

GENERAL INFORMATION

Subject

- Request - Special Use Permit for Major Public Utility -
Schneider Park Water Tower
- Location - 0 S. Detroit Avenue (Parcel 18-08510)
- Applicant - City of Toledo
Department of Public Utilities
Division of Water Treatment
3040 York Street
Toledo, OH 43605
- Owner - City of Toledo
One Government Center, Suite 2250
Toledo, OH 43604
- Engineer - Arcadis U.S., Inc.
One Seagate, Suite 700
Toledo, OH 43604

Site Description

- Zoning - POS / Parks and Open Space
- Area - ± 8.0 acres
- Frontage - ±742' along S. Detroit Avenue
±340' along Schneider Road
- Existing Use - Entrance drive, parking and undeveloped area
- Proposed Use - Entrance drive, parking and water tower

Area Description

- North - Grocery store, gas station, vacant restaurant / CR
- South - Schneider Road, single-family homes / RS6
- East - Detroit Avenue, single-family homes / RS6
- West - Athletic fields, cell tower, railroad, shopping center /
POS, CR, CR-SO

Parcel History

- M-9-58 - Interim Zoning – conforming to existing zoning
patterns for the Heatherdowns Area (PC Approved
5/1/58).

GENERAL INFORMATION (cont'd)Parcel History (cont'd)

M-2-85	-	Plan Commission review of proposed plan for Detroit-Schneider Soccer Complex.
V-101-96	-	Vacation of Morning Glory Drive (PC rec. approval 12/05/1996; CC approved 6/24/1997 via Ord. 439-97).
Z-725-99	-	Zone change from R-2 to P at Schneider Park (PC rec. approval 4/13/2000; CC approved 6/6/2020 via Ord. 570-00).
Z-2004-11	-	Zone change from RS6 to POS at 2625 Glendale Avenue (PC approved 4/14/2011; CC approved 5/31/2011 via Ord. 268-11).
Z-9006-22	-	Zone change from CR Regional Commercial to POS Parks and Open Space at 0 Detroit Avenue (PC rec. approval 11/3/2022; CC approved 12/20/2022 via Ord. 675-22).
SUP-9007-22	-	Special Use Permit for Community Recreation, for soccer field expansion (PC rec. approval 11/3/2022; CC approved 12/20/2022 via Ord. 676-22).

Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant, the City of Toledo's Division of Water Treatment, is requesting a Special Use Permit for Major Public Utility for a water tower at 0 Detroit Avenue. (Parcel 18-08510). The subject property, consisting of ± 8.0 acres, is part of Schneider Park. Schneider Park is located northwest of the intersection of Detroit Avenue and Schneider Road. The water tower is to be located in the northeast corner of Schneider Park along Detroit Avenue and north of the park entrance on Detroit Avenue. Surrounding land uses include a grocery store, gas station and vacant restaurant to the north; single-family homes to the east across Detroit Avenue; single-family homes to the south across Schneider Road; and a cell tower, athletic fields, railroad and commercial shopping center to the west.

STAFF ANALYSIS (cont'd)

The Division of Water Treatment is proposing the water tower at the subject site in order to meet Ohio Environmental Protection Agency (OEPA) requirements and to reduce the risk of system pressure loss, to enhance operational flexibility at the water plant, and to improve the City's potable water distribution system. This project is one of four (4) two-million-gallon elevated water storage tanks proposed. The water tower will be approximately 135 feet tall, with a tank shaft approximately 53 feet in diameter and a tank bowl approximately 98 feet in diameter.

The subject property is zoned POS – Parks and Open Space. The water tower is considered a major public utility. Per the Use Table in TMC§1104.0100, a Special Use Permit is required for a major public utility in the POS zoning district.

Intensity and Dimensional Standards

As proposed the location of the water tower meets the minimum required building setbacks for the POS zoning district. The maximum building height for the POS district is thirty-five feet (35'). While the water tower exceeds this height, it complies with Chapter 1106 - Intensity and Dimensional Standards as water towers are noted exceptions to the height limits per TMC§1106.0206(B.1).

