

## GENERAL INFORMATION

### Subject

- |           |   |  |
|-----------|---|--|
| Request   | - | Major Site Plan Review for new senior housing facility                       |
| Location  | - | 3837 Secor Road (portion)  |
| Applicant | - | Secor Senior Lofts LLC<br>9100 Centre Pointe Drive<br>West Chester, OH 45069 |
| Applicant | - | MVAH Partners<br>9349 Waterstone Boulevard<br>Cincinnati, OH 45249           |
| Engineer  | - | Mannik & Smith Group<br>1800 Indian Wood Circle<br>Maumee, OH 43537          |

### Site Description

- |              |   |                              |
|--------------|---|------------------------------|
| Zoning       | - | RM36 Multifamily Residential |
| Area         | - | ±2.603 Acres                 |
| Frontage     | - | ±50' along Secor Road        |
| Existing Use | - | Undeveloped land             |
| Proposed Use | - | Senior independent housing   |

### Area Description

- |       |   |  |
|-------|---|--|
| North | - | Undeveloped land, gas station, drug store, retail / CO & CR  |
| South | - | Undeveloped land, I-475, self-storage facility, single family residential / CO & IP                              |
| East  | - | Grocery Store, gas station, restaurants, oil service / CR  |
| West  | - | Encompass Health Rehabilitation Hospital ( <i>in development</i> ), Notre Dame High School & Day Care / CO & RS9 |

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

- PL-4-04 - Parking Lot Review for Revisions to the Existing Lot. Administratively Approved 07/07/04.
- Z-3003-15 - Zone Change from RS9 Single Dwelling Residential to CR Regional Commercial. Plan Commission recommended disapproval 06/11/15. City Council disapproved 11/10/15.
- SPR-10-15 - Major Site Plan Review for a New Grocery Store and Outlots at 3835 Secor Road. Staff recommended disapproval 06/11/15. Plan Commission approved 06/11/15.
- SPR-50-16 - Site Plan Review for a Grocery Store at 3835 Secor Road. Staff recommended disapproval 2/9/17. Plan Commission disapproved 2/9/17.
- PUD-11002-16 - Planned Unit Development for New Grocery Store and Outlots. Plan Commission recommended disapproval 2/9/17. City Council approved 3/21/17. PUD expired 3/22/19.
- Z-11001-16 - Zone Change from RS9 Single Dwelling Residential to CR Regional Commercial. Plan Commission recommended disapproval 2/9/17. City Council approved 3/21/17. Zoning reverted 3/22/19.
- SPR-16-17 - Site Plan Review for a Grocery Store at 3835 Secor Road. Staff recommended approval 5/24/17. Plan Commission recommended approval 5/24/17. Site Plan expires 5/25/18.
- S-1-18 - Final Plat of Kroger Town Center at west of Secor Road, south of Monroe Street. *Expired.*
- T-43-19 - Lot split for 8.35 acre parcel. Plan Commission approved 5/28/19.

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

- |            |   |   |
|------------|---|---|
| Z-4007-19  | - | Zone Change from RS9 Single Dwelling Residential to CO Office Commercial. Plan Commission recommended approval 6/13/2019. City Council approved 7/17/2019. Ord 350-19 approved 7/23/2019.   |
| Z-11003-19 | - | Zone Change from CO Office Commercial to RM36 Multi-Dwelling Residential. Plan Commission recommended approval 01/09/2020. City Council approved 02/12/2020. Ord 79-20 approved 02/25/2020. |
| T-115-19   | - | Lot split for 2.6 acre parcel. <i>Recording pending.</i>  |

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a Major Site Plan Review for a senior independent living facility at a portion of 3837 Secor Road. The site is the former location of the Sisters of Notre Dame Provincial Center and was later purchased by the Kroger Company. However, the proposed grocery store was never developed. Surrounding land uses include an interstate highway and undeveloped land to the south; restaurants, a gas station, auto repair, and Kroger to the east; undeveloped land to the north, and the Encompass Rehabilitation Hospital (currently being developed) to the west.

A Zone Change was approved in February of 2020 from CO Office Commercial to RM36 Multi-Dwelling Residential for the ±2.603 acre site. The original parcel was ±10.3 acres and has recently been split into three (3) individual parcels, one (1) being the proposed site which was purchased by Secor Senior Lofts LLC. The proposed development includes a new 55,767 square foot, four (4) story building along with seventy-two (72) parking spaces. A total of fifty-eight (58) units will be available, which is permitted based on the TMC§1106.0101-*Residential Districts* Intensity and Dimensional Standards. A Major Site Plan Review is required because of the building size and number of proposed parking spaces.

## STAFF ANALYSIS (cont'd)

### Parking and Circulation

The site will be served by a private drive, which will have direct access to Secor Road and shared access with the abutting Encompass Rehabilitation Hospital to Monroe Street. Off-street parking for the development is located along the western and southern portions of the site. Seventy-two (72) parking spaces will be available with the potential to add fifteen (15) more for future uses. Sidewalks will be installed along the southern side of the private drive, with connections to both the parking lot and the structure.

Parking and access requirements are outlined in TMC§1107.0304 *Off-Street Parking Schedule "A"*. Multi-dwelling structures require a minimum of one and a half (1.5) parking spaces per dwelling unit plus one (1) space per ten (10) units for visitor parking. However, as the development will be for seniors, a reduction to the minimum parking requirement applies. Per TMC§1107.0700 – *Elderly and Disabled Housing Parking Reduction*, the minimum parking is reduced to one (1) space for every two (2) units plus an area on the site reserved for future parking to accommodate one (1) parking space per dwelling unit.

A portion of the total number of required off-street parking spaces must be specifically designated, located, and reserved for use by persons with physical disabilities. According to the table in TMC§1107.1701 – *Number of Required Parking Spaces for Persons with Disabilities*, the applicant is required to provide at least two (2) auto and one (1) van accessible space for a total of three (3) parking spaces for persons with physical disabilities. Four (4) van accessible parking spaces are depicted and comply with these parking requirements.

