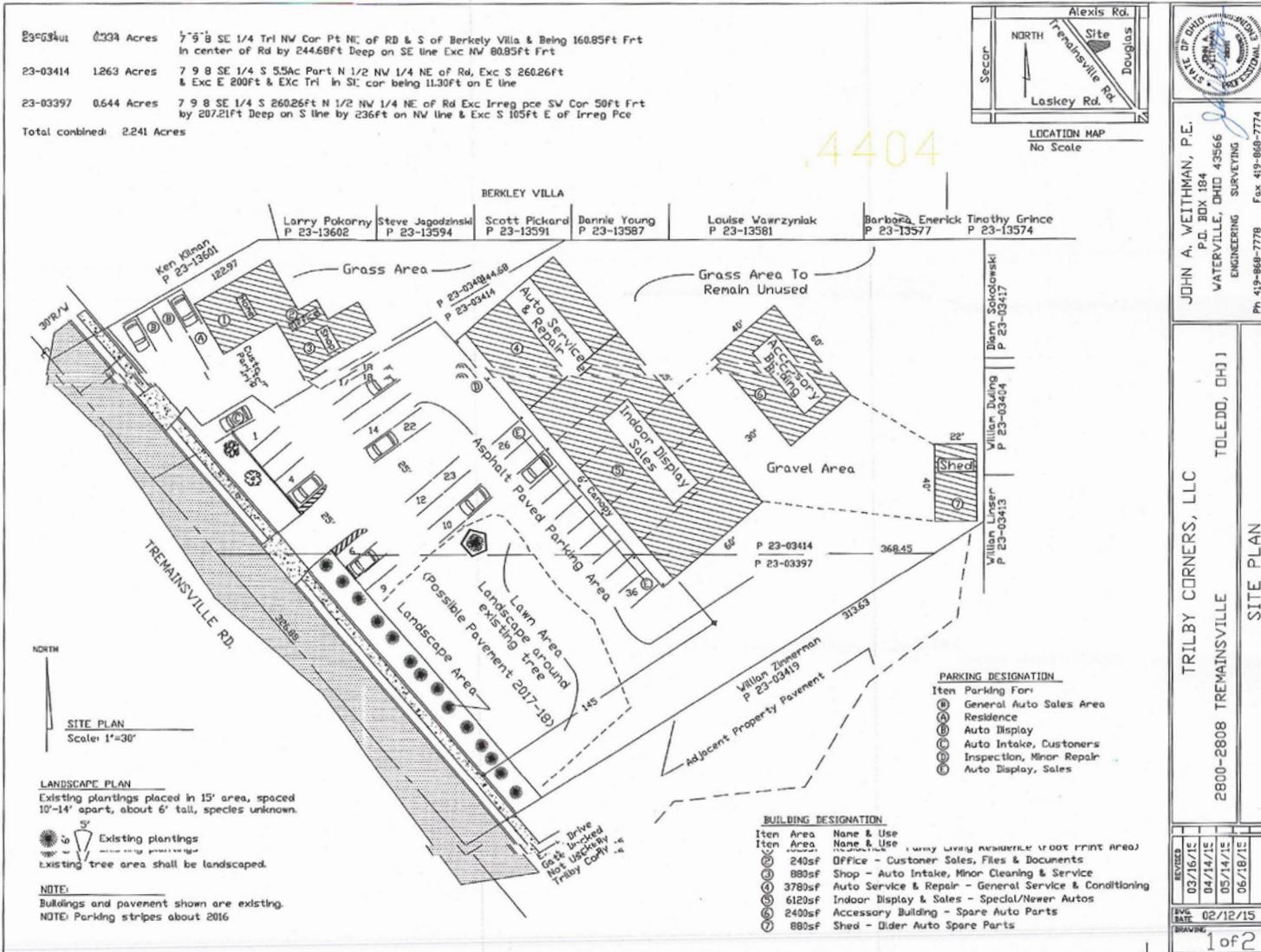


SITE



SITE PLAN

SUP-2005-15
ID 55



ELEVATION

SUP-2005-15
ID 55

4 - 8

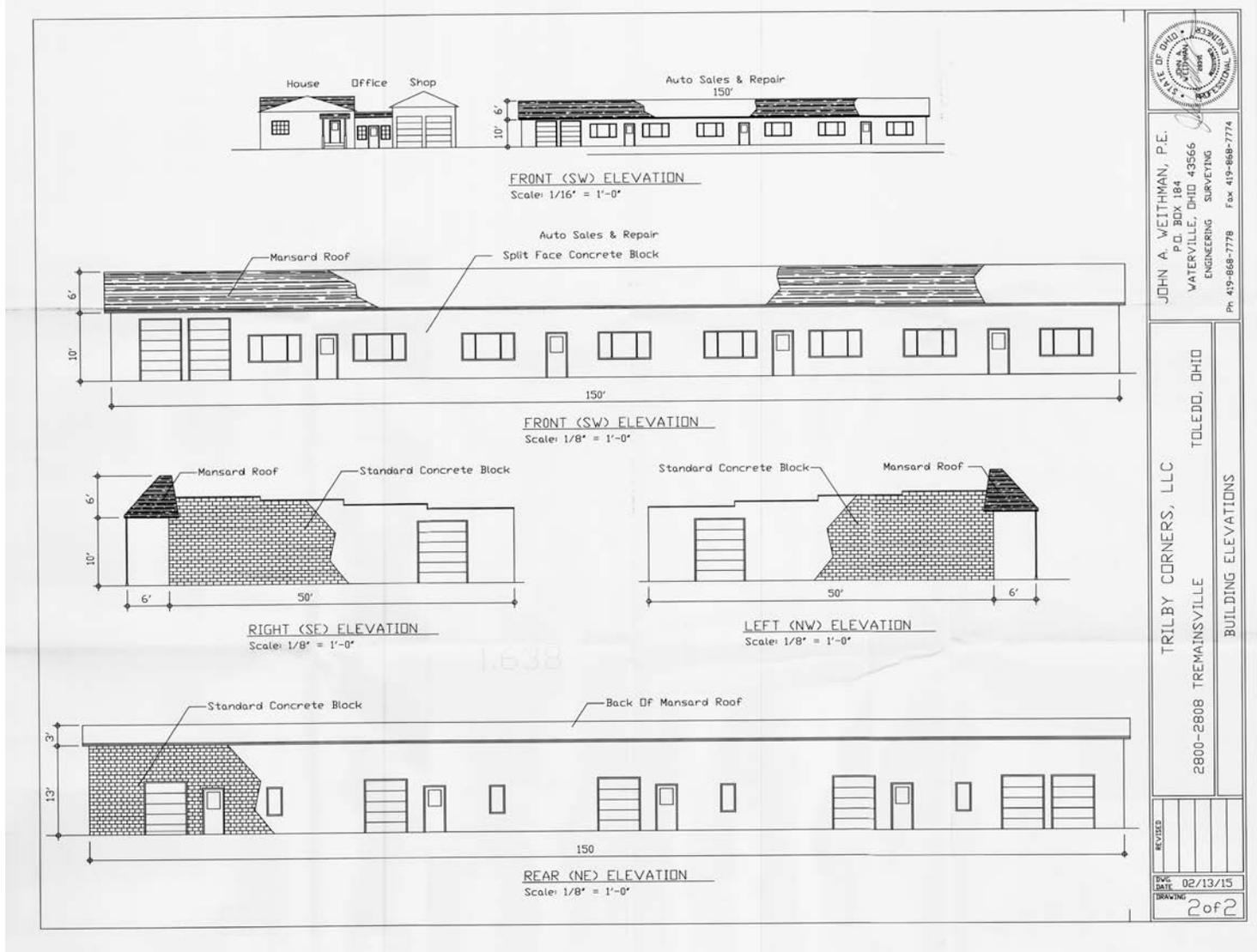


Exhibit "A"

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

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

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

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

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

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

Sherri L. Frederick 6/1/15

 Sherri L. Frederick Date
 Acting Commissioner
 Division of Transportation

Exhibit “B”

The following thirty-seven (37) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to current City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
2. All proposed sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
3. All commercial drive approaches (along with the sidewalk through the drive) shall be constructed with 8-inch thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop or opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
4. Required permits for all approved work in the public right-of-way shall be obtained before work begins from One Stop Shop, (419) 245-1220.

Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.
5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Plans for a new water service or modifications to the existing water service shall be submitted to the Division of Engineering Services for review and approval.
7. Contact the City of Toledo Fire Prevention Bureau to determine the fire protection requirements for this site.

Exhibit "B" (cont'd)

Engineering Services (cont'd)

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

Sewer & Drainage Services

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

Economic Development

No objections or concerns to the Site Plan.

Fire Prevention

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

Exhibit "B" (cont'd)

Transportation

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

Building Inspection

18. Any alterations of or additions to existing structures, or construction of a new structure will require submission of stamped construction documents to the Division of Building Inspection for plan review and approval in accordance with the Ohio Building Code (OBC) and the associated mechanical and electrical codes. This project may require a change of use of the building on the site leading to a new certificate of occupancy.
19. Any new fencing and new signs will require a separate plan review and permit(s).

Plan Commission

20. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks (**not depicted on Site Plan**).
21. Dumpsters may not be located in the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code.
22. All lots of the development site shall be combined into a single taxable parcel identification number.

Exhibit “B” (cont’d)

Plan Commission (cont’d)

23. A cross access agreement between the owners of the properties shall be obtained and submitted
24. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the Site Plan and shall not be allowed in any required front yard. (TMC§1104.0302(A)) **(if applicable)**.
25. The “lawn area” as depicted on the Site Plan shall not be used for vehicle storage or auto display. The “lawn area” cannot be paved without amending the Special Use Permit.
26. Accessory buildings shall only be used for subordinate uses. No sales or repairs are permitted from these structures.
27. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
28. All vehicles on display must be parked in striped parking spaces that shall be designated on an approved Site Plan. Vehicle parking that deviates from the approved Site Plan shall not be permitted.
29. Repairs and services of vehicles shall be conducted wholly within an enclosed building permanently located on the site.
30. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
31. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas **(if applicable)**.

Exhibit “B” (cont’d)

Plan Commission (cont’d)

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

Exhibit "B" (cont'd)

Plan Commission (cont'd)

- g. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards;
 - h. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties).
 - i. Lighting shall utilize a pedestrian style light fixture and pole to match the lights being used by the City of Toledo for public enhancements projects along Monroe Street.
 - j. The location, lighting and size of any signs, all signage is subject to TMC§1387.
35. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
36. Minor adjustments to the Site Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
37. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

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GENERAL INFORMATION

Subject

- Request - Zone Change from IL Limited Industrial to RM12 Multi Dwelling Residential
- Location - 16 Broadway Street
- Applicant - Kevin Mikolajczyk
1919 Ottawa Drive #11
Toledo, OH 43606

Site Description

- Zoning - IL Limited Industrial
- Area - ± 0.396 acres
- Existing Use - Warehouse
- Proposed use - Residential

Area Description

- North - Swan Creek and Residential / IL & CR
- East - Oliver House / CD
- South - Maumee Bay Brewery / IL
- West - Swan Creek / IL

Parcel History

No parcel history on file.

Applicable Regulations

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

STAFF ANALYSIS

The request is for a Zone Change from IL Limited Industrial to RM12 Multi Dwelling Residential District for a 0.396 acre site located at 16 Broadway Street. The applicant requested the Zone Change to redevelop the property with a multi dwelling residential use.

STAFF ANALYSIS (cont'd)

Surrounding land uses include multi dwelling residential to the north, the Oliver House to the east, Maumee Bay Brewery to the south and Swan Creek to the west.

The property is located within the Warehouse District Overlay which lists key elements throughout the district plan. One of the key elements of the plan is to “have more people living in the neighborhood who either personally invest or contribute rent, in an effort to sustain the districts economic vitality”. A Zone Change to CD, CM or RM12 Multi Dwelling Residential will allow the applicant to pursue and accomplish the redevelop of the site for a multi dwelling residential use. Based on the surrounding property uses and zoning, a precedent exists in the immediate area for CD or CM zoning.

The Toledo 20/20 Comprehensive Plan designates this site 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. Although Multi Dwelling Residential zoning is not inconsistent with the Urban Village intent, Downtown Commercial zoning requires building to be oriented in a pedestrian based design that requires distinct architecture and also allows a mix of uses not permitted in the RM districts. Staff recognizes that the applicant is working to secure financing for the project, however, CD zoning is most consistent with the Urban Village future land use designation, surrounding current zoning designations and existing uses in the area.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-6002-15, a Zone Change from IL to RM12 for the site at 16 Broadway Street to Toledo City Council for the following two (2) reasons:

1. The proposed Zone Change does not conform to the Toledo 20/20 Comprehensive Plan, which targets the site for Urban Village uses;
2. The proposed Zone Change is out of character with the surrounding zoning and uses (TMC §1111.0606.C Review & Decision-Making Criteria).

The staff instead recommends that the Toledo City Plan Commission recommend approval of Z-6002-15, a Zone Change from IL to CD for the site at 16 Broadway Street to Toledo City Council for the following four (4) reasons

1. The CD Zone Change conforms to the Toledo 20/20 Comprehensive Plan, which targets the site for Urban Village uses;
2. The CD zoning request is similar to existing land uses within the general vicinity of the subject property (TMC 1111.0606.B Review & Decision-Making Criteria).

STAFF RECOMMENDATION (cont'd)

3. A Zone Change to CD Neighborhood Commercial is consistent with the zoning classification of properties within the general vicinity of the site (TMC §1111.0606.C Review & Decision-Making Criteria).
4. The proposed CD zoning is a step-down from a more intense industrial zoning and is more compatible with surrounding properties.

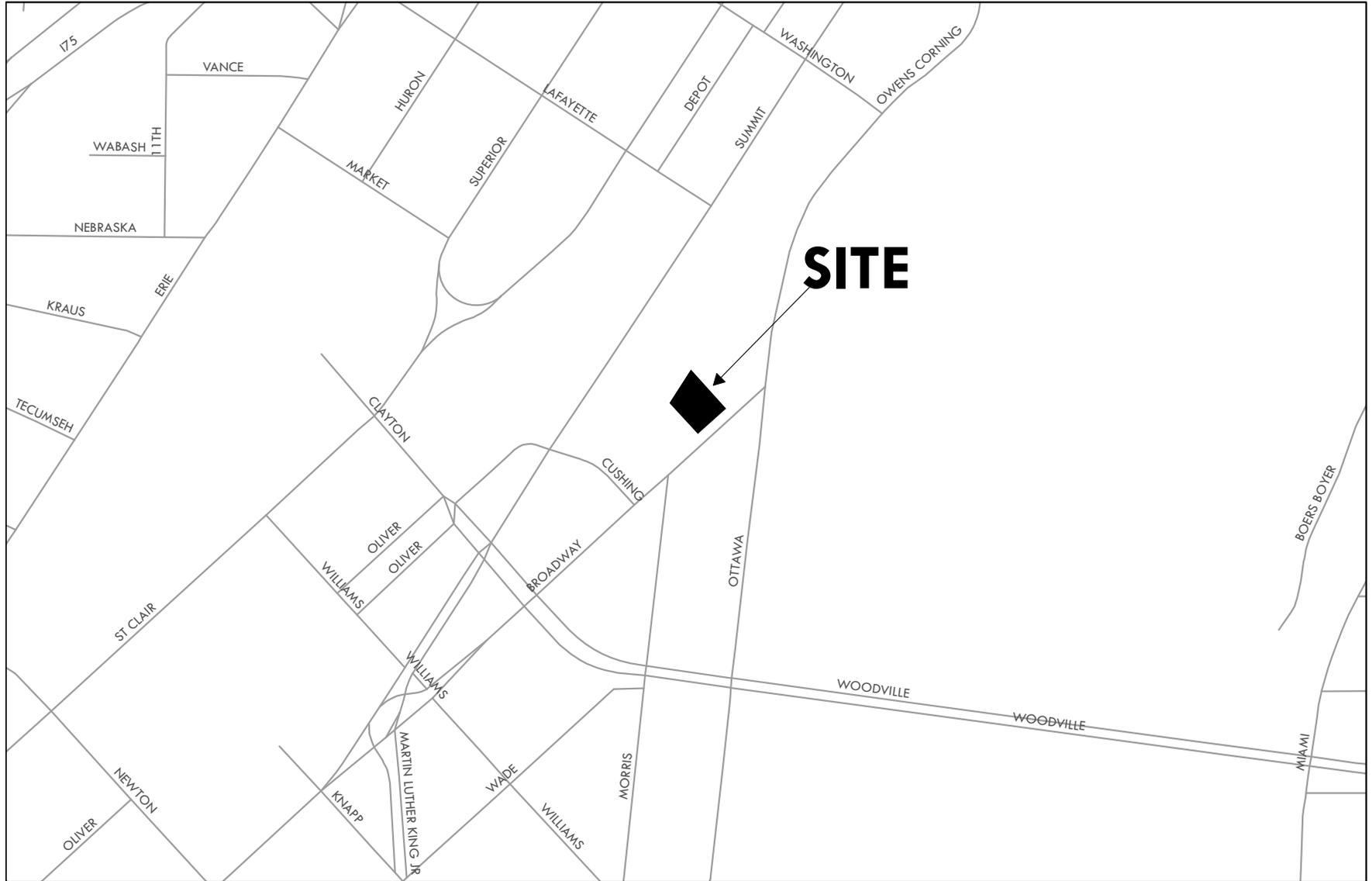
ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-6002-15
DATE: August 13, 2015
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: September 23 2015
TIME: 4:00 P.M.

BH
Two (2) sketches follow

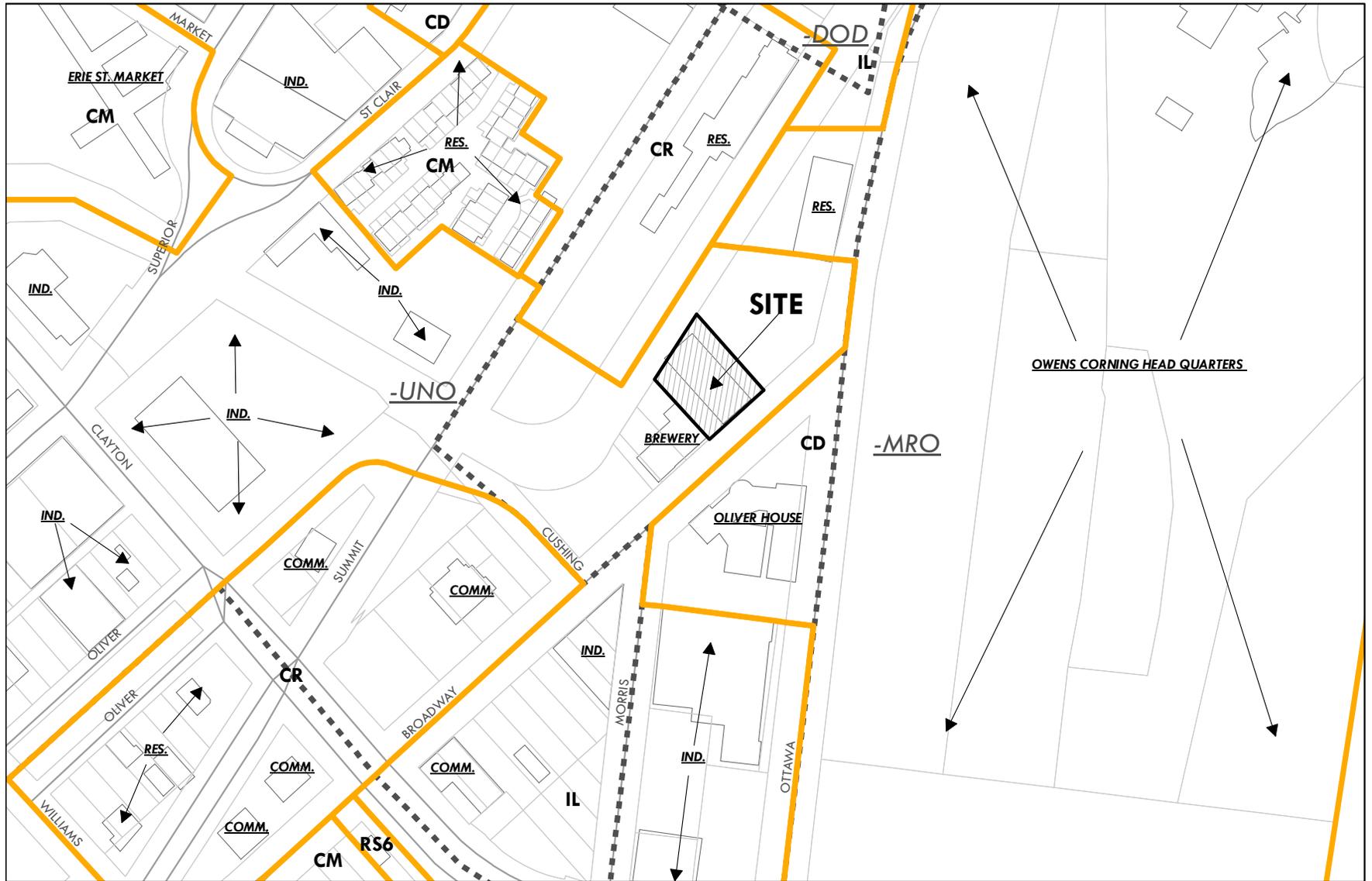
GENERAL LOCATION

Z-6002-15
ID 10



ZONING & LAND USE

Z-6002-15
ID 10



5-5

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GENERAL INFORMATION

Subject

- Request - Zone Change from CO Office Commercial to RM12 Multi Dwelling Residential
- Location - 3322 Schneider Road
- Applicant - Lance Fuller
JLJ Development
9535 Old State Line Road
Holland, OH 43528
- Engineer - Don Feller
Feller Finch & Associates, Inc
1683 Woodlands Drive
Maumee, OH 43537

Site Description

- Zoning - CO Office Commercial
- Area - ± 4.06 acres
- Existing Use - Undeveloped
- Proposed Use - 28-Unit Planned Unit Development

Area Description

- North - Nursing Home / CO
- East - Multi Family Residential / RD6
- South - Single Family Residential / RS6
- West - Commercial Retail / CN

Parcel History

- Z-60-77 - Zone Change from R-2 to C-2 (PC recommended approval 6/16/77, CC approved 7/5/77, Ord. 469-77)
- S-1-77 - Preliminary Drawing for Foundation Park Subdivision (PC approved 6/16/77)
- T-121-95 - Lot Split creating parcel (Administratively approved 8/2/95)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|-------------|---|--|
| CUP-5014-06 | - | Community Unit Plan for an independent living care facility (PC recommended approval 7/8/04, CC approved 8/24/04, Ord. 585-04) |
| SUP-5015-04 | - | Special Use Permit for an independent living facility (PC recommended approval 7/8/04, CC approved 8/24/04, Ord. 584-04) |
| PUD-6010-15 | - | 28 Lot Planned Unit Development (Companion Case) |

Applicable Regulations

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

STAFF ANALYSIS

The request is for a Zone Change from CO Office Commercial to RM12 Multi Dwelling Residential District for a 4.06 acre site located at 3322 Schneider Road. The applicant requested the Zone Change to develop the property with a 28 Lot Planned Unit Development. The “attached house” units will be individually owned and sited on individual lots.

Surrounding land uses include a nursing home to the north, an apartment complex to the east, single family residential uses to the south and commercial retail to the west.

Pursuant to TMC §1102.04, the RM zoning districts are generally intended to accommodate the development of multi dwelling housing. The districts are intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. Based on the existing uses in the immediate area and the good transportation access from Schneider onto Byrne Road, it is anticipated that a twenty-eight (28) Lot Planned Unit Development would be an appropriate use in this area.

The Toledo 20/20 Comprehensive Plan targets this area and for Office Commercial uses. Although the 20/20 Plan targets the area for office commercial uses, RM12 zoning is appropriate for this area as it allows a range of uses that will be compatible with surrounding land uses and will not negatively impact the adjacent neighborhood. Additionally, the proposed RM12 zoning is a “step-down” from the existing commercial zoning and is more compatible with the surrounding properties. As a result, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0606 Review and Decision-making Criteria.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-6009-15, a Zone Change from CO to RM12 for the site at 3322 Schneider Road to Toledo City Council for the following three (3) reasons:

1. The proposed zoning will facilitate land uses that are compatible with the land uses within the general vicinity of the subject property (TMC 1111.0606.B Review & Decision-Making Criteria).
2. The proposed CD zoning is a step-down from a more intense commercial zoning and is more compatible with surrounding properties.
3. The proposed Zone Change is consistent with the zoning classification of properties within the general vicinity of the site (TMC §1111.0606.C Review & Decision-Making Criteria).

ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-6009-15
DATE: August 13, 2015
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: September 23, 2015
TIME: 4:00 P.M.

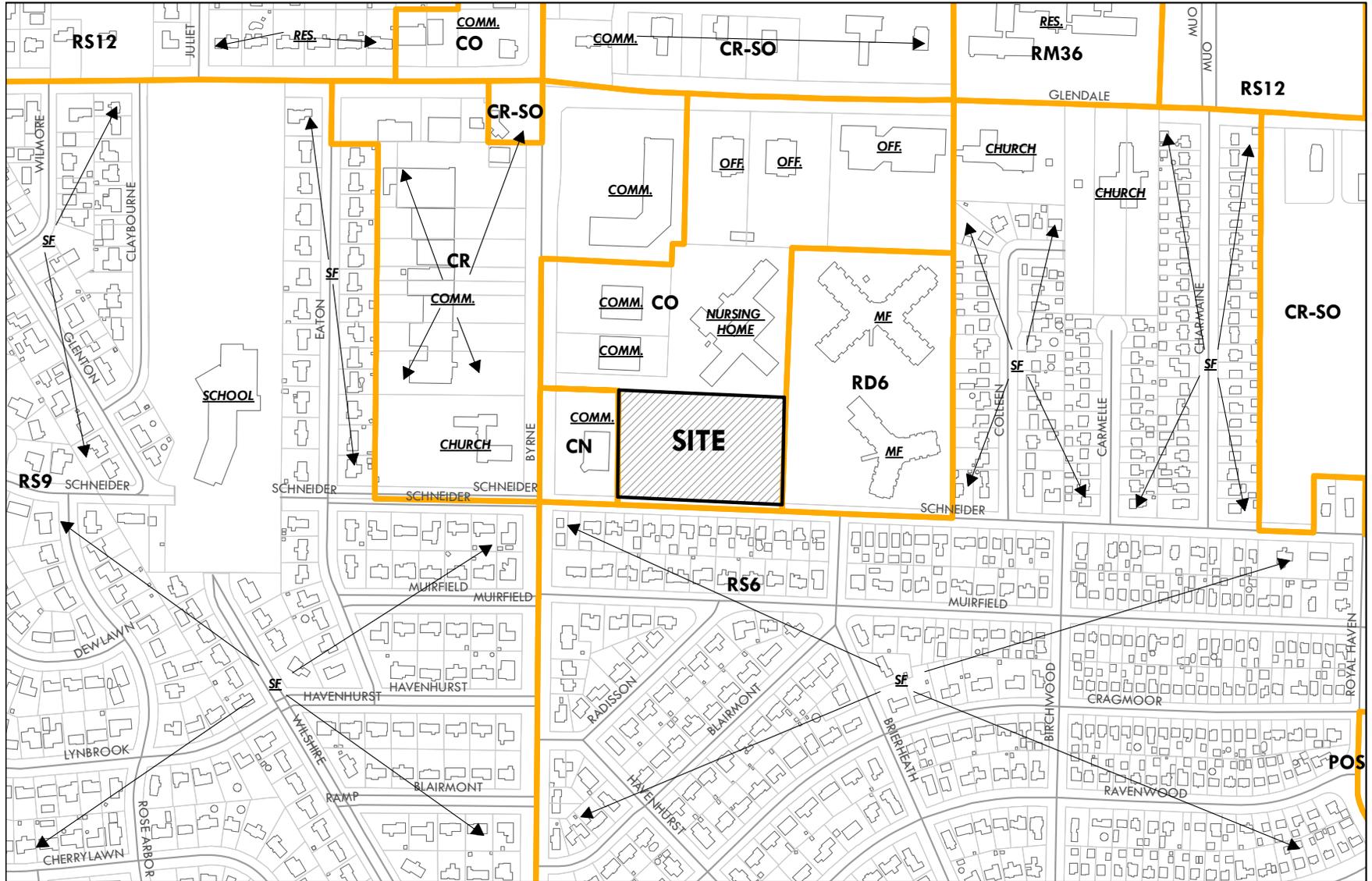
BH
Two (2) sketches follow

ZONING & LAND USE

Z-6009-15
ID 54



6-5



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GENERAL INFORMATION

Subject

- Request - Planned Unit Development for a 28 Lot Residential Development
- Location - 3322 Schneider Road
- Applicant - Lance Fuller
JLJ Development
9535 Old State Line Road
Holland, OH 43528
- Engineer - Don Feller
Feller Finch & Associates, Inc
1683 Woodlands Drive
Maumee, OH 43537

Site Description

- Zoning - RM12 Multi-Dwelling Residential (Subject to Zone Change)
- Area - +/- 4.06 acres
- Frontage - +/- 522' along Schneider Road
- Existing Use - Undeveloped
- Proposed Use - 28-Unit Planned Unit Development

Area Description

- North - Nursing Home / CO
- East - Multi Family Residential / RD6
- South - Single Family Residential / RS6
- West - Commercial Retail / CN

Parcel History

- Z-60-77 - Zone Change from R-2 to C-2 (PC recommended approval 6/16/77, CC approved 7/5/77, Ord. 469-77)
- S-1-77 - Preliminary Drawing for Foundation Park Subdivision (PC approved 6/16/77)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|-------------|---|---|
| T-121-95 | - | Lot Split creating parcel (Administratively approved 8/2/95) |
| CUP-5014-06 | - | Community Unit Plan for an independent living care facility (PC recommended approval 7/8/4, CC approved 8/24/04, Ord. 585-04) |
| SUP-5015-04 | - | Special Use Permit for an independent living facility (PC recommended approval 7/8/4, CC approved 8/24/04, Ord. 584-04) |
| Z-6009-15 | - | Zone Change from CO to RM12 at 3322 Schneider Road (Companion Case) |

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting approval of a Planned Unit Development (PUD) for a site located at 3322 Schneider Road. The applicant is proposing a twenty-eight (28) lot attached housing residential development located on a private street that is accessed from Schneider Road. The 4.06 acre site is currently zoned CO Office Commercial, however, the applicant has submitted a companion Zone Change request to modify the zoning to RM12 Multi Dwelling Residential. The applicant will be required to replat of the subject property as part of the development process.

Parking and Circulation

The applicant is proposing to access the site via a private street from Schneider Road. Pursuant to the City of Toledo Subdivision Regulations, private streets are generally discouraged in all subdivisions because of the long term maintenance liability and the various concerns with private ownership. However, recognizing unique development issues with smaller parcels and innovative subdivision designs, the Toledo City Plan Commission may at their discretion allow private streets. Staff has determined that due to the configuration and the small size of development, unique circumstances exist and recommends the use of a private street. In addition, a two foot (2') anti vehicular buffer exists on the plat and will need to be removed through the replat process.

STAFF ANALYSIS (cont'd)

Density

The site is 4.06 acres in total area and is zoned RM12 Multi Dwelling Residential (subject to companion Zone Change). The maximum allowed number of dwelling units in the RM12 Multi Dwelling Residential zoning district with a PUD is ten (10) units per acre. The applicant is proposing approximately sixty-nine percent (69%) of the allowable density or 6.9 dwelling units per acre.

