

*TOLEDO CITY
PLAN COMMISSION
REPORT*

June 9, 2016

*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)

BALSHARAN SINGH GREWAL

OLIVIA HOLDEN

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LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2016**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION (<i>HEARINGS BEGIN AT 2PM</i>)			
November 30	December 28	December 31**	January 14
December 28	January 25	January 29	February 11
January 25	February 22	February 26	March 10
February 29	March 28	April 1	April 14
March 28	April 25	April 29	May 12
April 25	May 23	May 27	June 9
May 30	June 27	July 1	July 14
June 27	July 25	July 29	August 11
July 25	August 22	August 26	September 8
August 29	September 26	September 29	October 13
September 19	October 17	October 31	November 3**
October 17	November 14	November 18	December 1**
COUNTY PLANNING COMMISSION (<i>HEARINGS BEGIN AT 9AM</i>)			
December 14	January 11	January 15	January 27
January 11	February 8	February 12	February 24
February 8	March 7	March 11	March 23
March 14	April 11	April 15	April 27
April 11	May 9	May 13	May 25
May 9	June 6	June 10	June 22
June 13	July 11	July 15	July 27
July 11	August 8	August 12	August 24
August 15	September 12	September 16	September 28
September 12	October 11**	October 14	October 26
October 3	October 31	November 4	November 16**
October 31	November 28	December 2	December 14**

* 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

June 9, 2016

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-4002-16: | Zone Change from RS6, CR and IL to IG at 5211, 5221, 5243 and 5261 Lewis Avenue (rs) |
| ◆ | 2. SUP-4003-16: | Special Use Permit for expansion of scrap and salvage facility at 5211, 5221, 5243 and 5261 Lewis Avenue (rs) |
| ◆ | 3. Z-4006-16: | Zone change from RS6, RD6, RM36 and CR at St. Bernard Drive and Giant Street (gp) |
| ◆ | 4. Z-4007-16: | Amendment to Institutional Campus Master Plan, originally granted by Ordinance 495-15, at St. Bernard Drive and Giant Street (gp) |
| ◆ | 5. SPR-15-16: | Major Site Plan Review for new medical building and parking lot at St. Bernard Drive and Giant Street (gp) |
| | 6. V-173-16: | Vacation of an alley bounded by Ashland Avenue, Woodruff Avenue, Putnam Street and Irving Street (mm) |

7. Z-4004-16: Zone Change from CO to CR at 2515 Central Avenue (jl)
8. Z-4008-16: Zone Change from CO to CR at 659 E. Broadway (rs)
9. SUP-2005-16: Special Use Permit for used auto sales facility at 2965-2975 Sylvania Avenue (rs)
10. M-6-16: Amendment to TMC 1116.0243 to required additional standards for Special Use Permits for schools (rs)

GENERAL INFORMATION

Subject

- Request - Zone Change from RS6 Single Family Residential, CR Regional Commercial & IL Limited Industrial to IG General Industrial
- Location - 5211, 5221, 5243 & 5361 Lewis Avenue
- Applicant - LKQ TriplettASAP, Inc.
500 W. Madison Street, Suite 2800
Chicago, IL 60661
- Attorney - Jerome R. Parker
GK&P, LLP.
One SeaGate, Suite 1645
Toledo, OH 43604
- Engineer - George Oravec
Oravec & Associates, LLC.
5333 Secor Road, Suite 2
Toledo, Ohio 43623

Site Description

- Zoning - RS6 Single Family Residential, CR Regional Commercial & IL Limited Industrial
- Area - ± 18.32 acres
- Frontage - ± 477' on Lewis Avenue
± 1280' on Waybridge Road
- Existing Use - Scrap and Salvage Operations
- Proposed Use - Scrap and Salvage Operations

Area Description

- North - Mobile Home Park, Equipment Rental / IL, CR
- South - Single-family Residential, Office / RS6, CR
- East - Toledo Fire Station, Single-family Residential home, Furniture & Rug Cleaner, Computer Repair Store / CR, IL
- West - Railroad, Smucker's Factory / IG

GENERAL INFORMATION (cont'd)

Parcel History

M-30-59	-	Interim zoning for area bounded by Alexis Road, Lewis Avenue, Laskey Road & Rowland Road (P.C. approved on 10/19/1961).
V-35-77	-	Vacation of Boxhall Road (P.C. recommended approval on 2/10/1977. C.C. approved by Ord. 890-77).
Z-9006-99	-	R-2 to M-1 at 5211 Lewis Avenue (P.C. recommended approval 11/04/1999. C.C. approved on 12/21/1999 by Ord. 973-99).

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RS6 Single Family Residential, CR Regional Commercial and IL Limited Industrial to IG General Industrial for a site located at 5211, 5221, 5243 & 5361 Lewis Avenue. The 18.32 acre site is located at the northwest corner of Lewis Avenue and Waybridge Road. The applicant is proposing to expand the existing Scrap and Salvage Operations on site, which classifies as a non-conforming use in the current zoning districts. A Zone Change is required because Scrap and Salvage Operations are only permitted in IG General Industrial zoning districts with Special Use Permit approval. A Special Use Permit for Scrap and Salvage Operations accompanies this Zone Change as a companion case.

Surrounding land uses include a mobile home park and equipment rental store to the north, single-family residential across Waybridge Road to the south, a Toledo fire station and commercial businesses to the east and a factory with rail lines to the west. The property fronting on Lewis Avenue is zoned CR Regional Commercial while the rear of the property is split zoned Limited Industrial to the north abutting the mobile home park and Single-family Residential along Waybridge Road abutting a residential neighborhood.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Light Industrial land uses. Light Industrial land uses are intended to accommodate uses such as research, wholesale activities, warehouses and industrial/manufacturing operations that are not employment-intensive and are compatible with commercial and residential land uses. Scrap and Salvage Operations are not particularly employment-intensive operations therefore the proposed land use is consistent.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the applicant's request because the proposed zoning is compatible with the adjacent industrial land uses identified in the Toledo 20/20 Comprehensive Plan. Additionally, the proposed zoning will allow for the existing Scrap and Salvage Operation facility to apply and be subject to Special Use Permit regulations (including landscaping and screening) under the current Toledo Municipal Code.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-4002-16, a Zone Change from RS6 Single Family Residential, CR Regional Commercial and IL Limited Industrial to IG General Industrial for a site located at 5211, 5221, 5243 & 5361 Lewis Avenue to Toledo City Council for the following three (3) reasons:

1. The request is compatible with the adjacent industrial land uses identified in the Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) Review and Decision Making Criteria).
2. The proposed zoning will allow for the existing Scrap and Salvage Operation facility to apply and be subject to special use regulations (including landscaping and screening) under the current Toledo Municipal Code; and
3. The requested IG General Industrial zoning is compatible with industrial zoning classifications of properties within the general vicinity (TMC§1111.0606(C) Review and Decision Making Criteria).

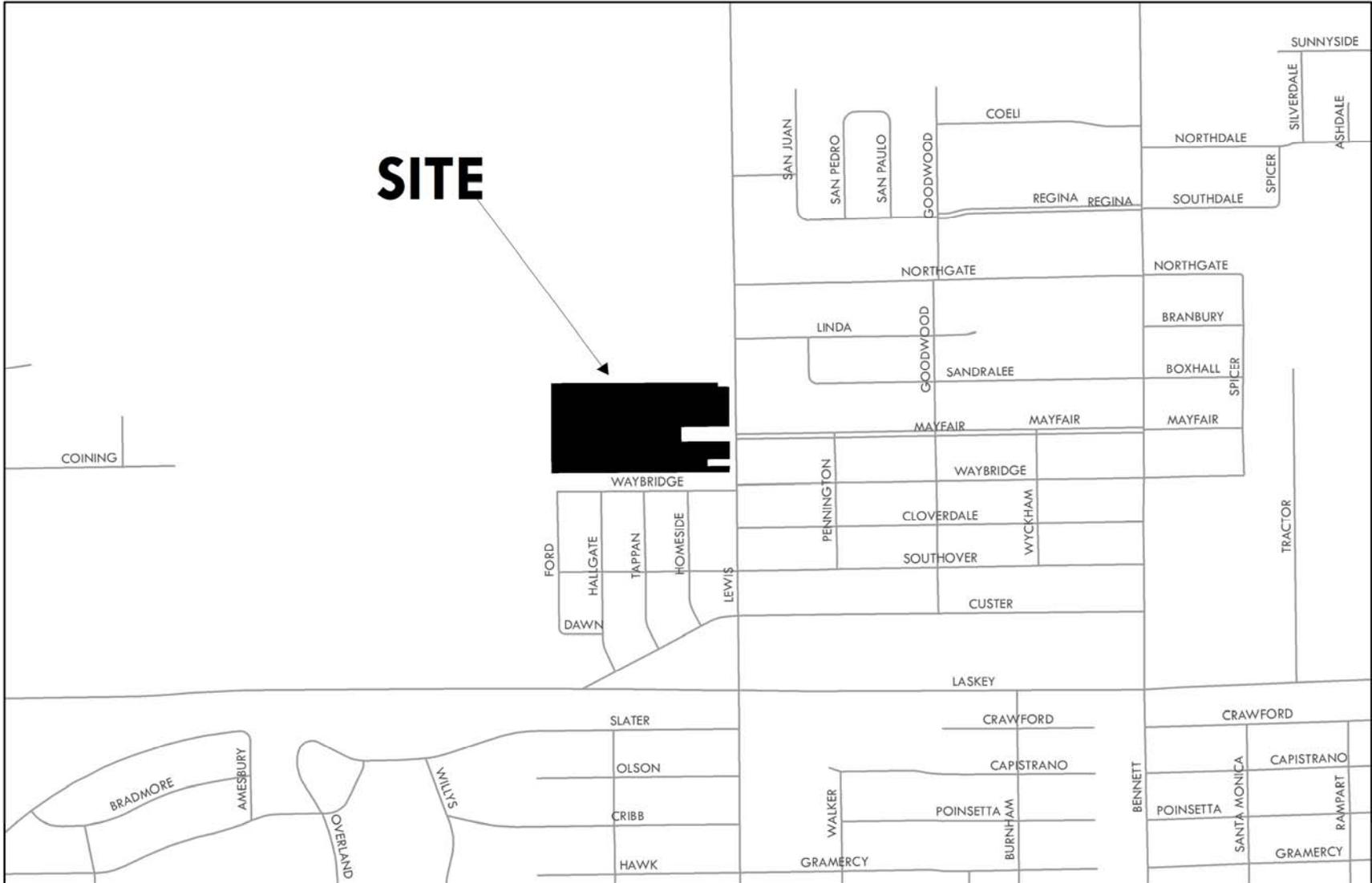
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-4002-16
DATE: June 9, 2016
TIME: 2:00 P.M.

CITY COUNCIL
COMMITTEE OF ZONING AND PLANNING
DATE: July 13, 2016
TIME: 4:00 P.M.

RS
Two (2) sketches follow

GENERAL LOCATION

Z-4002-16
ID 57



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GENERAL INFORMATION

Subject

- Request - Special Use Permit for expansion of Scrap and Salvage Operations
- Location - 5211, 5221, 5243 & 5361 Lewis Avenue
- Applicant - LKQ TriplettASAP, Inc.
500 W. Madison Street, Suite 2800
Chicago, IL 60661
- Attorney - Jerome R. Parker
GK&P, LLP.
One SeaGate, Suite 1645
Toledo, OH 43604
- Engineer - George Oravec
Oravec & Associates, LLC.
5333 Secor Road, Suite 2
Toledo, Ohio 43623

Site Description

- Zoning - RS6 Single Family Residential, CR Regional Commercial & IL Limited Industrial (proposed IG General Industrial)
- Area - ± 18.32 acres
- Frontage - ± 477 on Lewis Avenue
± 1280' on Waybridge Road
- Existing Use - Scrap and Salvage Operations
- Proposed Use - Scrap and Salvage Operations
- Parking Required - 1 per acre (18.32 = 19 parking spaces)
- Parking Provided - 20 spaces

Area Description

- North - Mobile Home Park, Equipment Rental / IL, CR
- South - Single-family Residential, Office / RS6, CR
- East - Toledo Fire Station, Single-family Residential home, Furniture & Rug Cleaner, Computer Repair Store / CR, IL
- West - Railroad, Smucker's Factory / IG

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|-----------|---|---|
| M-30-59 | - | Interim zoning for area bounded by Alexis Road, Lewis Avenue, Laskey Road & Rowland Road (P.C. approved on 10/19/1961). |
| V-35-77 | - | Vacation of Boxhall Road (P.C. recommended approved on 2/10/1977. C.C. approved by Ord. 890-77). |
| Z-9006-99 | - | R-2 to M-1 at 5211 Lewis Avenue (P.C. recommended approval 11/04/1999. C.C. approved on 12/21/1999 by Ord. 973-99). |

Applicable Regulations

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

STAFF ANALYSIS

The request is for a Special Use Permit to expand an existing Scrap and Salvage Operations at 5211, 5221, 5243 and 5361 Lewis Avenue. The overall site is comprised of six (6) parcels and has frontage on Lewis Avenue and Waybridge Road. The 18.32 acre site is predominantly occupied by the existing Scrap and Salvage with plans to expand onto the parking lot and greenspace on the southwest portion of the site at 5211 and 5221 Lewis Avenue.

A Special Use Permit is required to be obtained for any Scrap and Salvage Operations following the 2004 Zoning Code text amendment. The existing Scrap and Salvage Operations was established prior to 2004 and therefore not required to currently operate with a Special Use Permit. However, due to the expansion of the existing Scrap and Salvage Operation, a Special Use Permit is required. A companion Zone Change accompanies this case.

Surrounding land uses include a mobile home park and equipment rental store to the north, single-family residential across Waybridge Road to the south, a Toledo fire station and commercial businesses to the east and a factory with rail lines to the west. The property fronting on Lewis Avenue is zoned CR Regional Commercial while the rear of the property is split zoned Limited Industrial to the north abutting the mobile home park and Single-family Residential along Waybridge Road abutting a residential neighborhood.

STAFF ANALYSIS (cont'd)

Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, Scrap and Salvage Operation facilities are required to have one (1) parking space per every acre. The site plan depicts a total of 20 parking spaces on the site which exceeds the minimum number of parking spaces required. TMC§1107.1906 requires all off-street parking, loading, and maneuvering areas be surfaced with a dust-free material other than gravel or loose fill. The required site plan does not indicate material type.

Comments from the Division of Transportation identified several issues with the site required to be in conformance with the Toledo Municipal Code. First, a site plan shall be submitted upon the development of the undeveloped parcels depicting the proposed configuration of the site. Second, there is no parking for persons with disabilities shown on the site plan. ADA parking is required and must meet the requirements of the Toledo Municipal Code. If approved, a revised site plan shall be submitted addressing the concerns raised by the Division of Transportation.

Landscaping

A fifteen (15') foot frontage greenbelt is required along Lewis Avenue and Waybridge Road. The frontage greenbelt shall include a solid evergreen hedge along Lewis Avenue frontage to screen the parking lot. Low, undulating (horizontal and vertical) earth berms or decorative stone or brick walls (no concrete block), or ornamental metal fencing or combinations thereof may also be approved by the Planning Director. A revised landscaping plan shall be submitted depicting a frontage greenbelt on the proposed expansion of the site along Lewis Avenue.

A Type A landscape screen and buffer will be required along Waybridge Road on the southern property line of the site that abuts the residential zoning district in lieu of the frontage greenbelt. Said screen and buffer shall consist of a solid six (6') to eight foot (8') tall privacy fence or wall with a ten foot (10') wide landscape buffer abutting the screening with canopy trees and shrubs. Fencing is to be installed so that the smooth/flush side faces away from the development site. The landscaping plan submitted depicts the existing fence being replaced with a new fence and the addition of a ten foot (10') landscape buffer along the whole Waybridge Road frontage. Staff and the applicant agreed that a Type A buffer would be more appropriate along Waybridge Road as it allows for additional screening. This screening will further protect the neighborhood to the south.

The applicant is requesting a landscape waiver for a reduction of the required fifteen-foot (15') frontage greenbelt along Waybridge Road to ten-feet (10') with a Type A landscaping buffer between the property line and Waybridge Road. Staff is supportive of this waiver because it will provide additional screening which exceeds the frontage greenbelt requirements.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Light Industrial land uses. Light Industrial land uses are intended to accommodate uses such as research, wholesale activities, warehouses and industrial/manufacturing operations that are not employment-intensive and are compatible with commercial and residential land uses. Scrap and Salvage Operations are not particularly employment-intensive operations therefore the proposed land use is consistent.

Staff recommends approval of the applicant's request because the proposed use is compatible with the adjacent land uses identified in the Toledo 20/20 Comprehensive Plan. Additionally, the proposed use will allow for the existing Scrap and Salvage Operation facility to expand and be subject to special use regulations (including landscaping and screening) under the current Toledo Municipal Code. Furthermore, the proposed use complies with 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-4003-16, a Special Use Permit for expansion of Scrap and Salvage Operations at 5211, 5221, 5243 & 5361 Lewis Avenue, to Toledo City Council for the following three (3) reasons:

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

The staff further 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 expansion of Scrap and Salvage Operations at 5211, 5221, 5243 & 5361 Lewis Avenue:

Chapter 1108 Landscaping and Screening

Sec. 1108.0202 Frontage Greenbelt – B. Requirements

Approve a waiver of 5' of the 15' frontage greenbelt, to allow a 10' frontage greenbelt with a Type A landscape buffer along Waybridge Road.

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-4003-16, a Special Use Permit for expansion of Scrap and Salvage Operations at 5211, 5221, 5243 & 5361 Lewis Avenue to the Toledo City Council 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.

Division of Engineering Services

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

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

5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Plans for new water service or modifications to existing water service shall be submitted to the Division of Engineering Services for review and approval.
7. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire-protection requirements for this site.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

8. All commercial properties are required to have approved backflow-protection devices installed on the domestic water service and fire-protection lines. Installation of the devices must be verified by the Division of Water Distribution, and all devices must be registered with BSIonlinetracking.com at 800-414-4990. In the case of renovation, expansion, or modification projects, all existing backflow devices must be verified and registered. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-245-1395) to verify the backflow-prevention requirements for this site.
9. The design professional and/or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service, meter setting, or backflow-protection device and that these devices are properly installed, tested, and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo standards.
10. The Plan Commission review indicates earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, Storm Water Pollution Prevention Plan (SWP3), calculations, and plans for storm-water service for this project shall be submitted to the Division of Engineering Services for storm-water review and approval.
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/>.
12. Construction activities that do not include the installation of any impervious surface (e.g., soccer fields), stream and wetland restoration activities, and wetland mitigation activities are not required to include post-construction Construction Best Management Practices (BMPs).
13. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
14. No construction work, including any earth-disturbing work, including any earth-disturbing work, will be permitted without approved plans and inspection.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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

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

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

Storm-water Drainage: Lorie Haslinger, ph. 419-245-3221;

Andy Stepnick, ph. 419-245-1338

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

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

Sewer & Drainage Services

16. Recommend that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
17. Recommend 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 Sewer & Drainage Services demonstrating the lines cleaning and integrity.