Additionally, bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0900), which requires one (1) bicycle parking slot per ten (10) parking spaces. Calculations conclude that a total of eight (8) bicycle parking slots are required for all seventy-two (72) parking spaces. A bicycle rack with a minimum of eight (8) spaces is required to be shown on a revised site plan.

### Landscaping

Per TMC§1108.0202 – *Frontage Greenbelts*, a fifteen foot (15') frontage greenbelt with at least one (1) tree for every thirty feet (30') of frontage is required. If a parking lot is proposed to be developed in the front of the property, the frontage greenbelt shall also include a solid evergreen hedge to screen the parking lot so that no headlights of any vehicles can be seen from the street. The submitted landscape plan depicts a thirty foot (30') frontage greenbelt along the private drive with fifteen (15) trees to be planted. Additionally, the landscape plan shows shrub rows along both sides of the parking lot entrance to reduce headlight visibility.

**STAFF ANALYSIS (cont'd)**

Landscaping (cont'd)

With the recent zone change to RM36 Multi-Dwelling Residential, a Type A Landscape Buffer is required where RM36 Multi-Dwelling Residential abuts CO Office Commercial Districts. Therefore, this requirement pertains to the western, southern, and eastern edges of the site. A Type A Landscape buffer is a minimum of ten feet (10') in width and consist of a solid fence or wall, in addition to four (4) canopy trees and fifteen (15) shrubs for every 100 linear feet. The submitted landscape plan shows a six foot (6') tall wooden fence with forty (40) canopy trees and 150 shrubs along the western, southern and southwestern edges of the site. Also, the proposal includes preserving two (2) existing trees at the site. Tree preservation is strongly encouraged and is credited towards the landscaping requirements.

Parking lot landscaping is essential to prevent headlights from being seen from public rights-of-way, curb the urban heat island effect, and to beautify the site. TMC§1108.0204 - *Parking Lot Landscaping (Interior and Perimeter)* applies to RM36 Multi-Dwelling Residential off-street parking lots containing five (5) or more off-street parking spaces. Pursuant to TMC§1108.0204(B), the total interior landscaping required for parking lots is twenty (20) square feet per parking space. The site's parking lot contains a total of seventy-two (72) parking spaces, which requires a minimum of 1,440 square feet for interior parking lot landscaping. Additionally, 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 fifteen (15) trees and forty-four (44) shrubs are required in the interior parking. The submitted landscape plan shows seven (7) peninsular islands and one (1) landscape island with fifteen (15) canopy trees and (63) sixty-three shrubs, which meets the requirements.

As the site is a new development, interior site landscaping is required per TMC§1108.0205. There shall be one (1) tree per 500 square feet of building coverage, or fraction thereof, for all structures. Additionally, foundation plantings and landscaping at major building entrances are required. The building coverage is 13,942 square feet, and requires twenty-eight (28) trees in addition to the foundation plantings. The submitted landscape plan shows the required interior site landscaping throughout the site, the foundation plantings along the northern elevation facing the private drive, trees along the eastern elevation, and landscaping at the main entrance.

Building Design & Materials

The submitted plans for the proposed building depict brick, brick veneer, and fiber cement as façade materials. On the side facades, (shown on pages A3.10 B and A3.11 B of the submittal) there must be variation in massing, materials, or color where the gray fiber cement panels take up more than half the facades. This requirement shall be shown on revised elevations and is a condition of approval. Pursuant to TMC§1109.0402, façade colors shall be low-reflectance, subtle, neutral or earth tone colors with the exception of the trim and accent areas, and the submitted drawings conform to this requirement. The proposed monument sign shall match the building's color scheme.

**STAFF ANALYSIS (cont'd)**

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Plan Future Land Use Map designates this property for Institutional Campus land uses. The Institutional Campus District is intended to promote and enhance the development and expansion of medical, educational and other large institutional uses. The only development approved near the site at this time is the rehabilitation hospital to the west, and efforts have been made to preserve trees along the perimeter of the property similar to what previous developments offered. These efforts will be reviewed for the remaining acreage as development occurs. The park-like residential setting is a unique feature surrounded by traditional commercial development, and efforts should be made to preserve it.

Staff recommends approval of the Site Plan Review for this location because it complies with all standards of the Toledo Zoning Code. Additionally, the proposed land use is allowed within the current zoning district of the property.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission approve SPR-23-20, a Major Site Plan Review for a new senior living facility at 3837 Secor Road (portion) for the following two (2) reasons:

1. The proposed site plan complies with all standards of the Toledo Municipal Code and the Zoning Code (**TMC§1111.0809(A)**); and,
2. The proposed land use is allowed in the zoning district which it is located (**TMC§1111.0809(B)**).

The staff further recommends that the Toledo City Plan Commission recommend approval of SPR-23-20, a request for a Major Site Plan Review for a new senior living facility at 3837 Secor Road (portion), subject to the following **forty-seven (47)** conditions:

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

**STAFF RECOMMENDATION** (cont'd)

Division of Engineering

1. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

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

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

Roadway: Tim Grosjean 419-245-1344

Water: Andrea Kroma 419-936-2163

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

Sanitary Sewers: Mike Elling 419-936-2276

2. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to current City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
3. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
4. **All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8” thick concrete per City of Toledo Construction Standards and Specifications.** No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
5. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.
6. Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.
7. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
8. Detailed plans for the water service lines shall be submitted to the Division of Engineering Services for review and approval. Plan design and submittal shall comply with the current version of the City of Toledo DPU Infrastructure Design and Construction Requirements.
9. The current version of “WATER GENERAL NOTES FOR CITY OF TOLEDO PRIVATE WATER MAINS, FIRE LINES AND LARGE SERVICES” shall be included on the plans and can be obtained from the City of Toledo Division of Engineering Services.