Open Space Requirements

A Planned Unit Development (PUD) in the City of Toledo is limited to forty percent (40%) building and pavement coverage and required to provide fifteen percent (15%) of gross site acreage for usable, accessible and consolidated open space. One third (1/3) of this consolidated open space area may be used for detention/retention purposes.

Pursuant to TMC1103.1007C no more than forty percent (40%) of the gross site acreage shall be devoted to coverage by buildings, structures, street pavement, driveway and parking areas pavement. The applicant is proposing site coverage of fifty percent (50%) impervious coverage and is requesting a waiver of this provision. Staff supports this waiver as precedent exists for coverage limits of fifty percent (50%).

The applicant is proposing a consolidated open space in the middle portion of the property. This area contains a pond for aesthetic and detention purposes. Pursuant to TMC1103.1007D the applicant shall provide no less than fifteen percent (15%) of the gross site acreage, none of which is part of any required yard or perimeter open space, shall be allocated to usable, accessible and consolidated common open space. One-third (1/3) of the required common open space may be a lake or pond or storm detention or retention area. The applicant provided percentages of both the open space (23% of gross parcel acreage) and detention pond (19% of consolidated open space) within the open space, both of which are compliant.

A residential PUD that is abutting residential zoning is required to offer a perimeter open space area that is equivalent to the rear yard setback of the underlying zoning district. The eastern property line abuts a RD6 zoning district and is therefore required to have a twenty-five foot (25') perimeter open space area. The applicant is proposing a setback of ten feet (10') and is requesting a waiver of this provision. Staff supports this waiver as existing ornamental fencing and mature vegetation currently buffers this site from the multi-dwelling residential uses to the east.

STAFF ANALYSIS (cont'd)

When a residential area of a PUD abuts a commercial or industrial district, an open space perimeter shall be provided that has a minimum depth of fifty feet (50') or thirty feet (30') with fencing or screening. The northern and western property lines abut commercial zoning. The applicant has provided a thirty foot (30') setback with mounding. Staff has determined that the provided mounding will serve as adequate screening.

Landscaping

Staff has requested that the applicant submit a landscape plan for review. A thirty-foot (30') greenbelt is required along the Schneider Road frontage. The site plan indicates a thirty-foot (30') greenbelt will be provided in this area. The areas to the north and west will require Type "A" landscape buffers, where the site abuts commercial zoning. The eastern property line will require a Type "B" landscape buffer, where the site abuts residential zoning. The applicant has indicated that a detailed landscape plan will be submitted at the time of final plan approval.

Building Design

Although elevations were not submitted for review, each attached house residence is proposed on thirty-eight foot (38') wide lots. TMC1103.1007G indicates that no minimum lot size, lot-width, building or structure setback standards are required in a Planned Unit Development. The applicant is proposing "attached houses" with zero foot (0') front, side and rear setbacks. The building design criteria for an attached house development are to provide roof pitch variations that make them distinct from each other. The applicant is proposing a twelve foot six inch (12'6") driveway easement that will service each garage.

Recommendation

The Toledo 20/20 Comprehensive Plan targets this area and for Office Commercial uses. Although the 20/20 Plan targets the area for Office Commercial uses, RM12 zoning is appropriate for this area as it allows a range of uses that will be compatible with surrounding land uses and will not negatively impact the adjacent neighborhood. Additionally, the proposed RM12 zoning is a "step-down" from the existing commercial zoning and is more compatible with the surrounding properties. As a result, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0606 Review and Decision-making Criteria.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of PUD-6009-15, a Planned Unit Development for a twenty eight (28) Lot Residential Development, located at 3322 Schneider Road, to the Toledo City Council for the following two (2) reasons:

1. The request is compatible existing land uses within the general vicinity of the subject property (TMC 1111.0606.B Review & Decision-Making Criteria);
2. The proposed use complies with the state purpose of the Zoning Code (TMC 1111.0606.A Review & Decision-Making Criteria);

The staff recommends that the Toledo City Plan Commission make the following recommendations to the Toledo City Council on the waivers requested for the Planned Unit Development for a twenty-eight (28) Lot Residential Development, located at 3322 Schneider Road:

Chapter 1103.1000 Planned Unit Development Overlay District

Sec. 1103.1007 (C) Residential Standards

Staff recommends that the Plan Commission recommend **approval** of a waiver of the forty percent (40%) gross site acreage coverage to allow for fifty percent (50%) gross site acreage coverage, to Toledo City Council.

Sec. 1103.1007 (E)(1) Residential Standards

Staff recommends that the Plan Commission recommend **approval** of a waiver of the eastern property line, twenty-five foot (25') open space perimeter to allow for a ten foot (10') open space perimeter, to Toledo City Council.

The staff further recommends that the Toledo City Plan Commission recommend approval of PUD-6009-15, a request for a Planned Unit Development for a twenty-eight (28) Lot Residential Development, located at 3322 Schneider Road, to the Toledo City Council, subject to the following **twenty-four (24)** 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

Comments not received at this time.

STAFF RECOMMENDATION (cont'd)

Sewer & Drainage Services

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

Fire Prevention

Comments not received at this time.

Division of Building Inspection

4. The construction of attached multi-family housing units will be governed by the regulations found in the Ohio Building Code. This will require construction documents stamped by a documents stamped by a design professional to be submitted to the Division of Building Inspection for review and approval. Construction documents must show that the new structure, addition or alterations will be built in compliance with the building, mechanical and fire codes of the City of Toledo, and by referenced authority, those of the State of Ohio. Construction must also comply with federal ADA requirements.
5. Any signs on the property, will require a separate plan review and permit(s) in accordance with the City of Toledo's sign codes (TMC §1377-§1397).
6. Any fence screening will require a Certificate of Zoning Compliance, issued by the Division of Building Inspection.

Division of Transportation

Comments not received at this time.

STAFF RECOMMENDATION (cont'd)

Plan Commission

7. Gross parcel acreage coverage shall not exceed fifty percent (50%) by buildings, street pavement, driveway pavement and parking area pavement. This coverage is subject to approval of the coverage waiver included as part of this application.
8. The applicant shall submit a color elevation that identifies the implementation of individual roof pitch variations.
9. The applicant shall provide no less than fifteen percent (15%) of the gross site acreage, none of which is part of any required yard or perimeter open space, shall be allocated to usable, accessible and consolidated common open space. One-third (1/3) of the required common open space may be a lake or pond or storm detention or retention area.
10. A Plat shall be approved that subdivides the site into individual parcels as noted on the plan and removes the two (2) foot anti-vehicular buffer along Schneider Road.
11. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
12. If applicable, 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, **shall be noted on revised site plan.**
13. A twenty five foot (25') perimeter open space area is required along the eastern property line. An open space easement shall be added to the final plat in those areas where the perimeter open space area extends into backyards within the development. This perimeter open space requirement is subject to approval of the waiver included as part of this application.
14. A thirty foot (30') perimeter open space area is required along the northern and western property lines. An open space easement shall be added to the Final Plat in those areas where the perimeter open space area extends into backyards within the development.
15. A thirty-foot (30') greenbelt is required along the Schneider Road frontage, the greenbelt shall include at least one tree for every 30 feet of lot frontage.
16. The areas to the north and west will require Type "A" landscape buffers, where the site abuts commercial zoning. The eastern property line will require a Type "B" landscape buffer, where the site abuts residential zoning.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

17. A Type A landscape buffer is required along the northern and western property lines, and shall include twenty-five feet (25') of landscaping with four (4) canopy trees and twenty (20) shrubs per every one hundred (100) linear feet; **shall be noted on revised landscape plan.**
18. A Type B landscape buffer is required along the eastern property line, and shall include ten feet (10') of landscaping with four (4) canopy trees and fifteen (15) shrubs per every one hundred (100) linear feet; **shall be noted on revised landscape plan.**
19. Proposed private streets shall adhere to the criteria of Section 5, Part 516 *Private Streets*, of the City of Toledo Subdivision Rules and Regulations.
20. A statement on the Final Plat shall indicate: In the event the agency established to own and maintain the common open space or any successor agency shall at any time after establishment of the Planned Unit Development fail to fulfill any obligation imposed on such agency as a condition of approval of the Planned Unit Development, the City may serve written notice upon such agency or upon the residents and owners of the Planned Unit Development, setting forth the manner in which the agency has failed to fulfill its obligation. The notice shall include a demand that such deficiencies be cured within the time specified within the notice. If such deficiencies are not cured within the specified time, the City, in order to preserve the taxable values of the properties within the Planned Unit Development and to prevent the common open space from becoming a public nuisance, may enter upon the common open space and maintain the same and perform the other duties of the agency until such agency shall again resume its obligations. All costs incurred by the City in carrying out the obligations of the agency shall be assessed against the properties within the Planned Unit Development and shall become a tax lien on the properties.
21. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval (landscaping conditions only apply to the portion of the site subject to the redevelopment). Such plan shall include:
 - a. Landscape islands shall be installed at the end of the parking rows and shall consist of a combination of trees and scrubs; **shall be noted on landscape plan.**
 - b. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area; **shall be noted on landscape plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- c. Topsoil must be back filled to provide positive drainage of the landscape area; **shall be noted landscape plan.**
 - d. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **shall be noted on landscape plan.**
 - e. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **shall be noted on revised landscape plan.**
 - f. If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details; **shall be noted on landscape plan.**
 - g. The location, height and materials of any fencing to be installed and maintained; **shall be noted on landscape plan.**
 - h. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties); **shall be noted on landscape plan.**
 - i. The location, lighting and size of any signs, all signage is subject to TMC§1377-§1397.
22. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed and maintained indefinitely.
23. 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)

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

PLANNED UNIT DEVELOPMENT
TOLEDO CITY PLAN COMMISSION
REF: PUD-6010-15
DATE: August 13, 2015
TIME: 2:00 P.M.

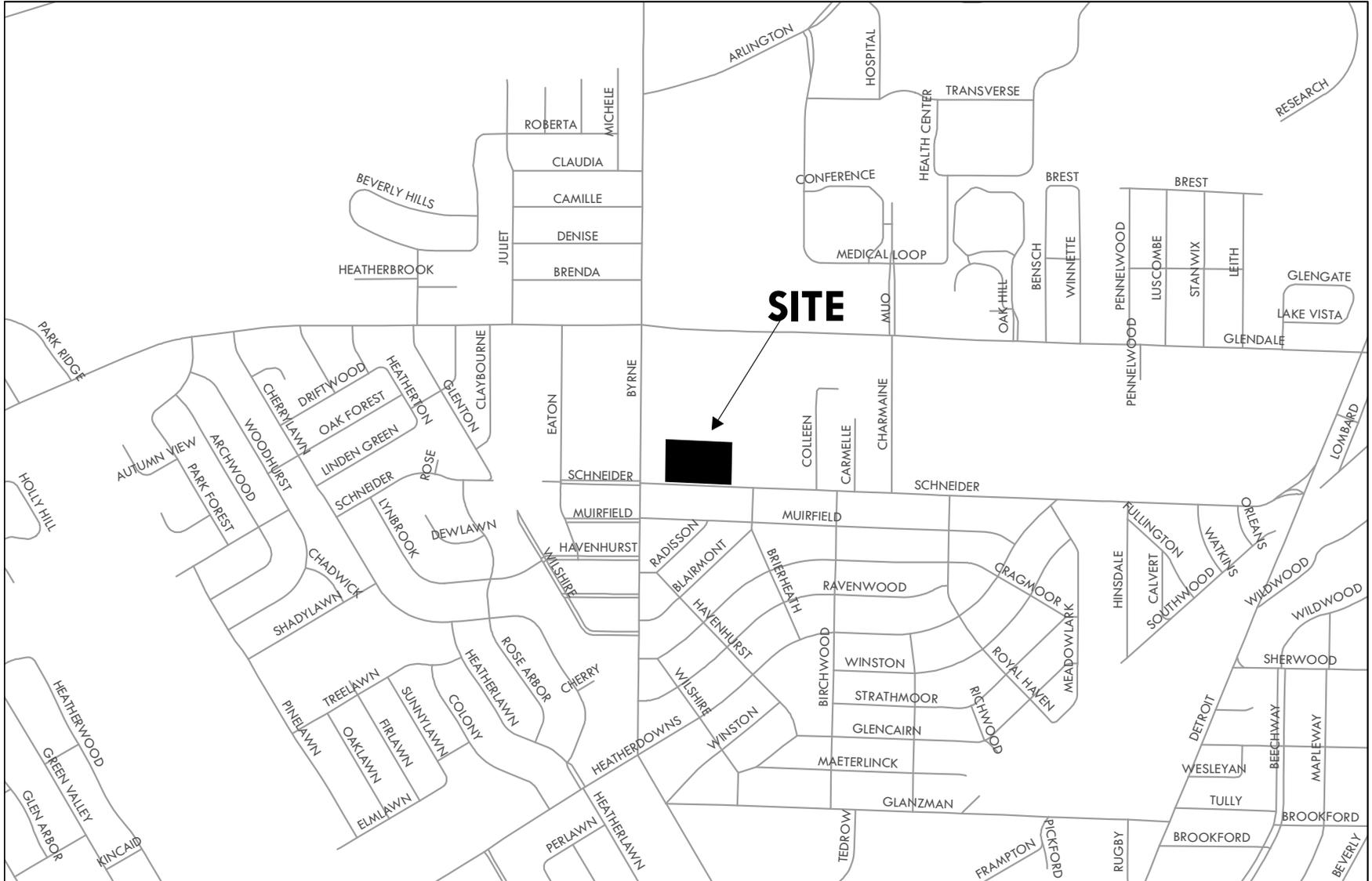
CITY COUNCIL PLANNING
AND ZONING COMMITTEE
DATE: September 23, 2015
TIME: 4:00 p.m.

BH

Three (3) sketches follow

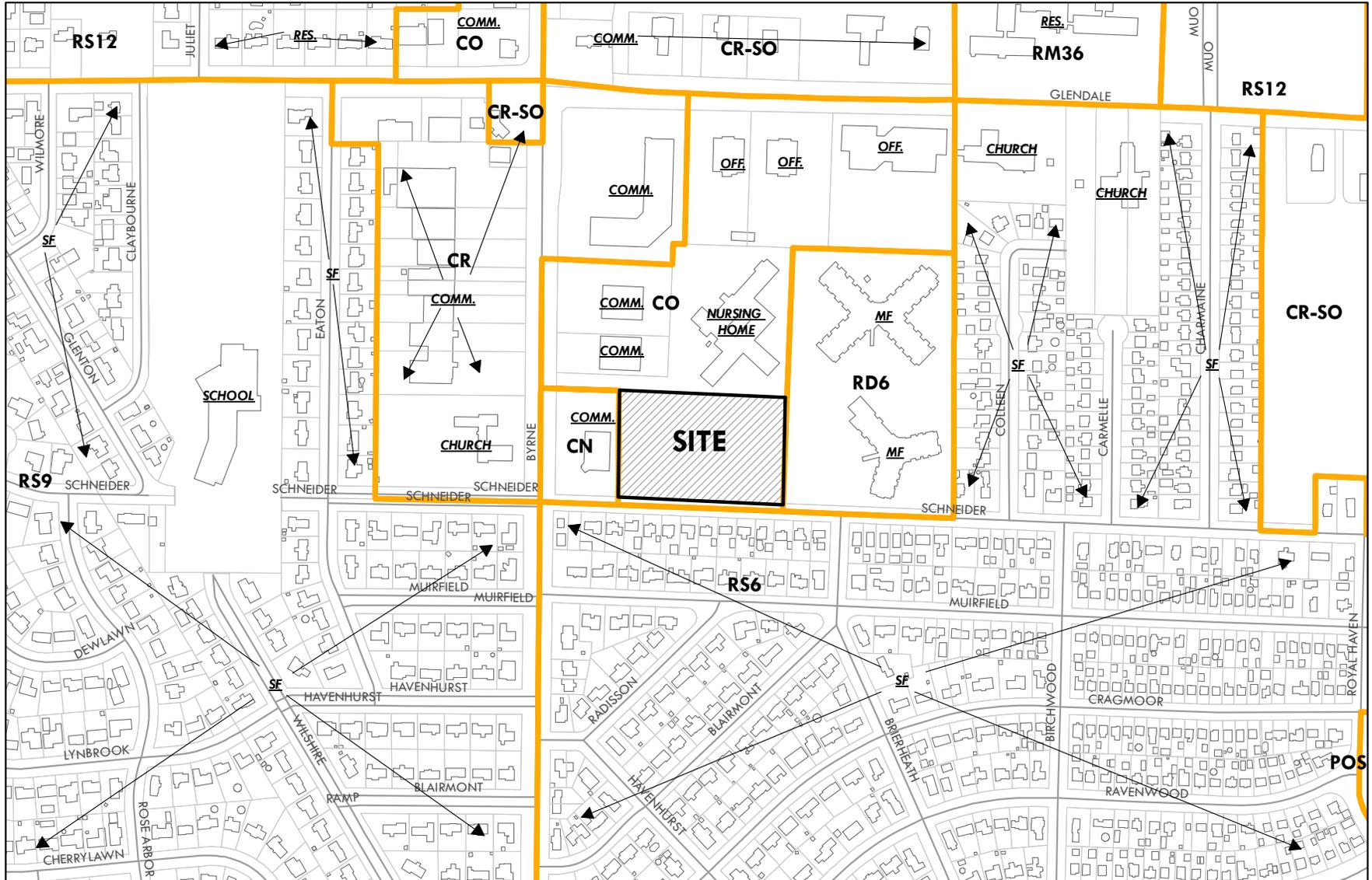
GENERAL LOCATION

PUD-6010-15
ID 54



ZONING & LAND USE

PUD-6010-15
ID 54

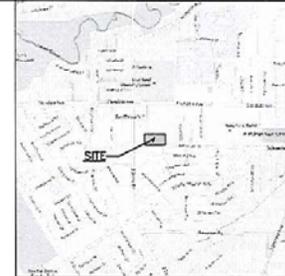


SITE PLAN

PUD-6010-15
ID 54



PRELIMINARY DRAWING
OF
Heather Cove
A PLANNED UNIT DEVELOPMENT
CITY OF TOLEDO, LUCAS COUNTY, OHIO



VICINITY MAP

LEGAL DESCRIPTION
FOUNDATION PARK LOT 6, EXC. WEST 200 FT.
ON SOUTH LINE BY 211.24 FT. ON NORTH LINE.

FOUNDATION PARK LOT 5
Owner: MICHAEL MAS MANDR
Address: 3250 SCHNEIDER RD
TOLEDO OH 43514
TWP 05-00714
EX. ZONING: RS-5

SITE ANALYSIS

- NUMBER OF UNITS = 28
- 27' PRIVATE ROAD
- SANITARY SEWERS
- STORM SEWERS
- WATERLINES
- NATURAL GAS
- 10' UTILITY EASEMENTS
- UNDERGROUND ELECTRIC,
PHONE AND CABLE

EXISTING ZONING: CO
PROPOSED ZONING: RM12 W/PUD
ACREAGE: 4.06± OR 176,854 SQ. FT.
COMMON OPEN SPACE = 35,625 SQ. FT. OR 20%

LOT COVERAGE = 90,276 SQ. FT. = 50%

DEVELOPED BY:
JLJ DEVELOPMENT, INC.
9535 OLD STATE LINE
HOLLAND, OHIO 43528
419-466-3406

PREPARED BY:

FellerFinch
ASSOCIATES, INC.

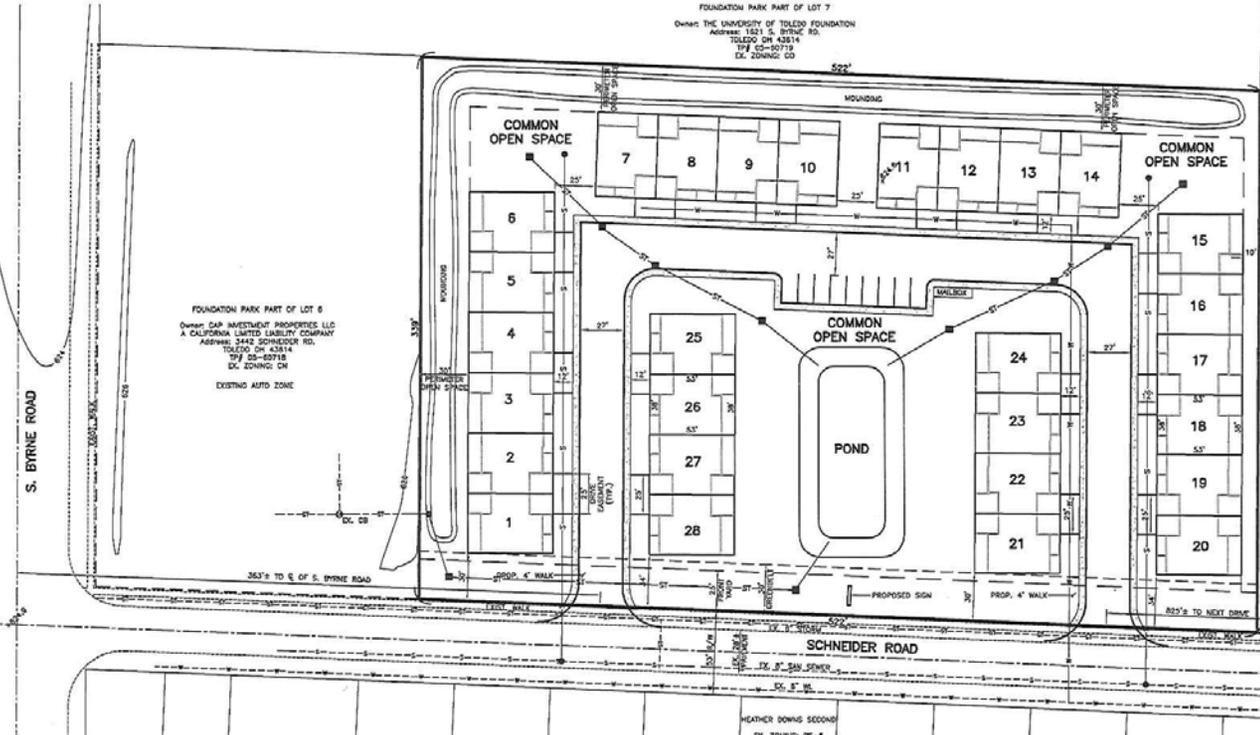
1883 Woodlands Drive, Maumee, Ohio 43537
Phone: (419) 862-3682
Fax: (419) 862-2982
www.fellerfinch.com

PROJECT No: 10027917 DWG: 10-07917PR01A2 DATE: 6-30-15

FOUNDATION PARK PART OF LOT 7
Owner: THE UNIVERSITY OF TOLEDO FOUNDATION
Address: 1521 S. BYRNE RD.
TOLEDO OH 43514
TWP 05-00714
EX. ZONING: CO

FOUNDATION PARK PART OF LOT 6
Owner: CAP INVESTMENT PROPERTIES LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
Address: 3442 SCHNEIDER RD.
TOLEDO OH 43514
TWP 05-00714
EX. ZONING: CO
EXISTING AUTO ZONE

:ts\10E07917A_Dwg\10-07917PR01A2.dwg, 1, 6/30/2015 1:53:00 PM, RSpain



SCALE: 1" = 30'



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GENERAL INFORMATION

Subject

- Request - Special Use Permit for the Operation of a Type A Daycare (6-12 Children).
- Location - 442 E Central Avenue
- Applicant - Brandon Williams
442 E Central Avenue
Toledo, Ohio 43608

Site Description

- Zoning - RD6 Duplex Residential
- Area - ± 0.073 acres
- Existing Use - Single Family Dwelling with Type B Daycare
- Proposed Use - Single Family Dwelling with Type A Daycare

Area Description

- North - Single-family Residential & VFW Post 5530 / RD6
- East - Single-family Residential / RD6
- South - Single-family Residential / RD6
- West - Single-family Residential / RD6

Parcel History

No parcel history on file.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a Type A Family Day Care to be located at 442 E Central Avenue. The house sits on a 26' by 127' lot. The home was built in 1902 and has 834 square feet of total living area. The applicant is currently operating a Type B Day Care in the home.

STAFF ANALYSIS (cont'd)

The site appears to offer an appropriate amount of useable indoor and outdoor space. The submitted plan indicates that 550 square feet of indoor space is provided for the daycare use and the fenced backyard is 961 square foot in size. The State of Ohio daycare licensing requires applicants to provide thirty-five (35) square feet of indoor space per child and sixty (60) square feet of outdoor space per child. A facility to accommodate twelve (12) children requires 420 square feet of indoor space and 720 square feet of outdoor space.

On November 5, 2008, Toledo City Council approved Ordinance 684-08, amending the zoning code regulations governing Type A Family Day Care facilities in the City of Toledo. Two (2) additional restrictions were added for Type A Family Day Care facilities. First, per TMC 1104.0701.A, each licensee/administrator is limited to one (1) Type A Family Day Care facility in the City of Toledo. Second, per TMC 1104.0701.C, Type A Family Day Care facilities in a residential zoning district are required to have frontage on a major street. The applicant has indicated that this is his full time residence and according to the Toledo-Lucas County Major Streets and Highway Plan, Central Avenue in this area is listed as a major street.

The parking requirement for a Type A Day Care is one (1) space in addition to the required two (2) spaces for the dwelling. The applicant is providing a concrete area on the rear of the site that is large enough to accommodate three (3) vehicles. The Division of Transportation has reviewed the access and parking and does not object to their use.

The Toledo 20/20 Comprehensive Plan targets this site for single-family residential uses. The intent of the single-family residential designation is to accommodate the development of single dwelling units on individual lots. The single-family residential district may also include libraries, schools, churches, and community centers. Based on the nature of the proposed use and its location, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 *Review and Decision-making Criteria*.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-6011-15, a request to operate a Type A Daycare, at 442 E Central Avenue, to Toledo City Council for the following two (2) reasons:

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

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-6011-15, a request to operate a Type A Daycare, at 442 E Central Avenue, to the Toledo City Council, subject to the following nineteen (19) conditions:

STAFF RECOMMENDATION (cont'd)

Engineering Services

1. Substandard sidewalk and curb sections that exist within the public right-of-way abutting the site shall be replaced in accordance with City of Toledo Construction Standards and Toledo Municipal Code. Contact Joe Warnka at (419) 245-1341 for inspections.
2. All proposed drive approaches, curb, and sidewalk shall be constructed in accordance with the City of Toledo Construction Standards and Toledo Municipal Code.
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.

Sewer & Drainage Services

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

Fire Prevention

No concerns or objections.

Transportation

6. The site shall accommodate the required number of parking spaces on site. Off street parking shall not be used for the required parking spaces.
7. ADA parking stalls must be provided in accordance with the Americans with Disabilities Act Guidelines and the TMC. All ADA parking spaces shall be designated with a sign visible from the driver's seat and must be mounted in front of the parking space at a minimum height of 60 inches to the bottom of the sign.

STAFF RECOMMENDATION (cont'd)

Building Inspection

8. By State requirements, the use of this building at this site for a Type A Daycare will require stamped drawings of the building to be submitted to the Division of Building Inspection for review and approval identifying the occupancy load, plumbing fixture count, egress and emergency egress locations, emergency evacuation routes and other life-safety issues in accordance with the administrative code of the Ohio Building Code. Special mechanical inspections of each discipline must be secured to confirm the building meets minimum habitability standards.
9. If construction and/or alterations of any building on this site are planned, construction documents shall be submitted to Division of Building Inspection for review and approval showing the improvements to be in compliance with the Ohio Building Code and the associated mechanical, electrical codes and fire codes.
10. Any signage or fencing will require separate permits.

Plan Commission

11. The applicant shall make 35 square feet of useable indoor space regularly available for each child; **Acceptable as depicted on site plan.** (TMC 1104.0701.D).
12. The applicant shall make 60 square feet of useable outdoor space regularly available for each child. A Type B landscape buffer shall be provided around the outdoor space. A fence, wall, or berm may be used as a substitute for shrub requirements; **Acceptable as depicted on site plan.** (TMC 1104.0701.E).
13. A paved area for dropping off and picking up persons in care at the facility must be provided with the approval of the Division of Transportation. (TMC 1104.0701.F).
14. A Type "B" Landscaping Buffer shall be installed around the outdoor play space. This may consist of a 10' wide landscape buffer or a solid fence; **Acceptable as depicted on site plan.**
15. Group Living facilities, Type A Day Care Home, and Nonresidential Drug and Alcohol Centers are subject to this spacing requirement Section in the Use Table of Sec. 1104.0100, must be at least 500 feet from a site with any other Group Living facilities, Type A Day Care Home, and Nonresidential Drug and Alcohol Center that is subject to this spacing requirement. (TMC 1104.1001).

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

16. In residential zoning districts, the owner or lessee of the subject dwelling shall be both the licensee and the administrator of the Type A Home. Each licensee/administrator is limited to one (1) Type A Family Day Care facility in the City of Toledo. The Type A Home licensee/administrator shall be an individual person and resident domiciliary of the subject home.
17. 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.
18. Minor adjustments to the site plan that do not violate the above conditions or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
19. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-6011-15
DATE: August 13, 2015
TIME: 2:00 p.m.

CITY COUNCIL PLANNING
AND ZONING COMMITTEE
DATE: September 23, 2015
TIME: 4:00 p.m.

