

*TOLEDO CITY
PLAN COMMISSION
REPORT*

November 3, 2016

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

MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

TOLEDO CITY PLAN COMMISSION

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(Vice Chairman)

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**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2017**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION (<i>HEARINGS BEGIN AT 2PM</i>)			
November 28	December 26	December 30	January 12
December 26	January 23	January 27	February 9
January 23	February 20	February 24	March 9
February 27	March 27	March 31	April 13
March 27	April 24	April 28	May 11
April 24	May 22	May 26	June 8
May 29	June 26	June 30	July 13
June 26	July 24	July 28	August 10
July 31	August 28	September 1	September 14
August 28	September 25	September 29	October 12
September 25	October 16	October 20	November 2**
October 23	November 20	November 24	December 7**
COUNTY PLANNING COMMISSION (<i>HEARINGS BEGIN AT 9AM</i>)			
December 12	January 9	January 13	January 25
January 9	February 6	February 10	February 22
February 6	March 6	March 10	March 22
March 13	April 10	April 14	April 26
April 10	May 8	May 12	May 24
May 15	June 12	June 16	June 28
June 12	July 10	July 14	July 26
July 10	August 7	August 11	August 23
August 14	September 11	September 15	September 27
September 11	October 9	October 13	October 25
October 2	October 30	November 3	November 15**
November 6	December 4	December 8	December 20**

* 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

November 3, 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. SPR-41-16: | Major Site Plan Review for building addition and parking lot modifications at 1455 Alexis Road (rs) |
| 2. M-21-16: | Review of 2016 Municipal Arts Plan (gp) |
| 3. SPR-32-16: | Minor Site Plan Review Appeal of condition of approval for building addition at 310 Ryder Road (gp) |
| 4. Z-9001-16: | Zone Change from CR to IG at 5203 Lewis Avenue (rs) |
| 5. Z-8001-16: | Zone Change from RM36 to CR at 1108 Woodville Road (rs) |
| 6. SUP-8002-16: | Special Use Permit amendment for used auto sales facility at 1048-1056 and 1108 Woodville Road, amending Ordinance 453-12, 321-13 and 488-13 (rs) |
| 7. SUP-9006-16: | Special Use Permit for raze and rebuild of existing gas station at 3236 W. Laskey Road and 5028 Secor Road (gp) |

8. SUP-3005-16: Special Use Permit for used auto sales facility at 4665 N. Detroit Avenue (rs)
9. SUP-6005-16: Special Use Permit for used auto sales facility at 5655 Secor Road (gp)
10. SUP-9003-16: Special Use Permit for convenience store at 2837 Albion Street (gp)
11. SUP-9004-16: Special Use Permit for drug and alcohol treatment facility – non residential, at 1826-1832 Adams Street, 2002-2008 Adams Street, 1925-1927 Warren Avenue, and 1821-1833 Adams Street (rs)
12. SUP-9007-16: Special Use Permit for drug and alcohol treatment facility, non-residential, at 113-117 Main Street, 112 Platt Street, 0 1st Street and 615 1st Street (rs)

GENERAL INFORMATION

Subject

- Request - Major Site Plan Review for building addition and parking lot modification
- Location - 1455 West Alexis Road
- Applicant - General Motors - Global Facilities
1455 W. Alexis Road
Toledo, Ohio 43612
- Project Manager - Kevin Koets
Ghafari Associates, L.L.C.
17101 Michigan Ave.
Dearborn, MI 48126

Site Description

- Zoning - IG, IL / General Industrial, Limited Industrial
- Area - ± 152 acres
- Frontage - ± 2,275' along Alexis Road
± 1,825' along Jackman Road
- Existing Use - General Motors Powertrain plant
- Proposed Use - Building addition and parking lot modification
- Parking Required - 888 parking spaces
- Parking Provided - 2302 parking spaces

Area Description

- North - Alexis Road, gas station, auto repair / CR
- South - Shantee Creek, open space, Smucker's Factory / IG
- East - Airgas, industrial warehousing / IG
- West - Erie Steel, self-storage, Jackman Road / IG, IL

Parcel History

- Z21-C37 - Zone Change from A-1, M-1 & R-3 to M-3 at SE corner of Jackman Road and Alexis Road (P.C. forwarded to Township with no recommendation on 11/01/1956, Township approved Zone Change to M-1 on 1/22/1957).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|-----------|---|--|
| M-30-59 | - | Interim zoning for the area bounded by Alexis, Lewis, Laskey & Rowland (P.C. approved on 10/19/1961). |
| Z-316-61 | - | Permanent zoning for the area bounded by Alexis, Lewis, Laskey & Rowland (P.C. approved on 11/30/1961). |
| Z-56-70 | - | Zone Change from M-2 to C-3 at S. side of Alexis E. of Jackman, connected to GM Powertrain at 1455 W. Alexis (P.C. approved on 4/02/1970). |
| SPR-66-06 | - | Major Site Plan Review for parking lot expansion & waiver of greenbelt at 1455 W. Alexis Road (P.C. approved on 1/11/2007). |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Toledo Vacant Industrial Land Use Report

STAFF ANALYSIS

The applicant is requesting a Major Site Plan Review for a building addition and parking lot modification at 1455 West Alexis Road. The overall site is roughly 152 acres and comprised of five (5) parcels which are zoned IG General Industrial and IL Limited Industrial. The site is currently occupied by a ± 2,000,000 square feet automotive manufacturing plant which includes production facilities, warehousing and office space. The site plan submitted depicts two additions to the existing facility. The first addition is 551,437 square feet and will be expand to the west of the existing facility with the existing parking being rearranged south of the addition. The second addition will be 100,000 square feet and will be added to the southern portion of the existing facility. The proposed addition with the existing building will result in a total floor area of nearly 2,650,000 square feet. Pursuant to TMC§1111.0802(B)(1) & (2), a Major Site Plan Review is required for all non-residential developments with a floor area of more than 50,000 square feet and for proposed off-street parking with sixty (60) or more spaces.

STAFF ANALYSIS (cont'd)

Parking and Circulation

The site is accessed via five curb cuts, three from Alexis Road to the north and two from Jackman Road to the west. Total number of parking spaces provided on site is 1,954 spaces. Parking requirements for industrial manufacturing and warehouse facilities are calculated cumulatively as listed in TMC§1107.0500 *Off-Street Parking Schedule "C" Additional Industrial Standards*. Calculations using the cumulative square feet of manufacturing, warehousing and office floor area indicate a total of 888 parking spaces are required for the site. The required bicycle parking on site is one (1) space per ten (10) automobile spaces. However, the maximum number of required bicycle parking for any listed use category is fifty (50) bicycle parking slots. Additionally, the minimum number of accessible parking spaces that must be provided is thirty (30) spaces, twenty-six (26) auto-accessible and four (4) van-accessible spaces. The site plan submitted depicts a total of 2,302 parking spaces with forty-eight (48) spaces designated as accessible parking spaces. The proposed parking depicted on the site plan exceeds the minimum number of off-street and accessible parking spaces required. Staff encourages the required bicycle parking spaces be installed within the proposed covered motorcycle parking in order to support alternative means of transportation.

Landscaping

The site was developed before the 2004 zoning code and therefore not required to completely comply with the landscape standards of the 2004 code. However, TMC§1114.0500 Appearance Upgrade for Nonconforming Development, requires futures changes to bring a site closer into compliance with the 2004 code.

Per TMC§1108.0202 *Frontage Greenbelts*, sites over five (5) acres are required to provide a thirty (30) foot frontage greenbelt along the right-of-ways. The frontage greenbelt shall include at least one tree for every 30 feet of lot frontage. Trees are not required to be evenly spaced and may be clustered. A frontage greenbelt is required along Jackman Road for the building addition and parking lot modifications. The site plan submitted depicts a thirty (30) foot front setback along Jackman Road with a full frontage greenbelt consisting of canopy trees and shrubs. Therefore, the proposed frontage greenbelt is in compliance with the current landscaping standards.

STAFF ANALYSIS (cont'd)

Building Materials

The building elevations indicate the use of prefinished insulated metal panel siding with a concrete sill wall at the base of the façades. The elevations depict the addition of eight (8) new loading dock doors on the west elevation and three (3) on the south elevation of the western building addition. The southern building addition includes nine (9) new loading dock doors on the south elevation. Also included on each elevation is the installation of additional man doors to access the facility. Elevations also indicate the installation of six-foot (6') wide by four-foot (4') high insulated windows along the pedestrian bridge. Pursuant to TMC§1109.0400 along major streets, 30% of the building frontage shall not consist of a blank wall and the building façade shall be low-reflectance, subtle, neutral or earth tone colors with the exception of the trim and accent areas. The elevations provided meet the criteria required for a new industrial building of this size.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Heavy Industrial land uses. This includes industrial manufacturing and other moderate to high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation access and public facilities and services. The Toledo Vacant Industrial Land Use Report recommends the proposed parcels in the “Port Alexis Study Area” to be used for industrial purposes. The proposed use of this site is in compliance with the Toledo 20/20 Comprehensive Plan and the Toledo Vacant Industrial Land Use Report. Staff recommends approval of the Site Plan Review for this location because it complies with all standards of the Toledo Zoning Code. Additionally, the proposed land use is allowed within the current zoning district of the property. Finally, the proposed use will provide for safe, efficient and convenient movement of traffic.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-41-16, a Major Site Plan Review for a building addition and parking lot modification at 1455 West Alexis Road for the following four (4) reasons:

1. The proposed use conforms to the Toledo 20/20 Comprehensive Plan and the Toledo Vacant Industrial Land Use Report.
2. The proposed land use complies with all standards of the Toledo Municipal Code, Zoning Code and other adopted City policies (TMC§1111.0809.A *Approval Criteria*).
3. The proposed land use is allowed in the zoning district which it is located (TMC§1111.0809.B *Approval Criteria*); and

STAFF RECOMMENDATION (cont'd)

4. Vehicular ingress and egress to and from the site will provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well (TMC§1111.0809.C. *Approval Criteria*).

The staff further recommends that the Toledo City Plan Commission approve SPR-41-16, a Major Site Plan Review for a building addition and parking lot modification at 1455 West Alexis Road subject to the following forty-six (46) 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.

Division of Engineering Services

1. 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

Right-of-Way and Inspection: Joe Warnka 419-245-1220

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

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

Stormwater Drainage: Lorie Haslinger, 419-245-3221; Andy Stepnick, 419-245-1338

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

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

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

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ 800-414-4990. In the case of renovation, expansion or modification projects, all existing backflow devices must be verified and registered. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-245-1395) to verify the backflow prevention requirements for this site.
8. The design professional and/or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service, meter setting or backflow protection device and that these devices are properly installed, tested and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo standards.
9. It is our understanding that all of the work for this project is located after the existing meter(s) and backflow preventer(s); therefore, other than the backflow prevention and meter review described above, plan submittal and approval will not be required by the Division of Engineering Services.
10. If domestic water service to any building is interrupted, a boil advisory shall be issued upon restoring water service. Coordinate boil advisory with City of Toledo Division of Water Distribution (419-245-1395).
11. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection, plan approval and inspection requirements for this site.
12. The plan submitted for plan commission review indicates earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, Stormwater Pollution Prevention Plan (SWP3), calculations, plans for stormwater service and a maintenance plan & maintenance agreement for Post-Construction Stormwater Best Management Practices (BMP's) for this project shall be submitted directly to the Division of Engineering Services for stormwater review & approval.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

13. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>, including the requirements for stormwater detention and post-construction stormwater BMP's.
14. City of Toledo does not have a complete record for the existing storm sewer system on this site and per the City's MS4 permit all storm sewers must be mapped. The Developer/Owner/Consultant shall verify the private storm locations, including any outlets where it is connected into the public system and provide that information to the City of Toledo Division of Engineering Services.
15. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs) to provide sediment and erosion control during construction. Construction BMP's shall be designed and installed per the latest Ohio EPA General Stormwater NPDES permit.
16. All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
17. All sites disturbing 2,500 sq. ft or more shall develop a site specific Stormwater Pollution Prevention Plan (SWP3) which shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit and shall be submitted with a completed submittal cover sheet, contact list, contractor certification form and the Ohio EPA SWP3 Checklist. The links to these documents can be found at <http://www.tmacog.org/storc/swp3.htm>.
18. Post construction BMP's 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 Stormwater NPDES Permit Table 2 "Structural Post-Construction BMP's & 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 BMP's where it can be demonstrated that the implementation of the Table 2 BMP's isn't feasible due to physical site constraints.
19. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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. 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.
23. 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 Silver Creek or within the floodway. Clearing of vegetation/storage of materials/development within 40 feet of the ordinary high water mark of Silver Creek is discouraged due to water quality impacts.
24. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
25. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
26. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developers cost.
27. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
28. All sanitary sewer manholes in the project area shall have solid lids installed on them.

Sewer & Drainage Services

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

STAFF RECOMMENDATION (cont'd)

Fire Prevention

31. Plan appears to address the concerns of the Fire Department regarding access to and around the proposed expansions, availability and access to outside fire fighting water supplies as well as intended sprinkler protection of the new portions of the facility.

Division of Environmental Services

32. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
33. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
34. Applicant shall apply for a Permit-to-Install a waste water unit from Ohio EPA.
35. Applicant shall provide proof of site cleanup due to previous land use.
36. Applicant shall provide inspection and maintenance records on the existing Post-Construction BMP for this site.
37. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.
38. 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.
39. 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 asbestos and the Anti-Noise Laws.

Division of Transportation

No comments at time of print.

Plan Commission

40. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks; **if applicable**.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

41. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
42. No new free-standing signs greater than forty-two (42) inches from grade are permitted – any proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code.
43. A detailed site, lighting, 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 (**acceptable as submitted**). Such plan shall include:
 - a. A thirty-foot (30') greenbelt is required along the Jackman Road frontage in front of the new addition, and shall one tree per every 30 feet of frontage; **acceptable as depicted on landscaping plan**.
 - b. Topsoil must be back filled to provide positive drainage of the landscape area.
 - c. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
 - 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.
 - e. 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.
 - f. The location, height and materials for any fencing to be installed and maintained; and
 - g. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

44. 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.
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.

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-41-16
DATE: November 3, 2016
TIME: 2:00 P.M.

RS
Ten (10) sketches follow

OVERALL SITE PLAN

SPR- 41-16
ID 57



JOB NO. 15013871600183 JOB NO. CS0-001

ZONING
ZONE: 19-40
FRONT YARD REQD: 30'
REAR YARD REQD: 0'
SIDE YARD REQD: 30'
BUILDING HEIGHT: 35'
FBI
LOW POINT = ±1 34'-0"
HIGH POINT = ±1 28'-0"
108,666 S.F.
AREA
PARAMET HEIGHT = ±1 34'-0"
591,300 S.F.
PED WALKWAY
PARAMET HEIGHT = ±1 30'-0"
VERIFICATION REQUIRED.
PARKING REQUIREMENTS (BASED ON THE ENTIRE SITE):

AREA	REQUIRED	PROVIDED
OFFICE: 1 PER 300 S.F.	18,180	24
WAREHOUSE: 1 PER 10,000 S.F.	173,751	18
MANUFACTURING: 1 PER 3,000 S.F.	3,237,487	776
HC PARKING:	20	48

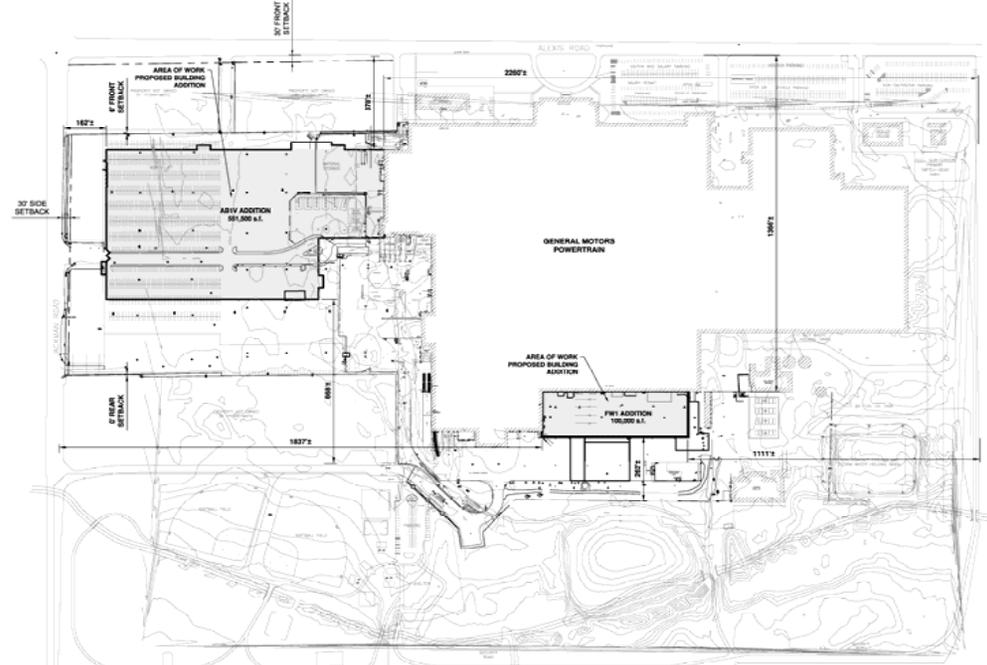
*HC REQUIREMENTS: OVER 1001 SPACES:
25 FOR THE 1ST 1000 THEN 1 FOR
EVERY 100 OR FRACTION OF 100
THEREAFTER. 1504 PROVIDES
EQUATES TO 36 HC SPACES REQUIRED

SITE ADDRESS
100 W ALEXIS RD
TOLEDO OH 43617

LEGAL DESCRIPTION
7.9 10 NW 1/4 & PT NE 1/4 EXC W/ED FICE BOUND PT NE 1/4
MEAS 408.82 FT FRST ON ALEXIS RD 340 TO LEGAL 1/4TH
(SEE GRANT FOR EXEMPT)
7.9 10 NW 1/4 NW 1/4 EXC W 018.10 FT N 30 FT & EXC 518
FT N 80 FT & EXC 8.37 FT N 30 FT S 1 FT & EXC W 385 FT
8.8 FT EXC FT IN HD & SURV.
(FROM COUNTY RECORDS OFFICE)



SITE MAP
SCALE: NONE



OVERALL SITE PLAN
SCALE: 1" = 30'

UNDERGROUND UTILITY NOTE
THE LOCATIONS AND ELEVATIONS OF EXISTING
UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING
ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER
EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR
ACCURACY THEREOF. THE CONTRACTOR SHALL BE
EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT
UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START
OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE
DESIGN ENGINEER OF FIELD CONDITIONS THAT DIFFER
FROM CONDITIONS AS SHOWN ON THESE DRAWINGS.

DATE	ISSUED FOR	PROJECT NO./JOB NO.	DATE/ISSUED FOR
08/15/16	ISS. REL. 01	S. FOLAND	D. PAMULA

NO.	DATE	PROJECT NO./JOB NO.	DATE/ISSUED FOR
REVISIONS			
187254.001	ISSUED BY		
SUPPLIER DRAWN BY		S. FOLAND	
SUPPLIER CHECKED BY		D. PAMULA	
SUPPLIER PLOT/IN			

CONSULTING: A/E, P/E, AND A/C
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Global Facilities
General Motors Company
TOLEDO
Site ID: 1484
Structure ID: 00000
Level:
Site FW1 & Site 3 AB1V

OVERALL SITE PLAN
PLAN
CIVIL

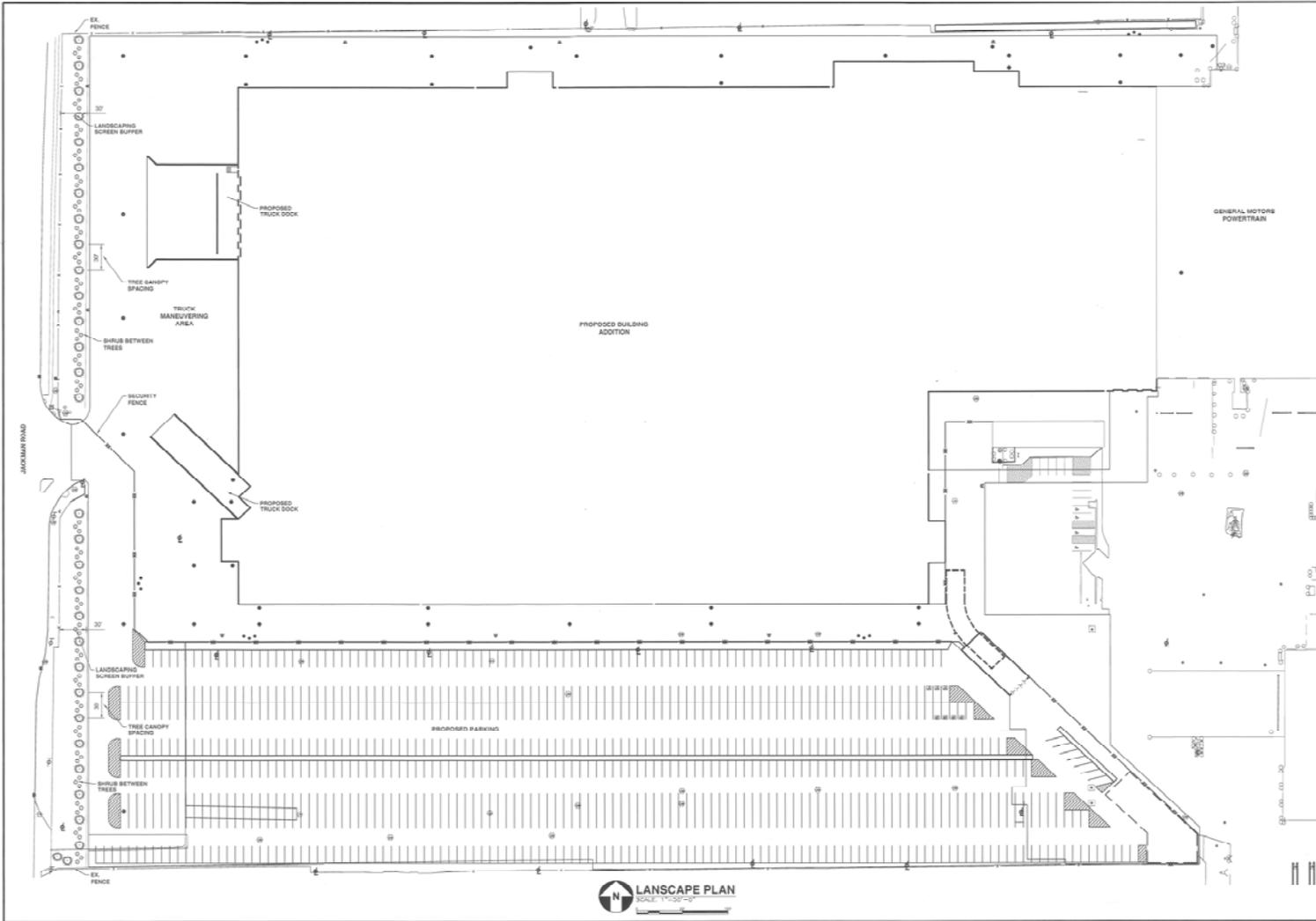
PLTN M.O'Hara/B.Brckles	JOB NO. 15013871600183
DRAWN BY	SHEET NUMBER
SCALE	
DATE	CS0-001

ADDITION #1 LANDSCAPING PLAN

SPR- 41-16
ID 57



JOB NO. 15013871600163 SHEET NO. CS1-015



DATE	ISSUED FOR	ISSUED BY	DATE	ISSUED FOR	ISSUED BY
08/16/16	DOC REL 01	S. FOLAND			D. PAMULA

NO.	DATE	ISSUED FOR	ISSUED BY
REVISIONS			
1	10/23/16	001	

SUPPLIER PROJECT NO.	CHECKED BY
1107234-001	S. FOLAND
SUPPLIER CHECKED BY	
D. PAMULA	
SUPPLIER PC/N	

GHAFFARI
GHAFFARI ASSOCIATES, LLC
GHAFFARI ASSOCIATES, PLLC
17101 MICHIGAN AVE
DEARBORN, MI 48126-2736 USA
TEL: +1 313 441 1000
www.gaffari.com

Global Facilities
General Motors Company

TOLEDO
Site ID: 1484
Structure ID: 00000
Level:
Site FW1 & Site 3 AB1V

LANDSCAPE PLAN
PLAN
01/16

PLTW	M. Griffin/B. Brooks	JOB NO.	1501387/1600163
DRAWN BY		SHEET NUMBER	
SCALE			
DATE			CS1-015



1 - 16

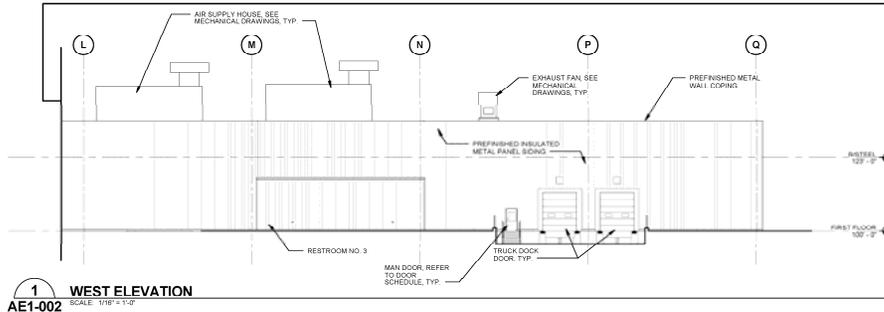
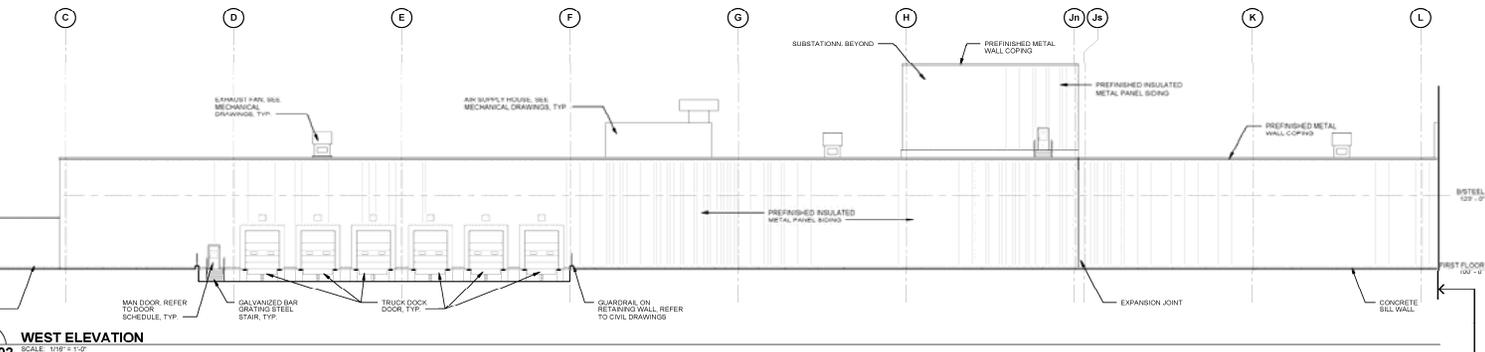
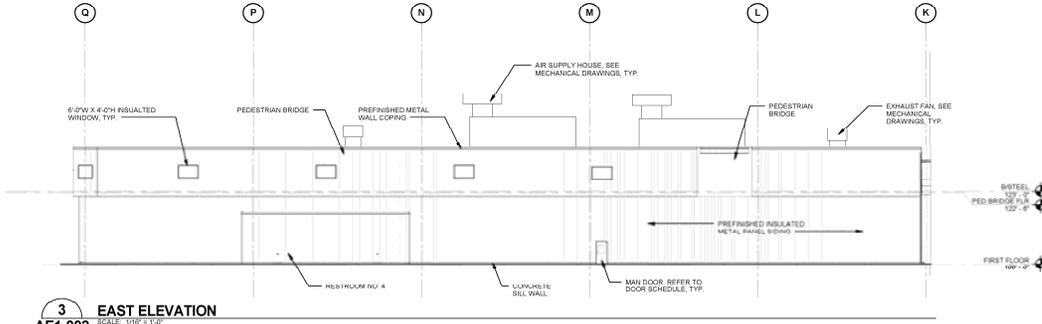
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ELEVATION #2

SPR- 41-16
ID 57



JOB NO. 167254 SHEET NO. AE2-101



DATE	ISSUED FOR	PROJECT WORK SHEET APPROVAL	DEPT. MGR/SUPR APPROVAL
09-16-2016	DOC REL 01	K. MOORHEAD	K. KOETS



REVISIONS	
NO.	DATE
SUPERSEDED PROJECT NO. 167254	
SUPERSEDED BY: K. MCDONALD	
SUPERSEDED BY: S. MAKAS	
SUPERSEDED BY: K. KOETS	

CONSULTANT AS PER PFD LOGO

GHAFARI
GHAFARI ASSOCIATES, LLC
171-01 MECHANAN AVE
DEARBORN, MI 48126-3736 USA
TEL: +1 313 441 3000
WWW.GHAFARI.COM
ARCHITECTURE · ENGINEERING · CONSULTING

Global Facilities
General Motors Company

TOLEDO
Site ID: 1404
Structure ID: 01744
Level: 01
SITE 3 FW1 AND SITE 3 AB1V

EXTERIOR ELEVATIONS
ELEVATIONS
73 ARCHITECTURAL ELEMENTS

DESIGNER M. GRIFFIN/BRICKLES	JOB NO. 1501387 / 1600183
DRAWN BY	SHEET NUMBER
SCALE	
DATE	AE2-101

FILE PLOT DATE STAMP: 9/16/2016 1:58:34 PM

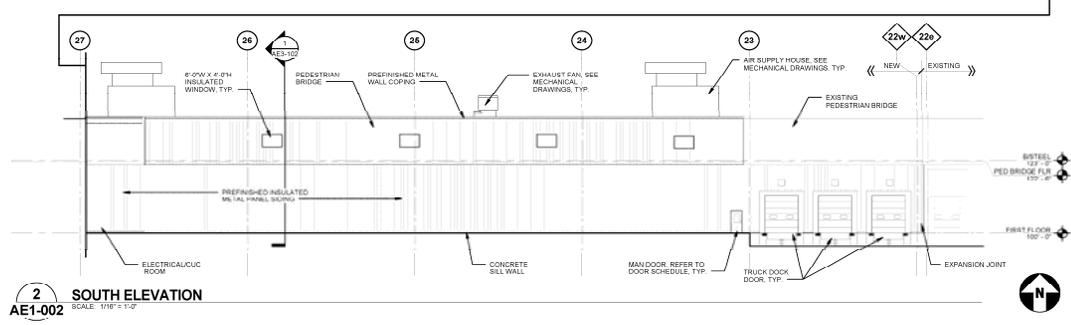
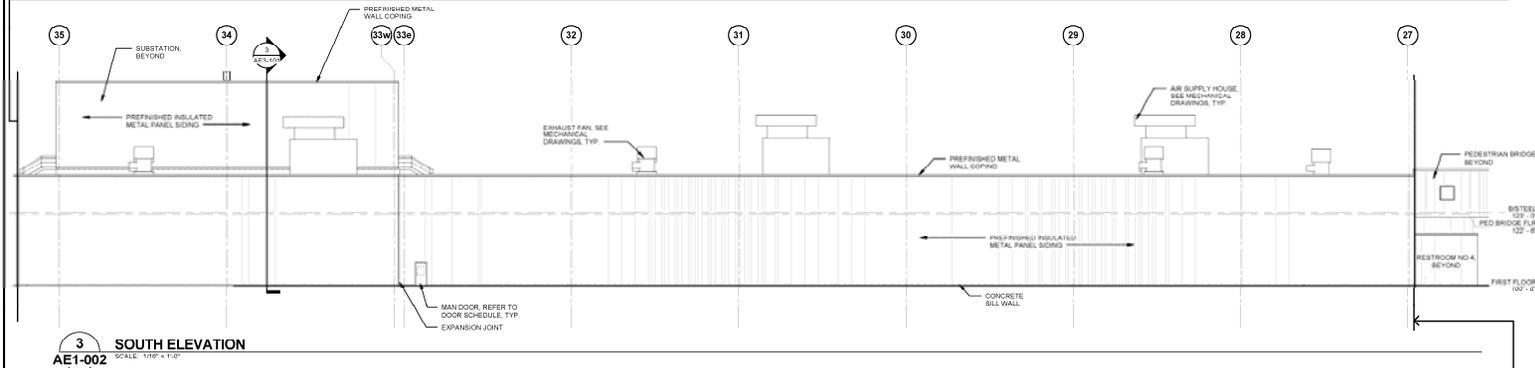
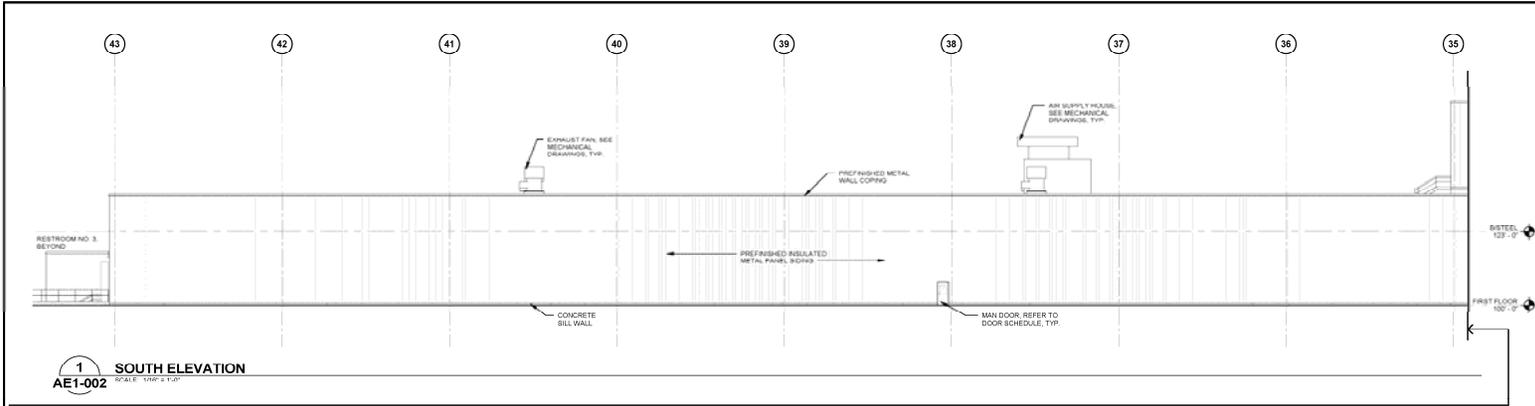
1 - 19

ELEVATION #3

SPR- 41-16
ID 57



JOB NO. 167254 SHEET NO. AE2-102



DATE	ISSUED FOR	PROJECT ARCH. / ELEC. / MECH. / CIVIL	DEPT. WORKSUP. / APPROVAL
09-16-2016	DOC REL 01	K. McDONALD	K. KOETS

NO.	DATE	PROJECT ARCH. / ELEC. / MECH. / CIVIL	DEPT. WORKSUP. / APPROVAL
REVISIONS			

SUPPLIER PROJECT NO. 167254	CERTIFIED BY
SUPPLIER DESIGN BY K. McDONALD	
SUPPLIER CHECKED BY S. MAKAS	
SUPPLIER DRAWN BY K. KOETS	
CONSULTANT ARCH. FIRM: GHAFARI	
GHAFARI	
GHAFARI ASSOCIATES, LLC	
17101 W. BUCHANAN AVE.	
DEARBORN, MI 48124-3728 USA	
TEL: +1 313 443 3000	
www.ghafari.com	
ARCHITECTURE, ENGINEERING, CONSULTING	

Global Facilities
General Motors Company
TOLEDO
Site ID: 1404
Structure ID: 01744
Level: 01
SITE 3 FW1 AND SITE 3 AB1V
EXTERIOR ELEVATIONS
73 ARCHITECTURAL ELEMENTS

FORM: M. GRIFFIN/B. BRICKLES	JOB NO: 1501387 / 1600183
DRAWN BY:	SHEET NUMBER:
SCALE:	AE2-102
DATE:	

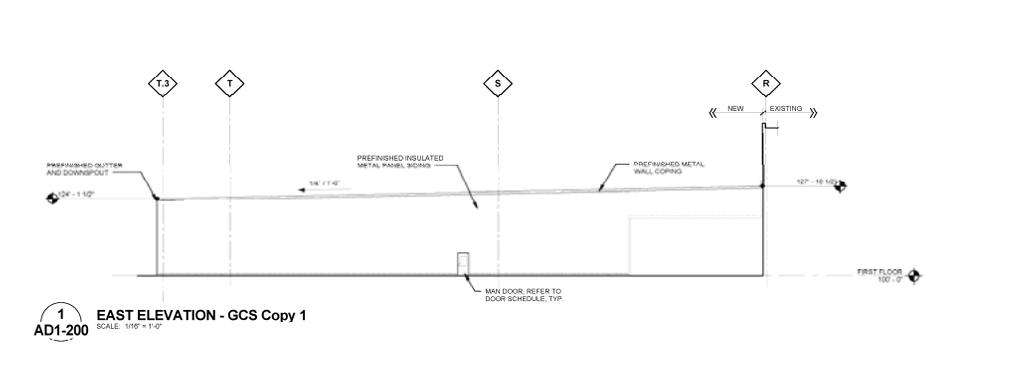
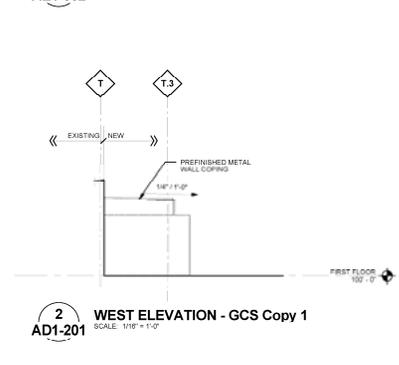
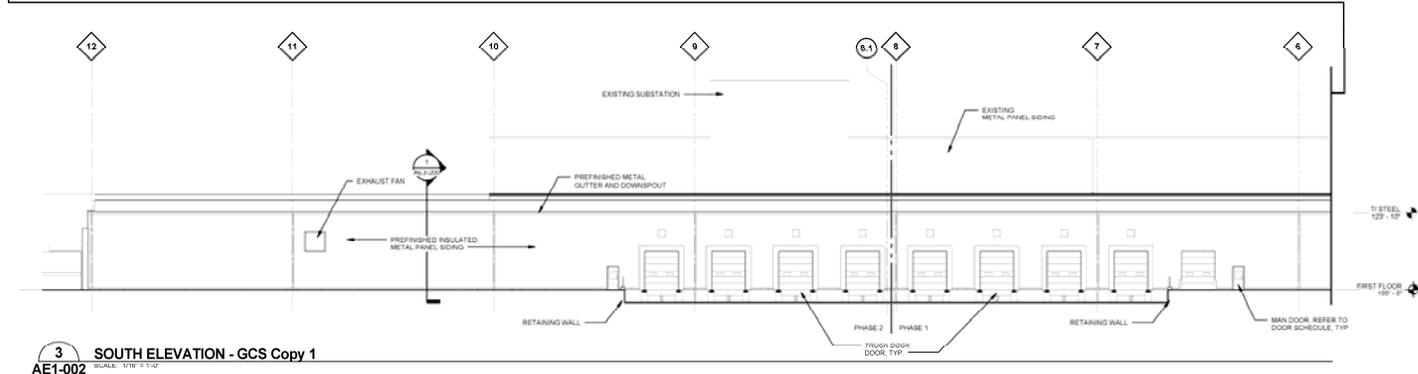
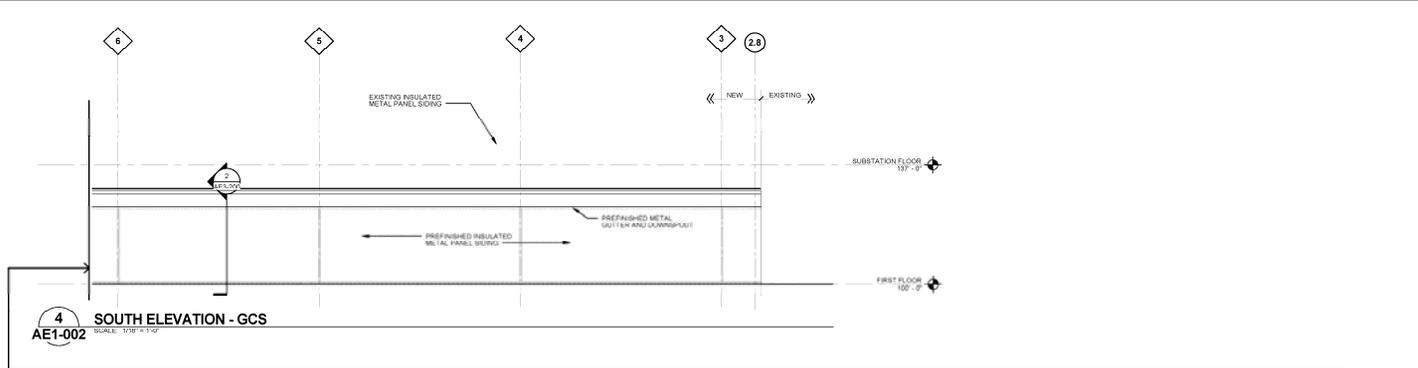
1 - 20

ELEVATION # 4

SPR- 41-16
ID 57



JOB NO. 167254 SHEET NO. AE2 -200



DATE	ISSUED FOR	PROJECT ARCH. / DESIGNED BY	SEAL / APPROVAL
04-18-2016	DOC REL 01	K. McDONALD	K. KOETS

NO.	DATE	PROJECT ARCH. / DESCRIPTION	SEAL / APPROVAL
REVISIONS			
SUPERIOR PROJECT NO. 167254		CERTIFIED BY	
SUPERIOR DRAWN BY K. McDONALD		SUPERIOR CHECKED BY S. MAKAS	
SUPERIOR PLUM K. KOETS			

CONSULTING ARCHITECTS

GHAFARI

GHAFARI ASSOCIATES, LLC
1720 NICHOLSON AVE
DEARBORN, MI 48138-2738 USA
TEL: 313.441.3000
www.ghafari.com

ARCHITECTURE ENGINEERING CONSULTING

Global Facilities

General Motors Company

TOLEDO
Site ID: 1484
Structure ID: 01744
Level: 01
SITE 3 FW1 AND SITE 3 AB1V

EXTERIOR ELEVATIONS
ELEVATIONS
73 ARCHITECTURAL ELEMENTS

PLUM M. GRIFFIN / B. BRICKLES	JOB NO. 1501387 / 1500183
DRAWN BY	SHEET NUMBER
SCALE	AE2 -200
DATE	



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GENERAL INFORMATION

Subject

Request	-	M-21-16 – Review of 2016 Toledo Municipal Art Plan
Applicant	-	Arts Commission of Greater Toledo 1838 Parkwood Avenue Suite 120 Toledo, OH 43624

Applicable Plans and Regulations

- 1995 Public Art Master Plan “artoledo”.
- 2015 Toledo Municipal Arts Plan
- Art in Public Places Program, TMC§167.06(a)(8): “Municipal Art Plan” means a prioritized list of art projects, developed annually by the Art in Public Places Committee, with budgets and recommended design approached, approved by the Arts Commission and subsequently by the Toledo City Plan Commission.
- Chapter X, Section 190 of the Toledo City Charter
The Toledo City Plan Commission shall have the power to control the design and location of works of art, which are, or may become, the property of the City.

