

GENERAL INFORMATION

Subject

Request	-	Maumee Riverfront Overlay review for Penn 7 Riverfront Access Site
Location	-	3184 N. Summit Street
Applicant / Owner	-	City of Toledo Dept. of Parks and Youth Services 2201 Ottawa Drive Toledo, OH 43606
Landscape Architect	-	Edge 33 S. Michigan Street, Suite 304 Toledo, OH 43604

Site Description

Zoning	-	IG / General Industrial
Area	-	±58.85 acres
Frontage	-	±60' along Summit Street
Existing Use	-	Containment Area
Proposed Use	-	Community Recreation Area

Area Description

North	-	Manufacturing Facilities, Railroad, Electric Substation, Marina / IL, IG
South	-	Warehouses, Railroad, Maumee River / IG
East	-	Maumee River
West	-	Warehouses, Manufacturing Facility, Summit St. / IL

Parcel History

None on record.

Applicable Plans and Regulations

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

STAFF ANALYSIS

This request is a Maumee Riverfront Overlay (MRO) review for a new riverfront access site, named Penn 7, at 3184 N Summit Street. The ±58.85-acre riverfront site has been transformed into a fish and wildlife habitat over the past few years which provides a unique and naturalized environment adjacent to the Maumee River. Access will be provided via a new access drive from the intersection of Pontiac Street and Summit Street. Proposed site improvements include a new parking lot, an automatic access gate, compacted stone walkways, two (2) to three (3) overlook decks, and a potential park shelter.

Maumee Riverfront Overlay (MRO) reviews are required upon the development of premises or upon the commencement of a different land use within the Maumee Riverfront Overlay District. The proposed community recreation use (passive) use is permitted by right in IG (General Industrial) districts. The applicant has applied for companion case SPR25-0027, a Minor Site Plan Review for a new Riverfront Access Site at 3184 N Summit Street, to ensure compliance with other portions of the zoning code.

Maumee Riverfront Overlay

The MRO was enacted in 1978 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 identified as within the Residential, Park & Water Oriented Recreation subcategory, which is intended to promote a superior level of public access, convenience, comfort and amenity; to encourage safe and efficient pedestrian and vehicular access; to preserve and enhance principal vistas and visual relationships; and to promote a beneficial relationship between the waterfront area and adjoining areas.

Maumee Riverfront Plan

The Maumee Riverfront Plan was created in 1981 following the passage of the MRO. The plan was divided into three planning segments, of which this site was located in the Port segment. The port planning segment identifies the need to increase North Toledo Neighborhood access to the river and recommends this site for such open space access. The proposed riverfront access site is consistent with the Maumee Riverfront Plan.

Forward Toward Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Park Land and Water Belt land uses. The Park Land land use designation provides space for parks, gathering spaces, recreation areas, open spaces, and nature conservation areas for public use. Land uses within this designation provide public benefit and enjoyment without payment, membership, or other form of exclusivity.

STAFF ANALYSIS (cont'd)

Forward Toward Comprehensive Land Use Plan (cont'd)

The Water Belt land use designation recognizes, promotes, and optimizes a mix of residential, commercial, industrial, and public land uses along major bodies of water, while emphasizing the developments connection to the water through shared public access. Public access should be provided along water ways such as riverfront patios, trails, and preservation of vistas at intersections and other points of interest. Decks, open spaces, and docks are encouraged. The proposed riverfront access site, which provides non-exclusive access to the water and incorporates trails and observation decks for viewing river vistas, is consistent with the Forward Toledo Plan.

Staff recommends approval of the proposed development 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, and the proposed use of this site is in compliance with the Forward Toledo Comprehensive Land Use Plan, and the Maumee Riverfront Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve MRO-5-25, a Maumee River Overlay review for a new riverfront access site at 3184 N Summit Street, for the following **two (2)** reasons:

1. The proposed development is consistent with the Forward Toledo Comprehensive Land Use Plan; and
2. The proposed development conforms to the goals of the Maumee Riverfront Overlay District, as presented in the 1981 Maumee Riverfront Plan, and the Toledo Municipal Code as outlined in TMC 1103.0400 and TMC 1111.1400.

The staff further recommends that the Toledo City Plan Commission approve MRO-5-25, a Maumee River Overlay review for a new riverfront access site at 3184 N Summit Street, with the following **three (3)** conditions:

1. Approval of companion case SPR25-0027, a Minor Site Plan Review for a new riverfront access site at 3184 N Summit Street.
2. Compliance with all conditions of approval for SPR25-0027, a Minor Site Plan Review for a new riverfront access site at 3184 N Summit Street.
3. 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.

