

**GENERAL INFORMATION**

Subject

- Request - Major Site Plan Review for new industrial building
- Location - 0 St. Lawrence Drive
- Applicant - Brian Perz  
Toledo-Lucas County Port Authority  
One Maritime Plaza #701  
Toledo, OH 43604
- Engineer - Stephen Way  
Fishbeck  
28366 Kensington Lane, Suite 3  
Perrysburg, OH 43551

Site Description

- Zoning - IG / General Industrial
- Area - ± 3.5 acres
- Frontage - ± 719.5' along St. Lawrence Drive
- Existing Use - Industrial outdoor storage / distribution
- Proposed use - Industrial storage building / distribution

Area Description

- North - Maumee River
- South - St. Lawrence Dr., Industrial storage / IG
- East - Industrial storage / IG
- West - Rail line, Industrial storage / IG

Parcel History

- SPR-4-19 - Major Site Plan Review for new industrial buildings at 3270 St. Lawrence Drive.
- SPR-34-20 - Minor Site Plan Review for site improvements at 3518 St. Lawrence Drive.
- SPR-1-23 - Minor Site Plan Review for two (2) new buildings, new access drives, and tank area at 3518 St. Lawrence Drive.

## GENERAL INFORMATION (cont'd)

### Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- Toledo Vacant Industrial Land Use Report
- Maumee Riverfront Plan 1981

## STAFF ANALYSIS

The applicant is requesting a Major Site Plan Review for a new industrial storage building at 0 St. Lawrence Drive. The ±3.5-acre site is located on (4) parcels that are currently zoned IG General Industrial with frontage on St. Lawrence Drive and abut the Maumee River. The proposed industrial building is setback ±413 feet from the Maumee River. The proposed building extends over two (2) parcels that shall be combined into one (1) and is a condition of approval. The additional parcels will encapsulate the heavy-duty asphalt and concrete drive areas. Public access to the site is restricted from St. Lawrence Drive and internal workings of the site are private roads maintained by the Toledo-Lucas County Port Authority. Adjacent land uses surrounding the subject site include solely industrial storage and processing operations. The Toledo-Lucas County Port Authority is restricted from public access, and the proposed storage building is located on a small portion in the north western area of the greater port authority complex which is not visible from any public right of way.

The applicant is proposing to construct an industrial storage building on the site. The site plan submitted depicts a 60,000 sq. ft. building with a new heavy duty asphalt driveway and concrete loading area. Pursuant to TMC§1111.0802(B)(1), a Major Site Plan Review is required for all nonresidential developments with a floor area of more than 50,000 square feet. Additionally, the subject site is located within the Maumee Riverfront Overlay District and is being reviewed by companion case MRO-2-25.

### Parking and Circulation

Per TMC§1107.0500 – *Off-Street Parking Schedule “C” Additional Industrial Standards*, the number of spaces required for industrial warehouse uses is one (1) space per vehicle used in the business plus one (1) parking space per 1,000 square feet of floor area for the first 20,000 square feet of floor area. Additionally, the number of spaces required for the subsequent 20,001 – 120,000 square feet of floor area is one (1) parking space per 5,000 square feet of floor area.

In addition to the required off-street parking, loading zones are also required. Per TMC§1107.1000 *Off-street Loading Schedule*, three (3) loading spaces are required for industrial uses with a floor area between 30,000 and 89,999 square feet. The site plan submitted depicts a concrete truck docking area that meets the minimum standards of the required loading spaces.

## STAFF ANALYSIS (cont'd)

### Parking and Circulation (cont'd)

The site plan submitted does not depict any off-street parking spaces however, as stated in TMC§1107.1400 – *Alternative Access and Parking Plans*, the Planning Director is authorized to approve parking reductions if the applicant demonstrates the proposed plan will not adversely affect surrounding neighborhoods, traffic congestion and circulation, and will have a positive effect on the economic viability of the project. The Toledo-Lucas County Port Authority uses a designated parking area for employees however, an alternative parking plan shall be submitted to the Planning Director to justify the absence of off-street parking spaces and is listed as a condition of approval.