Fire Prevention

18. Fire apparatus access must be maintained through the site.

Division of Environmental Services

19. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
20. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
21. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable. An in-depth Stormwater Pollution Prevention Plan is also recommended especially containment of all pollutants associated with the proposed operation.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

22. Applicant shall maintain compliance with the City of Toledo's stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential stormwater impacts from the facility, including but not limited to long-term operation and maintenance of both structural and non-structural Best Management Practices.
23. Applicant shall maintain compliance with the City of Toledo and State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Anti-Noise Laws.

Division of Transportation

24. A site plan shall be submitted upon the development of the undeveloped parcels. The site plan shall show the proposed configuration of the site.
25. There is no parking for persons with disabilities shown on the site plan. ADA parking is required and must meet the requirements of Toledo Municipal Code section 1107.

Plan Commission

26. TMC§1108.0202 shall be waived to allow a 5' reduction in the required 15' frontage greenbelt to allow for a 10' frontage greenbelt with a Type A landscape buffer along Waybridge Road.
27. All lots of the development site shall be combined into a single taxable parcel identification number.
28. 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 submitted site plan.**
29. Dumpsters may not be located in the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code.
30. Repairs and services of vehicles shall be conducted wholly within an enclosed building permanently located on the site.
31. 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)**.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

32. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
33. 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)).
34. 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.
35. A detailed site, lighting, sign, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A fifteen foot greenbelt is required along the Lewis Avenue and Waybridge Road frontage, and shall include a solid evergreen hedge planting and one tree per every 30 feet of frontage; **not acceptable as depicted on submitted landscaping plan. A revised landscaping plan shall be submitted depicting a frontage greenbelt on the proposed expansion of the site along Lewis Avenue.**
 - b. A Type A Landscape Buffer is required along the side of the property where the site abuts residential zoning. This buffer shall include ten feet of landscaping and a solid wood, board on board fence; **acceptable as depicted on landscaping plan.**
 - c. Foundation plantings for the full street-facing building elevation; and landscape areas at major building entrances.
 - d. All parking spaces must be within 100 linear feet of a landscaped area (**pertains to customer parking only**).
 - 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.
 - g. Landscape terminal islands must be provided at the end of each parking row area **(pertains to customer parking only)**.
 - h. Divider medians that form a continuous landscaped strip may be installed between abutting rows of parking spaces, median shall be a minimum of 10' in width.
 - i. 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.
 - j. 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.
 - k. 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
 - l. The location, height and materials for any fencing to be installed and maintained.
 - m. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); and
 - n. The location, lighting and size of any signs.
36. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. **Landscaping shall be installed and maintained indefinitely.**
37. Minor adjustments to the Site Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

38. 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.

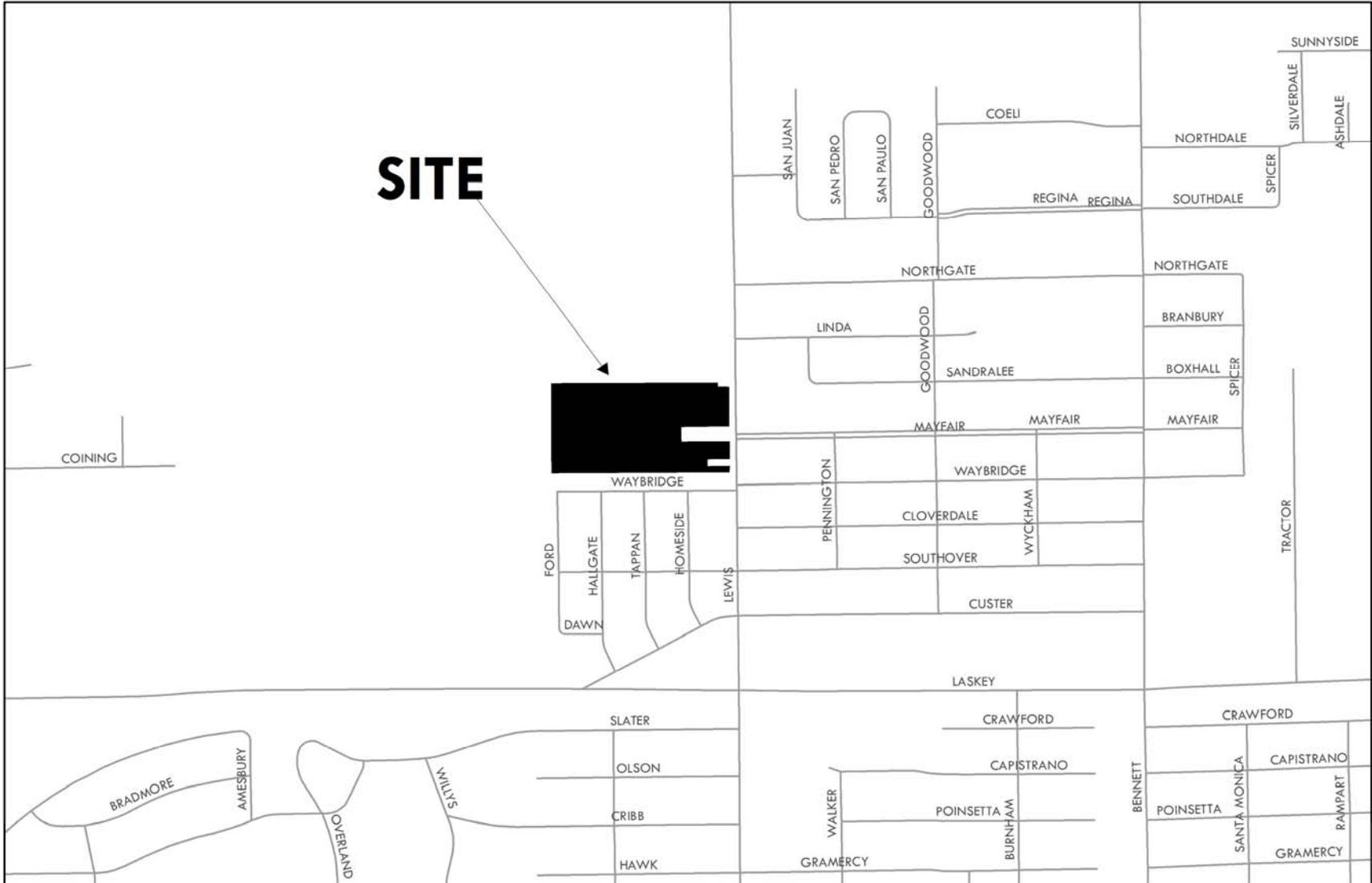
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-4003-16
DATE: June 9, 2016
TIME: 2:00 P.M.

CITY COUNCIL
COMMITTEE OF ZONING AND PLANNING
DATE: July 13, 2016
TIME: 4:00 P.M.

RS
Three (3) sketches follow

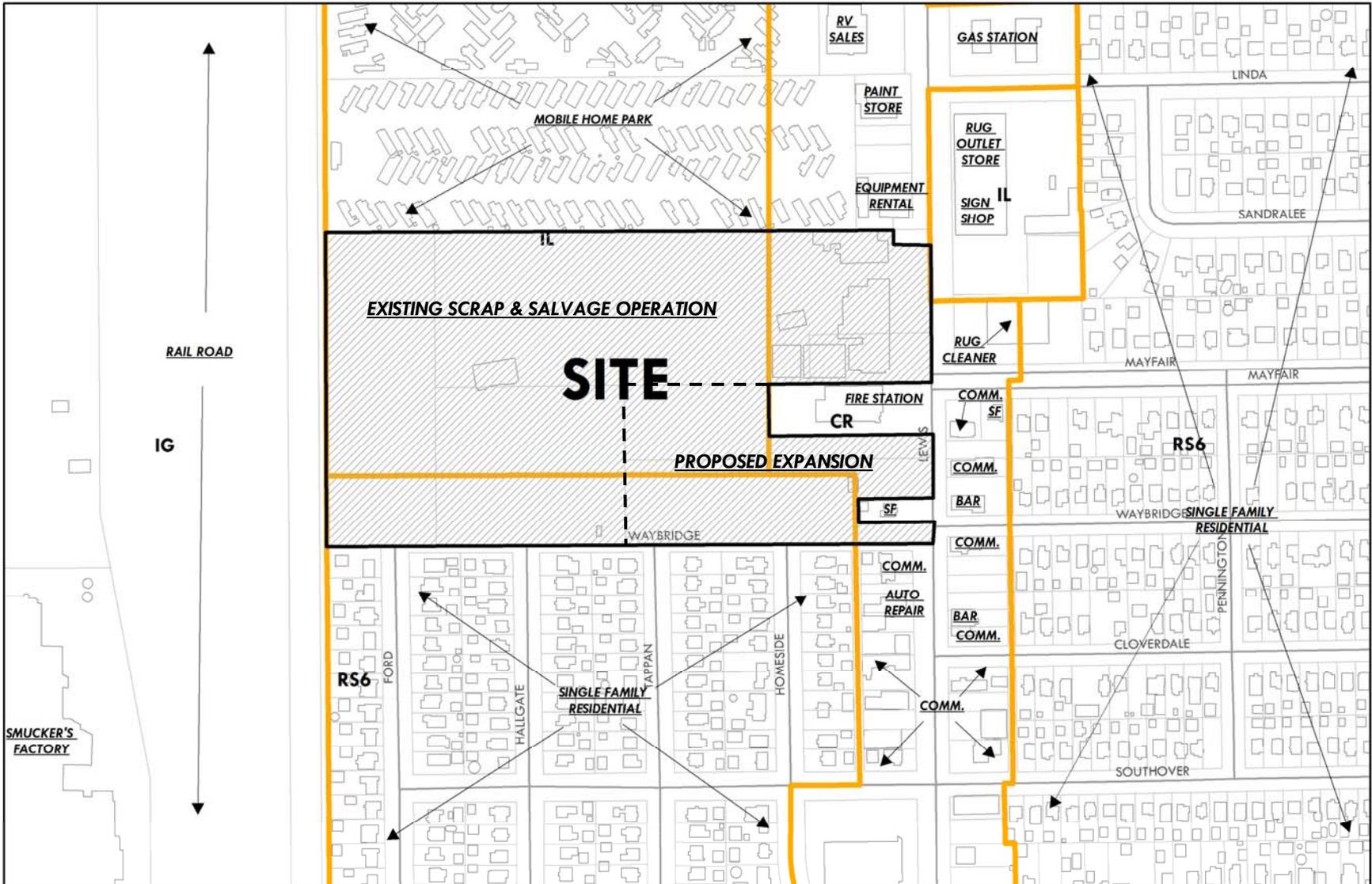
GENERAL LOCATION

SUP-4003-16
ID 57



ZONING & LAND USE

SUP-4003-16
ID 57



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REF: Z-4006-16
DATE: June 9, 2016

GENERAL INFORMATION

Subject

- Request - Request a for Zone Change from RS6 Single Family Residential, RD6 Duplex Residential, RM36 Multi-Family Residential, and CR Regional Commercial to IC Institutional Campus
- Location - St. Bernard Drive and Giant Street (multiple lots)
- Applicant - ProMedica Toledo Hospital
C/O: Robin Whitney
1801 Richards Road
Toledo, OH 43607
- Contact - Toledo Hospital
C/O: Brian McNulty
1801 Richards Road
Toledo, OH 43607
- Attorney - Mark H. Rose, Esq.
Marshall & Melhorn, LLC
Four Seagate Center
Eighth Floor
Toledo, OH 43604

Site Description

- Zoning - RS6, RD6, RM36, CR / Single Family Residential, RD6 Duplex Residential, Multi-Family Residential, Regional Commercial
- Area - ± 4.62 acres
- Frontage - ±321' along Giant Street
- Frontage - ±596' along Northwood Avenue
- Frontage - ±59' along Monroe Street
- Frontage - ±273' along Giant Street
- Existing Use - Public Right-of-Way, Mixed Residential, Nursery
- Proposed Use - Expansion of ProMedica Hospital's North Campus

GENERAL INFORMATION (cont'd)

Area Description

North	-	Single Family Dwellings / RS6
South	-	Undeveloped, Vacant Commercial Building / CR-UNO
East	-	ProMedica Toledo Hospital North Campus / IC
West	-	Burger King Restaurant, Multi-Family Housing / CR, CO

Parcel History

Z-4007-16	-	Request for a Zone Change to amend the Institutional Campus Master Plan at St. Bernard and Giant Street, companion case.
SPR-15-16	-	Major Site Plan Review for a new medical building and parking lot at St. Bernard Drive and Giant Street, companion case.
V-130-16	-	Request of the Vacation of St. Bernard Drive south Giant Street, companion case.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RS6 Single Family Residential, Duplex Residential, RM36 Multi-Family Residential, and CR Regional Commercial to IC Institutional Campus for a multi-parcel site located at St. Bernard Drive and Giant Streets. The ±4.62 acre site is occupied by a portion of St. Bernard Drive, Multi-Family Residential, Single Family Residential, and a nursery. To the west of the site is ProMedica Toledo Hospital's North Campus located north of Central Avenue and west of St. Bernard Drive. (The subject site is occupied by single family dwellings, multi-family dwellings, and a nursery). A companion amendment to the Institutional Campus Master Plan, and a Major Site Plan Review accompanies this case. The Vacation of St. Bernard Drive, V-130-16, has already been considered and approved by the Plan Commission.

STAFF ANALYSIS (cont'd)

The applicant is requesting a Zone Change to IC Institutional Campus to facilitate the expansion of ProMedica Toledo Hospital's North Campus for the development of a new medical building and associated parking area. The rezoning is necessary to accommodate the development of the future Neuroscience / Laboratory and potentially a retail/commercial building along Central Avenue. The purpose of the IC Institutional Campus district is to accommodate large institutional uses in campus-like settings, such as hospitals, schools, and colleges. The district is intended to promote and enhance the development and expansion of medical, educational and other large institutional uses while minimizing the adverse impacts that can result when such uses are located near residential neighborhoods. To the immediate east and south of the site, the 20/20 Plan targets a large area for Institutional Campus uses.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Single Family Residential and Neighborhood Commercial land uses. The Single Family Residential district is intended to accommodate the development of single dwelling units on individual lots. The district is intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are typically compatible with residential neighborhoods. The Neighborhood Commercial district is intended to accommodate pedestrian oriented small-scale retail and service business that serve nearby residential areas. The district is also intended to contain the sprawl of commercial development and intrusion into residential neighborhoods.

Staff recommends approval of the Zone Change because IC Institutional Campus is compatible with zoning districts or land uses in the immediate area. The IC Institutional Campus zoning will allow for low-intensity office commercial uses that will not be detrimental to nearby residential uses. Furthermore, the proposed development of a new medical facility is physically suitable for this location or to properties within the vicinity of the subject site.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-4006-16, a request for a Zone Change from RS6 Single Family Residential, RD6 Duplex Residential, RM36 Multi-Family Residential, and CR Regional Commercial to IC Institutional Campus for the site located at St. Bernard Drive and Giant Street (multiple lots), to the Toledo City Council, for the following three (3) reasons:

1. The request is compatible with zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C) Review and Decision Making Criteria).
2. Proposed IC Institutional Campus zoning will promote office commercial uses that will not be detrimental to nearby residential uses.

STAFF RECOMMENDATION (cont'd)

3. The request is physically suitable for the subject site and the permitted uses under the existing and proposed zoning classification (TMC§1111.0606(D) Review and Decision Making Criteria).

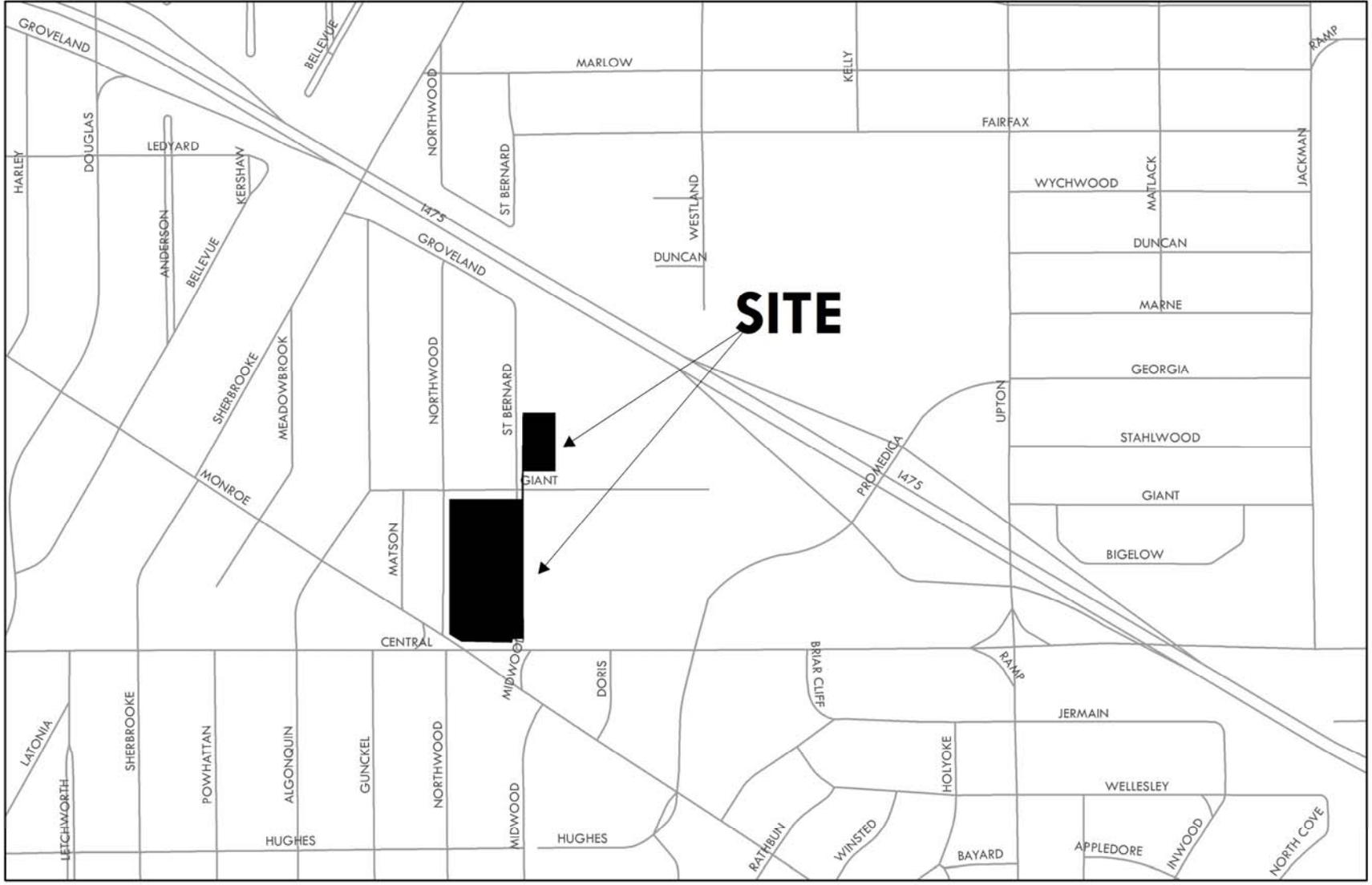
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-4006-16
DATE: June 9, 2016
TIME: 2:00 P.M.

