

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: April 12, 2024

REF: SUP-2003-24

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Special Use Permit for Community Recreation - Active at 2820 Lagrange Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on April 11, 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for Community Recreation - Active
Location	-	2820 Lagrange Street
Applicant/Owner	-	Tanelle Fletcher 3744 Inverness Avenue Toledo, OH 43607
Architect	-	Kevin Brown CENiC Architecture 325 Superior Street, Unit A Rossford, OH 43460

Site Description

Zoning	-	CS / Storefront Commercial
Area	-	± 0.0948 acres
Frontage	-	± 30' along Lagrange Street
Existing Use	-	Vacant commercial storefront and occupied apartments
Proposed Use	-	After-school program for mental health treatment and apartments

Area Description

North	-	Rental hall, apartments / CS
South	-	Duplex, commercial, apartments/ CS
East	-	Single-family homes and duplexes/ RD6
West	-	Lagrange Street, auto repair, park / CS

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|----------|---|--|
| Z-128-84 | - | Neighborhood Plan Review for 2200-2500 block of Lagrange Street and 2700-3500 blocks of Lagrange Street for Final designation as C-6 District (PC approved 8/23/84; CC approved 9/19/84, Ord. 730-84). |
| | | |
| Z-33-84 | - | Neighborhood Plan Review for 2200-2500 block of Lagrange Street and 2700-3500 blocks of Lagrange Street for Preliminary designation as C-6 District; from C-3 and R-3 to C-6 (PC approved 4/19/84; CC approved 5/2/84, Ord. 341-84). |

Applicable Plans and Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Lagrange - Central Neighborhood Business District
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for Community Recreation - Active at 2820 Lagrange Street for a facility that will provide group mental health treatment activities for children. The ± 0.0948 acre site is located south of Everett Street and east of Lagrange Street. There is an existing building on the site that has a commercial storefront and back unit on the first floor and two apartments on the second floor. There is also an existing garage with access from an alley in the rear of the lot. The proposed facility will occupy the first floor of the existing building. Adjacent land uses include a rental hall and apartments to the north; single-family homes and duplexes to the east; a duplex, commercial buildings and apartments to the south; and an auto repair business and park to the west across Lagrange Street.

The subject property is zoned CS Storefront Commercial. The applicant will provide an afterschool program for approximately 30 children from elementary age to high school age. The children will be transported to and from the site with a 15 passenger van. The proposed facility will employ a social worker, clinician and behavioral health specialist as part of the afterschool program. While mental health services will be provided, the proposed program will consist of group activities and is thus considered Community Recreation - Active. A Special Use Permit is required per the Use Table in TMC§1104.0100 for Community Recreation - Active in the CS Zoning District.

In addition to being in the CS Zoning District, the site is also located in the "Primary Retail Area" of the Lagrange - Central Neighborhood Business District. In 1984 a request was made for a neighborhood study to rezone property in the Lagrange - Central Neighborhood Business District.

STAFF ANALYSIS (cont'd)

The proposed zoning change was initiated as part of the C-6 rezoning study in order to clearly define and revitalize the neighborhood business district. The C-6 Land Development Standards and Guidelines will therefore also be applied in this case. Since this is also an existing developed site, it is general policy to allow uses, structures, and lots that came into existence, in conformance with then-applicable requirements, to continue. The goal in review of the reuse is to allow the site to be put to productive use, but to also bring the site into closer compliance with existing regulations as is reasonable. The following items have been reviewed based on this intent.

Parking and Circulation

The applicant is not proposing any changes to existing site parking and circulation. Currently off-street parking is available in the rear of the property in an existing garage with access from an alley. In the C-6 Standards and Guidelines, Section IV: Off Street Parking Requirements, existing structures are exempted from the parking requirements unless they are structurally modified, rebuilt or altered to the extent of more than a fifty (50) percent addition in floor area. The proposal does not include any physical alterations that would add floor area; therefore, it is exempt from the parking requirements. Since the main users/clients of the space will be children, that will be bused to and from the site, the proposed use will have minimal impact on parking outside of employee parking, for which any commercial use would have. Currently there is both 60 and 90 minute parking in varying locations along Lagrange Street as well as parking permitted along Everett Street.

As noted by the Division of Transportation in the conditions of approval, bicycle parking is required. Per TMC§1107.0900 when the provision for bicycle parking slots is required, the minimum number of slots provided shall be two. There are no bicycle parking slots indicated on the site plan. The site plan shall be revised to illustrate the location, layout and size of the two (2) required bicycle slots.

