

*TOLEDO CITY  
PLAN COMMISSION  
REPORT*

*March 10, 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**

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(Chairman)

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

<b>APPLICATION DEADLINE*</b>	<b>AGENDA SET</b>	<b>STAFF REPORT DISTRIBUTED</b>	<b>HEARING DATE</b>
<b>CITY PLAN COMMISSION</b> ( <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**
<b>COUNTY PLANNING COMMISSION</b> ( <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**

**March 10, 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. M-5-16:    | Amendment to the Lagrange-Central C-S Land Development Standards and Guidelines to include reference to enforcement language (rs) |
| 2. M-14-15:   | Amendment to TMC 1108.0206 to clarify process and development of bioretention facilities (gp)                                     |
| 3. M-15-15:   | Amendment to TMC 1108.0202 to prohibit detention/retention facilities in the frontage greenbelt (gp)                              |
| 4. Z-1002-16: | Amendment to Institutional Campus Master Plan at 2213 Cherry Street (gp)  |
| 5. Z-1004-16: | Zone Change from POS to RD6 at 925 Palmwood Avenue (gp)   |
| 6. Z-1001-16: | Zone Change from RS6 to CR at 4018 Bowen Road (rs)  |

7. SUP-1005-16: Special Use Permit for convenience store at 3057 W. Bancroft Street (rs)
8. Z-9004-15: Zone Change from CO to IG at 1821 E. Manhattan Boulevard (rs)
9. SUP-10007-15: Special Use Permit for a community center at 1302 Linden Lane (jl)
10. PUD-10008-15: Amendment to Lot 7 of the INVERWEST Planned Unit Development for a community center (jl)
11. Z-1006-15: Zone Change from IL to CR at 5517 Lewis Avenue (gp)
12. S-3-16: Final Plat of the Replat of Part of Lot 4 of the New Towne Square Plat, located at the northeast corner of Alexis Road and Telegraph Road (rs)
13. SPR-3-16: Major Site Plan Review for truck sales and service facility at 5801 Suder Avenue (bh)
14. SUP-10010-13: Consideration to revoke Special Use Permit for used auto sales facility at 4154, 4158 and 4160 Monroe Street (bh)

## GENERAL INFORMATION

### Subject

Request	-	Amend the Lagrange-Central C-6 Land Development Standards Guidelines to include reference to enforcement language.
Applicant	-	Toledo Lucas-County Plan Commission One Government Center, Suite 1620 Toledo, Ohio 43604

### Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Lagrange Development Standards and Guidelines
- Toledo 20/20 Comprehensive Plan

## STAFF ANALYSIS

The Lagrange Development Corporation is requesting modifications to their Land Development Standards and Guidelines to include reference to enforcement language. The C-6 standards were developed by the Plan Commission's Neighborhood Planning Program for the purpose of revitalizing the Lagrange Street Commercial Corridor in a manner that would best serve the surrounding neighborhoods. The C-6 standards are an addendum to Part Eleven, Planning and Zoning Code, of the Toledo Municipal Code (TMC). These guidelines were originally adopted by City Council through Ordinance 730-84 on October 2, 1984 and have subsequently been amended over the years with the most recent amendment passed by Ordinance 251-09 on April 29, 2009.

The current language does not state how enforcement of regulations is handled in the Land Development Standards and Guidelines. The intent is that the regulations should adhere and reflect the same enforcement language in TMC Chapter 1115 which identifies the responsible agencies for enforcing the Zoning Code. The Division of Code Enforcement regulations, within TMC Chapter 1726, will be referenced in Section X, Submission and Review of Plans, in the Land Development Standards and Guidelines. To further clarify this section, staff has proposed that the following sections be amended to the Submission and Review of Plans section: *1115.0100, 1726.08 and 1726.99*. This will allow non-compliant properties to be cited for violations and a process for bringing non-compliant properties into compliance with the provisions of the Zoning Code.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission approve M-5-16, an amendment to the Land Development Standards and Guidelines for the Lagrange-Central Neighborhood C-6 Zoning District shown in Exhibit "A".

ZONING TEXT AMMENDMENT  
TOLEDO CITY PLAN COMMISSION  
REF: M-5-16  
DATE: March 10, 2016  
TIME: 2:00 p.m.

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

RS  
Exhibit "A" follows

**Exhibit "A"**

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

**Section X. Submission and Review of Plans**

The administration of the Lagrange-Central C-6 Land Development Standards and Guidelines shall be accomplished in conformance with Chapters 1111.1500 Storefront Commercial Additional Review Procedure. ***Enforcement shall be handled as outlined in 1115.0100 Responsibility for Enforcement, 1726.08 Prohibitions; Notice of Liability and 1726.99 Public Nuisance Prohibited; Penalty; Fines; Cash Bond*** of the City of Toledo ~~Planning and Zoning~~ ***Municipal*** Code.

- A. A copy of new development, redevelopment and existing building rehabilitation plans, including landscaping, shall be submitted by the developer or building owner to the Lagrange Development Corporation and the Plan Director of the City Plan Commission for their review prior to any work or permits being issued by any city department.
- B. The Lagrange Development Corporation shall be responsible for the review of plans as required by the standards and guidelines and make its recommendations known to the Plan Director of the Plan Commission.
- C. The Plan Director of the City Plan Commission is granted the right to review, approve, modify or reject the plans and specifications for redevelopment or rehabilitation with respect to their conformance with the provisions of the Land Development Standards listed in this document and in order to achieve harmonious development of the Lagrange-Central C-6 District. Such review and approval shall be concerned with, but not necessarily limited to, urban design standards, site planning, architectural treatment, materials and color, signs, parking, lighting, loading and related service areas, landscaping and building plans, elevations, and construction details.
- D. The Lagrange Development Corporation and the Director of the City Plan Commission shall have a total of thirty (30) calendar days within which to review the plans as required by the standards and guidelines from time of receipt of the proposal by the Plan Commission. Failure to act within the required time-frame shall constitute automatic approval of the plans as submitted. This time frame shall not apply to those proposals requiring a public hearing as set forth below.
- E. The City Plan Commission shall hold a public hearing on:
  - 1. Any items reviewed by the Plan Commission Director which cost less than twenty-five thousand dollars (\$25,000) which are properly appealed to the Commission, and
  - 2. Building, site, and development plans involving a total expenditure of more than twenty-five thousand dollars (\$25,000) within ninety (90) days after submission.

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## GENERAL INFORMATION

### Subject

- Request - Text Amendment to TMC§1107.1906, TMC§1108.0204, TMC§1108.0206, and TMC§1116.0100 to provide additional detail on process and development of bioretention areas
- Applicant - Toledo – Lucas County Plan Commissions  
One Government Center, Suite 1620  
Toledo, Ohio 43604

### Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo – Lucas County Going Beyond Green Sustainability Plan 2014

## STAFF ANALYSIS

### Background

On December 16, 2008, City Council passed resolution 729-08, requesting review and recommendation for amendments to Toledo Municipal Code Part Eleven – Planning and Zoning Code, allow for the incorporation of “green infrastructure” into the parking and landscaping sections of the Zoning Code. The purpose of the request was to provide alternatives for storm water management for developments in the City of Toledo, with the intent of reducing possible environmental damage that can be triggered by standard stormwater management techniques, and to add text to the zoning code that allows these techniques to be used if so desired. The two (2) alternative stormwater management techniques that were considered were bioretention (rain gardens) and permeable pavement.

The Environmental Protection Agency (EPA) defines a rain garden or bioretention area as “a small landscaped, graded area constructed with special soil mix and lined with porous medium that can aid in reducing stormwater runoff, replenish the aquifer, and filter non-point source pollution”. A rain garden is designed to allow stormwater to be absorbed into the ground, rather than be diverted into a sewer system. Permeable/porous pavement is defined by the EPA as a “special type of pavement that allows rain (and snowmelt) to pass through it, thereby reducing runoff and trapping some pollutants”.

**STAFF ANALYSIS** (cont'd)

Background (cont'd)

Staff recommended a Text Amendment that offered a developer the option to install a bioretention area in the required landscaped frontage greenbelt, provided it did not occupy more than fifty (50%) percent of the greenbelt. Also recommended was the option to authorize all or a portion of required off-street parking services (not to include drive aisles) to be provided on permeable/porous surfaces. On April 28, 2009 the proposed amendment was considered by the Toledo City Council and approved with Ord. 253-09.

Research

The Toledo Waterways Initiative (TWI) is a federally mandated environmental program to reduce pollution of the City of Toledo, Ohio's waterways. This program encompasses more than forty-five (45) separate projects over the course of eighteen (18) years and has a total cost of \$521 million. In 2002 the TWI was launched to address the challenge of water pollution due to heavy rains producing sewage overflow into waterways through aging and outdated sanitary sewer systems. As stormwater runoff flows over the land or impervious surfaces it accumulates debris, chemicals, sediments or other pollutants that could adversely affect water quality if the runoff is discharged untreated. Reducing contaminants in our waterways requires several types of structures and methods to hold, separate or divert stormwater during periods of heavy rain. A primary method to control stormwater discharges is the use of Best Management Practices (BMPs).

Most stormwater discharges are considered "point source" and require coverage under a National Pollutant Discharge Elimination System (NPDES) Permit. The NPDES stormwater program regulates discharges from municipal separate storm sewer systems (MS4s), construction activities, industrial activities, and those designated by the EPA due to water quality impacts. The City is required to apply for coverage under and comply with the Environmental Protection Agency's General Municipal Separate Storm Sewer (MS4) Program Permit. This is a program that allows flexibility to determine the best management practice that is appropriate for a particular system.

Green infrastructure uses naturalized systems to infiltrate, evapotranspire, and/or recycle stormwater runoff close to its source. Green infrastructure often uses vegetation, engineered soils, and permeable surfaces to intercept stormwater before it reaches the wastewater system, limiting the amount of polluted stormwater runoff entering waterways. Green Infrastructure is designed to treat stormwater at its source to help infiltrate and clean polluted stormwater and subsequently reducing the number and volume of combined sewer overflows while also creating more vibrant and livable communities. Through restoration efforts, the TWI has improved parks, streets, and reduced combined sewer outfall overflows, and reduced basement and street flooding in some areas, making local communities more livable. The program is seventy (70%) percent near completion and slated to be fully complete in 2020.

**STAFF ANALYSIS** (cont'd)

*Violation and Enforcement*

The purpose of Toledo Municipal Code Chapter 941 is to ensure the health, safety, and general welfare of the citizen's of Toledo by controlling non-stormwater discharges to the stormwater conveyance system, eliminating spill, dumping and disposal of materials other than stormwater, and reducing pollutants in urban stormwater discharges to the maximum extent practicable. The chapter mandates that no person, site, or facility responsible for new development, significant redevelopment or construction sites shall fail to use Best Management Practices, acceptable to the City to control the discharge of pollutants in stormwater runoff and volume of flow into the municipal storm sewer system. Persons owning or operating facilities, including but not limited to parking lots, gas station pavements or similar structures, shall clean those structures as frequently and thoroughly as practical in a manner that does not result in discharge of pollutants to the City storm drain system.

TMC§941 – *Stormwater Discharge Control* provides for the regulation of discharges to the City's municipal storm sewer through the enforcement of the provisions of this chapter and the rules and regulations promulgated by the United States and Ohio Environmental Protections Agencies. One of the objectives of this chapter is to provide the authority to carry out inspection, surveillance and monitoring procedures. The Director of Public Utilities shall be responsible for the administration and enforcement of provisions of this chapter. Upon discovery of a violation of any provision of this chapter or any state or federal law or regulation governing stormwater, the Director shall serve a notice of violation upon the violator. The notice shall identify the specific violation, the applicable law or regulation, the possible penalties for noncompliance, and a recommendation for remedial action TMC§941.07(a).

Toledo – Lucas County Going Beyond Green Sustainability Plan

The Toledo – Lucas County Sustainability Commission is an association of government entities, educational institutions, nonprofit organizations, and business leaders working to promote sustainability in the region. The Greater Toledo Going Beyond Green Regional Sustainability Plan is designed to take a broader look at how the region can protect and restore natural systems, enhance social systems, and grow healthy economic systems in our communities. Implementing a Green Infrastructure Portfolio Standard (GIPS) in an effective approach for planning and organizing how to retrofit the developed landscape with Green Infrastructure (GI) in a manner that allows urban communities to focus resources, is a main objective. Aside from stormwater management, the utilization of GI is intended to help produce a more attractive and comfortable community that will enhance social and economic stability.

**STAFF ANALYSIS** (cont'd)

*Analysis*

The City of Toledo's stormwater credit program provides property owners an opportunity to reduce the property fee portion of their overall stormwater utility fee. The program offers non-residential property owners the opportunity to reduce their monthly stormwater bill by minimizing their property's impact on the stormwater system by implementing stormwater management practices. The program is designed to encourage positive stormwater practices on private property through a credit incentive program.

Single purpose, end-of-the-pipe solutions that rely heavily on pipes, storage tanks and other physical structures, collectively referred to as gray infrastructure are traditional methods of addressing water quality and quantity concerns. These solutions are becoming increasingly cost-prohibited, difficult to site/implement and inadequate for meeting today's water challenges. Increasingly, municipal planners, and officials are being asked to work with water management professionals to address the issues of stormwater runoff. Green infrastructure often requires working across agency and political boundaries, requiring cooperation that can translate to other municipal functions.

Green infrastructure systems offer great promise for improving stormwater management in urban areas. They have been used to successfully address a variety of issues including protecting clean drinking water, providing water for irrigation, and protecting people and property from flooding. Additional benefits include the improvement of air quality, reduce energy demand, providing recreational opportunities, and the enhancement of wild life habitat, while promoting aesthetic value.

The proposed text amendment results from a need to clarify developer alternatives in type and location of best management practices. The request was prompted by a growing concern over improper installation and lack of maintenance of stormwater treatment facilities. The proposed language of the amendment was developed in consultation with the Division of Engineering Services, Division of Environmental Services and the Plan Commission. The modifications are designed to bring all three (3) agencies and developers to a consensus when relaying to developers what is expected in the design, location, installation, and maintenance best management practices. The developer will be required to maintain the bioretention area consistently with plant material that is suitable to the Northwest Ohio climate. A summary of the proposed amendments includes: the introduction and definition of several new terms; the change of "bioretention" to "stormwater treatment facility"; extensive modifications to section TMC§1108.0206; and modifications to TMC§1107.1906 and TMC§1108.0204.B.

**STAFF ANALYSIS** (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan addresses environmental quality in its list of recommendation for the City of Toledo. The Plan states, “environmental concerns must be a high priority when implementing the recommendations of this plan”. It further stresses the need for “healthy waterways” in the City of Toledo.

**STAFF RECOMMENDATION**

The staff recommends Toledo City Plan Commission recommend approval of M-14-15 for the text amendment to the Planning and Zoning Code, outlined in Exhibits “A,B,C,D”, to the Toledo City Council.

ZONING TEXT AMENDMENT  
TOLEDO CITY PLAN COMMISSION  
REF: M-14-15  
DATE: March 10, 2016  
TIME: 2:00 p.m.

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

GP  
Exhibit “A” follows  
Exhibit “B” follows  
Exhibit “C” follows  
Exhibit “D” follows

**Exhibit “A”**  
(Current Regulations)

Local Regulations

Current regulations outlined in Toledo Municipal Code (TMC) Sec. 1108.0206 – *Bioretention Areas (Rain Gardens)* are as follow:

A. In all zoning districts except the Downtown Overlay District (DOD), bioretention areas may be located within the frontage greenbelt area, buffer area, parking lot screening area, or landscape islands provided the following criteria are met:

1. Only 50% of any required frontage greenbelt area may be occupied by a bioretention area.
2. The bioretention area shall meet the approval of the City of Toledo's Division of Engineering Services and Division of Environmental Services.
3. Plant materials shall be chosen from the list provided in the Rain Garden Initiative, which offers a list of native plants that are acceptable for use in a rain garden.
4. The bioretention area shall be maintained by the property owner for its intended function for the duration of its life.

B. In the Downtown Overlay District, bioretention areas shall be restricted to roof gardens, rear yards and courtyards only.

(Ord. 253-09. Passed 4-28-09.)

Current regulation outlined in Toledo Municipal Code (TMC) Sec. 1107.1906 – *Design Standards (Surfacing and Drainage)* are as follow:

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.

(Ord. 253-09. Passed 4-28-09.)

Current regulation outlined in Toledo Municipal Code (TMC) Sec. 1107.1906(D) – *Design Standards (Surfacing and Drainage)* are as follow:

D. The Planning Director may authorize all or a portion of required off-street parking spaces (not to include drive aisles) to be provided on permeable/porous surfaces.

(Ord. 253-09. Passed 4-28-09.)

**Exhibit “B”**  
(Additions to TMC§1116 – Terminology)

Definitions

- **Stormwater Treatment Facility** is a device installed or constructed to reduce or control stormwater peak runoff rates or to reduce stormwater contaminants. These facilities include, but are not limited to the construction of vegetated channels, grass filter strips, detention ponds, retention ponds, infiltration devices, wetlands, oil/water separators, catch basins screens or filters.
- **Bioretention** are landscape elements designed to remove silt and pollution from surface runoff water. Stormwater is treated through a sand bed, grass buffer strip, ponding area, organic layer or mulch layer, planting soil, and plants. Stored water in bioretention basin areas infiltrate into the underlying soils and water table over a period of days.
- A **Bioswale** is a linear vegetated swale that channels stormwater, infiltrating and filtering it with vegetation and soils as it travels
- A **Catch Basin Filter** is a woven or non-woven water-permeable material, generally made of synthetic products such as polypropylene, used in stormwater management and erosion and sediment control applications to trap sediment or to prevent fine soil particles from clogging the aggregates.
- **Grass Filtration Strips** are uniform areas of dense turf or meadow grasses with minimum slope, designed to accept diffuse sheet flow from parking lots or other impervious surfaces.
- **Green Roof** is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane.
- **Porous/permeable pavement** is a range of sustainable material and techniques for permeable pavements with a base and subbase that allow the movement of stormwater through the surface. In addition to reducing runoff, this effectively traps suspended solids and filters pollutants from the water.
- **Rain Garden** is a planted depression or a hole that allows rainwater runoff from impervious urban areas, like roofs, driveways, walkway, parking lots and compacted lawn areas, the opportunity to be absorbed.

**Exhibit “B”** (cont’d)  
(Additions to TMC§1116 – Terminology)

Definitions (cont’d)

- A **Stormwater Detention Pond** is a facility designed to receive and hold stormwater and release it at a slower rate, usually over a number of hours. The entire volume of stormwater that enters the facility is eventually release.
- **Stormwater Retention Pond** is used to manage stormwater runoff to prevent flooding, downstream erosion and improve water quality. Sometimes called a wet pond or wet detention basin, it is an artificial stormwater reservoir with vegetation around the perimeter and includes a permanent pool of water in its design.
- **Tree Boxes** are a green infrastructure stromwater control measure that are designed to collect the first flush of stromwater and treat it prior to discharge into the storm sewer system or subsoil. The structure is a pre-manufactured concrete box which is installed in-ground, filled with soil media and typically planted with native, non-invasive tree or shrub.
- **Wetland** is an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, and similar areas.
- A **Vegetated Swale** is a long and narrow channel planted with a variety of trees, shrubs, and grasses. Stormwater runoff from impervious surfaces is directed through the swale, where it is slowed and in some cases infiltrated, allowing pollutants to settle out.

**Exhibit “C”**

(Current Code Language in TMC1108 to be removed)

**1108.0206 Bioretention Areas (Rain Gardens)**

~~A. In all zoning districts except the Downtown Overlay District (DOD), bioretention areas may be located within the frontage greenbelt area, buffer area, parking lot screening area, or landscape islands provided the following criteria are met:~~

- ~~1. Only 50% of any required frontage greenbelt area may be occupied by a bioretention area.~~
- ~~2. The bioretention area shall meet the approval of the City of Toledo's Division of Engineering Services and Division of Environmental Services.~~
- ~~3. Plant materials shall be chosen from the list provided in the Rain Garden Initiative, which offers a list of native plants that are acceptable for use in a rain garden.~~
- ~~4. The bioretention area shall be maintained by the property owner for its intended function for the duration of its life.~~

~~B. In the Downtown Overlay District, bioretention areas shall be restricted to roof gardens, rear yards and courtyards only.  
(Ord. 253-09. Passed 4-28-09.)~~

**Exhibit “D”**  
(Additions in Bold Italics,  
Deletions in Strikethrough)

Delete existing 1108.0206 and replace with the following

**Proposed Code Language for TMC 1108**

**1108.0206 – Stormwater Treatment Facilities (Bioretention Areas)**

- A. A Stormwater Treatment Facility is defined by 941.01. In all zoning districts except the Downtown Overlay District (DOD), Stormwater Treatment Facilities may be located within the required landscaping areas, frontage greenbelt area, buffer area, parking lot screening area, or landscape islands provided the following criteria are met:*
- 1. Detention/Retention areas are prohibited in the frontage greenbelt.*
  - 2. Facilities must be designed to infiltrate to drain dry or have a bottom slope minimum of 1% to drain dry.*
  - 3. Side slopes shall have a maximum side slope no more than 3:1 (three units horizontal to one unit vertical).*
  - 4. If located within the frontage greenbelt the stormwater treatment facility may only occupy up to 50% of the actual available green space.*
    - i. Footprint of stormwater treatment facility is defined by the top of any slope that is 5:1 or steeper.*
    - ii. Footprint of stormwater treatment facility may cross the greenbelt boundary.*
  - 5. Concrete drainage structures must be located to provide maximum benefit for stormwater treatment effectiveness, and must also be mostly concealed within the side slope, and be surrounded by landscape screening rather than visibly protruding into the landscaping.*

**Exhibit “D”** (cont’d)  
(Additions in Bold Italics,  
Deletions in Strikethrough)

***B. Plantings and ground cover.***

*The stormwater treatment facility must be planted and landscaped as such:*

- 1. All landscaping requirements of TMC§1108 – Landscape and Screening must nonetheless be achieved for the frontage greenbelt area, buffer area, parking lot screening area, or landscape islands.*
- 2. Bioretention filter beds must be planted with turf, trees, and/or perennial plant materials chosen from lists provided by the Rain Garden Initiative.*
- 3. Rock is only permitted when designed for dissipation of velocity at locations of concentrated stormwater runoff or for pretreatment considerations according to design guidelines.*
- 4. Side slope shall be grass or sod.*
- 5. Bottom of pond shall be native plants and grasses appropriate for the type of stormwater facility.*
  - i. A list of acceptable native plants may be obtained from the Toledo-Lucas County Rain Garden Initiative.*
  - ii. A stormwater treatment facility may be planted with grass however additional screening will be required in accordance with TMC 1108.0200 or TMC1108.0300.*

***C. Designs must be approved by DPU, including but not limited to:***

- 1. A maintenance-free outlet.*
- 2. No Stone, Riprap, concrete or other impervious materials shall be allowed within the stormwater treatment facility unless required by the ODNR Rainwater and Land Development manual and approved by the Division of Engineering Services.*
- 3. Design is according to the State of Ohio Construction General Permit (latest version) and the City Storm Water Management Plan (latest version), both of which include regularly updated design guidance.*

**Exhibit “D”** (cont’d)  
(Additions in Bold Italics,  
Deletions in Strikethrough)

*D. The stormwater treatment facility shall meet the approval of The City of Toledo’s Division of Engineering Services. Facilities not constructed as approved shall be in violation of this code and may also be subject to fees and penalties as set forth in TMC chapter 941.*

- 1. The stormwater treatment facility shall have maximum side slopes of 4:1.*
- 2. The maximum ponding depth shall be no greater than 12” deep and shall meet the drawdown times required by the most current Ohio EPA General Permit for Stormwater Discharges under the National Pollutant Discharge Elimination System (NPDES)*

*E. The landowner, or successors in interest, or agent, if any, or lessee must be jointly responsible for the regular maintenance of the stormwater treatment facility. Stormwater treatment facilities not properly maintained shall be a violation of this code and may also be subject to fees and penalties as set forth in TMC Chapter 941.*

*F. In the Downtown Overlay District, bioretention areas shall be restricted to roof gardens, rear yards and courtyards only.*

*G. If a stormwater treatment facility alters an approved landscape plan, it shall be resubmitted for the review of the Director of the Planning Commission.*

**1108.0204 B. 2.** Landscape areas within the parking area must be peninsular or island types and must be constructed with 6 inch by 18 inch concrete curbing, cast-in-place, extruded, or by some other process approved by the Planning Director, to minimize damage to plant material. Where the landscape area is part of the ~~drainage~~ *stormwater treatment facility* for the parking lot, curb openings or wheel stops ~~must~~ *shall* be ~~required~~ *required* to allow for drainage into the ~~swale or buffer~~ *area stormwater treatment facility*.

**1108.0204 B.3.** Topsoil must be back filled to provide positive drainage of the landscape peninsula or island, *unless landscape peninsula or island is being utilized as a stormwater treatment facility.*

**1108.0204 B.6.** Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground cover, *unless approved as part of the stormwater treatment facility.*

**Exhibit “D”** (cont’d)  
(Additions in Bold Italics,  
Deletions in Strikethrough)

**1107.1906 Surfacing and Drainage.** Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways shall 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 *or to a stormwater system subject to the regulations and approval of the Department of Public Utilities.*

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## GENERAL INFORMATION

### Subject

- Request - Text Amendment to TMC§1108.0202.B to prohibit stormwater retention/detention in the frontage greenbelt and referring to TMC§1108.0206 – Stormwater Treatment Facilities
- Applicant - Toledo – Lucas County Plan Commissions  
One Government Center, Suite 1620  
Toledo, Ohio 43604

### Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning

## STAFF ANALYSIS

This is an amendment to TMC§1108.0202.B. *Landscape Standards – Frontage Greenbelt*. The proposal is to add language prohibiting the placement of retention and detention facilities within the required frontage greenbelt. Additionally, language will be added directing the reader to TMC 1108.0206 *Landscape Standards – Stormwater Treatment Facilities (Bioretention Area)*, which offers the option of developing a stormwater treatment facility (bioretention) in a portion of the frontage greenbelt.

The impetus for this modification is to clarify that retention/detention facilities cannot be developed in the frontage greenbelt but bioretention areas are permitted provided they meet the standards outlined in TMC§1108.0202.B and the approval of the appropriate City agencies. There are numerous examples throughout the City of frontage greenbelts that have been encroached upon by retention/detention facilities, resulting in a less than acceptable landscape area. Frontage greenbelts are crucial for a number of reasons, including protection of adjacent land uses (often residential) and visual aesthetics.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan addresses environmental quality in its list of recommendation for the City of Toledo. The Plan states, “environmental concerns must be a high priority when implementing the recommendations of this plan”. It further stresses the need for “healthy waterways” in the City of Toledo.

**STAFF RECOMMENDATION**

The staff recommends Toledo City Plan Commission recommend approval of M-15-15 for the text amendment to the Planning and Zoning Code, outlined in Exhibit “A”, to the Toledo City Council.

ZONING TEXT AMENDMENT  
TOLEDO CITY PLAN COMMISSION  
REF: M-15-15  
DATE: March 10, 2016  
TIME: 2:00 p.m.

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

GP  
Exhibit “A” follows

**Exhibit “A”**  
(Additions in Bold Italics)

**1108.0202 Frontage Greenbelt**

**A. Applicability**

An extensively landscaped frontage greenbelt shall be provided along public right-of-ways, but not including alleys. Plantings required to meet this section shall not be located within the public right-of-way. This requirement applies to all zoning districts except those districts defined in Sec. 1108.0300

**B. Requirements**

Said frontage greenbelt shall include grass, trees and shrub plantings.

1. At least one tree must be provided for every 30 feet of lot frontage or fraction thereof. Trees are not required to be evenly spaced and may be clustered.
2. If a parking lot is proposed to be developed in the front of the property, the frontage greenbelt shall include a solid evergreen hedge planting to screen the parking lot so that no headlights of any vehicles can be seen from the public street. 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.
3. Frontage greenbelts shall be a minimum width of 15 feet. For properties over 5 acres and/or those with over 500 feet of frontage, the frontage greenbelt shall be a minimum of 30 feet wide measured perpendicular from the street or place right-of-way abutting the property.
4. See also Sec. 1107.1202B.3 when within 50 feet of a Residential district.
5. *Stormwater treatment facilities may occupy up to fifty (50%) of the frontage greenbelt provided they meet the criteria outlined in TMC 1108.0206 Stormwater Treatment Facilities. Retention and detention stormwater treatment facilities are not permitted within the required frontage greenbelt .*

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## GENERAL INFORMATION

### Subject

- |           |   |  |
|-----------|---|--|
| Request   | - | Request for an amendment of the Institutional Campus Master Plan for Mercy Health – St. Vincent’s Medical Center |
| Location  | - | 2213 Cherry Street   |
| Applicant | - | Mercy Health – St. Vincent’s Medical Center<br>2213 Cherry Street<br>Toledo, OH 43608                            |
| Attorney  | - | Mercy Health – St. Vincent’s Medical Center<br>C/O: Richard E. Wolff<br>2213 Cherry Street<br>Toledo, OH 43608   |

### Site Description

- |              |   |                               |
|--------------|---|-------------------------------|
| Zoning       | - | IC / Institutional Campus     |
| Area         | - | ± 47 acres                    |
| Frontage     | - | ±3,200’ along Cherry Street   |
| Frontage     | - | ±1,300’ along Page Street     |
| Frontage     | - | ±400’ along Yates Street      |
| Frontage     | - | ±400’ along Mark Street       |
| Frontage     | - | ±1,200’ along Franklin Avenue |
| Existing Use | - | St. Vincent’s Medical Center  |
| Proposed Use | - | St. Vincent’s Medical Center  |

### Area Description

- |       |   |  |
|-------|---|--|
| North | - | Central Catholic High School and Mixed Residential / IC            |
| South | - | St. Mary’s Church, Mixed Residential, and Funeral Home / RM36, RD6 |
| East  | - | Mixed Residential / RM36   |
| West  | - | Mixed Residential / RS6, RD6, RM36                                 |

**GENERAL INFORMATION (cont'd)**

Parcel History

- SpP-78 - Revised Master Plan approved by Plan Commission on 10/5/78; Admin. Board of Zoning Appeals (BZA) approved on 11/2/78.
- SpP-1-84 - Amend Special Permit to revise Master Plan to add a medical office building and conference/education facility approved by Plan Commission on 12/20/84; BZA on 1/28/85.
- SpP-1-87 - Amend Special Permit to revise Master Plan to add a parking structure of 300+ spaces and other parking improvements approved by the Plan Commission 10/8/87; BZA approved 11/2/87.
- SpP-1-88 - Amend Special Permit to revise Master Plan to add a surgery building and a life flight facility approved by Plan commission on 1/19/89; BZA approved on 1/23/89.
- PL-1-90 - Parking lot north of Cherry Street between Noble and Yates Streets administratively approved 5/10/90.
- PL-7-92 - Parking Lot on Cherry Street between Frederick Street and Noble Street administratively approved 10/22/92.
- Pl-3-93 - Parking Lot at Cherry Street and Mark Street, northwest, approved administratively 8/3/93.
- M-1-98 - Amend Master Plan to add a three story medical office building, a five level 538 space parking garage, and an elevated walkway across Cherry Street.
- Z-1005-98 - Zone Change from C-2 & R-4 to R-5. Approved by Ord. 626-98 (4/28/98).

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

- |            |   |   |
|------------|---|---|
| V-8-98     | - | Vacation of alley and portion of streets in area bounded by Cherry, Yates, Walnut, & Mark Streets. Approved by Ord. 624-98 (3/31/98).   |
| M-6-04     | - | Amend master plan to add a 4 story cardiac care and surgical unit. (PC approved 6/10/04).   |
| M-5-07     | - | Amendment to St. Vincent Mercy Medical Center Master Plan for a comprehensive sign plan (PC approved 7/12/07).  |
| Z-11006-10 | - | Zone Change from "RD6" Duplex Residential District, "RM36" Multi Dwelling Residential District, "CO" Office Commercial, and "CR" Regional Commercial to "IC" Institutional Campus with "IC" Master Plan (companion case). |
| SPR-2-16   | - | Minor Site Plan Review for building and parking lot addition, building demolition and modifications to ER at 2213 Cherry Street (companion case).   |
| CSDO-1-16  | - | Cherry Street Development Organization review of building and parking lot addition, building demolition, and modifications to ER at 2213 Cherry Street (companion case).  |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Mercy – Health St. Vincent Medical Center Institutional Master Plan

## **STAFF ANALYSIS**

The applicant is requesting an amendment of the Institutional Campus Master Plan for St. Vincent's Mercy Medical Center campus for alterations of two (2) of its medical facilities. The amendment sites are located at 2213 and 2527 Cherry Street. The Medical Center is comprised of a total of ±47 acres and has frontage on Cherry Street, Page Street, Yates Street, Mark Street, and Franklin Avenue. The main campus is occupied by fourteen (14) main structures, among which are: the D'Youville Education Center, the "E" Building (Surgical Building), and the Child Development Center. The Institutional Master Plan for the campus was originally approved in 1978 and has been amended several times, most recently in 2010. A companion Minor Site Plan Review and a review by the Cherry Street Development Organization accompany this case. The Hospital has worked closely with the Cherry Street Development Organization to assure that the Cherry Street corridor is properly maintained and secured.

