



# TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604    PHONE 419-245-1200    FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: November 13, 2019

REF: SUP-9008-19

TO: President Matt Cherry and Members of Council, City of Toledo

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

SUBJECT: Special Use Permit for a Sweepstakes Terminal Café

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 7, 2019 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request	-	Special Use Permit for a Sweepstakes Terminal Café
Location	-	536 S. Reynolds Road
Applicant	-	Nabil K Shaheen 6930 Dorr Street Toledo, OH 43615
Owner	-	522 Reynolds LLC 8130 Timothy Lane Sylvania, OH 43560

### Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 2.35 acres
Frontage	-	± 404' along Reynolds Road
Existing Use	-	Sweepstakes Terminal Cafe
Proposed Use	-	Sweepstakes Terminal Cafe

**GENERAL INFORMATION (cont'd)**

Area Description

- North - Manufactured Housing Park, Offices / RS12 & CO
- South - Limited Industrial / IL
- East - Commercial Retail / CR
- West - Vehicle Storage / IL

Parcel History

- Z-191-88 - Zone Change from M-1 to C-3. Plan Commission staff recommended disapproval. Plan Commission deferred to 1/18/89 hearing on 11/17/88. Applicant withdrew request 12/20/88. C.C. passed Res. 13-89 formalizing withdrawal 1/24/89.
- Z-1031-95 - Zone Change from M-1 to C-3. Plan Commission recommended approval 4/13/95. City Council approved 5/2/95. Ord. 222-95.
- Z-191-88 - Zone Change from M-1 to C-3. Plan Commission staff recommend disapproval. Plan Commission deferred case to 11/18/89 hearing on 11/17/88.
- S-6-95 - Preliminary Drawing for MBM Commercial Complex. Plan Commission approved 9/14/95.
- D-17-95 - Drive-thru for Subway Restaurant. Plan Commission staff approved 10/31/95.
- S-6-95 - Amendment to Preliminary Drawing for MBM Commercial Complex. Plan Commission approved 7/11/96.
- S-6-95 - Final Plat for MBM Commercial complex. Plan Commission approved 12/18/97.
- SUP-5006-07 - Special Use Permit for a Convenience Store. Incomplete application. Letter sent 6/13/07.

## **GENERAL INFORMATION (cont'd)**

### Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

## **STAFF ANALYSIS**

The applicant is requesting a Special Use Permit to operate a Sweepstakes Terminal Cafe at 536 S. Reynolds Road. The ± 2.35 acre site is zoned CR and contains a 18,521 sq. ft. commercial retail shopping center. The Sweepstakes Terminal Café is currently in operation in a 4,737 sq. ft. tenant space located between Hush Showgirls and Cashland. The business was purchased by the current owner in June of 2018. After the purchase the owner discovered that the business had been operating for years without appropriate City permits and would like to correct the situation.

An overview of project details is included in this analysis. A detailed list of all project related items is included in the agency conditions at the end of this report.

### Use Specific Regulations

- a. There are no Sweepstakes Terminal Cafes within 2,000 feet of the proposed facility.
- b. There are no churches, schools, public parks, public library, licensed child day care center, or other use established for the activity of minors within 1,000 feet of the proposed facility.

### Parking

- a. The reuse of a single unit in a multi-tenant space does not typically require significant site improvements, however the Division of Transportation included conditions of approval for the existing parking lot.

### Landscaping

- a. The reuse of a single unit in a multi-tenant space does not typically require significant site improvements.

### Elevations

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

### 20/20 Plan

The Toledo 20/20 Comprehensive Plan recommends this site for Regional Commercial uses. This category accommodates large-scale, auto-oriented uses along with a mixture of office and multiple family residential uses. The proposed use is consistent with this recommendation. Further, the project complies with all applicable provisions of this Zoning Code and is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-9008-19, a request for a Special Use Permit for a Sweepstakes Terminal Café located at 536 S. Reynolds Road, to the Toledo City Council, for the following **two (2) reasons**:

1. The use complies with all applicable provisions of the Zoning Code **TMC 1104.0701.B; and**
2. The use is compatible with adjacent uses in terms of operating characteristics (such as noise, traffic generation, and other impacts associated with the use's operation) **TMC 1111.0706.C.**

The commission further recommends approval subject to the following **seven (7) conditions**:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

### Fire Department

1. Approved premise identification is required.

### Transportation

2. Wheel stops required at all parking spots **in front of the tenant space** that abut sidewalks and buildings per TMC 1107.
3. One van and four auto accessible parking spaces are required with an 8' aisle for van locations per TMC 1107.
4. Accessible parking signage required at every accessible parking space per TMC 1107.