Parking and Circulation

A twenty-foot (20') wide access drive consisting of asphalt pavement is proposed to be constructed from the current park drive, that runs west from Detroit Avenue, north to the water tower. A twenty-foot (20') wide by forty-five-foot (45') wide turnaround/maneuvering area is also provided. The drive and turnaround meet the requirements of Chapter 1107 - Parking, Loading and Access.

Landscaping and Screening

In 2022, the Plan Commission reviewed a Special Use Permit for the redesign and expansion of Schneider Park in Plan Case SUP-9007-22. A landscape plan was approved as part of this review that included the approval of the required frontage greenbelt and a stormwater detention area along Detroit Avenue. The greenbelt and detention area have since been constructed. A landscape plan has not been submitted for this proposal; however, the site demolition plan notes that the existing required trees in the frontage greenbelt along Detroit Avenue, north of the entrance drive, will be relocated and transplanted closer to Detroit Avenue to accommodate the water tower construction and detention basin improvements. Since a landscape plan has not been submitted, a condition of approval is listed requiring that any required trees in the greenbelt that are removed shall be transplanted in another location within the frontage greenbelt.

An eight-foot (8') tall black aluminum security fence is proposed surrounding the water tower with a rolling entrance gate. Otherwise, no additional landscaping or screening is proposed. To help offset the mass and height of the water tower from the properties to the north, staff recommends that a combination of evergreen and canopy trees be provided along the northern property line, subject to the approval of the Plan Director. This is listed as a condition of approval.

STAFF ANALYSIS (cont'd)Neighborhood Meeting

A neighborhood meeting was not required as part of this proposal. However, two (2) neighborhood meetings were held in relation to this proposal. First, a neighborhood meeting was held in 2022 before the Plan Commission reviewed the Special Use Permit for the Schneider Park redesign and expansion. The proposed water tower was noted on the submitted landscape plan. In addition, the City held an informational meeting concerning the proposed water tower at Schneider Park on October 16, 2024.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the site as Park Land. The Park Land (PL) Land Use designation is intended to provide 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. While the proposed water tower does not specifically provide park and open space, it does compliment nearby residential and commercial uses, which is noted as a geographical characteristic of the PL land use designation. The water tower also provides a public benefit in that it will provide for increased water pressure, additional fire protection and reduced boil advisories. In general, it also supports many of the goals of the plan in that it provides infrastructure necessary to achieve the goals.

Staff is supportive of the proposed water tower as it meets the stated purpose of the Zoning Code and is consistent with the Forward Toledo Plan. In addition, the water tower is necessary to meet OEPA requirements and it will provide a reliable water distribution system to existing and future development.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP26-0001, a request for a Special Use Permit for major public utility at 0 S. Detroit Avenue (Parcel 18-08510), 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));
2. The proposed use is consistent with the Forward Toledo Comprehensive Land Use Plan; and
3. The proposed use will meet OEPA requirements and provide a public benefit of increased water distribution system reliability.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP26-0001, a Special Use Permit for major public utility at 0 S. Detroit Avenue (Parcel 18-08510), to Toledo City Council subject to the following **twenty-one (21) conditions**:

STAFF RECOMMENDATION (cont'd)

The following conditions 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. 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.
3. The material placed back in the trenches needs to match the existing roadway.
4. Stormwater planning is sufficient for the site plan, but stormwater engineering and pollution prevention planning will require some revision and final approval for construction.

Fire Prevention Bureau

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

Division of Environmental Services

8. 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.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

- c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours. (this comment specific for sites above 2,500 square feet)
9. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
10. 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.
11. 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.
12. 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 Sewer and Drainage Services

Comments not received at time of print.

Division of Traffic Management

No comments or concerns.

