

*TOLEDO CITY  
PLAN COMMISSION  
REPORT*

*February 11, 2016*

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

## **MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS**

### TOLEDO CITY PLAN COMMISSION

CATHERINE G. HOOLAHAN  
(Chairman)

KEN FALLOWS  
(Vice Chairman)

BALSHARAN SINGH GREWAL

OLIVIA HOLDEN

MARTIN JARRET

### LUCAS COUNTY PLANNING COMMISSION

DON MEWHORT  
(Chairman)

KEVIN X. SMITH  
(Vice Chairman)

CATHERINE G. HOOLAHAN

TINA SKELDON WOZNIAK  
(County Commissioner)

PETER GERKEN  
(County Commissioner)

CAROL CONTRADA  
(County Commissioner)

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MEGAN MALCZEWSKI

OLIVIA HOLDEN

THOMAS C. GIBBONS, SECRETARY

LISA COTTRELL, ADMINISTRATOR

**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**

**February 11, 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. SUP-12005-15: | Special Use Permit for expansion of water treatment plant at 3040 York Street (rs)   |
| 2. Z-12002-15:   | Zone Change from RS6 to RM12 at 2321 Warren Street (gp)                              |
| 3. SUP-12003-15: | Special Use Permit for drug and alcohol facility – large, at 2321 Warren Street (gp) |
| 4. Z-12004-15:   | Zone Change from CO to RM12 at 444 W. Bancroft Street (mm)                           |

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**GENERAL INFORMATION**

Subject

- Request - Special Use Permit amendment, originally granted by Ordinance 39-75, to expand the City of Toledo water treatment plant
- Location - 3040 York Street (2901 Consaul Street)
- Applicant - City of Toledo  
One Government Center  
Toledo, Ohio 43604
- Engineer - Feller Finch & Associates, Inc.  
1683 Woodlands Drive  
Maumee, Ohio 43537

Site Description

- Zoning - Duplex Residential, Single-Family Residential / RD6, RS6
- Area - ± 122 acres
- Frontage - ± 2600' on York Street  
± 2000' on Collin Park Avenue  
± 1750' on Consaul Street/Corduroy Road  
± 2900' on Otter Creek Road
- Existing Use - Water treatment plant
- Proposed Use - Water treatment plant
- Parking Required - Schedule D (§1107.0600)
- Parking Provided - 11 spaces

Area Description

- North - Single-family residential, Waste Disposal Facility, City of Oregon / RS6
- South - Multi and Single-Family residential, City of Oregon / RS6
- East - Cemetery, Landfill, City of Oregon / RD6
- West - Public golf course, Single-family residential / POS, RS6

**GENERAL INFORMATION (cont'd)**

Parcel History

- |          |   |   |
|----------|---|---|
| V-6-43   | - | Request for Vacation of McGormley Street, Banting Street, Lillian Street, Massy Street, Stephan Street, Yarrow Street, and a portion of Reeves Street, (approved 4/5/1943). |
| Z-35-43  | - | Records not available   |
| V-141-44 | - | Request for Vacation a portion of Reeves Street, approved 11/29/1944.   |
| Z-172-48 | - | Records not available   |
| M-26-71  | - | Request for review and recommendation on proposed expansion of existing water waste pump station and addition of water waste stabilization lagoon (PC approved 10/21/1971). |
| Z-353-74 | - | Request for amendment to Special Use Permit for Water Treatment Plant Expansion, in an R-3 Two-Family Residence District (PC recommended approval 1/9/1975, Ord. 39-75).    |
| Z-170-79 | - | Request for Zone Change at 401-729 Koester, 2900 Block of York St. & 760-402 Collins Park Rd. (PC recommended approval 7/26/1979, Ord. 608-79 approved 9/19/1979)           |
| V-186-14 | - | Request for Vacation of Koester Street between York Street and Consaul Street (PC recommended approval 6/12/2014, Ord. 456-14 approved 10/7/2014).                          |

Applicable Regulations

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

## STAFF ANALYSIS

The applicant is requesting an amendment to a Special Use Permit, originally granted by Ordinance 39-75, for the expansion of the City of Toledo water treatment plant at 3040 York Street (2901 Consaul Street). The overall site is ± 122 acres and occupies frontages on four streets: York Street; Collins Park Avenue; Consaul Street; and Otter Creek Road. The site is split zoned RD6 Duplex Residential and RS6 Single Family Residential. Water treatment plants are defined as Major Utilities and Services as stated in TMC§1116.0249 and are allowed in all zoning districts. A Special Use Permit is required because the underlying zoning is residential.

Surrounding land uses include industrial uses and waste disposal facilities to the north and northeast of the site in the City of Oregon, a City of Oregon cemetery to the east, multi and single-family residential to the south of the site in the City of Oregon, and a public golf course and single-family residential to the west.

The proposed expansion will include new facilities to aide in the treatment/filtration of water, an electrical sub-station, a facility maintenance building, access controls, three (3) future ozone facilities, a solids/de-watering facility expansion, green space and a retention basin. Also proposed is a new access point along Collins Park Road and new interior drive.

### Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access: Schedule A*, Major Utilities and Services are subject to Schedule D, TMC§1107.0600 – *Off-Street Parking Schedule “D”*. The proposed use has widely varying parking demand characteristics, making it impossible to specify a single off-street parking standard. Therefore, Schedule D allows minimum off-street parking requirements to be established via a study provided by the applicant. An off street parking study is listed as a condition of approval.

### Landscaping

The proposed Special Use Permit is to facilitate the expansion of an existing site. Therefore, the landscape requirements of the 2004 zoning code apply only to the expansion portion of the site. A fifteen (15’) foot frontage greenbelt is required along Collins Park Road. The frontage greenbelt shall include a solid evergreen hedge to soften the appearance of the electric sub-station masonry wall from the public view. The applicant is requesting a waiver of the required fifteen foot (15’) frontage greenbelt along Collins Park Road. Staff does not support this request as there appears to be adequate space to shift the proposed facilities northward to allow for the required landscaping

## **STAFF ANALYSIS (cont'd)**

### Fencing

The site plan submitted depicts a twelve foot-six inch (12'-6") masonry wall with brick face to be located on, or in close proximity, to the Collins Park Road right of way. Per TMC 1105.0301 fences in residential districts may not exceed 3 1/2 feet in height in the front yard setback, 4 feet in height in the side setback, and 7 feet in height on the remainder of the lot. The proposed fence violates all of these standards. Staff recommends that the fence be moved out of the front yard setback. A 12'6" wall located along the right of way line could cause a safety hazard for the remaining residents along Collins Park Road when attempting to access their properties. Staff does support a waiver of the maximum height of 7 feet for the fence on the remainder of the site.

TMC§1105.030 dictates that the use of barbed wire, razor wire, concertina wire or the like shall not be permitted in any zoning district except the Industrial districts and then only in the side and rear yards when not within 50 feet of a residential district, not in the front yard setback and not anywhere along street right-of-way. The submitted site plan depicts barbed wire being installed within a residential district and within the required front yard setback. Staff is supportive of a waiver allowing the barbed wire as the water treatment plant is a vital utility and security dictates the need for the barbed wire.

### Setbacks

The proposed substation is located within the required twenty-five (25) foot setback along Collins Park Road. The applicant is requesting a waiver of TMC§1106.0101 to allow this configuration. Staff is not supportive of this waiver because there appears to be adequate space on the site to shift the facility out of the setback. Additionally, the required setback should be maintained to protect the quality of life of the remaining residents along Collins Park Road and to ensure their safety when accessing their properties.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the majority of the site as Utility land uses and a portion along Collins Park Avenue for Single Family residential land uses. This portion of Collins Park Avenue is residential in nature but has become increasingly more developed with utility services and access controls to the existing water treatment plant.

Staff recommends approval of the amendment to the previously granted Special Use Permit for the following reasons. First, the proposal is consistent with The Toledo 20/20 Comprehensive Plan (TMC§1111.0606.A Review & Decision Making Criteria). Second, although some residential exists nearby the request is compatible with adjacent industrial uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC§1111.0706.C Review & Decision-Making Criteria).

## **STAFF RECOMMENDATION**

The staff recommends the Plan Commission recommend approval of SUP-12005-15, an amendment to a Special Use Permit, originally granted by Ordinance 39-75, for the expansion of the City of Toledo water treatment plant at 3040 York Street (2901 Consaul Street), to Toledo City Council for the following two (2) reasons:

1. The request is consistent with The Toledo 20/20 Comprehensive Plan (TMC§1111.0606.A Review & Decision Making Criteria);
2. The request is compatible with adjacent industrial uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC§1111.0706.C Review & Decision-Making Criteria);

The staff recommends the Plan Commission make the following recommendations to the Toledo City Council on the waivers requested for the expansion of the City of Toledo water treatment plant at 3040 York Street (2901 Consaul Street):

### **Chapter 1105.0300 Fences and Hedges**

#### **Sec. 1105.0301 (A)(B)(C) Residential Districts**

Disapprove a waiver of the maximum height requirement of 3 1/2 feet in the front yard setback to allow for a 12'6" masonry wall.

Disapprove a waiver of the maximum height requirement of 4 feet in the side setback to allow for a 12'6" masonry wall

Approve a waiver of the maximum height requirement of 7 feet on the remainder of the lot to allow for fencing greater than 7' in height.

#### **Sec. 1105.0303 Barbed Wire Prohibited**

Approve a waiver of the prohibition of barbed wire, razor wire, concertina wire in the residential zoning district.

### **Chapter 1106.0100 Intensity and Dimensional Standards**

#### **Sec. 1106.0101 Residential Districts**

Disapprove a waiver of the required 25' front yard setback, to allow a 0' front yard setback along Collins Park Avenue.

**STAFF RECOMMENDATION (cont'd)**

**Chapter 1108.0200 Landscape Standards**

**Sec. 1108.0202 (A)(B) Frontage Greenbelt**

Disapprove a waiver of the 15' frontage greenbelt, to allow a 0' frontage greenbelt along Collins Park Avenue.

The staff further recommends the Plan Commission recommend approval of SUP-12005-15, an amendment to a Special Use Permit originally granted by Ordinance 39-75, for the expansion of the City of Toledo water treatment plant at 3040 York Street (2901 Consaul Street), to the Toledo City Council, subject to the following **forty-six (46)** conditions:

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

Division of Engineering Services

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

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

5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.

**STAFF RECOMMENDATION** (cont'd)

Division of Engineering Services (cont'd)

6. 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.
7. Contact the City of Toledo Fire Prevention Bureau to determine the fire-protection requirements for this site.
8. Contact the Division of Water Distribution to determine the backflow-prevention requirements for this site.
9. 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.
10. Plans submitted for Plan Commission Review indicate earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, Storm Water Pollution Prevention Plan (SWP3), calculations, and plans for storm-water service for this project shall be submitted to the Division of Engineering Services for storm-water review and approval.
11. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>, including the requirements for storm-water detention and post-construction storm-water Best Management Practices (BMPs).
12. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs).
13. All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.

