



**City of Toledo**  
**Zoning & Planning Committee**  
**Formal Agenda**

One Government Center  
Toledo, OH 43604

Wednesday, September 17, 2025

4:00 PM

City Council Chambers

The purpose of the meeting is to discuss:

[ZPC20250917](#)

City Council Zoning & Planning Committee

**Attachments:**

[Agenda 09-17-25](#)

[ZPC20250917.1](#)

Request for a Special Use Permit for a Community Center for the property located at 601 Junction Avenue (SUP25-0022). Plan Commission recommends approval, subject to 42 conditions. (District 3)

**Attachments:**

[#1 601 Junction SUP](#)

[ZPC20250917.2](#)

Request for a Special Use Permit for a new Community Center for the property located at 2405 Stickney Avenue (SUP25-0021 ). Plan Commission recommends approval, subject to 33 conditions and 1 waiver. (District 4)

**Attachments:**

[#2 2405 Stickney SUP](#)

[ZPC20250917.3](#)

Request for a zone change from IG General Industrial to CM Mixed Commercial- Residential for the property located at 1030 & 0 Water Street. (Z-12001-23) (4) The Plan Commission recommends approval.

**Attachments:**

[#3 1600 Mott SUP](#)

[ZPC20250917.4](#)

Request for a Special Use Permit for a new Gas Station for the property located at 5765 Secor Road (SUP25-0024). The Plan Commission recommends approval, subject to 44 conditions.

(District 5)

**Attachments:**

[ZPC20250917.5](#)

[#4 5765 Secor SUP](#)

5Request for an amendment to a Planned Unit Development originally granted by Ord. 150-25, for a new library and storage building for the property located at 3027 Alexis Road (PUD25-0002). The Plan Commission recommends approval, subject to 37 conditions and 3 waivers. (District 5)

**Attachments:**

[ZPC20250917.6](#)

[#5 3027 Alexis PUD Amend](#)

Request for a text amendment adding Accessory Dwelling Units as a permitted use (M-6-25) The Plan Commission recommends approval.

**Attachments:**

[ZPC20250917.7](#)

[#6 Txt Amend Accessory Dwelling Units](#)

Request for a text amendment regarding Legal Nonconforming Lots and Density Requirements (M-7-25). The Plan Commission recommends approval.

**Attachments:**

[#7 Txt Amend Nonconforming Lots & Density](#)

Review of outstanding studies within the Plan Commission.

Review of upcoming moratorium expiration dates.

**The Clerk of Council's Office supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at 419-245-1060 for arrangements.**



## Legislation Text

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**File #: ZPC20250917, Version: 1**

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### City Council Zoning & Planning Committee

1. Request for a Special Use Permit for a Community Center for the property located at 601 Junction Avenue (SUP25-0022).  
Plan Commission recommends approval, subject to 42 conditions. (District 3)
2. Request for a Special Use Permit for a new Community Center for the property located at 2405 Stickney Avenue (SUP25-0021 ).  
Plan Commission recommends approval, subject to 33 conditions and 1 waiver. (District 4)
3. Request for an amendment to a Special Use Permit originally granted by Ord. 143-24 for a Polish Cultural Center for the property located at 1600 Mott Avenue (SUP25-0023).  
Plan Commission recommends approval, subject to 42 conditions. (District 3)
4. Request for a Special Use Permit for a new Gas Station for the property located at 5765 Secor Road (SUP25-0024).  
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The Plan Commission recommends approval.
8. Review of outstanding studies within the Plan Commission.
9. Review of upcoming moratorium expiration dates.

**City Council's office supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours p**



## **City Council Zoning & Planning Committee**

**Theresa Morris, Chair**

**Adam Martinez, Vice Chair**

**Wednesday, September 17, 2025**

**One Government Center 1st Floor 4:00 P.M.**

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8. Review of outstanding studies within the Plan Commission.
9. Review of upcoming moratorium expiration dates.





# City of Toledo

One Government Center  
Toledo, OH 43604

## Legislation Text

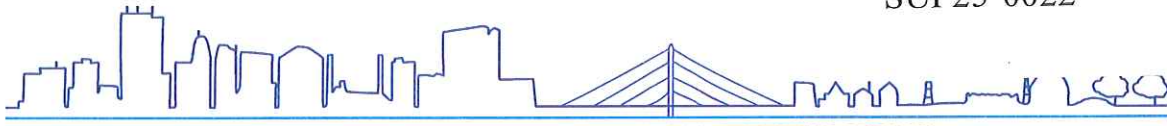
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**File #: ZPC20250917.1, Version: 1**

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**Request for a Special Use Permit for a Community Center for the property located at 601 Junction Avenue (SUP25-0022). Plan Commission recommends approval, subject to 42 conditions. (District 3)**

SUP25-0022

**TOLEDO - LUCAS COUNTY PLAN COMMISSIONS**

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: August 15, 2025

REF: SUP25-0022

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa A. Cottrell, Secretary

SUBJECT: Special Use Permit for a new Community Center at 601 Junction Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 14, 2025 at 2:00 P.M.

**GENERAL INFORMATION**Subject

Request	-	Special Use Permit for a new Community Center
Location	-	601 Junction Avenue
Applicant / Owner	-	Lucas County Land Bank One Government Center, Suite 580 Toledo, OH 43604
Engineer	-	Frederick Associates 4645 N. Summit Street Toledo, OH 43611

Site Description

Zoning	-	CR / Regional Commercial
Area	-	±1.47 acres
Frontage	-	±415.84' along Nebraska Avenue ±331.25' along Junction Avenue
Existing Use	-	Vacant St. Anthony's Church & Vacant Parcels
Proposed Use	-	Community Center with Parking Lot

Area Description

North	-	CR & RD6 / Vacant Commercial, Lodge, Single-Dwelling Residential
South	-	CR & RD6 / Nebraska Avenue, Junction Park, Urban Agriculture, Single-Dwelling Homes, Duplex Homes
East	-	CR & RD6 / Residential Facility, Single-Dwelling Homes, Commercial Structure
West	-	CR / Padua Center, Single-Dwelling Homes

TO: President Hartman and Members of Council  
August 15, 2025

REF: SUP25-0022

Page 2

**GENERAL INFORMATION (cont'd)**

Parcel History

Z-256-75	-	Zone Change from C-3 (Commercial) and M-1 (Restricted Industrial) to R-3 (Two-Family Residence) at Nebraska Ave. between Junction Ave. & Hoag St. (P.C. deferred indefinitely 11/12/75)
T-56-18	-	Lot Split at 1416 Nebraska Avenue (Administratively approved 7/18/18)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- Junction Neighborhood Master Plan

**STAFF ANALYSIS**

The applicant is requesting a Special Use Permit for a Community Center at 601 Stickney Avenue. The site is approximately 1.5 acres and currently zoned Regional Commercial (CR). The applicant – the Lucas County Land Bank – is proposing to convert the existing vacant church on the site into a community center which will be owned and operated by the City of Toledo, Department of Parks and Youth Services. A Special Use Permit is required to operate a community center. To the north of the site are vacant commercial parcels, a lodge, and single-dwelling residences, to the south of the site is Nebraska Avenue, Junction Park, urban agriculture, single-dwelling homes, and duplex homes, to the east is a residential group home, single-dwelling homes, and a commercial structure, and to the west is the Padua Center and more single-dwelling homes.

Parking, Loading and Access

The site currently shares a small parking lot with the adjacent Padua Center to the west. The applicant is proposing fifty-three (53) additional parking spaces – four (4) accessible spaces adjacent to the church and forty-nine (49) spaces in a new parking lot across Junction Avenue. The Plan Director has determined that this is more than an acceptable number of parking spaces per TMC§1107.0600 *Off-Street Parking Schedule "D"*.

All auto accessible parking spaces must have a five foot (5') loading aisle per TMC§1107.1702(A). One (1) of the proposed accessible spaces is missing this loading aisle. The addition of this aisle on a revised site plan has been included as a condition of approval.

TMC§1107.0900 *Bicycle Parking* requires a minimum of one (1) bicycle parking space per ten (10) vehicle parking spaces. Six (6) bicycle parking spaces are required for the site. The proposed bicycle rack location is acceptable as depicted on the site plan. Bicycle rack(s) must be securely fixed to the ground and meet the standards of TMC§1107.0902. This has been included as a condition of approval.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 3  
**STAFF ANALYSIS** (cont'd)

REF: SUP25-0022

Parking, Loading and Access (cont'd)

The Division of Traffic Management has objected to the proposed driveway access onto Junction Avenue and believes that effective parking lot access can be achieved solely off of Nebraska Avenue. Should access to Junction Avenue be desired, the applicant may be able to gain access via the existing alley – although they would have to improve the alley in order to do so. The removal of the proposed Junction Avenue driveway access has been included as a condition of approval. This condition goes on to permit the applicant to access the adjacent alley subject to review and approval by the Plan Director and Division of Traffic Management.

The Division of Traffic Management also objects to the proposed mid-block pedestrian crossing on Junction Avenue and asks that pedestrians be directed to the signalized crossing at the corner of Nebraska and Junction. Staff agrees that pedestrian utilization of this existing signalized crossing is preferred; however, there are concerns that the proposed detention area will naturally direct pedestrians away from this preferred crossing, leading to midblock crossings whether formalized or not. Ideally the detention area would be moved either underground or to the rear of the site; however, there would be significant cost in doing so as the site naturally drains towards the proposed detention area. Traffic Management's condition to remove the mid-block crossing has been included as a condition of approval.

Landscaping and Screening

TMC§1108.0202 *Frontage Greenbelt* requires a fifteen foot (15') wide frontage greenbelt along both Junction Avenue and Nebraska Avenue. At least one (1) tree is required within these frontage greenbelts for every thirty feet (30') of frontage. Four (4) trees are required along Junction Avenue and nine (9) trees are required along Nebraska Avenue. The site plan depicts thirty-foot (30') wide frontage greenbelts with two (2) trees along Junction Avenue and six (6) trees along Nebraska Avenue. Five (5) additional trees are required within these frontage greenbelts. The addition of these required trees on a revised landscape plan has been included as a condition of approval.

TMC§1108.0202 *Frontage Greenbelt* also requires a solid evergreen hedge planting within the frontage greenbelts when abutting a 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. None of these options have been proposed; however, it is required in order to screen the parking lot. The addition of a frontage greenbelt screen – whether evergreen shrubs or another method approved by the Planning Director – on a revised landscape plan has been included as a condition of approval.

Lastly, TMC§1108.0202 *Frontage Greenbelt* prohibits traditional retention and detention pond stormwater treatment facilities within the required frontage greenbelt. Other stormwater treatment facilities may occupy only up to fifty percent (50%) of the frontage greenbelt. A swale stormwater treatment facility is proposed in the majority of the frontage greenbelt. A small portion

TO: President Hartman and Members of Council

REF: SUP25-0022

August 15, 2025

Page 4

**STAFF ANALYSIS (cont'd)**

Landscaping and Screening (cont'd)

of the facility – the area labeled “micropool” on the attached parking lot grading plan – is considered a traditional retention/detention pond. TMC§1108.0202 permits the Plan Director to waive these requirements if, in consultation with the City of Toledo's Division of Engineering Services, it is determined that physical site characteristics or constraints cause placement of these facilities elsewhere impractical. The Plan Director is willing to waive this requirement in this fashion so long as a portion of the stormwater facility is planted as a low maintenance pollinator garden. The submission of low maintenance pollinator garden details to the Plan Director for review and approval has been included as a condition of approval.

A Type A landscape buffer is required along the parking lot's eastern property line per TMC§1108.0203 due to the adjacent property's Duplex Residential (RD6) zoning classification. A ten foot (10') wide landscape area with a solid fence or wall with a minimum height of six feet (6') is required in this area. Four (4) trees and fifteen (15) shrubs are required for every 100 linear feet. As such, five (5) canopy trees and nineteen (19) shrubs are required within this eastern Type A buffer area. No trees or shrubs are shown on the landscaping plan within the provided ten foot (10') wide landscape buffer. The addition of these trees and shrubs on a revised landscape plan has been included as a condition of approval.

TMC§1108.0204 *Parking Lot Landscaping* requires two (2) canopy trees and six (6) shrubs for every ten (10) parking spaces within a parking lot. Ten (10) trees and thirty (30) shrubs are required in this forty-nine-space (49) parking lot. Six (6) trees and thirty-three (33) shrubs are shown on the landscaping plan. The addition of these required interior parking lot trees has been included as a condition of approval.

Frontage greenbelt trees have been added on the community center building's side of the street as well. This is an existing site with minimal proposed modifications along the right-of-way. A new frontage greenbelt is not required; however, the proposed trees bring the site closer to conformance with the code and further the goals of the Junction Neighborhood Master Plan.

Also on the community center building's side of the street is a proposed eight-foot (8') tall wooden screening fence with shrubs surrounding several ground-mounted mechanical units.

Junction Neighborhood Master Plan

The Junction Neighborhood Master Plan identifies St. Anthony's Church as an iconic monument for both the Junction Neighborhood and Toledo as a whole. The plan emphasizes that this church should remain a vital part of the neighborhood and that it should serve as a cultural core. The plan also states that reuse of the church should establish revenue for the neighborhood for continual neighborhood development. The conversion of the church into a community center would promote the building as a vital cultural core for the Junction neighborhood. The community center use is compliant with the Junction Neighborhood Master Plan.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 5

REF: SUP25-0022

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

### Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan identifies this site for neighborhood mixed-use land uses. The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Individual parking lots for single commercial uses are discouraged. Parking areas should be consolidated serving multiple users. The proposed community center use is consistent with the Forward Toledo Plan as the community center will fill a longstanding need in the Junction neighborhood for a flexible space that can host activities like athletic training, youth programming, community meetings, and other private events. Additionally, the proposed development supports the following goals of Forward Toledo: Promote Recreational Opportunities, Encourage Social Opportunities, Building Preservation and Strengthen Neighborhoods.

Staff recommends approval of the requested Special Use Permit because the proposed use meets the stated purpose of the zoning code and is compatible with adjacent uses in terms of scale, site design, and operating characteristics. Additionally, staff recommends approval of the proposed community center because it is supported by multiple goals of the Forward Toledo Comprehensive Land Use Plan.

## **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of SUP25-0022, a Special Use Permit for a new community center at 601 Junction Avenue, to the Toledo City Council, for the following three (3) reasons:

1. The proposed use meets the stated purpose of the Zoning Code and is consistent with the recommendations and goals of the Forward Toledo Comprehensive Land Use Plan **(TMC§1111.0706(A))**;
2. The proposed use complies with all applicable provisions of the 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 Toledo City Plan Commission further recommends approval of SUP25-0022, a Special Use Permit for a new community center at 601 Junction Avenue, to the Toledo City Council, with the following **forty-two (42)** conditions:



TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 6

REF: SUP25-0022

## **PLAN COMMISSION RECOMMENDATION (cont'd)**

### Bureau of Fire Prevention

1. New and existing buildings shall be provided with approved address identification that meets Building Fire Code requirements. (OBC 501.2 & OFC 505.1)
2. A radio signal strength test will be needed in the building, and possible radio signal enhancements based on the results of the test. (OFC 510.2 & 1103.2 – for existing buildings)
3. A fire safety inspection is required prior to occupancy. (OFC 105.3.3.2 & TMC 1309.09)
4. Fire Safety during remodeling shall comply with the applicable requirements of the Building and Fire Codes. (OBC & OFC Chapter 33)

### Division of Transportation

5. All auto accessible parking spaces must have a 5' loading aisle per TMC 1107.1702 (A). (One auto accessible parking space does not have a loading aisle.)
6. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC 1107.1704. (Accessible parking sign detail is too tall.)
7. All parking spaces, driveways and drive aisle must be clearly dimensioned on drawings per TMC 1107.1911. (Existing parking near new accessible parking is not dimensioned.)
8. Drive aisles are required to be 25' wide for two-way traffic per TMC 1107.1911.
9. Adjacent parking lot shall direct pedestrians to corner of Nebraska and Junction to promote utilizing signalized crossing. The mid-block crossing shall not be permitted for safety concerns of pedestrians.
10. Traffic Management will not permit Junction Avenue driveway access for the adjacent parking lot.
11. Any and all unused curb cuts and drive approaches must be removed on Junction Avenue and replaced with new curb and grass to match adjacent areas.
12. Changes to the Division of Transportation conditions above may be made subject to final approval by the Division of Transportation and Plan Director.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 7

REF: SUP25-0022

## PLAN COMMISSION RECOMMENDATION (cont'd)

### Division of Engineering Services

13. 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.
14. All **proposed** 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 sub 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.
15. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
16. Pavement Repair areas on Junction Ave. and in the alley need to match existing pavement.
17. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
18. Designer should consider potential for sewer gas odor at proposed new downspout connections.
19. Basin footprint and size will need confirmed to provide for the required flow restriction, flood control volume, and side slope grading.
20. A full submittal for review requires submittal of the regional SWP3 submittal coversheet as provided to applicant, and its items 1.a. – 1.g. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit are listed on the SWP3 submittal cover sheet, items 2.a. – 2.c., as well as the sewer fee for plan review and field inspection.
21. SWP3 activities and sequencing shall account for demolition, since demolition permitting could occur prior to construction permitting.
22. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 8

REF: SUP25-0022

## **PLAN COMMISSION RECOMMENDATION (cont'd)**

### Division of Engineering Services (cont'd)

23. 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.
24. It is recommended for the owner to modernize the property with a sewage check valve to protect against sewage backup that could occur in the event of surcharge of the City sewer main or church downspouts.

### Division of Environmental Services

25. 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)
26. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
27. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
28. 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.
29. 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](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf)

TO: President Hartman and Members of Council

REF: SUP25-0022

August 15, 2025

Page 9

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Division of Environmental Services (cont'd)

30. 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

31. Bicycle spots must be at least two feet (2') by six feet (6') and rack(s) must be securely fixed to the ground per TMC§1107.0900. **Detail shall be submitted to the Plan Director for review and approval.**
32. Pursuant to TMC§1108.0202 the frontage greenbelts along Junction and Nebraska Avenues adjacent to the proposed parking lot require least one (1) tree for every thirty feet (30') of frontage. **Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting at least four (4) trees within Junction Avenue greenbelt and nine (9) trees within Nebraska Avenue greenbelt.**
33. Pursuant to TMC§1108.0202 the frontage greenbelts along Junction and Nebraska Avenues adjacent to the proposed parking lot require a solid evergreen hedge planting. Low earth berms, decorative stone or brick walls, ornamental metal fencing, or combinations thereof may also be approved by the Planning Director. **Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting an acceptable screen within the Junction Avenue and Nebraska Avenue greenbelts.**
34. Portions of the proposed stormwater treatment facility shall be planted with a low maintenance pollinator garden. Low maintenance pollinator garden details shall be submitted to the Plan Director for review and approval.
35. A Type A landscape buffer is required along the parking lot's eastern property line pursuant to TMC§1108.0203. Four (4) canopy trees and fifteen (15) shrubs are required for every 100 linear feet. **Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting at least five (5) canopy trees and nineteen (19) shrubs within this type A buffer.**
36. Two (2) canopy trees and six (6) shrubs are required for every ten (10) parking spaces within the parking lot pursuant to TMC§1108.0204. **Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting at least ten (10) trees and thirty (30) shrubs within or adjacent to the parking lot.**
37. The city should consider permitting nearby commercial/institutional users to use the proposed parking lot at the corner of Junction Avenue and Nebraska Avenue.
38. Applicant shall obtain appropriate permits for any proposed signage, subject to TMC§1113 *Signs*.

TO: President Hartman and Members of Council

REF: SUP25-0022

August 15, 2025

Page 10

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

39. 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.
40. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
41. 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.
42. 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.

Respectfully Submitted,



Lisa A. Cottrell  
Secretary

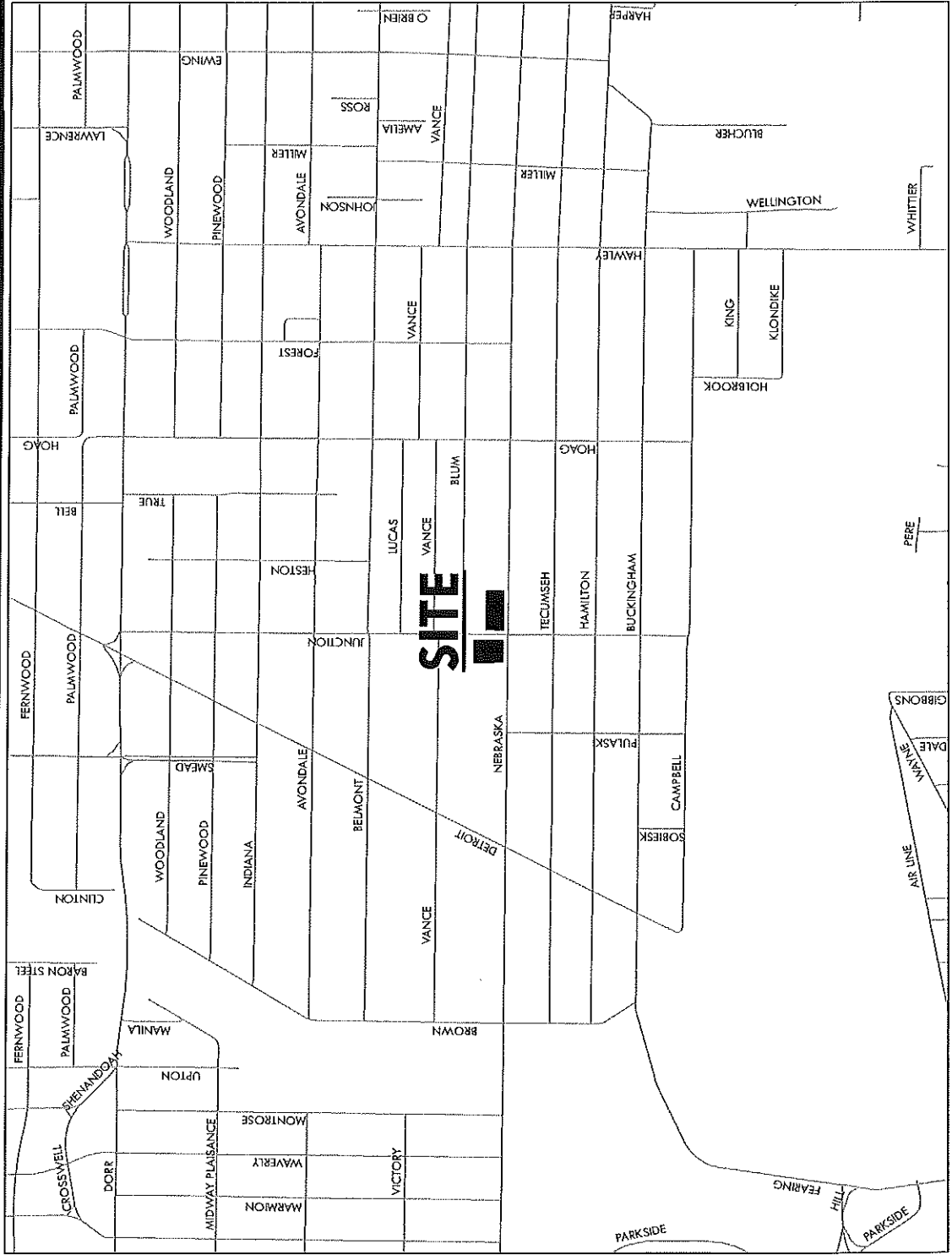
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Seven (7) sketches follow

Cc: Lucas County Land Bank, One Government Center, Suite 580, Toledo, OH 43604  
Fredrick Associates, 4645 N. Summit Street, Toledo, OH 43611  
Alex Schultz, Planner

# GENERAL LOCATION

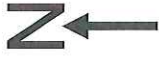
SUP25-0022  
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# ZONING & LAND USE