Plan Commission

13. Any required existing trees in the frontage greenbelt along Detroit Avenue that are removed shall be transplanted in another location within the frontage greenbelt per the approval of SUP-9007-22.
14. A combination of evergreen and canopy trees shall be provided along the northern property line, subject to the approval of the Plan Director.
15. A fence permit application shall be submitted and approved for the proposed fence prior to installation.
16. Any proposed signage for the site shall be meet the requirements of TMC§1113.0000. A sign permit application shall be submitted and approved for all signage, as applicable.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

17. Lights and light fixtures must be selected and arranged to direct and reflect the light away from any adjacent property and public ways, and away from the sky above per TMC§1107.1908, as applicable.
18. 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.
19. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707(A) have not been met.
20. 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.
21. 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.

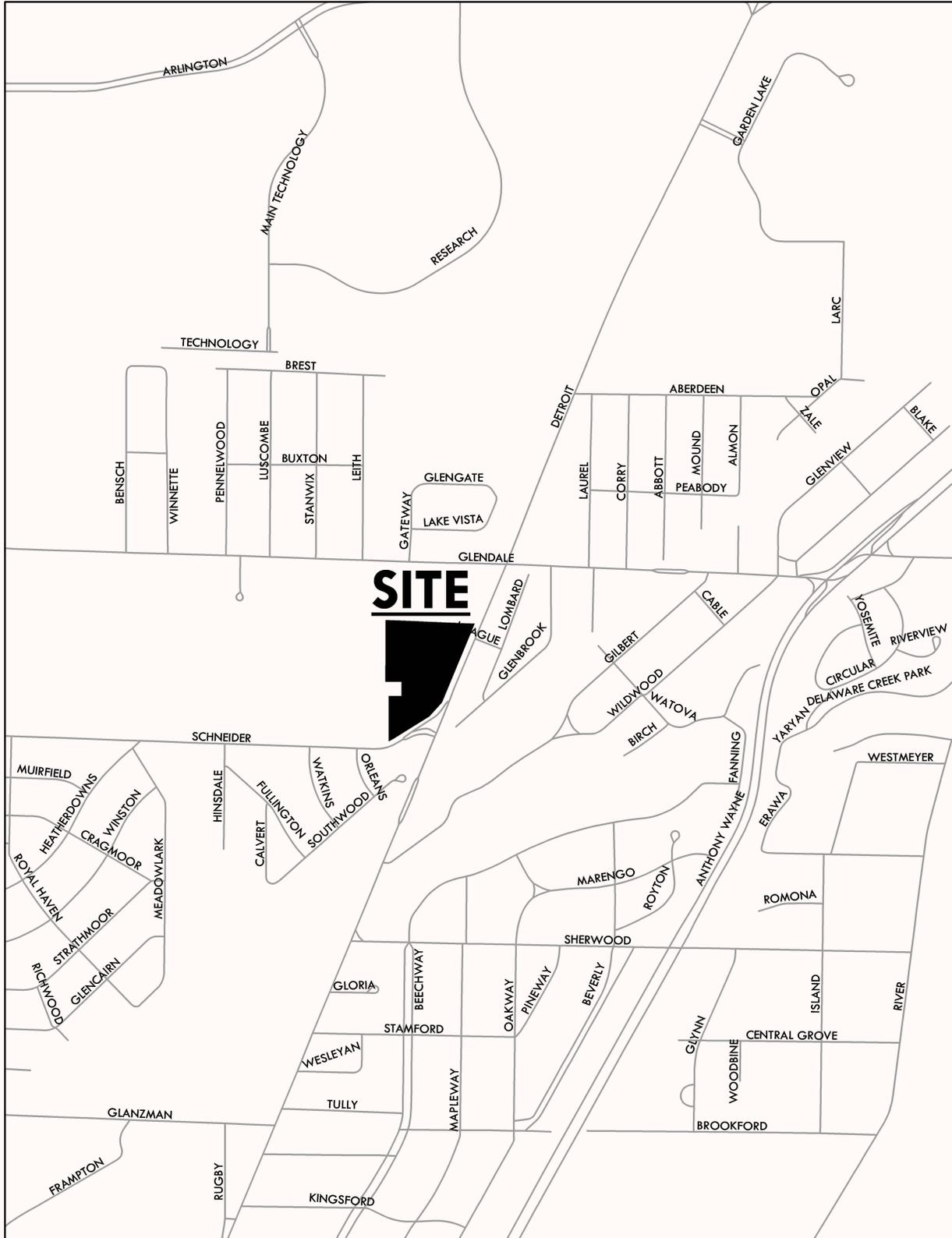
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP26-0001
DATE: March 12, 2026
TIME: 2:00 P.M.