**STAFF RECOMMENDATION** (cont'd)

Division of Engineering Services (cont'd)

14. 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. **(Feller Finch is working with the City of Toledo on an overall Post-Construction BMP concept plan that they will present to the Ohio EPA for review and approval.)**
15. 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.
16. 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).
17. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
18. No construction work, including any earth-disturbing work, will be permitted without approved plans and inspection.
19. Current plan does not show any disturbance to the nearby wetlands; however, the Consultant should be aware that 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.
20. 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.



**STAFF RECOMMENDATION (cont'd)**

Division of Environmental Services (cont'd)

28. 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.
29. Applicant shall maintain compliance with the City of Toledo's stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential stormwater impacts from the facility, including but not limited to long-term operation and maintenance of both structural and non-structural Best Management Practices.
30. Applicant shall maintain compliance with the City of Toledo and State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Anti-noise law.

Fire Prevention

No concerns or objections.

Building Inspection

31. All structures within the City of Toledo are required to conform to the Ohio Building Code, even those owned and occupied by the City of Toledo.
32. Any structural, mechanical or electrical installations or alterations will require plan approval, permit issuance and inspection.
33. The proposed parking lot modifications will require plan approval, permit issuance and inspection.
34. Any signage or fencing will require separate plan approval, permit issuance and inspection.
35. A Flood Hazard Development Permit will be required.

Division of Transportation

No comments at time of print.

**STAFF RECOMMENDATION (cont'd)**

Division of Economic Development

No concerns or objections.

Plan Commission

36. Per TMC§1107.0304 – *Parking, Loading, and Access: Schedule A*, the applicant shall submit an off street parking study.
37. The proposed retention basin (**acceptable as depicted on site plan as it does not occupy more than 50% of the overall frontage greenbelt**) must be a bioention facility and shall meet the approval of the City of Toledo Engineering Services and Environmental Services standards.
38. Applicant shall obtain a waiver of TMC§1105.0301 (A)(B)(C) for maximum allowable fence height in the front, side, and rear setbacks.
39. Applicant shall obtain a waiver of TMC§1105.0303 to allow barbed wire in a residential district and a front yard setback.
40. Applicant shall obtain a waiver of TMC§1106.0101 for minimum front setback along Collins Park.
41. Applicant shall obtain a waiver of TMC§1108.0202 (A)(B) for a reduction in the frontage greenbelt along Collins Park.
42. Building designs shall meet the requirements of TMC§1109.0400 *Industrial Building Design Standards*.
43. 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.
44. A detailed site, lighting, sign, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. A fifteen foot greenbelt is required along the Collins Park Avenue frontage, and shall include a solid evergreen hedge planting and one tree per every 30 feet of frontage; **not acceptable as depicted on landscaping plan**
  - b. The location, height and materials for any fencing to be installed and maintained.

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

- c. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); and
  - d. The location, lighting and size of any signs.
45. Minor adjustments to the Site Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
46. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-12005-15  
DATE: February 11, 2016  
TIME: 2:00 P.M.

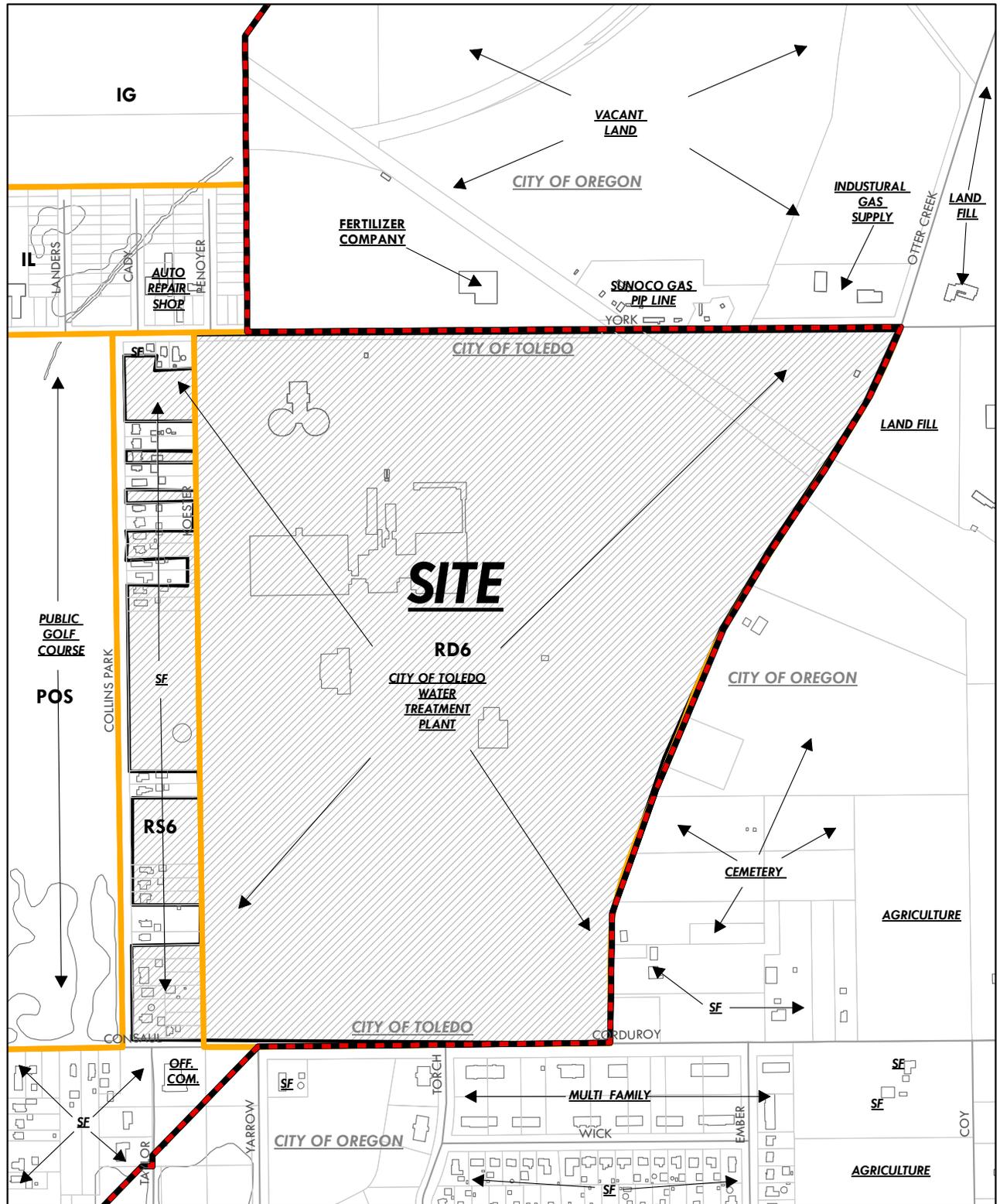
TOLEDO CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: March 23, 2016  
TIME: 4:00 P.M.