The amendment to the existing Mercy – Health St. Vincent's Medical Center Institutional Campus Master Plan will facilitate the demolition of the D'Youville Education Center and the subsequent expansion of the Emergency Room Outpatient and Surgery Building (the "E" Building). The Education Center currently houses medical education, a credit union, and life flight departments. These departments will be relocated throughout Mercy Health facilities. In the area where the Education Center has been razed, an addition to the Medical Center of approximately 33,000 square feet is proposed and a renovation of approximately 21,000 square feet of existing space in the abutting building (the "E" Building). The primary purpose of the modification is to provide separate entry points for emergency department ambulances, emergency walk-ins and outpatient surgery patients.

A 3,000 square foot addition is also proposed for the Child Development Center (aka the North Building) for an outpatient dialysis center. The building was formerly the child day care center and was most recently used as an office building. The single story additions will be part of a new outpatient dialysis center that is to become the sole use of the North Building. The letter of intent states that the existing D'Youville Education Center and the North Building are no longer practical for their current uses and that the proposed modifications will optimize the use of space on the campus while providing improved emergency and outpatients services.

### Mercy Health – St. Vincent Medical Center 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 Medical Center anticipates future modifications to its campus which will require additional amendments to the Institutional Campus Master Plan.

**STAFF ANALYSIS (cont'd)**

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Institutional Campus land uses. The intent of the IC Institutional Campus district is to accommodate large institutional uses in campus-like settings, such as hospitals, schools and colleges. The IC district is intended to promote and enhance the development and expansion of medical, educational and other larger institutional uses while minimizing the adverse impacts that can result when such uses are located near residential neighborhoods. The Emergency/Outpatient Surgery Project is intended to demonstrate the Medical Center's commitment to provide the community with the most up-to-date healthcare services in an efficient and compassionate manner.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of Z-1002-16, a request an amendment of the Institutional Campus Master Plan for Mercy – Health St. Vincent Medical Center main campus and north building for the sites located at 2213 and 2527 Cherry 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).

**STAFF RECOMMENDATION**

The staff further recommends that the Toledo City Plan Commission approve Z-1002-16, a request an amendment of the Institutional Campus Master Plan for Mercy – Health St. Vincent Medical Center for the site located at 2213 and 2527 Cherry Street, to Toledo City Council, subject to the following twenty (20) conditions:

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

**STAFF RECOMMENDATION** (cont'd)

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. 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.
6. Detailed plans for the storm-water services, including a detailed site-grading plan, Storm Water Pollution Prevention Plan (SWP3), and storm-water calculations, shall be submitted to the Division of Engineering Services for review and approval.
7. Plan design and submittal shall comply with the current version of City of Toledo DPU Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>.

**STAFF RECOMMENDATION** (cont'd)

Engineering Services (cont'd)

8. Within the City's Design and Construction Requirements, as listed above, the City does have storm-water detention requirements within a combined-sewer area for earth-disturbing activity greater than 2,500 square feet. (Overall common plan of development is considered.) The City recommends that this requirement is closely observed during the planning stages of the project, as space may be needed to accommodate the detention.
9. 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.
10. 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
11. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
12. 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.
13. 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.
14. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.

Sewer & Drainage Services

No comments or objections to the amendment.

**STAFF RECOMMENDATION (cont'd)**

Fire Prevention

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

Transportation

15. The master plan must include the modifications to the parking area affected by this expansion project. The revised Master Plan shall be submitted for review and approval by the Division of Transportation.

Economic Development

16. Permits will be required for the construction of the building addition and any parking lot improvements.
17. Any signage or fencing will require separate plan approval, permit issuance and inspection.

Building Inspection

Comments not received at time of printing

Plan Commission

18. Detailed site plans for the proposed site modifications and improvements shall be submitted to the Plan Commission for review and approval
19. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
20. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

REF: Z-1002-16 . . . March 10, 2016

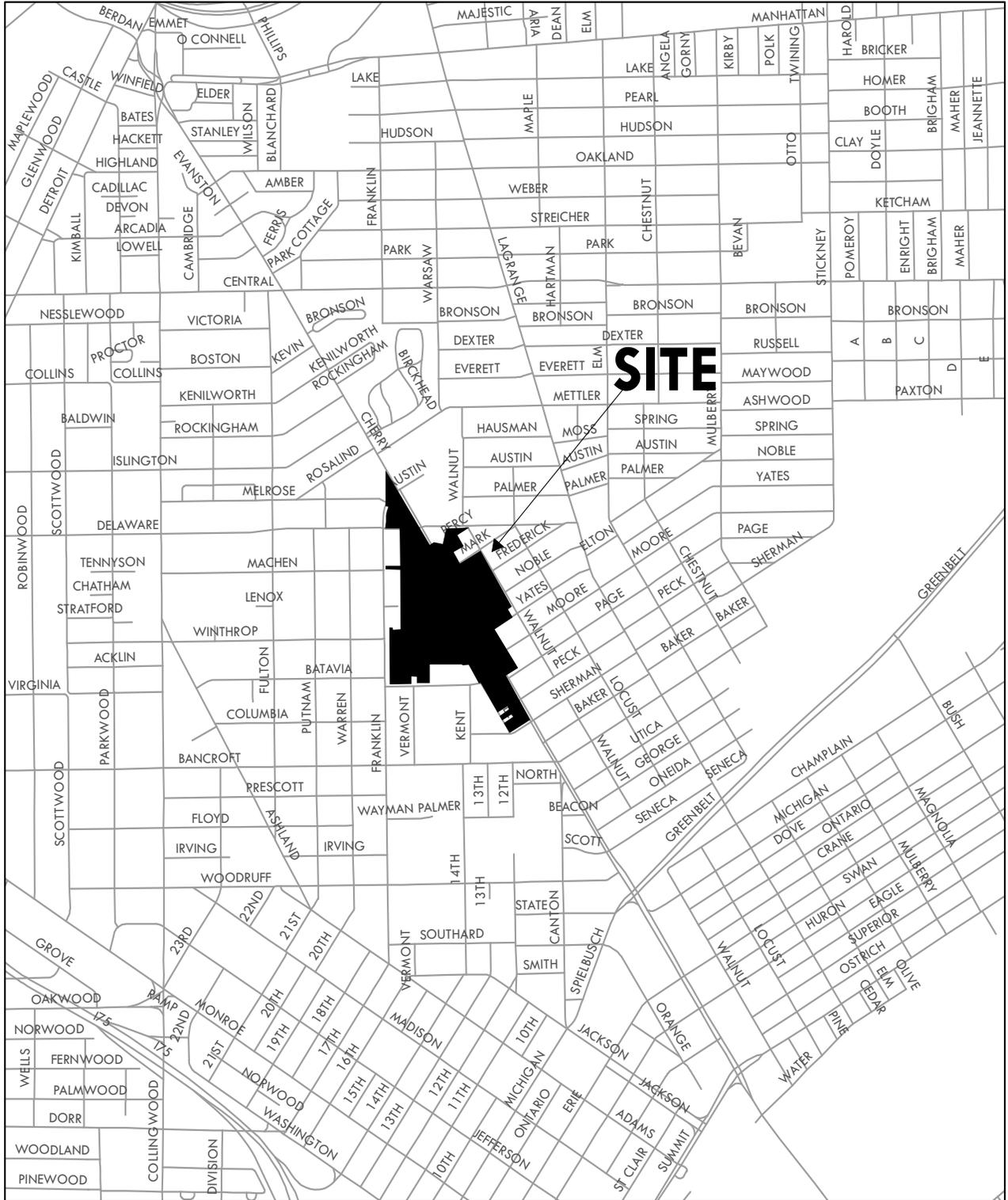
INSTITUTIONAL CAMPUS MASTER  
PLAN AMENDMENT  
TOLEDO CITY PLAN COMMISSION  
REF: Z-1002-16  
DATE: March 10, 2016  
TIME: 2:00 P.M.

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

GP  
Three (3) sketches follow

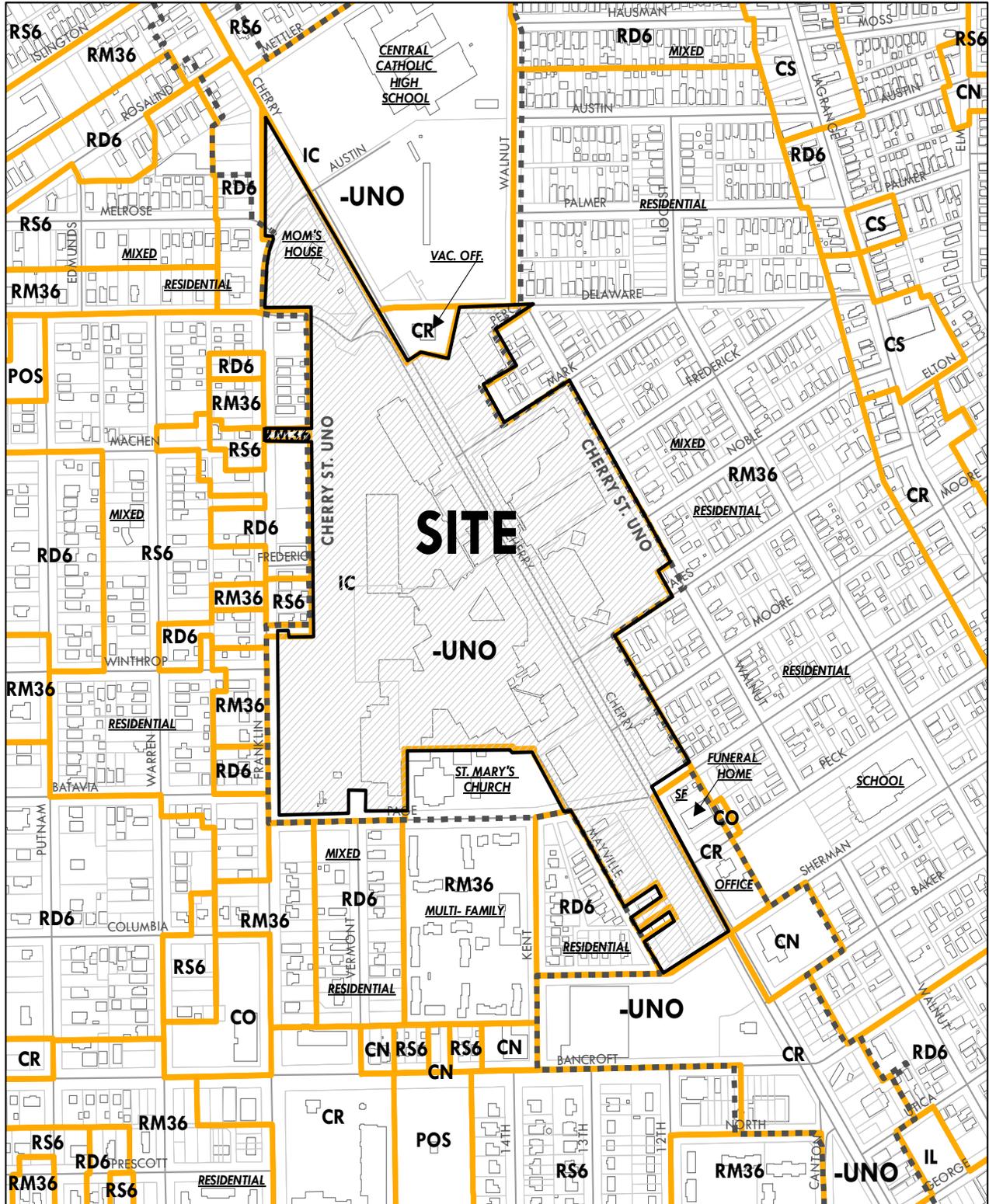
# GENERAL LOCATION

Z-1002-16  
ID 8



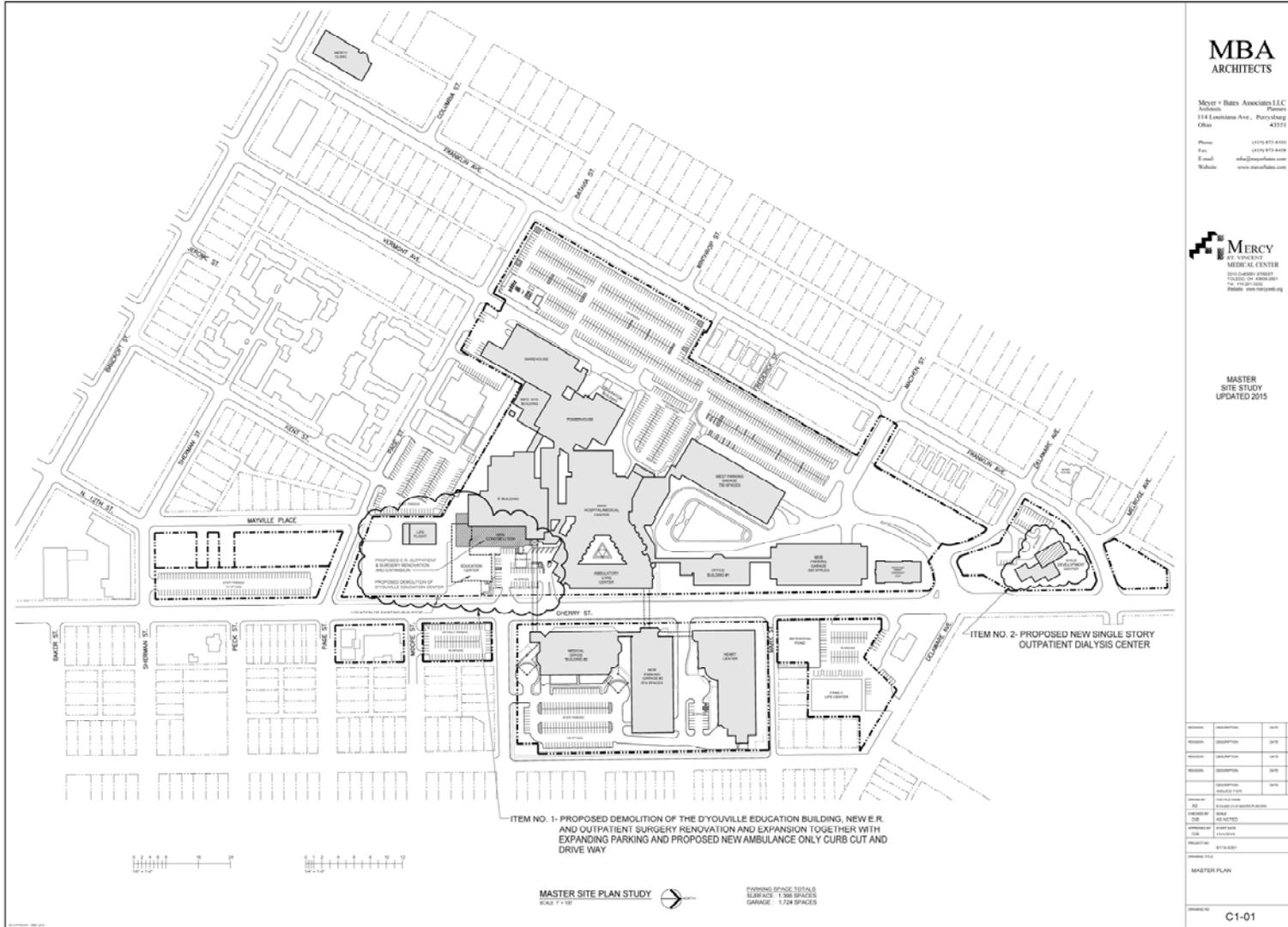
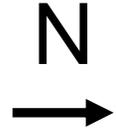
# ZONING & LAND USE

Z-1002-16  
ID 8



# SITE PLAN

Z-1002-16  
ID 8



4-12

## GENERAL INFORMATION

### Subject

- Request - Request a for Zone Change from POS Parks and Open Space to RD6 Duplex Residential
- Location - 925 Palmwood Avenue
- Applicant - Division of Real Estate  
C/O: Jeanette Morell  
One Government Center  
Suite 2250  
Toledo, OH 43604
- Engineer - Lewandowski Engineers  
C/O: Nicole J. Gilford  
234 N. Erie Street  
Toledo, OH 43604

### Site Description

- Zoning - POS / Parks and Open Space
- Area - ± 2.91 acres
- Frontage - ±395' along Palmwood Avenue
- Existing Use - Parks and Open Space
- Proposed Use - Public Library

### Area Description

- North - Smith Park, Mixed Residential / POS, RD6
- South - Mott Library, Multi-Family Residential / RM36
- East - Smith Park, Undeveloped Parcel / POS, RM36
- West - MLK Jr. Elementary School / RD6

### Parcel History

- Z-253-04 - Request for Zone Change from IL Limited Industrial, RM36 Multi-Family Residential, and CR Regional Commercial to POS Parks and Open Space. Plan Commission recommended approval on 8/12/04, approved by City Council 11/27/07, Ord. 777-07.

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

M-18-10 - Request for the review of the Dorr Street Corridor Vision Plan as an amendment to the 20/20 Plan. Plan Commission recommended approval on 11/4/10, finalized by City Council 12/21/10, Ord. 668-10.

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from POS Parks and Open Space to RD6 Duplex Residential for a site located at 925 Palmwood Avenue. The ±2.91 acre site is an undeveloped portion of Smith Park, a public park that is owned by the City. Some amenities associated with the park include: a public pool, tennis courts, basketball courts, an athletic track, play ground equipment, a gazebo, and associated parking areas. A portion of the park was recently split-off and rezoned in order to facilitate the development of Martin Luther King, Jr. Elementary School.

The applicant is requesting a Zone Change to RD6 Duplex Residential to facilitate the relocation of the Mott Branch Library. The Mott Branch Library is named after Anna C. Mott who left a portion of her estate to the library. The Branch has expanded twice in its history, first in the mid 1970s and again in 1998. Due to rising demand, the library has the need to expand but does not have enough land at its current location to do so in a desired fashion.

A lot split at the ±9.8 acre site has created a ±2.91 acre parcel adjacent to the elementary school in preparation for the relocation of the library. The intent is to develop a library that will be utilized by the public as well as the children that attend the elementary school. Other site modifications include the removal of an existing parking lot and gazebo. The conceptual site plan depicts the addition of parking areas along with bike racks, and indicates sufficient room for a football field. A bike/walking path throughout the entire park will connect the school, the library, the residential neighborhood to the north, and park amenities.

**STAFF ANALYSIS (cont'd)**

Surrounding land uses include park space located north of the site and a mixed use residential neighborhood located further north of the site across Fernwood Avenue. To the south of the property across Dorr Street is the current location of Mott Branch Library along with multi-family residential. To the west is Martin Luther King, Jr. Elementary School and to the east of the site are various recreational amenities of Smith Park.

The Dorr Street Corridor Vision Plan 2009

The Dorr Street Visioning Project is a redevelopment plan that spans four (4) miles of Dorr Street between Byrne Road on the west and Washington Street on the east. Dorr Street is a major thoroughfare connecting the University of Toledo's Main Campus to Downtown Toledo. The Plan identifies the Dorr Street and Hawley Street – Smith Park intersection as a key node along the corridor. The placement of civic uses and public recreation sites within the community to improve the quality of life is recommended. Making the park more inviting and adding mixed residential and neighborhood retail development to foster pedestrian activity is suggested as a way to promote the type of physical environment that supports a more cohesive community fabric along the corridor.

By building places with multiple destinations within close proximity, communities have the framework for encouraging walkability. A key element of a walkable community are easy and safe walking routes to goods and services such as housing, retail, schools, and libraries that a community needs on a regular basis. The proposal reinforces the concepts that are outlined and encouraged in The Dorr Street Corridor Vision Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan provides a set of recommendations to guide the future growth and development of the City. The Plan targets this area for Parks and Open Space land uses. The Parks and Open Space district is a special purpose zoning district intended to preserve and enhance major open space and recreational areas by protecting the natural amenities they possess and by accompanying development that is compatible with those natural amenities. Smith Park provides popular activities for young people within their neighborhood.

The RD6 Duplex Residential zoning is compatible with the surrounding area and is one of the zoning districts in which libraries are permitted as a special use. The Zone Change to accommodate the library's relocation to this parcel, adjacent to a park and adjacent to a school, would help to foster an environment of education, health, and recreation. The collaboration of the land uses, enforce a sense of community and safety while positively engaging residents of the neighborhood.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of Z-1004-16, a request for a Zone Change from POS Parks and Open Space to RD6 Duplex Residential for the site located at 925 Palmwood Avenue, to the Toledo City Council, for the following three (3) reasons:

1. The requested RD6 Duplex Residential zoning is compatible with zoning classifications of properties within the general vicinity (TMC§1111.0606(C) Review and Decision Making Criteria).
2. The request is suitable for the subject property in terms of uses permitted under the existing and proposed zoning classification (TMC§1111.0606(D) Review and Decision Making Criteria); and
3. The request will not have a negative impact on the properties within the vicinity of the subject site (TMC§1111.0606(E) Review and Decision Making Criteria).

ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z-1004-16  
DATE: March 10, 2016  
TIME: 2:00 P.M.

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

GP  
Two (2) sketches follow

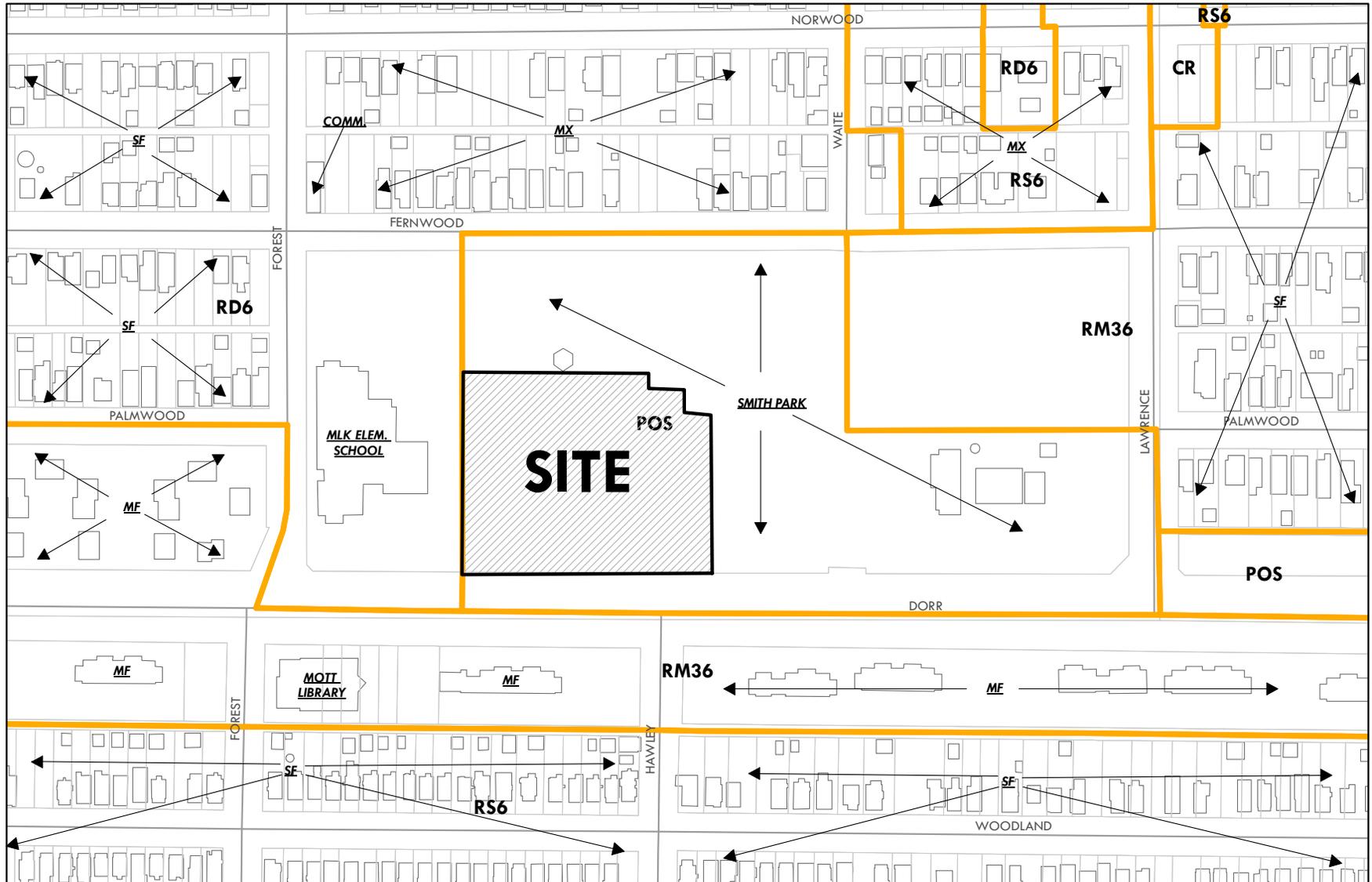


# ZONING & LAND USE

Z-1004-16  
ID 18



5 - 6



**GENERAL INFORMATION**

Subject

- Request - Zone Change from RS6 Single Family Residential to CR Regional Commercial
- Location - 4018 Bowen Road
- Applicant - Jeff Urbanski  
Independent Investments, Inc.  
650 Phillips Avenue  
Toledo, OH 43612

Site Description

- Zoning - RS6 / Single Family Residential
- Area - ± 0.124 acres
- Frontage - ± 38' along Bowen Road
- Existing Use - Vacant property
- Proposed Use - Parking Lot

Area Description

- North - Single Family Residential / RS6
- South - Dog Groomers, Sign Shop / CR
- East - Single Family Residential / RS6
- West - Bowen Road, Single Family Residential / RS6

Parcel History

No parcel history on record.

Applicable Plans and Regulations

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

## **STAFF ANALYSIS**

The applicant is requesting a Zone Change from RS6 Single Family Residential to CR Regional Commercial at 4018 Bowen Road. The ± 0.124 acre site is currently undeveloped. Surrounding land uses include single family homes to the north, east and west of the property; and retail commercial businesses immediately abutting the property to the south along Sylvania Avenue.

The applicant owns the properties abutting the site to the south and intends to develop the site with a parking lot to support the businesses established to the south. A Zone Change is required because a parking lot that serves commercial uses must be zoned the same or a more intense zoning category.

### Landscaping

Upon development of the site, a Minor Site Plan Review will be required with a landscaping plan. Through the installation of landscape buffers, efforts will be taken to protect the neighboring residential properties.

### 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 CR zoning designation. Staff recommends approval of the Zone Change for this location because it is compatible with the established land uses along Sylvania Avenue. Additionally, the proposed CR zoning is consistent with the current zoning designations of properties established in the immediate area south of the site. Finally, the proposed CR zoning will facilitate the development of a parking lot that will support the existing neighborhood commercial uses along the Sylvania Avenue corridor.

### Neighborhood Meeting

Due to the encroachment of a commercially zoned district on a residential zoning district, staff is requesting the applicant host a neighborhood meeting. Meeting notifications will need to be sent to the mailing address list provided to the applicant generated by the staff.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of Z-1001-16, a Zone Change from RS6 Single Family Residential to CR Regional Commercial at 4018 Bowen Road to Toledo City Council for the following three (3) reasons:

1. The CR Zone Change will facilitate the development of a parking lot that will support the existing neighborhood commercial uses along Sylvania Avenue;
2. The CR zoning request is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606.B Review & Decision-Making Criteria).
3. A Zone Change to CR Regional Commercial is consistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606.C Review & Decision-Making Criteria).

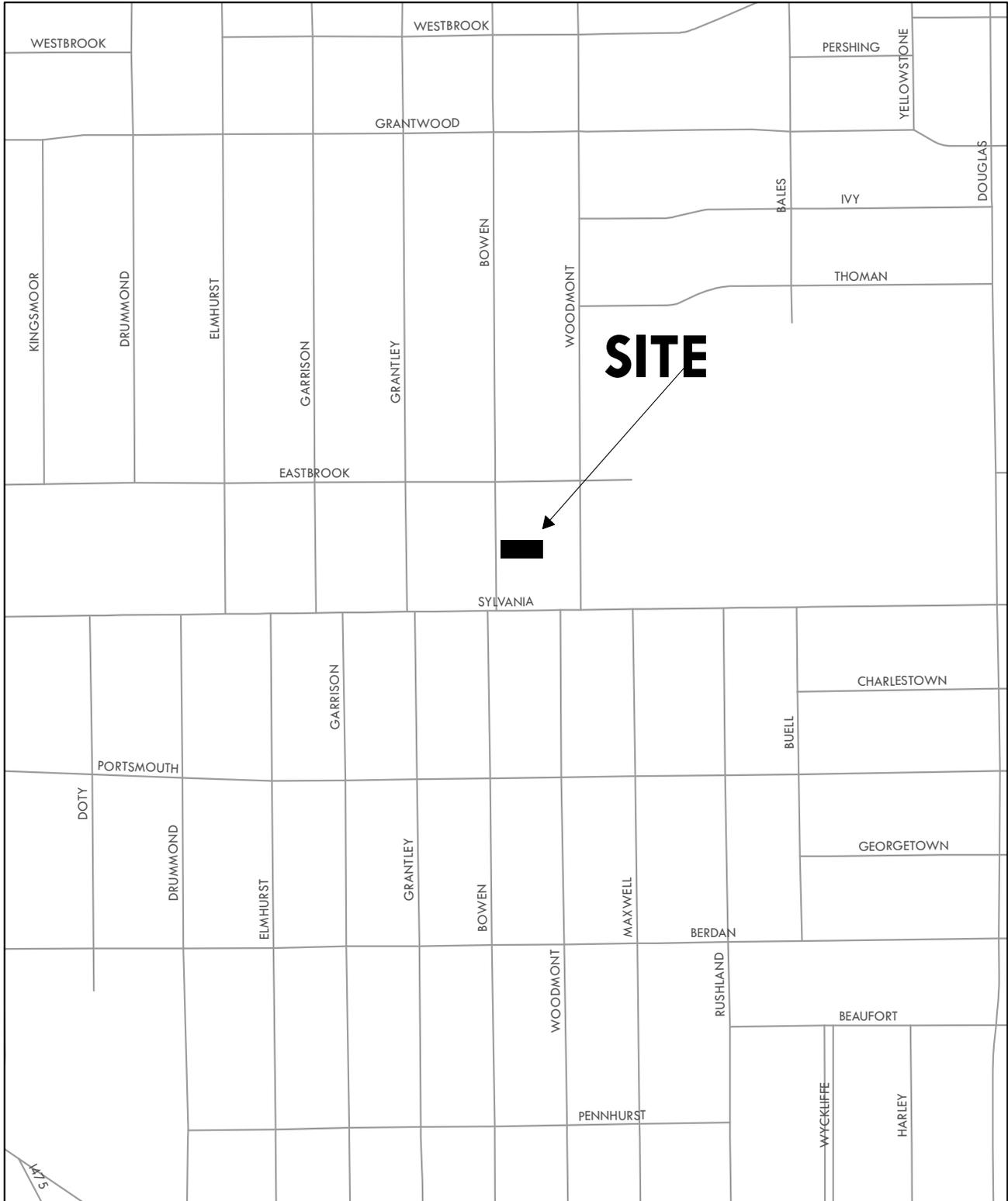
ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z-1001-16  
DATE: March 10, 2016  
TIME: 2:00 P.M.

