

GENERAL INFORMATION

Subject

- Request - Amendment to Special Use Permit, originally granted by Ord. 90-19 and Ord. 293-21, for Glass City Metropark Campground
- Location - 1821 Front Street
- Owner & Applicant - The Metropolitan Park District of the Toledo Area
5100 West Central Avenue
Toledo, OH 43615
- Engineer - Lewandowski Engineers
234 N Erie Street
Toledo, OH 43604
- Engineer - Red Wolf Engineering Solutions
P.O. Box 1308
Perrysburg, OH 43552

Site Description

- Base Zoning - POS / Parks and Open Space
- Overlay Zoning - Maumee Riverfront Overlay (MRO)
- Area - ±24.28 acres
- Frontage - ±776' along Craig Bridge Street
±881' along Front Street
- Existing Use - Undeveloped Land
- Proposed Use - Urban Camping

Area Description

- North - Maumee River / -MRO
- South - Tribute Park / IL & CO
- East - Interstate and Harbor / IG -MRO
- West - Museum, Glass City Metropark / CR & POS -MRO

Parcel History

- Z-158-81 - Proposed Zone Change for East Toledo Parks (PC approved 07/21/1981, Ord. 591-81 passed 07/16/1981).

GENERAL INFORMATION (cont'd)Parcel History (cont'd)

- M-13-83 - Review of Master Plan for the East Toledo Safety Center at the Intersection of Dearborn & Front (PC approved 10/20/1983, Ord. 924-83 passed 11/2/1983)

- SUP-169-83 - Special Use Permit for the East Toledo Safety Center near the intersection of Dearborn & Front (PC approved 10/20/1983, Ord. 925-83 passed 11/2/1983, repealed by Ord. 314-84)

- M-2-05 - Marina District Urban Renewal Plan (PC approved 04/25/2007).

- M-8-06 - Marina District Overlay Zoning District

- Z-8013-06 - Zone Change from IG, IL, CR, and POS to CR at 957-1821 Front Street (PC approved 10/12/2006, CC Z&P approved 11/15/2006, Ord. 807-06 passed 11/28/2006).

- M-15-13 - Correction to Marina District Overlay boundary originally approved via Ord. 93-10 (Ord. 568-13 passed 12/10/2013).

- Z-11002-18 - Zone Change from CR Regional Commercial and IG General Industrial to POS Parks and Open Space at 0 Riverside Drive (PC approved 01/10/2019, CC approved 02/13/2019, Ord. 89-19 passed 02/19/2019).

- MDO-1-21 - Marina District Overlay review of expansion of the Glass City Metropark at Front Street and Marina Drive (Marina District ARC approved 04/06/2021).

- MRO-1-21 - Maumee River Overlay review of expansion of the Glass City Metropark at Front Street and Marina Drive (PC approved 04/08/2021).

- Z-2005-21 - Zone Change from CR, IL, and POS to POS at Front Street and Marina Drive (PC approved 04/08/2021, CC moved forward w/o recommendation 05/12/2021, Ord. 292-21 passed 05/25/2021).

GENERAL INFORMATION (cont'd)Parcel History (cont'd)

V-187-22	-	Vacation of all rights-of-way located at the terminus of Marina Drive, between Front Street, the Craig Bridge Street, and the Maumee River
MDO-3-22	-	Marina District Overlay Review of Glass City Metropark Campground located at 1821 Front Street (Marina District ARC approved 02/13/2023).
MRO-3-22	-	Maumee River Overlay Review of Glass City Metropark Campground located at 1821 Front Street (PC approved 02/09/2023).
SUP-12006-22	-	Amendment to a Special Use Permit for Glass City Metropark Campground located at 1821 Front Street (PC approved 2/9/23; CC approved 03/21/23, Ord. 155-23; expired 03/21/24)
M-7-23	-	Text Amendment eliminating TMC§1108.0800 Marina District Overlay (P.C. approved 3/14/24; CC approved 4/24/24, Ord. 198-24)
MRO-1-25	-	Maumee River Overlay Review of Glass City Metropark Campground located at 1821 Front Street (<i>Companion Case</i>)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- Maumee Riverfront Plan
- Connecting the Pieces Plan

STAFF ANALYSIS

The applicant is requesting an amendment to an existing Special Use Permit, originally granted by Ord. 90-19 and Ord. 293-21, for the Glass City Metropark Campground located at 1821 Front Street. The site is ±24.28 acres and is zoned POS (Parks and Open Space). The site also falls within the Maumee River Overlay. Surrounding land uses include the Maumee River to the north, Tribute Park to the south, I-280 to the east, and the National Museum of the Great Lakes to the west. The use is classified as “Community Recreation – Active” and requires a Special Use Permit in the POS (Parks & Open Space) Zoning District. The applicant has also applied for companion case MRO-1-25, a Maumee River Overlay Review.