**STAFF RECOMMENDATION** (cont'd)

Division of Engineering (cont'd)

10. 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 43602 for review and approval.
11. 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 (419-936-2839) to verify the backflow prevention requirements for this site.
12. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site. Verify that the hydrant locations shown are acceptable to the Toledo Fire Prevention Bureau. Contractors performing work on new or existing fire systems shall be licensed by the State of Ohio Fire Marshall and certified by the City of Toledo Fire & Rescue Department.
13. New water service taps will be installed by City of Toledo at the developer's expense.
14. Proposed waterlines feeding proposed hydrants shall be minimum 8-inch diameter.
15. Plans for the water service lines shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service lines.
16. A hydrant flow test is recommended to ensure that the available water flow and pressure in the area meet the anticipated demands of the facility. The Division of Water Distribution performs flow tests for a fee of \$150. Contact the Division of Water Distribution (419-392-2032) to schedule a flow test.
17. Completion of the stormwater review requires submittal of the following:
  - Engineering drawings and calculations compliant with the City of Toledo Infrastructure Design and Construction Requirements. <http://toledo.oh.gov/services/public-utilities/engineering-services/plan-review-process/>
  - Long term operations and maintenance (O&M) plan for Detention and Post-Construction BMP's.
  - A Storm Water Pollution Prevention Plan (SWP3) including a completed Ohio EPA SWP3 checklist.



**STAFF RECOMMENDATION (cont'd)**

Division of Engineering (cont'd)

18. Following the review process, the following will be needed for final stormwater approval:
  - a. Fee for the sewer construction permit, which also requires a sewer contractor, licensed with the City of Toledo, to be named for the project.
  - b. SWP3 contact list for responsible parties. Form is available at <http://www.tmacog.org/storc/swp3.htm>.
  - c. Covenant for the approved O&M plan.
19. Drainage Plans that incorporate low impact development solutions such as indicated on this proposal are eligible for a reduction in the property's stormwater utility fee through the Stormwater Credit Program, upon application to the program as explained at <http://toledo.oh.gov/services/public-utilities/engineering-services/stormwater-utility-credit-program/>
20. Whereas the site utilizes a shared stormwater management pond, platting of land requires noting which parcel owners are responsible for long-term operation and maintenance of the pond. Platting of land that shares a pond also requires easements through the pond and through adjacent parcel(s) as needed to convey runoff to the pond.
21. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
22. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.

Sewer and Drainage Services

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

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.

**STAFF RECOMMENDATION (cont'd)**

Division of Environmental Services (cont'd)

- a. Pre-existing storm water management structures are to be inspected prior to the start of construction and again at the end of construction. Maintenance as needed to return the structure to proper functioning should be conducted no later than at the end of construction.
  - b. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
  - c. Construction BMPs shall be in place prior to the start of construction activities.
  - d. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours.
26. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
27. 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.
28. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials.  
[http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives\\_to\\_Ohio\\_Invasive\\_Plant\\_Species.pdf](http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_Ohio_Invasive_Plant_Species.pdf)
29. 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 Transportation

30. Bicycle parking required per TMC 1107.
31. Wheel stops are required for all parking spots abutting sidewalks per TMC 1107.
32. No sign structure which obstructs visibility between 42 inches and 84 inches above grade is allowed within 23 feet of face of curb or pavement per TMC 1107.

Fire Prevention

33. Approved Premises identification is required.
34. The roundabout will need to accommodate a 40 ft. turning radius for TFD apparatus.

**STAFF RECOMMENDATION (cont'd)**

Plan Commission

35. Parking shall adhere to the requirements of TMC§1107.0300 – *Parking Schedule “A”* and TMC§1107.0700 – *Elderly and Disabled Housing Parking Reduction*. The parking schedule requires one and a half (1.5) parking spaces per dwelling unit plus one (1) space per ten (10) units for visitor parking. However, parking for senior housing is reduced to one (1) space for each two (2) units plus an area on the site reserved for future parking to accommodate one (1) parking space per dwelling unit. **Acceptable as depicted.**
36. 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)).
37. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. **Acceptable as depicted.**
38. Per TMC§1107.0900, eight (8) bicycle parking spaces are required. **Not acceptable as depicted on site plan. A revised site plan with bicycle parking shall be submitted.**
39. 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.
40. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. A fifteen-foot (15’) greenbelt is required along the proposed private drive, and shall include one (1) tree per every thirty feet (30’) of frontage; **acceptable as depicted,**
  - b. Per TMC§1108.0203, A Type A landscape buffer shall be provided where the site abuts Commercial Districts with four (4) canopy trees and fifteen (15) shrubs every 100 linear feet, as well as a solid fence or wall; **acceptable as depicted,**
  - c. 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 right-of-ways. A minimum of at least one canopy tree must be provided for each 30 linear feet, plus a continuous shrub with a minimum height of 18 inches; **acceptable as depicted,**

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- d. Interior landscaping required in parking lots is 20 sqft per parking and stacking space. Two canopy trees are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot. Six shrubs are required to be installed in interior landscape areas of each ten (10) parking spaces within the parking lot. One canopy tree may substitute for three (3) shrubs. Trees do not need to be equally spaced; **acceptable as depicted,**
- e. Landscape areas within the parking area must be peninsular or island types and must be constructed with 6 inch by 18 inch concrete curbing, cast-in-place, extruded, or by some other process approved by the Planning Director;
- f. Per TMC§1108.0205, one tree per 500 square feet of building coverage or fraction thereof, for all structures. Greenbelt Frontage trees are included in this total, minimum of two trees in the front and side yards. Foundation plantings for the full street-facing building elevations; and landscape areas at major building entrances; **acceptable as depicted,**
- g. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setback. **Not acceptable as depicted on landscaping plan. Landscaping shall be provided around the proposed wooden fence.**
- 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; **acceptable as depicted on landscaping plan,**
- 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;
- k. The location, height and materials for any fencing to be installed and maintained; Pursuant to TMC§1105.0302(A)(1), fences may not exceed 3½ feet in height in the required front setback.
- l. If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details;