Landscaping

Located in the CS Storefront Commercial Zoning District, the site is required to adhere to TMC§1108.0300 Urban Commercial Landscape Standards. The intent of the subsection is to recognize that compliance with the landscape standards of TMC§1108.0200 may be difficult or impossible for urban, pedestrian-oriented development and to therefore provide flexible landscape standards for redevelopment of existing structures and infill development in such areas of the City.

As mentioned previously, since the site is existing, it is only required to be brought closer into compliance with the applicable standards.

- Per TMC§1108.0303(A) any part of a lot area not used for buildings, other structures, or for roads, walks, parking, service area or accessways must be landscaped with a combination of groundcover, trees and shrubs. Grass may be used in conjunction with

STAFF ANALYSIS (cont'd)

other plant material. The site complies with this requirement as grass exists in the only open area on the site not already developed with a structure or hard surface.

- Per TMC§1108.0303(B) landscape improvements must be provided in the sidewalk or other paved area in front of a building with tree grates, or other walkable surface material treatment for open tree pits, in the form of one shrub or understory tree for every 30 feet of lot frontage. The existing building has been built close to the front property line, so the area in front of the building is concrete and serves as an extension of the public sidewalk. The lack of space and existing concrete do not make it feasible to require landscape in this area.
- Trash receptacle screening is required by both the C-6 Standards and Guidelines, and the Urban Commercial Landscape Standards. The location of the trash receptacles is not indicated on the site plan. The site plan shall be revised to illustrate their location and required screening if they are to be located outside of an existing structure.

Building Design and Materials

There are no changes proposed for the building exterior at this time.

Lagrange - Central Neighborhood Business District

The purpose of the C-6 zoning is to ensure a harmonious relationship between buildings and neighboring areas within the community. It is an attempt to provide flexibility and encourage imaginative design in the rehabilitation of buildings and new construction while maintaining the architectural integrity of the older buildings that presently exist along Lagrange Street. The standards and guidelines are not meant to prohibit development or redevelopment, rather they are designed to encourage the revitalization of Lagrange Street as a viable commercial district serving the surrounding residential community. The proposal to reuse an existing storefront and reactivate a vacant space, while maintaining residential units on the upper floor is consistent with the intent of the Lagrange - Central Neighborhood Business District to revitalize the area.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village land uses. The Urban Village designation is a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The existing Lagrange - Central Neighborhood Business District fits the classic form of the urban village. It is a system of sidewalks for pedestrian connection, a mix of businesses and housing that are street oriented, and important public spaces. The proposal is consistent with the Urban Village designation as it retains the existing storefront with pedestrian focus in the front, maintains both a mix of commercial and residential space, and provides for parking in the rear, away from public view.

STAFF ANALYSIS (cont'd)

The Special Use Permit is suitable for this location because the use meets the stated purpose of the Zoning Code, and is consistent with the C-6 Lagrange - Central Neighborhood Business District and the 20/20 Comprehensive Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends **approval** of SUP-2003-24, a request for a Special Use Permit for Community Recreation - Active at 2820 Lagrange Street, to Toledo City Council for the following **two (2) reasons**:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A)).
2. The proposed use is consistent with the C-6 Lagrange - Central Neighborhood Business District and the Toledo 20/20 Comprehensive Plan.

The Toledo City Plan Commission further recommends **approval** of SUP-2003-24, a request for a Special Use Permit for a Special Use Permit for Community Recreation - Active for 2820 Lagrange Street, to the Toledo City Council subject to the following **eighteen (18)** 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 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 Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

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

Division of Sewer & Drainage Services

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

PLAN COMMISSION RECOMMENDATION (cont'd)

5. 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.