BH
Three (3) sketches to follow

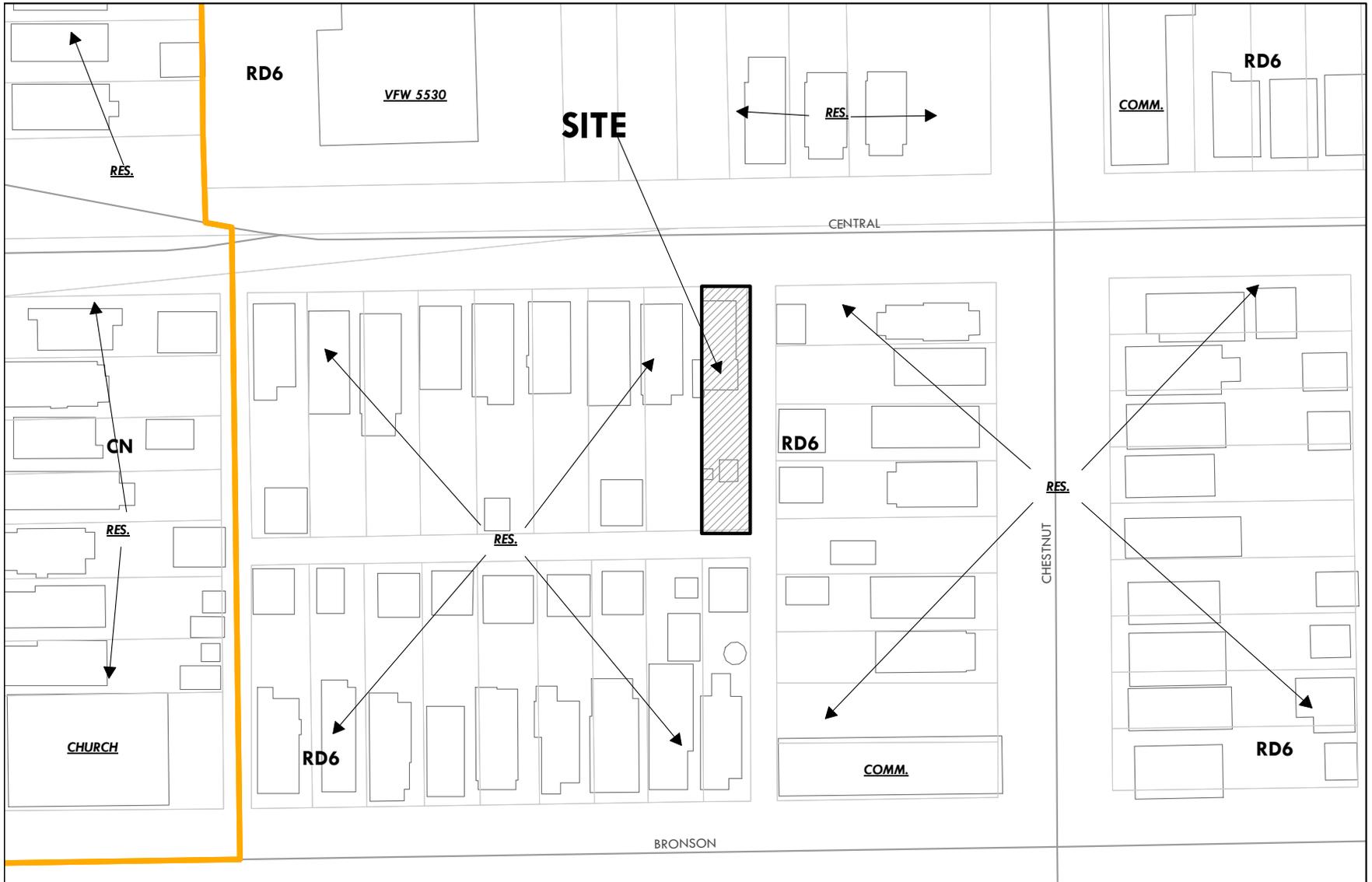
GENERAL LOCATION

SUP-6011-15
ID 8



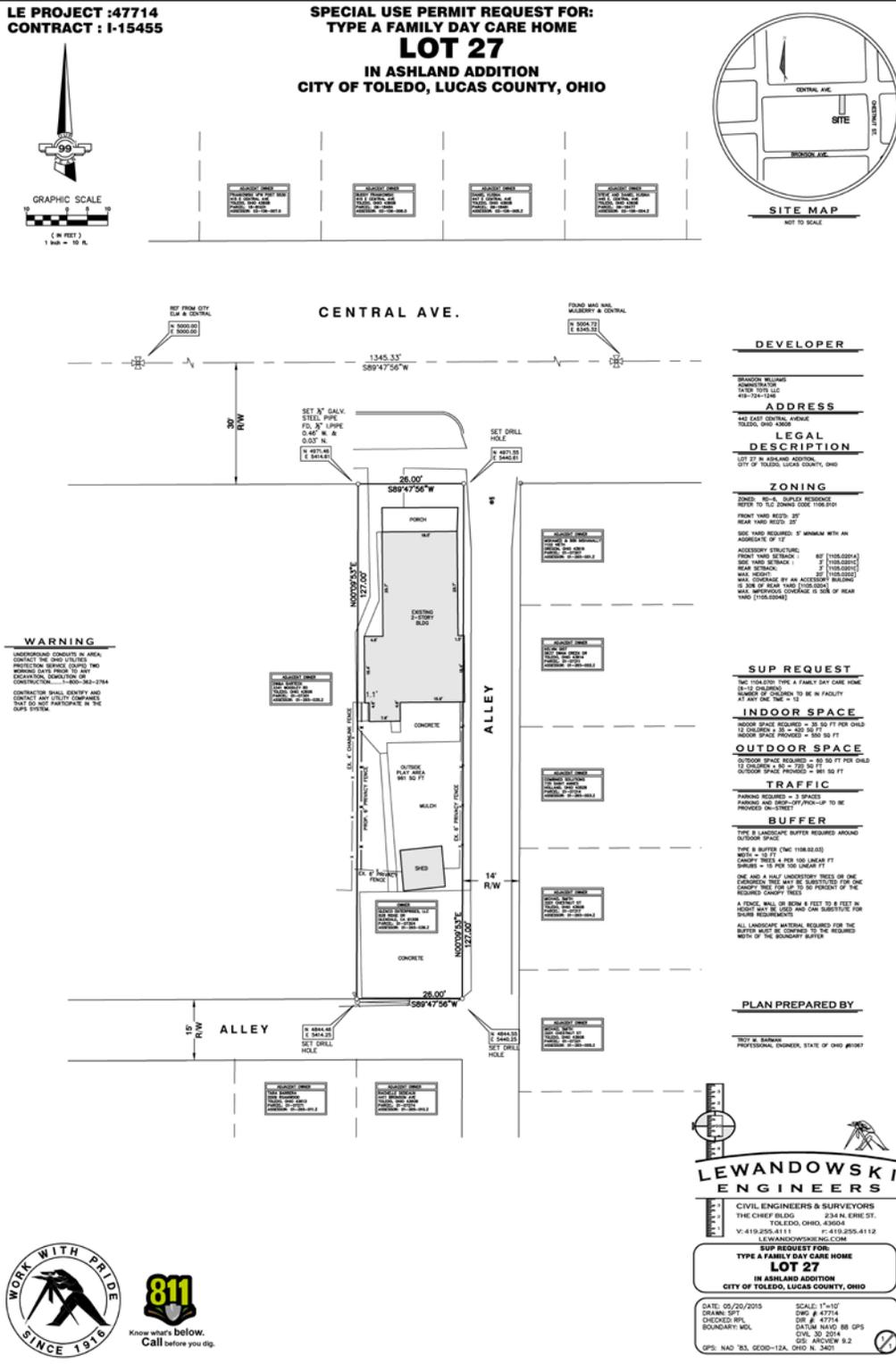
ZONING & LAND USE

SUP-6011-15
ID 8



SITE PLAN

SUP-6011-15
ID 8



LOT 27 IN ASHLAND ADDITION

GENERAL INFORMATION

Subject

- Request - Special Use Permit to add and relocate gas pumps to existing gas station
- Location - 4315 W Alexis Road
- Applicant - Ridi Reio, LLC
5131 W Alexis Road
Sylvania, OH 43560
- Architect - Dwight Gilliland
Architecture by Design
5622 Mayberry Square
Sylvania, OH 43560

Site Description

- Zoning - CR Regional Commercial
- Area - ± 0.584 acres
- Frontage - ± 190' on Alexis Road
± 134' on Telegraph Road
- Existing Use - Gas Station with Convenience Store
- Proposed use - Gas Station with Convenience Store

Area Description

- North - Commercial Retail and Single Dwelling Residential / C-2 & R-A (Sylvania Township)
- East - Light Industrial / CR
- South - Commercial Retail / CR
- West - Commercial Retail / CR

Parcel History

- SUP-161-84 - Special Use Permit to install a canopy over existing fuel pumps (PC approved 10/18/84, Ord. 830-84 approved 11/13/84)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to add and relocate gas pumps to an existing gas station on a site located at 4315 W Alexis Road. The .584-acre site is zoned CR Regional Commercial and contains a 6,150 square foot multi-tenant building with a convenience store and a general retail store dividing the space. The site also currently has two (2) fuel islands with four (4) dispensers covered by a canopy. The proposal includes the addition of a new fuel island (two (2) pumps), a new canopy and the realignment of the fuel islands.

Parking and Circulation

Pursuant to TMC§1107.0304 Parking, Loading, and Access – Schedule A, a convenience store with fuel sales is required to have one (1) parking space per pump (count as if parked at pump) plus one (1) parking space per 300 square feet of building area. The submitted plan indicates that a 6,159 square foot multi-tenant building currently exists on the site; however this building will not be modified as part of this application. The applicant is currently providing eight-five percent (85%) of the required parking for a commercial retail building of this size. Due to the improvements being limited to the addition of a fuel island, a new canopy and the realignment of the fuel islands, any new or additional parking requirements will be limited to the area of the improvements. As a result, the applicant will only be required to provide new spaces at each of the new fuel dispenser(s).

The site is currently accessed via three (3) curb cuts, two (2) along Alexis Road and one (1) access point at Talmadge Road frontage. The applicant has indicated that the easternmost curb along Alexis Road will be removed and the curb cut along Talmadge Road will be reduced to provide additional space for landscaping. The Division of Transportation has indicated that twenty-five foot (25') drive aisles shall be maintained throughout the site to accommodate two-way traffic. In addition, a ten foot by twenty foot (10'x20') vehicle space shall be provided at each pump plus one (1) additional stacked vehicle space shall be provided and still allow for maneuverability around the site. The submitted plan does not provide adequate space to accommodate either twenty-five foot (25') drive aisles or additional stacking spaces, resulting in the Division of Transportation objecting to the improvements.

Landscaping and Screening

The site is existing and per TMC§1114.0500 – Appearance Upgrade for Nonconforming Development, the site is only required to be brought closer into compliance with the 2004 zoning code in terms of landscaping. Currently, the site has little landscaping. Landscaping is shown on the submitted site plan that includes the following: A fifteen foot (15') greenbelt with two (2) trees and nine (9) scrubs along Talmadge Road and a fifteen foot (15') greenbelt along Alexis Road with no plantings shown. While the proposed landscaping brings the site closer into compliance with the zoning code, staff recommends that one (1) tree per every 30 linear feet of frontage and a solid evergreen hedge be installed along both greenbelts.

STAFF ANALYSIS (cont'd)

Canopy Design

Pursuant to TMC§1104.0903 Use Regulations – Canopies shall be set back a minimum of (10) feet from the property line, and shall be designed to be consistent with the building materials and colors of the principle building. Support columns shall be brick, brick base, or other durable materials compatible with the principle building. The applicant provided an elevation showing the use of brick in the areas of the support columns.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan this site for Neighborhood Commercial land uses. The CN Neighborhood Commercial district is intended to accommodate predominately small and medium scale commercial uses that serve neighborhoods. Small and medium scale offices and mixed uses may be included. The additional fuel pumps on an already intense commercial site will not be consistent with the intent of the Neighborhood Commercial district.

Staff is recommending disapproval of the request due to the objections of the Division of Transportation with the site plan. The applicant does not meet the minimum drive aisle widths to accommodate two-way traffic and additional stacking is not provided in a manner that still allows for maneuverability around the site.

Although staff is recommending disapproval, conditions are provided for information purposes in Exhibit “A”.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-6003-15, a Special Use Permit to add/relocate gas pumps to existing gas station at 4315 W Alexis Road, to the Toledo City Council, for the following four (4) reasons:

1. The proposed does not meet the stated purpose of this Zoning Code (TMC 1111.0706.A Review & Decision-Making Criteria);
2. The proposed use does not comply with all applicable provisions of this Zoning Code; TMC 1111.0706 B Review & Decision-Making Criteria);
3. The proposed use is too intense for the site and is not consistent with the intent of the Neighborhood Commercial District.
4. 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. The Division of Transportation objects to the approval of the Special Use Permit.

REF: SUP-6003-15. . August 13, 2015

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-6003-15
DATE: August 13, 2015
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: September 23, 2015
TIME: 4:00 P.M.

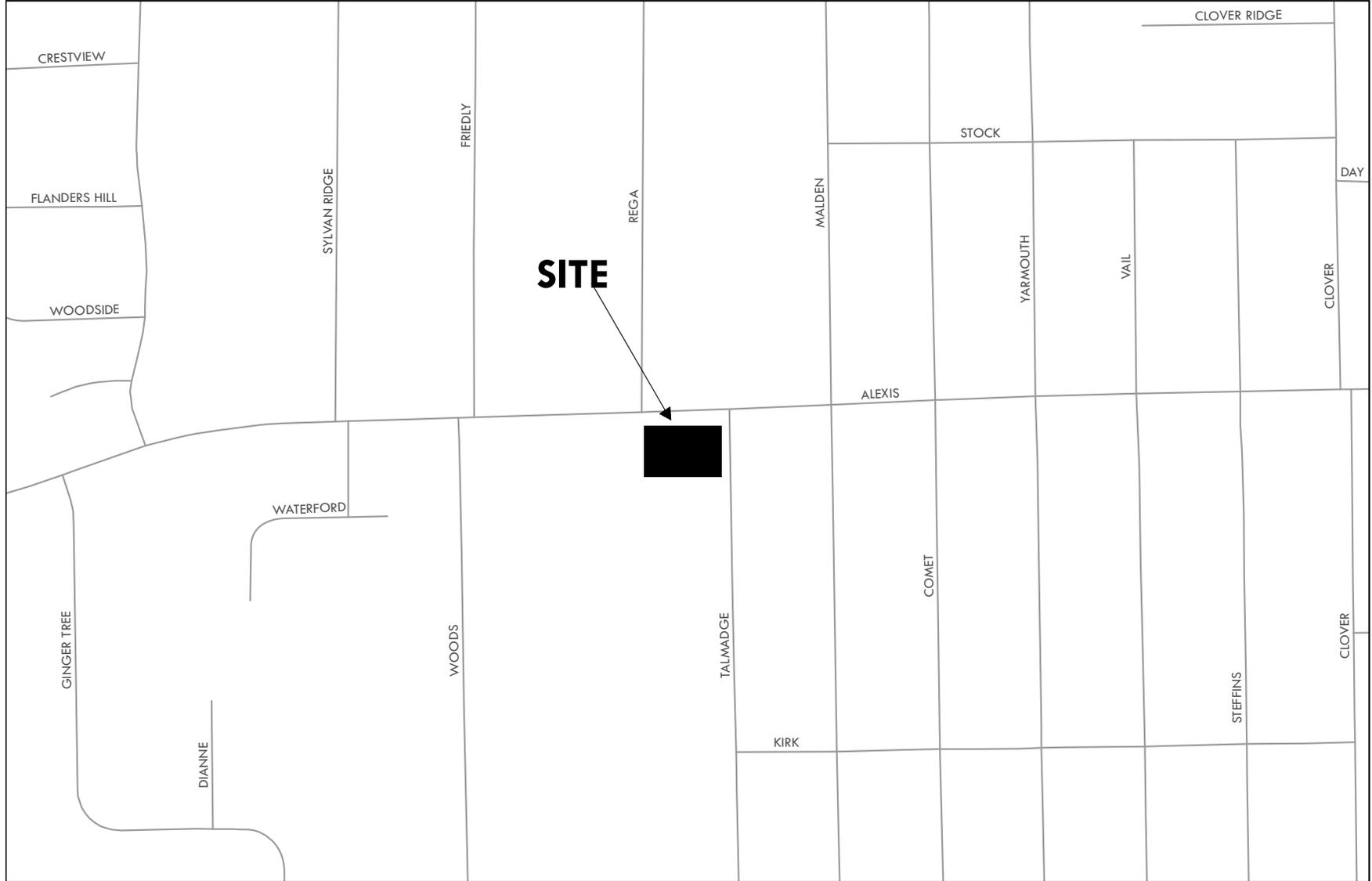
BH
Four (4) sketches follow
Exhibit "A"

GENERAL LOCATION

SUP-6003-15
ID 104

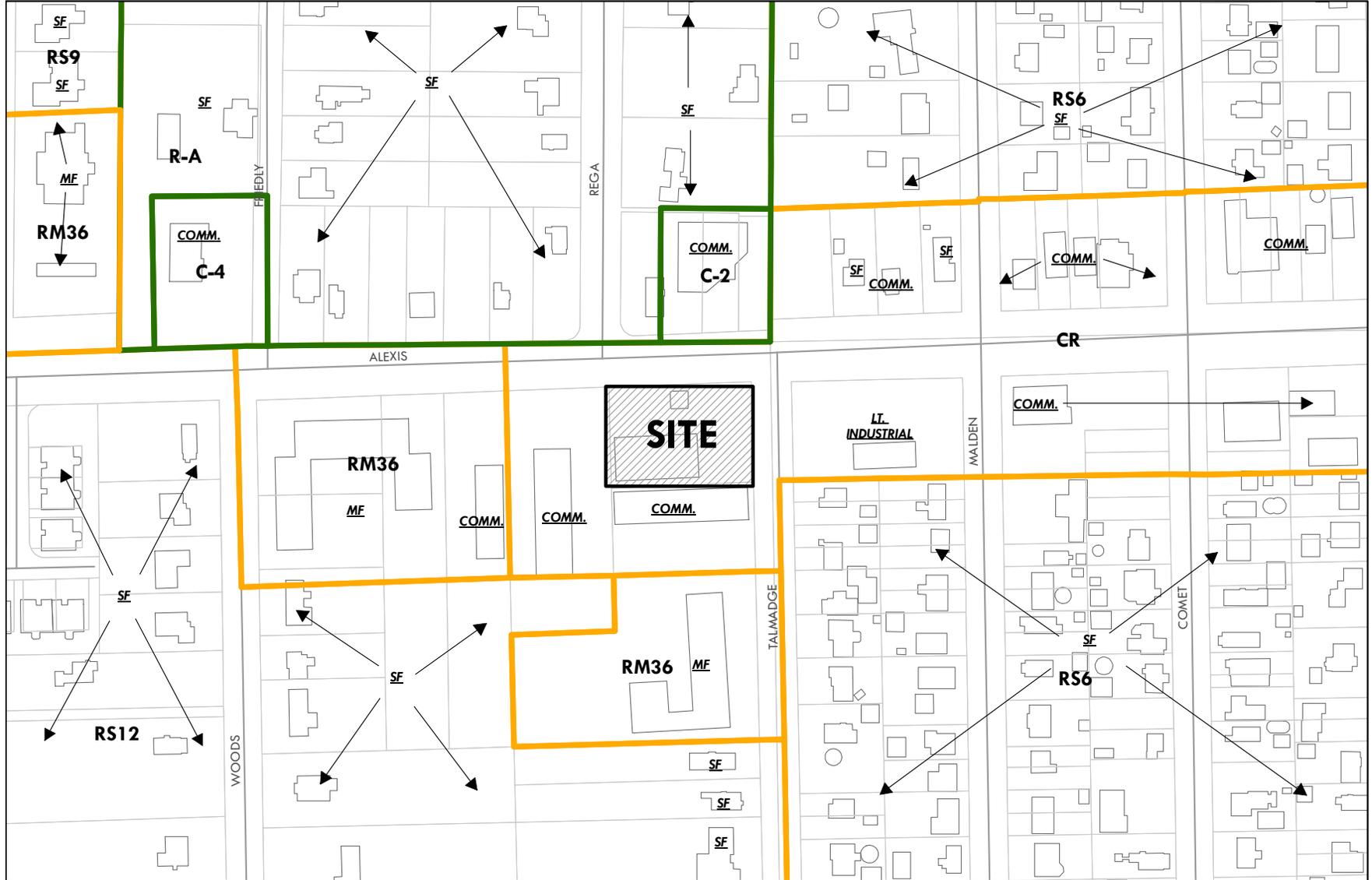


S - 6



ZONING & LAND USE

SUP-6003-15
ID 104



ELEVATIONS

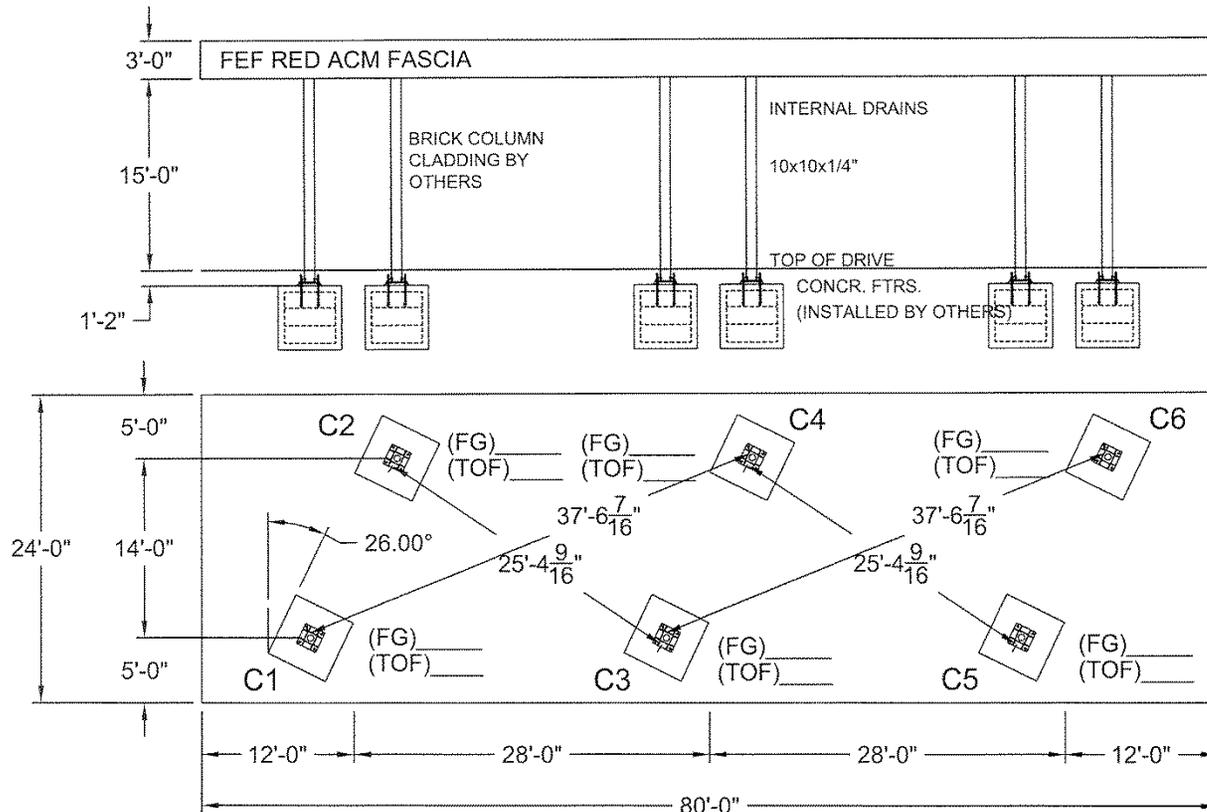
SUP-6003-15
ID 104



"QUICKIE PRELIM"
CUSTOMER TO REVISE IF NEEDED,
THEN SIGN AND RETURN

Preliminary Drawing
NOT TO BE USED FOR CONSTRUCTION
"SUBJECT TO CHANGE"

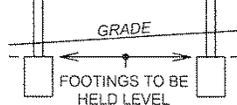
ABBREVIATIONS:
(FG) _____ ~ FINISHED GRADE ELEVATION
(TOF) _____ ~ TOP OF FOOTER ELEVATION



CONTRACTOR TO CALL TFC CANOPY
AT TIME FOOTINGS ARE TO BE
POURED TO VERIFY FOOTING SIZES,
FOOTING DEPTHS, ANCHOR BOLT
PATTERNS, COLUMN CENTERS AND
THE AMOUNT OF SLOPE IN GRADE.
FAILURE TO CALL SHALL RELEASE TFC
FROM ANY ASSOCIATED LIABILITY.

IS GRADE SLOPED ?

YES NO



CUSTOMER TO INDICATE:
LOCATIONS & DIRECTIONS OF
DRAINS, VENTS, CONDUITS.
SIGN LOCATIONS, NORTH
DIRECTION, COL. WRAPS.
GRADE INFO.

ALL TFC COLUMNS TO DRAIN
UNLESS NOTED OTHERWISE

SHEET 1 OF 2

DATE: Jul-06-2015
JOB: 2480Toledo
QUOTE: N/A
CUST: R.W Mercer
JOB LO: Toledo, OH



TFC CANOPY
1107 NORTH TAYLOR RD.
GARRETT, IN 46738
FAX - (260) 357-6533
PHONE - (260) 357-6665

8-6

Exhibit “A”
REVIEW AGENCY CONDITIONS

The following twenty-six (26) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Division of Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced and/or upgraded to conform to current City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
3. All commercial drive approaches (along with the sidewalk through the drive) shall be constructed with 8-inch-thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop or opening.**
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. Plans submitted for review do not detail any revisions to the existing site that will require earth-disturbing activity of 2,500 or more square feet, nor are any changes shown to the existing storm sewer system. Therefore, it appears that there are no items requiring a storm water plan review. However, if revisions are made to the site plan that will result in earth-disturbing activity of 2,500 or more square feet or cause changes to the existing storm sewer, a full site plan review and approval will be required. Plans will be subject to the rules and regulations of the City of Toledo, Storm Water Utility, including storm water detention and post-construction storm water Best Management Practices (BMPs) as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities.

Division of Environmental Services

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

Exhibit "A" (cont'd)
REVIEW AGENCY CONDITIONS

Division of Environmental Services (cont'd)

7. Applicant shall maintain compliance with the City of Toledo's Sanitary Sewer Use Regulations specified in the Toledo Municipal Code.
8. Applicant shall maintain compliance with the City of Toledo's air quality regulations including, but not limited to, the Anti-Noise Law specified in the Toledo Municipal Code.
9. Applicant shall maintain compliance with the City of Toledo's Underground Storage Tank Requirements specified in the Toledo Municipal Code.

Fire Prevention

Comments not received at this time.

Sewer & Drainage Services

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

Building Inspection

12. Demolition of any existing building(s) will require a demolition permit issued from the City of Toledo through its Division of Building Inspection requiring termination of all utilities. Documentation from Columbia Gas and Toledo Edison/Energy One must be provided to Building Inspection that this has occurred. If the existing water and sewer taps are to be re-used, the applicant/contractor must identify this to the Department of Public Utilities and secure their release from the demolition permit to processed and issued. Otherwise, water and sewer service must be terminated as well.
13. New construction and/or alterations to any existing building or gas pump islands or canopies on the site will require construction documents submitted to the Division of Building Inspection for plan review and approval showing the improvements to be in compliance with the Ohio Building Code and associated mechanical, electrical codes and fire codes along with compliance of federal ADA standards.

Exhibit "A" (cont'd)
REVIEW AGENCY CONDITIONS

Division of Transportation

14. 25' wide access drive aisles shall be maintained throughout the site to accommodate two-way traffic as per TMC 1107.
15. Each Pump station is required to accommodate a vehicle (10'x20') parked at the pump plus one additional stacked vehicle and still allow for maneuverability around the site (TMC 1107).

Plan Commission

16. The canopy and columns shall be designed to meet the criteria of TMC 1104.0903 Gasoline and Fuel Sales – General Requirements. The columns will need to be completely bricked.
17. Free air (with the capability of filling standard automobile tires), water and restrooms shall be provided and maintained during operating hours of the station per TMC 1104.0903 (D)
18. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping areas.
19. Flat lens lighting shall be used for all outside lighting, including canopies.
20. Non-petroleum displays must be within twenty-five (25) feet of the building but not within twenty-five (25) feet of any right-of-way. The maximum height of such display shall not exceed five (5) feet.
21. 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.
22. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Per TMC 1108.0202.B.3, a fifteen (15') greenbelt is required along the Alexis and Talmadge Road frontages. This shall include one (1) tree per every 30 linear feet and a solid evergreen hedge along both rights-of-way, **shall be noted on revised plan.**
 - b. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standard, **acceptable as depicted on plan.**

Exhibit "A" (cont'd)
REVIEW AGENCY CONDITIONS

Plan Commission (cont'd)

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

GENERAL INFORMATION

Subject

- Request - Special Use Permit to add gasoline and fuel sales to existing convenience store
- Location - 1027 N. Reynolds Road
- Applicant - Ridi Reio LLC.
5131 Alexis Road
Sylvania, OH 43560
- Architect - James Wilson
Architecture by Design
5622 Mayberry Square
Sylvania, OH 43560

Site Description

- Zoning - Regional Commercial / CR
- Area - 0.672 acres
- Frontage - 148' along Reynolds Road
- Frontage - 156' along Darlene Drive
- Existing Use - Convenience Store
- Proposed Use - Convenience Store with Gasoline and Fuel Sales
- Required Parking - 7 spaces
- Proposed Parking - 11 plus spaces at pumps

Area Description

- North - Family Dollar/ CR
- East - Commercial offices/ CR
- South - Advance Auto Parts/ CR
- West - Single Family Residential/ RS6

Parcel History

- SUP-208-83 - Special Use Permit to install a canopy over existing gas pumps for property at 1027 N. Reynolds Road. Plan Commission recommended approval on 12/01/1983. City Council approved on 12/20/1983, Ord. 1043-83.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

SUP-12004-13 - Special use permit for changes to convenience store and gas station. Case withdrawn (05-19-2014).

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to add gasoline and fuel sales to an existing convenience store located at 1027 North Reynolds Road. The 0.672 acre site is zoned CR Regional Commercial and occupied by a 1,915 square foot building. The site currently has one (1) fuel island with four (4) dispensers covered by a canopy. The proposal includes the addition of three (3) new fuel islands (six (6) pumps), a new canopy and the realignment of the fuel islands.

Surrounding land uses include commercial uses east of the property across Reynolds Road and commercial uses immediately south of the site along Monroe Street. To the west of the parcel abuts a single-family residential district. North of the property, across Darlene Drive, are a variety of commercial uses.

Parking and Circulation

Pursuant to TMC§1107.0304 Parking, Loading, and Access – Schedule A, a convenience store with fuel sales is required to have one (1) parking space per pump (count as if parked at pump) plus one (1) parking space per 300 square feet of building area. The submitted plan indicates that a 1,915 square foot building currently exists on the site; therefore thirteen (13) parking spaces are required. The site plan indicates that eleven (11) parking spaces are available. Parking is also provided at each fuel pump, resulting in a total of seventeen (17) parking spaces on site.

The site is currently accessed via three (3) curb cuts, two (2) along Reynolds Road and one (1) access point at Darlene Drive. The Division of Transportation has indicated that twenty-five foot (25') drive aisles shall be maintained throughout the site to accommodate two-way traffic. In addition, a ten foot by twenty foot (10'x20') vehicle space shall be provided at each pump plus one (1) additional stacked vehicle space shall be provided and still allow for maneuverability around the site. The submitted plan does not provide adequate space to accommodate either twenty-five foot (25') drive aisles or additional stacking spaces, resulting in the Division of Transportation objecting to the development.

STAFF ANALYSIS (cont'd)

Landscaping and Screening

The site was developed before the 2004 zoning code and therefore not required to completely comply with the landscape standards of the 2004 code. However, TMC 1114.0500 Appearance Upgrade for Nonconforming Development, requires futures changes to bring a site closer into compliance with the 2004 code. Landscaping is shown on the submitted site plan that includes the following: A fifteen foot (15') greenbelt with three (3) trees and eleven (11) scrubs along Reynolds Road and a fifteen foot (15') greenbelt along Darlene Drive with one (1) proposed tree , two (2) existing trees and no shrub plantings shown. While the proposed landscaping brings the site closer into compliance with the zoning code, staff recommends that one (1) tree per every 30 linear feet of frontage and a solid evergreen hedge be installed along both greenbelts along with foundation plantings.

Additionally, the site plan depicts the dumpster and fencing located within the required front setback as defined in Sec. 1106.0102. Relocating the dumpster further away from Darlene Drive and closer to the existing building on the site will comply with regulations. In regard to fencing and screening standards, fences may not exceed 3½ feet in height in the required front setback for commercial districts. Staff recommends fencing located in the required front setback be reduced from 6 feet to 3½ feet in order to comply with TMC 1105.0302.

Canopy Design

The site plan indicates there will be no changes to the existing structure on the property but a new canopy is proposed. Pursuant to TMC§1104.0903 Use Regulations – Canopies shall be set back a minimum of (10) feet from the property line, and shall be designed to be consistent with the building materials and colors of the principle building. Support columns shall be brick, brick base, or other durable materials compatible with the principle building. The applicant provided an elevation showing the use of brick in the areas of the support columns.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Neighborhood Commercial land uses. As defined in the Toledo 20/20 Comprehensive Plan, a CN Neighborhood Commercial district is intended for predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included. However, the additional fuel pumps on an already intense commercial site will not be consistent with the intent of the Neighborhood Commercial district.