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

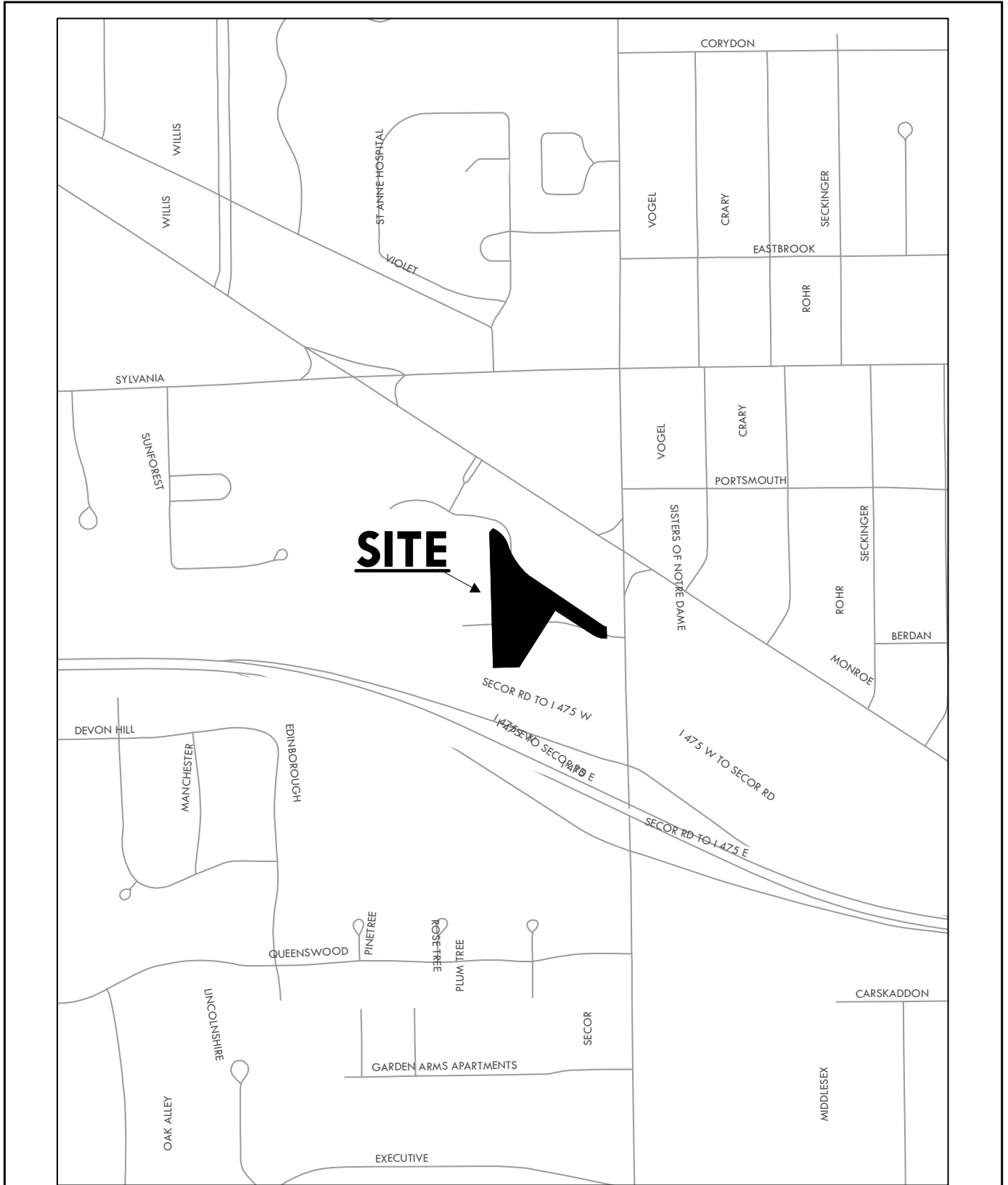
- m. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); and,
  - n. The location, lighting and size of any signs.
41. Predominant exterior building materials shall be high-quality materials as outlined in TMC§1109.0500 – *Building Façade Material and Color*. Acceptable as depicted. Plan Director approves of the use of fiber cement panels.
42. Buildings elevations shall be designed so that at least thirty (30) percent of the façade shall not consist of a blank wall. **Not acceptable as depicted on elevations. Variation in massing, wall articulations, or windows to break up the building’s mass shall be shown on revised A3.10 (B) and A3.11 (B) elevations.**
43. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors (i.e. gray, brown tan). Building trim and accent areas may feature brighter colors, including primary colors subject to the approval of the Planning Director.
44. New free-standing signs are limited to a height of forty-two inches (42”) from grade and a width of twelve feet (12’).
45. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. **Landscaping shall be installed and maintained indefinitely.**
46. 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.
47. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

MAJOR SITE PLAN REVIEW  
TOLEDO CITY PLAN COMMISSION  
REF: SPR-23-20  
DATE: September 10, 2020  
TIME: 2:00 P.M.

