

*TOLEDO CITY
PLAN COMMISSION
REPORT*

January 8, 2015

*Toledo-Lucas County Plan Commissions
One Government Center, Suite 1620, Toledo, OH 43604
Phone 419-245-1200, FAX 419-936-3730*

MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

TOLEDO CITY PLAN COMMISSION

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(Chairman)

KEN FALLOWS
(Vice Chairman)

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**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

January 8, 2015

2:00 p.m.

PUBLIC HEARING WILL BE HELD AT ONE GOVERNMENT CENTER

AT JACKSON BOULEVARD AND ERIE STREET

IN COUNCIL CHAMBERS

ON THE FOLLOWING CASES

AGENDA

ROLL CALL - Toledo City Plan Commission

PROOF OF NOTICE

SWEARING IN

MINUTES

FINAL PLATS

DIRECTOR'S REPORT

CHAIRMAN'S REPORT

**ITEM
NO.**

CASE DESCRIPTION

- | | |
|------------------|---|
| 1. Z-11002-14: | Zone Change from CO and RS6 to RS6 at 4125 Harris Street (bh) |
| 2. Z-11004-14: | Zone Change from CR to RM36 at 2649 Tremainsville Road (gp) |
| 3. SPR-58-14: | Major Site Plan Review for new medical office at 2100 Giant Street (gp) |
| 4. SUP-11005-14: | Special Use Permit for used auto sales lot at 3525 Hill Avenue (bh) |
| 5. Z-10002-14: | Zone Change from CO to CR at 4455 Secor Road (bh) |
| 6. SUP-10001-14: | Special Use Permit for used auto sales lot at 4455 Secor Road (bh) |

- 7. Z-10004-14: Zone Change from CO to CR at 118-120 21st Street and 119 20th Street (gp)
- 8. SUP-10003-14: Special Use Permit for used auto sales lot at 2008 Monroe Street, 118-120 21st Street and 119 20th Street (gp)
- 9. M-10-14: Amendment to TMC 1109.0105 to add reference to exterior building materials and colors to multi-family uses (bh)

ADJOURNMENT

GENERAL INFORMATION

Subject

- Request - Zone Change from CO Office Commercial to RS6 Single Dwelling Residential
- Location - 4125 Harris Street (rear)
- Applicant - Kimmy Lorenc
4125 Harris Street
Toledo, OH 43613

Site Description

- Zoning - CO Office Commercial
- Area - ± .021 acres
- Existing Use - Single Family Residential
- Proposed use - Single Family Residential

Area Description

- North - Residential / RS6
- East - Residential / RS6
- South - Parking lot / CO & RS6
- West - Vacant Commercial / CO & RS6

Parcel History

- T-103-14 - Lot Split of .049 acres, split combined with 4125 Harris Street, Conditionally approved 12/12/14

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 RS6 Single Dwelling District. The .049 acre irregularly shaped site has been historically used by the applicant but until a recent deed transfer was part of a larger commercial property at 1818 Tremainsville Road. The site is occupied by the applicant's residential garage and fenced-in rear yard.

STAFF ANALYSIS (cont'd)

The applicant is requesting the Zone Change to consolidate the entire property under the same RS6 Single Dwelling Residential zoning district. This will allow the established single family home and the residential garage to be classified as legal, conforming uses.

Surrounding land uses include residential uses to the north and east, a commercial off-site parking lot to the south and a commercial office to the west.

The Toledo 20/20 Comprehensive Plan targets this area for Neighborhood Commercial uses. However, the residential properties fronting on Harris Street are denoted for Single Family uses. Additionally, the combination of this property with the residential property fronting on Harris Street and its long standing use for residential purposes makes RS6 Single Family Residential the most appropriate zoning category for this site. As a result, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria and will not be detrimental to any adjacent properties.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-11002-14, a Zone Change from CO Office Commercial to RS6 Single Family Residential for the site at 4125 Harris Street (rear) to Toledo City Council for the following two (2) reasons

1. The request is similar to existing land uses within the general vicinity of the subject property (TMC 1111.0606.B Review & Decision-Making Criteria).
2. The rezoning will not detrimentally affect properties within the vicinity of the subject property (TMC 1111.0606.E Review & Decision-Making Criteria).

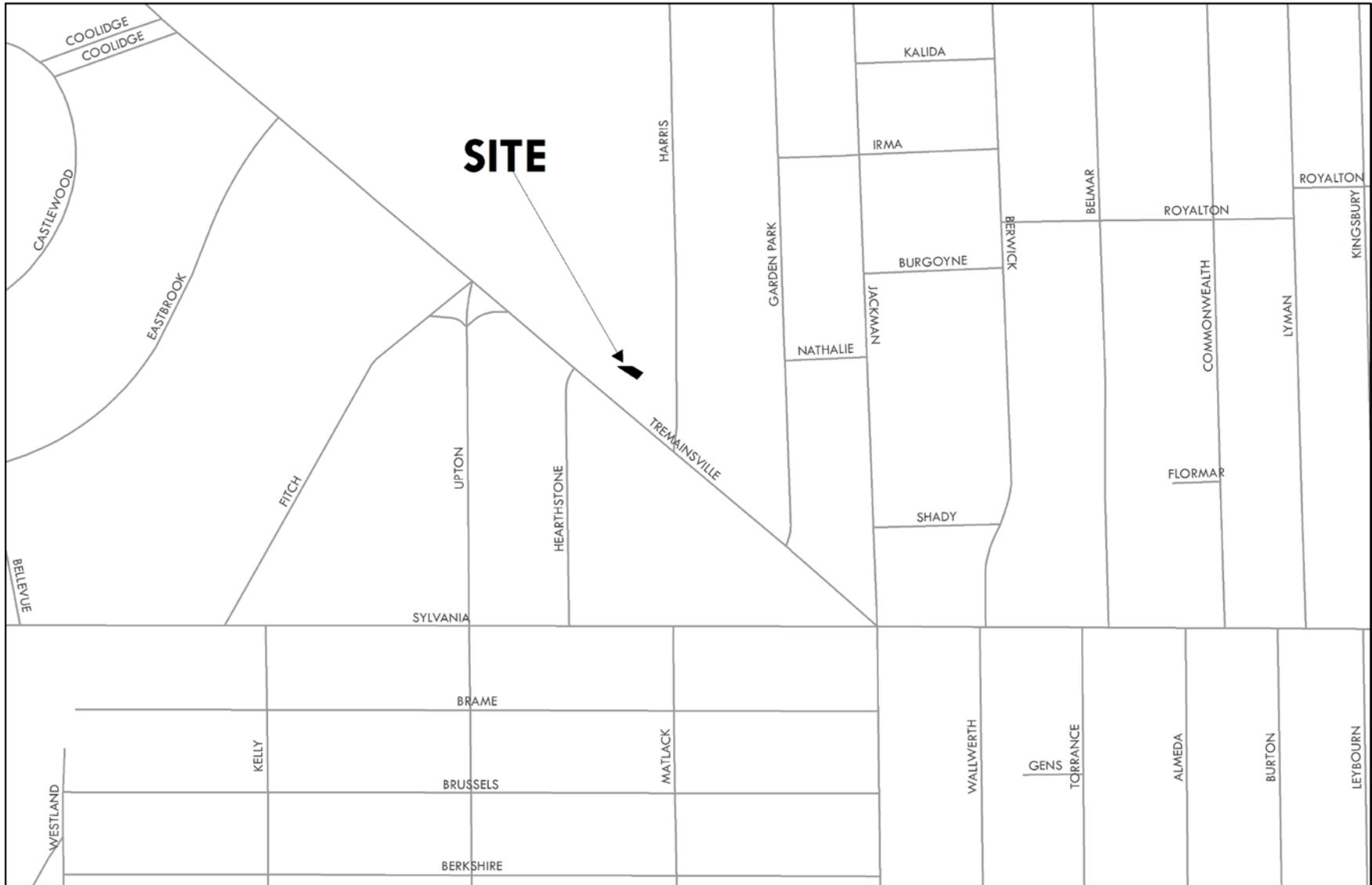
ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-11002-14
DATE: January 8, 2015
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: February 11, 2015
TIME: 4:00 P.M.

BH/bp
Two (2) sketches follow

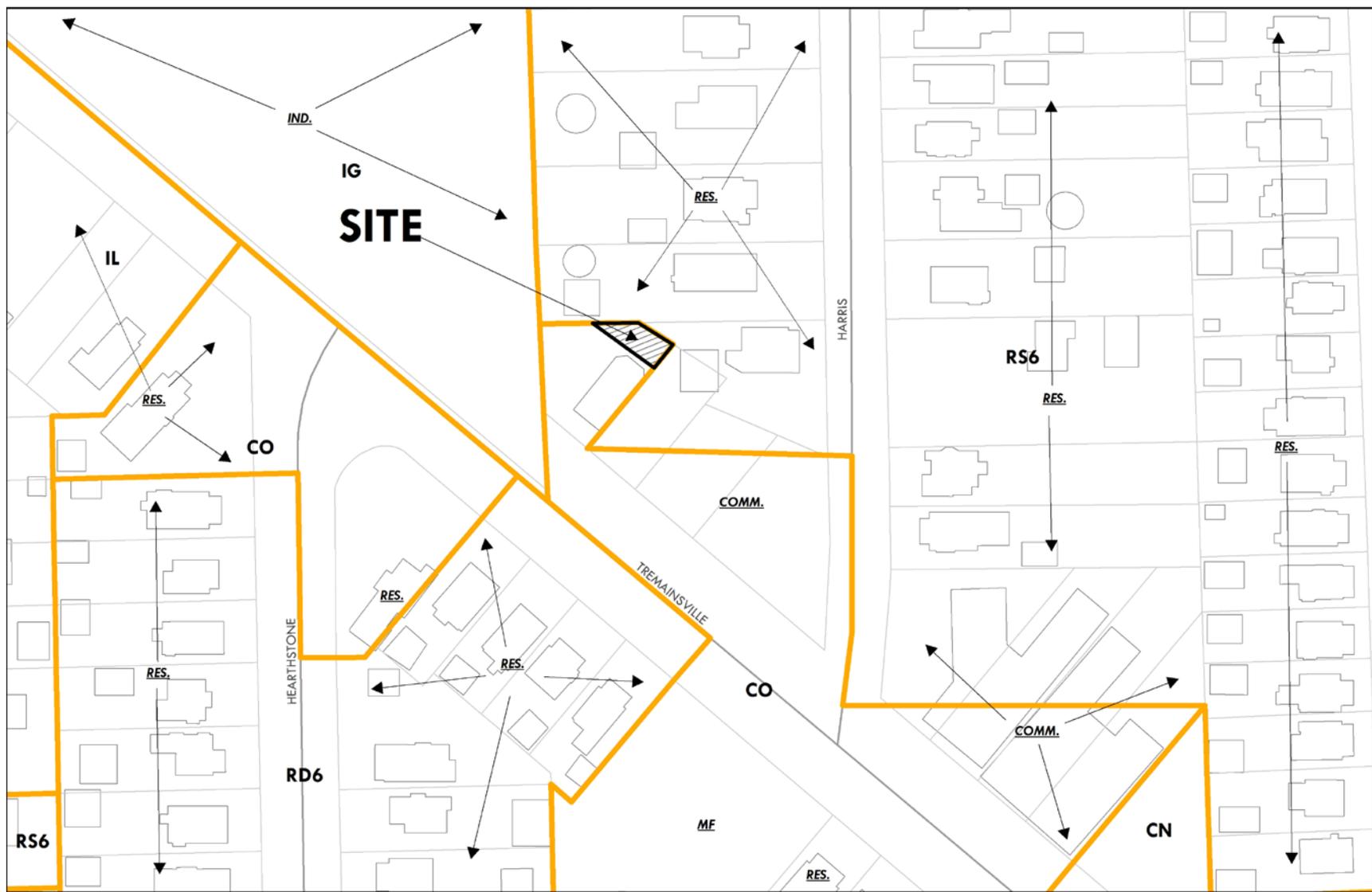
GENERAL LOCATION

Z-11002-14
ID 40



ZONING & LAND USE

Z-11002-14
ID 40



GENERAL INFORMATION

Subject

Request	-	Request a for Zone Change from CR Regional Commercial to RM36 Multi-Family Residential
Location	-	2649 Tremainsville Road
Applicant	-	Five Points Courtyard Apartment, LLC 10100 Waterville Street Whitehouse, OH 43571
Contact	-	Doug Dymarkowski C/O: Devonshire 10100 Waterville Street Whitehouse, OH 43571

Site Description

Zoning	-	CR, RM36 / Regional Commercial, Multi-Family Residential
Area	-	± 7.22 acres
Frontage	-	± 355' along Tremainsville Road
Existing Use	-	Apartment Complex
Proposed Use	-	Apartment Complex

Area Description

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

Parcel History

No record 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 Zone Change from CR Regional Commercial and RM36 Multi-Family Residential to RM36 Multi-Family Residential for a site located at 2649 Tremainsville Road. The ±7.22 acre site is a split zoned parcel that is occupied by an apartment complex. Apartments are permitted in both zoning categories but only above the ground floor in CR Regional Commercial zoning districts. The applicant is requesting a Zone Change for a portion of the site to bring the entire site under the correct zoning for the present land use.

The site is occupied by seven (7) multi-dwelling structures. The rear three-quarters of the property contains four and one-half (4.5) structures that are in compliance with the Toledo Municipal Code. The front two and one-half (2.5) structures are non-conforming. Per (TMC§1114.0305(B) – Non-Conforming Structures: When a non-conforming structure has been damaged to the extent of more than 75 percent of the property’s fair market value, it may not be reconstructed except in conformity with the regulations of the underlying zoning district. Due to this, banks are unwilling to lend money for or refinance development with non-conforming status.

Surrounding land uses include detached single family housing to the west. To the north across Tremainsville Road are various commercial land uses. To the south and to the east of the site are commercial land uses.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the portion of the site that abuts Tremainsville Road for multi-family land uses. The RM, Multi-Dwelling district is primarily intended to accommodate the development of multi-dwelling housing. The district maintains and promotes higher density housing opportunities in areas with good transportation access. Staff recommends approval of the zone change request. The proposed zone change will correct a split zoned apartment complex and rectify a non-conforming property.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-11004-14, a request for a Zone Change from CR Regional Commercial to RM36 Multi-Family Residential for a portion of the site located at 2649 Tremainsville Road, to the Toledo City Council, for the following two (2) reasons:

1. The request is consistent with The Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) Review and Decision Making Criteria).
2. The request will correct an inconsistency in the zoning of the subject site (TMC§1111.0606(F) Review and Decision Making Criteria).

