

GENERAL INFORMATION

Subject

Request	-	Maumee River Overlay Review for Façade Renovations
Location	-	2520 & 2534 N. Summit Street
Applicant + Owner	-	Kaiss Badwe 2344 108th Street Toledo, OH 43611
Architect	-	Duket Architects Planners 830 N. Summit Street Toledo, OH 43604
Attorney	-	Joanne Rubin 316 N. Michigan Street, Suite 725 Toledo, OH 43604

Site Description

Zoning	-	CR / Regional Commercial, Maumee River Overlay
Area	-	± 0.36 acres
Frontage	-	± 203' along N. Summit Street
Existing Use	-	Car Wash
Proposed Use	-	Vehicle Repair

Area Description

North	-	IL / Warehouses, Railroad
South	-	IL / Offices, Industrial
East	-	IG / Railroad, Maumee River
West	-	IL / Single-family Homes, Retail

Parcel History

Z-286-70	-	Requesting a Special Use Permit for the construction of an automobile service station, located on the south side of Summit Street, west of Sandusky Street, in M-1 Restricted Industry District. Approved by Ord. 1108-70
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GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

Z-5010-96 - Zone Change at 2534 Summit Street from M-1 to C-3. Approved by Ord. 517-96

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Maumee Riverfront Overlay Review to operate a vehicle repair shop classified as light equipment repairs under *TMC§1104.0703*. The ±0.36-acre site is zoned CR Regional Commercial with a Maumee Riverfront Overlay. Per *TMC§1111.1406*, proposed changes in land use or the external configuration of a main structure within the Maumee Riverfront Overlay District require Plan Commission review. Surrounding land uses include warehouses and railroad to the north, to the south is an office and industrial uses, to the west is a predominantly single-family neighborhood and retail, and to the east is the railroad and the Maumee River. The existing building used to be a carwash with three open bays. The applicant is proposing to cover the open bays with overhead doors.

Maumee Riverfront Overlay

The MRO was enacted in the 1970s as redevelopment interests increased along the Maumee River. The overlay attempts to balance development while maximizing recreational and residential opportunities along a significant citywide asset. The overlay recommends the arrangement of land uses into three subcategories along the River and established a review for any redevelopment. This site is predominantly located within the Near Downtown Subdistrict which is intended to promote commercial uses and high-intensity residential development, while also permitting parks, recreational facilities, and providing public access. Developments shall be designed to establish an open character with respect to views of the river. Pedestrian connectivity shall form a convenient, landscaped network to extensive areas of shoreline. It is further intended that adverse visual influences be prohibited or minimized, to preserve and enhance the views of the Maumee River.

Building Design and Materials

All proposed new buildings and renovations are subject to the commercial development standards under *TMC§1109.0200* and *TMC§1109.0500 – Façade Materials and Color*. The only changes proposed are the overhead doors to cover the existing open washing bays. **The proposed changes are acceptable as depicted.**

STAFF ANALYSIS (cont'd)

Landscaping

TMC§1108.0202 requires a fifteen-foot (15') greenbelt along public rights-of-way. At least one tree must be provided for every thirty feet (30') of lot frontage or fraction thereof. A fifteen-foot (15') frontage greenbelt buffer is required along N. Summit Street. The site plan submitted show eight (8) trees and a continuous shrub along N. Summit Street. **This is acceptable as depicted on site plan; however, applicant shall submit a landscape plan showing the details of proposed plants.**

Per TMC§1108.0203 – *Buffer and Screening Requirements*, a Type B Landscape Buffer is required at all CR Regional Commercial sites abutting Industrial Zoning Districts. The subject site abuts IL Limited Industrial to the north and south and IG General Industrial to the east. Hence, a Type B landscape Buffer is required. The Type B buffer shall be ten feet (10') in width and consist of four (4) canopy trees and fifteen (15) shrubs for every 100 linear feet. A fence six feet (6') to eight feet (8') in height may be substituted for the shrub requirements. The submitted site plan shows five (5) trees and eighteen (18) shrubs along the south property line. The north property line also shows two (2) trees and shrubs. **This is not acceptable as depicted. A revised landscape plan shall be submitted showing the required Type B landscape buffer along the east property line.**

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Neighborhood Commercial land uses. Neighborhood Commercial Zoning district is intended for small and medium scale commercial uses that serve neighborhoods. The proposed use of a vehicle repair use is in line with this recommendation.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of MRO-2-24, a Maumee Riverfront Overlay Review for façade renovations at 2520 and 2534 N. Summit Street, to Toledo City Council for the following two (2) reasons:

1. The proposed use conforms to the Toledo 20/20 Comprehensive Plan, and;
2. The proposed use conforms to the goals of the Maumee Riverfront Overlay District, as presented in the 1981 Maumee Riverfront Plan and Toledo Municipal Code as outlined in TMC§1103.0400 and TMC§1111.1400.