SUP25-0022  
ID 19

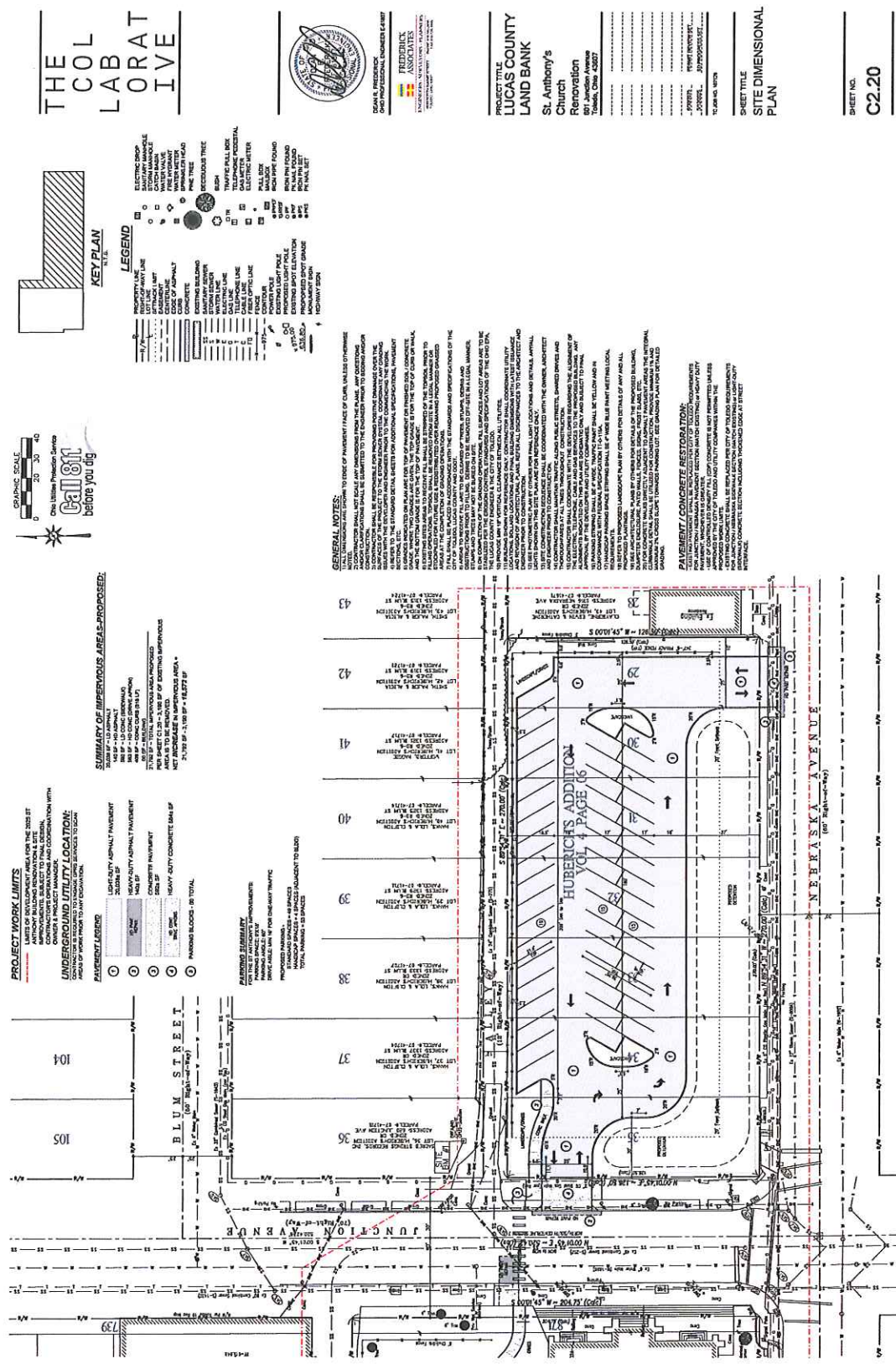






## SITE PLAN B

**SUP25-0022**  
**ID 19**



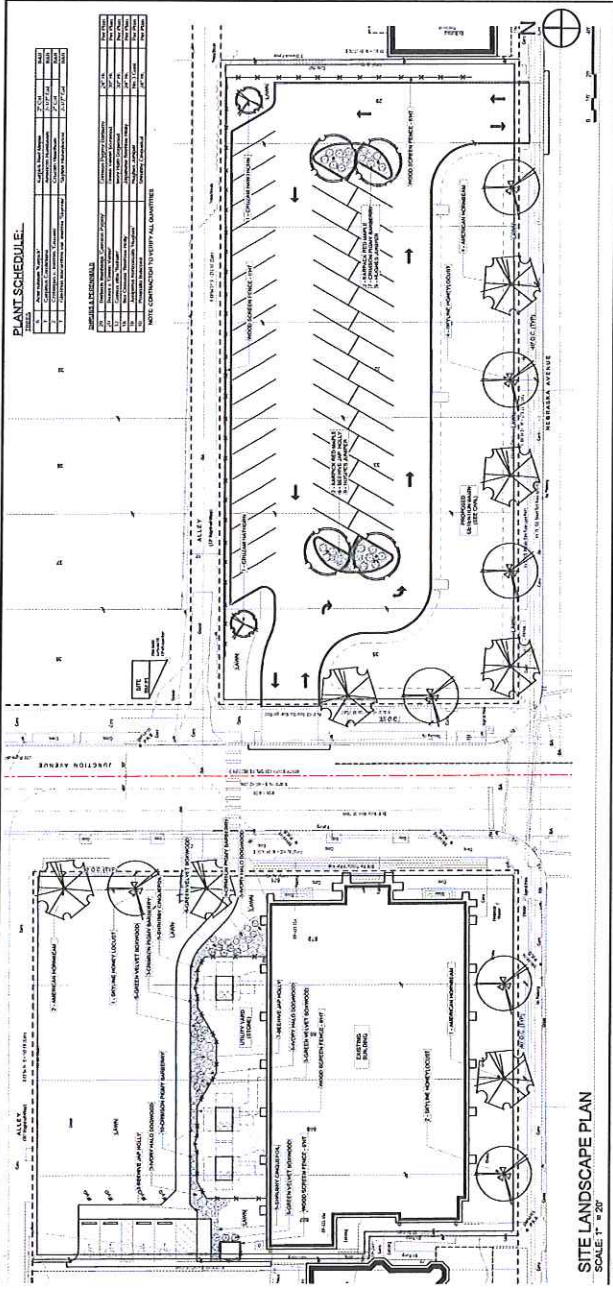
# LANDSCAPE PLAN

SUP25-0022  
ID 19

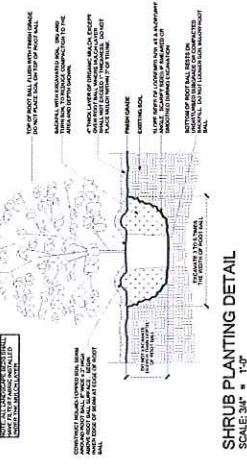
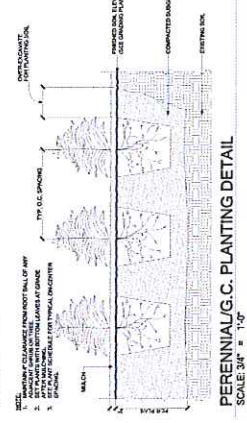
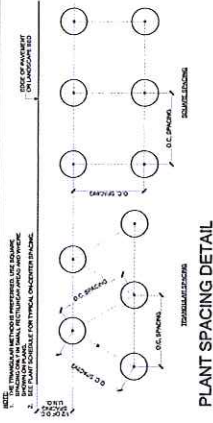


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- LANDSCAPE NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR PLANTING AND MAINTENANCE OF ALL PLANTS AND TREES SHOWN ON THIS PLAN. PLANTING SHALL BE COMPLETED WITHIN 90 DAYS OF PROJECT COMPLETION. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
  2. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
  3. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
  4. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
  5. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
  6. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
  7. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:
  8. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:



SITE LANDSCAPE PLAN  
SCALE: 1" = 20'



PROJECT TITLE  
Lucas County  
Land Bank  
St. Anthony's  
Church  
Renovation  
681 Jackson Ave  
Toledo, OH 43607

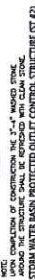
DATE: 10/15/2024  
DRAWN BY: J. J. JONES  
CHECKED BY: J. J. JONES  
PROJECT NO.: 2024-001234  
SHEET NO.: 19 OF 20

SHEET TITLE  
LANDSCAPE  
PLAN

SHEET NO.  
L1.00

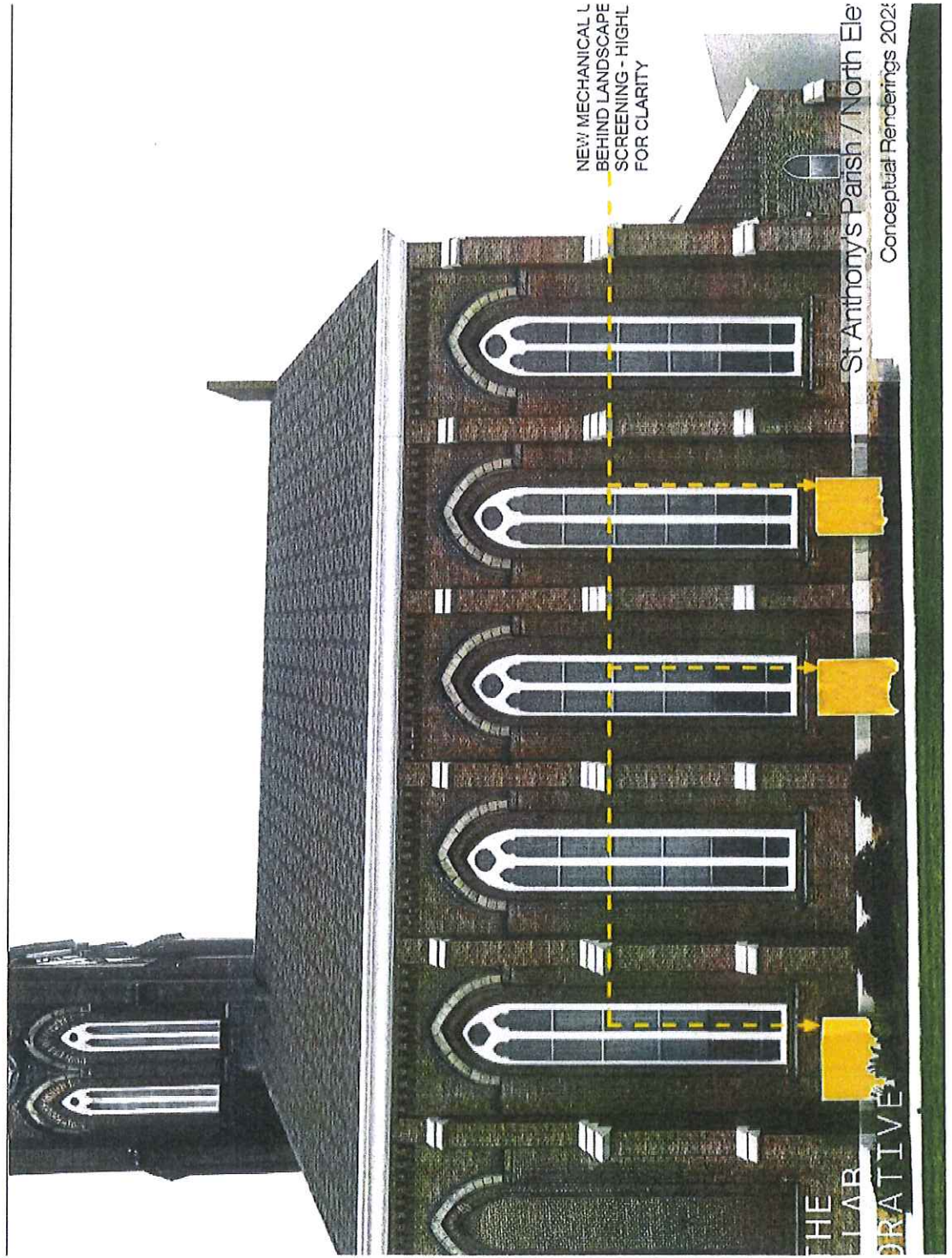


**SUP25-0022**  
**ID 19**

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# NORTH ELEVATION

SUP25-0022  
ID 19





# PUBLIC HEARING

CASE NO. SUP25-0022

REQUEST: Special Use Permit for a New Community Center at 601 Junction Avenue

\_\_\_\_\_

APPLICANT NAME: Lucas County Land Reutilization Corporation

ADDRESS: One Government Center, Suite 580, Toledo, OH 43604

DATE: August 14, 2025 TIME: 2:00 P.M.

Contact Person: Josh Murnen

Contact Person Phone Number: 419-213-4293

PLACE: Council Chamber, 1<sup>st</sup> Floor, One Government Center  
Jackson & Erie Streets, Toledo, OH

For Further Information, Contact  
The Toledo-Lucas County Plan Commissions

PHONE: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304

## CITY OF TOLEDO SIGN POSTING REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

#### 1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk** (or edge of public street). Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

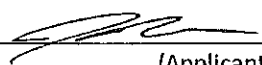
#### 4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 07/30/2025 to 09/26/2025.

#### 5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.


I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

 SVP  
(Applicant or Agent)

Lucas County Land Bank  
(Print Name of Organization)

419-213-4293  
(Telephone No.)

I issued 4 signs for this application 7-28-25  
(Date)

  
(Staff Member) AS

Location of sign(s) By church on Junction & Nebraska Ave

By prop. parking on Junction & Nebraska

CASE NUMBER SUP25-00022



DATE: August 1, 2025  
 REF: SUP25-0022  
 PLANNER: Schultz

### **NOTICE OF PUBLIC HEARING**

on

**Date: Thursday, August 14, 2025**

Request: Special Use Permit for a New Community Center

Location: 601 Junction Avenue

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the owners of property within and contiguous to and directly across the street from subject parcel or parcels at the addresses of such owners appearing on the County Auditor's current tax list. Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, August 14, 2025** at the ***Council Chambers, First Floor, One Government Center***, Jackson and Erie Streets, Toledo, Ohio, and would appreciate any information you or your neighbors can give to aid their decision. **It is not necessary for you to attend the meeting but you are welcome to do so if you wish.** You may write or phone before the meeting to give us information or to inquire about this request. The Planner handling this case is Alex Schultz. They may be contacted at 419-245-6283 or [alex.schultz@toledo.oh.gov](mailto:alex.schultz@toledo.oh.gov).

**TOLEDO CITY PLAN COMMISSION**

**CITY OF TOLEDO, OHIO**

Clerk of Council  
One Government Center  
Toledo, Ohio 43604

Julie Gibbons  
Clerk of Council

Telephone  
419-245-1060

Date: August 1, 2025  
Ref: SUP25-0022

**NOTICE OF PUBLIC HEARING**

Wednesday, September 17, 2025

The Zoning and Planning Committee of Council, at a meeting to be held in the Council Chambers, First Floor, One Government Center, Jackson & Erie Streets, Toledo, Ohio, on September 17, 2025 at 4:00 p.m., will consider the following request:

**Special Use Permit for a New Community Center at 601 Junction Ave. (SUP25-0022)**

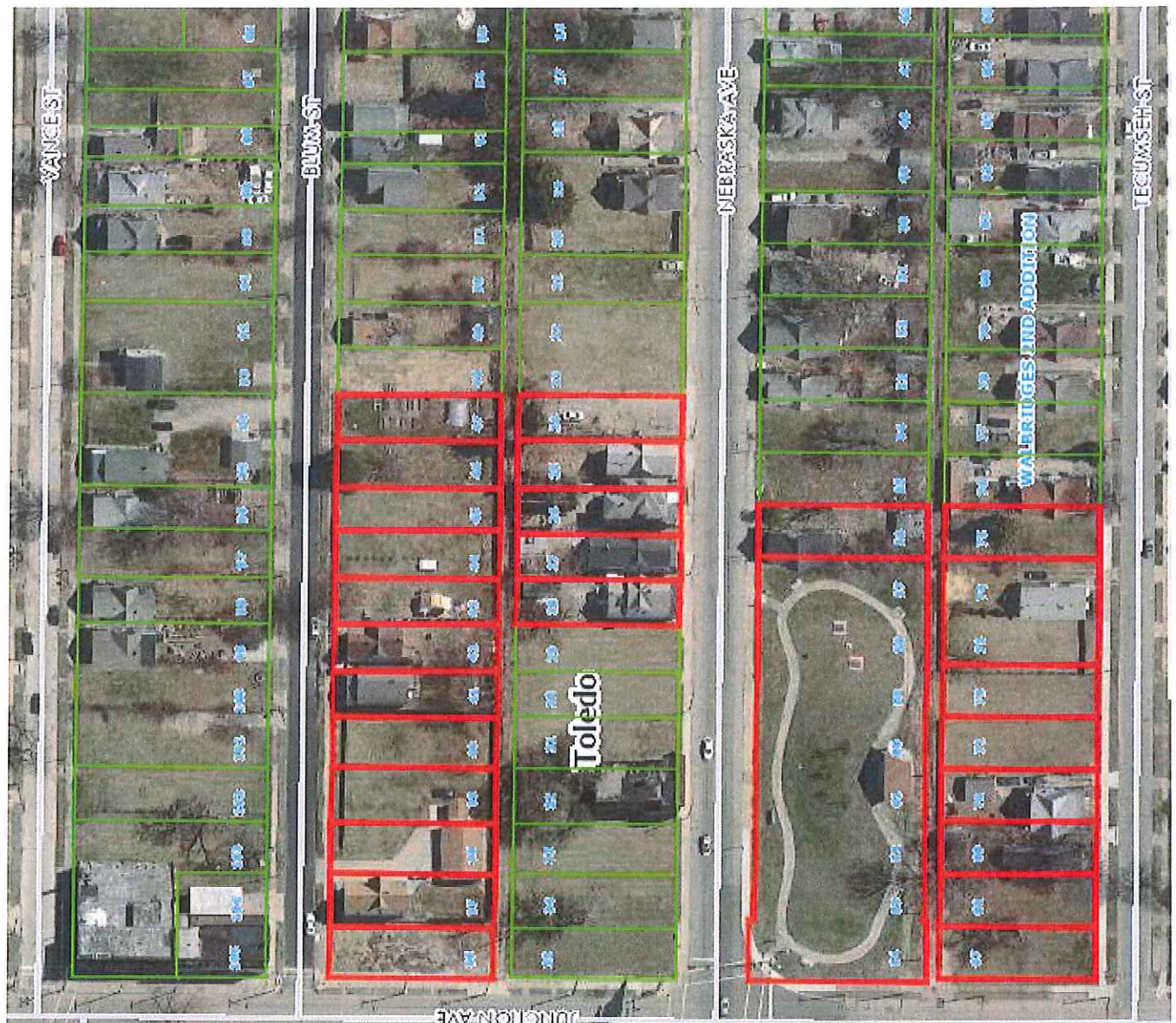
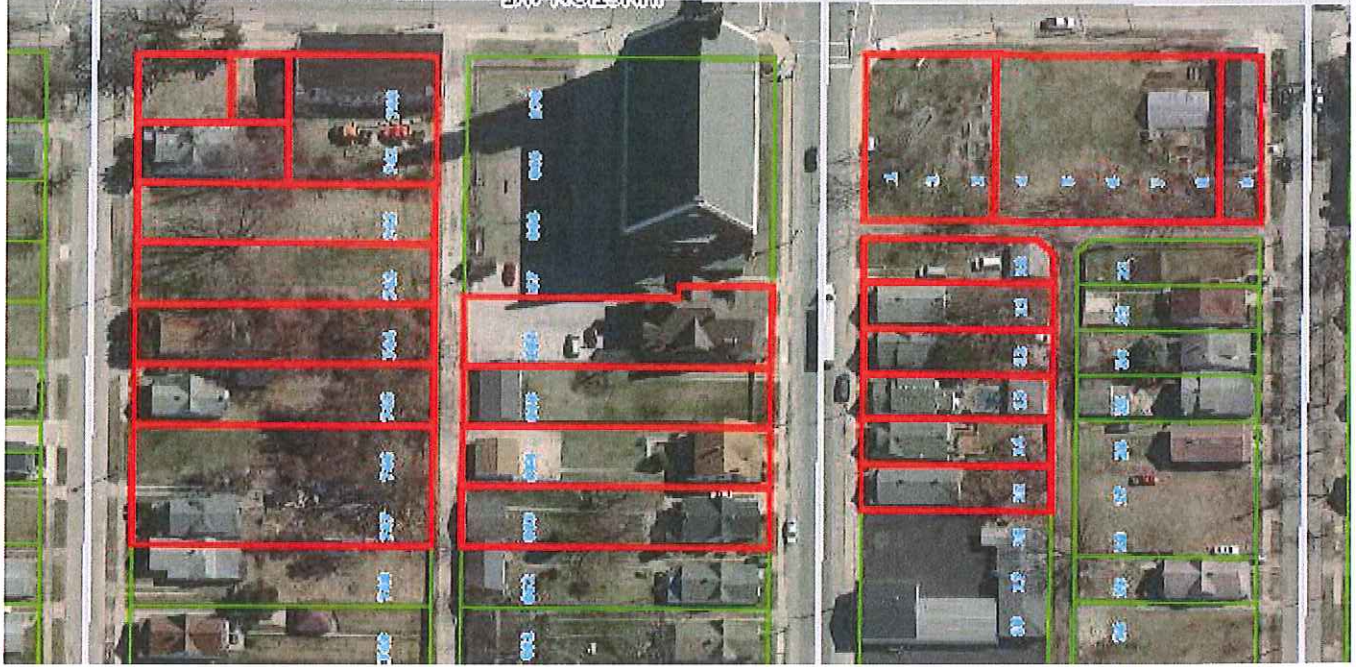
Julie Gibbons  
Clerk of Council

**\*\*Failure of applicant to appear may result in a deferral or denial of the request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

PERRYMAN DEBORAH A 1423 VANCE ST TOLEDO OH 43607 4130	HANKS CLIFTON L & LOLA 1337 BLUM ST TOLEDO OH 43607 4138	SMITH MAJOR & ALICIA M 1319 BLUM ST TOLEDO OH 43607 4138
GOOSBY ZANETA 1332 TECUMSEH ST TOLEDO OH 43607 4378	BLAKELY ERMA JEAN 1312 NEBRASKA AVE TOLEDO OH 43607 4158	BROWN TAKEYLA 1504 HEATHERTON DR TOLEDO OH 43614
SACRED STRINGS RECORDS INC 424 IMANI CIR TOLEDO OH 43604	BELCHER BETTY J 1066 NORWOOD TOLEDO OH 43607	ROAD DOG & SONS LOGISTICSLLC 623 JUNCTION TOLEDO OH 43607
ROAD DOG & SONS LOGISTICSLLC 623 JUNCTION AVE TOLEDO OH 43607	HUNT JIMMY JR 1431 VANCE ST TOLEDO OH 43607 4130	WOFFORD MAGGIE B 1321 BLUM ST TOLEDO OH 43607 4138
MCCOWAN JACQUELINE L 1225 FLAIRE DR APT 306 TOLEDO OH 43615	BELCHER TORINO 1722 GRAND TOLEDO OH 43607	THE PADUA CENTER 1416 NEBRASKA AVE TOLEDO OH 43607
JOHNSON BEN JR 1548 BUCKINGHAM ST TOLEDO OH 43607 4307	HUGHES OLIVIA 1316 TECUMSEH ST TOLEDO OH 43607 4378	OAK BRANCH LLC 6545 MARKET AVE N STE 100 NORTH CANTON OH 44721
KING SYLVIA A 10919 ANGOLA RD SWANTON OH 43558 9605	FELL BILL F & GLADYS 1407 VANCE ST TOLEDO OH 43607 4130	PEEK JACQUELINE D ETAL 1314 NEBRASKA AVE TOLEDO OH 43607
ANDERSON LIONEL 1408 VANCE ST TOLEDO OH 43607	LUCAS COUNTY LAND REUTILIZATION CORPORAT 1 GOVERNMENT CENTER STE 580 TOLEDO OH 43604	LUCAS COUNTY LAND REUTILIZATION CORPORATION 1 GOVERNMENT CENTER STE 580 TOLEDO OH 43604
SMITH MAJOR & ALICIA M OR SURVTC 1319 BLUM ST TOLEDO OH 43607	GIPSON ARTHUR L 1425 NEBRASKA AVE TOLEDO OH 43607	BELCHER EVERT 1427 NEBRASKA AVE TOLEDO OH 43607 4102
STRICKLAND RALPH SR & GWENDOLYN C 1430 NEBRASKA AVE TOLEDO OH 43607 4101	HANKS LOLA M & CLIFTON L SR 1337 BLUM ST TOLEDO OH 43607 4138	MCSWAIN KIMONTI 1421 NEBRASKA AVE TOLEDO OH 43607









Thursday, August 7, 2025

Dear: City Council

**RE: Community Project Concerns and Recommendation**

My name is Melvin Wainwright, and I am writing to express my concerns regarding the current community project under consideration. I have been an active participant in all previous meetings related to this initiative; however, I am unable to attend today's meeting. I believe it is important to share my perspective on this matter.

I would like to respectfully raise the following concerns for your consideration:

**Community Input and Engagement**

The proposed project appears to lack genuine community input from the outset. To my knowledge, the community was not consulted about this initiative, nor did residents request such a project. This raises questions about whether the project truly addresses community needs and priorities.

**Stakeholder Representation**

I understand that Congresswoman Marcy Kaptur and approximately five individuals opposed the Catholic Diocese's plans to demolish the building in question. I would respectfully request that the media conduct follow-up interviews with these stakeholders to determine their continued engagement with the community. Additionally, I believe the public deserves transparency regarding the current interior condition of the building, which has not been adequately documented or shared.

**Resource Allocation Concerns**

Given that our community already faces challenges with numerous dilapidated structures, I question the decision by the land bank to assume control of this additional property. This appears to be an inefficient use of limited resources.

**Alternative Investment Opportunities**

I propose that the funds allocated for this project would be better invested in upgrading the Frederick Douglass Center, which would provide more direct benefit to our existing community infrastructure.

### Alternative Investment Opportunities

I propose that the funds allocated for this project would be better invested in upgrading the Frederick Douglass Center, which would provide more direct benefit to our existing community infrastructure.

### Project Motivation

I am concerned that this initiative may be driven more by external political considerations than by genuine community enhancement goals. If community members had approached the land bank requesting a community center, I suspect the response would have cited cost concerns as prohibitive.

I respectfully request that these concerns be addressed and that community input be genuinely sought before proceeding with this project. I believe our resources can be more effectively utilized to address the actual needs identified by community residents.

Thank you for your time and consideration of these matters. I look forward to your response and to continued dialogue about how we can best serve our community's interests.

Sincerely,

Melvin Wainwright  
4760 Meadow Rue  
Toledo, OH 43604  
wainpar3@aol.com



# City of Toledo

One Government Center  
Toledo, OH 43604

## Legislation Text

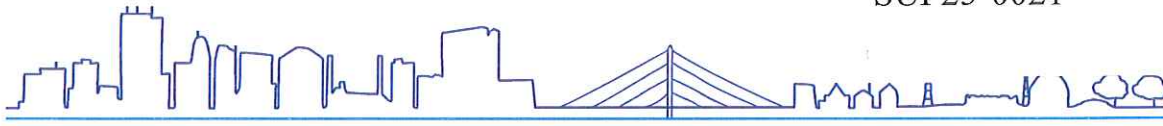
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**File #: ZPC20250917.2, Version: 1**

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**Request for a Special Use Permit for a new Community Center for the property located at 2405 Stickney Avenue (SUP25-0021 ). Plan Commission recommends approval, subject to 33 conditions and 1 waiver. (District 4)**

SUP25-0021

**TOLEDO - LUCAS COUNTY PLAN COMMISSIONS**

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: August 15, 2025

REF: SUP25-0021

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa A. Cottrell, Secretary

SUBJECT: Special Use Permit for a new Community Center at 2405 Stickney Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 14, 2025 at 2:00 P.M.