REF: Z-11004-14. . .January 8, 2015

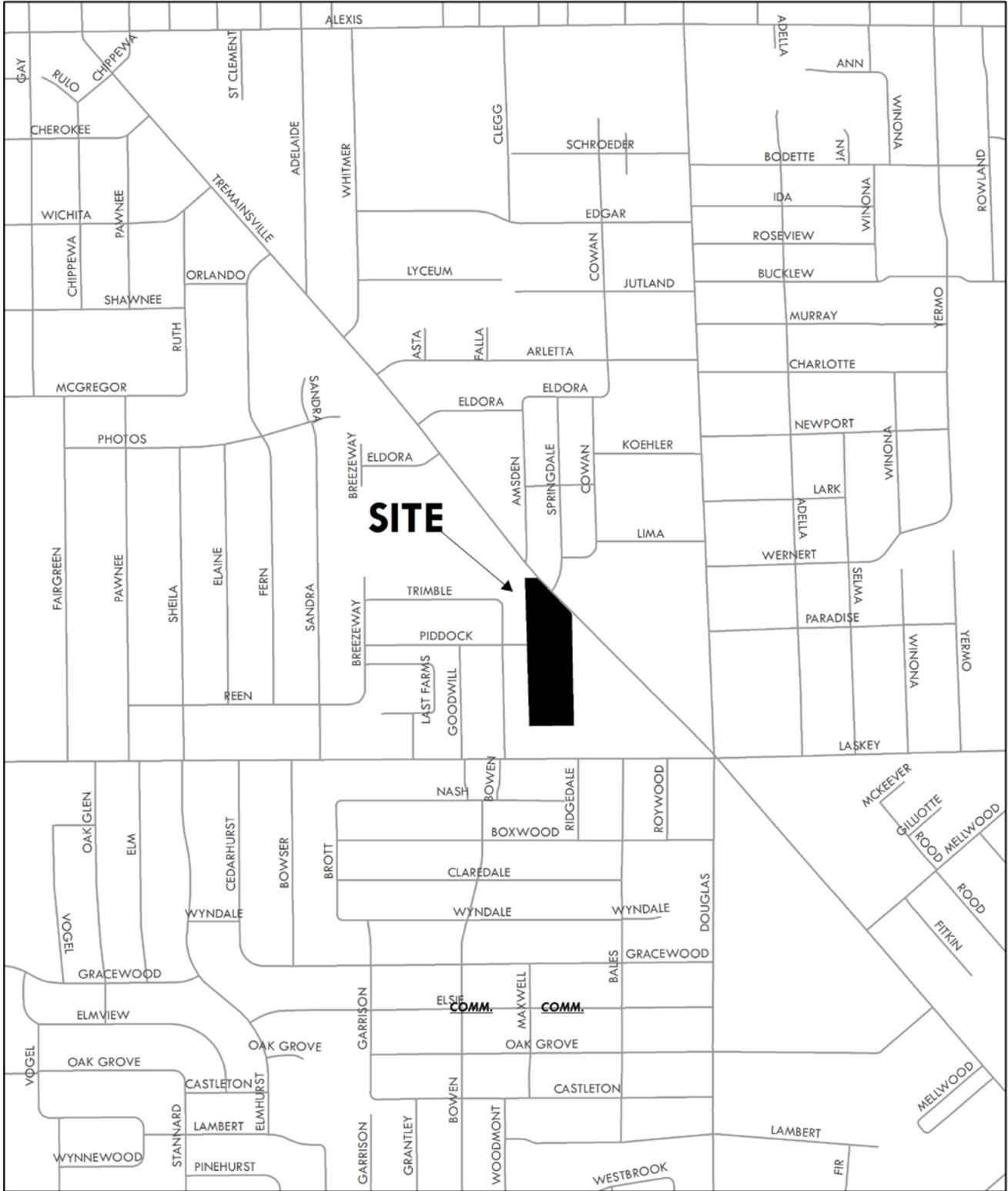
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-11004-14
DATE: January 8, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: February 11, 2015
TIME: 4:00 P.M.

GP/bp
Two (2) sketches follow

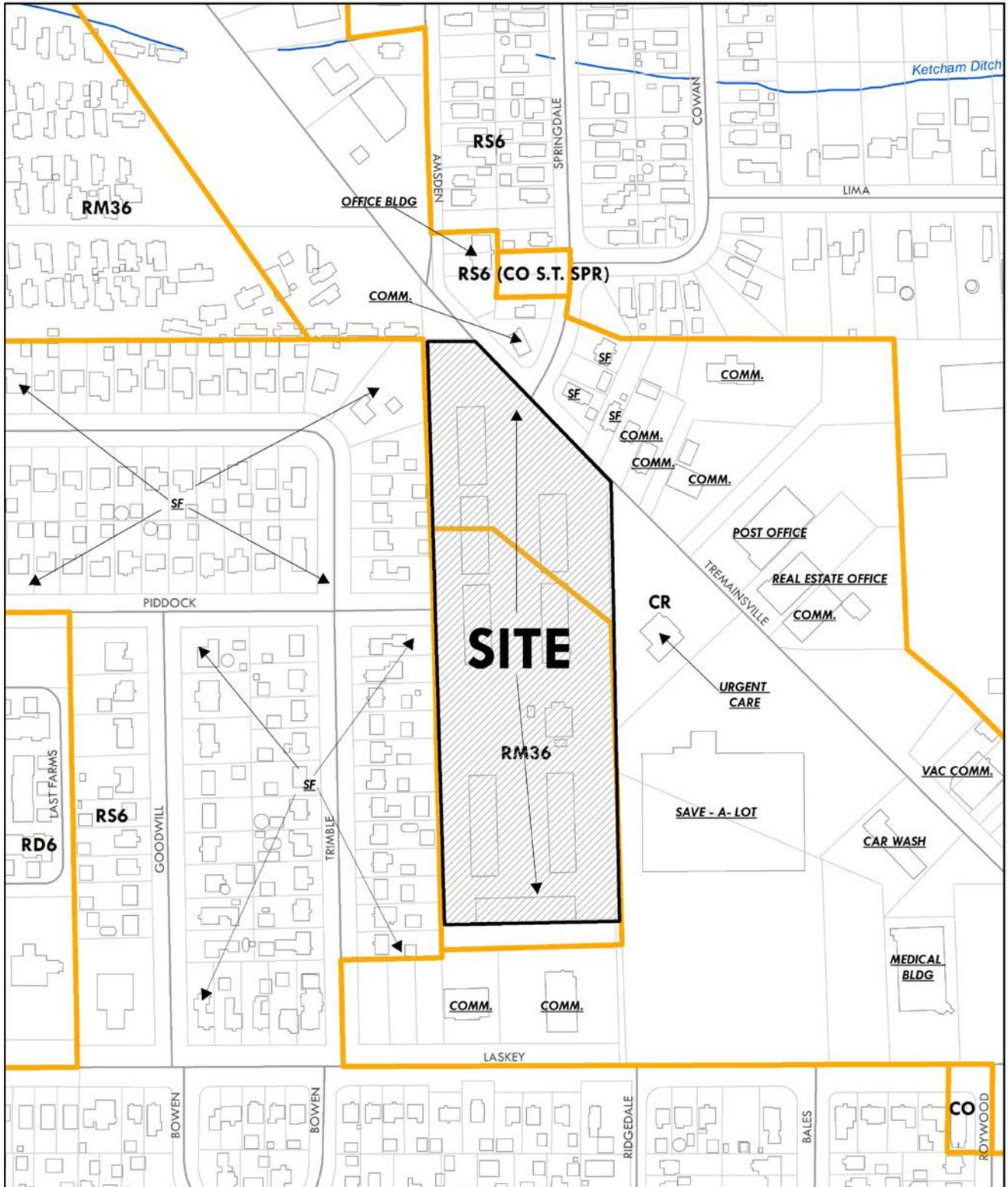
GENERAL LOCATION

Z-11004-14
ID 55



ZONING & LAND USE

Z-11004-14
ID 55



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GENERAL INFORMATION

Subject

- Request - Major Site Plan Review for a new ProMedica medical office building and modification of adjacent parking areas
- Location - 2100 Giant Street
- Applicant - Tim Grohnke
ProMedica Toledo Hospital
2142 N. Cove Blvd
Toledo, OH 43606
- Contact - Brian McNulty
3441 Granite Circle
Toledo, OH 43617
- Architect - Michael A. Thompson, AIA
HKS Architects, P.C.
235 East Main Street
Suite 102C
Northville, MI 43604
- Landscape Architect - Lee Smykowski, ASLA
SSOE Group
1001 Madison Avenue
Toledo, OH 43604
- Civil Engineer - Jeff Ruch, PE
ESA Engineers, Surveyors & Associates, LLC
5353 Secor Road
Toledo, OH 43623
- Attorney - Jeffery T. Wisniewski
ProMedica Health Systems, Inc.
1801 Richards Road
Toledo, OH 43607
- Attorney - Mark H. Rose
Marshall & Melhorn, LLC
Four Seagate, Eight Floor
Toledo, OH 43604

GENERAL INFORMATION (cont'd)

Site Description

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	-	Medical Office Building and Helipad
Proposed Use	-	Additional Medical Office Building

Area Description

North	-	I-475, Colony Park, & McKinley School / POS, RS6
South	-	Central Avenue, Undeveloped, Commercial Land Uses / CR
East	-	ProMedica Parkway, Undeveloped Land / IC
West	-	Single Family Dwellings, Undeveloped Land / RS6, RD6

Parcel History

Z-48-41	-	Request for zone change from "A" district to "B" district, approved by Plan Commission on 3/13/41.
P-5-59	-	Request for off-street parking review for Toledo Hospital parking lot, approved by Plan Commission 6/4/59.
P-8-62	-	Request for off-street parking review for Toledo Hospital parking lot, approved by Plan Commission 8/9/62.
Z-126-66	-	Request for special use permit for addition to Toledo Hospital, approved by Plan Commission 5/26/66.
Z-314-70	-	Request for amendment to special use permit for building expansion and parking lot, approved by Plan Commission 12/3/70, City Council Ord. 1149-70 on 12/14/70.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- Z-148-72 - Request for amendment to special use permit, approved by Plan Commission 8/3/72
- Z-192-74 - Request for amendment to special use permit to add additional lots to the hospital property, approved by Plan Commission 8/15/74, City Council Ord. 728-74 on 8-27-74.
- Z-308-75 - Request for amendment to special use permit to allow for re-designation of hospital traffic circulation approved by Plan Commission 6/30/77, City Council Ord. 511-77 on 12/21/77.
- T-150-76 - Request for deed transfer, approved administratively on 6/30/76.
- SUP-6-78 - Request for amendment to special use permit to add additional property for parking lots, approved by Plan Commission 5/4/78, City Council Ord. 368-78 on 7/26/78.
- V-77-78 - Request for the vacation of a portion of Christie Street east of Midwood Avenue, approved by Plan Commission 6/15/78, City Council Ord. 534-78 on 7/2/78.
- SUP-216-81 - Request for amendment to special use permit for review and approval of Toledo Hospital Master Plan, approved by Plan Commission 11/5/81, City Council Ord. 730-81 on 3/3/82.
- SUP-162-84 - Request for amendment to special use permit, approved by Plan Commission 11/1/84, City Council Ord. 829-84 on 11/7/84.
- Z-100-85 - Request for zone change from mixed zoning to P / Parks District by the City of Toledo at the request of the West Toledo Area Citizens Association. Res. 100-85 approved by Plan Commission on 7/11/85, City Council approved on 7/30/85, Ord. 564-85.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- Z-12007-93 - Request for zone change at 3130, 3134, and 3138 St. Bernard Drive from R-3 Single Family Residential to C-2 Office Commercial. Plan Commission approved on 1/6/94, Ord. 53-94. Parking lot site plan review for The Toledo Hospital at 2150 West Central Avenue at St. Bernard Drive. Administratively approved on 2/28/94.
- Z-6007-99 - Request for zone change from "P" Parks District to "C-3" General Commercial District. Plan Commission disapproved on 8/19/99. City Council Planning and Zoning disapproved on 9/15/99.
- Z-8001-00 - Request for a zone change from R-3 to R-5 for Toledo Hospital. Plan Commission approved on 12/7/00. City Council approved on 1/23/01, Ord. 84-01.
- Z-8002-04 - Request for zone change from Parks District to CO Office Commercial at 2100 Giant Street. Plan Commission approved 10/14/04, City Council Planning and Zoning approved on 11/17/04, Ord. 437-04 and Ord. 318-05.
- Z-3003-05 - Request for a zone change from RM36, RS6, CO, RD6 to IC and Master Plan for Toledo Hospital. Plan Commission approved 4/14/05. (South Campus) Ord. 393-05, 5/31/05.
- SPR-55-12 - Site plan review for new medical office building. PC approved 1/10/13.
- 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, awaiting Ordinance Number.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|-----------|---|---|
| Z-4001-14 | - | Amendment to IC Master Plan to add a helipad and relocate the Ronald McDonald House. Ord. 267-14, 6/17/14. |
| Z-4002-14 | - | Zone change from RS6 Single Dwelling Residential to IC Institutional Campus District. Ord. 266-14, 6/17/14. |
| 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. |

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 2100 Giant Street to allow for the construction of a new medical office building and modification of adjacent parking areas. ProMedica owns and occupies the site commonly referred to as the “North Campus”. The campus is currently comprised of a medical office building with a center for health services, an electrical substation, a laboratory, a diabetes center, and the parking areas associated with each building. The proposed development is part of the Toledo Hospital North Campus Master Plan Plat. The site is in IC Institutional Campus zoning district and consists of ±22.75 acres. Pursuant to TMC§1111.0802.B.1, all nonresidential developments with a floor area of more than 50,000 square feet require a Major Site Plan review.

The applicant is proposing to construct a new Genito-Urinary Surgeons (GUS) medical office building. The building will be located on the northern most area of the site and will be a total of 56,000 square feet. The two story building will be west of the newly constructed helipad and designed to meet LEED (Leadership in Energy and Environmental Design) Certified criteria. Modifications to the north parking area are intended to bring all the facilities located on the site into one complex through shared parking and consolidated access.

STAFF ANALYSIS (cont'd)

Parking and Circulation

Medical office buildings require one (1) parking space for every two-hundred (200) square feet of building area per TMC§1107.0304 Schedule A. Calculations conclude that 980 parking spaces are required to service all four medical facilities on the North Campus. The North Campus of Toledo Hospital medical facility complex uses a 20% reduction in the number of parking spaces possible through the development of a transit stop bus shelter along West Central Avenue. TMC§1107.1400.E *Parking, Loading and Access* states that the Planning Director may authorize up to a 20% reduction in the number of off-street parking spaces for developments that provide transit stops if the following conditions are met:

- 1) The transit stop must be designed to be a waiting area for transit riders, clearly identified as such, and open to the public at large;
- 2) The transit stop must be designed as an integral part of the development project, with direct access to the waiting area from the development site;
- 3) The transit waiting area must be designed to accommodate passengers in a covered area, with the capacity of a least five persons and must include internal lighting and other features that encourage use of the facility; and
- 4) The transit stop shall be owned and/or maintained as part of the project unless other arrangements are made to the satisfaction of TARTA.

The 20% reduction reduces the new total number of required parking spaces from 980 to 784. Currently there are 88 parking spaces for the existing laboratory building, 260 spaces for the Center for Health Services, 194 spaces for the Diabetes Center, and 18 spaces for the pharmacy. The current site plan shows the addition of 224 parking spaces for the new Genito-Urinary Surgeons medical office building, for a combined total of 784 required spaces. The site plan shows a total 832 spaces, including required handicapped spaces, to be utilized by the entire North Campus.

The intent of the site plan is to provide a unified campus which functions as a single site, with defined pedestrian and vehicular circulation as well as shared parking areas for all four ProMedica buildings. A new tree-lined internal roadway provides improved access to and from the site, access to all four buildings on the site, and distributes traffic to each of these facilities. Per TMC§1107.1407.B *Parking, Loading and Access* – It is the City's stated intention to encourage efficient use of land and resources by allowing users to share off-street parking facilities whenever feasible. The Planning Director may authorize a reduction in the number of required off-street parking spaces for multiple use developments or for uses that are located near one another and that have different peak parking demands or different operating hours.

STAFF ANALYSIS (cont'd)

Density

The site is ±22.75 acres in area and is zoned IC Institutional Campus. There is no maximum height for buildings in the zoning district unless it abuts residential, neighborhood commercial, or storefront commercial zoning districts. Maximum building coverage, floor area ratio height and setbacks are dictated by the approved Institutional Campus Master Plan and its development envelope. The proposed building and parking are in conformance with the Institutional Campus Master Plan, as adopted by City Council.

Landscaping

A landscape plan has been submitted as part of the major site plan review. Landscaping was a vital component of the Diabetes Center and North Campus site re-development project. Interior parking lot islands with canopy trees, shrubs and ornamental grasses were planted throughout the site. All existing buildings received new shrub and tree plantings during the landscape renovation of the North Campus site. A newly constructed consolidated entrance drive is lined with trees to enhance the major circulation route throughout the site.

The landscape development for the new GUS Center site is in character with the existing campus landscaping. The parking areas have been designed with landscape islands that are planted with canopy and understory trees, shrubs, perennials, and ornamental grasses. Evergreen trees and shrub plantings are carefully located to buffer views between the parking lot and helipad located east of the proposed building. Similar trees, shrubs, and grasses were used throughout the GUS site development to complement the existing landscape and maintain the overall cohesiveness of the North Campus. The project proposes a storm water retention basin for storm water management. All lawn areas and shrub plantings associated with the GUS site will be irrigated.