The staff recommends that the Toledo City Plan Commission approve MRO-2-24, a Maumee Riverfront Overlay Review for façade renovations at 2520 & 2534 N. Summit Street subject to the following **seven (7)** conditions.

Plan Commission

1. Per **TMC§1107.1906**, all off-street parking, loading, and other vehicle circulation areas shall be graded and continuously maintained and designed to preclude free flow of stormwater across or onto adjacent lots, properties, or streets.
2. Per TMC§1104.1601, a light equipment repair use requires a minimum of 1.5 parking spaces per a service bay. The elevation shows three (3) service bays; hence, 4.5 parking spaces are required. **The submitted site plan shows five (5) parking spaces. This is acceptable as depicted.**
3. One (1) van accessible parking space shall be required. The submitted site plan shows one accessible parking space included in the total number of parking spaces for the use. **Acceptable as depicted on site plan.**
4. Building elevations are subject to TMC§1109.0400 – Building Façade Materials and Color. **Proposed elevations are acceptable as depicted.**
5. 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. Per TMC§1108.0202, a fifteen-foot (15') frontage greenbelt shall be provided along N. Summit Street. At least one tree must be provided for every thirty feet (30') of lot frontage or fraction thereof. The submitted site plan shows eight (8) trees and a continuous shrub along N. Summit Street. **This is acceptable as depicted on site plan; however, applicant shall submit a landscape plan showing the details of proposed plants;**
 - b. The subject site abuts IL Limited Industrial to the north and south and IG General Industrial east. Therefore, a Type B landscape Buffer is required. The Type B buffer shall be ten feet (10') in width and consist of four (4) canopy trees and fifteen (15) shrubs for every 100 linear feet. A fence six feet (6') to eight feet (8') in height may be substituted for the shrub requirements. The submitted site plan shows five (5) trees and eighteen (18) shrubs along the south property line. **This is not acceptable as depicted. A revised landscape plan shall be submitted showing the required Type B landscape buffer along the east property line;**
 - c. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage;

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

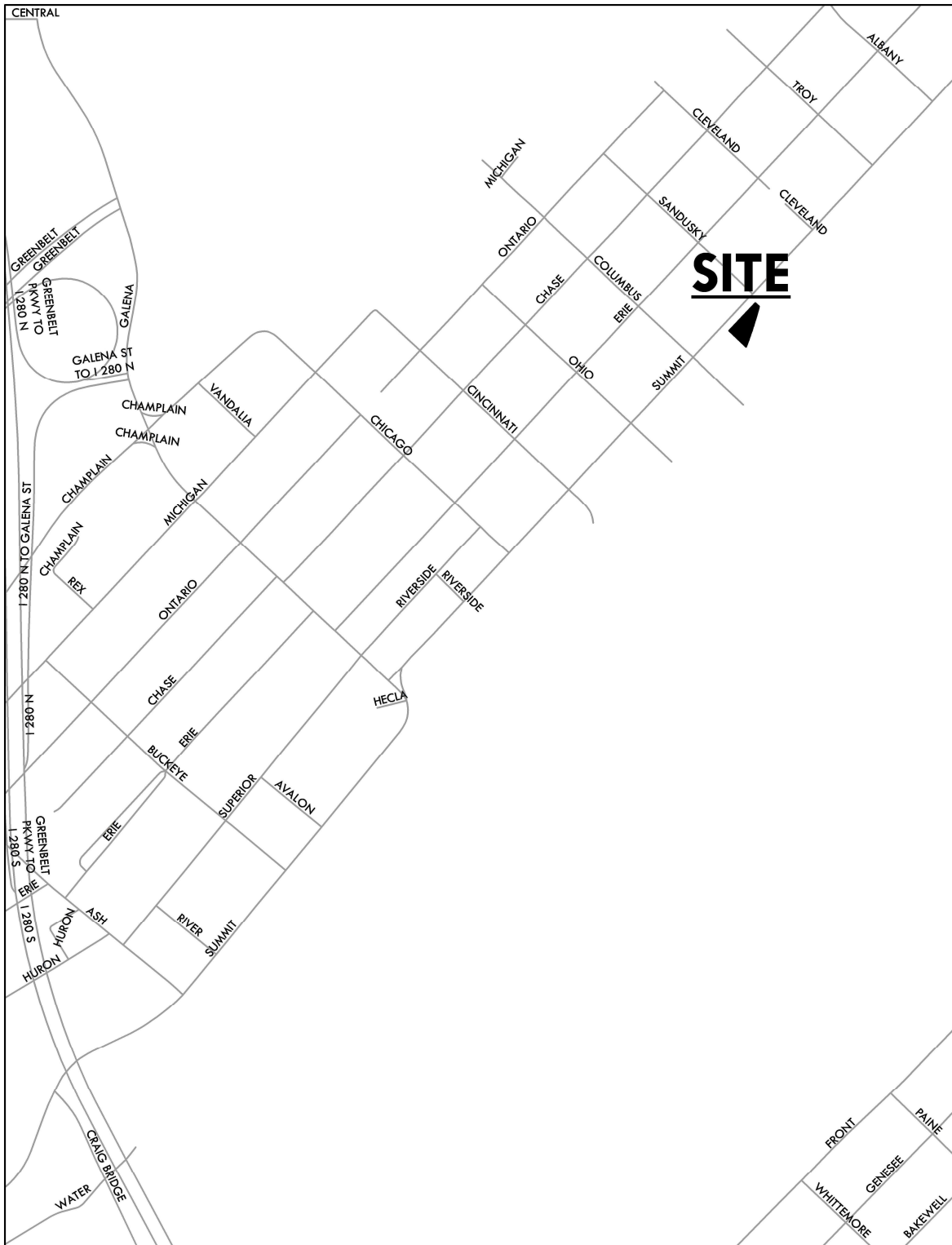
- d. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval;
 - e. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties;
 - 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. **Not acceptable as depicted. Applicant shall provide a landscape plan showing detail of existing and proposed plants.**
6. 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.
7. 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.

