

GENERAL INFORMATION

Subject

Request	-	Special Use Permit of Major Public Utility - Water towers
Location	-	1910 Northover Road
Applicant	-	City of Toledo Dept. of Public Utilities 420 Madison Avenue, 4 th Floor Toledo, OH 43604
Owner	-	City of Toledo One Government Center Toledo, OH 43604

Site Description

Zoning	-	POS / Parks & Open Space
Area	-	± 2.0 acres
Frontage	-	± 310' along Northover Road
Existing Use	-	Open space
Proposed Use	-	Water towers

Area Description

North	-	Single family homes / RS6
South	-	Single family homes / RS6
East	-	Single family homes / RS6
West	-	School, single family homes / RS6

Parcel History

Z-238-84	-	Zone Change from Varied Zoning District to P-Park District for twelve (12) city-owned parks in West Toledo. Plan Commission recommended approval 1/24/1985. City Council recommended approval 2/6/1985. Ordinance 103-85 passed 2/12/1985.
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Applicable Plans and Regulations

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

STAFF ANALYSIS

The City of Toledo Department of Public Utilities is requesting a Special Use Permit for two (2) elevated tanks, or water towers, at 1910 Northover Road. Water towers are considered a Major Public Utility per the Toledo Municipal Code's land use regulations. A Special Use Permit is required for the Major Public Utilities when located in the POS-Parks & Open Space Zoning District. The site is surrounded by single family residences to the north, south, and east, and a school to the west.

The City of Toledo Department of Public Utilities is proposing to construct two (2) elevated tanks to increase finished water storage capacity within the City's potable water distribution system. The tanks are part of a larger General Plan completed in 2020, and were mandated by the Ohio Environmental Protection Agency to mitigate system pressure loss and improve operational flexibility. The towers will be approximately 135' tall and the tanks will be approximately ninety feet (90') wide. Each tank will provide two million gallons of additional storage for the Toledo region. Construction is expected to be completed for the North tank by July 2027 and the South tank by September 2028.

In addition to the water towers, a boardwalk for the neighboring Silver Creek Elementary School will be constructed immediately to the west, between the water towers and the school. This land use is classified as Passive Recreation, and is permitted by right in the POS-Parks and Open Space District. Construction permits shall be applied for as a condition of approval.

Parking

The water towers will be accessed off of Northover Road via an asphalt drive. The drive is twenty-feet (20') in width and leads to a locked gate. Pursuant to TMC§1107.0600 - Off-Street Parking Schedule "D", Major Public Utilities have a wide variety of parking demand characteristics, making it difficult to specify a single off-street parking standard. The Director may determine the parking requirement specified for the listed use that is deemed most similar to the proposed use. No parking is proposed, which is acceptable as vehicles will only be present during tower maintenance.

Landscaping

The site is undeveloped land with overgrowth vegetation. No additional landscaping is proposed for the site. Although Major Utilities are a Public Land Use, the industrial nature of the property necessitates screening as single-family homes and an elementary school directly about the site. A Type A Landscape buffer shall be provided with fencing compliant in Residential Zoning Districts. This landscaping is required as a condition of approval.

Building Materials

The structure is built per Environmental Protection Agency standards. The City will partner with the Arts Commission on a final design for the two (2) water towers.

STAFF ANALYSIS (cont'd)

Neighborhood Meeting

A neighborhood meeting was held in 2025. Renderings of the water towers were depicted and staff were available to answer questions. The applicant stated that residents understood the need for the project, but had concerns about shadow and construction. Applicant must stay in compliance with anti-noise laws outlined in TMC§507.11 – *Construction*, and mitigate any nuisance issues that arise, including but not limited to excess dust and truck traffic during the entirety of the construction period.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP26-0002, a Special Use Permit for a major public utility – water towers at 1910 Northover Road, to Toledo City Council for the following **one (1)** reason:

1. The City and other service providers will be able to provide sufficient public safety, transportation, and utility facilities and services to the subject property while maintaining sufficient levels of service for existing development (TMC§1111.0706(E))

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP26-0002, a Special Use Permit for a major public utility – water towers at 1910 Northover Road, to Toledo City Council subject to the following **thirty (30)** 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. All proposed sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All proposed commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening. Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Steve Kessinger. He can be reached at (419) 245-1347 or Steve.Kessinger@toledo.oh.gov . The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

STAFF RECOMMENDATION (cont'd)

Fire Prevention

4. A Knox Box key box is required for afterhours access for life saving and firefighting purposes (OFC 506.1).
5. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements (OBC 501.2 & OFC 505.1).
6. Security gates/fences shall have an approved means of emergency operations (OFC506.1).