Building Design

The new medical office building will be situated on the northern most area of the site and on axis with the consolidated drive aisle entrance of The Toledo Hospital's North Campus. The new medical office building will be 56,000 gross square feet, consisting of two floors, and located west of the recently constructed back-up helipad. The building will be designed to meet LEED (Leadership in Energy and Environmental Design) Certified criteria. LEED Certified buildings are designed to: 1) Lower operating costs and increase asset value; 2) Reduce waste sent to landfills; 3) Conserve energy and water; 4) Be healthier and safer for occupants; 5) Reduce harmful greenhouse gas emissions and; 6) Qualify for tax rebates, zoning allowances and other incentives in hundreds of cities.

STAFF ANALYSIS (cont'd)

Building Design (cont'd)

Buildings in the IC Institutional Campus district have no maximum height limit, unless abutting residential, neighborhood commercial, or storefront commercial zoning districts. The elevation drawings for the proposed medical office building indicate the total height of the structure will be ±40 feet. The color renderings indicate the use of light and dark brick, stone, aluminum curtain walls, metal trim, and other high quality materials throughout the development. Elevations depict the building using recesses and projections, and ground level arcades at various locations to help break the mass of the building and provide the building with architectural character.

Toledo 20/20 Comprehensive Plan

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

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommends approval of SPR-58-14, a request for a Major Site Plan Review for a new medical office building and modification of adjacent parking lot areas for a site located at 2100 Giant Street, 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 request will not adversely impact any nearby properties.

The staff further recommends that the Toledo City Plan Commission approve SPR 58-14, a request for a Major Site Plan Review for a new medical office building and modification of adjacent parking lot areas for a site located at 2100 Giant Street, subject to the following thirty-eight (38) 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.

STAFF RECOMMENDATION (cont'd)

Division of 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.
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. If existing fire and domestic services on the site are not to be reused, they shall be abandoned by the City of Toledo at the owner's/developer's expense.
7. Plans for new water services or modifications to existing water services shall be submitted to the Division of Engineering Services for review and approval.
8. Current Water General Notes shall be included in the plans. Contact the Division of Engineering Services for current Water General Notes.
9. Contact the City of Toledo Fire Prevention Bureau to determine the fire protection requirements for this site.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

10. Maintain 10 feet of horizontal clearance between the proposed water service and sanitary or storm sewers. Maintain 4 feet of horizontal clearance between the proposed water service and any other underground utility. Maintain 18 inches of vertical clearance between the proposed water service and any underground utility.
11. Contact the Division of Water Distribution for installation requirements for backflow preventers.
12. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner's/developer's expense.
13. Plans for the water service shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service.
14. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the owner's cost.
15. A flow test is recommended to ensure that the available water flow and pressure in the area meet the anticipated demands of the facility.
16. 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.
17. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>, including the requirements for stormwater detention and post-construction stormwater BMP's.
18. 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."
19. 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)

Division of Engineering Services (cont'd)

20. 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.
21. 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.
22. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
23. No construction work, including grading, will be permitted without approved plans and inspection.
24. **A stormwater pre-submittal meeting was held on November 17. The site will outlet directly to a 15-inch storm sewer owned by ODOT and, therefore, will defer to ODOT as to what they will allow to be required for detention. Per our November meeting, the City was told that Mike Stormer from ODOT would allow the full capacity of the 15-inch storm sewer to be discharged but anything above that capacity would need to be detained. Correspondence on this matter with ODOT shall be submitted to the City for record. A waiver of the City's detention requirement will not be granted without verification from ODOT.**
25. **The City would also recommend that the owner/developer inspect and televise the 15-inch ODOT outlet and the existing 12-inch on Giant to ensure condition and capacity.**
26. **A dry extended detention basin is proposed on the plans submitted to treat the required water quality volume (WQv). However, since the site is greater than 5 acres of disturbed activity, dry basins must include forebay and micropool, each sized at 10% of the WQv.**

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

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

27. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
28. 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.

Sewer & Drainage Services

Comments not received at time of printing

Fire Prevention

No comments or objections to the site plan.

Transportation

29. The adjacent drive northeast of the lab facility accommodates a one-way traffic flow; pavement markings and signage shall be installed appropriately.

Building Inspection

30. Construction of a new building or parking lot, or alterations and additions to existing structures, will require construction documents stamped by a licensed designed professional to be submitted to the Division of Building Inspection for review and approval showing the construction to be in compliance with the City of Toledo's building, mechanical and fire codes, by referenced standards, those of the State of Ohio. Plans must identify the correct building type, use group, occupancy load, plumbing fixture count, egress and emergency egress locations, emergency evacuation routes and other life-safety and ADA compliancy facilities, in accordance with the Ohio Building Code Chapter 106.
31. New fencing and new signs will require separate plan reviews and permits.

Plan Commission

32. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

33. 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. **Acceptable as depicted on site plan.**

34. The building materials of the addition shall meet the requirements of TMC 1109.0500 Building Façade Materials and Color. Elevations shall be submitted to meet the approval of the Plan Director. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors. **The submitted elevations meet the requirements of TMC 1109.0500 Building Façade Materials and Color.**

35. A detailed site, lighting, sign, fencing and landscaping plan (**landscape plan as submitted is acceptable**) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. One tree is required for every 500 square feet of building coverage, or fraction thereof, for all structures. Greenbelt Frontage trees are included in this total, minimum of two trees in the front and side yards. Foundation plantings for the full street facing building elevation; and landscape areas at major building entrances; **acceptable as depicted on landscape plan.**

 - b. Total interior landscaping shall be 20 square feet per parking space. Landscape areas within the parking area shall be peninsular or island types and must be constructed with 6 inch by 18 inch concrete curbing; **acceptable as depicted on landscape plan.**

 - c. All parking spaces must be within 100 linear feet of a landscaped area; **acceptable as depicted on landscape plan.**

 - d. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area; **acceptable as depicted on landscape plan.**

 - e. Topsoil must be back filled to provide positive drainage of the landscape area;

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **acceptable as depicted on landscape plan.**
- g. Landscape terminal islands must be provided at the end of each parking row; **acceptable as depicted on landscape plan.**
- h. Two canopy trees and six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot; **acceptable as depicted on landscape plan.**
- i. Frontage greenbelts shall be constructed of grass, trees and shrub plantings. Greenbelt frontage landscaping shall be a minimum width of 15 feet, constructed of a solid evergreen hedge and provide a minimum of one tree for every 30 feet of frontage. Trees are not required to be evenly spaced and may be clustered; **acceptable as depicted on landscape plan.**
- j. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property, and shall be ten feet (10') in width; **acceptable as depicted on landscape plan.**
- k. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **acceptable as depicted on landscape plan.**
- l. 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. Irrigation plan can be provided up to one year following site plan approval.
- m. **If applicable;** the location, height and materials for any fencing to be installed and maintained. Where screening is required, fence shall be solid board-on-board and shall be depicted as such in revised landscape plan.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

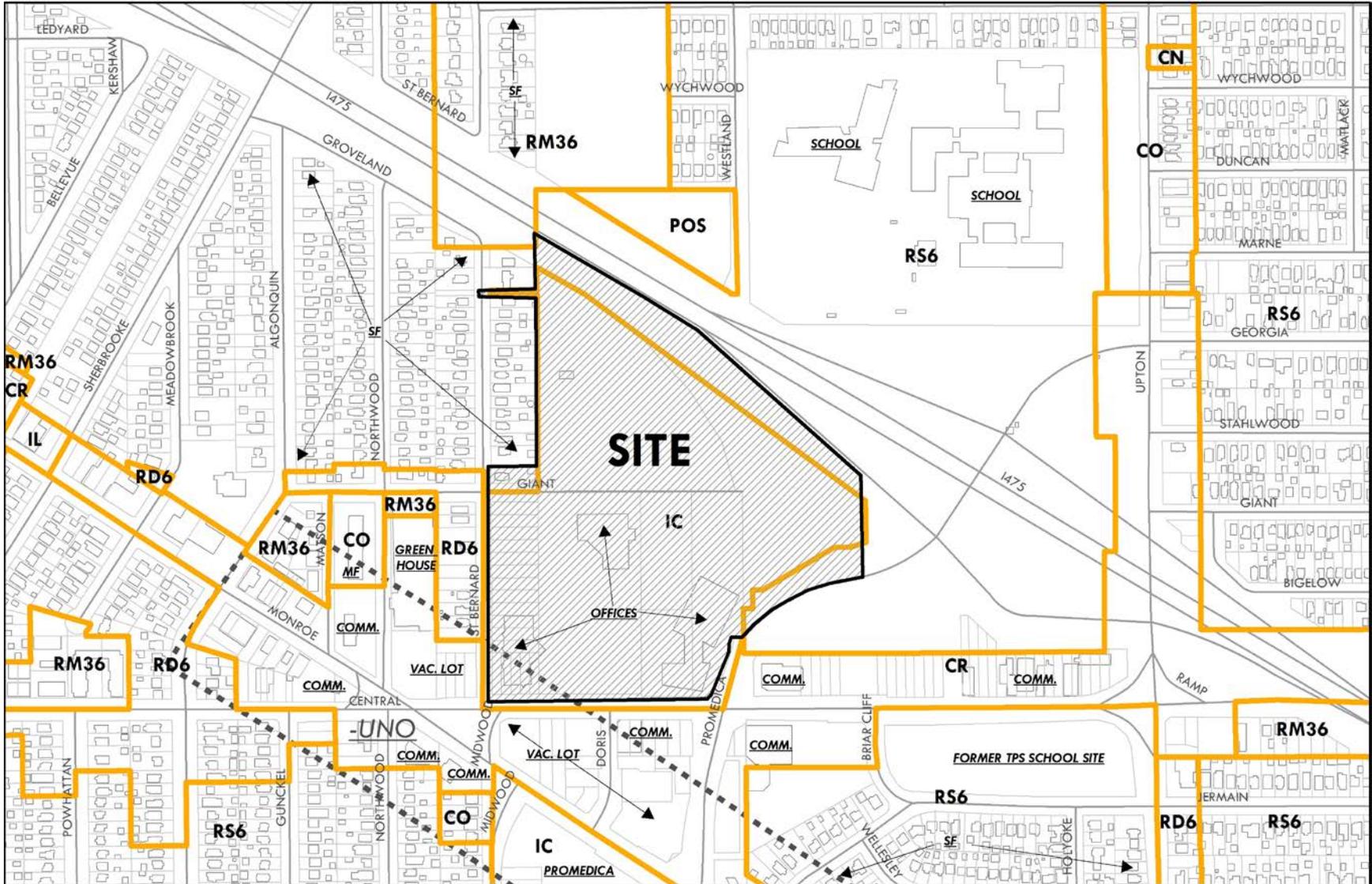
- n. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties); **compliance to be determined.**
 - o. The location, lighting and size of any signs, all signage is subject to TMC§1387; **compliance to be determined.**
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.
38. 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.

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-58-14
DATE: January 8, 2015
TIME: 2:00 P.M.

GP/bp
Six (6) sketches follow

ZONING & LAND USE

SPR-58-14
ID 45



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GENERAL INFORMATION

Subject

- Request - Request for a Special Use Permit for the operation of a used auto sales lot
- Location - 3525 Hill Avenue
- Applicant - Basem Kareem
3625 Woodley Drive
Toledo, OH 43606
- Engineer - Omar Abu-Yasein
A&A Engineering
5911 Renaissance Place, Suite B
Toledo, OH 43623

Site Description

- Zoning - CR Regional Commercial
- Area - ± 1.429 Acres
- Frontage - ± 302' along Byrne Road
- Existing Use - Vacant Bank
- Proposed Use - Used Car Lot

Area Description

- North - Gas Station / CR
- South - Commercial / CR
- East - Used Car Lot & Commercial Uses / CR
- West - Commercial Strip Center / CR

Parcel History

- Z-221-65 - Request for Zone Change from C-2 Restricted Office District to M-1 Restricted Industrial, Denied 10/28/65
- Z-142-71 - Request for Zone Change from C-2 Restricted Office District to C-3 Commercial District, PC recommended denial 7/15/71, CC approved subject to plat 8/3/71

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

S-15-71 - Preliminary Drawing of BYRNING HILL
COMPLEX (PC approved, 10/7/71)

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 operate a used auto sales lot on the site located at 3525 Hill Avenue. The 1.429-acre site is located in the Byrning Hill Plaza and fronts onto Byrne Road. The property was formally used as a bank that contained three (3) drive-thru lanes. The 2,945 square foot main office building will be repurposed as a sales office. Surrounding land uses include a gas station to the north, a commercial retail use to the south, a used car lot and commercial uses to the east and the Byrne Hill Plaza strip center to the west.

Used Auto Regulations

TMC§1104.0300 – *Auto and RV Sales, Used Only* outlines site design criteria for used auto sales facilities when a Special Use Permit has been granted. Included are criteria governing auto sales facilities when a Special Use Permit has been granted. Used auto sales facilities shall be located on a lot with no less than one-half (1/2) acre and provide an average width of 150 feet along the main road frontage. In addition, the applicant shall clearly define the open display areas and customer/employee parking areas. The site is 1.429 acres and has an average width of approximately 300 feet. The applicant has also clearly delineated the open display areas and the customer/employee parking; therefore the site is in compliance with these requirements.

Parking and Circulation

The site plan offers 116 parking spaces. The applicant has indicated that eighteen (18) spaces will be used for customer and employee parking and the remaining ninety-eight (98) spaces for open display areas. Based on the size of the open display area and the size of the sales office the site has a parking requirement of ten (10) spaces for customers/employees. TMC 1104.0308 requires customer and employee parking spaces be clearly delineated and reserved for this purpose.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

The site plan offers a two-way traffic pattern throughout the site to maximize the display area. The site offers three (3) cross access connections, two (2) to the main plaza to the west and one (1) to the Rite Aid property to the south. This site does not have direct access onto Byrne Road or Hill Avenue. In addition, a “U” shaped drive exists in the area of former bank drive thru. Staff is requesting that the drive thru canopy and concrete islands be removed as part of this project.

Landscaping

The site is existing and therefore only required to be brought closer into compliance with the landscape requirements of the 2004 zoning code. The applicant has requested a waiver of the frontage greenbelt requirement. Staff does not support this waiver and is requesting a fifteen (15) foot frontage greenbelt be installed along the Byrne Road frontage. In addition, staff is requesting that the existing drive-thru canopy and concrete islands be removed and the existing landscaped islands be extended to provide a continuous buffer between the subject property and the strip center to the west. This buffer shall be a minimum of five (5) feet wide. The site currently has landscaped areas and islands exist throughout the site. These areas shall remain and be maintained indefinitely. These improvements will bring the site significantly closer into compliance with the zoning code.

Recommendation

The Toledo 20/20 Comprehensive Plan targets this site for Regional Commercial uses. The intent of the Regional Commercial designation is to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. 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-11005-14, a request to operate a used auto sales lot, located at 3525 Hill Avenue, to Toledo City Council for the following four (4) reasons:

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

STAFF RECOMMENDATION (cont'd)

3. The proposed use complies with all applicable provisions of this Zoning Code (TMC 1111.0706.B Review & Decision-Making Criteria);
4. The site meets the criteria established for used auto facilities in TMC 1104.0300.

The staff recommends that the Toledo City Plan Commission make the following recommendation to the Toledo City Council on the waiver requested for a Special Use Permit for the operation of a used automobile sales lot, located at 3525 Hill Avenue:

Chapter 1108 Landscaping and Screening

Sec. 1108.0202 Frontage Greenbelt – B. Requirements

Deny a waiver of fifteen (15) feet of the fifteen (15) foot frontage greenbelt landscape requirement along the Byrne Road frontage.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-11005-14, a request to operate a used auto sales lot, located at 3525 Hill Avenue to Toledo City Council subject to the following twenty (20) 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. 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. 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. Plans submitted for review do not detail any revisions to the existing site that will require earth-distributing 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.