**GENERAL INFORMATION**Subject

Request	-	Special Use Permit for a new Community Center
Location	-	2405 Stickney Avenue
Applicant	-	James Sherman New Covenant Church of the Living God 2405 Stickney Avenue Toledo, OH 43608
Design Professional	-	Anthony Coronado Midwest Church Design + Construction 634 Eckel Road Perrysburg, OH 43551

Site Description

Zoning	-	CR / Regional Commercial
Area	-	±0.57 acres
Frontage	-	±208.9' along Sherman Street ±86.7' along Stickney Avenue
Existing Use	-	Vacant Commercial Structure
Proposed Use	-	Community Center

Area Description

North	-	RD6 / Moore Street, Single-Dwelling Homes, Duplex Homes, Church
South	-	POS / Sherman Street, Forest Cemetery
East	-	POS / Stickney Avenue, Forest Cemetery
West	-	RD6 / Single-Dwelling Homes, Duplex Homes

TO: President Hartman and Members of Council

REF: SUP25-0021

August 15, 2025

Page 2

**GENERAL INFORMATION (cont'd)**

Parcel History

Z-124-45 - Zone Change from C-D (Commercial) to D-E (Light Industrial) at Moore, Sherman, & Page Streets. (P.C. disapproved 9/20/45)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

**STAFF ANALYSIS**

The applicant is requesting a Special Use Permit for a new Community Center at 2405 Stickney Avenue. The site is approximately 0.57-acres and currently zoned Regional Commercial (CR). The applicant wishes to convert the existing vacant commercial structure on the site into a community center affiliated with the nearby New Covenant Church of the Living God. A Special Use Permit is required to operate a community center. To the north of the site is Moore Street, single-dwelling homes, duplex homes, and a church, to the south of the site is Sherman Street and Forest Cemetery, to the east is Stickney Avenue and Forest Cemetery, and to the west is more single-dwelling homes and duplex homes.

Parking, Loading and Access

Off-street parking is not currently provided on this site. The applicant is proposing a small parking lot with ten (10) parking spaces at the corner of Stickney Avenue and Moore Street. The Plan Director has determined that this is an acceptable number of parking spaces per TMC§1107.0600 *Off-Street Parking Schedule "D"*. Due to the currently-proposed M-18-24, a Modification to TMC Chapter 11 – Zoning and Planning Code – Eliminating Parking Minimums, the applicant wishes to retain an option to not construct this proposed parking lot. If they wish to not construct the parking lot, they would be able to apply for a minor amendment to this special use permit to remove the parking portions of this approval.

TMC§1107.1700 requires one (1) of the proposed parking spaces to be van accessible in accordance with the Americans with Disabilities Act. This van-accessible space is shown; however, accessible parking must be located to provide the shortest path of travel to the building's accessible entrance. As such, the van-accessible space must be moved so that it is the closest parking space to the entrance. This requirement has been included as a condition of approval.

TMC§1107.0900 *Bicycle Parking* requires that this site provide two (2) bicycle parking spaces. These spaces have been shown and their location is acceptable as depicted. The proposed bicycle rack must be securely fixed to the ground and meet the standards of TMC§1107.0902.

TO: President Hartman and Members of Council

REF: SUP25-0021

August 15, 2025

Page 3

**STAFF ANALYSIS (cont'd)**

Parking, Loading and Access (cont'd)

TMC§1107.1202 *Setbacks* requires the proposed parking lot to be set back at least fifteen feet (15') from Moore Street and Stickney Avenue. The parking lots are currently set back ten feet (10') from Moore St and Stickney Ave. This is discussed in more detail below.

Landscaping

TMC§1108.0202 *Frontage Greenbelt* requires a fifteen foot (15') wide frontage greenbelt along both Moore Street and Stickney Avenue. The site plan depicts ten foot (10') wide frontage greenbelts along Moore Street and Stickney Avenue. The proposed parking lot will need to be shifted five feet (5') south and five feet (5') west to accommodate the required fifteen foot (15') wide frontage greenbelt. This should not be difficult as there are grass areas with a minimum dimension of five feet (5') in both of these directions, although the proposed sidewalk on the southern end of the parking lot will become flush with the building. This has been included as a condition of approval.

TMC§1108.0202 *Frontage Greenbelt* also requires at least one (1) tree for every thirty feet (30') of frontage and a solid evergreen hedge planting within the Moore Street and Stickney Avenue frontage greenbelts. Sufficient evergreen screening has been provided; however, only one (1) new tree planting is proposed. An additional four (4) trees are required within the Moore Street greenbelt and two (2) trees are required within the Stickney Avenue greenbelt. The existing trees identified on the plan are within the right-of-way and – as stated in TMC§1108.0202(A) – may not be used towards frontage greenbelt requirements. The inclusion of these additional trees on a revised landscape plan has been included as a condition of approval.

Lastly for TMC§1108.0202 *Frontage Greenbelt*, stormwater treatment facilities may occupy up to fifty percent (50%) of the frontage greenbelt. The proposed stormwater treatment swale appears to occupy more than fifty percent (50%) of the Moore Street greenbelt. Staff believes the required increase in greenbelt width will bring the stormwater treatment swale's occupation of the greenbelt below fifty percent (50%). Even so, the assurance that the stormwater treatment swale occupies no more than fifty percent (50%) of the greenbelt has been included as a condition of approval.

TMC§1108.0204 *Parking Lot Landscaping* requires two (2) canopy trees and six (6) shrubs for every ten (10) parking spaces within parking lots. As such, two (2) canopy trees and six (6) shrubs are required for the parking lot's interior landscaping. The depiction of these additional trees on a revised landscape plan has been included as a condition of approval.

Design Standards

The applicant has proposed some changes to the existing building's façade. The building currently consists of primarily Exterior Insulation Finish System (EIFS) materials on façades visible from Sherman Street and Concrete Masonry Units (CMU) on other façades. Boarded-up

TO: President Hartman and Members of Council

REF: SUP25-0021

August 15, 2025

Page 4

**STAFF ANALYSIS (cont'd)**

Design Standards (cont'd)

openings for windows are on most façades. Proposed changes include a two to three foot (2'-3') tall thin-brick veneer along the foundation of façades consisting of CMU and filling in some of the window openings with like material for that façade – whether EIFS or CMU. Window openings which are not filled with EIFS or CMU are proposed to be fitted with new windows.

TMC§1109.0502 requires commercial/institutional structures to consist of at least eighty percent (80%) predominant materials and no more than twenty percent (20%) accent materials. The section defines EIFS and Architectural CMU as accent materials. Windows and brick are defined as predominant materials. Unfinished CMU is prohibited by the design standards. As this is an existing non-conforming building full compliance with the design standards of TMC§1109.0500 is not necessary; however, proposed work cannot increase the extent of the nonconformity. As such, no portion of any façade which was not previously an accent material may be filled with an accent material. This includes the filling of window holes and garage doors. Ideally all window holes would be fitted with windows; however, the applicant may choose to fill them in with any of the predominant materials listed in TMC§1109.0502. This has been included as a condition of approval.

TMC§1109.0502 requires commercial/institutional structures to have a predominant subtle, neutral, or earth-tone color, with accent colors permitted to take up only 20% of each façade. No colors are noted on the proposed elevation drawings; however, adherence to this requirement has been included as a condition of approval.

Signs

The applicant has shown three (3) signs/logos on the proposed elevations. It appears that the proposed signage may meet the requirements of TMC Chapter 1113 *Signs*; however, a review of the proposed signage was not conducted as a part of this Special Use Permit review. All signage must obtain a sign permit prior to installation. This has been listed as a condition of approval.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan identifies this site for Neighborhood Mixed-use (NM) land uses. The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These characteristics are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Individual parking lots for single commercial uses are discouraged. The proposed community center use is consistent with the Forward Toledo Plan as the community center seeks to be a core component of this neighborhood by offering a variety of community gatherings to bring positivity to the local community such as food pantry offerings, bible studies, and crafting classes. Additionally, the proposed development supports the following goals of Forward Toledo: Promote Recreational Opportunities, Encourage Social Opportunities, Building Preservation, and Strengthen Neighborhoods.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 5  
**STAFF ANALYSIS** (cont'd)

REF: SUP25-0021

Staff recommends approval of the requested Special Use Permit because the proposed use meets the stated purpose of the zoning code and is compatible with adjacent uses in terms of scale, site design, and operating characteristics. Additionally, staff recommends approval of the proposed community center because it is supported by multiple goals of the Forward Toledo Comprehensive Land Use Plan.

### **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of SUP25-0021, a Special Use Permit for a new Community Center at 2405 Stickney Avenue, to the Toledo City Council, for the following three (3) reasons:

1. The proposed use meets the stated purpose of the Zoning Code and is consistent with the recommendations and goals of the Forward Toledo Comprehensive Land Use Plan (TMC§1111.0706(A));
2. The proposed use complies with all applicable provisions of the 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 Toledo City Plan Commission further makes the following recommendation to the Toledo City Council on the waiver requested for SUP25-0021, a Special Use Permit for a new Community Center at 2405 Stickney Avenue:

### **Chapter 1109 Design Standards**

#### **Section 1109.0500 Building façade materials and color**

Approve a waiver so that CMU, an accent material, may be used to infill a door and garage door on the north and northwest building elevations. This will match existing CMU which currently surrounds the doors. This waiver does not grant permission to fill in areas which were or are currently occupied by a window.

The Toledo City Plan Commission further recommends approval of SUP25-0021, a Special Use Permit for a new Community Center at 2405 Stickney Avenue, to the Toledo City Council, with the following **thirty-three (33)** conditions:

#### **Bureau of Fire Prevention**

1. It appears this building will undergo a change in level of activity. This will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)



TO: President Hartman and Members of Council

REF: SUP25-0021

August 15, 2025

Page 6

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Bureau of Fire Prevention (cont'd)

2. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1)
3. A fire safety inspection is required prior to occupancy. (OFC 105.3.3.2 & TMC 1309.09)

Division of Transportation

4. Accessible parking must be the closest parking spot to the accessible building entrance to provide the shortest path of travel per ADA (Americans with Disabilities Act).
5. Existing driveway, approach and curb cut shall be removed on Moore Street and new curb and grass provided to match adjacent areas.

Division of Engineering Services

6. 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.
7. All **proposed** 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.
8. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
9. The stormwater planning is adequate for the site plan, but a full stormwater review for comments requires an engineering submittal of multiple items, listed as items 1.a. – 1.g. on the SWP3 submittal coversheet provided to applicant's engineer. The cover sheet includes a web link to Toledo's 2014 Infrastructure Requirements document.
10. Following the stormwater review, additional items are needed to receive construction permission:
  - a. As listed on the SWP3 submittal cover sheet, items 2.a. – 2.c.
  - b. Sewer fee and subcontracting for construction by a Toledo Licensed Sewer Contractor.
  - c. Project team shall provide advance copy of sample stormwater permit to bidders and with the contract for construction. It states conditions for pre-con notifications, field inspections, and permit closure.

TO: President Hartman and Members of Council

REF: SUP25-0021

August 15, 2025

Page 7

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Division of Engineering Services (cont'd)

11. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

Division of Environmental Services

12. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential 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.
13. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
14. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
15. 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.
16. 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](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf)
17. 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

18. Bicycle parking spaces shall meet the standards of TMC§1107.0902. **Pole/rack details shall be submitted to the Planning Director.**
19. Pursuant to TMC§§ 1107.1202 & 1108.0202 the proposed parking area shall be shifted to ensure a fifteen-foot (15') setback and frontage greenbelt on both Moore Street and Stickney Avenue. **Not acceptable as depicted. A revised site and landscape plan shall be submitted to the Plan Director depicting the required parking lot setback.**

TO: President Hartman and Members of Council  
August 15, 2025

REF: SUP25-0021

Page 8

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

20. Pursuant to TMC§1108.0202 the frontage greenbelts along Moore Street and Stickney Avenue require at least one (1) tree for every thirty feet (30') of frontage. **Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting a minimum of four (4) trees within the Moore Street greenbelt and two (2) trees within the Stickney Avenue greenbelt.**
21. Pursuant to TMC§1108.0202 stormwater treatment facilities may occupy up to fifty percent (50%) of each frontage greenbelt. **Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting the stormwater treatment facilities less than fifty percent (50%) of each frontage greenbelt.**
22. Pursuant to TMC§1108.0204 two (2) canopy trees and six (6) shrubs are required within parking lots for every ten (10) parking spaces. **Not acceptable as depicted. A revised landscaping plan shall be submitted to the Plan Director depicting a minimum of two (2) trees and six (6) shrubs within or immediately adjacent to the proposed parking lot.**
23. Topsoil must be back filled to provide positive drainage of the landscape area.
24. 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.
25. The location, number, height, diameter and species of any materials to be planted and maintained shall be depicted on a detailed 'final' landscape plan, 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*. **Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting the height, diameter, and species of any proposed or existing trees, shrubs, or plant material.**
26. Proposed modifications to the existing structure may not increase its level of nonconformity with TMC§1109.0500, except as waived. **Not acceptable as depicted. Revised elevations shall be submitted to the Plan Director depicting no portion of any façade which was not previously an accent material being replaced/filled with an accent material, except as waived.**
27. Proposed color changes to the existing structure shall remain in compliance with the building color requirements of TMC§1109.0500.
28. Applicant shall obtain appropriate permits for any proposed signage, subject to TMC§1113 *Signs*.

TO: President Hartman and Members of Council

REF: SUP25-0021

August 15, 2025

Page 9

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

29. Lights and light fixtures must be selected and arranged to direct and reflect the light away from any adjacent residential property and public ways and away from the sky above the light fixture per TMC§1107.1908.
30. 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.
31. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
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.

Respectfully Submitted,



Lisa A. Cottrell  
Secretary

AS

Five (5) sketches follow

Cc: New Covenant Church of the Living God, 2405 Stickney Avenue, Toledo, OH 43608  
Midwest Church Design + Construction, 634 Eckel Road, Perrysburg, OH 43551  
Alex Schultz, Planner

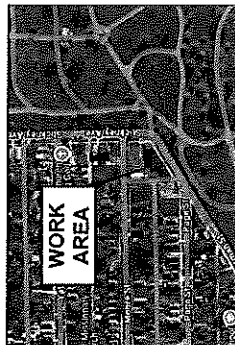


# ZONING & LAND USE

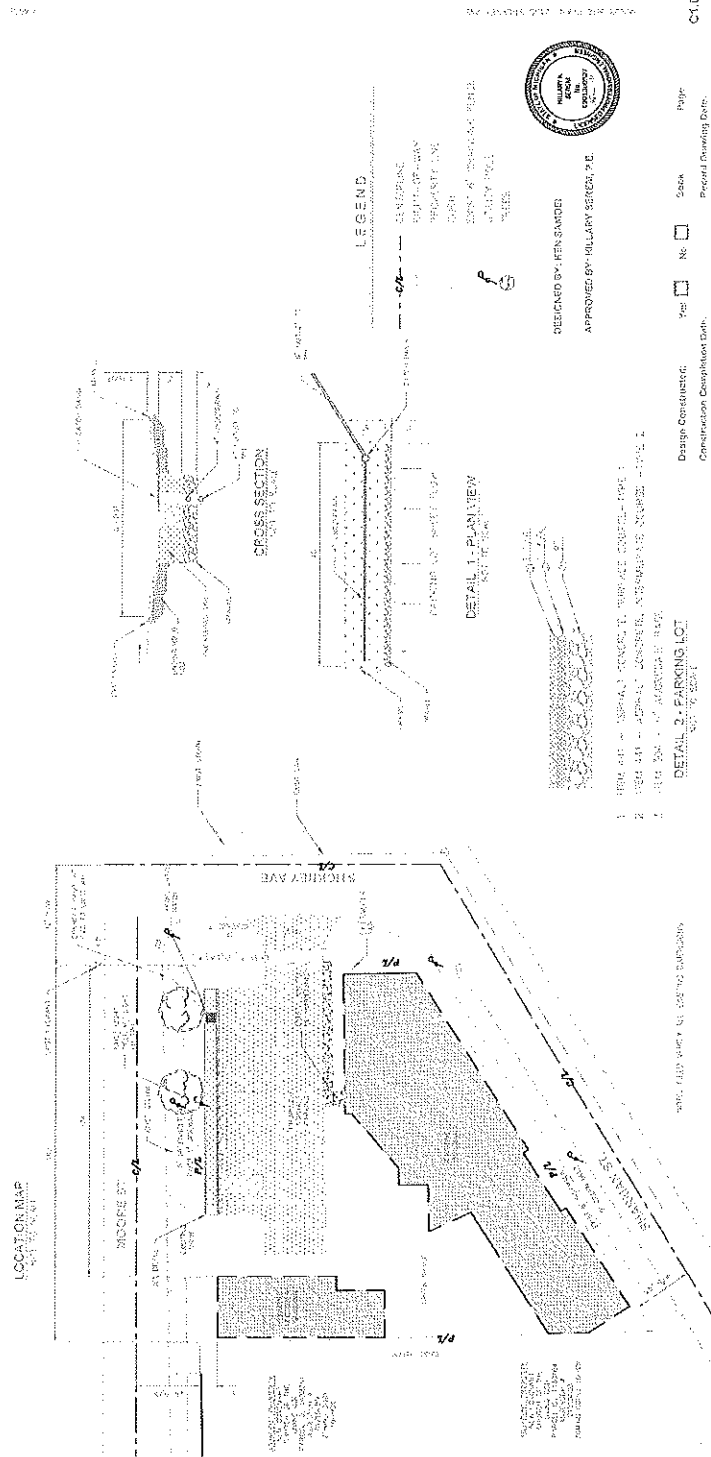
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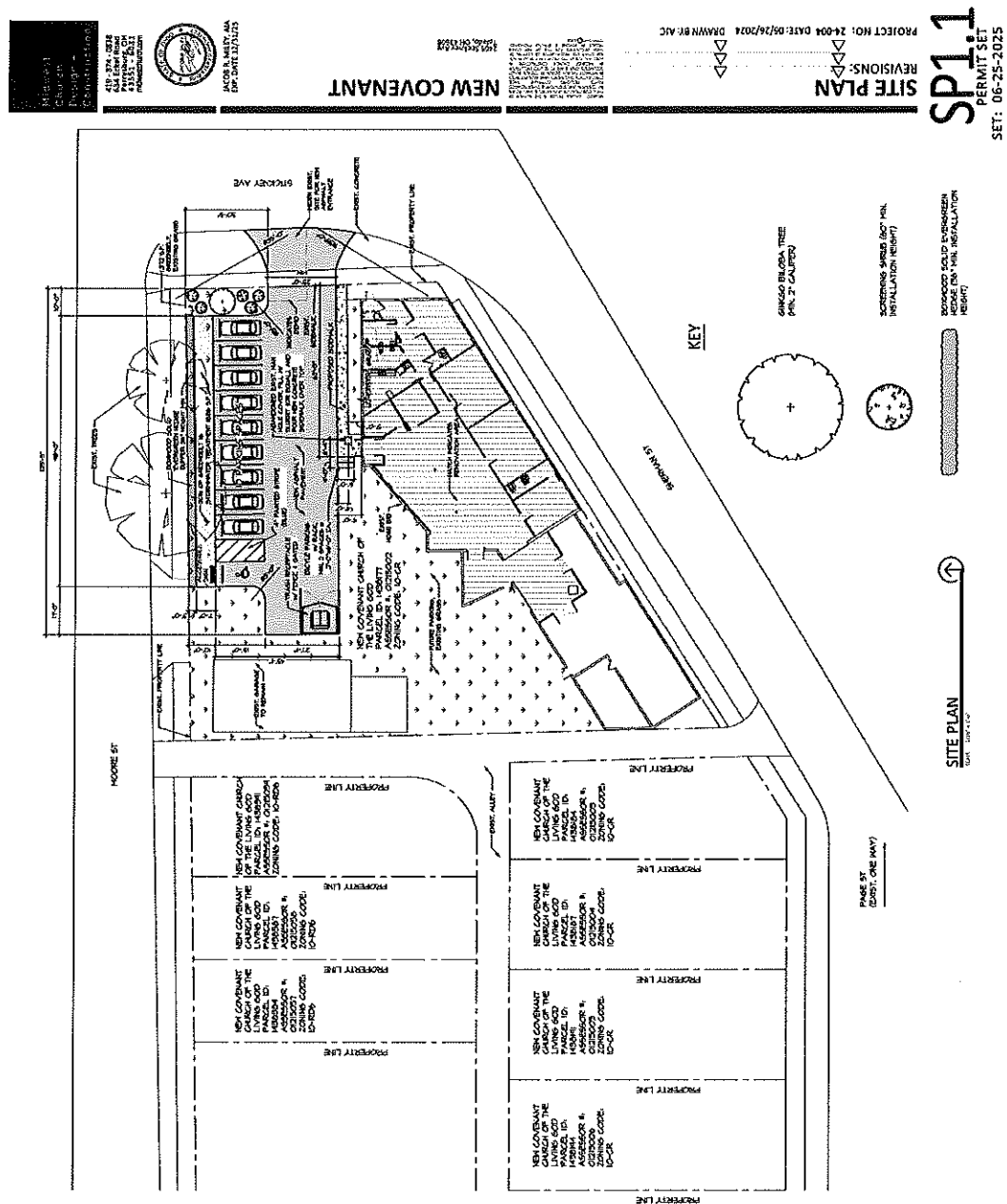
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**ID 5**



**SITE LEGAL DESCRIPTION**



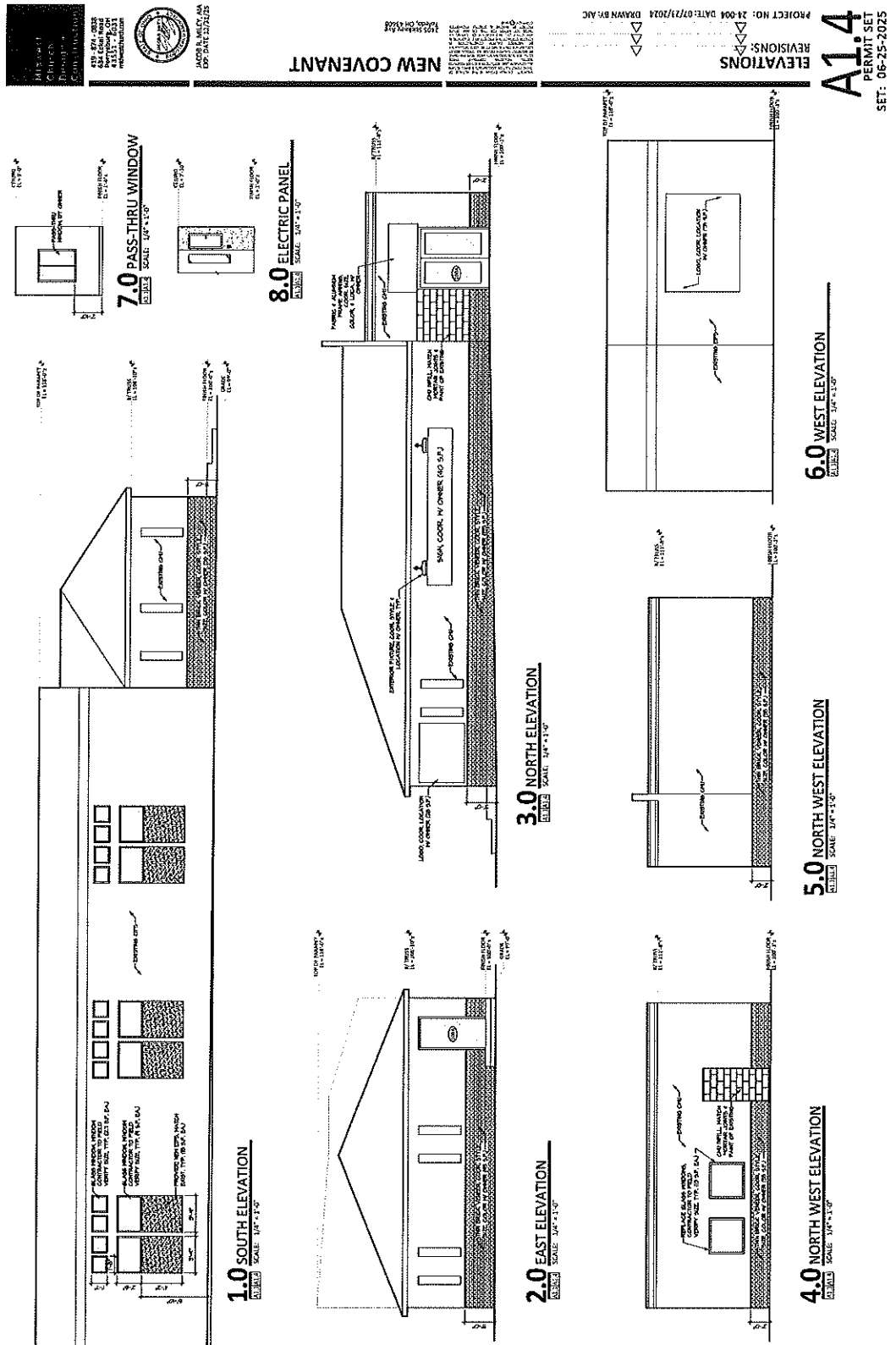
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**ID 5**





# ELEVATIONS

SUP25-0021  
ID 5





# City of Toledo

One Government Center  
Toledo, OH 43604

## Legislation Text

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**File #: ZPC20250917.3, Version: 1**

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**Request for a zone change from IG General Industrial to CM Mixed Commercial Residential for the property located at 1030 & 0 Water Street. (Z-12001-23) (4) The Plan Commission recommends approval.**

SUP25-0023

**TOLEDO - LUCAS COUNTY PLAN COMMISSIONS**

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

REF: SUP25-0023

DATE: August 15, 2025

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Request for a Special Use Permit for a Cultural Exhibit at 1600 Mott Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 14, 2025 at 2:00 P.M.

**GENERAL INFORMATION**Subject

Request	-	Amendment to Special Use Permit, Originally Granted by Ord.143-24, for Polish Cultural Center
Location	-	1600 Mott Avenue (parcel #1627991)
Applicant/Owner	-	Tom Waniewski Polish Cultural Center Advisory Board PO Box 291 Waterville, OH 43566
Engineer	-	Troy Barman Verdantas LLC 219 S Erie Street Toledo, OH 43604

Site Description

Zoning	-	POS / Parks & Open Space
Area	-	±3.38 acres
Frontage	-	None
Existing Use	-	Vacant land / park space
Proposed Use	-	Polish Cultural Center / Cultural Exhibit

TO: President Hartman and Members of Council  
August 15, 2025

REF: SUP25-0023

# **GENERAL INFORMATION (cont'd)**

## Area Description

North	-	Tribute Park, Northwest Ohio Building & Construction Trades Council, Interstate-280 / CO, IL, CR -MRO
South	-	Ravine Park II & single-family homes / POS, RD6, IL
East	-	Interstate-280 / IL
West	-	Glass City Metropark, duplexes / RM36, POS, CR - MRO

## Parcel History

V-190-74	-	Vacate portions of the public right-of-way of Justice Street, Webb Street, Colorado Street, and Mott Avenue in Wilson Addition, City of Toledo. (PC approved 10/31/1974. CC approved 11/19/1974. Ord. 697-75 on 9/16/1975).
V-79-76	-	Vacate remainder of public right-of-way of Mott Avenue, Webb and Justice Streets abutting Ravine Park II. (PC approved 04/08/1976. CC approved 10/27/1976. Ord. 883-76 on 11/24/76).
Z-158-81	-	Proposed zone change for city owned East Toledo Parks. (PC approved 9/3/1981. Ord. 591-81 on 9/16/1981).
M-10-20	-	Assist with Garfield Community Plan. (PC approved 11/04/2021. CC approved 12/08/2021. Ord. 632-21 on 12/21/2021).
Z-12004-23	-	Zone Change from IL to POS at 1600 Mott Avenue. (PC approved on 2/8/2024. CC approved 3/12/2024. Ord. 142-24 on 3/27/2024).
SUP-12003-23	-	Special Use Permit for cultural exhibit at 1600 Mott Avenue. (PC approved on 2/8/2024. CC approved 3/12/2024. Ord. 143-24 on 3/27/2024).