Fire Prevention Bureau

6. It appears that this building will undergo a change of use. This will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
7. Any change of occupancy plans to be submitted to the FD for review in addition to the Building Inspection Department plan submittal. (OFC104.2, OBC107.4.5)
8. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1)
9. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2)

Division of Transportation

10. Bicycle parking is required per TMC 1107.0900.

Plan Commission

11. Per C-6 Standards and Guidelines, Section IV: Off Street Parking Requirements, the existing structure is exempted from parking requirements because it will not be structurally modified, rebuilt or altered to the extent of more than a fifty (50) percent addition in floor area. **Acceptable as depicted.**
12. As noted in Condition 8, bicycle parking is required. Per TMC§1107.0900 a minimum of two (2) bicycle slots shall be provided. There are no bicycle parking slots indicated on the site plan. **Not acceptable as depicted. The site plan shall be revised to illustrate the location, layout and size of the two (2) required bicycle slots.**
13. Per TMC§1108.0303 landscaping is required for all undeveloped areas on the lot as well as in the sidewalk or other paved area in front of the building. Grass exists in the only open area on the site not already developed with a structure or hard surface and therefore complies with the first part of this requirement. The lack of space in front of the building, due to its construction close to the property line, and the existing concrete sidewalk do not make it feasible to require landscape in this area. **Acceptable as depicted.**

14. Trash receptacle screening is required by both the C-6 Standards and Guidelines, and the Urban Commercial Landscape Standards. **The site plan shall be revised to illustrate the location of the trash receptacles. Required screening shall also be illustrated if the trash receptacles are to be located outside of an existing structure.**
15. 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.
16. 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.
17. 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.
18. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.