STAFF ANALYSIS

The applicant is requesting approval of the 2016 Toledo Municipal Art Plan (see exhibit A) for the Art in Public Places Program. This annual plan is a prioritized list of projects with budgets, implementing the 1995 Public Art Master Plan for the City of Toledo. This submission fulfills the provisions of the Toledo City Charter, requiring the Toledo City Plan Commission to review the placement of public art.

The 1995 Public Art Master Plan identifies three types of public art projects: regional projects, citywide facilities, and neighborhood sites. The master plan recommends the completion of at least one neighborhood oriented project each year.

STAFF ANALYSIS (cont'd)

The Art in Public Places Program (APP) includes three elements: acquisition of new works of art, restoration and conservation, and education programs and activities. The Plan also details additional projects. The Arts Commission has budgeted \$31,705 for new acquisitions, \$37,797 for restoration and conservation, \$11,705 for education and outreach programs, \$5,000 for the Public Art Master Plan, and \$96,000 for administration costs. The total budget for 2016 is \$182,207, funded by the “one percent for the arts” allocation from the 2015 Capital Improvement Program.

Acquisition of New Works of Art:

The Arts in Public Places program has budgeted \$31,705 for the acquisition of new works of art. Seven (7) acquisitions of new works of art are discussed in the 2016 Toledo Municipal Art Plan, of which, one (1) is already complete. Details of the projects are summarized below and are as follows:

Collingwood Boulevard Public Art Project

The Arts Commission partnered with the City of Toledo’s Division of Engineering Services to install a public art project in coordination with the resurfacing work proposed for Collingwood Boulevard. Completed in 2016, the commissioned artwork is sited along Collingwood Boulevard, between Ashland Avenue and Central Avenue.

The Toledo Gateway Project

The Arts Commission is working with the City of Toledo, The Ohio Department of Transportation, and other parties on infrastructure enhancements and the redesign of the Anthony Wayne Trail, Erie Street, and Lafayette Street. The intersection of these three (3) streets is designed to express a sense of arrival into Downtown Toledo and serve as a “gateway” into the City. The design phase of the project was completed in April 2016 and construction is scheduled to start in the spring of 2017.

Inter / Active

The Arts Commission has requested proposals for highly interactive works of art to be located in the vicinity of key Art Loop stops in the City. Of the fifteen (15) submissions received, five (5) projects are to be selected for further review by mid-September.

STAFF ANALYSIS (cont'd)

Anthony Wayne Bridge Lighting Project

The Arts Commission is investigating the potential for a lighting design project for the Anthony Wayne Bridge through the One Percent for Art Program. The intent is to install a dynamic lighting system that will enhance the architecture of the bridge and provide visual energy to the City of Toledo's riverfront. Installation for the selected lighting system design is anticipated for 2018.

Close Park

Located in West Toledo, Close Park in District 5 was identified as a perfect site for a new public art project for 2016/17. A design review board will be established this fall to set the parameters for the project.

Toledo Firefighters Memorial

The Arts Commission is working with the City of Toledo and the Toledo Fire and Rescue Department to make improvements and additions to the existing Firefighters Memorial at Chubb DeWolfe Park. The modifications will honor the lives of two (2) firefighters lost in January 2014. A design review board will convene in the upcoming year of January 2017.

Art in Public Buildings

Each year the Arts Commission adds one or two works of art to the City of Toledo's Art in Public Buildings collection. The collection is exhibited in publicly accessible areas of buildings utilized by the City of Toledo. In 2016, The Arts Commission will continue to add to this collection by displaying portraits of the past City of Toledo's mayors. The Arts Commission is expected to have this project completed by the end of September 2016.

Maintenance and Conservation:

The Art in Public Places Program budget includes \$37,797 for maintenance and conservation in 2016. The Arts Commission has formed a partnership with the University of Toledo art students to do conservation assessments on major works in the collection and to perform basic washing as needed. Maintenance and Conservation projects for 2017 include the following:

STAFF ANALYSIS (cont'd)

Maintenance and Conservation (cont'd):

Painting Projects

The Conservation Committee is in the process of planning for major painting projects in 2017 and 2018. Three (3) of the City's large sculptures have been identified for re-painting. The plan will be developed in the coming months.

Relocation of Major Ritual

Major Ritual is a prominent sculpture piece in the City's collection that was dedicated in 1979. Due to the new Federal Courthouse construction proceeding adjacent to its current location, the sculpture will need to be relocated. A committee will be formed to decide how and where the sculpture will be relocated.

Electrical

There are a handful of public art sites that have electrical needs. A full assessment will be conducted and a plan developed in the coming months for the next year.

Education Programs and Activities:

Three (3) education programs/activities projects are offered in the 2017 review of the Municipal Arts Plan. The three (3) projects are: City Council Display, ABC's of Public Art, and Americans for the Arts. The budget for education programs and activities is \$11,705. Highlights of the three (3) programs are listed below:

City Council Display

The Arts Commission will work to update the content on the display in City Council. The Commission will also look at the functionality of the system and address noted issues with the displays.

ABC's of Public Art

The ABC's of Public Art is a publication that was printed in 2012 with the oversight from the Art in Public Places Committee and The Arts Commission. Over 8,500 books have been distributed to local school, libraries, early childhood health and literacy programs and home schoolers. This is a free publication that will continue to be distributed.

STAFF ANALYSIS (cont'd)

Education Programs and Activities: (cont'd):

Americans for the Arts

The Arts Commission has a direct link to hundreds of public art administrators, publications, and artists from across the country and around the world. Posting opportunities on the Americans for the Arts Public Art Network has proven beneficial and increased national visibility of the City of Toledo's One Percent for Art Program.

Administration:

Ninety-six thousand dollars (\$96,000) was allocated for administrative expenses, overhead, and other expenses associated with operating the Art in Public Places program.

Public Art Master Plan:

A request for qualifications will be launched to identify an individual to develop a Public Art Master Plan (PAMPS) to help guide the selection of sites for public art projects and provide a framework to evaluate new projects. The budget is \$5,000 for the Art in Public Places Program and is currently operating under the guidelines of a master plan that was developed in 1995.

Additional Community Projects and Partnership:

Three (3) additional projects are listed in the 2016 Municipal Arts Plan although none are funded through the "one percent for the arts" section of the 2016 Capital Improvements Program. The projects are as follows: ProMedica Art Projects, and Murals throughout the City of Toledo.

ProMedica Art Projects

With the renovations and new development taking place at the Steam plant, adjacent Key Bank, and Promenade Park, a number of art installation opportunities have arisen. The "Tower of Light", a stairwell that utilizes light, will be installed at the new parking garage located at Promenade Park. "Echo" is a project by local artists that utilizes reclaimed smokestacks for the steam plant to create a sculpture honoring Toledo's past and future. The third project is an art installation inside the renovated steam plant.

STAFF RECOMMENDATION

Additional Community Projects and Partnership (cont'd):

Murals

The City of Toledo is home to a variety of murals intended to improve the aesthetic impact and define the cultural identity of the city. The Arts Commission encourages and seeks to promote this activity through Toledo's Mural Ordinance. Over fifteen (15) new murals were created in the City of Toledo in 2016.

The staff recommends that the Toledo City Plan Commission approve M-21-16, a request for approval of the 2016 Toledo Municipal Art Plan, for the following one (1) reason:

1. The proposed plan is in conformance with the 1995 Public Art Master Plan "artoledo".

SPECIAL STUDY
TOLEDO CITY PLAN COMMISSION
REF: M-21-16
DATE: November 3, 2016
TIME: 2:00 P.M.

GP
Exhibit "A" follow

2016 Toledo Municipal Art Plan

Exhibit A: Art in Public Places Program



THE ARTS COMMISSION
INSPIRING A VIBRANT TOLEDO

Prepared by:
Nathan Mattimoe
Art in Public Places Coordinator

2016 Toledo Municipal Art Plan

Since 1977, The City of Toledo, by ordinance, has entrusted the administration of its Art in Public Places Program to The Arts Commission of Greater Toledo. The program includes three elements: acquisition of new works of art, restoration and conservation of the existing public art collection, and the establishment of public education programs and activities associated with the Art in Public Places Program. These elements are detailed in this year's proposed Municipal Art Plan, developed by the Art in Public Places Committee and approved by the Board of Trustees of The Arts Commission.

Acquisition of New Works of Art

Completed in 2016

Collingwood Boulevard Public Art Project

The Arts Commission partnered with the City of Toledo's Engineering Services Department to install a public art project in coordination with the resurfacing work recently completed for Collingwood Blvd. The commissioned artwork has been sited along Collingwood, between Ashland and Central. The design review process resulted in the selection of a design consisting of 5 large pieces by California artist, Mark Lere.





The Toledo Gateway Project

Continuing the initiatives set forth in the 2005 Toledo ArtNET study and the Toledo Gateway Initiative as identified in the 20/20 Plan, The Arts Commission is working with the City of Toledo, The Ohio Department of Transportation, AECOM (formally URS) and a number of other parties on infrastructure enhancement and redesign for the proposed Anthony Wayne Trail, Erie and Lafayette Gateway Project.

In 2013, The Arts Commission published a request for qualifications, which generated over 130 submissions from all over the world.

Through an extensive design review and interview process, the design team of Laura Haddad and Tom Drugan of Seattle, Washington, was selected from the pool for this exciting new project. The design phase of the project was completed in April of 2016 with construction expected to start in the spring of 2017. Funding for the build phase of the infrastructure enhancements come from state and federal sources and totals \$460,000.

INTER/ACTIVE

On June 28th, The Arts Commission launched a Request For Proposals for highly interactive, community-driven, collaborative works of art that are accessible to the public and civic in scope to be placed in the vicinity of key Art Loop stops on City of Toledo property. An information session for artists took place on June 28th to help artists prepare their proposals and to have any questions answered. Fifteen submissions were received with five projects to be selected by mid-September. A schedule of project installations is forthcoming.



Anthony Wayne Bridge Lighting Project

Due to recent upgrades to the Anthony Wayne Bridge, local arts advocate and Art in Public Places Committee member, Susan Reams, has approached The Arts Commission to pursue a lighting design project for the bridge through the One Percent for Art program designed by local light-based artist, Erwin Redl.

The Ohio Department of Transportation has agreed to fund the installation of basic, static lighting for the bridge. Mr. Redl has proposed a dynamic system that will enhance the architecture of the bridge and provide a visual energy to the City of Toledo's riverfront.

The Arts Commission's Art in Public Places Program approved the funding for the 3-D rendering and design proposal which was completed in April of 2016. Fundraising is all but complete for the project and installation for the lighting system is anticipated for 2018.



Anthony Wayne Bridge Lighting Proposal by Artist, Erwin Redl



Close Park

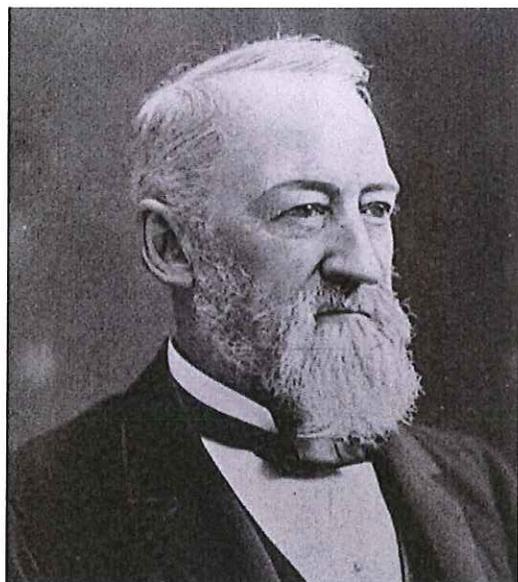
Through an effort to further distribute Toledo's public works of art more evenly by district, Close Park in District 5 was identified as a site for a new public art project for 2016/17. Nestled in a densely populated West Toledo neighborhood and across the street from Blessed Sacrament School, this site has been identified as a perfect location for a new public art project. A design review board will be established this fall to set the parameters for the project.



Toledo Firefighters Memorial

Following the loss of two Toledo firefighters in January of 2014, The Arts Commission is working with the City of Toledo and the Toledo Fire and Rescue Department to make improvements and additions to the existing Firefighters Memorial at Chubb DeWolfe Park. The plans and design approach will be developed in the coming year with a Design Review Board to convene in January of 2017.

Art in Public Buildings



John Berdan, Mayor 1837-1839

Toledo Mayoral Prortrait Project

The Mayor's office asked that The Arts Commission explore reinstalling a display of portraits from the past City of Toledo's Mayors throughout the years. Many of the portraits were found in a closet on the 22nd floor of One Government center in varying conditions. The committee worked with intern, Cail Lininger, to locate the missing portraits with the help of The Toledo Blade and The Toledo Lucas County Public Library. Existing portraits were photographed, re-touched, and printed by University of Toledo Art Students. The project is expected to be completed by the end of September, 2016.

A total of \$31,705 comprises the Acquisition line item of the 2016 plan.

Maintenance and Conservation

University of Toledo Partnership

In early summer of 2016 The Arts Commission worked with University of Toledo art students, under the direction of Professor, Tom Lingeman, to do conservation assessments on each of the major works in the collection and to perform some basic washing and appropriate waxing of selected works in the collection.



Projects for 2017

Painting Projects

The Conservation Committee is in the process of planning for major painting projects in 2017 and 2018. Three of the City's large painted sculptures are due for repainting - Major Ritual, City Candy and Perspective Arcade. The plan will be developed in the coming months.



Major Ritual by Beverly Pepper

Relocation of Major Ritual

In light of the new Federal Courthouse construction proceeding adjacent to the site, the need to relocate Major Ritual has, once again, arisen. This sculpture, dedicated in 1979, was created by world famous artist, Beverly Pepper, and is a prominent piece in the City's collection. A committee will be formed to decide how and where the sculpture will be relocated.

Electrical

There are a handful of public art sites that have electrical needs. A full assessment will be conducted and a plan developed in the coming months for the next year. Sites include The Flame, Walbridge Park Arch and Harvard Circle Fountain.

A total of \$ 37,797 reflecting all the aforementioned projects comprises the Conservation line item of the 2016 plan.

Education Programs /Activities

New in 2016



The Arts Commission's New Website

In 2016, The Arts Commission undertook the major task of redesigning its website. Design firm, Madhouse, created the architecture under the guidance of staff and The Arts Commission's Technology Committee. New features include an interactive map with Public Art and Art Loop locations, better functionality on mobile devices, and

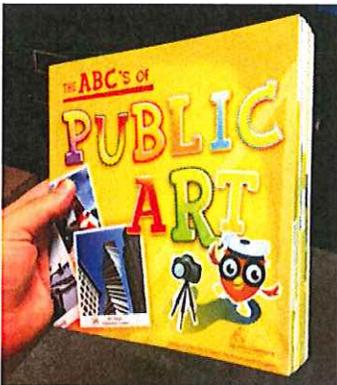
streamlines updates. See the new site at: www.theartscommission.org

Education Projects For 2017

City Council Display

A plan is in the works to update the content on the display in City Council. The intent is to work with students from the University of Toledo to edit existing content from recently completed projects and to generate new. The Arts Commission will also look at the functionality of the system and address noted issues with the displays.

Ongoing



ABC's of Public Art

The ABC's of Public Art publication was printed in June of 2012. The book will continue to be distributed to parents, mentors, schools and literacy programs.

Local graphic designer Merrill Rainey designed The ABC's of Public Art with oversight from the Art in Public Places Committee and The Arts Commission. It features 28 works from the City of Toledo's One Percent for Art Program along with 10 works from other publicly accessible collections in the City of Toledo. Over 8,500 books have been distributed to local schools, libraries, early childhood health and literacy programs and home schoolers. This publication is free and interested parties can contact The Arts Commission for more information. An online version can be found on The Arts Commission's web site: www.theartscommission.org

Americans For the Arts

As a member of the Americans for the Arts Public Art Network and the related Email List-Serve, The Arts Commission has a direct link to hundreds of public art administrators, publications, and artists from across the country and around the world. Posting arts opportunities on this email system has proven beneficial and increased national visibility of the City of Toledo's One Percent for Art Program. Additionally The Arts Commission has sent staff members to the Americans for the Arts National Conference since 2003. The conference presents essential information on developing concepts and innovation in the field of public art and provides opportunities to network with artists and public art administrators from around the country.

A total of \$ 11,705 reflecting all the aforementioned projects comprises the Education line item of the 2016 plan.

Administration

The administration line item of the budget, which is \$96,000, reflects compensation and benefits for The Arts Commission staff support, over-head, and other expenses associated with operating the Art in Public Places programs.

Public Art Master Plan

In November, a Request for Qualifications will be launched to identify an individual to develop a Public Art Master Plan (PAMP) to help guide the selection of sites for public art projects and provide a framework to evaluate new projects. The Art in Public Places Program is currently operating under the guidelines of a master plan that was developed in 1995.

Additional Community Projects and Partnerships

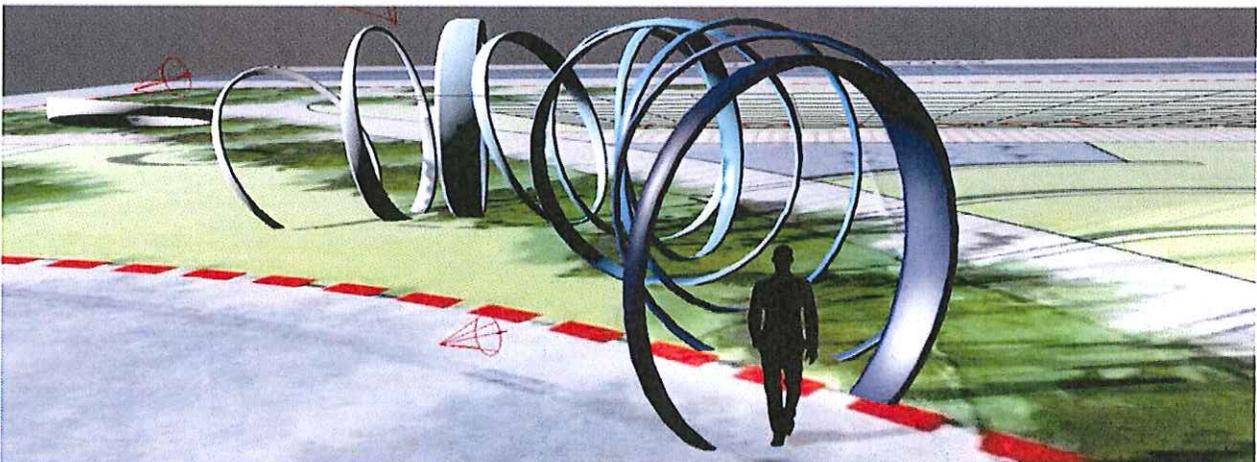
ProMedica Art Projects



Tower of Light by Artist Erwin Redl

With the renovations and new development taking place at the Steamplant, adjacent Keybank building and Promenade Park, a number of art installation opportunities have arisen. The first is an installation at the new parking garage by artist Erwin Redl. Tower of Light transforms the stairwell tower of the Promenade Park Depot into a beacon of light reflecting the vibrant activities of Toledo's Promenade Park.

ECHO is a project by local artists Dane Turpening and Kristine Rumman. Utilizing the reclaimed smoke stacks from the steamplant, the artists propose this site specific sculpture as a tribute to Toledo's past while looking to the future. The color shifts from blue to white representing the transformation of water to steam to energy.



Echo by artists Dane Turpening and Kristine Rumman

The third project is an art installation inside the renovated steam plant. In March of 2016 a Request for Qualifications was launched in order to select an artist for a large-scale commission in one of the new buildings being renovated by ProMedica. Three artists were selected from a pool of over 130 artists from all over the United States – Danielle Roney from Brooklyn, NY; Alexander Tylevich from St. Paul, MN; and Ray King from Philadelphia, PA.

These projects are coordinated by Art in Public Places but are funded outside of the One Percent For Art Program.

Murals

The City of Toledo is home to a variety of murals, which have been created by artists from diverse cultural traditions and backgrounds. These murals improve the aesthetic impact of the city and play an important role in defining our cultural identity by creating a sense of biography for the residents. The Arts Commission encourages this activity and seeks to further promote mural making in the City of Toledo through facilitating Toledo's Mural Ordinance. Over 15 new murals were created in the City of Toledo in 2016, including 12 by Art Corner Toledo coordinated by Rachel Richardson.



These projects were funded and organized outside of the One Percent For Art Program.

One Percent for Art 2016 Program Budget

Administration	\$96,000
Acquisiton	\$31,705
Conservation	\$37,797
Public Art Master Plan	\$5,000
Education	\$11,705
<u>Total</u>	<u>\$182,207</u>

Funding From Outside Investment

Gateway Project	\$484,352
Anthony Wayne Bridge Lighting	\$300,000
Promenade Park (ECHO)	\$310,000
ProMedica Garage	\$425,000
ProMedica Steamplant	\$100,000
<u>Total</u>	<u>\$1,619,352</u>

Art in Public Places Committee Members 2016

Mike Duket
Co-Chairperson

Katerina Ruedi Ray
Co-Chair Person

Staff:

Nathan Mattimoe, APP Coordinator
Marc Folk, Executive Director

Jay Brewster
Libbey Call Best
Steve Day
Claude Fixler
Tom Gibbons
Dan Hernandez
Patricia Levey
Bob Lubell
Diane Phillips
Carollyn Putney
Susan Reams
Matt Rowland
Brad Rossi
Margy Trumbull
William Whittaker
Sandra Wisely
Lori Young
Robert Zollweg

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GENERAL INFORMATION

Subject

- Request - Appeal of condition #27 of the approval of a Minor Site Plan Review for a warehouse addition
- Location - 310 Ryder Road (aka 300 Ryder Road)
- Applicant - S. Fetterman Properties, LLC
310 Ryder Road
Toledo, Oh 43607
- Contact - Eric Thomas
310 Ryder Road
Toledo, OH 43607
- Engineer - Midwest Church Construction
634 Eckel Road
Perrysburg, OH 43551

Site Description

- Zoning - IL / Limited Industrial
- Area - ±3.71 acres
- Frontage - ±370' along Ryder Road
- Existing Use - Warehouse
- Proposed Use - Warehouse Addition

Area Description

- North - Midwest Packaging / IL
- South - Columbia Gas Company / IL
- East - Undeveloped / IL
- West - Container Graphics Corp. / IL

Parcel History

- SPR-32-16 - Minor Site Plan Review for warehouse addition, approved administratively on 9/9/16.

GENERAL INFORMATION (cont'd)

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting an appeal of condition #27 of an administrative approval of a Minor Site Plan Review for a site located at 310 Ryder Road (aka 300 Ryder Road), to facilitate the development of an addition to an existing warehouse. The site consists of one (1) parcel that is located in a heavily industrialized zoning district. Although Lucas County parcel data shows that the parcel stops approximately forty (40') feet north of the fence line of the abutting parcel to the south, the applicant has submitted a survey drawing that shows said forty (40') feet is owned by the applicant.

The applicant is proposing to build an addition on the south side of Midwest Packaging Solutions. The company specializes in the installation and maintenance of equipment used in the packaging industry such as stretch wrapping, shrink wrapping, bagging, and stretch systems. A Minor Site Plan Review for the building addition was administratively approved on September 9, 2016 subject to forty-one (41) conditions. Condition #27 requires the gravel drive located east and south of the development be surfaced with concrete, bituminous asphalt, or other dust free material other than gravel or loose fill. The applicant is requesting a waiver of this condition stating that the new drive will be used on an infrequent basis (maybe once or twice per week or less) and there is already a paved drive on the north side of the property that will be the primary means of getting to the east side if needed.

Parking and Circulation

Parking is existing and therefore only required to accommodate for the proposed addition. Parking requirements for intensive industrial land uses are subject to Parking Schedule C which mandates one (1) parking space per 5,000 square feet of warehousing floor area plus one (1) parking space per 1,500 square feet of manufacturing or other floor area. Assuming that the addition will be divided evenly between the two uses, calculations conclude that the ±24,200 warehouse addition must provide a total of eleven (11) parking spaces. The site plan offers twenty-four (24) parking spaces to accommodate the proposed addition and is in compliance with the Zoning Code.

Required off-street parking and loading areas are to be used solely for loading, and the parking of licensed, motor vehicles in operating condition. Required spaces may not be used for the outdoor display of goods for sale or lease or for long-term storage of vehicles, boats, motor homes, campers, mobile homes, or building materials.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Light Industrial land uses. The intent of the IL Limited Industrial designation is to accommodate uses such as wholesale activities, warehouse, and industrial / manufacturing operations that are not employment-intensive and are compatible with commercial and residential land uses.

Staff does not support the request for the waiver. The applicant has not demonstrated any unnecessary hardships or practical difficulties that apply to the subject site and granting the requested waiver will result in advantages or special privileges to the applicant that the Zoning Code denies to other land uses in the same district. However, staff does support making condition #27 applicable only to the newly proposed "stone surface". All existing gravel areas may remain.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of the appeal request for SPR-32-16, to remove condition #27 requiring the gravel drive located east and south shall be surfaced with concrete, with bituminous asphalt, or other dust free material other than gravel or loose fill, for the site located at 310 Ryder Road (aka 300 Ryder Road), to the Toledo City Council, for the following two (2) reasons:

1. The applicant has not demonstrated any unnecessary hardships or practical difficulties that apply to the subject site (TMC§1111.1705.A).
2. Granting the requested waiver will result in advantages or special privileges to the applicant that the Zoning Code denies to other land uses in the same district. (TMC§1111.1705.C).

The staff further recommends that the Toledo City Plan Commission recommend approval of SPR-32-16, a request for a Minor Site Plan Review for the addition to an existing warehouse store located at 310 Ryder Road (aka 300 Ryder Road), to the Toledo City Council, subject to the following forty-one (41) 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. A pre-submittal meeting is not required, however one may be requested. Contact information is as follows:

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

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

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

Andy Stepnick 419-245-1338

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

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

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

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. The public water main shown on the plans is not a correct interpretation of the City water atlas. Contact the City of Toledo Division of Engineering Services for information regarding existing water facilities.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

8. Plans for new water service or modifications to the existing water service shall be submitted to the Division of Engineering Services for review and approval.
9. Plans for new water meter or modifications to the existing water meter shall be submitted to the Division of Water Distribution for review and approval.
10. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ 800-414-4990. In the case of renovation, expansion or modification projects, all existing backflow devices must be verified and registered. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-245-1395) to verify the backflow prevention requirements for this site.
11. The design professional and/or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service, meter setting or backflow protection device and that these devices are properly installed, tested and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo standards.
12. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
13. The plan submitted for plan commission review indicates earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, Stormwater Pollution Prevention Plan (SWP3) , calculations, plans for stormwater service and a maintenance plan & maintenance agreement for Post-Construction Stormwater Best Management Practices (BMP's) for this project shall be submitted directly to the Division of Engineering Services for stormwater review & approval.
14. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>, including the requirements for stormwater detention and post-construction stormwater BMP's.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

15. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs) to provide sediment and erosion control during construction. Construction BMP's shall be designed and installed per the latest Ohio EPA General Stormwater NPDES permit.
16. All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
17. All sites disturbing 2,500 sq. ft or more shall develop a site specific Stormwater Pollution Prevention Plan (SWP3) which shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit and shall be submitted with a completed submittal cover sheet, contact list, contractor certification form and the Ohio EPA SWP3 Checklist. The links to these documents can be found at <http://www.tmacog.org/storc/swp3.htm>.
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 stormwater utility fee through the Stormwater Credit Program.
19. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
20. No construction work, including any earth disturbing work will be permitted without approved plans and inspection.
21. 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.
22. No filling is allowed within the floodplain without compensatory cut.

Fire Prevention

23. A hydrant must be within 350' of all portions of new buildings. If City hydrants do not meet this requirement, private hydrants are required.
24. Building address number are required. They must be visible from the street or road fronting the property.

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.

Transportation

27. The gravel drive located east and south shall be surfaced with concrete, with bituminous asphalt, or other dust free material other than gravel or loose fill. **Applicable only to newly proposed “stone area”.**
28. The truck well shall be designed so trucks do not need to access the area by backing in from Ryder Rd.

Plan Commission

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 parking lot (TMC§1107.1906).
30. Off-street parking lots and loading areas must be designed with an appropriate means of vehicular access to a street, place, or alley in a manner that will least interfere with traffic movement and shall be subject to the approval of the Division of Transportation.
31. 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-ways. A minimum of at least one (1) canopy tree must be provided for each thirty (30) linear feet, plus a continuous shrub with a minimum height of eighteen (18”) inches (when installed so as to achieve full screening at maturity). **Acceptable as depicted on the site plan.**
32. A frontage greenbelt shall be provided along the street or place right-of-way and shall be a minimum fifteen (15’) foot wide along Ryder Road and the newly proposed public drive.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

33. Wherever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping.
34. A portion of the total number of required off-street parking spaces must be specifically designated, located, and reserved for the use by persons with physical disabilities. The minimum number of accessible spaces that must be provided shall adhere to the table in TMC§1107.1701.
35. Required spaces for persons with disabilities must be located in close proximity to building entrances and be designed to permit occupants of vehicles to reach the building entrance on an unobstructed.
36. Required spaces for persons with disabilities must be identified with sign and pavement markings identifying them as reserved for persons with disabilities. Signs must be posted directly in front of the parking space at a height of no less than sixty (60") inches and more than seventy-two (72") inches above pavement level.
37. Predominate exterior building materials shall be high-quality materials. For facades visible from the public right-of-way, predominate materials must comprise at least seventy-five percent (75%) of the total wall area of the façade **(acceptable as submitted)**.
38. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors, subject to the approval of the Planning Director **(acceptable as submitted)**.
39. Bicycle parking slots shall be provided pursuant to Off – Street Parking Schedule "A" outlined in TMC§1107.0300. No more than fifty (50) bicycle parking slots shall be required for any listed use category. The Planning Director may waive the bicycle parking requirements for a particular use if the owner or operator can demonstrate in writing, supported by evidence, that the use does not generate any bicycle usage **(acceptable as submitted on site plan)**.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

40. 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.
41. 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.

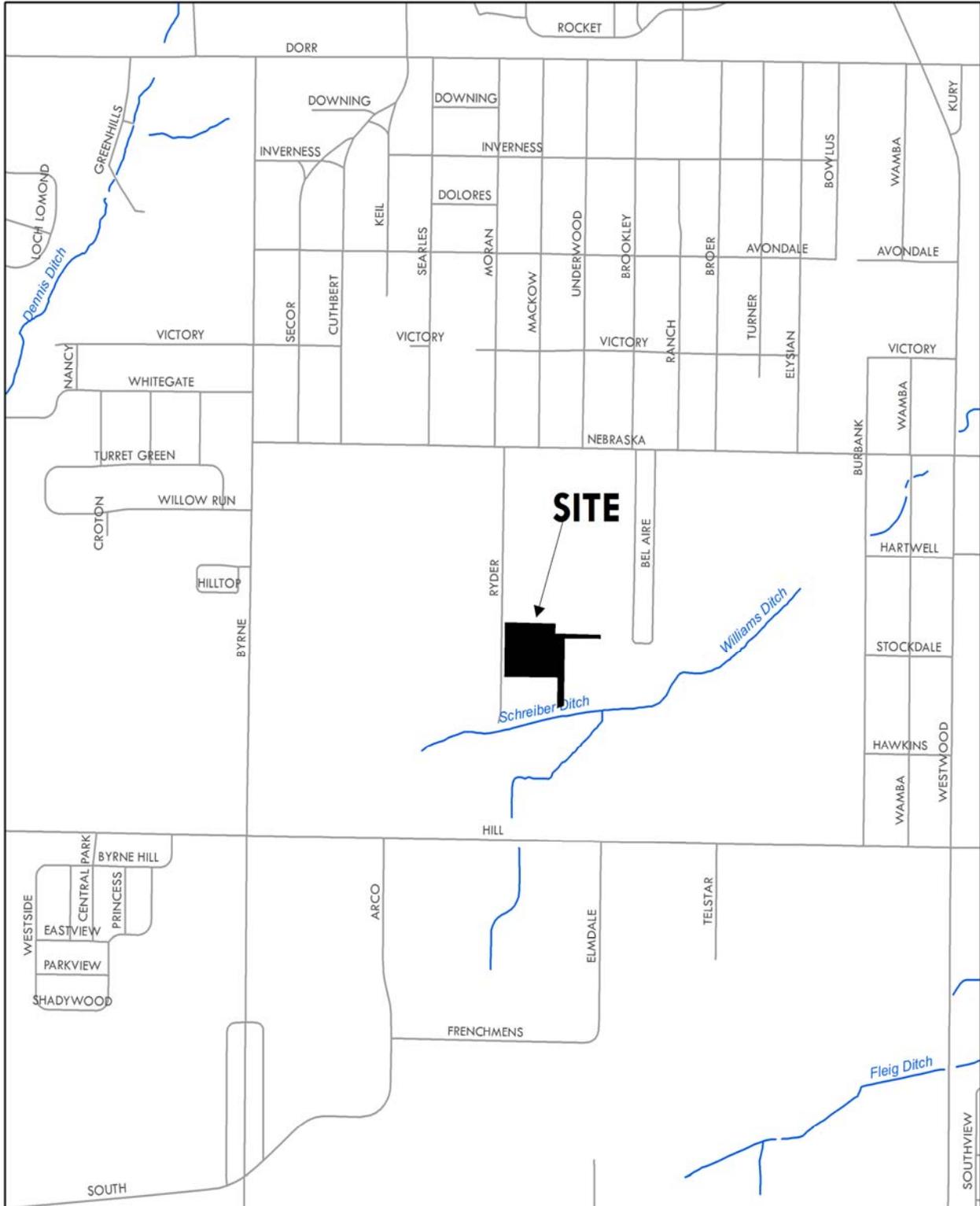
MINOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-32-16
DATE: November 3, 2016
TIME: 2:00 P.M.