TO: President Hartman and Members of Council  
August 15, 2025

REF: SUP25-0023

## GENERAL INFORMATION (cont'd)

### Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- Garfield Community Plan

## STAFF ANALYSIS

The request is for an Amendment to an approved Special Use Permit for a Cultural Exhibit at 1600 Mott Avenue. The site was approved by the Toledo City Council on March 27, 2024 via ordinance (Ord.) 143-24, subject to forty-four (44) conditions. Due to inflation and the rising cost of materials since approval, the applicant has redesigned the building and greatly reduced the footprint. The applicant is requesting the amendment in order to modify the previously approved structure.

The site is ±3.38 acres and is zoned Parks and Open Space (POS). Surrounding land uses include Tribute Park, the Northwest Ohio Building & Construction Trades Council and I-280 to the north; Ravine Park II and single-family homes to the south; I-280 to the east; and Glass City Metropark and duplexes to the west. Per TMC 1104.0100 – *Use Table*, Cultural Exhibits require a Special Use Permit in the POS zoning district.

The Polish Cultural Center Advisory Board is requesting a Special Use Permit to construct a cultural center that reflects the history of Toledo from the perspective of Polish immigrants. The proposed facility is 2,400 square feet and faces north-west toward Front Street. The Polish Cultural Center is intended to hold multi-cultural programs and historical exhibits for education, as well as a banquet hall for community gatherings. Events such as health screenings, food distribution, and ethnic celebrations will be hosted at the space with the intention of serving the neighborhood, celebrating Toledo's diversity, and promoting education and inclusivity throughout the community.

### Parking and Circulation

Pursuant to TMC§1107.0300 - *Off-Street Parking Schedule "A"*, Cultural Exhibits require one (1) parking space per 1,000 square feet. The proposed building area of 2,400 sq ft., requires a minimum of three (3) parking spaces. The site plan proposes twenty-six (26) spaces, exceeding the maximum allowed of five (5) spaces. Adjacent to the site is the Ravine Park II parking lot containing an estimate of three-hundred and four (304) parking spaces. An alternative parking plan shall be submitted to justify the need of excess parking pursuant to TMC§1107.400 B.

TO: President Hartman and Members of Council  
August 15, 2025

REF: SUP25-0023

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

### Parking and Circulation (cont'd)

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 one (1) van accessible space with an eight-foot (8') drive aisle and one (1) car accessible space with a five-foot (5') drive aisle for persons with physical disabilities. The site plan depicts two (2) van accessible spaces and meets this requirement.

Bicycle parking is required pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. The parking lots contain a total of 26 spaces, requiring at least three (3) bicycle parking spaces. The submitted site plan does not depict any bicycle parking; this omission shall be addressed in revised site plans and is listed as a condition of approval.

In the previous Special Use Permit approval, the applicant proposed connecting sidewalks and a pedestrian access ramp within Ravine Park II. The previous proposed sidewalk provided a pedestrian connection from Front Street, along Tribute Park, through the Trades Council site and connected into the Ravine Park II sidewalk. The new proposal does not depict connecting sidewalks. Staff requests that the applicant install the proposed sidewalk as approved in Ord. 143-24, and is listed as a condition of approval. The sidewalk connection is imperative to connecting Ravine Park II and the Glass City Metropark. Furthermore, pedestrian-oriented developments are preferred within Parks and Open Space zoning districts.

### Landscaping

As per TMC§1108.0202 – *Frontage Greenbelt*, frontage greenbelts shall be provided along public right-of-ways. The subject parcel is exempt from this requirement as it abuts a vacated street and has no frontage along a public street.

Furthermore, the POS zoning distinction does not trigger any screening requirements between abutting properties as per TMC§1108.0203 – *Buffer and Screening Requirements*. However, the site plan depicts a greenbelt along the southwestern edge of the parcel to screen the proposed stormwater detention basin. This greenbelt is comprised of five (5) trees and a continuous shrub row and is acceptable as depicted. Screening comprised of five-foot (5') evergreens is also depicted surrounding three (3) sides of the proposed dumpster. These plantings will be accompanied by a fence or wall structure surrounding all four (4) sides of the dumpster, as required by TMC§1108.0203(G), and shall be shown on a revised plan.



TO: President Hartman and Members of Council  
August 15, 2025

REF: SUP25-0023

## STAFF ANALYSIS (cont'd)

### Landscaping (cont'd)

Interior parking lot plantings, as specified in TMC§1108.0204, must provide two (2) canopy trees and six (6) shrubs for each ten (10) parking spaces. With twenty-six (26) proposed spaces, the required interior planting area must be comprised of at least six (6) trees and sixteen (16) shrubs. The current site plan depicts six (6) trees and twenty-four (24) shrubs and is acceptable as depicted. In addition, perimeter parking lot plantings are required to visually screen parking 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. Plans depict adequate perimeter parking plantings to screen the parking lot from the Residential district to the southwest.

Finally, interior site landscaping requirements specify that the site plan must provide one (1) two-inch (2") caliper tree for every 1,000 square feet of building coverage. Three (3) trees are required at minimum. The landscaping plan meets the requirements for interior landscaping with the provision of fourteen (14) trees, in addition to the required parking lot landscaping. The plan also depicts foundation plantings to frame the entranceway to the building.

### Building Design and Materials

TMC§1109.0200 – *Commercial, Mixed Use, and Institutional Design Standards* specifies standards that are intended to promote the design of an urban environment that is built to human scale, as well as encourage attractive street fronts and accommodate pedestrians. These standards require connecting walkways, with at least one main building entrance facing and opening directly to a five-foot (5') walkway connecting to the street sidewalk. Site plans depict a building entrance walkway connecting to a six-foot (6') wide sidewalk situated between the proposed parking lot and building frontage. The sidewalk does not connect to the street and creates a lack of pedestrian access. The sidewalk shall extend along the drive-way access to connect the building sidewalk to Mott Street, and is listed as a condition of approval.

The standards in TMC§1109.0205 – *Building Design Standards* require the design of the building to have variation in massing through different architectural features that breakup the bulk of the structure and articulate façade walls. The proposed building's variation in roof form, change in wall plane and building materials, and placement of windows achieves this articulation.

The proposed building elevations are comprised of brick veneer and wood-lap siding. The proposed brick is classified as "predominant materials" and the wood-lap siding is classified as an "accent material" per TMC§1109.0500 – *Building Façade Materials and Color*. In order to adhere to this code section, predominant materials must consist of at least 80% of each elevation and only up to 20% of each elevation may be comprised of accent materials.

TO: President Hartman and Members of Council  
August 15, 2025

REF: SUP25-0023

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

### Building Design and Materials (cont'd)

The south elevation meets these thresholds however, the remaining three (3) elevations do not meet the predominant material threshold and exceeds the accent materials permitted. Revised elevations must depict material types and percentages that are in conformance with TMC§1109.0500, and is listed as a condition of approval.

### Garfield Community Plan

The Garfield Community Plan, adopted by City Council in 2021 via Ord. 632-21, lays out the Garfield community's vision for facilitating new business and residential growth, highlighting East Toledo's rich history, and promoting a strong neighborhood identity. The Plan identifies Ravine Park II, the site of the proposed Special Use Permit for a Cultural Exhibit, as a key zone for providing recreational space, programming, and increased connectivity with the surrounding neighborhood. Furthermore, the strategic goals of the Plan include "[promoting] equitable, racial, and ethnic diversity" and "[strengthening] the presence of arts and culture organizations in the neighborhood." The proposed Polish Cultural Center project is compatible with the vision of the Garfield Community Plan.

### Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Map targets this site for Neighborhood Mixed-Use (NM). This district is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. Typical land uses of the NM designation include mixed-use residential and commercial, institutional and public space, and offices. Furthermore, the NM district supports shared parking lots and pedestrian-oriented developments. The proposed Polish Cultural Center supports the Forward Toledo Comprehensive Land Use Plan goal's of Promoting Recreational [Cultural] Opportunities, Encouraging Social Opportunities, and Strengthening Neighborhoods. The proposed Polish Cultural Center complies with the Forward Toledo Comprehensive Land Use Plan as it intends to provide an anchor site within Ravine Park II where neighbors can gather and build community.

Staff recommends approval of the Amendment to the Special Use Permit for Cultural Exhibit at 1600 Mott Avenue because the proposal is consistent with the Forward Toledo Comprehensive Land Use Plan, Garfield Community Plan, and the stated purpose of the Zoning Code. Additionally, the proposed use is compatible with adjacent uses in terms of scale, site design, and operative characteristics.

TO: President Hartman and Members of Council  
August 15, 2025

REF: SUP25-0023

## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP25-0023, an Amendment to the Special Use Permit for Cultural Exhibit at 1600 Mott Avenue, to the Toledo City Council, for the following **two (2)** reasons:

1. The proposed use meets the stated purpose of the Zoning Code and the Forward Toledo Comprehensive Land Use Plan (TMC§1111.0706(A)), and
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operative characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC§1111.0706(C)).

The Toledo City Plan Commission further recommends approval of SUP25-0023, an Amendment to the Special Use Permit for Cultural Exhibit at 1600 Mott Avenue to the Toledo City Council, subject to the following **forty-two (42)** conditions:

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

### Engineering Services

1. All 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.
2. All proposed 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.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.

TO: President Hartman and Members of Council  
August 15, 2025

REF: SUP25-0023

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Engineering Services (cont'd)

5. The stormwater control measure could require an adjustment to its size and features within its footprint such as its grading, plantings, and the addition of some areas of rock. This could require further coordination with Plan Commission to receive their acceptance of minor site changes. The basin shall conform with stormwater management calculations and conform with Ohio CGP table 4a.
6. A review and approval of a full stormwater submittal is required, which requires multiple items:
  - a. Items are listed on the regional SWP3 submittal coversheet at <https://tmacog.org>. A version for use in Toledo has been provided to the SWP3 designer for this proposal.
  - b. Plans according to the 2014 Infrastructure Requirements document found in the drop-down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>
7. Following the stormwater review, additional items are needed for approval:
  - a. As listed on the regional SWP3 submittal cover sheet (stage 2). The signed agreement (2.c.) will be through a covenant which will need to be recorded.
  - b. Fee and a Toledo Licensed Sewer Contractor for the sewer construction permit. A fee calculation and submittal form has been provided to the SWP3 designer.
  - c. Construction inspection and completion of obligations in the stormwater permit.
8. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
9. 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.
10. 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.



TO: President Hartman and Members of Council  
August 15, 2025

REF: SUP25-0023

## **PLAN COMMISSION RECOMMENDATION (cont'd)**

### Sewer & Drainage Services

No comments received a time of publication.

### Environmental Services

11. 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.
12. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
13. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
14. 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](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf)
15. 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.

TO: President Hartman and Members of Council  
August 15, 2025

REF: SUP25-0023

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Water Distribution

16. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
17. Detailed plans for the proposed water main shall be submitted to the Division of Water Distribution for review and approval.
18. Plans must be submitted to Fire Prevention (419.936.2008) for review and approval.
19. The water meter setting detail, including meter bypass (if applicable) and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S Erie Street, Toledo, OH 43604 for review and approval. Approval of site utility plan is contingent on approval of meter setting and backflow preventer.
20. 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 (419-392-2032) to verify the backflow prevention requirements for the site.
21. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
22. Detailed plans should include:
  - a. Water feature sizes and distances; maintain 18" vertical clearance between proposed water main and proposed storm sewers.
  - b. Include a callout for an 8x8 tapping sleeve and valve by the City of Toledo at the developer's expense. Excavation, shoring, valve box, backfill and restoration by the contractor.
  - c. Include a callout for a tap or tee for the domestic service; include size.

TO: President Hartman and Members of Council  
August 15, 2025

REF: SUP25-0023

## **PLAN COMMISSION RECOMMENDATION (cont'd)**

### Fire Prevention

23. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
24. New and existing buildings shall be provided with approved address identification that meets Building Code requirements. (OBC 501.2)
25. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2 & TMC1309.09)

### Transportation

26. Bicycle parking is required per TMC 1107 .0900.
27. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60" and no more than 72" above pavement level per TMC 1107.1704.
28. If one does not already exist, a cross access agreement is required with the adjacent property owner to the Southwest.
29. Sidewalk is required along the drive way access, connecting the building sidewalk to Mott Street per TMC1107.1300.

### Plan Commission

30. Staff requests connecting sidewalks to be installed as proposed in SUP-12003-24, and which was approved by Ord. 143-23.
31. Per TMC§1107.0600 – Off Street Parking Schedule “A,” the minimum number of parking spaces required for a cultural exhibit is 1 per 1,000 square feet of floor area. Applicant is required to provide a minimum of three (3) spaces for 2,400 square feet. Pursuant to TMC§1107.0302 parking shall not exceed a maximum of 150% of the minimum, except through an approved alternative parking plan. **Site plans propose twenty-six (26) spaces, exceeding the maximum allowed. An alternative parking plan shall be submitted pursuant to TMC1107.0400.**
32. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. One (1) van accessible space with an eight-foot (8') drive aisle and one (1) car accessible spaces with five-foot (5') drive are required. **Applicant is proposing two (2) van accessible spaces. Acceptable as depicted.**

TO: President Hartman and Members of Council  
August 15, 2025

REF: SUP25-0023

## PLAN COMMISSION RECOMMENDATION (cont'd)

### Plan Commission (cont'd)

33. Per TMC§1107.0400, Off-Street Parking Schedule "A" requires one (1) bicycle parking slot per ten (10) parking spaces. **Not acceptable as depicted on site plan. A bike rack with a minimum of three (3) slots shall be provided on revised plan.**
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 treatment facility subject to the regulation's approval of the Department of Public Utilities.
35. 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)).
36. A detailed site, lighting, fencing and a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. Dumpster location(s) shall be clearly defined, have a concrete pad and be screened on all four sides by any combination of evergreen plantings, fence, or wall structure and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code. **Not acceptable as depicted. The plantings depicted on the site plan will be accompanied by a fence or wall structure surrounding all four (4) sides of the dumpster, as required by TMC§1108.0203(G) and shall be depicted on a revised site plan.**
  - b. Perimeter landscaping shall be installed along any parking lot area adjacent to a street, place, or driveway and shall be provided abutting the parking area to visually screen all off-street loading facilities from view of public rights-of-way. A minimum of at least one canopy tree must be provided for each thirty (30) linear feet, plus a continuous shrub with a minimum height of eighteen inches (18"); **Acceptable as depicted on site plan.**

TO: President Hartman and Members of Council  
August 15, 2025

REF: SUP25-0023

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- c. Interior landscaping required in parking lots is 20 square feet per parking space. Two (2) canopy trees are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot. Six (6) shrubs are required to be installed in interior landscape areas of each ten (10) parking spaces within the parking lot; **Acceptable as depicted on site plan.**
  - d. Topsoil must be back filled to provide positive drainage of the landscape areas.
  - 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.
  - f. 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.
  - g. If the 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; **Not acceptable as depicted; applicant shall provide irrigation plans for the site as it is larger than ½ acre.**
  - h. The location, height, and materials for any fencing to be installed and maintained.
  - i. The location and direction of any proposed lighting (**any lighting is to be directed away from adjacent residential properties**); and
  - j. The location, lighting, and size of any signs.
37. Any future proposed signage must meet the requirements of *TMC§1113 - Signs*.
38. Building elevations shall be of quality materials as stated in TMC§1109.0500. **Not acceptable as depicted, as accent materials proposed surpass 20% of each elevation. Revised elevations must be submitted depicting material types and percentages that are in conformance with TMC§1109.0500.**
39. The Special Use Permit may be reviewed for 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.



TO: President Hartman and Members of Council  
August 15, 2025

REF: SUP25-0023

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

40. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
41. 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.
42. 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.