### Plan Commission

5. 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 Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
6. 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. Major adjustments will require an amendment to the Special Use Permit.

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**PLAN COMMISSION RECOMMENDATION (cont'd)**

7. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

JL

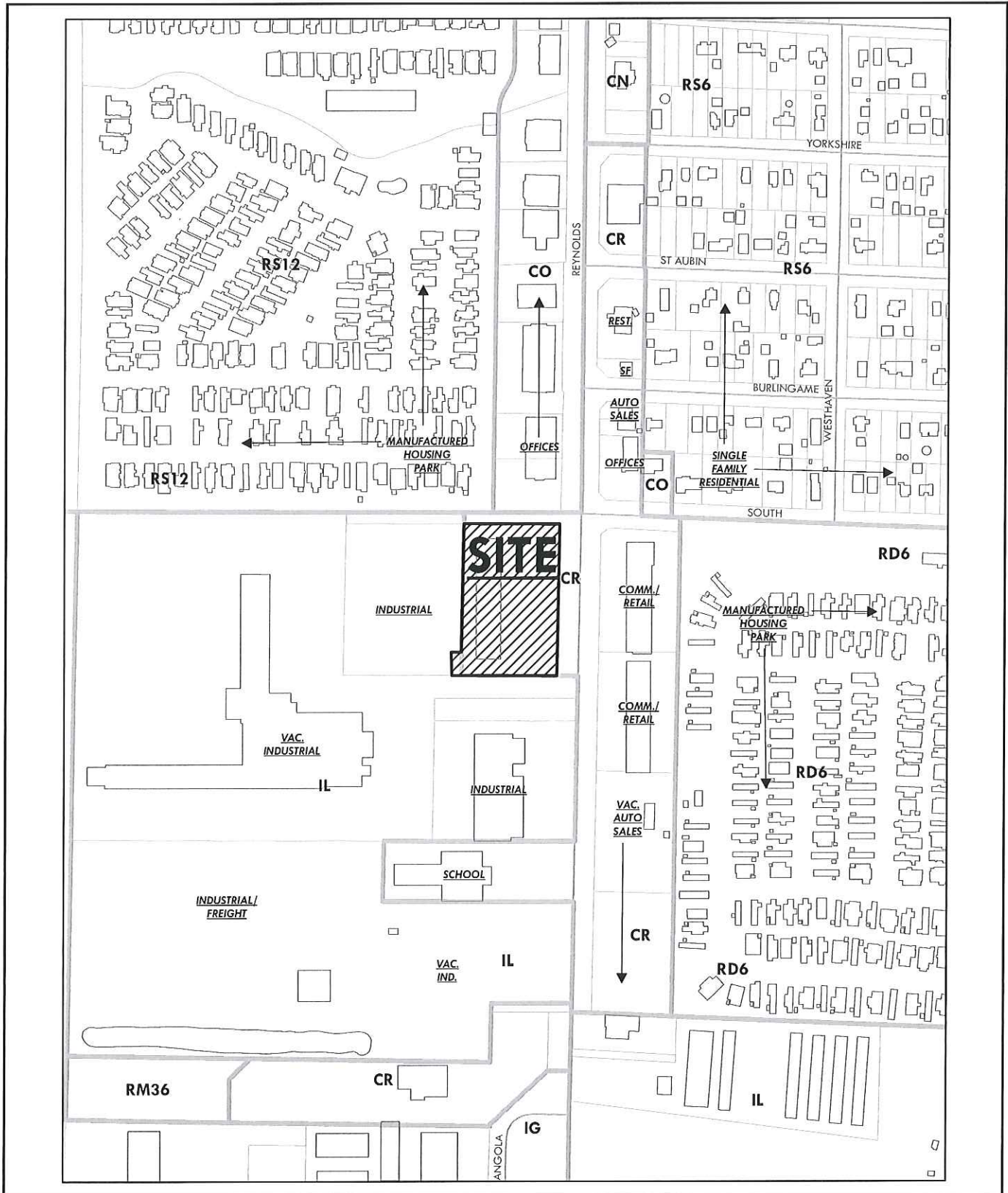
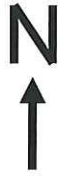
Three (3) Sketches Follow