DR  
Six (6) sketches follow

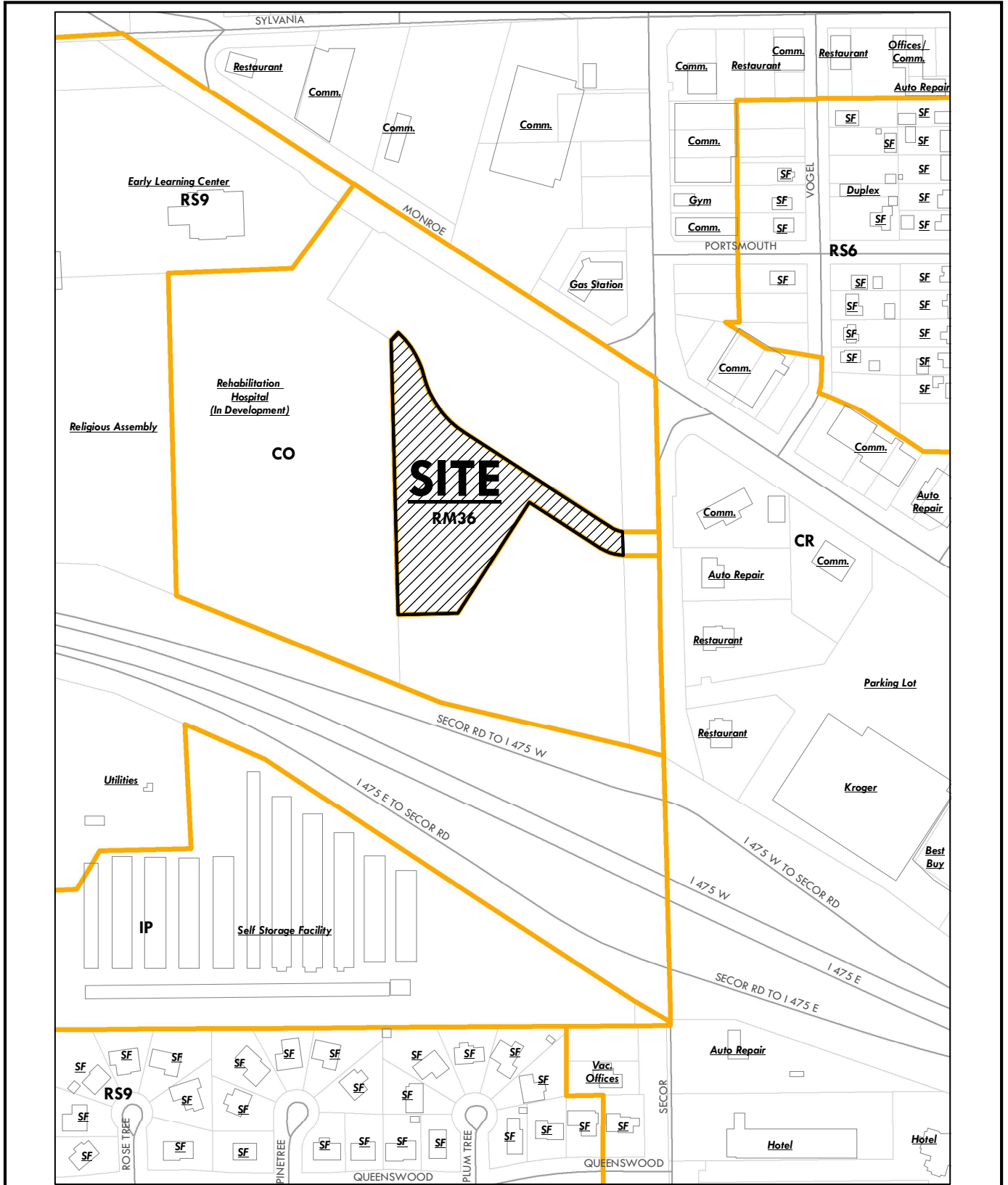
# GENERAL LOCATION

SPR-23-20  
ID 78



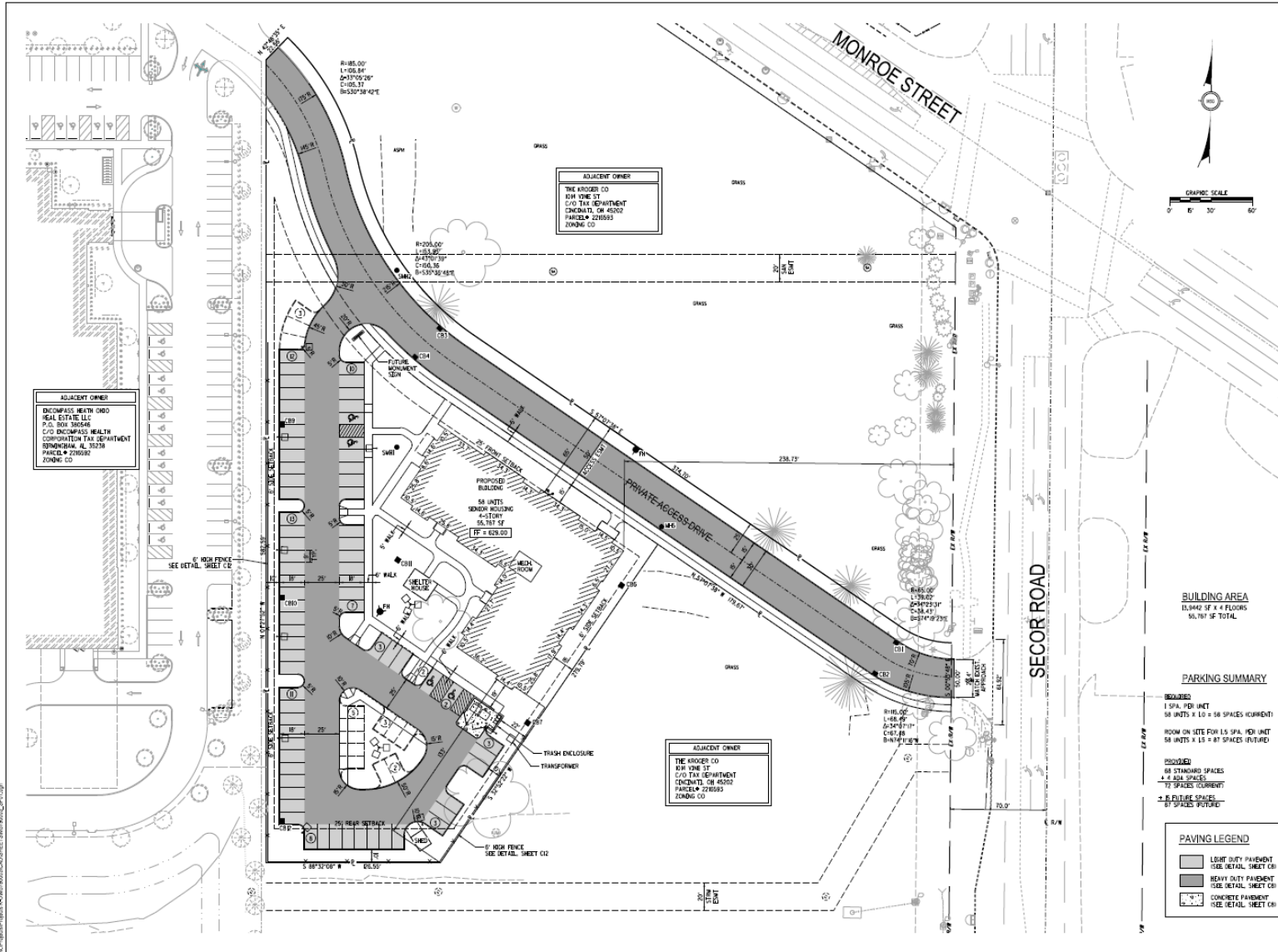
# ZONING & LAND USE

SPR-23-20  
ID 78



# SITE PLAN

SPR-23-20  
ID 78



ADJACENT OWNER  
DISCOMPASS HEALTH OHIO  
REAL ESTATE LLC  
P.O. BOX 38064  
C/O DISCOMPASS HEALTH  
CORPORATION TAX DEPARTMENT  
SPRINGFIELD, AL 35218  
PARCELS 220593  
ZONING CO.