MAUMEE RIVERFRONT OVERLAY REVIEW
TOLEDO CITY PLAN COMMISSION
REF: MRO-2-24
DATE: July 11, 2024
TIME: 2:00 P.M.

ET
Four (4) sketches follow

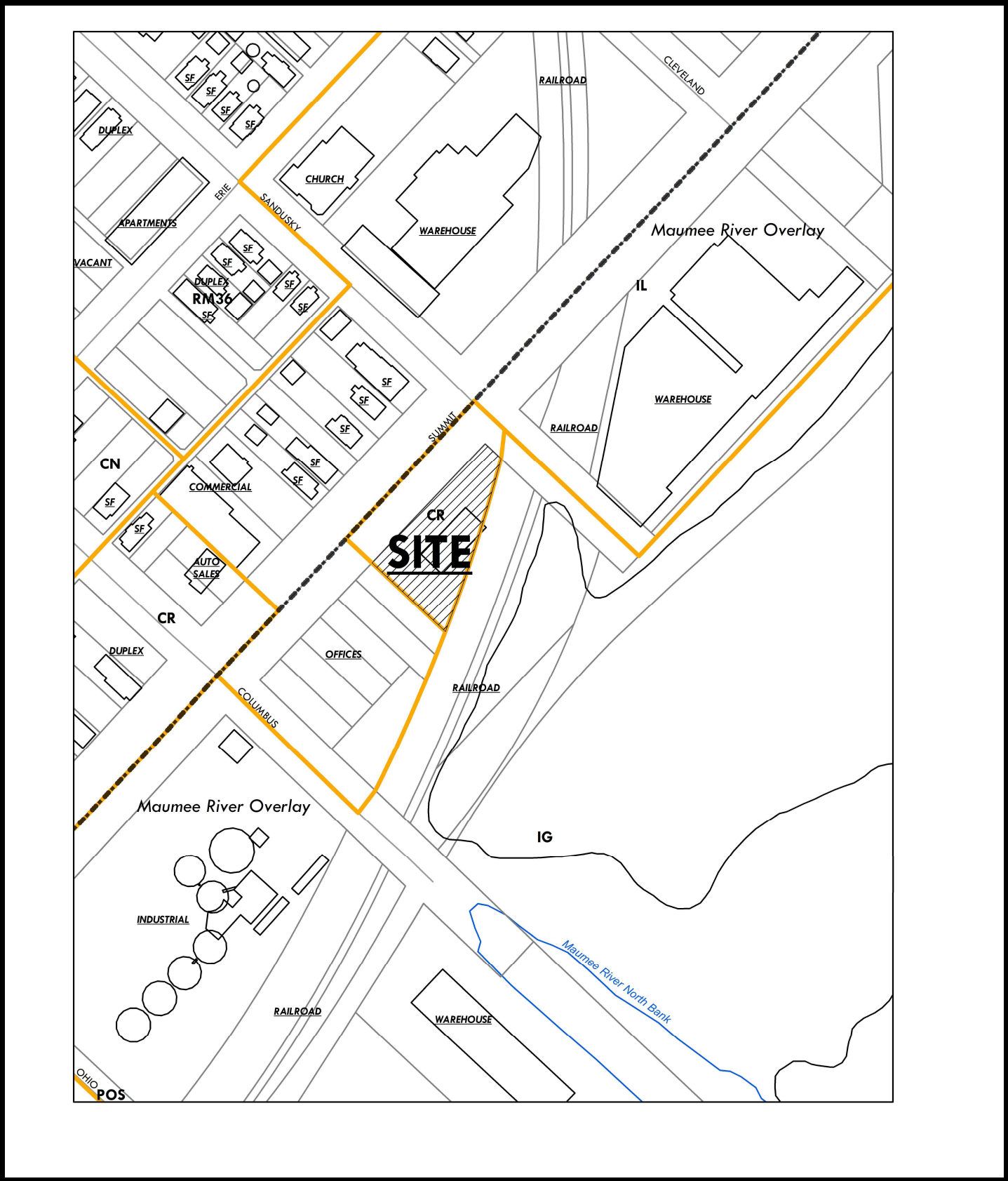
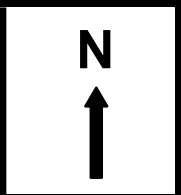
GENERAL LOCATION