Respectfully Submitted,



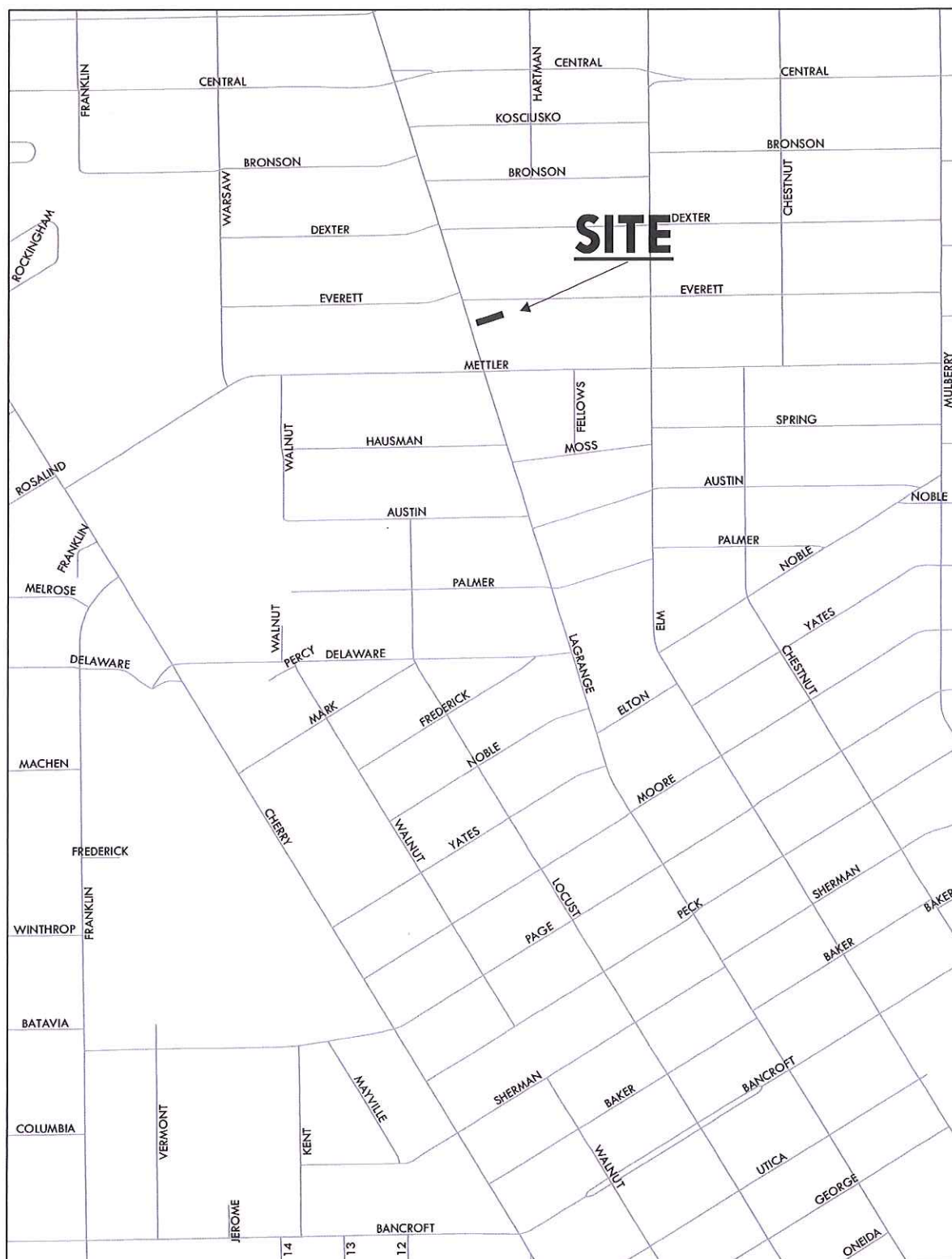
Thomas C. Gibbons
Secretary

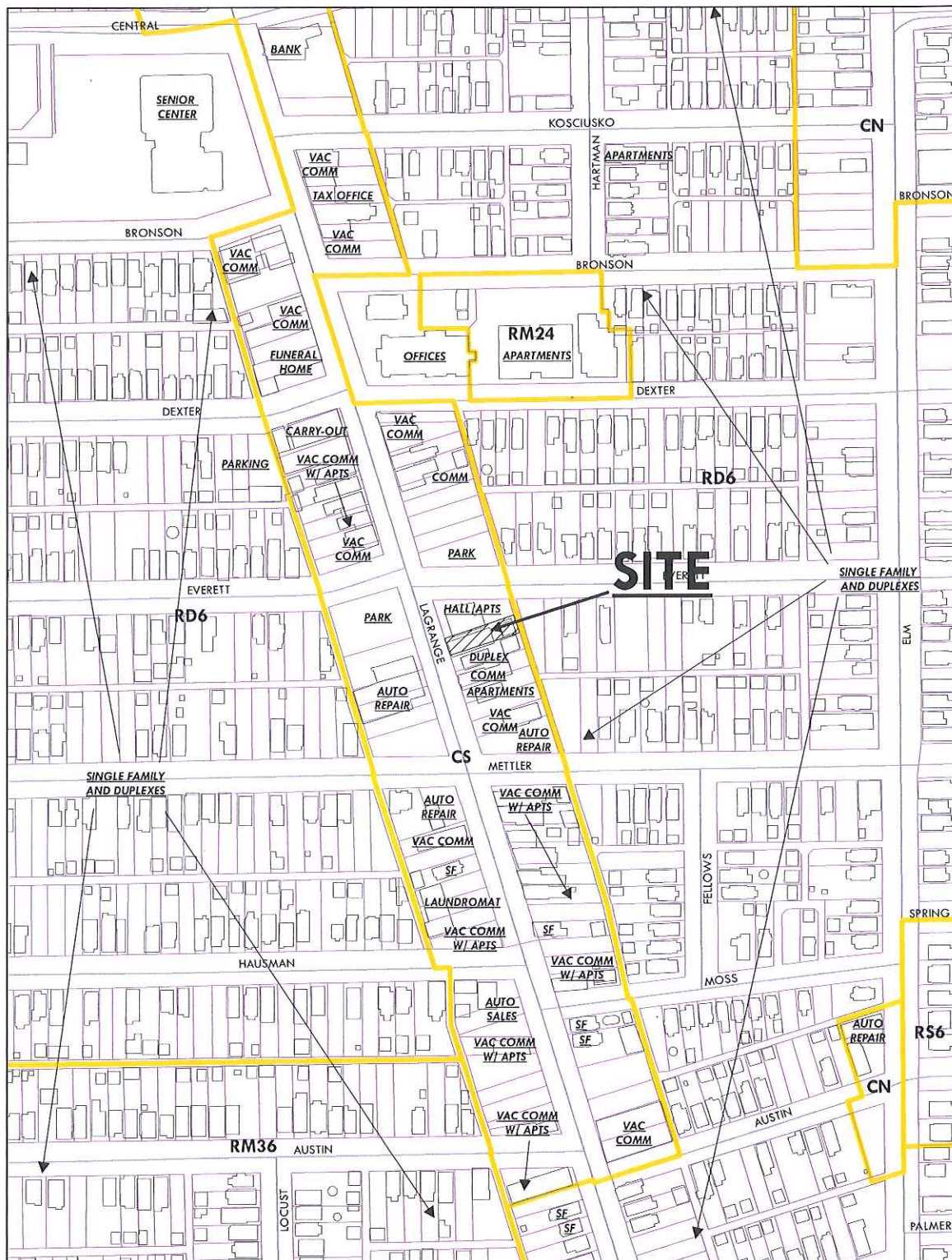
LK
Three (3) sketches follow

CC: Lisa Cottrell, Deputy Director
Lisa Karcher, Planner

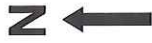
GENERAL LOCATION

SUP-2003-24





SUP-2003-24



MINOR SITE PLAN REVIEW
FOR
YOU INSPIRE CHANGE



SITE LOCATION

LEGAL DESCRIPTION - 2020 LAGRANGE ST.
PARCEL ID: HAVENWOOD ADDITION LOT 12