Cc: Nabil K Shaheen, 6930 Dorr Street, Toledo, OH 43615  
522 Reynolds LLC, 8130 Timothy Lane, Sylvania, OH 43560  
Commissioner, Division of Engineering Services  
Division of Sewer and Drainage  
Fire Prevention  
Commissioner, Division of Transportation  
Lisa Cottrell, Administrator  
Josh Lewandowski, Principal Planner



# ZONING AND LAND USE

SUP-9008-19  
ID 120



# SITE PLAN

# SUP-9008-19 ID 120

**EXISTING MECHANICAL:**  
OWNER: BENCHMARK ENGINEERING GROUP, INC.  
3165 N. REPUBLIC BLVD.  
TOLEDO, OHIO 43615  
(419) 642-7218 FAX  
www.benchmarkengineering.com

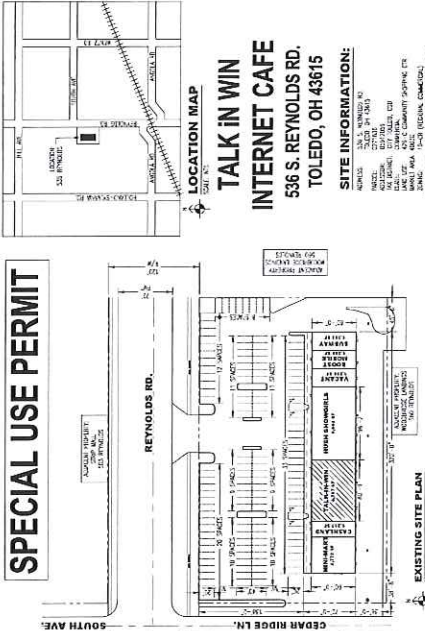
**OUTDOOR VENTILATION**

UNIT	TYPE	IN	OUT	REMARKS	STATUS
1000	1000	1000	1000		
1001	1001	1001	1001		
1002	1002	1002	1002		
1003	1003	1003	1003		
1004	1004	1004	1004		
1005	1005	1005	1005		
1006	1006	1006	1006		
1007	1007	1007	1007		
1008	1008	1008	1008		
1009	1009	1009	1009		
1010	1010	1010	1010		

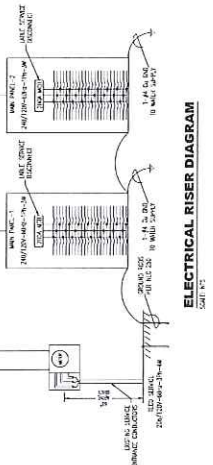
**HVAC AIR BALANCE**

ZONE	TYPE	IN	OUT	REMARKS	STATUS
1001	1001	1001	1001		
1002	1002	1002	1002		
1003	1003	1003	1003		
1004	1004	1004	1004		
1005	1005	1005	1005		
1006	1006	1006	1006		
1007	1007	1007	1007		
1008	1008	1008	1008		
1009	1009	1009	1009		
1010	1010	1010	1010		

## SPECIAL USE PERMIT



EXISTING SITE PLAN



ELECTRICAL RISER DIAGRAM

**BENCHMARK ENGINEERING GROUP, INC.**  
3165 N. REPUBLIC BLVD.  
TOLEDO, OHIO 43615  
(419) 642-7218 FAX  
www.benchmarkengineering.com

STAMP AREA

FRONT FLOOR PLAN AND SITE PLAN

DATE: 05/13/2014

PROJECT: TALK IN WIN INTERNET CAFE

CLIENT: TALK IN WIN

536 REYNOLDS TOLEDO, OH

ARCHITECT/ENGINEER: BENCHMARK ENGINEERING GROUP, INC.