STAFF RECOMMENDATION (cont'd)

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 Division of Transportation requests clarification for the proposed use of the former drive-thru area prior to approval of the site plan.
7. If not already established, formal cross access agreements shall be established with the adjacent property owners.

Building Inspection

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

STAFF RECOMMENDATION (cont'd)

Plan Commission

11. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas. (TMC 1108.0302.B. Use Regulations).
12. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the site plan and shall not be allowed in any required front yard. (TMC 1104.0302.A. Use Regulations).
13. All used motor vehicles parked or displayed outdoors shall conform to Chapter 337, Safety and Equipment, of the Traffic Code and shall be operable.
14. Repairs and services of vehicles shall be conducted wholly within an enclosed building permanently located on the site.
15. The existing carport/drive-thru area shall be removed, **shall be noted on revised site plan.**
16. A dumpster location(s) shall be noted on a revised site plan and have a concrete pad surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.
17. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A 15' Greenbelt is required along the Byrne Road frontage and shall include one tree for every 30' of lot frontage and a solid evergreen hedge; **shall be noted on revised landscape plan.**
 - b. The existing landscape islands along the western property line shall be extended in the areas of the drive-thru curb cuts, these areas shall be a minimum of five (5) feet in width; **shall be noted on revised landscape plan.**
 - c. Existing foundation plantings and landscape islands throughout the site shall be retained and maintained indefinitely; **acceptable as depicted on plan.**
 - d. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **shall be noted on revised landscape plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

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

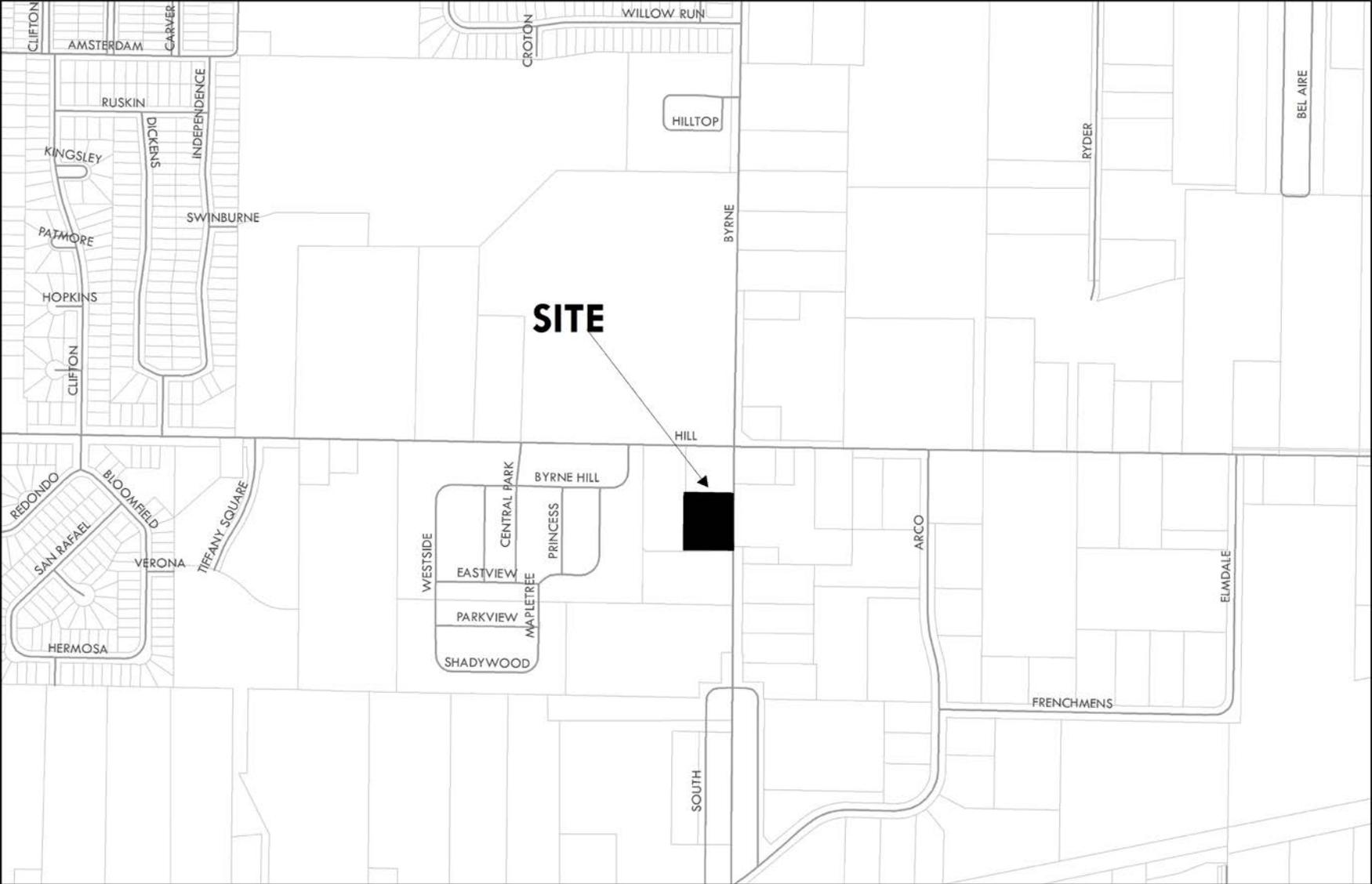
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-11005-14
DATE: January 8, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: February 11, 2015
TIME: 4:00 P.M.

BH/bp
Three (3) sketches follow

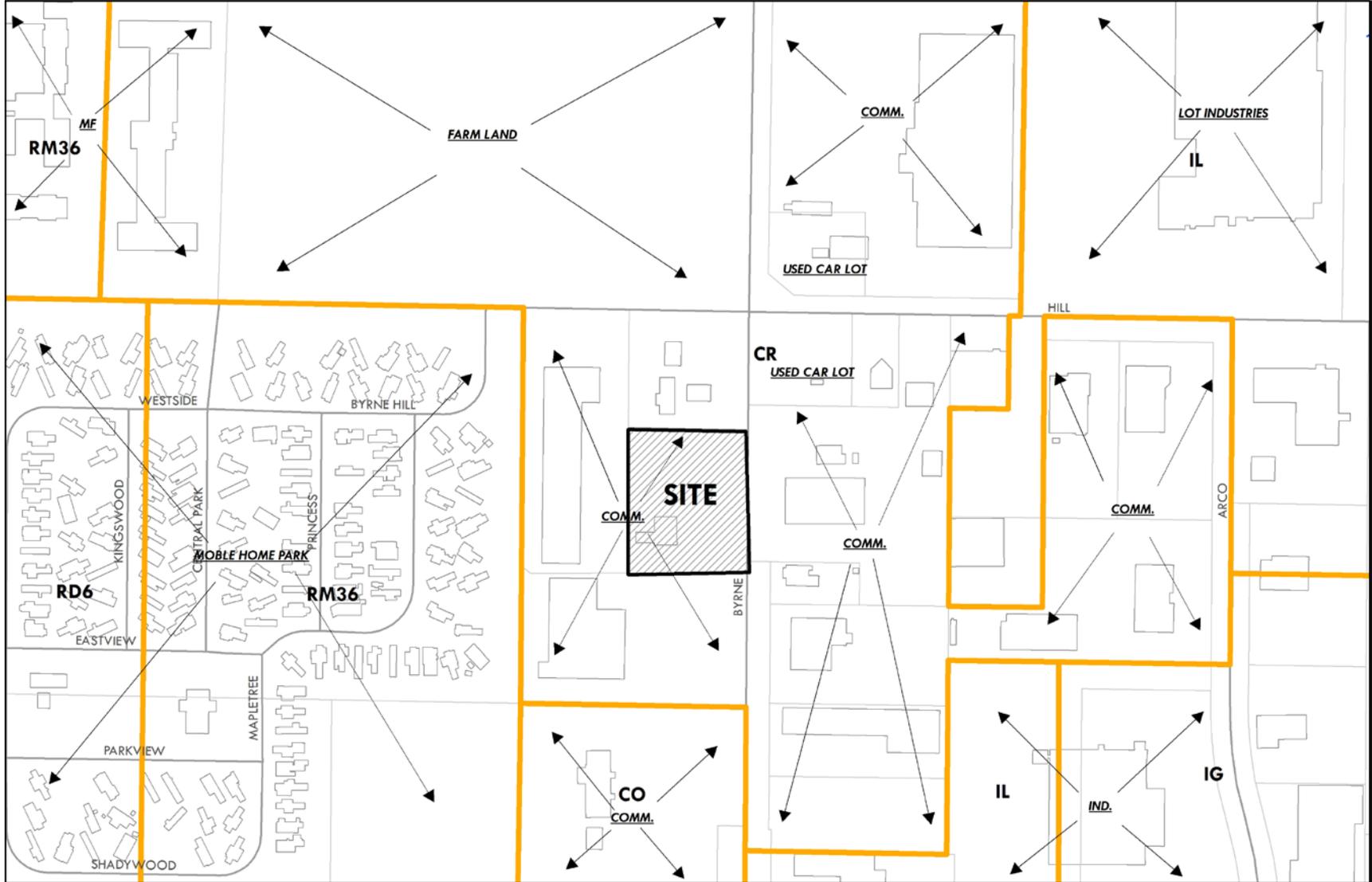
GENERAL LOCATION

SUP-11005-14
ID 84



ZONING & LAND USE

SUP-11005-14
ID 84



SITE PLAN

SUP-11005-14
ID 84



LOCATION MAP
N.T.S.

SITE INFORMATION
TAX PARCEL: 02-32814
CURRENT OWNER: HORIZON INVESTMENT GROUP
CURRENT DEED: 2013-0225-000959
ADDRESS: 3525 HILL AVENUE, TOLEDO, OHIO 43607
ZONING: CR, COMMERCIAL
CURRENT SITE AREA: 1.43 AC. (DEED AREA) 1.429 AC., 62,237 SF (MEASURED)
CURRENT FRONTAGE: 302.18 FEET
CODE 1104.0336 STIPULATES MINIMUM SITE AREA OF 0.50 AC. AND REQUIRED FRONTAGE OF 150 FEET.
BUILDINGS EXISTING
BUILDING OFFICE AREA = 2,945 SF

BUILDINGS SETBACKS:

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

PROPOSED PARKING (CR ZONING)

REQUIRED PARKING - AUTO SERVICE STATION
FLOOR AREA: 1 PER 300 SF (CODE 1107.0400 SCHEDULE "D")
SERVICE AREA TOTAL: 2,945 SF
2,945 SF / 300 SF = 9.8 SPACES, USE 10 SPACES

REQUIRED PARKING - USED VEHICLE SALES
OPEN SALES AREA: 1 PER 5,000 SF (CODE 1107.0304 SCHEDULE "A")
ENCLOSED SALES AREA: 1 PER 300 SF (CODE 1107.0304 SCHEDULE "A")
OPEN SALES AREA TOTAL: 8,000 SF
42,000 SF / 5,000 SF = USE 9 SPACES
ENCLOSED SALES AREA TOTAL: 2,945 SF
2,945 SF / 300 SF = USE 6 SPACES

TOTAL USED CAR PARKING REQUIRED: 15 SPACES

REQUIRED ACCESSIBLE PARKING BY ADA (CODE 208 OF ADA) WITH BUILDING ADDITION
TOTAL PARKING: 1 TO 25 = 1 ACCESSIBLE SPACE (16.6%) PER TABLE 208.2
MINIMUM 1 IN 6 ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE (208.2.4 ADA CODE)
TOTAL = 1 VAN ACCESSIBLE SPACE

PARKING REQUIRED:
[14 STANDARD SPACES + 1 VAN ACCESSIBLE = 15 TOTAL SPACES REQUIRED]

PARKING EXISTING:
[17 STANDARD SPACES + 1 VAN ACCESSIBLE = 18 TOTAL SPACES EXISTING]

SUP REQUEST FOR USED CAR SALES LOT SITE LAYOUT

PARCEL LEGAL DESCRIPTION (AS PER CURRENT DEED)

Real property in the City of Toledo, County of Lucas, State of Ohio, described as follows:

That part of Lot A, in Bryning Hill Complex, a Subdivision in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

Beginning at the Northeast corner of said Lot A, on the Westerly right-of-way of Byrne Road; thence South zero (00) degrees thirty-three (33) minutes ten (10) seconds East, three hundred two and sixteen hundredths (302.18) feet; thence South eighty-nine (89) degrees twenty-six (26) minutes fifty (50) seconds West, two hundred five (205.00) feet; thence North zero (00) degrees thirty-three (33) minutes ten (10) seconds East, three hundred five and two hundredths (305.00) feet; thence South eighty-nine (89) degrees forty-five (45) minutes thirty-five (35) seconds East, two hundred five and two hundredths (205.00) feet to the point of beginning.

Containing one and forty-three hundredths (1.43) acres. Subject to legal highways.

MONUMENT LEGEND

- EXISTING BUILDING AREA
- EXISTING ASPHALT PARKING AREA
- EXISTING EASEMENT AREA
- EXISTING CONCRETE AREA

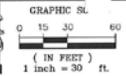
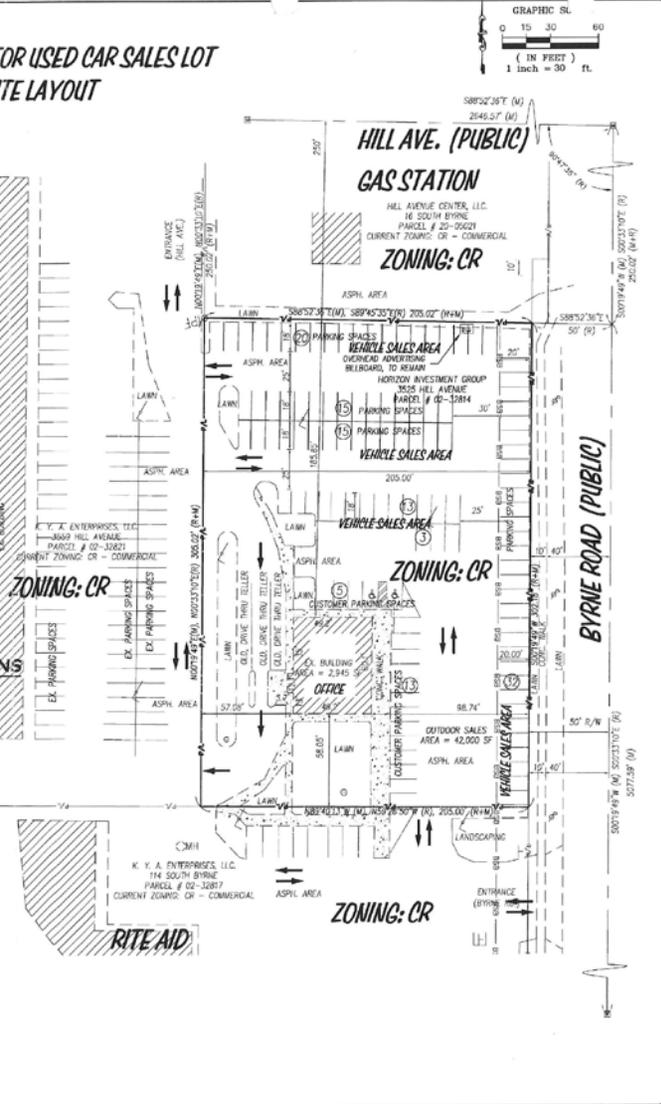
- WPT FOUND PK
- WPT FOUND 5/8" IRON PIN
- WPT FOUND 1/2" IRON PIPE
- WAG FOUND MASONRY NAIL
- WPT FOUND IRON ROD SPIKE WITH "X"
- WPT FOUND STONE (LOCKED HIGH POINT)
- WPS SET 5/8" IRON PIN W/ CAP
- WPS STAMPED "BRYAN D. ELLIS 8292"
- WPS MEASURED RECORD
- (M)
- (R)