STAFF ANALYSIS (cont'd)

Phase 1 of the Glass City Metropark development was primarily confined to the southwestern portion of the park and included a pavilion, event lawn, sledding hill, kayak launch cove, and recreational trails. Phase 2 included the development of an "ice ribbon" and pond for ice skating, a riverwalk, cabanas, interactive play areas, picnic shelters, and a gathering hall. The proposed urban campground is the third phase of development for the public park.

Parking and Circulation

Pursuant to TMC§1107.0600 *Off-Street Parking Schedule "D"*, Community Recreation facilities have a wide variety of parking demand characteristics, making it difficult to specify a single off-street parking standard. Therefore, Schedule "D" allows the minimum off-street parking requirements to be established via a parking study provided by the applicant. In lieu of a parking study, the applicant has proposed a number of parking spaces as recommended by the National Park Service design guidelines. The *National Park Service Campground Design Guidelines* (May 2021) recommends a minimum one (1) parking space per campsite plus accessible parking. The Guidelines also recommend adding additional parking spaces for users who may arrive with two (2) vehicles. The site plan depicts twenty (20) campsites of various sizes and amenities for people to rent. The applicant provided twenty-eight (28) parking spaces, including three (3) accessible parking spaces. The Director approves of the parking plan.

A portion of the total number of required off-street parking spaces must be specifically designated, located, and reserved for use by persons with physical disabilities. According to the table in TMC§1107.1701 – *Number of Required Parking Spaces for Persons with Disabilities*, the applicant is required to provide at least two (2) accessible spaces – one (1) van-accessible with an eight-foot (8') abutting aisle and one (1) auto-accessible with a five-foot (5') abutting aisle. The site plan depicts three (3) accessible spaces, at least one (1) of which is van-accessible. The accessible aisle depicted adjacent to the other two accessible spaces must be at least five feet (5') in width. This has been included as a condition of approval.

Bicycle parking is required pursuant to TMC§1107.0300 *Off-Street Parking Schedule "A"*. A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. The submitted site plan depicts eight (8) bicycle parking spaces and meets the bicycle parking requirement.

Landscaping

The submitted landscape plan depicts various plantings and seed mixes throughout the site; however, the plan makes clear that the quantities and species of such are currently to be determined. Understanding the intended use of the site as a campground and the applicant's mission of conservation, staff finds the provided preliminary landscape plan acceptable for the current application. A "final" landscape plan shall be provided to the Plan Director for review and approval prior to the issuance of a building permit ensuring an adequate buffer between the campgrounds and Front Street / Craig Bridge Street. This has been included as a condition of approval.

STAFF ANALYSIS (cont'd)

Building Design and Materials

The site plan depicts a comfort station (showers/restrooms), cabins of various sizes, and an open-air picnic shelter at a lookout point. Elevations have been submitted only for the comfort station and open-air picnic. However, the submitted elevation for the comfort station shows that they are not final. “Final” elevations for all structures to be built shall be provided to the Plan Director for review and approval prior to the issuance of a building permit. This has been included as a condition of approval. Colors shall be subtle, neutral, and earth tone. Materials shall be approved at the discretion of the Plan Director.

Connecting the Pieces Plan

The Connecting the Pieces Plan was adopted in 2008 and encourages East Toledo neighborhoods to plan for mutually beneficial developments. Several goals of the Connecting the Pieces Plan revolve around need for public parks and recreation. Recommended investment priorities call for a riverfront park system that uses the river as an asset that provides greenspace, hardscape, recreational areas, performance areas, and vistas. Additionally, the Plan encourages wetland development and rain gardens with scenic overlooks. Based on these recommendations, the Glass City Metropark Campground conforms to the vision of the Connecting the Pieces Plan.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Park Land and Water Belt land use designations. Designations in the plan have three components which must be evaluated for compatibility: physical design, land uses, and geographic characteristics.

The Park Land land use designation provides space for parks, gathering spaces, recreation areas, open spaces, and nature conservation areas for public use. Land uses within this designation provide public benefit and enjoyment without payment, membership, or other form of exclusivity. The proposed campground expands the park into an underutilized lot and compliments nearby land uses; however, the campground amenities are exclusive to those who pay for a campsite.

The Water Belt land use designation recognizes, promotes, and optimizes a mix of residential, commercial, industrial, and public land uses along major bodies of water, while emphasizing the development’s connection to the water through shared public access. The proposed campground is sensitive to its proximity to the water by providing amenities which emphasize river views; however, these water views are not publicly accessible. They are exclusive to those who pay for a campsite.

The version of this campsite which was approved in 2023 did not include a fence blocking public access. According to the applicant, a fence was added at the request of the Toledo Police Department and the Metroparks Rangers after some disturbances occurred in the wider Glass City Metropark. Staff understands the applicant’s security concerns and admits the fence could help protect the campground patron’s belongings. However, staff also believes the path, shelter, and swing benches along the river could and should be publicly accessible, benefiting all Glass City

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan (cont'd)

Metropark visitors. Staff suggested adding additional fencing which would encircle the campground completely, allowing access to the proposed riverfront amenities via additional path connections around the fenced-in campgrounds. However, this solution is purportedly cost-prohibitive. Thus the proposed campground lies at an impasse between being compatible – due to the wider Metropark’s activation of underutilized waterfront land – and incompatible – due to the exclusivity of this third phase of development – with the Forward Toledo Plan.