Staff is recommending disapproval of the request due to the objections of the Division of Transportation with the site plan. The applicant does not meet the minimum drive aisle widths to accommodate two-way traffic and additional stacking is not provided in a manner that still allows for maneuverability around the site.

STAFF ANALYSIS (cont'd)

Although the staff is recommending disapproval, conditions are provided for informational purposes in Exhibit "A".

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-6005-15, to add gasoline and fuel sales to an existing convenience store located 1027 N. Reynolds Road, to the Toledo City Council, for the following four (4) reasons:

1. The proposed does not meet the stated purpose of this Zoning Code (TMC 1111.0706.A Review & Decision-Making Criteria);
2. The proposed use does not comply with all applicable provisions of this Zoning Code; TMC 1111.0706 B Review & Decision-Making Criteria);
3. The proposed use is too intense for the site and is not consistent with the intent of the Neighborhood Commercial District.
4. 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. The Division of Transportation objects to the approval of the Special Use Permit.

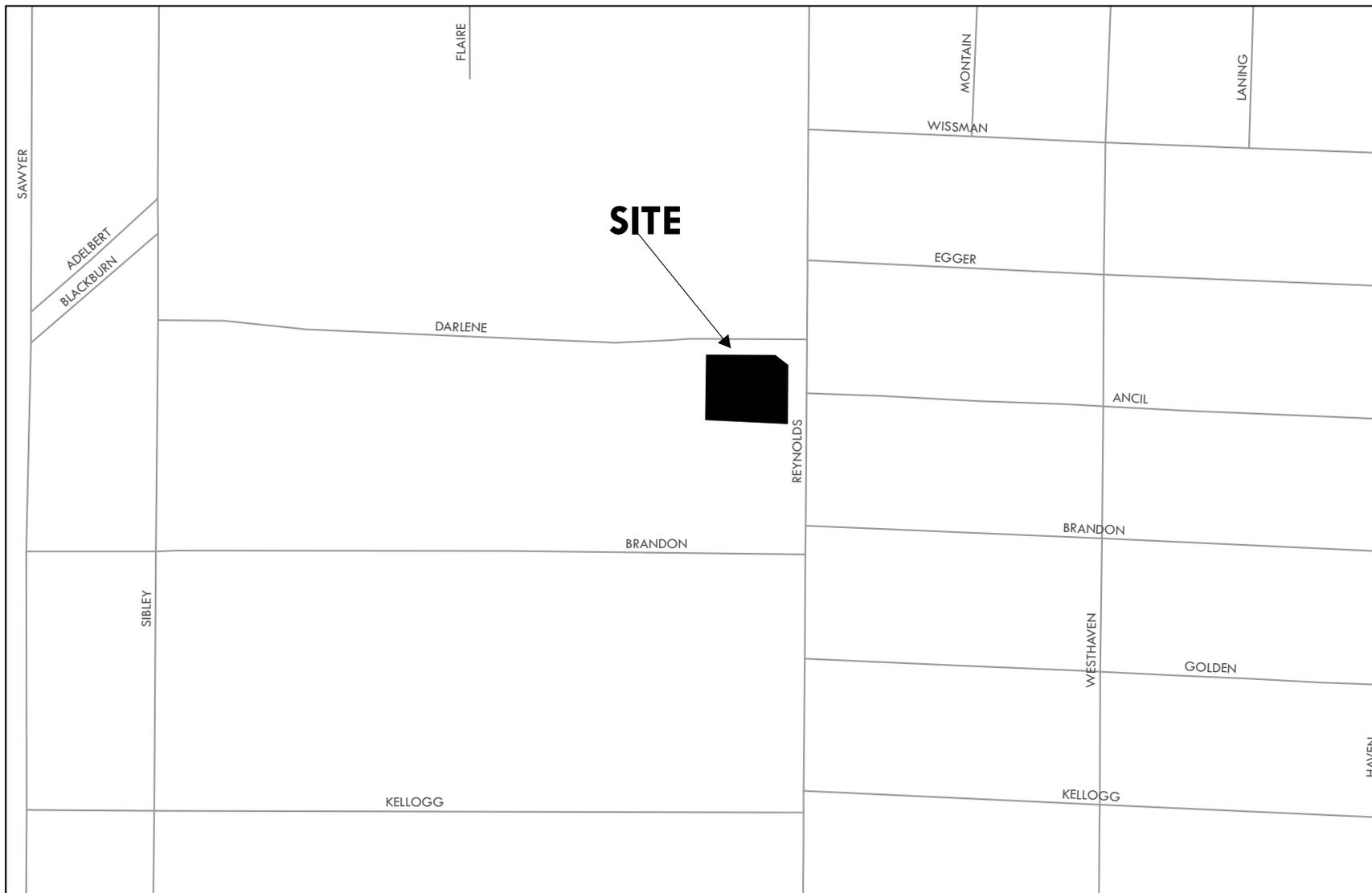
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-6005-15
DATE: August 13, 2015
TIME: 2:00 p.m.

CITY COUNCIL PLANNING
AND ZONING COMMITTEE
DATE: September 23, 2015
TIME: 4:00 p.m.

RS/an
Four (4) sketches follow
One (1) exhibit follows

GENERAL LOCATION

SUP-6005-15
ID 119

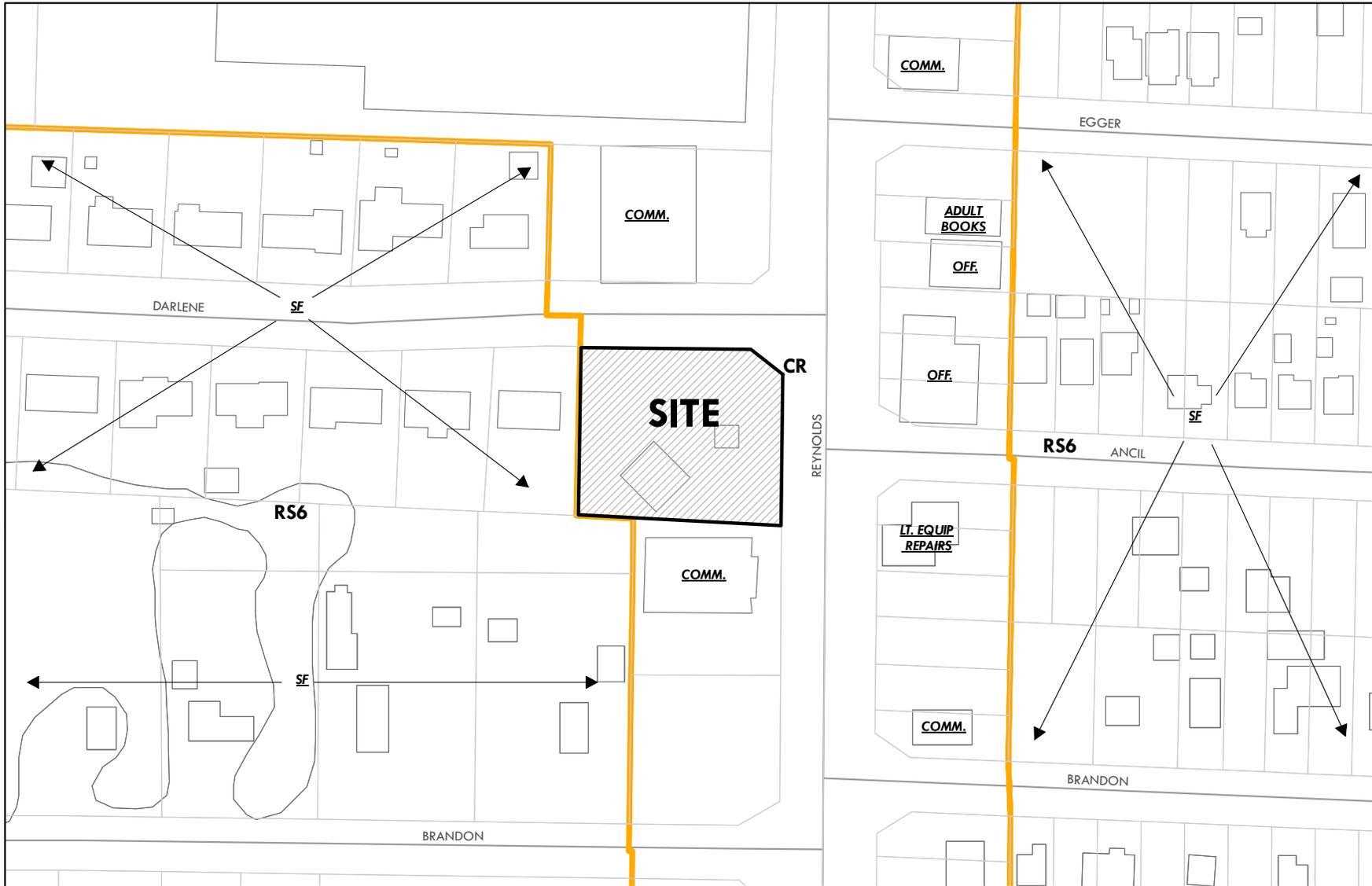


ZONING & LAND USE

SUP-6005-15
ID 119



10 - 6



ELEVATIONS

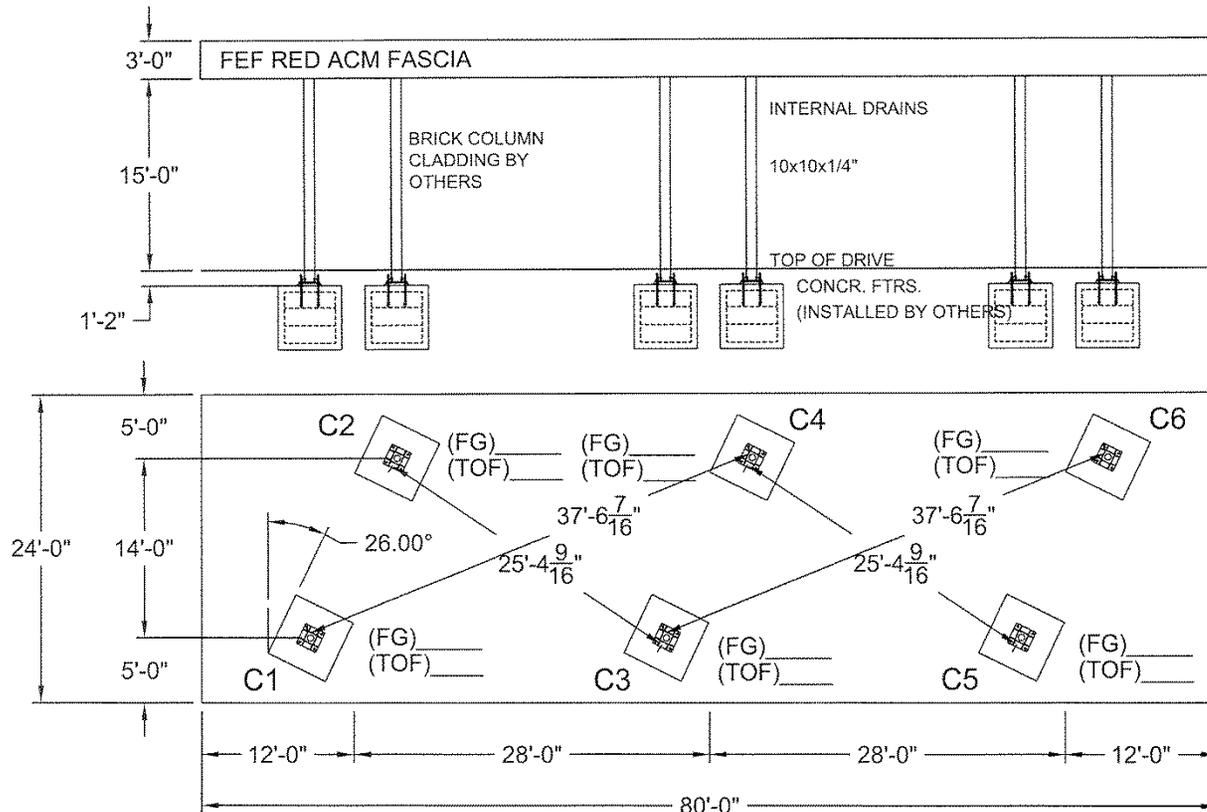
SUP-6005-15
ID 119



"QUICKIE PRELIM"
CUSTOMER TO REVISE IF NEEDED,
THEN SIGN AND RETURN

Preliminary Drawing
NOT TO BE USED FOR CONSTRUCTION
"SUBJECT TO CHANGE"

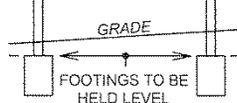
ABBREVIATIONS:
(FG) _____ ~ FINISHED GRADE ELEVATION
(TOF) _____ ~ TOP OF FOOTER ELEVATION



CONTRACTOR TO CALL TFC CANOPY AT TIME FOOTINGS ARE TO BE POURED TO VERIFY FOOTING SIZES, FOOTING DEPTHS, ANCHOR BOLT PATTERNS, COLUMN CENTERS AND THE AMOUNT OF SLOPE IN GRADE. FAILURE TO CALL SHALL RELEASE TFC FROM ANY ASSOCIATED LIABILITY.

IS GRADE SLOPED?

YES NO



CUSTOMER TO INDICATE: LOCATIONS & DIRECTIONS OF DRAINS, VENTS, CONDUITS. SIGN LOCATIONS, NORTH DIRECTION, COL. WRAPS. GRADE INFO.

ALL TFC COLUMNS TO DRAIN UNLESS NOTED OTHERWISE

SHEET 1 OF 2

DATE: Jul-06-2015
JOB: 2480Toledo
QUOTE: N/A
CUST: R.W Mercer
JOB LO: Toledo, OH



TFC CANOPY
1107 NORTH TAYLOR RD.
GARRETT, IN 46738
FAX - (260) 357-6533
PHONE - (260) 357-6665

10-8

**Exhibit “A”
Review Agency Conditions**

The following twenty-four (24) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Division of Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced and/or upgraded to conform to current City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
3. All commercial drive approaches (along with the sidewalk through the drive) shall be constructed with 8-inch-thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop or opening.**
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. Plans submitted for review do not detail any revisions to the existing site that will require earth-disturbing activity of 2,500 or more square feet, nor are any changes shown to the existing storm sewer system. Therefore, it appears that there are no items requiring a storm water plan review. However, if revisions are made to the site plan that will result in earth-disturbing activity of 2,500 or more square feet or cause changes to the existing storm sewer, a full site plan review and approval will be required. Plans will be subject to the rules and regulations of the City of Toledo, Storm Water Utility, including storm water detention and post-construction storm water Best Management Practices (BMPs) as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities.

Sewer and Drainage Services

No comments or objections to site plan as submitted.

Exhibit “A” (cont’d)

Fire Prevention

No comments or objections to site plan as submitted.

Division of Environmental Services

6. Applicant shall maintain compliance with the City of Toledo’s Stormwater regulations as specified in the Toledo Municipal Code.
7. Applicant shall maintain compliance with the City of Toledo’s Sanitary Sewer Use Regulations specified in the Toledo Municipal Code.
8. Applicant shall maintain compliance with the City of Toledo’s Air Quality Regulations including, but not limited to, the Anti-Noise Law specified in the Toledo Municipal Code.
9. Applicant shall maintain compliance with the City of Toledo’s Underground Storage Tank Requirements specified in the Toledo Municipal Code.

Division of Transportation

10. The site shall be limited to only two access drives. The drive on Reynolds to the north shall be removed and curb and sidewalk replaced in accordance with City of Toledo Construction Standards.
11. 25’ wide access drive aisles shall be maintained throughout the site to accommodate two-way traffic as per TMC 1107.
12. Each Pump station is required to accommodate a vehicle (10’x20’) parked at the pump plus one additional stacked vehicle and still allow for maneuverability around the site (TMC 1107).

Plan Commission

13. Canopy shall be set back a minimum of ten feet (10’) from the property line (**acceptable as depicted on site plan**), and shall be designed to be consistent with the building materials and colors of the principal building. Support columns shall be brick, brick base, or other durable materials compatible with the principal building.
14. Flat lens lighting shall be used for all outside lighting, including canopies

Exhibit “A” (cont’d)

Plan Commission (cont’d)

15. Pump islands shall be set back a minimum of fifteen feet (15’) from the property line; **acceptable as depicted on site plan.**
16. Non-petroleum displays must be within twenty-five feet (25’) of the building but not within twenty-five feet (25’) of any right-of-way. The maximum height of such displays shall not exceed five feet (5’).
17. Free air (with the capability of filling standard automobile tires), water, and restrooms shall be provided and maintained during operating hours of the station.
18. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscape areas.
19. 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; **shall be noted on revised site plan. The site plan depicts the dumpster being located within the required front setback as defined in Sec. 1106.0102. Staff recommends relocation of dumpster further away from Darlene Drive and closer to existing building on the site.**
20. A detailed site, landscape, lighting, fence and sign plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Per TMC 1108.0202.B.3, a fifteen (15’) greenbelt is required along the Reynolds Road and Darlene Drive frontages. This shall include one (1) tree per every 30 linear feet and a solid evergreen hedge along both rights-of-way; **shall be noted on revised site plan. The site plan does not indicate a greenbelt is planned along Darlene Drive frontage in compliance with TMC 1108.0202B.**
 - b. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Material Standards, **acceptable as depicted on site plan.**
 - c. 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, **shall be noted on revised site plan.**

Exhibit “A” (cont’d)

Plan Commission (cont’d)

- d. Topsoil must be back filled to provide positive drainage of the landscape area, **shall be noted on revised plan.**
 - e. The location, height and materials for any fencing to be installed and maintained; **shall be noted on revised site plan. Fences may not exceed 3½ feet in height in the required front setback for commercial and industrial districts. Fencing located in the required front setback will need to be reduced from 6 feet to 3½ feet in order to comply with TMC 1105.0302.**
 - f. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties);
 - g. The location, lighting and size of any signage.
- 21. 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.
 - 22. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed and maintained indefinitely.
 - 23. 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.
 - 24. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

GENERAL INFORMATION

Subject

- Request - Zone Change from Office Commercial, RM36 Multi-Family Residential, and RD6 Duplex Residential to IC Institutional Campus
- Location - 2142 North Cove Boulevard
- Applicant - Toledo Hospital
C/O: Tim Grohnke
1801 Richards Road
Toledo, OH 43607
- Attorney - Mark H. Rose, Esq.
Marshall & Melhorn, LLC
Four Seagate Center
Eighth Floor
Toledo, OH 43604

Site Description

- Zoning - CO / Office Commercial
RM36 / Multi-Family Residential
RD6 / Duplex Residential
- Area - ± 44.75 acres
- Frontage - ±1,060' along ProMedica Parkway
- Frontage - ±2,295' along Midwood Avenue
- Frontage - ±1,367' along North Cove Boulevard
- Frontage - ±694' along Monroe Street
- Existing Use - ProMedica Toledo Hospital
- Proposed Use - Site Modifications

Area Description

- North - Undeveloped / CR
- South - Ottawa Park / POS
- East - Residential Dwellings / RD6
- West - Residential Dwellings / RS6

GENERAL INFORMATION (cont'd)

Parcel History

- Z-6006-15 - Request for a Zone Change from CO Office Commercial, RM36 Multi-Family Residential, and RD6 Duplex Residential to IC Institutional Campus, companion case.
- Z-6007-15 - Request for an amendment of the institutional campus master plan for ProMedica main campus and north campus, companion case.
- V-330-15 - Request for the Vacation of ProMedica Parkway, Rathbun Drive, and Christie Drive, companion case.
- V-331-15 - Request for the Vacation of Jermain Drive south of Wellesley Drive and north of Monroe Street, companion case.
- V-332-15 - Request for the Vacation of Doris Avenue south of Central Avenue north of Monroe Street, companion case.
- V-333-15 - Request for the Vacation of a portion of Kelly Street and adjacent alley, companion case.
- S-8-15 - Preliminary drawing review for Toledo Hospital Plat I, companion case.
- Z-4001-14 - Request for an amendment to the Institutional Campus Master Plan Regional, approved by Plan Commission on 5/8/14, approved by City Council 6/17/14, Ord. 267-14.
- Z-4002-14 - Request for a Zone Change from RS6 Single Family Residential to IC Institutional Campus, approved by Plan Commission on 5/8/14, approved by City Council 6/17/14, Ord. 266-14.
- SPR-21-14 - Request for a Major Site Plan Review for a new Ronald McDonald house, approved by Plan Commission on 6/12/14.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- Z-3003-05 - Request for Zone Change from RM36 Multi-Family Residential, RS6 Single Family Residential, CO Office Commercial, and RD6 Duplex Residential to IC Institutional Campus Master for Toledo Hospital, approved by Plan Commission on 4/14/05, approved by City Council 5/31/05, Ord. 393-05.
- Z-3004-05 - Request for Zone Change from CO Office Commercial to CR Regional Commercial, approved by Plan Commission on 4/14/05, approved by City Council 5/31/05, Ord. 394-05.
- Z-8001-00 - Request for Zone Change from R-3 Duplex Residential to R-5 Multi-Family Residential for Toledo Hospital, approved by Plan Commission on 12/7/00, approved by City Council 1/23/01, Ord. 84-01.
- Z-12007-93 - Request for Zone Change from R-3 Duplex Residential to C-3 Regional Commercial for 3 small parcels, approved by Plan Commission on 1/6/94, approved by City Council 6/22/94, Ord. 53-94.

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 Office Commercial, RM36 Multi-Family Residential, and RD6 Duplex Residential to IC Institutional Campus for the parcels located at 2142 North Cove Boulevard. The site is a total of ±44.75 acres. The site is currently occupied by ProMedica Toledo Hospital and residential housing. The Hospital is comprised of two (2) locations, the main campus and the north campus. The request will only affect areas around the main campus. A companion amendment to the Institutional Campus Master Plan, and various requests for street vacations accompanies this case.

STAFF ANALYSIS (cont'd)

The applicant is requesting a Zone Change to IC Institutional Campus to facilitate the expansion of ProMedica Toledo Hospital that involves a new replacement bed tower and two (2) story parking area east of the existing Renaissance Tower. The new structure will accommodate up to 464 beds, and along with the adjacent Renaissance building, a total of 671 beds will be provided. The 450 space parking structure will be 2 floors – one level below ground and one at surface level. The request will also facilitate the relocation of ProMedica Parkway further east of its current location. The new Parkway will utilize three (3) roundabouts to provide a more efficient vehicular circulation through and around the ProMedica Toledo Hospital Campus. The relocation of the Parkway will require the removal of a number of residential homes. The Hospital has acquired these homes required to relocate ProMedica Parkway.

Surrounding land uses include single family dwellings to the west of the site across Midwood Avenue. To the north across Monroe Street are vacant parcels and further north across Central Avenue is the north campus of the hospital. East across ProMedica Parkway are residential dwellings. To the south across North Cove Boulevard is undeveloped land and Ottawa Park.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Institutional Campus and residential land uses. The intent of the IC Institutional Campus district is to accommodate large institutional uses in campus-like settings, such as hospitals, schools and colleges. The IC district is intended to promote and enhance the development and expansion of medical, educational and other larger institutional uses while minimizing the adverse impacts that can result when such uses are located near residential neighborhoods. The expansion of the ProMedica Campus will incorporate residential land into the development. This inclusion of the residential land will help expand ProMedica’s campus and provide proper screening and buffering of the campus for the residential neighborhood.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-6006-15, a request for a Zone Change from Office Commercial, RM36 Multi-Family Residential, and RD6 Duplex Residential to IC Institutional Campus for the site located at 2142 North Cove Boulevard, 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);
2. The requested IC Institutional Campus zoning is compatible with nearby residential and park uses.

REF: Z-6006-15 . . . August 13, 2015

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-6006-15
DATE: August 13, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: September 23, 2015
TIME: 4:00 P.M.

GP/jj
Two (2) sketches follow

BLANK PAGE

GENERAL INFORMATION

Subject

Request	-	Request for an amendment of the Institutional Campus Master Plan for ProMedica Hospital main campus and north campus
Location	-	2142 North Cove Boulevard
Applicant	-	Toledo Hospital C/O: Tim Grohnke 1801 Richards Road Toledo, OH 43607
Attorney	-	Mark H. Rose, Esq. Marshall & Melhorn, LLC Four Seagate Center Eighth Floor Toledo, OH 43604

Site Description (main campus)

Zoning	-	IC / Institutional Campus
Area	-	± 44.75 acres
Frontage	-	±1,060' along ProMedica Parkway
Frontage	-	±2,295' along Midwood Avenue
Frontage	-	±1,367' along North Cove Boulevard
Frontage	-	±694' along Monroe Street
Existing Use	-	ProMedica Toledo Hospital
Proposed Use	-	Building Addition and Site Modifications

Site Description (north campus)

Zoning	-	IC / Institutional Campus
Area	-	± 22.75 acres
Frontage	-	±700' along West Central Avenue
Frontage	-	±732' along St. Bernard Drive
Frontage	-	±583' along ProMedica Parkway
Existing Use	-	ProMedica Toledo Hospital
Proposed Use	-	Building Addition and Site Modifications

GENERAL INFORMATION (cont'd)

Area Description (main campus)

- North - Undeveloped / CR
- South - Ottawa Park / POS
- East - Residential Dwellings / RD6
- West - Residential Dwellings / RS6

Area Description (north campus)

- North - Interstate 475 / RS6
- South - Central Avenue, Undeveloped, Vacant Commercial Building / CR
- East - ProMedica Parkway, Undeveloped Land / IC
- West - Single Family Dwellings, Undeveloped Land / RS6, RD6

Parcel History

- Z-6006-15 - Request for a Zone Change from CO Office Commercial, RM36 Multi-Family Residential, and RD6 Duplex Residential to IC Institutional Campus, companion case.
- Z-6007-15 - Request for an amendment of the institutional campus master plan for ProMedica main campus and north campus, companion case.
- V-330-15 - Request for the Vacation of ProMedica Parkway, Rathbun Drive, and Christie Drive, companion case.
- V-331-15 - Request for the Vacation of Jermain Drive south of Wellesley Drive and north of Monroe Street, companion case.
- V-332-15 - Request for the Vacation of Doris Avenue south of Central Avenue north of Monroe Street, companion case.
- V-333-15 - Request for the Vacation of a portion of Kelly Street and adjacent alley, companion case.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- S-8-15 - Preliminary Drawing review for Toledo Hospital Plat I, companion case.
- Z-4001-14 - Request for an amendment to the Institutional Campus Master Plan Regional, approved by Plan Commission on 5/8/14, approved by City Council 6/17/14, Ord. 267-14.
- Z-4002-14 - Request for a Zone Change from RS6 Single Family Residential to IC Institutional Campus, approved by Plan Commission on 5/8/14, approved by City Council 6/17/14, Ord. 266-14.
- SPR-21-14 - Request for a Major Site Plan Review for a new Ronald McDonald house, approved by Plan Commission on 6/12/14.
- S-19-14 - Preliminary Drawing of TOLEDO NORTH CAMPUS PLAT. Plan Commission approved on 11/06/14.
- Z-9011-14 - Zone Change from RS6 Single Family Residential and CR Regional Commercial to IC Institutional Campus. Plan Commission approved on 11/06/14.
- SPR-58-14 - Site Plan Review for new medical office building. PC approved 1/08/14.
- Z-9007-12 - Request for Zone Change from POS / Parks and Open Space at 2100 Giant Street and from RD6 Residential Duplex and CO Office Commercial along St. Bernard St. to CR / Regional Commercial. Plan Commission approved 11/1/12, City Council Planning and Zoning approved on 12/5/12, Ord. 602-12.
- SPR-55-12 - Site Plan Review for new medical office building. PC approved 1/10/13.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|------------|---|---|
| Z-3003-05 | - | Request for Zone Change from RM36 Multi-Family Residential, RS6 Single Family Residential, CO Office Commercial, and RD6 Duplex Residential to IC Institutional Campus Master for Toledo Hospital, approved by Plan Commission on 4/14/05, approved by City Council 5/31/05, Ord. 393-05. |
| Z-3004-05 | - | Request for Zone Change from CO Office Commercial to CR Regional Commercial, approved by Plan Commission on 4/14/05, approved by City Council 5/31/05, Ord. 394-05. |
| Z-8001-00 | - | Request for Zone Change from R-3 Duplex Residential to R-5 Multi-Family Residential for Toledo Hospital, approved by Plan Commission on 12/7/00, approved by City Council 1/23/01, Ord. 84-01. |
| Z-12007-93 | - | Request for Zone Change from R-3 Duplex Residential to C-3 Regional Commercial for 3 small parcels, approved by Plan Commission on 1/6/94, approved by City Council 6/22/94, Ord. 53-94. |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- ProMedica Toledo Hospital Institutional Master Plan

STAFF ANALYSIS

The applicant is requesting an amendment of the Institutional Campus Master Plan for ProMedica Toledo Hospital main campus and north campus for the parcels located at 2142 North Cove Boulevard. The site is comprised of the Main campus located south of Monroe Street, and the North campus located north of Central Avenue. The Main campus is a total of ±44.75 acres and is occupied by the Hospital, doctor's offices, bed towers, parking areas, and the Ronald McDonald House. The North campus is a total of ±22.75 acres and is occupied by four (4) medical office buildings, the Emergency Pavilion (back-up helipad), and an electrical substation. A companion Zone Change, Major Site Plan Review, and various requests for street vacations accompany this case.

STAFF ANALYSIS (cont'd)

The applicant is requesting an amendment to the existing ProMedica Toledo Hospital Institutional Campus Master Plan to facilitate site improvements and building additions to both the Main and North campus. The amendment will allow for the eastward expansion of the main campus, the development of a replacement bed tower of the existing bed tower, and a new parking area (East Deck). Recent amendments to the Main campus include a request to relocate the Ronald McDonald House to the main campus. Additionally, the amendment will facilitate the development of a new 2-story medical office and site improvements to be located on the north campus. Recent amendments to the North campus include the request to develop a 2-story medical office building, a ground-based back-up helipad to be used in conjunction with the existing roof-top helipad within the Main campus, additional parking, and landscape modifications. Finally, the amendment will facilitate the relocation of ProMedica Parkway east of its current location. The relocation is intended to act as a connecting thoroughfare between the Main and North campus, aid in emergency response time via the connection to Interstate 475, and shield adjacent neighborhoods from hospital traffic by eliminating cross access points.

Toledo Hospital Institutional Campus Master Plan

The Institutional Master Plan review and approval procedures are intended to provide a framework for development of large institutions in campus settings. Approval of an Institutional Master Plan is intended to permit flexibility in site development and in the design and arrangement of buildings that is not possible when development occurs on a lot-by-lot basis. Institutional Master Plans are intended to create efficient, functional, and attractive areas that incorporate a high level of amenities and meet public objectives.