### Landscaping

Per TMC§1108.0202 – *Frontage Greenbelt*; an extensively landscaped frontage greenbelt shall be provided along public rights-of-way. The subject site of the proposed storage building is situated along a private drive and is not viewable from any public right of way. Buffer and Screening requirements of TMC§1108.0203 are intended to reduce noncompatible land uses of abutting properties. The site is a smaller portion of the greater Toledo-Lucas County Port Authority and is surrounded by industrial land uses; therefore, buffers and screening are not required. Lastly, all developments and redevelopments must provide interior site landscaping except for IG General Industrial zoning districts unless abutting a residential use as stated in TMC§1108.0205. The proposed site is zoned General Industrial, surrounded by General Industrial land uses, and does not abut any residential use.

### Building Design & Materials

The building designs shall meet the requirements of TMC§1109.0400 *Industrial Building Design Standards*. Along major street frontages buildings shall be sited so that at least 30 percent of the building frontage shall not consist of a blank wall. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors, subject to the approval of the Planning Director. The building façade includes six (6) 20 sq. ft. access openings made of translucent materials. The proposed building color is “artic white”, matching adjacent buildings located at the Toledo-Lucas Port Authority.

As stated in TMC§1109.0404 – *Façade Materials*, no tent or air-supported structure shall be permitted with a vinyl coated polyester membrane (golf dome) or similar pliable material. All structures shall utilize durable building materials such as brick, stone, metal, or concrete. The proposed materials of the building are metal with a four foot (4') concrete base. The proposed materials and building color are in conformance with Industrial Building Design Standards.

## STAFF ANALYSIS (cont'd)

### Forward Toward Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for High Impact Industrial land uses. The High Impact Industrial designation is intended to accommodate large-scale industrial operations such as manufacturing, warehousing, distribution, and specialized industrial operations requiring good transportation access and public facilities and services. Additionally, the Toledo Vacant Industrial Land Use Report recommends the parcels in the “Front Street Corridor” to be used for industrial purposes due to the industrial nature and transportation advantages of the area (road, rail & water). The Maumee Riverfront Plan also recommends retainment of industrial uses in the “Port Segment” area of the study. The proposed use of this site is in compliance with the Forward Toledo Comprehensive Land Use Plan, the Toledo Vacant Industrial Land Use Report, and the Maumee Riverfront Plan.

Staff recommends approval of the proposed site plan because the use is permitted in the IG General Industrial zoning district in which it is located; and the proposed use complies with all the standards of the Toledo Municipal Code.

## STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR25-0013, a Major Site Plan Review for a new industrial building at 0 St. Lawrence Drive for the following two (2) reasons:

1. The plan complies with all standards of the Toledo Municipal Code (TMC§1111.0809(A) - *Review and Decision-Making Criteria*); and
2. The proposed use is permitted in the Zoning District in which it is located; (TMC§1111.0809(B) – *Review and Decision-Making Criteria*).

The staff further recommends that the Toledo City Plan Commission approve SPR25-0013, a Major Site Plan Review for a new industrial building at 0 St. Lawrence Drive, subject to the following **twenty-four (24)** conditions:

The conditions of approval are as follows and 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 Services

1. 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.
2. Following the stormwater review process, the following will be needed for a construction permit:
  - 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. Items listed on the stormwater submittal cover sheet for the stage of SWP3 finalization, except: The standard expectation for a stormwater covenant to operate and maintain stormwater controls does not apply for the Port Authority, as they instead work from an organized inventory of multiple properties' storm water operations and maintenance activities.
3. City of Toledo does not have a complete record for the existing storm sewer system on site and per the City's MS4 permit all storm sewers must be mapped. The Developer/Owner/Consultant shall verify the location and outlet of the storm system and provide that information to the City. A copy of the City of Toledo's current records of the private storm sewer can be provided for reference.
4. At the time of approval of stormwater plans, the applicant will likely be eligible for a percent reduction in the property's storm water utility fee through the Stormwater Credit Program. Information on the application process can be found at <http://toledo.oh.gov/services/public-utilities/engineering-services/stormwater-utility-credit-program/>

Sewer & Drainage Services

5. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
6. S&DS requires that the existing 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.

**STAFF RECOMMENDATION (cont'd)**

Fire Prevention

7. The proposed new building will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.
8. Proper fire protection for the commodities being stored in the building will be required and submitted to the building department. Plan approval and permits are required before the installation of any fire protection systems.
9. Private and or public hydrants are required in a location approved by the Fire Prevention Bureau.
10. Approved Premises identification is required.

Division of Environmental Services

11. Applicant shall add the Post Construction Stormwater Control Measure (SCM) required for this specific site development to the Port Authority's Institutional Stormwater Management Plan
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](tel: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.
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.