Staff recommends approval of the Special Use Permit application because the proposed use meets the stated purpose and complies with all applicable provisions of the Zoning Code. The proposed use is also compatible with adjacent uses in terms of scale, site design, and operating characteristics.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP25-0003, an amendment to Special Use Permit, originally granted by Ord. 90-19 and Ord. 293-21, for Glass City Metropark Campground located at 1821 Front Street to the Toledo City Council, for the following three (3) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (**TMC§1111.0706(A)**);
2. The proposed use complies with all applicable provisions of this Zoning Code (**TMC§1111.0706(B)**), and;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (**TMC§1111.0706(C)**).

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP25-0003, an amendment to Special Use Permit, originally granted by Ord. 90-19 and Ord. 293-21, for Glass City Metropark Campground located at 1821 Front Street to the Toledo City Council, subject to the following **fourteen (14)** 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.

Transportation

1. All parking lots, driveways, drive aisles and maneuvering areas must be made of asphalt, concrete or a dust free non porous material other than gravel or loose fill per TMC 1107.1906. (The camper loop and parking area must be asphalt paved to match driveway coming to campground.)

STAFF RECOMMENDATION (cont'd)

Environmental Services

2. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
 - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
 - b. Construction BMPs shall be in place prior to the start of construction activities.
 - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours. (this comment is specific for sites above 2,500 square ft)
3. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
4. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
5. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
6. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
7. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Plan Commission

8. All parking spaces reserved for persons with disabilities must comply with the parking space dimension standards of TMC§1107.1702 *Minimum Dimensions*.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

9. A “final” landscaping plan shall be submitted to the Plan Director for review and approval. Such a plan shall ensure an adequate buffer between the campgrounds and Front Street / Craig Bridge Street.
10. “Final” elevations shall be submitted to the Plan Director for review and approval. Acceptable materials and color shall be determined by the Plan Director.
11. 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.
12. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
13. 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.
14. 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.

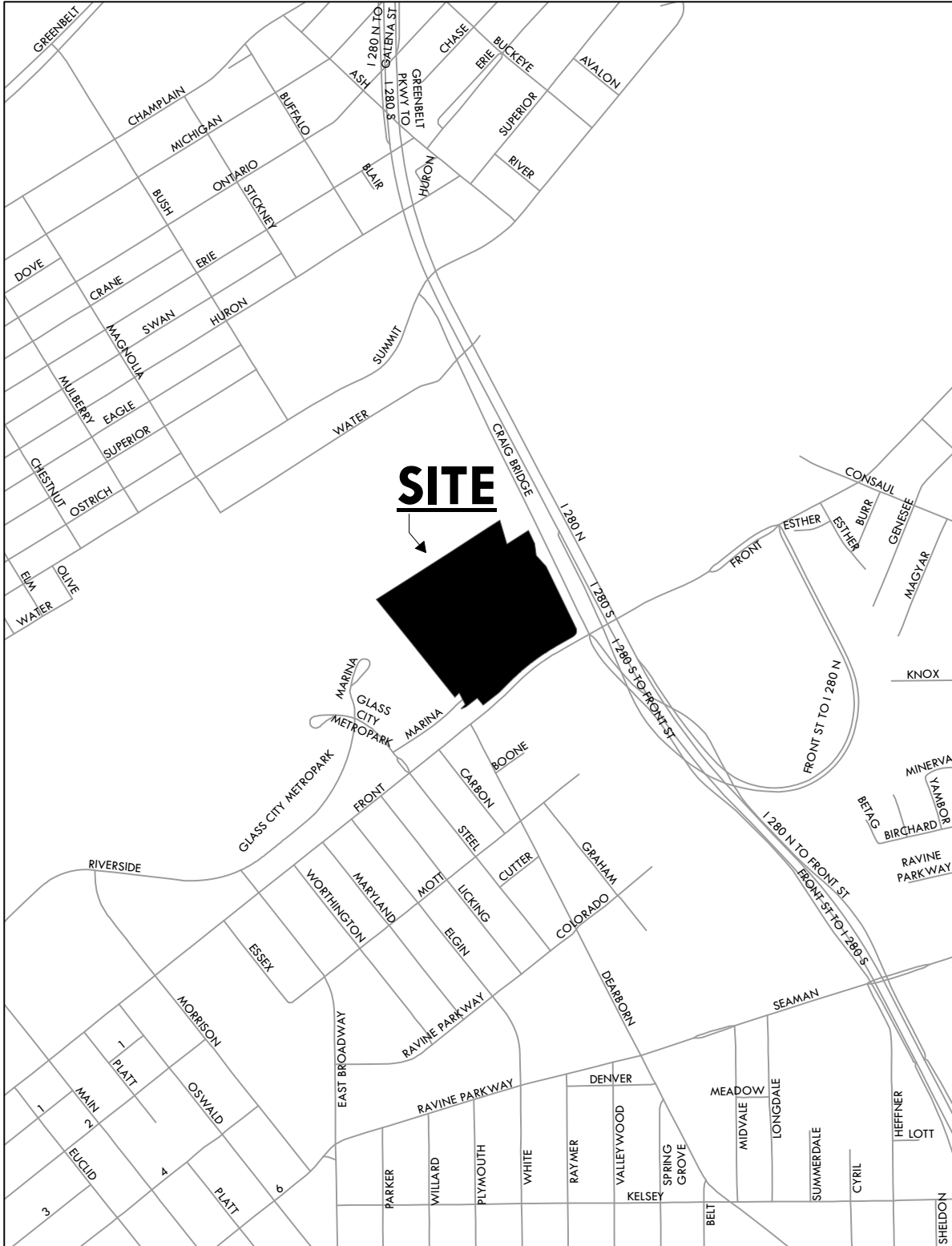
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP25-0003
DATE: March 13, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: April 16, 2025
TIME: 4:00 P.M.