The initial Toledo Hospital Master Plan development included the hospital building, residence hall, research building, and a power plant. The Master Plan consisted of two (2) phases of development. Notable mentions of phase I include: an above ground parking garage, surface parking areas (some of which are gate controlled), and truck traffic for pickups and deliveries that were rerouted from Midwood Avenue to Oatis Street (now known as ProMedica Parkway). The second phase of the Toledo Hospital Master Plan proposes a possible future inpatient facility at the north end of the hospital, a cobalt area near the northeast corner of the hospital building, and a future high rise extension on the front of the hospital building. Many amendments have taken place since the initial approval and The Toledo Hospital Master Plan was most recently amended in 2014 to add a helipad and relocate the Ronald McDonald house.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Institutional Campus and residential land uses. The intent of the IC Institutional Campus district is to accommodate large institutional uses in campus-like settings, such as hospitals, schools and colleges. The IC district is intended to promote and enhance the development and expansion of medical, educational and other larger institutional uses while minimizing the adverse impacts that can result when such uses are located near residential neighborhoods. The expansion of the ProMedica Campus will incorporate residential land into the development. This inclusion of the residential land will help expand ProMedica's campus and provide proper screening and buffering of the campus for the residential neighborhood.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-6007-15, a request an amendment of the Institutional Campus Master Plan for ProMedica Hospital main campus and north campus for the site located at 2142 North Cove Boulevard, to the Toledo City Council, for the following three (3) reasons:

1. The proposed amendments to the IC Master Plan are in conformance with the Toledo 20/20 Comprehensive Plan (TMC§1111.1309(A) Institutional Campus, Approval Criteria);
2. The proposed amendments complies with all applicable standards of the Toledo Municipal Code (TMC§1111.1309(B) Institutional Campus, Approval Criteria); and
3. The proposed amendments will not result in significant adverse impact to other property in the vicinity of the subject tract or to the natural environment (TMC§1111.1309(C) Institutional Campus, Approval Criteria);

STAFF RECOMMENDATION

The staff further recommends that the Toledo City Plan Commission approve Z-6007-15, a request an amendment of the Institutional Campus Master Plan for ProMedica Hospital main campus and north campus for the site located at 2142 North Cove Boulevard, to Toledo City Council, subject to the following nine (9) 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

Comments not received at time of printing

Sewer & Drainage Services

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

Fire Prevention

3. Fire hydrants for protection of new buildings and structures shall be located in approved locations.
4. Fire Department connections that are required shall be in locations as required by building and fire codes and the Toledo Fire Department.
5. Access to hydrants and Fire Department connections shall not be obstructed by fences, bushes, trees, or parked cars.

Transportation

6. Detail site plans as the projects move forward shall be submitted for review and approval.

Economic Development

No comments or objections

STAFF RECOMMENDATION (cont'd)

Building Inspection

No comments or objections

Plan Commission

7. Detailed site plans for the proposed site modifications and improvements shall be submitted to the Plan Commission for review and approval.
8. 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.
9. 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.

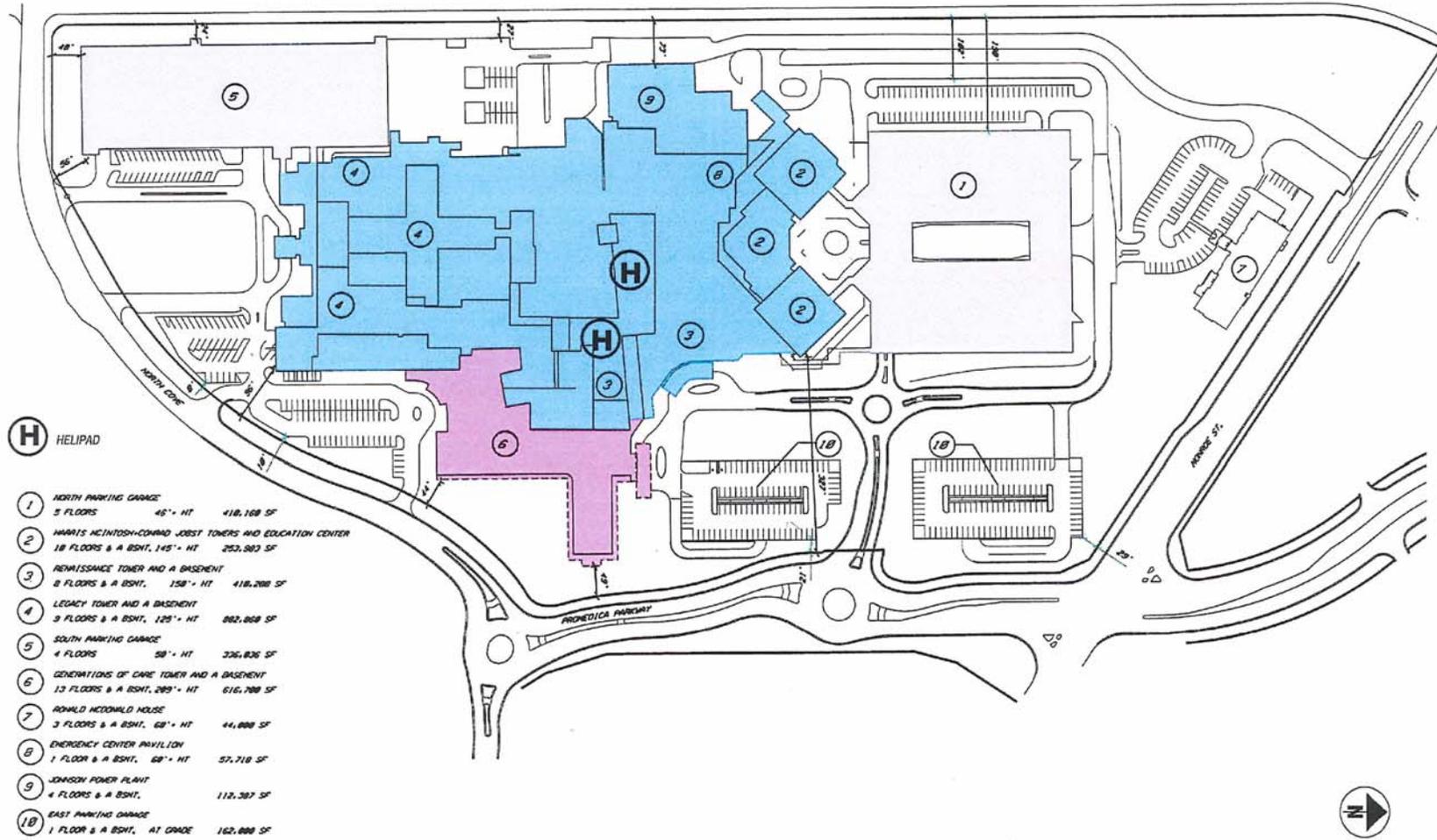
INSTITUTIONAL CAMPUS MASTER
PLAN AMENDMENT
TOLEDO CITY PLAN COMMISSION
REF: Z-6007-15
DATE: August 13, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: September 23, 2015
TIME: 4:00 P.M.

GP/jj
Four (4) sketches follow

SITE PLAN "A"

Z-6007-15
ID 41, 45



H HELIPAD

- 1 NORTH PARKING GARAGE
5 FLOORS 45' x HT 418,168 SF
- 2 HARRIS MCINTOSH-COHARD JOBST TOWERS AND EDUCATION CENTER
18 FLOORS & A BSMT, 145' x HT 253,383 SF
- 3 RENAISSANCE TOWER AND A BASEMENT
8 FLOORS & A BSMT, 158' x HT 418,288 SF
- 4 LEGACY TOWER AND A BASEMENT
9 FLOORS & A BSMT, 125' x HT 883,808 SF
- 5 SOUTH PARKING GARAGE
4 FLOORS 58' x HT 326,826 SF
- 6 GENERATIONS OF CARE TOWER AND A BASEMENT
13 FLOORS & A BSMT, 289' x HT 616,788 SF
- 7 RONALD MCDONALD HOUSE
3 FLOORS & A BSMT, 68' x HT 44,888 SF
- 8 EMERGENCY CENTER PAVILION
1 FLOOR & A BSMT, 68' x HT 57,718 SF
- 9 JOHNSON POWER PLANT
4 FLOORS & A BSMT, 112,387 SF
- 10 EAST PARKING GARAGE
1 FLOOR & A BSMT, AT GRADE 162,888 SF



EXHIBIT B-1 SITE PLAN
FOR THE HOSPITAL CAMPUS

INSTITUTIONAL CAMPUS MASTER PLAN FOR THE TOLEDO HOSPITAL/
THE TOLEDO CHILDREN'S HOSPITAL

12 - 11

SITE PLAN "B"

Z-6007-15
ID 41, 45



- ① CENTER FOR HEALTH SERVICES
3 FLOORS 65,000 SF
- ② LAB BUILDING
1 FLOOR 22,000 SF
- ③ FUTURE MEDICAL OFFICE BUILDING
2 FLOORS 45'± HT 60,000 SF
- ④ MARY ELLEN FALZONE DIABETES CENTER OF EXCELLENCE
2 FLOORS 30'± HT 55,000 SF
- ⑤ GENITO-URINARY SURGEONS BUILDING (GUS)
2 FLOORS 37'± HT 56,000 SF

EXISTING PLANTINGS WILL REMAIN IN AREAS WITHOUT NEW WORK. FUTURE MODIFICATIONS TO THE PLANTINGS WILL BE CONSISTENT WITH IN THE NORTH CAMPUS.



INSTITUTIONAL CAMPUS MASTER PLAN FOR THE TOLEDO HOSPITAL/
THE TOLEDO CHILDREN'S HOSPITAL

EXHIBIT C-4 LANDSCAPE PLAN
FOR THE NORTH CAMPUS

REF: S-8-15
DATE: August 13, 2015

GENERAL INFORMATION

Subject

- Request - Review of preliminary drawing of dedication plat for TOLEDO HOSPITAL PLAT I
- Location - 2142 North Cove Boulevard
- Applicant - ProMedica Toledo Hospital
C/O: Tim Gronhke
3439 Granite Circle
Toledo, OH 43617
- Engineer - Mannik & Smith Group
C/O: Wendy Fry
2365 Haggerty Road South
Canton, MI 48188
- Surveyor - James A. Broadway, P.S.
Mannik & Smith Group
1800 Indian Wood Circle
Maumee, OH 43537
- Attorney - Mark H. Rose, Esq.
Marshall & Melhorn, LLC
Four Seagate Center
Eighth Floor
Toledo, OH 43604

Site Description

- Zoning - IC / Institutional Campus
CR / Regional Commercial
CO / Office Commercial
RS6 / Single Family Residential
RD6 / Duplex Residential
RM36 / Multi-Family Residential
- Area - 44.75 acres
- Frontage - ±1,060' along ProMedica Parkway
- Frontage - ±2,295' along Midwood Avenue
- Frontage - ±1,367' along North Cove Boulevard
- Frontage - ±694' along Monroe Street

GENERAL INFORMATION (cont'd)

Site Description (cont'd)

- Existing Use - ProMedica Toledo Hospital
- Proposed Use - Site Modifications

Area Description

- North - Undeveloped / CR
- South - Ottawa Park / POS
- East - Residential Dwellings / RD6
- West - Residential Dwellings / RS6

Subdivision Description

- Number of Lots - 2 buildable lots
- Streets - ProMedica Parkway, Monroe Street, Midwood Avenue, and North Cove Boulevard
- Utilities - Water, Storm, Sanitary, Gas, Electric,
- Easements - Utility, Sanitary, Buckeye Cablesystem

Parcel History

- Z-6006-15 - Request for a Zone Change from CO Office Commercial, RM36 Multi-Family Residential, and RD6 Duplex Residential to IC Institutional Campus, companion case.
- Z-6007-15 - Request for an amendment of the institutional campus master plan for ProMedica main campus and north campus, companion case.
- V-330-15 - Request for the Vacation of ProMedica Parkway, Rathbun Drive, and Christie Drive, companion case.
- V-331-15 - Request for the Vacation of Jermain Drive south of Wellesley Drive and north of Monroe Street, companion case.
- V-332-15 - Request for the Vacation of Doris Avenue south of Central Avenue north of Monroe Street, companion case.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- V-333-15 - Request for the Vacation of a portion of Kelly Street and adjacent alley, companion case.
- S-8-15 - Preliminary drawing review for Toledo Hospital Plat I, companion case.
- Z-4001-14 - Request for an amendment to the Institutional Campus Master Plan Regional, approved by Plan Commission on 5/8/14, approved by City Council 6/17/14, Ord. 267-14.
- Z-4002-14 - Request for a Zone Change from RS6 Single Family Residential to IC Institutional Campus, approved by Plan Commission on 5/8/14, approved by City Council 6/17/14, Ord. 266-14.
- SPR-21-14 - Request for a Major Site Plan Review for a new Ronald McDonald house, approved by Plan Commission on 6/12/14.
- Z-3003-05 - Request for Zone Change from RM36 Multi-Family Residential, RS6 Single Family Residential, CO Office Commercial, and RD6 Duplex Residential to IC Institutional Campus Master for Toledo Hospital, approved by Plan Commission on 4/14/05, approved by City Council 5/31/05, Ord. 393-05.
- Z-3004-05 - Request for Zone Change from CO Office Commercial to CR Regional Commercial, approved by Plan Commission on 4/14/05, approved by City Council 5/31/05, Ord. 394-05.
- Z-8001-00 - Request for Zone Change from R-3 Duplex Residential to R-5 Multi-Family Residential for Toledo Hospital, approved by Plan Commission on 12/7/00, approved by City Council 1/23/01, Ord. 84-01.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- Z-12007-93 - Request for Zone Change from R-3 Duplex Residential to C-3 Regional Commercial for 3 small parcels, approved by Plan Commission on 1/6/94, approved by City Council 6/22/94, Ord. 53-94.
- Z-40-86 - Request for comprehensive Zone Change in the Colony Neighborhood, approved by Plan Commission on 3/20/86, approved by City Council 4/23/86, Ord. 280-86 and 399-86.
- SUP-136-86 - Request for amendment to Special Use Permit, approved by Plan Commission on 7/10/86, approved by City Council 7/23/86, Ord. 617-86.
- SUP-162-84 - Request for amendment to Special Use Permit, approved by Plan Commission on 11/1/84, approved by City Council 11/7/84, Ord. 742-03.
- SUP-216-81 - Request for amendment to Special Use Permit for review and approval of Toledo Hospital Master Plan, approved by Plan Commission on 11/5/81, approved by City Council 3/3/82, Ord. 730-81.
- SUP-84-79 - Request for amendment to Special Use Permit, approved by Plan Commission on 3/30/79, approved by City Council 5/23/79, Ord. 133-81.
- V-77-78 - Request for the Vacation of a portion of Christie Street east of Midwood Avenue, approved by Plan Commission on 6/15/78, approved by City Council 7/2/78, Ord. 534-78.
- SUP-6-78 - Request for amendment to Special Use Permit to add additional property for parking lots, approved by Plan Commission on 5/4/78, approved by City Council 7/26/78, Ord. 368-78.
- T-150-76 - Request for deed transfer, administratively approved on 6/30/76.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- Z-308-75 - Request for amendment to Special Use Permit to allow for re-designation of hospital traffic circulation, approved by Plan Commission on 6/30/77, approved by City Council 12/21/77, Ord. 511-77.
- Z-192-74 - Request for amendment to Special Use Permit to add additional lots to the hospital property, approved by Plan Commission on 8/15/74, approved by City Council 8/27/74, Ord. 728-74.
- Z-148-72 - Request for amendment to Special Use Permit, approved by Plan Commission on 8/3/72.
- Z-314-70 - Request for amendment to Special Use Permit for building expansion and parking lot, approved by Plan Commission on 12/3/70, approved by City Council 12/14/70, Ord. 1149-70.
- Z-126-66 - Request for Special Use Permit for addition to Toledo Hospital, approved by Plan Commission on 5/26/66.
- P-8-62 - Request for off-street parking review for Toledo Hospital parking lot, approved by Plan Commission on 8/6/62.
- P-5-59 - Request for off-street parking review for Toledo Hospital parking lot, approved by Plan Commission on 6/4/59.
- Z-48-41 - Request for Zone Change from "A" district to "B" district approved by Plan Commission on 3/13/41.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Preliminary Drawing review for TOLEDO HOSPITAL PLAT I, to be located at 2142 North Cove Boulevard. The site is a total of ±44.75 acres located at 2142 North Cove Boulevard and is currently occupied by ProMedica Toledo Hospital Main Campus and the Ronald McDonald House.

The applicant is proposing the Preliminary Drawing to facilitate the relocation of ProMedica Parkway further east of its current location to allow for a campus expansion and provide for a more efficient vehicular circulation through and around the ProMedica Toledo Hospital Campus. The Preliminary Drawing of Toledo Hospital Plat I incorporates the vacation of other various streets, and the implementation of three (3) roundabouts. The Parkway relocation and modification will eliminate access points and shield the residential neighborhood from the traffic of the institutional campus. A small portion of the site, located in the crosswalk east of the most northeastern roundabout, will be retained by the City of Toledo. As indicated on the overall key plan, a sidewalk easement is required to allow the City of Toledo to access and maintain that portion of the site.

The site consists of two (2) existing lots. Lot 1 is a total of ±35.8 acres and Lot 2 is a total of ±2.5 acres. The remainder of the site acreage is accounted for through the inclusion of ProMedica Parkway. To limit the number of ingress/egress points for the site, staff is requiring that a two (2') foot no access easement buffer lot be placed along the entire perimeter of the site. The buffer lot is used to minimize potential adverse impacts and provide assurance for surrounding neighbors that the impact of the development will be minimal. A companion Zone Change, an amendment to the Institutional Campus Master Plan, and various requests for street Vacations accompanies this case.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve S-8-15, a request for a review of Preliminary Drawing of dedication plat for TOLEDO HOSPITAL PLAT I, for a site located at 2142 North Cove Boulevard, subject to the following nine (9) conditions:

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

Engineering Services

1. Water mains located on private property shall be privately-owned.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

2. Storm mains located on private property shall be privately-owned, except the 48-inch storm sewer located between Monroe Street and Central Ave. near Doris and the proposed Promedica Parkway. The storm sewer may be relocated at the full expense of the petitioner; or an easement shall be dedicated to the City of Toledo, for City utility use only, to allow for future maintenance and shall not be combined with easements for other utilities.
3. Sanitary sewers located on private property shall be privately-owned.

Fire Prevention

No comments or objections

Division of Building Inspection

No comments or objections

Toledo-Lucas County Health Department

4. Any well and/or septic issues shall be handled through this office.

Sewer and Drainage Services

Comments not received at time of printing.

Lucas County Tax Map

No comments or objections

Columbia Gas of Ohio

Comments not received at time of printing.

Buckeye Cable

5. Buckeye Cablesystem and Buckeye Telesystem need to maintain an easement at the back of the properties west of Winsted Drive.

Toledo Edison

Comments not received at time of printing.

STAFF RECOMMENDATION (cont'd)

AT&T

Comments not received at time of printing.

Chief Surveyor

No comments or objections

Division of Transportation

No comments or objections

Plan Commission

6. A sidewalk easement is required to allow the City of Toledo to access and maintain that portion of the site that is located in the crosswalk east of the most northeastern roundabout.
7. A two (2') foot no access easement buffer lot shall be provided around the entire perimeter of the site except for existing and approved access points.
8. All plans for private streets are subject to review and approval by the Division of Engineering Services and the Division of Transportation. The improvements shall be guaranteed pursuant to Section 8 of these Regulations and final inspections shall be made by a Professional Engineer or testing company. Final inspection reports are subject to review and approval by the Division of Engineering Services prior to release of any and all financial guarantees.
9. The Preliminary Drawing shall be valid for a three (3) year period from the date of approval by the Planning Commission.

TOLEDO HOSPITAL PLAT I
TOLEDO CITY PLAN COMMISSION
REF: S-8-15
DATE: August 13, 2015
TIME: 2:00 P.M.

GP/jj
Three (3) sketches follow

SITE PLAN

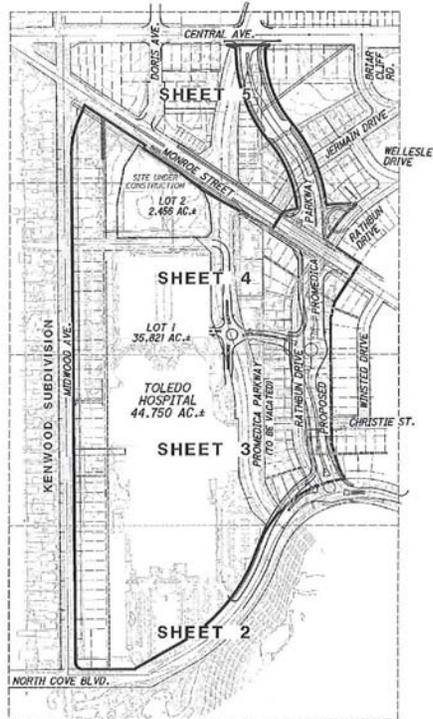
S-8-15
ID 41



LOCATION MAP
N.T.S.

**PRELIMINARY DRAWING
TOLEDO HOSPITAL PLAT 1**
PART OF SECTION 28, TOWN 9 SOUTH, RANGE 7 EAST, PART OF KENWOOD SUBDIVISION,
PART OF LAFER LOTS SUBDIVISION, PART OF KENWOOD STORES SUBDIVISION, PART OF WEST CENTRAL STORES SUBDIVISION,
PART OF VACATED PROMEDICA PARKWAY, RATHBUN DRIVE, JERMAIN DRIVE, OATIS AVENUE, AND HUGHES DRIVE,
ALL IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO

SHEET 1 OF 5



OWNER / DEVELOPER
PROMEDICA / TOLEDO HOSPITAL
ONE NORTH COVE BOULEVARD
TOLEDO, OH 43628
419-291-0000

NOTES:
CURRENT ZONING MIX
MIX - MIXED
C1 - RESIDENTIAL COMMERCIAL
R10 - SINGLE FAMILY RESIDENCE
CO - OFFICE COMMERCIAL
R10B - MULTIFAMILY RESIDENCE
IC - INSTITUTIONAL CAMPUS
R10G - DUPLEX RESIDENCE

WATER - CITY OF TOLEDO
SANITARY - CITY OF TOLEDO

SURVEY WAS COMPLETED IN DECEMBER 2014.

TOPOGRAPHIC MAPPING BY AERODOM
PHOTOGRAMMETRIC SERVICES OF 2/18/14, 2014

JAMES A. BROADWAY, P.E.
LICENSED PROFESSIONAL SURVEYOR
1801 LEXINGTON RD. 1000
THE BROADWAY & SMITH GROUP, INC.
1800 PELHAM ROAD CIRCLE
MARIETTA, OHIO 43027
PH: 614-372-2212
FAX: 614-372-2214
JOB NUMBER: P200007



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GENERAL INFORMATION

Subject

- Request - Major Site Plan Review for a new 13 story bed tower, parking structure and site modifications
- Location - 2142 North Cove Boulevard
- Applicant - ProMedica Toledo Hospital
C/O: Tim Gronhke
3439 Granite Circle
Toledo, OH 43617
- Engineer - Mannik & Smith Group
C/O: Wendy Fry
2365 Haggerty Road South
Canton, MI 48188
- Attorney - Marshall & Melhorne, LLC
C/O: Mark Rose
Four Seagate, Eighth Floor
Toledo, OH 43604

Site Description

- Zoning - IC / Institutional Campus
CR / Regional Commercial
CO / Office Commercial
RS6 / Single Family Residential
RD6 / Duplex Residential
RM36 / Multi-Family Residential
- Area - ±44.75 acres
- Frontage - ±1,060' along ProMedica Parkway
- Frontage - ±2,295' along Midwood Avenue
- Frontage - ±1,367' along North Cove Boulevard
- Frontage - ±694' along Monroe Street
- Existing Use - ProMedica Toledo Hospital
- Proposed Use - Site Modifications

GENERAL INFORMATION (cont'd)

Area Description

North	-	Undeveloped / CR
South	-	Ottawa Park / POS
East	-	Residential Dwellings / RD6
West	-	Residential Dwellings / RS6

Parcel History

Z-6006-15	-	Request for a Zone Change from CO Office Commercial, RM36 Multi-Family Residential, and RD6 Duplex Residential to IC Institutional Campus, companion case.
Z-6007-15	-	Request for an amendment of the institutional campus master plan for ProMedica main campus and north campus, companion case.
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V-333-15	-	Request for the Vacation of a portion of Kelly Street and adjacent alley, companion case.
S-8-15	-	Preliminary drawing review for Toledo Hospital Plat I, companion case.
Z-4001-14	-	Request for an amendment to the Institutional Campus Master Plan Regional, approved by Plan Commission on 5/8/14, approved by City Council 6/17/14, Ord. 267-14.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- Z-4002-14 - Request for a Zone Change from RS6 Single Family Residential to IC Institutional Campus, approved by Plan Commission on 5/8/14, approved by City Council 6/17/14, Ord. 266-14.
- SPR-21-14 - Request for a Major Site Plan Review for a new Ronald McDonald house, approved by Plan Commission on 6/12/14.
- Z-3003-05 - Request for Zone Change from RM36 Multi-Family Residential, RS6 Single Family Residential, CO Office Commercial, and RD6 Duplex Residential to IC Institutional Campus Master for Toledo Hospital, approved by Plan Commission on 4/14/05, approved by City Council 5/31/05, Ord. 393-05.
- Z-3004-05 - Request for Zone Change from CO Office Commercial to CR Regional Commercial, approved by Plan Commission on 4/14/05, approved by City Council 5/31/05, Ord. 394-05.
- Z-8001-00 - Request for Zone Change from R-3 Duplex Residential to R-5 Multi-Family Residential for Toledo Hospital, approved by Plan Commission on 12/7/00, approved by City Council 1/23/01, Ord. 84-01.
- Z-12007-93 - Request for Zone Change from R-3 Duplex Residential to C-3 Regional Commercial for 3 small parcels, approved by Plan Commission on 1/6/94, approved by City Council 6/22/94, Ord. 53-94.
- Z-40-86 - Request for comprehensive Zone Change in the Colony Neighborhood, approved by Plan Commission on 3/20/86, approved by City Council 4/23/86, Ord. 280-86 and 399-86.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- SUP-136-86 - Request for amendment to Special Use Permit, approved by Plan Commission on 7/10/86, approved by City Council 7/23/86, Ord. 617-86.
- SUP-162-84 - Request for amendment to Special Use Permit, approved by Plan Commission on 11/1/84, approved by City Council 11/7/84, Ord. 742-03.
- SUP-216-81 - Request for amendment to Special Use Permit for review and approval of Toledo Hospital Master Plan, approved by Plan Commission on 11/5/81, approved by City Council 3/3/82, Ord. 730-81.
- SUP-84-79 - Request for amendment to Special Use Permit, approved by Plan Commission on 3/30/79, approved by City Council 5/23/79, Ord. 133-81.
- V-77-78 - Request for the Vacation of a portion of Christie Street east of Midwood Avenue, approved by Plan Commission on 6/15/78, approved by City Council 7/2/78, Ord. 534-78.
- SUP-6-78 - Request for amendment to Special Use Permit to add additional property for parking lots, approved by Plan Commission on 5/4/78, approved by City Council 7/26/78, Ord. 368-78.
- T-150-76 - Request for deed transfer, administratively approved on 6/30/76.
- Z-308-75 - Request for amendment to Special Use Permit to allow for re-designation of hospital traffic circulation, approved by Plan Commission on 6/30/77, approved by City Council 12/21/77, Ord. 511-77.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|----------|---|---|
| Z-192-74 | - | Request for amendment to Special Use Permit to add additional lots to the hospital property, approved by Plan Commission on 8/15/74, approved by City Council 8/27/74, Ord. 728-74. |
| Z-148-72 | - | Request for amendment to Special Use Permit, approved by Plan Commission on 8/3/72. |
| Z-314-70 | - | Request for amendment to Special Use Permit for building expansion and parking lot, approved by Plan Commission on 12/3/70, approved by City Council 12/14/70, Ord. 1149-70. |
| Z-126-66 | - | Request for Special Use Permit for addition to Toledo Hospital, approved by Plan Commission on 5/26/66. |
| P-8-62 | - | Request for off-street parking review for Toledo Hospital parking lot, approved by Plan Commission on 8/6/62. |
| P-5-59 | - | Request for off-street parking review for Toledo Hospital parking lot, approved by Plan Commission on 6/4/59. |
| Z-48-41 | - | Request for Zone Change from "A" district to "B" district approved by Plan Commission on 3/13/41. |

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- ProMedica Toledo Hospital Institutional Master Plan

STAFF ANALYSIS

The applicant is requesting a Major Site Plan review for a site located at 2142 North Cove Boulevard to facilitate the development of a new 13 story bed tower, a parking structure, and site modifications. The ±44.75 acre site is a part of the existing ProMedica Toledo Hospital Institutional Campus Master Plan. The proposed development site is mixed zoned IC Institutional Campus, CR Regional Commercial, CO Office Commercial, RS6 Single Family Residential, RD6 Duplex Residential, and RM36 Multi-Family Residential. A neighborhood meeting was held on August 3, 2015. A companion Zone Change, an amendment to the Institutional Campus Master Plan, and various requests for street Vacations accompanies this case.

The applicant is proposing to develop a new 617,000 square foot bed tower building to replace an existing tower. The new structure will accommodate up to 464 beds, and along with the adjacent Renaissance building, a total of 671 beds will be provided. The project is referred to as the Generations of Care Tower and has an estimated cost of 350 million dollars. It will include larger all-private rooms with user friendly technology for patients and families. Intensive care unit rooms will be larger to accommodate overnight visits. The project will also include a 450 space parking structure (2 floors – one below ground and one at surface level), the relocation of ProMedica Parkway further east of the site (from Central Avenue to North Cove), and other site improvements such as landscaping and lighting.

Parking and Circulation

The site currently meets its parking goals through utilizing six (6) surface parking lots (surfaced lots A – E and a small covered parking area) and two (2) parking garages. Parking areas are placed along the periphery of the hospital and offer a total of 3,029 parking spaces for the entire Campus. The addition of a new parking lot (East Deck) will be developed in conjunction with the new replacement bed tower. The East Deck parking lot will consist of two surface lots separated by a roadway, and a basement level that reflect the same floor area as the combined two surface lots located directly above. The surface lots will provide 186 parking spaces together and the basement level offers 271, for a total of 457 spaces. The number of required parking spaces for hospital structures is calculated based on one (1) space per four (4) beds and required to have one (1) bicycle parking slot for every ten (10) parking spaces. No more than fifty (50) bicycle parking slots are required for any land use.

Improvements to the Campus will include infrastructure to improve ingress/egress to and from the Campus and provide more efficient vehicular and pedestrian movement throughout site. The applicant is proposing to relocate ProMedica Parkway to the east and modify traffic patterns to provide efficient vehicular circulation through and around the site. A roundabout will be constructed to connect ProMedica Parkway to the Campus. A second roundabout will direct vehicles north to the Emergency Center walk-up entry, various parking areas and structures, or the patient drop-off area. A third roundabout will be constructed at the intersection of the new ProMedica Parkway and North Cove Boulevard, replacing a three way intersection.

STAFF ANALYSIS (cont'd)

Landscaping and Screening

The purpose and intent of landscaping and screening is to regulate the planting and preservation of landscape materials to promote general health, safety and welfare to protect, preserve and promote the aesthetic appeal, character and value of the surrounding neighborhoods; provide coordinated streetscapes; reduce pollutants in stormwater runoff and improve the appearance of parking lots.

The applicant has submitted a detailed landscape plan that displays the use of street trees, ornamental trees, pine trees, shrubs, and numerous lawn areas. The landscaping is integrated into the site to form a natural and park-like setting around the patient tower. The intent is to provide patients and the community a place for relaxation and/or exercise. Landscape terminal islands are provided at the end of each parking row throughout the various parking areas. A perimeter landscaped area that is at least ten (10') feet in width must be provided as a buffer between the parking lot and building (TMC§1108.0204.9.a). The landscape plan is in compliance and employs the use of shrub rows within the required landscaped parking lot perimeter to deflect vehicular headlight glare from onto/into the adjacent building or public right-of-ways. Wheel stops must be provided along the edge of the parking lot to ensure that vehicles cannot overhang directly on plant material.