RS  
Eight (8) sketches follow



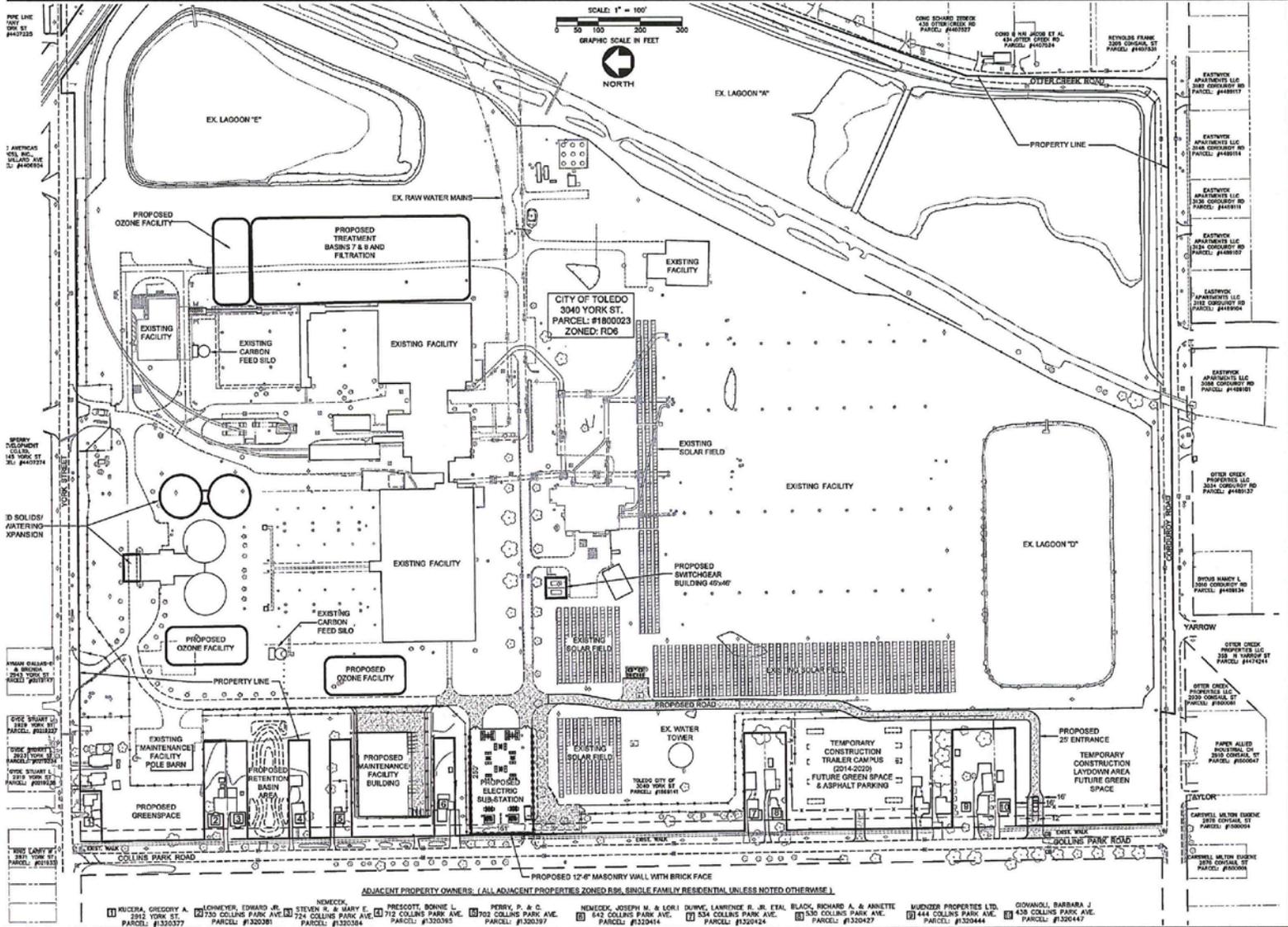
# ZONING & LAND USE

SUP-12005-15  
ID 24



# SITE PLAN

SUP-12005-15  
ID 24



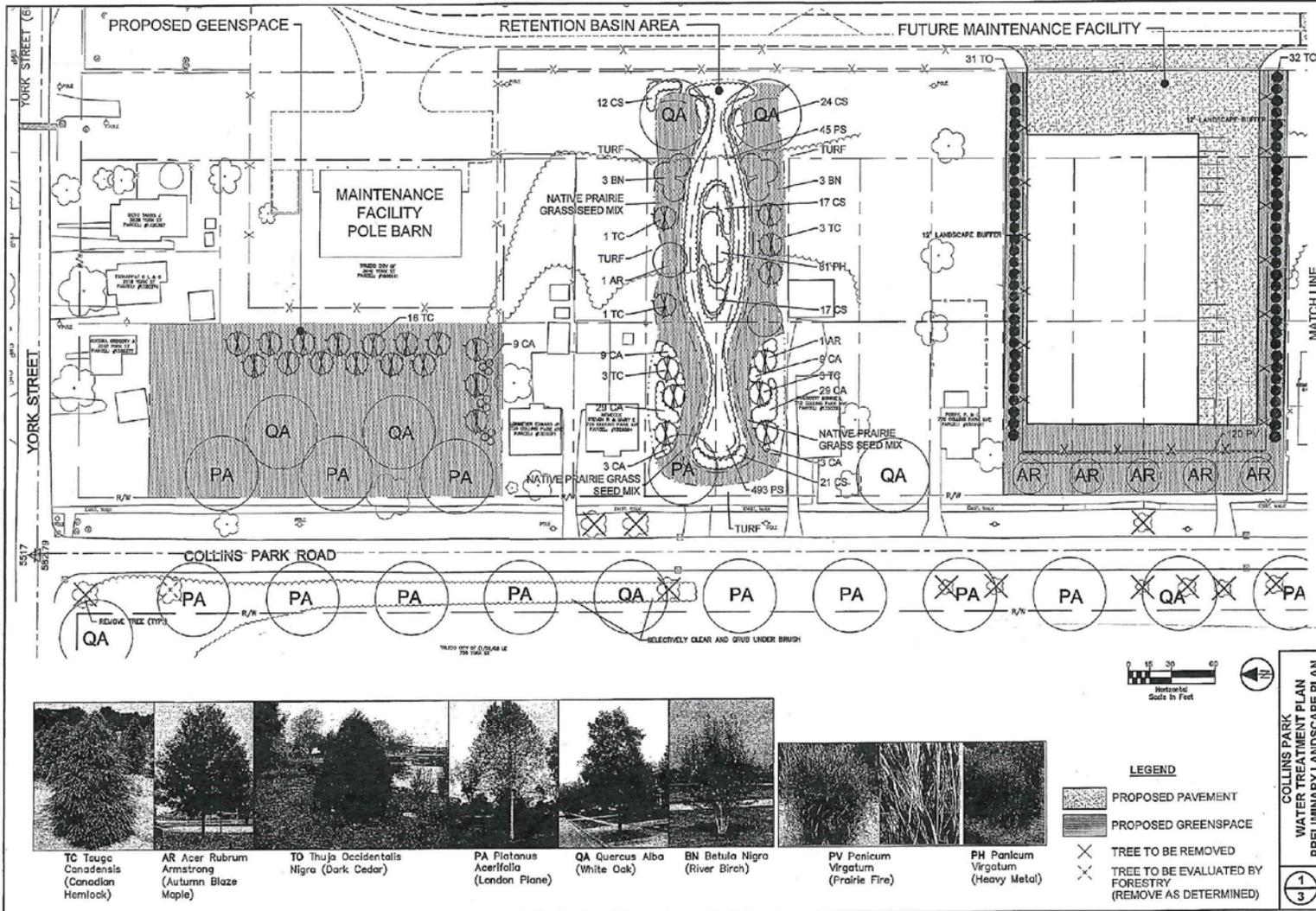
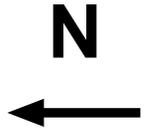
ADJACENT PROPERTY OWNERS: (ALL ADJACENT PROPERTIES ZONED R66, SINGLE FAMILY RESIDENTIAL UNLESS NOTED OTHERWISE.)

1) KUCERA, GREGORY A. 1912 YORK ST. PARCEL: #1310377	2) CONNER, EDWARD JR. 730 COLLINS PARK AVE. PARCEL: #1320381	3) NEHECK, STEVEN R. & MARY E. 274 COLLINS PARK AVE. PARCEL: #1320384	4) PRESGOTT, BONNIE L. 212 COLLINS PARK AVE. PARCEL: #1320385	5) PERRY, P. & C. 202 COLLINS PARK AVE. PARCEL: #1320397	6) NEHECK, JOSEPH M. & LORI 142 COLLINS PARK AVE. PARCEL: #1320414	7) DUWIC, LAWRENCE R. JR. ET AL. 534 COLLINS PARK AVE. PARCEL: #1320424	8) BLACK, RICHARD A. & ANNETTE 530 COLLINS PARK AVE. PARCEL: #1320427	9) BUZZER, PROPERTIES LTD. 144 COLLINS PARK AVE. PARCEL: #1320444	10) GIOVANNI, BARBARA J. 430 COLLINS PARK AVE. PARCEL: #1320447
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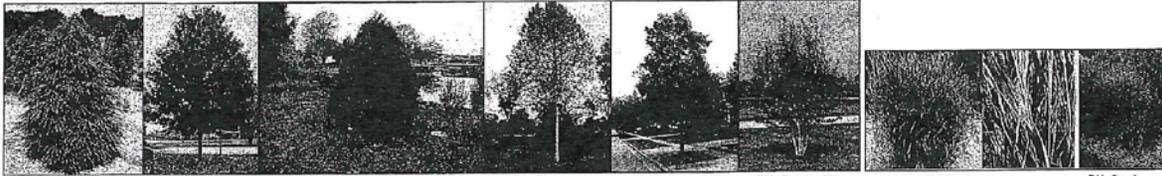
1-15

# LANDSCAPE PLAN

SUP-12005-15  
ID 24



1 - 16



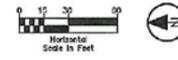
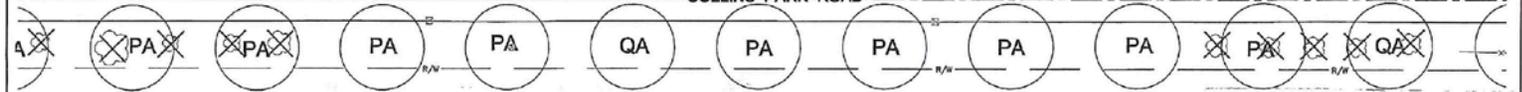
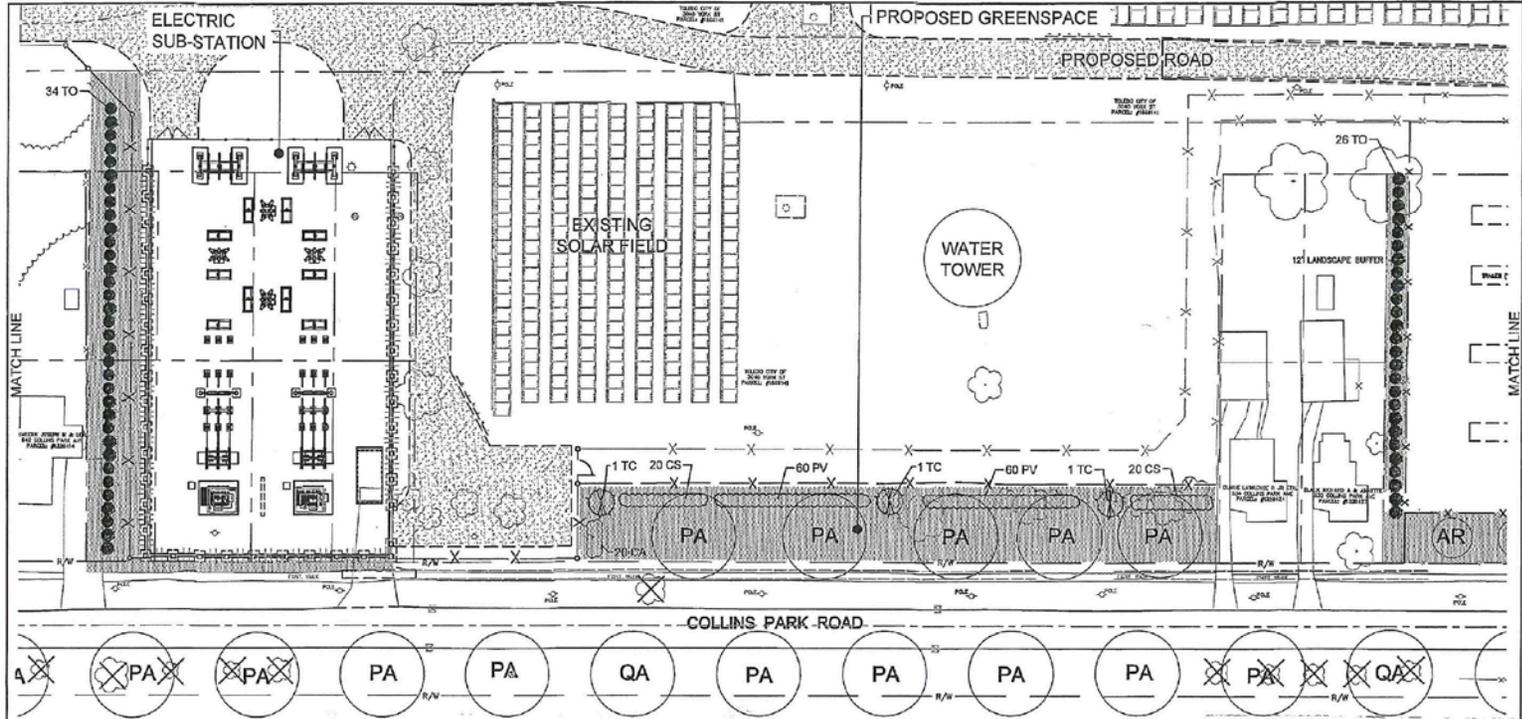
- TC *Thuja Canadensis*  
(Canadian Hemlock)
- AR *Acer Rubrum*  
Armstrong  
(Autumn Blaze Maple)
- TO *Thuja Occidentalis*  
Nigra (Dark Cedar)
- PA *Platanus Acerifolia*  
(London Plane)
- QA *Quercus Alba*  
(White Oak)
- BN *Betula Nigra*  
(River Birch)
- PV *Panicum Virgatum*  
(Prairie Fire)
- PH *Panicum Virgatum*  
(Heavy Metal)

- LEGEND**
- PROPOSED PAVEMENT
  - PROPOSED GREENSPACE
  - TREE TO BE REMOVED
  - TREE TO BE EVALUATED BY FORESTRY (REMOVE AS DETERMINED)

COLLINS PARK  
WATER TREATMENT PLANT  
PRELIMINARY LANDSCAPE PLAN  
1/3

# LANDSCAPE PLAN

SUP-12005-15  
ID 24



Native Prairie Grass Seed Mix      CS Cornus Stolonifera "Arctic Fire" (Red Osier Dogwood)      CA Cornus Alba "Red Gnome" (Dwarf Red Twig Dogwood)      PS Panicum Virgatum "Shenandoah"

- LEGEND**
- PROPOSED PAVEMENT
  - PROPOSED GREENSPACE
  - TREE TO BE REMOVED
  - TREE TO BE EVALUATED BY FORESTRY (REMOVE AS DETERMINED)