Water Distribution

7. Taps 2" and smaller do not require plan submittal and approval by Water Department; standard water fees apply.
8. Taps larger than 2" must submit detailed site utility plan for review, approval and fee assessment by Water Engineer. Plans must show all utilities within the right-of-way, water feature sizes and distances; include call outs for any new taps by the City of Toledo or tees by the contractor (example tap callout: "8"x4" tapping sleeve and valve by the City of Toledo at owner's expense. Excavation, shoring, valve box, backfill and restoration by Contractor").
9. All supply lines to fire sprinkler systems must be at least 6" and must have a PIV (Post Indicator Valve) properly protected against mechanical damage.
10. Maintain 18" vertical clearance and 10' horizontal between proposed water main and sanitary/storm sewers; maintain 12" vertical and 4' horizontal clearance with all other utilities.
11. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense (water kill permit).
12. All Commercial, Irrigation, and Domestic services (in which there is a lawn irrigation system downstream of the Domestic Meter), must have a containment-type backflow device (RPZ) installed at the meter. A backflow assembly diagram has to be submitted and approved by Backflow Coordinator.
13. Water service is subject to the Rules and Regulations of the Department of Public Utilities.
14. See current Construction Standards for allowed materials.
15. Current Water General Notes must be included on the plans.

STAFF RECOMMENDATION (cont'd)

Environmental Services

16. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
 - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
 - b. Construction BMPs shall be in place prior to the start of construction activities.
 - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours (this comment is specific for sites above 2,500 square ft).
17. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
18. 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.
19. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
20. 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.

Traffic Management

21. Any and all sidewalk in the right-of-way being removed must be replaced to match adjacent sidewalk areas to comply with City of Toledo Complete Streets Ordinance ORD. 391-23 and TMC 1107.1300.

Plan Commissions

22. A boardwalk is proposed on the abutting property to the west. Building permits shall be applied for prior to construction.

STAFF RECOMMENDATION (cont'd)

Plan Commissions (cont'd)

23. Per TMC§1107.0600 – Off-Street Parking Schedule “D”, the Planning Director must apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use. **Acceptable as submitted.**
24. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations and approval of the Department of Public Utilities. **Acceptable as submitted.**
25. The use of barbed wire, razor wire, concertina wire or the like shall not be permitted in any zoning district except the Industrial districts and then only in the side and rear yards which not within 50 feet of a Residential district, not in the front yard setback and not anywhere along a street right-of-way. **Not acceptable as depicted. Six-foot (6’), epoxy coated chain link, black, with barb wire is not permitted within Residential Zoning Districts. Revised site plan showing fencing appropriate in Residential Zoning Districts is required.**
26. A detailed site, lighting, fencing and a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A Type A Landscape buffer is required where Industrial Zoning Districts abut Residential Zoning Districts. A Type A Landscape buffer is required around the perimeter of the site to screen the base of the towers and equipment from abutting residential uses. **Not acceptable as depicted. A landscape plan depicting a Type A Landscape buffer where the proposed fence is shown is required.**
 - b. 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.
 - c. 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.
 - 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.

STAFF RECOMMENDATION (cont'd)

Plan Commissions (cont'd)

- e. The location, height and materials for any fencing to be installed and maintained. **Not acceptable as depicted. Fencing which is permitted in Residential Zoning is required.**
 - f. The location and direction of any proposed lighting shall be identified (lights are to be directed away from adjacent residential properties). **Not acceptable as depicted. Lighting shall be clarified for approval.**
27. 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.
28. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
29. 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.
30. 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.

SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP26-0002
DATE: March 12, 2026
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: April 15, 2026
TIME: 4:00 P.M.