GP

Five (5) sketches follow

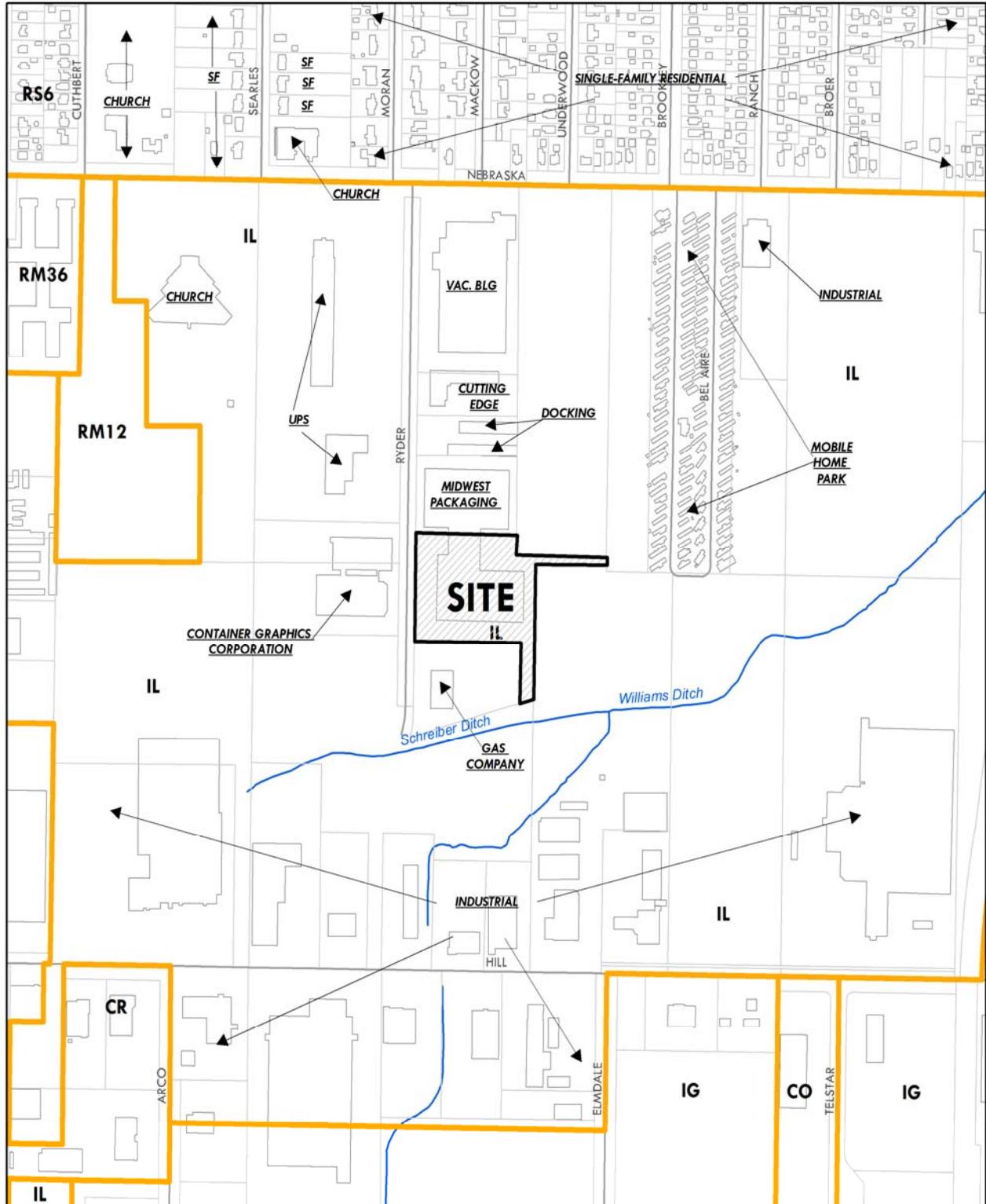
GENERAL LOCATION

SPR-32-16
ID 52



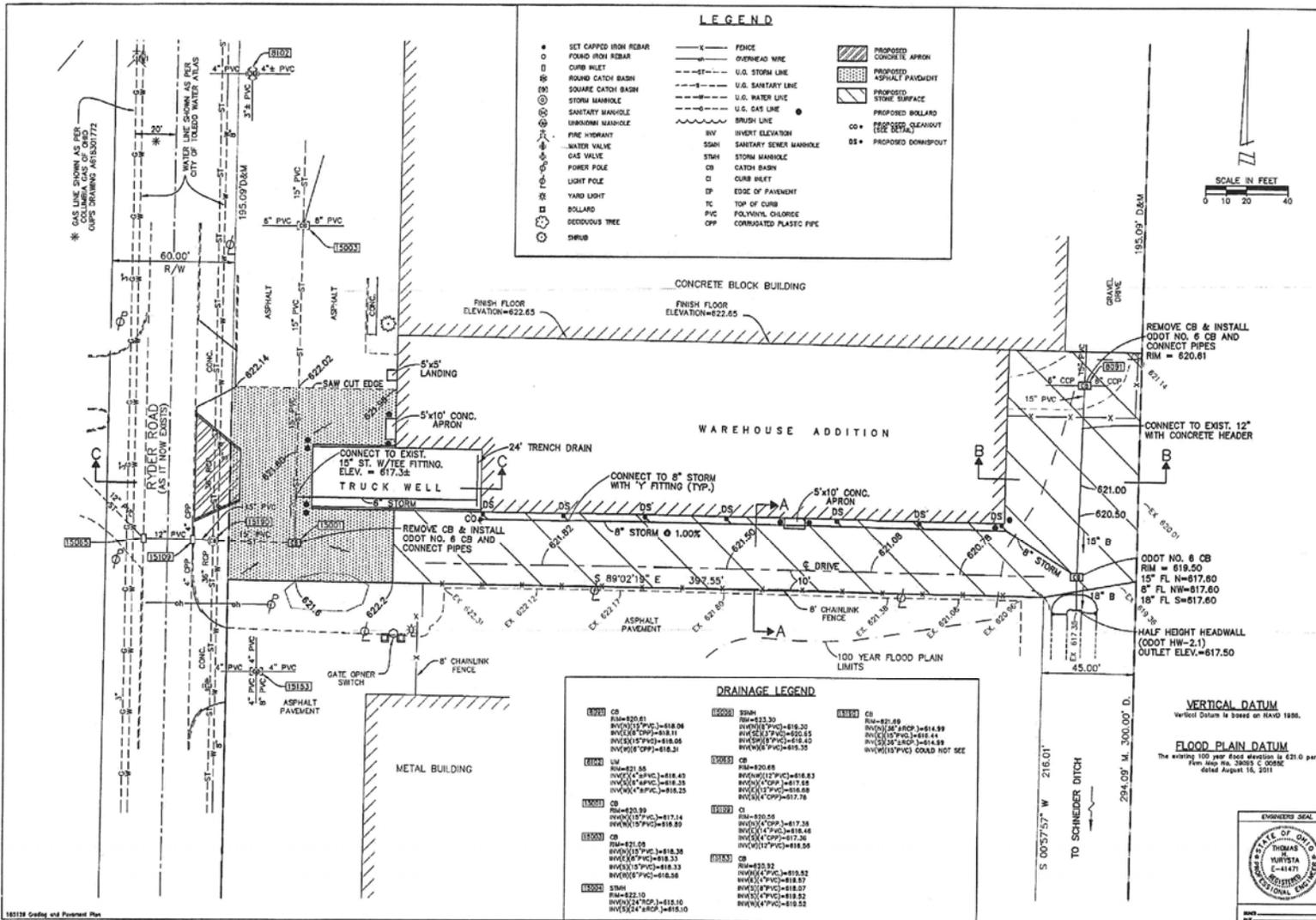
ZONING & LAND USE

SPR-32-16
ID 52



SITE PLAN

SPR-32-16
ID 52



LEGEND

• SET CAPPED IRON REBAR	—X— FENCE	[Hatched] PROPOSED CONCRETE APRON
○ FOUND IRON REBAR	—○— OVERHEAD WIRE	[Dotted] PROPOSED ASPHALT PAVEMENT
—○— CURB INLET	—ST— U.G. STORM LINE	[Diagonal Lines] PROPOSED STONE SURFACE
⊠ ROUND CATCH BASIN	—S— U.G. SANITARY LINE	○ PROPOSED BOLLARD
⊡ SQUARE CATCH BASIN	—W— U.G. WATER LINE	CO • PROPOSED CLEANOUT (SEE DETAILS)
⊙ STORM MANHOLE	—G— U.G. GAS LINE	DS • PROPOSED DOWNSPOUT
⊙ SANITARY MANHOLE	—B— BRUSH LINE	
⊙ URNDRN MANHOLE		
—○— FIRE HYDRANT	—WV— W/VE ELEVATION	
—○— WATER VALVE	SMH SANITARY SINKER MANHOLE	
—○— GAS VALVE	STM STORM MANHOLE	
—○— POWER POLE	CB CATCH BASIN	
—○— LIGHT POLE	CI CURB INLET	
—○— YARD LIGHT	EP EDGE OF PAVEMENT	
⊙ BOLLARD	TC TOP OF CURB	
⊙ DECIDUOUS TREE	PVC POLYVINYL CHLORIDE	
⊙ SHRUB	CPF CORRUGATED PLASTIC PIPE	

DRAINAGE LEGEND

15000 CB RIM=620.81 INV(12" PVC)=618.06 INV(8" CPV)=618.11 INV(15" PVC)=618.06 INV(6" CPV)=618.31	15001 CB RIM=621.55 INV(4" PVC)=618.43 INV(6" PVC)=618.33 INV(8" PVC)=618.25	15002 CB RIM=620.99 INV(12" PVC)=617.14 INV(8" CPV)=618.89	15003 CB RIM=621.05 INV(12" PVC)=618.35 INV(8" CPV)=618.33 INV(6" PVC)=618.58	15004 SSM RIM=622.10 INV(24" RCP)=618.50 INV(24" RCP)=618.10	15005 SSM RIM=623.30 INV(12" PVC)=618.20 INV(8" CPV)=618.25 INV(15" PVC)=618.10 INV(6" CPV)=618.35	15006 CB RIM=620.68 INV(12" PVC)=618.83 INV(8" CPV)=617.88 INV(15" PVC)=618.68 INV(6" CPV)=617.38	15007 CI RIM=620.05 INV(12" PVC)=617.38 INV(4" PVC)=618.46 INV(6" CPV)=617.38 INV(12" PVC)=618.56	15008 CB RIM=623.92 INV(4" PVC)=619.82 INV(8" CPV)=618.87 INV(6" PVC)=618.87 INV(4" PVC)=619.53
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VERTICAL DATUM
Vertical Datum is based on NAVD 1988.

FLOOD PLAIN DATUM
The existing 100 year flood elevation is 621.0 per
Fm No. 16, 2003 C 0082C
dated August 16, 2011

PROUDFOOT
REGISTERED PROFESSIONAL ENGINEER
102 NORTH 20TH ST
SPOKANE, IDAHO 83402
PHONE: 208-325-1111
FAX: 208-325-1112

AUTHORIZED USE:
Phase
 Schematic
 Progress
 Bidding
 Building Permit
 Construction

REVISIONS

NO.	DESCRIPTION

310 RYDER ROAD WAREHOUSE ADDITION
310 Ryder Road
Proudfoot, Idaho

MIDWEST CHURCH CONSTRUCTION
Proudfoot, Idaho

GRADING, DRAINAGE & PAVEMENT PLAN

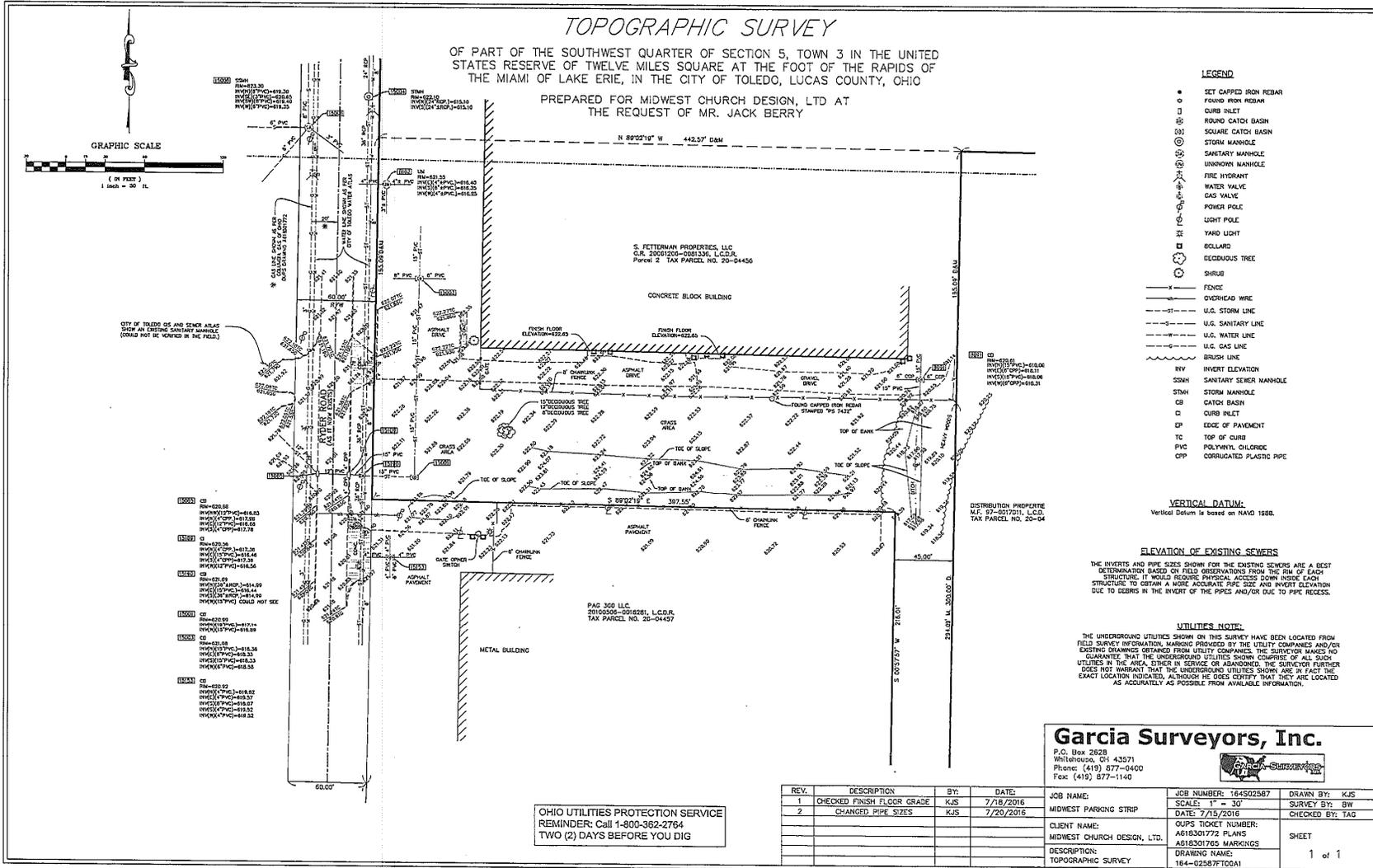
MIDWEST
REGISTERED PROFESSIONAL ENGINEER
102 NORTH 20TH ST
SPOKANE, IDAHO 83402
PHONE: 208-325-1111
FAX: 208-325-1112

ENGINEER'S SEAL
STATE OF IDAHO
THOMAS MURPHY
E-41471
REGISTERED PROFESSIONAL ENGINEER

DRAWN: CHENGLI
CHECKED: JIM HUGHES
DATE: 08/15/11
SHEET NO: C-3

SURVEY

SPR-32-16
ID 52



3 - 13

GENERAL INFORMATION

Subject

- Request - Zone Change from CR Regional Commercial to IG General Industrial
- Location - 5203 Lewis Avenue
- Applicant - LKQ TriplettASAP, Inc.
500 W. Madison Street, Suite 2800
Chicago, IL 60661
- Attorney - Jerome R. Parker
GK&P, LLP.
One SeaGate, Suite 1645
Toledo, OH 43604

Site Description

- Zoning - CR / Regional Commercial
- Area - ± 0.18 acre
- Frontage - ± 48' on Lewis Avenue
- Existing Use - Single-family residential home
- Proposed Use - Expansion of Scrap and Salvage Operations

Area Description

- North - LKQ scrap and salvage, Fire Station / IG
- South - Waybridge Road, Apple Realty / IG, CR
- East - Furniture & Rug Cleaner, Computer Repair / CR
- West - LKQ scrap and salvage / IG

Combined Parcel History

- M-30-59 - Interim zoning for area bounded by Alexis Road, Lewis Avenue, Laskey Road & Rowland Road (P.C. approved on 10/19/1961).
- Z-4002-16 - Zone Change from RS6, CR and IL to IG at 5211, 5221, 5243 & 5361 Lewis Avenue (P.C. rec. approval 6/09/2016, C.C. approved on 7/19/2016 by Ord. 278-16).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

SUP-4003-16 - Special Use Permit for expansion of scrap and salvage facility at 5211, 5221, 5243 & 5361 Lewis Avenue ((P.C. rec. approval 6/09/2016, C.C. approved on 7/19/2016 by Ord. 279-16).

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from CR Regional Commercial to IG General Industrial for a site located at 5203 Lewis Avenue. The ± 0.18 acre site is located at the northwest corner of Lewis Avenue and Waybridge Road. The applicant is proposing to expand the existing Scrap and Salvage Operations on site. A Zone Change is required because Scrap and Salvage Operations are only permitted in IG General Industrial zoning districts with Special Use Permit approval. A minor amendment to the Special Use Permit will be required for the Scrap and Salvage Operations which was previously approved (SUP-4003-16) by the Plan Commission on June 9, 2016.

Surrounding land uses include a Toledo Fire Department Station to the north, a realty office and single-family residential across Waybridge Road to the south, commercial businesses to the east across Lewis Avenue and the existing scrap and salvage operations to the west.

Toledo 20/20 Comprehensive Plan

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

Staff recommends approval of the applicant's request because the proposed zoning is compatible with the adjacent industrial land uses and zoning classifications identified in the Toledo 20/20 Comprehensive Plan. Additionally, the proposed zoning will allow for the existing Scrap and Salvage Operation facility to expand with a minor amendment to the previously approved Special Use Permit.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-9001-16, a Zone Change from CR Regional Commercial to IG General Industrial at 5203 Lewis Avenue, to Toledo City Council for the following two (2) reasons:

1. The request is compatible with the adjacent industrial land uses identified in the Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) Review and Decision Making Criteria).
2. The requested IG General Industrial zoning is compatible with industrial zoning classifications of properties within the general vicinity (TMC§1111.0606(C) Review and Decision Making Criteria).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-9001-16
DATE: November 3, 2016
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: December 7, 2016
TIME: 4:00 P.M.

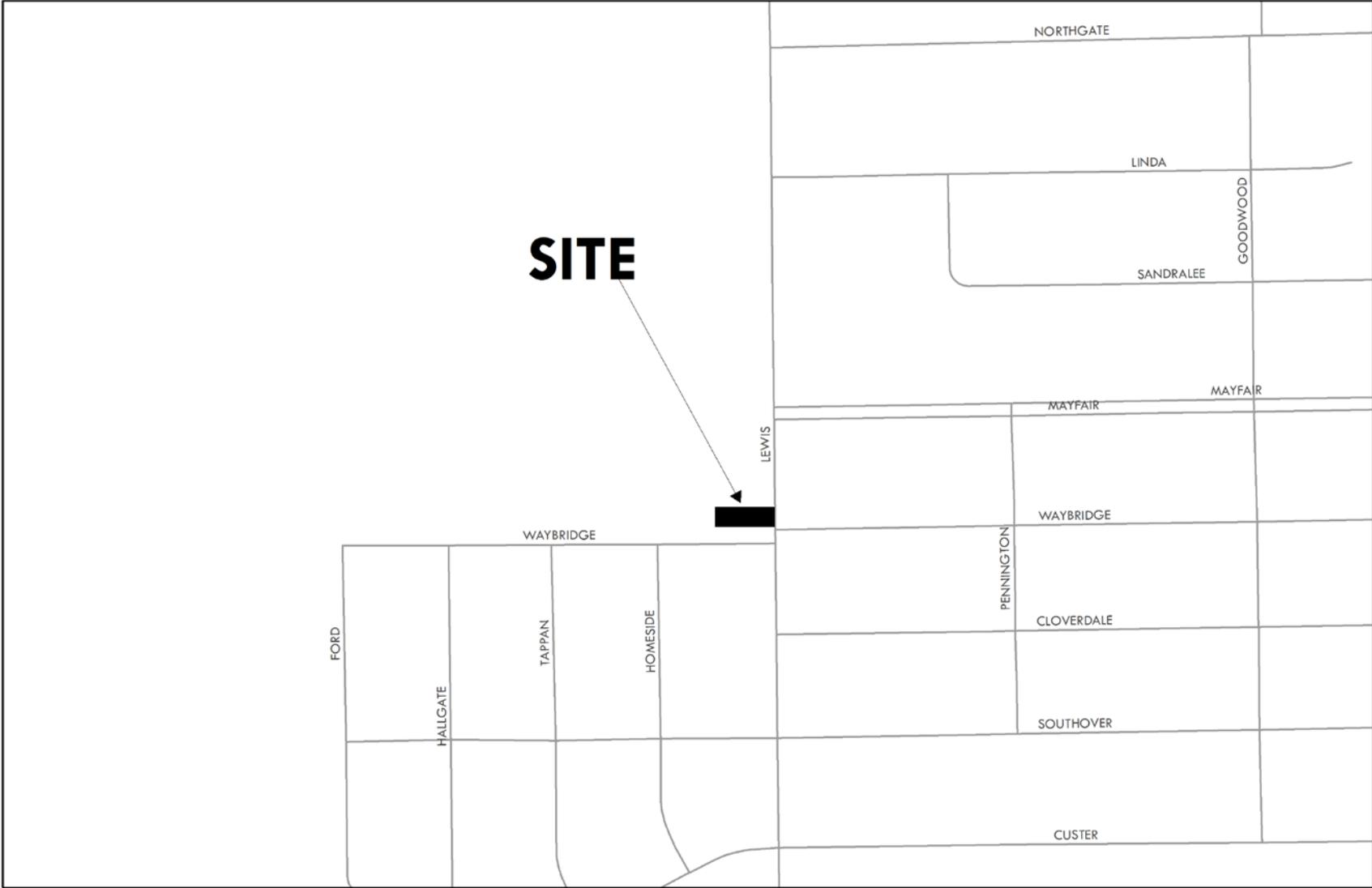
RS
Two (2) sketches follow

GENERAL LOCATION

Z-9001-16
ID 57



SITE



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GENERAL INFORMATION

Subject

- Request - Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial
- Location - 1108 Woodville Road
- Applicant - ANT Properties, LLC.
1000 Woodville Road
Toledo, Ohio 43605
- Attorney - Cherrefe Kadri
1109 Adams Street, Suite 202
Toledo, Ohio 43604

Site Description

- Zoning - RM36 / Multi-Dwelling Residential
- Area - ± 0.18 acres
- Frontage - ± 75' along South Avenue
- Existing Use - Used Auto Sales lot
- Proposed Use - Used Auto Sales lot

Area Description

- North - Woodville Road, Single-Family Residential / RM36
- South - Alley, Single-Family Residential / RD6
- East - Single-Family Residential / RM36
- West - Used Auto Sales Lot / CR

Combined Parcel History

- Z-222-74 - Zone Change from R-4 Multi Family to C-3 General Commercial (PC approved 9/19/74, Ord. 841-74, 10/8/74).
- Z-223-74 - Special Use Permit to raze and rebuild an existing service station (PC approved 9/19/74, Ord. 842-74, 10/8/74, Amendment approved Ord. 749-76, 10/5/76).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

- Z-196-75 - Amendment to a Special Use Permit, previously granted by Ord. 842-74, to install a canopy for an existing gas station (PC approved 8/7/75, Ord. 631-75, 8/19/75).
- SUP-95-85 - Amendment to a Special Use Permit, previously granted by Ord. 842-74 and amended, to replace existing kiosk and add fuel pumps for existing gas station (PC approved 6/20/85, Ord. 572-85, 7/16/85, Amendment approved by Ord. 316-91, 4/23/91).
- SUP-95-85 - Amendment to a Special Use Permit, previously granted by Ord. 842-74 and amended, to waive TMC Section 1393.14(g) to permit neon accent strip on canopy for existing gas station (PC approved 3/21/91, Ord. 316-91, 4/23/91).
- Z-6005-01 - Zone Change from R-3 & R-4 Two-family and Multi-family Residential to C-3 General Commercial (PC disapproved 9/13/01, CC Approved Ord. 893-01, 10/30/01).
- Z-12004-02 - Zone Change from R-4 Multi-family Residential to C-3 General Commercial (PC disapproved 2/13/03, CC Approved Ord. 262-03, 4/1/03).
- SUP-8001-05 - Special Use Permit for used car lot at 1000 Woodville Road (PC approved 2/2/06, Ord. 196-06, 3/28/06).
- SUP-10009-07 - Amendment to Special Use Permit for new garage on a used car lot at 1000 Woodville Road. Application denied due to deficient site plan. Building constructed without Special Use Permit (Withdrawn incomplete application 11/28/07).
- Z-1002-12 - Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial at 1000 Woodville Road (PC approved 3/8/12, Ord. 217-12, 4/28/12).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

SUP-5005-12	-	Special Use Permit for expansion of used car lot at 1000 Woodville Road (PC approved 7/12/12, Ord. 453-12, 9/28/12).
Z-11009-12	-	Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial for 1048 Woodville Road (PC approved 5/9/13, Ord. 319-13, 6/25/13).
Z-3003-13	-	Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial for 1050 & 1054 Woodville Road (PC approved 5/9/13, Ord. 320-13, 6/25/13).
SUP-3002-13	-	Special Use Permit for expansion used car lot at 1050 & 1054 Woodville Road (PC approved 5/9/13, Ord. 321-13, 6/25/13)
Z-6018-13	-	Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial for 1056 Woodville Road (PC approved 8/8/13, Ord. 478-13, 10/29/13).
SUP-6017-13	-	Special Use Permit for expansion of used car lot at 1056 Woodville Road (PC approved 8/8/13, Ord. 488-13, 10/29/13).

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 RM36 Multi-Dwelling Residential to CR Regional Commercial at 1108 Woodville Road to expand an adjacent used car lot. The ±0.18 acre site is zoned RM36 Multi-Dwelling Residential and was previously occupied by a church that was demolished in 2014. The site has since been paved for additional used car open sales area. An application for an amendment to the Special Use Permit (SUP-8002-16) accompanies this case.

STAFF ANALYSIS (cont'd)

Surrounding land uses include a mixture of one and two-family homes in the immediate area south. The corner of Broadway and Woodville Road is developed with commercial uses. This area is a high volume traffic area and contains many of the characteristics of a CR zoning district. Pursuant to TMC§1102.1000, the CR zoning district is intended to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for single-family residential land uses. This portion of Woodville Road is increasingly commercial in nature and the Toledo 20/20 Comprehensive Plan identifies the area of the existing used car lot as neighborhood commercial. Additionally, the proposed zoning is not out of character with the zoning of parcels to the West of the site. The proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC§1111.0706 Review and Decision-Making Criteria.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-8001-16, a Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial located at 1108 Woodville Road 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 CR Regional Commercial zoning is compatible with the zoning districts within the general vicinity of the site (TMC§1111.0606(C) Review and Decision Making Criteria).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-8001-16
DATE: November 3, 2016
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: December 7, 2016
TIME: 4:00 P.M.

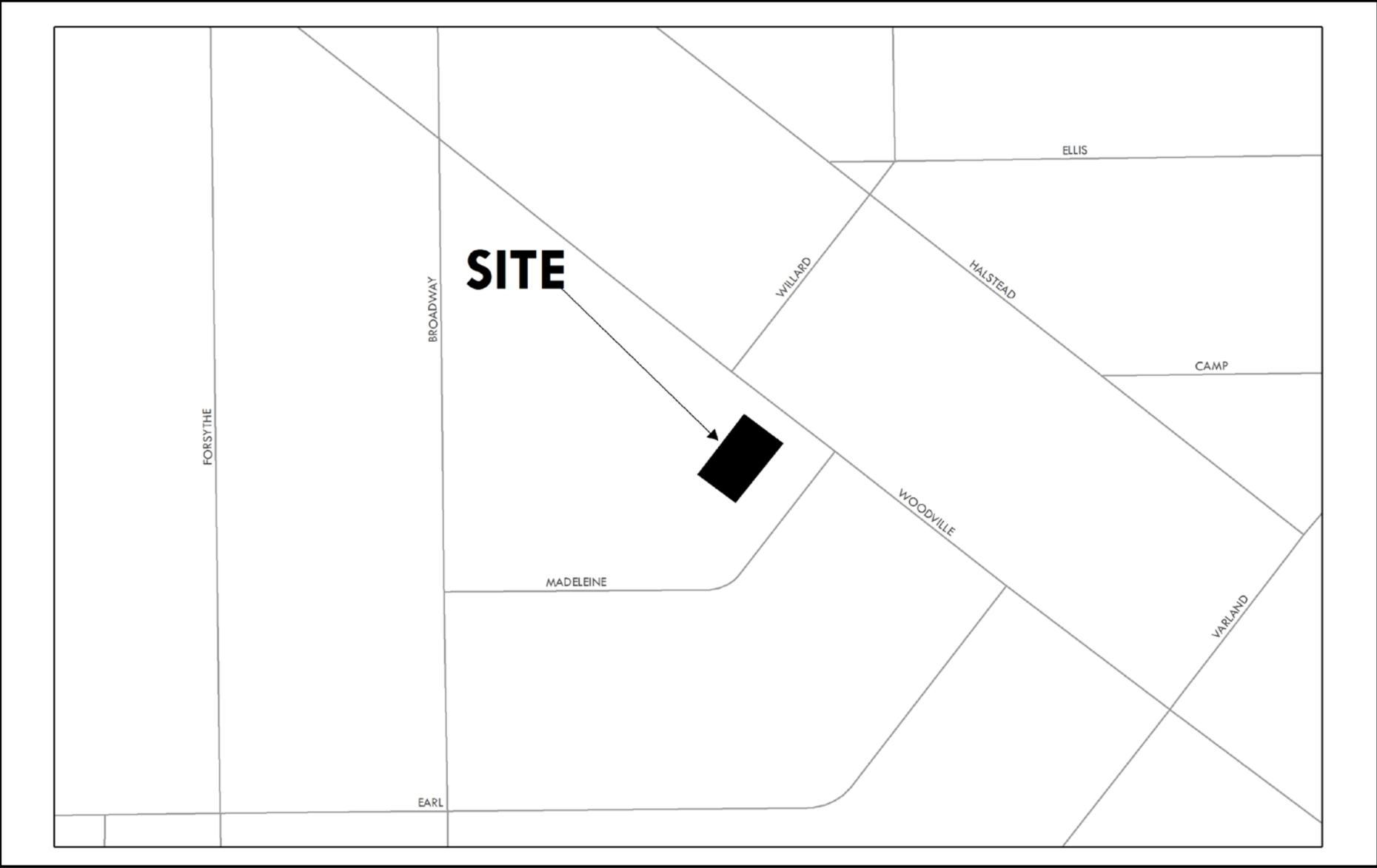
RS
Two (2) sketches follow

GENERAL LOCATION

Z-8001-16
ID 30

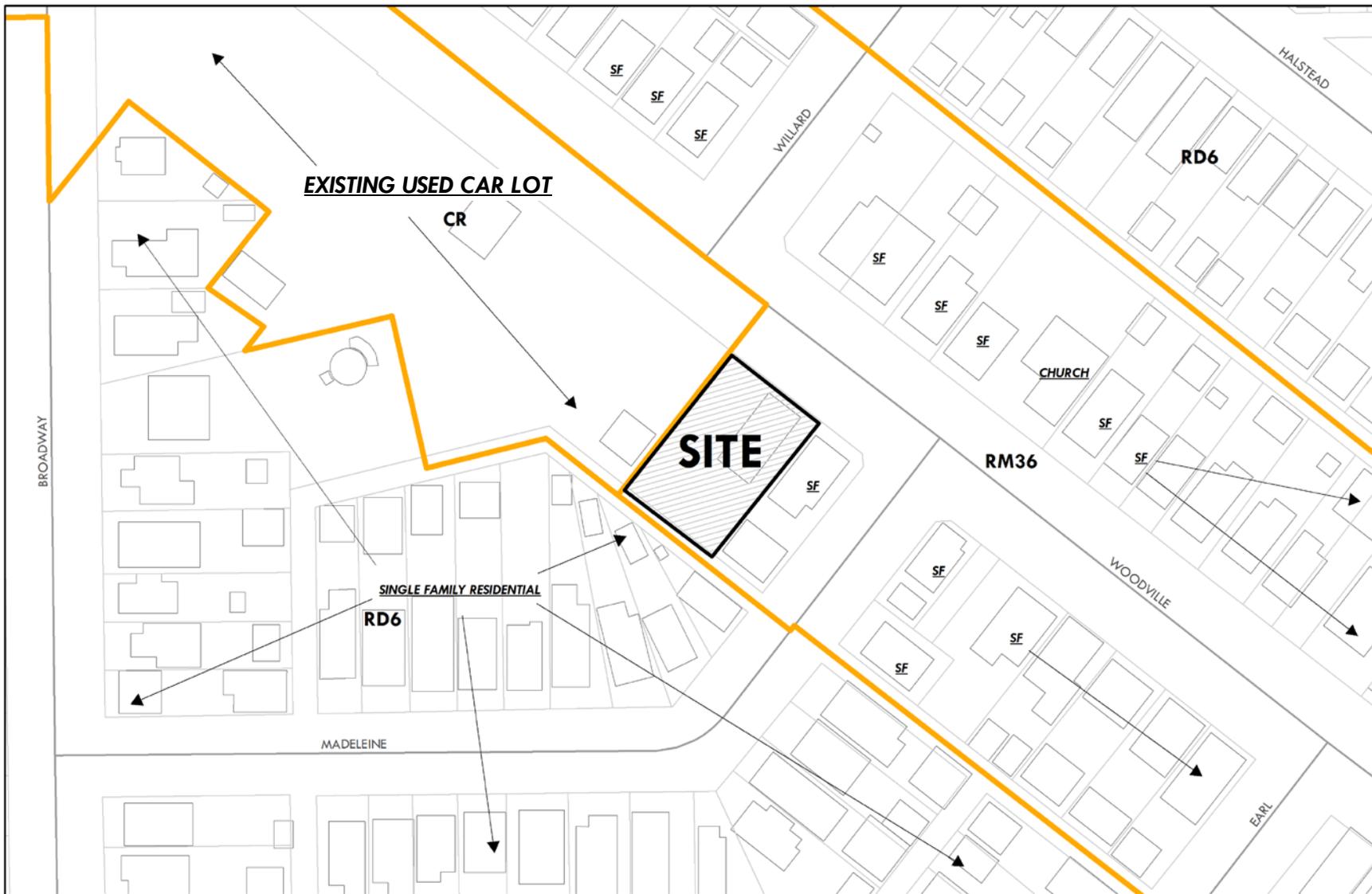


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ZONING & LAND USE

Z-8001-16
ID 30



GENERAL INFORMATION

Subject

- Request - Special Use Permit for an expansion of an existing Used Auto Sales lot
- Location - 1108 Woodville Road
- Applicant - ANT Properties, LLC.
1000 Woodville Road
Toledo, Ohio 43605
- Attorney - Cherrefe Kadri
1109 Adams Street, Suite 202
Toledo, Ohio 43604

Site Description

- Zoning - RM36 / Multi-Dwelling Residential
- Area - ± 0.18 acres
- Frontage - ± 75' along Woodville Road
- Existing Use - Used Auto Sales lot
- Proposed Use - Used Auto Sales lot

Area Description

- North - Woodville Road, Single-Family Residential / RM36
- South - Alley, Single-Family Residential / RD6
- East - Single-Family Residential / RM36
- West - Used Auto Sales lot / CR

Combined Parcel History

- Z-222-74 - Zone Change from R-4 Multi Family to C-3 General Commercial (PC approved 9/19/74, Ord. 841-74, 10/8/74).
- Z-223-74 - Special Use Permit to raze and rebuild an existing service station (PC approved 9/19/74, Ord. 842-74, 10/8/74, Amendment approved Ord. 749-76, 10/5/76).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

- Z-196-75 - Amendment to a Special Use Permit, previously granted by Ord. 842-74, to install a canopy for an existing gas station (PC approved 8/7/75, Ord. 631-75, 8/19/75).
- SUP-95-85 - Amendment to a Special Use Permit, previously granted by Ord. 842-74 and amended, to replace existing kiosk and add fuel pumps for existing gas station (PC approved 6/20/85, Ord. 572-85, 7/16/85, Amendment approved by Ord. 316-91, 4/23/91).
- SUP-95-85 - Amendment to a Special Use Permit, previously granted by Ord. 842-74 and amended, to waive TMC Section 1393.14(g) to permit neon accent strip on canopy for existing gas station (PC approved 3/21/91, Ord. 316-91, 4/23/91).
- Z-6005-01 - Zone Change from R-3 & R-4 Two-family and Multi-family Residential to C-3 General Commercial (PC disapproved 9/13/01, CC Approved Ord. 893-01, 10/30/01).
- Z-12004-02 - Zone Change from R-4 Multi-family Residential to C-3 General Commercial (PC disapproved 2/13/03, CC Approved Ord. 262-03, 4/1/03).
- SUP-8001-05 - Special Use Permit for used car lot at 1000 Woodville Road (PC approved 2/2/06, Ord. 196-06, 3/28/06).
- SUP-10009-07 - Amendment to Special Use Permit for new garage on a used car lot at 1000 Woodville Road. Application denied due to deficient site plan. Building constructed without Special Use Permit (Withdrawn incomplete application 11/28/07).
- Z-1002-12 - Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial at 1000 Woodville Road (PC approved 3/8/12, Ord. 217-12, 4/28/12).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

SUP-5005-12	-	Special Use Permit for expansion of used car lot at 1000 Woodville Road (PC approved 7/12/12, Ord. 453-12, 9/28/12).
Z-11009-12	-	Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial for 1048 Woodville Road (PC approved 5/9/13, Ord. 319-13, 6/25/13).
Z-3003-13	-	Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial for 1050 & 1054 Woodville Road (PC approved 5/9/13, Ord. 320-13, 6/25/13).
SUP-3002-13	-	Special Use Permit for expansion used car lot at 1050 & 1054 Woodville Road (PC approved 5/9/13, Ord. 321-13, 6/25/13)
Z-6018-13	-	Zone Change from RM36 Multi-Dwelling Residential to CR Regional Commercial for 1056 Woodville Road (PC approved 8/8/13, Ord. 478-13, 10/29/13).
SUP-6017-13	-	Special Use Permit for expansion of used car lot at 1056 Woodville Road (PC approved 8/8/13, Ord. 488-13, 10/29/13).

Applicable Regulations

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

STAFF ANALYSIS

The request is for a major amendment to Ord. 488-13, for a previously approved Special Use Permit (SUP-5005-12, SUP-3002-13 & SUP-6017-13) to expand an existing Used Auto Sales lot at 1108 Woodville Road. The overall site is irregular in shape and has frontage on both Woodville Road and East Broadway Street. The ±0.18 acre site was previously occupied by a church that was demolished in 2014. The site has since been paved for additional used car open sales area. A request for Zone Change (Z-8001-16) from RM36 Multi-Dwelling Residential to CR Regional Commercial accompanies this case.

STAFF ANALYSIS (cont'd)

The parent Used Auto Sales facility was established in 2001 & has gradually expanded to six (6) lots fronting Woodville Road. The current applicant purchased the site in 2011 and has continued to expand the site via SUP-5005-12, SUP-3002-13 & SUP-6017-13. Surrounding land uses include a mixture of one and two-family homes in the immediate area of the subject property with commercial uses at the corner of Woodville Road and East Broadway Street.

Used Auto Regulations

TMC§1104.0300 – *Auto and RV Sales, Used Only* outlines site design criteria for used auto sales facilities, including criteria governing minimum lot size and frontage. Used auto sales facilities shall be located on a lot with no less than one-half (1/2) acre and have a minimum average width of 150 feet along the main road frontage. The site plan submitted is in compliance with minimum lot size regulations.