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

RS  
Two (2) sketches follow

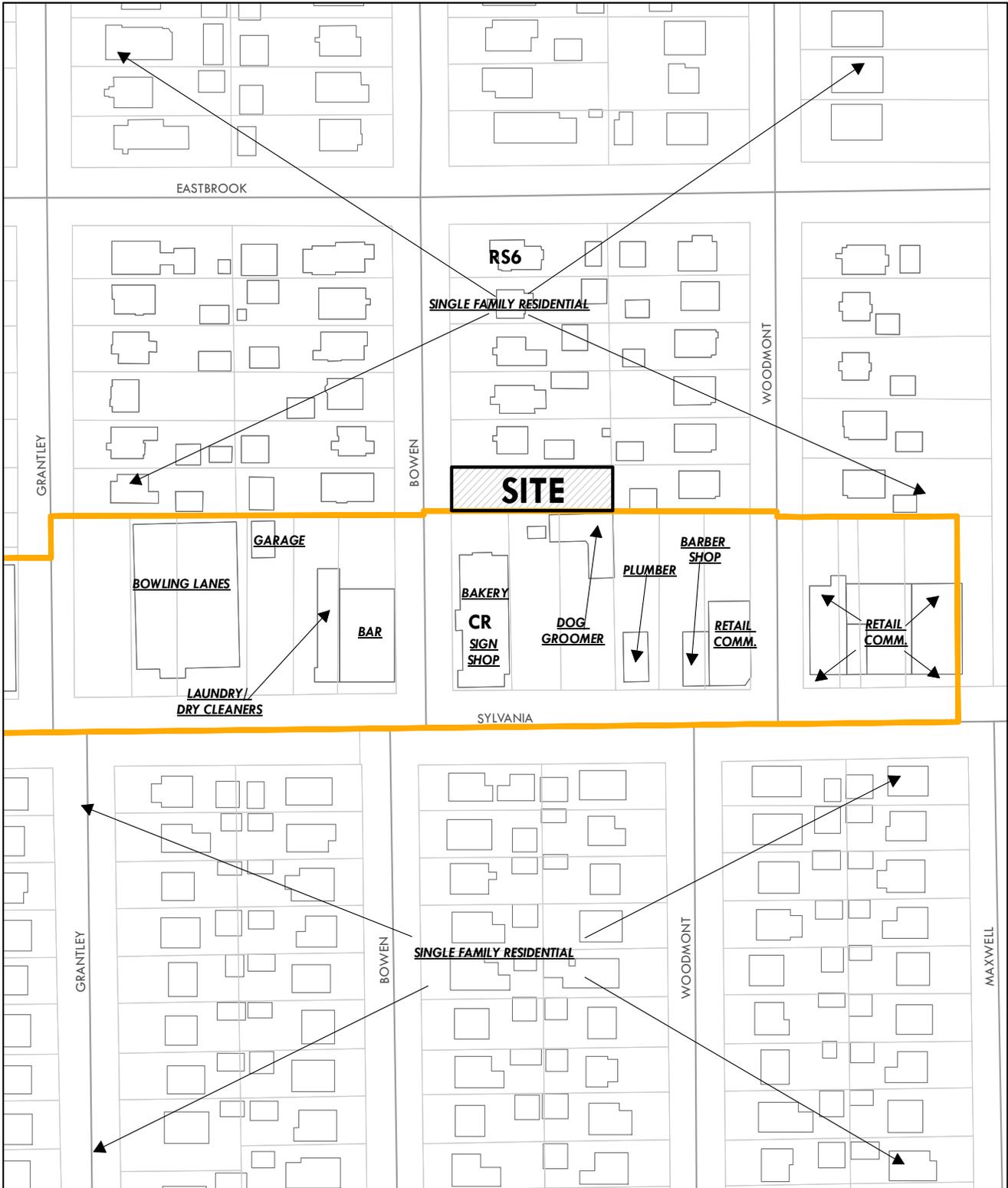
# GENERAL LOCATION

Z-1001-16  
ID 49



# ZONING & LAND USE

Z-1001-16  
ID 49



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**GENERAL INFORMATION**

Subject

- Request - Special Use Permit for a convenience store
- Location - 3057 West Bancroft Street
- Applicant - Mellifluous LLC.  
3057 West Bancroft Street  
Toledo, OH 43606
- Engineer - Ronald Stroshine  
Form + Function Architects, LLC.  
3971 Navarre Avenue  
Oregon, OH 43616

Site Description

- Zoning - Regional Commercial / CR
- Area - ± 0.16 acres
- Frontage - ± 50' on Bancroft Street
- Existing Use - Commercial tenant space
- Proposed Use - Convenience Store
- Parking Required - 14 spaces
- Parking Provided - 5 spaces + shared parking lot

Area Description

- North - Bancroft Street, Single-family Residential / RS6
- South - Honors Drive, University of Toledo / RS6
- East - Barbershop, Bookstore / CR
- West - Ferdos Mediterranean Restaurant / CR

Parcel History

No parcel history on record.

Applicable Regulations

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

## **STAFF ANALYSIS**

The applicant is requesting a Special Use Permit for a convenience store, to be located in a tenant space at 3057 West Bancroft Street. The overall site is ± 0.16 acres and consists of one (1) parcel with frontage on Bancroft Street. The site is currently zoned CR Regional Commercial and is occupied by a one-story commercial building. Surrounding land uses include a Single-family Residential neighborhood to the north, retail and commercial tenant spaces to the east occupied by a barbershop and bookstore, the University of Toledo to the south, and a restaurant to the west.

### Convenience Store Regulations

As defined in TMC§1116.0217, any food and beverage retail sale facility that occupies a floor area of less than 5,000 square feet is considered a convenience store. The hours of operation of a convenience store may be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, as a condition of development approval. Particular attention will be given to convenience stores located adjacent to any residential district, school, place of religious assembly, park, or playground (TMC§1104.0601).

The Special Use permit granted for a convenience store shall be subject to review on an annual basis and may be amended or revoked by action of City Council in consultation with the Plan Commission if said convenience store is determined to have significant negative secondary effects that have not been sufficiently alleviated under zoning, building or health code regulations (TMC§1104.0602).

Pursuant to TMC§1104.0603(A), a convenience store shall not be located within a 2,000 foot radius of another convenience store. Additionally, a convenience store shall not be located within 1,000 foot radius of a school, public park, public library, licensed child day care center, or other use established specifically for the activities of minors (Per TMC§1104.0603(B)). There are no established uses within the required radiuses; therefore staff is supportive of a convenience store at this location.

### Parking and Circulation

Parking and access on the site will be shared with the adjoining businesses since the applicant is occupying an existing tenant space. Ingress and egress to a parking lot in a Commercial district must be from a major street or from a street located in a Commercial or Industrial district with Commercial or Industrial zoning on the opposite side of the street (TMC§1107.1203(A)). The site is currently zoned for commercial uses but the property across the street, Honors Drive, is zoned Single-Family Residential. However, the applicant is proposing to occupy an existing tenant space in an existing building, so this requirement is not applicable.

**STAFF ANALYSIS (cont'd)**

Parking and Circulation (cont'd)

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, Food and Beverage Retail Sales facilities are subject to Schedule B, TMC§1107.0400 – *Off-Street Parking Schedule “B” Additional Commercial Standards* which require one (1) parking space per every 300 square feet of floor area and one (1) bicycle parking slots per ten (10) parking spaces. The site plan depicts a total floor area around 4,000 square feet, requiring fourteen (14) customer parking spaces with one (1) being a required van accessible space and the addition of two (2) bicycle parking slots. The applicant is providing five (5) parking spaces plus shared parking. The site is an existing tenant space and currently shares the parking lot with abutting retail and commercial businesses to the east, which are accessed on Campus Road. Staff is supportive of this arrangement due to the applicant occupying an existing tenant space that shares parking and access with surrounding businesses.

Landscaping

The site occupies an existing tenant space and was developed before the 2004 zoning code and therefore not required to completely comply with the landscape standards of the 2004 code. Therefore, no additional landscaping is required.

A dumpster may not be located in any required setback and shall be located as far away from residential areas as possible (TMC§1108.0203(G)(5)). The submitted site plan depicts the dumpster along the southern property boundary next to a single-family residential zoning district. Staff recommends the dumpster be located abutting the building where the site plan depicts a single parking space. Additionally, staff recommends the dumpster include screening on all four sides in the form of evergreen plantings, fencing, or wall structure at least six feet (6') in height with access to the dumpster by using a gate.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Neighborhood Commercial land uses. CN Neighborhood Commercial zoning requires buildings to be oriented in a pedestrian based design that requires distinct architecture and also allows a mix of uses. CN land uses typically include predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may also be included. Staff recommends approval of the Special Use Permit for this location because it is compatible with the land uses in the immediate area and the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria. Finally, the proposed use is allowed in the CR zoning district and there are no spacing violations.

## STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-1005-16, a Special Use Permit for a convenience store located at 3057 West Bancroft Street, 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);
3. The proposed use is allowed in the CR zoning district and there are no spacing violations.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-1005-16, a Special Use Permit for a convenience store located at 3057 West Bancroft Street to the Toledo City Council subject to the following nine (9) conditions:

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

### Fire Prevention

No concerns or objections.

### Division of Transportation

1. The site plan submitted is not drawn to scale. A revised site plan shall be submitted with correct measurements.
2. The site plan does not include the dimensions of parking stalls, drive aisles or access drives. A revised site plan shall be submitted depicting the current and proposed conditions of the site.
3. Standard parking stalls, ADA parking stalls, drive aisles and access drives must meet the dimensional requirements of Toledo Municipal Code section 1107.

### Plan Commission

4. 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 acceptable as depicted on site plan.**
5. Dumpsters may not be located in the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code.

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

6. 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.
7. If the existing 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.
8. Minor adjustments to the Site Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
9. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

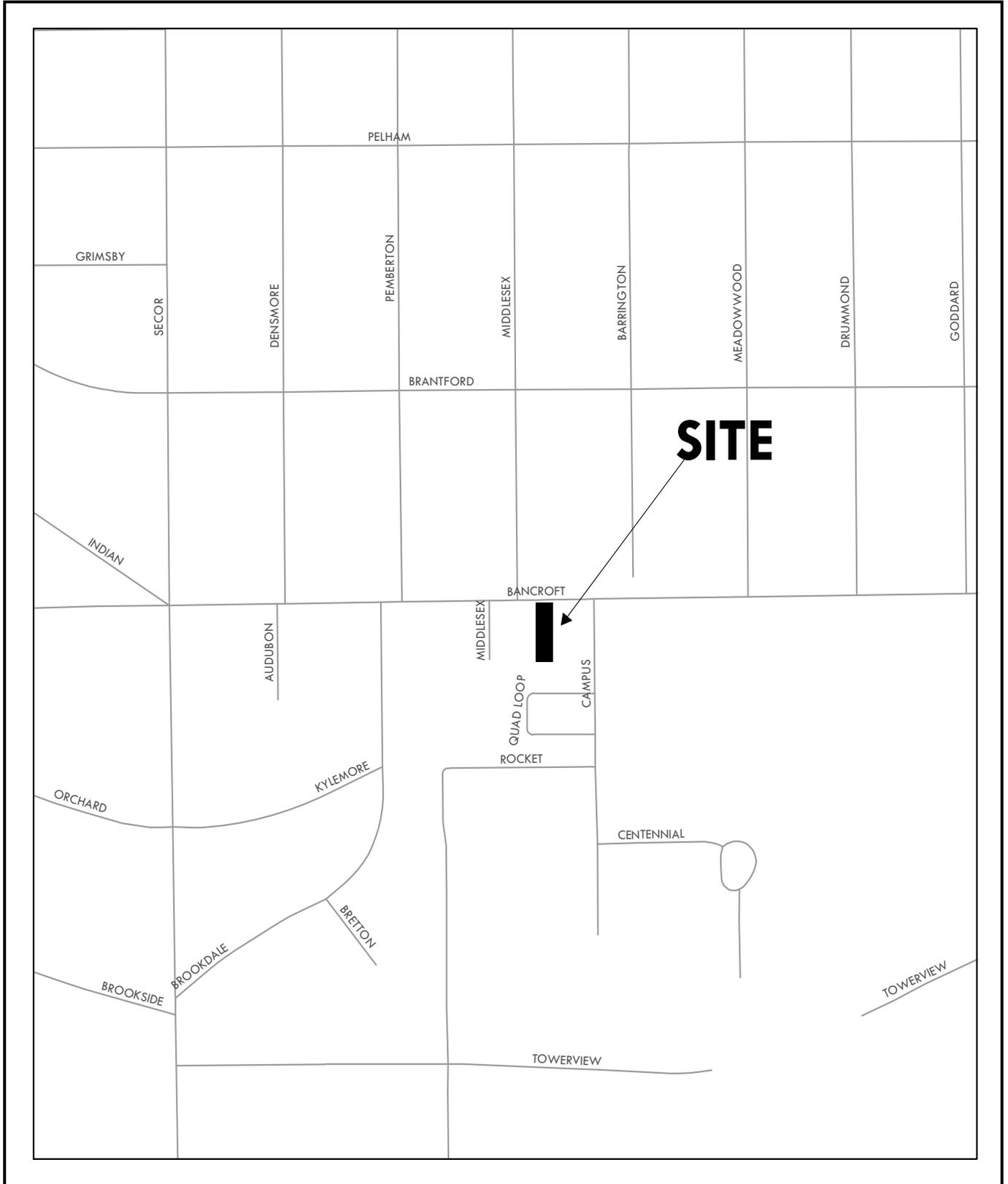
SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-1005-16  
DATE: March 10, 2016  
TIME: 2:00 P.M.

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

RS  
Three (3) sketches follow

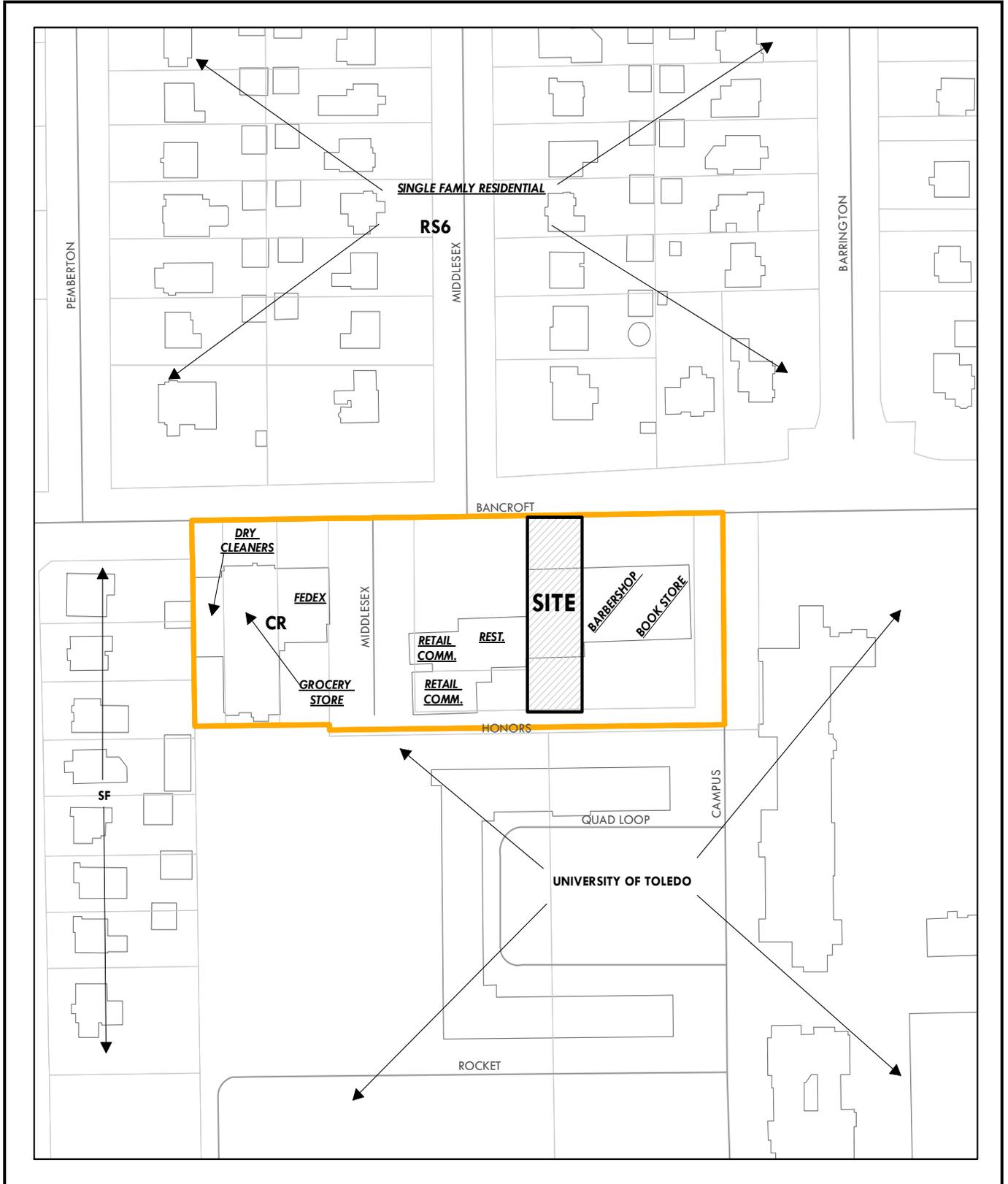
# GENERAL LOCATION

SUP-1005-16  
ID 51



# ZONING & LAND USE

SUP-1005-16  
ID 51





**GENERAL INFORMATION**

Subject

- Request - Zone Change from CO Office Commercial to IG General Industrial
- Location - 1821 East Manhattan Boulevard
- Applicant - Matthew Aaron Schaedler  
1831 East Manhattan Boulevard  
Toledo, OH 43608

Site Description

- Zoning - IL / Limited Industrial
- Area - ± 7.69 acres
- Frontage - ± 64' along Manhattan Street
- Existing Use - Vacant motel / Parking lot
- Proposed Use - Industrial equipment storage

Area Description

- North - General Industrial / IG
- South - Regional Commercial / CR
- East - General Industrial / IG
- West - General Industrial / IG

Parcel History

- Z-60-63 - Zone Change from M-2 to C-3 at N. side of E. Manhattan at 1811 E. Manhattan (Plan Commission recommended approval on 04/11/1963. Approved by City Council by Res. 60-63).
- Z-269-71 - Zone Change from C-3 to C-2 at N. side of Manhattan E. of Detroit-Toledo Expressway (Plan Commission recommended approval on 10/07/1971. Approved by City Council by Ord. 833-71).

## **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 IG General Industrial for a site located at 1821 East Manhattan Boulevard. The ± 7.69 acre site is zoned Office Commercial and is currently occupied by a vacant motel. Surrounding land uses include general industrial to the north, east and west of the property; regional commercial bordering the south of East Manhattan Boulevard; and single-family residential within five-hundred feet (500') to the south of East Manhattan Boulevard.

The applicant operates a construction equipment storage facility abutting the property to the south of the site. The applicant is requesting the Zone Change to facilitate an expansion of the existing construction equipment storage facility (located at 1831 East Manhattan Boulevard). A Zone Change is required because outdoor storage of heavy manufacturing equipment is not a permitted use in the CO Office Commercial zoning district.

The Toledo 20/20 Comprehensive Plan targets this area for Light Industrial land uses but abuts a large area targeted for general industrial uses. Staff recommends approval of the Zone Change for this location because it is compatible with the zoning and land uses in the immediate area. Additionally, IG Zoning is established in the majority of the immediate area surrounding the site.

## **STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of Z-9004-15, a request for a Zone Change from CO Office Commercial to IG General Industrial for a site located at 1821 East Manhattan Boulevard, to the Toledo City Council, for the following two (2) reasons:

1. The request is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) Review and Decision Making Criteria).
2. The proposed IG General Industrial zoning is compatible with the zoning districts within the general vicinity of the site (TMC§1111.0606(C) Review and Decision Making Criteria).

REF: Z-9004-15 . . . March 10, 2016

ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z-9004-15  
DATE: March 10, 2016  
TIME: 2:00 P.M.

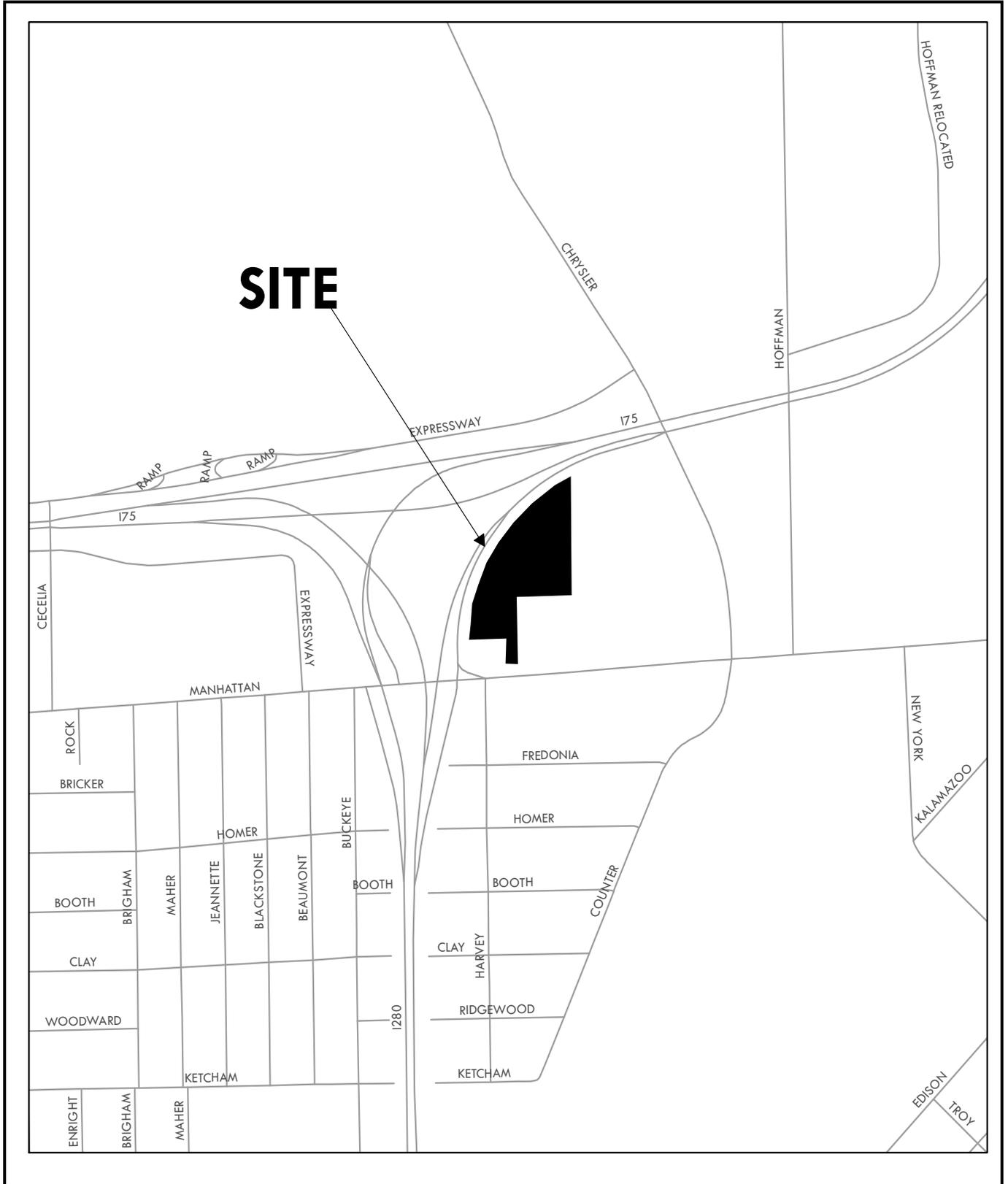
CITY COUNCIL COMMITTEE OF  
PLANNING AND ZONING  
DATE: April 13, 2016  
TIME: 4:00 P.M.

RS

Two (2) sketches follow

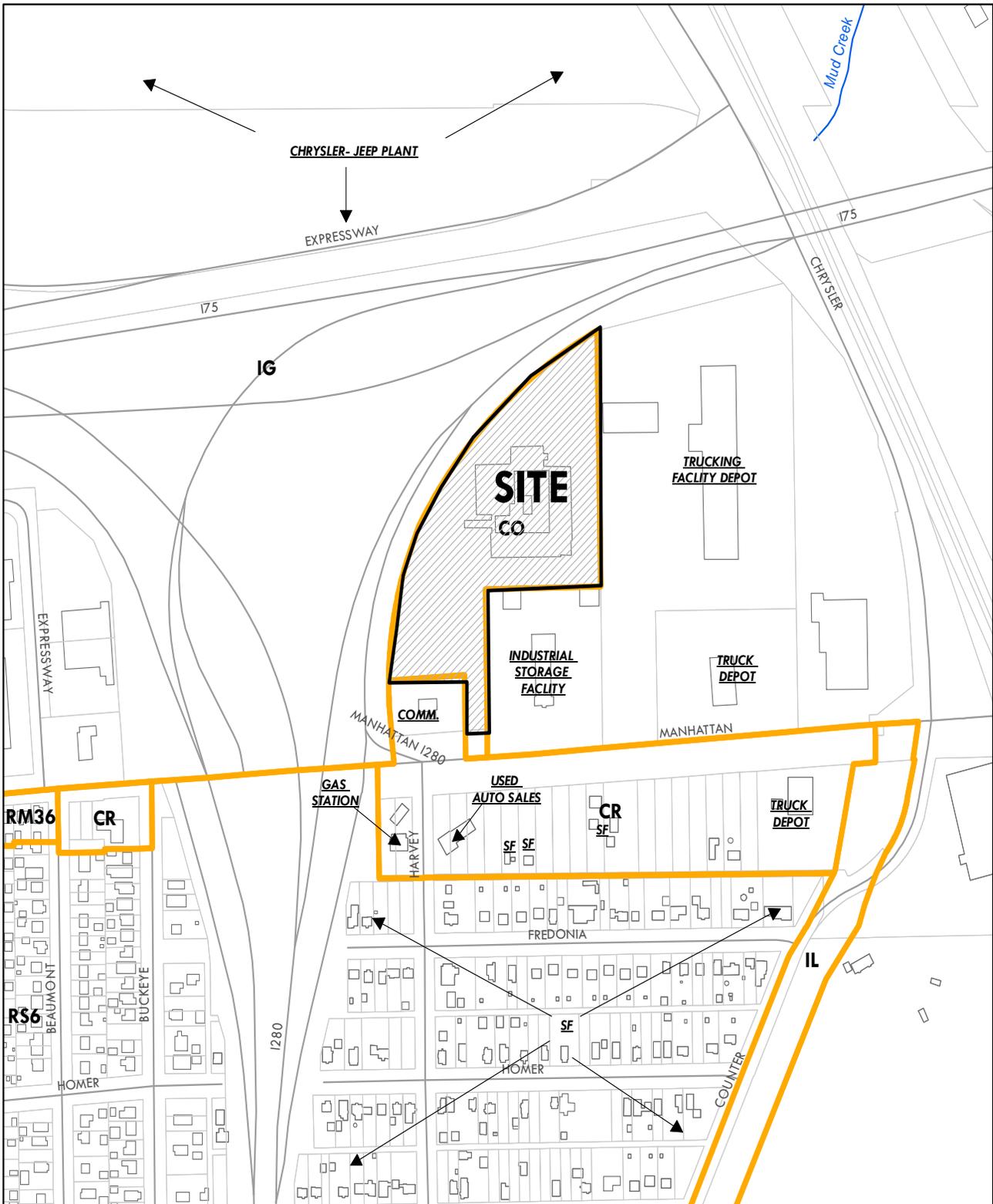
# GENERAL LOCATION

Z-9004-15  
ID 6



# ZONING & LAND USE

Z-9004-15  
ID 6



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## GENERAL INFORMATION

### Subject

- Request - Special Use Permit for a Community Center
- Location - 1302 Linden Lane
- Applicant - Bryan D. Ellis, P.E., P.S.  
Glass City Engineering & Surveying  
2001 River Road  
Maumee, OH 43537
- Owner - Union Bank Company  
100 S. High Street Box 67  
Columbus Grove, OH 45380

### Site Description

- Zoning - RM36-PUD *Multi-Dwelling Residential Planned Unit Development*
- Area - 4.6 Acres
- Frontage - ± 315 Feet along Linden Lane
- Existing Use - Undeveloped
- Proposed Use - Community Center

### Area Description

- North - Reynolds Corner Library / CO *Commercial Office*
- South - Single & Multiple Family Residential / RD6-PUD  
*Duplex Residential, Planned Unit Development*
- East - Single & Multiple Family Residential / RD6-PUD  
*Duplex Residential, Planned Unit Development*
- West - Undeveloped / RM36-PUD *Multiple Dwelling Residential, Planned Unit Development*

### Parcel History

- S-21-80 - Preliminary Drawing review for Linden Hills. Approved by Plan Commission on 4/21/81. Final Plat approved on 5/20/82.

**GENERAL INFORMATION (cont'd)**

- CUP-3-81            -    Community Unit Plan for Linden Hills. Plan Commission recommended approval 4/2/81. City Council approved 4/21/81. Ord. 234-81.
- Z-2-81             -    Zone Change from R-2 to R-3, C-1 and C-2. Plan Commission recommended approval on 3/5/81. City Council approved on 3/24/81. Ord. 167-81.
- CUP-198-87       -    Amendment to CUP originally granted by Ord. 234-81, to allow an increase in density on lot 7 of INVERWEST from 87 units to 150 units. Plan Commission recommended approval on 10/8/87. City Council approved on 11/3/87. Ord. 900-87.
- Z-158-87         -    Zone Change from R-3 to R-4 for Lot 7 of INVERWEST. Plan Commission recommended approval on 9/10/87. City Council approved on 9/29/87. Ord. 783-87.
- SUP-95-87        -    SUP to allow for development of elderly housing complex on lot 7 of INVERWEST. Plan Commission recommended disapproval on 9/10/87. City Council approved a withdrawal of the application on 9/29/87. Res. 206-87.
- CUP-198-87       -    Minor change to CUP originally granted by Ord. 234-81 and subsequently amended by Ord. 900-87 to allow for a deed transfer of 60' of lot area for Lot 7 of INVERWEST. Plan Commission recommended approval on 12/1/88. City Council approved on 12/20/88. Ord. 1113-88.
- Z-9015-04        -    Zone Change for Lot 8 of INVERWEST. Plan Commission recommended disapproval on 11/4/04. Referred back to Plan Commission by City Council Committee of Planning and Zoning on 12/8/04. Plan Commission recommended disapproval on 1/13/05. City Council approved 3/8/05.

**GENERAL INFORMATION (cont'd)**

- SPR-17-04 - Major Site Plan Review for Lots 7 and 8 of INVERWEST. Plan Commission disapproved on 11/4/04. Appealed to City Council on 11/12/04. Referred back to Plan Commission by City Council Committee of Planning and Zoning on 12/8/04. Plan Commission disapproved on 1/13/05.
  
- PUD-10008-15 - Amendment to Lot 7 of the INVERWEST Planned Unit Development for a community center at 1302 Linden Lane (Companion Case).

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The request is for a Special Use Permit for a community center at 1302 Linden Lane. The letter of intent indicates that the facility will be used for lectures, community outreach, and activities for its membership. The operators are currently listed as a 501c3. This designation is required for a Community Recreation, Active use because it is a Public and Civic use. Surrounding land uses include mixed residential uses to the south, undeveloped land to the west, a library and undeveloped land to the north, and a church to the east. PUD-10008-15, an amendment to Lot 7 of the INVERWEST Planned Unit Development for a community center, is a companion case.

A neighborhood meeting was held on February 18<sup>th</sup> at the request of Plan Commission staff. The project seemed well received by neighbors in attendance, although representatives for the condominium owner directly to the south on Linden Lane expressed concerns regarding privacy, screening, noise, and vibration during construction. The engineer has revised the landscape area to the south to provide a 3' tall mounding area near the existing residences in order to mitigate some of those concerns.

*LAYOUT*

The project includes a 15,184 sq. ft. community center, a 16357 sq. ft. structure for a gymnasium, a 121 space parking lot, and the preservation of .7 acres of land as open space per the requirements of the plat for INVERWEST, formerly known as LINDEN HILLS. The property will access Linden Lane through a single curb cut. The open space is positioned to the east of the site along Linden Lane for easier access by existing residents of INVERWEST. A walkway is provided along the open space between Linden Lane and the gymnasium, connecting the site with the surrounding neighborhood.

**STAFF ANALYSIS (cont'd)**

*PARKING*

The site plan provides 117 parking spaces for the proposed community center. A Community Recreation, Active use requires a parking study demonstrating the parking demands that the site will generate. The information should include detailed operating characteristics such as membership numbers, hours of operation, and how the facility will be used. This is necessary because of the unique operating characteristics of this type of use. The site plan provides a calculation for a Recreational Community Center based on a widely accepted traffic handbook, but does not provide detailed operating characteristics. Additional documentation was provided outlining the different events and attendance figures occurring on the property. Average attendance for most events will be less than 70 people, with the majority of events occurring on Saturdays.

*LANDSCAPING*

The landscape plan provides a 25 foot frontage greenbelt, a Type A buffer to the north and east, a Type B buffer to the south, interior parking lot landscaping, foundation plantings, and interior site landscaping. The plan meets the required elements for landscaping a new site with one exception (1) the Type A buffer to the rear of the property requires a row of hedges. This is included as a condition of approval.