**STAFF RECOMMENDATION** (cont'd)

Division of Environmental Services (cont'd)

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](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.

Division of Transportation

No comments nor concern.

Plan Commission

18. The building design shall meet the requirements of TMC§1109.0404 – *Façade Materials*. No tent or air-supported structure shall be permitted with a vinyl coated polyester membrane (golf dome) or similar pliable material. All structures shall utilize durable building materials such as brick, stone, metal, or concrete. **Acceptable as depicted.**
19. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors (i.e. gray, brown, tan). **Acceptable as depicted.**
20. Parcels numbered 1879739 and 1879777 shall be combined into one parcel.
21. An alternative parking plan shall be submitted to the Planning Director that demonstrates the proposed plan will not adversely affect surrounding neighborhoods, traffic congestion and circulation, and will have a positive effect on the economic viability of the project
22. 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.
23. 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.

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

24. 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.

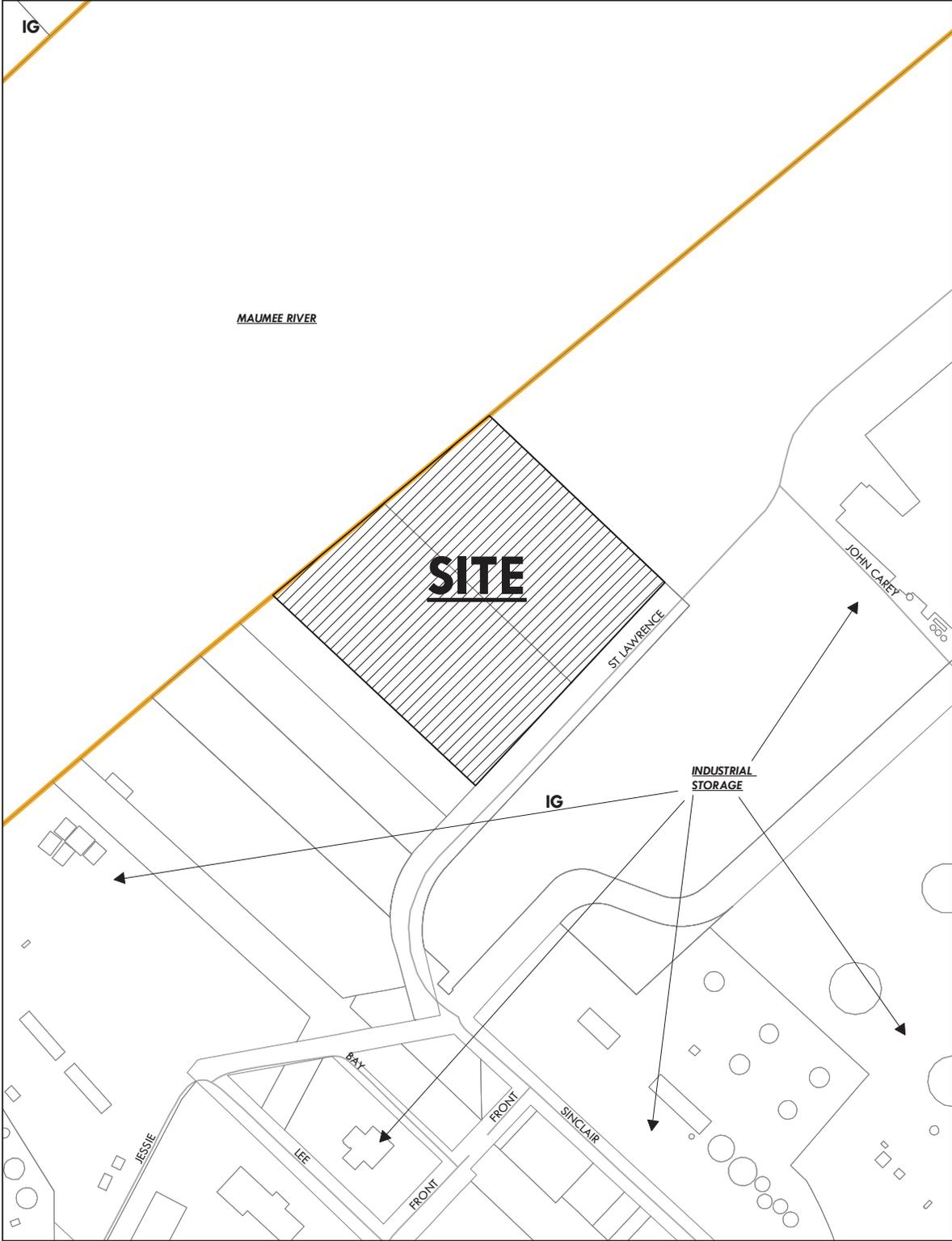
MAJOR SITE PLAN REVIEW  
TOLEDO CITY PLAN COMMISSION  
REF: SPR25-0013  
DATE: May 8, 2025  
TIME: 2:00 P.M.