DR
Five (5) sketches follow

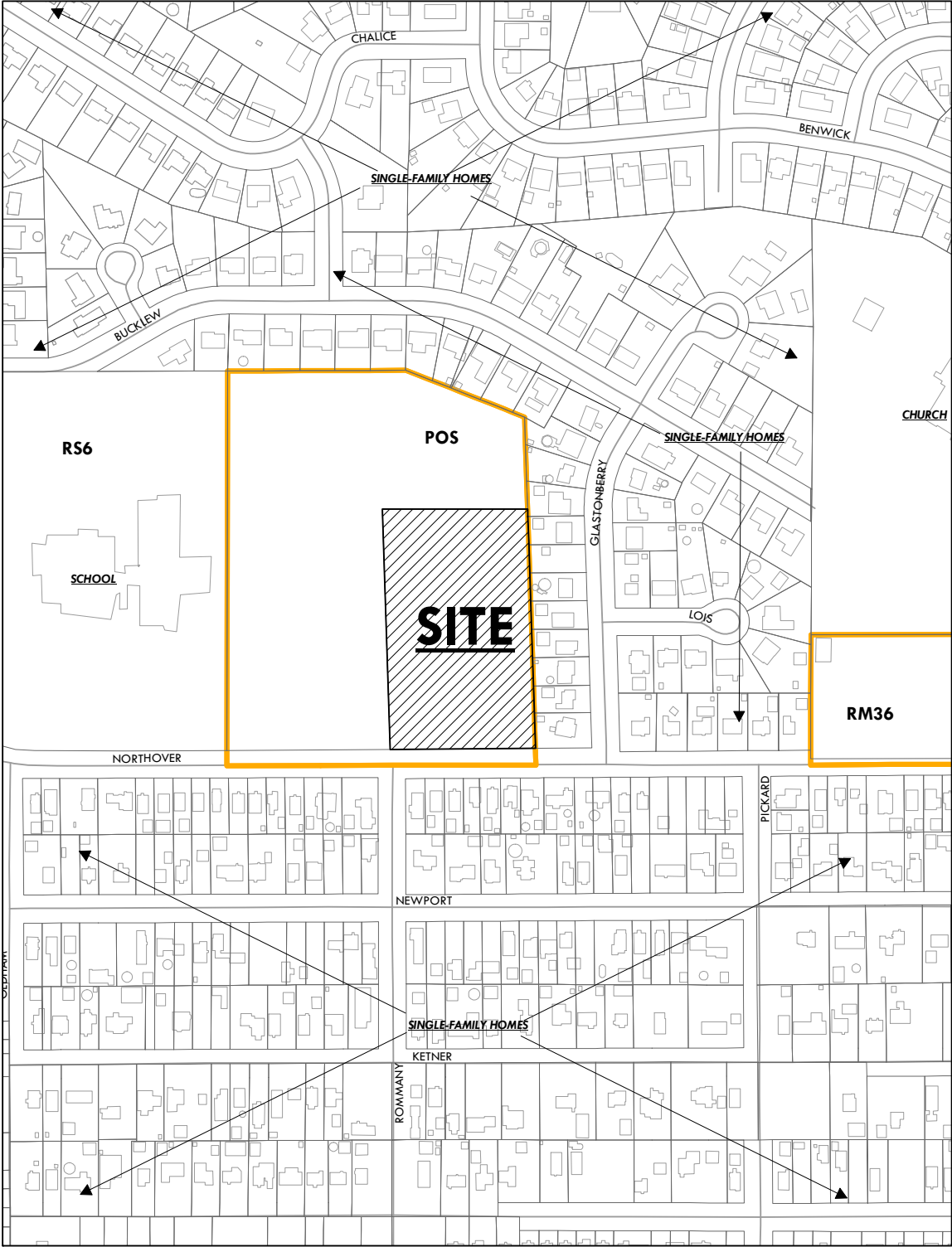
GENERAL LOCATION

SUP26-0002
ID 56



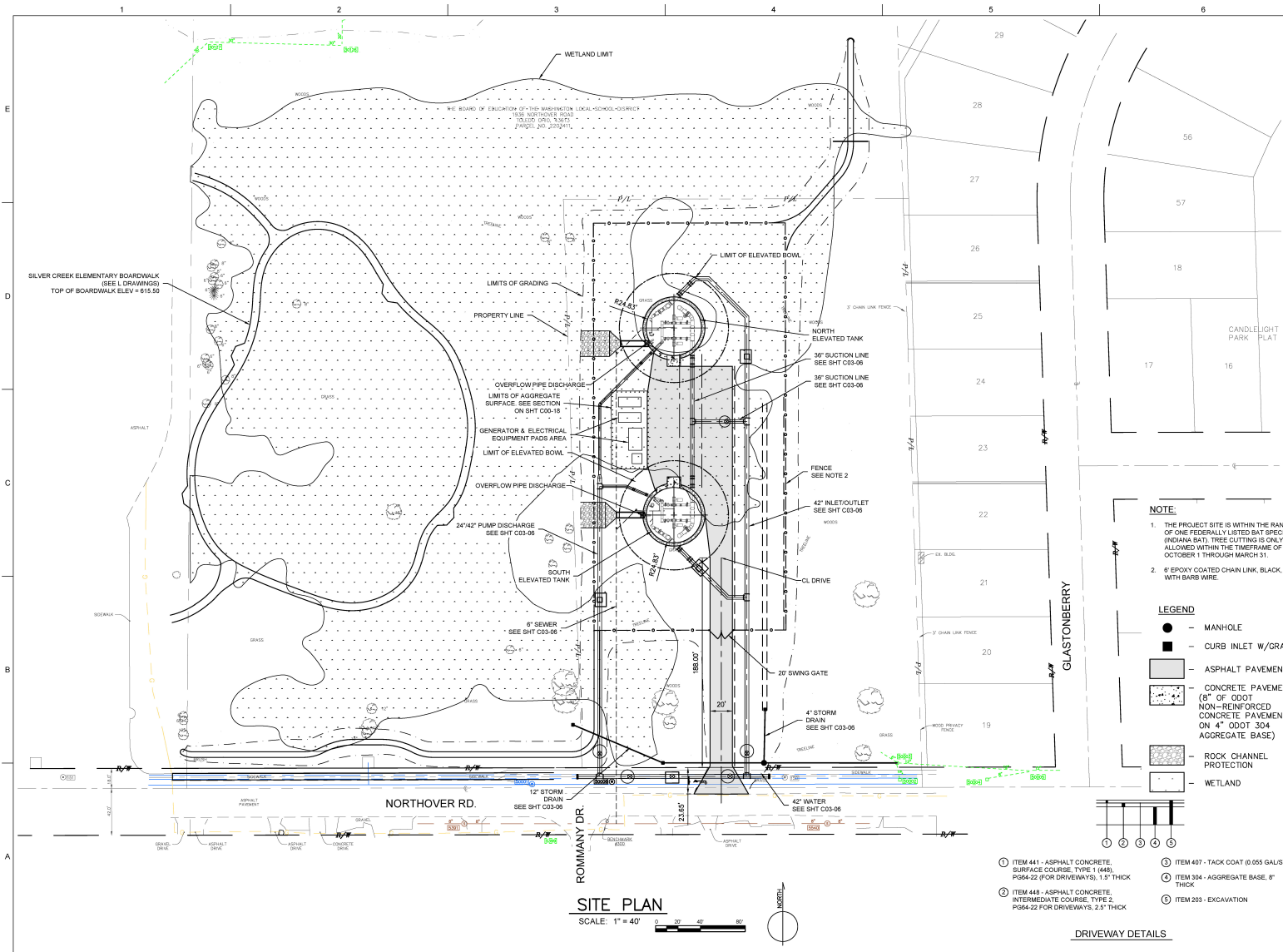
ZONING & LAND USE

SUP26-0002
ID 56



SITE PLAN

SUP26-0002
ID 56



- NOTE:**
1. THE PROJECT SITE IS WITHIN THE RANGE OF ONE FEDERALLY LISTED BAY SPECIES (INDIANA BAT). TREE CUTTING IS ONLY ALLOWED WITHIN THE TIMEFRAME OF OCTOBER 1 THROUGH MARCH 31.
 2. 6" EPOXY COATED CHAIN LINK, BLACK, WITH BARB WIRE.