*ELEVATIONS*

Elevations were submitted for the gymnasium and community center. The buildings will be designed primarily with founders brick and a concrete block base. EIFS accents, windows, entrances with covered awnings, and a metal panel, pitched roof add elements that break up the massing of the buildings. Facades visible from the public right of way must utilize high quality materials for 75% of the total wall area. Founders brick and EIFS (when less than 15% and 36" above grade) meet this requirement, but additional information on the material breakdown of the building is needed. Any metal roofing visible at a 90 degree angle would also be considered as part of the façade.

The western facades of both buildings are visible from the right of way. The elevations show that the gymnasium includes EIFS on 15.6% of this wall area and will need to be reduced below 15%. Clarification also needs to be provided regarding the items included in the "other" materials percentages. Additionally, staff is requesting that the concrete block be upgraded along the western facades of both buildings. These items are included as conditions of approval.

*20/20 PLAN*

The 20/20 Comprehensive Plan recommends this property for Multiple Family Residential uses. However, similar to other residential categories, non-residential uses that are typically compatible with residential neighborhoods are also acceptable uses, such as libraries, schools, churches, and community centers. The parcel is also located near the intersection of Linden Lane with Dorr Street and as a result should limit the impact on the adjacent residential neighborhood of INVERWEST.

## STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-10007-15, a Special Use Permit for a community center at 1302 Linden Lane, to the Toledo City Council, for the following **two (2)** reasons:

1. The request is consistent with the Toledo 20/20 Comprehensive Plan; and
2. The location of the parcel near the intersection of Linden Lane with Dorr Street should limit the impact on the adjacent residential neighborhood.

Staff further recommends approval subject to the following **thirty nine (39)** conditions:

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

### Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced and/or upgraded to conform to current City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
3. All commercial drive approaches (along with the sidewalk through the drive) shall be constructed with 8-inch-thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop or opening.**
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.
5. Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.
6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.

**STAFF RECOMMENDATION** (cont'd)

Engineering Services (cont'd)

7. 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.
8. Contact the City of Toledo Fire Prevention Bureau to determine the fire-protection requirements for this site.
9. Contact the Division of Water Distribution to determine the backflow-prevention requirements for this site.
10. If existing water services are not to be reused, they shall be abandoned by the City of Toledo at the developer's expense.
11. Do not place water services through/beneath detention pond.
12. Maintain 10 feet of horizontal clearance between proposed water service and sanitary or storm sewers. Maintain 4 feet of horizontal clearance between proposed water service and any other underground utility. Maintain 18 inches of vertical clearance between proposed water service and sanitary or storm sewers. Maintain 12 inches of vertical clearance between proposed water service and any underground utility.
13. New fire, domestic, and irrigation taps will be installed by City of Toledo at the owner's/developer's expense.
14. Plans submitted indicate earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, Storm Water Pollution Prevention Plan (SWP3), and plans for storm-water service for this project shall be submitted to the Division of Engineering Services for storm-water review and approval.
15. 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).
16. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs). All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.

**STAFF RECOMMENDATION** (cont'd)

Engineering Services (cont'd)

17. 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.
18. 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.
19. 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.
20. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
21. No construction work, including any earth disturbing work, will be permitted without approved plans and inspection.
22. 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
23. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
24. 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.

**STAFF RECOMMENDATION** (cont'd)

Sewer and Drainage Services

25. S&DS recommends that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
26. 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.
27. For operation and maintenance purposes, 20 foot wide sewer and drain easements (centered on the pie), for City use, shall be retained along the existing public sewers and drains located within the proposed work area. City access to the easement area shall not be denied by fences, walls or other barriers. The easement shall state that no temporary or permanent structure (excluding parking lot pavement), including barriers denying access, may be constructed within the easement area.

Fire Prevention

28. All buildings or structures must be within 350' of a hydrant on a public access road or street. If not, private hydrants will be required.
29. All new hydrants shall not be installed on a water main less than 8" in diameter.
30. New and existing buildings or facilities shall have approved address numbers plainly legible and visible from the street or road fronting the property.

Transportation

No comments or objections.

Plan Commission

31. The applicant shall submit a revised elevation for the gymnasium that reduces EIFS to 15% or less along the western façade and identifies the materials included in the "other" category.

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

32. The concrete block shall be upgraded to a higher quality material along the western façade of both buildings due to visibility from the right-of-way.
33. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. **TMC. 1109.0502.**
34. Four copies of a detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval (separate from the building and site plans). Such plan shall include:
  - a. A fifteen-foot (15') greenbelt is required along the Linden Lane frontage; the greenbelt shall include at least one tree for every 30 feet of lot frontage (existing trees may be eligible for credits) and a solid evergreen hedge planting (or low earth berm) to screen the parking lot area from visibility; **acceptable as depicted on the landscape plan.**
  - b. Foundation plantings are required along all main and secondary entrances of the building, and patio areas, that are visible from the public right of way, and landscaping at all major building entrances; **acceptable as depicted on the landscape plan.**
  - c. The Type A buffer to the rear of the property abutting single family zoning requires 20 shrubs per 100 feet of lot width or a fence, wall, or berm 6 to 8 feet in height; **shall be noted on a revised landscape plan.**
  - d. 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, (existing trees may be eligible for credits); **acceptable as depicted on the landscape plan.**
  - e. All parking spaces must be within 100 linear feet of a landscaped area, **acceptable as depicted on the landscape plan.**
  - f. 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 the landscape plan.**
  - g. Topsoil must be back filled to provide positive drainage of the landscape area.

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

- h. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground cover.
  - i. Landscape terminal islands must be provided at the end of each parking row; **acceptable as depicted on the landscape plan.**
  - j. Two canopy trees and six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot (existing trees may be used for credits; **acceptable as depicted on the 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 the 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; **shall be submitted on a revised 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.
  - n. The location, height and materials for any fencing to be installed and maintained.
  - o. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); and
  - p. The location, lighting, and size of any signs.
35. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

36. The Special Use Permit will require an approval of the amendment to Lot 7 of the INVERWEST Planned Unit Development by City Council in order to be considered valid.
37. 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.
38. 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. Major adjustments will require an amendment to the Special Use Permit.
39. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.

SPECIAL USE PERMIT  
TOLEDO PLAN COMMISSION  
REF: SUP-10007-15  
DATE: March 10, 2016  
TIME: 2:00 P.M.

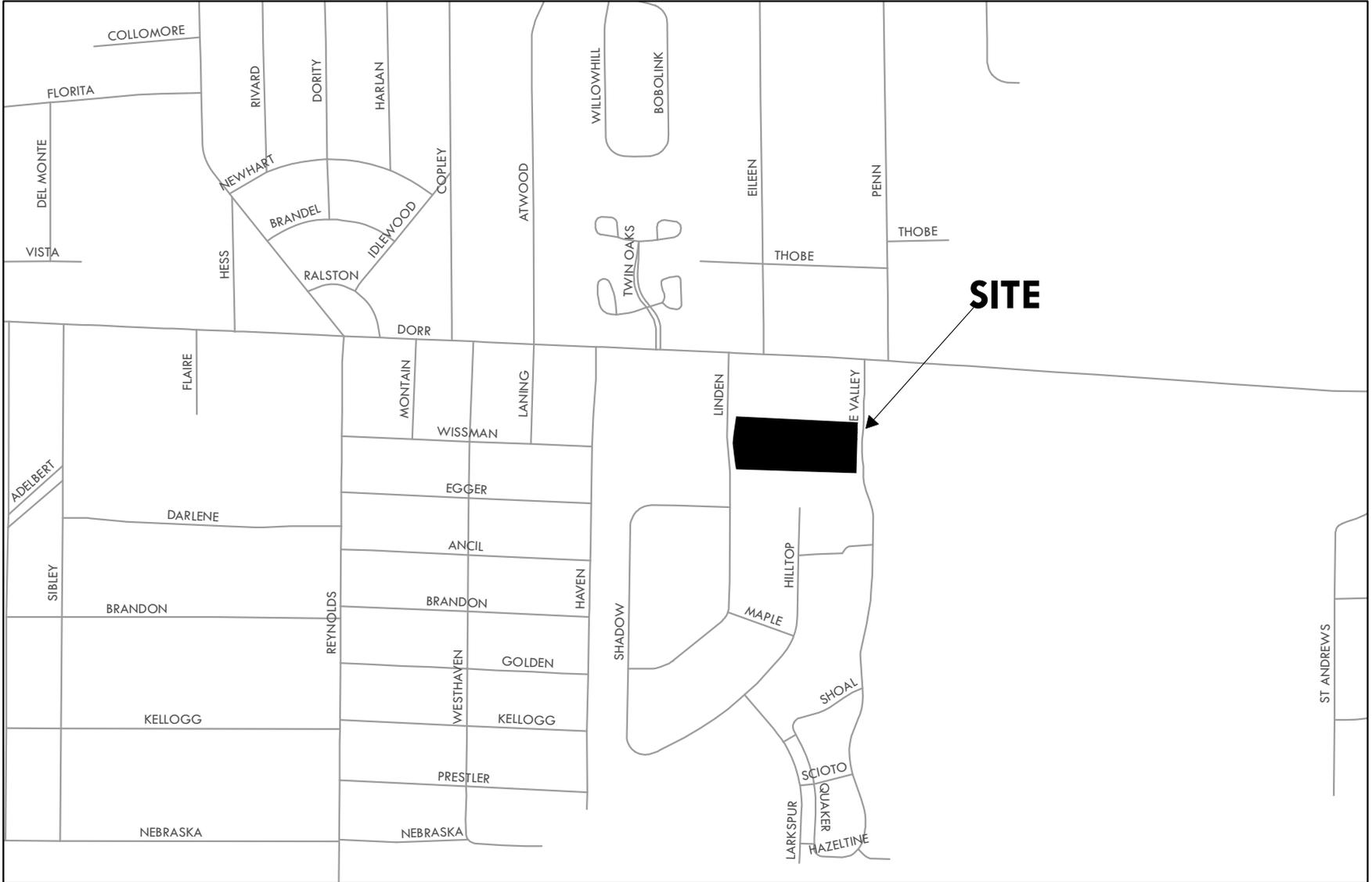
CITY COUNCIL COMMITTEE OF  
PLANNING AND ZONING  
DATE: April 13, 2016  
TIME: 4:00 P.M.

JL/an

Six (6) sketches follow

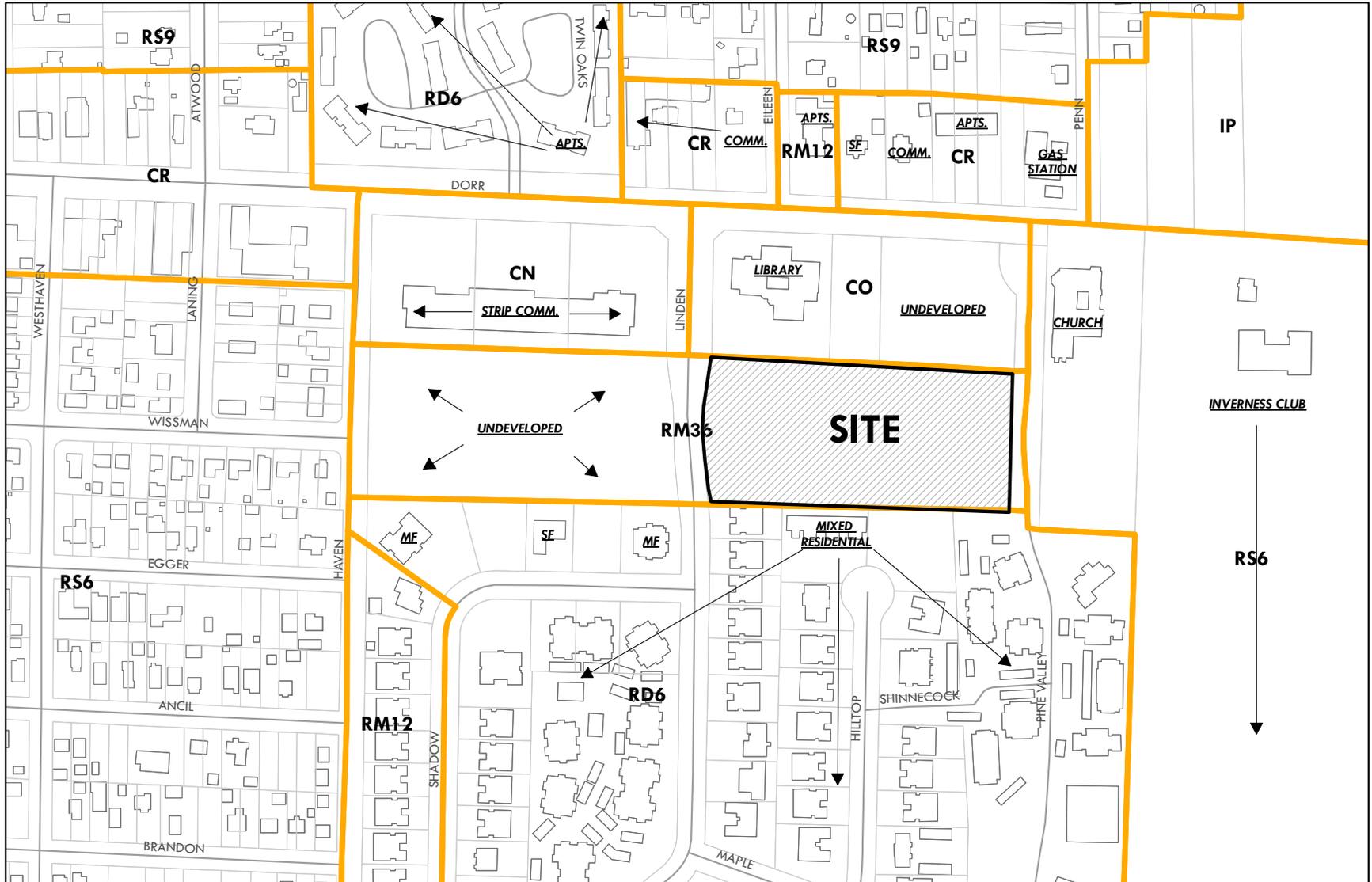
# GENERAL LOCATION

SUP-10007-15  
PUD-10008-15  
ID 107



# ZONING & LAND USE

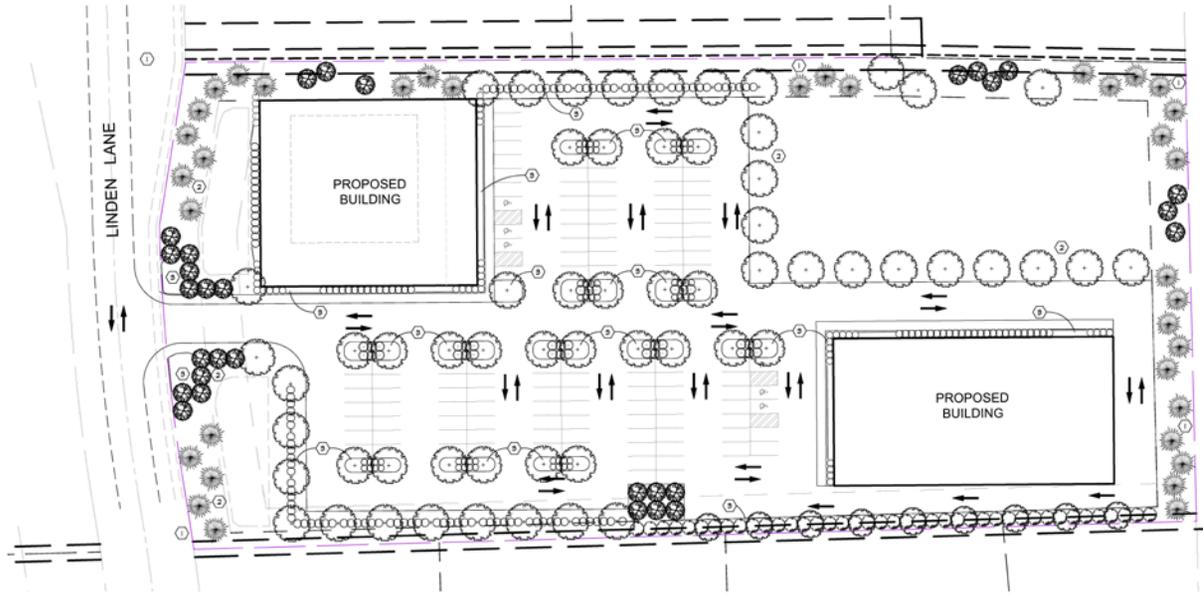
SUP-10007-15  
PUD-10008-15  
ID 107





# LANDSCAPE PLAN

SUP-10007-15  
PUD-10008-15  
ID 107



**CONSTRUCTION NOTES**

1. REPAIR EXISTING LAWN AREAS, DOUBLE ANKERATE AND OVERSEED. MAINTAIN POSITIVE AND CONSISTENT GRADE ACROSS ALL LAWN AREAS, REGRADE ANY INCONSISTENT AREAS AS DEEMED NECESSARY.  
SEED MIX:  
80% - 108" TYPE TALL FESCUE  
10% - KENTUCKY BLUEGRASS  
10% - PERENNIAL RYEGRASS  
RATE: 1.125 / 1000 SF
2. LAWN AREA FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6"; TYPICAL. MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.  
SEED MIX:  
80% - 108" TYPE TALL FESCUE  
10% - KENTUCKY BLUEGRASS  
10% - PERENNIAL RYEGRASS  
RATE: 1.125 / 1000 SF
3. LANDSCAPE AREA FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24"; TYPICAL. MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

**LEGEND**

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- FLOWERING/ORNAMENTAL TREE
- 8' SHRUB
- 9' SHRUB
- ORNAMENTAL GRASS
- 9' SHRUB
- PERENNIAL / GROUNDCOVER PLANTING

PRELIMINARY  
NOT FOR CONSTRUCTION

PROJECT:  
**ALHADENAH CENTER**  
PRELIMINARY LANDSCAPE PLAN  
13001 / 13002 LINDEN LANE  
CITY OF TOLEDO, OH

MKDesign LANDSCAPE  
Landscape Architecture  
2834 121st ST.  
TOLEDO, OH 43611  
PHONE/FAX: 419.356.4028

**REVISIONS:**

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN  
PROJECT NO: 15-0000  
DATE: 10-19-15  
DRAWN BY: max  
APPROVED BY: max  
SHEET NUMBER: L-1



9-15, 10-15



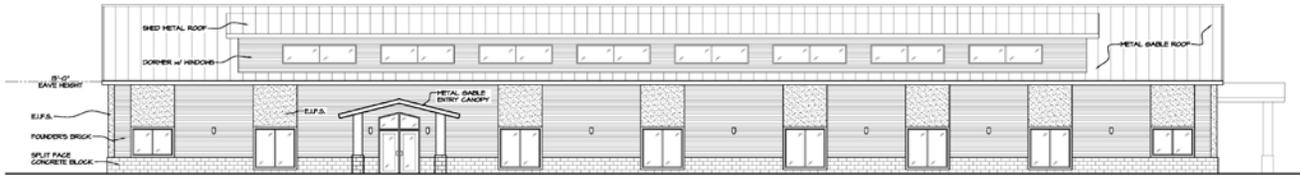
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SUP-10007-15  
PUD-10008-15  
ID 107

9-17, 10-17

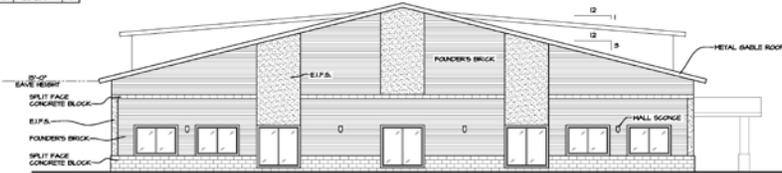


GYMNASIUM  
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

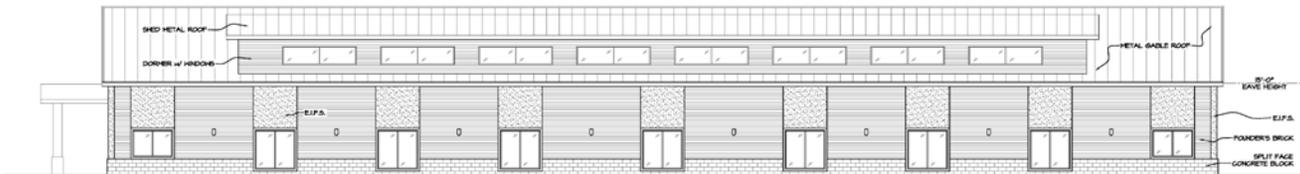


GYMNASIUM  
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

FACADE MATERIALS - GYMNASIUM											
ELEVATION	TOTAL AREA	E.F.P.A.	F. BRICK	S.F. CONC. BLOCK	GLASS	OTHER					
WEST	1,440 S.F.	466 S.F.	14	1,842 S.F.	54	388 S.F.	11	391 S.F.	16	371 S.F.	3
SOUTH	1,440 S.F.	210 S.F.	16	1,097 S.F.	38	240 S.F.	12	228 S.F.	11	35 S.F.	0
NORTH	1,440 S.F.	44 S.F.	12	1,146 S.F.	38	317 S.F.	11	350 S.F.	16	281 S.F.	0
EAST	1,440 S.F.	320 S.F.	16	1,048 S.F.	36	360 S.F.	11	31 S.F.	11	80 S.F.	4



GYMNASIUM  
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



GYMNASIUM  
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

Architecture  
 by  
**Design, Ltd.**  
 Architecture by Design, Ltd. 2015  
 (419) 884-3811  
 6822 Marberry Square  
 Sylvania, OH 43560  
 ELEVATIONS AND NOTES - GYMNASIUM  
 NEA CONSTRUCTION FOR:  
**ALMADENAH CENTER**  
 1501 LINDEN LANE  
 TOLEDO, OHIO 43615  
 DRAWN BY: TML  
 CHECKED BY: DNL  
 PROJECT NO: 1541  
 DATE: 2/24/16  
 DATE/REVISION:  
 A-2  
 1 OF 1 DRAWINGS

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**GENERAL INFORMATION**

Subject

- Request - Amendment to Lot 7 of the INVERWEST Planned Unit Development for a Community Center
- Location - 1302 Linden Lane
- Agent - Bryan D. Ellis, P.E., P.S.  
Glass City Engineering & Surveying  
2001 River Road  
Maumee, OH 43537
- Owner - Union Bank Company  
100 S. High Street Box 67  
Columbus Grove, OH 45380

Site Description

- Zoning - RM36-PUD *Multi-Dwelling Residential, Planned Unit Development*
- Area - 4.6 Acres
- Frontage - ± 315 Feet along Linden Lane
- Existing Use - Undeveloped
- Proposed Use - Community Center

Area Description

- North - Reynolds Corner Library / CO *Commercial Office*
- South - Single & Multiple Family Residential / RD6-PUD *Duplex Residential, Planned Unit Development*
- East - Single & Multiple Family Residential / RD6-PUD *Duplex Residential, Planned Unit Development*
- West - Undeveloped / RM36-PUD *Multiple Dwelling Residential, Planned Unit Development*

Parcel History

- S-21-80 - Preliminary Drawing review for Linden Hills. Approved by Plan Commission on 4/21/81. Final Plat approved on 5/20/82.

**GENERAL INFORMATION (cont'd)**

- CUP-3-81 - Community Unit Plan for Linden Hills. Plan Commission recommended approval 4/2/81. City Council approved 4/21/81. Ord. 234-81.
- Z-2-81 - Zone Change from R-2 to R-3, C-1 and C-2. Plan Commission recommended approval on 3/5/81. City Council approved on 3/24/81. Ord. 167-81.
- CUP-198-87 - Amendment to CUP originally granted by Ord. 234-81, to allow an increase in density on lot 7 of INVERWEST from 87 units to 150 units. Plan Commission recommended approval on 10/8/87. City Council approved on 11/3/87. Ord. 900-87.
- Z-158-87 - Zone Change from R-3 to R-4 for Lot 7 of INVERWEST. Plan Commission recommended approval on 9/10/87. City Council approved on 9/29/87. Ord. 783-87.
- SUP-95-87 - SUP to allow for development of elderly housing complex on lot 7 of INVERWEST. Plan Commission recommended disapproval on 9/10/87. City Council approved a withdrawal of the application on 9/29/87. Res. 206-87.
- CUP-198-87 - Minor change to CUP originally granted by Ord. 234-81 and subsequently amended by Ord. 900-87 to allow for a deed transfer of 60' of lot area for Lot 7 of INVERWEST. Plan Commission recommended approval on 12/1/88. City Council approved on 12/20/88. Ord. 1113-88.
- Z-9015-04 - Zone Change for Lot 8 of INVERWEST. Plan Commission recommended disapproval on 11/4/04. Referred back to Plan Commission by City Council Committee of Planning and Zoning on 12/8/04. Plan Commission recommended disapproval on 1/13/05. City Council approved 3/8/05.

**GENERAL INFORMATION (cont'd)**

- SPR-17-04 - Major Site Plan Review for Lots 7 and 8 of INVERWEST. Plan Commission disapproved on 11/4/04. Appealed to City Council on 11/12/04. Referred back to Plan Commission by City Council Committee of Planning and Zoning on 12/8/04. Plan Commission disapproved on 1/13/05.
  
- SUP-10007-15 - Special Use Permit a Community Center at 1302 Linden Lane (Companion Case).

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The request is an amendment to Lot 7 of the INVERWEST Planned Unit Development (PUD) for a community center. The center will operate independently of the INVERWEST development. Surrounding land uses include mixed residential uses to the south, undeveloped land to the west, a library and undeveloped land to the north, and a church to the east. SUP-10007-15, a Special Use Permit for a community center at 1302 Linden Lane, is a companion case.

A neighborhood meeting was held on February 18<sup>th</sup> at the request of Plan Commission staff. The project seemed well received by neighbors in attendance, although representatives for the condominium owner directly to the south on Linden Lane expressed concerns regarding privacy, screening, noise, and vibration during construction. The engineer has revised the landscape area to the south to provide a 3' tall mounding area near the existing residences in order to mitigate some of those concerns.

The land is included as part of a ±88.45 acre PUD for INVERWEST, formerly known as LINDEN HILLS, and was originally approved back in 1981. The development proposed a mixture of commercial and residential uses. There have been multiple amendments to the PUD over the years. Lot 7 was last amended in 2005 to construct 120 apartments. The land remains undeveloped. The original PUD required that 10% of net acreage for the entire project be set aside as open space, although only 7.9% was ultimately approved. This 7.9% was maintained throughout multiple PUD amendments and designated accordingly on the plat for LINDEN HILLS. Lot 7 is required to maintain .7 acres of open space. The coverage for the individual parcel is 56%, which exceeds current zoning requirements, but it maintains what was granted under previous PUDs.

**STAFF ANALYSIS (cont'd)**

*LAYOUT*

The amendment to Lot 7 includes a 17,195 sq. ft. community center, a 16,750 sq. ft. structure for a gymnasium, a 117 space parking lot, and the preservation of .7 acres of land as open space per the requirements of the plat for INVERWEST. The property will access Linden Lane through a single curb cut. The open space is positioned to the east of the site along Linden Lane for easier access by existing residents of INVERWEST. A walkway is provided along the open space between Linden Lane and the gymnasium, connecting the site with the surrounding neighborhood.

*PARKING*

The site plan provides 117 parking spaces for the proposed community center. A Community Recreation, Active use requires a parking study demonstrating the parking demands that the site will generate. The information should include detailed operating characteristics such as membership numbers, hours of operation, and how the facility will be used. This is necessary because of the unique operating characteristics of this type of use. The site plan provides a calculation for a Recreational Community Center based on a widely accepted traffic handbook, but does not provide detailed operating characteristics. Additional documentation was provided outlining the different events and attendance figures occurring on the property. Average attendance for most events will be less than 70 people, with the majority of events occurring on Saturdays.

*LANDSCAPING*

The landscape plan provides a 25 foot frontage greenbelt, a Type A buffer to the north and east, a Type B buffer to the south, interior parking lot landscaping, foundation plantings, and interior site landscaping. The plan meets the required elements for landscaping a new site with one exception (1) the Type A buffer to the rear of the property requires a row of hedges. This is included as a condition of approval.

*ELEVATIONS*

Elevations were submitted for the gymnasium and community center. The buildings will be designed primarily with founders brick and a concrete block base. EIFS accents, windows, entrances with covered awnings, and a metal panel, pitched roof add elements that break up the massing of the buildings. Facades visible from the public right of way must utilize high quality materials for 75% of the total wall area. Founders brick and EIFS (when less than 15% and 36" above grade) meet this requirement, but additional information on the material breakdown of the building is needed. Any metal roofing visible at a 90 degree angle would also be considered as part of the façade.

The western facades of both buildings are visible from the right of way. The elevations show that the gymnasium includes EIFS on 15.6% of this wall area and will need to be reduced below 15%. Clarification also needs to be provided regarding the items included in the "other" materials percentages. Additionally, staff is requesting that the concrete block be upgraded along the western facades of both buildings. These items are included as conditions of approval.

**STAFF ANALYSIS** (cont'd)

*20/20 PLAN*

The 20/20 Comprehensive Plan recommends this property for Multiple Family Residential uses. However, similar to other residential categories, non-residential uses that are typically compatible with residential neighborhoods are also acceptable uses, such as libraries, schools, churches, and community centers. The parcel is also located near the intersection of Linden Lane with Dorr Street and as a result should limit the impact on the adjacent residential neighborhood of INVERWEST.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of PUD-10008-15, an amendment to Lot 7 of the INVERWEST Planned Unit Development for a community center, at 1302 Linden Lane, to the Toledo City Council, for the following **three (3)** reasons:

1. The Planned Unit Development will remain in compliance with all applicable rules and provisions;
2. The transition from high density apartments to a non-profit club and community center should not negatively impact the surrounding property owners; and
3. The location of the parcel near the intersection of Linden Lane with Dorr Street should limit the impact on the adjacent residential neighborhood.

Staff further recommends approval subject to the following **thirty seven (37)** conditions:

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

Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced 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.

**STAFF RECOMMENDATION** (cont'd)

Engineering Services (cont'd)

3. All commercial drive approaches (along with the sidewalk through the drive) shall be constructed with 8-inch-thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop or opening.**
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.
5. Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.
6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. 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.
8. Contact the City of Toledo Fire Prevention Bureau to determine the fire-protection requirements for this site.
9. Contact the Division of Water Distribution to determine the backflow-prevention requirements for this site.
10. If existing water services are not to be reused, they shall be abandoned by the City of Toledo at the developer's expense.
11. Do not place water services through/beneath detention pond.
12. Maintain 10 feet of horizontal clearance between proposed water service and sanitary or storm sewers. Maintain 4 feet of horizontal clearance between proposed water service and any other underground utility. Maintain 18 inches of vertical clearance between proposed water service and sanitary or storm sewers. Maintain 12 inches of vertical clearance between proposed water service and any underground utility.
13. New fire, domestic, and irrigation taps will be installed by City of Toledo at the owner's/developer's expense.

**STAFF RECOMMENDATION** (cont'd)

Engineering Services (cont'd)

14. Plans submitted indicate earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, Storm Water Pollution Prevention Plan (SWP3), and plans for storm-water service for this project shall be submitted to the Division of Engineering Services for storm-water review and approval.
15. 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).
16. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs). All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
17. 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.
18. 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.
19. 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.
20. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
21. No construction work, including any earth disturbing work, will be permitted without approved plans and inspection.

**STAFF RECOMMENDATION** (cont'd)

Engineering Services (cont'd)

22. 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

23. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
24. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.

Sewer and Drainage Services

25. S&DS recommends that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
26. 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.
27. For operation and maintenance purposes, 20 foot wide sewer and drain easements (centered on the pie), for City use, shall be retained along the existing public sewers and drains located within the proposed work area. City access to the easement area shall not be denied by fences, walls or other barriers. The easement shall state that no temporary or permanent structure (excluding parking lot pavement), including barriers denying access, may be constructed within the easement area.

Fire Prevention

28. All buildings or structures must be within 350' of a hydrant on a public access road or street. If not, private hydrants will be required.
29. All new hydrants shall not be installed on a water main less than 8" in diameter.

**STAFF RECOMMENDATION** (cont'd)

Fire Prevention (cont'd)

30. New and existing buildings or facilities shall have approved address numbers plainly legible and visible from the street or road fronting the property.

Transportation

No comments or objections.