Respectfully Submitted,



Lisa Cottrell  
Secretary

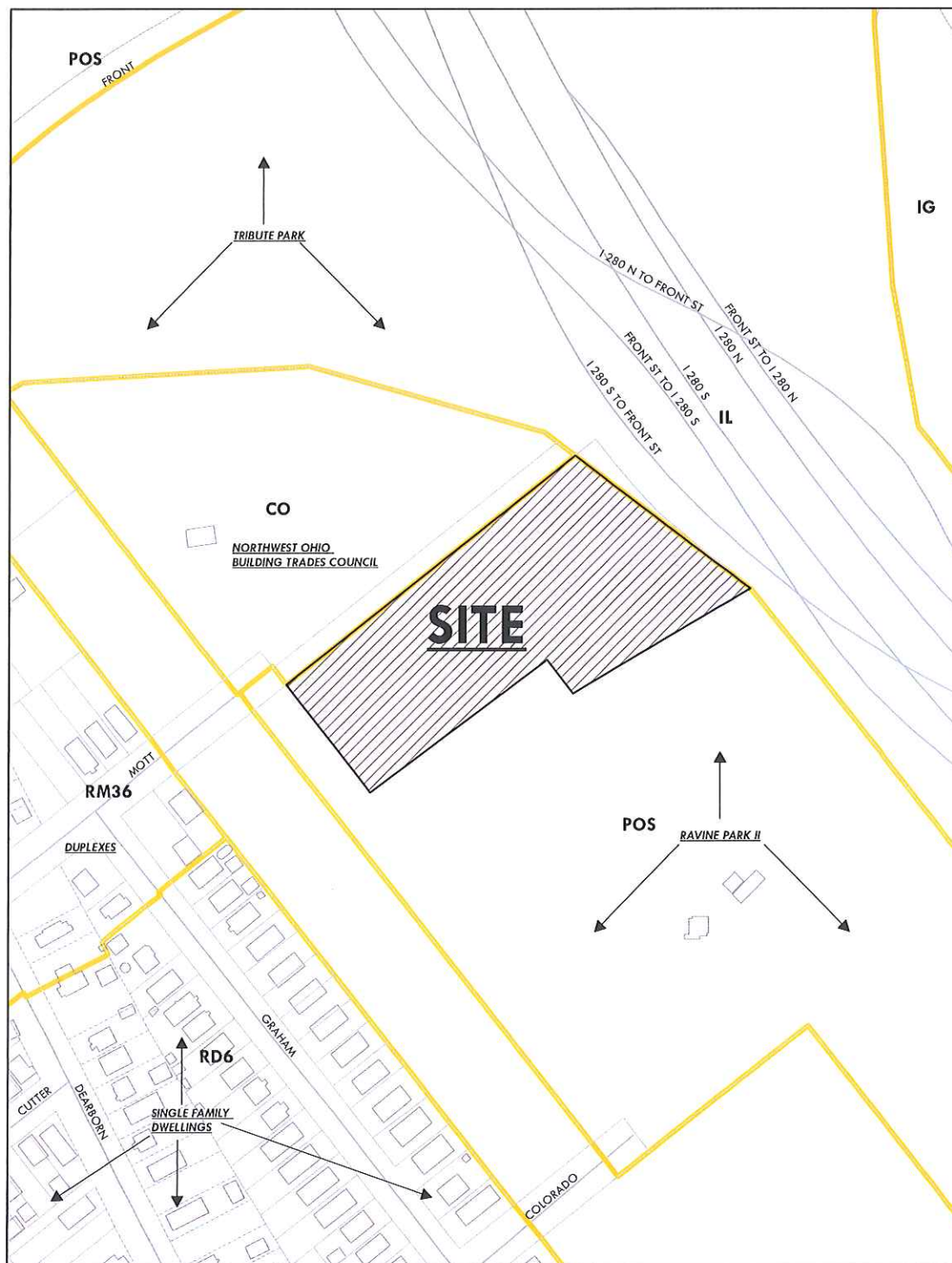
AV

Five (5) sketches follow



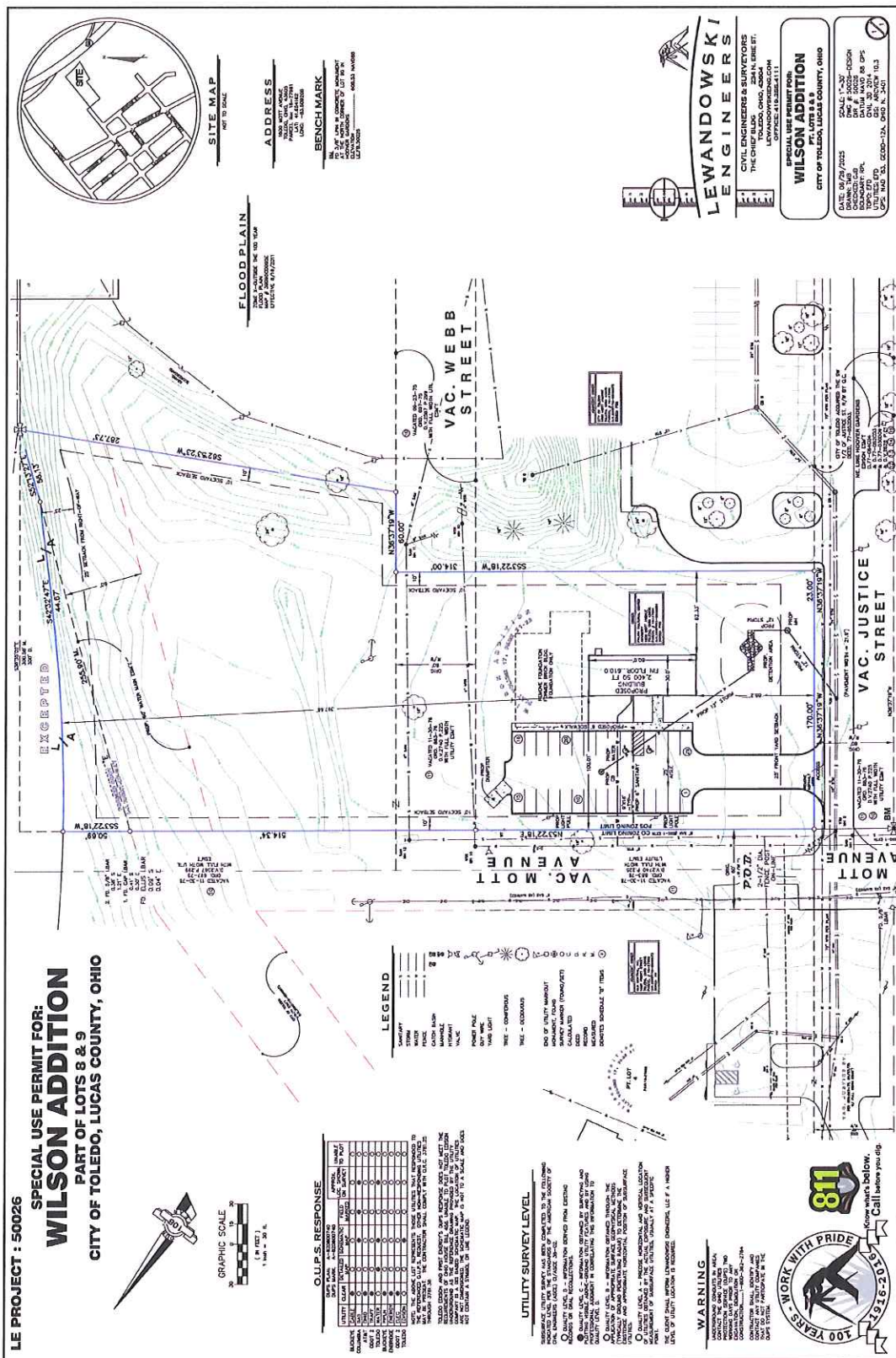
# ZONING & LAND USE

SUP25-0023  
ID 25 & 27



# SITE PLAN

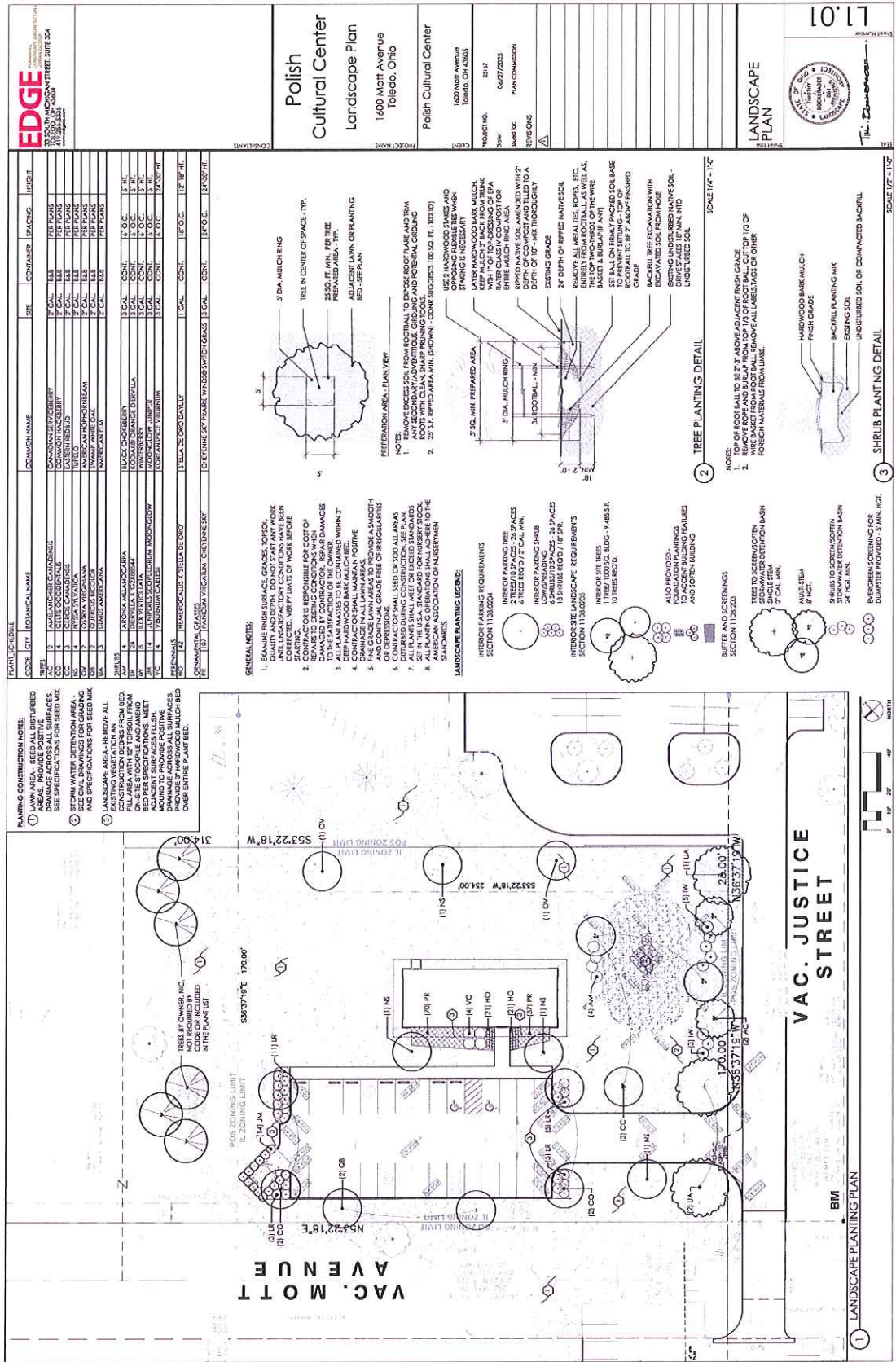
**SUP25-0023**  
**ID 25 & 27**





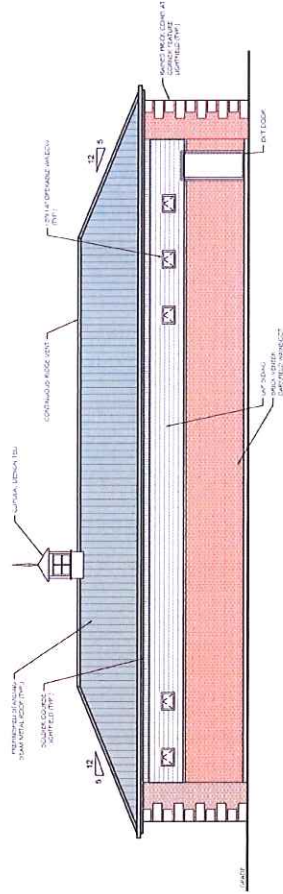
# LANDSCAPE PLAN

SUP25-0023  
ID 25 & 27

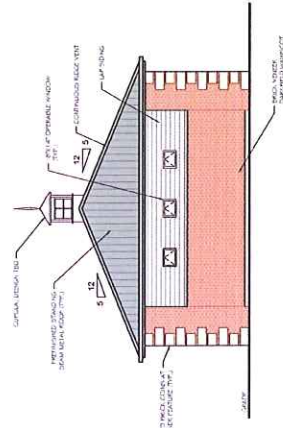


# ELEVATIONS

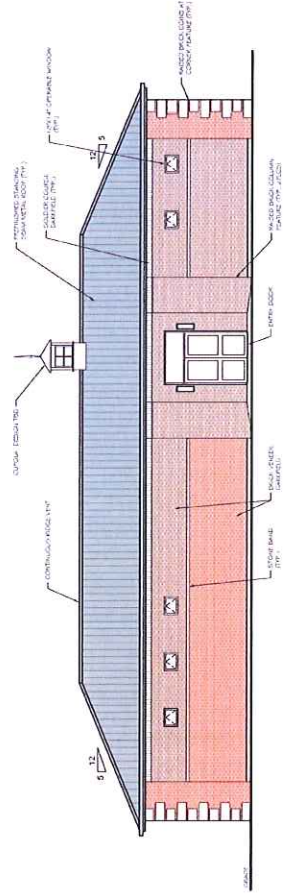
SUP25-0023  
ID 25 & 27



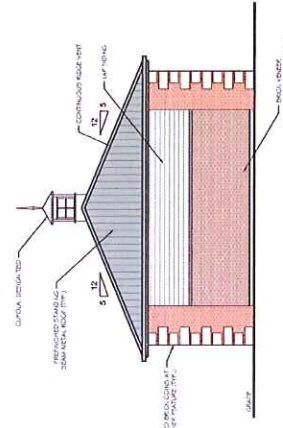
1 NORTH ELEVATION  
SCALE: 1/4"=1'-0"



2 EAST ELEVATION  
SCALE: 1/4"=1'-0"



3 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



4 WEST ELEVATION  
SCALE: 1/4"=1'-0"

## FACADE MATERIAL

ELEVATION	1 NORTH	2 EAST	3 SOUTH	4 WEST
BRICK	100%	100%	100%	100%
STONE	0%	0%	0%	0%
DAWYDOW MARBLE	0%	0%	0%	0%
CONTINUOUS ROOF-INT	100%	100%	100%	100%
LAP SIDING	100%	100%	100%	100%

## GENERAL NOTES

1. MATERIALS SHOWN ARE TO BE SUPPLIED BY THE CONTRACTOR.
2. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
3. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
4. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.

## GRAPHIC SCALE



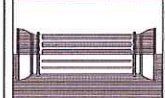
This drawing and all information contained herein is the exclusive property of Architects From Molest and is not to be copied, reproduced, or otherwise used without the written consent of Architects From Molest and must be returned upon request.

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## PROPOSED ELEVATIONS

A200

1600 MOTT AVE, TOLEDO, OHIO 43605  
NEW FACILITY  
POLISH CULTURAL CENTER



Architects From Molest  
1600 MOTT AVE, TOLEDO, OHIO 43605  
TEL: 419-243-2100  
FAX: 419-243-2101  
WWW.AFM-DESIGN.COM

REVISION	DATE	BY	CHK
1	01/15/21	AFM	AFM
2	01/15/21	AFM	AFM
3	01/15/21	AFM	AFM
4	01/15/21	AFM	AFM
5	01/15/21	AFM	AFM
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9	01/15/21	AFM	AFM
10	01/15/21	AFM	AFM





# City of Toledo

One Government Center  
Toledo, OH 43604

## Legislation Text

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**File #: ZPC20250917.4, Version: 1**

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**Request for a Special Use Permit for a new Gas Station for the property located at 5765 Secor Road (SUP25-0024). The Plan Commission recommends approval, subject to 44 conditions. (District 5)**

SUP25-0024



**TOLEDO - LUCAS COUNTY PLAN COMMISSIONS**

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: August 15, 2025  
REF: SUP25-0024

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Special Use Permit for New Gas Station at 5765 Secor Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on August 14, 2025 at 2:00 P.M.

**GENERAL INFORMATION**

Subject

- Request - Special Use Permit for a new gas station
- Location - 5765 Secor Road
- Applicant / Developer - Skilken Gold Development, LLC  
4270 Morse Rd  
Columbus, OH 43230
- Owner - NG20, LP and Niki Olive Drive, LLC  
11720 El Camino Real, Suite 250  
San Diego, CA 92130
- Tenant - Sheetz, Inc.  
5700 Sixth Avenue  
Altoona, PA 16602
- Engineer - Civil & Environmental Consultants, Inc.  
8800 Lyra Drive Suite 300  
Columbus, OH 43240

Site Description

- Zoning - Regional Commercial / CR
- Area - ± 2.5 Acres
- Frontage - ± 273' along W. Alexis Road
- Frontage - ± 181' along Secor Road
- Existing Use - Vacant commercial building
- Proposed Use - Gas station, convenience store and quick service restaurant with drive-thru

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 2

REF: SUP25-0024

## **GENERAL INFORMATION (cont'd)**

### Area Description

North	-	Alexis Road, Walgreens, Commercial businesses, Single-family homes / CR & RS6
South	-	Monnette's Market, Single-family homes, Coral Avenue / CR and RS6
East	-	Secor Road, Commercial businesses, Retail businesses, Gay Street / CR
West	-	Apartments and Single-family homes / CR & RM36

### Parcel History

SPR-2-07	-	Major Site Plan review for new retail development (PC approved 3/8/2007).
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### Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

## **STAFF ANALYSIS**

The Applicant is requesting a Special Use Permit for a gas station at 5765 Secor Road. The subject property consists of  $\pm$  2.5 acres and is located southwest of the intersection of Alexis and Secor Roads. The site is currently occupied by a vacant building and parking lot that was previously used as a Rite Aid as well as a cell tower. Surrounding land uses include commercial businesses and single-family homes to the north across Alexis Road; commercial and retail businesses to the east across Secor Road; Monnette's Market and single-family homes to the south; and apartments to the west.

The Applicant is proposing to redevelop the site with a gas station, convenience store and quick service restaurant with a drive-thru. The existing cell tower will remain. The property is zoned CR Regional Commercial. A Special Use Permit is required for gas stations in the CR Zoning District per TMC§1104.0100. In addition, gas stations are subject to the use regulations of TMC§1104.0900 - Gasoline and Fuel Sales.

### Gasoline and Fuel Sales Regulations

The use regulations found in TMC§1104.0900 - Gasoline and Fuel Sales, outline the design criteria for gas stations in terms of site layout, location and general requirements. More specifically the location and setbacks for gas pump, pump islands, gas canopies and non-petroleum displays. In addition, material standards and colors are identified for gas canopies and support columns. The submitted plans meet these requirements.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 3

REF: SUP25-0024

**STAFF ANALYSIS (cont'd)**  
Gasoline and Fuel Sales Regulations (cont'd)

This section also requires that free air be provided and maintained during operating hours and that the hours of operation may be limited to 5:30 a.m. to 1:00 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, to reduce detriment to the area. Two (2) air stations are illustrated on the site plan. To be compliant with this section, they must be free of charge to customers. The applicant requested that they be permitted to operate the business twenty-four (24) hours a day, seven (7) days a week. Staff recommended the hours of operation be limited to 5:00 a.m. to 1:00 a.m. since there are surrounding residential uses to the south and west. This is consistent with a recent Special Use Permit approved in 2024 for a proposed gas station located east of the existing site and southwest of the intersection of Alexis and Tremainsville Roads. During the Plan Commission meeting, the business hours were discussed. Based on the discussion, the Plan Commission is recommending that the business be permitted to operate twenty-four (24) hours a day, seven (7) days a week. Free air and hours of operation are listed as conditions of approval.

Parking and Circulation

The site will have two (2) access drives, one (1) from Alexis Road and one (1) from Secor Road. The primary façade of the building will face Alexis Road and the majority of the parking will be located along the north, east and west building facades. A drive-thru is illustrated to the west of the building and parking with a drive-thru window at the rear of the building. There are existing sidewalks along both Alexis and Secor Roads. A connecting walkway from the east side of the building to the existing sidewalk on Secor Road is provided.

Off-street parking is required per TMC§1107.0300. Off-street parking for a site with multiple uses must equal the total of the requirements for all uses which include: gasoline and fuel sales which are required to have one (1) parking space per pump plus one (1) per 300 square feet of building area; and sit-down restaurants which require one (1) parking space per three (3) employees plus one (1) parking space per seventy-five (75) square feet of customer area. A total of forty-two (42) off-street parking spaces are required based on the twelve (12) gas pumps depicted on the site plan, the proposed building area of 5,689 square feet which excludes the restaurant area, and a restaurant area of 450 square feet. The site plan illustrates fifty (50) parking spaces (38 marked spaces + 12 spaces at gas pumps). The site plan therefore meets the minimum off-street parking requirements.

Bicycle parking is required per TMC§1107.0304 Schedule A at a rate of one (1) bicycle parking slot per 10 parking spaces. Based on the thirty-eight (38) marked parking spaces provided, four (4) bicycle slots are required. The site plan illustrates that five (5) bicycle slots will be provided along Secor Road within the building setback and frontage greenbelt. While the amount of bicycle slots complies with this standard, the location is not appropriate. The location of the proposed bicycle parking slots shall be relocated as a condition of approval.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 4

REF: SUP25-0024

**STAFF ANALYSIS (cont'd)**  
Parking and Circulation (cont'd)

Accessible off-street parking is required per TMC§1107.1700 at a rate of one (1) car accessible parking space, with at least a five-foot (5') wide aisle abutting the designated space, and one (1) van accessible parking space, with at least an eight-foot (8') wide aisle abutting the designated parking space, are required when there are twenty-six (26) to fifty (50) total parking spaces. The proposed site plan meets this requirement as two (2) van accessible parking spaces are provided.

Wheel stops are required per TMC§1107.1907 whenever a parking lot extends to a property line, sidewalk, planting strip, or building. Wheel stops are required for the thirty-eight (38) marked parking spaces. Bumper posts are depicted on the site plan for the parking spacing immediately adjacent to the building; however, none are proposed for the remaining parking spaces. Wheel stops shall be provided for all parking spaces as a condition of approval.

Off-street parking facilities, including vehicular drives and maneuvering areas, in Commercial Districts are prohibited within fifteen (15) feet of street rights-of-way per TMC§1107.1907. The site plan depicts a portion of the maneuvering area within fifteen (15) feet of the Alexis Road right-of-way to accommodate the fuel field. Since this is a new development, staff is not in support of this encroachment. The site plan shall be revised so that no off-street parking facilities, including vehicular drives and maneuvering areas, are located within fifteen (15) feet of street rights-of-way and listed as a condition of approval.

Landscaping and Screening

A minimum 15-foot (15') wide frontage greenbelt per TMC§1108.0202, is required along both Alexis and Secor Roads. This greenbelt must contain at least one (1) tree for every thirty feet (30') of frontage. Eleven (11) trees are required along Alexis Road and eight (8) trees are required along Secor Road. In addition, since parking and maneuvering areas are proposed along Alexis and Secor Roads, the frontage greenbelt must include a solid evergreen hedge to screen the parking from the public streets. The site plan complies with the tree requirement; however, they are proposing to include existing trees in the number required. To do so, the landscape plan needs to indicate the species and size of these trees. In addition, a mix of deciduous and evergreen shrubs are proposed, but must be evergreen when adjacent to parking and maneuvering areas. Finally, a portion of the frontage greenbelt is only 10 feet (10') wide where the fuel field is proposed. As discussed in the previous section of this report, staff is not in support of the fuel field encroachment. The required evergreen shrubs, species and sizes of existing trees to be preserved, and a 15-foot (15') wide frontage greenbelt shall be provided and included as a condition of approval.

A Type "A" landscape buffer is required along a portion of the south property line where the abutting property is zoned RS6 per TMC§1108.0203. This buffer is required to be a minimum of ten feet (10') in width with a solid fence and four (4) canopy trees and fifteen (15) shrubs per 100 linear feet or a minimum of twenty-five feet (25') in width with four (4) canopy trees and twenty (20) shrubs per 100 linear feet and is included as a condition of approval.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 5

REF: SUP25-0024

**STAFF ANALYSIS (cont'd)**  
Landscaping and Screening (cont'd)

Parking lot perimeter landscaping is required per TMC§1108.0204(B)(9) and must be installed along any parking lot area adjacent to a street, place, or driveway, or is visible from an immediately adjacent property. In this case, frontage greenbelt requirements will count towards perimeter landscaping requirements along Alexis and Secor Roads, as noted under the Frontage Greenbelt regulations above. In concern to the west property line, a landscape area at least ten feet (10') in width is required. The site plan depicts an area at least ten feet (10') wide with a combination of existing and proposed evergreen and shade trees. In addition, for those parking spaces that face the west property line, a landscape island is proposed between the parking spaces and the drive-thru lane. To comply with the intent of these standards, the species and size of the trees to be preserved must be provided, and the shrubs in the landscape island shall be evergreen which are included as a condition of approval.

Interior landscaping for parking lots is required per TMC§1108.0204 at a rate of two (2) canopy trees and six (6) shrubs for each ten (10) parking spaces within the parking lot. With thirty-eight (38) parking spaces proposed, eight (8) canopy trees and twenty-three (23) shrubs are required. The submitted landscape plan complies with this requirement as it depicts trees and shrubs in excess of this amount. This section also requires that landscape terminal islands be provided at the end of each parking row. The site plan does not comply with this requirement as two (2) areas at either end of the parking spaces that face the front of the building are depicted with pavement markings and not landscape islands. These two (2) areas shall be landscape islands and must be constructed with six-inch (6") by eighteen-inch (18") concrete curbing and listed as a condition of approval.

Interior site landscaping per TMC§1108.0205 is required for commercial properties, in addition to other landscape requirements. This includes: one (1) 2-inch caliper tree for every 1,000 square feet of building coverage, foundation plantings along all portions of the building that is visible from a public right-of-way, and landscaping at major building entrances. The proposed building is 6,139 square feet, which requires seven (7) trees. The landscape plan depicts the requires trees, foundation plantings and landscaping at building entrances and therefore complies with these standards.

Building Design and Materials

Connecting walkways and pedestrian connections are required per TMC§1109.0204(A). At least one (1) main entrance shall face and open directly onto a five-foot (5') wide connecting walkway to the street sidewalk. The walkways must also be distinguished from driving surfaces if it crosses parking aisles or driveways. The proposal meets this requirement as the site plan depicts a five-foot (5') wide connecting walkway from the main building entrance, at the northeast corner of the building, east through the parking lot to the existing sidewalk on Secor Road. The site plan notes that the walkway will have transverse striping on the pavement to delineate the pedestrian crosswalk.



TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 6

REF: SUP25-0024

**STAFF ANALYSIS (cont'd)**  
Building Design and Materials (cont'd)

Transparent windows shall occupy at least forty percent (40%) of the area between two (2) and ten (10) feet at grade from the base of the primary elevation (Alexis Road) facing the right-of-way per TMC§1109.0205(C)(4). In addition, at least twenty percent (20%) of the elevation facing the side street (Secor Road) shall have transparent windows. In this case, both of the Alexis Road and Secor Road building elevations meet these standards.

The elevations of the proposed building are subject to building material and color standards per TMC§1109.0500. Building material standards apply to all facades that are visible from the right-of-way. Building color standards apply to all exterior elevations regardless of right-of-way visibility. At least eighty percent (80%) of each elevation shall be comprised of predominant building materials and colors; and up to twenty percent (20%) of each elevation may be comprised of accent building materials and colors. The proposed building consists of mainly brick and cast stone masonry veneer. These are considered predominant building materials. Therefore, the proposed building meets this requirement.

Signage

All proposed signage on site must meet the regulations in Chapter 1113 - Signs. A ground sign has been depicted on the site plan along the Alexis Road frontage. Based on the detail sheet submitted, the sign appears to comply with size, material and location standards. Since the ground sign includes more than one (1) color, it will be required to comply with standards pertaining to electronic message center (EMC) sign in TMC§1113.0506. Wall signs are proposed for all facades of the building and three (3) sides of the gas canopy. Per TMC§1113.0303, all building signs are limited to a maximum total area of two (2) square feet per one (1) linear foot of building wall frontage facing a public street. Since the subject property only has two (2) street frontages, signs are only permitted on the building walls and canopy sides that face Alexis and Secor Roads. Chapter 1113 requires that a sign permit be submitted and approved for all site signage prior to installation. Compliance with Chapter 1113 is listed as a condition of approval

Neighborhood Meeting

A neighborhood meeting was held at 6:00 p.m. at the Sanger Branch Library on August 11, 2025. There was one business/property owner and Councilman George Sarantou in attendance. The proposed site plan was distributed and a brief presentation, that included site renderings, was given concerning the proposed development. A question and answer session followed with the following information discussed:

- The proposed store will be similar to the store on Dorr Street near McCord Road (6,139 sf).
- Access to the site will be the same as it was when it was a Rite Aid. There will be ingress/egress points on both Alexis and Secor Roads.
- Sheetz operates twenty (24) hours, seven (7) days a week. Drive-thru ordering is touch screen; however, it is equipped for voice for ADA purposes and as needed.
- Construction most likely will begin in late summer 2026 if approvals are secured.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 7

REF: SUP25-0024

### STAFF ANALYSIS (cont'd)

- Increase in traffic flow in the area because of the store should be minimal. Gas stations are typically not “destinations”. Instead they typically attract traffic already on area streets to the site for gas, etc.

### Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the subject property as Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. These areas are the core component of neighborhoods and provide the highest density of commercial and housing opportunities. While auto-oriented uses such as gas stations are not preferable uses in Neighborhood Mixed-Use districts, the proposal will provide a pedestrian connection from Secor Road to the building as well as bicycle parking. In addition, the proposal includes a restaurant component with both indoor and outdoor seating areas.

Staff recommends approval of the Special Use Permit as the proposed use meets the stated purpose of the Zoning Code, and complies with all applicable provisions of this Zoning Code.

### PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends **approval** of SUP25-0024, a Special Use Permit for a new gas station at 5765 Secor Road, 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)); and
2. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B)).

The Toledo City Plan Commission further recommends **approval** of SUP25-0024, a Special Use Permit for a new gas station at 5765 Secor Road, to the Toledo City Council, subject to the following **forty-four (44) conditions**:

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

### Division of Engineering Services

1. All **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.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 8

REF: SUP25-0024

**PLAN COMMISSION RECOMMENDATION (cont'd)**  
Division of Engineering Services (cont'd)

2. 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 .
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
5. Toledo stormwater permitting authority is limited; other permissions are required: 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. Application shall be made for a Floodplain Hazard Development Permit through City Building Inspection. An escrow agreement may be required if a Conditional Letter of Map Revision or Letter of Map Revision are required to be submitted to the Federal Emergency Management Agency per TMC§1110.
6. No objection to the footprint shown for an extended dry detention basin, however its size will need confirmed, and possibly enlarged to provide for the required water quality volume, flood control, and restricted discharge rate. The footprint and geometrics need to also address the design guidance (Chapter 2.7 of the Ohio Rainwater Manual) including but not limited to side slopes, flow length, sediment storage, and wet forebay or alternative pretreatment.
7. A full submittal for stormwater requires submittal of the regional SWP3 submittal coversheet as provided to applicant, and its items 1.a. - 1.g. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit are listed on the SWP3 submittal cover sheet, items 2.a. - 2.c., as well as the sewer fee for plan review and field inspection.
8. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
9. 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.
10. 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.
11. 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.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 9

REF: SUP25-0024

## **PLAN COMMISSION RECOMMENDATION (cont'd)**

### Division of Environmental Services

12. 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 feet.)
13. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
14. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
15. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
16. 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](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf)
17. 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.

### Fire Prevention Bureau

18. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 10

REF: SUP25-0024

**PLAN COMMISSION RECOMMENDATION (cont'd)**  
Fire Prevention Bureau (cont'd)

19. New and existing buildings shall be provided with approved address identification that meets Building Code requirements. (OBC501.2)
20. Any addition of cooking equipment and suppression system for same will need plans submitted for review by the Building Dept, Health Dept and the FD. (OFC104.2, OFC901.2)
21. All permits for new UST systems for this fueling station to be submitted to the State of Ohio Fire Marshal's Office BUSTR (Bureau of Underground Storage Tank Registration) ORC 1301:7-9-10 Permits for UST systems.
22. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2, TMC1309.09)

Division of Transportation

23. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC§1107.1704.
24. A 25' drive aisle is required where two-way traffic is being utilized per TMC§1107.1911. (25' is required from vehicle stacking to parking spots and vehicle stacking to curb at the north.)