ADJACENT OWNER  
THE KROGER CO  
618 VINE ST  
C/O TAX DEPARTMENT  
CINCINNATI, OH 45202  
PARCELS 220593  
ZONING CO.

ADJACENT OWNER  
THE KROGER CO  
618 VINE ST  
C/O TAX DEPARTMENT  
CINCINNATI, OH 45202  
PARCELS 220593  
ZONING CO.

**BUILDING AREA**  
13,942 SF x 4 FLOORS  
55,767 SF TOTAL

**PARKING SUMMARY**

**REQUIRED**  
1 SPA PER UNIT  
58 UNITS x 1.0 = 58 SPACES (CURRENT)  
ROOM ON SITE FOR 1.5 SPA PER UNIT  
58 UNITS x 1.5 = 87 SPACES (FUTURE)

**PROVIDED**  
68 STANDARD SPACES  
4 ADA SPACES  
17 SPACES (CURRENT)  
2 IN FUTURE SPACES  
87 SPACES (FUTURE)

**PAVING LEGEND**

- LIGHT DUTY PAVEMENT (SEE DETAIL SHEET C6)
- HEAVY DUTY PAVEMENT (SEE DETAIL SHEET C6)
- CONCRETE PAVEMENT (SEE DETAIL SHEET C6)

PROJECT NO.	SPR-23-20
DATE	11/15/2023
PROJECT NAME	SECOR SENIOR LOFTS LLC
OWNER	SECOR SENIOR LOFTS LLC
DESIGNER	MANNIK SMITH GROUP
DATE	11/15/2023
PROJECT NO.	SPR-23-20
DATE	11/15/2023
PROJECT NAME	SECOR SENIOR LOFTS LLC
OWNER	SECOR SENIOR LOFTS LLC
DESIGNER	MANNIK SMITH GROUP
DATE	11/15/2023