LEGEND

- ELECTRIC OUTLET
- HANDICAPPED PARKING STALL
- FLOOD LIGHT
- TRANSFORMER
- STEEL POST
- SANITARY CLEAN OUT
- SANITARY MANHOLE
- CATCH BASIN ROUND
- CURB INLET
- CATCH BASIN SQUARE
- STORM MANHOLE
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- ELECTRIC MANHOLE
- POWER POLE
- LIGHT POLE
- CITY WIRE
- SIGN
- MANHOLE
- GAS TEST
- GAS METER
- GAS VALVE
- FLAG POLE
- CORNER POINT
- AIR-CONDITIONING UNIT
- TELEPHONE PEDESTAL
- SATELLITE DISH
- CABLE TV PEDESTAL
- UNDERGROUND GAS MARKER POLE
- STORM OUTLET FLARED END

CONVENTIONAL SIGNS

- EXISTING NATURAL GAS — G
- EXISTING FENCE — F
- EX. SANITARY — S
- EX. STORM — ST
- EX. WATERLINE — W
- EX. TELEPHONE LINE (UNDERGROUND) — TEL
- OVERHEAD LINES — OHE
- UNDERGROUND ELECTRIC — CATY
- UNDERGROUND CABLE TV LINE — CATV
- TREE LINE — T
- PROPERTY LINE — P
- RIGHT-OF-WAY LINE — R/W
- PARKING SETBACK — P-SB
- BUILDING SETBACK — B-SB
- UTILITY EASEMENT — UE



A & A ENGINEERING
1915 Resilience Plaza, Suite B
Toledo, OH 43623
734.925.3534 FAX
734.925.2845
www.aandae.com

STATE OF OHIO
OSCAR A. KOSIUSKI
LICENSED PROFESSIONAL ENGINEER

DATE: 11/09/2014
DESIGNED: 11/09/2014

PROJECT NO: 411-14-1178

SUP FOR USED CAR LOT
HORIZON INVESTMENT GROUP, LLC.
3525 HILL AVENUE
TOLEDO, OH 43607

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: ARLA DATE: 11/19/2014
DESIGNED BY: S.A. DATE: 11/19/2014
CHECKED BY: S.A. DATE: 11/19/2014
DRAWING TITLE: **SITE PLAN**
DRAWING NUMBER: S-1

GENERAL INFORMATION

Subject

- Request - Request for Zone Change from RS6 Single Family Residential and CO Office Commercial to CR Regional Commercial
- Location - 4455 Secor Road
- Applicant - Advanced Radiation Medicine Service, Ltd
6448 W. Central Avenue
Toledo, OH 43617
- Attorney - Kenneth Wenninger
5658 N. Main Street
Suite 101
Sylvania, OH 43560
- Architect - Tadd Stacy
Architecture by Design
5622 Mayberry Square
Sylvania, OH 436560

Site Description

- Zoning - RS6 Single Family Residential and CO Office Commercial
- Area - ± 2.882 Acres
- Frontage - ± 147' along Secor Road
- Existing Use - Former Armory
- Proposed use - Used Car Lot

Area Description

- North - Flower Shop / CO
- South - Single Family Homes, Bakery, Flower Shop / RS6 and CR
- East - Day Care / CR
- West - Park, Single Family Homes / POS, RS6

GENERAL INFORMATION (cont'd)

Parcel History

- Z-913-02 - Request for a Zone Change from R-2 Single Family Residential to P Park, for the rear of the lot at 4455 Secor Road, approved by Plan Commission on 2/13/03. City Council approved on 8/7/03, Ord. 260-03.
- T-122-02 - Request for deed transfer for rear portion of site, approved administratively on 7/2/02. Deed never recorded.
- T-160-06 - Request for deed transfer for rear portion of site, approved administratively on 12/5/06.
- T-77-07 - Request for deed transfer, approved administratively on 9/6/07.
- Z-3007-09 - Request for Zone Change from RS6 Single Family Residential to POS Parks and Open Space, for middle of the lot at 4455 Secor Road, approved by Plan Commission on 5/14/09, approved by City Council on 7/7/09, Ord. 395-09.
- Z-4004-09 - Request for Zone Change from RS6 Single Family Residential and RS12 Single Family Residential to CO Office Commercial, approved by Plan Commission on 6/11/09, City Council approved on 8/4/09, Ord. 454-09.
- SUP-10001-14 - Special Use Permit to operate a used auto sales facility (Companion Case)

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RS6 Single Dwelling Residential & CO Office Commercial to CR Regional Commercial to facilitate the development of a used auto sales facility. The 2.88-acre site is located at 4455 Secor Road and is the former Armory Building. Surrounding land uses include a flower shop and single family residences to the north; a park and single family uses to the west; single family uses and a commercial bakery to the south; and single family uses, a daycare and commercial uses to the east. This case was deferred from the December 4, 2014 Plan Commission hearing at the request of the applicant. A companion Special Use Permit request accompanies this case.

The Toledo 20/20 Comprehensive Plan targets this area for Regional Commercial land uses. However, after a detailed review the staff has concerns with this recommendation. The site extends to a depth of 680 feet and abuts several single family residential homes on the north and south sides. Allowing the extension of CR Regional Commercial zoning to this depth will be detrimental to the adjacent residential uses. Additionally, the established commercial uses along the west side of Secor Road are less intense in nature and the introduction of CR Regional Commercial zoning will allow land uses that are not compatible. Finally, the current zoning of the property acts as an appropriate transition between the existing commercial and residential uses.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-10002-14, a Zone Change from RS6 Single Family Residential and CO Office Commercial to CR Regional Commercial for the site at 4455 Secor Road, to the Toledo City Council, for the following three (3) reasons:

1. The proposed zone change is out of character with the surrounding zoning and uses (TMC §1111.0606.C Review & Decision-Making Criteria).
2. The introduction of CR Regional Commercial zoning will facilitate intense land uses that are out of character with the nearby neighborhoods & less intense commercial uses.
3. The current zoning of the property acts as a appropriate transition between the existing commercial and residential uses.

ZONE CHANGE REQUEST
TOLEDO CITY PLAN COMMISSION
REF: Z-10002-14
DATE: January 8, 2015
TIME: 2:00 P.M.

REF: Z-10002-14 . . . January 8, 2015

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: February 11, 2015
TIME : 4:00 P.M.

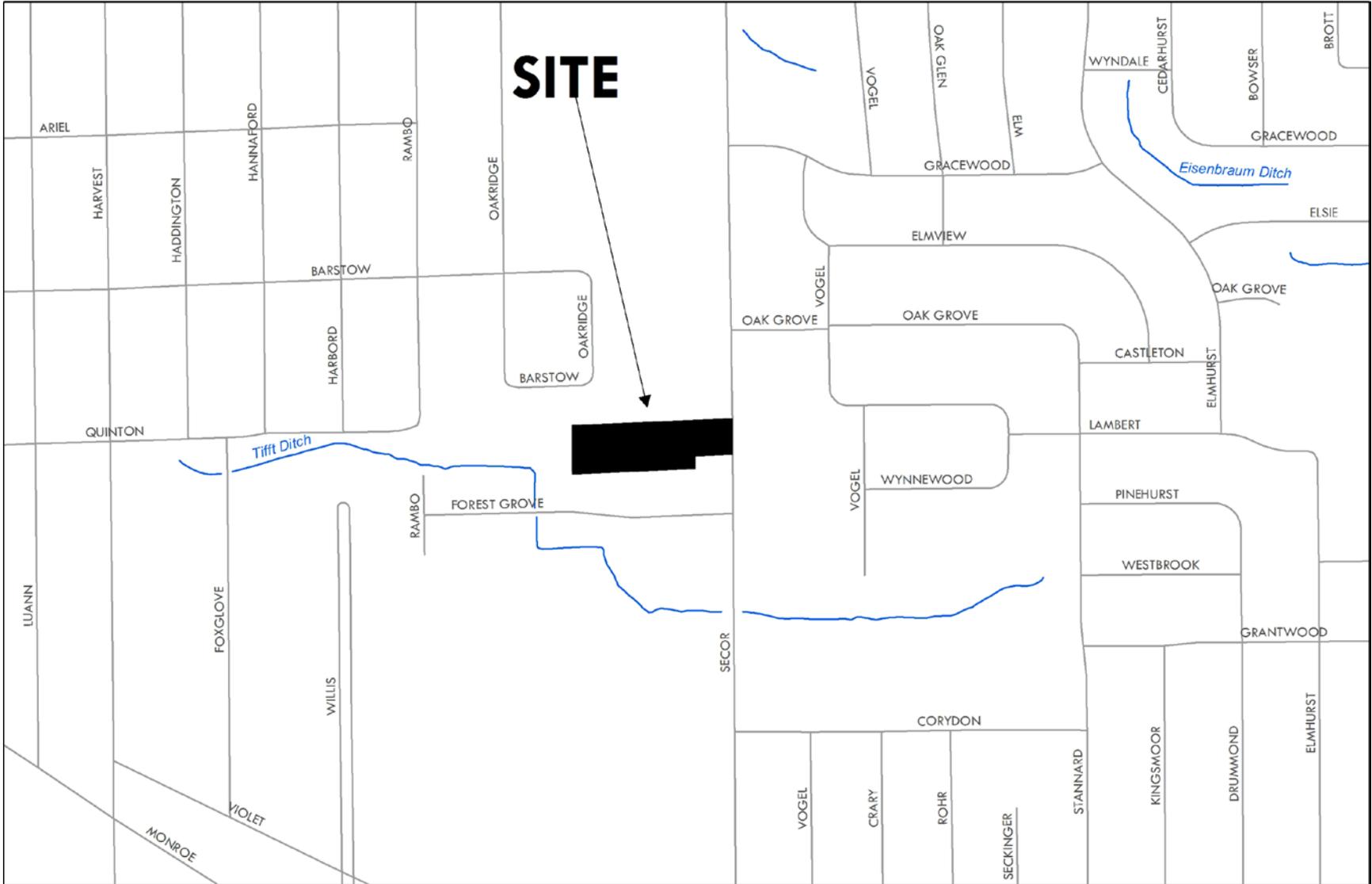
BH/bp
Two (2) sketches follow

GENERAL LOCATION

Z-10002-14
ID 77

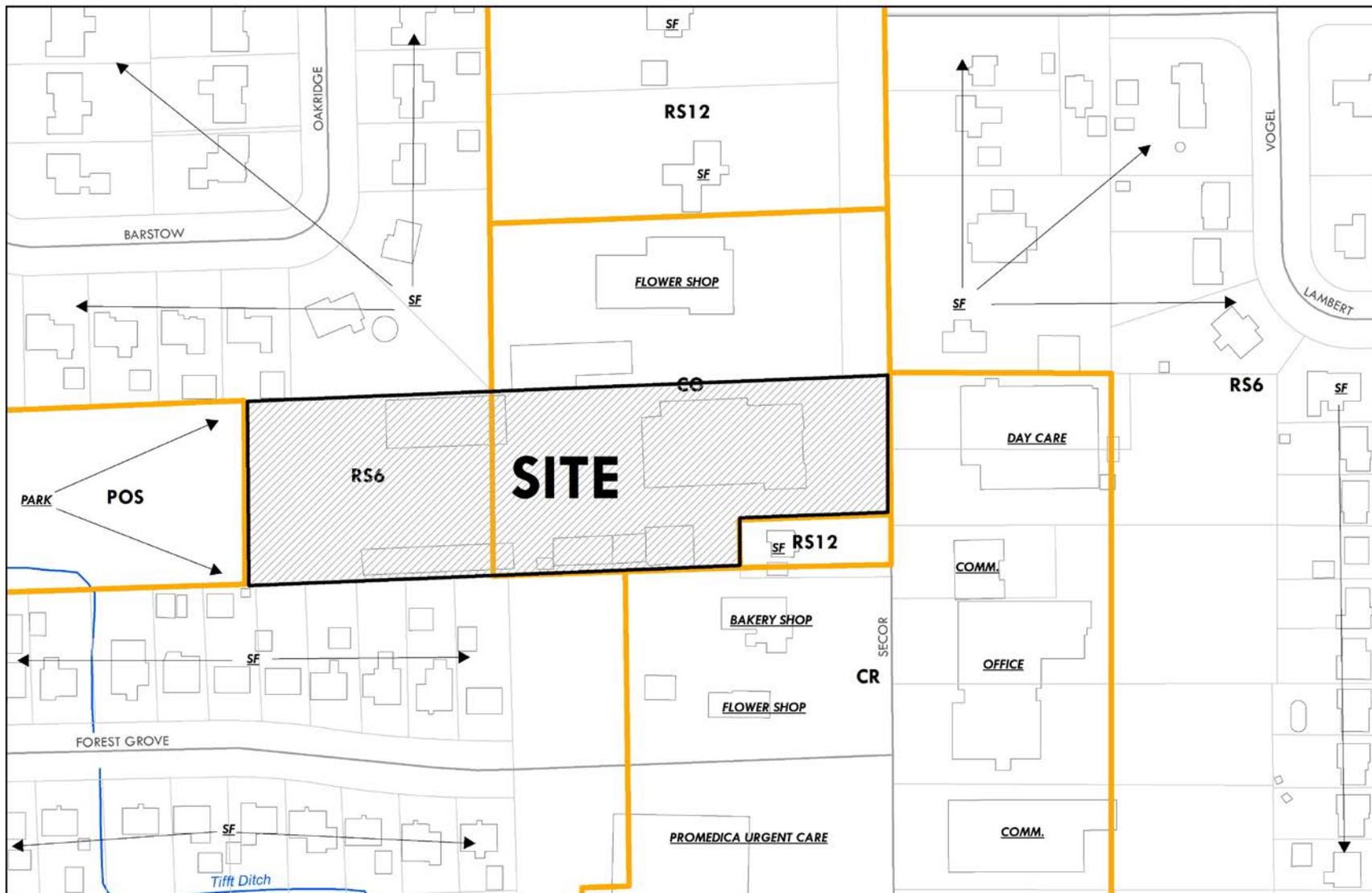


S - S



ZONING & LAND USE

Z-10002-14
ID 77



GENERAL INFORMATION

Subject

- Request - Request for Special Use Permit for Used Auto Sales Facility
- Location - 4455 Secor Road
- Applicant - Advanced Radiation Medicine Service, Ltd
6448 W. Central Avenue
Toledo, OH 43617
- Attorney - Kenneth Wenninger
5658 N. Main Street
Suite 101
Sylvania, OH 43560
- Architect - Tadd Stacy
Architecture by Design
5622 Mayberry Square
Sylvania, OH 43560

Site Description

- Zoning - RS6 Single Family Residential and CO Office Commercial
- Area - ± 2.882 Acres
- Frontage - ± 147' along Secor Road
- Existing Use - Former Armory
- Proposed use - Used Auto Sales Facility

Area Description

- North - Flower Shop / CO
- South - Single Family Homes, Bakery, Flower Shop / RS6 and CR
- East - Day Care / CR
- West - Park, Single Family Homes / POS, RS6

GENERAL INFORMATION (cont'd)

Parcel History

- Z-913-02 - Request for a zone change from R-2 Single Family Residential to P Park, for the rear of the lot at 4455 Secor Road, approved by Plan Commission on 2/13/03. City Council approved on 8/7/03, Ord. 260-03.
- T-122-02 - Request for deed transfer for rear portion of site, approved administratively on 7/2/02. Deed never recorded.
- T-160-06 - Request for deed transfer for rear portion of site, approved administratively on 12/5/06.
- T-77-07 - Request for deed transfer, approved administratively on 9/6/07.
- Z-3007-09 - Request for zone change from RS6 Single Family Residential to POS Parks and Open Space, for middle of the lot at 4455 Secor Road, approved by Plan Commission on 5/14/09, approved by City Council on 7/7/09, Ord. 395-09.
- Z-4004-09 - Request for zone change from RS6 Single Family Residential and RS12 Single Family Residential to CO Office Commercial, approved by Plan Commission on 6/11/09, City Council approved on 8/4/09, Ord. 454-09.
- Z-10002-14 - Zone Change from RS6 Single Family Residential and CO Office Commercial to CR Regional Commercial (Companion Case).