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

LK
Four (4) sketches follow

GENERAL LOCATION

SUP26-0001



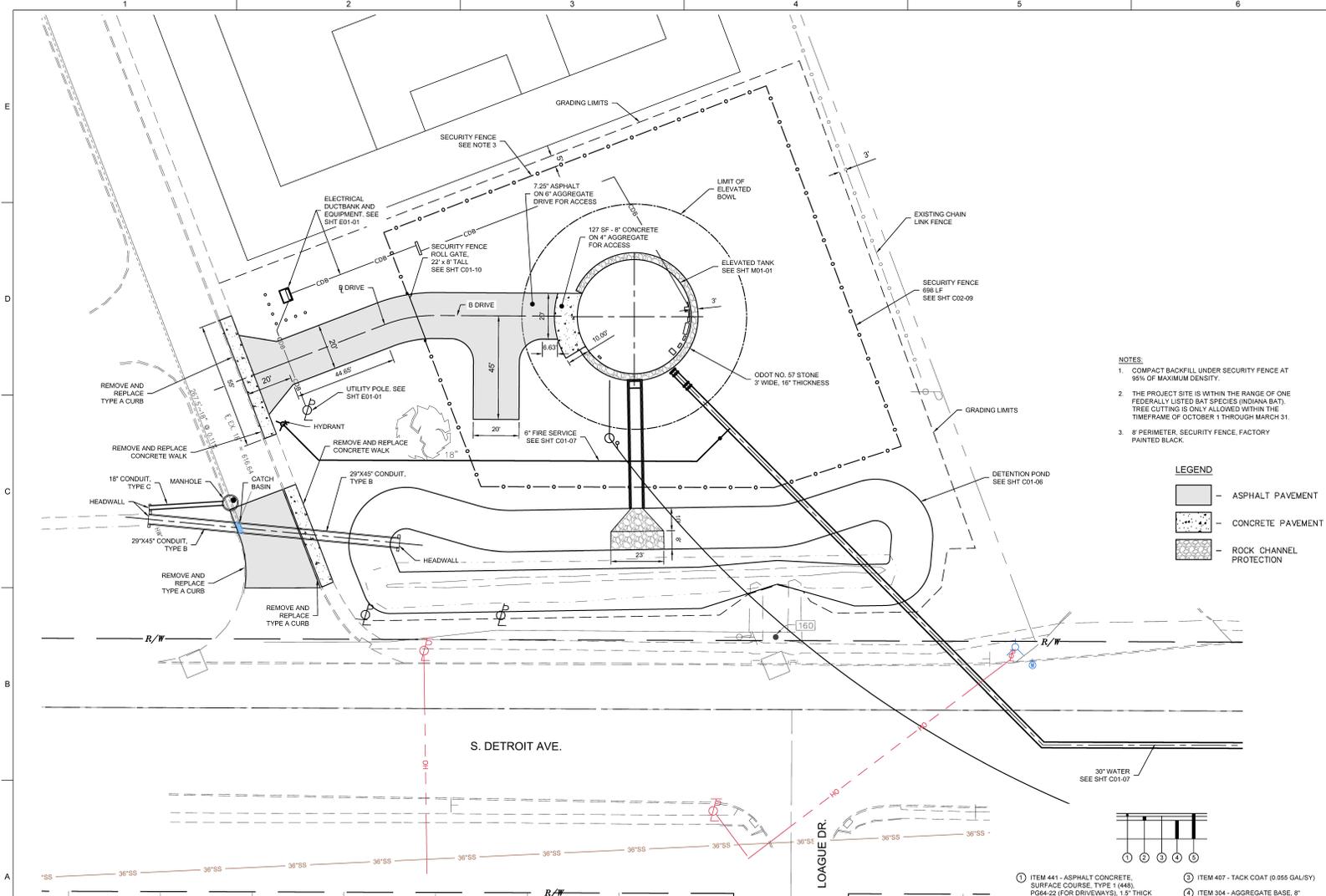
ZONING & LAND USE

SUP26-0001



SITE PLAN

SUP26-0001



- NOTES:**
1. COMPACT BACKFILL UNDER SECURITY FENCE AT 95% OF MAXIMUM DENSITY.
 2. THE PROJECT SITE IS WITHIN THE RANGE OF ONE FEDERALLY LISTED BAT SPECIES (INDIANA BAT). TREE CUTTING IS ONLY ALLOWED WITHIN THE TIME FRAME OF OCTOBER 1 THROUGH MARCH 31.
 3. 8' PERIMETER SECURITY FENCE, FACTORY PAINTED BLACK.

LEGEND

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	ROCK CHANNEL PROTECTION

- DRIVEWAY DETAILS**
- | | |
|--|---------------------------------------|
| ① ITEM 441 - ASPHALT CONCRETE, SURFACE COURSE, TYPE 1 (445), PG64-22 (FOR DRIVEWAYS), 1.5" THICK | ③ ITEM 467 - TACK COAT (0.855 GAL/SY) |
| ② ITEM 448 - ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG64-22 FOR DRIVEWAYS, 2.5" THICK | ④ ITEM 304 - AGGREGATE BASE, 8" THICK |
| | ⑤ ITEM 203 - EXCAVATION |



REVISIONS

NO.	DATE	ISSUED FOR	BY

NO. DATE ISSUED FOR BY
 COPYRIGHT: ARCADIS U.S., INC. 2024
 DATE: AUGUST 2025
 PROJECT NO.: 30226390
 DESIGNED BY: R. SLOVAK
 DRAWN BY: W. JOHNSON
 CHECKED BY: A. LANGENDERFER