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

Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, a Used Auto and Recreational Vehicle Sales/Rental facility is required to have one (1) parking space per every 5,000 square feet of open sales area, plus one (1) parking space per every 500 square feet of enclosed sales area, plus one and one half (1.5) per every service bay. The site plan depicts a total 36,220 square feet of open sales area, requiring eight (8) customer parking spaces on the site. Calculations using the square footage of enclosed sales (1 per 500 sq. ft.) and two (2) service bays would require an additional five (5) customer spaces. The site plan submitted depicts a total of eighteen (18) customer parking spaces around the existing sales office and in compliance with the minimum parking space requirements.

Comments from the Division of Transportation have identified several issues with the site and therefore object to the approval of the submitted site plan. First, the drive aisles throughout the site do not meet minimum requirements. Second, field reviews indicated that the cars on the lot have not been placed as proposed in previous site plans. The site en masse must reflect the layout proposed in site plan reviews. Lastly, operations associated with the site are not permitted to interfere with the public right of way. Loading / Unloading, set up of sales areas, customer and employee parking shall not enter the public right of way. If approved, a revised site plan shall be submitted depicting minimum dimensional requirements and addressing the Division of Transportations comments listed as conditions of approval in Exhibit “A”.

STAFF ANALYSIS (cont'd)

Landscaping

A Type A landscape buffer will be required along the entire southern property line of the site that abuts the residential zoning district. Said screen and buffer shall consist of a solid six-foot (6') to eight-foot (8') tall privacy fence or wall with a ten-foot (10') wide landscape buffer abutting the screening with canopy trees and shrubs. Fencing is to be installed so that the smooth/flush side faces away from the development site. Additionally, per TMC§1104.0301, a fifty-foot (50') foot separation distance between any open display sales lot and a residential district boundary line shall be maintained. If approved, a completed Landscaping Plan must be submitted in compliance with TMC§1108.0200 Landscape Standards.

The applicant received several landscaping waivers which were granted by City Council for the previous Special Use Permit. These waivers permitted a seven-foot (7') greenbelt along the Woodville Road frontage, a waiver of the required ten-foot (10') Type A landscape buffer along the rear of the property and a waiver of TMC§1104.0301 for the required fifty-foot (50') separation distance between any open display sales lot and a residential district boundary line, to instead allow a ten-foot (10') grass buffer with a six-foot (6') tall privacy fence.

Although the applicant was approved for the waivers in the previous Special Use Permit, the site plan submitted depicts a five-foot (5') frontage greenbelt along Woodville Road and East Broadway Street. Additionally, the site plan depicts a five-foot (5') landscaping buffer and six-foot (6') tall privacy fence along the entire rear portion of the property. Finally, the site plan submitted depicts a ten-foot (10') landscaping buffer along the eastern property line abutting the residential zoning district. For the purposes of approval, staff recommends these waivers be considered as part of the request for Special Use Permit due to the existing landscaping not being installed to previous approvals.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for neighborhood commercial and single-family residential land uses. The intent of the neighborhood commercial future land use designation is to encourage predominantly small and medium scale commercial uses to serve the nearby neighborhoods. The Division of Transportation has objected the approval of the submitted site plan, therefore the proposal does not meet the purpose and all applicable provisions of the zoning code as outlined in TMC§1111.0706. Staff recommends disapproval of the Special Use Permit.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-8002-16, a Special Use Permit for the expansion of an existing Used Auto Sales facility at 1108 Woodville Road, to Toledo City Council for the following two (2) reasons:

1. The Division of Transportation has objected to the approval of the submitted site plan;
2. The proposed use does not comply with all applicable provisions of the Zoning Code (TMC 1111.0706.B Review & Decision-Making Criteria).

The staff recommends that the Toledo City Plan Commission make the following recommendations to the Toledo City Council on the waivers requested for the expansion of an existing Used Auto Sales facility at 1108 Woodville Road:

Chapter 1104 Use Regulations

Sec. 1104.0301 Auto and RV Sales, Used Only - Location

Approve a waiver of the required 50' Separation between any open display sales lot and a residential zoning district boundary line to allow a 10' Landscape Buffer with a 6' tall privacy fence.

Chapter 1108 Landscaping and Screening

Sec. 1108.0202 Frontage Greenbelt – B. Requirements

Approve a waiver of 10' of the 15' frontage greenbelt, to allow a 5' frontage greenbelt.

Sec. 1108.0203 Buffer and Screening Requirements - E. Type A Landscape Buffer

Approve a waiver of 5' of the required 10' Type A Landscape Buffer, to allow a 5' Type A Landscape Buffer with 6' tall privacy fence.

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

REF: SUP-8002-16. . . November 3, 2016

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-8002-16
DATE: November 3, 2016
TIME: 2:00 P.M.

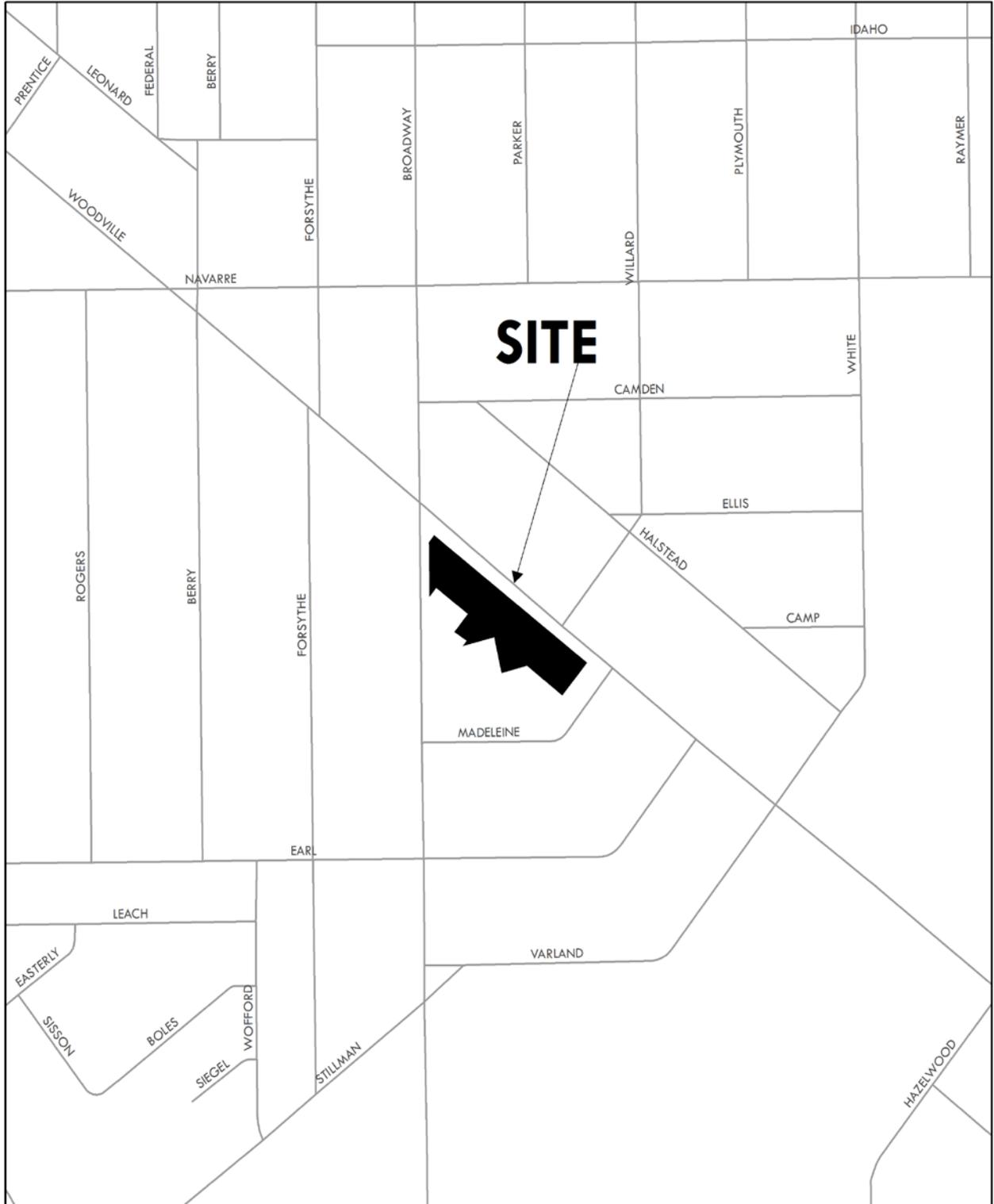
CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: December 7, 2016
TIME: 4:00 P.M.

RS

Three (3) sketches and one (1) exhibit follows

GENERAL LOCATION

SUP-8002-16
ID 30



ZONING & LAND USE

SUP-8002-16
ID 30

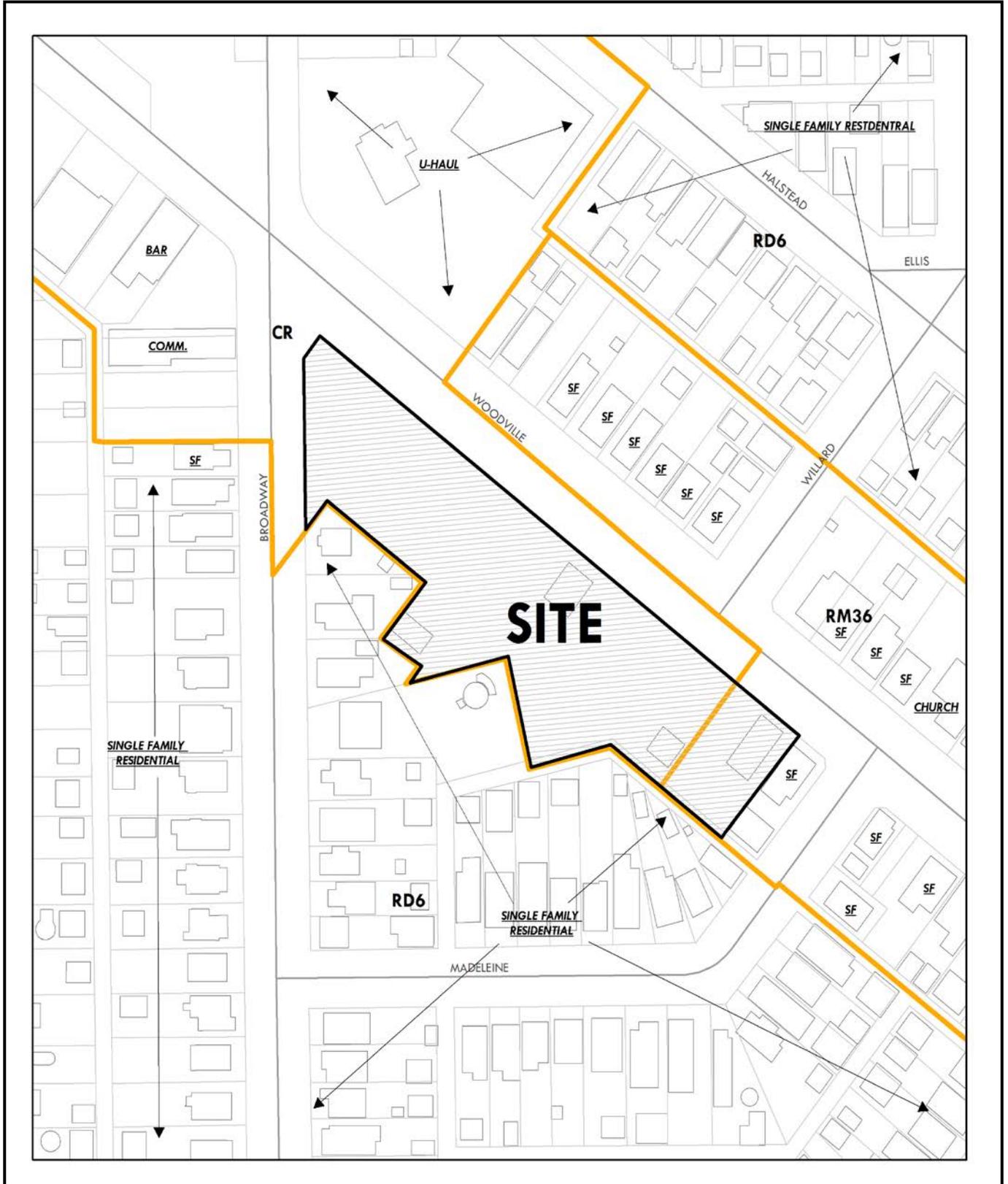


EXHIBIT “A”
Review Agency Conditions

The following thirty-six (36) 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. 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

Right-of-Way and Inspection: Joe Warnka 419-245-1341

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

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

Stormwater Drainage: Lorie Haslinger, 419-245-3221; Andy Stepnick, 419-245-1338

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

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

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

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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

Sewer & Drainage Services

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

Fire Prevention

9. 25' drive aisles must be maintained as access for Fire Department vehicles should they be required.

Division of Environmental Services

10. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
11. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
12. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

13. 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 existing structural and non-structural Best Management Practices.
14. Applicant shall maintain compliance with the City of Toledo and State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Anti-Noise Laws and Asbestos Abatement.

Division of Transportation

15. Drive aisles throughout the site do not meet minimum requirements. The site plan must be modified such that dimensional requirements are met.
16. Field reviews indicate that the cars on the lot have not been placed as proposed in previous site plans. The site en masse must reflect the layout proposed in site plan reviews.
17. Operations associated with the site are not permitted to interfere with the public right of way. Loading / Unloading, set up of sales areas, customer and employee parking shall not enter the public right of way.

Plan Commission

18. The applicant shall install planting as outlined in the approved plans of SUP-5005-12, SUP-3002-13 & SUP-6017-13 or seek variances to applicable regulations which cannot be satisfied.
19. Applicant shall receive a waiver of **TMC§1104.0301**, the required fifty-foot (50') separation between any open display sales lot and a residential zoning district boundary line to allow a ten-foot (10') Landscape Buffer with a six-foot (6') tall privacy fence.
20. Applicant shall receive a waiver of **TMC§1108.0202**, for a ten-foot (10') reduction of the fifteen (15') frontage greenbelt to allow a five-foot (5') frontage greenbelt.
21. Applicant shall receive a waiver of **TMC§1108.0203**, for a five-foot (5') reduction of the required ten-foot (10') Type A Landscape Buffer and allow a five-foot (5') Type A Landscape Buffer.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

22. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks **(if applicable)**.
23. Dumpsters may not be located in the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code.
24. All lots of the development site shall be combined into a single taxable parcel identification number.
25. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the Site Plan and shall not be allowed in any required front yard. (TMC§1104.0302(A)) **(if applicable)**.
26. 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.
27. All vehicles on display must be parked in striped parking spaces that shall be designated on an approved Site Plan. Vehicle parking that deviates from the approved Site Plan shall not be permitted.
28. Repairs and services of vehicles shall be conducted wholly within an enclosed building permanently located on the site.
29. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
30. 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

31. If the existing sales buildings are 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.
32. No free-standing signs greater than forty-two inches from grade are permitted – proposed signage must meet the requirements of low-profile signs per *Toledo Municipal Code Title Nine – Sign Code*.
33. A detailed site, lighting, 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 (15') greenbelt is required along the Woodville Road and East Broadway Street frontages, and shall include a solid evergreen hedge planting and one tree per every 30 feet of frontage; **unacceptable as depicted on site plan, shall be noted on revised landscape plan.**
 - b. A Type A Landscape Buffer is required along the rear of the property where the site abuts residential zoning. This buffer shall include ten-feet (10') of landscaping and a solid wood, board on board fence; **unacceptable as depicted on site plan, shall be noted on revised landscape plan.**
 - c. Foundation plantings for the full street-facing building elevation; and landscape areas at major building entrances; **shall be noted on revised landscape plan.**
 - d. All parking spaces must be within 100 linear feet of a landscaped area; **acceptable as depicted on site plan.**
 - e. Topsoil must be back filled to provide positive drainage of the landscape area.
 - f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
 - g. 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); **shall be noted on revised landscaping plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- h. 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; **unacceptable as depicted on site plan, shall be noted on revised landscape plan.**
 - i. 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.
 - j. 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.
 - k. The location, height and materials for any fencing to be installed and maintained; and
 - l. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
34. 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.**
35. 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.
36. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

GENERAL INFORMATION

Subject

- Request - Special Use Permit for the raze and rebuild of a gas station and convenience store
- Location - 3236 West Laskey Road & 5028 Secor Road
- Applicant - Speedway, LLC
C/O: Brian T. LaFreniere
539 West Main St
Homer, MI 49245
- Contact - CESO, Inc
C/O: Jeffrey De Zort
395 Springside Dr, Ste. 202
Akron, OH 44333
- Engineer - Weihe Engineers
C/O: Duane A. Sharrer, P.E.
10505 N. College Avenue
Indianapolis, IN 46280

Site Description

- Zoning - CR / Regional Commercial
- Area - ±2.06 acres
- Frontage - ±272' along Secor Road
- Frontage - ±271' along Laskey Road
- Existing Use - Convenience Store and Gas Station
- Proposed Use - Convenience Store and Gas Station (Raze & Rebuild)

Area Description

- North - Multi-Family Housing / RM36
- South - Taco Bell Restaurant / CR
- East - Fairgreen Presbyterian Church / RS12
- West - Family Video / CR

GENERAL INFORMATION (cont'd)

Parcel History

- Z-227-77 - Request for a Special Use Permit to raze and rebuild an existing gasoline only station located on the northeast corner of Secor Road and Laskey Road. Res. 227-77 approved by Plan Commission on 8/25/77, City Council approved on 9/20/77, Ord. 705-77.

- SUP-122-87 - Request for an amendment to a Special Use Permit granted via Ord. 705-77 for a gasoline to install a vending enclosure located at 5010 Secor Road. Res. 122-87 approved by Plan Commission on 8/6/87, City Council approved on 8/25/87, Ord. 693-87.

- SUP-1024-96 - Request for an amendment to a Special Use Permit for a Marathon gas station/convenience granted via Ord. 705-77 located at 5010 Secor Road. Approved by Plan Commission on 7/11/96, City Council approved on 8/6/96, Ord. 609-96.

- SUP-11004-98 - Request for a Special Use Permit for a Speedway gasoline station located at 5010 Secor Road. Approved by Plan Commission on 3/11/99, City Council approved on 4/27/, Ord. 325-99.

- SPR-22-05 - Request for a Minor Site Plan Review for a fast food order drive-thru located at 4034 Secor Road Administratively approved by the Plan Commission on 4/28/05.

- SUP-2007-09 - Request for a Special Use Permit for Marathon gasoline station located at 3236 West Laskey Road. Approved by Plan Commission on 4/16/09, City Council approved on 6/9/09, Ord. 330-09.

- SPR-44-15 - Request for a Minor Site Plan Review to add a drive and curb cut to an existing carwash located at 5028 Secor Road. Administratively approved by Plan Commission on 11/25/15.

GENERAL INFORMATION (cont'd)

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a site located at 3236 West Laskey Road & 5028 Secor Road to facilitate the demolition and rebuild of a convenience store and gasoline station. The site consists of three (3) parcels comprised of ± 2.06 acres of total land area. Two (2) of the parcels are occupied by a gasoline station and one (1) parcel is occupied by a car wash. The site is zoned CR Regional Commercial and currently operates as a fuel sales facility.

The applicant intends to demolish the existing gasoline station, canopy and pumps on the site. The new development will be a rebuild and expansion of the existing Speedway gasoline station. The applicant has entered into a Land Purchase agreement with the property owner of Russ's Auto Wash to the north. A portion of the car wash will be demolished to accommodate the proposal. The existing $\pm 2,898$ square feet convenience store will be replaced by a new $\pm 3,900$ square foot store that will be constructed along the northerly portion of the property. The new canopy will be $\pm 6,076$ square feet (28' X 217') in total area and will cover three (9) fueling stations (18 pumps).

A convenience store is required to meet the spacing requirements of TMC§1104.0603 and shall not be located within a 2,000 foot radius of another convenience store and not within a 1,000 foot radius of a day care. Records indicate that there is a convenience store located approximately $\pm 145'$ away and a day care approximately $\pm 340'$ away. However, the site is existing and therefore not subject to spacing requirements. The applicant intends to operate twenty-four (24) hours a day and has submitted a request for waivers of Sec. 1104.0601 Convenience Store Hours of Operations and Sec. 1104.0901.H Gasoline Fuel Sales Hours of Operations.

Parking and Circulation

The site plan indicates the new fuel pumps and canopy will be oriented to front along Laskey Road. The site plan depicts one (1) access point along Laskey Road and one (1) access point along Secor Road. The existing access point near the intersection of the two roads will be closed and curbed to provide safe and efficient vehicular circulation throughout the site. New gasoline and fuel sales facilities that are proposed within a CR Regional Commercial district and which are within 200 feet of a major street intersection with lot frontage on each street shall be presumed to be at the proper location.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

Pursuant to TMC§1107.0304 *Parking, Loading, and Access* – Schedule A, a convenience store with fuel sales is required to have one (1) parking space per pump (count as if parked at pump) plus one (1) parking space per 300 square feet of retail area. Calculations conclude that the minimum number of parking spaces required is thirty-one (31). The site plan submitted depicts forty-two (42) parking spaces. No use may provide more the 150 percent of any of the minimum off-street parking ratios. The proposal does not exceed the maximum amount of allowable off-street parking and is in compliance with the zoning code.

A portion of the total number of required off-street parking spaces must be specifically designated, located, and reserved for the use by persons with physical disabilities. The table in TMC§1107.1701 outlines the minimum number of accessible spaces that must be provided. Pursuant to said table, the applicant is required to provide at least two (2) spaces for persons with physical disabilities. A revised site plan shall be submitted that shows compliance with this regulation. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700.

Landscaping

This site has two (2) frontages and must provide greenbelts along both frontages. A fifteen (15') foot wide frontage greenbelt is required along Laskey Road and Secor Road with at least one (1) tree provided for every thirty (30') feet of lot frontage or fraction thereof. Calculations conclude that a total of ten (10) trees are required in the frontage greenbelt along Laskey Road and seven (7) trees are required along Secor Road. Trees are not required to be evenly spaced and may be clustered. Credit may be given to existing canopy trees, evergreen trees and understory trees according to the criteria outlined in TMC§1108.0407. The applicant submitted a landscape plan that shows compliance with these required standards.

Additionally, a Type A landscape and screening buffer is required along the eastern edge of the site. Where the site abuts residential zoning, screening is required to be a solid board on board fence and buffering is required to be landscaping that is ten (10') feet in width with four (4) canopy trees and fifteen (15) shrubs per 100 linear feet. Furthermore, parking lot perimeter landscaping must be provided and consist of a landscape buffer area of at least ten (10') feet in width between the parking lot and property line. Whenever 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. The applicant submitted a landscape plan that shows compliance with these required standards.

STAFF ANALYSIS (cont'd)

Building Design

A building elevation has been submitted indicating brick as the predominant exterior building material and asphalt shingles as the roofing material. For facades visible from the public right-of-way, predominant materials listed in TMC§1109.0501 must comprise at least seventy-five percent (75%) of the total wall area of the façade. The elevation does list colors of materials or indicate percentages of each proposed material. Review has determined that the proposed building meets design standards and is in compliance with the Toledo Municipal Code.

Pursuant to TMC§1104.0903 *Use Regulations* – Canopies shall be set back a minimum of ten (10') feet from the property line, and shall be designed to be consistent with the building materials and colors of the principle building. Support columns shall be brick, brick base, or other durable materials compatible with the principle building. The proposed canopy meets the required setback of ten (10') feet from the property line and is in compliance with the Toledo Municipal Code. However, there is an inconsistency in the design type to be used on the support columns. Front and rear elevations depict brick columns while left and right elevations depict metal columns. An elevation indicating compliance with this condition will be required if the SUP is approved. The Planning Director may require a peaked roof to complement the principal building. The Planning Director also recommends that the existing “Goalpost Sign” located at the intersection of Laskey Road and Secor Road be replaced with a “Ground Mount Trademark Sign”

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for CR Regional Commercial land uses. The intent of the zoning designation is to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. The proposed development conforms to this land use designation.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission make the following recommendations to the Toledo City Council on the following waiver requests to the Special Use Permit, for a gasoline station and convenience store raze and rebuild at 3236 West Laskey Road & 5028 Secor Road:

Chapter 1104 Use Regulations

Sec. 1104.0600 Convenience Stores and Sec. 1104.0900 Gasoline and Fuel Sales

Sec. 1104.0601 Convenience Store Hours of Operations

Sec. 1104.0901.H Gasoline Fuel Sales Hours of Operations

Disapproval of these requests because the site is within close proximity to residential uses to the north and northeast.

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-9006-16, a request for a Special Use Permit for raze and rebuild of a gas station and convenience store located at 3236 West Laskey and 2058 Secor Road, to the Toledo City Council, for the following four (4) reasons:

1. The proposed use does not introduce a non-conforming use into the neighborhood.
2. The proposed use meets the stated purpose of the Toledo Municipal Zoning Code (TMC§1111.0706.A).
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706.C); and
4. The proposed use complies with the Toledo 20/20 Comprehensive Plan.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-9006-16, a request for a Special Use Permit for the raze and rebuild of a gas station and convenience store located at 3236 West Laskey Street and 2058 Secor Road, to the Toledo City Council, subject to the following forty-nine (49) 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. 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
Right-of-Way and Inspection: Joe Warnka 419-245-1341
Roadway: Tim Grosjean, ph. 419-245-1344
Water: Andrea Kroma, ph. 419-936-2163
Stormwater Drainage: Lorie Haslinger, ph. 419-245-3221;
Andy Stepnick 419-245-1338
Sanitary Sewers: Mike Elling, ph. 419-936-2276

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

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

3. 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, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
4. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
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.

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. Plans for new water service or modifications to the existing water service shall be submitted to the Division of Engineering Services for review and approval. If existing water service is not to be reused, it shall be abandoned by the City of Toledo at the developer's expense. New fire, domestic, and/or irrigation taps will be installed by City of Toledo at the owner's expense.
8. The water meter setting detail shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S. Erie Street, Toledo, OH 43602.
9. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ 800-414-4990. Contact the Division of Water Distribution (419-245-1395) to verify the backflow prevention requirements for this site.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

10. Maintain 10 feet of horizontal clearance between existing or proposed water service and sanitary or storm sewers. Maintain 4 feet of horizontal clearance between existing or proposed water service and any other underground utility. Maintain 18 inches of vertical clearance between existing or proposed water service and sanitary or storm sewers. Maintain 12 inches of vertical clearance between existing or proposed water service and any underground utility.
11. The plan submitted for plan commission review indicates earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, Stormwater Pollution Prevention Plan (SWP3), calculations, plans for stormwater service and a maintenance plan & maintenance agreement for Post-Construction Stormwater Best Management Practices (BMP's) for this project shall be submitted directly to the Division of Engineering Services for stormwater review & approval.
12. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>, including the requirements for stormwater detention and post-construction stormwater BMP's.
13. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs) to provide sediment and erosion control during construction. Construction BMP's shall be designed and installed per the latest Ohio EPA General Stormwater NPDES permit.
14. All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
15. All sites disturbing 2,500 sq. ft or more shall develop a site specific Stormwater Pollution Prevention Plan (SWP3) which shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit and shall be submitted with a completed submittal cover sheet, contact list, contractor certification form and the Ohio EPA SWP3 Checklist. The links to these documents can be found at <http://www.tmacog.org/storc/swp3.htm>.
16. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

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. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
20. 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.
21. 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 developers cost.
22. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
23. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.
24. All sanitary sewer manholes in the project area shall have solid lids installed on them.

Sewer & 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.

Environmental Services

Comments not received at the time of printing.

STAFF RECOMMENDATION (cont'd)

Fire Prevention

Comments not received at the time of printing.

Transportation

27. Transportation's comment regarding the site plan primarily focuses on the drive aisles around the site. Drive aisles are required to be 25' to accommodate two-way traffic. For this site, this includes the drive aisle located behind the stacking space and the drive aisle on the east and west ends of the pump array. A revised site plan that meets these requirements can be submitted for review.

Plan Commission

28. All subject lots shall be combined so that the development occupies one parcel.
29. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks. **Acceptable as depicted on site plan.**
30. 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 or to a stormwater system subject to the regulations approval of the Department of Public Utilities.
31. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. **A revised site plan showing compliance shall be submitted.**
32. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
33. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

34. The land owner, or successors in interest, or agent, if any, or lessee must be jointly responsible for the regular maintenance of all landscape materials as well as any plant material removed.
35. Sign size, location, and type shall be considered. All signs shall be of the "Ground Mount Trademark Sign" design.
36. Intensity, location, and screening of outside lighting, including canopies, especially when abutting a residential district shall be considered. Flat lens lighting shall be used (TMC§1104.0901.D).
37. Hours of operation shall be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, to reduce detriment to the area (TMC§1104.0901.H).
38. Pump islands shall be set back a minimum of 15 feet from the property line (TMC§1104.0903(B)). **Acceptable as depicted on the submitted site plan.**
39. Canopies shall be set back a minimum of 10 feet from the property line, and shall be designed to be consistent with the building materials and colors of the principal building. Support columns shall be brick, brick base, or other durable materials compatible with the principle building. The Planning Director may require a peaked roof to complement the principle building (TMC§1104.0903.A). **An elevation that shows compliance shall be submitted.**
40. Non-petroleum displays must be within 25 feet of the building but not within 25 feet of any right-of-way. The maximum height of such displays shall not exceed 5 feet (TMC§1104.0903.C). **Acceptable as depicted on elevation.**
41. Free air (with the capability of filling standard automobile tires), water, and restrooms shall be provided and maintained during operating hours of the station (TMC§1104.0903.D).
42. Litter receptacle(s) shall be provided for the use of parking area users and others. Litter receptacle(s) are treated as accessory structures and must be maintained according to the requirements of the Toledo-Lucas County Health Department.
43. Ingress and egress to a parking lot in a Commercial or Industrial zoning district must be from a major street or from a street located in a Commercial or Industrial district with Commercial or Industrial zoning on the opposite side of the street (TMC§1107.1203). **Acceptable as depicted on site plan.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

44. The building design shall meet the requirements of TMC§1109.0200 *Commercial, Mixed Use and Institutional Design Standards*. The building materials of the addition shall meet the requirements of TMC§1109.0500 *Building Façade Materials and Color*. **Acceptable as depicted on elevation.**
45. A detailed site, lighting, fencing and four (4) landscaping plans separate from the building plans shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Fifteen (15') foot wide frontage greenbelts are required along all public right-of-way, but not including alleys. Calculations conclude that a total of ten (10) trees are required in the frontage greenbelt along Laskey Road and seven (7) trees are required along Secor Road. Trees are not required to be evenly spaced and may be clustered.
 - b. A Type A Landscape buffer is required along the property eastern edge of the site abutting residential zoning and shall be twenty-five feet (25') in width or ten feet (10') wide with a solid fence. **Acceptable as submitted on the site plan;**
 - c. Whenever 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. **Acceptable as submitted on the site plan;**
 - d. Foundation plantings for the full street facing building elevation; and landscape areas at major building entrances;
 - e. Topsoil must be back filled to provide positive drainage of the landscape area;
 - f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage, **as pertaining to the foundation plantings;**
 - g. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards. **Acceptable as submitted on landscape plan;**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- h. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties).
- 46. 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.
- 47. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
- 48. 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.
- 49. 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.

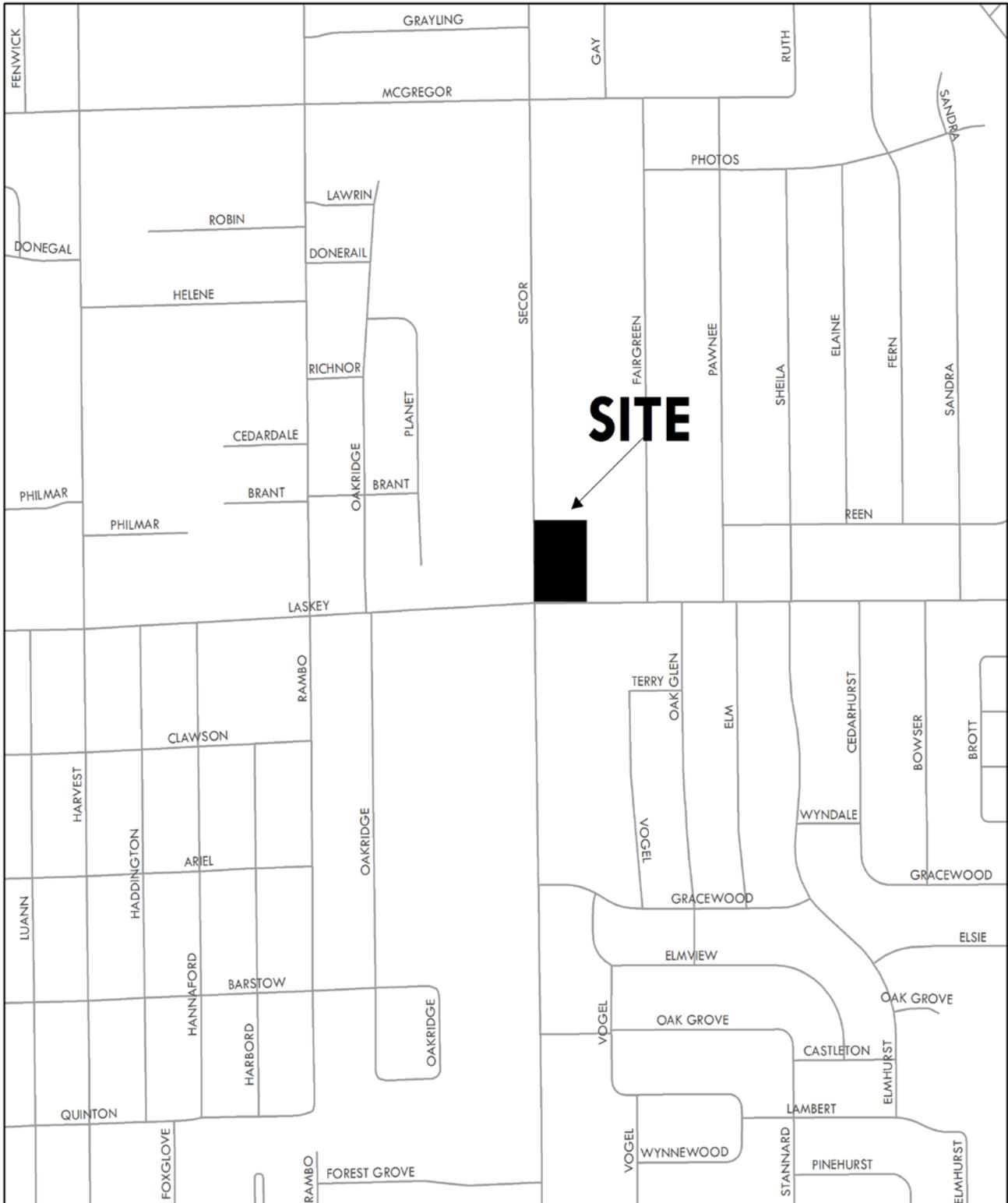
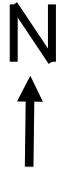
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-9006-16
DATE: November 3, 2016
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: December 7, 2016
TIME: 4:00 P.M.