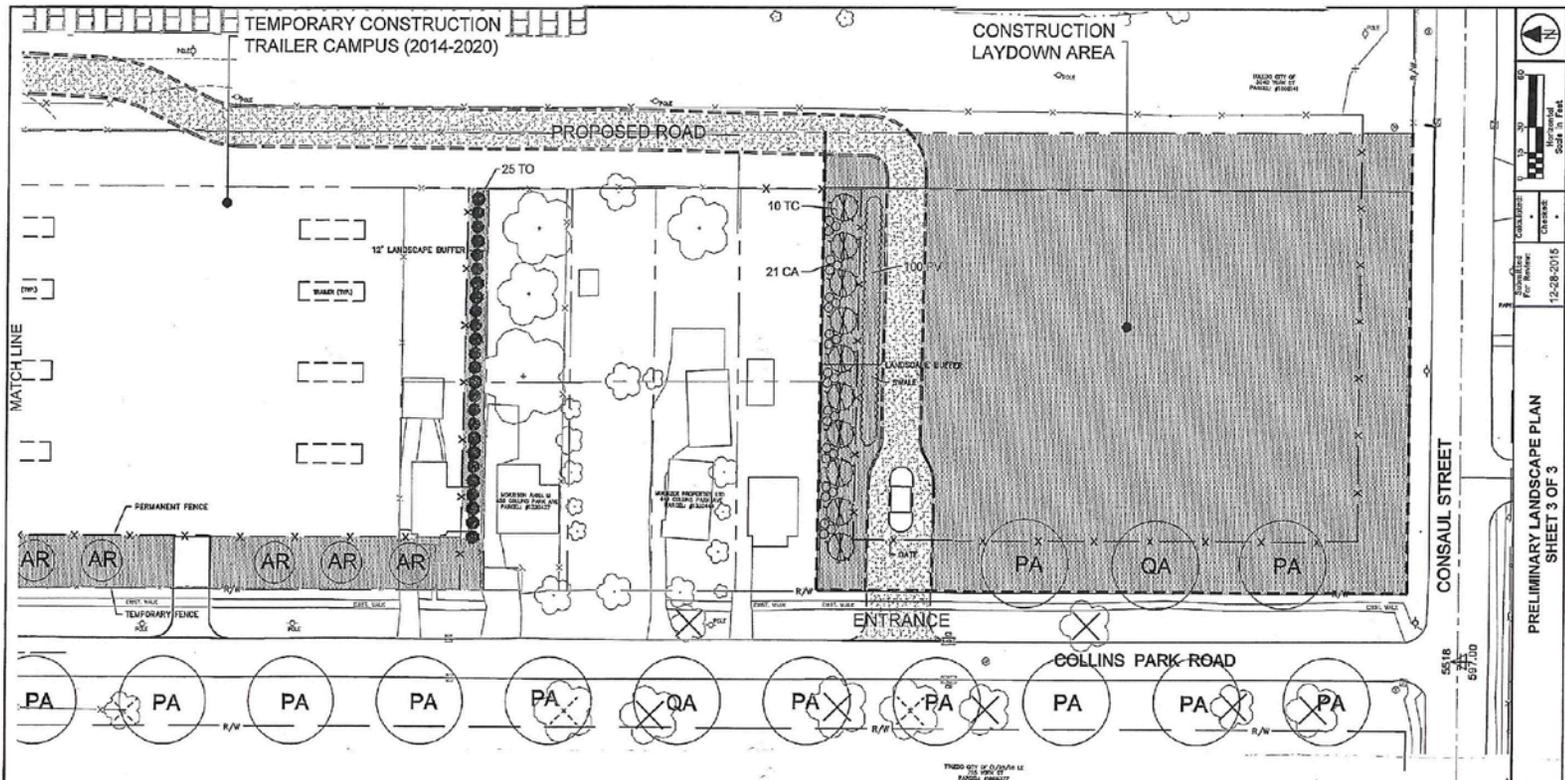
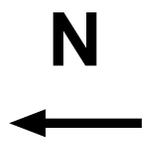
Key	Qty.	Botanical Name	Common Name	Size	Spacing	Root
AR	15	Acer Rubrum 'Variegatum'	Airum Blume Maple	2" cal.	40' o.c.	B&B
BN	6	Betula picea	River Birch	1-1/2" cal.	20' o.c.	B&B
PA	28	Prunella americana	London Flame Tree	2" cal.	80' o.c.	B&B
CR	15	Quercus alba	White Oak	2" cal.	80' o.c.	B&B
TC	140	Thuja occidentalis 'Dorae'	Dark Cedar	6"	6' o.c.	B&B
TC	40	Thuja canadensis	Canadian Hemlock	6"	60' o.c.	B&B
CA	123	Cornus alba 'Red Gnome'	Dwarf Red Twig Dogwood	2 gal.	5' o.c.	Pot
CR	131	Cornus stolonifera 'Arctic Fire'	Red Osier Dogwood	2 gal.	5' o.c.	Pot
PH	61	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	2 gal.	3' o.c.	Pot
PS	493	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 gal.	3' o.c.	Pot
PV	340	Panicum virgatum 'Pinnacle'	Pinnacle Fire Switch Grass	2 gal.	3' o.c.	Pot
PG	0.525 Acre	Prairie Grass Seed Mix				Per Plan

COLLINS PARK WATER TREATMENT PLAN PRELIMINARY LANDSCAPE PLAN

2  
3

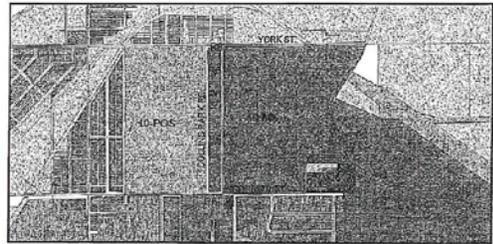
# LANDSCAPE PLAN

SUP-12005-15  
ID 24



Scale: 1" = 30'

PRELIMINARY LANDSCAPE PLAN  
 SHEET 3 OF 3



ZONING MAP



LOCATION MAP

- LEGEND**
- PROPOSED PAVEMENT
  - PROPOSED GREENSPACE
  - TREE TO BE REMOVED
  - TREE TO BE EVALUATED BY FORESTRY (REMOVE AS DETERMINED)

PLANS PREPARED BY:  
**CITY OF TOLEDO OHIO**  
 DEPARTMENT OF PUBLIC UTILITIES  
 DIVISION OF ENGINEERING SERVICES  
 500 WASHINGTON AVE, SUITE 300  
 (419) 936-2275  
 CONTACTS: WARREN HENRY, PE  
 STEVE T. DAY, RLA