REF: MRO-5-25... July 3, 2025

MAUMEE RIVER OVERLAY REVIEW
TOLEDO PLAN COMMISSION

REF: MRO-5-25

DATE: July 3, 2025

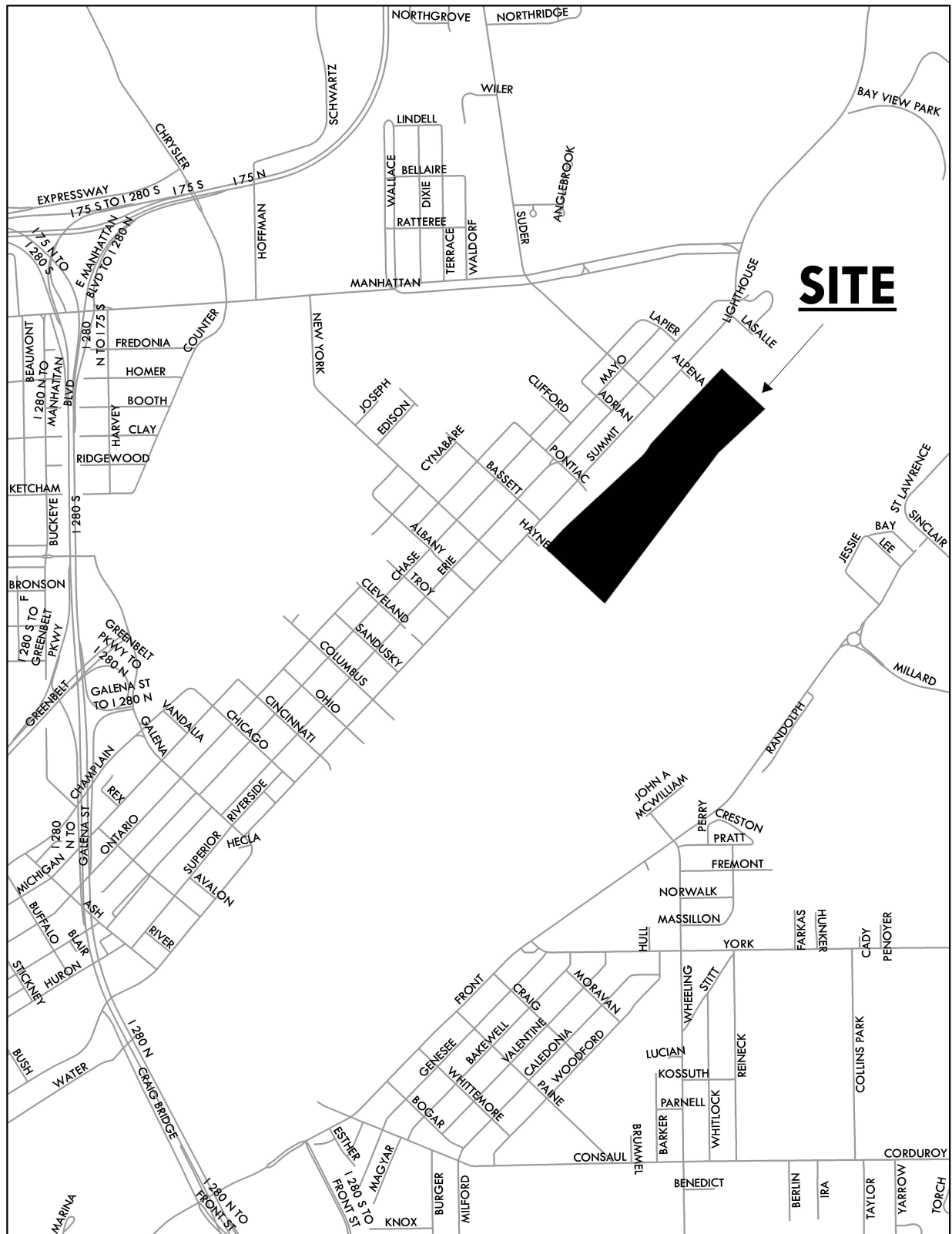
TIME: 2:00 P.M.