SHEET TITLE
 CIVIL
 SCHNEIDER PARK
 ELEVATED TANK
 SITE PLAN

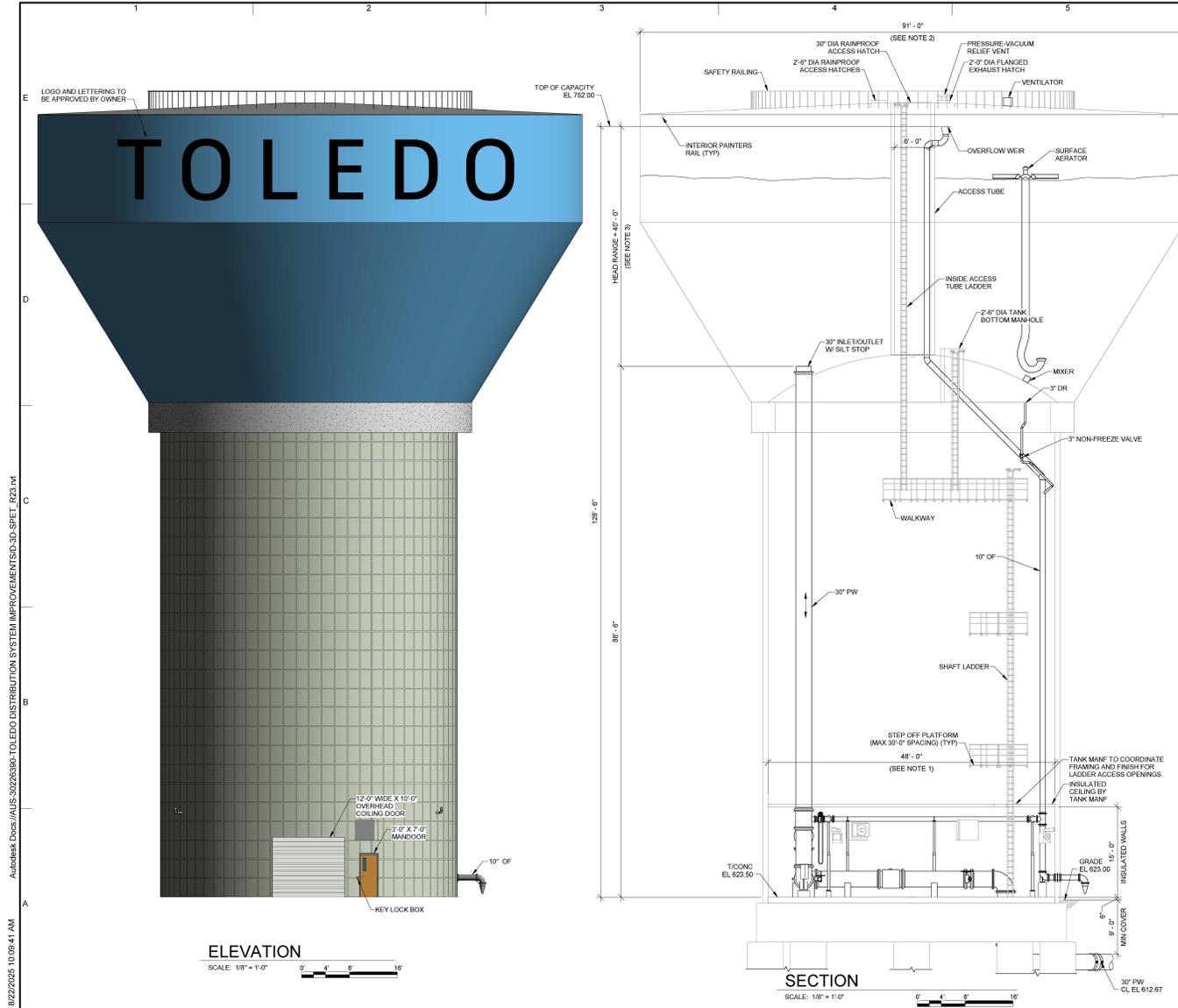
SCALE: 1" = 20'
 AS SHOWN
 DRAWING NO.: C01-04
 SHEET NO.: OF

10 - 10

WATER TANK ELEVATION & SECTION

SUP26-0001

11 - 01



- NOTES:
1. ELEVATED TANK SHAFT DIAMETER VARIES BY MANUFACTURER. SHAFT INSIDE DIAMETER MAY RANGE BETWEEN 41'-0" AND 53'-0".
 2. ELEVATED TANK BOWL DIAMETER VARIES BY MANUFACTURER. BOWL DIAMETER MAY RANGE BETWEEN 91'-0" AND 95'-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



City of Toledo, Ohio
TOL
City of Toledo
DISTRIBUTION SYSTEMS
IMPROVEMENTS
ELEVATED STORAGE
TANKS - PHASE II

REVISIONS

NO.	DATE	ISSUED FOR	BY

NO.	DATE	ISSUED FOR	BY
0	08/22/2025	BID SET	

COPYRIGHT: ARCADIS U.S., INC. 2024

DATE: AUGUST 2025
PROJECT NO.: 30225390
DESIGNED BY: L. SPENCER
DRAWN BY: C. WIECHERS
CHECKED BY: B. HTTS

SHEET TITLE
MECHANICAL
SCHNEIDER PARK
ELEVATED TANK
TANK ELEVATION AND
SECTION

SCALE: 1/8" = 1'-0"

DRAWING NO.: M01-03
SHEET OF

9/22/2025 10:09:41 AM Autodesk Docs\\AUS-30225390-TOLEDO DISTRIBUTION SYSTEM IMPROVEMENTS\\SD-SPEF_T225.rvt