AV  
(4) sketches follow



**ZONING & LAND USE**

**SPR25-0013**  
**ID 22**

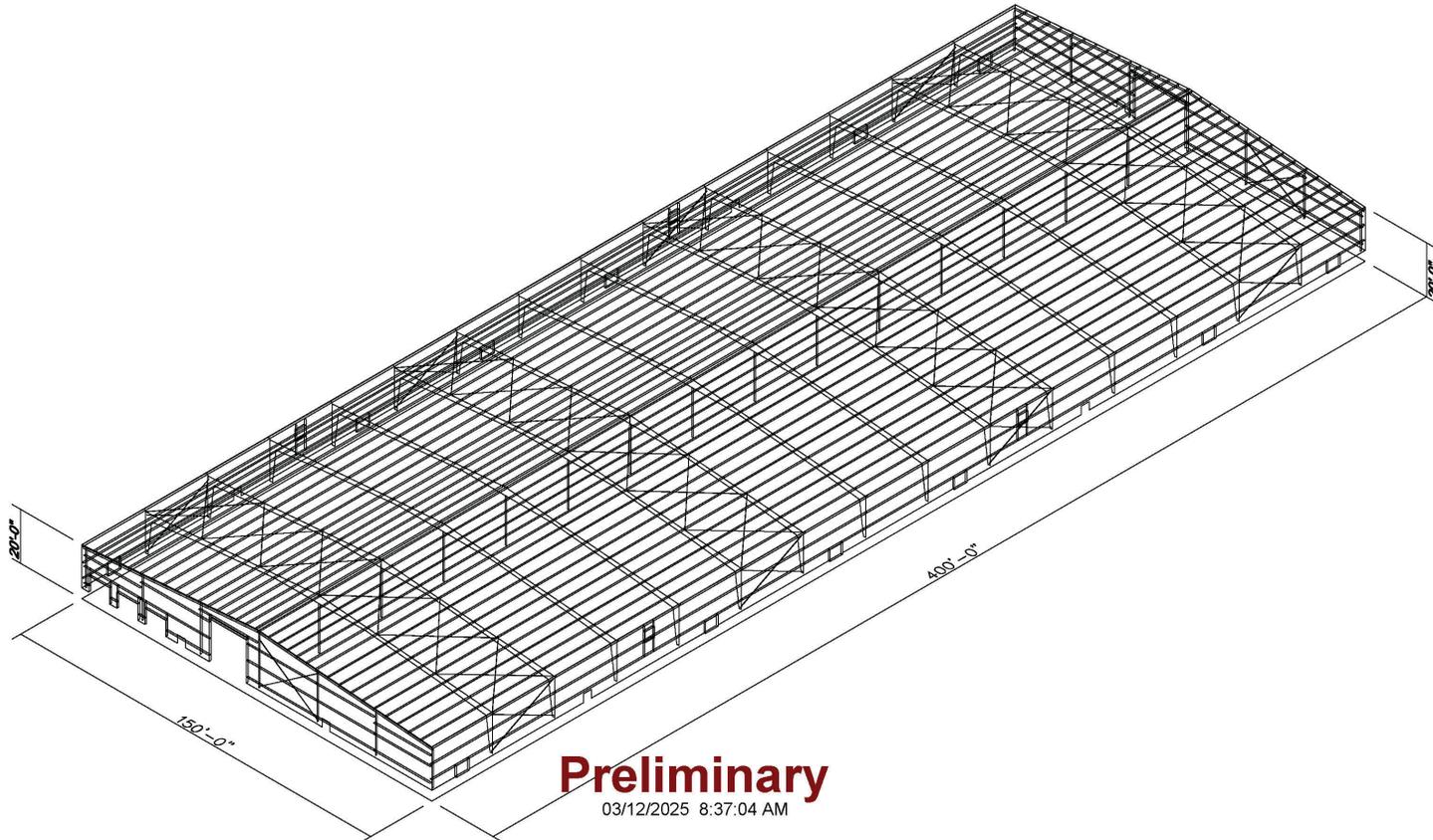


# PRELIMINARY DRAWING

SPR25-0013  
ID 22



1 - 11



**Preliminary**

03/12/2025 8:37:04 AM

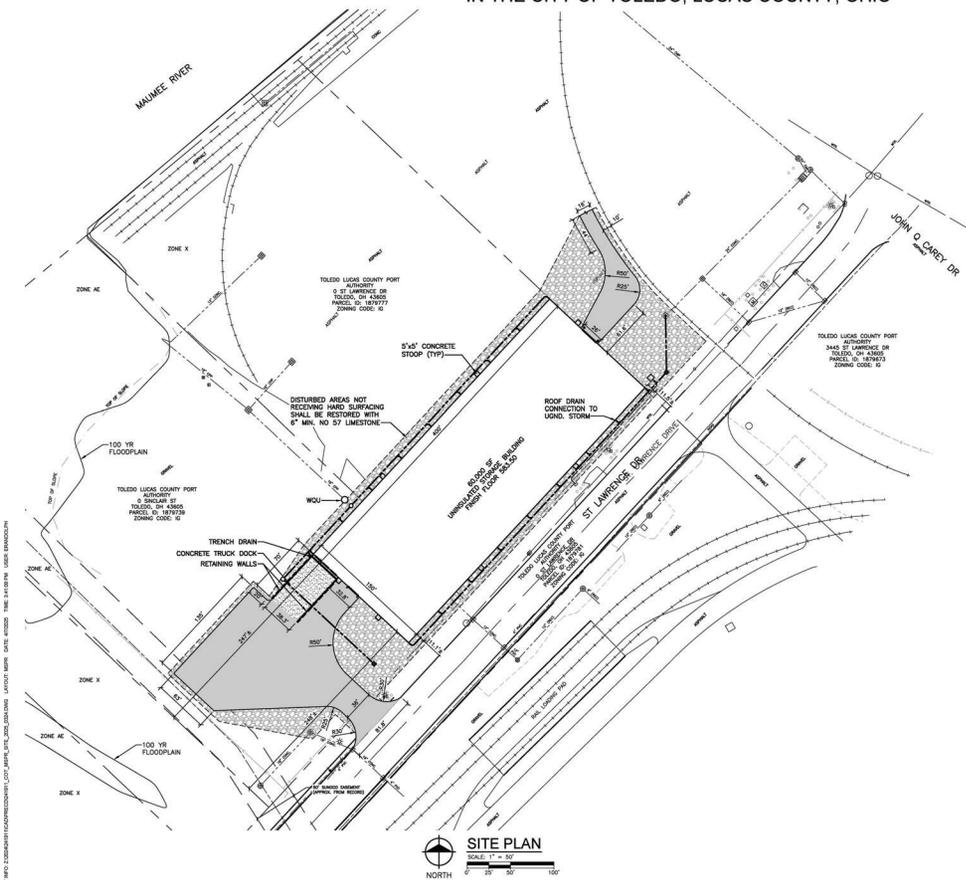
For Discussion Purposes Only

# SITE PLAN

SPR25-0013  
ID 22



## MAJOR SITE PLAN REVIEW 0 ST. LAWRENCE DRIVE PARTS OF WASAON, RENAU, CHENO, & NAVARRE TRACTS IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO



**EXISTING SYMBOL LEGEND**

- STORM SEWER & MANHOLE
- NATURAL GAS
- WATER
- CATCH BASIN & CURB INLET
- VALVE BOX & HYDRANT
- METER (ELECTRIC, GAS, WATER, ETC.)
- ELECTRIC HANGAR/POLES
- LIGHT POLE
- UTILITY POLE & GUY WIRE
- FENCE
- PROPERTY LINE
- EASEMENT
- RAIL CORRIDOR
- PAVEMENT CENTERLINE
- STRAIGHT CURB
- SIGN
- BOLLARD

**PROPOSED SYMBOL LEGEND**

- STORM SEWER & MANHOLE
- STORM SEWER & CLEANOUT
- UNDERDRAIN
- JOINT ELECTRIC
- CATCH BASIN
- PROPOSED BUILDING
- HEAVY DUTY ASPHALT
- CONCRETE PAVEMENT
- NO. 57 LIMESTONE SURFACE
- 5'x6' DOOR STOOP
- BOLLARD

**STORMWATER MANAGEMENT**

**WATER QUALITY CONTROL**  
SEE STATEMENT OF CONDITIONS SPECIFIC TO THE MAUMEE RIVER, AND NOT TO A CITY OF TOLEDO PUBLIC SEWER. STORMWATER TREATMENT IS NOT REQUIRED.