Plan Commission

31. The applicant shall submit a revised elevation for the gymnasium that reduces EIFS to 15% or less along the western façade and identifies the materials included in the “other” category.
32. The concrete block shall be upgraded to a higher quality material along the western façade of both buildings due to visibility from the right-of-way.
33. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. **TMC. 1109.0502.**
34. Four copies of a detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval (separate from the building and site plans). Such plan shall include:
- a. A fifteen-foot (15') greenbelt is required along the Linden Lane frontage; the greenbelt shall include at least one tree for every 30 feet of lot frontage (existing trees may be eligible for credits) and a solid evergreen hedge planting (or low earth berm) to screen the parking lot area from visibility; **acceptable as depicted on the landscape plan.**
  - b. Foundation plantings are required along all main and secondary entrances of the building, and patio areas, that are visible from the public right of way, and landscaping at all major building entrances; **acceptable as depicted on the landscape plan.**
  - c. The Type A buffer to the rear of the property abutting single family zoning requires 20 shrubs per 100 feet of lot width or a fence, wall, or berm 6 to 8 feet in height; **shall be noted on a revised landscape plan**

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

- d. 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, (existing trees may be eligible for credits); **acceptable as depicted on the landscape plan.**
- e. All parking spaces must be within 100 linear feet of a landscaped area, **acceptable as depicted on the landscape plan.**
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- g. Topsoil must be back filled to provide positive drainage of the landscape area.
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- i. Landscape terminal islands must be provided at the end of each parking row; **acceptable as depicted on the landscape plan.**
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**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

- 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.
  - n. The location, height and materials for any fencing to be installed and maintained.
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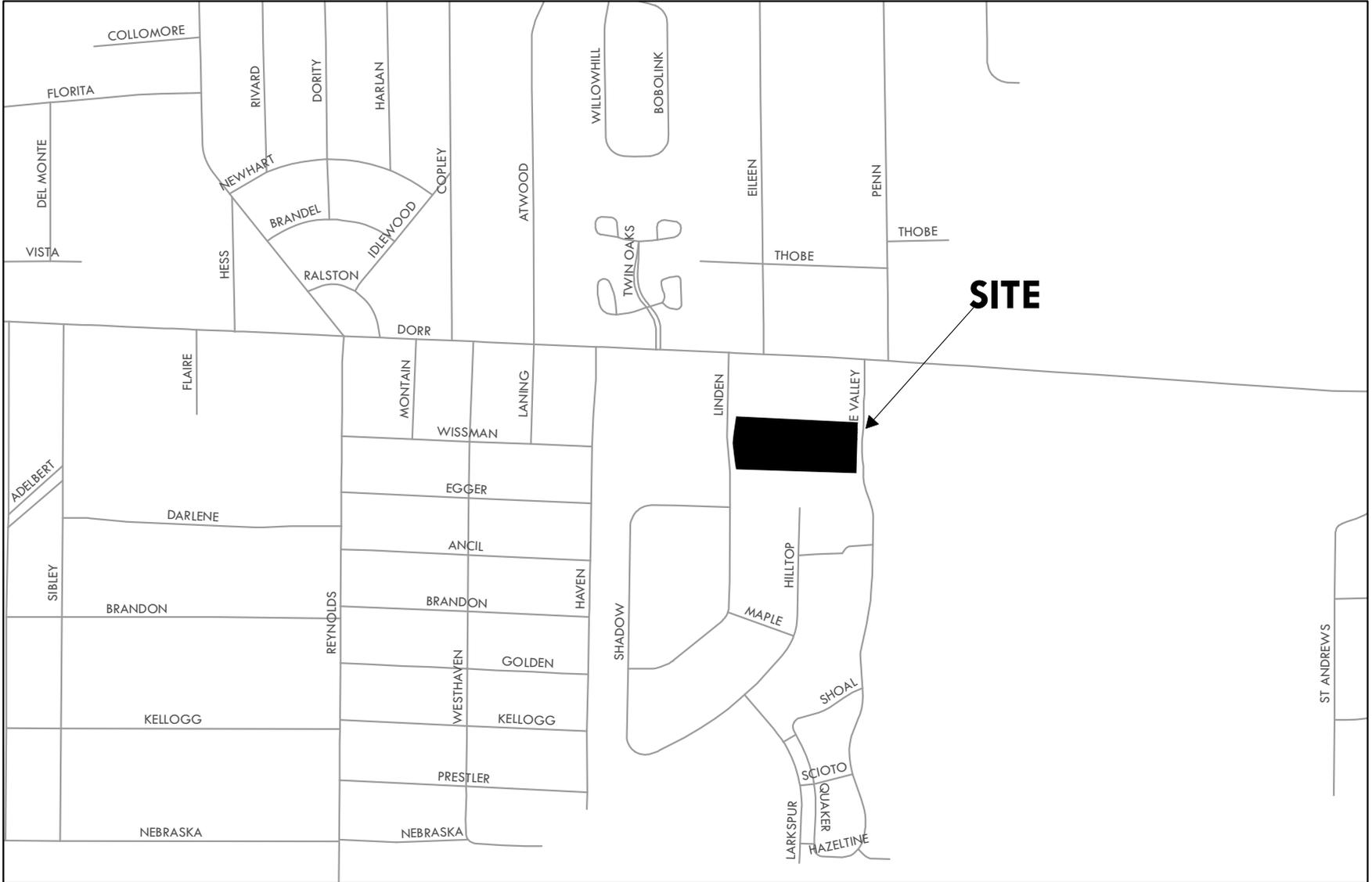
PLANNED UNIT DEVELOPMENT  
TOLEDO PLAN COMMISSION  
REF: PUD-10008-15  
DATE: March 10, 2016  
TIME: 2:00 P.M.

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

JL  
Six (6) sketches follow

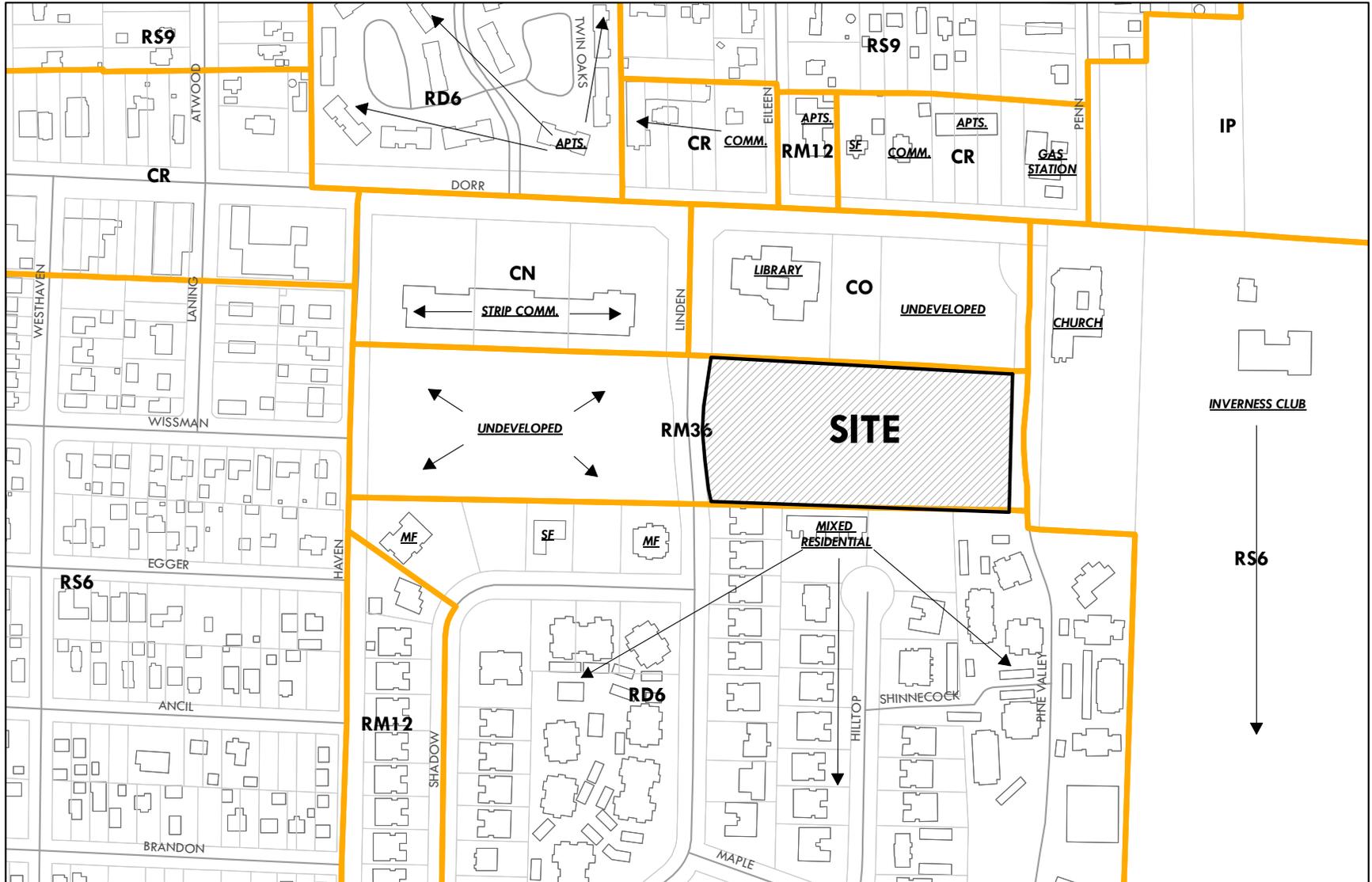
# GENERAL LOCATION

SUP-10007-15  
PUD-10008-15  
ID 107



# ZONING & LAND USE

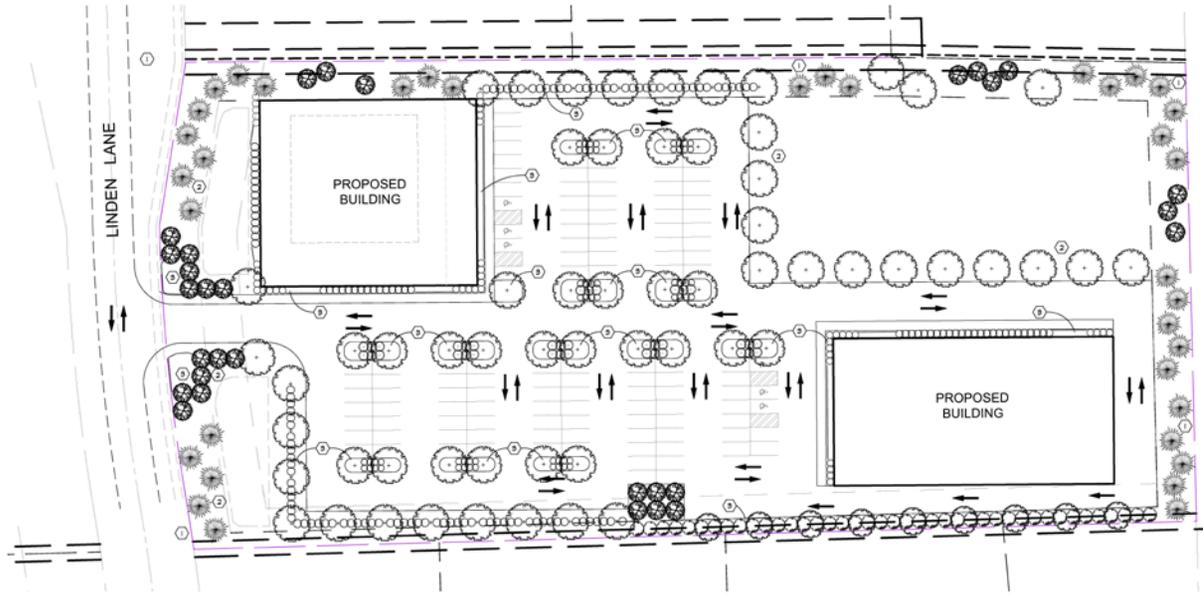
SUP-10007-15  
PUD-10008-15  
ID 107





# LANDSCAPE PLAN

SUP-10007-15  
PUD-10008-15  
ID 107



**CONSTRUCTION NOTES**

1. REPAIR EXISTING LAWN AREAS, DOUBLE ANKERATE AND OVERSEED. MAINTAIN POSITIVE AND CONSISTENT GRADE ACROSS ALL LAWN AREAS, REGRADE ANY INCONSISTENT AREAS AS DEEMED NECESSARY.  
SEED MIX:  
50% - 108" TYPE TALL FESCUE  
10% - KENTUCKY BLUEGRASS  
10% - PERENNIAL RYEGRASS  
RATE: 1.125 / 1000 SF
2. LAWN AREA FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6" TYPICAL. MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.  
SEED MIX:  
50% - 108" TYPE TALL FESCUE  
10% - KENTUCKY BLUEGRASS  
10% - PERENNIAL RYEGRASS  
RATE: 1.125 / 1000 SF
3. LANDSCAPE AREA FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24" TYPICAL. MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

**LEGEND**

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- FLOWERING/ORNAMENTAL TREE
- 8' SHRUB
- 9' SHRUB
- ORNAMENTAL GRASS
- 9' SHRUB
- PERENNIAL / GROUNDCOVER PLANTING

PRELIMINARY  
NOT FOR CONSTRUCTION

PROJECT:  
**ALHADENAH CENTER**  
PRELIMINARY LANDSCAPE PLAN  
13001 / 13002 LINDEN LANE  
CITY OF TOLEDO, OH

MKDesign LANDSCAPE  
Landscape Architecture  
2634 121st ST.  
TOLEDO, OH 43611  
PHONE/FAX: 419.356.4028

**REVISIONS:**

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN  
PROJECT NO: 15-0000  
DATE: 10-19-15  
DRAWN BY: max  
APPROVED BY: max  
SHEET NUMBER: L-1



9-15, 10-15



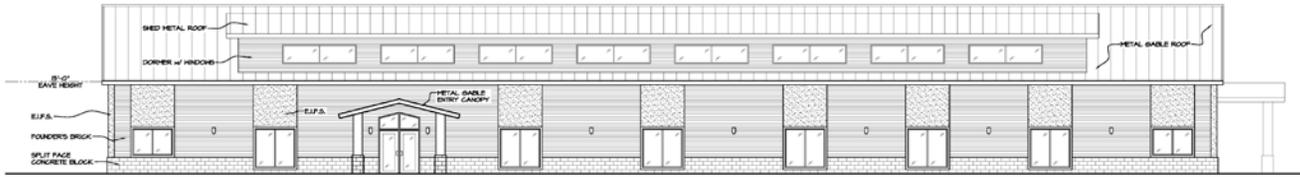
# ELEVATIONS #2

SUP-10007-15  
PUD-10008-15  
ID 107

9-17, 10-17

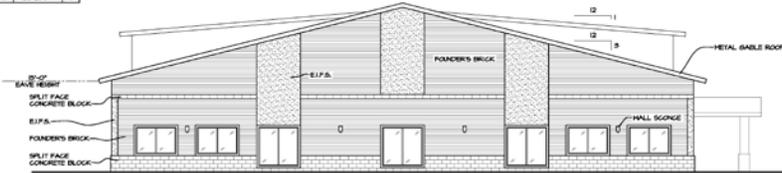


GYMNASIUM  
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

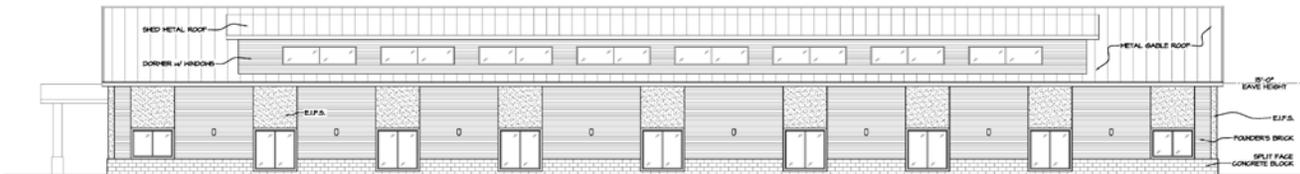


GYMNASIUM  
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

FACADE MATERIALS - GYMNASIUM											
ELEVATION	TOTAL AREA	E.F.P.S.	#	F. BRICK	#	S.F. CONC. BLOCK	#	GLASS	#	OTHER	#
WEST	1,480 S.F.	466 S.F.	14	1,042 S.F.	54	388 S.F.	12	391 S.F.	16	311 S.F.	3
SOUTH	1,480 S.F.	210 S.F.	16	1,097 S.F.	58	240 S.F.	12	228 S.F.	11	385 S.F.	8
NORTH	1,480 S.F.	44 S.F.	12	1,416 S.F.	58	310 S.F.	12	310 S.F.	16	281 S.F.	8
EAST	1,480 S.F.	320 S.F.	16	1,104 S.F.	56	360 S.F.	12	311 S.F.	11	60 S.F.	4



GYMNASIUM  
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



GYMNASIUM  
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

(419) 884-3811  
5622 Marberry Square  
Syracuse, OH 43080

Architecture  
by **Design, Ltd.**  
© Architecture by Design, Ltd. 2015

ELEVATIONS AND NOTES - GYMNASIUM  
NEA CONSTRUCTION FOR:  
**ALMADENAH CENTER**  
1501 LINDEN LANE  
TOLEDO, OHIO 43615

DATE	BY
TAKI	DNA
PROJ NO	1541
DATE	2/24/16
SCALE	AS SHOWN

A-2  
1 OF 1 DRAWINGS

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## GENERAL INFORMATION

### Subject

- Request - Request a for Zone Change from IL Limited Industrial to CR Regional Commercial
- Location - 5517 Lewis Avenue
- Applicant - Joan L. Peake  
5348 W. Temperance Road  
P.O. Box 285  
Ottawa Lake, MI 49267

### Site Description

- Zoning - IL / Limited Industrial
- Area - ± 0.57 acres
- Frontage - ±156' along Lewis Avenue
- Existing Use - Vacant Building
- Proposed Use - Used Auto Sales

### Area Description

- North - Silver Creek / IL
- South - Multi-Family Housing / IL
- East - Heritage Baptist Church / RS6
- West - Sunny Brook Apartments / IL

### Parcel History

No record on file

### Applicable Plans and Regulations

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

## STAFF ANALYSIS

The applicant is requesting a Zone Change from IL Limited Industrial to CR Regional Commercial for a site located at 5517 Lewis Avenue. The ±0.57 acre site is occupied by a small vacant commercial building that was used for produce and food retail sales. The site is south of a major commercial intersection located at Alexis Road and Lewis Avenue. The subject site is bordered on the north by Silver Creek. This waterway forms a natural boundary between the commercial land uses to the north and primarily residential land uses to the south. To the east of the property across Lewis Avenue is a small Baptist church and to the south of the site is a multi-family apartment complex. To the west is Silver Creek and beyond is an apartment complex.

The applicant is requesting a Zone Change to CR Regional Commercial to facilitate the development of a used auto sales facility. The current zoning, IL Limited Industrial, does not permit used auto sales as an acceptable land use. Used auto sales facilities are a permitted land use under the requested CR zoning district but are subject to the review and approval of a Special Use Permit application. The letter of intent states that the applicant currently operates four (4) used auto sales facilities and is attempting to add a fifth location.

TMC§1104.0300 – *Auto and RV Sales, Used Only* outlines site design criteria for used auto sales facilities. Included are criteria governing minimum lot size and frontage. Used auto sale facilities shall be located on a lot with no less than a minimum average width of 150 feet along the main road frontage and must have a minimum lot size of one-half (1/2) acre. Staff has concerns that the site does not meet these criteria and that the proposed land use would be too intense for the site. A submitted survey shows that .10 acres of the site is in the right-of-way leaving a primary site of .47 acres and ±138' of main road frontage.

The character and physicality of Lewis Avenue is divided by Silver Creek. North of the Creek, Lewis Avenue is five (5) lanes wide including a central turning lane to service the commercial businesses to the east and west. Lewis Avenue is reduced to three (3) lanes including a central turning lane south of the Creek to service the residential and low impact land uses that border east and west of the avenue. The particular stretch of Lewis Avenue that is in front of the subject site is along the reduced portion, thus lending itself to neighborhood commercial developments deemed compatible with residential living.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan provides a set of recommendations to guide the future growth and development of the City. The Toledo 20/20 Comprehensive Plan targets this area for Neighborhood Commercial land uses. This 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 ANALYSIS (cont'd)**

Staff recommends disapproval of the Zone Change because CR Regional Commercial is not compatible with zoning districts or land uses in the immediate area. Furthermore, the proposed development of a used auto sales facility is not physically suitable for this location or to properties within the vicinity of the subject site. Additionally, the proposed zoning does not conform to the 20/20 Plan, which designates this portion of Lewis Avenue for Neighborhood Commercial land uses. Finally, the presence of Silver Creek and the reduction of pavement width at this site make the site more conducive to less intense commercial uses.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-1006-16, a request for a Zone Change from IL Limited Industrial to CR Regional Commercial for the site located at 5517 Lewis Avenue, to the 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 zoning classifications of properties within the general vicinity (TMC§1111.0606(C) Review and Decision Making Criteria); and
3. The request will have a negative impact on the residential properties adjacent to the subject site (TMC§1111.0606(E) Review and Decision Making Criteria).

ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z-1006-16  
DATE: March 10, 2016  
TIME: 2:00 P.M.

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

GP  
Three (3) sketches follow

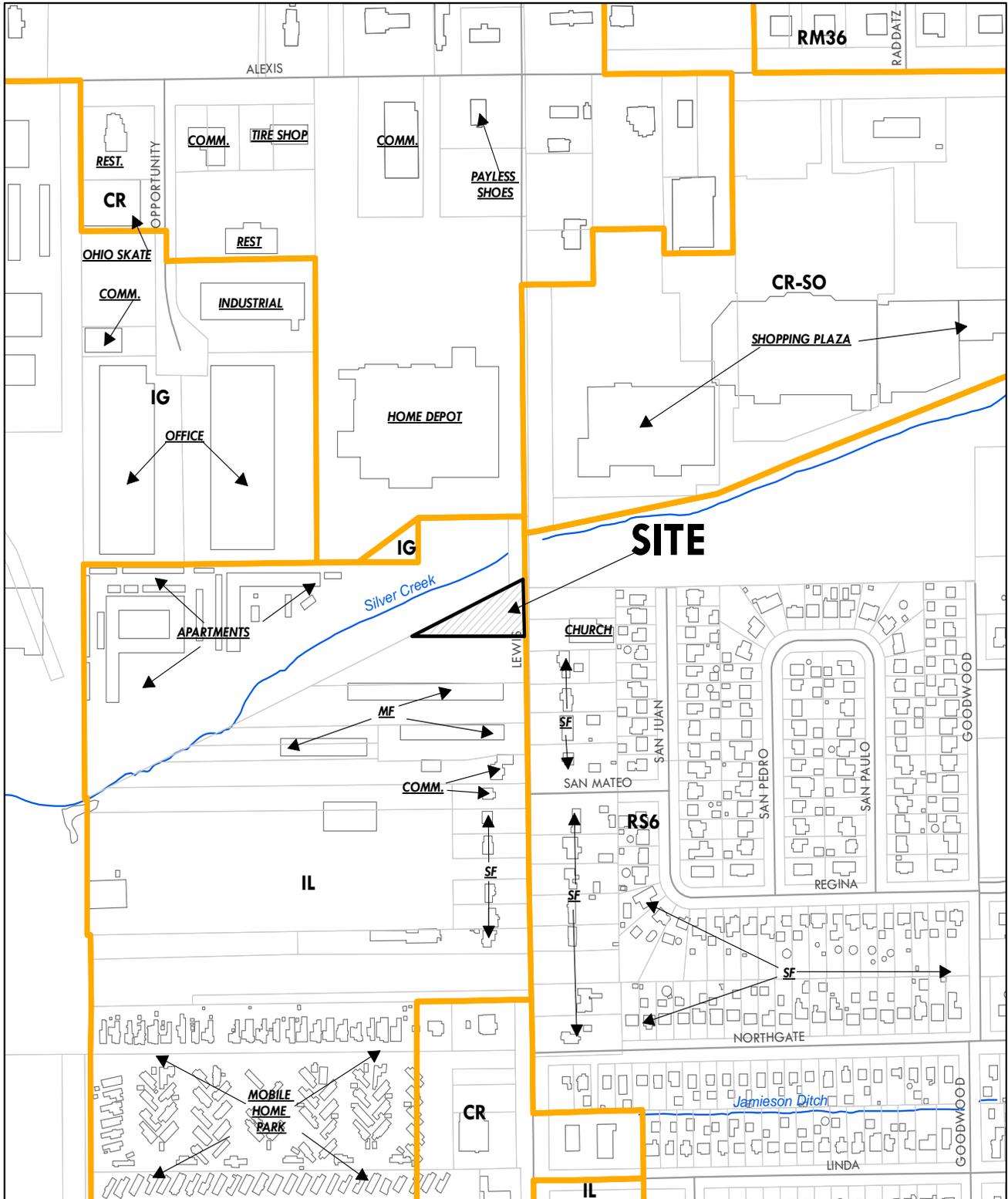
# GENERAL LOCATION

Z-1006-16  
ID 57



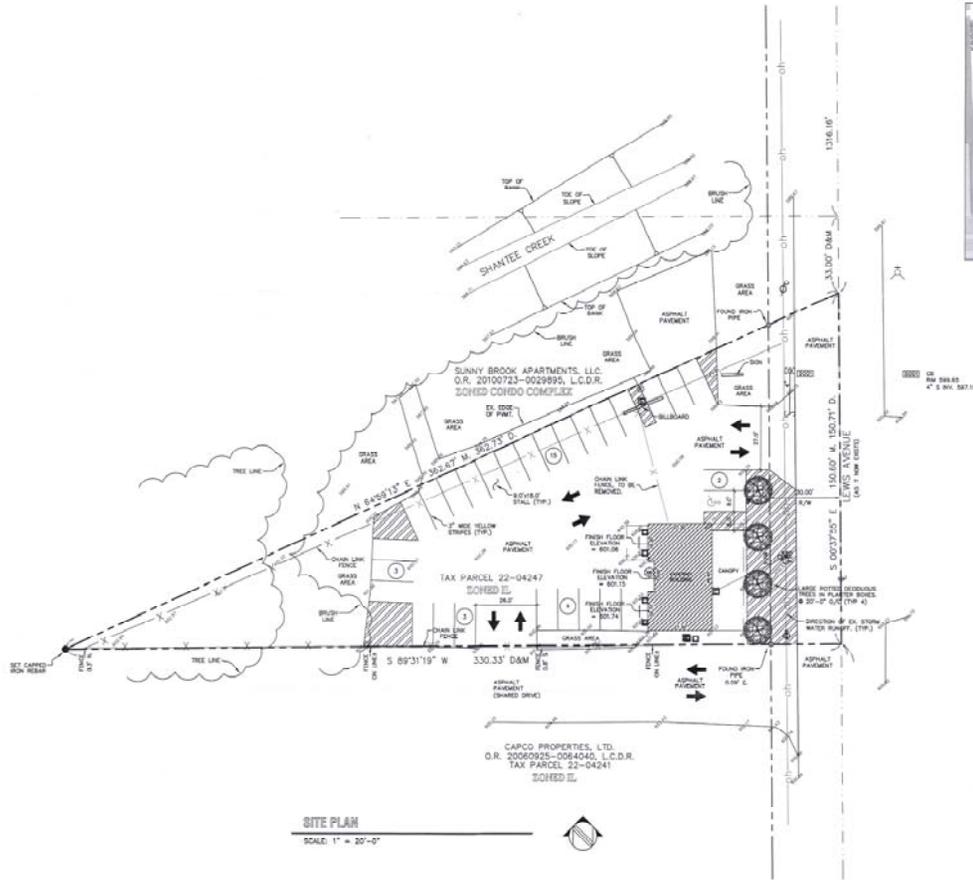
# ZONING & LAND USE

Z-1006-16  
ID 57

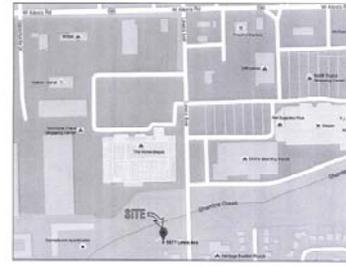


# SITE SURVEY

Z-1006-16  
ID 57



**SITE PLAN**  
SCALE: 1" = 20'-0"



**SITE LOCATION MAP**  
SCALE: NONE

**SITE ANALYSIS:**

SUBJECT PARCEL CURRENTLY ZONED - L-CATED INDUSTRIAL DISTRICT  
 PARCEL ID: 2204247  
 ASSessor #204247  
 CURRENT PROPERTY USE: TRUCK AND VEHICLE STORAGE  
 PROPOSED USE: AUTO SALES  
 REQUIRED RE-ZONING TO OR (RESIDENTIAL COMMERCIAL) R7 SPECIAL USE APPROVAL  
 MINIMUM BUILDING SETBACKS REQUIRED:  
 FRONT YARD SETBACK - 25'-0"  
 SIDE YARD SETBACK - 10'-0" OR 10% ADJUTING RESIDENTIAL ZONING  
 REAR YARD SETBACK - 10'-0" OR 10% ADJUTING RESIDENTIAL ZONING  
 EXISTING BUILDING AREA: 1,274 S.F. + CANOPY AREAS  
 TOTAL SITE AREA - WITHIN 6/4" - 4,213 S.F. (0.110 AC)  
 EXISTING - 1,274 S.F. (0.029 AC)  
 TOTAL - 5,487 S.F. (0.125 AC)  
 LOT COVERAGE BY BUILDING = 1,274/4,213 = 30.48%  
 PARKING PROVIDED = (1) STANDED STALLS  
 (2) ADA ACCESSIBLE STALL  
 (3) TOTAL STALLS

DESIGNED FOR	DATE
OWNER REVIEW	02-18-16



**PROPOSED AUTO SALES**  
 1100 LEWIS AVENUE  
 CITY OF TOLEDO, LUCAS COUNTY, OHIO

**SITE PLAN**

**DuBoise & Associates, Inc.**  
 2000 S. W. 10th St., Suite 100, Toledo, OH 43615  
 (419) 241-1111  
 www.duboise.com

DESIGNED BY	J. SPERRY, E.I.
DATE	02-18-16
REVISIONS	AS NOTED
PROJECT NO.	16-110
SHEET NO.	PG1

**GENERAL INFORMATION**

Subject

- Request - Final Plat of the Replat of Part of Lot 4 of New Towne Square
- Location - North of Alexis Road, east of Telegraph Road, City of Toledo
- Applicant - Mohamad Tawil  
PZ USA LLC.  
4510 Woodville Road  
Northwood, OH 43605
- Engineer - George Oravec  
Oravec & Associates  
5333 Secor Road  
Toledo, OH 43623

Site Description

- Zoning - Regional Commercial – Sign Overlay/ CR-SO
- Area - ± 2.25 acres
- Frontage - ±319’ on Alexis Road  
±169’ on New Towne Square Drive
- Existing Use - Vacant commercial building
- Proposed Use - Commercial Entertainment/ Recreation business

Area Description

- North - New Towne Square Drive, Commercial Office / CR-SO
- East - Commercial Offices, Commercial Tenant Spaces/ CR-SO
- South - Alexis Road, Funeral Home, Commercial Retail, Restaurants / CR
- West - Commercial Restaurants / CR-SO

**GENERAL INFORMATION (cont'd)**

Parcel History

- |              |   |   |
|--------------|---|---|
| M-35-60      | - | Interim Zoning at Area bounded by Detroit, Michigan-OH State line, Telegraph Rd., and Rozelle Dr. (Plan Commission approved on 8/25/1960).  |
| TL-47-61 (A) | - | Transfer of Title Lease for Parcel 1 from National Aviation Corporation to National Flight Services, Inc. (Plan Commission approved on 2/17/1961).  |
| S-11-73      | - | Preliminary Drawing approval for a proposed plat for Skyview National Plaza (Plan Commission approved on 2/15/1973).  |
| S-11-73      | - | Extension of a Preliminary Drawing approval for a proposed plat for Skyview National Plaza, north side of Alexis Rd., between Telegraph Rd. and Detroit Ave. (Plan Commission approved on 3/21/1974). |
| Z-26-73      | - | M-2 & C-3 to C-4, R-3 & M-1 at N. Alexis Rd, Telegraph to Detroit Ave. (Plan commission recommended approval on 2/8/1973; City Council approved on 3/20/1973 by Ordinance 375-73.).                   |
| S-3-77       | - | Preliminary Drawing of Skyview National Plaza at Detroit & Alexis Rd. on the N. side of Telegraph (Plan Commission approved on 2/17/1977).  |
| Z-62-77      | - | Amendment to C-4 site plan at N. side of Alexis Rd. between Telegraph & Detroit (Plan Commission recommended approval on 3/17/1977; City Council approved on 4/20/1977 by Ordinance 303-77).          |

Applicable Regulations

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

## **STAFF ANALYSIS**

The request is a Final Plat for the Replat of Part of Lot 4 of New Towne Square. The Replat will remove an eighty-four foot (84') section of a two foot (2') vehicular anti-access easement along Alexis Road for an ingress and egress access drive. It is included as an agenda in order to discuss the proposed change and give surrounding property owners and business operators the opportunity to provide input. The site is currently accessed from an interior roadway, New Towne Square Drive, which is accessed from Telegraph Road and Alexis Road.