Building Design

Building elevations shall comply with TMC§1109.0500 – *Façade Materials*. Predominant exterior building materials shall be high-quality materials. For facades visible from the public right-of-way, predominate materials must comprise at least seventy-five percent (75%) of the total wall area of the façade. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including colors subject to the approval of the Planning Director.

The existing Campus consists of brick masonry, precast concrete, glass and stucco. The new replacement tower will utilize similar façade materials to produce a building with a contemporary aesthetic. Elevation building materials include terra cotta wall panels, composite metal wall panels, and curtain wall glazing systems. Building materials and colors are clearly defined on the elevation drawings and appear to be in compliance. However, the submittal of building elevations depicts compliance with percentages of façade materials that is required via a condition of approval.

STAFF ANALYSIS (cont'd)

Building Design (cont'd)

To enhance pedestrian safety and comfort, connecting walkways may cross parking aisles or driveways if distinguished from driving surfaces through the use of durable, low maintenance materials. At least one main entrance of any institutional building must face and open directly onto a five (5') foot wide connecting walkway to the street sidewalk without requiring pedestrians to walk around buildings or parking lot outlines which are not aligned to a logical route. Entrances must include architectural elements that emphasize the entrance.

Toledo Hospital Institutional Campus Master Plan

The Institutional Master Plan review and approval procedures are intended to provide a framework for development of large institutions in campus settings. Approval of an Institutional Master Plan is intended to permit flexibility in site development and in the design and arrangement of buildings that is not possible when development occurs on a lot-by-lot basis. Institutional Master Plans are intended to create efficient, functional, and attractive areas that incorporate a high level of amenities and meet public objectives.

The initial Toledo Hospital Master Plan development included the hospital building, residence hall, research building, and a power plant. The Master Plan consisted of two (2) phases of development. Notable mentions of phase I are an above ground parking garage, surface parking areas some of which are gate controlled, and truck traffic for pickups and deliveries was rerouted from Midwood Avenue to Oatis Street (now known as ProMedica Parkway). The second phase of the Toledo Hospital Master Plan proposes a possible future inpatient facility at the north end of the hospital, a cobalt area near the northeast corner of the hospital building, and a future high rise extension on the front of the hospital building. Many amendments have taken place since the initial approval and The Toledo Hospital Master Plan was most recently amended in 2014 to add a helipad and relocate the Ronald McDonald house.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Institutional Campus land uses. The intent of the IC Institutional Campus district is to accommodate large institutional uses in campus-like settings, such as hospitals, schools and colleges. The IC district is intended to promote and enhance the development and expansion of medical, educational and other larger institutional uses while minimizing the adverse impacts that can result when such uses are located near residential neighborhoods.

Staff supports the request for the proposed development of a new 13 story bed tower, parking structure and site modifications. The proposed use is consistent with ProMedica Toledo Hospital Institutional Campus Master Plan and meets the stated intent of the Toledo Municipal Planning and Zoning Code.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-26-15, a request for a Major Site Plan Review for a new 13 story bed tower, parking structure, and site modifications located at 2142 North Cove Boulevard, for the following three (3) reasons:

1. The proposed use meets the stated intent of the zoning code (TMC§1111.0706(A));
2. The request is consistent with The Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) Review and Decision Making Criteria);
3. The request is consistent with intent of The Institutional Master Plan Standards (TMC§1111.1300 Development Approval Procedures).

The staff further recommends that the Toledo City Plan Commission approve SPR-26-15, a Major Site Plan Review for a new 13 story bed tower, parking structure, and site modifications located at 2142 North Cove Boulevard subject to the following fifty-five (55) conditions:

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

Engineering Services

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

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

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

Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.
5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Plans for the water service shall be submitted to the Division of Engineering Services for review and approval.
7. Contact the City of Toledo Fire Prevention Bureau to determine the fire protection requirements for this site.
8. Maintain 10 feet of horizontal clearance between proposed water service and sanitary or storm sewers. Maintain 4 feet of horizontal clearance between proposed water service and any other underground utility. Maintain 18 inches of vertical clearance between proposed water service and sanitary or storm sewers. Maintain 12 inches of vertical clearance between proposed water service and any underground utility.
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 expense.
11. Plans for the water service shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service.
12. A flow test is recommended to ensure that the available water flow and pressure in the area meet the anticipated demands of the facility.
13. Plans submitted indicate earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, SWPPP plan, and plans for storm water service for this project shall be submitted to the Division of Engineering Services for storm water review & approval.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

14. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>, including the requirements for storm water detention and post-construction storm water Best Management Practices (BMPs).
15. Plans are also subject to: the Criteria and Regulations of The Departments of Public Utilities and Public Service; The Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; The Toledo City Charter; the “Subdivision Rules & Regulations” of Toledo-Lucas County Plan Commissions; City of Toledo Infrastructure Design and Construction requirements; and “The Comprehensive Ditch Plan.”
16. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs). All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA. An alternative structural BMP may be accepted if it can be demonstrated that it is equivalent in effectiveness to those listed in Table 2 and approved by Ohio EPA. Alternate BMPs must be approved by the Ohio EPA.
17. Post-construction BMPs for sites greater than 5 acres disturbed shall be selected from and designed in accordance with the latest Ohio EPA General Storm Water NPDES Permit Table 2 “Structural Post-Construction BMPs & Associated Drain (Drawdown) Times.”
18. Sites greater than 10 acres disturbed shall utilize a sediment settling pond during construction for sediment and erosion control. Design requirements of a sediment settling pond can be found in the latest Ohio EPA General Storm Water NPDES permit.
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.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

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, will be permitted without approved plans and inspection.
23. There is an existing 48-inch storm sewer that runs across Doris near Monroe Street, continues east, crosses Promedica Parkway, and continues northeast to Central Ave. This storm sewer must remain in service. The storm sewer may be relocated at the full expense of the petitioner; or an easement shall be dedicated to the City of Toledo, for City utility use only, to allow for future maintenance and shall not be combined with easements for other utilities. The following language shall appear on the easement:

The City of Toledo shall have a permanent easement, with rights of ingress and egress, over the utility easement areas for the purpose of operating, maintaining, and constructing any public utilities located within the easement. The property owner shall not construct fences, walls, or other barriers, that would impede the City of Toledo's access onto the easement. No temporary or permanent structure, including building foundations, roof overhangs, or other barriers denying access, may be constructed on the easement. Driveways and parking lots are acceptable. The property owner releases the City of Toledo from any liability, responsibility, or costs resulting from the City's removal of any barriers that deny ingress or egress from the easement or that obstruct access to the public utilities located on said property; and the City of Toledo shall have no obligation or duty to restore or compensate the property owner for the removed facilities.

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
Storm-water Drainage: Lorie Haslinger, ph. 419-245-3221;
Andy Stepnick 419-245-1338
Water: Andrea Kroma, ph. 419-936-2163
Roadway: Tim Grosjean, ph. 419-245-1344

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

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.
26. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developer's cost.
27. 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 & Drainage Services

28. S&DS recommends that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
29. 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

30. Fire hydrants for protection of new buildings and structures shall be located in approved locations.
31. Fire Department connections that are required shall be in locations as required by building and fire codes and the Toledo Fire Department.
32. Access to hydrants and Fire Department connections shall not be obstructed by fences, bushes, trees, or parked cars.

Transportation

33. All drive aisles, parking stalls, and driving lanes shall be dimensioned.
34. All parking stalls shall be a minimum of 9' x 18' as per TMC§1107

STAFF RECOMMENDATION (cont'd)

Transportation (cont'd)

35. 25' wide access drive aisles shall be maintained throughout the site to accommodate two-way traffic as per TMC§1107
36. ADA parking stalls must be provided in accordance with the American with Disabilities Act Guidelines and the Toledo Municipal Code. All ADA parking spaces shall be designated with a sign visible from the driver's seat and must be mounted in front of the parking space at a minimum height of 60 inches to the bottom of the sign.

Toledo Design Center

37. A shadow study shall be performed for the new tower on the main campus to determine the effects on the adjacent neighborhood.

Economic Development

No comments or objections

Building Inspection

38. The construction of any new structure, addition, or alterations to any existing building, parking lot or multi-level parking structure will require construction documents stamped by a design professional to be submitted to the Division of Building Inspection for plan review and approval. Construction documents must show that the new structure, addition and/or alterations will be in compliance with the building, mechanical and fire codes of the City of Toledo, and, by referenced authority, those of the State of Ohio. Construction must also comply with federal ADA regulations.
39. Any signs on the building, will require a separate plan review and permits(s) in accordance with the City of Toledo's sign codes (Toledo Municipal Code §1113 and §1377 – §1397).
40. Any fence screening will require a Certificate of Zoning Compliance, issued by the Division of Building Inspection.

STAFF RECOMMENDATION (cont'd)

Plan Commission

41. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks. **(Not depicted on site plan).**
42. Off-street parking and loading, spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust free material other than gravel or loose fill, and be graded to drain all surface water towards the interior parking lot (TMC§1107.1906).
43. A portion of the total number of required off-street parking spaces in each off-street parking are must be specifically designated, located and reserved for use by persons with physical disabilities. **The minimum number of spaces that must be provided shall comply with the table in TMC§1107.1701.**
44. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping areas.
45. The building materials shall meet the requirements of TMC§1109.0500 *Building Façade Materials and Color*.
46. Predominate exterior building materials shall be high-quality materials. For facades visible from the public right-of-way, predominate materials must comprise at least seventy-five percent (75%) of the total wall area of the façade.
47. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors, subject to the approval of the Planning Director.
48. At least one main entrance of any commercial, mixed-use, or institutional building shall face and open directly onto a five (5') foot wide connecting walkway to the sidewalk without requiring pedestrians to walk around buildings or around parking lot outlines which are not aligned to a logical route.
49. Connecting walkways may cross parking aisles or driveways if distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt to enhance pedestrian safety and comfort. Raised walkways may be installed if elevated six (6") inches with tapered slopes and meet ADA standards.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

50. Litter receptacles must be provided in off-street parking areas. A litter receptacle is treated as an accessory structure and must be located outside the required setback area, shown for the purpose of location on the site plan, and maintained according to the requirements of the Toledo-Lucas County Health Department.
51. Bicycle parking slots at least two (2') feet by six (6') feet per parking slot shall be provided. No more than fifty (50) bicycle parking slots shall be required for any listed use category.
52. A detailed site, lighting, sign, fencing and three (3) landscape plans shall be submitted, separate from Building Plans, to the Plan Director for review and approval. Such plan shall include:
 - a. A parking lot perimeter landscaped area that is at least ten (10') feet in width must be provided as a buffer (**Acceptable as shown on landscape plan**);
 - b. foundation plantings at all major building entrances for the full parking lot facing façade (**Acceptable as shown on landscape plan**);
 - c. Two canopy trees are required to be installed in interior landscape areas for each 10 parking spaces. Six shrubs are required to be installed in interior landscape areas for each 10 parking spaces. One canopy tree may substitute for three shrubs (**Acceptable as shown on landscape plan**);
 - d. A minimum of at least one (1) canopy tree must be provided for each thirty (30') feet plus a continuous shrub row with a minimum height of eighteen (18") inches (**Acceptable as shown on landscape plan**);
 - e. A Type A buffer shall be installed and maintained along the west side of the site that fronts onto Midwood Avenue;
 - f. Landscape terminal islands must be provided at the end of each parking row (**Acceptable as shown on landscape plan**);
 - g. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground areas must be covered with hardwood mulch, grass or other vegetative ground cover (**Acceptable as shown on landscape plan**);

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- h. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards;
 - i. Shrubs are required to be installed to deflect headlight glare from parking lot into or onto the adjacent building or public right-of-ways;
 - 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 and light fixtures used to illuminate any parking or loading area must be selected and arranged to direct and reflect the light away from any adjacent residential property and away from the sky above the light fixture; and
 - m. The location, lighting and size of any signs.
53. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
54. 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.
55. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

REF: SPR-26-15...August 13, 2015

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION

REF: SPR-26-15

DATE: August 13, 2015

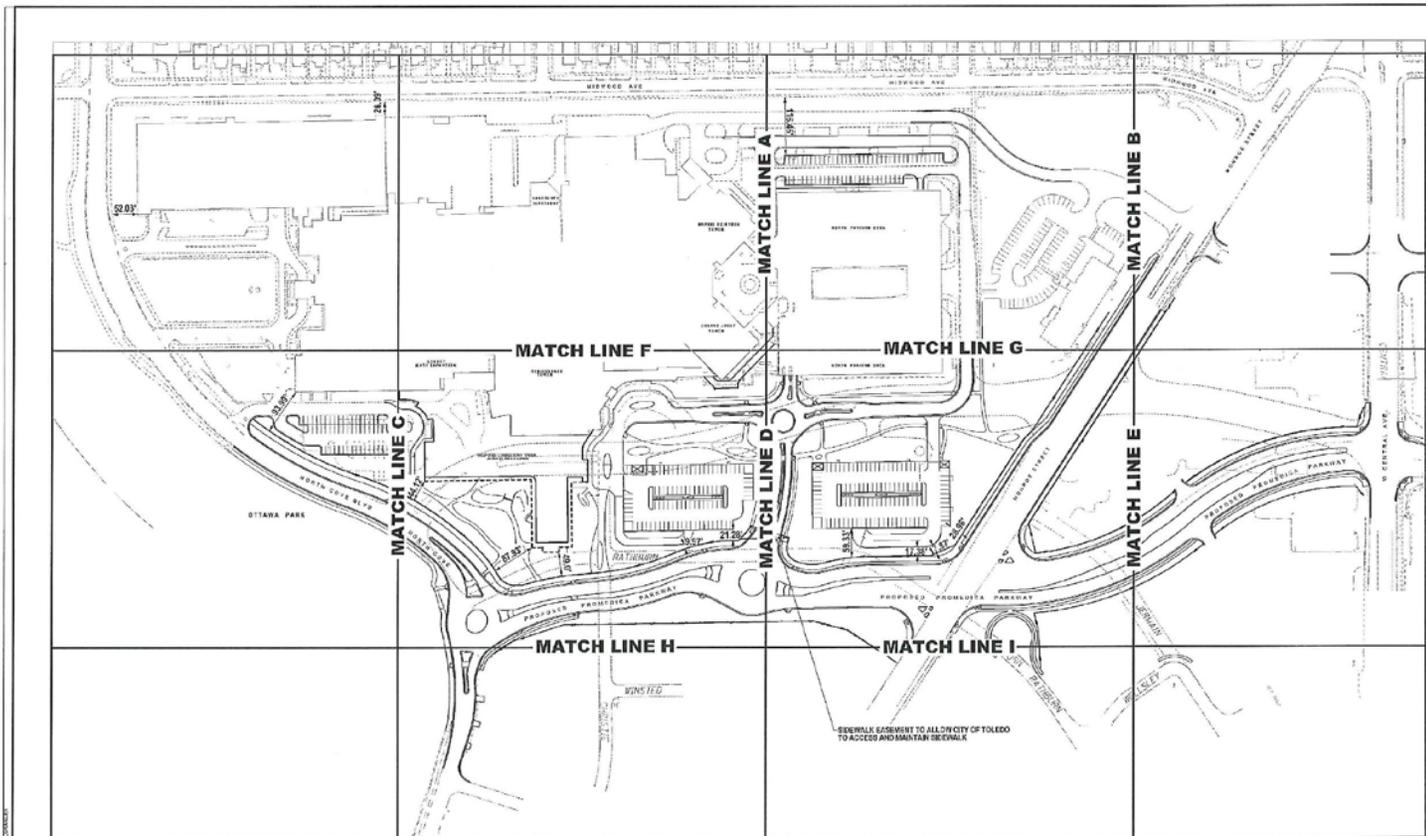
TIME: 2:00 P.M.

GP/jj

Six (6) sketches follow

SITE PLAN

SPR-26-15
ID 41



HKS

ARCHITECT
190 ARCHITECTS
315 E. MAIN STREET, SUITE 1000
NORTH VALLI, IN 45567

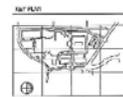
CIVIL/LANDSCAPE
BRUNER SMITH COLLIER
2385 HOGGERTY ROAD SOUTH
CANTON, IN 45308

MEP ENGINEER
CORD
3025 NORTH HALL STREET
DALLAS, TEXAS 75219

PARKING CONSULTANT
PARKER
125 AVIS DRIVE, SLATE 1
ANN ARBOR, MI 48106

PROMEDICA
The Toledo Hospital &
Toledo Children's Hospital
GENERATIONS TOWER

INTERIM REVIEW ONLY
These drawings are preliminary and
all dimensions shown are approximate
and subject to the final approved
plans of the city of Toledo.
Author: J. J. JONES
Date: 6/23/2015
User: J. J. JONES

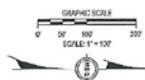


REVISION	NO.	DESCRIPTION	DATE

PROJECT NUMBER
19551.025
DATE
29 June 2015
BY
City of Toledo
Site Plan Approval

DRAWN BY
OVERALL KEY PLAN
SHEET NO.
C1.01

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GENERAL INFORMATION

Subject

- Request - Vacate a portion of ProMedica Parkway, all of Rathbun Drive southerly of Monroe Street and northerly of North Cove Boulevard, and a portion of Christie Drive

- Applicant - Toledo Hospital
C/O: Tim Grohnke
1801 Richards Road
Toledo, OH 43607

- Attorney - Mark H. Rose, Esq.
Marshall & Melhorn, LLC
Four Seagate Center
Eighth Floor
Toledo, OH 43604

- Surveyor - James A. Broadway, P.S.
Mannik & Smith Group
1800 Indian Wood Circle
Maumee, OH 43537

Site Description

- Zoning - IC, CO, RM36 / Institutional Campus, Office Commercial, Multi-Family Residential (along ProMedica Parkway)

- Zoning - RD6, UNO / Residential Duplex, Urban Neighborhood Overlay District (along Rathbun Drive)

- Zoning - CR, UNO / Regional Commercial, Urban Neighborhood Overlay District (along Christie Drive)

- Area - ±8.178 acres

- Dimensions - ±97' X ±1800' (along ProMedica Parkway)
±50' X ±940' (along Rathbun Drive)
±50' X ±225' (along Christie Road)

- Existing Use - Right of way

GENERAL INFORMATION (cont'd)

Area Description

- | | | |
|-------|---|--|
| North | - | ProMedica Hospital (north Campus) / IC |
| South | - | Ottawa River / POS |
| East | - | Residential Dwellings / RD6 |
| West | - | ProMedica Hospital (main Campus) / POS |

Parcel History

- | | | |
|-----------|---|--|
| Z-6006-15 | - | Request for a Zone Change from CO Office Commercial, RM36 Multi-Family Residential, and RD6 Duplex Residential to IC Institutional Campus, companion case. |
| Z-6007-15 | - | Request for an amendment of the institutional campus master plan for ProMedica main campus and north campus, companion case. |
| SPR-26-15 | - | Request for a Major Site Plan Review for a new 13 story bed tower, parking structure and site modifications, companion case. |
| V-331-15 | - | Request for the Vacation of Jermain Drive south of Wellesley Drive and north of Monroe Street, companion case. |
| V-332-15 | - | Request for the Vacation of Doris Avenue south of Central Avenue north of Monroe Street, companion case. |
| V-333-15 | - | Request for the Vacation of a portion of Kelly Street and adjacent alley, companion case. |
| S-8-15 | - | Preliminary drawing review for Toledo Hospital Plat I, companion case. |

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting the Vacation of a portion of ProMedica Parkway from Central Avenue to North Cove Boulevard, all of Rathbun Drive between Monroe Street and North Cove Boulevard, and a portion of Christie Drive. These streets are adjacent to the ProMedica Toledo Hospital Institutional Campus. The Vacation boundaries are: ProMedica Parkway that lies northerly of North Cove Boulevard and southerly of Central Avenue; all of Rathbun Drive (50 feet wide) that lies northerly of North Cove Boulevard and southerly of Monroe Street; all of Christie Street (50 feet wide) that lies west of Rathbun Drive and the portion of Christie Street (50 feet wide) that lies east of Rathbun Drive and south of lot 93. A companion Zone Change, an amendment to the Institutional Campus Master Plan, and various requests for street Vacations accompanies this case.

The intent of the proposal is to facilitate the relocation of ProMedica Parkway further east of its current location to allow for a campus expansion and provide for a more efficient vehicular circulation through and around the ProMedica Toledo Hospital Campus. This is to be accomplished through this vacation, the vacation of other various streets, and the implementation of three (3) roundabouts. A roundabout is a type of circular intersection or junction in which road traffic flows almost continuously in one direction around a central island. A great benefit of roundabouts is they greatly reduce perpendicular or “t-bone” crashes. Current traffic patterns around the hospital allow traffic from ProMedica Parkway to enter into the adjacent residential neighborhood via Christie Street. The Parkway relocation and modification will eliminate the access point and shield the residential neighborhood from the traffic of the institutional campus.

The Toledo 20/20 Comprehensive Plan targets the areas surrounding the streets to be requested for a variety of future land uses. The targeted land uses for the area include: IC, Institutional Campus, CO Office Commercial, RM36 Multi-Family Residential (along ProMedica Parkway); RS6 / UNO, Single Family Residential - Urban Neighborhood Overlay District (along Rathbun Drive); and RS6 Single Family Residential (along Christie Drive). All fore-mentioned zoning districts are deemed to be compatible with IC Institutional Campus land uses.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-330-15, a request for the vacation of a portion of ProMedica Parkway, all of Rathbun Drive southerly of Monroe Street and northerly of North Cove Boulevard, and a portion of Christie Drive, to Toledo City Council, for the following two (2) reasons:

1. The proposed vacation will be incorporated into the future development of the ProMedica Toledo Hospital Institutional Master Plan; and
2. The proposed vacation will have a positive effect on the adjacent neighborhood in terms of traffic calming.

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval of V-330-15, the request for the Vacation of a portion of ProMedica Parkway, all of Rathbun Drive southerly of Monroe Street and northerly of North Cove Boulevard, and a portion of Christie Drive, to Toledo City Council, subject to the following nineteen (19) 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. There is an existing 6-inch-diameter water main in Rathbun Drive between Monroe Street and North Cove Boulevard. This water main shall be abandoned.
2. There is an existing 6-inch diameter water main in Christie Street east of Rathbun Drive. The water main in the portion of Christie Street being abandoned shall be abandoned.
3. There is an existing storm line in the intersection of Christie and Rathbun. This storm main shall be abandoned; or the petitioner shall accept ownerships of this storm main, including all catch basins and manholes.
4. There is an existing 8-inch-diameter water main in Promedica Parkway between Monroe Street and North Cove Boulevard. This water main shall be relocated to the relocated Promedica Parkway.
5. Prior to taking the existing 8-inch-diameter water main in Promedica Parkway out of service, verify with the Toledo Fire Prevention Bureau that the fire-protection needs of the existing and proposed Promedica facilities have been addressed.
6. There is an existing 48-inch storm sewer that runs across Doris near Monroe Street, continues east, crosses Promedica Parkway, and continues northeast to Central Ave. This storm sewer must remain in service. The storm sewer may be relocated at the full expense of the petitioner; or an easement shall be dedicated to the City of Toledo, for City utility use only, to allow for future maintenance and shall not be combined with easements for other utilities. The following language shall appear on the easement:

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

The City of Toledo shall have a permanent easement, with rights of ingress and egress, over the utility easement areas for the purpose of operating, maintaining, and constructing any public utilities located within the easement. The property owner shall not construct fences, walls, or other barriers that would impede the City of Toledo's access onto the easement. No temporary or permanent structure, including building foundations, roof overhangs, or other barriers denying access, may be constructed on the easement. Driveways and parking lots are acceptable. The property owner releases the City of Toledo from any liability, responsibility, or costs resulting from the City's removal of any barriers that deny ingress or egress from the easement or that obstruct access to the public utilities located on said property; and the City of Toledo shall have no obligation or duty to restore or compensate the property owner for the removed facilities.

7. All other existing storm lines on Promedica Parkway, Rathbun, and Christie shall be abandoned; or the petitioner shall accept ownership of the storm mains, including all catch basins and manholes. New storm lines and drainage shall be installed with the relocation of Promedica Parkway.
8. Existing storm lines within the right of way of Monroe St., Central, and North Cove Boulevard shall remain in service.
9. Developer shall verify any sewers to be abandoned are no longer in service.
10. All existing sanitary lines shall be abandoned; or the petitioner shall accept ownership of the sanitary mains, including all manholes. New sanitary lines and manholes shall be installed with the relocation of Promedica Parkway and at the ends of abandoned lines.

Division of Transportation

No comments or objections to this vacation.

Fire Prevention

11. Water mains feeding hydrants in the demolition area shall remain in service until all structures are demolished and the area is free of combustible debris.
12. All proposed vacated streets shall be accessible for use by the Fire Department until demolition is complete and the area is free of combustible debris.

STAFF RECOMMENDATION (cont'd)

Fire Prevention (cont'd)

13. Fire service mains feeding hydrants that are broken or damaged during demolition shall be repaired and put back into service to maintain coverage until the demolition is complete.
14. Before final disconnection of existing water main(s) feeding the hydrants, an evaluation of the remaining in service hydrants near the construction area shall be performed. If required for effective fire protection, new hydrants that area part of the completed project shall be installed immediately or a temporary hydrant shall be installed and put in service.
15. As the construction site will be fenced / gated for security and safety reasons, the Fire Department shall be permitted access thru-gates, if required, for response to emergencies in neighborhoods bordering the construction the construction area. This indicates the gates must be wide enough for fire apparatus (min. 16') and Fire Department locks should be included at the gates.
16. The Fire Department shall be informed of changing access to neighborhoods around the site as construction progresses.

Division of Streets, Bridges, and Harbors

No comments or objections to this vacation.

Columbia Gas Company

Comments not received at time of printing.

AT&T (Ohio)

Comments not received at time of printing.

Toledo Edison Company

Comments not received at time of printing.

STAFF RECOMMENDATION (cont'd)

Buckeye Cablevision

17. Buckeye Cablesystem Inc. & Buckeye Telesystem Inc. shall be granted a ten (10') foot easement within the proposed vacated ProMedica Parkway north of Christie Street:

A perpetual, nonexclusive easement upon and through the portion of Grantor's Property to construct, install, inspect, maintain, repair, enlarge, reconstruct and/or replace telecommunications transmission lines, cables, power nodes, conduits, markers, signs and related equipment and facilities (collectively, the "facilities"); The right of ingress and egress over real property for the purposes stated herein.

TARTA

No comments or objections to this vacation.

Lucas County Solid Waste

Comments not received at time of printing.

Lucas County Tax Map

No comments or objections to this vacation.

Republic Services

Comments not received at time of printing.

Plan Commission

18. A Type A landscape buffer shall be installed along the eastern edge of ProMedica Parkway as a buffer for the adjacent residential neighborhood.
19. Pedestrian access shall be provided at all points of dead-end streets and the nearest ProMedica Parkway sidewalk in a logical fashion.

REF: V-330-15...August 13, 2015

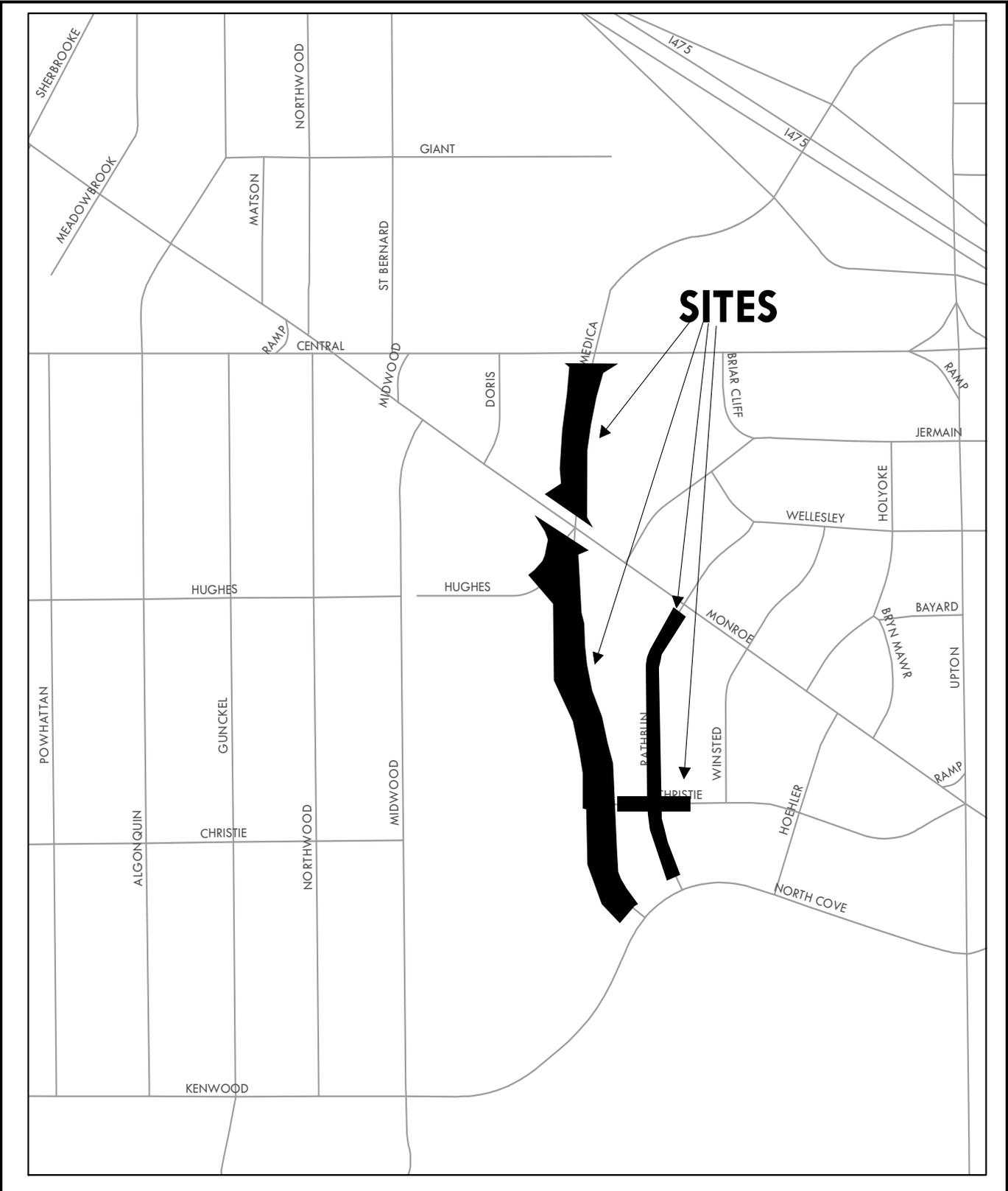
STREET VACATIONS
TOLEDO CITY PLAN COMMISSION
REF: V-330-15
DATE: August 13, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: September 23, 2015
TIME: 4:00 P.M.