**WATER QUALITY CONTROL**  
THE PROJECT DISTURBED AREA SHALL EXCEED 1 ACRE OF LAND. STORMWATER QUALITY REQUIREMENTS WILL BE MET WITH A COMBINATION OF BEST MANAGEMENT PRACTICES AND A MANUFACTURED WATER QUALITY UNIT (WQDU).

- NOTES**
1. DIMENSIONS ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
  2. EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.
  3. PROPERTY LINE LOCATIONS SHOWN ARE FROM AVAILABLE RECORD DATA.

**SITE ADDRESS**  
0 ST LAWRENCE DRIVE  
TOLEDO, OH 43605

**LEGAL DESCRIPTION**  
PARCEL 1879728 -  
S/4 OF THE W/4 CORNER RENAU CHENO & NAVARRE TRACTS OF LOTS 9 & 10 IRREG 4.857 AC PCE ONLY OF S/4E/4S/4E ST  
PARCEL 1879727 -  
S/4 OF THE W/4 CORNER RENAU CHENO & NAVARRE TRACTS LOT 7 & 8 2.8 AC W/4 CORNER PCE BEING 207.28 FT ON W/4 CORNER LINE BY 216.59 FT ON S LINE BY 575 FT ON SW CORNER LINE OF TOWN AC PCE  
PARCEL 1879729 -  
S/4 OF THE W/4 CORNER NAV RENAU CHENO TRACTS LOT 7 & 8 2.8 AC W/4 CORNER PCE BEING 207.28 FT ON W/4 CORNER LINE BY 216.59 FT ON S LINE BY 575 FT ON SW CORNER LINE OF TOWN AC PCE  
PARCEL 1879726 -  
S/4 OF THE W/4 CORNER RENAU CHENO & NAVARRE TRACTS LOT 7 TO 11 & LOT 18 UNDIVIDED, 80 FT STRIP BE OF W/4 CORNER LINE & W/4 OF S/4E/4S/4E ST  
\* PARCELS 1879728 & 1879727 TO BE COMBINED.

**OWNER**  
TOLEDO LUCAS COUNTY PORT AUTHORITY  
ONE MARINE PLAZA, SUITE 700  
TOLEDO, OH 43604  
PHONE: 419-243-8251

**BUILDER**  
KOOTER  
275 LANTANA ROAD  
TOLEDO, OH 43621  
PHONE: 419-227-8795

**CIVIL ENGINEER**  
FISHBECK  
PERRINBERG, OH 43071  
PHONE: 419-441-4704

**ZONING**  
ZONED: G - GENERAL INDUSTRIAL  
MID - MAUMEE INDUSTRIAL OVERLAY DISTRICT  
PERMIT WAS REQUIRED IF  
SEAL WAS REQUIRED IF  
SEE WAS REQUIRED IF  
MINIMUM BUILDING HEIGHT: NO MAX  
MINIMUM LOT COVERAGE: 100%  
PARKING REQUIRED: N/A

**VARIANCES REQUESTED**  
THERE ARE NO VARIANCES REQUESTED WITH THIS SITE PLAN.

**FLOODPLAIN**  
SITE IS CONSIDERED TO BE ZONE X. AREA DETERMINED TO BE ZONED: 100 YR FLOOD AREA. EXISTING FLOODPLAIN PER FIRM NO. 33069S015A, EFFECTIVE FEBRUARY 22, 2024.

**PLAN PREPARED BY:**  
REGISTERED ENGINEER



**Toledo Lucas County Port Authority**  
Toledo, Ohio  
Uninsulated Storage Building

REVISIONS  
**NOT FOR CONSTRUCTION**

DESIGNED BY	OWNER
DRAWN BY	OWNER
CHECKED BY	OWNER
REVIEWED BY	ENGINEER
APPROVED BY	ENGINEER
PROJECT NO.	241911
SHEET NO.	1