Plan Commission

25. The subject property consists of multiple parcels under single ownership. **The parcels shall be combined through the Lot Combination Application process with the Lucas County Auditor.**
26. Free air shall be provided and maintained during operating hours of the station per TMC§1104.0903(D). Two (2) air stations are illustrated on the site plan. These air stations shall be free of charge.
27. The hours of operation are not limited and the business may operate twenty-four (24) hours a day, seven (7) days a week.
28. Should charging stations for electric vehicles be provided, they shall meet the requirements of TMC§1105.1300.
29. Off-street parking shall be provided per TMC§1107.0300 for the proposed gas station and restaurant uses. A total of forty-two (42) parking spaces are required. The site plan depicts fifty (50) parking spaces. **Acceptable as depicted.**

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 11

REF: SUP25-0024

**PLAN COMMISSION RECOMMENDATION (cont'd)**  
Plan Commission (cont'd)

30. Bicycle parking slots shall be provided per TMC§1107.0304 Schedule A for the proposed gas station and restaurant uses. Four (4) bicycle parking slots are required. The site plan depicts five (5) bicycle parking slots within the building setback and frontage greenbelt along Secor Road. **Not acceptable as depicted. The location of the proposed bicycle parking slots shall be relocated and a revised site plan submitted.**
31. Accessible off-street parking spaces shall be provided per TMC§1107.1700. A minimum of one (1) car accessible space and one (1) van accessible space is required for the site. The site plan depicts two (2) van accessible spaces. **Acceptable as depicted.**
32. Sidewalks shall be provided along all public streets in commercial districts per TMC§1107.1303. **Acceptable as depicted.**
33. Wheel stops shall be provided whenever a parking lot extends to a property line, sidewalk, planting strip, or building per TMC§1107.1907. Wheel stops are required for the thirty-eight (38) proposed marked parking spaces. **Not acceptable as depicted. Approved wheel stops or bollards shall be provided and depicted on a revised site plan for all parking spaces.**
34. Off-street parking facilities, including vehicular drives and maneuvering areas, in Commercial Districts are prohibited within fifteen (15) feet of street rights-of-way per TMC§1107.1907. **Not acceptable as depicted.** The site plan shall be revised so that no off-street parking facilities, including vehicular drives and maneuvering areas, are located within fifteen (15) feet of street rights-of-way
35. A detailed site lighting, fencing and landscape 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') frontage greenbelt along Alexis and Secor Roads is required per TMC§1108.0202. **Not acceptable as depicted. Evergreen shrubs, species and sizes of existing trees to be preserved, and a fifteen-foot (15') wide frontage greenbelt shall be provided and depicted on a revised landscaping plan.**
  - b. A Type "A" landscape buffer is required along a portion of the south property line where the abutting property is zoned RS6 per TMC§1108.0203. **Not acceptable as depicted. The required buffer shall be provided and depicted on a revised landscape plan.**
  - c. Dumpster screening is required per TMC§1108.0203(G). **Acceptable as depicted.**



TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 12

REF: SUP25-0024

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- d. Parking lot perimeter landscaping is required per TMC§1108.0204(B)(9) and must be installed along any parking lot area adjacent to a street, place, or driveway, or is visible from an immediately adjacent property. **Not acceptable as depicted. All shrubs shall be evergreen where adjacent to parking and maneuvering areas and the species and size of the trees to be preserved shall be noted on a revised landscape plan.**
- e. Interior parking lot landscaping is required per TMC§1108.0204. Eight (8) canopy trees and twenty-three (23) shrubs are to be provided. Trees and shrubs in excess of this amount are provided. **Acceptable as depicted.**
- f. Interior parking lot landscaping is required per TMC§1108.0204. Landscape terminal islands shall be provided at the end of each parking row. Two areas at either end of the parking spaces that face the front of the building are depicted with pavement markings and not landscape islands. **Not acceptable as depicted. Landscape islands shall be provided that are constructed with six (6) inch by eighteen (18) inch concrete curbing and illustrated on a revised landscape plan.**
- g. Interior site landscaping is required per TMC§1108.0205. Seven (7) trees, landscaping at major building entrances, and foundation plantings are required. **Acceptable as depicted.**
- h. Topsoil must be back filled to provide positive drainage of the landscape area.
- 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.
- 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 preserved. **Not acceptable as depicted. The species and size of trees to be preserved shall be provided.**
- k. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406.
- l. 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 Plan Director for review or approval.
- m. The location, height and materials for any fencing to be installed and maintained.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 13

REF: SUP25-0024

**PLAN COMMISSION RECOMMENDATION (cont'd)**  
Plan Commission (cont'd)

- n. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.
- 36. At least one (1) main entrance of the building shall face and open directly onto a 5-foot-wide connecting walkway to the street sidewalk per TMC1109.0204(A). **Acceptable as depicted.**
- 37. Transparent windows shall be provided on the north and east building elevations per TMC1109.0205(C.3). **Acceptable as depicted.**
- 38. All building elevations shall meet building material and color standards per TMC§1109.0500 since they are visible from a right-of-way. **Acceptable as depicted.**
- 39. All proposed signage shall meet the standards of TMC§1113 - Signs. **Wall signs are not acceptable as depicted. Wall signs are only permitted on building wall frontages facing Alexis and Secor Roads.**
- 40. Applicant shall obtain appropriate permits for any proposed signage.
- 41. 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.
- 42. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
- 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.

Respectfully Submitted,



Lisa Cottrell  
 Secretary

TO: President Hartman and Members of Council  
August 15, 2025  
Page 14

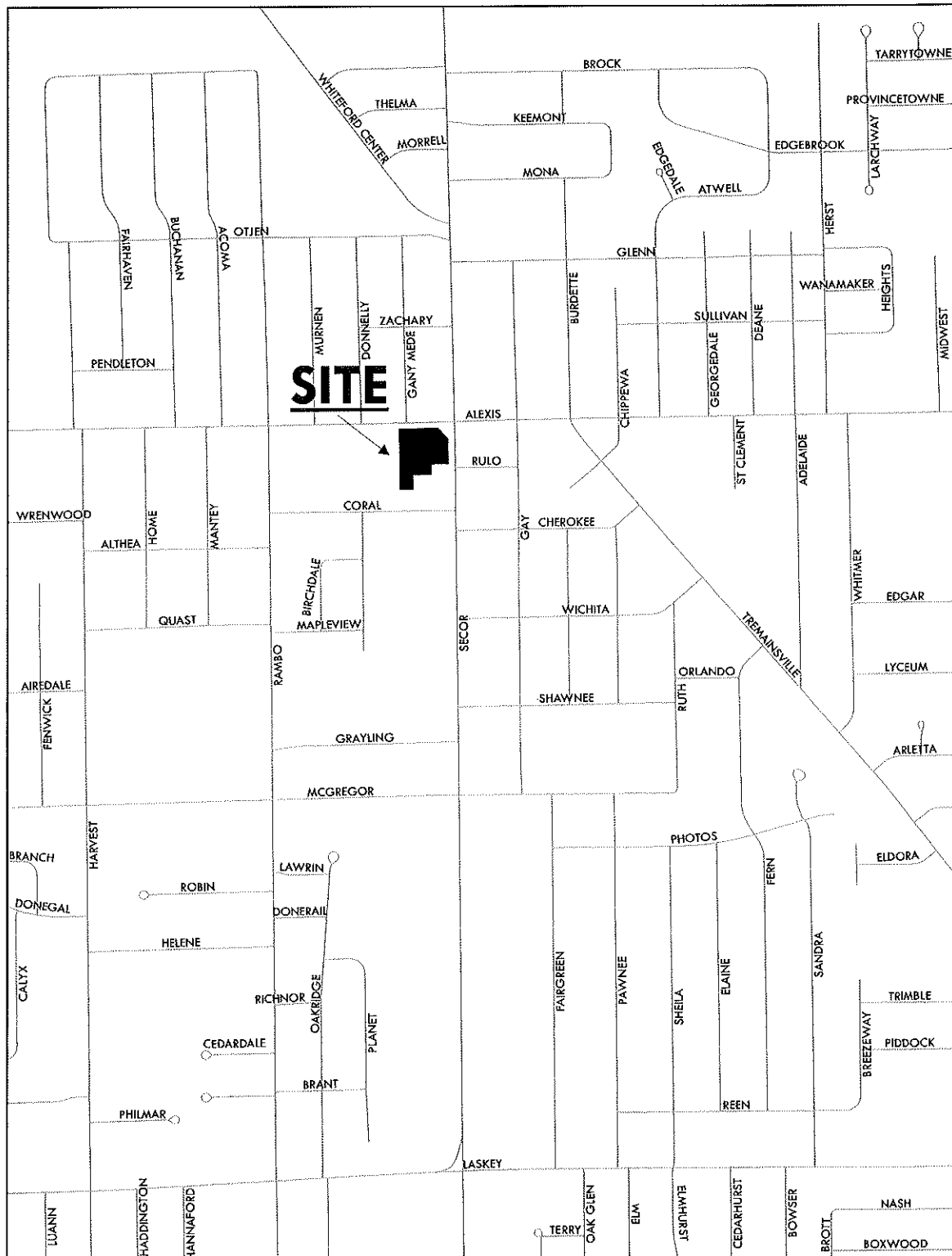
REF: SUP25-0024

Seven (7) sketches follow

cc: Skilken Gold Development, LLC, 4270 Morse Road, Columbus, OH 43230  
Lisa Karcher, Planner

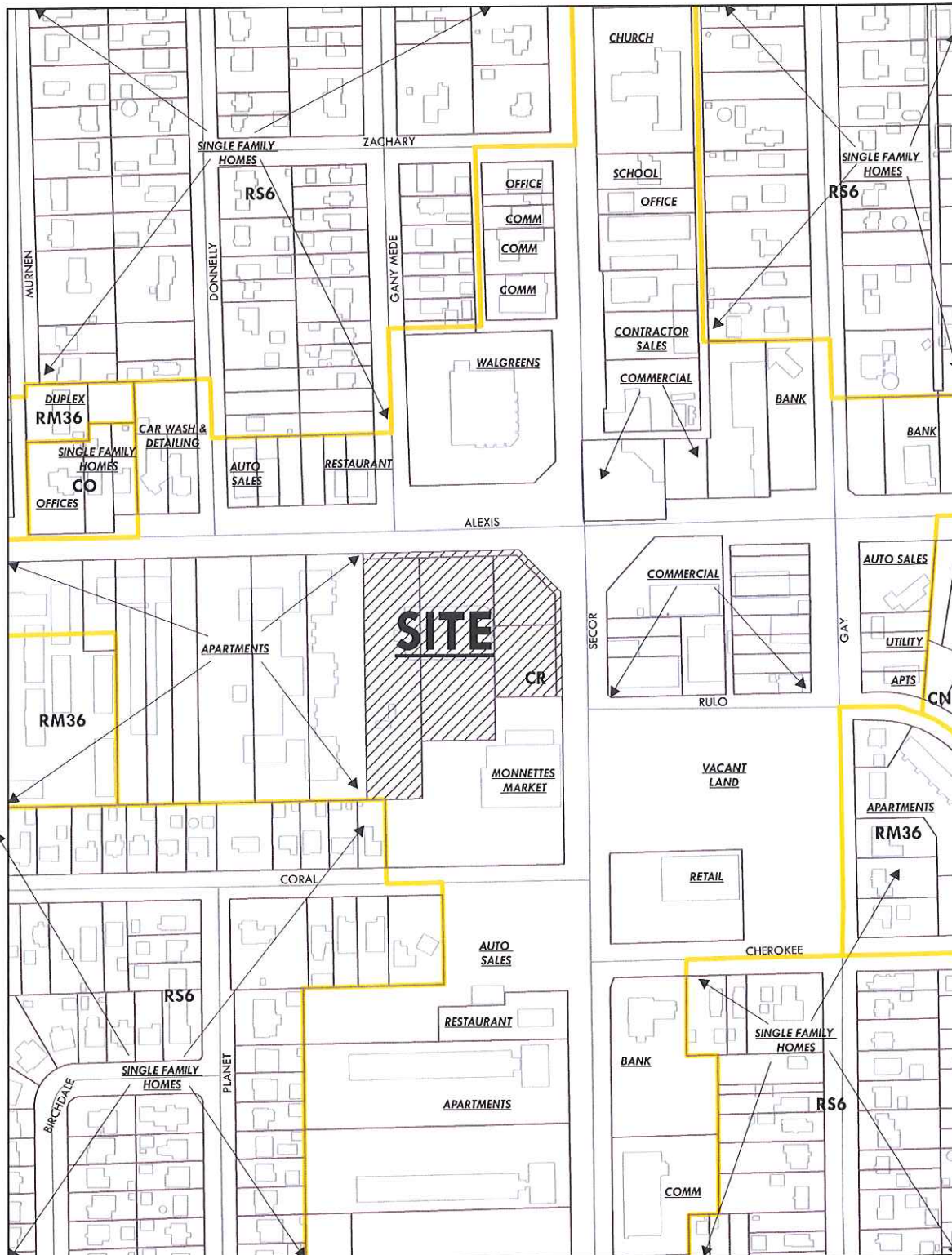
# GENERAL LOCATION

SUP25-0024

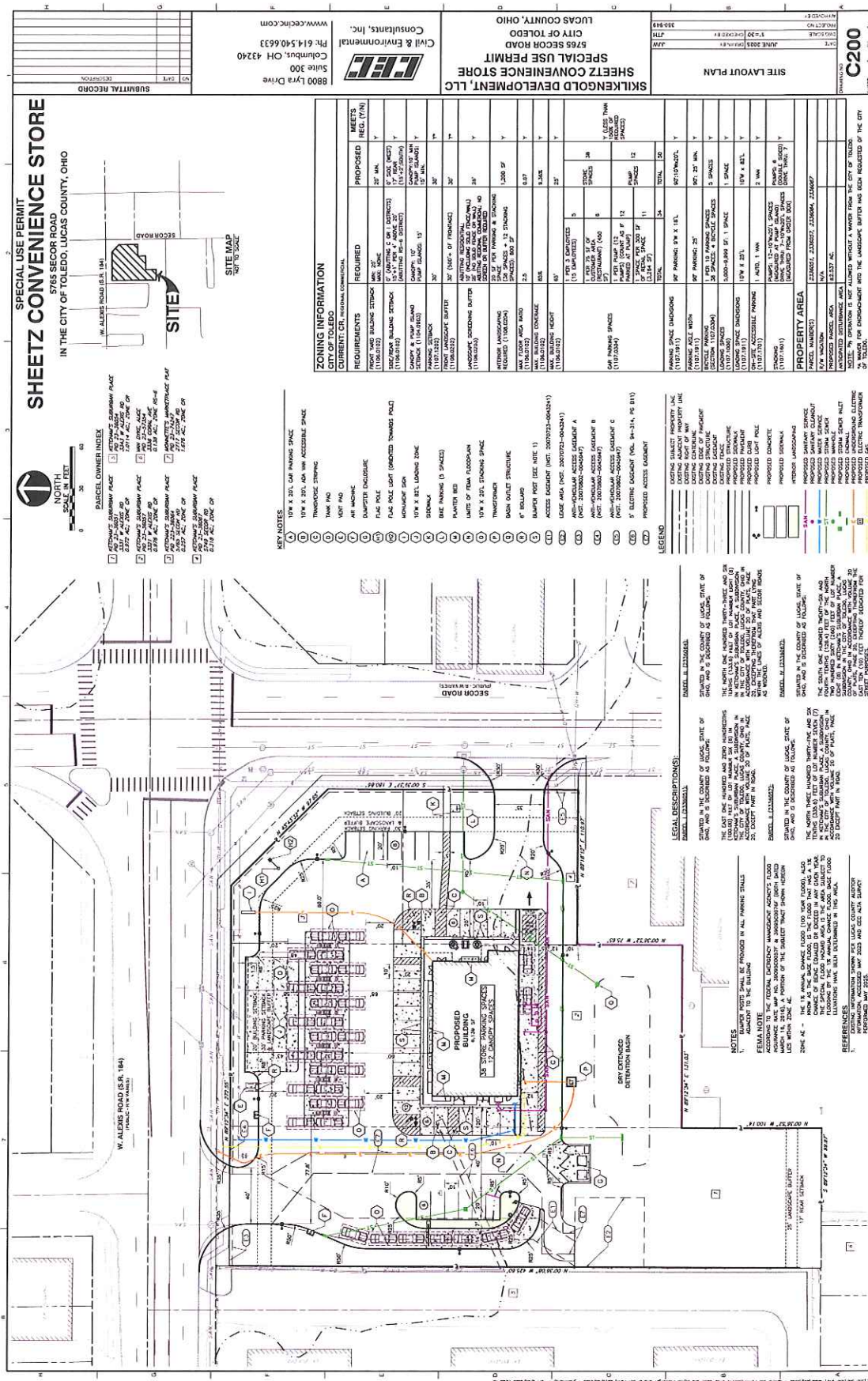


# ZONING & LAND USE

SUP25-0024

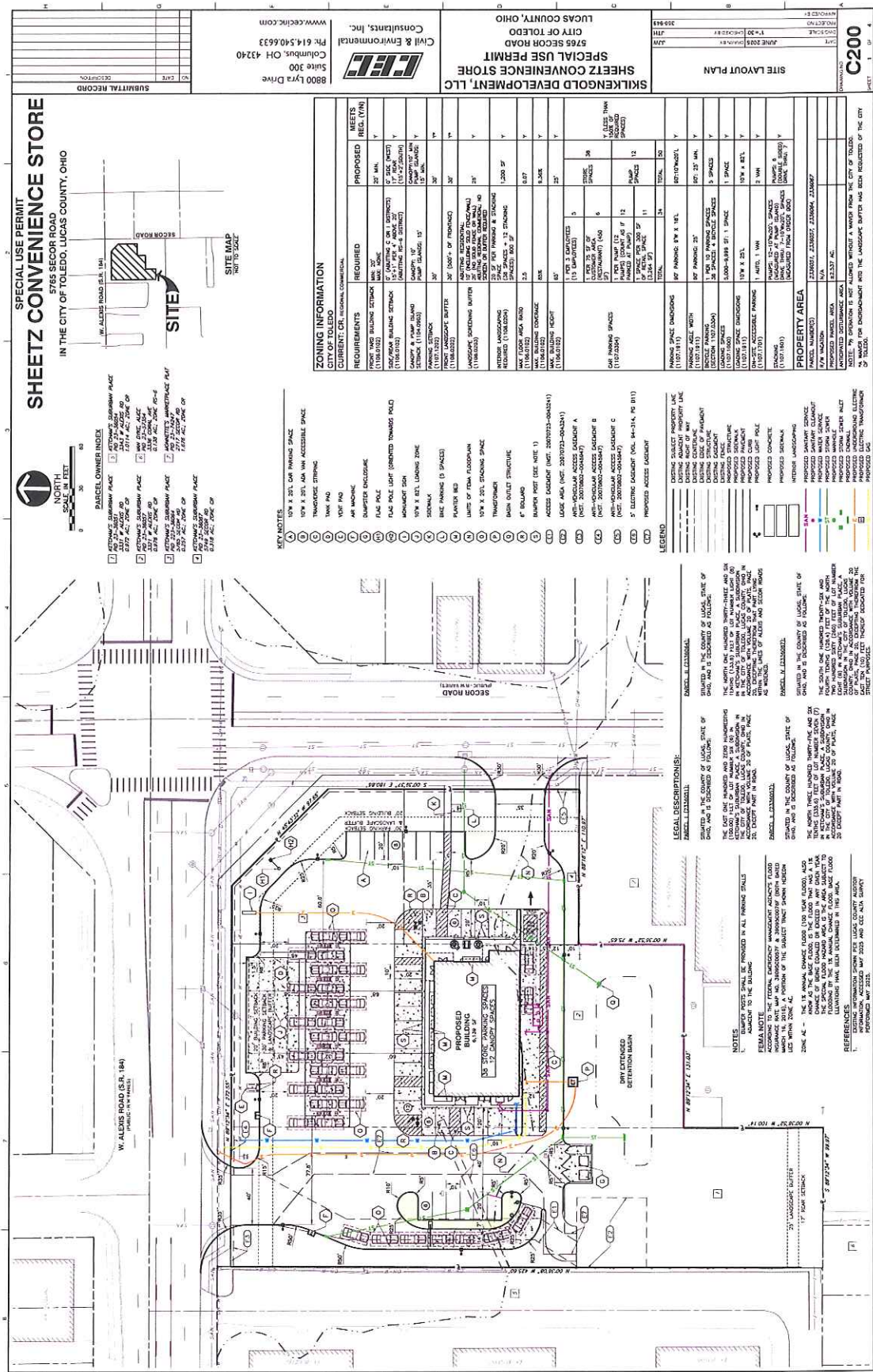








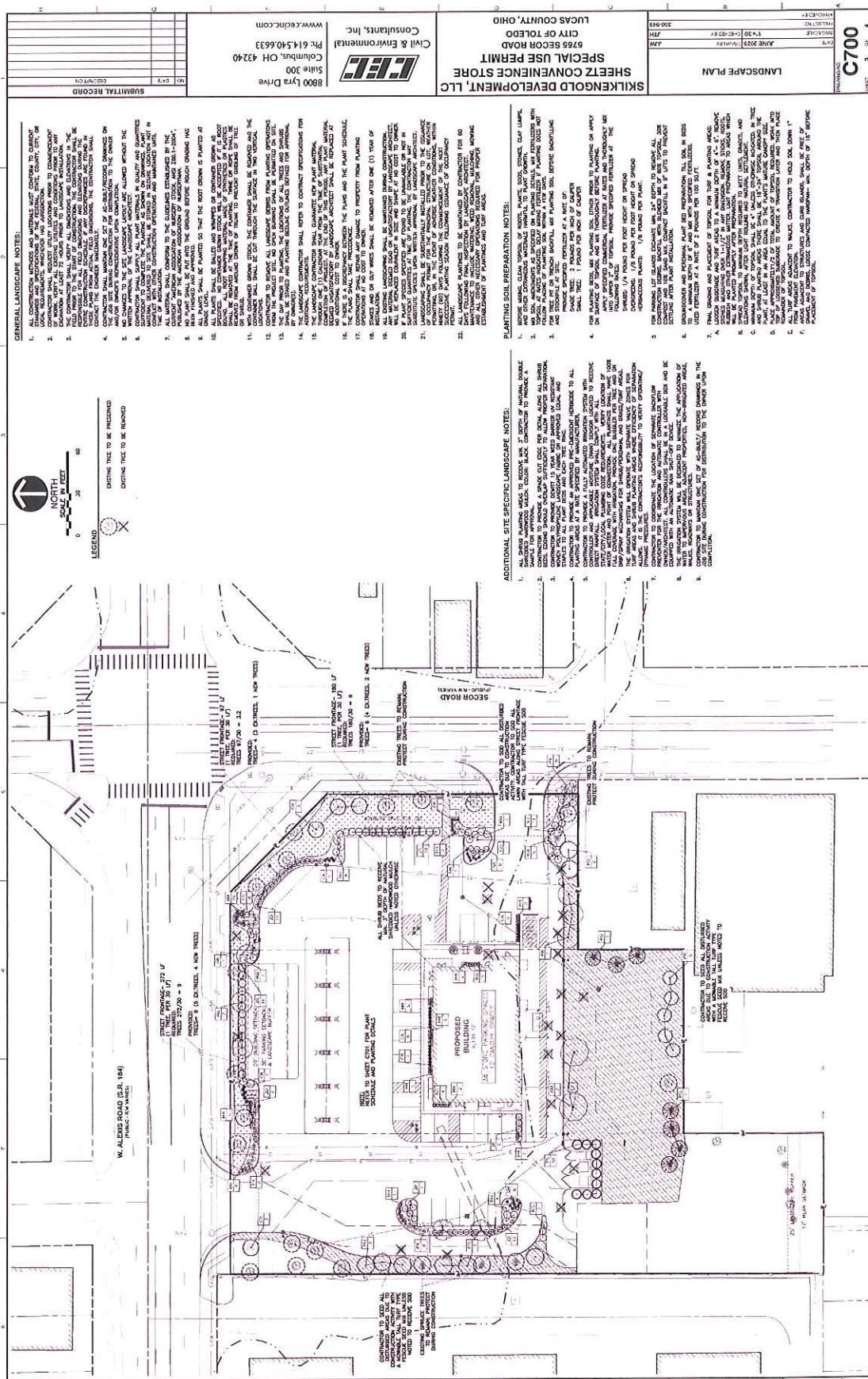
**SUP25-0024**





# LANDSCAPE PLAN

**SUP25-0024**



# NORTH & EAST ELEVATIONS

SUP25-0024

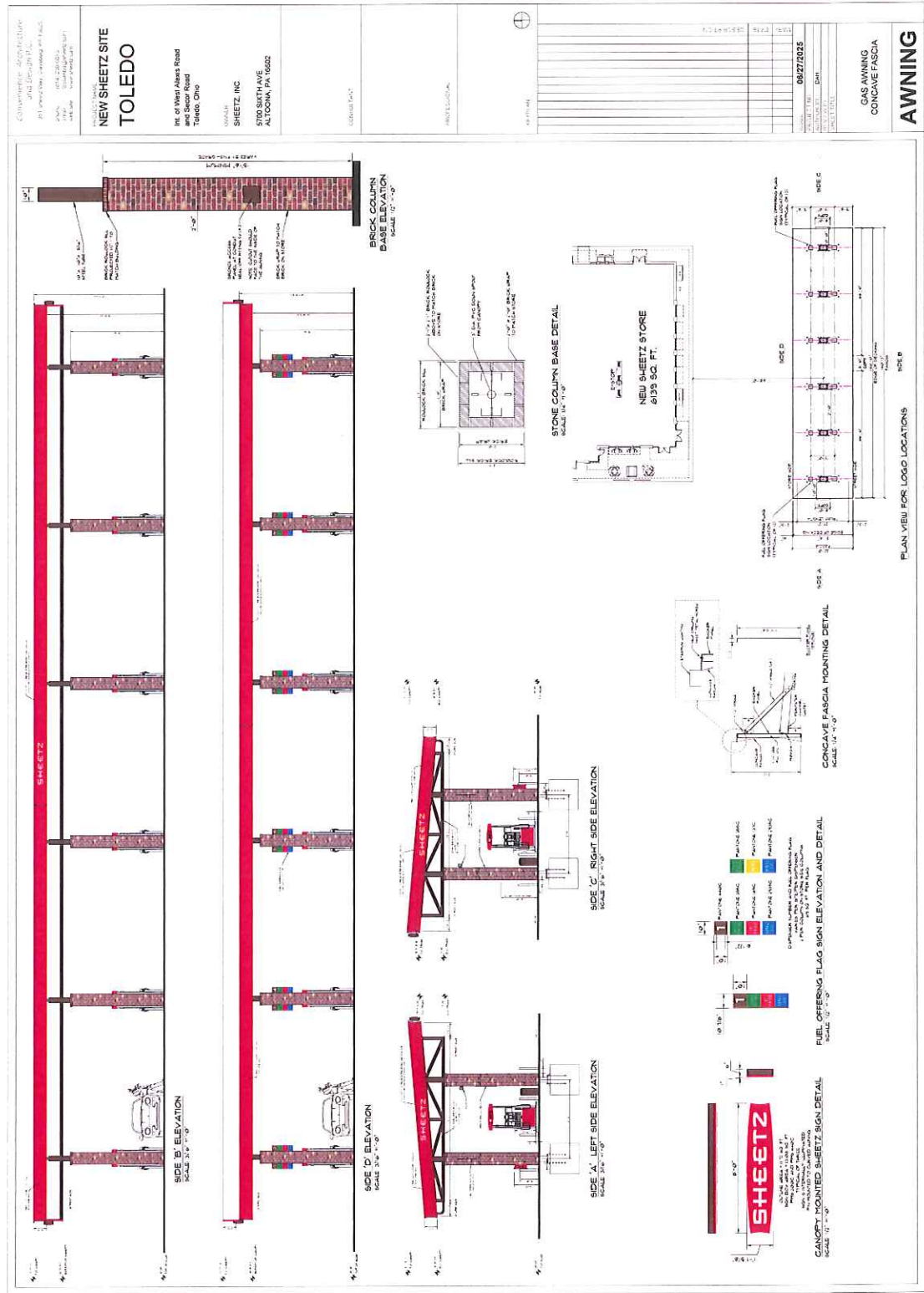
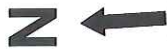






# CANOPY DETAILS

SUP25-0024





# City of Toledo

One Government Center  
Toledo, OH 43604

## Legislation Text

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**File #: ZPC20250917.5, Version: 1**

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**5Request for an amendment to a Planned Unit Development originally granted by Ord. 150-25, for a new library and storage building for the property located at 3027 Alexis Road (PUD25-0002). The Plan Commission recommends approval, subject to 37 conditions and 3 waivers. (District 5)**

PUD25-0002



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: August 15, 2025

REF: PUD25-0002

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Amendment to Planned Unit Development, Originally Granted by Ord. 150-25, for a New Library and Storage Building

The Toledo City Plan Commission considered the above-referenced request at its meeting on August 14, 2025 at 2:00 P.M.