GP
Five (5) sketches follow

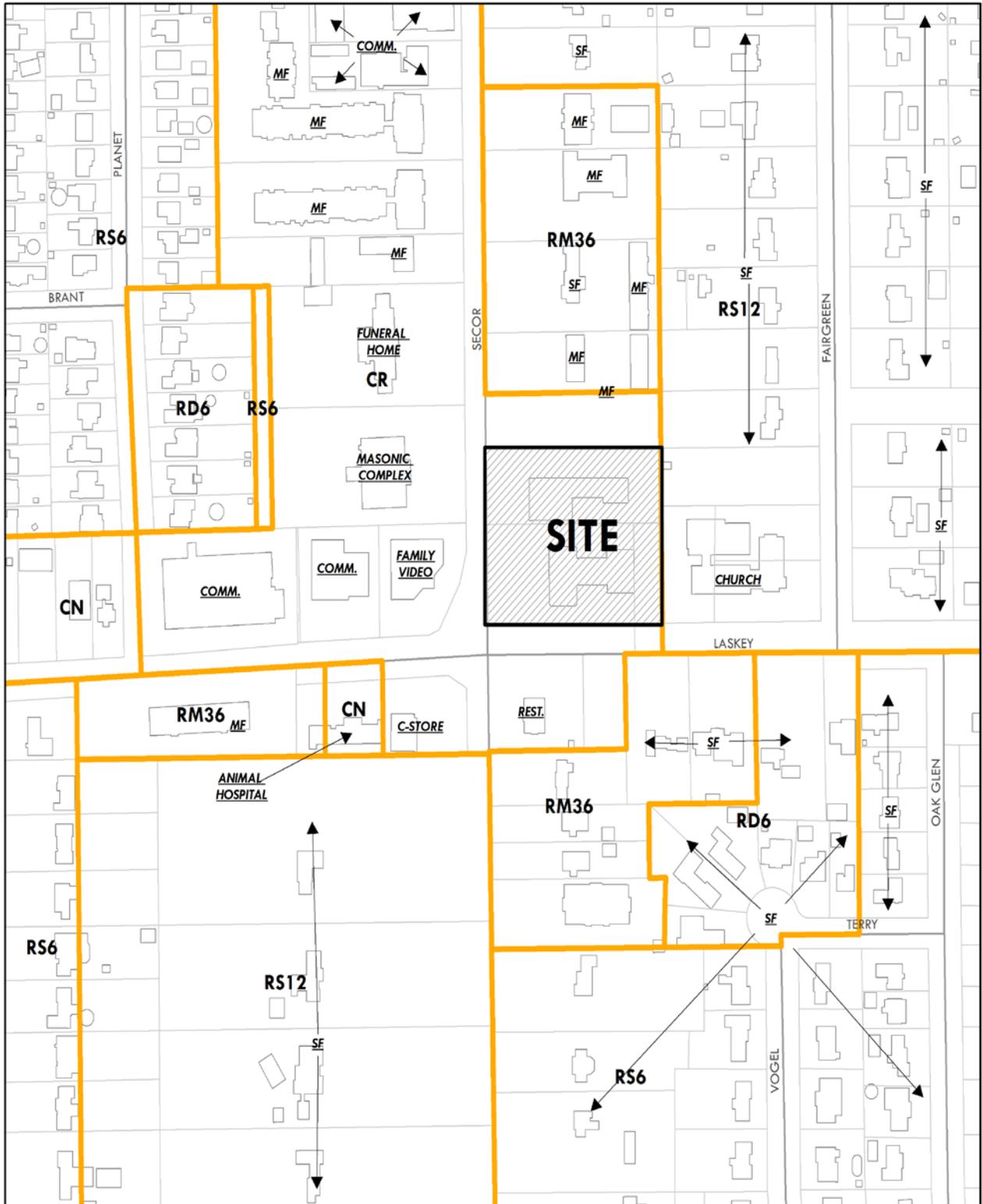
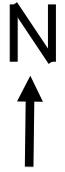
GENERAL LOCATION

SUP-9006-16
ID 55



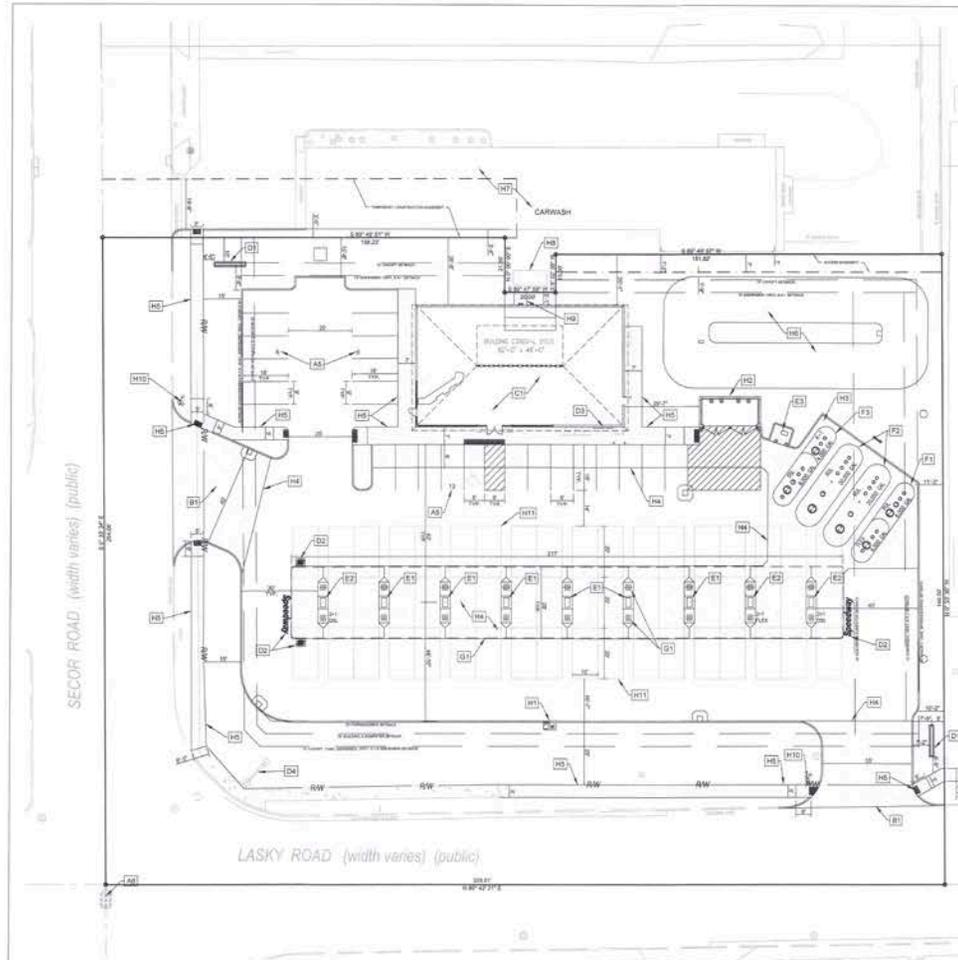
ZONING & LAND USE

SUP-9006-16
ID 55



SITE PLAN

SUP-9006-16
ID 55



- A. GENERAL NOTES**
- GENERAL SCOPE OF WORK INCLUDES BUILDING, CANOPY, FUEL TANKS, PAVING, SIGNAGE & FURNISHING.
 - NOT USED.
 - NOT USED.
 - EXISTING PROPERTY SIZE: 10,531 SQ. FT. (1.43 AC.)
 REMAINING PROPERTY TO BE PURCHASED FROM CARPENTER: 10,540 SQ. FT. (1.22 AC.)
 REMAINING PROPERTY WITHIN REGULATORY ZONE: 1,875 SQ. FT. (0.24 AC.)
 PROPOSED PARKING (1) ADA PARKING SPACES AND (2) STANDARD PARKING SPACES: 83,500 SQ. FT. (1.91 AC.)
 - THE NEAREST INTERSECTION IS SIGNALIZED.
- B. SITE WORK**
- PROPOSED DRIVE APPROACH.
- C. BUILDING**
- STANDARD KIOSK-VHT BUILDING.
- D. EXTERIOR APPEARANCE & SIGNAGE**
- 72 IN. FT. GROUND MOUNT TRIMMABLE SIGN.
 - CANOPY SIGNAGE.
 - INSTALL READERBOARD.
 - EXISTING QUALIFIED SIGN TO REMAIN.
- E. DISPENSERS**
- 20 H.G. DISPENSER, ISLAND AND ISLAND.
 - 20 H.G. DISPENSER, ISLAND AND ISLAND.
 - 10 H.G. DISPENSER, ISLAND AND ISLAND.
- F. UNDERGROUND STORAGE TANKS**
- 10 15,000 GALLON TANK FOR REGULAR & ETHANOL FUEL FUEL.
 - 10 15,000 GALLON TANK FOR REGULAR UNLEADED.
 - 10 15,000 GALLON TANK FOR DIESEL & L-D.
- G. CANOPY**
- 28' X 117' ISLAND ALLOY CANOPY PER CURRENT ESTIMATES.
 - FULL HEIGHT BRICK CANOPY COLUMN SPACES, MATERIAL TO MATCH BUILDING.
- H. YARD**
- AIR ISLAND.
 - TRASH ENCLOSURE.
 - CONCRETE TANK SLAB.
 - CONCRETE PAVEMENT.
 - CONCRETE SIDEWALK.
 - PROPOSED UTILITY.
 - PORTION OF GARAPART BUILDING TO REMAIN.
 - EXISTING SLOTTED PIT TO REMAIN.
 - 10' H.G. CONCRETE PAD FOR LADDER.
 - RELOCATED LIGHT POLE (APPROX.).
 - VEHICLE STAKING POSITION.



Speedway
Presented by
 Speedway Fuel Construction Dept.
 800.541.8822

NO.	DATE	DESCRIPTION

PLOT PLAN
REBUILD
 3010 SECOR ROAD
 LUGANVILLE, OHIO
 TOLBOED, OH

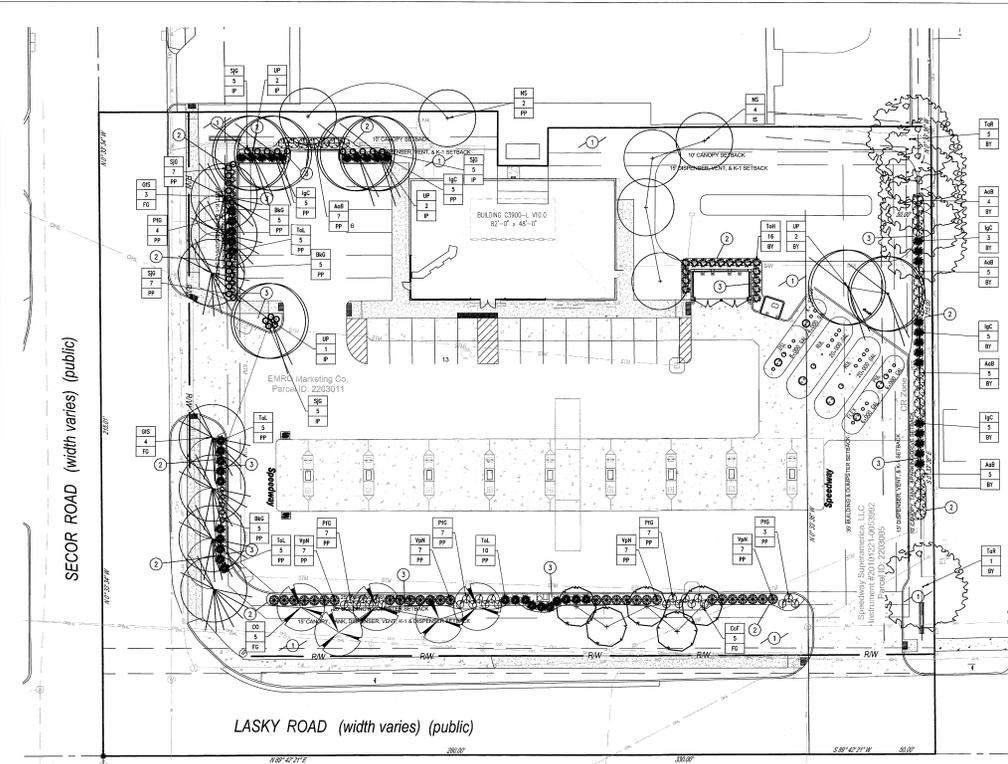
FORM # 0003613
 PROJECT # 81619
 SCALE

DESIGN: TSM
 DATE: 2/14/16
 DRAWN: J. THORNTON
 CHECKED: A. COOPER
 PROJECT: 81619
 SHEET: 3 OF 3
 3613 - CS

811
Know what's below.
Call before you dig.

LANDSCAPE PLAN

SUP-9006-16
ID 55



GENERAL NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. ALL MATERIAL SHALL CONFORM TO THE QUALITIES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN SOCIETY OF HORTICULTURE OR EQUIVALENT. ALL MATERIAL SHALL ALSO CONFORM TO THE SPECIFIC SPECIFICATIONS SECTION 50000 - TURF & GRASSES AND SECTION 26000 - PLANTS. FOR ANY SPECIFICATION CONFLICTS, THE AMERICAN STANDARDS FOR NURSERY STOCK IS THE CONTRACTOR'S SPECIFICATION.
3. IF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST ARE FOUND, CONTACT THE OWNER'S REPRESENTATIVE.
4. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY OWNER'S REPRESENTATIVE. AT THE END OF THIS PERIOD, PLANT MATERIAL, DEEMED TO BE UNSATISFACTORY BY OWNER'S REPRESENTATIVE SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING PRIOR TO RED DATE OF ANY PLANTS THAT THEY FEEL MAY NOT SURVIVE IN LOCAL CLIMATE. NOTES CONCERNING HEMLOCK AND LARCH TREES MUST BE SUBMITTED IMMEDIATELY UPON RECEIPT OF PLANTS. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING PRIOR TO RED DATE OF ANY PLANTS THAT THEY FEEL MAY NOT SURVIVE IN LOCAL CLIMATE.
6. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING PRIOR TO RED DATE OF ANY PLANTS THAT THEY FEEL MAY NOT SURVIVE IN LOCAL CLIMATE.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONTACT WITH CONSTRUCTION OPERATIONS OR EQUIPMENT.
8. NO DISTRIBUTION OF PLANT MATERIAL WILL BE ALLOWED IF PLANTS SHOW ARE UNAVAILABLE. THE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE PRIOR TO RED DATE. ALL PLANTS SHALL BE REFLECTED AND TAGGED WITH PROJECT IDENTIFICATION NUMBERING SYSTEM AS DIRECTED ON THE JOB SITE.
9. LOGS, CHAINS TO A MINIMUM DEPTH OF 4 INCHES, HERRING IRONS, LANTERNS, TRAPS, HOOKS, AND OTHER EXTRANEIOUS MATERIAL AND LEGALLY SUSPECT OF THEFT OR OWNER'S PROPERTY, AFTER REMOVAL OF NOTED ITEMS, AREING SOIL WITH ONE INCH TOPSOIL, MUST BE REPLACED IMMEDIATELY AND TO BE REPAIRED TO ORIGINAL CONDITION. ALL PLANTS SHALL BE CUT THROUGH THE TIME OF PLANTING, WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER SHALL BE CUT THROUGH THE SURFACE IN THE VERTICAL POSITION.
10. ALL PLANTS INCLUDING TREES, SHRUBS, GROUND COVER, AND FLOWERS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN. NO CONTAINER GROWN TREES SHALL BE ACCEPTED IF IT IS NOT ROOT BOUND. ALL ROOT BOUNDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT SURFACE IN THE VERTICAL POSITION. THE CONTAINER SHALL BE REMOVED AND THE CONTAINER SHALL BE CUT THROUGH THE SURFACE IN THE VERTICAL POSITION.
11. GROUND COVER AND FLOWERS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS ORIGINAL GRADE BEFORE DRIVING. TREES AND SHRUBS SHALL HAVE A TREE GRADE OF 4 INCH MINIMUM TO ORIGINAL GRADE.
12. SIZE OF VEGETATION SPECIFIED ON DRAWING IS A MATURER-SIZED REPRESENTATION AND IS NOT INDICATIVE OF SIZE OF ITEM AT PLANTING.
13. TREES TO BE PLANTED SHALL BE PLANTED TO THE SPECIFIED LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCING WORK AND PROVIDE A ROOT BARRIER SYSTEM FOR EACH INCH OF PLANT.
14. TREES ARE TO BE A MINIMUM OF 3 FEET AWAY FROM ANY HARDSCAPE FEATURE SUCH AS CURBS, WALKS, ETC. TREES SHALL HAVE A ROOT BARRIER SYSTEM IF THEY ARE WITHIN 3 FEET OF ANY HARDSCAPE FEATURE.
15. MAINTAIN 3 FEET MINIMUM FROM THE NEAREST DRAINAGE DITCH OR DRAINAGE TO THE NEAREST EDGE OF ANY UTILITY LINES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCING WORK AND PROVIDE A ROOT BARRIER SYSTEM FOR TREES WITHIN 3 FEET OF UTILITY LINES.
16. ALL PLANTS SHALL BE SPECIFIED WITH AN ANTIFUNGIC AND ANTIBACTERIAL TREATMENT. TREES SHALL BE TREATED 24 HOURS PRIOR TO PLANTING.
17. ALL VEGETATION AND LANDSCAPING PROVIDED WITHIN THE RIGHT-OF-WAY IS ONLY ALLOWED IF REQUIRED BY LOCAL JURISDICTION AGENCY.
18. ALL PLANTS SHALL BE SPECIFIED WITH AN ANTIFUNGIC AND ANTIBACTERIAL TREATMENT. TREES SHALL BE TREATED 24 HOURS PRIOR TO PLANTING.
19. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH INCH OF PLANT.
20. ALL EXISTING WATER DETENTION BASINS SHALL HAVE GRAVE COVERAGE UNLESS LOCAL CODE DICTATES OTHER TYPE OF VEGETATION TREATMENT OR AS CALLED OUT ON THE LANDSCAPE PLAN.

PLANT CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOTBALL/CONTAINER	WINTER PROTECTION	SPECIES	MATURE SIZE
DECIDUOUS TREES								
CA1	CELEBRIS THORNLESS NERIS SYCOCLE	SEYMOUR FOREST DOGWOOD	2 1/2"	7	X	SEE PLAN	X	4 FT x 30 W
HC	INDIA SPYGLASS	BLACK OAK / BLACK HORNED	2 1/2"	4	X	SEE PLAN	X	5 FT x 30 W
TR	TELA AMERICANA REDWOOD	AMERICAN LINDEN / BASSWOOD	2 1/2"	6	X	SEE PLAN	X	7 FT x 40 W
LP	ULMUS PARVIFOLIA	LACINIAE ELM	2 1/2"	7	X	SEE PLAN	X	5 FT x 40 W
ORNAMENTAL LANDSCAPE TREES								
CA2	CERCIS CANADENSIS 'PLUME'	FLAME EASTERN REDBUD	1 1/2"	5	X	SEE PLAN	X	2 FT x 20 W
CD	COTYNEA ORIENTALIS	AMERICAN SIKKIMITEE	1 1/2"	5	X	SEE PLAN	X	2 FT x 20 W
SHRUBS								
AB	ARUNCA ANTHRIFOLIA 'BRILLIANTISSIMA'	BRIGHT RED CHERRYBERRY	#3	25	X	SEE PLAN	MIN 18"	2 FT x 4 V
PO	POTENTILLA FRUTICOSA 'SOLDFINGER'	GOLDFINGER POTENTILLA	#3	25	X	SEE PLAN	MIN 18"	2 FT x 30 W
SP	SPIRAEA JAPONICA 'GALEA'	DOUBLE PLAY ARTIST SPIREA	#3	25	X	SEE PLAN	MIN 18"	2 FT x 30 W
VW	VERBONUM PLECTANUM 'NEWSPAP'	NEWPORT VERBONUM	#3	25	X	SEE PLAN	MIN 18"	2 FT x 20 W
EVERGREEN SHRUBS								
BH	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	16"	15	X	SEE PLAN	MIN 18"	2 FT x 20 W
HC	ILEX GLABRA 'CHAMPAGNE'	HOLLY HOLLY	18"	23	X	SEE PLAN	MIN 18"	2 FT x 4 V
TH	THUJA OCCIDENTALIS 'VOLUMETRY'	HOLMESTRUP ARBORVITAE	#3	15	X	SEE PLAN	MIN 18"	10 FT x 4 V
TL	THUJA OCCIDENTALIS 'LITTLE GIANT'	GLOBE ARBORVITAE	#3	25	X	SEE PLAN	MIN 18"	2 FT x 4 V

REQUIREMENT	REQUIRED	PROVIDED
SECTION 110.000 (MINIMUM GREENBELT) - 10 TREES PER 10' OF 10' FRONTAGE - 1 TREE PER 30' OF 10' FRONTAGE	LANDSCAPE (LWP) - 10 TREES SECOR RD. (215') SECOR RD. - 1 TREE	SECOR RD. - 1 TREE
SECTION 110.020 (BUFFER) - 4 CANOPY TREES & 16 SHRUBS PER 100 LF	EAST (235') - 16 CANOPY TREES - 32 SHRUBS	EAST - 16 CANOPY TREES - 32 SHRUBS
SECTION 110.030 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.040 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.050 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.060 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.070 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.080 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.090 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.100 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.110 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.120 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.130 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.140 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.150 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.160 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.170 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.180 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.190 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.200 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.210 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.220 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.230 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.240 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.250 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.260 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.270 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.280 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.290 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.300 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.310 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.320 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.330 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.340 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.350 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.360 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.370 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.380 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.390 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.400 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.410 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.420 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.430 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.440 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.450 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.460 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.470 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.480 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.490 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN
SECTION 110.500 (LANDSCAPE SCREENING) - 1 CANOPY TREE & 16 SHRUBS PER 100 LF	IF SCREEN	- IF SCREEN

NOTE: PLANTS SHALL BE SET ON EXCEED THE STANDARDS AS DESCRIBED IN ANS 2011. LANDSCAPE CONTRACTOR SHALL VERIFY THE AMERICAN STANDARDS FOR NURSERY STOCK IS THE CONTRACTOR'S SPECIFICATION. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND QUANTITY.

PLANTS SHALL BE CERTIFIED BY THE STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES AND TREE FREE FROM DISEASE OR HAZARDOUS INSECTS.

7 - 17

WEIHE ENGINEERS
Landscape Architecture
1100 N. CHINA AVENUE
SUITE 100
COLUMBUS, OHIO 43215
614.291.1111
www.weihe.com

APPROVALS
NOT FOR CONSTRUCTION
DATE: 08/14/2024
DRAWN BY: J. COUCH
CHECKED BY: J. COUCH
DATE: 08/14/2024
SCALE: 1" = 20'-0"

Speedway
REBUILD
501 SECOR ROAD
COLUMBUS, OHIO 43215

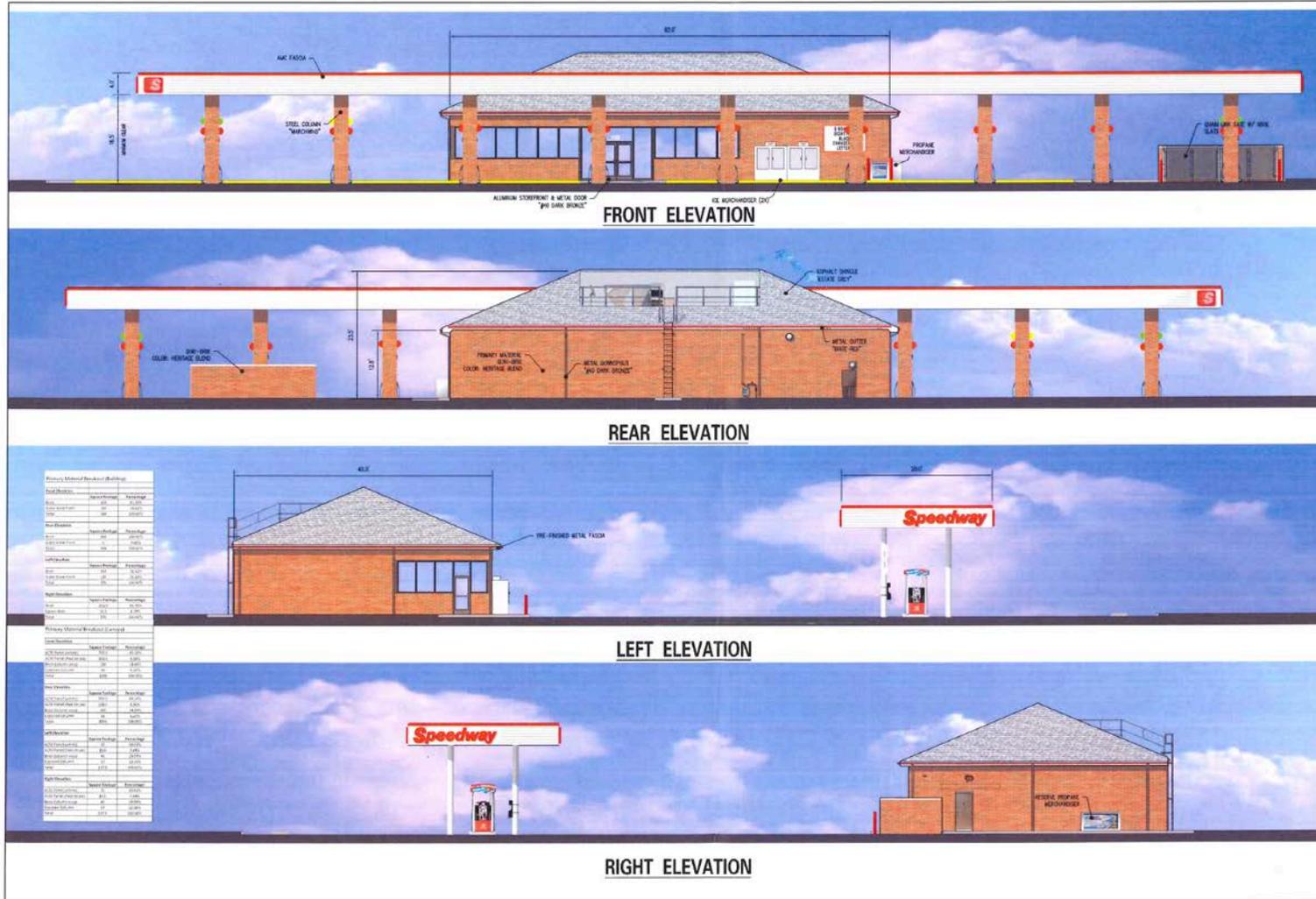
0003613
81619
SCALE: 1" = 20'-0"

DESIGN TEAM (DATE)
OWNER: B. THORNTON (8/15/24)
ARCHITECT: J. COUCH (8/15/24)
LAWYER: B. BARD (8/15/24)
ENGINEER: J. COUCH (8/15/24)
DATE: 8/15/24

3613 LP

ELEVATION

SUP-9006-16
ID 55



Primary Material Schedule (continued)			
Item	Description	Quantity	Unit
101	Asph/Flt Shingles	10,000	SQ FT
102	Asph/Flt Underlayment	10,000	SQ FT
103	Asph/Flt Decking	10,000	SQ FT
104	Asph/Flt Siding	10,000	SQ FT
105	Asph/Flt Trim	10,000	SQ FT
106	Asph/Flt Gutter	10,000	LINEAL FT
107	Asph/Flt Downspout	10,000	LINEAL FT
108	Asph/Flt Flashing	10,000	SQ FT
109	Asph/Flt Sealant	10,000	LINEAL FT
110	Asph/Flt Caulk	10,000	LINEAL FT
111	Asph/Flt Insulation	10,000	SQ FT
112	Asph/Flt Vapor Barrier	10,000	SQ FT
113	Asph/Flt Drywall	10,000	SQ FT
114	Asph/Flt Ceiling	10,000	SQ FT
115	Asph/Flt Floor	10,000	SQ FT
116	Asph/Flt Foundation	10,000	SQ FT
117	Asph/Flt Wall	10,000	SQ FT
118	Asph/Flt Roof	10,000	SQ FT
119	Asph/Flt Siding	10,000	SQ FT
120	Asph/Flt Trim	10,000	SQ FT
121	Asph/Flt Gutter	10,000	LINEAL FT
122	Asph/Flt Downspout	10,000	LINEAL FT
123	Asph/Flt Flashing	10,000	SQ FT
124	Asph/Flt Sealant	10,000	LINEAL FT
125	Asph/Flt Caulk	10,000	LINEAL FT
126	Asph/Flt Insulation	10,000	SQ FT
127	Asph/Flt Vapor Barrier	10,000	SQ FT
128	Asph/Flt Drywall	10,000	SQ FT
129	Asph/Flt Ceiling	10,000	SQ FT
130	Asph/Flt Floor	10,000	SQ FT
131	Asph/Flt Foundation	10,000	SQ FT
132	Asph/Flt Wall	10,000	SQ FT
133	Asph/Flt Roof	10,000	SQ FT
134	Asph/Flt Siding	10,000	SQ FT
135	Asph/Flt Trim	10,000	SQ FT
136	Asph/Flt Gutter	10,000	LINEAL FT
137	Asph/Flt Downspout	10,000	LINEAL FT
138	Asph/Flt Flashing	10,000	SQ FT
139	Asph/Flt Sealant	10,000	LINEAL FT
140	Asph/Flt Caulk	10,000	LINEAL FT
141	Asph/Flt Insulation	10,000	SQ FT
142	Asph/Flt Vapor Barrier	10,000	SQ FT
143	Asph/Flt Drywall	10,000	SQ FT
144	Asph/Flt Ceiling	10,000	SQ FT
145	Asph/Flt Floor	10,000	SQ FT
146	Asph/Flt Foundation	10,000	SQ FT
147	Asph/Flt Wall	10,000	SQ FT
148	Asph/Flt Roof	10,000	SQ FT
149	Asph/Flt Siding	10,000	SQ FT
150	Asph/Flt Trim	10,000	SQ FT
151	Asph/Flt Gutter	10,000	LINEAL FT
152	Asph/Flt Downspout	10,000	LINEAL FT
153	Asph/Flt Flashing	10,000	SQ FT
154	Asph/Flt Sealant	10,000	LINEAL FT
155	Asph/Flt Caulk	10,000	LINEAL FT
156	Asph/Flt Insulation	10,000	SQ FT
157	Asph/Flt Vapor Barrier	10,000	SQ FT
158	Asph/Flt Drywall	10,000	SQ FT
159	Asph/Flt Ceiling	10,000	SQ FT
160	Asph/Flt Floor	10,000	SQ FT
161	Asph/Flt Foundation	10,000	SQ FT
162	Asph/Flt Wall	10,000	SQ FT
163	Asph/Flt Roof	10,000	SQ FT
164	Asph/Flt Siding	10,000	SQ FT
165	Asph/Flt Trim	10,000	SQ FT
166	Asph/Flt Gutter	10,000	LINEAL FT
167	Asph/Flt Downspout	10,000	LINEAL FT
168	Asph/Flt Flashing	10,000	SQ FT
169	Asph/Flt Sealant	10,000	LINEAL FT
170	Asph/Flt Caulk	10,000	LINEAL FT
171	Asph/Flt Insulation	10,000	SQ FT
172	Asph/Flt Vapor Barrier	10,000	SQ FT
173	Asph/Flt Drywall	10,000	SQ FT
174	Asph/Flt Ceiling	10,000	SQ FT
175	Asph/Flt Floor	10,000	SQ FT
176	Asph/Flt Foundation	10,000	SQ FT
177	Asph/Flt Wall	10,000	SQ FT
178	Asph/Flt Roof	10,000	SQ FT
179	Asph/Flt Siding	10,000	SQ FT
180	Asph/Flt Trim	10,000	SQ FT
181	Asph/Flt Gutter	10,000	LINEAL FT
182	Asph/Flt Downspout	10,000	LINEAL FT
183	Asph/Flt Flashing	10,000	SQ FT
184	Asph/Flt Sealant	10,000	LINEAL FT
185	Asph/Flt Caulk	10,000	LINEAL FT
186	Asph/Flt Insulation	10,000	SQ FT
187	Asph/Flt Vapor Barrier	10,000	SQ FT
188	Asph/Flt Drywall	10,000	SQ FT
189	Asph/Flt Ceiling	10,000	SQ FT
190	Asph/Flt Floor	10,000	SQ FT
191	Asph/Flt Foundation	10,000	SQ FT
192	Asph/Flt Wall	10,000	SQ FT
193	Asph/Flt Roof	10,000	SQ FT
194	Asph/Flt Siding	10,000	SQ FT
195	Asph/Flt Trim	10,000	SQ FT
196	Asph/Flt Gutter	10,000	LINEAL FT
197	Asph/Flt Downspout	10,000	LINEAL FT
198	Asph/Flt Flashing	10,000	SQ FT
199	Asph/Flt Sealant	10,000	LINEAL FT
200	Asph/Flt Caulk	10,000	LINEAL FT

Speedway
 A Division of
 Speedway Retail Construction Co., Inc.
 Columbus, OH 43260

COLOR ELEVATIONS
 NEW BUILD
 9615 BECOM ROAD
 LUCAS COUNTY
 TOLEDO, OH

DATE: 08/14/19
 DRAWN BY: J. WILSON
 PROJECT #: 3613
 SHEET: 3613-ELEV

GENERAL INFORMATION

Subject

- Request - Special Use Permit for a Used Auto Sales Lot
- Location - 4656-4665 North Detroit Avenue
- Applicant - Ibrahim Ismail
3426 Kenwood Boulevard
Toledo, Ohio 43606
- Engineer - John Weithman, P.E.
P.O. Box 184
Waterville, Ohio 43566

Site Description

- Zoning - Regional Commercial / CR
- Area - ± 0.41 acres
- Frontage - ±215' on North Detroit Avenue
±78' on California Boulevard
- Existing Use - Used Auto Sales lot
- Proposed Use - Used Auto Sales lot
- Parking Required - Fourteen (14) total customer parking spaces (1 per 5,000 square feet of open sales area (±5,460 sq ft) plus 1 per 500 square feet of enclosed sales area (±1,935 sq ft), plus 1.5 per service bay (5 service bays))
- Parking Provided - Nine (9) spaces

Area Description

- North - California Blvd, vacant used auto sales lot / CR
- East - N. Detroit Avenue, Vacant used auto sales lot, open surface parking, K-Limited Carrier truck depot / CR
- South - Mixed use building, Pasadena Blvd, Restaurant Supply / CR, IL
- West - Single Family Residential / RS6

Parcel History

No records on file.

GENERAL INFORMATION (cont'd)

Applicable Regulations

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

STAFF ANALYSIS

This case was deferred from the May 12 and July 14, 2016 Plan Commission hearings in order for the applicant to prepare a revised site plan addressing the comments from the Division of Transportation. The request is for a Special Use Permit to operate a used auto sales lot at 4656-4665 North Detroit Avenue. The overall site is 0.41 acres and consists of two (2) parcels which have frontage on Detroit Avenue and California Street. The current site is occupied by an auto repair/sales structure with a gross building area of 7,552 square feet and contains seven (7) service bays. Surrounding land uses include a mixture of single and multi-family homes immediately behind the subject property to the west with Regional Commercial land uses abutting the subject property to the north and south along Detroit Avenue.

The used auto sales lot was established without a Special Use Permit and has operated as a non-conforming use since the current owner purchased the building four years ago, as listed by the Lucas County Auditor's Real Estate Information System. A Special Use Permit has been required for all Used Automobile and Recreational Vehicle Sales facilities since 2004.

A revised site plan was submitted in response to the concerns and comments made in the initial staff report. However, intensity and dimensional constraints still restrict the site in meeting minimum requirements for used auto sales lots as well as parking and landscaping standards.

Used Auto Regulations

TMC§1104.0300 – *Auto and RV Sales, Used Only* outlines site design criteria for used auto sales facilities, including criteria governing minimum lot size and frontage. Used auto sales facilities shall be located on a lot with a minimum lot area of no less than one-half (0.5) acre and have minimum average width of 150 feet along the main road frontage. The site meets the minimum frontage requirements. However, the calculated property acreage per the site plan is 0.425 acres and not in compliance with the regulation.

Site plans for Used Automobile and Recreational Vehicle Sales shall delineate, with dimensions, parking areas and drive aisles for the outdoor display area and customer/employee parking area. Used vehicle inventory shall only be displayed, parked or located within designated parking spaces approved and defined on the plan. Required customer/employee parking may not be used for used vehicle inventory (TMC§1104.0308). The revised site plan submitted depicts two (2) indoor sales spaces with one (1) parking space in front of the existing service bay which is not permitted unless the service bay is removed.

STAFF ANALYSIS (cont'd)

Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, a Used Auto and Recreational Vehicle Sales/Rental facility is required to have one (1) parking space per every 5,000 square feet of open sales area, plus one (1) parking space per every 500 square feet of enclosed sales area, plus one and one half (1.5) spaces per every service bay. Calculations using the square footage of open sales area (5,460 sq. ft.), enclosed sales area (1,935 sq. ft.) and five (5) service bays conclude that a total of fourteen (14) customer spaces are required. The revised site plan depicts a total of nine (9) parking spaces with two (2) spaces designated as customer parking. Due to the amount of building coverage and configuration on site minimum parking requirements cannot be satisfied.

Additionally, current conditions on the site include vehicles being displayed in the right-of-way along North Detroit Avenue. This is not permitted as it restricts pedestrian traffic and obstructs visibility from California Boulevard to North Detroit Avenue, increasing the risk for collisions. A comment from the Division of Transportation identified that the North Detroit drive approach must be aligned with the drive aisle south of the inside sales building and is listed as a condition of approval in Exhibit “A”. If approved, a revised site plan shall be submitted addressing the parking requirements and comments by the Division of Transportation.

Landscaping

A fifteen (15') foot frontage greenbelt is required along North Detroit Avenue and California Boulevard. The frontage greenbelt shall include a solid evergreen hedge along North Detroit Avenue to screen the parking lot. Low, undulating (horizontal and vertical) earth berms or decorative stone or brick walls (no concrete block), or ornamental metal fencing or combinations thereof may also be approved by the Planning Director. The revised site plan submitted did not depict any proposed frontage greenbelt. However, due to a high percentage of building coverage on the property ($\pm 42\%$) and the current front building setback, the installation of a frontage greenbelt is limited on site without encroaching into city right-of-way.

The site was developed before the 2004 zoning code and therefore not required to completely comply with the landscape standards of the 2004 code. However, TMC§1114.0500 Appearance Upgrade for Nonconforming Development, requires futures changes to bring a site closer into compliance with the 2004 code. A Type A landscape buffer will be required along the western property line of the site that abuts the residential zoning district. Said screen and buffer shall consist of a solid six to eight foot (6'-8') tall fence or wall. Fencing is to be installed so that the smooth/flush side faces away from the development site.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

The revised site plan depicts a six foot (6') tall chain link fence which is not an acceptable buffer along the western property boundary. Although the building setback restricts the installation of landscaping buffer along the whole western property line to the north, staff will require a ten foot (10') landscaping buffer between the residential properties and the parking lot behind the indoor sales area. The landscaping buffer shall consist of two (2) canopy trees with eight (8) shrubs. If approved, a completed Landscaping Plan must be submitted in compliance with TMC§1108.0000.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Neighborhood Commercial CN land uses. CN land uses typically include predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses are permitted uses in the CN zoning designation. Auto oriented uses are not considered as a land use that serves neighborhood zoning districts.

Staff recommends disapproval of the Special Use Permit for this location for several reasons. First, it does not meet the minimum lot size requirements for used auto sales lots per TMC§1104.0306. Second, the proposal does not comply with all applicable provisions of the zoning code as outlined in TMC§1111.0706 Review and Decision-making Criteria. Finally, the site is too small to comply with applicable parking and landscaping requirements.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-3005-15, a Special Use Permit for a used car lot located at 4656-4665 North Detroit Avenue, to Toledo City Council for the following three (3) reasons:

1. The request does not meet the provisions of TMC§1104.0306 for used auto sales requiring a minimum lot size of one-half (0.5) acre of area.
2. The proposed use does not comply with all applicable provisions of this Zoning Code (TMC§1111.0706.B Review & Decision-Making Criteria); and
3. The site is too small to meet minimum applicable parking and landscaping requirements.

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

REF: SUP-3005-16. . . November 3, 2016

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-3005-16
DATE: November 3, 2016
TIME: 2:00 P.M.

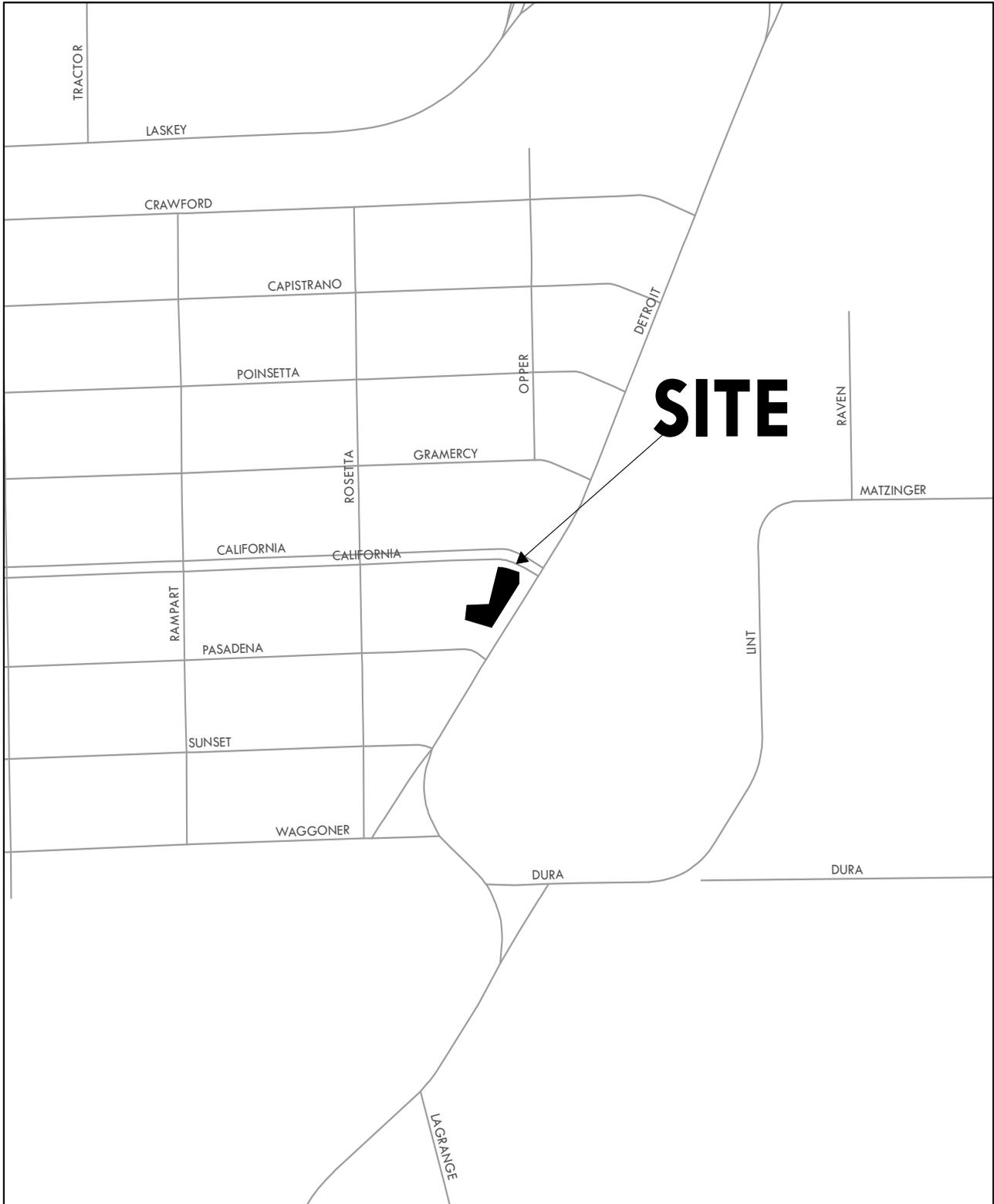
TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: December 7, 2016
TIME: 4:00 P.M.