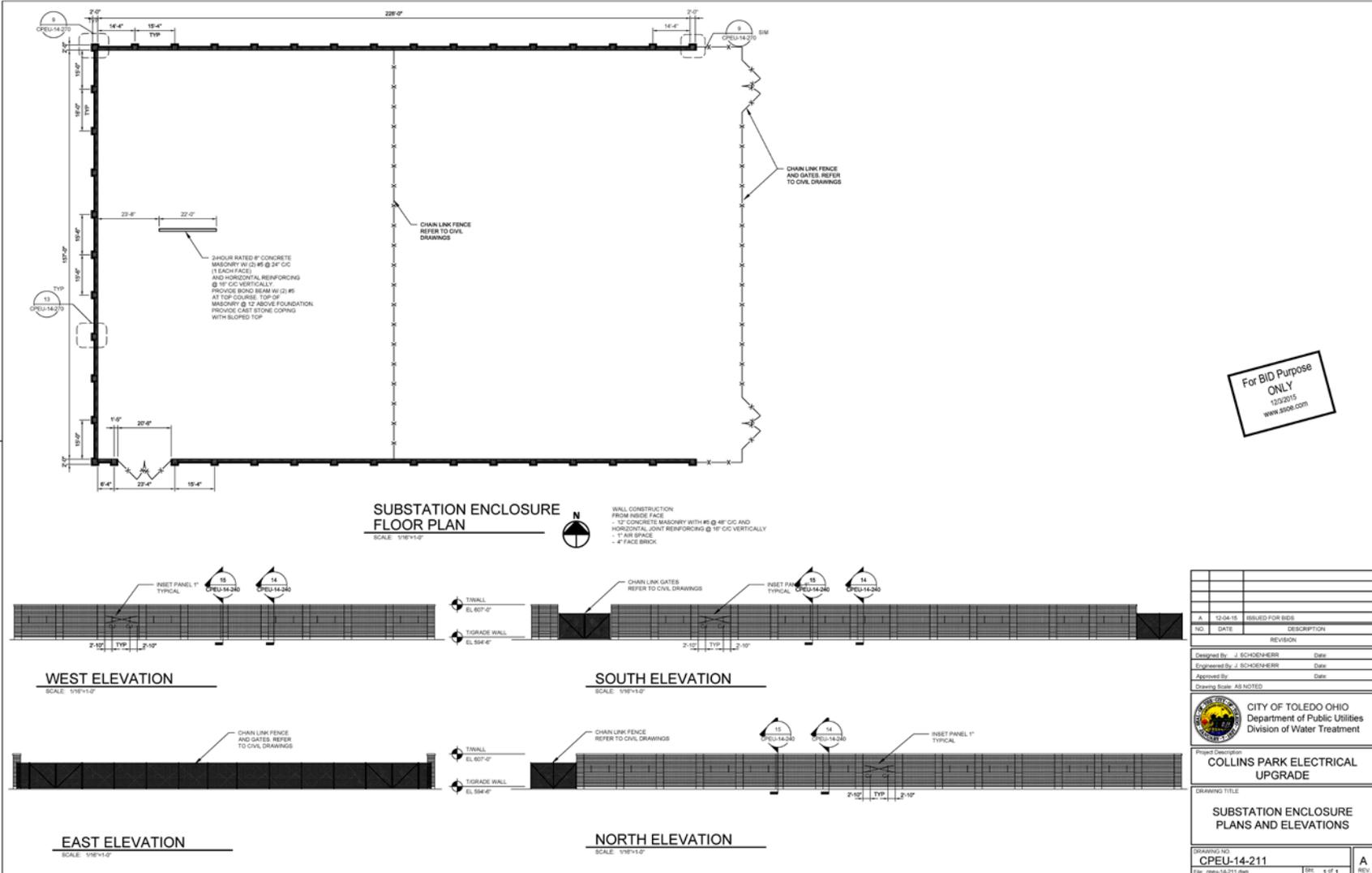
COLLINS PARK  
 WATER TREATMENT PLANT  
 PRELIMINARY LANDSCAPE PLAN

3

1 - 18

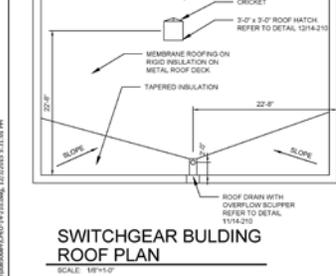
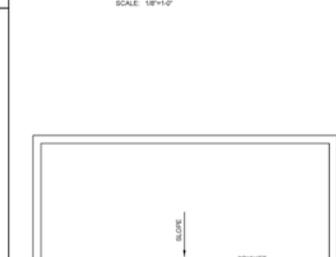
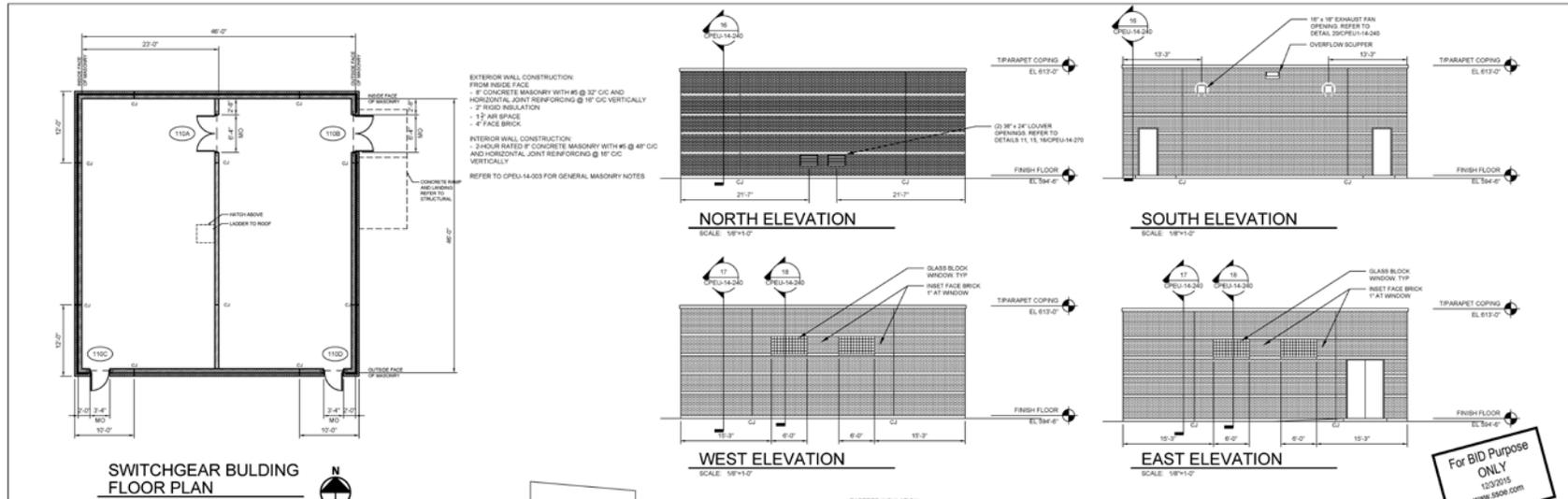
# ELEVATION

SUP-12005-15  
ID 24



# ELEVATION

SUP-12005-15  
ID 24



DOOR SCHEDULE												
NO.	DOOR					FIRE CODE	DETAILS				REMARKS	
	LEAF	SIZE		TKG	MATERIAL		TYPE	HEAD	JAMB	SILL		SET
		WIDTH	HEIGHT									
108A	1	2'-0"	7'-10"	#1 3/4"	AL	F	514-240	514-240		4	NEW DOOR AND FRAME IN EXIST. OPG. VERIFY SIZE OF OPG.	
108A	2	6'-0"	7'-10"	#1 3/4"	AL	F	514-240	514-240		3	REMOVABLE TRANSOM (FIRE RATED)	
108B	2	6'-0"	8'-10"	#1 3/4"	AL	F	514-275	514-240	1214-275	2		
108C	1	3'-0"	7'-10"	#1 3/4"	AL	F	414-275	1214-275	1214-275	1		
108D	1	2'-4"	7'-10"	#1 3/4"	AL	F	414-275	1214-275	1214-275	1		

**GENERAL NOTES:**  
 TYPICAL DOUBLE DOOR LEAF 4" UNLESS NOTED OTHERWISE

**DOOR HARDWARE:**  
 SET 1: CONTINUOUS HINGE DOOR CLOSER, EXIT DEVICE, MORTISE, LATCH, ASTRAUL, KICK PLATES, DOOR SWEEP, SMOKE SEAL.  
 SET 2: CONTINUOUS HINGE DOOR CLOSER, POWER SUPPLY CARD READER, DOOR CLOSER (ACTIVE LEAF), EXIT DEVICE, MORTISE, ELECTRIC STRIKE, WEATHER SEAL, FLUSH BOLTS (HEAD AND SILL), ASTRAUL, DOOR SWEEP, KICK PLATES, WEATHER SEAL, THRESH-HOLD.  
 SET 3: CONTINUOUS HINGE DOOR CLOSER, EXIT DEVICE, MORTISE, LATCH, ASTRAUL, KICK PLATES, DOOR SWEEP, SMOKE SEAL.  
 SET 4: CONTINUOUS HINGE DOOR CLOSER, MORTISE, STORE ROOM LOCK, KICK PLATE.  
 SET 5: 2 CONTINUOUS HINGE DOOR CLOSER (ACTIVE LEAF), MORTISE, STORE ROOM LOCK, FLUSH BOLTS (HEAD AND SILL), ASTRAUL, KICK PLATES.  
 COORDINATE SECURITY HARDWARE WITH REQUIREMENTS ON DRAWINGS CPEU-14-800 AND CPEU-14-804.  
 PREPARE FRAMES WITH INTERNAL RAKEWAYS AND BACK BOXES.

For BID Purpose ONLY  
12/20/15  
www.spsb.com

NO.	DATE	ISSUED FOR BIDS	DESCRIPTION
A	12-04-15	ISSUED FOR BIDS	

Designed By: J. SCHOFHEIDER Date: \_\_\_\_\_  
 Engineer By: J. SCHOFHEIDER Date: \_\_\_\_\_  
 Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Drawing Scale: AS NOTED

**CITY OF TOLEDO OHIO**  
 Department of Public Utilities  
 Division of Water Treatment

Project Description:  
**COLLINS PARK ELECTRICAL UPGRADE**

DRAWING TITLE:  
**SWITCHGEAR BUILDING PLANS AND ELEVATIONS**

DRAWING NO:  
**CPEU-14-210**  
 File: open-12-210.dwg

SHEET: 1 OF 1

**GENERAL INFORMATION**

Subject

- Request - Zone Change from RS6 Single Family Residential to RM12 Multi-Family Residential
- Location - 2321 Warren Street
- Applicant - New Attitude On My Image, Inc (N.A.O.M.I.)  
C/O: Margaret Tisdale  
2321 Warren Street  
Toledo, OH 43620
- Engineer - Lewandowski Engineers  
C/O: Matt Lewandowski  
234 North Erie Street  
Toledo, OH 43604

Site Description

- Zoning - RS6 / Single Family Residential
- Area - ± 0.34 acres
- Frontage - ± 83' along Warren Street
- Existing Use - Single Family Dwelling
- Proposed Use - Drug and Alcohol Treatment Facility, Residential

Area Description

- North - Single Family Residential / RS6
- South - Single Family Residential / RS6
- East - Single Family Residential / RS6
- West - Single Family Residential / RS6

Parcel History

- Z-3-83 - Request for a Zone Change as part of a neighborhood rezoning study in order to bring the present zoning pattern in line with the existing land use, approved by City Council 3/02/83, Ord. 191-83.

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

- |              |   |  |
|--------------|---|--|
| SUP-9003-02  | - | Request for a Special Use Permit for an adult family home for women who are recovering drug / alcohol addicts, approved by Plan Commission on 11/07/02, approved by City Council 3/04/03, Ord. 187-03. |
| SUP-12003-15 | - | Companion case requesting for a Special Use Permit for a drug and alcohol residential treatment facility.  |

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 RM12 Multi-Family Residential for a site located at 2321 Warren Street. The parcel is currently occupied by single family two-story home that functions as a transitional drug and alcohol treatment facility. The goal of the facility is to reintegrate female clients back into a standard of living where they are self-supporting, positive and productive influences to their families and communities. A request for a Special Use Permit to expand the existing facility accompanies this proposal as a companion case.

The applicant is requesting a Zone Change to RM12 Multi-Family Residential to facilitate the expansion of the existing drug and alcohol residential treatment facility. The applicant is the proprietor of New Attitude On My Image (N.A.O.M.I) Transitional House. N.A.O.M.I is a non-profit organization dedicated to providing shelter, support and beneficial services for women overcoming alcohol and substance abuse. The facility is designed to help clients recover from addictions, reunite with their families and children, find employment, and permanent housing. The transition house operates 24 hours a day, 7 days a week and currently accommodates housing for five (5) women at a time.

**STAFF ANALYSIS (cont'd)**

In 1983 a land use and neighborhood zoning study for this area was initiated by the Planning Committee of the Central West Area Council (CWAC) and the Toledo Old Town Community Organization (TOTCO) through the discussion of the Neighborhood Development Program (NDP). The need for the study arose from the fact that the NDP indicated high and medium density residential land use, when in actuality the existing land use is low and medium residential. Goals were established to stabilize and upgrade the neighborhood, bring zoning patterns in line with the existing land use, and preserve the existing low and medium density residential character. Since the majority (81.8%) of the structures of the study area are single-family dwelling units a downzoning was implemented for the area, including the existing site. The goal of the downzoning to R-2 was to prevent the conversion of existing single-family homes into two-family or multi-family units, and the new construction of such units.

Surrounding land uses include single family dwellings adjacent to the south, west, and north of the site. East of the site across Warren Street is an undeveloped parcel and single family homes. Notable land uses in the surrounding area is the St. Vincent's Mercy Hospital that is located approximately five-hundred (500') feet east of the site.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Single Family Residential uses. This district is intended to accommodate the development of single dwelling units on the individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are typically compatible with residential neighborhoods.

The Zone Change is not suitable for this location because it is not consistent with the 20/20 Comprehensive Plan. Furthermore, RM12 zoning is not compatible with the zoning of properties within the general vicinity, resulting in a use and site design that is out of character with the surrounding neighborhood.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-12002-15, a request for a Zone Change from RS6 Single Family Residential to RM12 Multi-Family Residential for the site located at 2321 Warren Street, to the Toledo City Council, for the following two (2) reasons:

1. The Zone Change is not consistent with the 20/20 Comprehensive Plan (TMC§1111.0606.A); and
2. The proposed zoning is not consistent with the zoning classifications of properties within the general vicinity of the site (TMC§1111.0606.C).