The interior roadway was initially developed to provide access to the former North Towne Square Mall. The Preliminary Drawing was originally approved in 1974 as part of the overall development for the shopping center with the goal of maintaining the safe, efficient movement of vehicles on and around the site as well as minimizing traffic impacts on adjacent properties. A two foot (2') anti-access easement was established with the Preliminary Drawing to limit access on Alexis Road and Telegraph Road in order to reduce traffic congestion at the major intersection and direct traffic on to New Towne Square Drive.

The North Towne Square mall eventually became vacant and demolished. An abundance of parking space remains, and interior roadways still provide adequate access to the site. Staff is not supportive of this proposal due to the inherent risk of locating an ingress and egress access drive on Alexis Road within 500' of a heavily trafficked intersection at Telegraph Road. Since the site currently has access on New Towne Square Drive the removal of the vehicular anti-access easement along Alexis Road is not essential. Additionally, the Division of Transportation has objected to the removal of the anti-access easement due to safety concerns.

Staff is aware of the difficulty with accessing the site on the interior access drive due to pavement conditions but removing a section of anti-access will have a higher impact points of conflict whereas pavement conditions can be improved without jeopardizing the traffic flow and access controls. Removing a section of the two foot (2') anti-access easement would set a precedent for future developments which will further undermine the overall plan for the former shopping center. An alternative to removing the access restriction could be prioritizing the improvement of pavement conditions on New Towne Square Drive. This would also help better market the North Towne Square property for redevelopment.

## **STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission disapprove S-3-16, the Final Plat of the Replat of Part of Lot 4 of New Towne Square, located north of Alexis Road, east of Telegraph Road for the following two (2) reasons:

1. Removal of the vehicular anti-access easement undermines the overall development plan and sets a precedent for remaining outlots; and
2. The Division of Transportation has objected to the proposed removal of a section of the anti-access easement due to safety concerns and adequate existing access to the site on New Towne Square Drive.

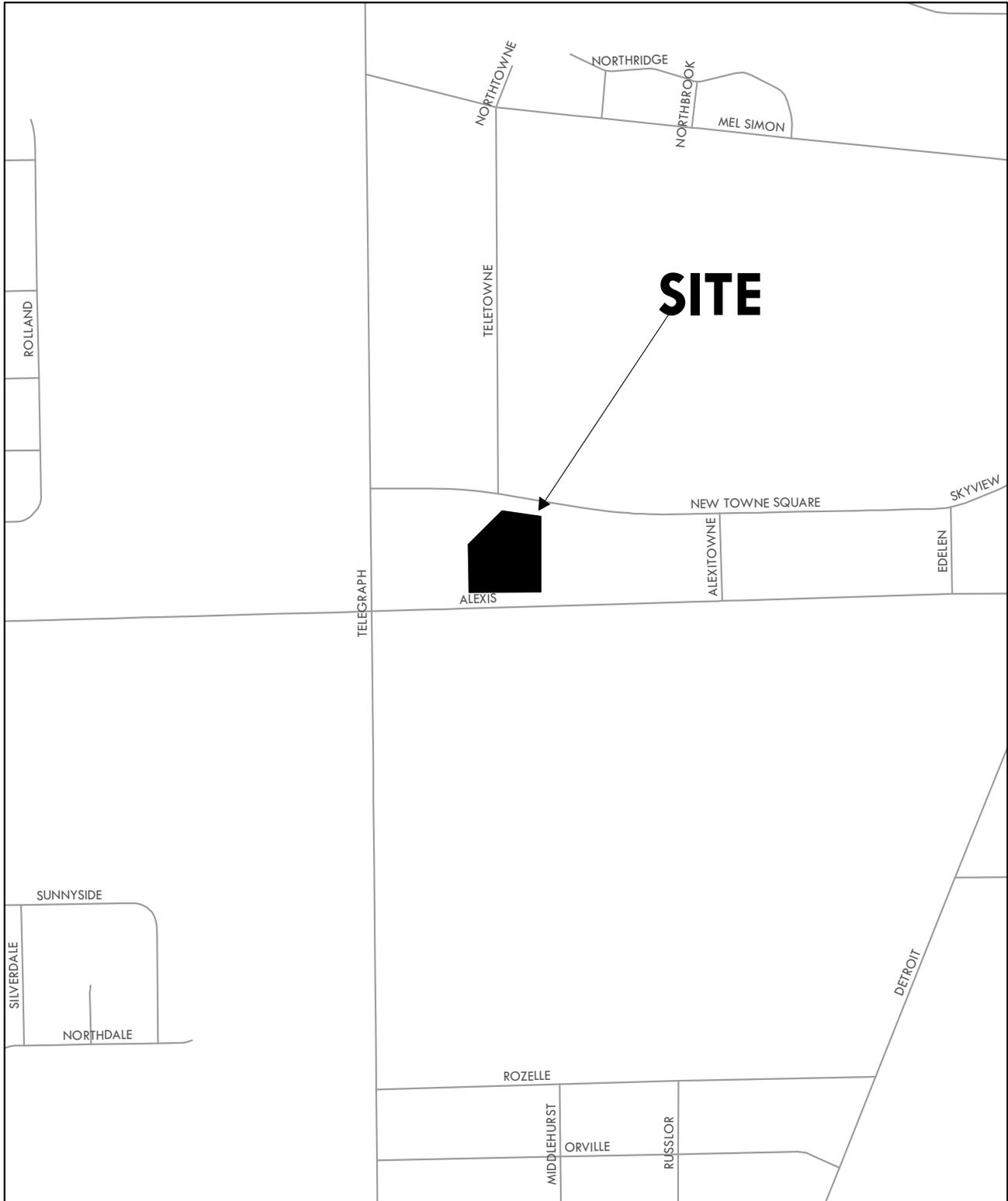
REF: S-3-16. . March 10, 2016

FINAL PLAT  
TOLEDO CITY PLAN COMMISSION  
REF: S-3-16  
DATE: March 10, 2016  
TIME: 2:00 P.M.

RS  
Three (3) sketches follow

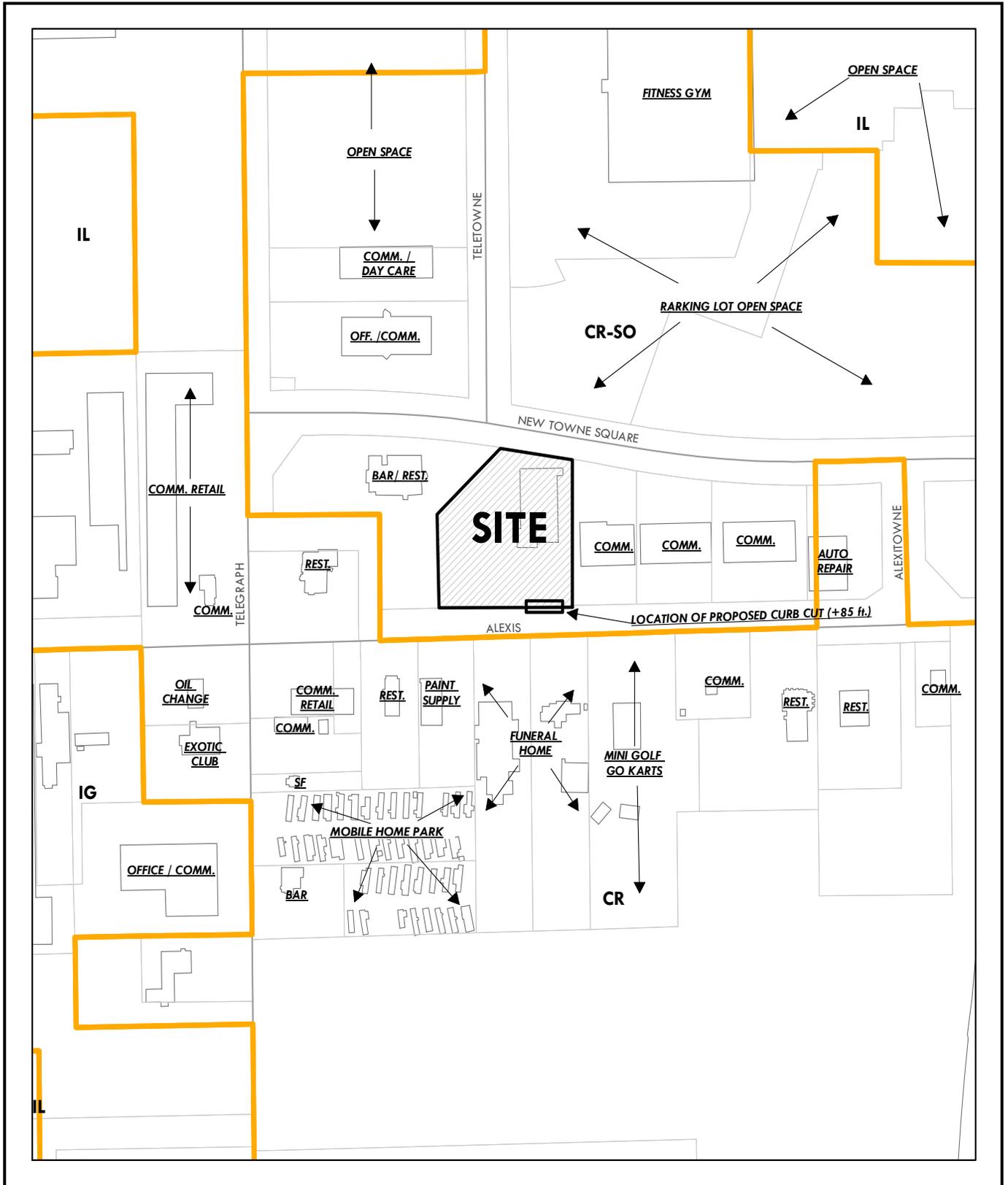
# GENERAL LOCATION

S-3-16  
ID 70



# ZONING & LAND USE

S-3-16  
ID 70



# SITE PLAN

S-3-16  
ID 70



## REPLAT OF PART OF LOT 4 OF NEW TOWNE SQUARE CITY OF TOLEDO, LUCAS COUNTY, OHIO

NOTE: PURPOSE OF THIS PLAT IS TO REMOVE  
A SECTION OF THE 2' ANTI-ACCESS  
EASEMENT ALONG ALEXIS ROAD



8/10/2016  
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## GENERAL INFORMATION

### Subject

Request	-	Major Site Plan Review for a New Truck Sales and Service Facility
Location	-	5801 Suder Ave (5022 – 5825 Suder Ave)
Applicant	-	GTH, LP 4300 N Broadway St Muncie, IN 47303
Agent	-	Steve Herwat Heatherglen Consulting, LLC 3807 Green Meadow Ct. Toledo, OH 43614
Engineer	-	George Oravec Oravec & Associates, LLC 5333 Secor Road, Suite 2 Toledo, OH 43623

### Site Description

Zoning	-	IL Limited Industrial
Area	-	± 24.26 Acres
Frontage	-	± 940' along Alexis Rd ± 1,324' along Suder Ave
Existing Use	-	Vacant Land
Proposed Use	-	Truck Sales and Service Facility
Proposed Parking	-	233 Total Spaces, (98 Automobile Spaces, 3 Customer Rig Spaces, 34 Space Truck Staging Area & 98 New and Used Truck Sales Spaces)
Required Parking	-	85 Customer and Employee Spaces

### Area Description

North	-	Church and Single-dwelling Residential / RS6
South	-	Single dwelling Residential / RS6
East	-	School, Vacant Land and Single Dwelling Residential / R-1A (Washington Township)
West	-	Interstate I-75 & Industrial Park / IL & IG

**GENERAL INFORMATION (cont'd)**

Parcel History

- Z-313-71 - Special Use Permit for a Hall & Meeting Facility (PC denied 2/17/72, CC deferred indefinitely 4/4/72)
- Z-68-73 - Special Use Permit for a Hall & Meeting Facility (PC Approved 3/22/73, Ord 350-73, 4/17/73)
- Z-4079-94 - Request for zone change from R-2 Single-family Residential to R-3 Two-family Residential (PC approved 6/2/94, CC Denied 10/25/94)
- Z-9001-14 - Request for zone change from RS6 to IL Limited Industrial (PC disapproved 11/6/14, Appealed to CC approved 1/8/15, Ord. 15-15)
- SPR-39-14 - Major Site Plan Review for a Truck Sales and Service Facility (PC disapproved 11/6/14, Appealed to CC approved 1/8/15, Ord. 15-15)
- SPR-37-15 - Major Site Plan Review for a Truck Sales and Service Facility (PC deferred 9/10/15, PC approved 10/8/15, CC Disapproved 12/17/15, Ord. 558-15)

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a Major Site Plan review for a truck sales and service facility located at 5801 Suder Avenue (5022 – 5825 Suder Avenue). The applicant is proposing to construct an approximate 23,500 square foot sale and leasing showroom and a 33-bay service center and body shop, in addition to new and used outdoor truck sales areas. The site has been cleared and is currently being prepared for construction. The 24.26 acre site is currently zoned IL Limited Industrial. The applicant is proposing modifications to the previously submitted site plans associated with SPR-39-14 and SPR-37-15. The changes from the previously approved plans include a shift in the northern most driveway entrance, the relocation of the proposed sidewalk from the west side of Suder Avenue to the east side of Suder Avenue, a shift of Suder Avenue to the west to accommodate the new sidewalk and a reduction in the overall amount of parking (new/used display spaces, staging spaces and customer/employee parking spaces). As a result, a new site plan review was warranted for this project.

**STAFF ANALYSIS (cont'd)**

Surrounding land uses include a church and a single family residence to the north, single family residences and Shoreland Elementary to the east, Alexis Road and single family uses to the south and Interstate I-75 and industrial uses to the west.

*Parking and Circulation*

The site plan includes a number of different uses: a new and used heavy equipment sales lot with a 23,500 square foot sales and leasing showroom with a parts retail component and offices, a 33-bay service center and body shop and a 98 space new and used heavy equipment sales area. The required parking for these uses is eight-five (85) customer/employee designated spaces. The changes from the previous plan (SPR-37-15) is a reduction in new and used heavy equipment sales spaces from 168 spaces to 98 spaces and a reduction in the amount of customer and employee spaces from 134 spaces to 98 spaces.

The proposed site plan offers two (2) access drives from Suder Avenue. Both the current application and SPR-37-15 proposed a relocation of the northern driveway 350 south of Vistamar Drive. The driveway locations were selected after multiple meetings between the applicant and neighborhood representatives. The Division of Transportation has objected to multiple driveways onto the site as it would conflict with the Lucas County Engineers access management policies and practices. However, the City of Toledo Fire Prevention Office has indicated that the elimination of either drive into the proposed site will be counterproductive to the safe operations of the fire department. Fire Prevention has concerns first with the inability to access the site via one driveway in the event the driveway becomes unusable. The second is that later responding apparatus may be forced to drive over hose or be forced to stage at a less than optimum location. The majority of traffic is anticipated to use the southernmost driveway as the building fronts this direction. The applicant anticipates that the bulk of the clientele will access Suder Avenue via Alexis Road as this has direct access to Interstate I-75.

The applicant is proposing to shift Suder Avenue to the west approximately six (6) feet. The shift will allow for the construction of a sidewalk on the east side of Suder Avenue. This is a direct product of multiple meetings between the applicant and neighborhood representatives. The Division of Transportation has indicated that a left turn lane shall be developed for northbound Suder Avenue. This requirement was based on traffic speed data, current traffic volumes, the presence of heavy duty vehicles that will regularly access this site and the projected growth of the existing industrial park located north of the development.

**STAFF ANALYSIS (cont'd)**

Landscaping

A landscaping plan has been submitted for review. The applicant is required to provide a frontage greenbelt in accordance with TMC§1108.0202 *Frontage Greenbelts*. TMC§1108.0202 Frontage Greenbelts require that sites over 5 acres provide a thirty (30) foot frontage greenbelt. The landscape plan submitted indicates a thirty (30) foot frontage greenbelt along the entire Suder Avenue frontage from Vistamar Drive to the Class 3 Wetland to the south. The northern “corner” portion of the frontage greenbelt includes a 36” high mound with a combination of seven foot (7’) tall Black Hills spruce trees and eight foot (8’) tall Arborvitae and Norway spruce trees planted on top of the mound. The greenbelt located between the proposed entrances has a proposed 30” mound with seven foot (7’) tall Serviceberry trees and Regal Privet Shrubs planted on top of the mounding. Finally, the greenbelt located south of the entrances, will consist of 30” mounding and 8’) tall Norway spruce trees.

A Type “A” Buffer is required between the RS6 zoning district to the north and the subject property. This buffer shall consist of twenty-five (25) feet of landscaping or ten (10) feet of landscaping with a fence. The applicant is proposing thirty (30) feet of landscaping along this property line. This buffer will contain a 36” high mound with a combination of seven foot (7’) tall Black Hills spruce trees and eight foot (8’) tall Norway spruce trees planted on top of the mound. The buffer and frontage greenbelts were products of the meetings that took place between the applicant and neighborhood representatives. Based on the submitted landscape plan and the parking area screening elevation, the buffer and greenbelts were designed to fully screen the proposed development and parking areas, therefore meeting the intent to provide a year round visual obstruction.

Pursuant to TMC§1108.0204 *Parking Lot Landscaping*, trees and shrubs are required on landscape islands at the end of each parking row. However, credit may be given for existing healthy trees and shrubs that will be retained on the site. The applicant has provided landscape islands at the end of each parking row and is proposing to install decorative grasses and perennials on the islands in the customer and employee parking areas. The applicant has requested tree credits for the required trees on landscape islands throughout the site and the trees and shrubs in the truck staging area. The applicant asserts that canopy trees could block the view of semi-truck drivers within the site. Staff has found that a significant amount of trees and shrub will be retained throughout the site and can serve as an sufficient credit for the required parking lot landscaping as outlined in TMC§1108.0204C.

**STAFF ANALYSIS (cont'd)**

Building Design

The applicant submitted elevations for consideration and review. The design primarily consists of a glass showroom, precast concrete in and around the service areas and aluminum accent panels. The overhead service bays located on the north and south sides of the building will aid in breaking up the mass and therefore the overall design meets the industrial design standards set forth in TMC1109.0400.

Recommendation

The Toledo 20/20 Comprehensive Plan targets this area for single-family residential land uses. However, the site is zoned IL Limited Industrial, which is appropriate zoning for the proposed use. Staff has found that the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission approve SPR-3-16, a Major Site Plan Review for a Truck Sales and Service Facility, located at 5801 Suder Avenue (5022-5825 Suder Avenue) for the following two (2) reasons:

1. The proposed use complies with all standards of the Toledo Municipal Code (TMC 1111.0809.A Approval Criteria);
2. The proposed is permitted in the district in which it is located (TMC 1111.0809.B Approval Criteria); and

The staff recommends that the Toledo City Plan Commission approve SPR-3-16, a major site plan review for a Truck Sales and Service Facility, located at 5801 Suder Avenue (5022-5825 Suder Avenue), subject to the following fifty-four (54) conditions:

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

Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced and/or upgraded to conform to current City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.

**STAFF RECOMMENDATION** (cont'd)

Engineering Services (cont'd)

2. All **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. All past ordinances and extensions to those ordinances or any new ordinances must be followed.
5. 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.
6. Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.
7. The proposed new pavement in the Right-of-Way shall be a flexible pavement built on a stable base.
8. Submit to the Division of Engineering Services, Attention: Timothy Grosjean, a pavement typical section and structural numbers.
9. There is no direct City water service to this site. There is an 8-inch-diameter water main, owned by the Lucas County Sanitary Engineer (LCSE), in Suder Avenue. Contact the LCSE to determine their requirements for tapping this water main.
10. If the existing hydrants along Suder Avenue are in conflict with the proposed sidewalk and must be relocated, the petitioner shall contact the Lucas County Sanitary Engineer to determine their requirements for this work.
11. Existing water services to structures removed from the site will be abandoned by the City of Toledo at the owner's/developer's expense.

**STAFF RECOMMENDATION** (cont'd)

Engineering Services (cont'd)

12. 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 D.P.U. Infrastructure Design and Construction Requirements.
13. Contact the City of Toledo Fire Prevention Bureau to determine the fire-protection requirements for this site. Verify that the hydrant locations shown are acceptable to the Toledo Fire Prevention Bureau.
14. Contact the Division of Water Distribution to determine the backflow-prevention requirements for this site.
15. New fire, domestic, and irrigation taps will be installed by City of Toledo at the owner's/developer's expense.
16. Maintain 10 feet of horizontal clearance between proposed water service and sanitary or storm sewers. Maintain 4 feet of horizontal clearance between proposed water service and any other underground utility. Maintain 18 inches of vertical clearance between proposed water service and sanitary or storm sewers. Maintain 12 inches of vertical clearance between proposed water service and any underground utility.
17. Submit to the Division of Engineering Services the revised detailed site-grading plan, Storm Water Pollution Prevention Plan (SWP3), calculations, and plans for storm-water service for storm-water review and approval.
18. Revised plans shall address all previous comments provided on February 4, 2016, via email from Andy Stepnick (Division of Engineering Services) to George Oravec and Colony + Colony. (UNIQUE?)
19. 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).
20. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs). All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.

**STAFF RECOMMENDATION (cont'd)**

Engineering Services (cont'd)

21. 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.
22. 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.
23. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention, are encouraged and may be eligible for a percent reduction in the property’s storm-water utility fee through the Storm Water Credit Program.
24. 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](http://epa.ohio.gov/dsw/storm/const_SWP3_check.aspx).
25. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
26. No construction work, including any earth-disturbing work, including any earth-disturbing work, will be permitted without approved plans and inspection.
27. Dredging, filling, clearing, or otherwise altering wetlands is prohibited without first providing proof of compliance with the following permits: Section 401 of the Clean Water Act, Ohio EPA Isolated Wetland Permit, and Section 404 of the Clean Water Act. If a permit does not apply, provide a letter from a qualified professional certifying that they have surveyed the site and determined that the permit is not applicable. All certifications and delineations shall include written concurrence from the U.S. Army Corps of Engineers and/or Ohio EPA, as appropriate, in accordance with protocols currently accepted by the U.S. Army Corps of Engineers.

**STAFF RECOMMENDATION (cont'd)**

Engineering Services (cont'd)

28. Being in or adjacent to a flood hazard zone, this area is subject to Toledo Municipal Code, Chapter 1110, which must be complied with in full. Including:
  - a. Floodplain boundaries shall be shown on plans.
  - b. Previous plan submitted indicate fill being placed within the 100 yards of the floodplain boundary for the installation of a sidewalk and fence. A compensatory cut is required for any fill within the floodplain. A topographic survey and cut and fill calculations will be required.
  - c. Storage of equipment or material shall not be permitted within the floodplain boundary.
  - d. A LOMR is required for changes to a Floodplain Boundary within 6 months of completion of the construction.
  
29. To allow for maintenance access, structures, permanent fences, walls, or other obstructions are not permitted within 12 feet of the top of bank or ordinary high-water mark of Shantee Creek or within the floodway. Clearing of vegetation, storage of materials, and/or development within 40 feet of the ordinary high water mark of Shantee Creek is discouraged due to water-quality impacts.
  
30. 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
  
31. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
  
32. 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.
  
33. The new sewer will be privately owned and maintained.

Lucas County Engineers Office

34. A permit is required from the Lucas County Engineer's Office for any work within the Washington Twp. portion of the Suder Ave. right of way. There is no fee for this permit.

**STAFF RECOMMENDATION (cont'd)**

Lucas County Engineers Office (cont'd)

35. Suder Ave. was resurfaced along most of the site frontage in 2013 by the Lucas County Engineer's Office. All proposed utility crossings of Suder Ave. shall be bored or jacked and open cutting of the pavement will not be permitted in the newly resurfaced areas.
36. Site Plan for General Truck Sales (Single Plan Sheet):
  - a. The plan indicates a proposed painted crosswalk on Suder Ave. north of Vistamar Road. A painted cross walk already exists and was installed in 2013 with the Suder Ave. resurfacing project.
  - b. If required by the City of Toledo, the County Engineer's Office has no objections to the requirement of a left turn lane for northbound traffic entering the site.
  - c. The site plan indicates a proposed four (4) foot sidewalk along the easterly side of Suder Avenue. The proposed sidewalk is required to be a minimum width of five (5) feet in accordance with Lucas County Standards. The sidewalk location as depicted on the site plan doesn't match the location of the sidewalk shown on the conceptual layout plan.
  - d. The County Engineer's office has no objections to placement of the proposed guardrail, (outside of the public right of way), as shown on the plan at the northeast corner of Suder Ave. and East Harbor Ave.
37. Conceptual Layout Plan (Two Plan Sheets):
  - a. Detailed construction plans shall be submitted for review and approval for the proposed Suder Avenue shift and sidewalk construction work as shown on the conceptual plans. The proposed roadway, drainage, and traffic control work necessary for the proposed construction shall be in accordance with applicable City of Toledo and Lucas County Standards.
  - b. This conceptual plan shall not be considered a final layout and design. The final sidewalk location, roadway geometrics, and other design features are subject to further review and approval upon submittal of detailed construction plans as stated above.
  - c. The existing guardrail along the easterly side of Suder Ave. will be required to be relocated between the proposed sidewalk and the new edge of paved shoulder. A protective railing shall be provided along the easterly edge of the proposed sidewalk adjacent to Shantee Creek and at locations to be determined upon submittal of detailed plans.

**STAFF RECOMMENDATION (cont'd)**

Lucas County Engineers Office (cont'd)

- d. The developer shall be responsible for the actual plan review and construction inspection time performed by the County Engineer's Office associated with any public improvements required to be constructed in the public right of way. The hours worked in the performance of these tasks will be periodically billed to the developer.

Sewer & Drainage Services

38. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
39. S&DS requires 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.
40. S&DS requires the maintenance of Shantee Creek, from Alexis Road to Suder Avenue, to be maintained by the property owner in order to prevent flooding and sewer overflows in this immediate area.

Fire Prevention

No Comments or objections.

Building Inspection

41. Permits will be required for the construction of the building and parking lot improvements.
42. A Flood Hazard Development Permit will be required.
43. Any signage or fencing will require separate plan approval, permit issuance and inspection.

Environmental Services

44. Applicant shall maintain compliance with the Ohio EPA's General Stormwater NPDES Permit Programs.

**STAFF RECOMMENDATION** (cont'd)

Environmental Services (cont'd)

45. 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 storm water impacts from the facility, including but not limited to long-term operation and maintenance of both structural and non-structural Best Management Practices. As this site is situated close to wetlands special attention must be paid to all potential storm water impacts from the facility, including but not limited to, proper control of automotive fluids, no outdoor storage of material without proper protection, no outdoor repair activities, and proper maintenance of the grounds and detention pond. Preparation of and adherence to a comprehensive Stormwater Pollution Prevention Plan is recommended.
46. 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.
47. Applicant shall maintain compliance with the City of Toledo and the 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

48. A left turn lane shall be developed for northbound Suder Ave to this facility. This requirement is based upon the 85<sup>th</sup> percentile traffic speed data that exceeds 40 miles per hour, current traffic volumes, the presence of heavy duty vehicles that will regularly access this site and the projected growth of the existing industrial park located north of the development.
49. Two ingress / egress drives are not crucial to the fundamental operations of the site and should not be permitted. The Division of Transportation recommends that the southernmost drive be removed. This is based on the Lucas County Engineers access management policies and practices. This section of Suder Ave. has a split jurisdiction between the City of Toledo on the west side and Lucas County on the east side.

Plan Commission

46. New or renovated buildings shall meet the industrial building design standards of TMC Section 1109.0400; **acceptable as depicted on elevation.**
47. 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.

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

48. Dumpster location(s) shall have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.
49. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas.
50. Fencing of customer display areas shall conform to TMC 1105.0302, outside storage screening shall comply with TMC 1108.0203.H.
51. 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 thirty (30) foot Frontage Greenbelt is required along the Suder Avenue frontage and shall include one tree for every thirty (30) of lot frontage and a solid evergreen hedge; **acceptable as depicted on landscape plan.**
  - b. Type "A" Landscape buffer is required along the northern property lines where abutting residential zoning; **acceptable as depicted on landscape plan.**
  - c. The trees and vegetation located in and around the Class 3 wetland will be preserved as part of this development & tree credits will be awarded for interior tree counts; **acceptable as depicted on landscape plan**
  - d. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **shall be noted on revised site plan.**
  - e. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained; **shall be noted on revised site plan.**
  - f. If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details; **shall be noted on revised site plan.**
  - g. The location, height and materials for any fencing to be installed and maintained; **acceptable as depicted on site plan.**

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

- h. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); **shall be noted on revised site plan**; and
  - i. The location, lighting and size of any signs; **acceptable as depicted on site plan**.
52. 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.
53. 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.
54. 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.

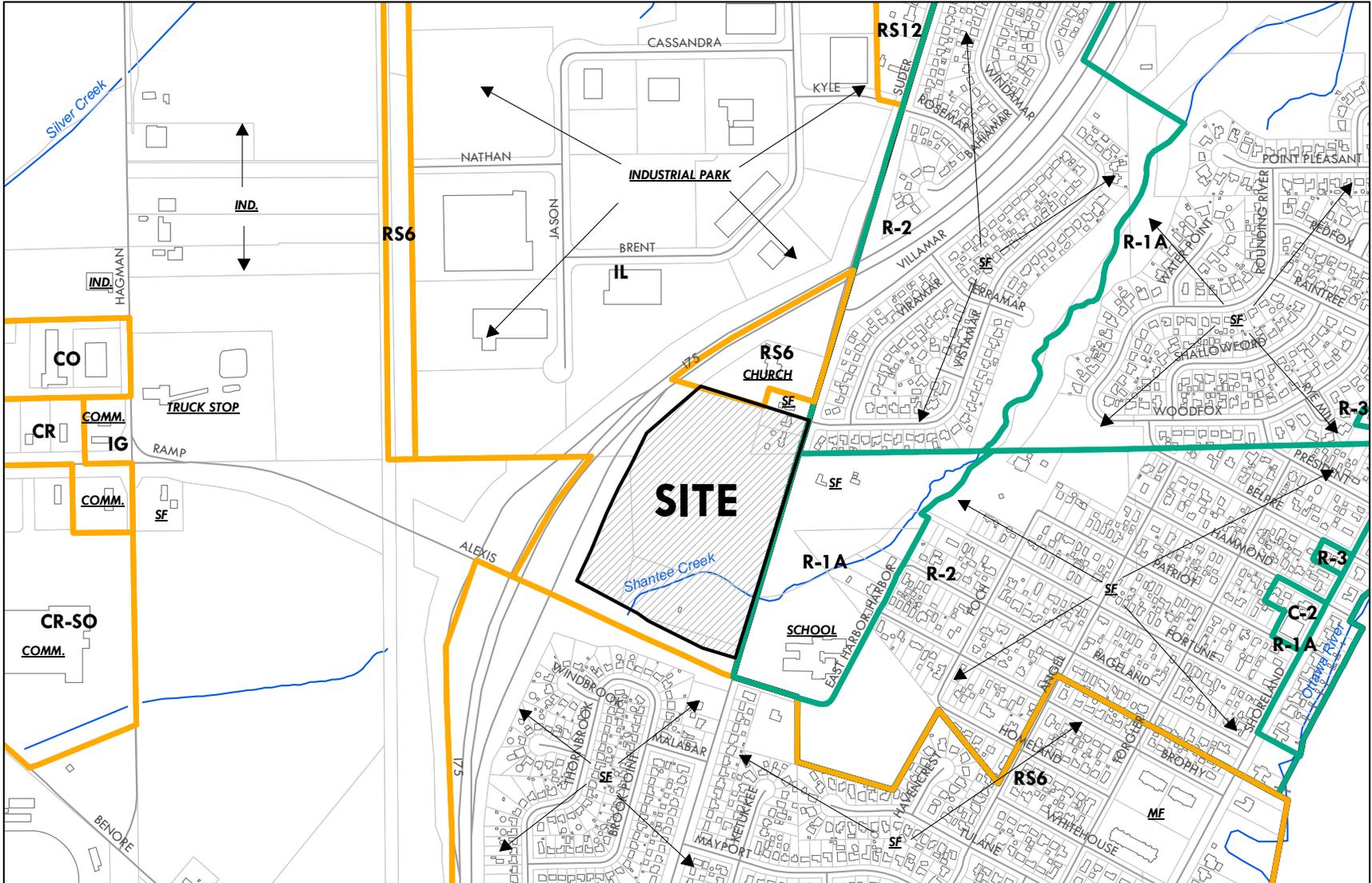
BH  
Twelve (12) sketches follow

MAJOR SITE PLAN REVIEW  
TOLEDO CITY PLAN COMMISSION  
REF: SPR-3-16  
DATE: March 10, 2016  
TIME: 2 p.m.