- LEGEND**
- - MANHOLE
 - - CURB INLET W/GRATE
 - ▨ - ASPHALT PAVEMENT
 - ▩ - CONCRETE PAVEMENT (8" OF ODOT NON-REINFORCED CONCRETE PAVEMENT ON 4" ODOT 304 AGGREGATE BASE)
 - ▤ - ROCK CHANNEL PROTECTION
 - ▦ - WETLAND

- DRIVEWAY DETAILS**
- ① ITEM 441 - ASPHALT CONCRETE, SURFACE COURSE, TYPE 1 (448), PMS4-22 FOR DRIVEWAYS, 1.5" THICK
 - ② ITEM 448 - ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PMS4-22 FOR DRIVEWAYS, 2.5" THICK
 - ③ ITEM 407 - TACK COAT (0.055 GAL/SY)
 - ④ ITEM 304 - AGGREGATE BASE, 8" THICK
 - ⑤ ITEM 203 - EXCAVATION

LEGAL ENTITY:
ARCADIS U.S., INC.

CONSULTANTS

TETRA TECH

SEALS

CITY OF TOLEDO, OHIO

**DISTRIBUTION SYSTEM IMPROVEMENTS
ELEVATED STORAGE TANKS AND PUMP STATIONS - PHASE 1**

REVISIONS			
NO.	DATE	ISSUED FOR	BY
0	06/22/2025	BID SET	
1			
2			
3			
4			
5			
6			
7			
8			
9			

DATE: AUGUST 2025

PROJECT NO.: 30226390

DESIGNED BY: R. SLOVAK

DRAWN BY: W. JOHNSON

CHECKED BY: A. LANGENDERFER

SHEET TITLE: CIVIL