CITY COUNCIL
COMMITTEE OF ZONING AND PLANNING
DATE: July 13, 2016
TIME: 4:00 P.M.

GP
Two (2) sketches follow

GENERAL LOCATION

Z-4006-16
ID 45

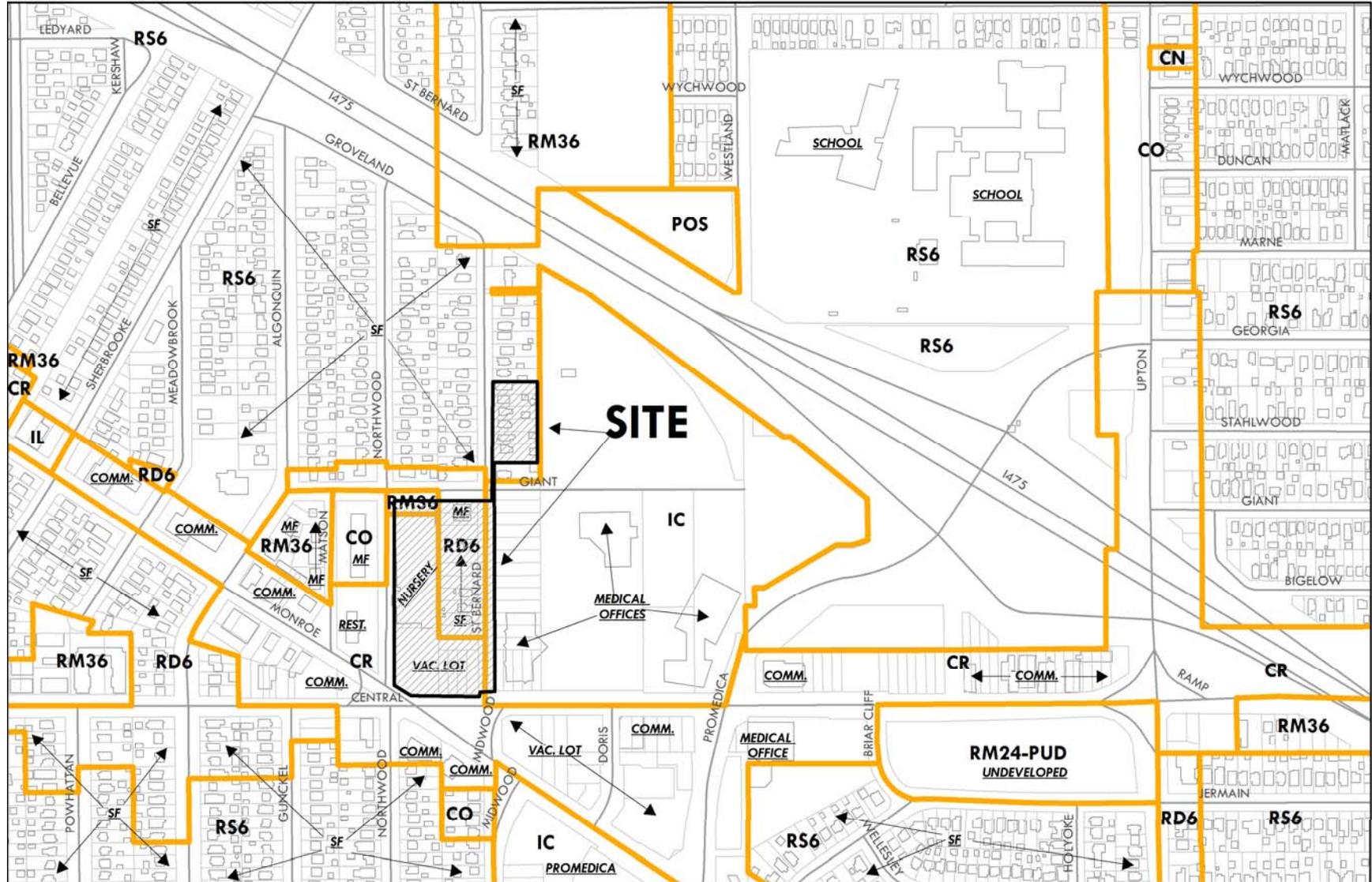


ZONING & LAND USE

Z-4006-16
ID 45



3 - 6



REF: Z-4007-16
DATE: June 9, 2016

GENERAL INFORMATION

Subject

Request	-	Request for an amendment of the Institutional Campus Master Plan for ProMedica Toledo Hospital North Campus
Location	-	ProMedica Toledo Hospital North Campus
Applicant	-	Toledo Hospital C/O: Robin Whitney 1801 Richards Road Toledo, OH 43607
Contact	-	Toledo Hospital C/O: Brian McNulty 1801 Richards Road Toledo, OH 43607
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

GENERAL INFORMATION (cont'd)

Subject (cont'd)

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

Site Description (north campus)

Zoning - RS6, RD6, RM36, CR, IC / Single Family Residential, RD6 Duplex Residential, Multi-Family Residential, Regional Commercial, Institutional Campus
 Area - ± 28.27 acres
 Frontage - ±922' along Central Avenue
 Frontage - ±379' along St. Bernard Drive
 Frontage - ±596' along Norwood Avenue
 Frontage - ±630' along ProMedica Parkway
 Frontage - ±59' along Monroe Street
 Existing Use - ProMedica Toledo Hospital North Campus
 Proposed Use - Expansion of ProMedica Toledo Hospital North Campus

Area Description (north campus)

North - Interstate 475 / RS6
 South - Central Avenue, Undeveloped, Vacant Commercial Building / CR, M-UNO
 East - ProMedica Parkway / IC, CR
 West - Single Family Dwellings, Multi-Family dwelling, Burger King Restaurant / RS6, CO, CR

Parcel History

Z-4006-16 - Request for a Zone Change from RD6 Duplex Residential, RM36 Multi-Family Residential, and CR Regional Commercial to IC Institutional Campus, companion case.
 SPR-15-16 - Major Site Plan Review for a new medical building and parking lot at St. Bernard Drive and Giant Street, companion case.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- V-130-16 - Request of the Vacation of St. Bernard Drive south Giant Street, companion case.
- Z-6006-15 - Request for a Zone Change from CO Office Commercial, RM36 Multi-Family Residential, and RD6 Duplex Residential to IC Institutional Campus, approved by Plan Commission on 8/13/15, approved by City Council 9/29/15, Ord. 494-15.
- Z-6007-15 - Request for an amendment of the institutional campus master plan for ProMedica main campus and north campus, approved by Plan Commission on 8/13/15, approved by City Council 9/29/15, Ord. 495-15.
- Z-4001-14 - Request for an amendment to the Institutional Campus Master Plan Regional, approved by Plan Commission on 5/8/14, approved by City Council 6/17/14, Ord. 267-14.
- Z-4002-14 - Request for a Zone Change from RS6 Single Family Residential to IC Institutional Campus, approved by Plan Commission on 5/8/14, approved by City Council 6/17/14, Ord. 266-14.
- SPR-43-14 - Request for a Minor Site Plan Review for a new backup helipad, Administratively approved on 10/15/14.
- 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, approved by City Council 1/6/15, Ord. 10-15.
- SPR-58-14 - Site Plan Review for new medical office building. PC approved 1/08/14.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- V-487-14 - Request for the vacation of Giant Street between St. Bernard Drive and Westland Avenue, approved by Plan Commission 12/14/14, approved by City Council on 2/17/15 Ord. 85-15.
- V-488-14 - Request for the vacation of Westland Avenue between Bigelow Street and Interstate 475, approved by Plan Commission 12/14/14, approved by City Council on 2/17/15 Ord. 86-15.
- Z-9007-12 - Request for Zone Change from POS / Parks and Open Space at 2100 Giant Street and from RD6 Residential Duplex and CO Office Commercial along St. Bernard St. to CR / Regional Commercial. Plan Commission approved 11/1/12, City Council Planning and Zoning approved on 12/5/12, Ord. 602-12.
- SPR-55-12 - Major Site Plan Review for new medical office building. PC approved 1/10/13.
- V-507-12 - Request for the vacation of portions of Kelly Street, Giant Street, Georgia Avenue, street and certain alleys south of Interstate 475, approved by Plan Commission 12/6/12, approved by City Council on 5/14/13 Ord. 249-13.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting an amendment of the Institutional Campus Master Plan to include ProMedica Toledo Hospital North Campus for multiple parcels located at St. Bernard Drive and Giant Street. The overall site is occupied by multiple medical buildings and offices, a nursery, and single family and multi-family dwellings located north of Central Avenue. The North campus is a total of ± 23.65 acres and is occupied by four (4) medical office buildings, the Emergency Pavilion (back-up helipad), and an electrical substation. The amendment will allow for the westward expansion of the north campus for a total of ± 28.27 acres. A companion Zone Change, Major Site Plan Review, and a street vacation request, accompany this case.

The applicant is requesting an amendment to the existing ProMedica Toledo Hospital Institutional Campus Master Plan to facilitate site improvements, a new building, and a future retail/commercial building to the North campus. Through the addition of approximately ± 4.62 acres to the existing IC Master Plan for the north campus, the total site size will increase to ± 28.27 acres. Recent amendments to the North campus IC Master Plan include the addition of the Mary Ellen Falzone Diabetes Center (opened in 2014), a ground-based back-up helipad and the Genito-Urinary Surgeons Building (scheduled for opening in the summer of 2016).

The amendment is necessary for site expansion and to allow the development of a new neurosciences laboratory, parking area modification and expansion, and a commercial/retail building. The existing laboratory will be demolished upon completion and occupation of the new facility. Along with this amendment, the Hospital is seeking to re-zone the North Campus expansion area to IC Institutional Campus. The purpose of rezoning the expansion is to unify the entire North campus under a single zoning district that will allow the proposed site improvements. Additionally, a traffic signal is proposed on Central Avenue at the main entrance of the North campus. The Hospital has submitted a comprehensive traffic impact study of the surrounding area for the review and approval of the Division of Transportation.

Toledo Hospital Institutional Campus Master Plan

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

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

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

Staff supports the request for the amendment of the Institutional Campus Master Plan for ProMedica Hospital north campus. The proposed amendments comply with all applicable standards of the Toledo Municipal Code, and will not result in significant adverse impact to other property in the vicinity. Additionally, the proposed use meets the stated intent of the Zoning Code and is consistent with The Toledo 20/20 Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-4007-16, a request an amendment of the Institutional Campus Master Plan for ProMedica Hospital north campus for the site located at 2100 Giant Street, to the Toledo City Council, for the following three (3) reasons:

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

The staff further recommends that the Toledo City Plan Commission recommend approval of Z-4007-16, a request an amendment of the Institutional Campus Master Plan for ProMedica Hospital north campus for the site located at 2100 Giant Street, to Toledo City Council, subject to the following three (3) conditions:

STAFF RECOMMENDATION (cont'd)

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

Engineering Services

Comments not receive at the time of printing.

Sewer & Drainage Services

Comments not receive at the time of printing.

Fire Prevention

Comments not receive at the time of printing.

Transportation

Comments not receive at the time of printing.

Economic Development

Comments not receive at the time of printing.

Building Inspection

Comments not receive at the time of printing.

Plan Commission

1. Detailed site plans for the proposed site modifications and improvements shall be submitted to the Plan Commission for review and approval
2. 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.
3. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

REF: Z-4007-16 . . . June 9, 2016

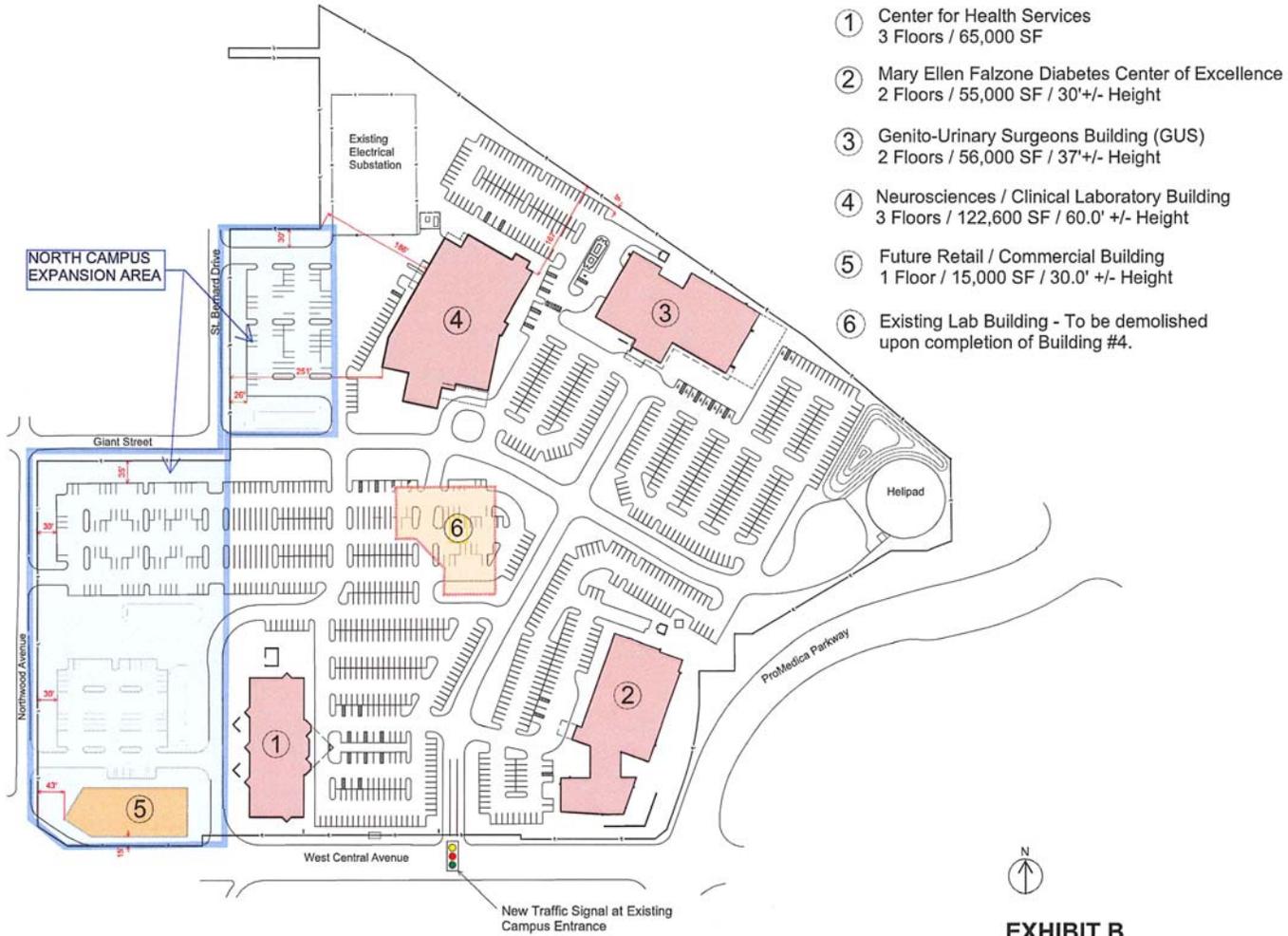
INSTITUTIONAL CAMPUS
MASTER PLAN AMENDMENT
TOLEDO CITY PLAN COMMISSION
REF: Z-4007-16
DATE: June 9, 2016
TIME: 2:00 P.M.

CITY COUNCIL
COMMITTEE OF ZONING AND PLANNING
DATE: July 13, 2016
TIME: 4:00 P.M.

GP/nn
Four (4) sketches follow

PROPOSED SITE PLAN

Z-4007-16
ID 45



- ① Center for Health Services
3 Floors / 65,000 SF
- ② Mary Ellen Falzone Diabetes Center of Excellence
2 Floors / 55,000 SF / 30'+/- Height
- ③ Genito-Urinary Surgeons Building (GUS)
2 Floors / 56,000 SF / 37'+/- Height
- ④ Neurosciences / Clinical Laboratory Building
3 Floors / 122,600 SF / 60.0' +/- Height
- ⑤ Future Retail / Commercial Building
1 Floor / 15,000 SF / 30.0' +/- Height
- ⑥ Existing Lab Building - To be demolished
upon completion of Building #4.

