



# TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604    PHONE 419-245-1200    FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: November 2, 2018

REF: SUP-9002-18

TO: President Matt Cherry and Members of Council, City of Toledo

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

SUBJECT: Request for Special Use Permit for community recreation – active for baseball fields at 1800 Krieger Drive.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 1, 2018 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request	-	Special Use Permit for community recreation – active for baseball fields
Location	-	1800 Krieger Drive
Applicant	-	Eidi Fields LLC 6725 West Central Avenue, Unit U Toledo, OH 43617
Engineer	-	Tim O'Brien Benchmark Engineering Group, Inc. 3161 North Republic Boulevard Toledo, OH 43615

### Site Description

Zoning	-	RS6 / Single-Dwelling Residential
Area	-	± 8.57 acres
Frontage	-	± 1,370' along Krieger Drive ± 140' along Dorr Street
Existing Use	-	Undeveloped
Proposed use	-	Youth baseball complex
Required Parking	-	per Schedule D (TMC§1107.0600)
Proposed Parking	-	40 parking spaces
Neighborhood Org.	-	None
Overlay	-	None

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	Haefner Ditch, multi-dwelling apartments / RD6
South	-	Equipment rental center, Dorr Street / CN
East	-	Multi-dwelling apartments / RM36
West	-	Krieger Road, single family residential / RS6

Parcel History

None on record.

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a Special Use Permit to build and operate a youth baseball complex at 1800 Krieger Drive. The 8.5-acre site is located north of Dorr Street and east of Krieger Drive. The undeveloped property was previously owned by the Toledo Board of Education and purchased by the applicant on September 2018. Surrounding land uses include single-family residences across Krieger Drive to the west, multi-dwelling apartments to the north and east, and commercial uses along Dorr Street to the south.

The applicant is proposing to build three (3) youth baseball fields for the Next Level Baseball Academy in order to host tournaments and league games. Two (2) of the fields will be designed with the ability to be adjusted for age appropriate play (250' from home plate to maximum designed outfield fence) and one (1) field will be designed larger as a turf practice field for infield practice. All fields will be designed to accommodate players ranging in 9-12 years of age. The project will also include team dugouts, spectator bleacher seating, batting cages, a 400 square foot concession stand and an off-street parking lot. No field lighting for night games is proposed, however, security lighting may be used for the development.

## STAFF ANALYSIS (cont'd)

### Parking and Circulation

Pursuant to TMC§1107.0600 – *Off-Street Parking Schedule “D”*; Community Recreation facilities have a wide variety of parking demand characteristics, making it difficult to specify a single off-street parking standard. Therefore, Schedule “D” parking allows the minimum off-street parking requirements to be established via a parking study provided by the applicant. The applicant has not provided a parking study or submitted any documentation indicating the anticipated demand for off-street parking spaces in regard to the number of attendees and rate at which games will be played. The site plan submitted depicts forty (40) off-street parking spaces with two (2) accessible spaces. As a condition of approval, the applicant shall provide documentation stating the potential number of attendees, hours of operation and the anticipated number of games in a season.

In addition to the minimum number of required off-street and accessible parking, bicycle parking is also required to be provided on site. Per TMC§1107.0300 – *Off-Street Parking Schedule “A”*, a minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. As a result, the minimum number of bicycle parking is four (4) spaces. A revised site plan shall be submitted depicting the required bicycle parking and listed as a condition of approval.

### Landscaping

Per TMC§1108.0202 – *Frontage Greenbelts*, a greenbelt is required along all frontages that abut public right-of-ways. For properties over 5 acres and/or those with over 500 feet of frontage, the frontage greenbelt shall be a minimum of thirty-feet (30’) wide measured perpendicular from the street or place right-of-way abutting the property. The frontage greenbelt shall include at least one (1) tree for every thirty-feet (30’) of lot frontage. Trees are not required to be evenly spaced and may be clustered. With 1,370’ of frontage along Krieger Drive and 140’ along Dorr Street, a total of fifty (50) trees are required to be installed in the greenbelt area. The site plan submitted depicts ten (10) trees in the required greenbelt area and not in compliance with the required landscaping standards. A revised landscaping plan shall be submitted depicting the appropriate number of trees required and listed as a condition of approval.