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit (SUP) for the operation of a used auto sales facility located at 4455 Secor Road. The 2.882-acre site is the former Armory Building and is currently zoned RS6 Single Dwelling Residential and CO Office Commercial. Surrounding land uses include a flower shop and single family residences to the north, a park and single family uses to the west, single family uses and a commercial bakery to the south and single family uses and a daycare and commercial uses to the east. This case was deferred from the December 4, 2014 Plan Commission hearing at the request of the applicant. A companion zone change request accompanies this case.

The applicant is proposing the Special Use Permit to facilitate the development of a used auto sales facility on the site. The applicant has proposed to use the main Armory Building as an enclosed sales area, the used of three (3) remaining buildings are not defined on the site plan. These buildings appear to be in a deteriorating state with some of the roofs collapsing.

Used Auto Regulations

TMC§1104.0300 – Auto and RV Sales, Used Only outlines site design criteria for used auto sales facilities when a Special Use Permit has been granted. Used auto sales facilities shall be located on a lot with no less than one-half (1/2) acre and provide an average width of 150 feet along the main road frontage. In addition, the applicant shall clearly define the open display areas and customer/employee parking areas. The site is 2.882 acres and has an average width of approximately 153 feet when measured according to TMC 1106.0204. If approved, the applicant will need to better delineate the open display areas and the customer/employee parking. As a result, the site is in compliance with these requirements.

Parking and Circulation

The required parking for auto sales is 1 space per 5,000ft² of open sales area, 1 space per 500ft² of enclosed sales area and 1.5 spaces per service bay. The site plan depicts an open sales area of approximately 4,500 square feet, in the front of the building to be used for vehicle display. Staff observed two (2) “overhead” doors on the existing Armory Building that can be used to access internal service bays. However, the site plan indicates that four (4) service bays will be provided. Finally, the front portion of the Armory Building to be used for enclosed sales is approximately 4,000 square feet in size. As a result, the required parking for the facility is fifteen (15) spaces. The applicant has proposed sixteen (16) non-display spaces on the site plan.

STAFF ANALYSIS (cont'd)

Landscaping

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 landscaping requirements of the 2004 zoning code. The applicant is proposing a fifteen (15) foot frontage greenbelt along Secor Road. In addition, a new Type B landscape buffer is offered along the property line to the north and solid fencing along the residence to the south. If the SUP is approved, staff will require a Type A landscape buffer along all portions of the site abutting residential zoning.

Recommendation

Given the prevailing residential character and the less intense commercial uses of the surrounding area, changing the zoning to CR Regional Commercial zoning will be detrimental to the area. CR Regional Commercial zoning permits intense uses that are not compatible with the adjacent residential neighborhoods.

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-10001-14, a Special Use Permit for a Used Auto Sales Facility at 4455 Secor Road, to the Toledo City Council, for the following three (3) reasons:

1. The proposed Special Use Permit does not meet the stated purpose of this Zoning Code (TMC 1111.0706.A Review & Decision-Making Criteria);
2. The site plan fails to specify the use of several of the buildings on the property; and
3. The existing CO Office Commercial and RS6 Single Dwelling Residential zonings are consistent with the contiguous properties on all sides in terms of size, scale and use (TMC §1111.0706.C Review & Decision-Making Criteria).

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-10001-14
DATE: January 8, 2015
TIME: 2:00 P.M.

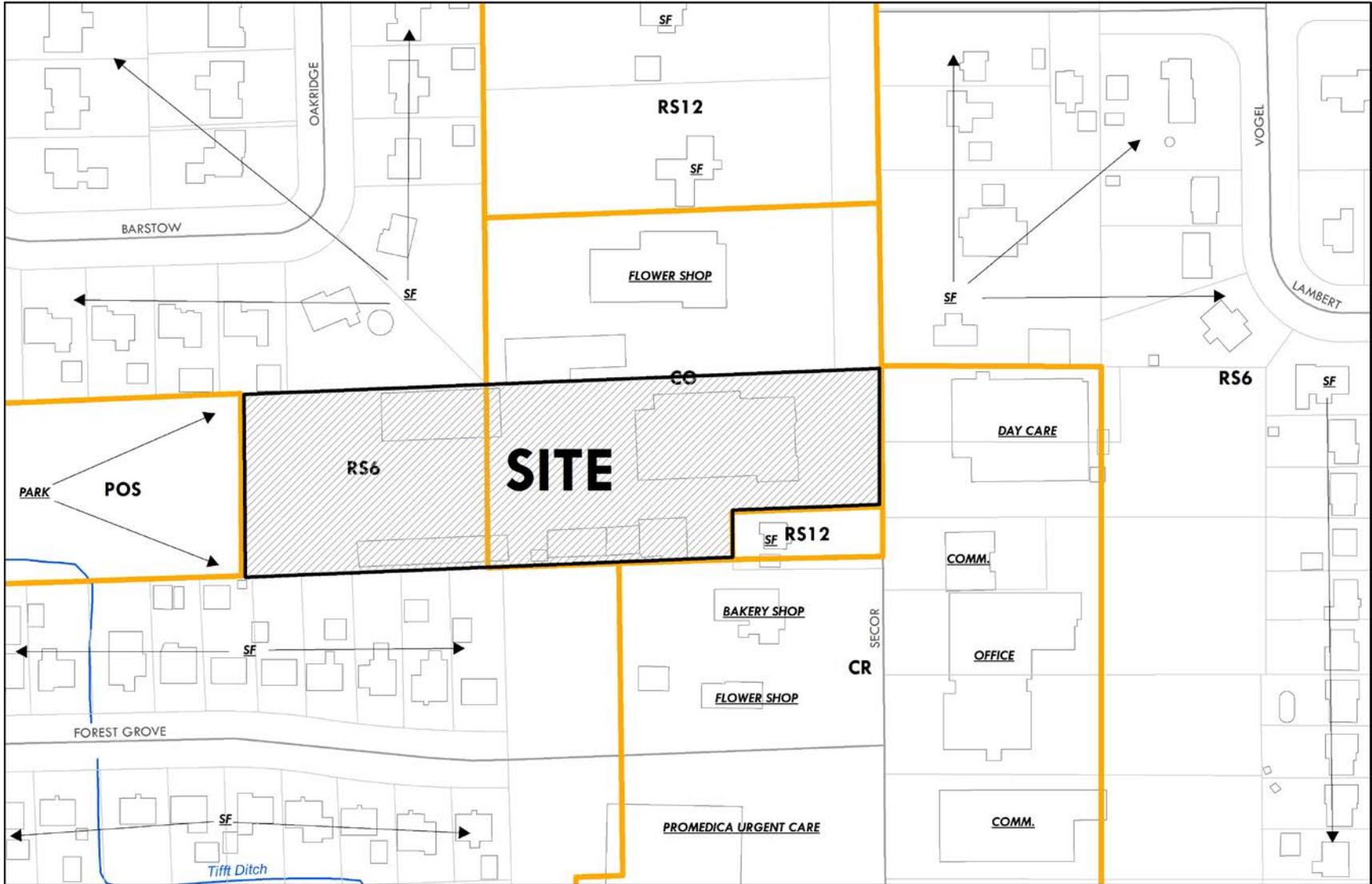
REF: SUP-10001-14. . January 8, 2015

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: February 11, 2015
TIME : 4:00 P.M.

BH/bp
Four (4) sketches follow
Exhibit "A"

ZONING & LAND USE

SUP-10001-14
ID 77



ELEVATION

SUP-10001-14
ID 77

6-9



Exhibit "A"
REVIEW AGENCY CONDITIONS

The following forty (40) 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 and/or upgraded to conform to current City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
2. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.

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

3. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
4. If existing water services are not to be reused, they shall be abandoned by the City of Toledo at the developer's expense.
5. Plans for new water services or modifications to existing water services shall be submitted to the Division of Engineering Services for review and approval.
6. Contact the City of Toledo Fire Prevention Bureau to determine if a fire line is needed for this site.
7. Contact the Division of Water Distribution for installation requirements for backflow preventers.
8. New fire, domestic, and irrigation taps will be installed by City of Toledo at the owner's/developer's expense.
9. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the owner's cost.
10. 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.

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

Engineering Services (cont'd)

11. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>, including the requirements for stormwater detention and post-construction stormwater BMPs.
12. 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."
13. 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.
14. 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.
15. 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.
16. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
17. No construction work, including grading, will be permitted without approved plans and inspection.
18. A pre-submittal stormwater meeting is not required; however, one may be requested by contacting Andy Stepnick 419-245-1338 or Lorie Haslinger at 419-245-3221.

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

Engineering Services (cont'd)

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

Sewer & Drainage Services

19. S&DS recommends that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
20. 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.
21. All sewer lines, including any undocumented, shall be located and cleaned and televised. GPS Coordinates of the locations of manholes, basins, pipes, grates, etc. shall be provided to the Division of Sewer & Drainage Services and to the Division of Engineering Services. They shall also be indicated on an aerial view map of the parcel(s). Any undocumented lines that are not identified, in circumvention of this condition, shall be grounds for revocation of the SUP.

Fire Prevention

22. Approved building address numbers shall be located on the building in a position that is plainly legible and visible from the street or road fronting the property (OFC505.1.).

Transportation

23. The site plan does not appear to accurately depict the current configuration of the site e.g., the dimensions of the "open sales area" and drive aisles around the site. Revised plans shall be submitted that includes the current and proposed configurations for the site.

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

Transportation (cont'd)

24. Dimensions of parking stalls, drive aisles and drive approaches shall be included on the site plan.
25. The northernmost drive approach does not meet the minimum 25' width required to accommodate two-way traffic.
26. All drive aisles on the site shall meet the minimum 25' width requirement to accommodate two-way traffic

Building Inspection

27. A change of use requires that stamped construction documents be submitted to the Division of Building Inspection for plan review and approval showing the building to be in accordance with the Ohio Building Code (OBC) and the associated mechanical, electrical and fire codes, and comply with federal ADA regulations for that new use group and occupancy.
28. Any new construction and/or alterations of any existing buildings 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 in accordance with the associated mechanical, electrical and fire codes along with compliance of federal ADA standards.
29. Fencing and signage will require separate approvals, permits and inspections.

Plan Commission

30. The applicant shall submit a revised site plan that indicates the uses of all building on the site and detailing amount of required customer parking spaces. Customer parking shall be denoted on the site plan and shall not be used for vehicle display.
31. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas. (TMC 1108.0302.B. Use Regulations).
32. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the site plan and shall not be allowed in any required front yard. (TMC 1104.0302.A. Use Regulations).

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

Plan Commission (cont'd)

33. A 50' separation measured along the street frontage between open display sales lot and a residential district boundary line shall be maintained and fifteen (15) parking spaces shall be denoted and reserved for "Customer and Employee only"; **shall be noted on revised site plan.**
34. All used motor vehicles parked or displayed outdoors shall conform to Chapter 337, Safety and Equipment, of the Traffic Code and shall be operable.
35. Repairs and services of vehicles shall be conducted wholly within an enclosed building permanently located on the site.
36. A dumpster location(s) shall be noted on a revised site plan and have a concrete pad surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.
37. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A 15' Greenbelt is required along the Secor Road frontage and shall include one tree for every 30' of lot frontage and a solid evergreen hedge; **acceptable as depicted on plan.**
 - b. A Type A landscape buffer is required along all portions of the site when abutting residential zoning.
 - c. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **acceptable as depicted on plan.**
 - d. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **acceptable as depicted on plan.**
 - e. The location, height and materials for any fencing to be installed and maintained; **acceptable as depicted on plan.**

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

Plan Commission (cont'd)

- f. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); **shall be noted on revised landscape plan.**
 - g. The location, lighting and size of any signs.
38. 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.
39. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
40. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

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GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Request for Zone Change from CO Office Commercial to CR Regional Commercial |
| Location | - | 118 21 st Street, 120 21 st Street, and 119 20 th Street |
| Applicant | - | Darnell Smith
2101 Monroe
Toledo, OH 43604 |
| Engineer | - | Bryan D. Ellis
Glass City Engineering & Surveying
7057 Barendt Road
Toledo, OH 43617 |

Site Description

- | | | |
|--------------|---|--|
| Zoning | - | CO / Office Commercial |
| Area | - | ± 0.37 acres |
| Frontage | - | ± 80' along 21 st Street |
| Frontage | - | ± 80' along 20 th Street |
| Existing Use | - | Vacant Commercial Building & Undeveloped |
| Proposed Use | - | Used Auto Sales Facility |

Area Description

- | | | |
|-------|---|-----------------------------|
| North | - | Undeveloped / CO |
| South | - | Paved Lot, Undeveloped / CR |
| East | - | Commercial Building / CR |
| West | - | E.M.S Annex Building / CR |

Parcel History

- | | | |
|--------------|---|--|
| SUP-10003-14 | - | Request for a Special Use Permit for a used auto sales facility, companion case. |
|--------------|---|--|

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Monroe Street Corridor Urban Neighborhood Overlay District
- Monroe Street Corridor Design and Livability Plan

STAFF ANALYSIS

The applicant is requesting a zone change from CO Office Commercial to CR Regional Commercial for sites located at 118 21st Street, 120 21st Street, and 119 20th Street. The site is ±0.37 acres and consists of three (3) parcels. Two parcels front onto 21st Street, one of which is undeveloped and the other is currently occupied by a small commercial building. The third parcel fronts onto 20th Street, and is undeveloped. The applicant is requesting a zone change to facilitate the development of a used auto sale facility. A companion Special Use Permit accompanies this case.

Surrounding land uses include office commercial uses to the west across 21st Street; a vacant carwash to the north of the site; a rescue mission and domestic violence shelter to the east; and commercial storefront businesses to the south of the site across Monroe Street.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Urban Village land uses. The Urban Village district is intended to foster mixed commercial-residential uses and accommodate pedestrian-oriented development. The development district is to protect, maintain and re-establish the physical character of older commercial corridors that are characterized by pedestrian-oriented development patterns, promote development that features retail display windows, rear parking lots and other pedestrian friendly design features. Staff recommends approval of the zone change because CR Regional Commercial allows uses that are compatible with the Urban Village district. Additionally, the site abuts existing CR Regional Commercial zoning and will not be detrimental to nearby properties.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-10004-14, a request for a Zone Change from CO Office Commercial to CR Regional Commercial, for a site located at 118 21st, 120 21st, and 119 20th, 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).

STAFF RECOMMENDATION (cont'd)

2. The site abuts properties with similar zoning and the proposed zone change will not be detrimental to these properties.