RS

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

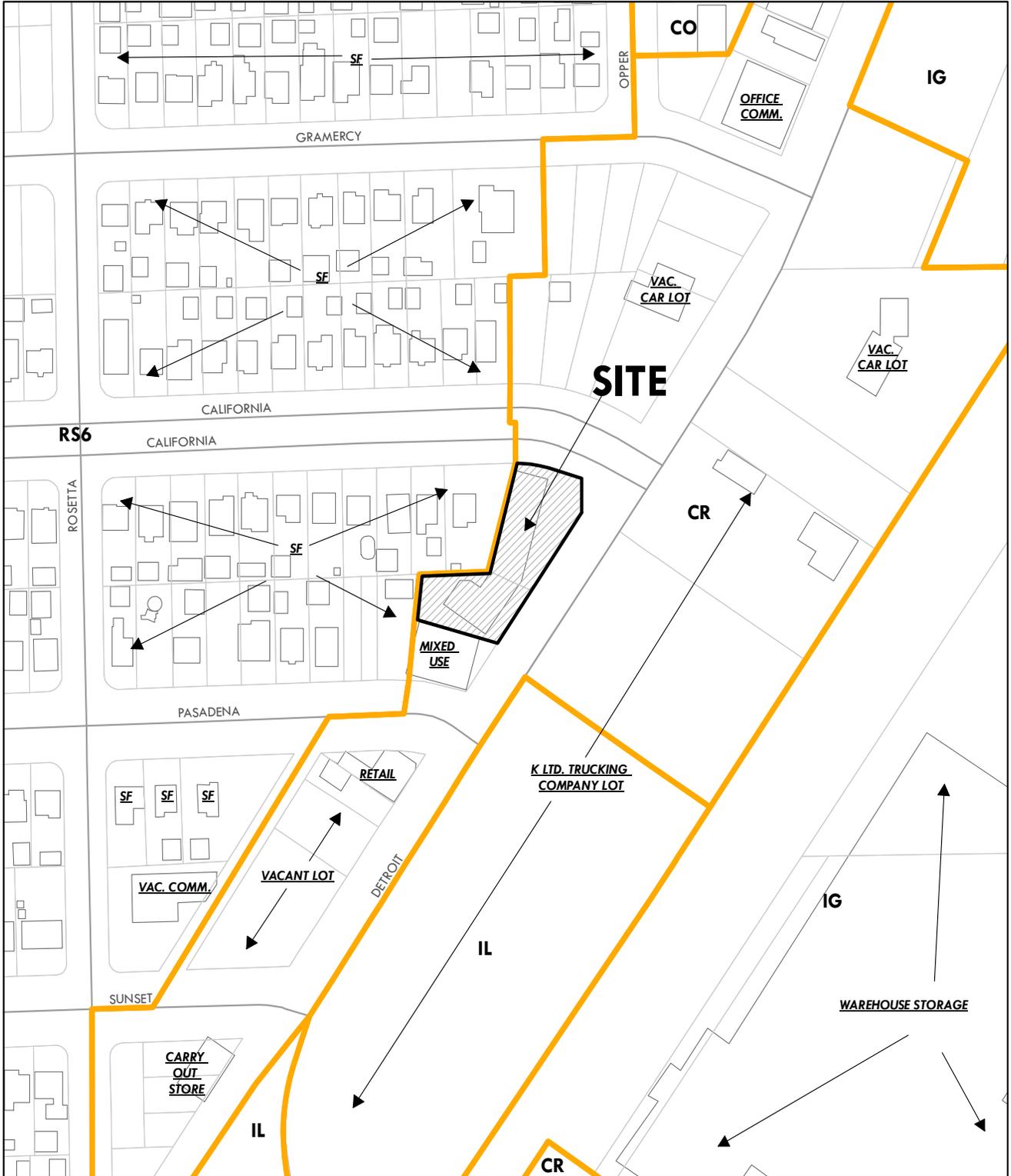
GENERAL LOCATION

SUP-3005-16
ID 38



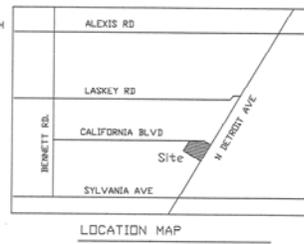
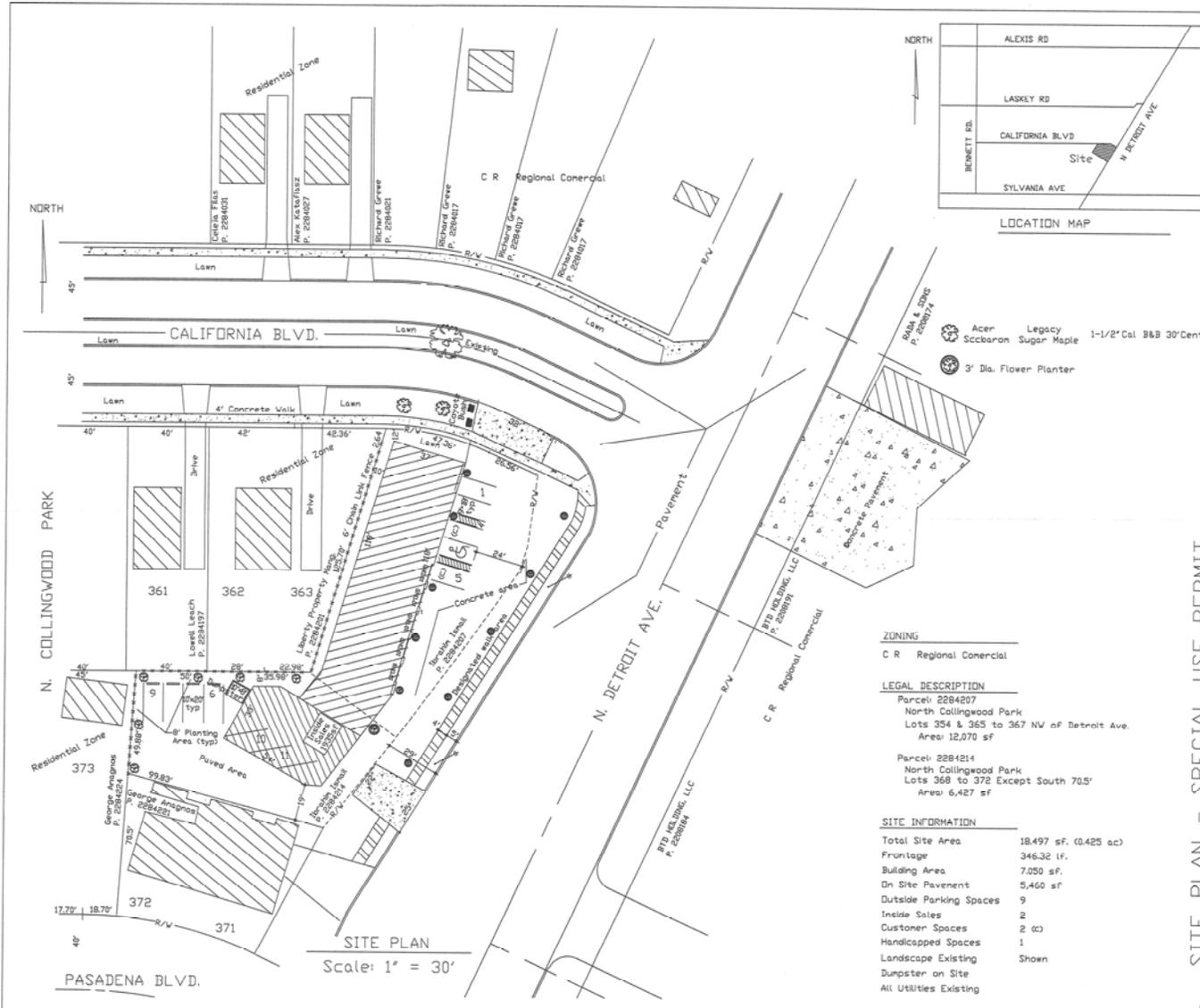
ZONING AND LAND USE

SUP-3005-16
ID 38



SITE PLAN

SUP-3005-16
ID 38



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

IBRAHIM ISMAIL dba. DIRECT AUTO SALES
TOLEDO, OHIO
4665 N. DETROIT AVE.
SITE PLAN

REVISED	06/06/16
DATE	09/15/16
DATE	03/24/16
DRAWING	1 of 1

8 - 8

EXHIBIT “A”
Review Agency Conditions

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

Division of Engineering Services

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

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

5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
6. 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. All commercial properties are required to have approved backflow-protection devices installed on the domestic water service and fire-protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com at 800-414-4990. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-245-1395) to verify the backflow-prevention requirements for this site.

EXHIBIT “A” (cont’d)

Division of Engineering Services (cont’d)

8. The design professional and/or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service, meter setting, or backflow-protection device and that these devices are properly installed, tested, and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo’s standards.
9. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire-protection requirements for this site.
10. Plan commission submittal does not detail any revisions to the existing site that will require earth-disturbing activity of 2,500 or more square feet, nor are any changes shown to the existing storm sewer system. Therefore, it appears that there are no items requiring a storm-water plan review. However, if revisions are made to the site plan that will result in earth-disturbing activity of 2,500 or more square feet or cause changes to the existing storm sewer, a full site-plan review and approval will be required by the Division of Engineering Services. Plans will be subject to the rules and regulations of the City of Toledo, Storm Water Utility, including storm-water detention and post-construction storm-water Best Management Practices (BMPs) as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities.

Sewer & Drainage Services

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

Fire Prevention

No concerns.

EXHIBIT “A” (cont’d)

Division of Environmental Services

13. Applicant shall maintain compliance with the City of Toledo’s Stormwater regulations as specified in the Toledo Municipal Code.
14. Applicant shall maintain compliance with Ohio EPA’s General Stormwater NPDES permit programs.
15. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable. An in-depth Stormwater Pollution Prevention Plan is also recommended especially containment of all pollutants associated with the proposed operation.
16. 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.
17. Applicant shall maintain compliance with the City of Toledo and State of Ohio’s Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Anti-Noise Laws.

Division of Transportation

18. The proposed N. Detroit drive approach must be aligned with the drive aisle south of the inside sales building.

Plan Commission

19. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks; **acceptable as depicted on revised site plan.**
20. Dumpsters may not be located in the public right-of-way as stated in TMC§1361.10(B)(10) of the Building Code; **acceptable as depicted on revised site plan.**
21. All lots of the development site shall be combined into a single taxable parcel identification number.
22. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the Site Plan and shall not be allowed in any required front yard. (TMC§1104.0302(A)) **(if applicable).**

EXHIBIT “A” (cont’d)

Plan Commission (cont’d)

23. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
24. All vehicles on display must be parked in striped parking spaces that shall be designated on an approved Site Plan. Vehicle parking that deviates from the approved Site Plan shall not be permitted.
25. Repairs and services of vehicles shall be conducted wholly within an enclosed building permanently located on the site.
26. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
27. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.
28. If the existing sales building is rebuilt or modified in the future, the building design shall meet the requirements of TMC§1109.0500 *Building Façade Materials and Color*. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods as a predominant material. EIFS may not constitute more than 15% of the exterior for facades visible from the public right-of-way. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors.
29. No free-standing signs greater than forty-two inches from grade are permitted – proposed signage must meet the requirements of low-profile signs per *Toledo Municipal Code Title Nine – Sign Code*.
30. A detailed site, lighting, 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 15’ greenbelt is required along the North Detroit Avenue and California Boulevard frontages, and shall include a solid evergreen hedge planting and one tree per every 30 feet of frontage; **applicable where building setback allows for landscaping. Shall be noted on completed landscaping plan.**

EXHIBIT “A” (cont’d)

Plan Commission (cont’d)

- b. A Type A Landscape Buffer is required along the rear of the property where the site abuts residential zoning. This buffer shall include ten feet of landscaping and a solid wood, board on board fence; **applicable where building setback allows for landscaping, required around the parking lot behind the indoor sales area. Shall be noted on completed landscaping plan.**
 - c. Foundation plantings for the full street-facing building elevation; and landscape areas at major building entrances; **acceptable as depicted on revised site plan.**
 - d. Topsoil must be back filled to provide positive drainage of the landscape area.
 - 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 completed landscaping plan.**
 - f. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property, and shall be ten feet (10’) in width; **shall be noted on completed landscaping plan.**
 - g. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards.
 - h. The location, height and materials for any fencing to be installed and maintained; and
 - i. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
31. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. **Landscaping shall be installed and maintained indefinitely.**
32. Minor adjustments to the Site Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
33. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

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GENERAL INFORMATION

Subject

- Request - Special Use Permit for a used auto sales facility
- Location - 5655 Secor Road
- Applicant - Auto Financing USA
6017 Suzanne Drive
Toledo, OH 43537
- Consultant - HONG Inc.
C/O: Corky Hong
300 Phillips Avenue
Suite #4
Toledo, OH 43612

Site Description

- Zoning - CR / Regional Commercial
- Area - ± 1.86 acres
- Frontage - ±258' along Secor Road
- Frontage - ±220' along Coral Avenue
- Existing Use - Ice Cream Shop
- Proposed Use - Used Auto Sales & Ice Cream Shop

Area Description

- North - Grocery Store / CR
- South - Apartment Building / CR
- East - Credit Union / CR
- West - Single Family Homes / RS6

Parcel History

- T-209-86 - Request for deed transfer to split a portion of Lot 20 in Trilby Heights Plat 1, administratively denied, PC approved 2/5/87.
- SPR-31-05 - Request for minor site plan review with landscape waivers, withdrawn by applicant 6/1/05.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- SPR-25-06 - Request for a Major Site Plan Review for a retail strip mall, approved by Plan Commission on 7/13/06.
- Z-4009-06 - Request for a Zone Change from RS6 Single Family Residential to CR Regional Commercial, approved by Plan Commission on 7/13/06, approved by City Council on 1/16/07, Ord. 44-07.
- Z-10002-06 - Request for a Zone Change from RS6 Single Family Residential to CR Regional Commercial, conditionally approved by Plan Commission on 12/7/06, approved by City Council 1/16/07, Ord. 44-07.
- SPR-41-08 - Request for a Major Site Plan Review for a bank approved by Plan Commission on 9/11/08.
- S-8-08 - Request for Final Plat Secor Coral Plat I, approved by Plan Commission on 9/11/08.
- SPR-46-08 - Request for a Major Site Plan Review for a drive up at an existing ice cream store and a proposed self storage facility, approved by Plan Commission on 10/9/08.
- SPR-14-12 - Request for a Major Site Plan Review for a retail strip mall, approved with by the Plan Commission on 8/28/12.
- S-3-12 - Request for an amendment to Secor Coral Plat I, approved with conditions by the Plan Commission on 6/16/12.
- SPR-42-13 - Request for a Major Site Plan Review for a new restaurant and parking lot, approved with conditions by Plan Commission on 11/7/13.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

S-16-16 - Request for the Alma Rosenthorn Corner subdivision located at the southwest corner of Secor Road and Coral Avenue, approved by the Plan Commission on 9/8/16.

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit (SUP) to facilitate the development of a used auto sales facility at 5655 Secor Road. The ±1.86 acre site consists of four (4) parcels and is zoned CR Regional Commercial. The site is currently occupied by Handel's Ice Cream Shop and an accessory structure. In 2012 the Plan Commission approved a Major Site Plan Review request for a multi-tenant building and, in 2013, a request for a restaurant. Both requests were subject to the recording of a commercial plat to include the rear, land-locked portion of the site (5658 Planet Avenue) to become a dry detention pond with surrounding landscaping. This abutting parcel is zoned residential but converts to CR Regional Commercial with the recording of the commercial plat.

A final plat was approved at the September 8, 2016 Plan Commission hearing. The plat divided the site into two lots, paving the way for the used auto facility to be separate from the Handel's Ice Cream use. The plat incorporated all of the original site, including the rear portion that was to be a detention pond. The applicant is now intending to develop a detention facility at a different location on the site, behind the Handel's Ice Cream. The site plan indicates that the rear portion of the lot will be used for "future auto sales". However, the existing pavement on this portion of the lot appears to be inadequate. Staff has required that this area be repaved as a condition of approval.

The applicant is proposing to develop a used auto sales facility and intends to use an existing ±1,560 square foot structure as the sales office. The letter of intent states that the hours of operation will be from 9am to 6pm Monday thru Saturday and the facility will be closed on Sundays. Three (3) existing curb cuts provide access to the development site and no new curb cuts are being proposed. TMC§1104.0309 – *Auto and RV Sales, Used Only*, requires a permanent structure with a minimum floor area of 200 square feet, and also meeting the building design standards of TMC§1109.0500. Because the structure is existing, building design standards are not applicable.

STAFF ANALYSIS (cont'd)

Used Auto Regulations

TMC§1104.0300 – *Auto and RV Sales, Used Only* outlines site design criteria for used auto sales facilities, including criteria governing minimum lot size and frontage. Used auto sales facilities must be located on a lot with no less than one-half (1/2) acre and have a minimum average width of 150 feet along the main road frontage. The site is in compliance with these criteria. Additionally, all used motor vehicles parked or displayed outdoors are required to conform to Chapter 337, Safety and Equipment, of the Traffic Code and shall be operable.

TMC§1104.0307 states that used automobile and recreational vehicle sales shall not be permitted on sites containing another primary use. Due to the approved re-plat of the site, the Handel's Ice Cream shop has been designated for a separate lot. Therefore, the use does not violate this regulation. Used auto sales facilities are required to fence the customer display area(s) in accordance with the standards outlined in TMC§1105.0302. A revised site plan showing the location and type of all fencing is required to be submitted to the Planning Director for review and approval. Fencing abutting residential uses shall be solid board on board fencing.

Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, a used auto sales/rental facility is required to have one (1) parking space per every 5,000 square feet of open sales area, plus one (1) parking space per every 500 square feet of enclosed sales area, plus one and one half (1.5) per every service bay. Calculations using the existing “sales office” square footage as enclosed sales area conclude that a total of six (6) customer spaces are required for the site. The site plan depicts a total of sixty-four (64) parking spaces. Used vehicle inventory shall only be displayed, parked or located within parking spaces approved and defined on the site plan.

Site plans for used automobile and recreational vehicle sales shall delineate, with dimensions, parking areas and drive aisles for the outdoor display area and customer/employee parking area. Required customer/employee parking may not be used for used vehicle inventory (TMC§1104.0308). 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. The site plan is not clearly dimensioned and, if the Special Use Permit is approved, will require a revision showing compliance for the approval of the Planning Director.

STAFF ANALYSIS (cont'd)

Landscaping

If approved, a fifteen (15') foot frontage greenbelt is required along all public streets. At least one (1) tree must be provided for every thirty (30') feet of lot frontage or fraction thereof. Trees are not required to be evenly spaced and may be clustered. Calculations conclude that eight (8) trees are required along Coral Street and six (6) trees are required along Secor Road. Additionally, a continuous shrub with a minimum height of eighteen (18") inches (when installed so as to achieve full screening at maturity) is required for all parking areas abutting the greenbelt frontage.

All existing trees on the site with a caliper of four (4") inches or more must be mapped prior to site planning and should be incorporated into the landscape plan to the maximum practical extent. All trees in excess of twelve (12") inches in diameter must be retained to the maximum practical extent (TMC§1108.0407(A)). A landscape plan showing compliance is required as a condition of approval.

If approved, a Type A landscape screen and buffer will be required along the commercially zoned portion of the site that abuts the adjacent residentially zoned portion in order to screen the use for residential neighbors. Said screen and buffer shall consist of a solid wood six (6') foot to eight (8') foot tall fence or wall and a ten (10') foot wide landscape buffer abutting the screening. Fencing is to be installed so that the smooth/flush side faces away from the development site. Additionally, the site plan depicts a swale on the south side of the property that is intended to aid in the management of stormwater runoff. Buffers or landscape areas that are part of the stormwater runoff system must comply with the City's stormwater discharge control policies pursuant to Chapter 941 of the Streets, Utilities and Public Services Code as administered by the Department of Public Utilities. A landscape plan showing compliance is required as a condition of approval.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Regional Commercial land uses. The intent of the CR Regional Commercial district is to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. The Future Land Use Maps pay close attention to retail centers and corridors. Buffering and other improvements are recommended to make these areas more valuable and useful to surrounding neighborhoods as well as regional shoppers.

Staff has reviewed the proposed Special Use in accordance with the criteria of TMC§1111.0706 and the minimum requirements for used auto sales facilities in TMC§1104.0300. Based on the results of the review, staff has determined that the Special Use Permit is suitable for this location because it meets minimum lot size and acreage criteria. Additionally, the proposed use conforms to the Toledo 20/20 Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-6005-16, a request for a Special Use Permit for a used auto sales facility, for a site located at 5655 Secor Road, to the Toledo City Council, for the following three (3) reasons:

1. The proposed use meets the minimum lot size of one-half (1/2) acre and the minimum average width of 150 feet along the main road frontage (TMC§1104.0306).
2. The proposed use is compatible with other uses in the immediate area in terms of operating characteristics (TMC§1111.0706.C) and;
3. The proposed use complies with the Toledo 20/20 Comprehensive Plan.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-6005-16, a request for a Special Use Permit for a used auto sales facility, for a site located at 5655 Secor Road, to the Toledo City Council, subject to the following forty-three (43) 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. 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
Right-of-Way and Inspection: Joe Warnka 419-245-1220
Roadway: Tim Grosjean, ph. 419-245-1344
Water: Andrea Kroma, ph. 419-936-2163
Stormwater Drainage: Lorie Haslinger, ph. 419-245-3221;
Andy Stepnick 419-245-1338
Sanitary Sewers: Mike Elling, ph. 419-936-2276
2. 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)

3. 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.
4. 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.
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.

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. Plans for new water service or modifications to existing water service shall be submitted to the Division of Engineering Services for review and approval.
8. If existing water service is not to be reused, it shall be abandoned by the City of Toledo at the developer's expense.
9. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com at 800-414-4990. In the case of renovation, expansion, or modification projects, all existing backflow devices must be verified and registered. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-245-1395) to verify the backflow prevention requirements for this site.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

10. The design professional and/or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service, meter setting, or backflow protection device and that these devices are properly installed, tested, and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo standards.
11. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
12. New fire, domestic, and irrigation taps will be installed by City of Toledo at the owner's/developer's expense.
13. The plan submitted for Plan Commission review indicates earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, Storm Water Pollution Prevention Plan (SWP3), calculations, plans for stormwater service and a maintenance plan and maintenance agreement for Post-construction Storm Water Best Management Practices (BMPs) for this project shall be submitted directly to the Division of Engineering Services for stormwater review and approval.
14. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>, including the requirements for stormwater detention and post-construction stormwater BMPs.
15. This site drains to an existing post-construction BMP-detention pond. If this pond will be used to satisfy the current post-construction BMP requirements, calculations shall be submitted to show that the existing pond has the capacity for the additional impervious surfaces and that the existing pond meets the criteria of current Ohio EPA and City of Toledo stormwater regulations. The location of the existing detention pond is labeled on Sheet C1.0 as swale.
16. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs) to provide sediment and erosion control during construction. Construction BMPs shall be designed and installed per the latest Ohio EPA General Storm Water NPDES permit.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

17. All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
18. All sites disturbing 2,500 sq. ft. or more shall develop a site-specific Storm Water Pollution Prevention Plan (SWP3) that 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
19. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention, are encouraged and may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.
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, including any earth-disturbing work, will be permitted without approved plans and inspection.

Sewer & Drainage Services

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

Fire Prevention

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

Transportation

24. The proposed location of the ADA parking is too far from the sales office; ADA parking is required to be located in close proximity to the building entrance.

STAFF RECOMMENDATION

Plan Commission

25. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks (**not depicted on Site plan**).
26. Dumpsters may not be located in the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code.
27. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the Site plan and shall not be allowed in any required front yard. (TMC§1104.0302(A)) (**if applicable**).
28. All vehicles on display must be parked in striped parking spaces that shall be designated on an approved site plan. Vehicle parking that deviates from the approved Site plan shall not be permitted (**not depicted on site plan**). **A revised site plan shall be submitted for Plan Director approval.**
29. All used motor vehicles parked or displayed outdoors shall conform to Chapter 337, Safety and Equipment, of the Traffic Code and shall be operable
30. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
31. Display areas shall incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas.
32. The property at 3321 Coral Street is not indicated for use as the part of the current project. Any future use of the parcel will require re-review of the Special Use Permit.
33. A fifty (50') foot separation measured along the street frontage between any open display sales lot and a Residential district boundary line shall be maintained. This separation shall apply to both sides of a street and to intersecting streets on corner lots.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

34. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater system subject to the regulations and approval of the Department of Public Utilities.
35. The minimum number of parking spaces designed for persons with disabilities that must be provided shall adhere to the table in TMC§1107.1701.
36. Required spaces for persons with disabilities must be located in close proximity to building entrances and be designed to permit occupants of vehicles to reach the building entrance on an unobstructed path.
37. The rearmost portion of the site (5658 Planet Avenue) must be repaved before it can be used for auto parking.
38. The applicant is subject to the recording of the approved commercial plat (S-16-16)
39. A detailed site, lighting, sign, fencing and four (4) landscaping plans separate from the Building Plans shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Greenbelts are required along all street frontages. Greenbelt frontage landscaping shall be a minimum width of fifteen (15') feet; at least one (1) tree for every thirty (30) feet of lot frontage (existing trees may be eligible for credits). Calculations conclude that four (4) trees are required along Coral Street and nine (9) trees are required along Secor Road;
 - b. A Type A landscape screen and buffer shall be provided along the western edge of the CR Regional Commercial zoned portion of the site to screen the use for the residential neighbors. Said screen and buffer shall consist of a solid wood six (6') foot to eight (8') foot tall fence or wall and a ten (10') foot wide landscape buffer abutting the screening. Fencing is to be installed so that the smooth/flush side faces away from the development site;
 - c. A perimeter landscape buffer shall be provided abutting the parking area and to visually screen all off-street loading facilities from view of Residential districts and public right-of-way.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- d. A solid evergreen hedge planting with a minimum height of eighteen (18") inches (when installed so as to achieve full screening at maturity) shall be provided along all areas abutting the frontage greenbelt;
- e. All existing trees on the site with a caliper of four (4") inches or more must be mapped prior to site planning and should be incorporated into the landscape plan to the maximum practical extent;
- f. All trees in excess of twelve (12") inches in diameter must be retained to the maximum practical extent.
- g. Topsoil must be back filled to provide positive drainage of the landscape area;
- h. Foundation plantings along all portions of the building that is visible from the public right-of-way and landscaping at all major building entrances;
- i. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage, **as pertaining to the foundation plantings;**
- j. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards;
- k. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval.
- l. The land owner, or successors in interest, or agent, if any, or lessee must be jointly responsible for the regular maintenance of all landscape materials as well as any plant material removed.
- m. Buffers or landscape areas that are part of the stormwater runoff system must comply with the City's stormwater discharge control policies pursuant to Chapter 941 of the Streets, Utilities and Public Services Code as administered by the Department of Public Utilities.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- n. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties);
 - o. The location, height and materials for any fencing to be installed and maintained shall be noted on fencing plan;
 - p. The location, lighting and size of any signs, all signage is subject to TMC§1387.
 - q. No free-standing signs greater than forty-two (42”) inches from grade are permitted. Proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – *Sign Code*.
40. 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.
41. 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.
42. 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.
43. 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: SUP-6005-16...November 3, 2016

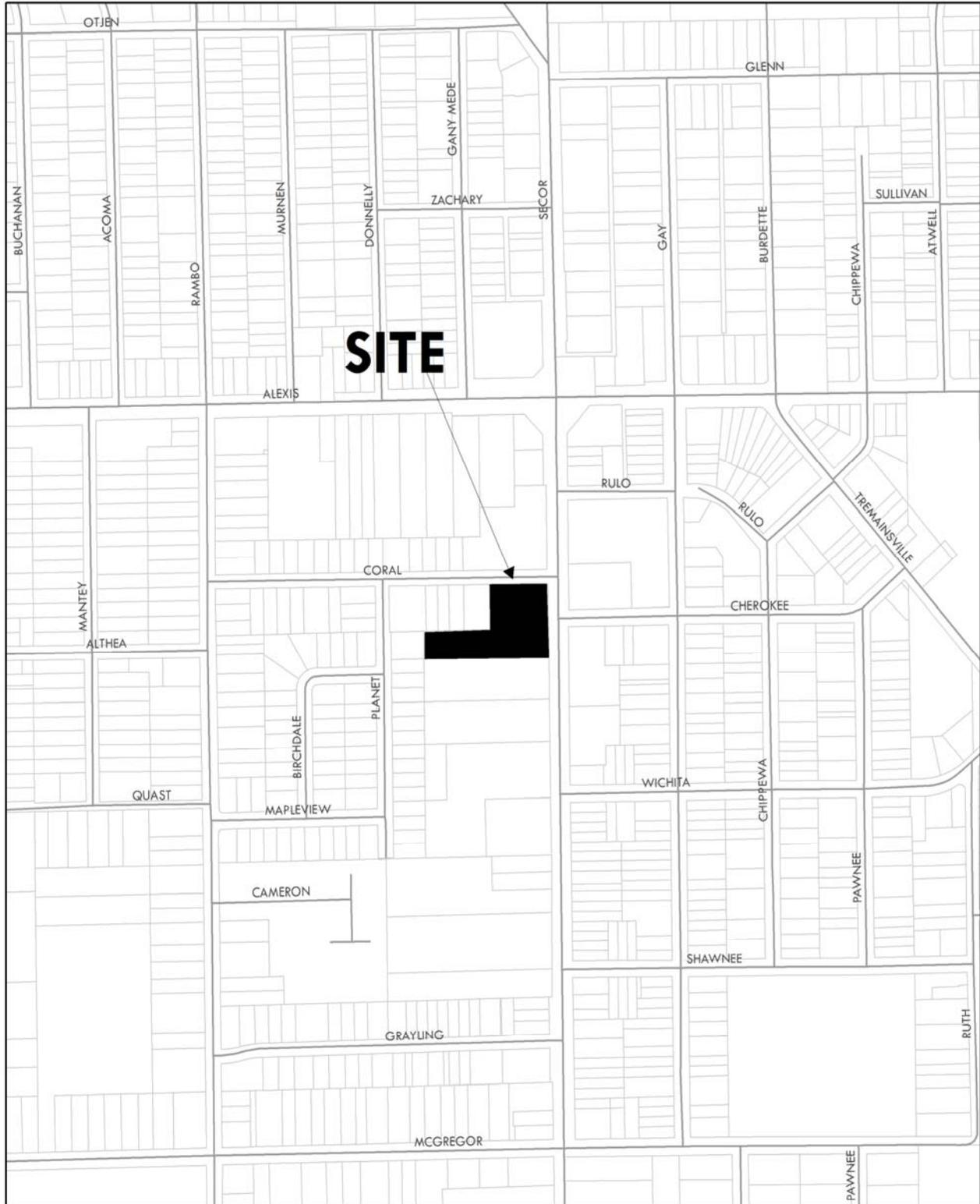
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-6005-16
DATE: November 3, 2016
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: December 7, 2016
TIME: 4:00 P.M.

GP
Three (3) sketches follow

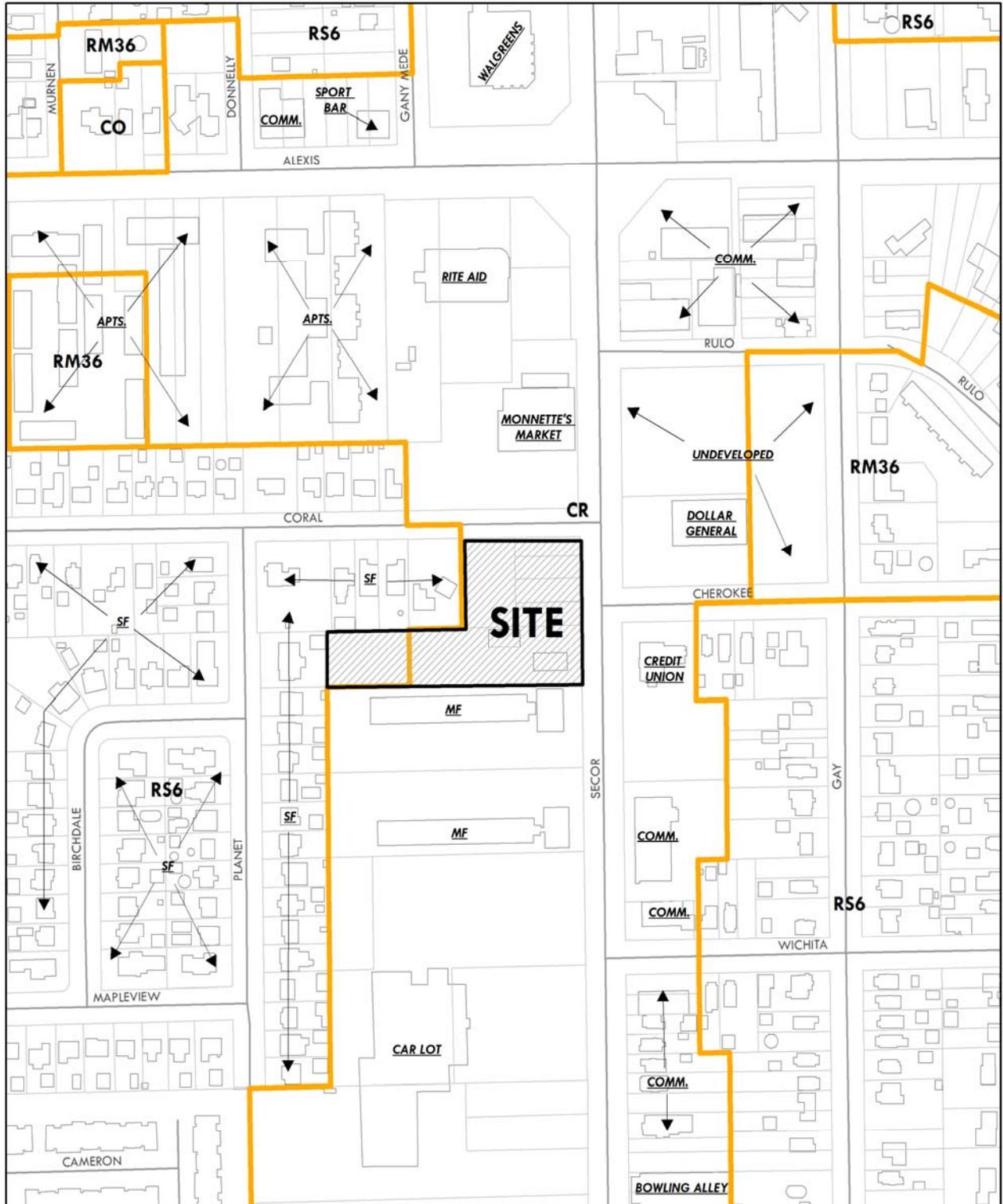
GENERAL LOCATION

SUP-6005-16
ID 76



ZONING AND LAND USE

SUP-6005-16
ID 76

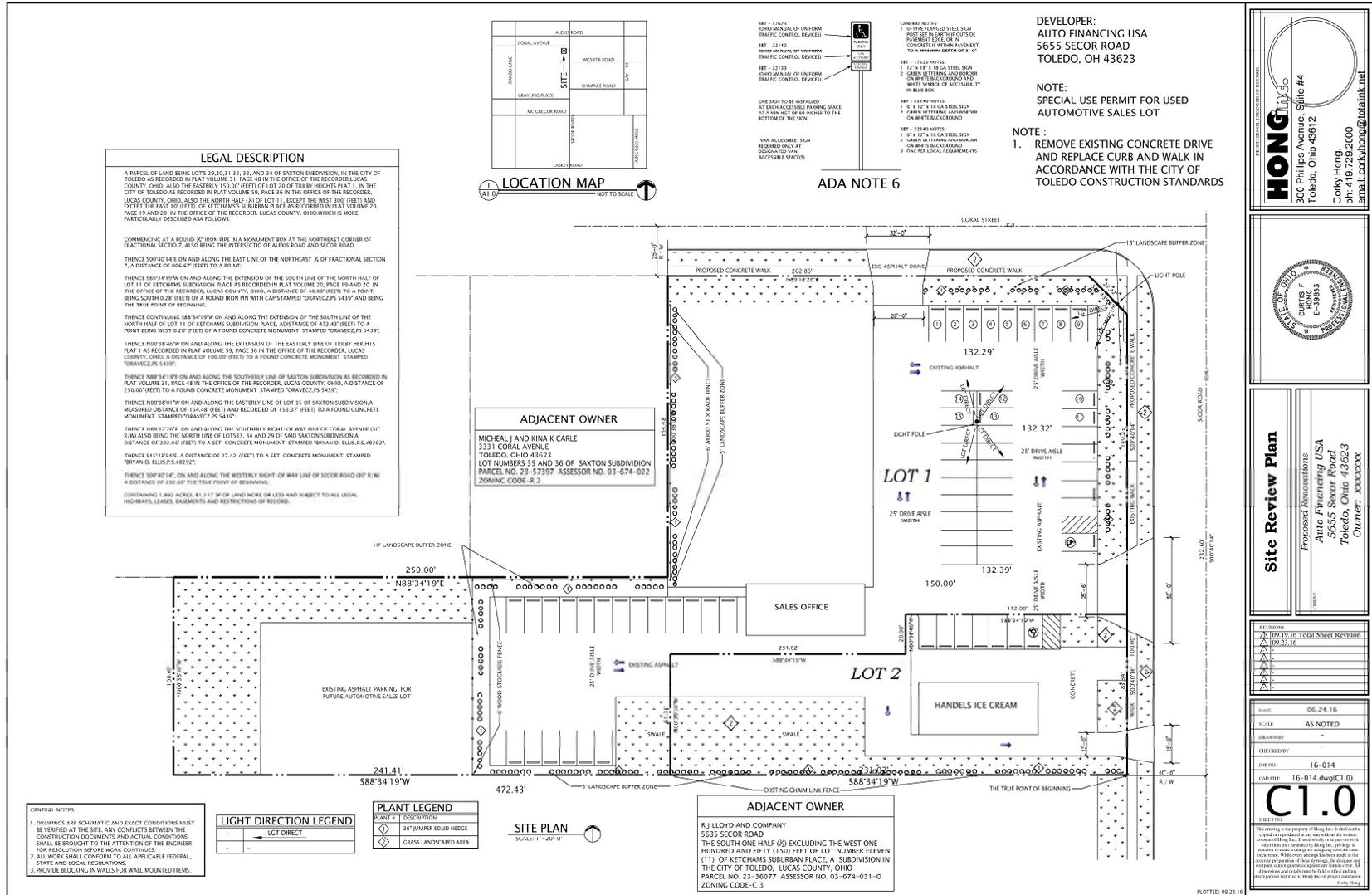


SITE PLAN

SUP-6005-16 ID 76



9-17



HONG
300 Phillips Avenue, Suite #4
Toledo, Ohio 43612
Corky Hong
ph: 419.239.2000
email: corkyhong@lutanink.net

Professional Engineer
CURTIS HONG
E-14904

Site Review Plan
Proposed Remonstrations
Auto Financing USA
5655 Secor Road
Toledo, Ohio 43623
Owner: Autoobacco

REVISION	DATE
1	06/23/16
2	09/23/16
3	
4	
5	
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10	

DATE: 06.24.16
SCALE: AS NOTED
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
JOB NO: 16-014
CAD FILE: 16-014.dwg(C1.0)
C1.0
SHEET NO. 1
This drawing is the property of Hong Inc. It shall not be used or reproduced in any way without the written consent of Hong Inc. The user shall be held responsible for any errors or omissions in this drawing. While every attempt has been made to ensure the accuracy of this drawing, the designer and drafter do not warrant the field office and any other person's opinion as to the accuracy of the drawing.