AS
Six (6) sketches follow

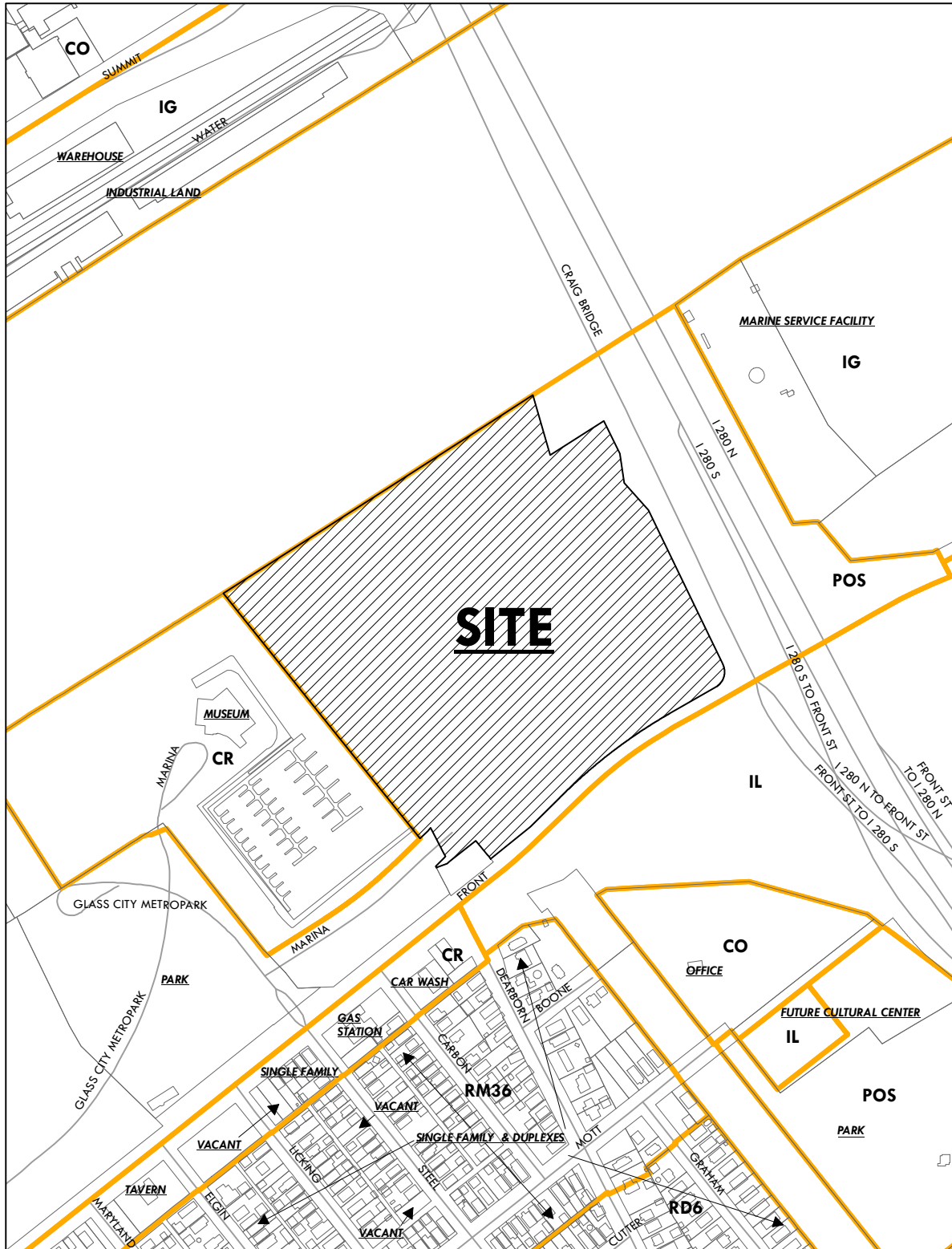
GENERAL LOCATION

SUP25-0003
ID 27



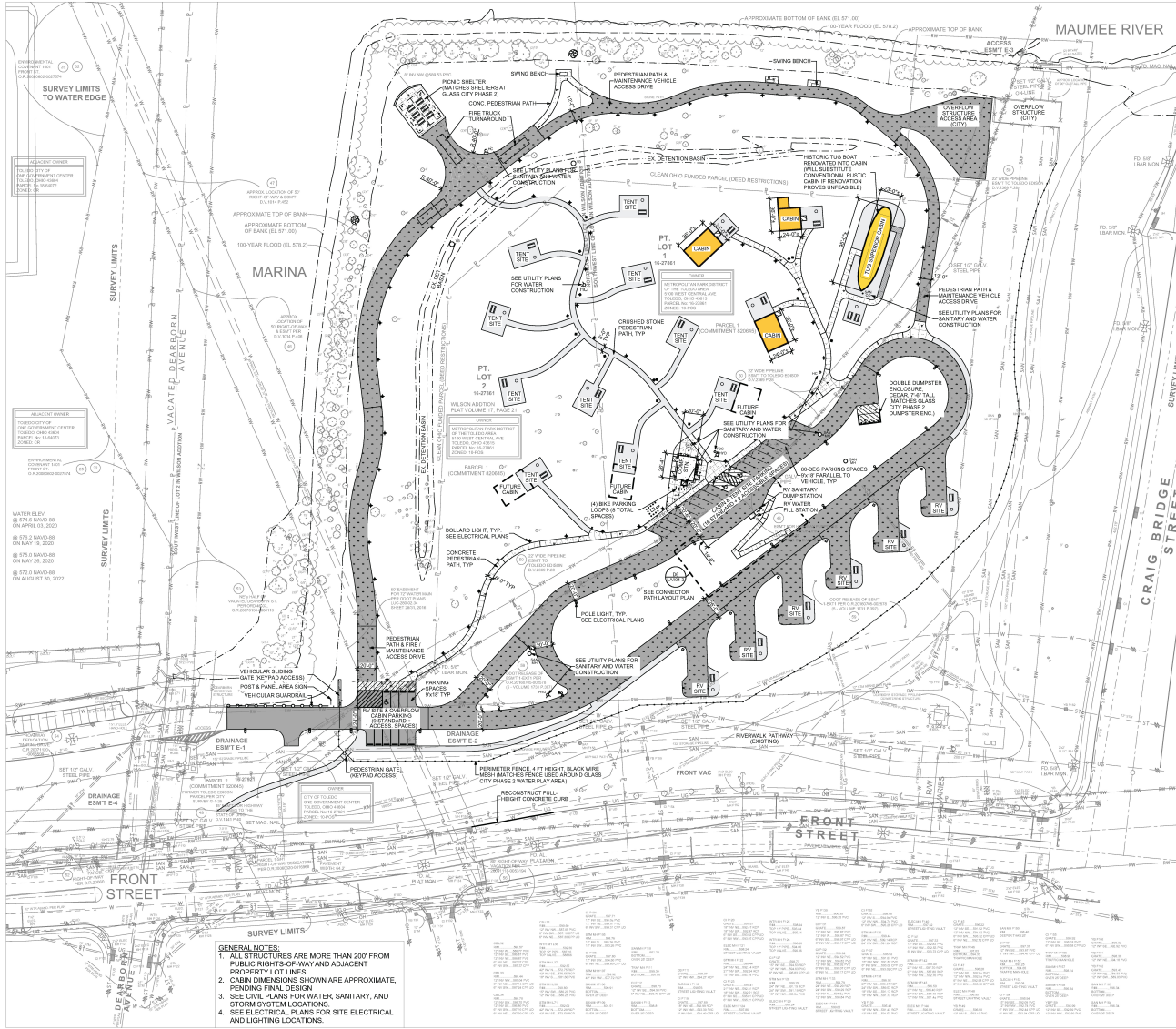
ZONING & LAND USE

SUP25-0003
ID 27



SITE PLAN

SUP25-0003
ID 27



STANDARD SYMBOL LEGEND:

- NOTE: NOT ALL SYMBOLS ARE INCLUDED ON ALL DRAWINGS
- PROPERTY LINE
 - RIGHT-OF-WAY EASEMENT AS NOTED
 - CENTERLINE
 - TOP / BOTTOM OF BANKS AS NOTED
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - UNDERGROUND ELECTRIC FOR POLE LIGHTS
 - UNDERGROUND ELECTRIC FOR BOLLARD LIGHTS
 - SANITARY SEWER
 - STORM SEWER
 - WATER
 - FIBER-OPTIC
 - GAS
 - OIL
 - FENCE
 - GUARDRAIL
 - ACCESSIBLE POWER RECEPTACLE
 - POWER POLE
 - POLE LIGHT
 - BOLLARD LIGHT
 - MANHOLE
 - YARD BASIN
 - HYDRANT
 - SIGN