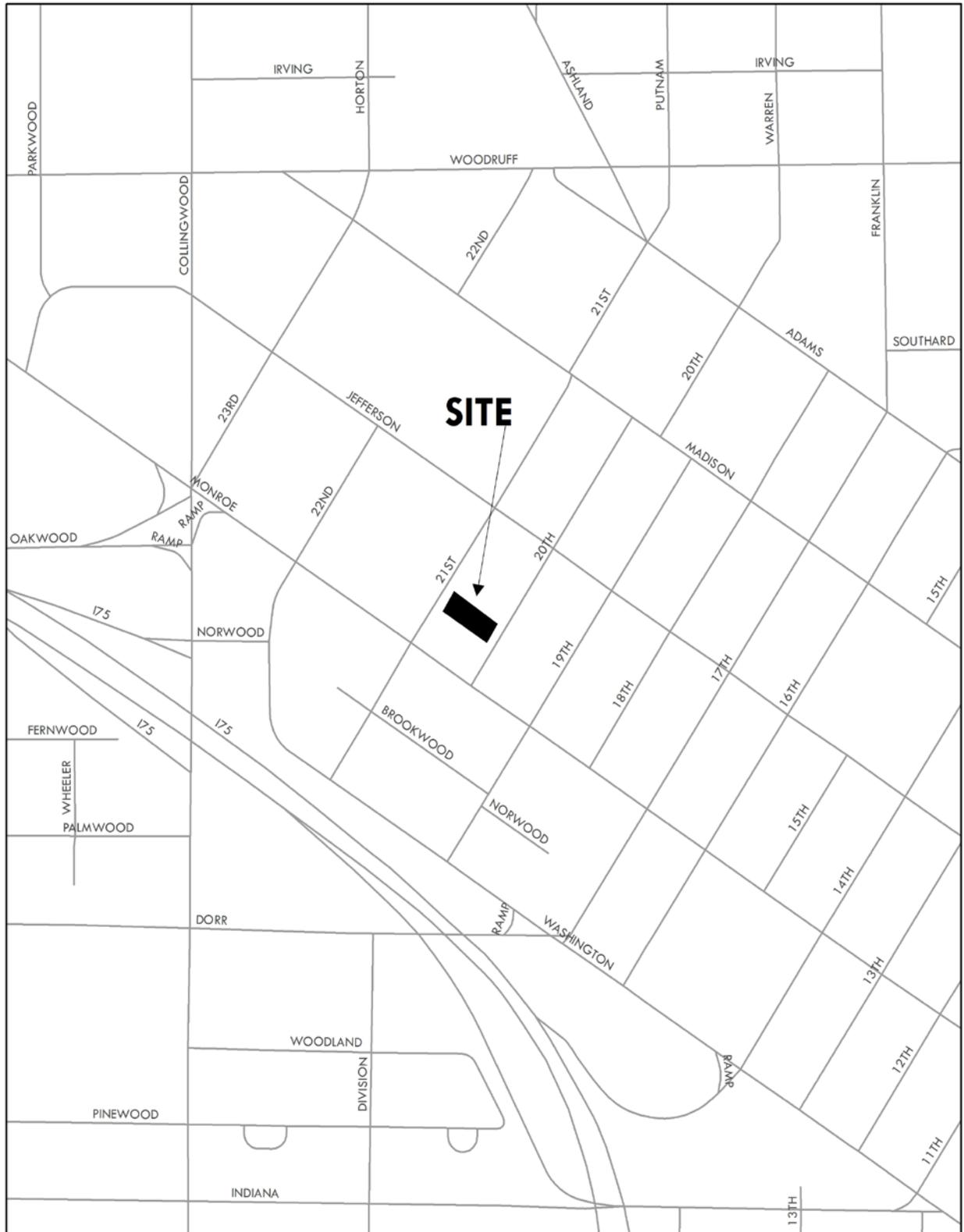
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-10004-14
DATE: January 8, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: February 11, 2015
TIME: 4:00 P.M.

GP/bp
Two (2) sketches follow

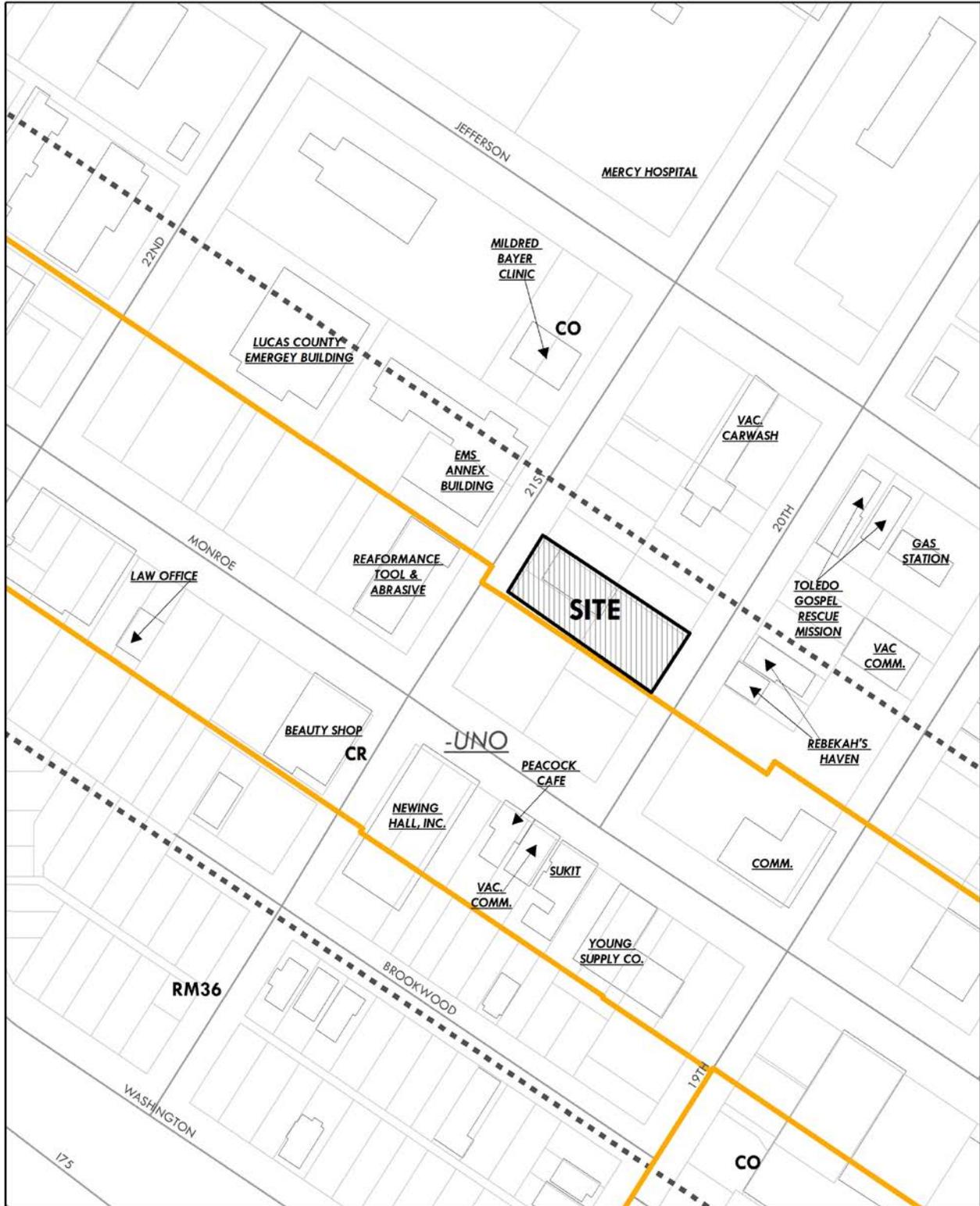
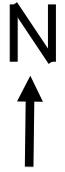
GENERAL LOCATION

Z-10004-14
ID 14



ZONING & LAND USE

Z-10004-14
ID 14



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GENERAL INFORMATION

Subject

- Request - Special Use Permit for a used auto sales facility
- Location - 2008 Monroe Street, 118 21st Street, 120 21st Street, and 119 20th Street
- Applicant - Darnell Smith
2101 Monroe
Toledo, OH 43604
- Engineer - Bryan D. Ellis
Glass City Engineering and Surveying
2105 Perth Street
Toledo, OH 43607

Site Description

- Zoning - CR, CO, UNO / Regional Commercial, Office Commercial, Urban Neighborhood Overlay District
- Area - ±0.53 acres
- Frontage - ±100' along Monroe Street
- Frontage - ±200' along 21st Street
- Frontage - ±80' along 20th Street
- Existing Use - Vacant Commercial Building, Undeveloped, & Paved Area
- Proposed Use - Used Auto Sales Facility

Area Description

- North - Undeveloped / CO
- South - Newing Hall, Inc. / CR
- East - Commercial Building / CR
- West - Performance Tool and Abrasive / CR

Parcel History

- Z-10004-14 - Request for a Zone Change from CO Office Commercial to CR Regional Commercial, companion case.

GENERAL INFORMATION (cont'd)

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan.
- Monroe Street Corridor Urban Neighborhood Overlay District
- Monroe Street Corridor Design and Livability Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit (SUP) to facilitate the development of a used auto sales facility at 2008 Monroe Street, 118 21st Street, 120 21st Street, and 119 20th Street. The ±0.53 acre site consists of four (4) parcels. The northwestern parcel of the site is occupied by a small building that fronts onto 21st Street. A paved area occupies the northeast corner of Monroe Street and 21st Street intersection. The remainder of the site is undeveloped. A companion zone change accompanies this case.

The applicant intends to use 1,000 square feet of the existing ±3,120 square foot building for office space to conduct sales. The outdoor vehicle display area will utilize the existing paved asphalt area currently enclosed by a guardrail along Monroe Street and 21st Street. The applicant is proposing a total of 7,000 square feet of outdoor sales area. No elevated displays or lifts are displayed on the site plan.

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. For corner lots, “main road” is determined by the address of the proposed development unless one of the intersecting roads is a major traffic collector. The major collector takes precedent over the assigned property address. The proposed development site is in compliance with the minimum lot size requirement but not the minimum frontage requirement.

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. Calculations conclude that two (2) parking spaces are required for the open sales area, plus two (2) parking spaces required for the enclosed sales area for a total of four (4) required customer parking spaces. No service bays are depicted on the site plan or proposed in business operations. The site plan submitted depicts four (4) customer parking spaces and is in compliance with the zoning code.

STAFF ANALYSIS (cont'd)

Landscaping

The site is part of the Monroe Street Corridor Urban Neighborhood Overlay District (UNO) and the Monroe Street Corridor Design and Livability Plan. Both Plans refer to TMC§1108.0300 – *Urban Commercial Landscape Standards* for landscaping and screening regulations. The intent of this section is to provide flexible landscape standards for urban, pedestrian-oriented redevelopment of existing structures and infill development for such designated areas of the City.

The UNO prohibits new off-street parking from having frontage along Monroe Street and requires parking to be located in the rear of the principle building. The site is existing and off-street parking is currently located on the side of the principle building. In such cases, the Urban Neighborhood Overlay District mandates that parking shall be screened with a brick masonry wall thirty-two (32”) inches in height installed along the property line.

However, TMC§1108.0305 – *Parking Lot Landscaping*, allows the option of a 3 ½ foot high aluminum tube fence, wrought iron fence, brick or stone wall along public right-of-ways. If the Special Use Permit is approved, staff would support a decorative fence (aluminum tube or wrought iron) in lieu of the required stone wall. Additionally, a landscaped area at least 5 feet wide shall be placed inside the screen wall and planted with at least one shrub for every 3 to 5 feet of property line. In addition to landscaping requirements for parking lot areas, foundation plantings along all portions of the building that are visible from the public right-of-way and landscaping at all major building entrances areas is required. If approved, a landscape plan that shows compliance with landscaping and screening standards must be submitted for the approval of the Planning Director.

Toledo 20/20 Comprehensive Plan

Staff recommends disapproval of the applicant’s request for two reasons. First, the Monroe Street Corridor Design and Livability Plan designates this site as part of the Arts and Entertainment District. The district is intended to promote the change of the Monroe Street Corridor from a vehicular dominated environment to a pedestrian-oriented commercial district. Some goals include: new residential areas with access to greenspace and no on-street parking, reduce Monroe Street road profile to 3 lanes with uniform street trees and wider sidewalks, develop regional and neighborhood commercial businesses within mixed use buildings while maintaining existing businesses, restaurants and cafes. The Plan acknowledges that this is best accomplished by incorporating design criteria outlined in the Monroe Street UNO. The proposed development does not conform to these goals. Additionally, the site does not meet the criteria established for the development of used auto sales facilities in TMC§1104.0300.

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

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-10003-14, a request for a Special Use Permit for a used auto sales facility, for a site located at 2008 Monroe Street, 118 21st Street, 120 21st Street, and 119 20th Street, to the Toledo City Council, for the following three (3) reasons:

1. The request is not consistent with the Monroe Street Corridor Urban Neighborhood Overlay District; and
2. The request is not consistent with the Monroe Street Corridor Design and Livability Plan.
3. The request does not meet the site criteria established for used auto sales facilities in TMC§1104.0300.

The staff recommends that the Toledo City Plan Commission make the following recommendations to the Toledo City Council on the waiver request for a Special Use Permit for a used car lot at 2008 Monroe Street, 118 21st Street, 120 21st Street and 119 20th Street

Chapter 1108 Landscaping and Screening

Sec. 1108.0305 Urban Commercial Landscape Standards – Parking Lot Landscaping

The applicant is requesting a waiver of the minimum 5 foot width frontage greenbelt and solid 3½ foot high aluminum tube fence, wrought iron fence, brick or stone wall requirement along Monroe Street and along 21st Street parking area frontage. The construction of new off-street parking lots having frontage on Monroe Street is prohibited in the Monroe Street Corridor Urban Neighborhood Overlay District. For existing development, parking may be allowed on the side of the principle building if proper screening wall and landscape treatment area are installed along the frontage. The applicant is proposing to leave the existing parking area intact and utilize the existing guardrail. **Staff does not support approval of this waiver.**

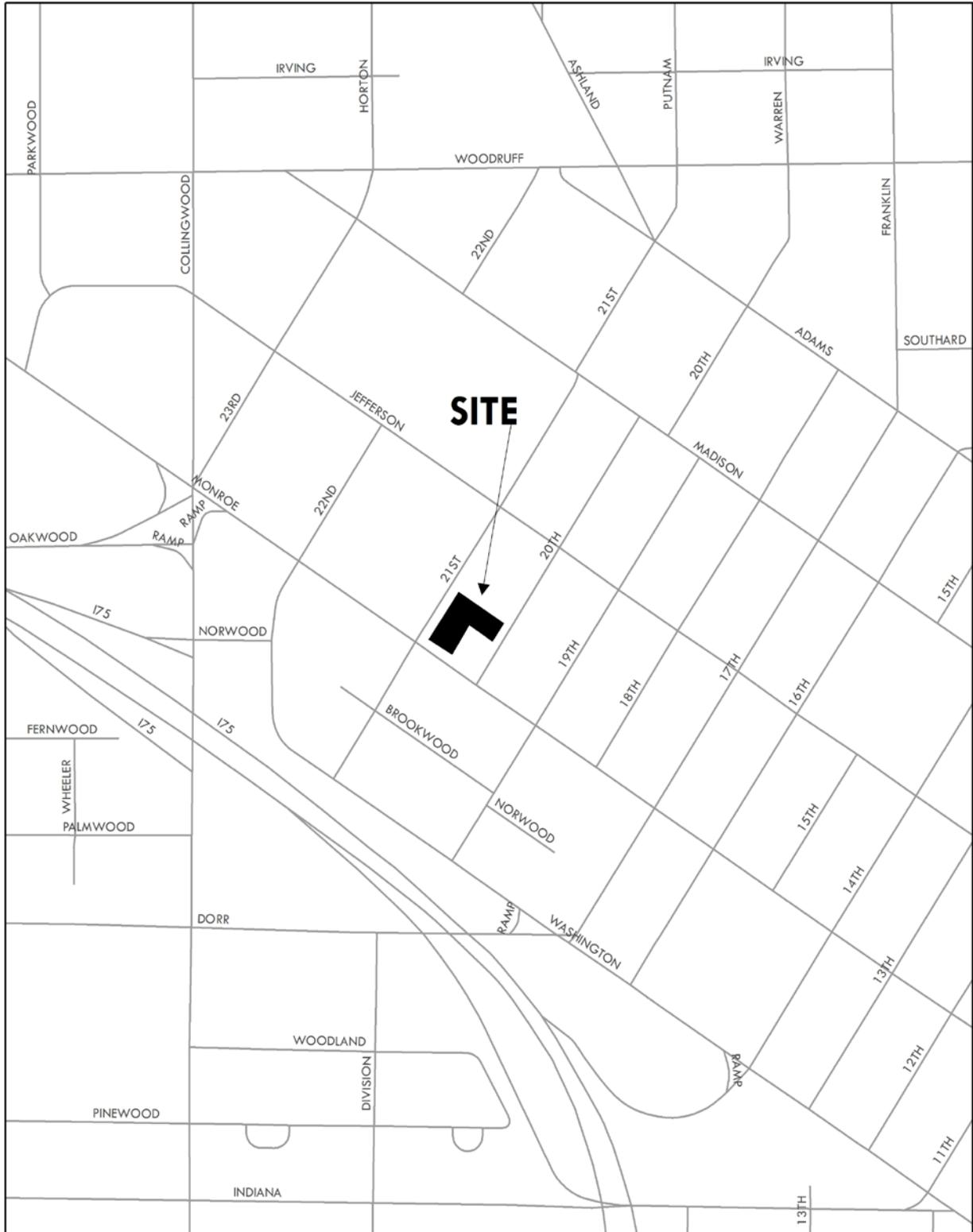
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-10003-14
DATE: January 8, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: February 11, 2015
TIME: 4:00 P.M.