REF: Z-12002-15. . .February 11, 2016

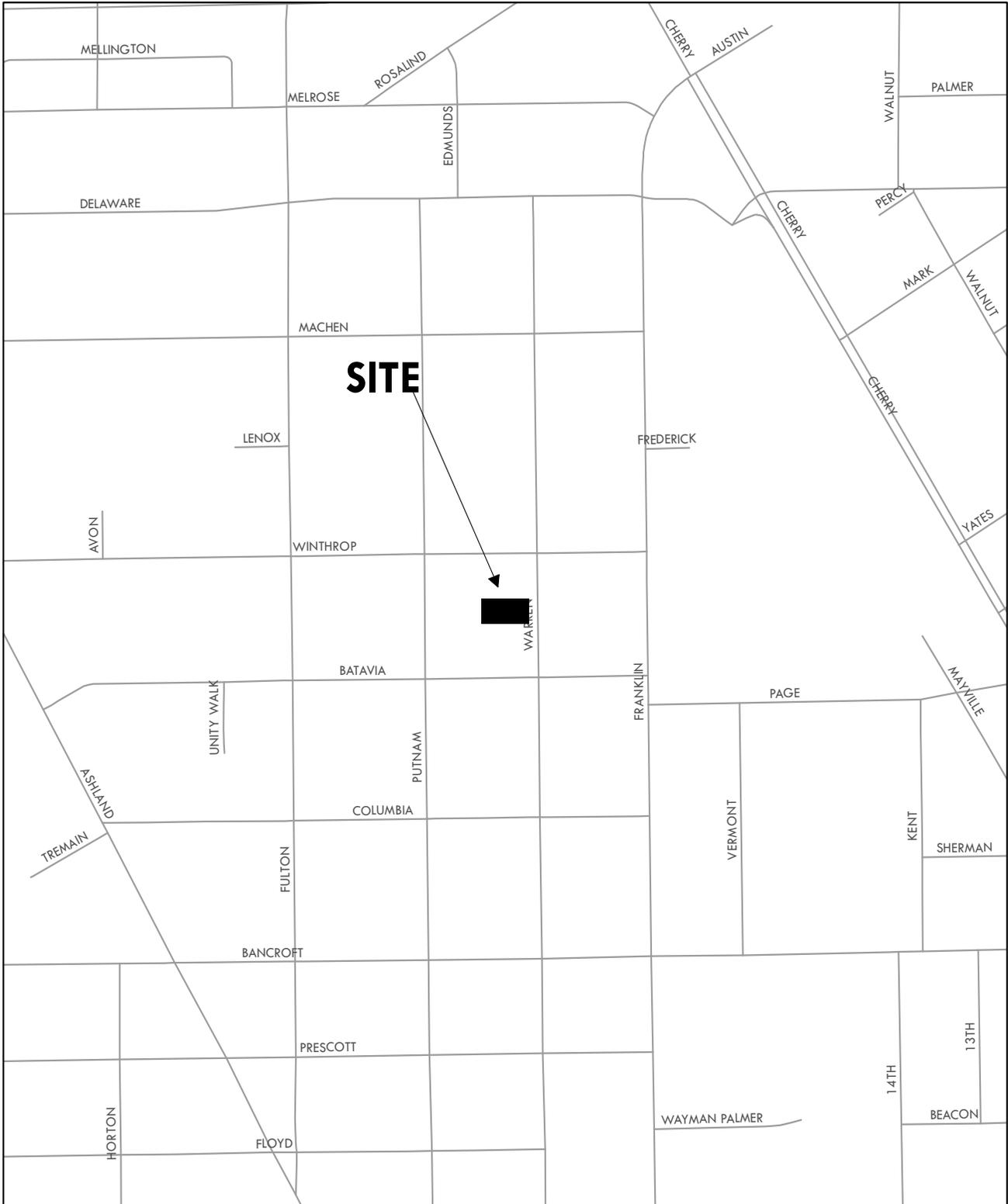
ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z-12002-15  
DATE: February 11, 2016  
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF  
PLANNING AND ZONING  
DATE: March 23, 2016  
TIME: 4:00 P.M.

GP  
Two (2) sketches follow

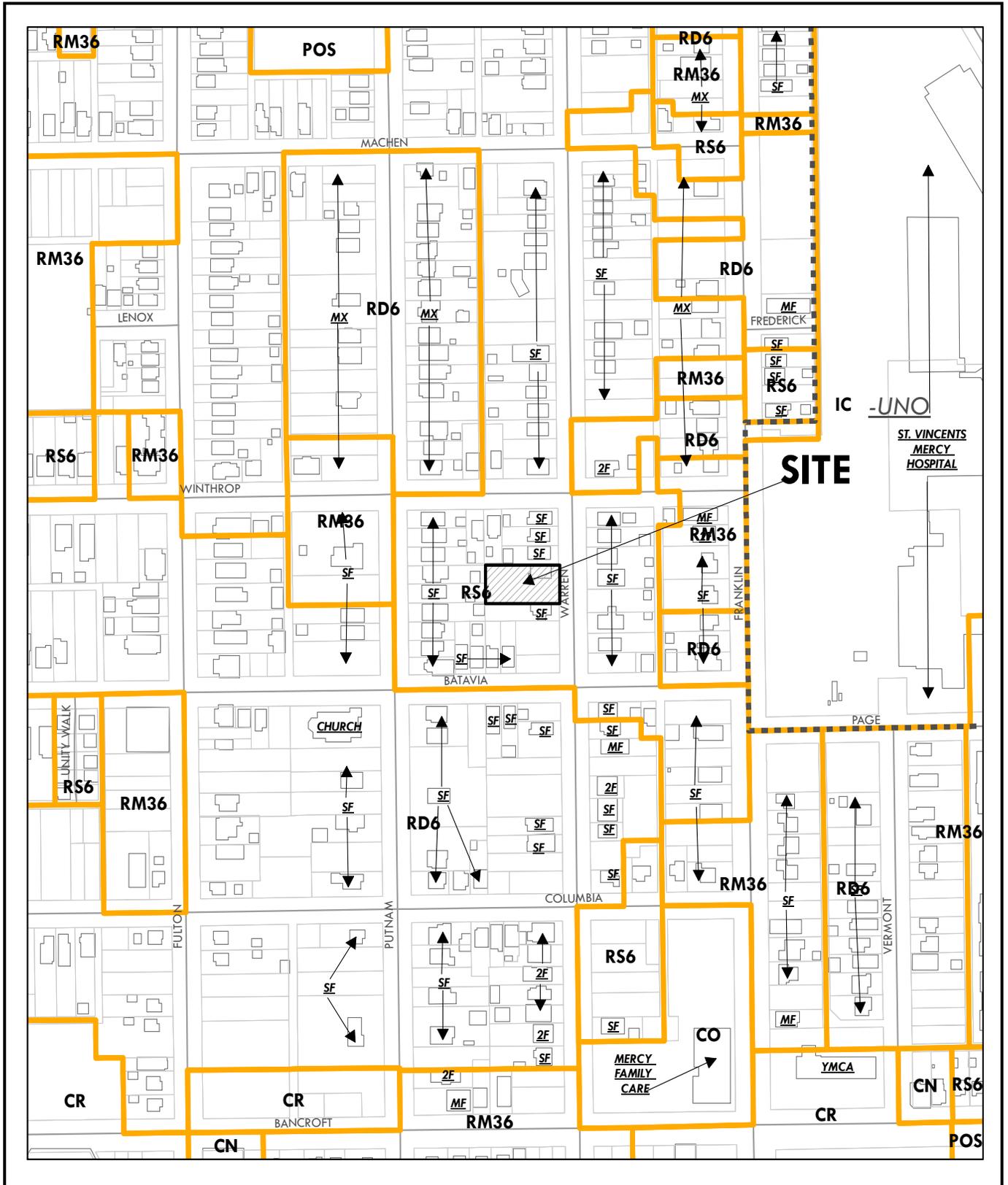
# GENERAL LOCATION

Z-12002-15  
ID 15



# ZONING & LAND USE

Z-12002-15  
ID 15



## GENERAL INFORMATION

### Subject

- Request - Special Use Permit for a drug and alcohol treatment facility, residential; amending ordinance 183-03.
- Location - 2321 Warren Street
- Applicant - New Attitude On My Image, Inc (N.A.O.M.I.)  
C/O: Margaret Tisdale  
2321 Warren Street  
Toledo, OH 43620
- Engineer - Lewandowski Engineers  
C/O: Matt Lewandowski  
234 North Erie Street  
Toledo, OH 43604

### Site Description

- Zoning - RS6 / Single Family Residential
- Area - ± 0.34 acres
- Frontage - ± 83' along Warren Street
- Existing Use - Single Family Dwelling
- Proposed Use - Drug and Alcohol Treatment Facility, Residential

### Area Description

- North - Single Family Residential / RS6
- South - Single Family Residential / RS6
- East - Single Family Residential / RS6
- West - Single Family Residential / RS6

### Parcel History

- Z-3-83 - Request for a Zone Change as part of a neighborhood rezoning study in order to bring the present zoning pattern in line with the existing land use, approved by City Council 3/02/83, Ord. 191-83.

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

- |             |   |  |
|-------------|---|--|
| SUP-9003-02 | - | Request for a Special Use Permit for an adult family home for women who are recovering drug / alcohol addicts, approved by Plan Commission on 11/07/02, approved by City Council 3/04/03, Ord. 187-03. |
| Z-12002-15  | - | Companion case request for a Zone Change from RS6 Single Family Residential to RM12 Multi-Family Residential.  |

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a Special Use Permit, amending ordinance 183-03, to facilitate the development of a drug and alcohol residential treatment facility for a site located at 2321 Warren Street. The ±0.34 acre site is zoned single family residential and is currently occupied by a two-story single family dwelling. The applicant currently operates a residential facility at the site for five (5) residents and is proposing to expand the number of residents to ten (10). A request for a Zone Change accompanies this proposal as a companion case.

In 2002 the applicant was granted a Special Use Permit to operate an adult family care home for women who are recovering drug/alcohol addicts. This type of use was categorized as a group home used for congregate living arrangements among non-related persons with disabilities. Among the permitted uses identified as group living are adult family homes, group homes for the developmentally disabled, and drug and alcohol rehabilitation facilities. These uses were permitted in R-2 (RS6, Single Family Residential) zoning districts subject to a Special Use Permit.

Under the current zoning code, drug and alcohol residential treatment facilities are defined in the Toledo Municipal Code as: a home that provides personal health and habilitation services for persons with drug and alcohol additions but not including methadone treatment. Personal health services include prevention, diagnosis and treatment, and rehabilitation services to be provided by physicians, dentists, nurses, and other health personnel and other medical testing and analytical services. Because the use is no longer permitted in the RS6 district, the proposed expansion triggers the need for an amendment to the existing Special Use Permit and a Zone Change to a multi-family zoning district.

**STAFF ANALYSIS (cont'd)**

The site plan indicates that a 1,209 square foot housing addition is proposed for the existing ±1,700 square foot single family home. The applicant is requesting a variance of the required five (5') foot side yard setback to allow for a 3.6 foot side yard setback to allow the proposed addition to align with existing building. When a structure is nonconforming because it encroaches into a required side or rear setback, other portions of the structure are permitted to be expanded out to the extent of the existing encroachment, as long as there is no greater reduction of required setbacks (TMC§1114.0302 – Nonconforming Structures: Structural Alterations). Therefore, the requested variance is not necessary.

Other site modifications include the removal of the concrete pad and walkway located in the rear of the property, addition of a six (6') foot fence, and the addition of a small parking lot for the facility. The site plan proposes a six (6') foot high privacy fence along the south side of the proposed housing addition. This portion of the addition extends into the in the side yard and fencing at this location exceeds the allowable height. The proposed fence height will require waiver, which can be addressed as part of this Special Use Permit.

If approved, the parking lot must adhere to parking lot screening and standards as such. Off-street parking areas serving nonresidential uses must be set back at least ten (10') feet from all RS Single Family Residential zoning districts. Perimeter parking lot standards require that a landscape buffer be provided abutting the parking area and to visually screen all off-street loading facilities from view of residential districts and public right-of-way. The parking lot proposed for the front of the property requires to a solid evergreen hedge row along the south side of the parking lot in order to minimize headlight glare from the parking lot onto the adjacent property.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Single Family Residential uses. This district is intended to accommodate the development of single dwelling units on individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are typically compatible with residential neighborhoods.