AS

Three (3) sketches follow

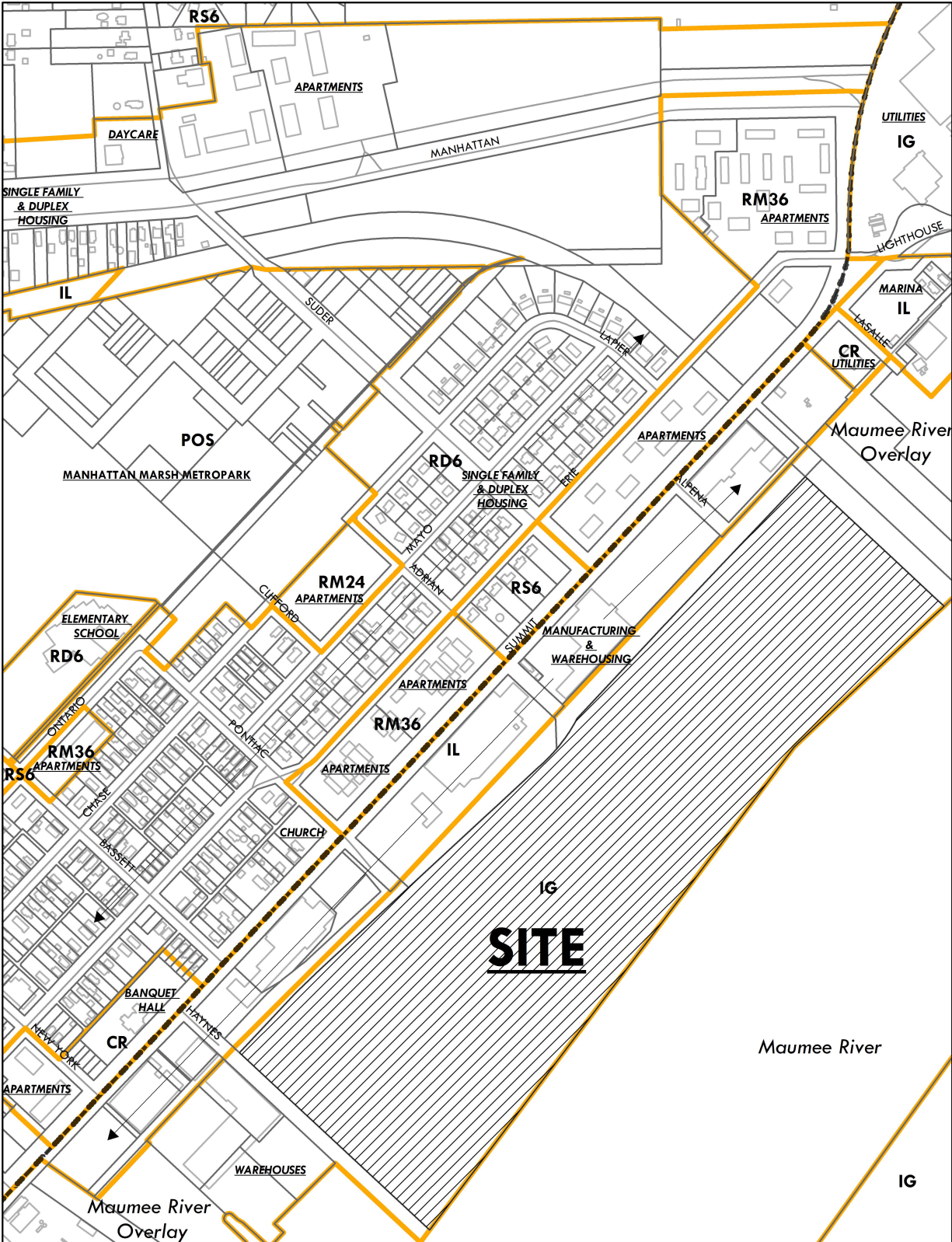
GENERAL LOCATION

MRO-5-25



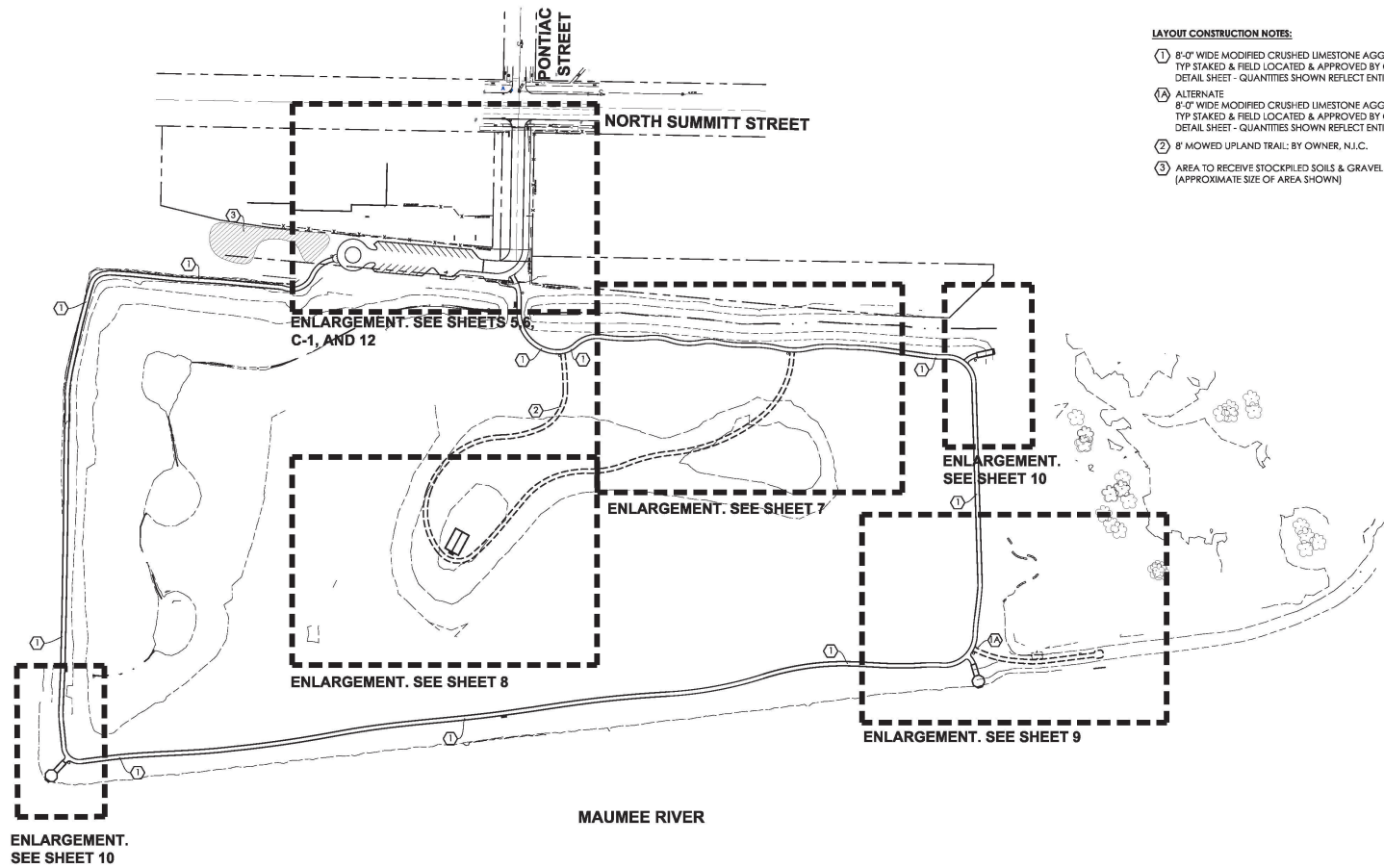
ZONING & LAND USE

MRO-5-25

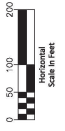


SITE PLAN

MRO-5-25



- LAYOUT CONSTRUCTION NOTES:**
- ① 8'-0" WIDE MODIFIED CRUSHED LIMESTONE AGGREGATE PATH, TYP STAKED & FIELD LOCATED & APPROVED BY OWNER: SEE DETAIL SHEET - QUANTITIES SHOWN REFLECT ENTIRE AMOUNT
 - ④ ALTERNATE 8'-0" WIDE MODIFIED CRUSHED LIMESTONE AGGREGATE PATH, TYP STAKED & FIELD LOCATED & APPROVED BY OWNER: SEE DETAIL SHEET - QUANTITIES SHOWN REFLECT ENTIRE AMOUNT
 - ② 8' MOWED UPLAND TRAIL: BY OWNER, N.J.C.
 - ③ AREA TO RECEIVE STOCKPILED SOILS & GRAVEL (APPROXIMATE SIZE OF AREA SHOWN)



EDGE
LANDSCAPE ARCHITECTURE
33 SOUTH MICHIGAN ST., SUITE 304
TOLEDO, OHIO 43604

OVERALL SITE PLAN

PENN 7
SITE IMPROVEMENTS

DESIGN AGENCY
Department of
Parks and Youth
Services
TOL
City of Toledo
Division of
Parks & Recreation
DESIGNER
SJS
REVIEWER
TJB
PROJECT ID
24801
SHEET TOTAL
L-4 31