# ZONING & LAND USE

SPR-3-16  
ID 68, 64



**General Truck Sales  
Site Comparison Matrix**

**SPR-3-16  
ID 68,64**

	<b>Original Site Plan Approved by Council – Jan. 2015</b>	<b>Revised Site Plan Approved by Plan Commission – Oct. 2015 Disapproved by Council - Nov. 2015</b>	<b>New Site Plan Jan. 2016</b>
Sidewalk	West side of Suder	West side of Suder	<b>East side of Suder</b> within public right-of-way from Vistamar to East Harbor - no sidewalk on west side – not needed according to neighbors, and City engineers agree
North Driveway Location	Just South of Vistamar Dr.	Approx. 350 feet South of Vistamar Dr.	Approx. 350 feet South of Vistamar Dr.
Suder Avenue Pavement	Not changed except for right turn lane at Alexis	Not changed except for right turn lane at Alexis and left turn lane for north drive	Pavement moved approx. 6 feet west to accommodate east side sidewalk. Including turn lane to Alexis and engineering fees - total cost to General Truck Sales for shift is estimated at \$257,800
Impervious Surface Area - Parking Lot and Building Roof	10.913 acres	12.539 acres	10.640 acres
Number of Parking Spaces	227	416	233
Building Size	84,177 sf – first floor 9,957 sf – 2 <sup>nd</sup> floor incl. mezz. Total = 94,134 sf	74,940 sf – first floor 18,275 sf – second floor Total = 93,215 sf	74,940 sf – first floor 18,275 sf – second floor Total = 93,215 sf
Sanitary Sewer Connection	County Sewer System	City Sewer System	City Sewer System

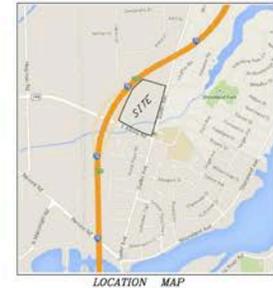
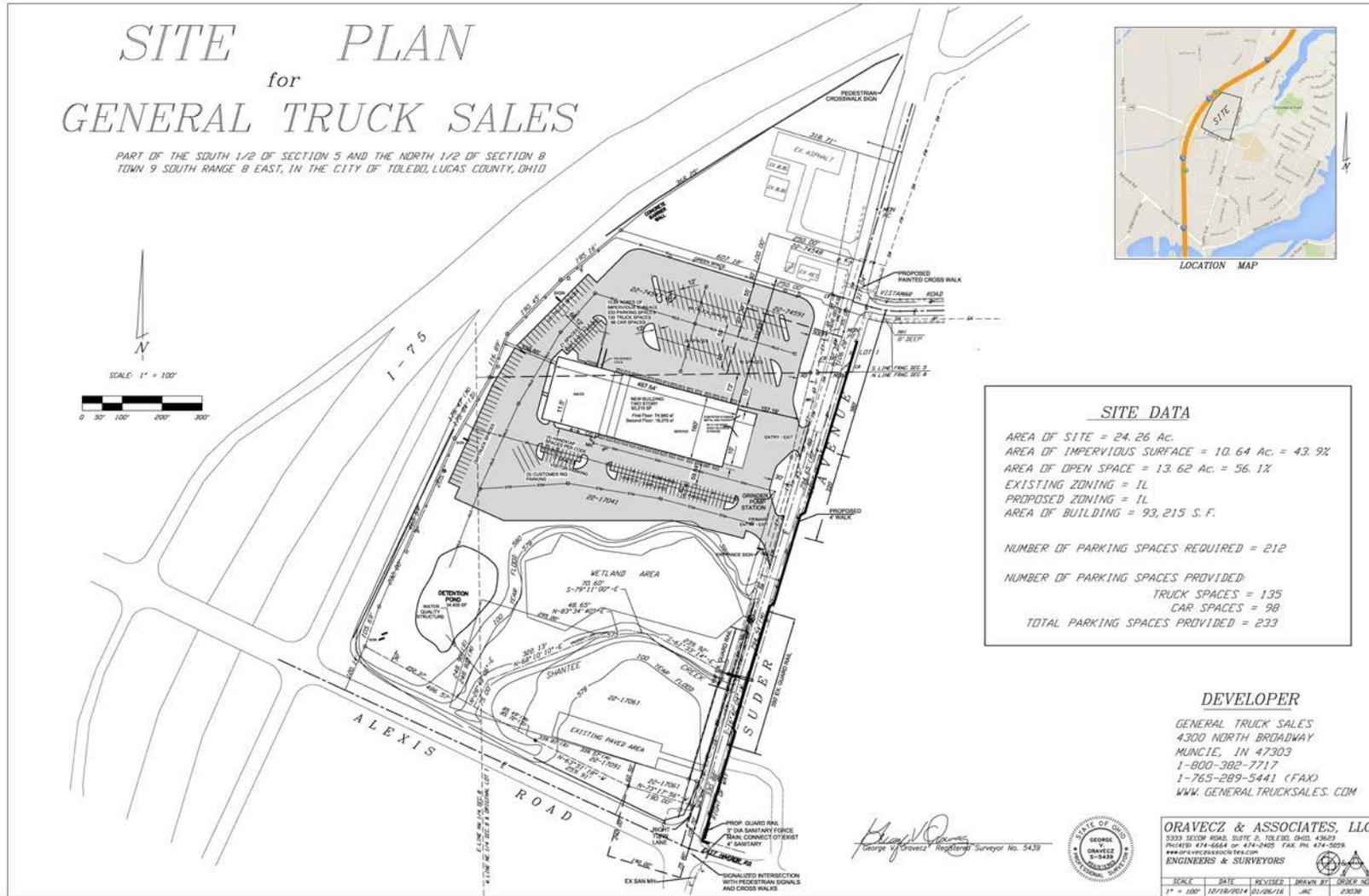
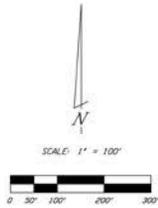
# SITE PLAN

SPR-3-16  
ID 68,64



## SITE PLAN for GENERAL TRUCK SALES

PART OF THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 8  
TOWN 9 SOUTH RANGE 8 EAST, IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO



**SITE DATA**

AREA OF SITE = 24.26 Ac.  
 AREA OF IMPERVIOUS SURFACE = 10.64 Ac. = 43.9%  
 AREA OF OPEN SPACE = 13.62 Ac. = 56.1%  
 EXISTING ZONING = IL  
 PROPOSED ZONING = IL  
 AREA OF BUILDING = 93,215 S.F.

NUMBER OF PARKING SPACES REQUIRED = 212

NUMBER OF PARKING SPACES PROVIDED:  
 TRUCK SPACES = 135  
 CAR SPACES = 98  
 TOTAL PARKING SPACES PROVIDED = 233

**DEVELOPER**  
 GENERAL TRUCK SALES  
 4300 NORTH BROADWAY  
 MUNCIE, IN 47303  
 1-800-382-7717  
 1-765-289-5441 (FAX)  
 WWW.GENERALTRUCKSALES.COM

*George J. Oravec*  
 George J. Oravec Registered Surveyor No. 5439



**ORAVECZ & ASSOCIATES, LLC**  
 5353 SECON ROAD, SUITE 2, TOLEDO, OHIO 43629  
 PH:419 474-6564 OR 474-2425 FAX:PH 474-5059  
 WWW.ORAVECASSOCIATES.COM

**ENGINEERS & SURVEYORS**

SCALE	DATE	REVISED	DRAWN BY	CHECK NO.
1" = 100'	10/18/2014	01/08/16	JAC	23028

13-18

# SITE PLAN October 2015

SPR-37-15  
ID 68,64

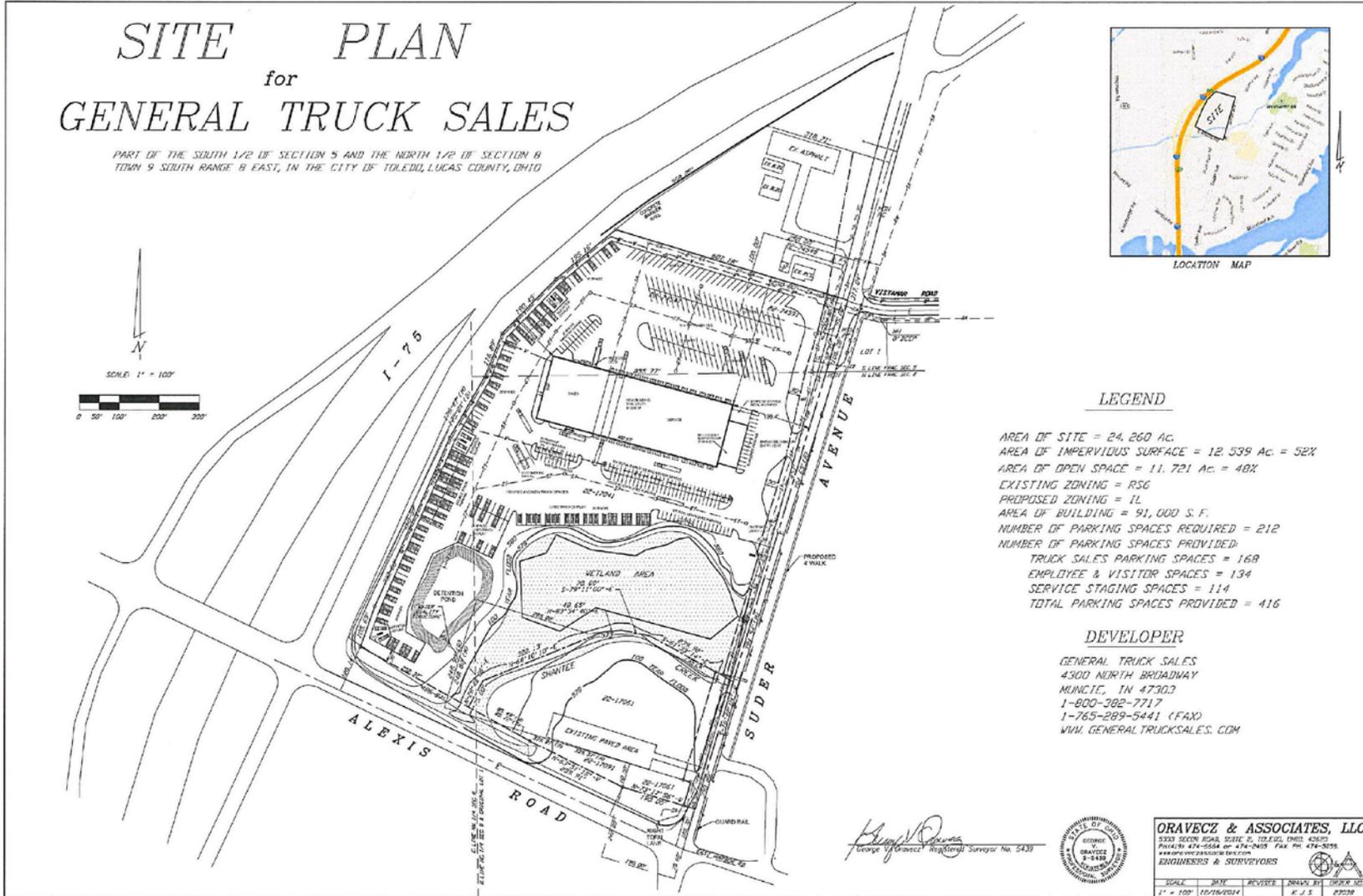
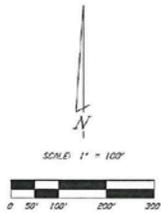


## SITE PLAN for GENERAL TRUCK SALES

PART OF THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 8  
TOWN 9 SOUTH RANGE 9 EAST, IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO



LOCATION MAP



### LEGEND

AREA OF SITE = 24,260 AC.  
 AREA OF IMPERVIOUS SURFACE = 12,539 AC. = 52%  
 AREA OF OPEN SPACE = 11,721 AC. = 48%  
 EXISTING ZONING = R5G  
 PROPOSED ZONING = IL  
 AREA OF BUILDING = 91,000 S.F.  
 NUMBER OF PARKING SPACES REQUIRED = 212  
 NUMBER OF PARKING SPACES PROVIDED:  
 TRUCK SALES PARKING SPACES = 168  
 EMPLOYEE & VISITOR SPACES = 134  
 SERVICE STAGING SPACES = 114  
 TOTAL PARKING SPACES PROVIDED = 416

### DEVELOPER

GENERAL TRUCK SALES  
 4500 NORTH BROADWAY  
 MUNCIE, IN 47303  
 1-800-382-7717  
 1-765-289-5441 (FAX)  
 WWW.GENERALTRUCKSALES.COM

*George J. Oravec*  
 George J. Oravec Registered Surveyor No. 5430



### ORAVEC & ASSOCIATES, LLC

5333 SEEN ROAD, SUITE D, TOLEDO, OHIO 43629  
 PHONE: 474-5554 OR 474-2405 FAX: 474-5055  
 WWW.ORAVECANDASSOCIATES.COM

SCALE	DATE	REVISOR	DRAWN BY	PROJECT NO.
1" = 100'	10/15/2014		R.J.S.	23239

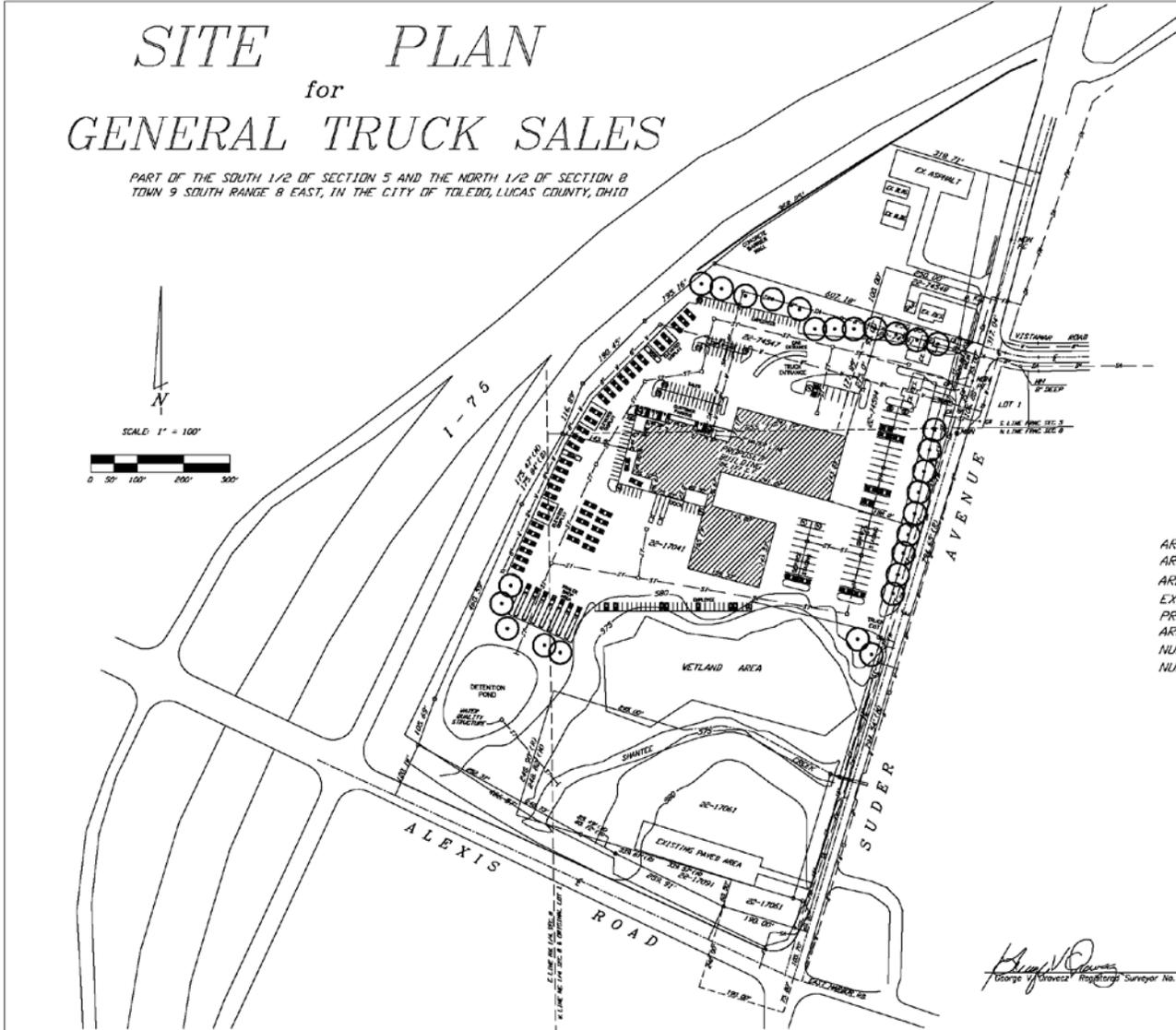
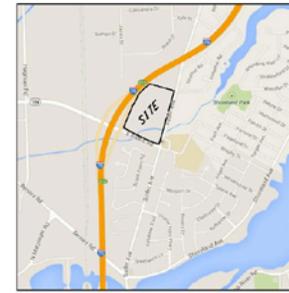
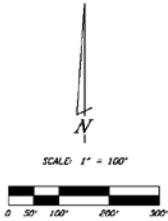
# SITE PLAN November 2014

SPR-39-14  
ID 68,64



## SITE PLAN for GENERAL TRUCK SALES

PART OF THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 8  
TOWN 9 SOUTH RANGE 8 EAST, IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO



### LEGEND

AREA OF SITE = 24,260 AC.  
 AREA OF IMPERVIOUS SURFACE = 10,913 AC. = 45%  
 AREA OF OPEN SPACE = 13,347 AC. = 55%  
 EXISTING ZONING = R56  
 PROPOSED ZONING = IL  
 AREA OF BUILDING = 84,177 S.F.  
 NUMBER OF PARKING SPACES PROVIDED = 227  
 NUMBER OF PARKING SPACES REQUIRED = 212

### DEVELOPER

GENERAL TRUCK SALES  
 4300 NORTH BROADWAY  
 MUNCIE, IN 47303  
 1-800-982-7717  
 1-765-289-5441 (FAX)  
 WWW.GENERALTRUCKSALES.COM

*George V. Oravec*  
 George V. Oravec Registered Surveyor No. 5439



**ORAVECZ & ASSOCIATES, LLC**  
 3333 SPENCER ROAD, SUITE P, TOLEDO, OHIO 43623  
 PHONED 474-6554 or 474-2405 FAX PH 474-3555  
 WWW.ORAVECASSOCIATES.COM  
**ENGINEERS & SURVEYORS**

SCALE	DATE	PROJECT	JOB NO.
1" = 100'	10/17/2014	SPR-39-14	23038



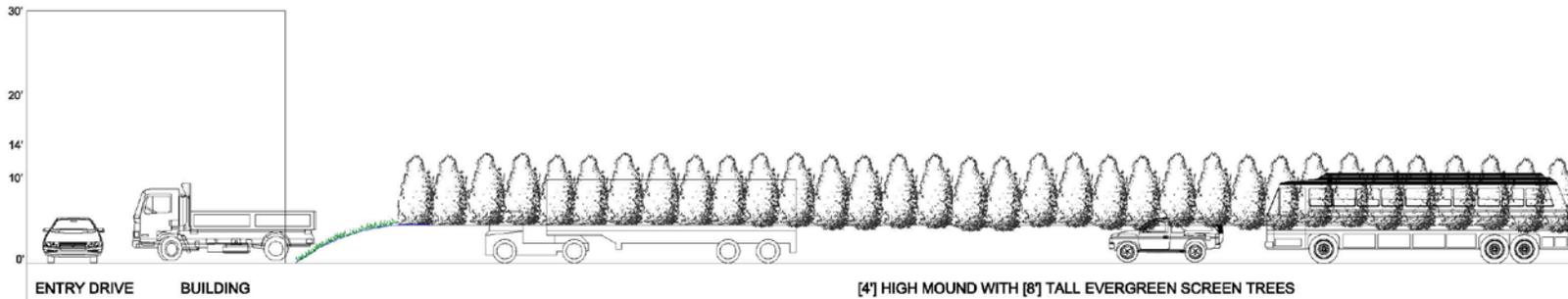
# EVERGREEN MOUND

SPR-3-16  
ID 68,64

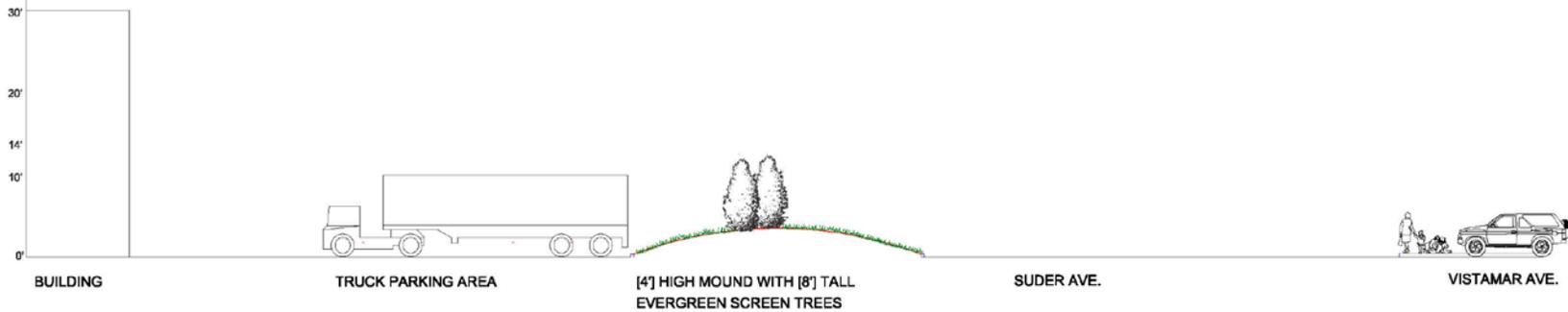


## GENERAL TRUCK SALES SUDER AVE. PROPOSED PARKING AREA SCREENING

Jay Brewster, ASLA - Landscape Architect - February 2016



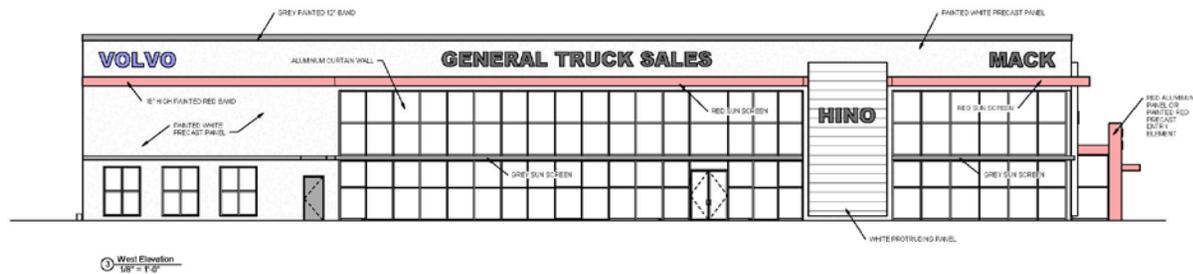
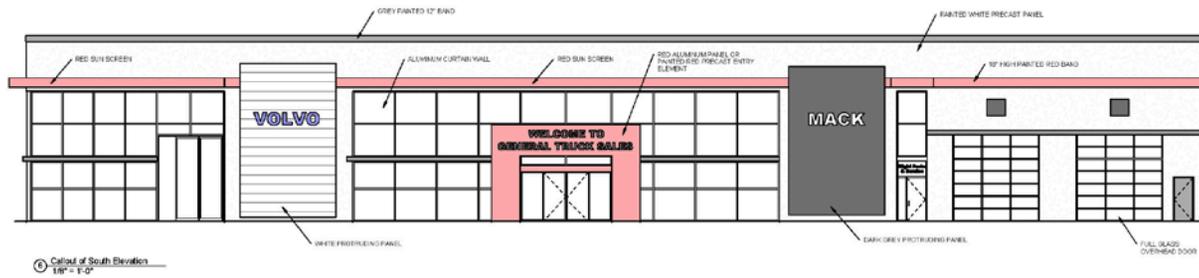
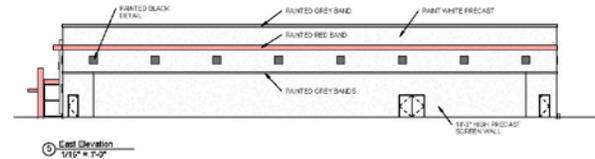
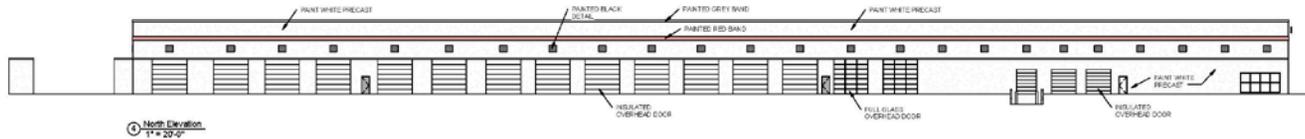
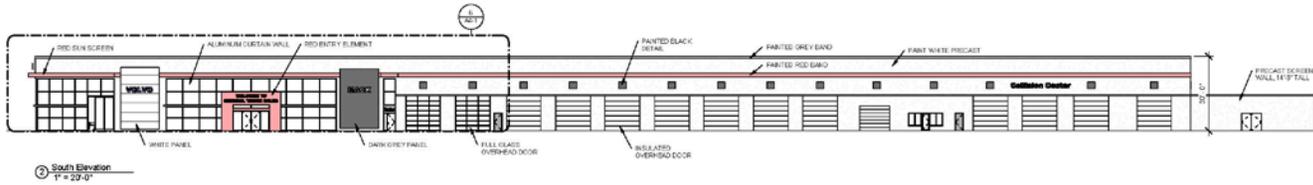
### ELEVATION VIEW ALONG SUDER AVE.



### CROSS SECTION ELEVATION OF MOUND

# ELEVATIONS

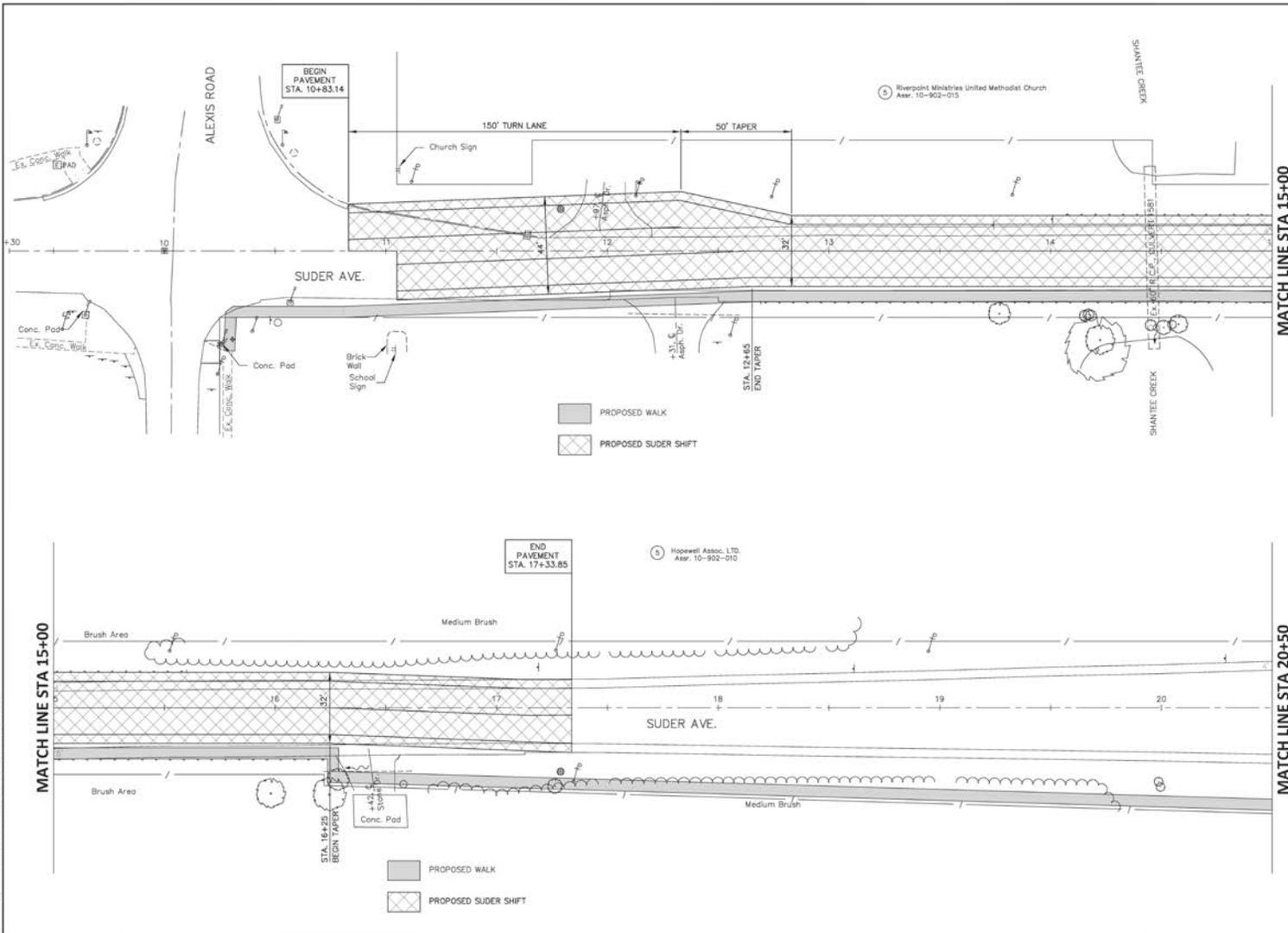
SPR-3-16  
ID 68,64



GENERAL TRUCK SALES ELEVATIONS

# SIDEWALK DETAILS

SPR-3-16  
ID 68,64



NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		

**DGL**  
 CONSULTING ENGINEERS, LLC  
 3805 MAUMEE CIRCLE SUITE E  
 PHOENIX, ARIZONA 85018  
 WWW.DGL-ENGINEERS.COM

MATCH LINE STA 15+00

MATCH LINE STA 20+50

**GENERAL TRUCK SLAES**

**SUDER AVENUE**

VOLVO AVENUE #1111  
LUCAS COUNTY

**CONCEPTUAL LAYOUT PLAN**

FILE: 15121 CD.dwg

JOB NO.: 15121

DRAWN BY: JCO

ISSUED: JAN 21, 2016

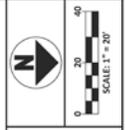
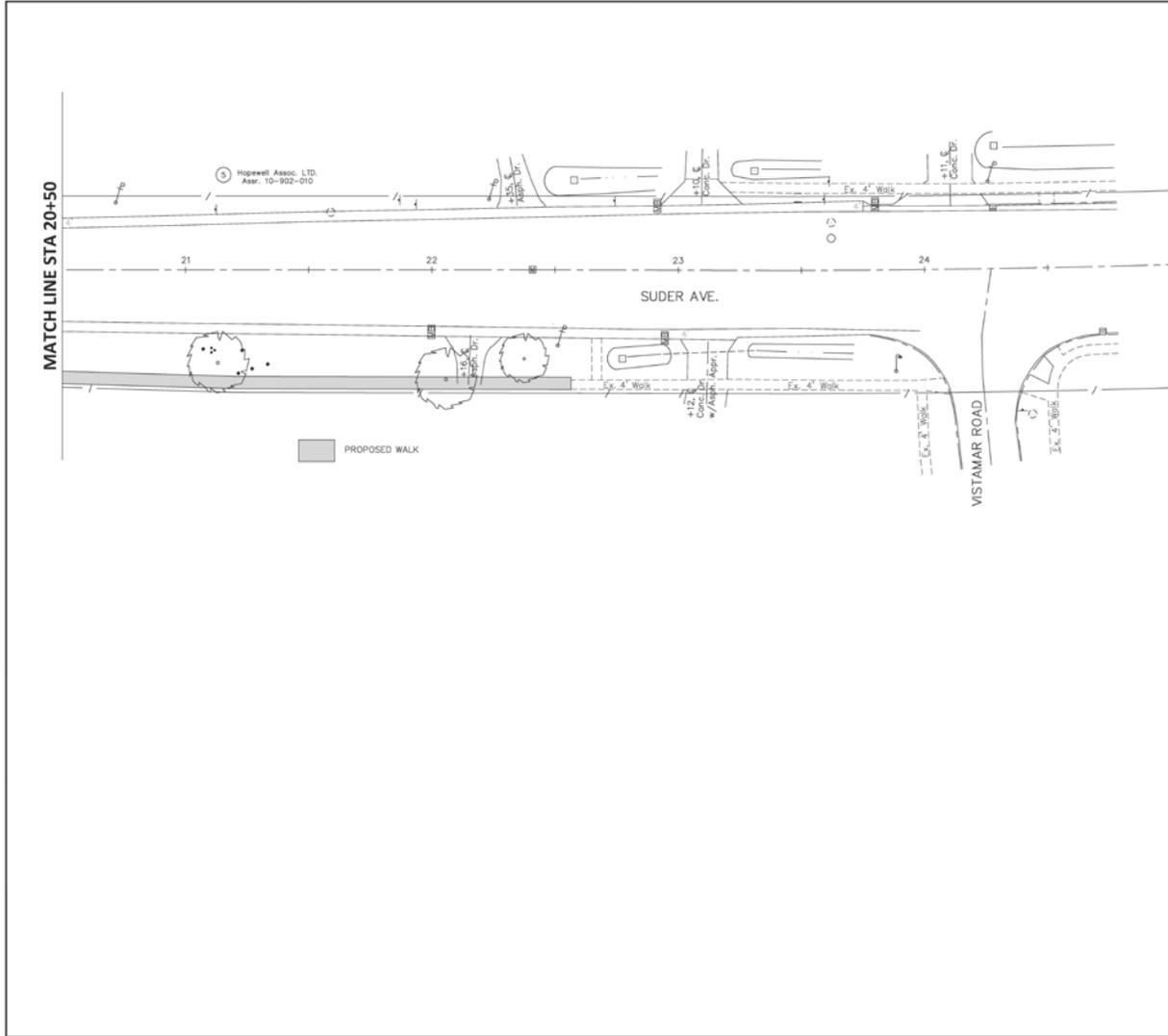
1

PLotted: Jan 21, 2016 - 12:35pm  
 Drawing: 4115121 CD.dwg - Suder Ave. Sidewalk Conceptual Layout Plan - 15121

13-24

# SIDEWALK DETAILS

SPR-3-16  
ID 68,64



NO.	REVISION	DATE
1	ISSUE	
2		
3		
4		
5		
6		
7		
8		
9		



**GENERAL TRUCK SLAES  
SUDER AVENUE**  
SUDER AVENUE  
TOLEDO, OHIO 43611  
LUCAS COUNTY

**CONCEPTUAL LAYOUT PLAN**

FILE: 15121 CD.dwg  
JOB NO.: 15121  
DRAWN BY: JG  
ISSUED: JAN 21, 2016

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## GENERAL INFORMATION

### Subject

- Request - Review of the Special Use Permit for a Used Auto Sales Facility approved via Ord. 70-14.
- Location - 4154, 4158 & 4160 Monroe Street
- Applicant - KCA Investments, LLC  
4410 Charles Street  
Dearborn, MI 48126

### Site Description

- Zoning - CR Regional Commercial
- Area - ± .324 Acres
- Frontage - ± 124' along Monroe Street  
± 98' along Harley Road
- Existing Use - Light Equipment Repair Shop
- Proposed Use - Used Car Lot

### Area Description

- North - Single Family Residential / RD6
- South - Commercial / CR
- East - Gas Station and Residential / CR, RD6 & RM36
- West - Commercial / CR

### Parcel History

- SUP-10010-13 - Request for a Special Use Permit for a Used Auto Sales Facility (PC approved 01/9/14, Ord. 70-14 approved 2/25/14)

### Applicable Plans and Regulations

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

## STAFF ANALYSIS

City Council has requested a review and possible revocation of Special Use Permit SUP-10010-13, granted by Ordinance 70-14 because of concerns that the used auto sales facility, located at the corner of Monroe Street and Harley Road is operating in a manner that is inconsistent with the approved plan, zoning code and the conditions of approval. The Special Use Permit process recognizes that certain businesses having the right to be located within certain districts also have extenuating circumstances or additional effects on the surrounding community more than others. Therefore additional criteria and conditions are often included to reduce the effects on neighboring properties.