LEGAL DESCRIPTION: 536 S. REYNOLDS RD., TOLEDO, OH 43615

DATE: 05/13/2014

PROJECT: TALK IN WIN INTERNET CAFE

CLIENT: TALK IN WIN

536 REYNOLDS TOLEDO, OH

ARCHITECT/ENGINEER: BENCHMARK ENGINEERING GROUP, INC.

**ROOM FINISH**

NO.	ROOM NAME	CEILING	WALLS	FLOOR	COMMENTS
1	ENTRY	6"	4"	2"	
2	OFFICE	6"	4"	2"	
3	OFFICE	6"	4"	2"	
4	OFFICE	6"	4"	2"	
5	OFFICE	6"	4"	2"	
6	OFFICE	6"	4"	2"	
7	OFFICE	6"	4"	2"	
8	OFFICE	6"	4"	2"	
9	OFFICE	6"	4"	2"	
10	OFFICE	6"	4"	2"	

**CEILING TYPE**

NO.	ROOM NAME	TYPE	COMMENTS
1	ENTRY	6"	
2	OFFICE	6"	
3	OFFICE	6"	
4	OFFICE	6"	
5	OFFICE	6"	
6	OFFICE	6"	
7	OFFICE	6"	
8	OFFICE	6"	
9	OFFICE	6"	
10	OFFICE	6"	

**FLOOR FINISH**

NO.	ROOM NAME	TYPE	COMMENTS
1	ENTRY	6"	
2	OFFICE	6"	
3	OFFICE	6"	
4	OFFICE	6"	
5	OFFICE	6"	
6	OFFICE	6"	
7	OFFICE	6"	
8	OFFICE	6"	
9	OFFICE	6"	
10	OFFICE	6"	

**BASE FINISH**

NO.	ROOM NAME	TYPE	COMMENTS
1	ENTRY	6"	
2	OFFICE	6"	
3	OFFICE	6"	
4	OFFICE	6"	
5	OFFICE	6"	
6	OFFICE	6"	
7	OFFICE	6"	
8	OFFICE	6"	
9	OFFICE	6"	
10	OFFICE	6"	

**DOOR SCHEDULE**

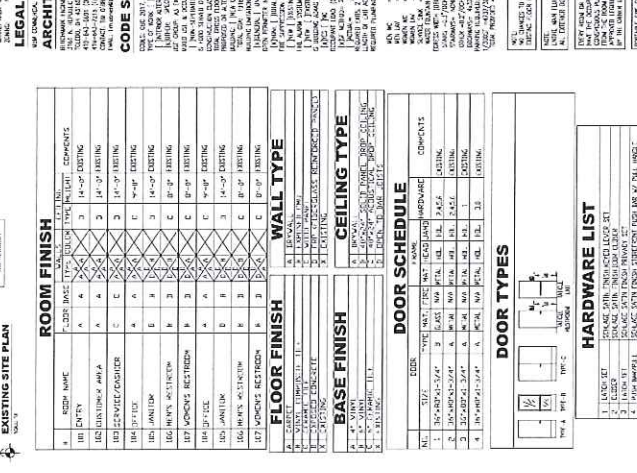
NO.	TYPE	FINISH	REMARKS
1	1	1	
2	2	2	
3	3	3	
4	4	4	

**DOOR TYPES**

NO.	TYPE	REMARKS
1	1	
2	2	
3	3	
4	4	

**HARDWARE LIST**

NO.	DESCRIPTION	QUANTITY
1	DOOR	1
2	WINDOW	1
3	SWITCH	1
4	PLATE	1
5	ROSETTE	1
6	COVER	1
7	PLATE	1
8	ROSETTE	1
9	COVER	1



EXISTING FLOOR PLAN

**ROOM FINISH**

NO.	ROOM NAME	CEILING	WALLS	FLOOR	COMMENTS
1	ENTRY	6"	4"	2"	
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