HARDSCAPE LEGEND:

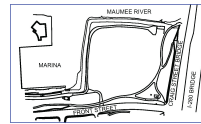
- NOTE: NOT ALL SYMBOLS ARE USED ON ALL DRAWINGS. SEE TYPICAL SECTIONS FOR MORE INFORMATION.
- LIGHT DUTY CONCRETE PAVEMENT PROFILE
 - INTERNAL COLOR A BARRIERS/AGGRADATE FINISH U.O.G.
 - HEAVY DUTY CONCRETE PAVEMENT PROFILE SEE PROJECT PROOF OF CONC. STOP. AS NOTED. MATCH COLOR A FINISH OF ADJACENT CONC.
 - ASPHALT SEAL COAT PAVEMENT PROFILE
 - MEDIUM-DUTY ASPHALT PAVEMENT PROFILE
 - HEAVY-DUTY ASPHALT PAVEMENT PROFILE
 - CRUSHED STONE PAVEMENT PROFILE
 - TACTILE WARNING SURFACING

CAMPGROUND CAPACITY SUMMARY (ALL PHASES)

SITE TYPE	QTY	PERSONS PER SITE		TOTAL PERSONS	
		PER SITE	ONE TIME	SPACES	PARKING SPACES
TENT	10	5	50	1	10
SMALL CABIN	1	4	4	1	1
MEDIUM CABIN	2	6	12	2	4
TWO SUBURBAN	1	12	12	3	3
RECREATIONAL VEHICLE RV	6	6	36	1	6
	20		114	24	138

CAMPGROUND AMENITIES SUMMARY (ALL PHASES)

AMENITY	QUANTITY REQUIRED	QUANTITY PROVIDED
BICYCLE PARKING	1 PER 10 VEHICLE PARKING	8 SERVICES
TOILET & SHOWER	1 PER 30 PACT = 3.2	4
PICNIC GRILLER	N/A	1
PICNIC TABLE	1 PER CAMPSITE = 19	19
CHARCOAL GRILL	NOT REQUIRED	1 AT SHELTER
FIRE RING	NOT REQUIRED	1 AT SHELTER
FIREWOOD	1 PER CAMPSITE = 20	20 AT SITES
SWING BENCH	N/A	31 LOCATIONS
DRINKING FOUNTAIN	1 PER COASTOFF STATION	3

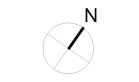


A1 SITE MAP
NOT TO SCALE



PRELIMINARY - NOT FOR CONSTRUCTION

JESSICA HYDE
LA.1601373
Registered Architect
Jessica E. Hyde
License #LA.1601373
Expiration Date 12/31/2025



PROJECT TITLE
Glass City Metropark
Urban Campground
SPECIAL USE PERMIT AMENDMENT

1821 Front Street
Toledo, OH 43605

01.24.2025 S.U.P. AMENDMENT

SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
LA101

PRINTED: 1/24/2025

4 - 11

A2 OVERALL SITE PLAN
SCALE: 1" = 50'

PLANTING PLAN

SUP25-0003
ID 27



LANDSCAPE LEGEND:
NOTE: NOT ALL SYMBOLS ARE USED ON ALL DRAWINGS. SEE PLANT SCHEDULES FOR MIX SPECIFICATIONS.

- LAWN MIX
- LOW-MOW TURF MIX
- UPLAND PRAIRIE MIX
- WETLAND PRAIRIE MIX
- WOODLAND TRANSITION MIX
- CANOPY TREE
- TREE SEEDLING (w/ PROTECTIVE TUBE)
- SHRUB



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PROJECT TITLE
**Glass City Metropark
Urban Campground**
SPECIAL USE
PERMIT
AMENDMENT
1821 Front Street
Toledo, OH 43605

5/18/2025 S.U.P. AMENDMENT

SHEET TITLE
**OVERALL
PLANTING PLAN**

SHEET NO.
LP101

PRINTED: 1/24/2025

PLANT SCHEDULE - TREES & SHRUBS						
QTY	ABBR	TYPE	COMMON NAME	SIZE	ROOT	SPACING
150		CANOPY TREE	T.B.D. (NATIVE TO REGION)	3" CAL.	B&B	
150		CANOPY TREE SEEDLING	T.B.D. (NATIVE TO REGION)	SEEDLING	BARE ROOT	
300		NATURALIZING SHRUB	T.B.D. (NATIVE TO REGION)	5 GAL.	CONTAINER	

PLANT SCHEDULE - SEED MIXES		
MIX NAME	AREA (SQ FT)	NOTES
LAWN	138,984	T.B.D. (COMPARABLE TO ODOT CLASS 1 PLUS CLOVER)
LOW-MOW TURF	40,909	T.B.D. (COMPARABLE TO ODOT CLASS 3B SEED MIX PLUS CLOVER AND 3-5 FLOWERING PERENNIALS)
UPLAND PRAIRIE	59,137	T.B.D. (COMPARABLE TO ODOT CLASS 5B SEED MIX)
WETLAND PRAIRIE	3,171	T.B.D.
WOODLAND TRANSITION	136,594	T.B.D. (COMPARABLE TO ODOT CLASS 4A SEED MIX)