GP/jj
Six (6) sketches follow

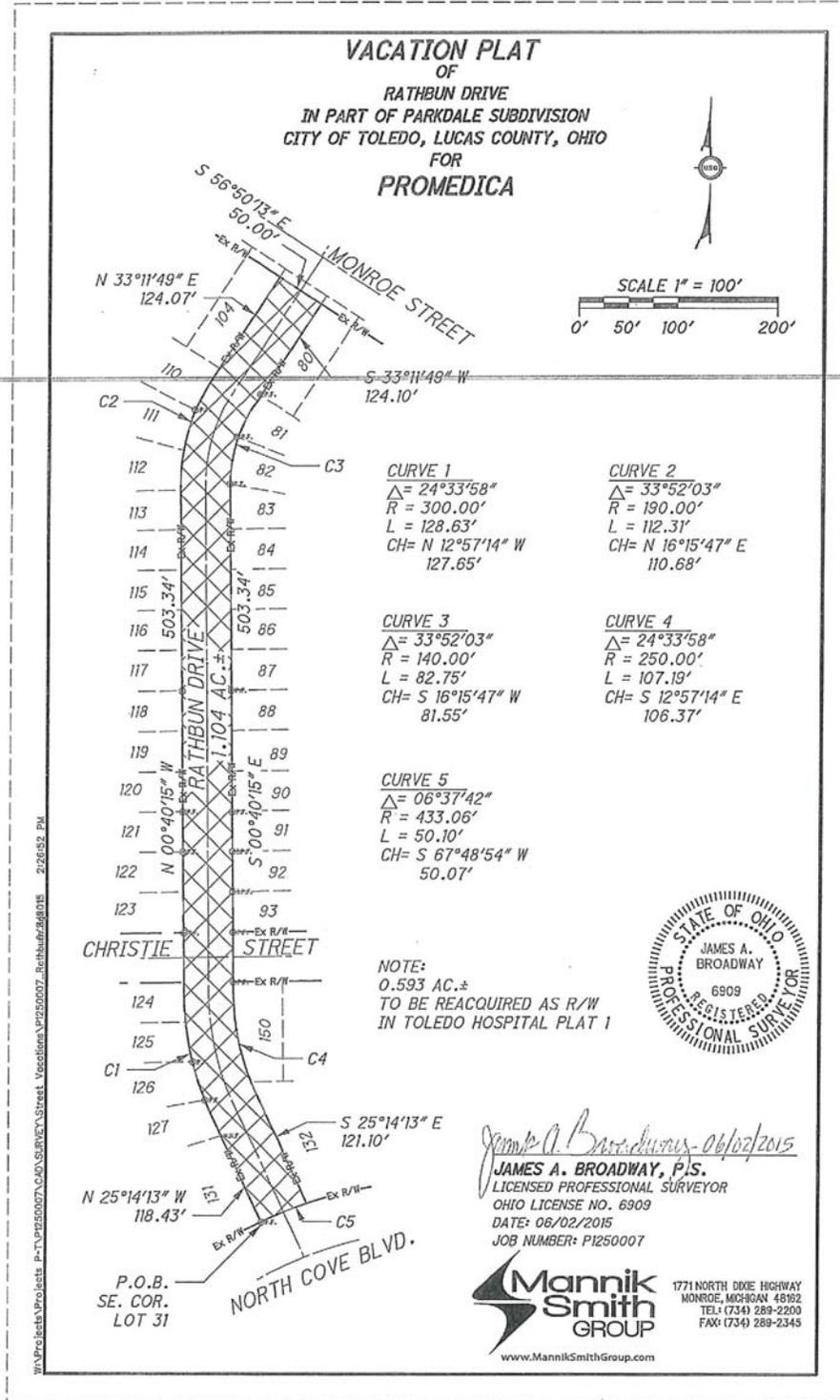
GENERAL LOCATION

V-330-15
ID 41



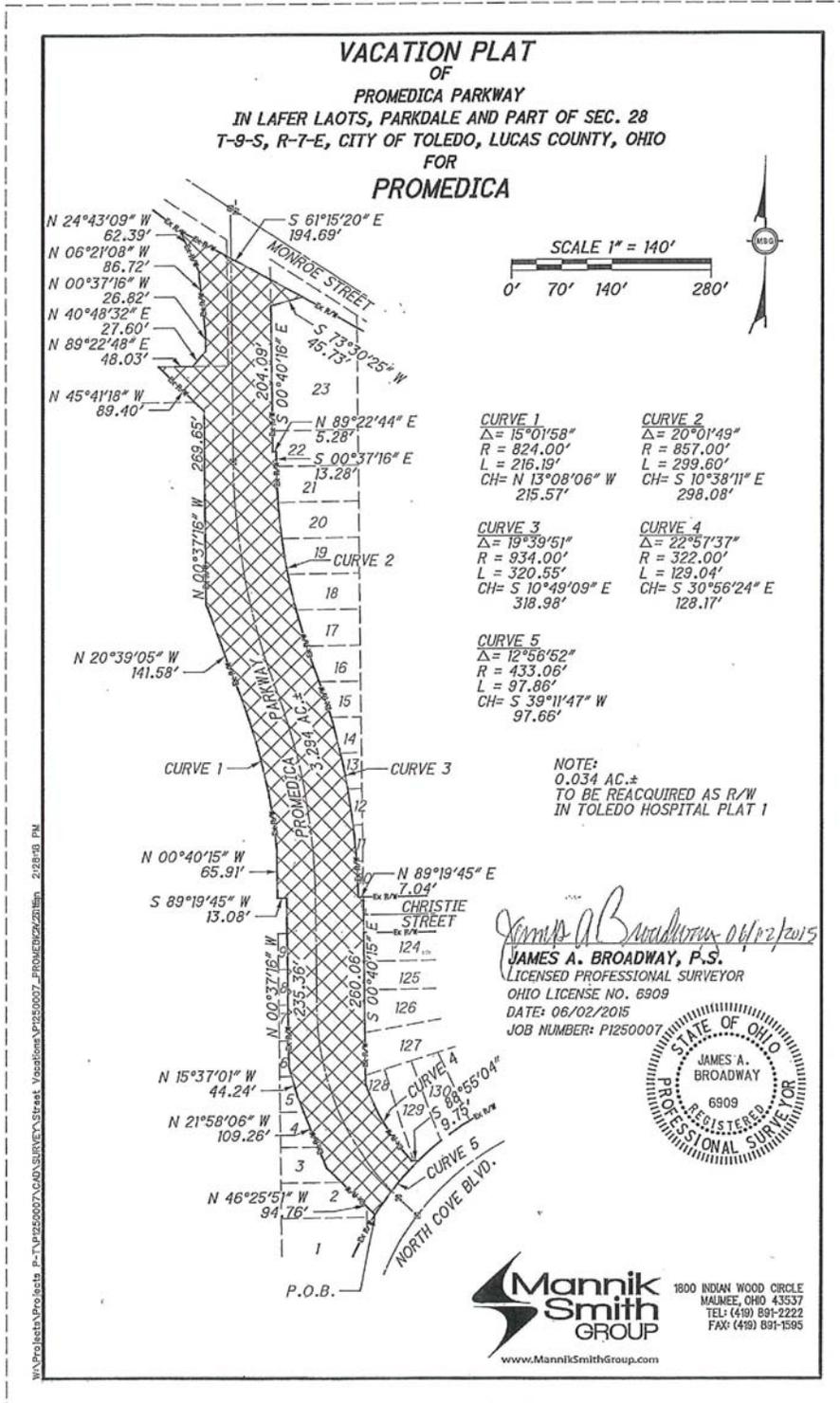
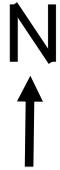
SURVEY "A"

V-330-15
ID 41



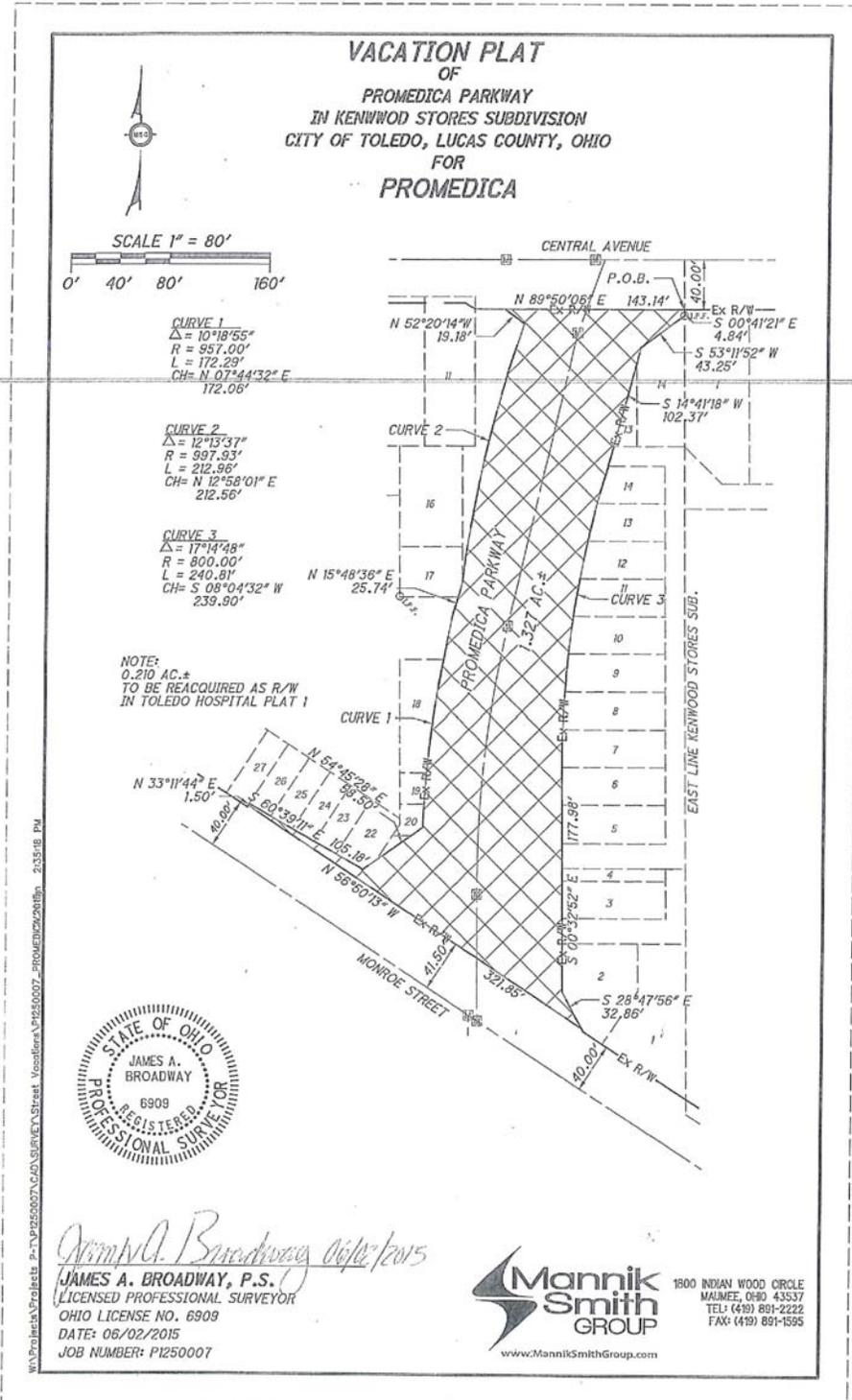
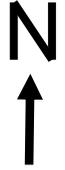
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V-330-15
ID 41



SURVEY "C"

V-330-15
ID 41

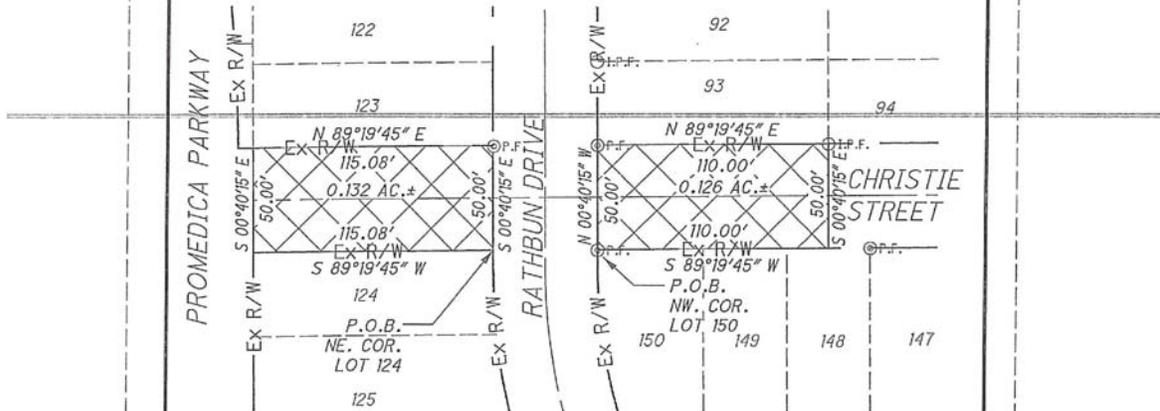


SURVEY "D"

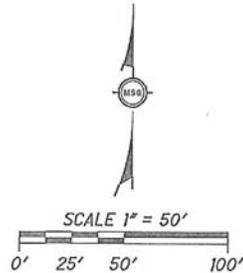
V-330-15
ID 41



VACATION PLAT
OF
CHRISTIE STREET
IN PART OF PARKDALE SUBDIVISION,
CITY OF TOLEDO, LUCAS COUNTY, OHIO
FOR
PROMEDICA



NOTE:
0.122 AC.±
TO BE REACQUIRED AS R/W
IN TOLEDO HOSPITAL PLAT 1



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James A. Broadway 06/02/2015
JAMES A. BROADWAY, P.S.
 LICENSED PROFESSIONAL SURVEYOR
 OHIO LICENSE NO. 6909
 DATE: 06/02/2015
 JOB NUMBER: P1250007



Mannik Smith GROUP
 1771 NORTH DIXIE HIGHWAY
 MONROE, MICHIGAN 48162
 TEL: (734) 289-2200
 FAX: (734) 289-2345
www.MannikSmithGroup.com

GENERAL INFORMATION

Subject

- Request - Vacation of a 60 foot by 410 foot portion of Jermain Drive located southeasterly of Wellesley Drive and northeasterly of Monroe Street
- Applicant - Toledo Hospital
C/O: Tim Grohnke
1801 Richards Road
Toledo, OH 43607
- Attorney - Mark H. Rose, Esq.
Marshall & Melhorn, LLC
Four Seagate Center
Eight Floor
Toledo, OH 43604
- Surveyor - James A. Broadway, P.S.
Mannik & Smith Group
1800 Indian Wood Circle
Maumee, OH 43537

Site Description

- Zoning - RS6, UNO / Single Family Residential, Urban Neighborhood Overlay District
- Zoning - CR, UNO / Regional Commercial, Urban Neighborhood Overlay District
- Zoning - RD6, UNO / Residential Duplex, Urban Neighborhood Overlay District
- Area - ±0.549 acres
- Dimensions - 60' X 410'
- Existing Use - Right of way

Area Description

- North - Single Family Residential Dwellings / RS6
- South - Ronald McDonald House / CO
- East - Single Family Residential Dwellings / RS6, RD6
- West - Single Family Residential Dwellings, Flower Shop / RS6, CR

GENERAL INFORMATION (cont'd)

Parcel History

- Z-6006-15 - Request for a Zone Change from CO Office Commercial, RM36 Multi-Family Residential, and RD6 Duplex Residential to IC Institutional Campus, companion case.
- Z-6007-15 - Request for an amendment of the institutional campus master plan for ProMedica main campus and north campus, companion case.
- SPR-26-15 - Request for a Major Site Plan Review for a new 13 story bed tower, parking structure and site modifications, companion case.
- V-330-15 - Request for the Vacation of a portion of ProMedica Parkway, all of Rathbun Drive southerly of Monroe Street and northerly of North Cove Boulevard, and a portion of Christie Drive, companion case.
- V-332-15 - Request for the Vacation of Doris Avenue south of Central Avenue north of Monroe Street, companion case.
- V-333-15 - Request for the Vacation of a portion of Kelly Street and adjacent alley, companion case.
- S-8-15 - Preliminary drawing review for Toledo Hospital Plat I, companion case.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting the vacation of all of Jermain Drive (60 feet wide) that lies northeasterly of Monroe Street and southeasterly of Wellesley Drive. The portion of right of way is approximately 60 feet wide and 410 feet long and is mixed-zoned RS6 Single Family Residential, RD6 Duplex Residential, and CR Regional Commercial. The right of way is primarily zoned RS6 Single Family Residential and approximately one-half (½) of the site is in and Urban Neighborhood Overlay District (The Monroe Street Corridor Overlay). A companion Zone Change, an amendment to the Institutional Campus Master Plan, and various requests for street Vacations accompanies this case.

The intent of the proposal is to facilitate the relocation of ProMedica Parkway further east of its current location to allow for a campus expansion and provide for a more efficient vehicular circulation through and around the ProMedica Toledo Hospital Campus. This is to be accomplished through this vacation, the vacation of other various streets, and the implementation of three (3) roundabouts. A roundabout is a type of circular intersection or junction in which road traffic flows almost continuously in one direction around a central island. A great benefit of roundabouts is they greatly reduce perpendicular or “t-bone” crashes. The Parkway relocation and modification will reconfigure Jermain Drive into a dead-end street. This proposed no access point from ProMedica Parkway onto Jermain Drive will shield the residential neighborhood from the traffic of the institutional campus.

The Toledo 20/20 Comprehensive Plan targets the areas surrounding the streets to be requested for a variety of future land uses. The targeted land uses for the area include: IC, Institutional Campus, CO Office Commercial, RM36 Multi-Family Residential (along ProMedica Parkway); RS6 / UNO, Single Family Residential - Urban Neighborhood Overlay District (along Rathbun Drive); and RS6 Single Family Residential (along Christie Drive). All fore-mentioned zoning districts are deemed to be compatible with IC Institutional Campus land uses.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-331-15, the request for the Vacation of a 60 foot by 410 foot portion of Jermain Drive located southeasterly of Wellesley Drive and northeasterly of Monroe Street, to Toledo City Council, for the following two (2) reasons:

1. The proposed vacation will be incorporated into the future development of the ProMedica Toledo Hospital Institutional Master Plan; and
2. The proposed vacation will have a positive effect on the adjacent neighborhood in terms of traffic calming.

STAFF RECOMMENDATION (cont'd)

The staff recommends that the Toledo City Plan Commission recommend approval of V-331-15, the request for the Vacation of a 60 foot by 410 foot portion of Jermain Drive located southeasterly of Wellesley Drive and northeasterly of Monroe Street, to Toledo City Council, subject to the following eleven (11) 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. There is an existing 6-inch-diameter water main in Jermain Drive between Wellesley Drive and Monroe Street. This water main shall be abandoned.
2. There are no records of existing storm sewers on this section of Jermain Drive.
3. There is an existing 8-inch sanitary line in Jermain Street. This sanitary main shall be abandoned; or the petitioner shall accept ownership of this sanitary main, including all manholes. Developer shall verify any sewers to be abandoned are no longer in service. New sanitary line shall be run to connect existing houses to remain, east of vacated area.

Division of Transportation

No comments or objections to this vacation.

Fire Prevention

4. Water mains feeding hydrants in the demolition area shall remain in service until all structures are demolished and the area is free of combustible debris.
5. All proposed vacated streets shall be accessible for use by the Fire Department until demolition is complete and the area is free of combustible debris.
6. Fire service mains feeding hydrants that are broken or damaged during demolition shall be repaired and put back into service to maintain coverage until the demolition is complete.
7. Before final disconnection of existing water main(s) feeding the hydrants, an evaluation of the remaining in service hydrants near the construction area shall be performed. If required for effective fire protection, new hydrants that area part of the completed project shall be installed immediately or a temporary hydrant shall be installed and put in service.

STAFF RECOMMENDATION (cont'd)

Fire Prevention (cont'd)

8. As the construction site will be fenced / gated for security and safety reasons, the Fire Department shall be permitted access thru-gates, if required, for response to emergencies in neighborhoods bordering the construction the construction area. This indicates the gates must be wide enough for fire apparatus (min. 16') and Fire Department locks should be included at the gates.
9. The Fire Department shall be informed of changing access to neighborhoods around the site as construction progresses.

Division of Streets, Bridges, and Harbors

No comments or objections to this vacation.

Columbia Gas Company

Comments not received at time of printing.

AT&T (Ohio)

Comments not received at time of printing.

Toledo Edison Company

Comments not received at time of printing.

Buckeye Cablevision

No comments or objections to this vacation.

TARTA

No comments or objections to this vacation.

Lucas County Solid Waste

Comments not received at time of printing.

Lucas County Tax Map

No comments or objections to this vacation.

STAFF RECOMMENDATION (cont'd)

Republic Services

Comments not received at time of printing.

Plan Commission

10. A Type A landscape buffer shall be installed along the eastern edge of ProMedica Parkway as a buffer for the adjacent residential neighborhood.
11. Pedestrian access shall be provided at all points of dead-end streets and the nearest ProMedica Parkway sidewalk in a logical fashion.

STREET VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-331-15
DATE: August 13, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: September 23, 2015
TIME: 4:00 P.M.

GP/jj
Three (3) sketches follow

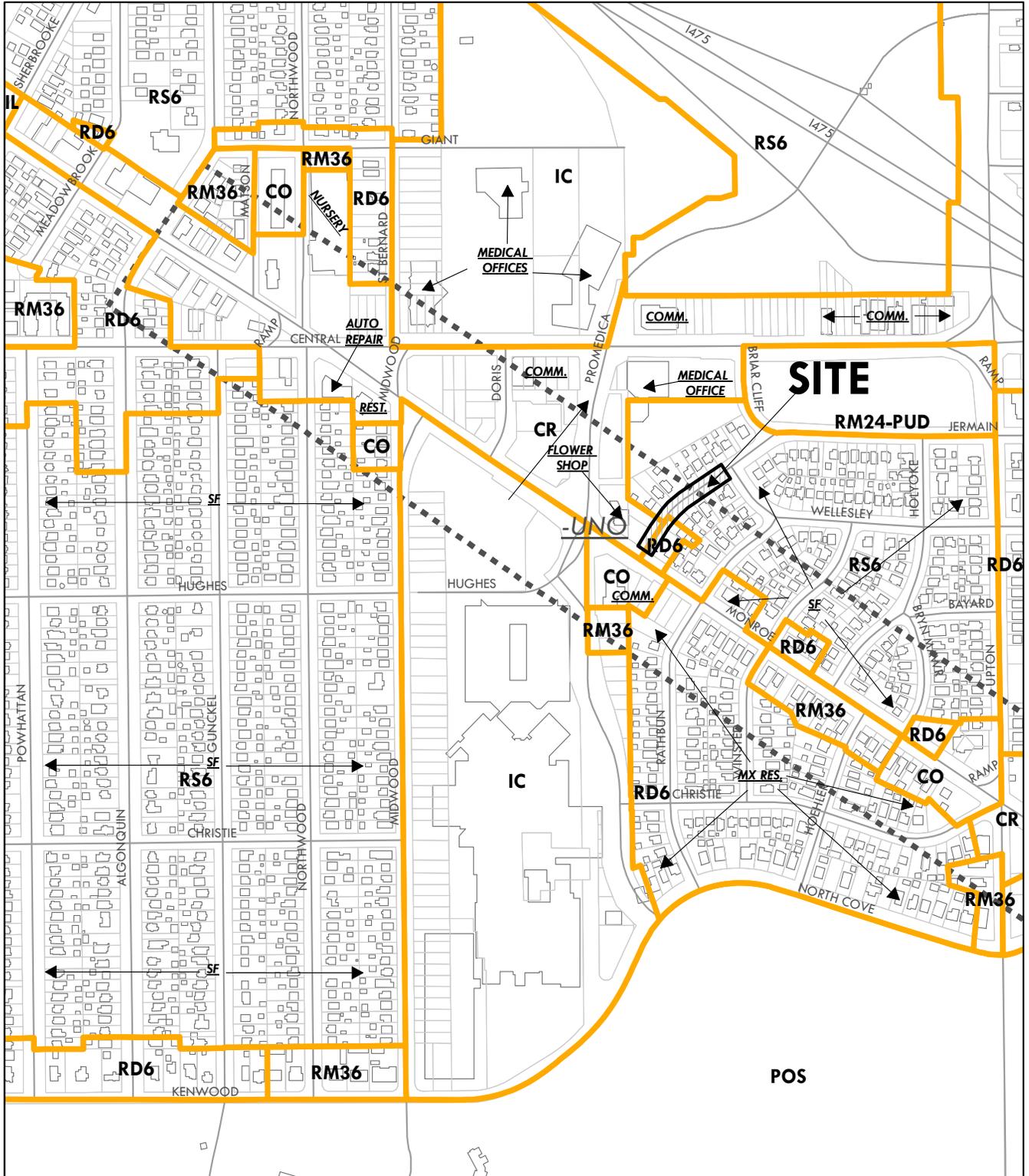
GENERAL LOCATION

V-331-15
ID 41



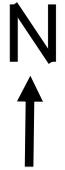
ZONING & LAND USE

V-331-15
ID 41

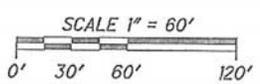
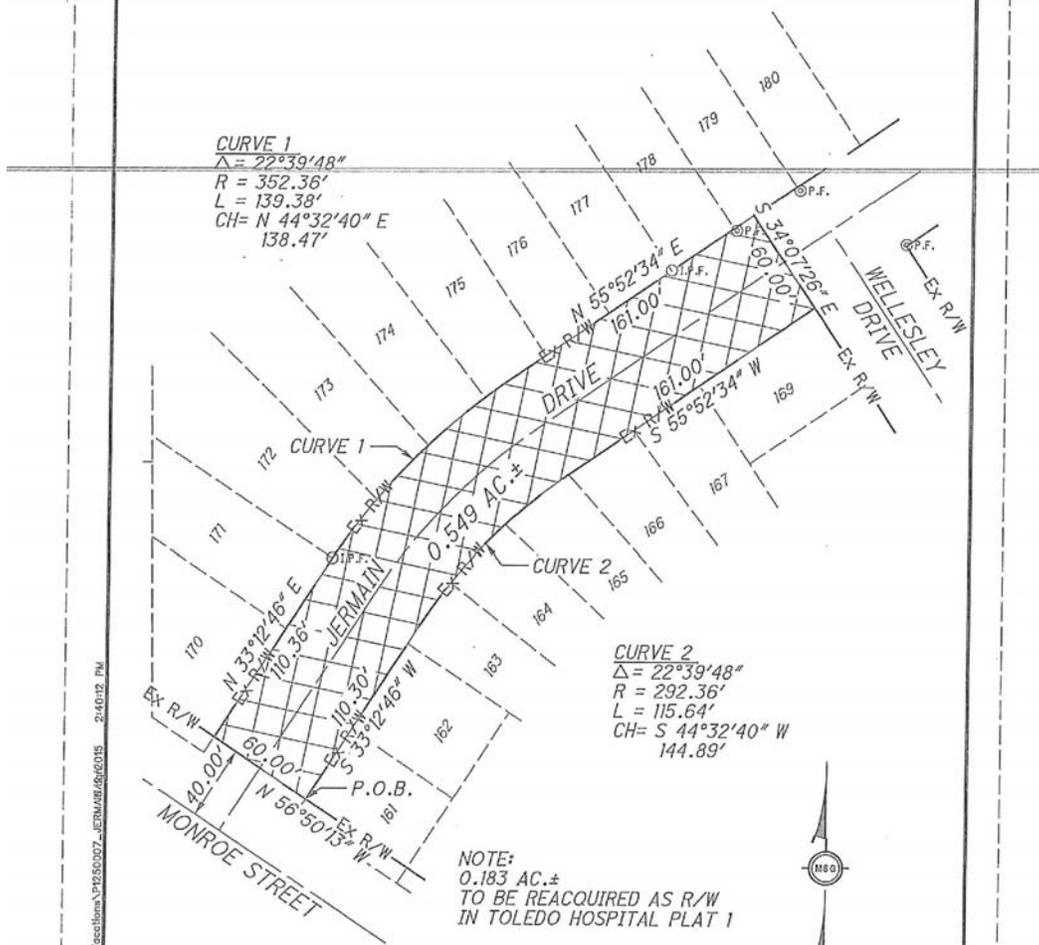


SURVEY

V-331-15
ID 41



VACATION PLAT
OF
JERMAIN DRIVE
IN PART OF KINGSTON SUBDIVISION,
CITY OF TOLEDO, LUCAS COUNTY, OHIO
FOR
PROMEDICA



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James A. Broadway 06/02/2015
JAMES A. BROADWAY, P.S.
 LICENSED PROFESSIONAL SURVEYOR
 OHIO LICENSE NO. 6909
 DATE: 06/02/2015
 JOB NUMBER: P120007

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 MAUMEE, OHIO 43537
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 FAX: (419) 891-1585
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GENERAL INFORMATION

Subject

- Request - Vacate the full right of way width of Doris Avenue running south of Central Avenue and north of Monroe Street
- Applicant - Toledo Hospital
C/O: Tim Grohnke
1801 Richards Road
Toledo, OH 43607
- Attorney - Mark H. Rose, Esq.
Marshall & Melhorn, LLC
Four Seagate Center
Eight Floor
Toledo, OH 43604
- Surveyor - James A. Broadway, P.S.
Mannik & Smith Group
1800 Indian Wood Circle
Maumee, OH 43537

Site Description

- Zoning - CR / Regional Commercial
- Area - ±0.491 acres
- Dimensions - Various' X 360'
- Existing Use - Right of way

Area Description

- North - ProMedica Hospital (north campus) / IC
- South - ProMedica Hospital (main campus) / IC
- East - Vacant Commercial Building / CR
- West - Undeveloped Land / CR

GENERAL INFORMATION (cont'd)

Parcel History

- Z-6006-15 - Request for a Zone Change from CO Office Commercial, RM36 Multi-Family Residential, and RD6 Duplex Residential to IC Institutional Campus, companion case.
- Z-6007-15 - Request for an amendment of the institutional campus master plan for ProMedica main campus and north campus, companion case.
- SPR-26-15 - Request for a Major Site Plan Review for a new 13 story bed tower, parking structure and site modifications, companion case.
- V-330-15 - Request for the Vacation of a portion of ProMedica Parkway, all of Rathbun Drive southerly of Monroe Street and northerly of North Cove Boulevard, and a portion of Christie Drive, companion case.
- V-331-15 - Request for the Vacation of Jermain Drive south of Wellesley Drive and north of Monroe Street, companion case.
- V-333-15 - Request for the Vacation of a portion of Kelly Street and adjacent alley, companion case.
- S-8-15 - Preliminary drawing review for Toledo Hospital Plat I, companion case.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting the Vacation of the full right of way width of Doris Avenue running south of Central Avenue and north of Monroe Street. The portion of right of way varies in width from 60 feet to 90 feet and is approximately 360 feet long. The site is zoned CR Regional Commercial and lies within the Monroe Street Overlay District. Doris Avenue is surrounded by undeveloped land with the exception of a vacated commercial building located to the east. That building also fronts onto Central Avenue. A companion Zone Change, an amendment to the Institutional Campus Master Plan, and various requests for street Vacations accompanies this case.

The intent of the proposal is to facilitate the relocation of ProMedica Parkway further east of its current location to allow for a campus expansion and provide for a more efficient vehicular circulation through and around the ProMedica Toledo Hospital Campus. This is to be accomplished through this vacation request, the vacation of other various streets, and the implementation of three (3) roundabouts. A roundabout is a type of circular intersection or junction in which road traffic flows almost continuously in one direction around a central island. A great benefit of roundabouts is they greatly reduce perpendicular or “t-bone” crashes. The proposed traffic pattern to the hospital from ProMedica Parkway is intended to serve the north campus as well as the main campus. The Parkway relocation and modification will also shield nearby residential neighborhoods from the traffic of the institutional campus by eliminating “thru-traffic” from the hospital.