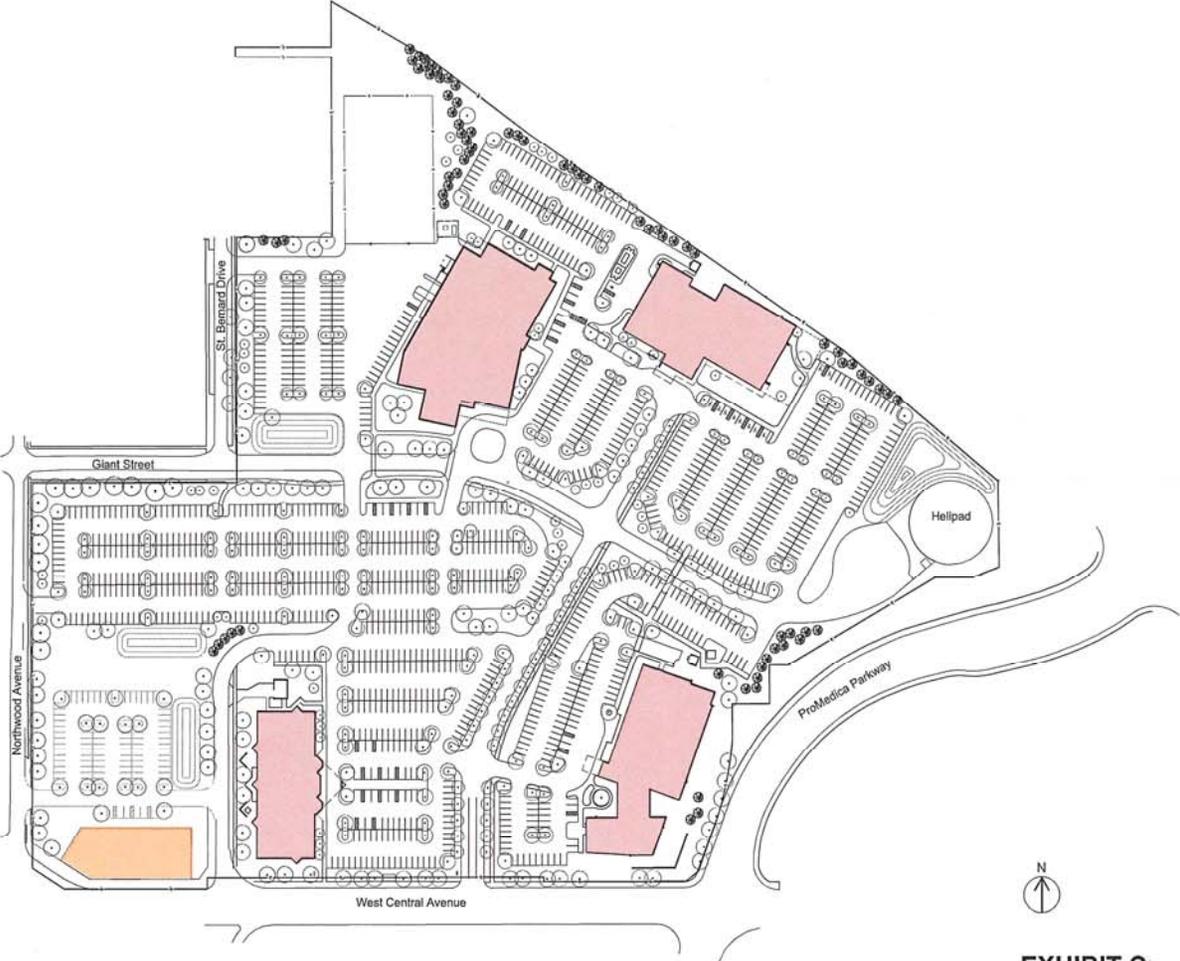


EXHIBIT B
PROPOSED
NORTH CAMPUS SITE PLAN

INSTITUTIONAL CAMPUS MASTER PLAN FOR THE TOLEDO HOSPITAL /
THE TOLEDO CHILDRENS HOSPITAL

PROPOSED LANDSCAPE PLAN

Z-4007-16
ID 45



INSTITUTIONAL CAMPUS MASTER PLAN FOR THE TOLEDO HOSPITAL /
THE TOLEDO CHILDRENS HOSPITAL

EXHIBIT C
PROPOSED
NORTH CAMPUS LANDSCAPE PLAN

GENERAL INFORMATION

Subject

- Request - Major Site Plan Review for a new medical building and parking lot at Giant Street and St. Bernard Drive
- Location - ProMedica Toledo Hospital North Campus
- Applicant - ProMedica Toledo Hospital
C/O: Robin Whitney
1801 Richards Road
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 (and IC pending)
- Area - ±28.27 acres
- Frontage - ±259' along St. Bernard Drive
- Existing Use - ProMedica Toledo Hospital north campus
- Proposed Use - Additional Medical Office Building

Area Description

- North - Single Family Dwellings / RS6
- South - Undeveloped, Vacant Commercial Building / CR, UNO
- East - ProMedica Toledo Hospital North Campus / IC
- West - Burger King Restaurant, Multi-Family Housing / CR, CO

Parcel History

- Z-4006-16 - Request for a Zone Change from RD6 Duplex Residential, RM36 Multi-Family Residential, and CR Regional Commercial to IC Institutional Campus, companion case.
- Z-4007-16 - Request for a Zone Change to amend the Institutional Campus Master Plan at St. Bernard and Giant Street, companion case.
- V-130-16 - Request of the Vacation of St. Bernard Drive south Giant Street, companion case.
- Z-6006-15 - Request for a Zone Change from CO Office Commercial, RM36 Multi-Family Residential, and RD6 Duplex Residential to IC Institutional Campus, approved by Plan Commission on 8/13/15, approved by City Council 9/29/15, Ord. 494-15.
- Z-6007-15 - Request for an amendment of the institutional campus master plan for ProMedica main campus and north campus, approved by Plan Commission on 8/13/15, approved by City Council 9/29/15, Ord. 495-15.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- Z-4001-14 - Request for an amendment to the Institutional Campus Master Plan Regional, approved by Plan Commission on 5/8/14, approved by City Council 6/17/14, Ord. 267-14.
- Z-4002-14 - Request for a Zone Change from RS6 Single Family Residential to IC Institutional Campus, approved by Plan Commission on 5/8/14, approved by City Council 6/17/14, Ord. 266-14.
- SPR-43-14 - Request for a Minor Site Plan Review for a new backup helipad, Administratively approved on 10/15/14.
- 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, approved by City Council 1/6/15, Ord. 10-15.
- SPR-58-14 - Site Plan Review for new medical office building, PC approved 1/08/14.
- V-487-14 - Request for the vacation of Giant Street between St. Bernard Drive and Westland Avenue, approved by Plan Commission 12/14/14, approved by City Council on 2/17/15 Ord. 85-15.
- V-488-14 - Request for the vacation of Westland Avenue between Bigelow Street and Interstate 475, approved by Plan Commission 12/14/14, approved by City Council on 2/17/15 Ord. 86-15.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|-----------|---|---|
| Z-9007-12 | - | Request for Zone Change from POS / Parks and Open Space at 2100 Giant Street and from RD6 Residential Duplex and CO Office Commercial along St. Bernard St. to CR / Regional Commercial. Plan Commission approved 11/1/12, City Council Planning and Zoning approved on 12/5/12, Ord. 602-12. |
| SPR-55-12 | - | Major Site Plan Review for new medical office building. PC approved 1/10/13. |
| V-507-12 | - | Request for the vacation of portions of Kelly Street, Giant Street, Georgia Avenue, street and certain alleys south of Interstate 475, approved by Plan Commission 12/6/12, approved by City Council on 5/14/13 Ord. 249-13. |

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Major Site Plan review for multiple lots located at St. Bernard Drive and Giant Street to allow for the construction of a new medical office building and modification and expansion 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. A helipad is located at the northeast corner of the campus. The proposed development is part of the Toledo Hospital North Campus Master amendment. 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. A request to amend the Toledo Hospital North Campus Master, a Zone Change, and the Vacation of St. Bernard Drive south of Giant Street, accompany this case. A neighborhood meeting was held on May 5, 2016.

STAFF ANALYSIS (cont'd)

The applicant is proposing to construct a new clinical laboratory/neuroscience medical office building and associated parking. The three (3) story building will be located in close proximity to the electrical substation and will be a total of 120,000 square feet. The existing clinical laboratory building is currently located on the North Campus, and will be demolished upon completion and occupancy of the new Neurosciences Lab building. The demolished area will be redeveloped into parking and landscaping for the new building. The existing lab functions will be relocated to the new building. The existing commercial and residential properties directly to the west of the North Campus have been acquired by ProMedica and all structures will be demolished to accommodate project development. Modifications of the north campus site include the reworking St. Bernard Drive, south of Giant Street, to become part of the campus as a private drive and not intended for regular public use.

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, and general retail sale buildings require one (1) parking space for every three-hundred (300) square feet of building area per TMC§1107.0304 Schedule B. Fully developed, the North Campus will occupy ±28.27 acres and contain approximately 313,000 square feet of medical office/laboratory and retail space. Calculations conclude that a total of 1543 parking spaces are required for such a proposal, including 414 spaces for the new medical building and 89 spaces for the new commercial retail building.

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.

These criteria have been met, therefore allowing a reduction in the required number of spaces to 1234. The submitted site plan offers 1335 parking spaces and is in compliance.

STAFF ANALYSIS (cont'd)

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 is supportive of the site plan because it offers shared parking, adequate pedestrian access, bicycle and mass transit options.

Additionally, a traffic signal is proposed on Central Avenue at the main entrance of the North campus. The Hospital has submitted a comprehensive traffic impact study of the surrounding area for the review and approval of the Division of Transportation.

Landscaping

A landscape plan has been submitted as part of the Major Site Plan Review and landscaping is an integral component of the site development. The landscape development for the new Neurosciences Lab is in character with the existing campus landscaping. Similar trees, shrubs, and grasses are to be used throughout the development site. The landscape plan depicts interior parking lot terminal islands that are landscaped with canopy trees and under planted with a combination of shrubs and ornamental grasses planted throughout the site. The placement of the landscape islands help to reduce the scale of the large parking areas and the canopy trees provide shade and help to reduce the heat island effect.

The landscape narrative states that a total of 129 new canopy trees are planned for the site, 84 of which are located in parking lot islands and/or peninsulas. The remaining canopy trees are located near the building and in the frontage greenbelts adjacent to the parking lots along the surrounding streets. 27 understory flowering trees and 23 evergreen trees are located throughout the site to provide screening. Three (3) new stormwater detention areas are proposed throughout the new development site in order to aid in the management of stormwater runoff produced from the site. All lawn areas and shrub planting beds associated with the new facility will be irrigated.

STAFF ANALYSIS (cont'd)

Building Design

Building elevations shall comply with TMC§1109.0500 – *Façade Materials*. Predominant exterior building materials shall be high-quality materials. For facades visible from the public right-of-way, predominate materials must comprise at least seventy-five percent (75%) of the total wall area of the façade. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. However, a revised elevation is required depicting percentages of each exterior material. Seventy-five (75%) percent of the façade must be high quality material and the final elevation shall be subject to the approval of the Plan Director.

The new medical office building will be situated on the northern area of the site adjacent to the electrical substation. The new three (3) story structure will be 122,600 square feet and ±55 feet in height. Buildings in the IC Institutional Campus district have no maximum height limit, unless abutting residential, neighborhood commercial or storefront commercial zoning districts. Primary building materials for the new structure consist of metal paneling, stone veneer, brick veneer and glass. The color renderings indicate the use of a stone veneer base, a curtain wall system, metal trimming, a small amount of synthetic wood paneling, and a large amount of brick veneer. Although metal paneling is not considered a high-quality exterior building material, it may be approved by the Plan Director.

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 approve SPR-15-16, 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 three (3) reasons:

1. The proposed use meets the stated intent of the zoning code (TMC§1111.0809(A));
2. The proposed use is compatible with adjacent uses in terms of scale, site, design and operating characteristics.

STAFF RECOMMENDATION (cont'd)

3. The City and other service providers providers will be able to provide sufficient public safety, transportation, and utility facilities and services to the subject property while maintaining sufficient levels of services for existing development.

The staff further recommends that the Toledo City Plan Commission approve SPR 15-16, 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 forty-seven (47) conditions:

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

Engineering Services

1. 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.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

6. All commercial properties are required to have approved backflow-protection devices installed on the domestic water service and fire-protection lines. Installation of the devices must be verified by the Division of Water Distribution, and all devices must be registered with BSIonlinetracking.com at 800-414-4990.

Contact the Division of Water Distribution (419-245-1395) to verify the backflow-prevention requirements for this site.
7. The water-meter setting detail, including meter bypass and backflow-preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S. Erie Street, Toledo, OH 43602.
8. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire-protection requirements for this site. Verify that the hydrant, PIV, and FDC locations shown are acceptable to the Toledo Fire Prevention Bureau.
9. Submit to the Division of Engineering Services and the Fire Prevention Bureau an overall plan of the site, showing public and private waterlines and public and private hydrant locations.
10. 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.
11. Detailed plans for the water services shall be submitted to the Division of Engineering Services for review and approval. Plan design and submittal shall comply with the current version of the City of Toledo DPU Infrastructure Design and Construction Requirements.
12. A condition of the St. Bernard Drive vacation was a full-width easement for maintenance of the waterline and sanitary and storm sewers. The easement shall be shown on the utility plan.
13. All existing water services to structures removed from the site will be abandoned by the City of Toledo at the owner's/developer's expense.
14. Do not place water services through or beneath detention pond.
15. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner's/developer's expense.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

16. Plans for the water service shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service.
17. Plans submitted for plan commission review indicate earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, Storm Water Pollution Prevention Plan (SWP3), calculations, and plans for storm-water service for this project shall be submitted to the Division of Engineering Services for storm-water review and approval.
18. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>, including the requirements for storm-water detention and post-construction storm-water Best Management Practices (BMPs).
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.
20. Post-construction BMPs for sites that disturb 5 acres or more (including common plan of development) shall be selected from and designed in accordance with the latest Ohio EPA General Storm Water NPDES Permit Table 2 “Structural Post-Construction BMPs & Associated Drain (Drawdown) Times.” If an alternate to the NPDES Table 2 is proposed, it must be preapproved by the Ohio EPA prior to submitting a NOI. The OEPA will only consider the use of alternate BMPs where it can be demonstrated that the implementation of the Table 2 BMPs isn’t feasible due to physical site constraints.
21. Sites greater than 10 acres disturbed shall utilize a sediment-settling pond during construction for sediment and erosion control. Design requirements of a sediment-settling pond can be found in the latest Ohio EPA General Storm Water NPDES permit.
22. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention, are encouraged and may be eligible for a percent reduction in the property’s storm-water utility fee through the Storm Water Credit Program.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

23. A site-specific Storm Water Pollution Prevention Plan (SWP3) shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Storm Water NPDES permit and shall accompany a completed Ohio EPA SWP3 Checklist. The checklist can be found at the following link: http://epa.ohio.gov/dsw/storm/const_SWP3_check.aspx.
24. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
25. No construction work, including any earth-disturbing work, will be permitted without approved plans and inspection.
26. A pre-submittal meeting is not required; however, one may be requested. Contact Information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850
Sanitary Sewers: Mike Elling, ph. 419-936-2276
Storm-water Drainage: Lorie Haslinger, ph. 419-245-3221;
Andy Stepnick 419-245-1338
Water: Andrea Kroma, ph. 419-936-2163
Roadway: Tim Grosjean, ph. 419-245-1344
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.
29. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developer's cost.
30. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
31. Developer shall be responsible for meeting the requirements of the Ohio EPA anti-degradation policy. Requirements shall be met before any taps are made into the sanitary-sewer system.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

32. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.
33. Any sanitary-sewer manholes in or near pavement shall have solid lids installed on them.
34. Fence(s), retaining wall(s), and landscaping are not allowed over top of public sanitary sewer. Free and clear access to sewer must be maintained at all times.

Sewer & Drainage Services

35. S&DS recommends that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
36. 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

37. Fire department access roads must extend to within 150' of all / any portion of the exterior wall of buildings or structures as measured by an approved route. Roads must support the weight of fire vehicles.
38. Private fire hydrants are required and are to be located in approved locations (along access roads).
39. PIV shall be located a minimum 40' from building.

Transportation

40. The Northwood Ave. northern drive approach shall not be permitted in order to reduce the amount of traffic conflicts and to remain consistent with the multiple drives accessible from Giant St. within the campus.

STAFF RECOMMENDATION (cont'd)

Plan Commission

41. A concrete curb or permanent wheel stops shall be constructed along the edge of all parking spaces adjoining landscaping area.
42. 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.**
43. 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. **(A revised elevation shall be submitted including percentages of each façade material and is subject to Plan Director approval).**
44. 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. Landscape areas must be irrigated as necessary to maintain required plant materials in good and healthy condition.
- i. 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.**
- j. 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.**
- k. 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.**
- l. 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.**
- m. 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

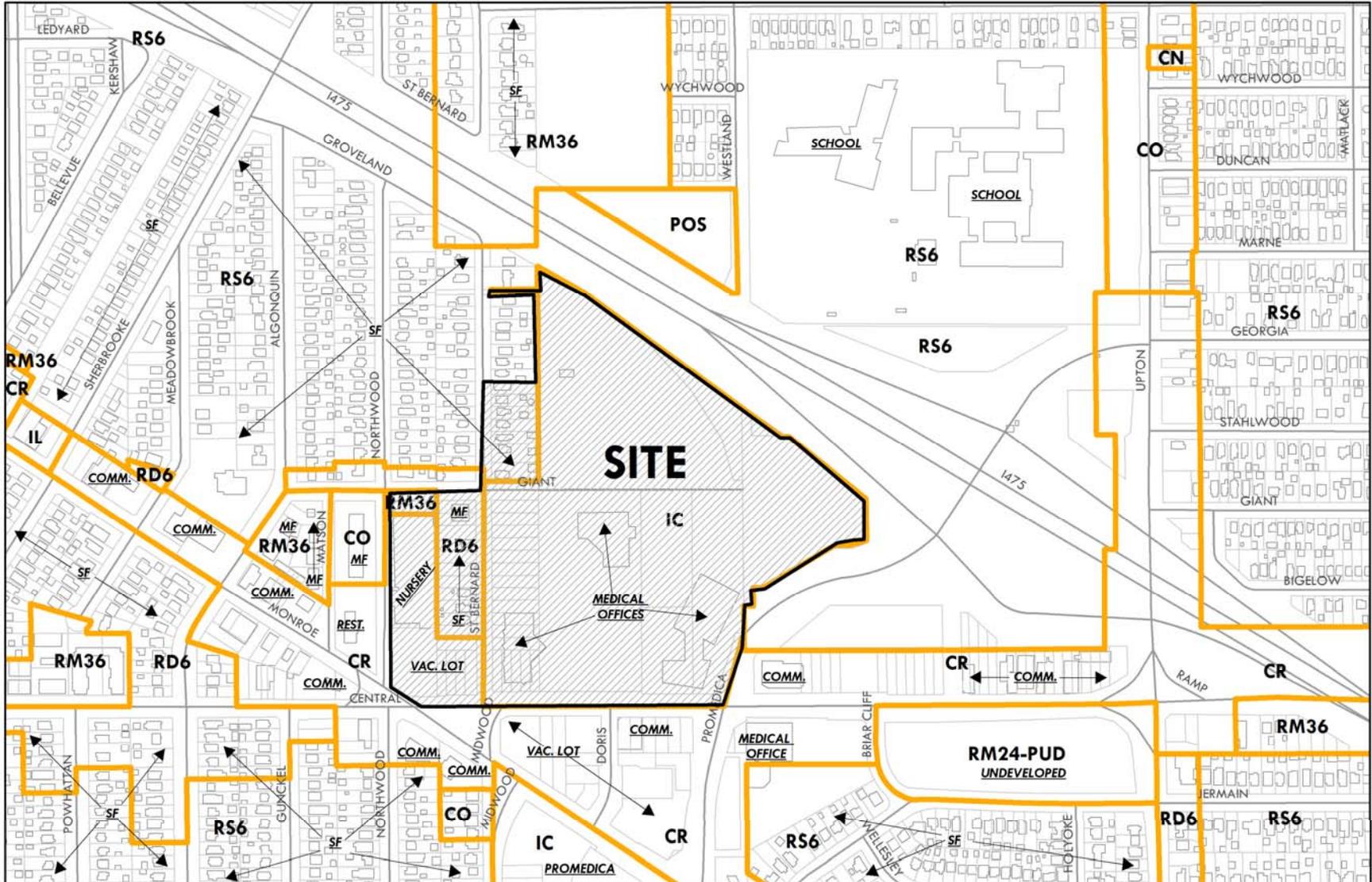
- n. **If applicable;** the location, height and materials for any fencing to be installed and maintained. Where screening is required, fence shall be solid board-on-board and shall be depicted as such in revised landscape plan.
 - o. The location, type and direction of any proposed lighting. The lighting 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.**
 - p. The location, lighting and size of any signs, all signage is subject to TMC§1387; **compliance to be determined.**
45. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
46. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.
47. 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-15-16
DATE: June 9, 2016
TIME: 2:00 P.M.