### Background and Site Conditions

The used auto sales facility was approved to operate in conjunction with the existing light equipment repair business that is located on the site. The .324 acre parcel is zoned CR Regional Commercial and was approved prior to the adoption of the current used car standards that require a minimum of .5 acres in November of 2013.

The existing building has four (4) service bays and an approximate 195 square foot office area. The site was accessed via two (2) curb cuts on Monroe Street and one (1) curb cut on Harley Road. In addition, a large pole sign is situated toward the corner of Monroe Street and Harley Road within the drive aisle. On January 20, 2016, an inspection of the site was conducted by staff and found approximately thirty-five (35) vehicles on the lot with only thirteen (13) parking spaces (see Exhibit B). The applicant contacted staff regarding a noncompliance letter that was sent on January 28, 2016. A meeting was held on February 24, 2016 and the applicant indicated that he has started to bring the site into compliance with Ord. 70-14.

### Access and Circulation

In January 2014, the site had three (3) curb cuts, one (1) along Harley Road and two (2) on Monroe Street. The applicant indicated that the Monroe Street curb cut closest to the intersection would be removed, providing additional space for used car display and landscaping. Although the applicant has installed a planter box across the area of the former curb cut the curb and sidewalk does not appear to have been restored as required in Ord. 70-14.

The Division of Transportation had additional conditions that required the remaining curb cut along Monroe Street to be narrowed to twenty-five (25) feet and shifted eastward to prevent a conflict with the parking spaces in the northwest corner of the site along Monroe Street. In addition, the Division of Transportation required that the curb cut be narrowed to twenty-five (25) feet to reduce the conflict with the existing pole sign and to increase the distance from the Monroe Street/Harley Road intersection. **Conditions # 1, #2, #3, #4, #13 & #14 are not in compliance with requirements of the Division of Engineering Services and the Division of Transportation.**

**STAFF ANALYSIS (cont'd)**

*Parking and Display Areas*

Light equipment repairs have a parking requirement of 1.5 spaces per service bay, while the used car sales portion of the site has a parking requirement of one (1) space. As a result, the applicant was required to dedicate seven (7) total customer parking spaces for all uses on site. Upon inspection of the site, staff found that used cars were being double and triple parked, parked in unapproved areas and parked in the drive aisles. Staff also observed customers parking in the drive aisle and in the right-of-way due to the inaccessible nature of the site. **Condition # 18 is not in compliance with the requirement for seven (7) parking spaces to be denoted and reserved for “customer and employee only”. Only six (6) spaces are available for vehicle sales. All vehicles must be parked in designated spaces.**

In an effort to buffer residential uses from used car sales lots TMC§1104.0301 states that a fifty (50) foot separation measured along the street frontage shall be maintained between any open display area and a residential district boundary line. The northeast corner of the property (with fifty (50) feet of residential boundary) was approved for customer parking and not open display areas. However, upon inspection staff observed unlicensed vehicles triple parked and presumably for sale. **Condition # 19 is not in compliance with the fifty (50) foot separation requirement.**

*Landscaping*

At the time of approval, the site was only required to be brought closer into compliance with the landscape requirements of the zoning code. The revised plan offered a twenty (20) foot Type A Landscape Buffer with a three (3) foot solid fence along the northern property line, where the site abuts residential zoning. In an effort to install this buffer, the applicant was to remove approximately eleven (11) feet of asphalt. No asphalt has been removed and no landscape buffer or fence has been installed along the northern property line. **Condition # 23(b) is not in compliance with the Type A Landscape Buffer requirement with solid fencing.**

Additionally, the site plan offered a landscape area anchoring the corner of Monroe Street and Harley Road and five (5) foot greenbelts along Monroe Street and the Harley Road frontages. Staff observed that the raised beds along Monroe Street and Harley Road frontages were installed. These beds do not appear to meet the five (5) foot width as proposed and no bushes or trees had been installed. In addition, the large area anchoring the corner of Monroe Street and Harley Road was never improved as proposed. The approved landscape plan showed the use of bushes and pear trees spaced along both frontages and within the large corner landscape area. At the February 24, 2016 meeting with staff, the applicant indicated that the raised beds were located on the existing asphalt. A six (6) inch raised planting bed sited over asphalt is not a conducive environment for trees and/or shrubs to grow. The applicant will be required to remove the asphalt located under the raised beds. **Condition # 23(a)&(c) is not in compliance as the raised planters are not five (5) feet in width, the large area anchoring the corner of Monroe Street and Harley Road was never installed as proposed and the existing raised beds do not contain the required plantings as shown on the landscape plan. In addition the beds are sited over existing asphalt, providing a nonconductive environment for tree and shrub growth.**

**STAFF ANALYSIS (cont'd)**

Landscaping (cont'd)

Finally, the applicant indicted on the site plan that the dumpster would be located within the existing building. Staff asked that City Council approve a condition so that in the event the dumpster was needed to be located outside the building the applicant would be aware of the improvements required. As a result, the condition stated that the dumpster would be shown on a revised site plan, on a concrete pad and surrounded by a solid wooden fence or masonry screen enclosure with landscaping. Staff observed a dumpster located on the southwest corner of the lot and outside of the building. Staff was unable to determine if the dumpster was located on a concrete pad due to a recent snowfall, however, the dumpster was not fully enclosed or screened as required. **Condition # 17 is not in compliance as the dumpster was not shown on a revised site plan and was not properly contained within a dumpster enclosure.**

The conditions outlined in Ord. 70-14 are provided in Exhibit "A". Staff has included the status of compliance with each condition. In addition, photographs from the Plan Commission staff site inspection are included in Exhibit "B".

**STAFF RECOMMENDATION**

Plan Commission Staff sent a noncompliance letters to the applicant on January 16, 2015 and January 28, 2016 and Code Enforcement has indicated that they have contacted the applicant concerning the conditions of the site and overall compliance with Ord. 70-14. The applicant met with Staff on February 24, 2016 and indicated that he is working towards compliance. Staff feels the applicant can make significant progress and achieve possible full compliance within ninety (90) days.

The staff recommends that the Toledo City Plan Commission recommend a ninety (90) day compliance period to allow the applicant to bring the site into compliance with Ord. 70-14, a Special Use Permit for a Used Auto Sales Facility, located at 4154, 4158 & 4160 Monroe Street, to the Toledo City Council.

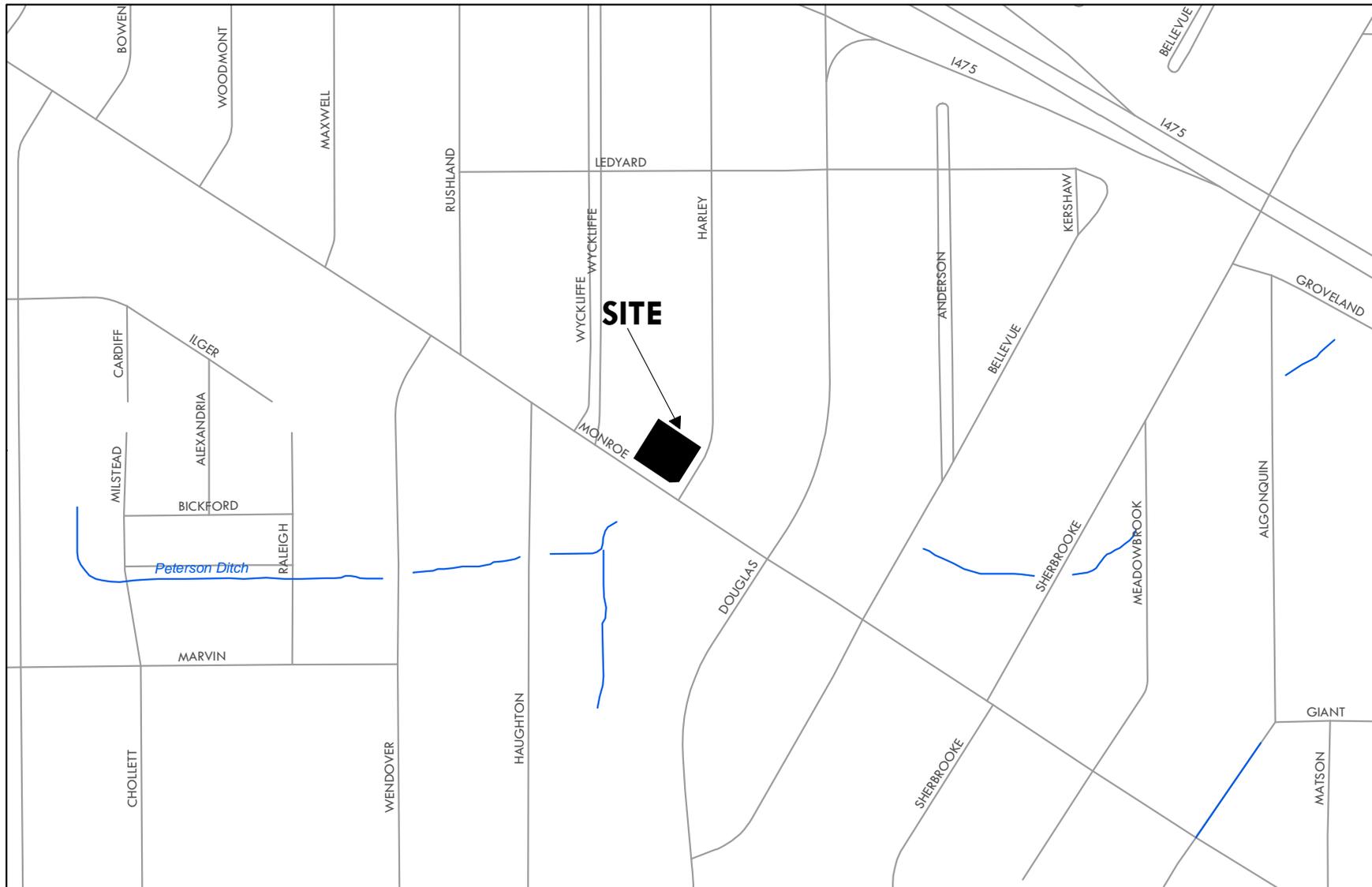
REVIEW OF SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-10010-13  
DATE: March 10, 2016  
TIME: 2:00 P.M.

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

BH  
Three (3) sketches follow  
Exhibit A follow  
Exhibit B follow

# GENERAL LOCATION

SUP-10010-13  
ID 45

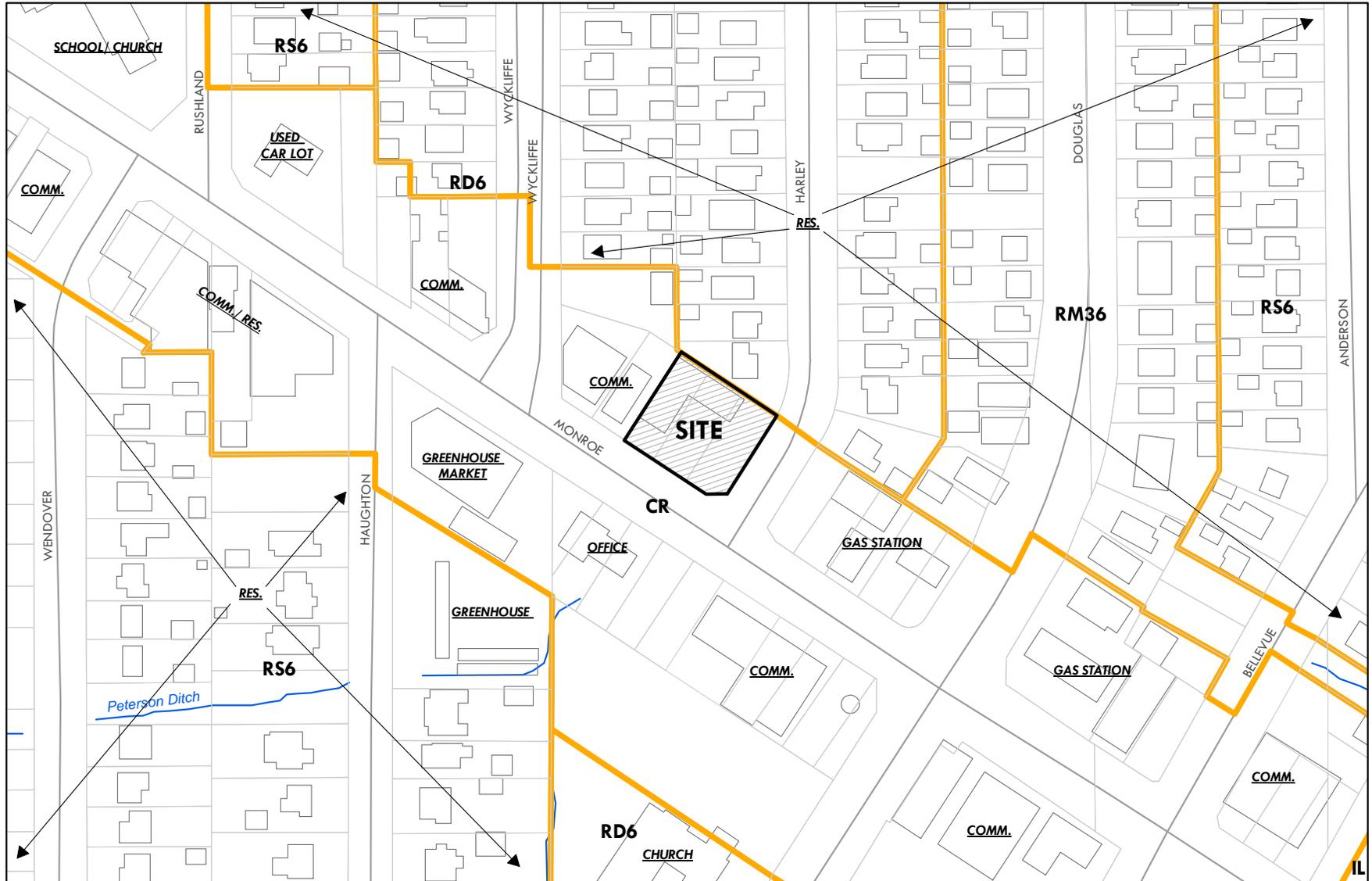


# ZONING & LAND USE

SUP-10010-13  
ID 45



14 - 6



# SITE PLAN

**SUP-10010-13**  
ID 45



**PROPOSED SITE CONDITIONS:**

ZONING: C1, COMMERCIAL  
AREA: 0.24 AC ±  
CURRENT USE: AUTO SERVICE CENTER AND USED CAR SALES  
**BUILDINGS - EXISTING:**  
BUILDING: SERVICE AREA = 2,500 SF  
BUILDING: STORAGE AREA = 800 SF  
BUILDING: OFFICE AREA = 300 SF  
**BUILDINGS SETBACKS:**

BUILDING SETBACKS PER ZONING CODE IN CR ZONE (CODE 1106.040)  
FRONT BUILDING LINE: 20'  
SIDE: 0 ADJACENT C OR I ZONING, HOWEVER 10' ADJACENT TO RESIDENTIAL  
REAR: 0 ADJACENT C OR I ZONING, HOWEVER 15' ADJACENT TO RESIDENTIAL  
MAX. SWELLING HEIGHT: 45'  
MAX. SWELLING LOT COVERAGE: 85%

**PROPOSED PARKING (CR ZONING)**

**REQUIRED PARKING - AUTO SERVICE STATION**

FLOOR AREA: 1 PER 300 SF (CODE 1107.040 SCHEDULE "B")  
SERVICE AREA TOTAL: 2,500 SF  
2,500 SF / 300 SF = 8.3 SPACES, USE 9 SPACES

SERVICE BAY: 1.5 CUSTOMER SPACES PER BAY  
CUSTOMER PARKING = 1.5 \* 4 = 6 SPOTS

**REQUIRED PARKING - USED VEHICLE SALES**

OPEN SALES AREA: 1 PER 5,000 SF (CODE 1107.034 SCHEDULE "A")  
ENCLOSED SALES AREA: 1 PER 200 SF (CODE 1107.034 SCHEDULE "A")  
OPEN SALES AREA TOTAL: 8,000 SF  
8,000 SF / 5,000 SF = USE 2 SPACES  
ENCLOSED SALES AREA TOTAL: 14154 = 195 SF  
300 SF / 500 SF = USE 1 SPACE

TOTAL USED CAR PARKING REQUIRED: 3 SPACES

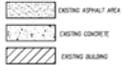
**REQUIRED ACCESSIBLE PARKING BY ADA (CODE 208. OF ADA) WITH BUILDING ADDITION**

TOTAL PARKING: 1 TO 25 = 1 ACCESSIBLE SPACE (16/207) PER TABLE 208.2  
MINIMUM 1 IN 6 ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE (214/7) 208.2.4 ADA CODE  
TOTAL = 1 VAN ACCESSIBLE SPACE

**PARKING REQUIRED:**  
11 STANDARD SPACES + 1 VAN ACCESSIBLE = 12 TOTAL SPACES REQUIRED

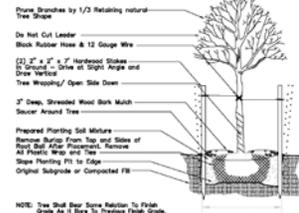
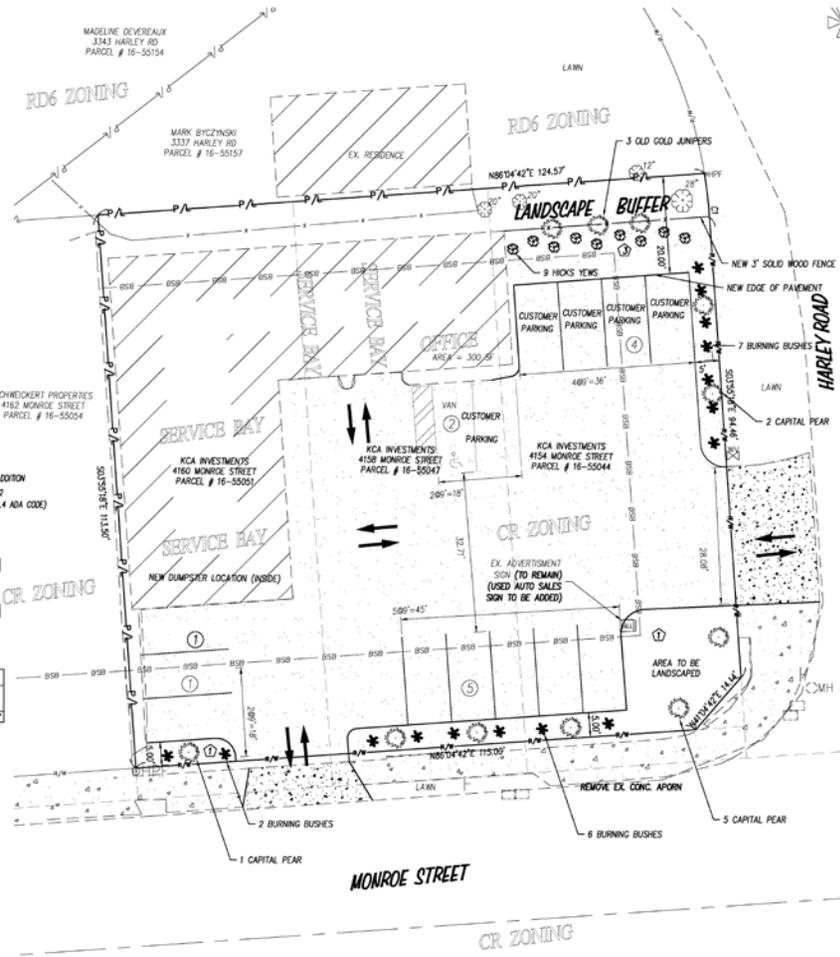
**PARKING EXISTING:**  
12 STANDARD SPACES + 1 VAN ACCESSIBLE = 13 TOTAL SPACES EXISTING

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DELTA
C1	9.05'	85.72'	N06°37'48"W	9.05'

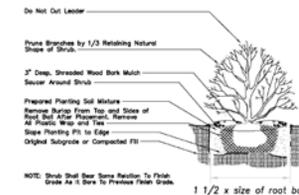


NOTE: 6" MINIMUM TOPSOIL TO BE PROVIDED IN ALL LANDSCAPE AREAS.

## SUP REQUEST USED AUTO SALES



**TREE PLANTING DETAIL**  
NOT TO SCALE



**SHRUB PLANTING DETAIL**  
NOT TO SCALE

- ① LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6". TYPICAL. MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24". TYPICAL. MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ REPAIR EXISTING LAWN AREAS DISTURBED BY CONSTRUCTION.
- ④ EXISTING TREE - TO REMAIN.

**PLANS PREPARED BY:**

*[Signature]*

BRYAN D. ELLIS  
P.S. 8292



DATE:	12-20-13
DESIGNED FOR:	REV. PLAN COMMISSION
NO.	2

**GLASS CITY ENGINEERING & SURVEYING, LLC.**  
2105 PERTH ST.  
TOLEDO, OHIO 43607  
419-285-8962, FAX 419-639-9867  
EMAIL: BLACKBIRD\_1@MSN.COM

**MONROE AUTO SALES**  
4184 MONROE STREET  
CITY OF TOLEDO, LUCAS CO., OH  
PROPOSED SITE CONDITIONS

DRAWN BY: BDE  
JOB NUMBER: 722-1301  
REVIEWED BY: BDE

SP-2/2

C:\Users\pjohns\Documents\Projects\2013\10010-13\10010-13.dwg 12/17/2013 2:25:34 AM EST

Exhibit "A"  
REVIEW AGENCY CONDITIONS

The following twenty-six (26) conditions were approved in Ord. 70-14 and are listed by agency of origin. The applicant agreed to all conditions at the January 9, 2014 Plan Commission and February 12, 2014 Planning and Zoning Committee.

Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to the current City of Toledo Construction Standards Specifications; The Toledo Municipal Code; and The Americans with Disabilities Act Guidelines. The existing drive approach along Monroe Street that will remain, does not meet the above standards and shall be removed and replaced in order to be brought into compliance. **Not in Compliance.**
2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, The Toledo Municipal Code, and The Americans with Disabilities Act Guidelines. **Not in Compliance.**
3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with eight-inch (8") thick concrete per The City of Toledo Construction Standards and Specifications. Existing drive along Monroe Street that will not be reused shall be removed and the area restored to match the adjacent landscape. Curb drops through unused drives shall be removed and replaced with full height curb to match the adjacent curb. No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening. **Not in Compliance.**
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from the One Stop Shop, ph. (419) 245-1220. **Not in Compliance.**

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

5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities. **In Compliance.**
6. Plans for a new water service or modifications to the existing water service shall be submitted to the Division of Engineering Services for review and approval. **In Compliance.**
7. Contact the City of Toledo Fire Prevention Bureau to determine if a fire line is needed for this site. **Compliance to be determined.**

Exhibit "A" (cont'd)

Engineering Services (cont'd)

8. Contact the Division of Water Distribution for backflow prevention requirements. **Compliance to be determined.**
9. New fire, domestic, and irrigation taps will be installed by the City of Toledo at the owner/developer's expense. **Compliance to be determined.**
10. Plans submitted for review do not detail any revisions to the existing site, except for removing asphalt, a concrete apron and new landscaping. It therefore appears that there is no items requiring a storm water utility plan review. If in the future plans for the site change and result in revisions to the site drainage, the Storm Water Utility should be contacted. **In Compliance.**

Building Inspection

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

Transportation

13. The two parking spaces south of the dumpster area encroach the Monroe St. access drive. This drive shall be narrowed to 25' and shifted eastward to prevent this conflict. **Not in Compliance.**
14. The width of the Harley Rd. drive shall be narrowed to 25' to reduce the conflict with the existing advertising sign and to increase the distance from the Monroe St. / Harley Rd. intersection. **Not in Compliance.**

Exhibit "A" (cont'd)

Plan Commission

15. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas. (TMC 1108.0302.B. Use Regulations). **Not in Compliance.**
16. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the site plan and shall not be allowed in any required front yard. (TMC 1104.0302.A. Use Regulations). **In Compliance.**
17. In the event a dumpster is to be located outside the building, a revised site plan shall indicate a concrete pad surrounded by a solid wooden fence or a masonry screen enclosure with landscaping shall be installed and the dumpster shall not be located in any required setbacks. **Not in Compliance**
18. Seven (7) parking spaces shall be denoted and reserved for "Customer and Employee Only" and shall not be used for open auto display. **Not in Compliance**
19. Open display sales lots may not be located within the "Front Yard Setback" for 50ft when bordering a residential district boundary. **Not in Compliance**
20. All used motor vehicles parked or displayed outdoors shall conform to Chapter 337, Safety and Equipment, of the Traffic Code and shall be operable. **In Compliance.**
21. Repairs and service of inoperable auto and RV motor vehicles shall be conducted wholly within an enclosed structure permanently located on the lot. **Compliance to be determined**
22. Fencing of customer display areas shall conform to TMC 1105.0302, outside storage screening shall comply with TMC 1108.0203.H. **In Compliance.**
23. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. A 5' frontage greenbelt is required along the Harley Road and Monroe Street frontages; the greenbelt shall include one tree for every 30' of lot frontage and a solid evergreen hedge to screen the parking lot. **Not in Compliance**
  - b. A Type "A" buffer with solid fencing shall be installed along the northern property line. The solid fencing shall not exceed 42" in height in the front yard setback and shall be raised to six (6) feet for the remainder. **Not in Compliance**

Exhibit "A" (cont'd)

Plan Commission (cont'd)

- c. The corner of Monroe Street and Harley Road shall remain landscaped indefinitely (as shown on site plan). **Not in Compliance**
  - d. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards. **In Compliance.**
  - e. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; shall be noted on revised landscape plan. **In Compliance.**
  - f. The location, height and materials for any fencing to be installed and maintained. **In Compliance.**
  - g. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties). **In Compliance.**
  - h. The location, lighting and size of any signs. **In Compliance.**
24. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year; landscaping shall be installed & maintained indefinitely. **In Compliance.**
25. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission. **In Compliance.**
26. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above. **In Compliance.**

**PLAN COMMISSION  
PHOTOGRAPHS 01-20-16**

**EXHIBIT  
"B"**

**SUP-10010-13**



**PLAN COMMISSION  
PHOTOGRAPHS 01-20-16**

**EXHIBIT  
"B"**

**SUP-10010-13**



**PLAN COMMISSION  
PHOTOGRAPHS 01-20-16**

**EXIHIBIT  
"B"**

**SUP-10010-13**



PLAN COMMISSION  
PHOTOGRAPHS 01-20-16

EXHIBIT  
"B"

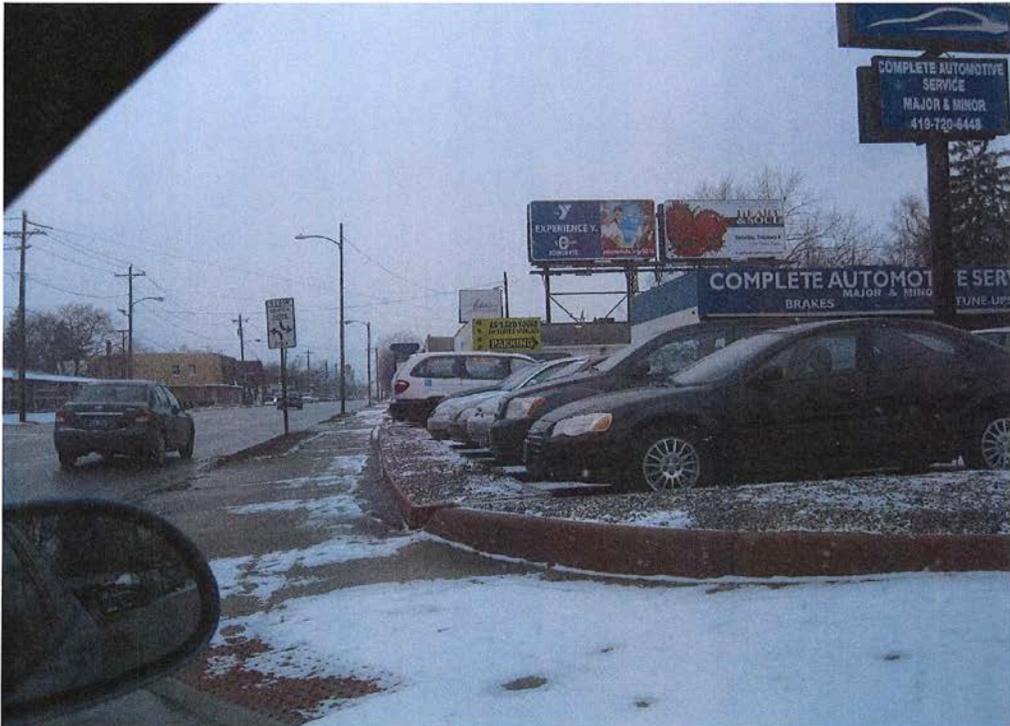
SUP-10010-13



**PLAN COMMISSION  
PHOTOGRAPHS 01-20-16**

**EXHIBIT  
"B"**

**SUP-10010-13**



## 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