The Toledo 20/20 Comprehensive Plan targets the areas surrounding the streets to be requested for a variety of future land uses. The targeted land uses for the area include: IC, Institutional Campus, CO Office Commercial, CN Neighborhood Commercial, RM36 Multi-Family Residential (along ProMedica Parkway); RS6 / UNO, Single Family Residential - Urban Neighborhood Overlay District (along Rathbun Drive); and RS6 Single Family Residential (along Christie Drive). All fore-mentioned zoning districts are deemed to be compatible with IC Institutional Campus land uses.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-332-15, the request to vacate the full right of way width of Doris Avenue running south of Central Avenue and north of Monroe Street, to Toledo City Council, for the following two (2) reasons:

1. The proposed vacation will be incorporated into the future development of the ProMedica Toledo Hospital Institutional Master Plan; and
2. The proposed vacation will have a positive effect on the adjacent neighborhood in terms of traffic calming.

STAFF RECOMMENDATION (cont'd)

The staff recommends that the Toledo City Plan Commission recommend approval of the request to vacate the full right of way width of Doris Avenue running south of Central Avenue and north of Monroe Street, to Toledo City Council, subject to the following eleven (11) 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. There is an existing 6-inch-diameter water main in Doris Avenue from Central Avenue to a hydrant approximately 160 feet south of Central Avenue. This water main shall be abandoned and hydrant removed; or the petitioner shall accept ownership of this water main, including valves and hydrants.

2. There is an existing 48-inch storm sewer that runs across Doris near Monroe Street, continues east, crosses Promedica Parkway, and continues northeast to Central Ave. This storm sewer must remain in service. The storm sewer may be relocated at the full expense of the petitioner; or an easement shall be dedicated to the City of Toledo, for City utility use only, to allow for future maintenance and shall not be combined with easements for other utilities. The following language shall appear on the easement:

The City of Toledo shall have a permanent easement, with rights of ingress and egress, over the utility easement areas for the purpose of operating, maintaining, and constructing any public utilities located within the easement. The property owner shall not construct fences, walls, or other barriers, that would impede the City of Toledo's access onto the easement. No temporary or permanent structure, including building foundations, roof overhangs, or other barriers denying access, may be constructed on the easement. Driveways and parking lots are acceptable. The property owner releases the City of Toledo from any liability, responsibility, or costs resulting from the City's removal of any barriers that deny ingress or egress from the easement or that obstruct access to the public utilities located on said property; and the City of Toledo shall have no obligation or duty to restore or compensate the property owner for the removed facilities.

Division of Transportation

No comments or objections to this vacation.

STAFF RECOMMENDATION (cont'd)

Fire Prevention

3. Water mains feeding hydrants in the demolition area shall remain in service until all structures are demolished and the area is free of combustible debris.
4. All proposed vacated streets shall be accessible for use by the Fire Department until demolition is complete and the area is free of combustible debris.
5. Fire service mains feeding hydrants that are broken or damaged during demolition shall be repaired and put back into service to maintain coverage until the demolition is complete.
6. Before final disconnection of existing water main(s) feeding the hydrants, an evaluation of the remaining in service hydrants near the construction area shall be performed. If required for effective fire protection, new hydrants that area part of the completed project shall be installed immediately or a temporary hydrant shall be installed and put in service.
7. As the construction site will be fenced / gated for security and safety reasons, the Fire Department shall be permitted access thru-gates, if required, for response to emergencies in neighborhoods bordering the construction the construction area. This indicates the gates must be wide enough for fire apparatus (min. 16') and Fire Department locks should be included at the gates.
8. The Fire Department shall be informed of changing access to neighborhoods around the site as construction progresses.

Division of Streets, Bridges, and Harbors

No comments or objections to this vacation.

Columbia Gas Company

Comments not received at time of printing.

AT&T (Ohio)

Comments not received at time of printing.

Toledo Edison Company

Comments not received at time of printing.

STAFF RECOMMENDATION (cont'd)

Buckeye Cablevision

9. Buckeye Cablesystem and Buckeye Telesystem needs to maintain full access to existing utilities along Doris Street.

A perpetual, nonexclusive easement upon and through the portion of Grantor's Property to construct, install, inspect, maintain, repair, enlarge, reconstruct and/or replace telecommunications transmission lines, cables, power nodes, conduits, markers, signs and related equipment and facilities (collectively, the "facilities"); The right of ingress and egress over real property for the purposes stated herein.

TARTA

No comments or objections to this vacation.

Lucas County Tax Map

No comments or objections to this vacation.

Lucas County Solid Waste

Comments not received at time of printing.

Republic Services

Comments not received at time of printing.

Plan Commission

10. A Type A landscape buffer shall be installed along the eastern edge of ProMedica Parkway as a buffer for the adjacent residential neighborhood.
11. Pedestrian access shall be provided at all points of dead-end streets and the nearest ProMedica Parkway sidewalk in a logical fashion.

REF: V-332-15...August 13, 2015

STREET VACATION
TOLEDO CITY PLAN COMMISSION
REF: V-332-15
DATE: August 13, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: September 23, 2015
TIME: 4:00 P.M.

GP/jj

Three (3) sketches follow

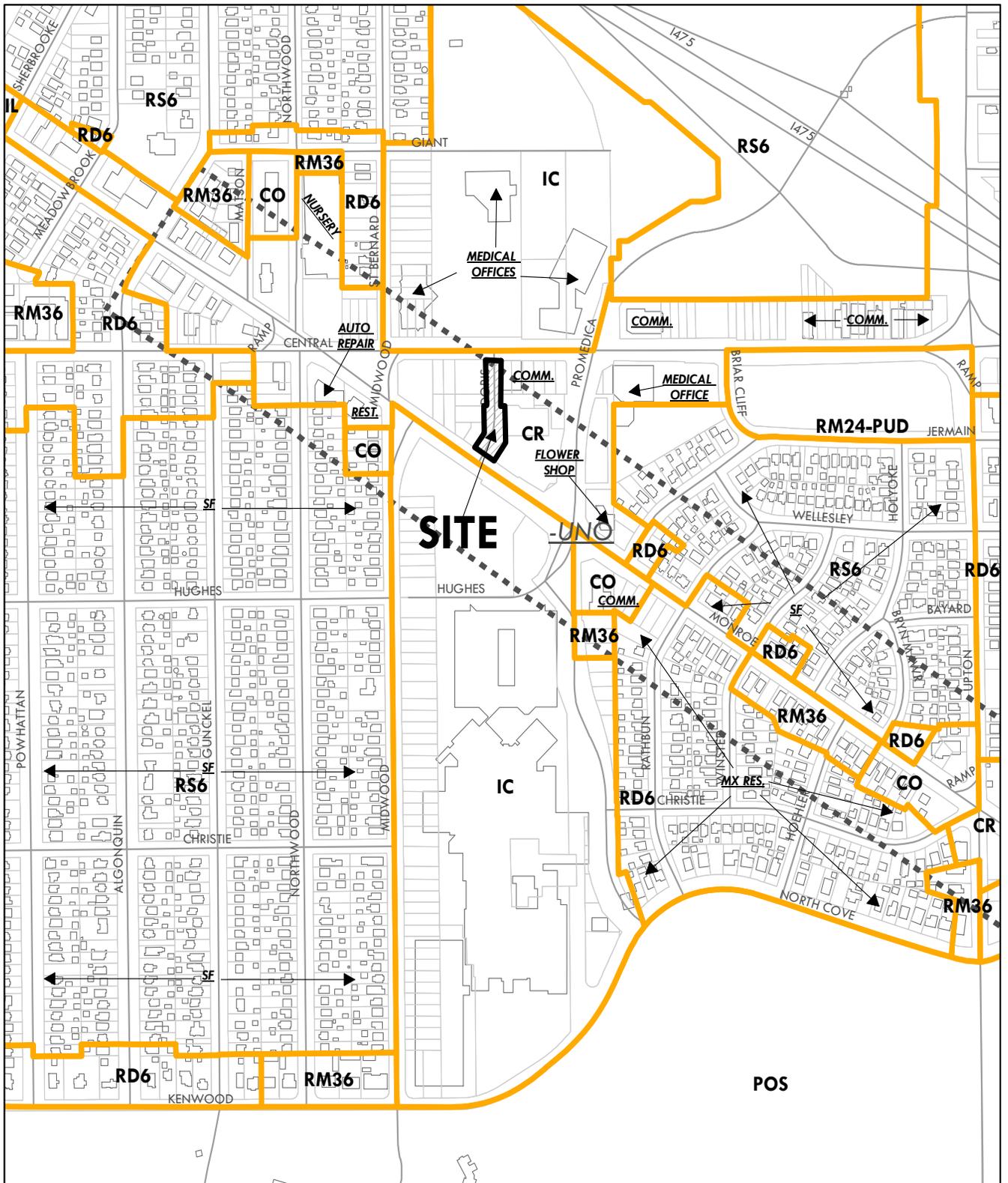
GENERAL LOCATION

V-332-15
ID 41



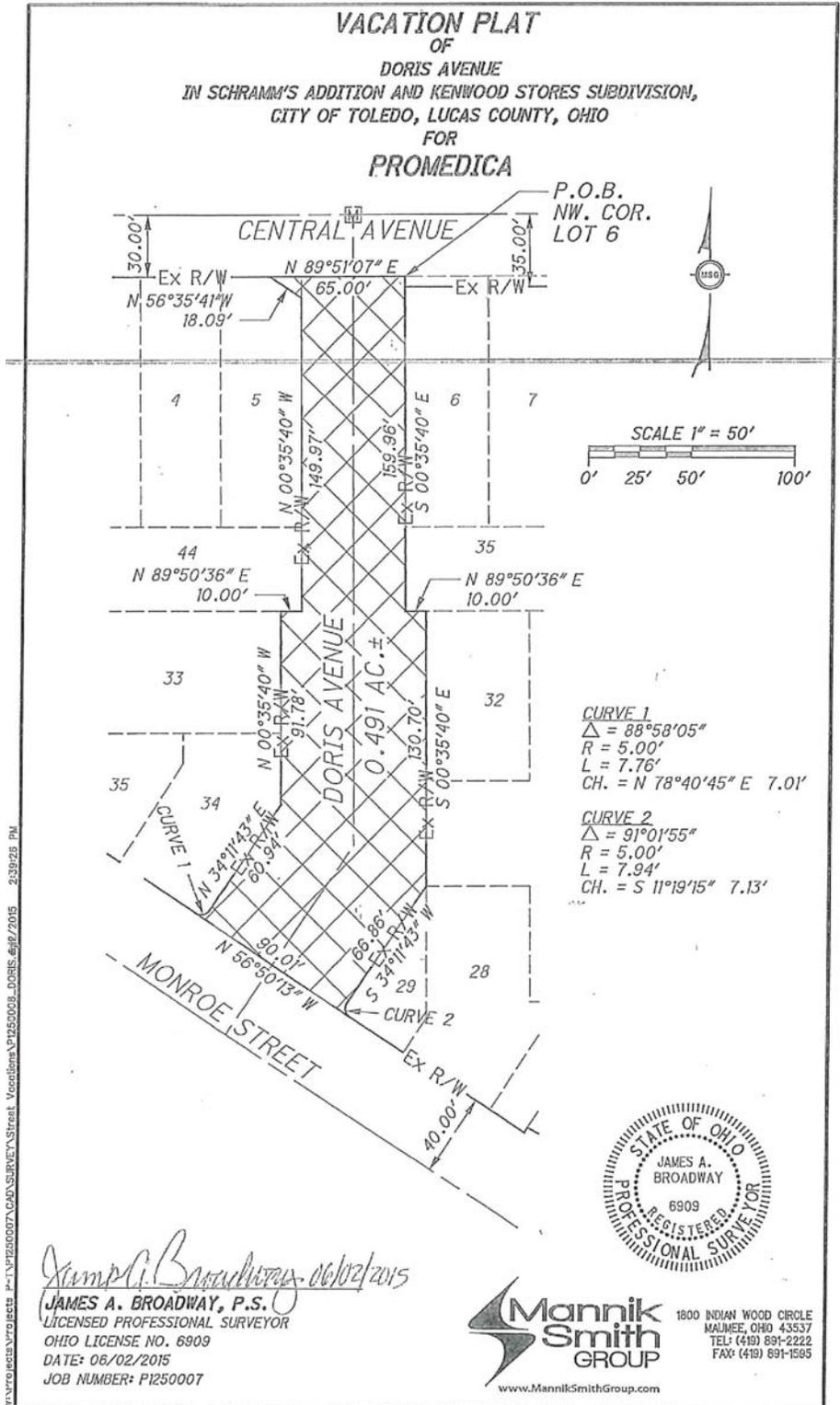
ZONING & LAND USE

V-332-15
ID 41



SURVEY

V-332-15
ID 41



GENERAL INFORMATION

Subject

- Request - Vacate that portion of Kelly Street and all that part of a 15 foot wide alley that starts at the east right of way line of Kelly Street and extends easterly that lie north of Central Avenue and south of Interstate 475
- Applicant - Toledo Hospital
C/O: Tim Grohnke
1801 Richards Road
Toledo, OH 43607
- Attorney - Mark H. Rose, Esq.
Marshall & Melhorn, LLC
Four Seagate Center
Eight Floor
Toledo, OH 43604
- Surveyor - James A. Broadway, P.S.
Mannik & Smith Group
1800 Indian Wood Circle
Maumee, OH 43537

Site Description

- Zoning - CR, RS6 / Regional Commercial, Single Family Residential
- Area - ±0.467 acres
- Dimensions - 60' X 279' (street)
- Dimensions - 15' X 235' (alley)
- Existing Use - Undeveloped right of way

Area Description

- North - Interstate 475 / RS6
- South - Undeveloped Land / RM24-PUD
- East - Commercial Building / CR, RS6
- West - Undeveloped Land / CR, RS6

GENERAL INFORMATION (cont'd)

Parcel History

- Z-6006-15 - Request for a Zone Change from CO Office Commercial, RM36 Multi-Family Residential, and RD6 Duplex Residential to IC Institutional Campus, companion case.
- Z-6007-15 - Request for an amendment of the institutional campus master plan for ProMedica main campus and north campus, companion case.
- SPR-26-15 - Request for a Major Site Plan Review for a new 13 story bed tower, parking structure and site modifications, companion case.
- V-330-15 - Request for the Vacation of a portion of ProMedica Parkway, all of Rathbun Drive southerly of Monroe Street and northerly of North Cove Boulevard, and a portion of Christie Drive, companion case.
- V-331-15 - Request for the Vacation of Jermain Drive south of Wellesley Drive and north of Monroe Street, companion case.
- V-333-15 - Request for the Vacation of a portion of Kelly Street and adjacent alley, companion case.
- S-8-15 - Preliminary drawing review for Toledo Hospital Plat I, companion case.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting the vacation of a portion of Kelly Street and all that part of a 15 foot wide alley that starts at the east right of way line of Kelly Street and extends easterly that lie north of Central Avenue and south of Interstate 475. The portion of right of way is approximately 60 feet wide and 279 feet long and the portion of alleyway is 15 feet wide and 235 feet long. The portion of right of way is mixed zoned CR Regional Commercial and RS6 Single Family Residential and the portion of alleyway is zoned CR Regional Commercial. A companion Zone Change, an amendment to the Institutional Campus Master Plan, and various requests for street Vacations accompanies this case.

The intent of the proposal is to facilitate the relocation of ProMedica Parkway further east of its current location to allow for a campus expansion and provide for a more efficient vehicular circulation through and around the ProMedica Toledo Hospital Campus. This is to be accomplished through this vacation request, the vacation of other various streets, and the implementation of three (3) roundabouts. A roundabout is a type of circular intersection or junction in which road traffic flows almost continuously in one direction around a central island. A great benefit of roundabouts is they greatly reduce perpendicular or “t-bone” crashes. The proposed traffic pattern to the hospital from ProMedica Parkway is intended to serve the north campus as well as the main campus.

The Toledo 20/20 Comprehensive Plan targets the areas surrounding the streets to be requested for a variety of future land uses. The targeted land uses for the area include: IC, Institutional Campus, CO Office Commercial, CN Neighborhood Commercial, RM36 Multi-Family Residential (along ProMedica Parkway); RS6 / UNO, Single Family Residential - Urban Neighborhood Overlay District (along Rathbun Drive); and RS6 Single Family Residential (along Christie Drive). All fore-mentioned zoning districts are deemed to be compatible with IC Institutional Campus land uses.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval V-333-13-15, Vacation of the portion of Kelly Street and all that part of a 15 foot wide alley that starts at the east right of way line of Kelly Street and extends easterly that lie north of Central Avenue and south of Interstate 475, to Toledo City Council, for the following two (2) reasons:

1. The proposed vacation will be incorporated into the future development of the ProMedica Toledo Hospital Institutional Master Plan; and
2. The proposed vacation will have a positive effect on the adjacent neighborhood in terms of traffic calming.

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval V-333-13-15, Vacation of the portion of Kelly Street and all that part of a 15 foot wide alley that starts at the east right of way line of Kelly Street and extends easterly that lie north of Central Avenue and south of Interstate 475, to Toledo City Council, subject to the following ten (10) 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. Eliminate access of Kelly Street by installing new curb and sidewalk through existing right-of-way. The curb height should match the exiting curb on Central Avenue.
2. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.

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

3. There is an existing 6-inch-diameter water main in Kelly Street from Central Avenue to a hydrant approximately 320 feet north of Central Avenue. This water main shall be abandoned and hydrant removed; or the petitioner shall accept ownership of this water main, including valves and hydrants.
4. There is an existing storm line on Kelly Street. This storm main shall be abandoned; or the petitioner shall accept ownership of this storm main, including all catch basins and manholes. The storm lines, catch basins, and manholes within the right of way of Central Ave. shall remain in service.
5. There is an existing 8-inch sanitary line in Kelly Street. This sanitary main shall be abandoned; or the petitioner shall accept ownership of this sanitary main, including all manholes. Developer shall verify any sewers to be abandoned are no longer in service.

Division of Transportation

No comments or objections to this vacation.

STAFF RECOMMENDATION (cont'd)

Fire Prevention

6. The fire hydrant located at the end of Kelly Street, closest to the expressway, needs to remain in service and available for the protection of buildings and structures located to the east of Kelly Street until a plan for area development and the relocation / addition of hydrants is approved.

Division of Streets, Bridges, and Harbors

Comments not received at time of printing.

Columbia Gas Company

Comments not received at time of printing.

AT&T (Ohio)

Comments not received at time of printing.

Toledo Edison Company

Comments not received at time of printing.

Buckeye Cablevision

7. Buckeye Cablesystem and Buckeye Telesystem needs to maintain full access to existing utilities and Kelly Street.
8. Buckeye Cablesystem Inc. & Buckeye Telesystem Inc. shall be granted a 10' easement within the proposed vacated Kelly Street:

A perpetual, nonexclusive easement upon and through the portion of Grantor's Property to construct, install, inspect, maintain, repair, enlarge, reconstruct and/or replace telecommunications transmission lines, cables, power nodes, conduits, markers, signs and related equipment and facilities (collectively, the "facilities"); The right of ingress and egress over real property for the purposes stated herein.

TARTA

Comments not received at time of printing.

STAFF RECOMMENDATION (cont'd)

Lucas County Tax Map

Comments not received at time of printing.

Lucas County Solid Waste

Comments not received at time of printing.

Republic Services

Comments not received at time of printing.

Plan Commission

- 9. A Type A landscape buffer shall be installed along the eastern edge of ProMedica Parkway as a buffer for the adjacent residential neighborhood.
- 10. Pedestrian access shall be provided at all points of dead-end streets and the nearest ProMedica Parkway sidewalk in a logical fashion.

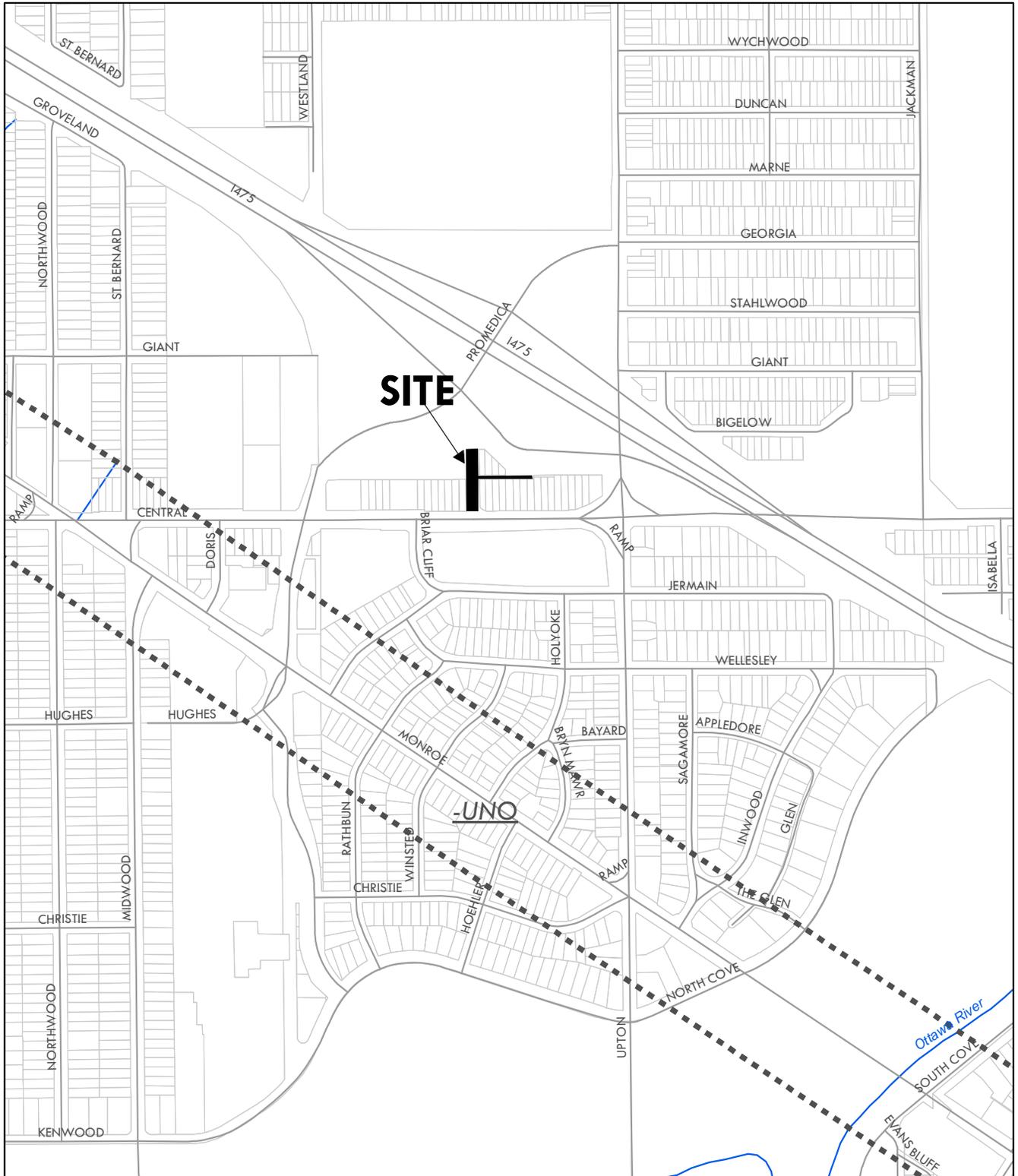
STREET VACATION
 TOLEDO CITY PLAN COMMISSION
 REF: V-333-15
 DATE: August 13, 2015
 TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
 PLANNING AND ZONING
 DATE: September 23, 2015
 TIME: 4:00 P.M.

GP/jj
 Four (4) sketches follow

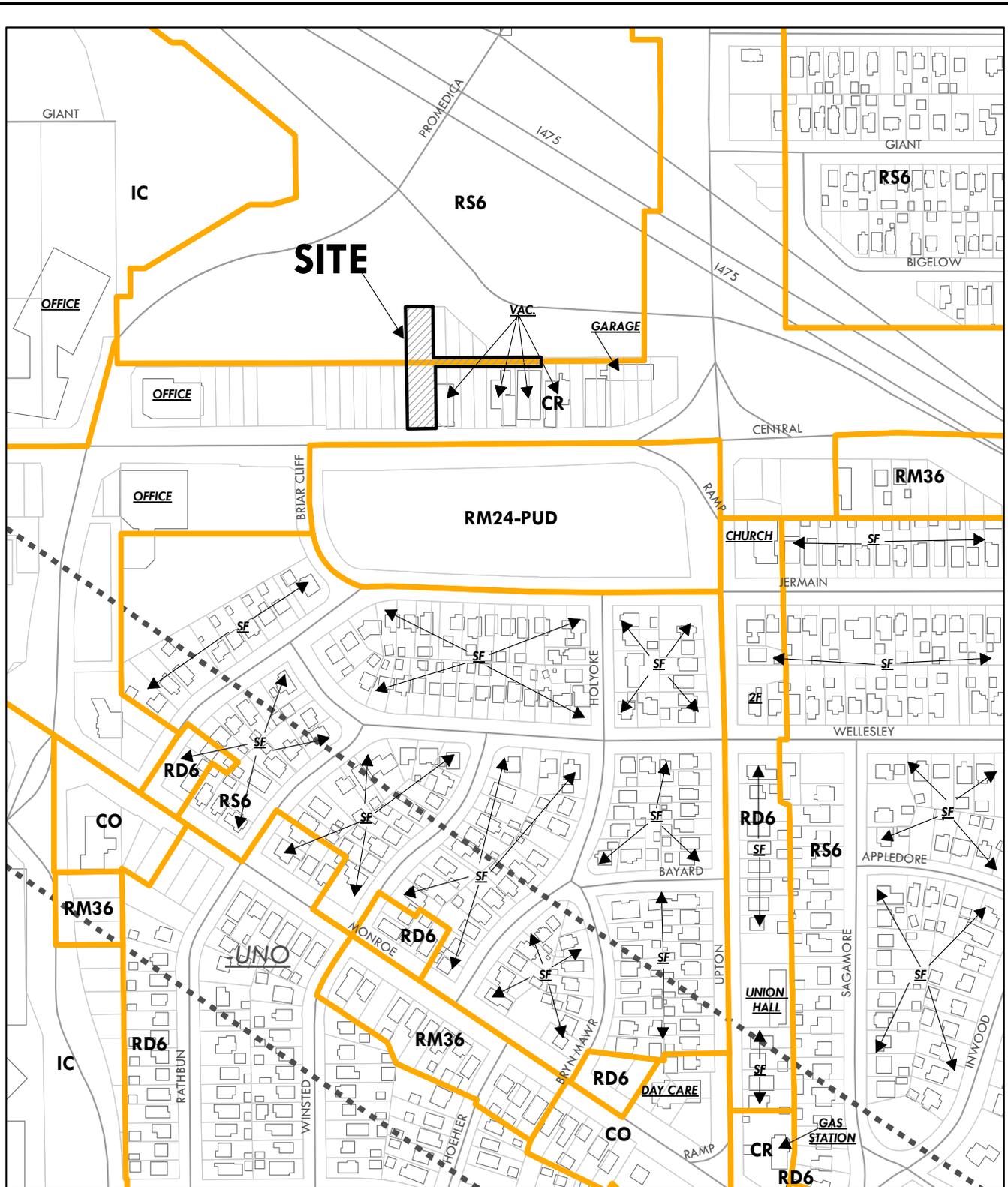
GENERAL LOCATION

V-333-15
ID 45



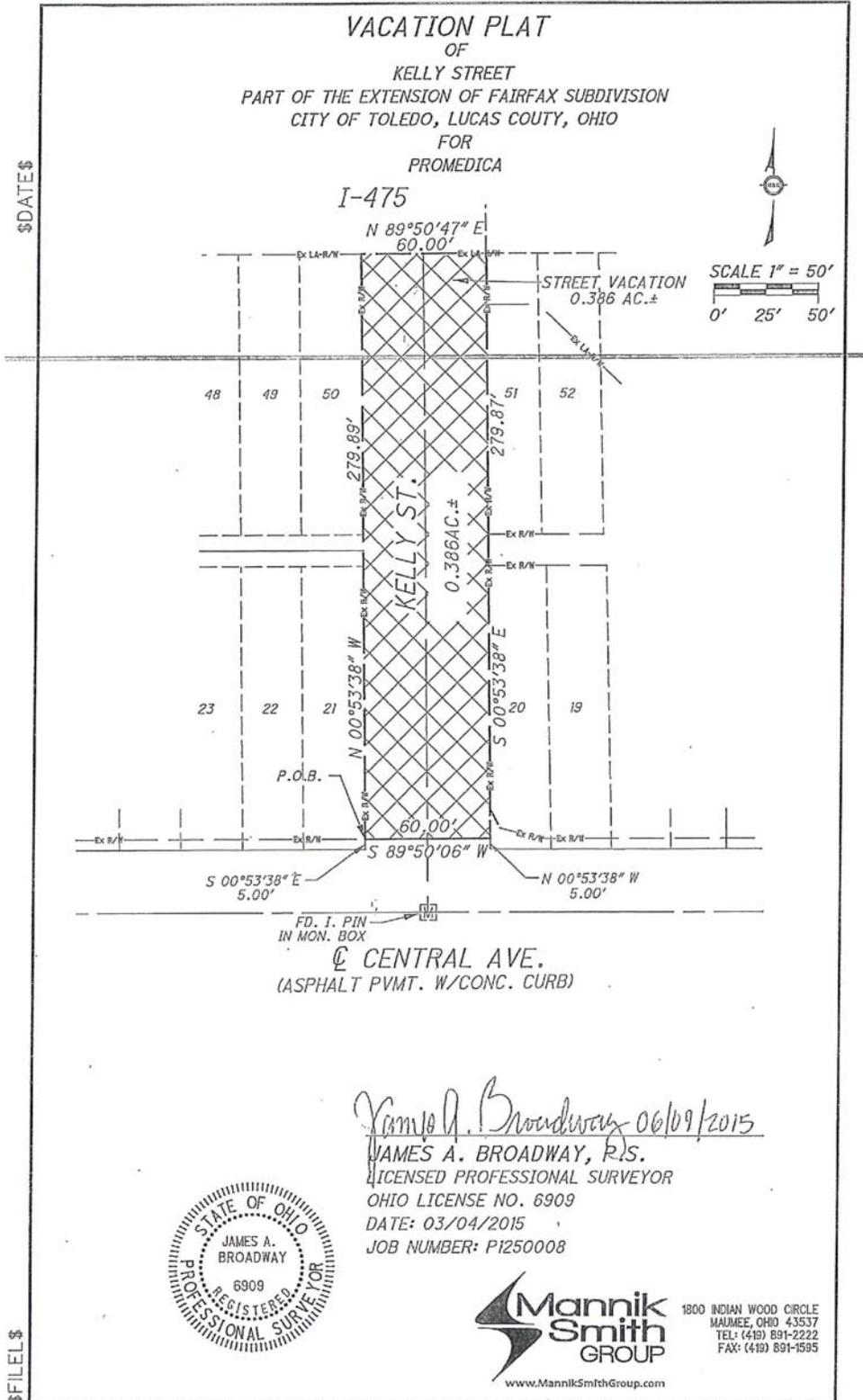
ZONING & LAND USE

V-333-15
ID 45



SURVEY "A"

V-333-15
ID 45



\$DATE\$

\$FILEL\$

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