Staff recommends disapproval of the Special Use Permit for three reasons. First, the proposed expansion is not compatible with uses in the immediately vicinity in terms of scale, operating characteristics, and site design (TMC§1111.0706.C). The proposal creates an institutional feel in a single family neighborhood by nearly doubling the building footprint, increasing the number of clients from five (5) to ten (10), and adding a parking lot. Second, the introduction of a larger institutional type of land use in the middle of a residential neighborhood could have a negative impact on surrounding properties in the neighborhood in terms of noise, traffic generation and/or value.

**STAFF ANALYSIS (cont'd)**

The use at 2321 Warren Street has been legal non-conforming since the revision of the Toledo Municipal Code in 2004. The Toledo Municipal Code Section 1104.1000 does not allow drug and alcohol residential treatment facilities to operate within 500 feet of any group living facility, Type A day care home, or nonresidential drug and alcohol treatment facility. Data suggests there is a group living facility located approximately 364 feet away from the subject site and the proposal violates the spacing requirements of the zoning code. However, the applicant has indicated to staff that Grainger Home located at 2365 Franklin Avenue is no longer active. Staff is awaiting documentation before removing this objection.

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

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission disapprove SUP-12003-15, amending ordinance 183-03, a request for a Special Use Permit for a drug and alcohol treatment residential facility for a site located at 2321 Warren Street, for the following three (3) reasons:

1. The proposed use is not compatible with adjacent uses in terms of scale, site design, and/or operating characteristics (TMC§1111.0706.C).
2. The introduction of a larger institutional type of land use in the middle of a residential neighborhood could have a negative impact on surrounding properties in the neighborhood in terms of noise, traffic generation and/or value.
3. The proposed use is within 500' of a day care facility and would be in violation of TMC§1104.1001 – *Group living and Day Care Spacing*.

The staff recommends that the Toledo City Plan Commission make the following recommendations to the Toledo City Council on the required group living spacing, and maximum side yard fence height waivers for a drug and alcohol residential treatment facility proposed at 2321 Warren Street:

**Chapter 1104 Use Regulations**

**Sec. 1104.1000 Group Living and Day Care – Spacing**

**Sec. 1104.1001 Minimum Spacing Requirements**

Deny waiver of minimum 500' spacing requirement between Group Living Facilities to allow for an approximate 364' spacing.

**STAFF RECOMMENDATION** (cont'd)

**Chapter 1105 Accessory Uses**

**Sec. 1105.0300 Fences and Hedges**

**Sec. 1105.0301 Residential Districts**

Deny waiver of four (4) foot maximum side yard fence height to allow for a six (6) foot high privacy fence.

SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-12003-15  
DATE: February 11, 2016  
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF  
PLANNING AND ZONING  
DATE: March 23, 2016  
TIME: 4:00 P.M.

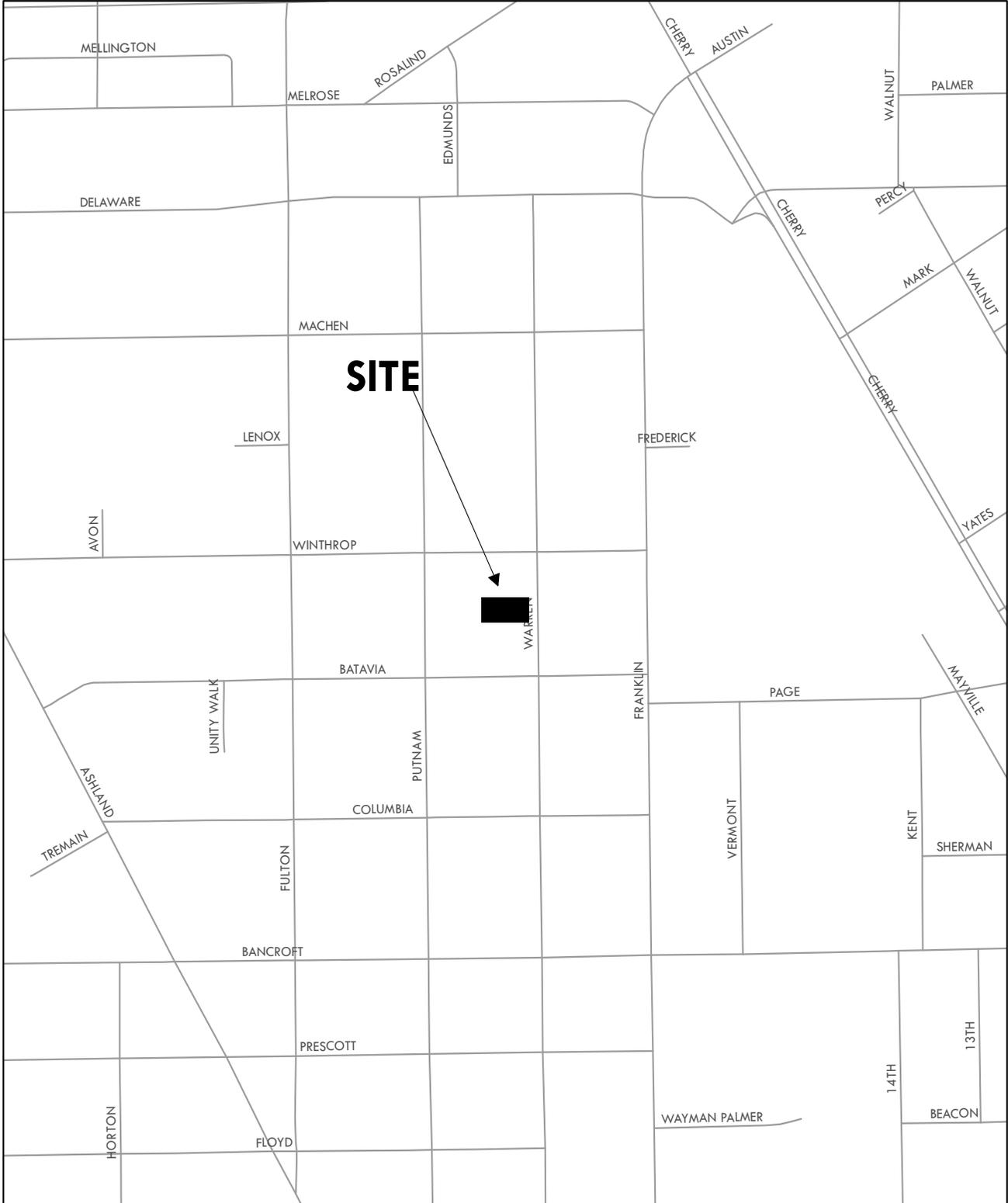
GP

Three (3) sketches follow

Exhibit A follows

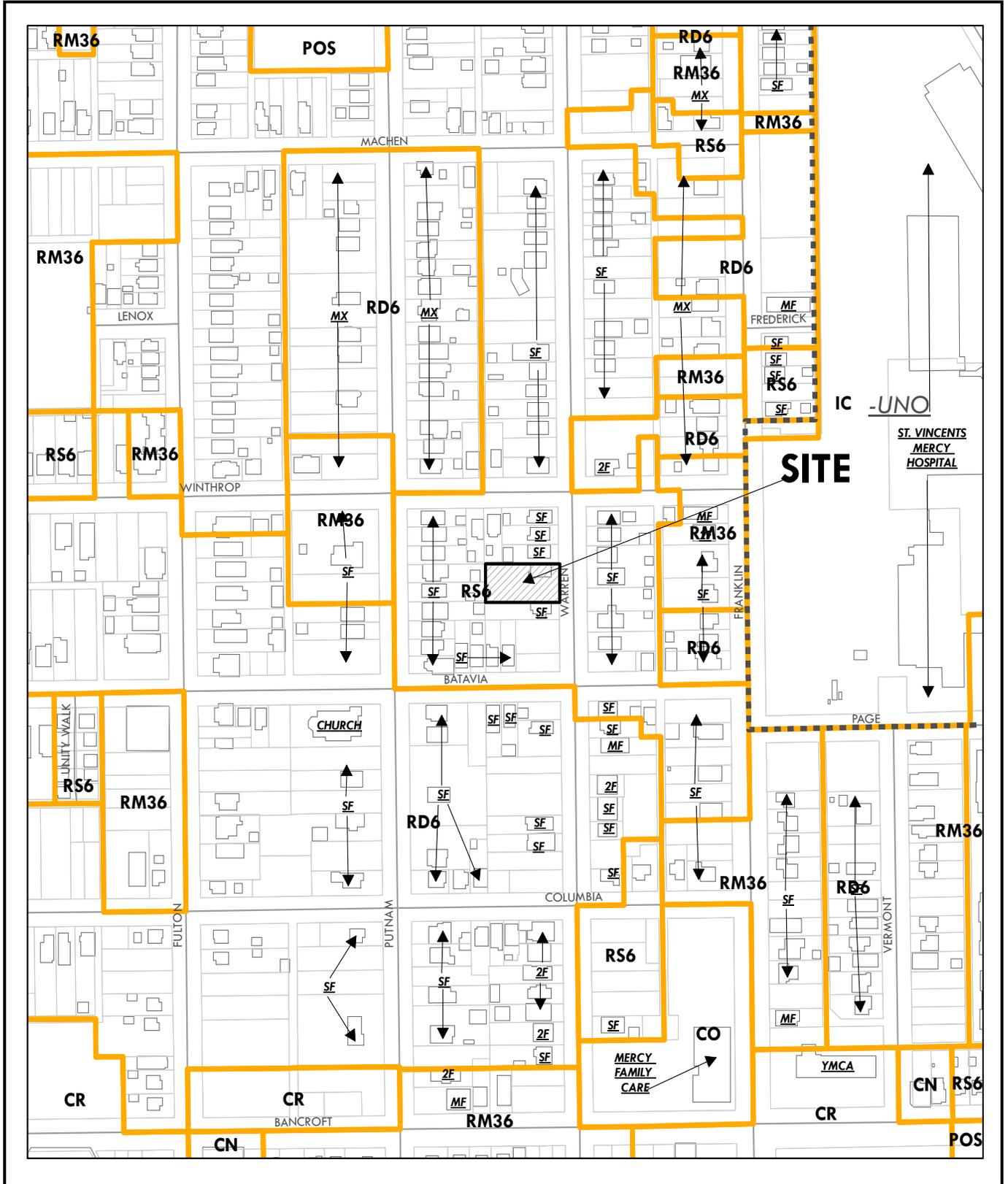
# GENERAL LOCATION

SUP-12003-15  
ID 15



# ZONING & LAND USE

SUP-12003-15  
ID 15





**Exhibit “A”**

The following thirty-five (35) 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.** 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 Scott Bishop at (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.
6. Plans for new water service or modifications to existing water service shall be submitted to the Division of Engineering Services for review and approval.
7. 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.