GP/nn
Six (6) sketches follow

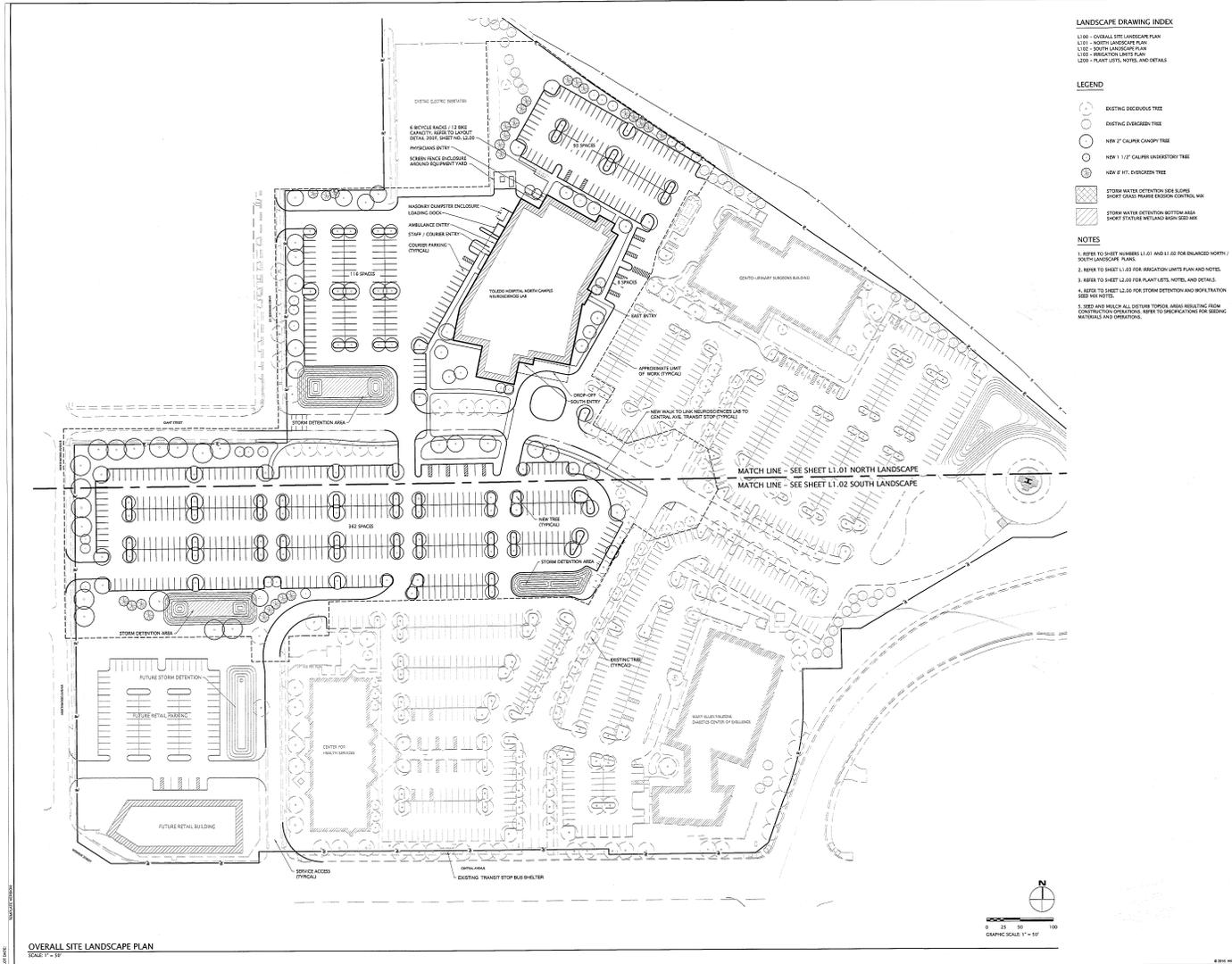
ZONING & LAND USE

SPR-15-16
ID 45



LANDSCAPE PLAN

SPR-15-16
ID 45



LANDSCAPE DRAWING INDEX
 L1.00 - OVERALL SITE LANDSCAPE PLAN
 L1.01 - NORTH LANDSCAPE PLAN
 L1.02 - SOUTH LANDSCAPE PLAN
 L1.03 - IRRIGATION LIMITS PLAN
 L1.04 - PLANT SIZES, NOTES AND DETAILS

LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- NEW 12' CALIPHA CANOPY TREE
- NEW 11' 2" CALIPHA UNDERSTORY TREE
- NEW 8' FT. EVERGREEN TREE
- ▨ STORM WATER DETENTION SICK SLOPS
- ▨ SHORT GRASS PRAIRIE EROSION CONTROL W/
- ▨ STORM WATER DETENTION BOTTOM AREA
- ▨ SHORT STATURE WETLAND HIGH-SEED MIX

NOTES

1. REFER TO SHEET NUMBERS L1.01 AND L1.02 FOR ENHANCED NORTH / SOUTH LANDSCAPE PLANS
2. REFER TO SHEET L1.03 FOR IRRIGATION LIMITS PLAN AND NOTES
3. REFER TO SHEET L1.04 FOR PLANT SIZES, NOTES, AND DETAILS
4. REFER TO SHEET L1.04 FOR STORM DETENTION AND SLOPE RELATION. SEE W/4 NOTES.
5. REFER W/4 WHICH ALL DETAILER TOPICS AREAS RESULTING FROM CONSTRUCTION OPERATIONS. REFER TO SPECIFICATIONS FOR SEEING MATERIALS AND OPERATIONS.

HKS

ARCHITECT
 1000 MARKET STREET, SUITE 1100
 CINCINNATI, OHIO 45202
CIVIL ENGINEER
 800 UNIVERSITY
 100 UNIVERSITY DRIVE
 CINCINNATI, OHIO 45221
LANDSCAPE ARCHITECT
 800 UNIVERSITY
 100 UNIVERSITY DRIVE
 CINCINNATI, OHIO 45221
STRUCTURAL ARCHITECT
 100 UNIVERSITY DRIVE
 CINCINNATI, OHIO 45221
MEP ENGINEER
 100 UNIVERSITY DRIVE
 CINCINNATI, OHIO 45221
INTERIOR DESIGN
 100 UNIVERSITY DRIVE
 CINCINNATI, OHIO 45221

PROMEDICA
 Toledo Hospital North Campus -
 Neurosciences Lab

REVISION
 NO. DESCRIPTION DATE

HKS PROJECT NUMBER
19308.000
 DATE
04/25/16
 TITLE
C.O.T. SITE PLAN REVIEW
 DRAWN BY
OVERALL SITE LANDSCAPE PLAN
 SHEET NO.
L1.00

5 - 19

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GENERAL INFORMATION

Subject

- Request - Res. 173-16 - Vacation of an alley bounded by Ashland Avenue, Putnam Street and Irving Street
- Applicant - Start to Finish Services
David Wilson, President
P.O. Box 724
306 Industrial Pkwy – Suite A
Bowling Green, OH 43402

Site Description

- Zoning - Commercial Regional and Multi-dwelling, residential/ CR, RM36
- Existing Use - Public Alley
- Proposed Use - Consolidate Property

Area Description

- North - Apartment buildings and Church /RM36
- East - City of Toledo Parkland/RM36
- South - Commercial buildings/CR
- West - Church and Zepf Center/CO

Alley History

Platted as Hill's Addition and Rawn's Subdivision of the City of Toledo.

- V-291-75 - Alley vacation (PC approved on 12/4/75; Ord. 297-75).
- V-246-08 - Alley vacation (PC deferred the request on 6/12/16). The applicant withdrew the request on 8/5/08.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting the Vacation of a 16-foot wide alley immediately to the north of their property at 208 W. Woodruff Avenue. The alley runs east-west and is bounded by Ashland Avenue, Putnam Street and Woodruff Avenue. The applicant, the Thomas Wernert Center, is requesting the Vacation to facilitate an expansion of their current facility.

The applicant has purchased the large lot abutting the alley to the north of the site and owns all of the property encompassed within the block excepting a .04 acre site at 2015 Putnam. The property at 2015 Putnam does not require access to the alley for any structure or accessory structure nor has the property owner come forward with any type of a proposal to develop the property.

The Toledo 20/20 Comprehensive Plan targets the areas surrounding the site to be used for Neighborhood Commercial uses. Redeveloping the site will not interfere with the existing land uses and vacating the alley will not impact any residential properties.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve V-173-16, the request for a Vacation of an alley bounded by Ashland Avenue, Putnam Street and Irving Street, to Toledo City Council for the following two (2) reasons:

1. The proposed vacation will be incorporated into the future development of the site; and
2. The Toledo 20/20 Comprehensive Plan supports commercial uses for this area.

The staff further recommends that the Toledo City Plan Commission recommend approval of V-173-16, the request for the Vacation of a portion of an alley bounded by Ashland Avenue, Putnam Street and Irving Street, to Toledo City Council, subject to the following four (4) conditions:

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

Engineering Services

1. Eliminate access of Alley by installing new curb and sidewalk through existing right-of-way. The curb height should match the exiting curb on Ashland Avenue. The same procedure needs to be followed at the Putnam Street end.
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.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

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

Division of Transportation

4. Within the limits allowed by law, the applicant shall indemnify the City of Toledo, its officials, agents or employees, from any and all claims, demands, causes of action, suits or liability in connection with the performance of any and all acts authorized or permitted under this vacation. Said indemnification language shall be contained within and evidenced by the endorsement on a certified copy of the final vacating legislation by the owner which indemnification shall be kept in the permanent file of the Clerk of Council.

Sewer & Drainage Services

No objections or comment to this vacation.

Fire Department

No objections or comments to this vacation.

Plan Commission

No objections or comments to this vacation.

STREET AND ALLEY VACATION
TOLEDO CITY PLAN COMMISSIONS
REF: V-173-16
DATE: June 9, 2016
TIME: 2:00 p.m.

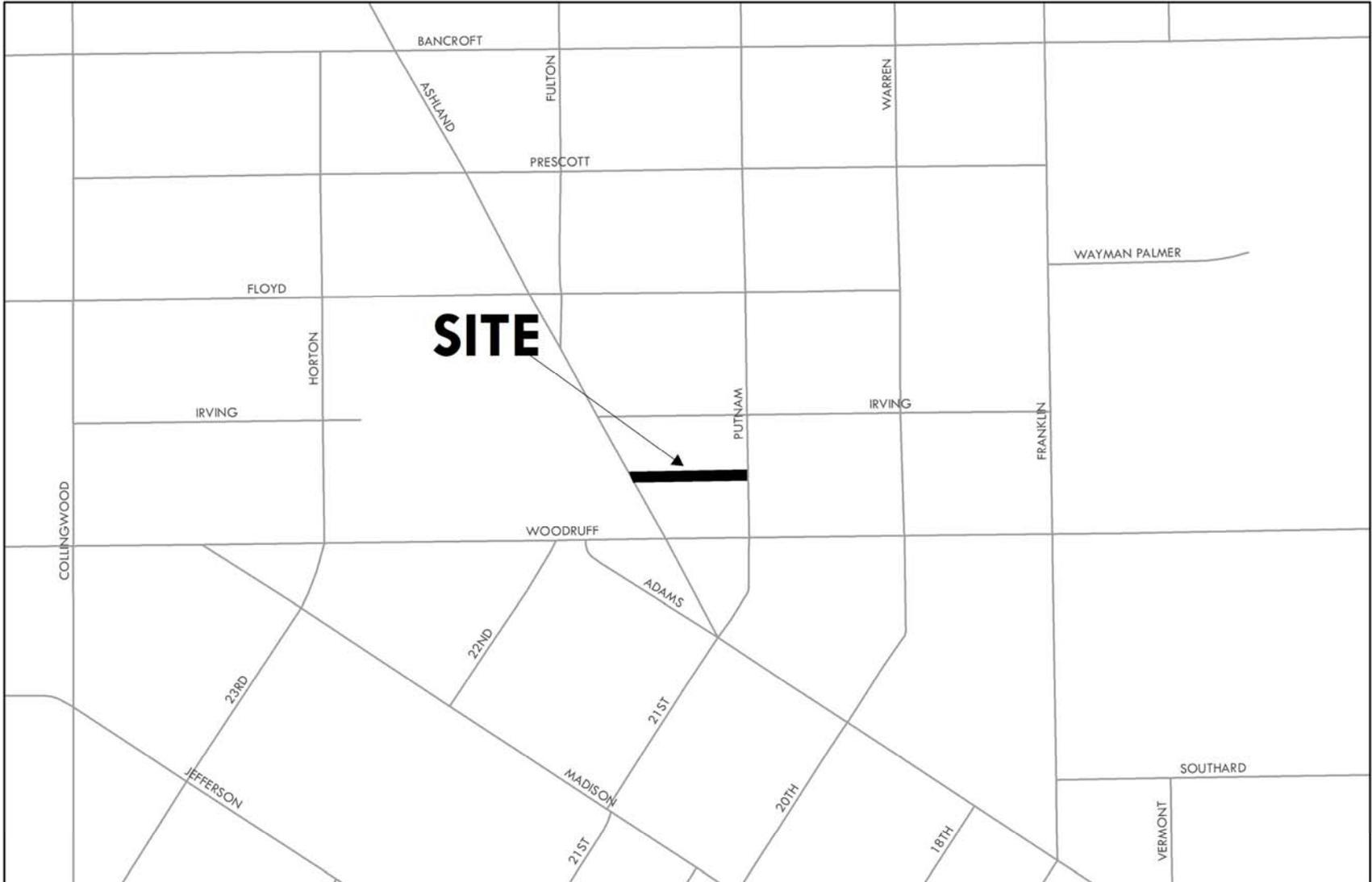
CITY COUNCIL COMMITTEE OF
ZONING AND PLANNING
DATE: July 13, 2016
TIME: 4:00 p.m.