MRO-2-24



ZONING & LAND USE

MRO-2-24



MRO-2-24



www.duketorchiitects.com

CONSULTANTS

SEAL

NOT FOR CONSTRUCTION UNLESS COVER SHEET
OF BOUND DRAWING SET IS SIGNED AND STAMPED

2534 SUMMIT ST.
TOLEDO, OHIO

ISSUE OR REVISION

8. $\frac{1}{2}$ $\frac{1}{2}$

5-28-24	STAFF REVIEW
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DATE: 3/23/24 ISSUE / REVISION:

DESIGNED: _____

DRAWN: _____

CHECKED: _____

DAP COMMISSION NUMBER: 2400!

DRAWING TITLE

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SITE PLAN

ELEVATIONS

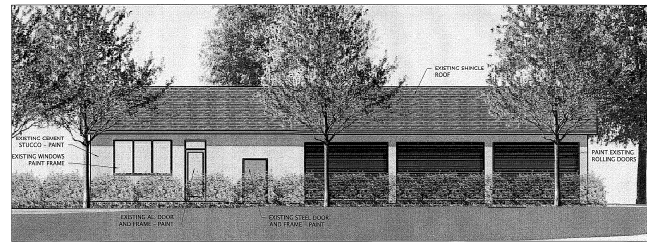
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DRAWING NUMBER
A 1 2

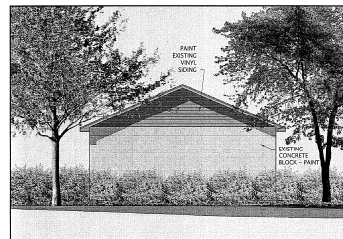
A10



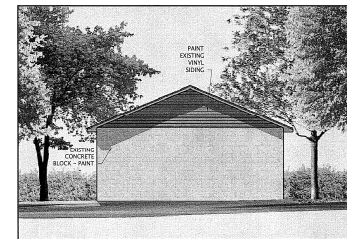
DISTRICT	CK (ADJACENT TO DISTRICTS IG AND IL)
USE	LIGHT EQUIPMENT REPAIR (SPECIFICALLY OIL CHANGE GARAGE WITH 3 BAYS)
PARKING REQUIRED	1.5 SPACE PER SERVICE BAY 1.5 X 3 = 4.5 ROUNDED UP TO 5 SPACES
LANDSCAPING PER CHAPTER 11 OF THE TOLEDO MUNICIPAL CODE	
1108.0202	FRONTAGE GREENBELT
1108.0203	LANDSCAPE BUFFER TYPE B



2 WEST ELEVATION
A1.0 SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION
A1.0 SCALE 1/8" = 1'-0"



4 NORTH ELEVATION
A1.0 SCALE 1/8" = 1'-0"



5 EAST ELEVATION
A1.0 SCALE 1/8" = 1'-0"

RENDERING

MRO-2-24