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

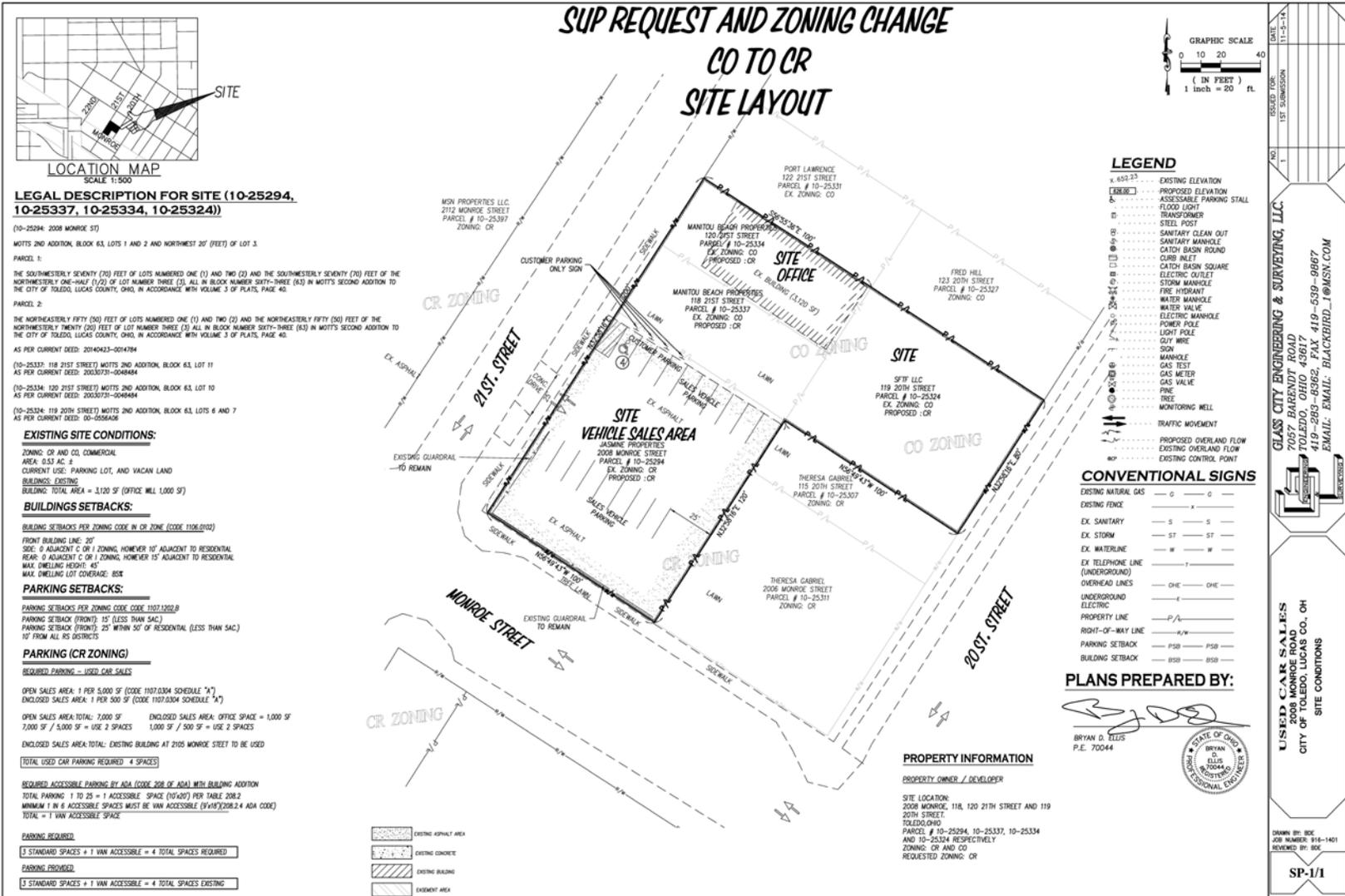
GENERAL LOCATION

SUP-10003-14
ID 14



SITE PLAN

SUP-10003-14
ID 14



LEGAL DESCRIPTION FOR SITE (10-25294, 10-25337, 10-25334, 10-25324)

(10-25294: 2008 MONROE ST)
MOTT'S 2ND ADDITION, BLOCK 63, LOTS 1 AND 2 AND NORTHWEST 20' (FEET) OF LOT 3.
PARCEL 1:
THE SOUTHWESTERLY SEVENTY (70) FEET OF LOTS NUMBERED ONE (1) AND TWO (2) AND THE SOUTHWESTERLY SEVENTY (70) FEET OF THE NORTHWESTERLY ONE-HALF (1 1/2) OF LOT NUMBER THREE (3), ALL IN BLOCK NUMBER SIXTY-THREE (63) IN MOTT'S SECOND ADDITION TO THE CITY OF TOLEDO, LUCAS COUNTY, OHIO, IN ACCORDANCE WITH VOLUME 3 OF PLATS, PAGE 43.
PARCEL 2:
THE NORTHEASTERLY FIFTY (50) FEET OF LOTS NUMBERED ONE (1) AND TWO (2) AND THE NORTHEASTERLY FIFTY (50) FEET OF THE NORTHWESTERLY TWENTY (20) FEET OF LOT NUMBER THREE (3) ALL IN BLOCK NUMBER SIXTY-THREE (63) IN MOTT'S SECOND ADDITION TO THE CITY OF TOLEDO, LUCAS COUNTY, OHIO, IN ACCORDANCE WITH VOLUME 3 OF PLATS, PAGE 43.
AS PER CURRENT DEED: 2014-0423-0014784
(10-25337: 118 21ST STREET) MOTT'S 2ND ADDITION, BLOCK 63, LOT 11
AS PER CURRENT DEED: 20030731-0048484
(10-25334: 120 21ST STREET) MOTT'S 2ND ADDITION, BLOCK 63, LOT 10
AS PER CURRENT DEED: 20030731-0048484
(10-25324: 119 20TH STREET) MOTT'S 2ND ADDITION, BLOCK 63, LOTS 6 AND 7
AS PER CURRENT DEED: 00-056806

EXISTING SITE CONDITIONS:

ZONING: CR AND CO, COMMERCIAL
AREA: 0.53 AC ±
CURRENT USE: PARKING LOT, AND VACAN LAND
BUILDINGS EXISTING
BUILDING TOTAL AREA = 3,120 SF (OFFICE WILL 1,000 SF)

BUILDINGS SETBACKS:

BUILDING SETBACKS PER ZONING CODE IN CR ZONE (CODE 1106.0102)
FRONT BUILDING LINE: 20'
SIDE: 0' ADJACENT C OR I ZONING, HOWEVER 10' ADJACENT TO RESIDENTIAL
REAR: 0' ADJACENT C OR I ZONING, HOWEVER 15' ADJACENT TO RESIDENTIAL
MAX DWELLING HEIGHT: 45'
MAX SWELLING LOT COVERAGE: 80%

PARKING SETBACKS:

PARKING SETBACKS PER ZONING CODE CODE 1107.1202.B
PARKING SETBACK (FRONT): 15' (LESS THAN SAC)
PARKING SETBACK (FRONT): 25' WITHIN 50' OF RESIDENTIAL (LESS THAN SAC)
10' FROM ALL ITS DISTRICTS

PARKING (CR ZONING)

REQUIRED PARKING - USED CAR SALES
OPEN SALES AREA: 1 PER 5,000 SF (CODE 1107.0304 SCHEDULE "A")
ENCLOSED SALES AREA: 1 PER 500 SF (CODE 1107.0304 SCHEDULE "A")
OPEN SALES AREA TOTAL: 2,000 SF ENCLOSED SALES AREA: OFFICE SPACE = 1,000 SF
7,000 SF / 5,000 SF = USE 2 SPACES 1,000 SF / 500 SF = USE 2 SPACES
ENCLOSED SALES AREA TOTAL: EXISTING BUILDING AT 2105 MONROE STREET TO BE USED
TOTAL USED CAR PARKING REQUIRED = 4 SPACES

REQUIRED ACCESSIBLE PARKING BY ADA (CODE 208 OF ADA) WITH BUILDING ADDITION
TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE (10/100) PER TABLE 208.2
MINIMUM 1 IN 6 ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE (51/101)(208.2.4 ADA CODE)
TOTAL = 1 VAN ACCESSIBLE SPACE

PARKING REQUIRED:
[3] STANDARD SPACES + 1 VAN ACCESSIBLE = 4 TOTAL SPACES REQUIRED
PARKING PROVIDED:
[3] STANDARD SPACES + 1 VAN ACCESSIBLE = 4 TOTAL SPACES EXISTING



LEGEND

- x 69.25' EXISTING ELEVATION
- PROPOSED ELEVATION
- ASSESSABLE PARKING STALL
- FLOOD LIGHT
- TRANSFORMER
- STEEL POST
- SANITARY CLEAN OUT
- SANITARY MANHOLE
- CATCH BASIN ROUND
- CURB INLET
- CATCH BASIN SQUARE
- ELECTRIC OUTLET
- STORM MANHOLE
- FIRE HYDRANT
- WATER MANHOLE
- ELECTRIC MANHOLE
- POWER POLE
- LIGHT POLE
- SOIL WIRE
- SOIL
- MANHOLE
- GAS TEST
- GAS METER
- GAS VALVE
- PINE
- MONITORING WELL
- TRAFFIC MOVEMENT
- PROPOSED OVERLAND FLOW
- EXISTING OVERLAND FLOW
- EXISTING CONTROL POINT

CONVENTIONAL SIGNS

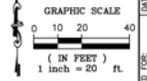
- EXISTING NATURAL GAS — G — G
- EXISTING FENCE — X — X
- EX. SANITARY — S — S
- EX. STORM — ST — ST
- EX. WATERLINE — W — W
- EX. TELEPHONE LINE (UNDERGROUND)
- OVERHEAD LINES — OHE — OHE
- UNDERGROUND ELECTRIC — E — E
- PROPERTY LINE — P/L — P/L
- RIGHT-OF-WAY LINE — R/W — R/W
- PARKING SETBACK — PSB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

PLANS PREPARED BY:

BRYAN D. ELIS
P.E. 70044

PROPERTY INFORMATION

PROPERTY OWNER / DEVELOPER
SITE LOCATION:
2008 MONROE, 118, 120 21ST STREET AND 119 20TH STREET, TOLEDO, OHIO
PARCEL # 10-25294, 10-25337, 10-25334 AND 10-25324 RESPECTIVELY
ZONING: CR AND CO
REQUESTED ZONING: CR



DATE: 11-5-14
DESIGNED FOR: 1ST SUBMISSION
NO. 1

GLASS CITY ENGINEERING & SURVEYING, LLC
2008 MONROE ROAD
TOLEDO, OHIO 43617
419-289-8392, FAX 419-539-9867
EMAIL: BLACKBIRD_1@MSN.COM

USED CAR SALES
2008 MONROE ROAD
CITY OF TOLEDO, LUCAS CO., OH
SITE CONDITIONS

DRAWN BY: BEC
JOB NUMBER: 14-1401
REVIEWED BY: BEC

SP-1/1

© 2014 Glass City Engineering & Surveying, LLC. All rights reserved. Project: SUP-10003-14. Date: 11/5/14. 11:43 AM EDT

8-7

Exhibit A

STAFF RECOMMENDATION

The staff further recommends that the Toledo City Plan Commission recommend disapproval of SPR-10003-14, a request for Special Use Permit for a used auto sales facility located at 2008 Monroe Street, 118 21st Street, 120 21st Street, and 119 20th Street, to the Toledo City Council, subject to the following twenty-one (21) conditions:

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

Engineering Services

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

Exhibit A (cont'd)

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

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 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

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

Fire Prevention

No comments or objection to the site plan.

Transportation

No comments or objection to the site plan.

Exhibit A (cont'd)

STAFF RECOMMENDATION (cont'd)

Building Inspection

8. Demolition of any existing buildings will require a demolition permit issued from the City of Toledo through its Division of Building Inspection requiring termination of all utilities. Documentation from Columbia Gas and Toledo Edison/Energy One must be provided to Building Inspection that this has occurred. If the existing water and sewer taps are to be re-used, the applicant/contractor must identify this to the Department of Public Utilities and secure their release for the demolition permit to be processed and issued.
9. Construction of a new building or parking lot, or alterations and additions to existing structures will require construction documents stamped by a licensed design professional to be submitted to the Division of Building Inspection for review and approval showing the construction to be in compliance with the City of Toledo's building, mechanical and fire codes and, by referenced standards, those of the State of Ohio. Plans must identify the correct building type, use group, occupancy load, plumbing fixture count, egress and emergency egress locations, emergency evacuation routes and other life-safety and ADA compliancy facilities, in accordance with the Administrative Code of the Ohio Building Code Chapter 106.
10. Any new fencing and new signs will require a separate plan review and permit(s).

Plan Commission

11. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks (**not depicted on site plan**).
12. Dumpsters may not be located in the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code.
13. All lots of the development site shall be combined into a single taxable parcel identification number.
14. 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**).

Exhibit A (cont'd)

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

15. 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)).
16. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas (**if applicable**).
17. 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.
18. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Greenbelts are required along all street frontages. Greenbelt frontage landscaping shall be a minimum width of 5 feet, and provide a minimum of one shrub for every 3 to 5 feet of frontage;
 - b. A solid 3 ½ foot high aluminum tube fence, wrought iron fence, brick or stone wall shall be provided along the parking lot perimeter that abuts Monroe Street and 21st Street;
 - c. Topsoil must be back filled to provide positive drainage of the landscape area;
 - d. Foundation plantings along all portions of the building that is visible from the public right-of-way and landscaping at all major building entrances;
 - e. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage, **as pertaining to the foundation plantings**;

Exhibit A (cont'd)

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- f. 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;
 - g. 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).
 - h. 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.
 - i. The location, lighting and size of any signs, all signage is subject to TMC§1387.
- 19. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
 - 20. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
 - 21. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

GENERAL INFORMATION

Subject

- Request - Text Amendment to add TMC 1109.0500 Exterior Building Façade Materials and Colors to 1109.0100 Multi-Dwellings and Duplexes.
- Applicant - Toledo Lucas County Plan Commissions
One Government Center, Suite 1620
Toledo, Ohio 43604

Applicable Plans and Regulations

Toledo Municipal Code Part Eleven: Planning and Zoning

STAFF ANALYSIS

This text amendment is to add TMC1109.0500 “Building Façade Materials and Colors” design standards to 1109.0100 Multi-Dwellings and Duplexes. TMC1109.0500 is exclusively listed in TMC 1109.0200 commercial, mixed use and institutional design standards and TMC 1109.0300 Large-scale Retail Projects sections of the code. Although Staff has applied these standards to multi-dwelling and duplex developments, a need to clearly define these standards was needed.

Staff recognized a need to amend the municipal code and ensure that the standards as listed in TMC 1109.0500 are applied to the facades of multi-dwelling and duplex structures. This will not only provide consistency between the other design standard use categories, but will continue to allow the Planning Director the flexibility to approve a wide range of materials when warranted.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of the amendment to the Planning and Zoning Code as shown in Exhibit “A” to the Toledo City Council.

ZONING TEXT AMENDMENT
TOLEDO CITY PLAN COMMISSION
REF: M-10-14
DATE: January 8, 2015
TIME: 2:00 p.m.

REF: M-10-14. . January 8, 2015

CITY COUNCIL PLANNING
AND ZONING COMMITTEE
DATE: February 11, 2015
TIME: 4:00 p.m.

BH/bp
Exhibit "A" follows

Exhibit "A"

(Proposed additions are shown in bold italics,
proposed deletions are shown in strikethrough text)

1109.0200 See Sec. *1109.0500 Building Façade Materials and Color*

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STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Toledo - Lucas County General Street Map