MLM

Two (2) sketches follow

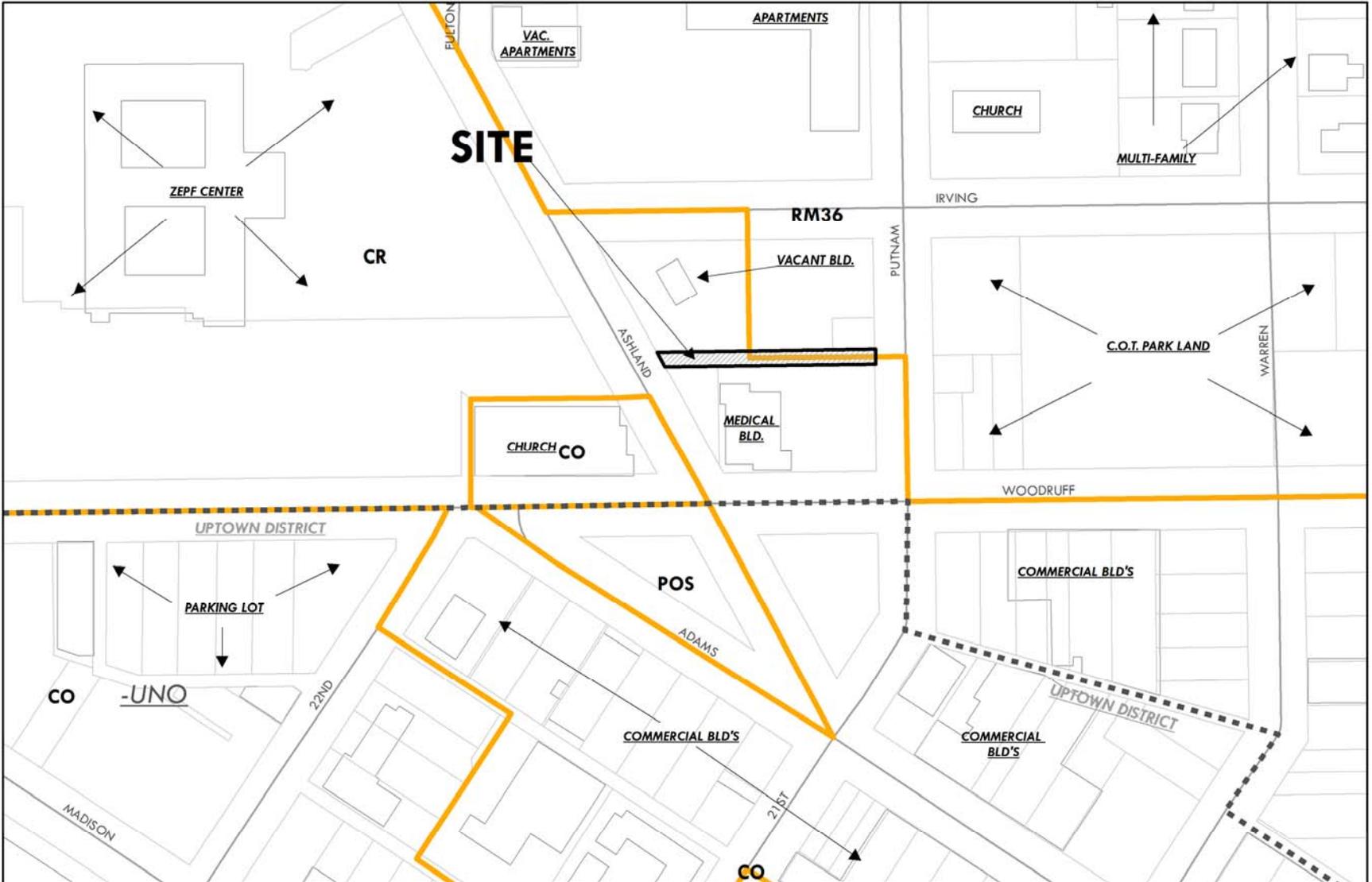
GENERAL LOCATION

V-173-16
ID 14



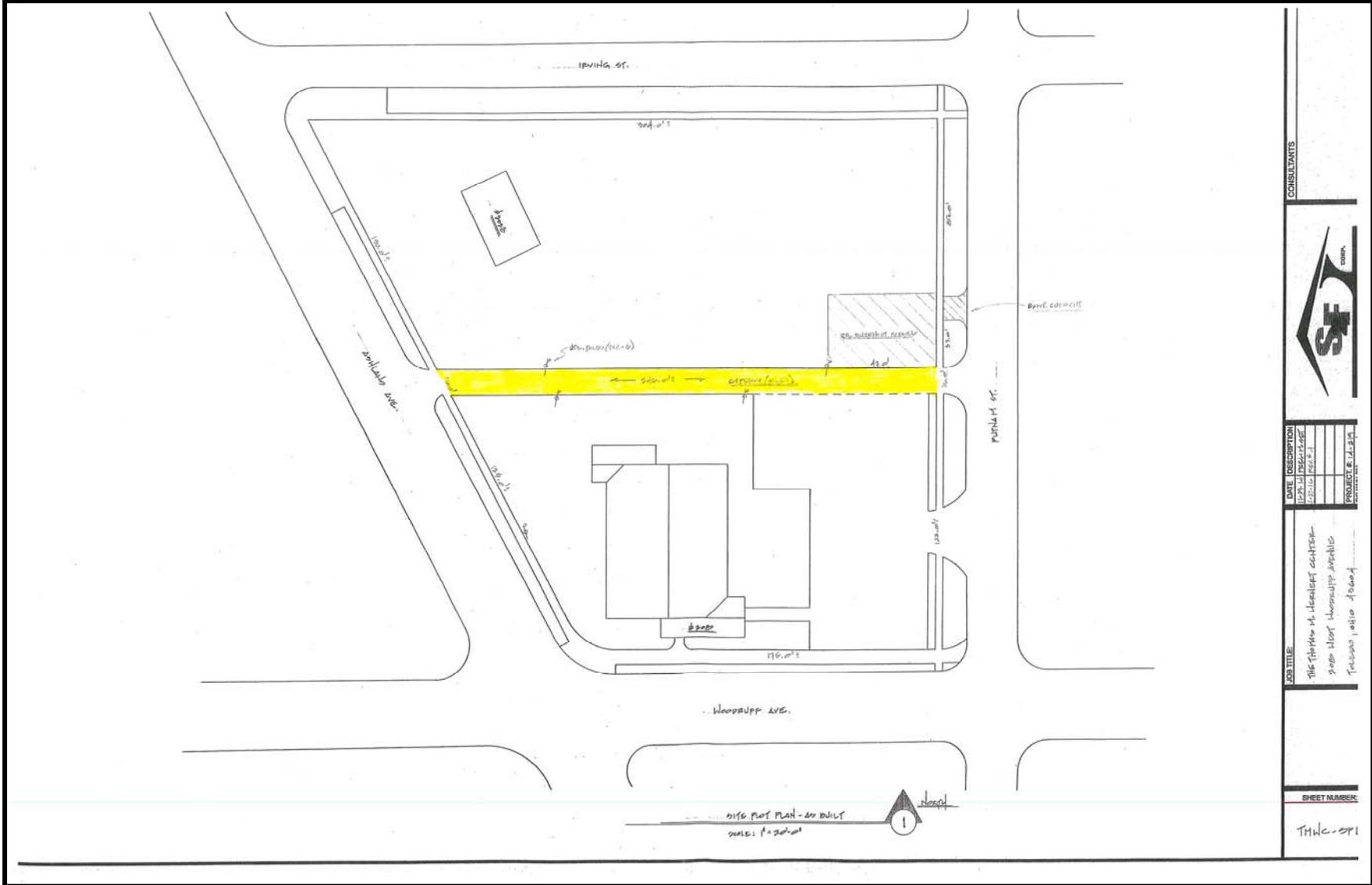
ZONING & LAND USE

V-173-16
ID 14



SITE PLAN

V-173-16
ID 14



CONSULTANTS



DATE	DESCRIPTION

PROJECT # 173-16
PROJECT DATE

TITLE
 THE THIRDS IN HEALTH CENTER
 3RD FLOOR INTERIOR ARCHITECTURE
 TRUSS & STEEL DETAIL

SHEET NUMBER

THW-SP1

9-9

SITE PLAN - AS BUILT
DATE: 1-20-04



GENERAL INFORMATION

Subject

- Request - Zone Change from CO Commercial Office to CR Regional Commercial
- Location - 2515 Central Avenue
- Applicant - Jennifer N. Guerra
5051 Pawnee Rd.
Toledo, OH 43613
- Owner - Ashrif Asad
4125 W. Sylvania Ave. #10
Toledo, OH 43623

Site Description

- Zoning - CO Office Commercial
- Area - ± 9,783 sq. ft.
- Frontage - ± 110 Feet along Central Avenue
± 46 Feet along Letchworth Avenue
- Existing Use - Office
- Proposed Use - Delicatessen

Area Description

- North - Church / CR Regional Commercial
- South - Single Family Residential / RS6 Single Family Residential
- East - Single Family Residential / RS6 Single Family Residential
- West - Church / CO Commercial Office

Parcel History

- Z-183-59 - Request to rezone Lots 1 and 2 of Broadmoor Addition located at the southeast corner of Letchworth Parkway and Central Avenue from C-3 Regional Commercial District to C-2 Restricted Office District. Plan Commission recommended approval 10/29/59. City Council approved 12/16/59. Ord. 734-59.

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The request is a Zone Change from CO Commercial Office to CR Regional Commercial for a ±9,783 sq. ft. site located at 2515 Central Avenue. The site contains a small office and parking lot. The applicant is requesting the Zone Change in order to relocate their restaurant, the Deli Spot, from their current location on Bancroft Street. The applicant indicated that hours of operation will be from 10am-10pm Monday – Thursday, 10am – 11pm Friday - Saturday, and 10am to 7pm on Sunday. The sale of any food or beverage unrelated to food prepared on the property will require a Special Use Permit for a Convenience Store. Surrounding land uses include single family residential to the south and east, a church to the west, and a church to the north.

The property was rezoned to CO zoning in 1959 from CR zoning. Staff recommended approval because the zoning was more compatible with the residential area to the south, while providing a buffer with more intense CR zoning to the west. The CO zoned property to the west of this was also rezoned from CR in 1986 as part of a larger rezoning project for the Colony neighborhood. The report cited similar concerns as the 1959 request.

The Toledo 20/20 Plan recommends the property for Office Commercial land uses. The district focuses on office uses and serves as a land use buffer between residential neighborhoods and higher intensity commercial areas. This recommendation was made to help preserve the residential character along this portion of Central Avenue, between Douglas Road and Monroe Street. The request for CR zoning to accommodate a restaurant is not consistent with the plan and would go against previous efforts in this neighborhood. CR zoning would also allow a range of uses that are not compatible with the residential character of the neighborhood.

STAFF RECOMMENDATION

Staff recommends that the Toledo City Plan Commission, recommend disapproval of Z-4004-16, a Zone Change from CO Commercial Office to CR Regional Commercial, located at 2515 Central Avenue, to the Toledo City Council, for the following three (3) reasons:

1. The request is not consistent the Toledo 20/20 Plan - **TMC 1111.0606.A**;
2. The request would allow a range of uses that are not compatible with the residential character of the neighborhood - **TMC 1111.0606.B**; and
3. The request would go against previous efforts to preserve the residential character along this portion of Central Avenue.

REF: Z-4004-16. . . June 9, 2016

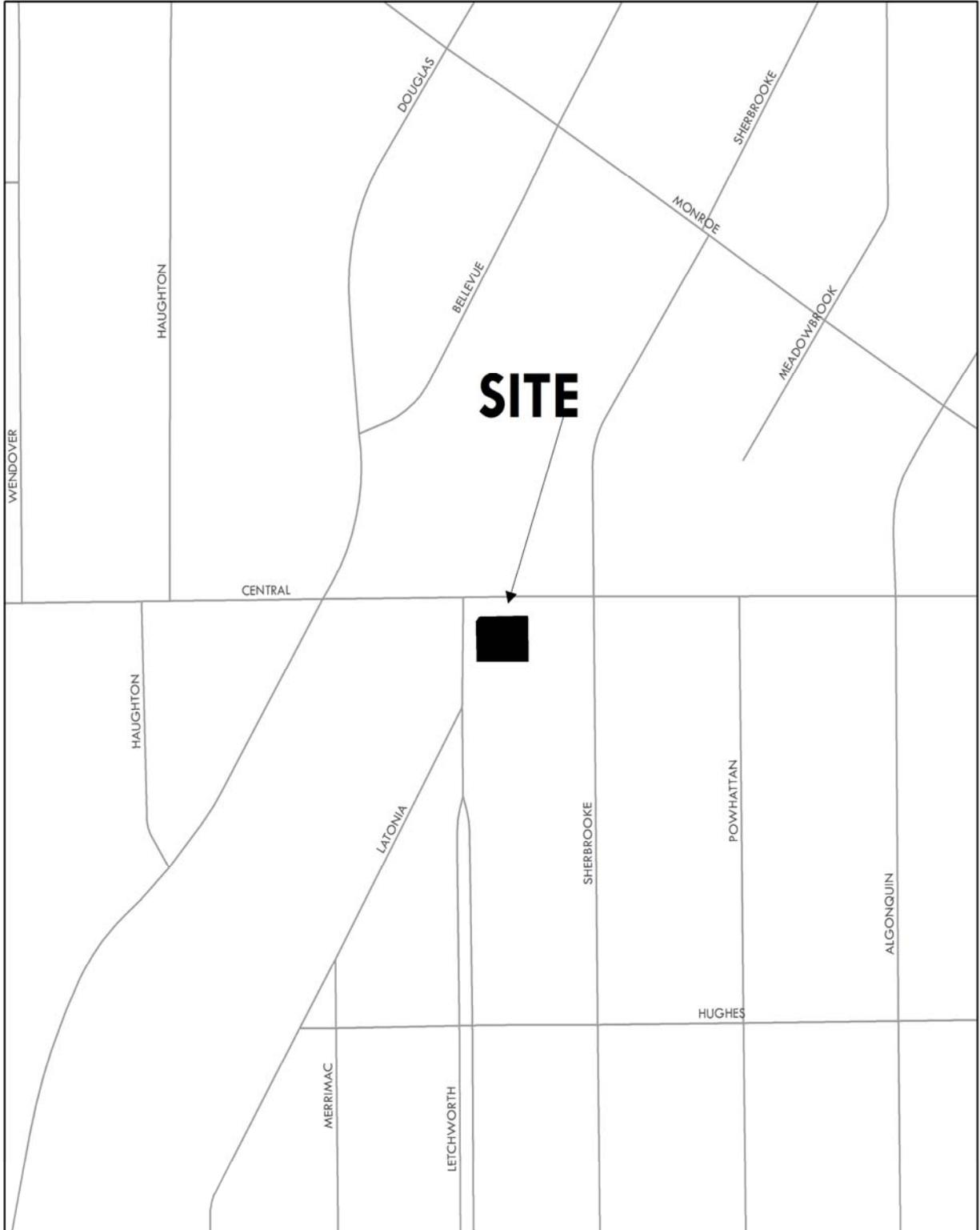
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-4004-16
DATE: June 9, 2016
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
ZONING AND PLANNING
DATE: July 13, 2016
TIME: 4:00 P.M.

JL
Two (2) sketches follow

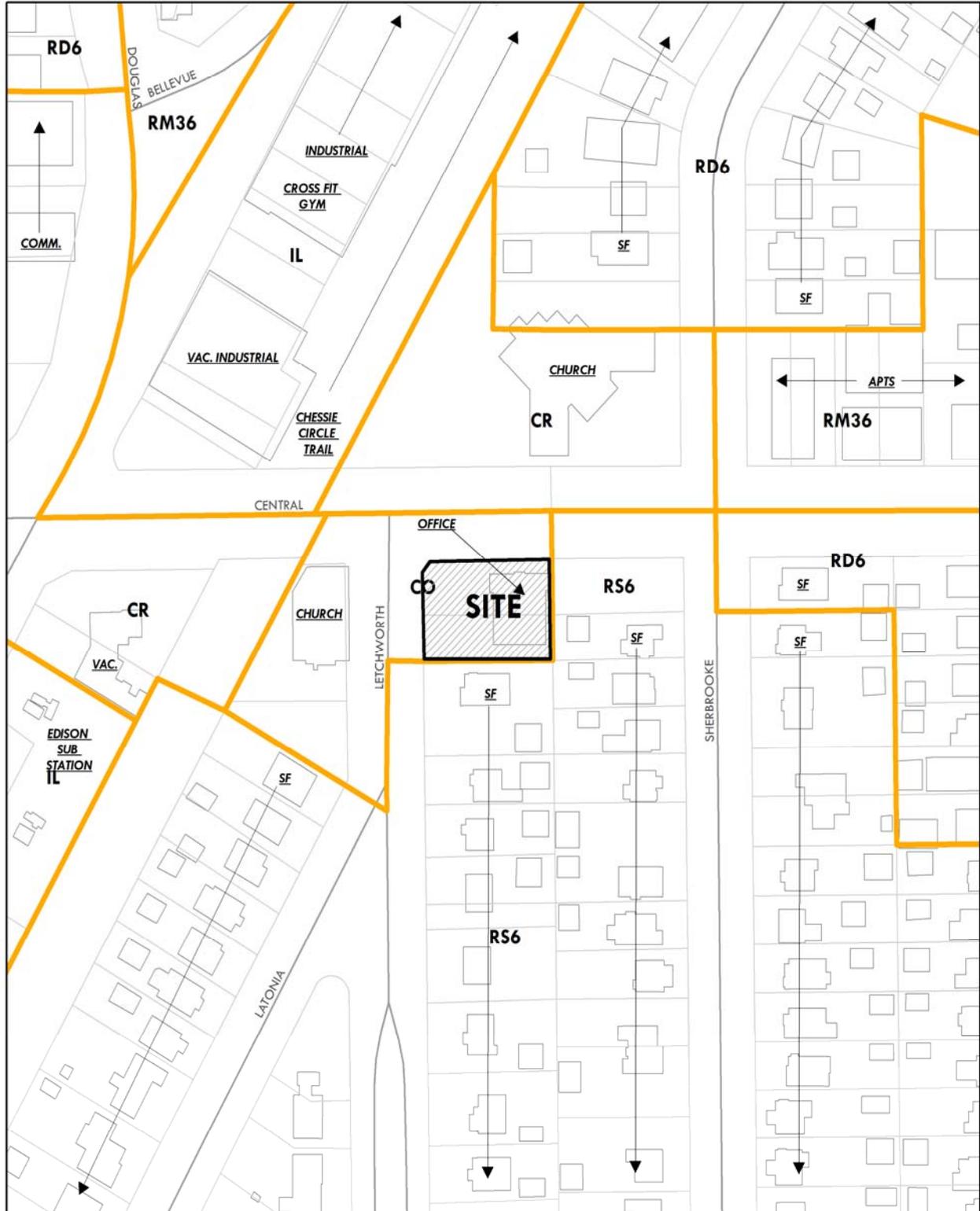
GENERAL LOCATION

Z-4004-16
ID 50



ZONING AND LAND USE

Z-4004-16
ID 50



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GENERAL INFORMATION

Subject

- Request - Zone Change from CO Office Commercial to CR Regional Commercial
- Location - 659 East Broadway Street
- Applicant - Tom R. Helberg
Bellevue Investors
5800 Monroe Street
Building D Suite 6
Sylvania, OH 43560
- Property Owner - Willy Apt LLC
3926 Timber Creek
Lambertville, MI 48144

Site Description

- Zoning - CO Office Commercial
- Area - ± 0.125 Acres
- Frontage - ± 60' along Broadway Street
± 89' along Idaho Street
- Existing Use - Light Equipment Repairs (non-conforming use)
- Proposed Use - Light Equipment Repairs

Area Description

- North - Single-family and Duplex Residential / CO
- South - Single-family and Duplex Residential / CO
- East - Single-family and Duplex Residential / RD6
- West - Single-family Residential, Duplex Residential, Tavern / CO & RD6

Parcel History

- Z-6004-14 - CO to CR at 659 E. Broadway (P.C. recommended approval on 9/17/2014. C.C. voted disapproval on 9/23/2014).

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO Office Commercial to CR Regional Commercial for a site located at 659 E. Broadway Street. The .125-acre site is located at the northeast corner of East Broadway and Idaho Streets. The applicant is proposing to use the site for light equipment repairs including the sales of new and used tires, tire installation and tire repair. The current land use is operating outside of a permissible zoning district. A Zone Change is required for the location because light equipment repairs are not permitted in CO zoning districts.

Surrounding land uses include single-family and duplex residential uses to the north, south, east and west. A commercial bar and tavern is located on the southwest corner of East Broadway and Idaho Streets. The parcels fronting East Broadway are zoned CO Office Commercial but are developed with single-family and duplex residential uses.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area and the neighborhood around the site for Single-Family Residential land uses. Staff recommends disapproval of the applicant's request because the proposed rezoning is not consistent with the Toledo 20/20 Comprehensive Plan. Furthermore, this area of East Broadway is residential in terms of surrounding land uses. The proposed CR Regional Commercial zoning would be out of character with the surrounding zoning designations and established land uses and would constitute spot zoning.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-4008-16, a Zone Change from CO Office Commercial to CR Regional Commercial for the site at 659 E. Broadway Street to Toledo City Council for the following three (3) reasons:

1. The request is not consistent with The Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) Review and Decision Making Criteria).
2. The requested CR Regional Commercial zoning is not compatible with existing land uses within the general vicinity (TMC§1111.0606(B) Review and Decision Making Criteria); and

STAFF RECOMMENDATION (cont'd)

3. The requested CR Regional Commercial zoning is not compatible with zoning classifications of properties within the general vicinity (TMC§1111.0606(C) Review and Decision Making Criteria).

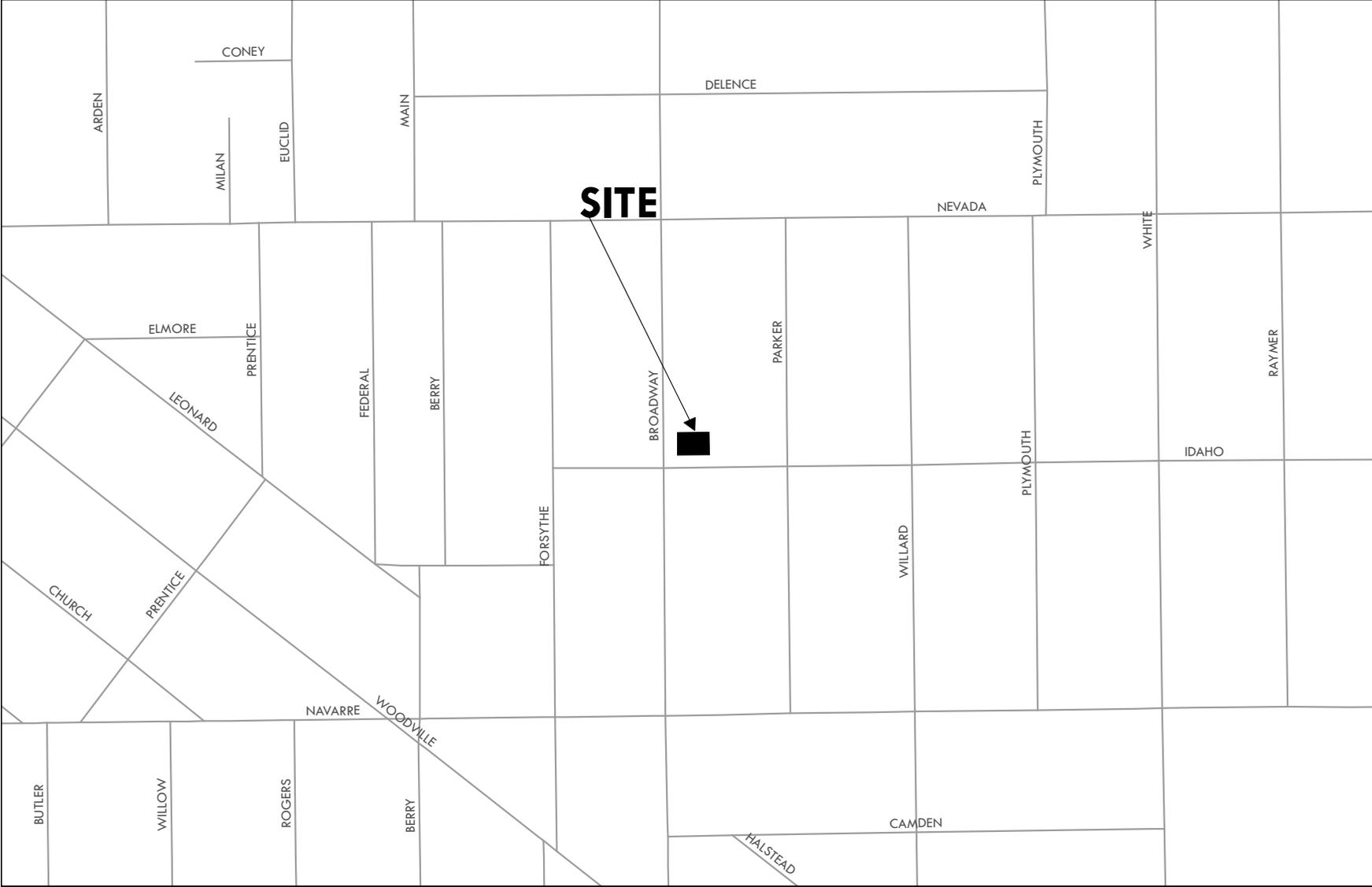
ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-4008-16
DATE: June 9, 2016
TIME: 2:00 P.M.