### Subject

Request	-	Amendment to Planned Unit Development, originally granted by Ord. 150-25, for a new library and storage building
Location	-	3027 Alexis Road
Applicant/ Owner	-	Board of Trustees of the Toledo Lucas County Public Library 325 Michigan Street Toledo, OH 43604
Architect	-	Bostwick Design Partnership 2729 Prospect Avenue Cleveland, OH 44115
Engineer	-	DGL Consulting Engineers 3455 Briarfield Blvd, Suite E Maumee, OH 43537

### Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 8.5 Acres
Frontage	-	± 440' along Alexis Road ± 527' along Tremainsville Road
Existing Use	-	Fitness center, restaurant and vacant commercial
Proposed Use	-	Washington Branch Library and Operations Center



TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 2

REF: PUD25-0002

## **GENERAL INFORMATION (cont'd)**

### Area Description

- |       |   |   |
|-------|---|---|
| North | - | Alexis Road, commercial uses and single-family homes / CR and RS6               |
| South | - | Tremainsville Road, apartments and single-family homes / CO and RS6             |
| East  | - | Single-Family homes, church and school / RS6 and CO                             |
| West  | - | Commercial uses, single-family home, apartments, and Chippewa Road / CR and RS6 |

### Parcel History

- |             |   |  |
|-------------|---|--|
| Z-21-C35    | - | Zone Change request from R-2 Single Family to C-2 General Commercial District. (Lucas County Planning Commission returned request to Washington Township Trustees without recommendation on 11/1/1956. Washington Township Trustees approved request on 1/8/1957). |
| M-20-62     | - | Interim zoning for area to be annexed to the City of Toledo (PC rec. approval 8/23/1962).  |
| SUP-7002-05 | - | Special Use Permit for a Charter School at 3025 West Alexis Road (PC rec. approval 8/11/2005; CC approved 10/4/2005 via Ord. 689-05).  |
| PUD24-0001  | - | PUD for multiple buildings on a lot - new library and operations building (PC rec. approval 2/13/2025; CC approved 4/8/2025 via Ord. 502-23).  |
| S25-0004    | - | Final Plat of Toledo Lucas County Public Library Washington Branch Campus subdivision (PC approved 6/12/2025).   |

### Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 3

REF: PUD25-0002

## **STAFF ANALYSIS**

The applicant is requesting approval of an Amendment to a Planned Unit Development (PUD) for a new library and storage building at 3027 Alexis Road. Since the approval of the original PUD by the Plan Commission in February 2025, additional parcels have been purchased along Tremainsville Road. The site now consists of five (5) parcels totaling  $\pm$  8.5 acres. In addition, the vacant strip style shopping center that was once occupied by Food Town grocery store, and a warehouse storage building along Tremainsville Road have been demolished. The strip style shopping center along Alexis Road currently occupied by the Star Diner and Glass City CrossFit is the only remaining building on the site. Surrounding land uses include commercial uses and single-family homes north across Alexis Road; apartments and single-family homes south across Tremainsville Road; single-family homes, a church and a school to the east; and commercial uses, apartments and a single-family home to the west.

The applicant is still proposing to develop the site in three (3) different phases. Phase I, which is underway, includes the construction of a new building that will serve as the Washington Branch Library. Phase II of the project will involve redevelopment of the south part of the site with a library operations center building. Phase III will involve the renovation of the current occupied strip style shopping center for Library operations to be determined. The original PUD submittal only noted that Phase II would be for a library operations building. Specifics pertaining to the building were not included. The Amendment to the PUD includes details for the second phase which consists of a 36,288 square feet proposed operations center and associated parking on the southern portion of the site. The amendment also includes additional land acquired along Tremainsville Road, a revised detention pond location, and the redesign of public open space.

Library facilities are a permitted use in the CR – Regional Commercial zoning district for which the subject property is zoned. However, a PUD was required for this project to allow for multiple buildings on a lot in a commercial zoning district per TMC§1106.0300. The applicant was also required to replat the subject property as part of the development process per TMC§1103.1010(C). A final plat was approved for the Toledo Lucas County Public Library Washington Branch Campus subdivision by the Plan Commission in June 2025.

### Intensity and Dimensional Standards

The Commercial Standards for PUD's in TMC§1103.1008(E) state that there is no minimum lot size, lot width, or building or structure setback requirements for a PUD, that are typically applicable to developments as outlined in the Intensity and Dimensional Standards Tables of TMC§1106. Maximum building height, floor area ratio and building coverage would however still apply. The proposed operations center building height is twenty-four feet (24'), which is less than the permitted maximum building height of sixty-five feet (65'). The proposed library building met this requirement previously; therefore, the PUD complies with the maximum building height.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 4

REF: PUD25-0002

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

### Intensity and Dimensional Standards (cont'd)

Per TMC§1103.1008(D), no more than seventy percent (70%) of the gross site acreage may be covered by buildings, structures, street, driveway and parking area pavement. Based on the submitted site plan, the PUD meets this requirement as approximately forty-three percent (43%) of the site will be covered with impervious surfaces such as buildings, drive aisles, and parking areas. The proposal is therefore also in compliance with maximum floor area ratio and building coverage as the PUD Commercial Standards require a more restrictive coverage requirement.

### Parking and Circulation

One (1) access point is proposed along Tremainsville Road to access the library operations center building. The operations center will house the Technical Service department, storage and processing for the Purchasing department, warehouse space, and will be the main logistics hub for the Library system. Since the building will be primarily accessed by staff and not by the general public, a separate access point and parking lot are provided for the building. The access points approved for the Washington Branch Library building will remain the same. One (1) ingress/egress point is provided along Alexis Road just east of the existing occupied strip style shopping plaza and one (1) egress only point is provided on the eastern most side of the site from the parking area to Alexis Road.

Parking for the PUD is required based on an aggregate total for each proposed use on the site per TMC§1107.0304. The parking lot for the library building has been modified to allow for the expansion of the public green space just south of the existing building that houses the Star Diner and CrossFit. This has resulted in a decrease of two (2) parking spaces. This is still in excess of the required spaces. Staff is supportive of the requested parking spaces since the library will serve as a community anchor and hub, and will offer both a multi-purpose room, community room and outdoor gathering area. The required parking spaces for the operations center is based on the rate of one (1) parking space per 300 square feet of building area allocated for office space and one (1) parking space per 1,000 square feet of building area allocated for storage. Based on these rates, sixty-five (65) parking spaces are required. The site plan illustrates thirty (30) parking spaces in the parking lot to the south of the operations center. While this is significantly less than what is required, TMC§1103.1010(E) allows for the number of off-street parking and loading spaces to be decreased or increased during the PUD review process. The applicant has indicated that the parking spaces provided are adequate for the proposed facility. Should additional parking be needed, parking spaces in the library lot to the north can be used. Staff is supportive of the requested parking spaces for the PUD and is included as a condition of approval.

Four (4) auto-accessible parking spaces and one (1) van-accessible parking space are required for the library and one (1) car accessible space and one (1) van-accessible space are required for the operations center per TMC§1107.1701. The site plan depicts four (4) auto-accessible and four (4) van accessible parking spaces for the library and one (1) auto-accessible and one (1) van-accessible parking spaces for the operations center. The proposal therefore complies with this requirement.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 5

REF: PUD25-0002

**STAFF ANALYSIS (cont'd)**  
Parking and Circulation (cont'd)

In addition to auto parking spaces, thirteen (13) bicycle slots are required for the library based on the 127 provided parking spaces, and three (3) bicycle slots are required for the operations center based on the thirty (30) provided parking spaces. The landscape plan depicts sixteen (16) bicycle slots for the library and six (6) bicycle slots north of the operations center and six (6) bicycle slots south of the operations center. The proposal therefore complies with this requirement.

Sidewalks are also required for PUD developments per TMC§1103.1010(D). This Section requires PUD developments to provide sidewalks, built to city specifications along both sides of all streets, public or private. Sidewalks or other approved pedestrian walkways must be provided to link nonresidential areas with residential areas, both inside and outside the PUD. The proposed PUD amendment has provided for a thorough sidewalk network for pedestrian access from Tremainsville Road and Alexis Road as well as through the site. The site plan depicts a sidewalk connection from the exiting sidewalk along the easterly side of Tremainsville Road, continuing northeasterly to the proposed library parking area. There are both park benches and pedestrian type lighting proposed along the pathway. Designated pedestrian pathways, with speed tables in the drive aisles, are also provided for safe pedestrian access through the parking area to the entry of the proposed library building. In addition, a sidewalk is proposed from Alexis Road south along the west side of the building to the main entrance at the rear of the building. A sidewalk is also proposed along the east edge of the site from Alexis Road south to the rear of the building and the main entrance.

Open Space Requirements

Commercial PUD developments are required to maintain open space areas along all perimeter property lines (except frontages) per TMC§1103.1008(B). These open space areas shall maintain a minimum depth of thirty feet (30') on all perimeter property lines and a minimum depth of sixty feet (60') when abutting a Residential District. This open space area must be void of buildings, structures, parking areas and other above ground improvements. A portion of the east perimeter of the property abuts a Residential District, and therefore requires sixty feet (60') of open space depth to be provided. The required thirty-foot (30') open space depth has been provided along all other perimeters where possible. The existing building that will be modified for a library use in Phase III is located within this area. The submitted site plan for the operations center shows that the building will be located within the required sixty-foot (60') open space along the east side of the site. The waiver was granted in the original PUD review for a portion of the library building roof and drive-up material return/service window to be located within this setback. The operations center has been located as far south as possible to allow for a more expansive green space and a tree-lined connection between Tremainsville Road and the library is proposed. In addition, the six-foot (6') tall privacy fence will be continued along the east property line with a required landscape buffer where the subject property abuts a Residential District. Staff is supportive of the proposed building location in the required open space. The applicant will need to secure a waiver from the required sixty-foot (60') open space depth or revise the site plan to comply with this requirement and listed as a condition of approval.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 6

REF: PUD25-0002

**STAFF ANALYSIS (cont'd)**  
Open Space Requirements (cont'd)

Usable, accessible and consolidated common open space areas in the amount of no less than ten percent (10%) of the gross site acreages is required to be allocated in PUD's per TMC§1103.1008(C). This open space cannot include any part of a required yard or perimeter open space, and only one-third of the common open space may consist of a storm detention or retention area. There is open space provided between the library parking lot and the operations center that accounts for more than ten percent (10%) of the gross site acreage and which is not included in any part of a required yard or perimeter open space. The proposed detention basin is depicted within the open space area; however, less than one-third of the provided open space is accounted for by the detention basin. The proposal therefore meets this requirement.

Commercial PUD developments must also include some noncommercial amenities within required common open space areas, such as open or closed plazas or mall areas, benches, tables, statuary, fountains, kiosks, pergolas and areas for public enjoyment. An outdoor reading garden with a long seating bench and tables to the west of the new library building were approved in the original PUD review. In addition, the landscape plan depicts bicycle parking, a plaza area with seating, and park benches along the pedestrian walkway that traverses throughout the open space. The proposed PUD meets both the common open space and amenities requirement.

Landscaping and Screening

For the purpose of this section, a review is not included for the library portion of the PUD, as it was completed with the requirements in the original PUD approval. Additionally, no changes are proposed for this area. The applicant shall submit revised plans that include the library portion of the PUD that complies with the original PUD approval in Ord. 150-25 as a condition of approval.

In addition to open space requirements, PUD's are required to meet landscape and screening requirements of TMC§1108. A minimum thirty-foot (30') wide frontage greenbelt along Tremainsville Road is required per TMC§1108.0202. This greenbelt must contain at least one (1) tree for every thirty-feet (30') of frontage. Nineteen (19) trees are required along Tremainsville Road. The tree planting plan depicts fifteen (15) trees along Tremainsville Road. An additional four (4) trees shall be provided as a condition of approval. Additionally, the frontage greenbelt shall include a solid evergreen hedge as a parking area is proposed to be developed in the front of the property. The shrub planting plan does not show the required evergreen hedge; therefore this requirement shall be required and listed as a condition of approval.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 7

REF: PUD25-0002

**STAFF ANALYSIS (cont'd)**

**Landscaping and Screening (cont'd)**

Buffer and screening requirements are also required per TMC§1108.0203. A Type A Buffer is required along a portion of the east property line as the site is zoned CR – Regional Commercial and the abutting property is zoned RS6 – Single-Family Residential. A six-foot (6') high cedar privacy fence is proposed along this area and therefore four (4) canopy trees and fifteen (15) shrubs per 100 linear feet are required. A Type B Buffer is required along the other portion of the east property line as the abutting property is zoned CO – Office Commercial. A fence is not proposed in this location and is not required. The Type B Buffer also requires four (4) canopy trees and fifteen (15) shrubs per 100 linear feet. In total nineteen (19) canopy trees and seventy-one (71) shrubs are required along the eastern property line. The tree planting plan depicts fifteen (15) canopy trees and eight (8) understory trees for an equivalent of twenty (20) canopy trees. The shrub planting plan also depicts twenty-five (25) shrubs. The submitted tree planting plan meets the buffer and screening requirements along the east property line; however, the shrub planting plan does not. An additional forty-six (46) shrubs shall be provided on a revised landscape plan and listed as a condition of approval.

Both interior and perimeter parking lot landscaping is required per TMC§1108.0204. For interior parking lot landscaping, two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces. A total of six (6) trees and eighteen (18) shrubs are required in the interior of the parking lot based on the proposed thirty (30) parking spaces. There is no landscaping provided for the parking lot. The required trees and shrubs shall be included on a revised landscape plan and listed as a condition of approval.

Parking lot perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway, or is visible from an immediately adjacent property. For perimeter parking lot landscaping, one (1) canopy tree for each thirty linear feet (30') and a continuous shrub hedge to screen headlights from surrounding areas is required. In this case, the frontage greenbelt will count towards perimeter landscaping requirements along Tremainsville Road as noted above for the frontage greenbelt. The proposed trees in the Type B Buffer along the east property line will count towards the perimeter landscaping requirements; however, a solid evergreen hedge is required along the parking area to shield headlights from adjacent properties. The solid evergreen hedge requirement shall be depicted on a revised landscape plan and listed as a condition of approval.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 8

REF: PUD25-0002

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

### **Landscaping and Screening (cont'd)**

In addition to the other landscape requirements for buffer areas, frontage greenbelts, and landscaping for parking lots, TMC§1108.0205(B) requires the following: one 2-inch caliper tree for every 1,000 square feet of building coverage, foundation plantings along all portions of the building that are visible from the public rights-of-way, and landscaping at all major building entrances. Based on the total building square footage, seventy-six (76) trees are required. Foundation plantings are also required along the west and northwest sides of the proposed operations center. There are in excess of seventy-six (76) trees provided in the interior of the site. In addition, there are trees noted along the northwest side of the proposed operations center; however, there are no shrubs provided as foundation plantings. A mix of trees, shrubs and groundcover shall be provided on a revised landscape plan with foundation plantings along the west and northwest sides of the building as well as at the main entrance, which is included as a condition of approval.

### **Building Design and Materials**

Connecting walkways and pedestrian connections are required per TMC§1109.0204(A). At least one (1) main entrance shall face and open directly onto a five-foot (5') wide connecting walkway to the street sidewalk. The walkways must also be distinguished from driving surfaces if it crosses parking aisles or driveways. Since the main entrance to the building is in the rear of the building where the parking lot is located, a five-foot (5') wide connecting walkway from this entrance to the existing sidewalk on Tremainsville Road is required as a condition of approval.

Building design is subject to the standards outlined in TMC§1109.0200 which outlines design standards for commercial use type buildings. The standards are intended to promote the design of an urban environment that is built to human scale, encourage attractive street fronts, and accommodate pedestrians while also accommodating vehicular movement. Buildings should be designed to ensure a base level of quality architecture that is responsive to its context and contributes to the established architectural character of an area rather than a design solution that is based on a standardized formula or market prototype superimposed on the selected site. In multiple building developments, each individual building shall include predominant characteristics shared by all buildings in the development so the development forms a cohesive sense of place. In addition, building material standards also apply to all facades that are visible from the right-of-way and building color standards apply to all exterior elevations regardless of right-of-way visibility per TMC§1109.0500.



TO: President Hartman and Members of Council  
August 15, 2025  
Page 9

REF: PUD25-0002

**STAFF ANALYSIS (cont'd)**

**Landscaping and Screening (cont'd)**

The submitted building elevations show the use of two (2) different architectural metal panels with differing profiles (varying panel reveal widths) that will be alternated on the building facades in a diagonal pattern. The color palette has not been finalized; however, the elevation details show four (4) different shades of grey. While the architectural metal panels are considered a predominant building material and therefore acceptable for use on the building facades, the building material and proposed colors are not consistent with the materials proposed for the library building to the north. In addition, the building materials as proposed do not assist with addressing the mass and scale of the building. The height of the building that is visible from Tremainsville Road is twenty-four feet (24') and includes one (1) long massing wall with minimal windows and no building articulation.

While the use of the building will include storage and supportive services for the library system, it is located in the CR Regional Commercial zoning district and subject to commercial design standards to ensure compatibility with surrounding properties. In addition, the applicant has created a unique open space within the PUD north of the proposed building. Having a structure that reflects the human/pedestrian scale is not only important along Tremainsville Road, but also as it acts as boundary or enclosure along one side of the entrance into the open space and the open space itself. It is important to note that self-storage facilities are permitted uses in the CR zoning district. These types of facilities also provide storage. In two (2) recent plan review cases involving self-storage facilities located in a CR zoning district, building design was required to meet the standards in TMC§1109. The proposed elevations for the operation center do not meet the building design standards outlined in TMC§1109 - Design Standards. Revised building elevations that meet these standards shall be submitted for review and approval by the Plan Director. This is listed as a condition of approval.

The applicant provided renderings of the building facades for the Plan Commission meeting that illustrated a building blue in color. The submitted renderings do not meet the building design requirement of the Planning and Zoning Code. The applicant requested a waiver from the building design standards based on these renderings at the Plan Commission meeting as noted below. Staff and the Plan Commission are not in support of this waiver. The building renderings are attached.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 10

REF: PUD25-0002

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

### Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates this site as Public Space (PS). The Public Space land use designation provides spaces for civic, and quasi-public uses. Public Space uses are community-focused uses such as police and fire stations, libraries, community centers, and other government owned civic buildings. Physical characteristics of this district include modern architecture and design for new buildings that should complement existing structures and pedestrian connectivity to neighboring residential, commercial and public areas. The Forward Toledo Plan also depicts the site within a potential walkable neighborhood and targets the area for Walkable Oriented Development (WOD). The PUD amendment is consistent with the Forward Toledo Plan as the subject property will be developed with a library facility and associated operations center. Additionally, a sidewalk network is proposed that will provide important pedestrian connections from Tremainsville Road and Alexis Road in the neighborhood as well as connections to pedestrian enhancements such as open space and a plaza with seating.

Staff recommends approval of the Amendment to the Planned Unit Development as it is consistent with the Forward Toledo Plan and the stated purpose of the Zoning Code. Additionally, the proposed library use is permitted in the current zoning district, and it is compatible with the existing land uses in the general vicinity.

## **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends that the Toledo City Council **approve** PUD25-0002, a request for Amendment to a Planned Unit Development, originally granted by Ord. 150-25, for a new library and storage building at 3027 Alexis Road to Toledo City Council, for the following **two (2) reasons**:

1. The Planned Unit Development is consistent with the Forward Toledo Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A)); and
2. The proposed use is consistent with the existing land uses in the general vicinity of the property (TMC1111.0606(C)).

The Plan Commission also makes the following recommendations to Toledo City Council regarding the waivers requested for Amendment to Planned Unit Development, originally granted by Ord. 150-25, for a new library and storage building at 2027 Alexis Road:

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 11

REF: PUD25-0002

## **PLAN COMMISSION RECOMMENDATION (cont'd)**

### **Chapter 1103 - Overlay Zoning Districts**

#### **Section 1103.1008(B) Commercial Planned Unit Development Overlay District**

Plan Commission recommends that the Toledo City Council **approve** a waiver from the required sixty-foot (60') open space area void of buildings, structures, parking areas, or other above ground improvements on all perimeter property lines for the proposed operations center. The operations center has been located as far south as possible to allow for a more expansive green space and a tree-lined connection between Tremainsville Road and the library is proposed. In addition, the proposed six-foot (6') tall privacy fence will be continued along the east property line with a required landscape buffer where it abuts a Residential District.

### **Chapter 1107 - Parking, Loading and Access and Chapter 1109 - Design Standards**

#### **Section 1107.1300 Sidewalks and Section 1109.0204(A) Connecting Walkways**

Plan Commission recommends that the Toledo City Council **disapprove** a waiver from the requirement to provide a connecting walkway from the existing street sidewalk along Tremainsville Road to the main entrance for employees on the south side of the proposed building. Plan Commission recommends that a sidewalk segment from the street sidewalk to the proposed parking lot be installed and a pedestrian "walk-way" be designated through the parking lot via pavement striping. This will ensure safe travel for employees traveling to and from work on foot or bicycle.

### **Chapter 1109 - Design Standards**

#### **Section 1109.0200 Commercial, mixed use and institutional design standards**

Plan Commission recommends that the Toledo City Council **disapprove** a waiver from the design requirements of Chapter 1109 and recommend that revised elevations that meet these standards be submitted. All development within the City is required to meet the design standards in Chapter 1109. Waiving this section without specific reasoning or hardship, would set a serious precedent.

The Plan Commission further recommends that the Toledo City Council recommend **approval** of PUD25-0002, a request for Amendment to Planned Unit Development originally granted by Ord. 150-25, for a new library and storage building at 3027 Alexis Road, to the Toledo City Council, subject to the following **thirty-seven (37) conditions**.

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

#### **Division of Engineering Services**

1. 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.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 12

REF: PUD25-0002

**PLAN COMMISSION RECOMMENDATION (cont'd)**  
Division of Engineering Services (cont'd)

2. All **proposed** 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.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
5. The stormwater basin footprint and size will need confirmed, and possibly enlarged to provide for the required water quality volume, flood control, and restricted discharge rate. The footprint and geometrics need to also address the design guidance (Chapter 2.7 of the Ohio Rainwater Manual) including but not limited to side slopes, flow length, sediment storage, and wet forebay or alternative pretreatment.
6. A full submittal for stormwater requires submittal of the regional SWP3 submittal coversheet as provided to applicant, and its items 1.a. - 1.g. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit are listed on the SWP3 submittal cover sheet, items 2.a. - 2.c., as well as the sewer fee for plan review and field inspection.
7. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
8. A single sanitary sewer tap from this site shall be allowed into the public sanitary system. Developer shall use existing sanitary tap, when available.
9. 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.
10. 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.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 13

REF: PUD25-0002

## **PLAN COMMISSION RECOMMENDATION (cont'd)**

### Division of Environmental Services

11. 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 feet.)
12. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
13. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
14. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
15. 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](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf)
16. 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.

### Division of Traffic Management

17. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC§1107.1704.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 14

REF: PUD25-0002

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Division of Traffic Management (cont'd)

18. Wheel stops are required at all property lines, sidewalk, planting strips and buildings per TMC§1107.1907.
19. Provide sidewalk connection from building sidewalk to existing sidewalk along Tremainsville Road per TMC§1107.1300.
20. "Do Not Enter" signage is required to prevent wrong way traffic flow.
21. Provide ground painted arrows to indicate one-way traffic to prevent wrong-way traffic flow.

Plan Commission

22. The applicant shall submit revised plans that include the library portion of the PUD that complies with the original PUD approval in Ord. 150-25 as a condition of approval.
23. Off-street parking shall be provided per TMC§1107.0304 Schedule A for the proposed PUD. A total of ninety-eight (98) parking spaces are currently required for the library and a total of sixty (65) are currently required for the operations center. The site plan depicts 127 parking spaces and thirty (30) parking spaces respectively. TMC§1103.1010(E) allows for the number of off-street parking and loading spaces to be decreased or increased during the PUD review process. **Acceptable as depicted.**
24. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. A minimum of four (4) auto-accessible parking spaces and one (1) van-accessible parking space are required for the library and one (1) car accessible space and one (1) van-accessible space are required for the operations center. The site plan depicts four (4) auto-accessible and four (4) van accessible parking spaces for the library and one (1) auto-accessible and one (1) van-accessible parking spaces for the operations center. **Acceptable as depicted.**
25. Per TMC§1107.0304, the Off-Street Parking Schedule requires one bicycle parking slot per ten (10) parking spots, requiring a total of thirteen (13) spaces for the library and three (3) for the operations center. The landscape plan depicts sixteen (16) bicycle slots for the library and six (6) bicycle slots north of the operations center and six (6) bicycle slots south of the operations center. **Acceptable as depicted.**
26. Per TMC§1103.1010(D) PUD developments are required to provide sidewalks, built to city specifications along both sides of all streets, public or private. An extensive network of sidewalks is depicted on the site plan. **Acceptable as depicted.**



TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 15

REF: PUD25-0002

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

27. Per TMC§1103.1008(B) commercial PUD developments shall maintain a minimum open space depth of thirty feet (30') on all perimeter property lines and a minimum open space depth of sixty feet (60') when abutting a Residential District. This open space area must be void of buildings, structures, parking areas and other above ground improvements. The submitted site plans and elevations show that the operations center will be located within the required sixty-foot (60') open space along the east side of the site. **Not acceptable as depicted. The applicant shall obtain a waiver for the required open space depth where it does not comply or revise the site plan to comply with this requirement.**
28. Usable, accessible and consolidated common open space areas in the amount of no less than ten percent (10%) of the gross site acreages is required to be allocated in PUD's per TMC§1103.1008(C). More than ten percent (10%) open space is depicted on the site plan. **Acceptable as depicted.**
29. Commercial PUD developments must include some noncommercial amenities within required common open space areas, such as open or closed plazas or mall areas, benches, tables, statuary, fountains, kiosks, pergolas and areas for public enjoyment. **Acceptable as depicted.**
30. A detailed site, lighting, fencing, and landscape plan (separate from building and site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. Per TMC§1108.0202, a minimum thirty-foot-wide frontage greenbelt along public rights-of-way is required that contains at least one (1) tree for every thirty-feet (30') of frontage. Nineteen (19) trees are required along Tremainsville Road and the tree planting plan depicts fifteen (15). Additionally, the frontage greenbelt shall include a solid evergreen hedge, which is not provided. **Not acceptable as depicted. An additional four (4) trees and a solid evergreen hedge shall be provided.**
  - b. Per TMC§1108.0203, a Type A Buffer is required along a portion of the east property line and a Type B Buffer is required along the other portion of the east property line. These two (2) buffers require a total nineteen (19) canopy trees and seventy-one (71) shrubs along the eastern property line. The tree planting plan depicts fifteen (15) canopy trees and eight (8) understory trees for an equivalent of twenty (20) canopy trees. The shrub planting plan also depicts twenty-five (25) shrubs. **Not acceptable as depicted. An additional forty-six (46) shrubs shall be provided.**

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 16

REF: PUD25-0002

**PLAN COMMISSION RECOMMENDATION (cont'd)**  
Plan Commission (cont'd)

- c. Per TMC§1108.0204, two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas in a parking lot for each ten (10) parking spaces. A total of six (6) trees and eighteen (18) shrubs are required in the interior of the parking lot based on the proposed thirty (30) parking spaces. There is no landscaping provided for the parking lot. **Not acceptable as depicted. The required six (6) trees and eighteen (18) shrubs shall be provided.**
- d. Perimeter landscaping must be installed along the parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property. The frontage greenbelt counts toward perimeter landscaping requirements along Tremainsville Road. The proposed trees in the Type B Buffer along the east property line count towards the perimeter landscaping requirements; however, a solid evergreen hedge is required along the parking area to shield headlights from adjacent properties. **Not acceptable as submitted. A continuous shrub hedge shall be provided along the east side of the parking lot.**
- e. Per TMC§1108.0205(B), one 2-inch caliper tree for every 1,000 square feet of building coverage, foundation plantings along all portions of the building that are visible from the public rights-of-way, and landscaping at all major building entrances are required. There are in excess of the required seventy-six (76) trees provided in the interior of the site; however, foundation plantings and landscaping at the major building entrances are not provided. **Not acceptable as depicted. A mix of trees, shrubs and groundcover shall be provided as foundation plantings along the west and northwest sides of the building and landscaping provided at the main entrance.**
- f. Per TMC§1103.1007(H), all telephone, electrical, cable, and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened.
- g. Per TMC§1103.1209(A.3), grade level mechanical equipment shall be screened from adjoining residential parcels and from the right of way(s).
- h. Per TMC§1108.0204(B.6), landscaped areas may not contain bare soil, aggregated stone, or decorative rock. Any ground area must be covered with hardwood mulch, grass, or other vegetative ground coverage. The proposed rock mulch is not permitted.
- i. Topsoil must be back filled to provide positive drainage of the landscape area.
- 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.