PREPARED FOR:  
**SECOR SENIOR LOFTS LLC**  
3837 SECOR ROAD  
TOLEDO, OH

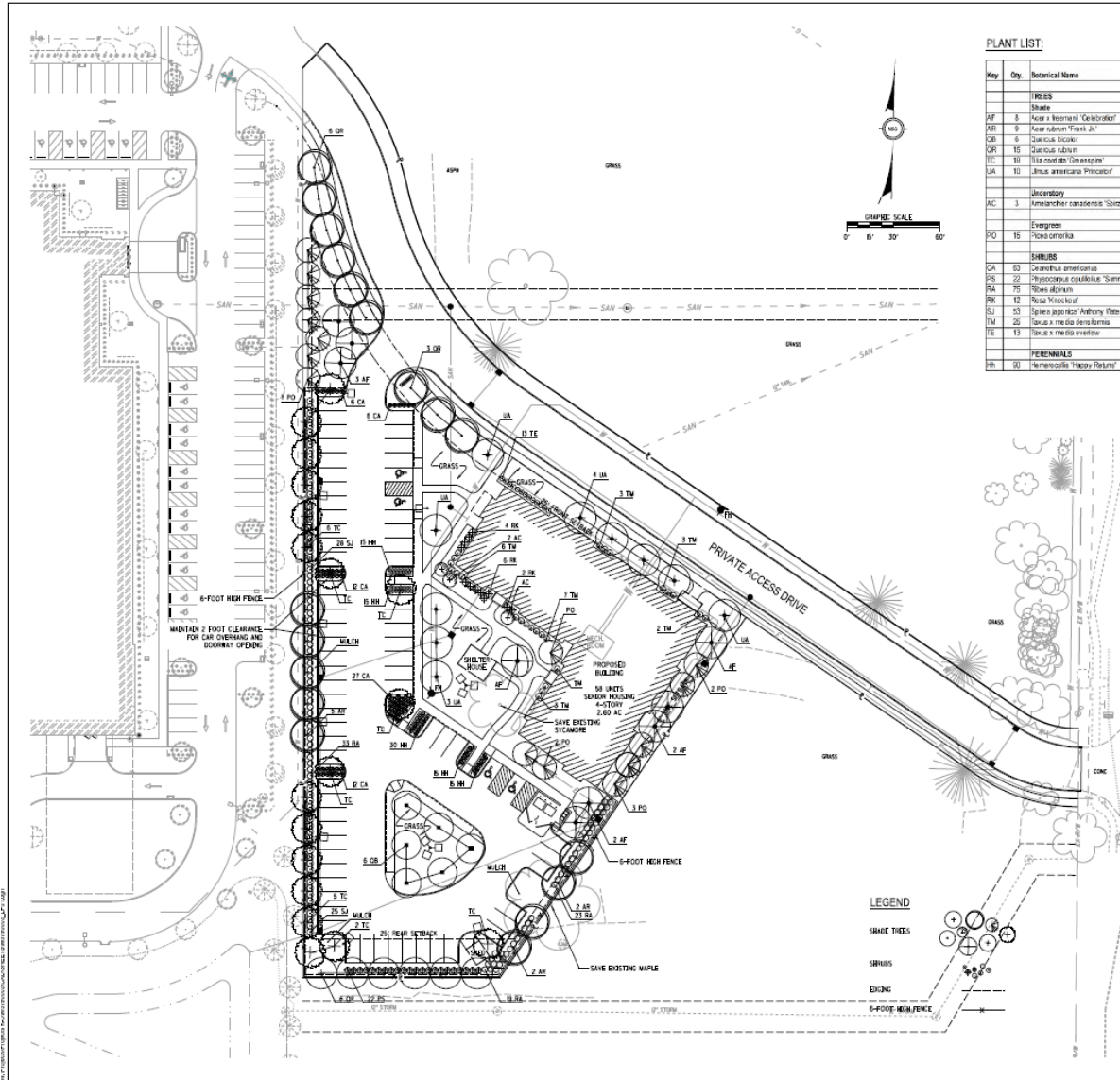
**SITE PLAN**

C5 / C12



# LANDSCAPE PLAN

SPR-23-20  
ID 78



**PLANT LIST:**

Key	Qty	Botanical Name	Common Name	Size	Plant or Container	Spacing	Note
<b>TREES</b>							
Shade							
AF	8	Acer x Fraxinus 'Celebration'	Celebration Maple	2' cal	B&B		see plan
AR	9	Acer rubrum 'Franklin'	Redspire Maple	2' cal	B&B		see plan
GB	8	Quercus bicolor	White Oak	2' cal	B&B		see plan
GR	18	Quercus rubra	Red Oak	2' cal	B&B		see plan
YC	10	Thuja occidentalis 'Greenspire'	Greenspire Life Leaf Linden	2' cal	B&B		see plan
UA	10	Juniperus americana 'Princetown'	Princetown Elm	2' cal	B&B		see plan
<b>Understory</b>							
AC	3	Amelanchier canadensis 'Suzanne'	Suzanne Serviceberry	1.75' cal	B&B		see plan multi-stem
<b>Evergreen</b>							
PO	15	Picea omorika	Serbian Spruce	1.75' cal	B&B		see plan
<b>SHRUBS</b>							
CA	50	Deinandra americana	New Jersey Tea	5 gal	Container	13 o.c.	
PS	20	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 gal	Container	14 o.c.	
RA	75	Ribes alpinum	Alpine Currant	5 gal	Container	14 o.c.	
RK	12	Rosa Knockout	Knockout Rose	5 gal	Container	14 o.c.	
SJ	50	Spirea japonica 'Anthony Waterer'	Anthony Waterer Japanese Spirea	5 gal	Container	14 o.c.	
TM	25	Taxus x media densa-formis	Dense Spreading Yew	5 gal	Container	14 o.c.	
TE	10	Taxus x media densa-formis	Dense Yew	5 gal	Container	13 o.c.	
<b>PERENNIALS</b>							
th	50	Heimerlechia 'Happy Return'	Happy Return Daylily	1 gal	Cent	24" o.c.	

**LEGEND**



SECOR ROAD

- LANDSCAPE PLAN GENERAL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES. VERIFY ALL COUNTS WITH PLANS.
  - ALL UNPAVED PORTIONS OF THE SITE SHALL BE MAINTAINED, SOLODIFIED/SEDED WITH GRASS, OR PLANTED WITH GRASSCOVERERS, SHRUBS, OR OTHER LIVE PLANT MATERIALS WITHIN PLANTING BEDS AS SHOWN ON THE PLANS IN ACCORDANCE WITH CITY OF TOLEDO STANDARDS.
  - ALL LAWN AREAS SHALL HAVE A MINIMUM OF THREE INCHES OF TOPSOIL. LANDSCAPE AREAS SHALL HAVE A MINIMUM OF TWELVE INCHES OF PLANT MIX.
  - ALL LANDSCAPED AREAS, INCLUDING TREES, SHRUBS, PERENNIALS AND GRASSCOVERERS SHALL BE COVERED WITH 3 INCHES OF SHIPPED BARK MULCH.
  - AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPE AREAS. AN IRRIGATION PLAN WILL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
  - PLANTS SHOWN ON THE APPROVED FINAL SITE PLAN MUST BE KEPT INDEPENDENTLY TO REMAIN IN COMPLIANCE WITH THE APPROVED SITE PLAN.
  - ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT, AND ORDERLY STATE FREE FROM WEEDS AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REMOVED AND REPLACED.
  - PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, AND 2001.

**SECOR SENIOR LOFTS LLC**
  
 3837 SECOR ROAD
   
 TOLEDO, OH
   
**LANDSCAPE PLAN**
  
 C11 / C12

# ELEVATIONS

SPR-23-20  
ID 78



front elevation  
VIEW 1/2

A  
A3.10



side elevation  
VIEW 1/2

B  
A3.10



side elevation  
VIEW 1/2

C  
A3.10

**EXTERIOR FINISH LEGEND**

[Pattern]	FACE BRICK VENEER, COLOR AS CALLED OUT BY CODED NOTES
[Pattern]	FIBER CEMENT PANEL, COLOR AND TRIM, COLOR AS CALLED OUT BY CODED NOTES

SHEET METAL FLASHING AND TRIM ALL PRE-FINISHED METAL, GUTTER, DOWNPOUTS, PARAPETS, ETC. TO BE BY DIMENSIONAL METALS, INC.  
NOTE: REFER TO SPECS FOR EQUAL MANUFACTURERS ACCEPTABLE FOR USE.

- GENERAL ELEVATION NOTES**
- REFER TO WINDOW TYPE SCHEDULE OR SHEET A8.18 FOR WINDOWS TYPES NOTED WITH A LETTER DESIGNATION ON PLANS OR ELEVATIONS THAT INDICATES TYPICAL GLASS COMPOSITION OR SINGLE SOURCE BWP SYSTEMS.
  - COORDINATE THE DRIVERS, HOODS AND TOILET EXHAUST VENTS WITH THE BRICK VENEER, FIBER CEMENT PANEL AND SOFFIT. COLOR TO MATCH ADJACENT SURFACE.
  - EXTERIOR LIGHTS, GFI, WAC, SUB PANELS, HOSE BIBS, TIE EPHONE BOXES, AND CABLE BOXES MUST BE INSTALLED IN PLASTIC HOUSES AT ALL ARCHITECTURAL FINISH LOCATIONS.
  - BULKHEADS AND UNITS TO BE IDENTIFIED USING CLEARLY VISIBLE SIGNAGE AND NUMBERS, AND ARE TO BE WELL LET FROM OUR FLORS.