**STAFF ANALYSIS (cont'd)**

Landscaping (cont'd)

Additionally, pursuant to TMC§1108.0204(B), the total interior landscaping required for parking lots is twenty (20) square feet per parking and stacking space. A parking lot with forty (40) spaces would require a minimum of 800 square feet for interior landscaping provided around the parking lot. Any landscaping required for greenbelt plantings does not account for required interior parking lot landscaping. Furthermore, as stated in TMC§1108.0204(C)(1), two (2) canopy trees and six (6) shrubs are required to be installed in interior parking lot landscape areas for each ten (10) parking spaces within the parking lot. With forty (40) parking spaces, a total of eight (8) canopy trees and twenty-four (24) shrubs shall be provided around the parking lot. The site plan submitted depicts four (4) trees and thirty (30) shrubs around the parking lot. Although the site plan depicts the appropriate amount of shrubs, an additional two (2) canopy trees shall be installed in the interior parking lot landscaping areas and listed as a condition of approval.

One (1) species of tree proposed on the submitted site plan is not acceptable. The Bradford Pear (*Pyrus Calleryana*) is considered an invasive species as listed on the State of Ohio Department of Agriculture's invasive plant list, effective January 2018. As a condition of approval, an alternative plant species shall be provided in lieu of the Bradford Pear trees and depicted on a revised landscaping plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Single Family Residential land uses. The Single Family Residential designation is intended to accommodate the development of single-dwelling units on individual lots. This land use designation may also include libraries, schools, churches, and community centers. The district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods. The future land use designation was assigned to this property when it was fully functional as a school. The school has since been demolished and the site was transferred to the current owner. Staff recommends approval of the Special Use Permit for this location because it complies with all standards of the Toledo Zoning Code.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of SUP-9002-18, a request for a Special Use Permit for community recreation – active for baseball fields at 1800 Krieger Drive, to Toledo City Council for the following three (3) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A) – *Review & Decision-Making Criteria*).



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

2. The proposed use meets all applicable provisions of the Zoning Code (TMC§1111.0706(C) – *Review & Decision-Making Criteria*); and
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C) – *Review & Decision-Making Criteria*).

The Toledo City Plan Commission further recommends approval of SUP-9002-18, a request for a Special Use Permit for community recreation – active for baseball fields at 1800 Krieger Drive, to Toledo City Council subject to the following **thirty-five (35)** conditions:

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

Division of Engineering Services

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

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

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

Roadway: Tim Grosjean 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 **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.
3. 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.
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.

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

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

Division of Engineering Services (cont'd)

5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Plans for new water service lines shall be submitted to the Division of Water Distribution for review and approval.
7. Plans for new water meter shall be submitted to the Division of Water Distribution for review and approval.
8. 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](http://BSIOnlinetracking.com) @ 800-414-4990. Contact the Division of Water Distribution (419-245-1395) to verify the backflow prevention requirements for this site.
9. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
10. This project is located within the Oak Openings Region. The following "Oak Openings Region" note must be placed on the plans and the conditions set forth in the note must be complied with.

OAK OPENINGS REGION

THIS PROJECT IS LOCATED WITHIN THE OAK OPENINGS REGION, A SIGNIFICANT, HIGH QUALITY, ENVIRONMENTAL RESOURCE. DREDGING, FILLING, CLEARING, OR OTHERWISE ALTERING CATEGORY 3 WETLANDS (SEE OAC 3745-1-54 FOR WETLAND CATEGORY DEFINITIONS) WITHIN THE OAK OPENINGS REGION IS PROHIBITED. DREDGING, FILLING, CLEARING, OR OTHERWISE ALTERING CATEGORY 1 OR 2 WETLANDS WITHIN THE OAK OPENINGS REGION IS STRONGLY DISCOURAGED, AND IS PROHIBITED WITHOUT FIRST PROVIDING PROOF OF COMPLIANCE WITH THE FOLLOWING PERMITS: SECTION 401 OF THE CLEAN WATER ACT, OHIO EPA ISOLATED WETLAND PERMIT, AND SECTION 404 OF THE CLEAN WATER ACT. IF A PERMIT DOES NOT APPLY, PROVIDE A LETTER FROM A QUALIFIED PROFESSIONAL CERTIFYING THAT THEY HAVE SURVEYED THE SITE AND DETERMINED THAT THE PERMIT IS NOT APPLICABLE. ALL CERTIFICATIONS AND DELINEATIONS SHALL INCLUDE NOTIFICATION OF AND CONCURRENCE FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR OHIO EPA, AS APPROPRIATE, IN ACCORDANCE WITH PROTOCOLS CURRENTLY ACCEPTED BY THE U.S. ARMY CORPS OF ENGINEERS. ANY MITIGATED WETLANDS PROVIDED IN ACCORDANCE WITH SAID PERMITS SHALL BE LOCATED WITHIN THE OAK OPENINGS REGION.