TO: President Hartman and Members of Council  
 August 15, 2025  
 Page 17

REF: PUD25-0002

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- k. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406.
  - l. 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 Plan Director for review or approval.
  - m. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.
  - n. The location, height and materials for any fencing to be installed and maintained.
  - o. Dumpster locations shall be clearly marked on the site plan and located and screened per TMC§1108.0203(G).
  - p. The location, lighting, and size of any signs.
31. Connecting walkways and pedestrian connections are required per TMC§1109.0204(A). At least one (1) main entrance shall face and open directly onto a five-foot (5') wide connecting walkway to the street sidewalk. **Not acceptable as depicted.** A five-foot (5') wide connecting walkway shall be provided from the main entrance at the rear of the building to the existing sidewalk on Tremainsville Road. The walkways shall be distinguished from driving surfaces where it crosses parking aisles or driveways.
32. Building elevations must meet TMC§1109 – Design Standards. **Not acceptable as submitted. Revised elevations that meet these standards shall be submitted for review and approval by the Plan Director.**
33. All proposed signage shall meet the standards of TMC§1113 - Signs.
34. Applicant shall obtain appropriate permits for any proposed signage.
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. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval then the Planned Unit Development approval shall become null and void.

TO: President Hartman and Members of Council  
August 15, 2025  
Page 18

REF: PUD25-0002

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

37. 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.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Lisa Cottrell", written in a cursive style.

Lisa Cottrell  
Secretary

LK  
Sixteen (16) sketches follow

cc: Stephanie Peters, Bostwick Design Partnership, 2729 Prospect Ave, Cleveland, OH 43537  
Mike Graybeal, Toledo Lucas Public Library, 325 Michigan Street, Toledo, OH 43604  
Lisa Karcher, Planner

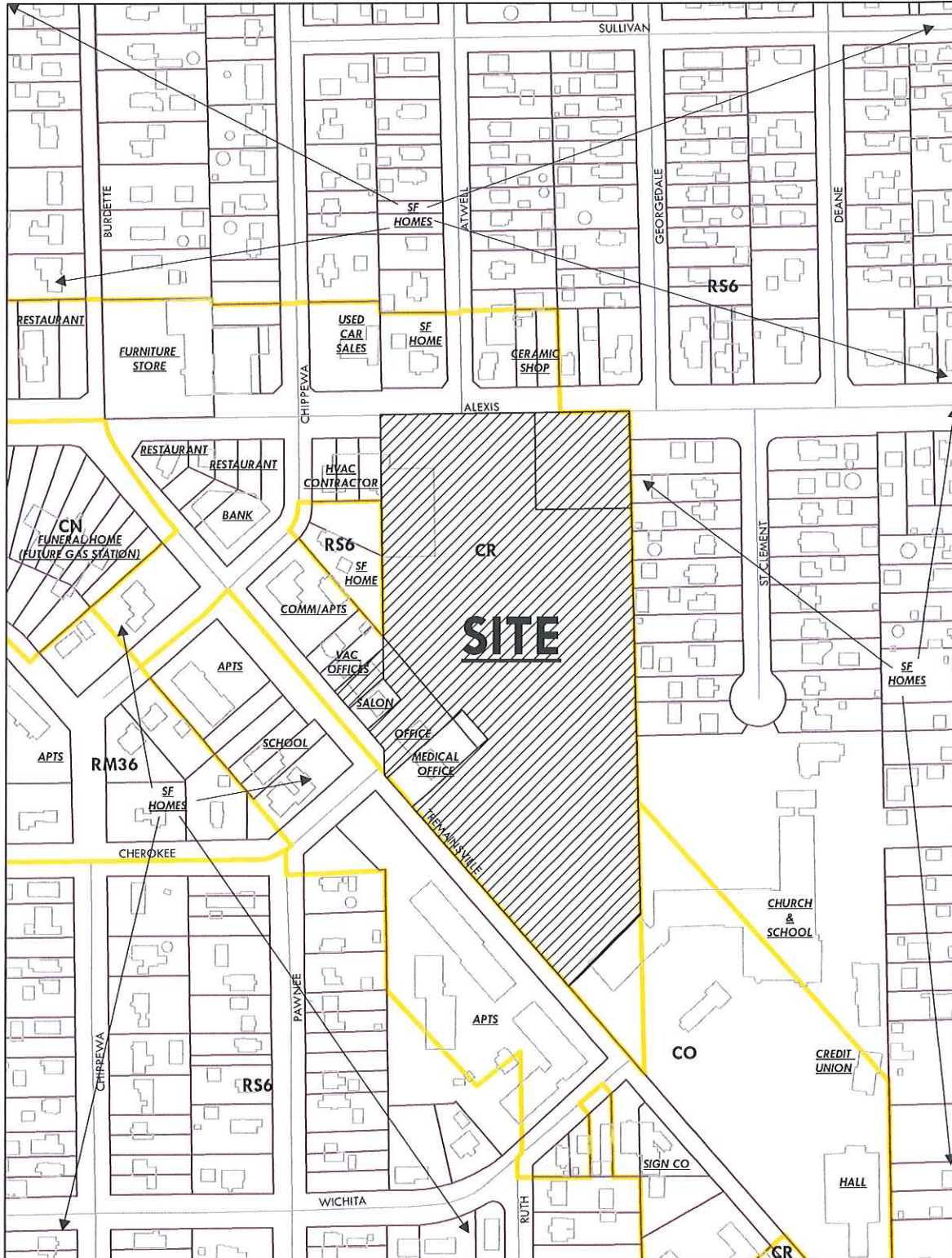
## GENERAL LOCATION

PUD25-0002



# ZONING & LAND USE

PUD25-0002













24







EXTERIOR PERSPECTIVE FROM TREMAINSVILLE NORTH EXISTING

WASHINGTON BRANCH Toledo Lucas County Public Library

08 AUG 2025

Bestwick  
Design  
Partnership



CLEVELAND OHIO : 2021





EXTERIOR PERSPECTIVE FROM TREMAINSVILLE NORTH PROPOSED

WASHINGTON BRANCH Toledo Lucas County Public Library

08 AUG 2025





EXTERIOR PERSPECTIVE FROM TREMAINSVILLE SOUTH EXISTING

WASHINGTON BRANCH

Toledo Lucas County Public Library

08 AUG 2025

Blacklick  
Design  
Partnership



CLEVELAND OHIO - 2013





EXTERIOR PERSPECTIVE FROM TREMAINSVILLE SOUTH PROPOSED

WASHINGTON BRANCH

Toledo Lucas County Public Library

08 AUG 2025



CLEVELAND OHIO 7 2013





EXTERIOR PERSPECTIVE FROM TREMAINSVILLE SOUTH

WASHINGTON BRANCH Toledo Lucas County Public Library

08 AUG 2025







EXTERIOR PERSPECTIVE FROM TREMAINSVILLE

WASHINGTON BRANCH

Toledo Lucas County Public Library

08 AUG 2025

Bestwick  
Design  
Partnership



CLEVELAND OHIO : 2015





EXTERIOR PERSPECTIVE FROM TREMAINSVILLE NORTH

WASHINGTON BRANCH Toledo Lucas County Public Library

08 AUG 2025

Bedwick  
Design  
Partnership



CLEVELAND OHIO © 2015





EXTERIOR PERSPECTIVE FROM PARK EAST

WASHINGTON BRANCH

Toledo Lucas County Public Library

08 AUG 2025



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EXTERIOR PERSPECTIVE FROM PARK WEST

WASHINGTON BRANCH

Toledo Lucas County Public Library

08 AUG 2025

Backwick  
Design  
Partnership



CLEVELAND OHIO : 2013



# City of Toledo

One Government Center  
Toledo, OH 43604

## Legislation Text

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**File #:** ZPC20250917.6, **Version:** 1

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**Request for a text amendment adding Accessory Dwelling Units as a permitted use (M-6-25) The Plan Commission recommends approval.**





M-6-25

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

REF: M-6-25

DATE: August 14, 2025

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Text Amendment adding Accessory Dwelling Units as a permitted use

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 14, 2025, at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Text Amendment adding Accessory Dwelling Units as a permitted use
Applicant	-	Toledo City Plan Commission One Government Center, Suite 1620 Toledo, OH 43604

#### Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

### STAFF ANALYSIS

The proposed text amendment is designed to allow Accessory Dwelling Units (ADUs) as a permitted use in Zoning Districts that allow residential uses. The trajectory of ADU legislation is growing throughout the country as more states and local communities grapple with providing diverse and affordable housing options. A report by the American Association of Retired Persons (AARP) and other planning studies have identified multiple reasons that are encouraging cities to reconsider housing and land use regulations to support the expansion of ADUs. The aging of the U.S population and the growing need for housing that serves people of all ages as well as fiscal and density benefits of infill development are some of the reasons ADUs have become one of the policy solutions for housing needs across the country (Been, Gross, & Infranca, 2014) (Stacy, Noble, Morales-Burnett, & Lo, 2020).

ADUs have been around for a long time and used to be known as carriage houses before they became largely not permitted in the 20<sup>th</sup> century as new zoning ordinances focused primarily on the housing needs of the traditional nuclear family (Rodney & Dvorak, 2021). ADU is a general term for an independent dwelling unit on the same lot as the principal single-family unit. They are sometimes called granny flats, backyard cottages, and in-law suites. ADUs are usually a fully self-contained home with its own kitchen, bathroom(s), and sleeping area.

TO: President Hartman and Members of Council  
 August 14, 2025  
 Page 2

REF: M-6-25

## STAFF ANALYSIS (cont'd)

ADUs are a valuable tool to help communities create a broader range of housing options and facilitate better use of existing housing fabric in established neighborhoods. They also provide an independent living space for families, especially seniors, to age in place without sacrificing closeness. It is also a flexible and efficient secondary income source that supports long and short-term rentals, making it an avenue for property owners to maximize the value of their property.

### Types of Accessory Dwelling Units

ADUs are broadly categorized into three groups: internal, attached, and detached. An *Internal ADU* is a dwelling unit created within the existing building without increasing the footprint of the primary structure. The *Attached ADU* is a dwelling unit designed by expanding the floor area of the existing building. A *Detached ADU* is separate from the main structure, or converting or expanding the floor area of an existing accessory structure.

### Proposed Amendment

Currently, the zoning code does not permit ADUs and considers them an illegal use. The proposed regulation will legalize ADUs on all lots with single-family residential uses. ADUs will only be allowed on lots with single-unit attached or detached dwelling units and must be built on the same lot as the main structure. An ADU may be permitted in a nonconforming single unit attached or detached; however, the structure may not be altered in any manner that further increases the degree of nonconformity and shall be subject to ***TMC§1114 Nonconformities***. Additionally, ADUs will be subject to the regulations of the underlying zoning district. An existing accessory structure that does not meet the dimensional standards of the underlying zoning district may be converted into an ADU. However, the structure may not be modified to increase the nonconformity.

All ADUs shall also comply with the design standards of the proposed text amendment (***M-22-24***). ADUs shall be limited to one (1) per lot in addition to one (1) accessory structure. An ADU's maximum gross floor area may not exceed 800 square feet or 60% of the floor area when attached to the primary structure. Applicants who do not meet these standards may request a waiver through the Board of Zoning Appeals. A Certificate of Zoning Compliance shall be required for all ADUs and must meet all provisions of the Building Code requirements.

### Forward Toledo

The Forward Toledo Comprehensive Plan calls for promoting a diverse variety of well-designed housing to meet the residential needs of all Toledo citizens. It also notes that the City has lost over 14,000 residential structures in 20 years, with fewer than 200 new residential units being constructed. This challenge is attributed to the high cost of new housing construction. The plan proposes implementing "missing middle housing" to solve this problem. Missing middle housing provides diverse housing types such as duplexes, townhouses, cottage courts, and multiplexes. They fall between single-family homes and apartment buildings, providing a spectrum of affordability and homeownership opportunities. ADUs fit perfectly into the missing middle narrative; hence, the need to make it a permissible use in the City of Toledo.



TO: President Hartman and Members of Council  
 August 14, 2025  
 Page 3

REF: M-6-25

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

### *Forward Toledo (cont'd)*

The proposed amendment supports the following goals of Forward Toledo: Promote Housing Variety, Address Housing Affordability, Improve Decision-making, Historical Impacts on Neighborhoods, and Inclusive Communities.

### *Comparable Cities*

#### *Dayton, OH*

- One attached or detached ADU permitted by right in all single-family zoning districts, which may be up to 66% of the total square footage of the principal dwelling.
- The footprint of a detached accessory dwelling unit shall not exceed 33% of that of the principal dwelling.
- Detached ADUs are only permitted in the rear yard.
- ADUs must meet setback and minimum lot size requirements.

#### *Cincinnati, OH*

- Two accessory structures permitted per a single-family lot.
- ADUs must meet dimensional standards of the underlying zoning district. The footprint of an ADU must not exceed that of the primary structure or 800 square feet.
- Detached ADUs are not permitted in the front yard.
- Parking is not required for ADUs.
- The property owner or a designated responsible person is required to reside in either the primary residence or the ADU.
- Property owners must submit a restrictive covenant on any property with an ADU. This must be approved by the City Solicitor and recorded with the Hamilton County Auditor.

#### *Westerville, OH*

- Modified its zoning code in 2023 to remove restrictions, making it easier for homeowners to build ADUs.
- Permitted by right in the Olde Westerville Special Overlay District or by a Conditional Use in all other residential zoning districts.
- The ADU shall not exceed 720 square feet.
- Owner shall reside in one of the dwelling units and shall record a covenant, in the form specified by the City, providing that the property owner shall reside on the property for so long as the ADU exists.

TO: President Hartman and Members of Council  
 August 14, 2025  
 Page 4

REF: M-6-25

## STAFF ANALYSIS (cont'd)

### Comparable Cities (cont'd)

#### *Yellow Springs, OH*

- Accessory structures shall not exceed 66% of the principal building's gross floor area or 800 square feet, whichever is less.
- Accessory structures and buildings shall share all public utilities (water/ sewer/electric) with the principal building.

#### *Columbus, OH*

- Working on an ADU pilot program to address the housing crisis in the city.
- This program will focus on creating affordable accessory dwelling units on lots that currently house a single-unit dwelling.
- Provide financial incentives for the construction of ADUs that are accepted into the program.
- Applicants must enroll in the Community Reinvestment Area program.
- ADUs must be owner-occupied and cannot be used for short-term rentals.
- ADU manual for residents considering building an ADU.

#### *Portland, OR*

- First City to allow ADUs in the country as an infill development project.
- Updated zoning code to increase density and make it easier for Portland to build additional housing.
- Allows two (2) ADUs per lot and permits them on lots with both single-family and duplex.
- Off-street parking is not required for ADUs.
- ADUs are limited to 1,000 square feet and must meet site and dimensional standards.

#### *Seattle, WA*

- Removed regulatory barriers in 2019 to make it easier for homeowners to create ADUs.
- Launched the ADUniverse website in 2020, featuring pre-approved ADU designs to offer a faster, easier, and more predictable permitting process.
- Parking is not required for ADUs.
- The property owner is not required to live on the property where the ADU is located.
- Allows up to two (2) ADUs depending on the residential zoning district. ADUs are limited to 1,000 square feet and must meet setback and minimum lot size requirements.

TO: President Hartman and Members of Council  
August 14, 2025  
Page 5

REF: M-6-25

**STAFF ANALYSIS (cont'd)**

*Conclusion and Recommendation*

Cities and towns across Ohio and the nation are gradually allowing ADUs as a permitted use on lots with single-family uses to help address the issues of missing middle housing and affordability. Sometimes, big problems do not always need big solutions. The solutions might be hiding in the backyard in the form of an accessory dwelling unit. With a few tweaks like this to the zoning code, the city could boost its housing stock and create more affordable housing options, encourage intergenerational living, and increase density while preserving neighborhood character.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of M-6-25, a Text Amendment regarding Accessory Dwelling Units for the following reason:

1. The proposed text amendment is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0506(B)).

Respectfully Submitted,



Lisa Cottrell

Secretary

ET  
Two (2) Exhibits Follow

TO: President Hartman and Members of Council  
 August 14, 2025  
 Page 6

REF: M-6-25

**Exhibit "A"**  
**Text Additions**

**1105.0206 Accessory Dwelling Units**

All accessory dwelling units must be located, developed, and operated in compliance with the following regulations:

- A. **General.** Where permitted, an accessory dwelling unit may be established within the existing single-family building or as a detached structure on the same lot as a single-family dwelling. No more than one (1) accessory dwelling unit is permitted per lot.
- B. **Occupancy by Owner:** The owner of each lot on which an accessory dwelling unit is established must maintain a residence in the principal single-family dwelling unit for so long as the accessory dwelling unit exists.
- C. **Entrance.** Each accessory dwelling unit must provide a separate exterior entrance independent of the entrance to the single-family dwelling to which it is subordinate and incidental.
- D. **Lot size.** Any lot on which an accessory dwelling unit is established must meet the minimum lot size requirements for single-family dwellings under the applicable zoning district.
- E. **Lot Coverage.** The footprint of the accessory dwelling unit shall not occupy more than 60% of the footprint of the primary single-family dwelling. Accessory dwelling unit shall count towards rear yard coverage requirement per Sec. 1105.0204(A).
- F. **Exception.** The alteration of a legally existing accessory structure shall not be subject to Sec. 1105.0206(D), provided the structure does not expand its existing footprint or exceed the rear yard coverage requirement per Sec. 1105.0204(A).
- G. **Setbacks.**
  - 1. An accessory dwelling unit within the building envelope of a legally existing single-family is not subject to the setback restrictions, provided that the establishment of the accessory dwelling unit does not expand the existing structure's footprint.
  - 2. Detached accessory dwelling units are subject to Sec. 1105.0201.
  - 3. An accessory dwelling unit established as an addition to a legally existing single-family dwelling must comply with all setback requirements for single-family dwellings in the applicable zoning district.
  - 4. The alteration of a legally existing accessory structure to establish an accessory dwelling unit is not subject to setback restriction, provided that the establishment of the accessory dwelling unit does not expand the existing structure's footprint.
- H. **Height.**
  - 1. Detached accessory dwelling units shall be subject to Sec. 1105.0202 or shall not exceed the height of the existing principal structure.
  - 2. An accessory dwelling unit addition to a principal single-family dwelling must comply with all requirements per Sec. 1105.0202.
- I. **Utility.** Detached accessory dwelling units must be of permanent construction and contain permanent utility hookups.

TO: President Hartman and Members of Council  
August 14, 2025  
Page 7

REF: M-6-25

**Exhibit "A" (cont'd)**

- J. **Parking.** Accessory dwelling units are exempt from off-street parking requirements outlined in Sec. 1107.0300.
- K. **Compliance.** All accessory dwelling units shall comply with all required Building Code regulations.
- L. **Prohibition.** Mobile homes, recreational vehicles, travel trailers, or other wheeled and transportable structures may not be used as accessory dwelling units.



TO: President Hartman and Members of Council  
August 14, 2025  
Page 8

REF: M-6-25

**Exhibit “B”**  
**References**

- Been, V., Gross, B., & Infranca, J. (2014). *Responding to Changing Households: Regulatory Challenges for Micro-Units and Accessory Dwelling Units*. New York: NYU: Furman Center for Real Estate and Urban Policy.
- Rodney, L. C., & Dvorak, S. (2021). *Accessory Dwelling Units: Model State Act and Local Ordinance*. Public Policy Institute: AARP.
- Stacy, C., Noble, E., Morales-Burnett, & Lo, L. (2020). Designing Accessory Dwelling Unit Regulations: Recommendations for the City of Alexandria. *Urban Institute*.



# City of Toledo

One Government Center  
Toledo, OH 43604

## Legislation Text

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**File #: ZPC20250917.7, Version: 1**

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**Request for a text amendment regarding Legal Nonconforming Lots and Density Requirements (M-7-25). The Plan Commission recommends approval.**



## TOLEDO - LUCAS COUNTY PLAN COMMISSION

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

REF: M-7-25

DATE: August 14, 2025

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Text Amendment regarding Legal Nonconforming Lots and Density Requirements

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 14, 2025, at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Text Amendment regarding Legal Nonconforming Lots and Density Requirements
Applicant	-	Toledo City Plan Commission One Government Center, Suite 1620 Toledo, OH 43604

#### Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

### STAFF ANALYSIS

The Plan Commission staff is requesting a text amendment to TMC§1114.0402(A) *Use of Nonconforming Lots* to allow residential uses permitted within the underlying zoning district to be built on legal nonconforming lots. Zoning ordinances generally permit existing structures or land uses that do not meet the current regulations to continue so long as the nonconforming situation is not expanded. These non-conformances are commonly referred to as having “grandfathered” status. Nonconforming lots do not meet the underlying zoning district's minimum lot area, width, or depth requirements of TMC§1106 *Intensity and Dimensional Standards*.

The Zoning Code requires nonconforming lots in residential districts only to be used for detached houses and related accessory structures. This prevents residentially zoned lots from being used for any other type of residential housing. This means that if a legal nonconforming lot was zoned Duplex Residential (RD) or Multi dwelling Residential (RM), it could not be built as a duplex or multi-family housing, although the underlying district permits the use. Unlike the residential zoning districts, nonconforming lots in non-residential zoning districts may be used for uses permitted within the underlying zoning district. This requirement creates barriers and undermines efforts to achieve the goals of the Forward Toledo Comprehensive Plan and address housing needs in the community.

TO: President Hartman and Members of Council  
 August 14, 2025  
 Page 2

REF: M-7-25

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

### *Forward Toledo Comprehensive Plan*

The Forward Toledo Comprehensive Plan calls for promoting a diverse variety of well-designed housing to meet the residential needs of all Toledo citizens. The plan proposes “missing middle housing” to solve this problem. Missing middle housing provides diverse housing types such as duplexes, townhouses, cottage courts, and multiplexes. They fall between single-family homes and apartment buildings, providing a spectrum of affordability and homeownership opportunities. Additionally, the plan proposes revisions to lot size requirements to accommodate a wider variety of development projects.

### *Proposed Amendment*

The proposed text amendment opens up residential nonconforming lots for uses allowed within the underlying zoning district per TMC§1104 Use Regulations. The uses are subject to all applicable standards of the underlying zoning district.

### *Conclusion and Recommendation*

The proposed code eliminates the restriction of residential nonconforming lots to be used exclusively for detached houses and accessory uses. Staff recommends approval of the new language as it corrects an error/inconsistency in the existing code and supports the goals of the comprehensive Plan.

## **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of M-7-25, a Text Amendment regarding legal non-conforming lots and density requirements for the following reasons:

- A. The proposed text amendment is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0506(B)); and
- B. The proposed text amendment corrects an error/inconsistency in the Zoning code (TMC§1111.0506(A)).

Respectfully Submitted,



Lisa Cottrell

Secretary

TO: President Hartman and Members of Council  
August 14, 2025  
Page 3

REF: M-7-25

ET  
Two (2) Exhibits Follow



TO: President Hartman and Members of Council  
August 14, 2025  
Page 4

REF: M-7-25

**Exhibit "A"**  
**Existing**

**1114.0402 Use of Nonconforming Lots.**

- A. In residential zoning districts, single nonconforming lots may be used for detached houses and related accessory structures, subject to all other applicable standards of the underlying zoning district.

TO: President Hartman and Members of Council  
August 14, 2025  
Page 5

REF: M-7-25

**Exhibit “B”  
Modifications**

(Additions in italic highlight. Deletions in bold strikethrough)

**1114.0402 Use of Nonconforming Lots.**

- A. In residential zoning districts, single nonconforming lots may be used for ~~detached houses~~ *residential uses allowed within the underlying zoning district* and related accessory structures, subject to all other applicable standards of the underlying zoning district.