- ELEVATION CODED NOTES**
- FINISH GRADE- SLOPE AWAY FROM BUILDING
  - POURED CONCRETE FOUNDATION, RE: STRUCTURAL
  - BRICK VENEER- ACME
  - 11 T80
  - 12 T80
  - BRICK BOW/BLOCK, COLOR TO MATCH ADJACENT BODY COLOR
  - BRICK HEADER, COLOR TO MATCH ADJACENT BODY COLOR
  - BRICK RILL, COLOR TO MATCH ADJACENT BODY COLOR
  - BRICK ACCENT, COLOR T80
  - VINYL WINDOW UNIT
  - FIBER CEMENT PANEL, PROVIDE H-MOULD AT PANEL JOINTS
  - 11 T80
  - 12 T80
  - EXHAUST VENTS- REFER TO MECHANICAL DRAWINGS
  - ELECTRICAL METERS LOCATION- REFER TO ELECTRICAL DRAWINGS FOR DETAILS
  - DRINK MAINTENANCE CUSTOM BRACKET- 241818
  - METAL GUARDRAIL
  - ENTRY CANOPY, BY OTHERS
  - FIBER CEMENT TRIM, COLOR T80
  - FIBER CEMENT WRAPPED CORNICE, COLOR T80
  - PRE-FINISHED METAL CORNO
  - STOREFRONT WINDOW COLOR
  - CORREL MULLION, P/F/ON #RKT70224
  - 4" ROUND ALUMINUM DOWNPOUT TO SPLASH BLOCK AT GRADE
  - 24" STREET NUMBER SIGN- GEMM SIGN PRODUCTS "LASER CUT ACRYLIC"



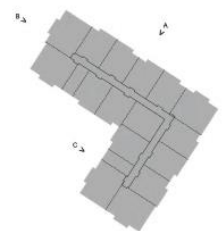
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**SECOR SENIOR LOFTS**  
3637 SECOR RD., TOLEDO, OHIO 43623  
EXTERIOR ELEVATIONS

ISSUE DATE: XXXXXX  
JOB NUMBER: BDCL20004  
REVISIONS:  
BID / PERMIT SET: XXXXXX



key plan

A3.10

# ELEVATIONS

SPR-23-20  
ID 78



rear elevation

A  
A3.11



side elevation

B  
A3.11



side elevation

C  
A3.11

**EXTERIOR FINISH LEGEND**

	FACE BRICK VENEER, COLOR AS CALLED OUT BY CODED NOTES
	FIBER CEMENT PANEL AND TRIM, COLOR AS CALLED OUT BY CODED NOTES

BRICK METAL, FLASHING AND TRIM: ALL PRE-FINISHED METAL: OUTLET, DOWNPOUT, FLASHING, ETC. TO BE BY DIMENSIONAL METALS INC.  
NOTE: REFER TO SPECS FOR EQUAL, MANUFACTURERS ACCEPTABLE FOR USE.

**GENERAL ELEVATION NOTES**

- A. REFER TO WINDOW TYPE SCHEDULE ON SHEET A01.18 FOR WINDOWS. TYPES NOTED WITH A LETTER DESIGNATION ON PLANS OR ELEVATIONS THAT IS INDICATED TEMPERED GLASS.
- B. ALL ARCHITECTURAL PANELS, SOFFIT PANELS, TRIM, CASINGS, INNER AND OUTER CORNERS BY BRICK SOURCE SIPS SYSTEM.
- C. COORDINATE THE DRYER HOOD AND TOILET EXHAUST VENTS WITH THE BRICK VENEER, FIBER CEMENT PANEL AND SOFFITS. COLOR TO MATCH ADJACENT SURFACE.
- D. EXTERIOR LIGHTS, UPFL, HVAC SUB PANELS, HOSE BIBS, TELEPHONE BOXES, AND CABLE BOXES MUST BE INSTALLED PLASTIC-JOBBED AT ALL ARCHITECTURAL PANEL LOCATIONS.
- E. BUILDINGS AND UNITS TO BE IDENTIFIED USING CLEARLY VISIBLE SIGNAGE AND NUMBERS, AND ARE TO BE WELL-LIT FROM OVER-THE-SKY.

**ELEVATION CODED NOTES**

- 1. FINISH GRADE: SLOPE AWAY FROM BUILDING
- 2. POURED CONCRETE FOUNDATION RE: STRUCTURAL
- 3. BRICK VENEER - ACME
  - 3.1. TRD
  - 3.2. TRD
- 4. BRICK BOWL/CORNER: COLOR TO MATCH ADJACENT BODY COLOR
- 5. BRICK HEADER: COLOR TO MATCH ADJACENT BODY COLOR
- 6. BRICK HILL: COLOR TO MATCH ADJACENT BODY COLOR
- 7. BRICK ACCENT: COLOR: TRD
- 8. VINYL WINDOW LINT
- 9. FIBER CEMENT PANEL: PROVIDE H-MOLD AT PANEL JOINTS
  - 9.1. TRD
  - 9.2. TRD
- 10. EXHAUST VENTS - REFER TO MECHANICAL DRAWINGS FOR DETAILS
- 11. ELECTRICAL METERS LOCATION: REFER TO ELECTRICAL DRAWINGS FOR DETAILS
- 12. BENCH "MANTIMATOR" CUSTOM BRACKET - 24X108
- 13. METAL GUARDRAIL
- 14. ENTRY CANOPY: BY OTHERS
- 15. FIBER CEMENT TRIM: COLOR: TRD
- 16. FIBER CEMENT WHIPPED CORNER: COLOR: TRD
- 17. PRE-FINISHED METAL COPING
- 18. STRETCHER WINDOW COUSE
- 19. CORBEL BOLLONAL P/F FOR BRICK/TIMBER
- 20. #4 ROUND ALUMINUM DOWNPOUT TO SPLASH BLOCK AT GRADE
- 21. 3" STREET NUMBER SIGN - GEMINI SIGN PRODUCTS' FLASK OUT acrylic

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**SECOR SENIOR LOFTS**  
3837 SECOR RD., TOLEDO, OHIO 43623  
EXTERIOR ELEVATIONS

ISSUE DATE:  
XX/XX/XX  
JOB NUMBER:  
BDCL20004  
REVISIONS  
BID / PERMIT SET: XXXXXXXX




key plan

A3.11

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