PLOTTED: 09/23/16

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GENERAL INFORMATION

Subject

- Request - Special Use Permit for a convenience store
- Location - 2837 Albion Street
- Applicant - Antonio O’Neil
2714 Albion Street
Toledo, OH 43610
- Consultant - Benchmark Engineering Group, Inc.
C/O: Tim O’Brian
3161 North Republic Boulevard
Toledo, OH 43615

Site Description

- Zoning - CR / Regional Commercial
- Area - ±0.12 acres
- Frontage - ±32’ along Albion Street
- Existing Use - Vacant Storefront Commercial Building
- Proposed Use - Convenience Store

Area Description

- North - Single Family Residential / RS6
- South - Single Family Residential / RS6
- East - Single Family Residential / RS6
- West - TARTA Hub Station / IG

Parcel History

- M-13-81 - Request for the adoption of the Auburn / Delaware Neighborhood Plan. Plan Commission recommended approval on 10/20/81, approved by City Council 12/16/81, Ord. 776-81.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- Z-248-82 - Request for Zone Change for the property in the Auburn – Delaware Neighborhood from M-1 Limited Industrial to R-2 Single Family Residential. Plan Commission recommended approval on 12/7/82, approved by City Council 2/2/83, Ord. 106-83.

- Z-3004-16 - Request for a Zone Change from RS6 Single Family Residential to CR Regional Commercial. Plan Commission recommended disapproval on 5/12/16, approved by City Council 7/5/16, Ord. 252-16.

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a site located at 2837 Albion Street to facilitate the development of a convenience store. The applicant also intends to operate a barber shop. The small storefront commercial building is vacant but was once used for the retail sale of beverage and packaged goods. The site is located in the middle of a residentially zoned neighborhood that is bordered by industrial zoning districts to the east and to the west. The property consists of one (1) parcel that is a total of ±0.12 acres. The applicant was granted a Zone Change from RS6 Single Family Residential to CR Regional Commercial for this location in July 2016.

The applicant intends on re-opening a neighborhood convenience store that was made a legal non-conforming use with the adoption of Auburn – Delaware Neighborhood Plan in 1982. A major concern associated with the existing land use is the conflict between adjacent land uses and the contradiction between how the site is presently zoned. The 1,200 square foot structure has been non-active for over one (1) year and is therefore required to obtain a Special Use Permit in order to operate as a the intended use. A convenience store is required to meet the spacing requirements of TMC§1104.0603 and shall not be located within a 2,000 foot radius of another convenience store. There is a convenience store located along Detroit Avenue approximately ±1,256 away.

STAFF ANALYSIS (cont'd)

Hours of operation may be limited to 5:30 am to 1:00 am as a condition of approval. Particular attention will be given to convenience stores located adjacent to any residential district, school, place of religious assembly, park, or playground. If approved the Special Use Permit for the mixed-use convenience store and barber shop 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.

Parking and Circulation

Pursuant to TMC§1107.0304 Parking, Loading, and Access – Schedule A, food and beverage retail sales are required to adhere to the parking standards of TMC§1107.0400 – Off-Street Parking Schedule “B”. This type of land use is required to have (1) one parking space for every three-hundred (300) square feet of floor area. Calculations conclude that the ±520 square feet space used for convenience store sales will require a total of two (2) parking spaces.

Pursuant to TMC§1107.0304 Parking, Loading, and Access – Schedule A, personal convenience services are required to adhere to the parking standards of TMC§1107.0400 – Off-Street Parking Schedule “B”. Calculations conclude that the ±470 square feet space used for personal convenience services (barber shop) will require a total of two (2) parking spaces. A total of four (4) parking spaces are required for the proposed development, of these parking spaces one (1) is required to be dedicated to handicap parking.

The Toledo Municipal Code requires a site to provide a minimum amount of standard and ADA parking to accommodate employees and customers. A portion of the total number of required off-street parking spaces in each off-street parking area must be specifically designed, located, and reserved for use by persons with physical disabilities. On street parking is reserved for residential use and is not permitted to be considered as available parking for commercial use. The site does not offer any of the required off-street parking.

Additionally, the site is restricted because residential zoning is predominant along Albion Street and cannot offer adequate access to any possible commercial parking areas. TMC§1107.1203 prohibits ingress and egress to a parking lot when residential zoning exists on the opposite side of the street. Introducing a commercially zoned parking lot in a residentially zoned neighborhood would have negative effects on the characteristics and integrity of the residential neighborhood.

STAFF ANALYSIS (cont'd)

The Department of Transportation objects to the approval of the proposal because on-street parking is reserved for residential use and not permitted to be considered as available parking for commercial use. If approved, because of the lack of parking and access, the applicant will need to obtain a City Council waiver of TMC§1104.0304, the minimum number of required off-street parking, to allow for on-street parking to be utilized by the proposed business as well as a waiver of TMC§1104.0603 to allow for a convenience store to be located within a 2,000 foot radius of another convenience store.

Landscaping

The site is existing and therefore is only required to be brought closer to compliance in terms of landscaping. Located in a residential neighborhood, the storefront commercial building is better adaptable to TMC§1108.0300 – *Urban Commercial Landscape Standards*. The intent of the subsection is to recognize that compliance with the landscape standards of TMC§1108.0200 may be difficult or impossible for urban, pedestrian-oriented development and to therefore provide more flexible landscape standards for redevelopment of existing structures and infill development in such areas of the City.

Any part of a lot area not used for buildings, other structures, or for roads, walks, parking, service areas or accessways must be landscaped with a combination of groundcover, trees and shrubs. Grass may be used in conjunction with other plant material. Landscape improvements must be provided in the sidewalk or other paved area in front of a building with tree grates, or other walkable surface material treatment for open tree pits, in the form of on shrub or understory for every thirty (30) feet of lot frontage. Calculations conclude that one (1) tree is required along Albion Street in order to meet the frontage greenbelt standards. Existing trees should be incorporated into the landscape plan to the maximum extent. Credit may be given to existing canopy trees, evergreen trees and understory trees according to the criteria outlined in TMC§1108.0407.

Auburn-Delaware Neighborhood Plan

In 1980 the Neighborhood Planning Program received a request for planning assistance from the Auburn-Delaware Residents Association. The purpose of the request was to survey the problems that exist in the neighborhood and identify the best approach to implement towards their solution. The findings were compiled into a Neighborhood Plan that is intended to serve as a working tool and policy guide for both the neighborhood and the City. A major problem identified in the study was the contradictions between the way the land was presently zoned (M-2 Light Industrial) and its existing use (primarily single family). It was determined that if zoning is not updated to reflect the existing land use, conflict areas would surely multiply and become a more serious problem. The result of the assessment was a neighborhood down zoning for the 2700, 2800, 2900, and 3000 blocks of Albion Street.

STAFF ANALYSIS (cont'd)

Auburn-Delaware Neighborhood Plan (cont'd)

In 1982 a proposed neighborhood down zoning from industrial to residential was initiated as a step in implementing the Auburn-Delaware Neighborhood Plan. The area was zoned Light Industrial although there were no industrial uses established along Albion Street. The 1982 staff report indicated that approval would result in one (1) carry-out and two (2) multi-family homes becoming legal non-conforming uses. Staff recommended approval of the rezoning for three (3) reasons: 1) to promote neighborhood stability; 2) to have zoning conform to the land use; and 3) to have the zoning conform to the adopted Auburn-Delaware Neighborhood 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 Toledo 20/20 Comprehensive Plan targets this area for Single Family Residential land 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 because the Special Use Permit does not conform to the Toledo 20/20 Comprehensive Plan. Additionally, the proposed Special Use Permit does not conform to the goals of the Auburn-Delaware Neighborhood Plan.

Staff has reviewed the proposed Special Use in accordance with the criteria of TMC§1111.0706 and the requirements for a convenience store in TMC§1104.0600. Based on the results of the review, staff has determined that the Special Use Permit is not suitable for this location because the approval of the proposed use is not compatible with adjacent land uses in terms of impacts associated with the use's operation. Also, the proposed use would be in direct violation of spacing restrictions mandated in TMC§1104.0603(A).

Finally, the Special Use Permit for a mixed-use convenience store and barber shop is not suitable for this location because the proposed use does not comply with the Toledo Municipal Zoning Code in term of parking and adequate access.

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

STAFF RECOMMENDATION

If approved, the staff recommends that the Toledo City Plan Commission make the following recommendations to the Toledo City Council on the following waiver request to the Special Use Permit, for a convenience store and barber shop at 2837 Albion Street:

Chapter 1104 Use Regulations

Sec. 1104.0603(A) Convenience Store Spacing Requirements

Disapproval of the request because approval would result in violation of the spacing requirement outlined in TMC§1104.0603(A).

Chapter 1107 Parking, Loading, and Access

Sec. 1107.0304 Schedule A – Minimum Off-Street Parking Requirements

Disapproval of the request because on-street parking is reserved for residential use and is not permitted to be considered as available parking for commercial use.

The staff further recommends that the Toledo City Plan Commission recommend disapproval of SUP-9003-16, a request for a Special Use Permit for a convenience store located at 2837 Albion Street, to the Toledo City Council, for the following five (5) reasons:

1. The proposed use does not comply with the Toledo 20/20 Comprehensive Plan or the Auburn – Delaware Plan.
2. The proposed use is not compatible with adjacent land uses in terms of impacts associated with the use’s operation; and
3. The proposed use would be in violation of the spacing requirement outlined in TMC§1104.0603(A).
4. The proposed use does not comply with the Toledo Municipal Code (site cannot meet parking or access requirements).
5. The Division of Transportation objects to the approval of the site plan and recommends disapproval by the Plan Commission

REF: SUP-9003-16... November 3, 2016

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-9003-16
DATE: November 3, 2016
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: December 7, 2016
TIME: 4:00 P.M.

GP

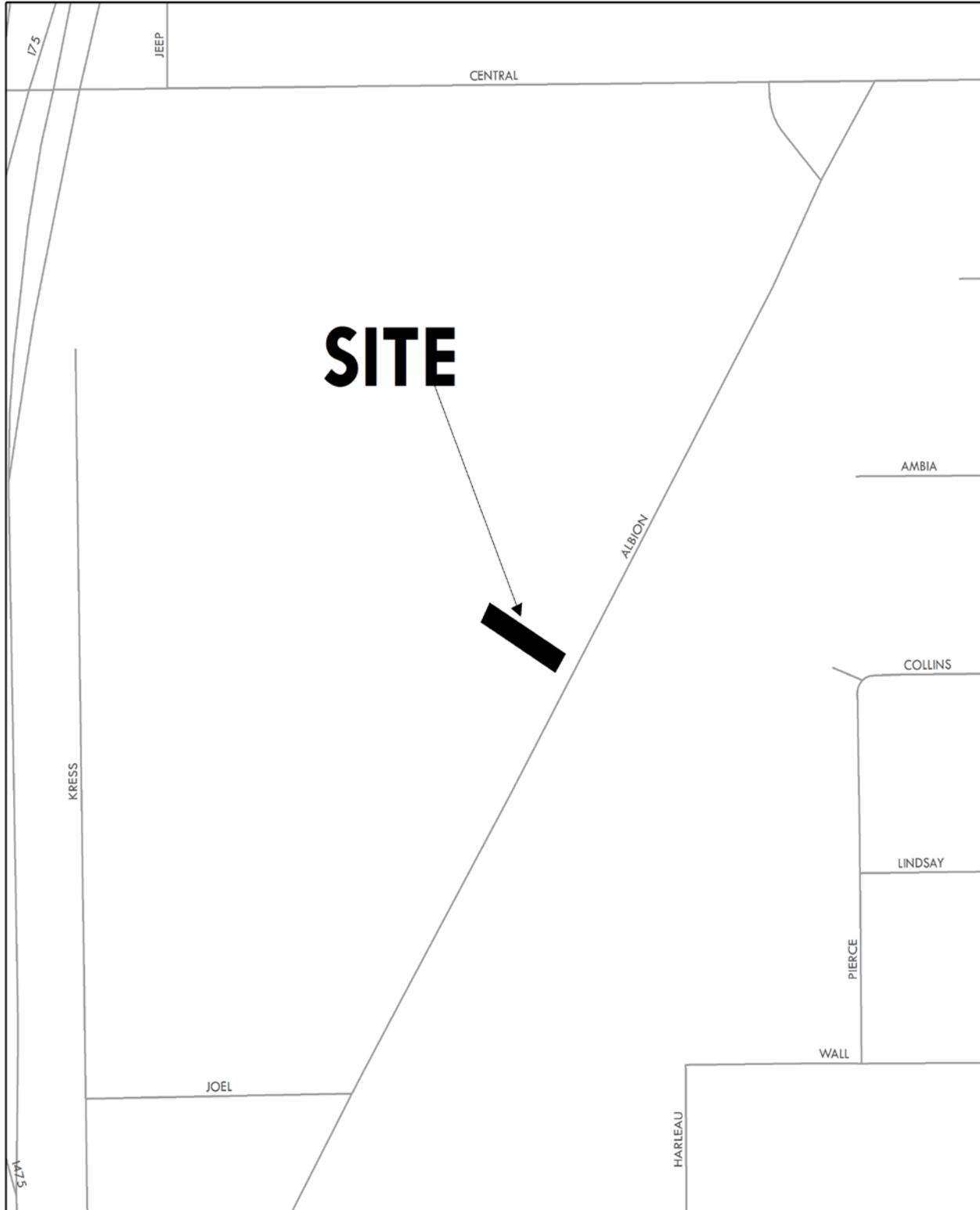
Three (3) sketches follow

Exhibit "A" follows

Exhibit "B" follows

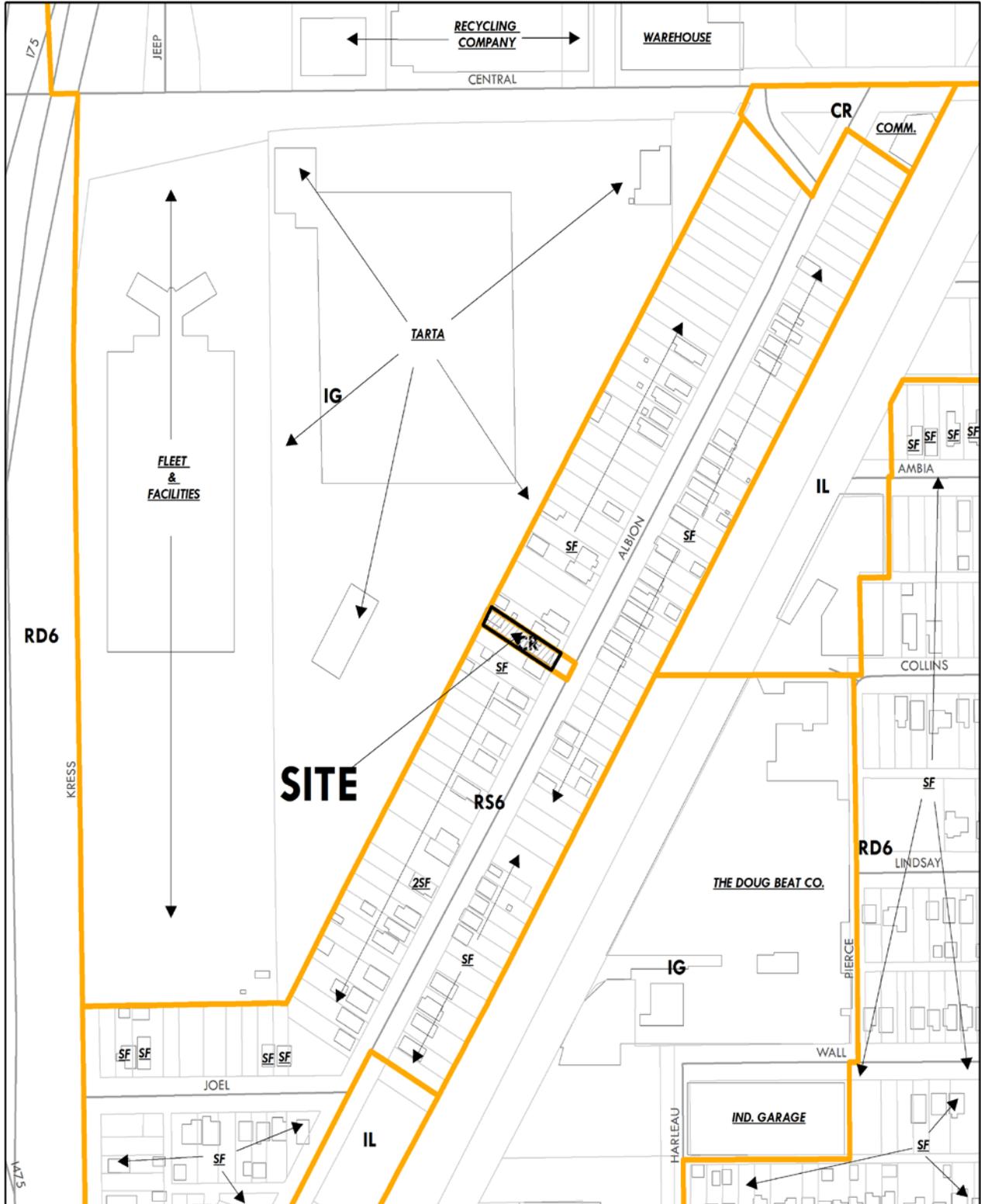
GENERAL LOCATION

SUP-9003-16
ID 17



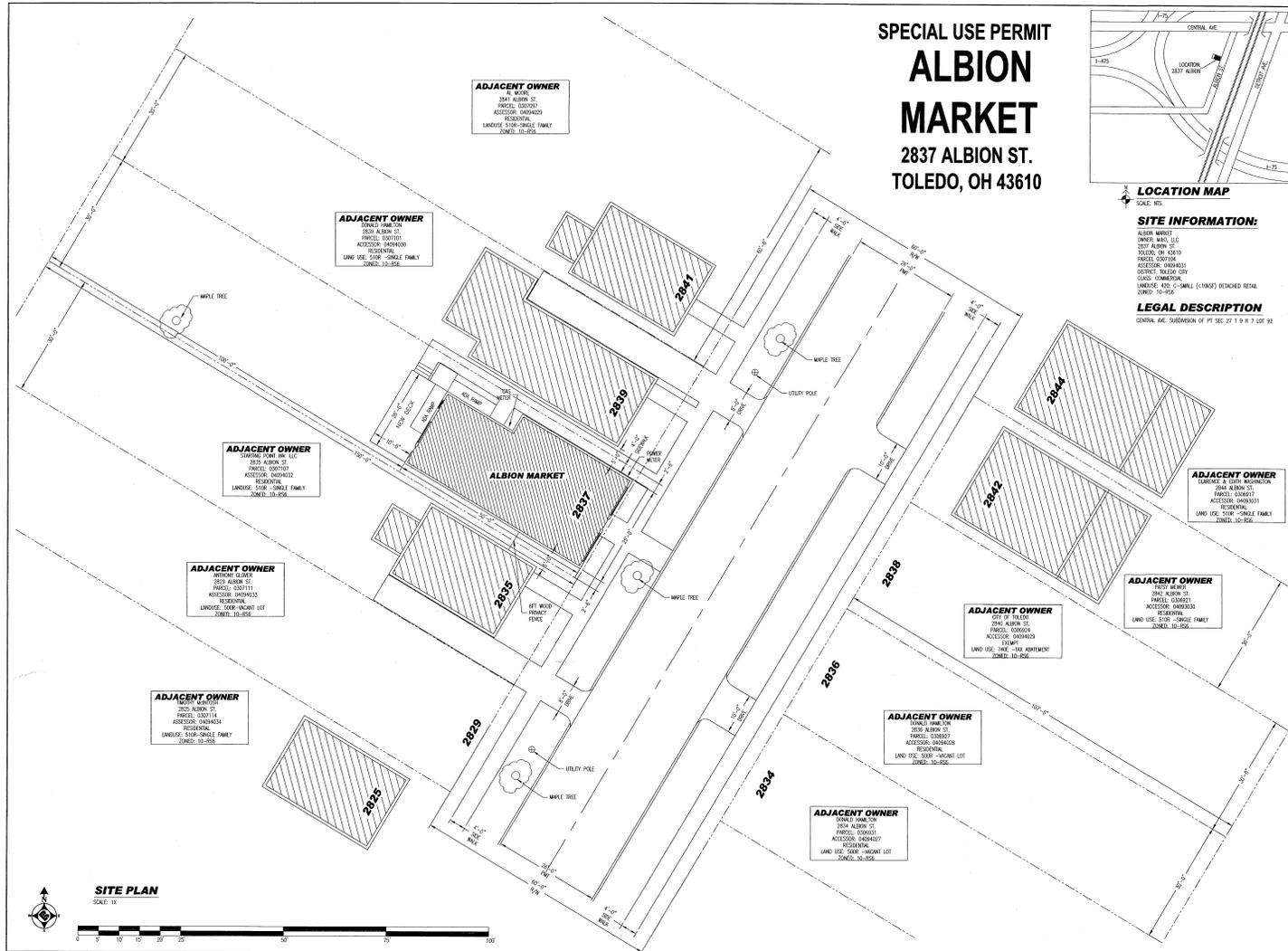
ZONING & LAND USE

SUP-9003-16
ID 17

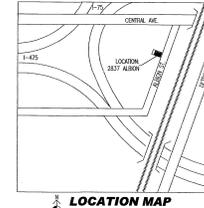


SITE PLAN

SUP-9003-16
ID 17



SPECIAL USE PERMIT
ALBION
MARKET
2837 ALBION ST.
TOLEDO, OH 43610



SITE INFORMATION:

ALBION MARKET
OWNER: WAO, LLC
2837 ALBION ST.
TOLEDO, OH 43610
PARCELS: 0204010
ACCESSOR: 0404000
RESIDENTIAL
LAND USE: S10R - SINGLE FAMILY
ZONED: IS-05E

LEGAL DESCRIPTION

CENTRAL AVE. SUBDIVISION OF P1 SEC 27 T19 N R7 LOT 92

BENCHMARK ENGINEERING GROUP, INC.
3161 N. REPUBLIC BLVD.
TOLEDO, OHIO 43615
(419) 843-6699
(419) 843-7216 FAX
www.benchmarkeng.com

STAMP AREA:
DRAWING NO: 2837-A-00
SITE PLAN

ENGINEER: TIMOTHY A. O'BRIEN
PE NUMBER: 65750
REGISTERED: OHIO

CLIENT:
ALBION MARKET
2837 ALBION ST.
TOLEDO, OH

PROJECT: SPECIAL USE PERMIT CARRYOUT

DRAWING ISSUES:

NO.	DATE	DESCRIPTION
1	7/8/16	ISSUED FOR PLAN REVIEW
2	7/8/16	ISSUED FOR PLAN REVIEW
3	9/12/16	ISSUED FOR PLAN REVIEW

DRAWING TITLE: SITE PLAN

DRAWING SCALE: 1" = 10'

DRAWING NUMBER: 2837-A-00

VERSION: SHEET 1 OF 1

10 - 10

EXHIBIT "A"

Ref: SUP-9003-16
Planner: Gyasi "JC" Pullum
Prepared By: JJones, 10/5/16

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

To: Thomas C. Gibbons, Director, Toledo-Lucas County Plan Commissions
Thru: William H. Franklin, P.E., Director of Public Service *WHF 9/29/16*
From: Sherri L. Frederick, Acting Commissioner, Division of Transportation
Subject: A convenience store located at 2837 Albion St.

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

1. The Toledo Municipal Code requires a site to provide a minimum amount of standard and ADA parking to accommodate employees and customers. On street parking is reserved for residential use and is not permitted to be considered as available parking for commercial use. A site plan that includes a parking plan meeting requirements of Toledo Municipal Code 1107 must be submitted to the Division of Transportation for review and approval.

The Division of Transportation objects to the approval of the site plan and recommends disapproval by the Plan Commission.

Sherri L. Frederick *9/29/16*

Sherri L. Frederick Date
Acting Commissioner
Division of Transportation

EXHIBIT “B”
(agency conditions)

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

Engineering Services

1. 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
Right-of-Way and Inspection: Joe Warnka 419-245-1220
Roadway: Tim Grosjean, ph. 419-245-1344
Water: Andrea Kroma, ph. 419-936-2163
Stormwater Drainage: Lorie Haslinger, ph. 419-245-3221;
Andy Stepnick 419-245-1338
Sanitary Sewers: Mike Elling, ph. 419-936-2276

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

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.

EXHIBIT “B” (cont’d)
(agency conditions cont’d)

Engineering Services (cont’d)

7. Plans for new water service or modifications to existing water service shall be submitted to the Division of Engineering Services for review and approval.
8. Plans for new water meter or modifications to the existing water meter shall be submitted to the Division of Water Distribution for review and approval.
9. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ 800-414-4990. In the case of renovation, expansion or modification projects, all existing backflow devices must be verified and registered. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-245-1395) to verify the backflow prevention requirements for this site.
10. The design professional and/or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service, meter setting or backflow protection device and that these devices are properly installed, tested and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo standards.
11. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
12. If existing water service is not to be reused, it will be abandoned by the City of Toledo at the developer’s expense.
13. New water taps will be installed by City of Toledo at the developer’s expense.

EXHIBIT “B” (cont’d)
(agency conditions cont’d)

Engineering Services (cont’d)

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

Sewer & Drainage Services

Comments not received at the time of printing.

Fire Prevention

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

Transportation

15. The Toledo Municipal Code requires a site to provide a minimum amount of standard and ADA parking to accommodate employees and customers. On street parking is reserved for residential use and is not permitted to be considered as available parking for commercial use. A site plan that includes a parking plan meeting requirements of Toledo Municipal Code 1107 must be submitted to the Division of Transportation for review and approval.

Plan Commission

16. **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.
17. Litter receptacle(s) shall be provided for the use of parking area users and others. Litter receptacle(s) are treated and accessory structures and must be maintained according to the requirements of the Toledo-Lucas County Health Department.

EXHIBIT “B” (cont’d)
(agency conditions cont’d)

Plan Commission (cont’d)

18. The applicant is required to submit a site plan that includes a parking plan for the review and approval of the Division of Transportation unless the applicant obtains a City Council waiver of TMC§1104.0304, for the minimum number of required off-street parking, to allow for on-street parking to be utilized by the proposed business
19. Hours of operation may be limited to 5:30 am to 1:00 am and particular attention will be given to convenience stores located adjacent to any residential district, school, place of religious assembly, park, or playground.
20. A detailed site, lighting, fencing and four (4) landscaping plans separate from the Building Plans shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway. Perimeter landscaping will consist of one the options listed in TMC§1108.0305;
 - b. Wheel stops must be provided to ensure that vehicles cannot overhang directly on plant material, if a landscape area is used;
 - c. Any part of a lot area not used for buildings, other structures, or for roads, walks, parking, service areas or accessways must be landscaped with a combination of groundcover, trees and shrubs. Grass may be used in conjunction with other plant material.
 - d. Landscape improvements must be provided in the sidewalk or other paved area in front of a building with tree grates, or other walkable surface material treatment for open tree pits, in the form of on shrub or understory for ever thirty (30) feet of lot frontage along Albion Street. **If applicable**, the minimum tree pit size will be 4 feet by 4 feet unless otherwise approved by the Planning Director.
 - e. Existing trees should be incorporated into the landscape plan to the maximum extent. Credit may be given to existing canopy trees, evergreen trees and understory trees according to the criteria outlined in TMC§1108.0407.

EXHIBIT “B” (cont’d)
(agency conditions cont’d)

Plan Commission (cont’d)

- f. The location and direction of any proposed lighting. Lights are to be directed away from adjacent residential properties and away from the sky above the light fixture.
- 21. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
- 22. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
- 23. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
- 24. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

GENERAL INFORMATION

Subject

- Request - Special Use Permit for Drug & Alcohol Treatment Facility, Non-Residential
- Location - 1822-1832 Adams Street (*building*), 1821-1833 & 2002-2008 Adams Street (*parking lot*) & 1925-1927 Warren Street (*parking lot*)
- Applicant - A Renewed Mind, an Ohio Nonprofit Corporation
7150 Granite Circle, Suite 203
Toledo, Ohio 43617
- Attorney - Brian C. Kalas, Attorney at Law
Niehaus, Wise & Kalas, Ltd.
7150 Granite Circle, Suite 203
Toledo, Ohio 43617

Site Description

- Zoning - CR / Regional Commercial
- Area - ± 1.36 acres
- Frontage - ± 250' along Adams Street
± 135' along 20th Street
± 175' along Adams Street Warren Street
- Existing Use - Life Skills Center Charter High School
- Proposed Use - Drug & Alcohol Treatment, Non-residential

Area Description

- North - Alley, open green space / CR
- South - Adams Street, parking lot, Ottawa Tavern, UpTown Green Park / CR, POS
- East - Alley, open green space, auto repair garage / CR
- West - 20th & Warren Street, parking lot / CR

Parcel History

- M-4-12 - UpTown Neighborhood District Plan (Plan Commission approved on 12/05/2013. City Council approved on 1/14/2014 by Ord. 19-14).

GENERAL INFORMATION (cont'd)

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Toledo UpTown District Plan
- UpTown District Urban Neighborhood Overlay

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to facilitate the development of a non-residential drug and alcohol treatment facility in a building located at 1822-1832 Adams Street on the corner of Adams and Warren Street. Additionally the development includes the use of two parking lots across Adams and Warren Street. The building is currently occupied by the Life Skills Center High School on the first floor, which is open Monday through Friday from 8:00 AM to 4:30 PM. The applicant is proposing to locate the non-residential drug and alcohol treatment facility on the second floor.

Surrounding land uses include green space and Warren Street auto repair garage to the east across the alley, commercial businesses to the south along Adams Street, Toledo Sign to the west and Bretz bar/dance club to the north. The site is located within the UpTown District Urban Neighborhood Overlay District and the Village of Adams Street Open Refreshment Area. The properties associated with the development are zoned CR Regional Commercial and permit non-residential drug and alcohol treatment facilities but require a Special Use Permit. A Special Use Permit is required for all non-residential drug and alcohol facilities which are located outside of Institutional Campus zoning districts and subject to additional use regulations as stated in TMC§1104.0100.

TMC§1116.0230(A) defines a non-residential drug and alcohol facility as “a facility providing alcohol and drug addiction services, including but not limited to methadone treatment, to one or more persons who do not reside at the center”. The applicant is intending to operate a non-residential drug and alcohol treatment facility that will provide services including assessment, counseling, crisis stabilization, psychiatry, medication assisted treatment and case management. The ±65 person staff will be comprised of medical doctors, nurses, licensed social workers and counselors, along with care managers who will administer the services. The applicant has indicated that the organization does not permit employees, patients or visitors to loiter outside the premises before; during or after treatment. The applicant has also stated efforts will be taken to work with local neighborhood associations, businesses and organizations to create an outside environment that is conducive to the surrounding area.

STAFF ANALYSIS (cont'd)Use Regulations

Among the surrounding land uses is the Ohio Link halfway house group living facility at 2010-2012 Madison Avenue. Per TMC§1104.0100 – *Use Regulations Use Table*, non-residential drug and alcohol treatment facilities are subject to spacing regulations outlined in TMC§1104.1000 – *Group Living and Daycare Spacing*, which states that no Group Living facility, such as the proposed, shall be located within 500 feet of another Group Living facility. The proposed location is within 500' of an existing Group Living facility and in violation of the Toledo Municipal Code (TMC). A waiver of TMC§1104.1000 will be required by City Council for the proposed facility to operate.

Parking and Circulation

TMC§1107.0300 – *Parking Schedule A*, requires a non-residential alcohol and drug facility to provide one (1) parking space per 300 square feet plus one (1) bicycle parking space per ten (10) parking spaces. Calculations conclude that a total of forty-five (45) parking spaces are required for the site. Two (2) of these parking spaces are required to adhere to accessible parking for physically disabled persons per TMC§1107.1700. In addition, five (5) bicycle parking slots shall be provided per TMC§1107.0901(B). The site plan depicts two parking lots abutting the site with a total of 119 spaces. Pursuant to TMC§1107.0302 *Maximums* – an applicant may provide up to 150 percent of the minimum required parking, or equal to 68 spaces. As stated in TMC§1107.1400 *Alternative Access and Parking Plans*, the Director of Planning is authorized to approve alternative parking plans that permit off-street parking spaces in excess of the allowed 150 percent maximum. The parking provided for the proposed use exceeds the minimum number of off-street parking spaces. Additionally, the parking lots on a separate parcel from the principal use will require the submission of an alternative access and parking plan. An alternative access and parking plan shall be submitted to the Director to justify the parking in excess of 150 percent and is listed as a condition of approval.

Landscaping

Due to its location within the UpTown District Urban Neighborhood Overlay District, the site is required to adhere to the Urban Commercial Landscape Standards. The intent of these standards is recognizing that compliance with the landscape standards of TMC§1108.0200 may be difficult or impossible for urban, pedestrian-oriented development and to therefore provide more flexible landscape standards for the redevelopment of existing structures and infill developments. These landscape standards are intended to buffer the effects of uses on adjacent properties by requiring a screen and/or buffer between the uses in order to minimize the harmful impacts of noise, dust/debris, headlight glare and other objectionable activities by an adjoining or nearby use. The submitted site plan does not depict any proposed landscaping on site. Since the site currently exists and there are no proposed modifications, no landscaping is required to be installed. Staff recommends foundation plantings be installed along all portions of the building that are visible from the public right-of-way and at all major building entrances.

STAFF ANALYSIS (cont'd)

Village on Adams Street

As of December 8, 2015, the Toledo City Council authorized (Ord. 345-16) and established the Adams Street Open Refreshment Area (ORA) in accordance with Section 4301.82 of the Ohio Revised Code and Ohio Substitute House Bill 47. This legislation authorizes cities in Ohio to designate ORA's for the purpose of supporting the cultural and economic success in a designated area.

The Adams Street ORA is a 10 block section of Adams Street from 11th to 21st Street which allows individuals, Monday through Friday from 5 PM until 1 AM and Saturday and Sunday from 12 PM until 1 AM, to purchase alcoholic beverages from one of the many qualified establishments (Wesley's, Manhattan's, The Attic, The Ottawa Tavern, Bretz, etc.) and allows for those beverages to be consumed along Adams Street. This designated area along Adams Street allows individuals to be exempt from local and state open container laws. A non-residential drug and alcohol treatment facility will not be compatible with the commercial developments and established ORA. The proposed location is situated between two establishments which sell alcoholic beverages and participate in the ORA which could cause an issue with patients or clients receiving services on site.

UpTown District Urban Neighborhood Overlay

The property is located within the UpTown District Urban Neighborhood Overlay (UNO) which was developed out of the 2013 UpTown District Plan. The UpTown District Plan identified the importance of social services and the stakeholders which reside within the UpTown District. Recognizing the need for these services, the location and expansion of social services concentrated within the UpTown District has increased over the years. However, the UpTown District Plan has targeted the area along Adams Street for arts and entertainment type developments. The proposed use does not conform to the vision of the UpTown District Plan.

Per the procedures for the UpTown UNO Regulations as defined in TMC§1103.1600, an Architectural Review Committee has been established to review and make recommendations for proposed physical changes to structures and public space within the UpTown District. In the event the property is modified by any physical changes which are visible from the right-of-way and constitute more than ten percent (10%) of the appraised value through the County auditor's office then there will be a separate review process by the UpTown District Architectural Review Committee (UDARC). Additionally, any fencing, parking, driveways or signage proposed to be modified on site will require a separate application for UDARC approval.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area as Urban Village. The Urban Village future land use district was intended as a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The proposed use is consistent with the Urban Village future land use designation however it is not compatible with nearby uses along Adams Street and the established ORA. Additionally, the proposed use is not consistent with the UpTown District Plan which has identified Adams Street as an arts and entertainment corridor. Finally, the proposed use is in violation of TMC§1104.1001 - *Group Living and Day Care Spacing*, which requires a non-residential drug and alcohol treatment facility to be at least 500 feet from a site of any other Group Living facilities, Type A Family Day Care Home and Nonresidential Drug and Alcohol Center.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-9004-16, a request for a Special Use Permit for Drug & Alcohol Treatment Facility – Non-Residential at 1822-1832 Adams Street (*building*), 1821-1833 & 2002-2008 Adams Street (*parking lots*) & 1925-1927 Warren Street (*parking lot*), to the Toledo City Council for the following three (3) reasons:

1. The proposed use would be in violation of the spacing regulations outlined in TMC§1104.1001; and
2. The use is not compatible with adjacent uses in terms of operating characteristics such as noise, traffic generation, and other impacts associated with the use's operations (TMC§1111.0706(C) – Review and Decision Making Criteria).
3. The proposed use does not conform to the vision of the UpTown District Plan

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

REF: SUP-9004-16. . . November 3, 2016

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-9004-16
DATE: November 3, 2016
TIME: 2:00 P.M.