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

Division of Engineering Services (cont'd)

11. Site layout requires structural practices for managing stormwater, which are not shown on the submittal. Swales are called for in the plan's text notes and are acceptable for conveyance to a structural practice, or the swales themselves might provide adequate management if designed in conformance with necessary engineering elements including but not limited to dimensions, grades, soil amendments, swale residence time, and vegetation. The state of Ohio has recently provided guidance for runoff reduction calculations, which can be used to quantify treatment and infiltration of overland flow and allow for a size reduction of structural practices.
12. Site layout requires a ditch maintenance clear zone of 12' minimum from top of bank be shown on the plans, to remain clear of structures and fences per TMC 1110 (not satisfactory as shown on the submittal).
13. Provide Stormwater detention, post-construction stormwater best management practices (BMP's) and a stormwater pollution prevention plans (SWP3) in compliance with the latest version of the City of Toledo's Infrastructure Design and Construction Requirements, <http://toledo.oh.gov/services/public-utilities/engineering-services/plan-review-process/>. Submit the following documents to the Division of Engineering Services (Andy Stepnick) for review & approval:
  1. Detailed site grading plan
  2. Plans and calculations for storm sewer service, stormwater detention and post-construction best management practices (BMP's).
  3. Stormwater Pollution Prevention Plan (SWP3)
  4. Long term maintenance plan and maintenance agreement for Detention and Post-Construction BMP's.
14. An existing 12" outfall to the creek (which exists mid-way between the east and west site limits) shall be shown on the plans submitted to Engineering Services. The outfall and all connected storm sewers shall either be abandoned per details to be provided on the plans, or if any portions are to remain in service, the Developer/Owner/Consultant shall verify the location of the existing storm system and provide that information on the plan.
15. Designs incorporating low impact development solutions such as those suggested by preliminary notes on the submitted are eligible for a reduction in the property's stormwater utility fee. An application to the storm water utility credit program can be provided upon request.
16. Show sanitary sewer, manholes and sanitary sewer easement on the drawing.



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

Sewer and Drainage Services

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

Fire Prevention

No comments or concerns.

Division of Environmental Services

19. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
20. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
21. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.
22. 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 sources of pollutants in the stormwater runoff, including but not limited to long-term operation and maintenance of both structural and non-structural Best Management Practices.
23. Applicant shall maintain compliance with the City of Toledo and State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and Anti-Noise Laws.

Division of Transportation

24. Must show 4 bicycle parking spaces per TMC 1107



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

Plan Commission

25. Per TMC§1107.0600 – *Off-Street Parking Schedule “D”*, the applicant shall submit an off-street parking study. **Applicant shall provide documentation stating the potential number of attendees, hours of operation and the anticipated number of games in a season.**
26. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700; **acceptable as depicted on site plan.**
27. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule “A” (TMC§1107.0300), which requires one (1) bicycle parking slot per ten (10) parking spaces. **Not acceptable as depicted on site plan. A total of four (4) bicycle parking slots shall be provided on site and depicted on a revised site plan.**
28. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code; **if applicable.**
29. The hours of operation shall be limited from dawn till dusk; **field lighting is not permitted as part of this application.**
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. A detailed site, lighting, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. A thirty-foot (30’) greenbelt is required along the Krieger Drive and Dorr Street frontages and shall include one (1) tree per every thirty-foot (30’) of frontage. Trees are not required to be evenly spaced and may be clustered. **Not acceptable as depicted on site plan. A minimum of fifty (50) trees shall be installed along Krieger Drive and Dorr Street frontages. Shall be depicted on a revised landscaping plan.**
  - b. Two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot; **not acceptable as depicted on site plan. Shall be depicted on a revised landscape plan.**

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

Plan Commission (cont'd)

- c. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property, and shall be ten feet (10') in width; **not acceptable as depicted on site plan. Shall be depicted on a revised landscape plan.**
  - d. Landscape island terminals shall be located at the end of each parking row; **acceptable as depicted on site plan.**
  - e. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **not acceptable as depicted on plan. One (1) species proposed is not acceptable as depicted on landscaping plan. The Bradford Pear (Pyrus Calleryana) is considered an invasive species as listed on the State of Ohio Department of Agriculture's invasive plant list, effective January 2018. An alternative plant species shall be provided in substitution of the Bradford Pear and depicted on a revised landscaping plan.**
  - f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; shall be noted on revised landscape plan.
  - g. 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; **acceptable as noted on landscaping plan.**
  - h. The location, height and materials for any fencing to be installed and maintained; **if applicable.**
  - i. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); **if applicable.**
32. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.