NORTHOVER ELEVATED TANKS

SITE PLAN

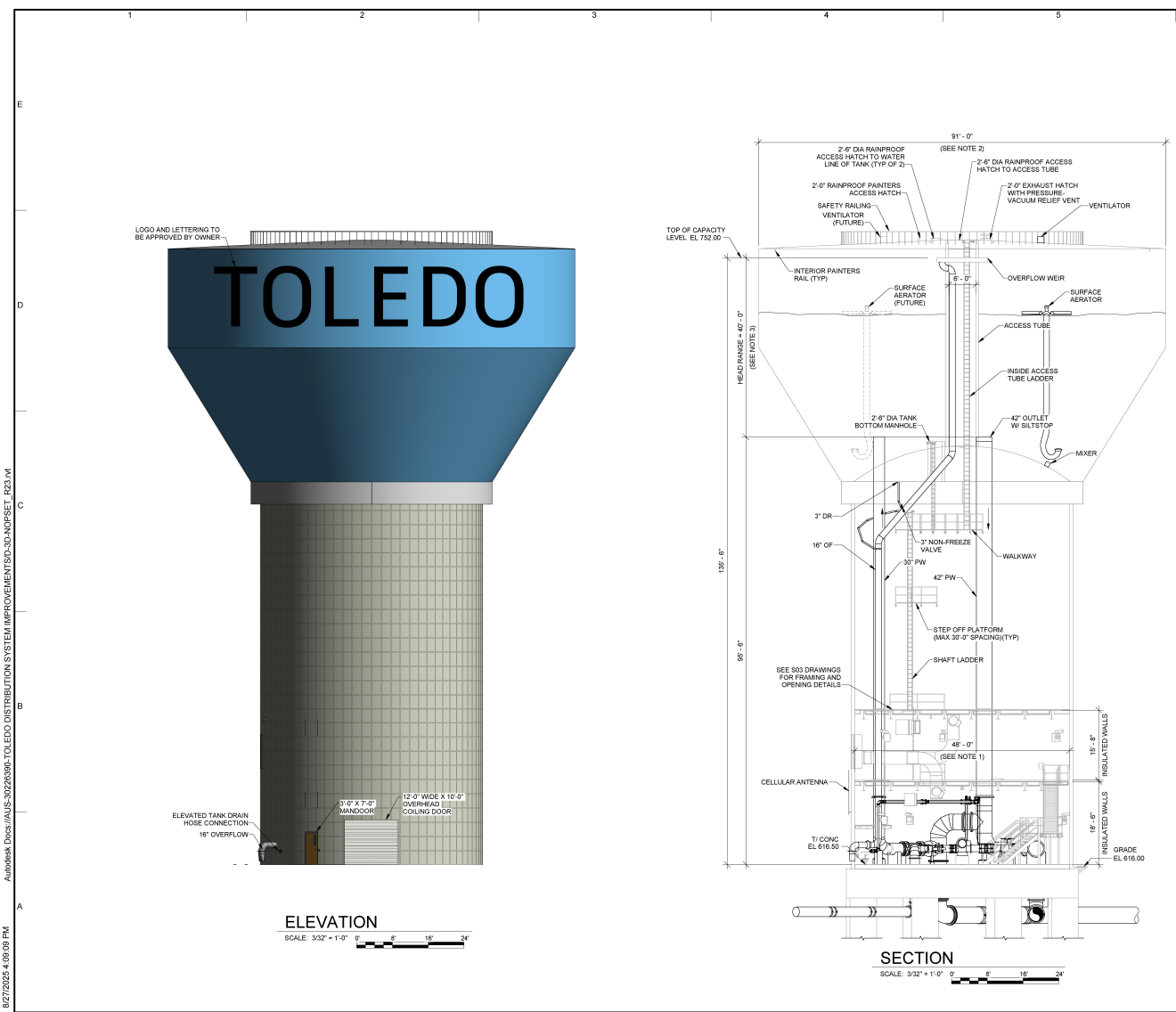
SCALE: AS SHOWN

DRAWING NO.: C03-03

SHEET NO.: OF

NORTH TANK ELEVATION

SUP26-0002
ID 56



- NOTES:
- 1. ELEVATED TANK SHAFT DIAMETER VARIES BY MANUFACTURER. SHAFT INSIDE DIAMETER MAY RANGE BETWEEN 45'-0" AND 53'-0".
 - 2. ELEVATED TANK BOWL DIAMETER VARIES BY MANUFACTURER. BOWL DIAMETER MAY RANGE BETWEEN 91'-0" AND 99'-0".
 - 3. ELEVATED TANK HEAD RANGE VARIES BY MANUFACTURER. HEAD RANGE MAY RANGE BETWEEN 40'-0" AND 45'-0".

LEGAL ENTITY:
ARCADIS U.S., INC.

CONSULTANTS

SEALS

City of Toledo, Ohio

**DISTRIBUTION SYSTEMS
IMPROVEMENTS
ELEVATED STORAGE
TANKS AND PUMPING
STATION - PHASE I**

REVISIONS			
NO.	DATE	ISSUED FOR	BY

COPYRIGHT: ARCADIS U.S., INC. 2024

DATE: AUGUST 2025

PROJECT NO.: 30226390

DESIGNED BY: L. SPENCER

DRAWN BY: C. WIECHERS

CHECKED BY: B. HTTS

SHEET TITLE

MECHANICAL
NORTH TANK ELEVATION
TANKS

**NORTH TANK
ELEVATION AND
SECTION**

SCALE: 3/32" = 1'-0"