NORTH ELEVATION



SOUTH ELEVATION



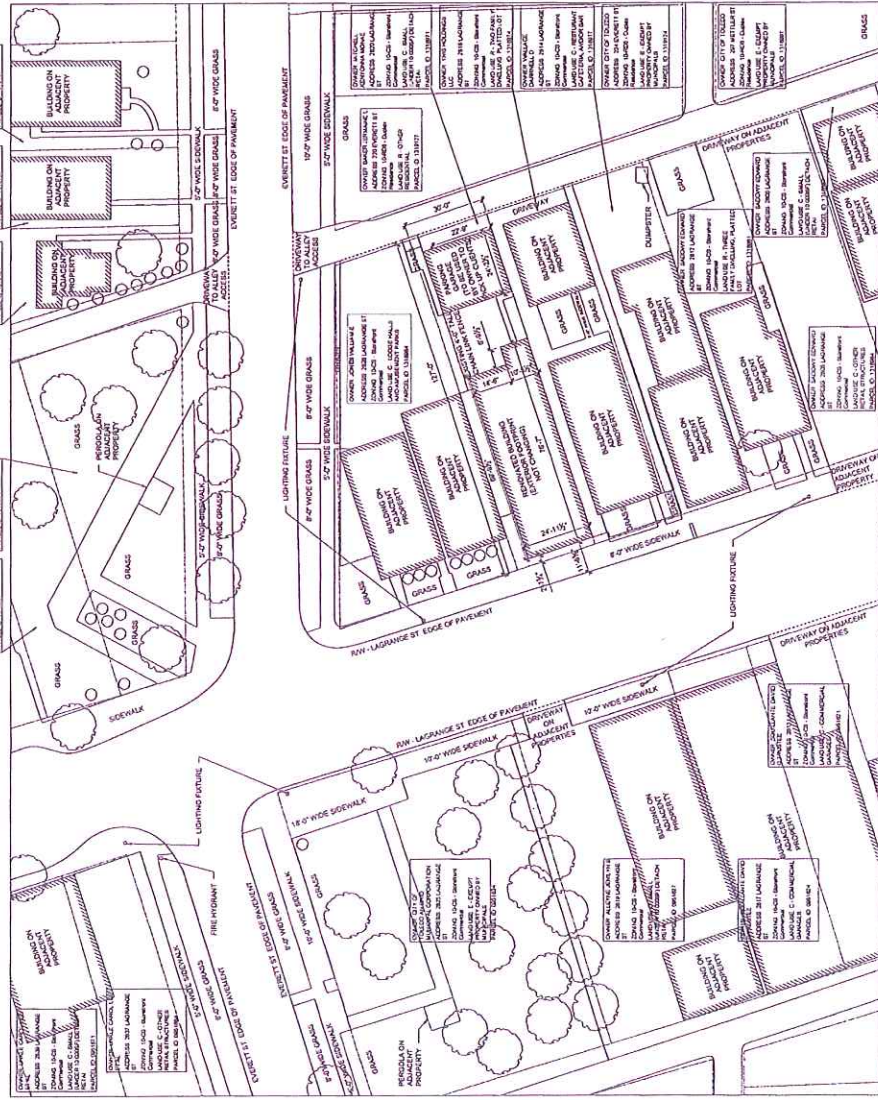
EAST ELEVATION (GARAGE)



EAST ELEVATION



WEST ELEVATION



SITE PLAN
SCALE 1" = 20'-0"



SHEET NO.

010

CENIC
ARCHITECTURE

(413) 345-0259
WWW.CENICARCHITECTURE.COM

SITE PLAN REVIEW
PERMIT INSTALLATION
for
YOU INSPIRE CHANGE
220 LAGRANGE STREET
TOLEDO, OH 43608

DWG DATE:	2/9/2024
DWG BY:	KJLB
CHECKED BY:	KJLB
PROJECT:	#24-0007
REVISIONS	DATE
1	18 MAR