CITY COUNCIL
COMMITTEE OF ZONING AND PLANNING
DATE: July 13, 2016
TIME: 4:00 P.M.

RS
Two (2) sketches follow

GENERAL LOCATION

Z-4008-16
ID 28

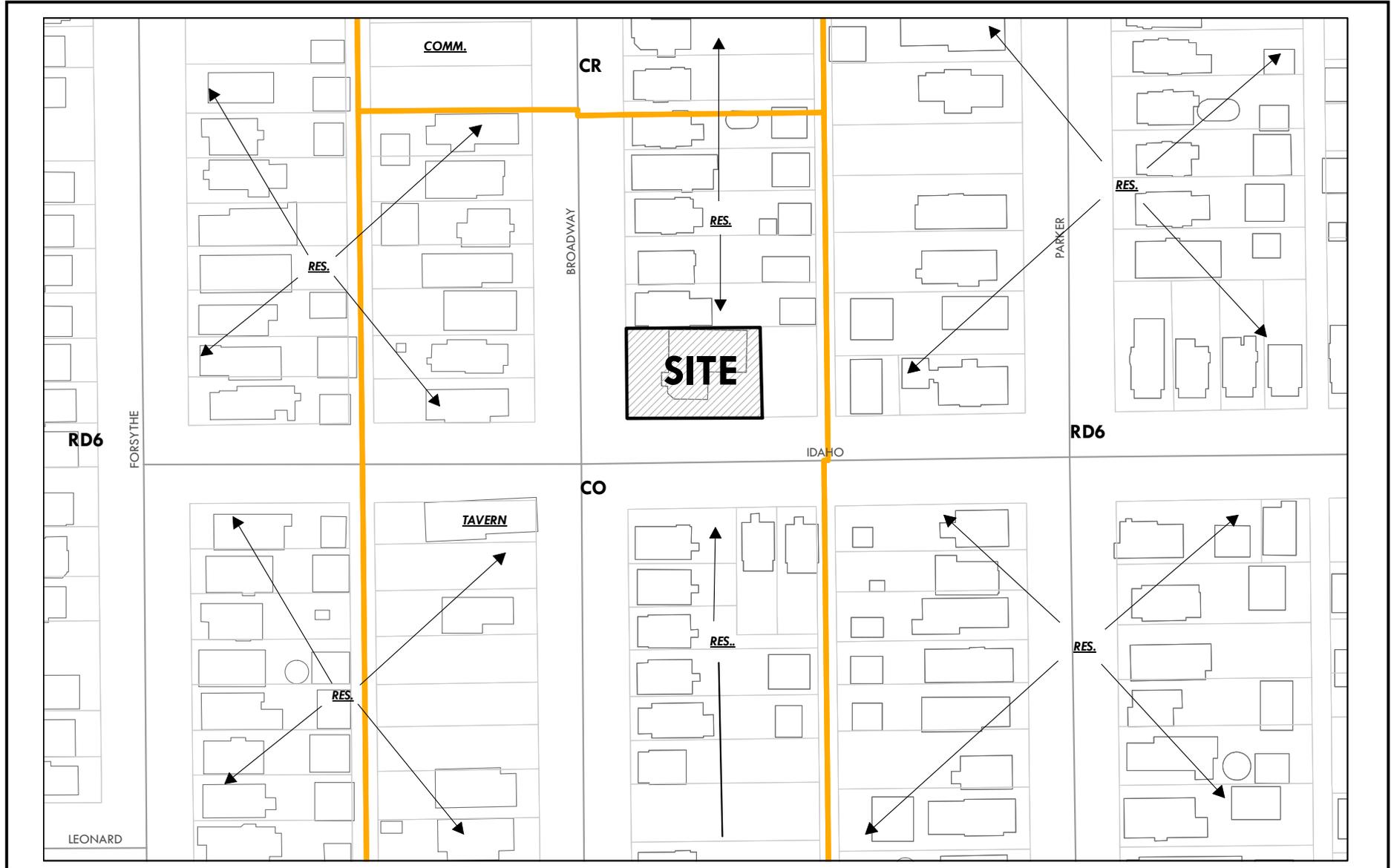


ZONING & LAND USE

Z-4008-16
ID 28



S - 8



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GENERAL INFORMATION

Subject

- Request - Special Use Permit for a Used Auto Sales Lot
- Location - 2965-2975 West Sylvania Avenue
- Applicant - John Murphy
Murphy Properties
3749 W. Erie Road
Temperance, MI 48182
- Engineer - George Oravec
Oravec & Associates, LLC.
5333 Secor Road #2
Toledo, Ohio 43623

Site Description

- Zoning - CR Regional Commercial
- Area - ± 0.34 acres
- Frontage - ±135' on Sylvania Avenue
±109' on Doty Street
- Existing Use - Used Auto Sales Lot
- Proposed Use - Used Auto Sales Lot
- Parking Required - 6 total required spaces (1 per 5,000 square feet of open sales area (±10,000 sq ft) plus 1 per 500 square feet of enclosed sales area (±500 sq ft), plus 1.5 per service bay (2 service bays))
- Parking Provided - 25 spaces with no customer parking depicted

Area Description

- North - Office, Photography Studio, Funeral Home / CR
- South - Single Family Residential / RS6
- East - Chiropractor / CN
- West - Comic Bookstore / CR

Parcel History

No records on file.

GENERAL INFORMATION (cont'd)

Applicable Regulations

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

STAFF ANALYSIS

The request is for a Special Use Permit to operate a used auto sales lot at 2965-2975 West Sylvania Avenue. The overall site is comprised of four (4) parcels and has frontage on West Sylvania Avenue and Doty Street. The current site is occupied by one (1) auto repair structure with an area of roughly 1,400 square feet and contains two service bays.

The used auto sales lot was established without a Special Use Permit nine years ago and has operated as a non-conforming use since. Surrounding land uses include a mixture of single and multi-family homes immediately behind the subject property with Neighborhood Commercial land uses abutting the subject property along Sylvania Avenue.

Used Auto Regulations

TMC§1104.0300 – *Auto and RV Sales, Used Only* outlines site design criteria for used auto sales facilities, including criteria governing minimum lot size and frontage. Used auto sales facilities shall be located on a lot with no less than one-half (1/2) acre and have a minimum average width of 150 feet along the main road frontage. The site plan submitted is not in compliance with these regulations.

Site plans for Used Automobile and Recreational Vehicle Sales shall be delineated, with dimensions, parking areas and drive aisles for the outdoor display area and customer/employee parking area. Used vehicle inventory shall only be displayed, parked or located within designated parking spaces approved and defined on the plan. Required customer/employee parking may not be used for used vehicle inventory (TMC§1104.0308). The site plan submitted does not delineate the outdoor display areas with customer parking and therefore not in compliance with this regulation.

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. The site plan depicts a total 10,000 square feet of open sales area, requiring two (2) customer parking spaces on the site.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

Calculations using the square footage of enclosed sales (1 per 500 sq. ft.) and two (2) service bays would require an additional four (4) customer spaces. The site plan submitted depicts a total of twenty-five (25) parking spaces but does not depict the total number of customer parking spaces. Total customer parking required for this site is six (6) spaces and these spaces shall be noted on a revised site plan.

Comments from the Division of Transportation identified several issues with the site required to be in conformance with the Toledo Municipal Code. The drive on to Doty Street is not permitted in its current location and shall be removed. The parking space closest to Sylvania Avenue does not meet the minimum dimension requirements. The drive aisles on the eastern portion of the property do not meet the requirement of twenty-five foot (25') wide access drive aisles. The parking spaces proposed in the center of the lot are not permitted to be perpendicular to other parking spaces. Finally, there is no parking for persons with disabilities shown on the site plan. ADA parking is required and must meet the requirements of the Toledo Municipal Code. If approved, a revised site plan shall be submitted addressing the concerns raised by the Division of Transportation.

Landscaping

The site was developed before the 2004 zoning code and therefore not required to completely comply with the landscape standards of the 2004 code. However, TMC§1114.0500 Appearance Upgrade for Nonconforming Development, requires futures changes to bring a site closer into compliance with the 2004 code. The site plan submitted did not depict any landscaping proposed on the site however, conditions of approval are listed in Exhibit "A".

A fifteen (15') foot frontage greenbelt is required along Sylvania Avenue and Doty Street. The frontage greenbelt shall include a solid evergreen hedge along both frontages to screen the parking lot. Low, undulating (horizontal and vertical) earth berms or decorative stone or brick walls (no concrete block), or ornamental metal fencing or combinations thereof may also be approved by the Planning Director.

A Type A landscape screen and buffer will be required along the southern property line of the site that abuts the residential zoning district. Said screen and buffer shall consist of a solid six (6') to eight foot (8') tall fence or wall with a ten foot (10') wide landscape buffer abutting the screening with canopy trees and shrubs. Fencing is to be installed so that the smooth/flush side faces away from the development site. Additionally, per TMC§1108.0203, a Type B landscape buffer is required with a ten foot (10') perimeter landscaping buffer between the eastern property line and the parking lot consisting of two (2) canopy trees with eight (8) shrubs. If approved, a completed Landscaping Plan must be submitted in compliance with TMC§1108.0200 Landscape Standards.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Neighborhood Commercial land uses. CN land uses typically include predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses are permitted uses in the CN zoning designation. Used car sale lots are not considered a compatible land use within the CN zoning designation and therefore it does not conform to the Toledo 20/20 Comprehensive Plan.

Staff recommends disapproval of the Special Use Permit for this location because it does not meet the minimum lot width and area requirements for used auto sales lots per TMC§1104.0306. Additionally, the request is not compatible with the adjacent land uses along Sylvania Avenue and not consistent with the Toledo 20/20 Comprehensive Plan. Finally, the proposal does not comply with 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 disapproval of SUP-2005-16, a Special Use Permit for a used car lot located at 2965-2975 West Sylvania Avenue, to Toledo City Council for the following four (4) reasons:

1. The request does not meet the provisions of TMC§1104.0306 for used auto sales requiring a minimum lot size of half (0.5) acre of area and one-hundred fifty feet (150') of major street frontage.
2. The proposed use does not meet the stated purpose of this Zoning Code (TMC§1111.0706.A Review & Decision-Making Criteria);
3. The proposed use does not comply with all applicable provisions of this Zoning Code (TMC§1111.0706.B Review & Decision-Making Criteria); and
4. The request is not 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).

Although staff is recommending disapproval, conditions of approval are included and listed by agency of origin as Exhibit "A" for informational purposes.

REF: SUP-2005-16. . June 9, 2016

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-2005-16
DATE: June 9, 2016
TIME: 2:00 P.M.

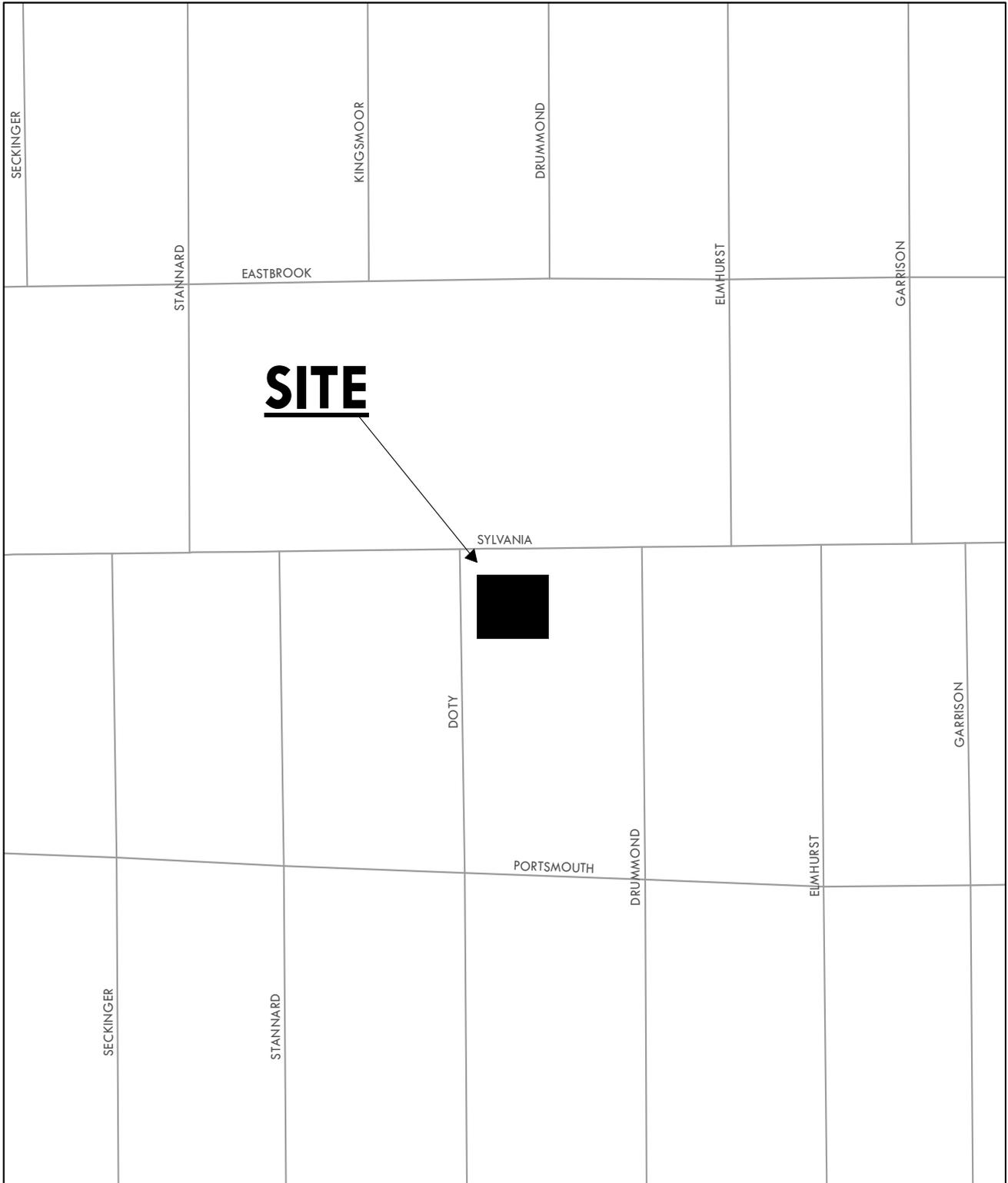
CITY COUNCIL
COMMITTEE OF ZONING AND PLANNING
DATE: July 13, 2016
TIME: 4:00 P.M.