A2 OVERALL PLANTING PLAN
SCALE: 1" = 50'



4-12

PICNIC SHELTER

SUP25-0003
ID 27



NOTE: DRAWINGS FROM MANUFACTURER, FOR GENERAL REFERENCE ONLY



E1 "WILMINGTON" OPEN-AIR SHELTER REPRESENTATIVE PHOTO
NOT TO SCALE



PRELIMINARY -
NOT FOR CONSTRUCTION



Jessica E. Hyde
License #A.1601373
Expiration Date 12/31/2025



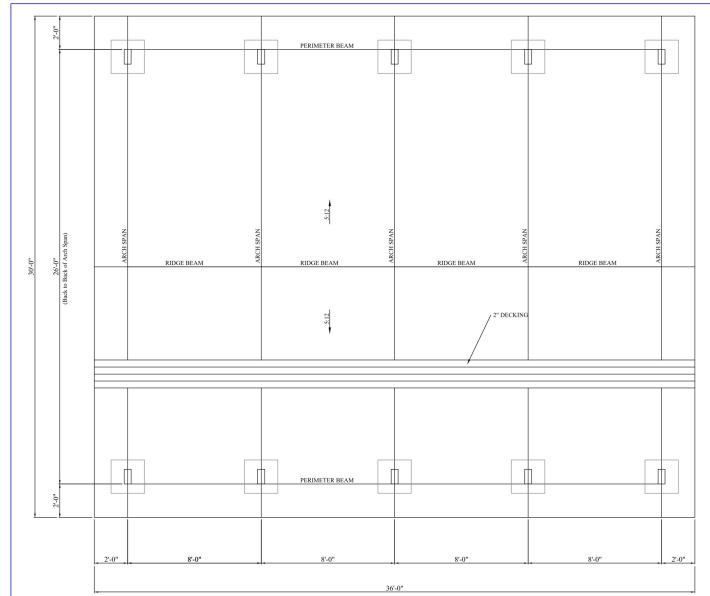
PROJECT TITLE
**Glass City Metropark
Urban Campground**
SPECIAL USE
PERMIT
AMENDMENT
1821 Front Street
Toledo, OH 43605

01.24.2025 S.U.P. AMENDMENT

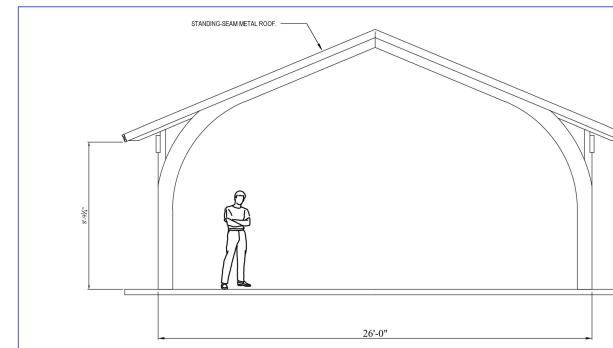
SHEET TITLE
**PICNIC SHELTER
DETAILS**

SHEET NO.
LA504

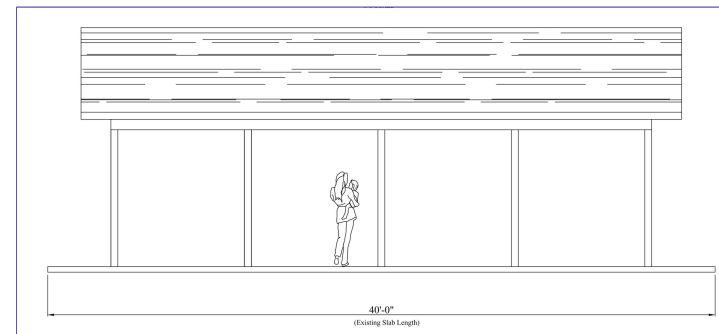
PRINTED: 1/24/2025



A5 ENWOOD 30'X36' FRAMING PLAN
SCALE: 1" = 1'-0"