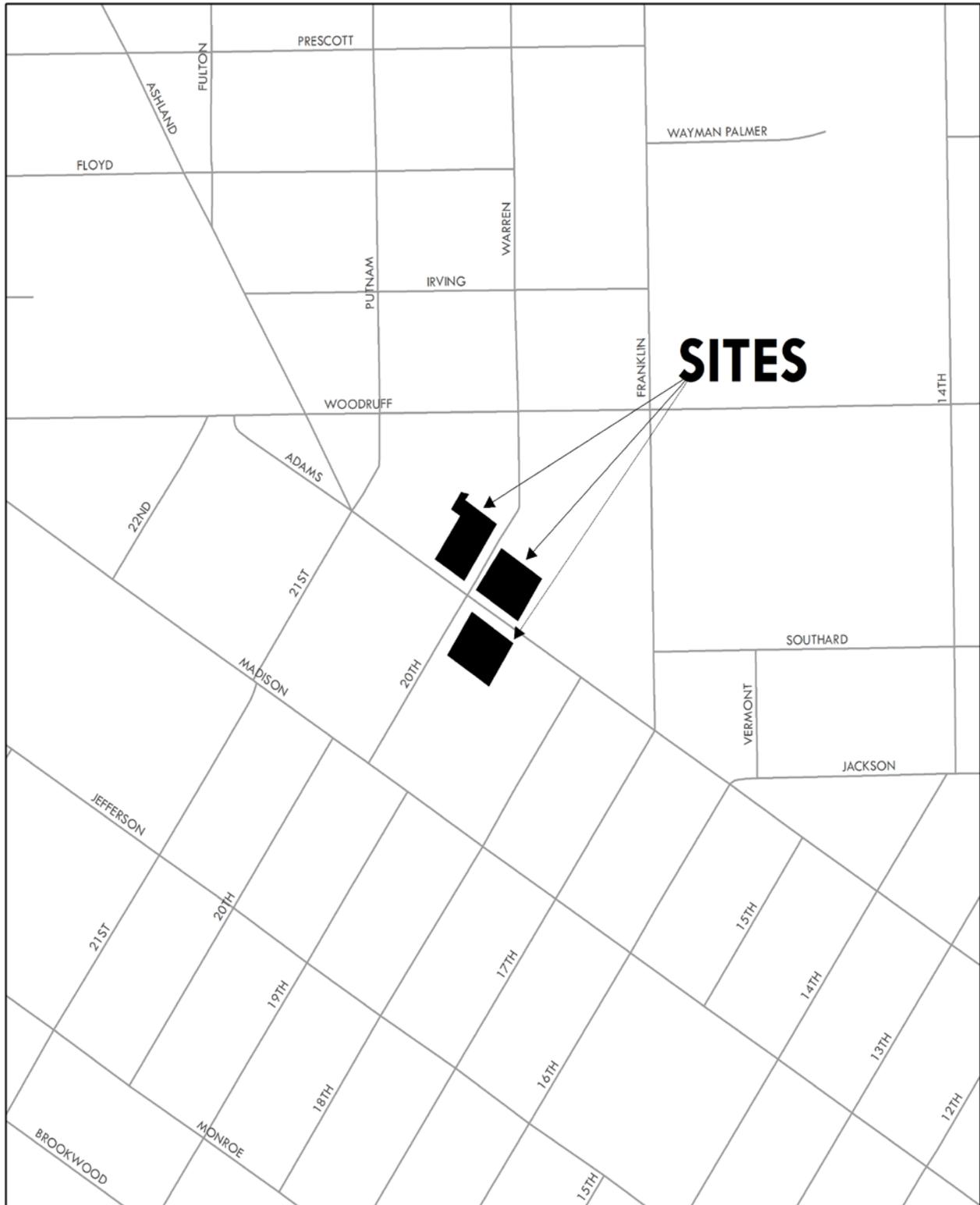
CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: December 7, 2016
TIME: 4:00 P.M.

RS

Three (3) sketches and one (1) exhibit follows

GENERAL LOCATION

SUP-9004-16
ID 14



SITE PLAN

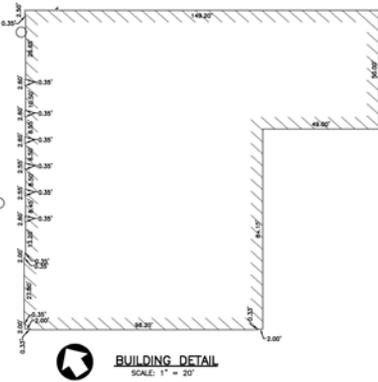
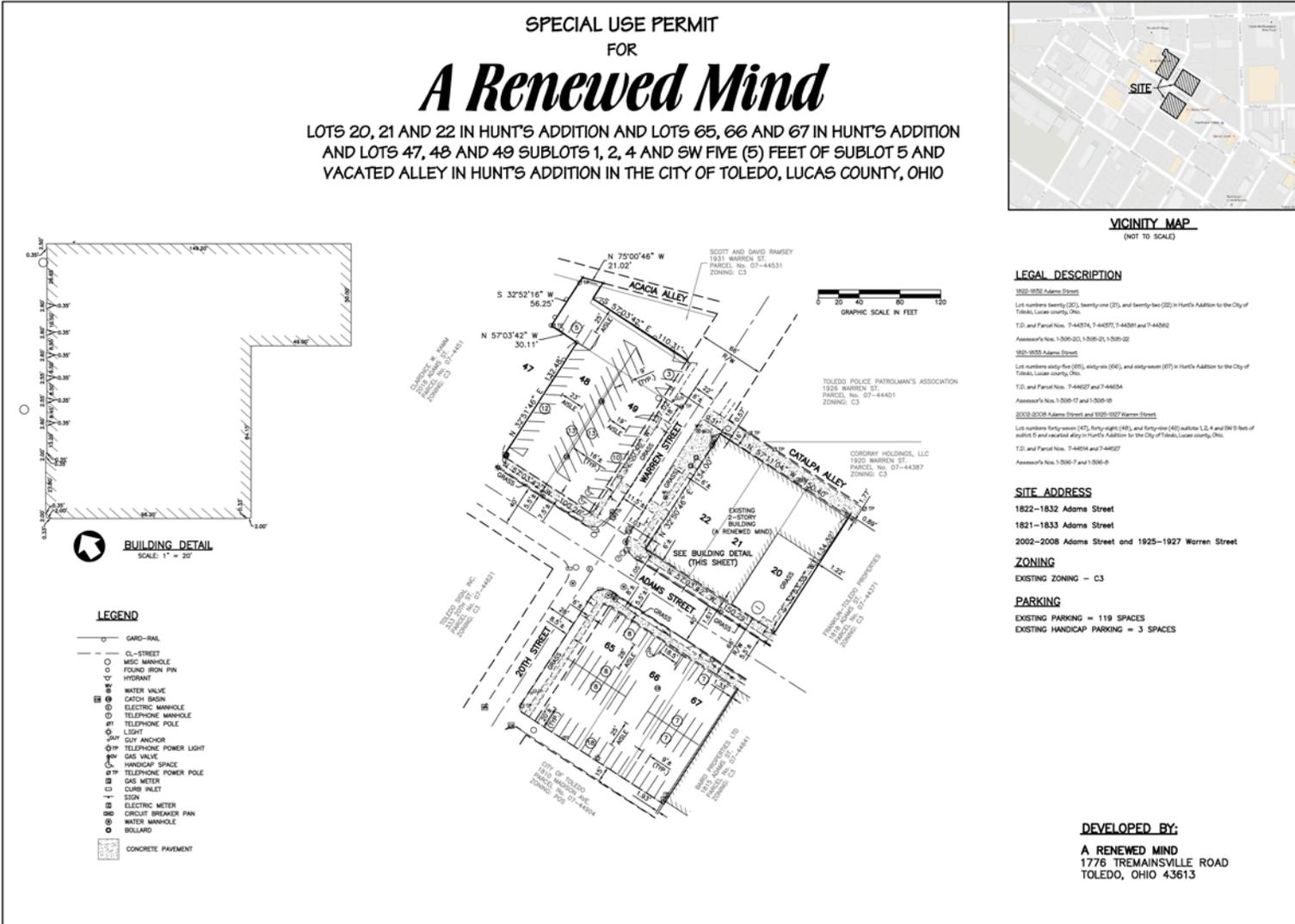
SUP-9004-16
ID 14



SPECIAL USE PERMIT
FOR
A Renewed Mind
LOTS 20, 21 AND 22 IN HUNT'S ADDITION AND LOTS 65, 66 AND 67 IN HUNT'S ADDITION
AND LOTS 47, 48 AND 49 SUBLOTS 1, 2, 4 AND SW FIVE (5) FEET OF SUBLOT 5 AND
VACATED ALLEY IN HUNT'S ADDITION IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO



VICINITY MAP
(NOT TO SCALE)



BUILDING DETAIL
SCALE: 1" = 20'

- LEGEND**
- GARD-RAIL
 - CL—STREET
 - MID MANHOLE
 - FOUND IRON PIN
 - FOUNTAIN
 - WATER VALVE
 - DATCH BASIN
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - TELEPHONE POLE
 - LIGHT
 - GUY ANCHOR
 - TELEPHONE POWER LIGHT
 - GAS VALVE
 - HANDICAP SPACE
 - TELEPHONE POWER POLE
 - GAS METER
 - CURB INLET
 - SIGN
 - ELECTRIC METER
 - CIRCUIT BREAKER PAN
 - WATER MANHOLE
 - BOLLARD
 - CONCRETE PAVEMENT

LEGAL DESCRIPTION

1822-1832 Adams Street
Lot numbers twenty (20), twenty-one (21), and twenty-two (22) in Hunt's Addition to the City of Toledo, Lucas county, Ohio.
T.D. and Parcel Nos. 7-44374, 7-44375, 7-44381 and 7-44382
Assessor's Nos. 1-5306-20, 1-5306-21, 1-5306-22

1821-1833 Adams Street
Lot numbers sixty-five (65), sixty-six (66), and sixty-seven (67) in Hunt's Addition to the City of Toledo, Lucas county, Ohio.
T.D. and Parcel Nos. 7-44327 and 7-44328
Assessor's Nos. 1-5306-17 and 1-5306-18

2002-2008 Adams Street and 1925-1927 Warren Street
Lot numbers forty-seven (47), forty-eight (48), and forty-nine (49) and Sublots 1, 2, 4 and 5 and vacated alley in Hunt's Addition to the City of Toledo, Lucas county, Ohio.
T.D. and Parcel Nos. 7-44324 and 7-44327
Assessor's Nos. 1-5306-7 and 1-5306-8

SITE ADDRESS
1822-1832 Adams Street
1821-1833 Adams Street
2002-2008 Adams Street and 1925-1927 Warren Street

ZONING
EXISTING ZONING - C3

PARKING
EXISTING PARKING = 119 SPACES
EXISTING HANDICAP PARKING = 3 SPACES

DEVELOPED BY:
A RENEWED MIND
1776 TREMAINSVILLE ROAD
TOLEDO, OHIO 43613

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FellerFinch
9, A.S.D.C.A.T.E.S., INC.
Engineers - Surveyors

NO.	DATE	REVISION

MAJOR SITE PLAN REVIEW

PROJECT: LOTS 20, 21 AND 22 IN HUNT'S ADDITION AND LOTS 65, 66 AND 67 IN HUNT'S ADDITION AND LOTS 47, 48 AND 49 SUBLOTS 1, 2, 4 AND 5 AND VACATED ALLEY IN HUNT'S ADDITION IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO

NO.	DATE	REVISION

DESIGNED BY: _____
SCALE: 1" = 40'
DATE: 9-15-16
DRAWN BY: DEW
CHECKED BY: DEW, DEW
PROJECT: 1008301
DRAWING: 10-083010500A1
SHEET: 1 OF 1

11 - 6

*Project: 1008301_1_Dwg10-083010500A1.dwg, 11/15/2016 11:02:07 AM, C:\DWG

**EXHIBIT “A”
Review Agency Conditions**

The following forty-eight (48) 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. 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

Right-of-Way and Inspection: Joe Warnka 419-245-1341

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

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

Stormwater Drainage: Lorie Haslinger, 419-245-3221; Andy Stepnick, 419-245-1338

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

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

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

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. Plans for new water service or modifications to the existing water service shall be submitted to the Division of Engineering Services for review and approval.
8. Plans for new water meter or modifications to the existing water meter shall be submitted to the Division of Water Distribution for review and approval.
9. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ 800-414-4990. In the case of renovation, expansion or modification projects, all existing backflow devices must be verified and registered. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-245-1395) to verify the backflow prevention requirements for this site.
10. The design professional and/or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service, meter setting or backflow protection device and that these devices are properly installed, tested and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo standards.
11. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
12. New fire, domestic, and irrigation taps will be installed by City of Toledo at the owner/developer's expense.
13. The plan submitted for plan commission review indicates earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, SWP3 plan, and plans for stormwater service for this project shall be submitted to the Division of Engineering Services for stormwater review & approval.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

14. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>. Since this project is located in a combined sewer area a post-construction stormwater best management practice (BMP) is not required, however stormwater detention and the use of construction BMP's (silt fences, catch basin protection, etc.) still apply.
15. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs).
16. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.
17. All sites disturbing 2,500 sq. ft or more shall develop a site specific Stormwater Pollution Prevention Plan (SWP3) which shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit and shall be submitted with a completed submittal cover sheet, contact list, contractor certification form and the Ohio EPA SWP3 Checklist. The links to these documents can be found at <http://www.tmacog.org/storc/swp3.htm>.
18. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
19. No construction work, including grading, will be permitted without approved plans and inspection.

Sewer & Drainage Services

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

STAFF RECOMMENDATION (cont'd)

Fire Prevention

22. 25' drive aisles must be maintained as access for Fire Department vehicles should they be required.

Division of Environmental Services

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

24. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.

25. Applicant shall provide proof of site cleanup due to previous land use.

26. Applicant shall provide inspection maintenance record for any existing Post-Construction BMP for this site.

27. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.

28. 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 existing structural and non-structural Best Management Practices.

29. 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 asbestos and Anti-Noise Laws.

Division of Transportation

30. The Warren St. parking lot does not adequately meet the requirements of the Toledo Municipal Code. 60 degree parking spaces are required to be 9' x 18' in dimension and the drive aisles 16' wide when accommodating a one-way traffic flow.

31. In the northern portion of the parking lot, there are five perpendicular parking spaces. The two parking spaces abutting the angled parking are improperly placed and shall be removed.

32. The access drives for the Adams St. and Warren St. parking lots must be widened to 25' to accommodate two-way traffic flow.

STAFF RECOMMENDATION (cont'd)

Division of Transportation (cont'd)

33. The parking shown for persons with disabilities does not meet minimum requirements for dimension or location. ADA parking must be specifically located, reserved and designed in accordance with Toledo Municipal Code design standards.

Plan Commission

34. A revised site plan shall be submitted addressing the Division of Transportation comments.
35. An alternative access and parking plan shall be submitted to the Director to justify the parking in excess of 150 percent.
36. A revised site plan shall be submitted depicting the location and quantity of proposed bicycle and accessible parking spaces.
37. Any physical changes which are visible from the right-of-way and constitute more than ten percent (10%) of the appraised value through the County auditor's office will require a separate review process by the UpTown District Architectural Review Committee (UDARC). Additionally, all new fencing, off-street parking, driveways or signage proposed on site are subject to review under the provisions of the UpTown UNO District as defined in TMC§1103.1600.
38. Applicant shall receive a waiver of **TMC§1104.1001 - Group Living and Day Care Spacing**, the required 500 feet from a site of any other Group Living facilities, Type A Family Day Care Home and Nonresidential Drug and Alcohol Center.
39. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks (**if applicable**).
40. Dumpsters may not be located in the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code.
41. Adjoining lots of the development site shall be combined into single taxable parcel identification numbers.
42. 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

43. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
44. 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.
45. If the existing building is 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.
46. No free-standing signs greater than forty-two inches from grade are permitted – proposed signage must meet the requirements of low-profile signs per *Toledo Municipal Code Title Nine – Sign Code*.
47. 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.
48. 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 | - | Special Use Permit for Drug & Alcohol Treatment Center, Non-Residential |
| Location | - | 113 & 117 Main Street, 112 Platt Street, and 0 & 615 1 st Street |
| Applicant | - | Neighborhood Health Association
313 Jefferson Avenue
Toledo, Ohio 43604 |
| Engineers | - | D.R. Frederick & Associates
4645 North Summit Street
Toledo, Ohio 43611 |

Site Description

- | | | |
|--------------|---|--|
| Zoning | - | CS / Storefront Commercial |
| Area | - | ± 0.61 acres |
| Frontage | - | ± 100' along Main Street
± 250' along 1 st Street
± 100' along Platt Street |
| Existing Use | - | River East Community Health Center |
| Proposed Use | - | Non-residential Drug & Alcohol Treatment Center |

Area Description

- | | | |
|-------|---|---|
| North | - | Commercial retail and office space / CS |
| South | - | Bicentennial Park, restaurant / CS, POS |
| East | - | Drive-thru restaurant, parking lot / CS, CR |
| West | - | Main Street, Wendy's / CS |

Parcel History

- | | | |
|---------|---|---|
| M-20-76 | - | Site Plan for the Bicentennial mini-park in East Toledo, include 108.2' vacation of a portion of First Street between Platt & Main Street (C.C. approved by Ord. 756-77). |
|---------|---|---|

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|----------|---|--|
| Z-158-81 | - | Zone Change from C-6 to POS for E. Toledo Park at a portion of First Street between Platt & Main Street (P.C. approved on 7/21/1981, C.C. approved on 9/16/1981 by Ord. 591-81). |
| V-75-95 | - | Vacation of alley in Weber block bounded by Main Street, Front Street & Platt Street (P.C. approved on 10/12/1995, C.C. approved by Ord. 751-95). |
| M-21-09 | - | Amend the Marina District Boundary to remove the Weber Block (Plan Commission approved on 1/14/2010. City Council approved on 3/02/2010 by Ord. 93-10). |
| M-23-09 | - | Designation of Main Street / Starr Avenue Urban Neighborhood Overlay (UNO) District (P.C. approved on 1/14/2010, C.C. approved on 3/02/2010 by Ord. 95-10). |

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Main Street/Starr Avenue Urban Neighborhood Overlay District
- Storefront Commercial Additional Review Procedures
- Connecting the Pieces Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to facilitate the development of a Non-residential Drug & Alcohol Treatment Center in a building located at 113 & 117 Main Street, 112 Platt Street, and 0 & 615 1st Street. Surrounding land uses include commercial retail and office space to the north, drive-thru restaurants and parking lots to the east, a public pedestrian park and restaurant to the south and a Wendy's drive-thru restaurant to the west across Main Street. The properties associated with the development are all zoned CS Storefront Commercial. Additionally, the property is located within the Main Street/ Starr Avenue Urban Neighborhood Overlay District.

STAFF ANALYSIS (cont'd)

The building is currently occupied by the River East Community Health Center which is operated by Neighborhood Health Association. The applicant is proposing to add Non-residential Drug & Alcohol Treatment services on site and will be renamed “The Access Center”. A Special Use Permit is required for all Non-residential Drug & Alcohol Treatment Center which are located outside of Institutional Campus zoning districts and subject to additional use regulations as stated in TMC§1104.0100.

TMC§1116.0230(A) defines a Non-residential Drug & Alcohol Treatment Center as “a facility providing alcohol and drug addiction services, including but not limited to methadone treatment, to one or more persons who do not reside at the center”. The applicant is intending to operate a Non-residential Drug & Alcohol Treatment Center within the existing health clinic to provide treatment plans along with primary health care services.

Use Regulations

Per TMC§1104.0100 – *Use Regulations Use Table*, Non-residential Drug & Alcohol Treatment Center are subject to spacing regulations outlined in TMC§1104.1000 – *Group Living and Daycare Spacing*, which states that no Group Living facility, such as the proposed, shall be located within 500 feet of another Group Living facility. The proposed location is not within 500’ of any existing Group Living facility and therefore not in violation of the Toledo Municipal Code (TMC).

Parking and Circulation

TMC§1107.0300 – *Parking Schedule A*, requires a Non-residential Drug & Alcohol Treatment Center to provide one (1) parking space per 300 square feet plus one (1) bicycle parking space per ten (10) parking spaces. Calculations conclude that a total of fifty-two (52) parking spaces are required for the site. Three (3) of these parking spaces are required to adhere to accessible parking for physically disabled persons per TMC§1107.1700. In addition, six (6) bicycle parking slots shall be provided per TMC§1107.0901(B). The site plan depicts fifteen (15) parking spaces on site with eleven (11) off-site public parking spaces on 1st Street abutting the site and additional on-street parking on both sides of Platt Street east of the site. Off-site parking spaces do not count toward minimum off-street parking requirements.

Pursuant to TMC§1107.0301 *Minimums* – in lieu of complying with the minimum standards of Schedule A, an applicant may request approval of an Alternative Parking Plan, pursuant to TMC§1107.1400. As stated in TMC§1107.1400 *Alternative Access and Parking Plans*, the Director of Planning is authorized to approve alternative parking plans that meet minimum vehicle parking and transportation access needs by means other than providing parking spaces on-site in accordance in TMC§1107.0300 – *Parking Schedule A*.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

The parking provided for the proposed use does not meet the minimum number of off-street parking spaces. Additionally, the off-site parking spaces and reduction in minimum spaces will require a shared parking agreement to be established with surrounding property owners or the submission of an alternative parking plan. If approved, shared parking agreements and/or an alternative parking plan shall be submitted to the Director to satisfy the off-street parking requirements and is listed as a condition of approval.

Landscaping

Due to its location within Main Street/ Starr Avenue Urban Neighborhood Overlay District, the site is required to adhere to the Urban Commercial Landscape Standards. The intent of these standards is recognizing that compliance with the landscape standards of TMC§1108.0200 may be difficult or impossible for urban, pedestrian-oriented development and to therefore provide more flexible landscape standards for the redevelopment of existing structures and infill developments. These landscape standards are intended to buffer the effects of uses on adjacent properties by requiring a screen and/or buffer between the uses in order to minimize the harmful impacts of noise, dust/debris, headlight glare and other objectionable activities by an adjoining or nearby use. The submitted site plan does not depict any proposed landscaping on site. However, staff is requiring decorative fencing and/or screening be installed along the perimeter of the parking lot in accordance with the Urban Commercial Landscape Standards of TMC§1108.0300. If approved, a completed landscaping plan shall be submitted and is listed as a condition of approval.

Main Street/ Starr Avenue Urban Neighborhood Overlay

The property is located within the Main Street/ Starr Avenue Urban Neighborhood Overlay (UNO) which was developed in 2010 to replace the River East Land Development Standards. The UNO district is intended to foster development and redevelopment that is compatible with the scale and physical character of original buildings in an area through the use of development and design standards specific to the area. The Main Street/ Starr Avenue UNO regulations establish a review process and development standards for new and renovated buildings in the Main/ Starr Business District. The purpose of the Main Street/ Starr Avenue UNO is to promote development and investment in the Main/ Starr Business District with attractive and pedestrian-friendly design features compatible with historical building patterns. The historic structures along Main and Starr present the foundation for establishing the character of this neighborhood. Streetscape enhancements shall be incorporated through the use of curb bump outs, planters, street trees, on-street angle parking, street lighting, banners, and public art.

STAFF ANALYSIS (cont'd)

Main Street/ Starr Avenue Urban Neighborhood Overlay (cont'd)

Per the procedures for the Main Street/ Starr Avenue UNO Regulations as defined in TMC§1103.1300, the Planning Director reviews any proposed physical changes to structures and public space within the UNO. The standards of the Main Street/ Starr Avenue UNO apply to any physical change of a building or addition that increases the floor area by more than ten percent (10%), except for detached houses and duplexes used for residential purposes. “Physical change” means any work such as alteration, remodeling, new construction or renovation of the exterior of a structure. The UNO standards also apply to the construction of off-street parking spaces and driveways, except for those serving detached houses and duplexes used for residential purposes. In the event the property is modified by any physical changes or any off-street parking spaces and driveways proposed on site then there will be a separate review and approval by the Planning Director.

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 although it may include small and medium scale office and mixed uses. The proposed use is consistent with the Neighborhood Commercial future land use designation and supports the services which are currently operating on site. Staff recommends approval for the proposal subject to shared parking agreements being established and submitted to the Planning Director. Additionally, the proposed use is consistent with the future land use designation as identified in the Toledo 20/20 Comprehensive Plan. Finally, the proposed use is compatible with the adjacent land uses in terms of operating characteristics, considering it will operate within the existing health clinic.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-9007-16, a request for a Special Use Permit for Drug & Alcohol Treatment Facility – Non-Residential at 113 & 117 Main Street, 112 Platt Street, and 0 & 615 1st Street, to the Toledo City Council for the following two (2) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A) – *Review and Decision Making Criteria*); and
2. The use is compatible with adjacent uses in terms of operating characteristics such as noise, traffic generation, and other impacts associated with the use’s operations (TMC§1111.0706(C) – *Review and Decision Making Criteria*).

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-9007-16, a request for a Special Use Permit for Drug & Alcohol Treatment Facility – Non-Residential at 113 & 117 Main Street, 112 Platt Street, and 0 & 615 1st Street, to the Toledo City Council subject to the following forty-four (44) 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.

Division of Engineering Services

1. 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

Right-of-Way and Inspection: Joe Warnka 419-245-1341

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

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

Stormwater Drainage: Lorie Haslinger, 419-245-3221; Andy Stepnick, 419-245-1338

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

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

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

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. Plans for new water service or modifications to the existing water service shall be submitted to the Division of Engineering Services for review and approval.
8. Plans for new water meter or modifications to the existing water meter shall be submitted to the Division of Water Distribution for review and approval.
9. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ 800-414-4990. In the case of renovation, expansion or modification projects, all existing backflow devices must be verified and registered. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-245-1395) to verify the backflow prevention requirements for this site.
10. The design professional and/or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service, meter setting or backflow protection device and that these devices are properly installed, tested and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo standards.
11. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
12. New fire, domestic, and irrigation taps will be installed by City of Toledo at the owner/developer's expense.
13. The plan submitted for plan commission review indicates earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, SWP3 plan, and plans for stormwater service for this project shall be submitted to the Division of Engineering Services for stormwater review & approval.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

14. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/div-engineering-services/plan-review-process/>. Since this project is located in a combined sewer area a post-construction stormwater best management practice (BMP) is not required, however stormwater detention and the use of construction BMP's (silt fences, catch basin protection, etc.) still apply.
15. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs).
16. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.
17. All sites disturbing 2,500 sq. ft or more shall develop a site specific Stormwater Pollution Prevention Plan (SWP3) which shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit and shall be submitted with a completed submittal cover sheet, contact list, contractor certification form and the Ohio EPA SWP3 Checklist. The links to these documents can be found at <http://www.tmacog.org/storc/swp3.htm>.
18. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
19. No construction work, including grading, will be permitted without approved plans and inspection.

Sewer & Drainage Services

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

STAFF RECOMMENDATION (cont'd)

Fire Prevention

22. No concerns with site. Construction documents are required to determine fire safety requirements for the intended use of the building itself.

Division of Environmental Services

23. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
24. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
25. Applicant shall provide proof of site cleanup due to previous land use.
26. Applicant shall provide inspection maintenance record for any existing Post-Construction BMP for this site.
27. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.
28. 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 existing structural and non-structural Best Management Practices.
29. 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 asbestos and Anti-Noise Laws.

Division of Transportation

No comments at time of print.

Plan Commission

30. Shared-parking agreements shall be established and an alternative parking plan shall be submitted to the Planning Director to satisfy the minimum number of off-street parking spaces required.
31. A revised site plan shall be submitted depicting the location and quantity of proposed accessible and bicycle parking spaces.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

32. In the event the property is modified by any physical changes or building addition that increases the building's floor area by more than ten percent (10%) then there will be a separate review and approval by the Plan Director. Additionally, any off-street parking spaces and driveways proposed to be modified on site will require a review by the Plan Director.
33. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks; **shall be noted on revised site plan.**
34. Dumpsters may not be located in the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code.
35. All lots of the development site shall be combined into single taxable parcel identification numbers.
36. 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.
37. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
38. 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.
39. If the existing building is 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

40. No free-standing signs greater than forty-two inches from grade are permitted – proposed signage must meet the requirements of low-profile signs per *Toledo Municipal Code Title Nine – Sign Code*.
41. A detailed site, lighting, 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. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway in accordance with the Urban Commercial Landscape Standards in TMC§1108.0300. Perimeter landscaping will consist of one of the following; 1.) landscaped area at least 5 feet wide, exclusive of easements, sidewalks, or rights-of-way, planted with at least one shrub for every 3 to 5 feet of property line, as determined by growth characteristics; 2.) 3½ feet high metal tube or solid bar fence, with at least one shrub for every 3 feet of property line planted on the outside of the fence; or 3.) a solid 3½ foot high brick or stone wall; **unacceptable as depicted on site plan, shall be noted on completed landscape plan.**
 - b. Foundation plantings for the full street-facing building elevation; and landscape areas at major building entrances; **shall be noted on completed landscape plan.**
 - c. Topsoil must be back filled to provide positive drainage of the landscape area.
 - d. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
 - e. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards.
 - f. 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.
 - g. The location, height and materials for any fencing to be installed and maintained; and

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).
42. 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.**
43. 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.
44. 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-9007-16
DATE: November 3, 2016
TIME: 2:00 P.M.

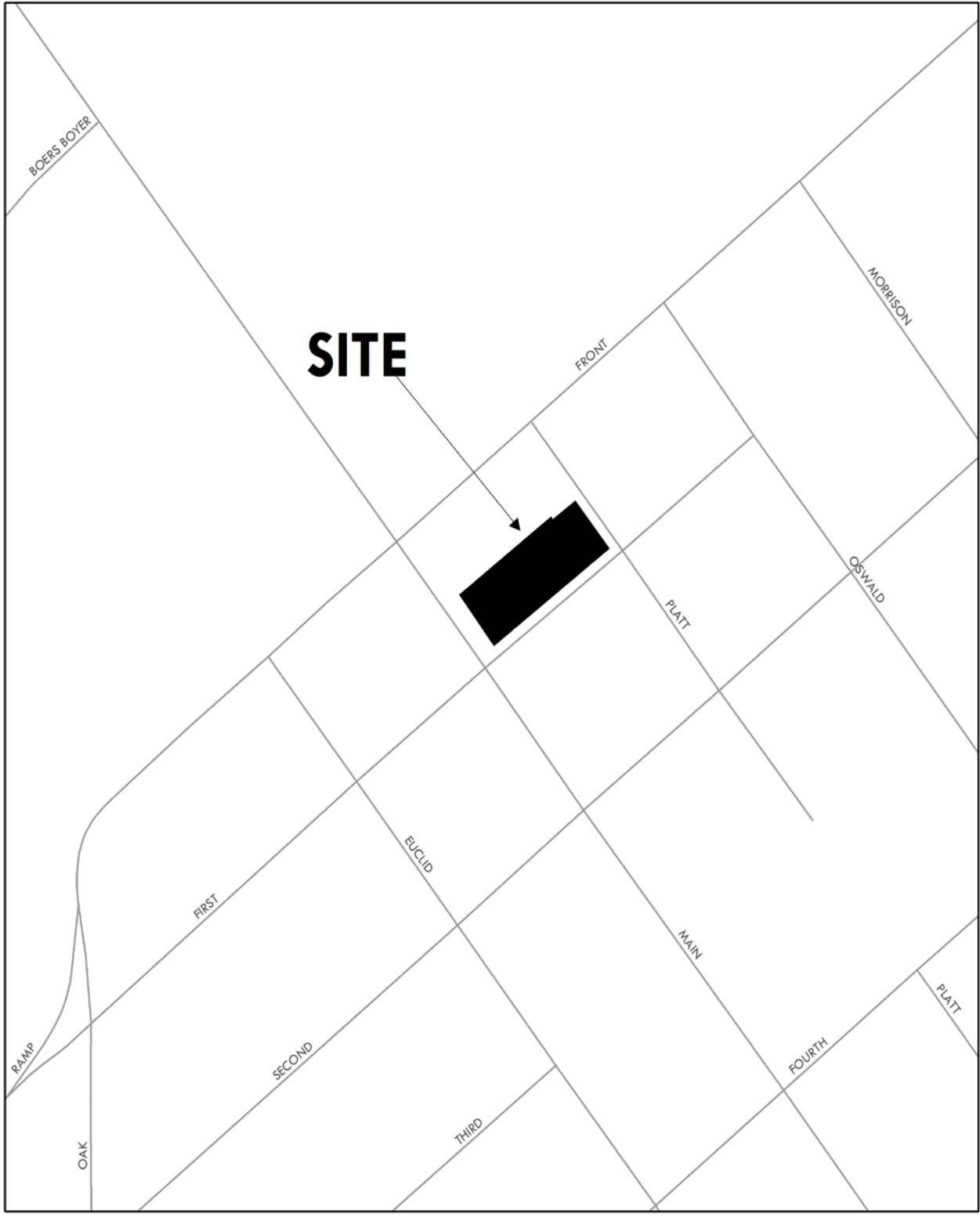
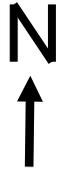
CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: December 7, 2016
TIME: 4:00 P.M.

RS

Three (3) sketches follow

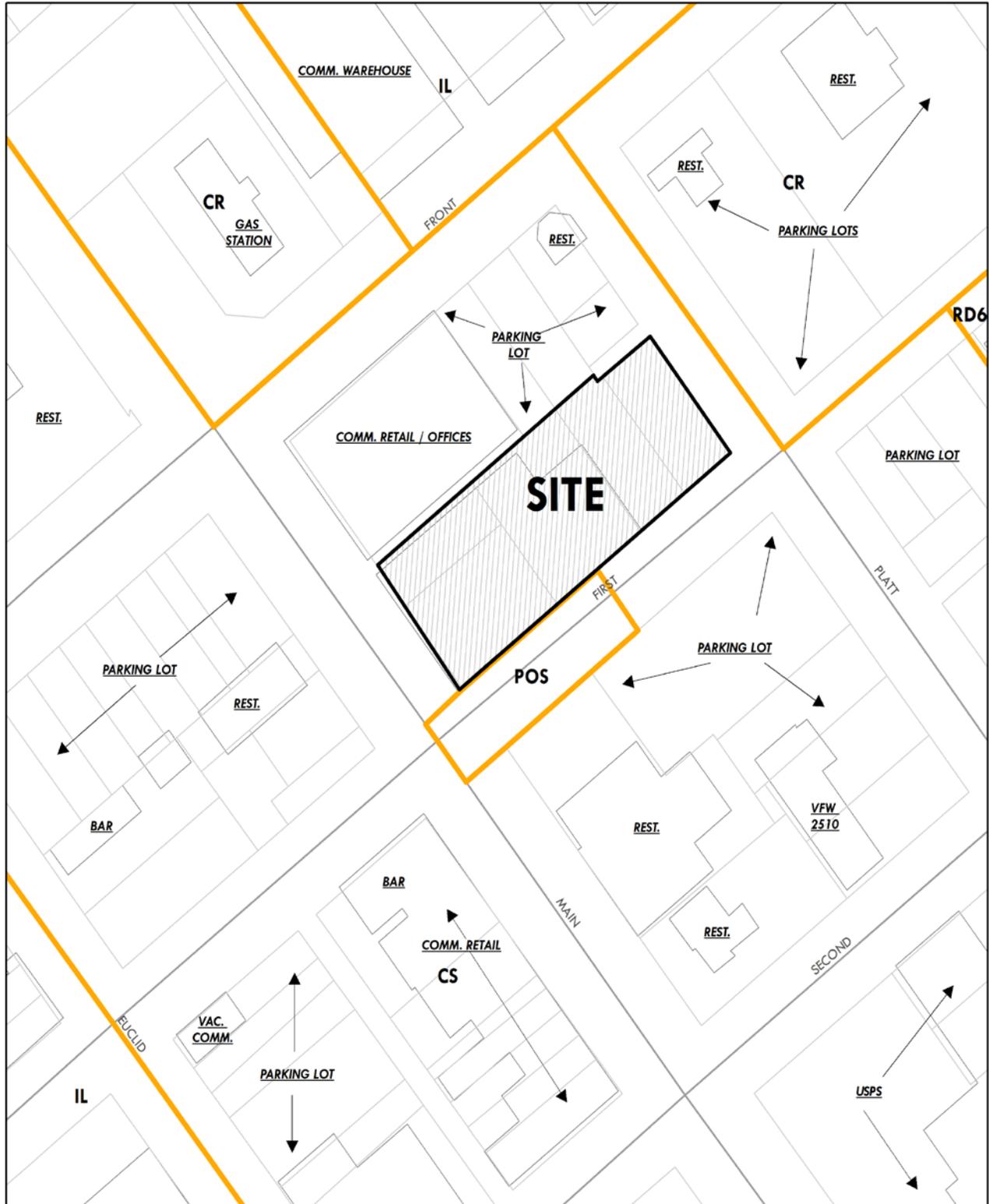
GENERAL LOCATION

SUP-9007-16
ID 28



ZONING & LAND USE

SUP-9007-16
ID 28

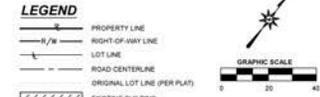


SITE PLAN

SUP-9007-16
ID 28



PARCEL EXHIBIT FOR SPECIAL USE PERMIT
OWNER/LESSOR: FREEDMAN MANAGEMENT LLC
LESSEE: NEIGHBORHOOD HEALTH ASSOCIATION OF TOLEDO
PARCEL ID: 1702731, 1702737, 1702744, 1702751, 1702754
BEING FIVE PARCELS TOTALING 0.60 ACRES
ALL OF LOTS 33, 34, 35, 36, 37 & 38
NEW PLAT OF YONDOTA DIVISION, PLAT VOL. 3, PAGE 76
& HALF OF THE 12' WIDE ALLEY VACATED 12-5-95, ORD 51-95
SECTION 6, TOWN 10 SOUTH, RANGE 8 EAST
CITY OF TOLEDO, LUCAS COUNTY, STATE OF OHIO



ZONING INFORMATION
PURSUANT TO THE CITY OF TOLEDO MUNICIPAL CODE
LATEST AMENDMENT & EFFECTIVE DATE

PARCEL ZONING: CS - STOREFRONT COMMERCIAL
YARD SETBACKS:
FRONT - MINIMUM 5 FEET
REAR - MINIMUM 5 FEET
SIDE - MINIMUM 5 FEET
MAXIMUM BUILDING COVERAGE = 100%

DEED INFORMATION
QUIT CLAIM DEED - INSTRUMENT NO. 20080123-0010893, LUCAS COUNTY RECORDER

LEGAL DESCRIPTION
LEGAL DESCRIPTION PER DEED -
LOTS 33, 34, 35, 36, 37 AND 38 IN YONDOTA NEW PLAT, AN ADDITION IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO, IN ACCORDANCE WITH VOLUME 3 OF PLATS, PAGE 76, TOGETHER WITH ONE-HALF VACATED ALLEY ADJACENT

LEASE INFORMATION
LEASE AGREEMENT - INSTRUMENT NO. 20190504-0016784, LUCAS COUNTY RECORDER

PARKING INFORMATION:
- 15 SPACES AVAILABLE ON SUBJECT PARCEL
- 11 PUBLIC SPACES AVAILABLE ON ADJACENT FIRST STREET RIGHT-OF-WAY TO THE SOUTH OF THE SUBJECT PARCEL.
ADDITIONAL PUBLIC SPACES AVAILABLE ON BOTH SIDES OF PLATT STREET EAST OF THE SUBJECT PARCEL.



REVISION	DATE
INITIAL SUBMITTAL	8/15/19
REVISED PER CITY	8/26/19

ALL MEASUREMENTS
TAKEN FROM THE
CITY OF TOLEDO
MUNICIPAL CODE
SECTION 1507.01
UNLESS OTHERWISE
NOTED

FREDERICK & ASSOCIATES
ENGINEERS-SURVEYORS-PLANNERS
445 N. SUMMIT STREET TOLEDO, OHIO 44111
419.241.2650
@FREDERICKANDASSOCIATES.COM

PARCEL EXHIBIT FOR SPECIAL USE PERMIT
NEIGHBORHOOD HEALTH ASSOCIATION OF TOLEDO
117 MAIN STREET
CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: SEPT 2019
DRAWN BY: DEB
JOB NO.: 15-1917
SCALE: 1"=20'



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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