RS

Three (3) sketches follow
One (1) exhibit follows

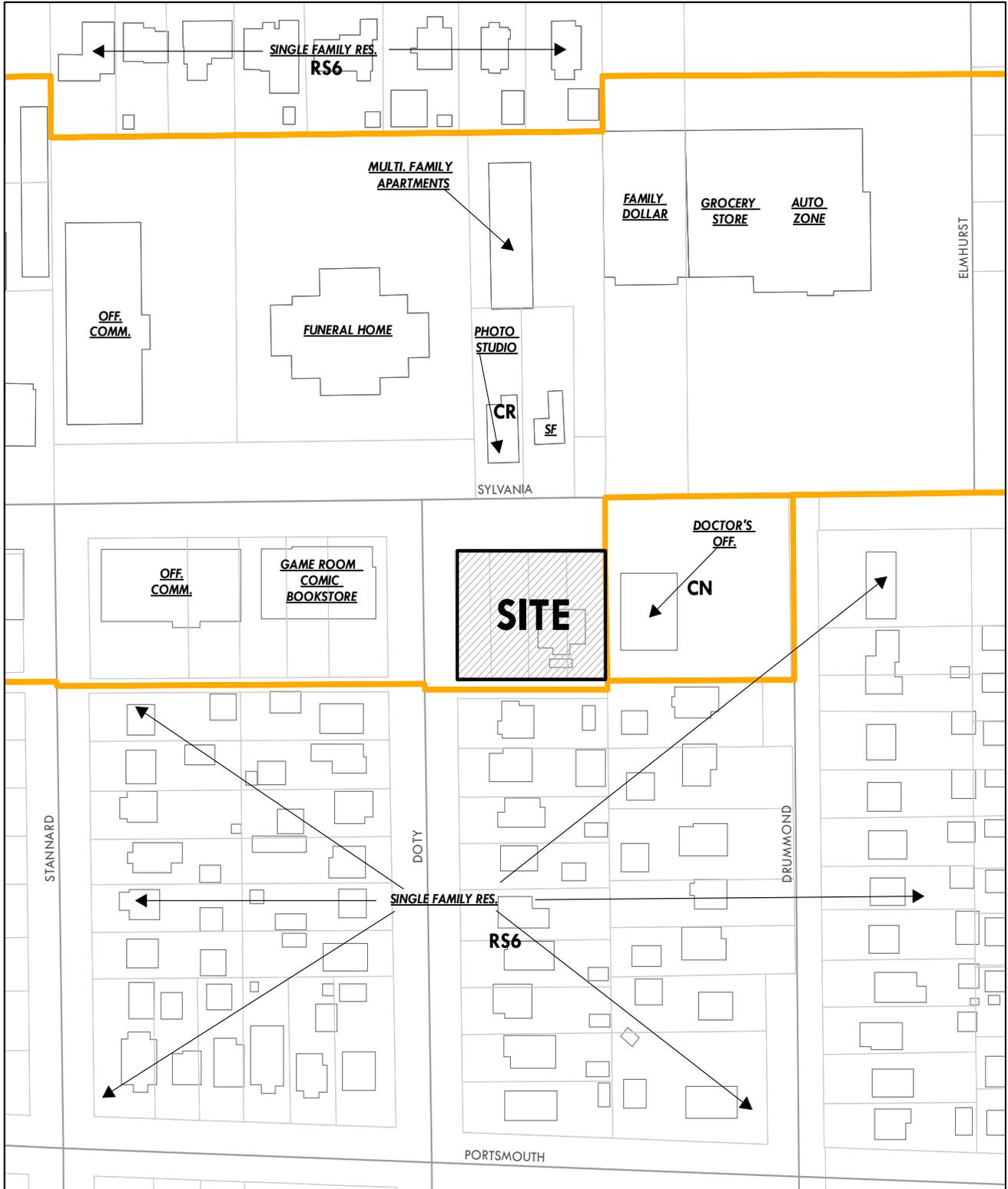
GENERAL LOCATION

SUP-2005-16
ID 46



ZONING & LAND USE

SUP-2005-16
ID 46



SITE PLAN

SUP-2005-16

ID 46



ORAVECZ & ASSOCIATES, LLC

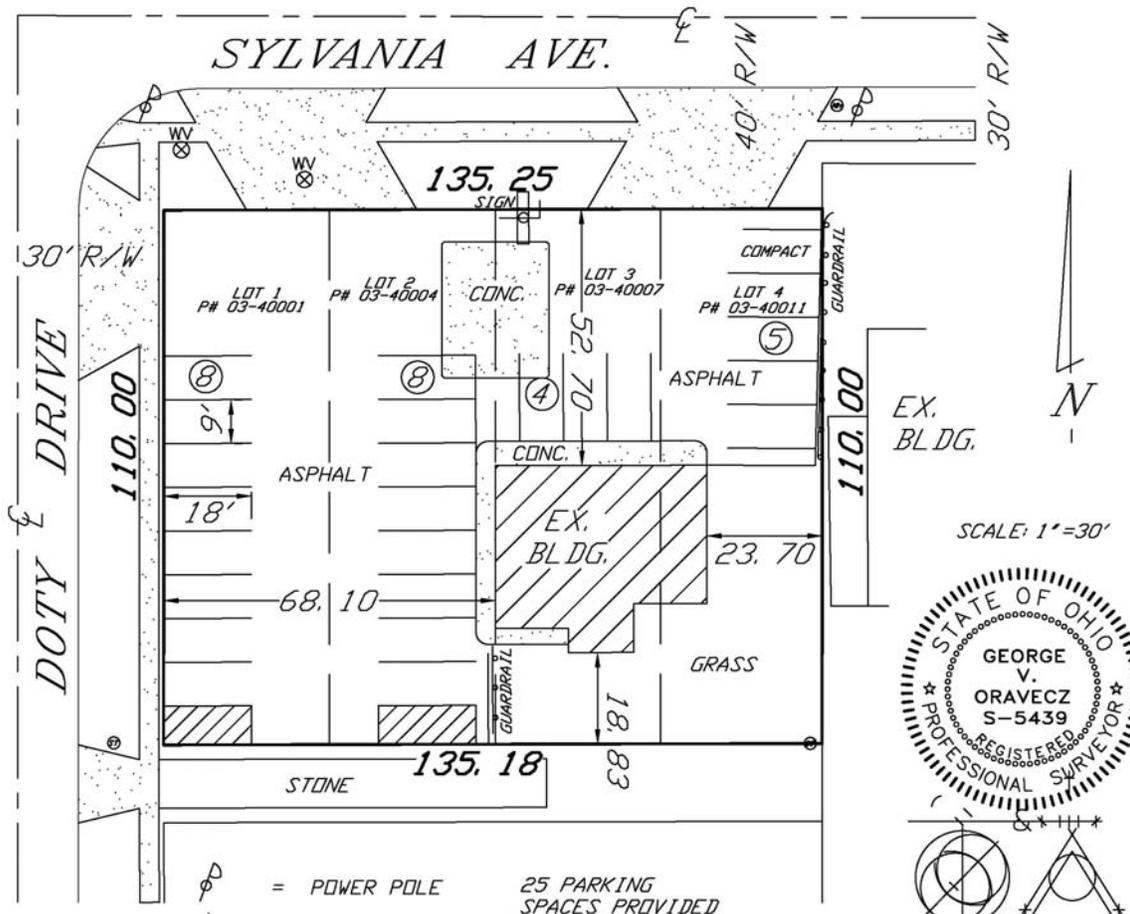
SURVEYORS & ENGINEERS

PH 474-6664 FAX 474-5059 www.oraveczassociates.com 474-2405
5333 SECOR ROAD SUITE TWO TOLEDO, OHIO 43623

SITE PLAN

of
LOTS 1, 2, 3, & 4, CHIEFTON SUBDIVISION
CITY OF TOLEDO, LUCAS COUNTY, OHIO
for

MURPHY FAMILY PROPERTIES, LLC



George V. Oravec
GEORGE V. ORAVECZ
REG. SUR. NO. 5439
ORDER NO. 23411
DATE: 03/01/2016
DRAWN BY: M.M.D.

EXHIBIT “A”
Review Agency Conditions

The following thirty-two (32) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Division of Engineering Services

1. All **existing 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. Contact the City of Toledo Fire Prevention Bureau to determine the fire-protection requirements for this site.
6. Plan commission submittal does not detail any revisions to the existing site that will require earth-disturbing activity of 2,500 or more square feet, nor are any changes shown to the existing storm sewer system. Therefore, it appears that there are no items requiring a storm-water plan review. However, if revisions are made to the site plan that will result in earth-disturbing activity of 2,500 or more square feet or cause changes to the existing storm sewer, a full site-plan review and approval will be required by the Division of Engineering Services. Plans will be subject to the rules and regulations of the City of Toledo, Storm Water Utility, including storm-water detention and post-construction storm water Best Management Practices (BMPs) as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities.

EXHIBIT “A” (cont’d)

Sewer & Drainage Services

7. Recommend that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
8. Recommend 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 Sewer & Drainage Services demonstrating the lines cleaning and integrity.

Fire Prevention

No concerns.

Division of Environmental Services

9. Applicant shall maintain compliance with the City of Toledo’s Stormwater regulations as specified in the Toledo Municipal Code.
10. Applicant shall maintain compliance with Ohio EPA’s General Stormwater NPDES permit programs.
11. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable. An in-depth Stormwater Pollution Prevention Plan is also recommended especially containment of all pollutants associated with the proposed operation.
12. Applicant shall maintain compliance with the City of Toledo’s stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential stormwater impacts from the facility, including but not limited to long-term operation and maintenance of both structural and non-structural Best Management Practices.
13. Applicant shall maintain compliance with the City of Toledo and State of Ohio’s Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Anti-Noise Laws.

Building Inspection

No comments at time of print.

EXHIBIT “A” (cont’d)

Division of Transportation

14. In accordance with the Toledo Municipal Code, drive approaches shall be a minimum of 65’ from the stop side of an intersection. The drive on Doty Street is not permitted in its current location and shall be removed.
15. 25’ wide access drive aisles shall be maintained throughout the site to accommodate two-way traffic. Drive aisles on the eastern portion of the property do not meet this requirement.
16. Parking spaces are not permitted to perpendicularly about other parking spaces as proposed in the center of the lot.
17. The compact car space does not meet the minimum dimension requirements for standard parking and shall not be permitted.
18. There is no parking for persons with disabilities shown on the site plan. ADA parking is required and must meet the requirements of the Toledo Municipal Code.

Plan Commission

19. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks **(if applicable)**.
20. Dumpsters may not be located in the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code.
21. All lots of the development site shall be combined into a single taxable parcel identification number.
22. 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)**.
23. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
24. All vehicles on display must be parked in striped parking spaces that shall be designated on an approved Site Plan. Vehicle parking that deviates from the approved Site Plan shall not be permitted.

EXHIBIT “A” (cont’d)

Plan Commission (cont’d)

25. Repairs and services of vehicles shall be conducted wholly within an enclosed building permanently located on the site.
26. 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)).
27. 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.
28. If the existing sales building is rebuilt or modified in the future, the building design shall meet the requirements of TMC§1109.0500 *Building Façade Materials and Color*. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods as a predominant material. EIFS may not constitute more than 15% of the exterior for facades visible from the public right-of-way. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors.
29. A detailed site, lighting, sign, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A fifteen foot greenbelt is required along the Sylvania Avenue and Doty Street frontages, and shall include a solid evergreen hedge planting and one tree per every 30 feet of frontage; **shall be noted on completed landscaping plan.**
 - b. A Type A Landscape Buffer is required along the rear of the property where the site abuts residential zoning. This buffer shall include ten feet of landscaping and a solid wood, board on board fence; **shall be noted on completed landscaping plan.**
 - c. A Type B Landscape Buffer is required along the side of the property where the site abuts CN Neighborhood Commercial zoning. This buffer shall include ten feet of landscaping consisting of two (2) canopy trees with eight (8) shrubs; **shall be noted on completed landscaping plan.**

EXHIBIT “A” (cont’d)

Plan Commission (cont’d)

- d. Foundation plantings for the full street-facing building elevation; and landscape areas at major building entrances; **shall be noted on completed landscaping plan.**
 - e. Topsoil must be back filled to provide positive drainage of the landscape area.
 - f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **shall be noted on completed landscaping plan.**
 - g. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property, and shall be ten feet (10’) in width; **shall be noted on completed landscaping plan.**
 - h. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards.
 - i. The location, height and materials for any fencing to be installed and maintained.
 - j. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); and
 - k. The location, lighting and size of any signs.
30. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. **Landscaping shall be installed and maintained indefinitely.**
31. 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.
32. 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	-	Amend TMC§1104.2200 and 1116.0243 to require additional standards for Special Use Permits for schools
Applicant	-	Toledo City Council One Government Center, Suite 2120 Toledo, Ohio 43604

Applicable Plans and Regulations

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

STAFF ANALYSIS

Toledo City Council is requesting a study and possible text amendment to address standards and regulations pertaining to schools. Per Chapter 16, Terminology, of Part Eleven, Planning and Zoning Code, of the Toledo Municipal Code (TMC) 1116.0243, schools are defined as public and private schools at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education. The definition further categorizes schools into two use types. Elementary and Middle Schools enroll students in any or all of grades K through 8. High Schools enroll students in any or all of grades 9 through 12. These definitions were adopted by City Council through Ordinance 345-10 on June 22, 2010 and amended to Chapter 16.

As a land use category, schools are allowed in all zoning districts except industrial and public open space districts. In order to operate a school in the city of Toledo, a Special Use Permit is required for all allowable zoning districts except within an Institutional Campus. Special Use Permits are required when land uses tend to have a greater impact on the surrounding properties and context of the neighborhood. Therefore, additional regulations pertaining to the specific use are required as part of the Special Use Permit process.

The current Special Use Permit regulations do not require a school to meet any specific facility standards other than parking requirements per TMC§1107.0300. The proposed text amendment to TMC §1104.2200 and 1116.0243 would further define the classification of schools with the addition of junior high schools and create additional Special Use Permit approval criteria for all schools based on multiple facility requirements and parking constraints. Approval criteria would be based on whether the school has a gymnasium, cafeteria, athletic field and track for junior high and high schools, outdoor playground area, computer lab, media center and adequate parking.

STAFF ANALYSIS (cont'd)

Additional Parking Regulations

Parking is already an integral part of the approval process for schools. Current parking regulations for schools are listed in TMC§1107.0300 Off-Street Parking Schedule "A". All Special Use Permit applications require a site plan to be submitted and reviewed by the Division of Transportation to meet minimum parking requirements and reduce the overall impact on vehicle and pedestrian traffic congestion.

Research of other Ohio cities

Staff has surveyed the procedures for school development in the seven larger cities in Ohio and several nearby suburban communities (see Exhibit "B"). For the surrounding school districts of Maumee, Oregon, Sylvania and Perrysburg, schools are permitted by right in residential and commercial zoning districts. There is no requirement for Special Use Permit review in these districts. The school districts in Akron, Canton, Cincinnati, Cleveland, Columbus and Youngtown permit schools by right in commercial districts, although Dayton and Youngstown requires conditional review in commercial districts. The Akron, Cleveland and Dayton school districts permit schools in residential districts with a conditional review. The City of Youngstown allows school by right in residential districts but require a review in commercial districts. To conclude, the Ohio communities that were surveyed for this text amendment require nominal review for the development of a school. The City of Toledo already surpasses these communities/school districts in regulation of schools.

State of Ohio Facilities Construction Commission

The Ohio Facilities Construction Commission (OFCC) is the State agency charged with guiding capital construction projects for K-12 schools. The OFCC oversees planning and development of schools and offers a design manual that sets minimum standards of quality for the State's educational facilities and provides a flexible set of guidelines to serve local school communities. Additional standards and facilities required for the development of a school is less of a concern with the zoning code and more of a concern handled through the Ohio Facilities Construction Commission (OFCC). The OFCC is the agency which ensures a quality of standards is upheld in construction and renovation of state-funded school facilities. Conversations with an OFCC representative indicated that no communities across Ohio regulate school facilities through their zoning code. School facility standards are not regulated by the current zoning code and as a result there are no restrictions on the type of facility which can be used for a school as long as the facility meets current building code regulations.

STAFF ANALYSIS (cont'd)

Conclusion and Recommendation

By requiring schools to meet additional facility standards through zoning regulations the standards begin to dictate the school's curriculum. The zoning code is intended to regulate land uses and comprehensive planning. The State OFCC is intended to regulate facilities and construction standards. The type of curriculum/activities which are provided to students should not dictate the land use.

Residents of Toledo have access to a variety of alternative education options, which do not always offer the additional facility standards proposed. These options are offered via traditional public schools, private schools, and community schools and often focus on specific needs (such as dropout recovery or special education). The opportunity for a student requiring a different teaching method is enabled with alternative education, while other alternative education options give students who have not completed their grade school education the opportunity to receive a general diploma or career tech diploma. If zoning regulations required schools to meet certain approval criteria based on facilities then there would be a displacement of those who choose to learn from alternative forms of education.

Staff recommends disapproval of the proposed text amendment because facility standards are already considered at the State level. Local review of facilities will encroach upon Statewide agencies and steer the local review away from strictly land use decisions. Additionally, staff recommends disapproval of the proposed text amendment since parking requirements for schools are already regulated by TMC§1107.0300.

Although staff is recommending disapproval, a copy of the language that would be affected is included as Exhibit "A"

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of M-6-16, an amendment to TMC§1104.2200 and 1116.0243 to require additional standards for Special Use Permits for schools, to City Council for the following five (5) reasons:

1. The purpose of the Zoning Code is to regulate land use, and the review of facilities, curriculum or activities should not dictate land use decisions. Doing so would be duplicative and result in a decision that is not based purely on land use.
2. The regulation of facilities via local zoning regulations could result in a displacement or loss of alternative forms of education.

STAFF RECOMMENDATION (cont'd)

- 3. A survey of other Ohio communities/school districts has found that the City of Toledo’s current review process for schools already surpasses most districts of similar or larger size and those in nearby suburban districts; and
- 4. The regulation of parking is adequately addressed via the Special Use Permit review process.
- 5. In summary and conclusion, it is believed that to incorporate the proposed amendments into the zoning code will encroach upon well established areas of Statewide concern, among them the curriculum as promulgated by the Ohio Department of Education, School Curriculum, the Ohio Building Code and the Ohio Facilities Construction Commission with respect to school construction.

ZONING TEXT AMENDMENT
 TOLEDO CITY PLAN COMMISSION
 REF: M-6-16
 DATE: June 9, 2016
 TIME: 2:00 p.m.

CITY COUNCIL
 ZONING AND PLANNING COMMITTEE
 DATE: July 13, 2016
 TIME: 4:00 p.m.

RS
 Exhibit “A” follows
 Exhibit “B” follows

Exhibit "A"

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

1104.2200 Schools

A. Approval Criteria for Special Use Permits for all schools, including those identified in TMC 1116.0243 and others, to be opened and operated within the City of Toledo, shall include but not are not exclusively limited to:

- 1. Whether or not the school will have a gymnasium;***
 - 2. Whether or not the school will have a cafeteria with a seating capacity related to the enrollment at the school;***
 - 3. Whether or not the school, specifically if it is a Junior High or High School, will have at least one athletic field and track, with seating for spectators;***
 - 4. Whether or not the school specifically if it is a Primary, Elementary, or Middle School, will have outdoor playground areas;***
 - 5. Whether or not the school will have a dedicated computed lab, or area wired specifically for computers;***
 - 6. Whether or not the school will have a media center, or other-named area, equipped with electronic devices for use by students and staff;***
 - 7. Whether or not the school, specifically if it is to be a High School, will provide an adequate number for parking spaces to accommodate the faculty, staff, and students that may drive to the school;***
 - 8. The impact the school will have on the immediate and approximate location in which it will operate, including but not limited to, vehicular and pedestrian traffic.***
- B. Any and all construction, resulting from the granting of a Special Use Permit authorized by TMC 1116.0243, is considered a Commercial Project as defined by TMC 1301.06 (b) and shall be subject to the rules, regulations and requirements as are listed and imposed upon such projects by the Toledo Municipal Code Part 13.***

Exhibit "A" (cont'd)

1116.0243 Schools

~~Public and private schools at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education. The following are school use types:~~

~~**A. Elementary and Middle Schools**~~

~~Schools enrolling students in any or all of grades K through 8.~~

~~**B. High Schools**~~

~~Schools enrolling students in any or all of grades 9 through 12.~~

Public and Primary Schools, including community schools as defined in O.R.C. Chapter 3314, at the primary, elementary, middle, junior high, high school level, or any combination thereof, that provide state-mandated basic education. The following school use types, each of which will require a Special Use Permit:

A. Primary, Elementary and Middle Schools:

Schools enrolling students in any or all of grades kindergarten (including head start and pre-kindergarten) through 8.

B. Junior High:

Schools enrolling students in any or all grades 5, 6, 7, 8, or 9.

C. High Schools:

Schools enrolling students in any or all grades of 9, 10, 11, or 12.

Exhibit "B"

Zoning Regulations by: Permitted / Limited:	Cities											
	Akron	Canton	Cincinnati	Cleveland	Columbus	Dayton	Maumee	Oregon	Perrysburg	Sylvania	Toledo	Youngstown
Commercial Zoning	X		X	X	X		X	X	X	X		
Residential Zoning	X (MF districts)	X	X		X		X	X	X			X
Industrial Zoning												
Other Zoning				X	X	X (IC)	X	X	X	X	X (IC)	
SUP or Conditional Review:												
Commercial Zoning						X					X	X
Residential Zoning	X (SF districts)			X		X					X	
Industrial Zoning											-	
Other Zoning											X	

*MF = only in Multi-family residential zoning districts
 **SF = only in Single-family residential zoning districts
 ***IC = only in Institutional Campus zoning districts

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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