C1 ENWOOD 30'X36' "WILMINGTON" SHELTER END ELEVATION
NOT TO SCALE



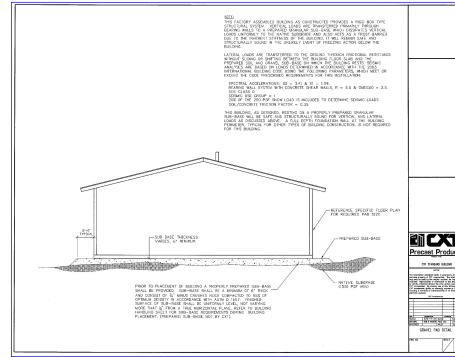
A1 ENWOOD 30'X36' "WILMINGTON" SHELTER SIDE ELEVATION
NOT TO SCALE

COMFORT STATION

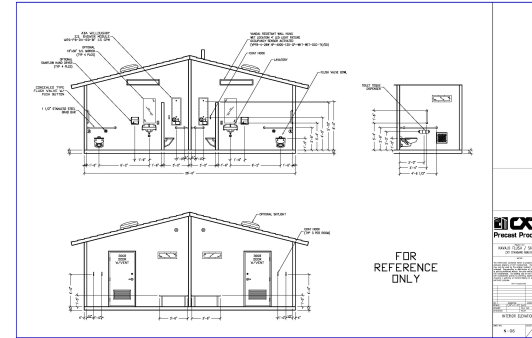
SUP25-0003
ID 27



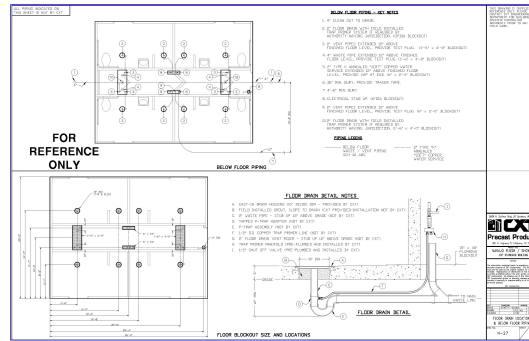
NOTE: COMFORT STATION DRAWINGS FROM MANUFACTURER, FOR GENERAL REFERENCE ONLY



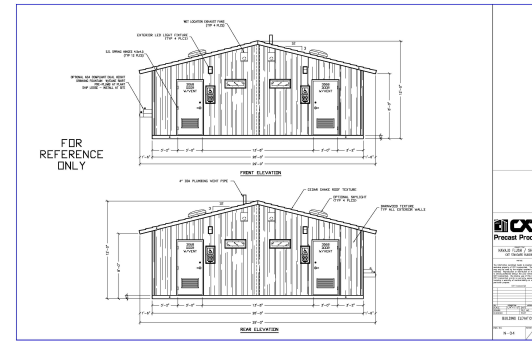
E4 4-UNIT COMFORT STATION PAD DETAIL
NOT TO SCALE



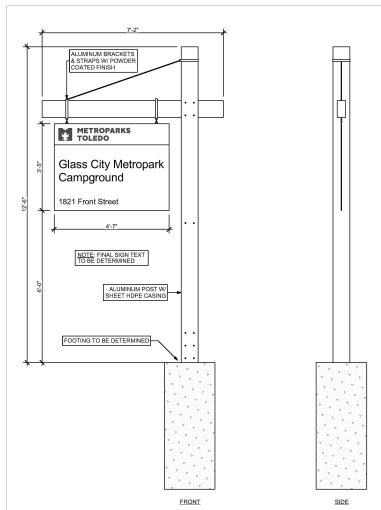
E1 4-UNIT COMFORT STATION INTERIOR ELEVATIONS
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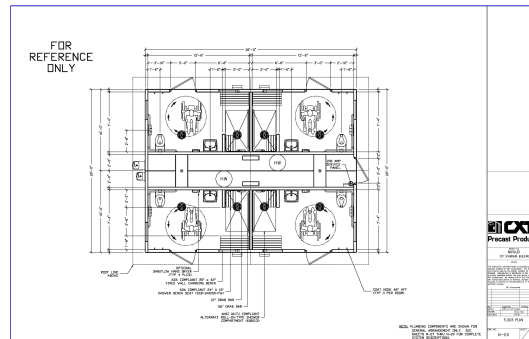
C4 4-UNIT COMFORT STATION UTILITY PIPING
NOT TO SCALE



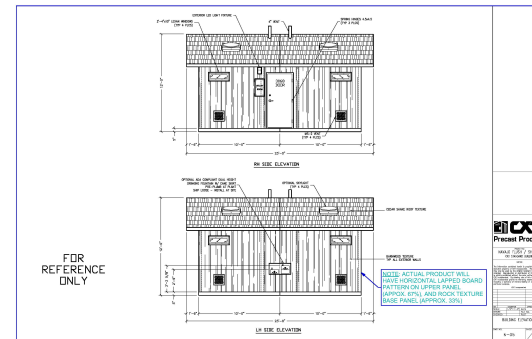
C1 4-UNIT COMFORT STATION FRONT & REAR ELEVATIONS
NOT TO SCALE



A7 AREA IDENTIFICATION SIGN ELEVATIONS
SCALE: 1/2" = 1'-0"



A4 4-UNIT COMFORT STATION FLOOR PLAN
SCALE: 1" = 1'-0"



A1 4-UNIT COMFORT STATION SIDE ELEVATIONS
NOT TO SCALE



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01.24.2025 S.U.P. AMENDMENT

SHEET TITLE
**COMFORT
STATION DETAILS**

SHEET NO.
LA503

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