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

Plan Commission (cont'd)

33. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
34. 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.
35. 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,



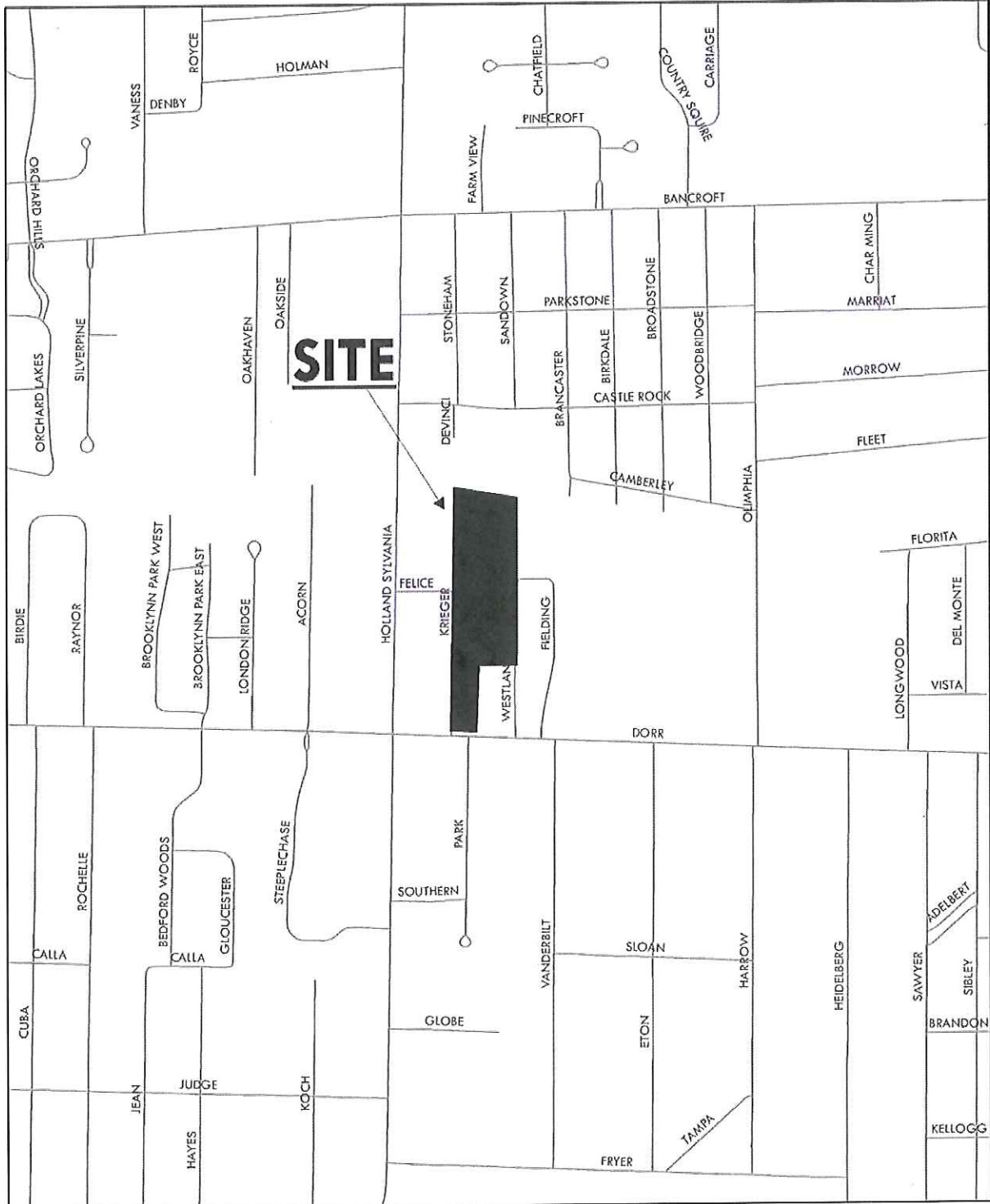
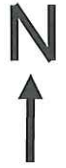
Thomas C. Gibbons  
Secretary

Four (4) sketches follow  
Cc: Lisa Cottrell, Administrator  
Ryne Sundvold, Planner



# GENERAL LOCATION

SUP-9002-18  
ID 118



# ZONING AND LAND USE

SUP-9003-18  
ID 118