DRAWING NO.: M03-05

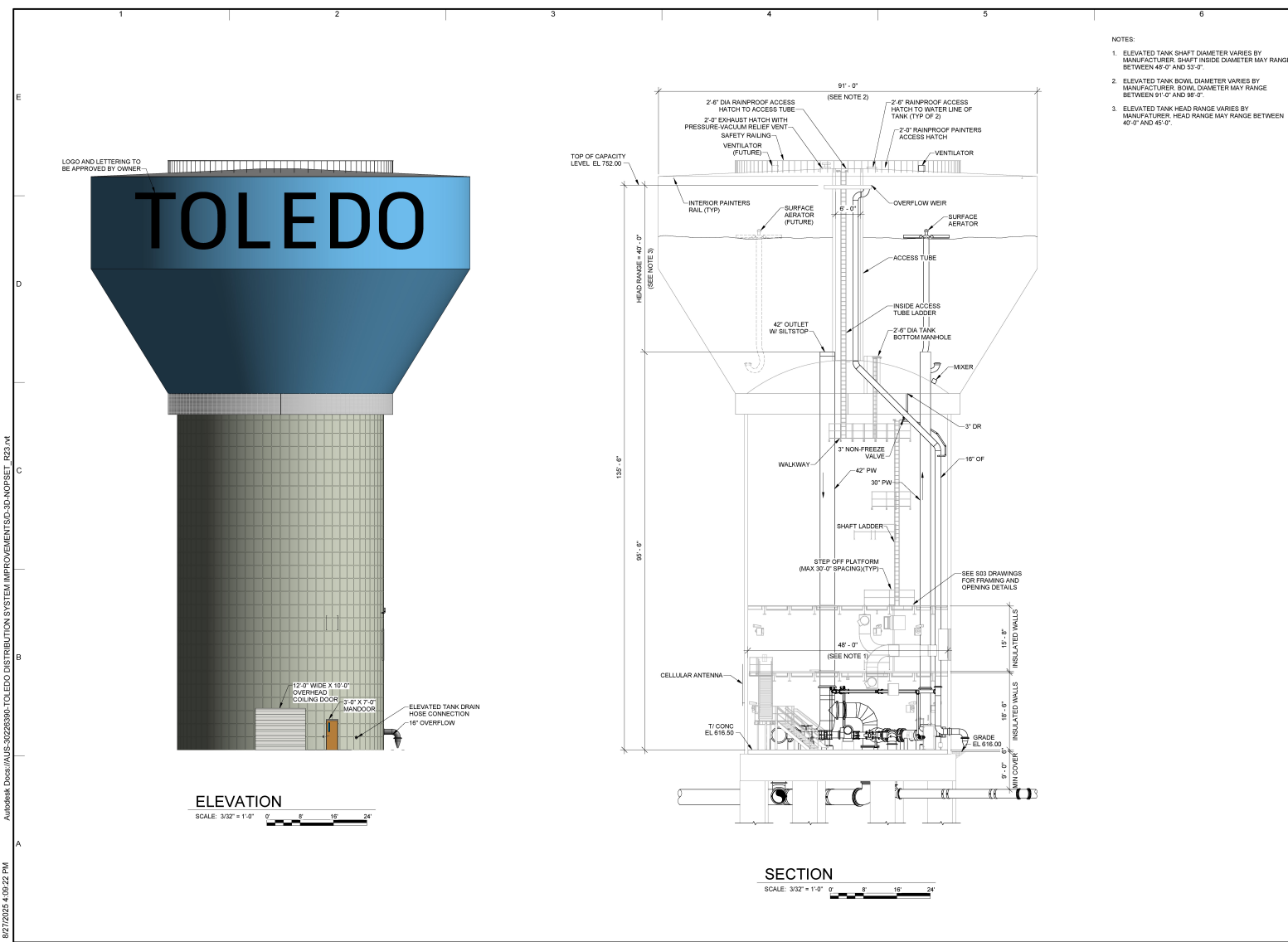
SHEET _____ OF _____

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9/27/2025 4:09:09 PM Autodesk Docs\\US-30226390-TOLEDO DISTRIBUTION SYSTEM IMPROVEMENTS\\3D-NOF-SET_R23.rvt

SOUTH TANK ELEVATION

SUP26-0002
ID 56



LEGAL ENTITY:
ARCADIS U.S., INC.

CONSULTANTS

SEALS

City of Toledo, Ohio

**DISTRIBUTION SYSTEMS
IMPROVEMENTS
ELEVATED STORAGE
TANKS AND PUMPING
STATION - PHASE I**

REVISIONS			
NO.	DATE	ISSUED FOR	BY
1	08/27/2025	SID SET	

COPYRIGHT: ARCADIS U.S., INC. 2024

DATE: AUGUST 2025

PROJECT NO.: 30226390

DESIGNED BY: L. SPENCER

DRAWN BY: C. WIECHERS

CHECKED BY: B. HITS

SHEET TITLE

MECHANICAL
NORTHOVER ELEVATED
TANKS

**SOUTH TANK
ELEVATION AND
SECTION**

SCALE: 3/32" = 1'-0"

DRAWING NO.: M03-10

SHEET OF