**Exhibit “A” (cont’d)**

Engineering Services (cont’d)

8. 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/>. Since this project is located in a combined sewer area, a post-construction storm-water Best Management Practice (BMP) is not required; however, storm-water detention and the use of construction BMPs (silt fences, catch-basin protection, etc.) still apply.
9. Plans are also subject to: the Criteria and Regulations of The Departments of Public Utilities and Public Service; The Toledo Municipal Code, including but not limited to Chapters 941, 1110, and 1107; The Toledo City Charter; the “Subdivision Rules & Regulations” of Toledo-Lucas County Plan Commissions; City of Toledo Infrastructure Design and Construction requirements; and “The Comprehensive Ditch Plan.”
10. 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.
11. 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.
12. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
13. No construction work, including grading, will be permitted without approved plans and inspection.
14. A pre-submittal meeting is not required; however, one may be requested. Contact Information is as follows:

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

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

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

Andy Stepnick, ph. 419-245-1338

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

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

**Exhibit “A” (cont’d)**

Engineering Services (cont’d)

15. Any existing sewers under proposed building shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
16. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any inactive pipes on the property.

Sewer & Drainage Services

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

Fire Prevention

19. Facility must have approved address numbers, plainly legible and visible from the street fronting the property. Numbers to be a minimum 4” high and ½” wide.

Transportation

20. The width of the drive and drive approach do not meet the 25’ minimum requirement to accommodate for two-way traffic flow.
21. The site must provide customer and employee off-street parking. Written confirmation shall be sent to the Division of Transportation confirming that minimum requirements are being met.

Economic Development

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

**Exhibit “A” (cont’d)**

Building Inspection

22. The current RS (residential single dwelling) zoning districts do not permit drug and alcohol treatment facilities within their coverage. RM (multi-family residential) zoning allows such facilities with an accompanying Special Use Permit (SUP) granted by means of a Toledo City Council Ordinance. Both the spot re-zoning and approval of an SUP are inconsistent with this single family residential neighborhood.
23. In the event that re-zoning and an SUP are secured, any addition or new construction, or alterations to existing structures will require that construction drawings stamped by a design professional be submitted to Building Inspection for plan review and approval showing that such improvements will comply with the building, mechanical, and fire codes of the City of Toledo, and by referenced authority.
24. Any signs on the building on the site, will require a separate plan review and permits(s) in accordance with the City of Toledo’s sign codes (Toledo Municipal Code §1377 – §1395).
25. Any fence screening will require a Certificate of Zoning Compliance, issued by the Division of Building Inspection.

Plan Commission

26. One parking space per every two employees shall be provided in order to show compliance with the minimum off-street parking ratios of Parking Schedule “A” in TMC§1107.0304.
27. A Type B landscape buffer is required along the rear of the property. This buffer shall consist of a solid board-on-board fence six (6) feet in height.
28. A perimeter landscape buffer shall be provided abutting the parking area and to visually screen all off-street loading facilities from view of Residential districts and public right-of-way. A solid evergreen hedge row shall be provided along the south side of the parking lot in order to minimize headlight glare from parking lot onto the adjacent property
29. 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.

**Exhibit “A”** (cont’d)

Plan Commission (cont’d)

30. Group living facilities must meet the criteria of TMC§1104.1000; or a waiver shall be obtained.
31. Fence height and location shall conform to TMC§1105.0301; or a waiver shall be obtained.
32. If applicable, 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.
33. 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.
34. 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.
35. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

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## GENERAL INFORMATION

### Subject

Request	-	Request for Zone Change from CO Office Commercial to RM12 Multi-Dwelling District
Location	-	444 W. Bancroft Street
Applicant	-	Enterprise Construction and Real Estate 2101 Clarendon Dr Toledo, OH 43607
Lessee	-	Lakeila Carter 848 Prouty Toledo, OH 43609

### Site Description

Zoning	-	CO Office Commercial
Area	-	.139 acres
Frontage	-	101'
Existing Use	-	Office building
Proposed Use	-	Adult Family Group Home

### Area Description

North	-	Single Family / CO
South	-	Multi Family Dwelling / RM36
East	-	Multi Family Dwelling / RM36
West	-	Church / CO

### Parcel History

OWE-47-93	-	Handicap Ramp - OWEHDC approved 7/12/93.
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### 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 RM12 Multi-Dwelling District for a site located at 444 W. Bancroft Street. The .139-acre site is occupied by an existing multi-family residence with seven bedrooms and 6,060 square feet in area. The residence is comparable to the surrounding houses and apartment buildings located between Collingwood Boulevard and Ashland Avenue. The property is located in the Old West End Historic District.

This site was originally part of the church's office space and was used to support the main function of the church. At the time it was also used as office space for the F.O.C.U.S. outreach center. The house was bought by Lucas County Land Bank on May 16, 2013 and sold to the current owner in December of that same year.

The owner met the rehabilitation criteria as required by the Lucas County Land Bank prior to signing off on the house title for any new property owner. However, the owner did not apply for a Certificate of Appropriateness as required for any exterior repair or renovation nor were any building permits applied for the interior work in the last two years. Paint and landscaping are not regulated therefore do not require permitting of any type.

The applicant is requesting a Zone Change to RM12 Multi-Dwelling District to lease the structure and to facilitate the development of a residential facility, large. The Toledo Municipal Code does not allow large residential facilities to operate in commercially zoned districts therefore the applicant is seeking a Zone Change. The applicant will be required to apply for a Special Use Permit in order to open the facility. At this time, the Plan Commission staff has not received such application and will not support the Special Use Permit because of spacing violations.

Large residential facilities are defined in the Toledo Municipal Code as: a state-licensed or state-regulated home or facility that provide room and board, personal care, habilitation services, and supervision in a family setting for more than nine (9) but not more than sixteen (16) persons who require such care and/or other similar uses of the same size licensed by the state but not requiring skilled nursing care. The applicant intends to provide care for those with mental disabilities, developmental disabilities, and/or mental health issues.

The proposed zoning is consistent with zoning classifications of the properties within the general vicinity of the site. The parcels to the south and east of the site are currently zoned RM36 Multi-Dwelling District. On the north and west side of parcel, the parcels are zoned CO Office Commercial. Surrounding land uses include churches, a day care, single family houses and apartments.

**Toledo 20/20 Comprehensive Plan**

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

When the 20/20 Comprehensive Plan was updated in 2010, Collingwood Boulevard received this designation because of the collection of historical churches and rectories. The intent of identifying this area as IC was to preserve the cultural structures and their accessory uses.

Staff recommends approval of the Zone Change for this location because it is compatible with the land uses in the immediate area. Additionally, the proposed RM12 Zoning is consistent with the current zoning designations of properties established in the immediate area of the site.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of Z-12004-15, a request for a Zone Change from CO Office Commercial to RM12 Multi-Dwelling District for a site located at 444 W. Bancroft Street, to the Toledo City Council, for the following two (2) reasons:

1. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property (TMC 1111.0606.B *Review and Decision-Making Criteria*); and
2. The proposed RM12 Multi-Dwelling District zoning is compatible with the zoning classifications of properties within the general vicinity of the subject property (TMC 1111.0606.C *Review and Decision-Making Criteria*).

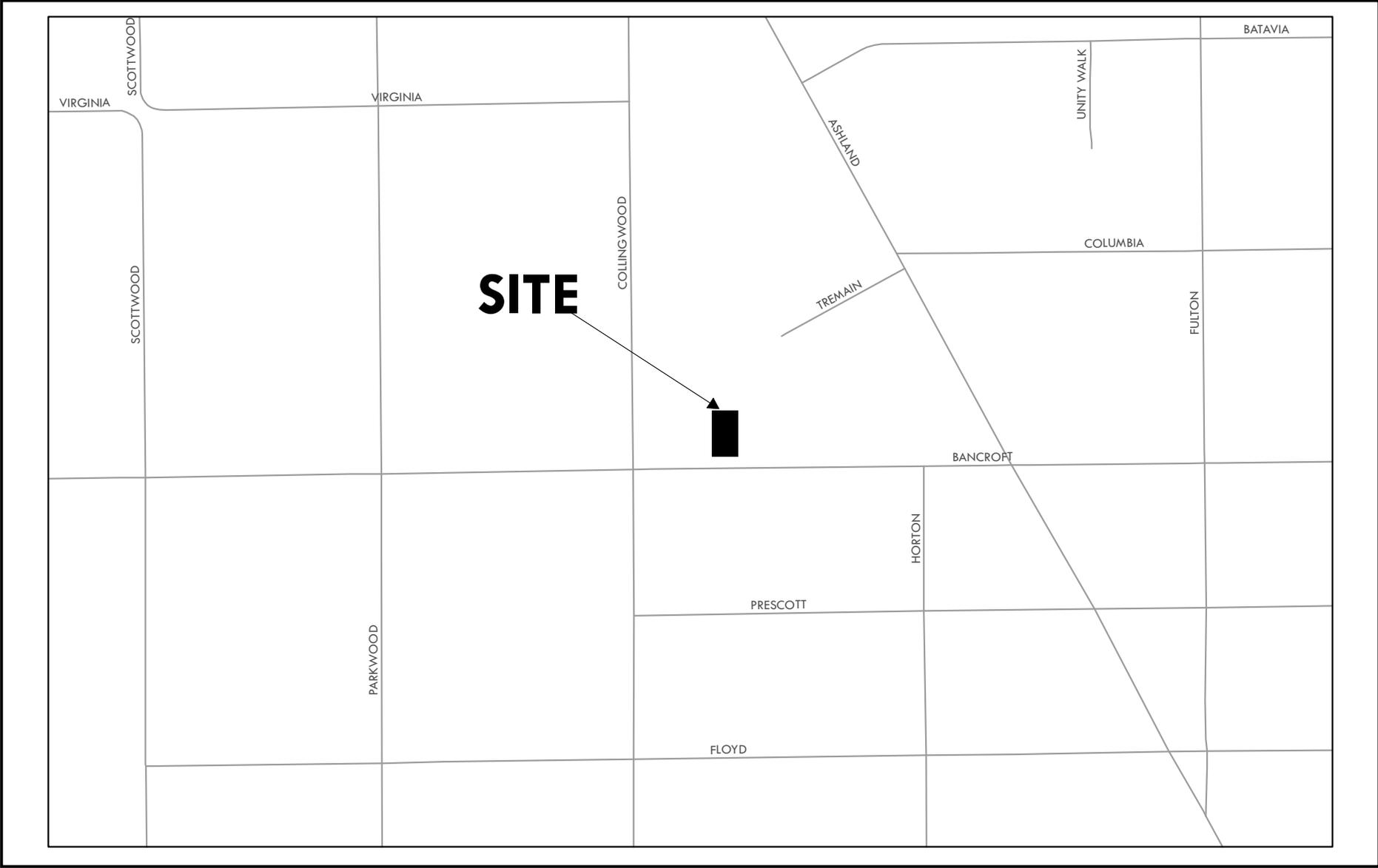
ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z-12004-15  
DATE: February 11, 2016  
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF  
PLANNING AND ZONING  
DATE: March 23, 2016  
TIME: 4:00 P.M.

MM  
Two (2) sketches follow

# GENERAL LOCATION

Z-12004-15  
ID 15



# ZONING & LAND USE

Z-12004-15  
ID 15



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## STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

