

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: SPR-23-24

DATE: June 13, 2024

TO: President Carrie Hartman and Members of Council, City of Toledo  
FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary  
SUBJECT: Minor Site Plan Review

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 13, 2024 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Minor Site Plan Review
Location	-	4505 N. Summit Street
Applicant + Owner	-	Gary Blackwood 4505 N. Summit Street Toledo, OH 43611
Architect	-	David Koppelman Architects Forum Midwest 26610 Eckel Road, Suite 1 Perrysburg, OH 43551

#### Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 0.71 Acres
Frontage	-	± 127' along N. Summit Street
Existing Use	-	Auto Shop
Proposed Use	-	Auto Shop

#### Area Description

North	-	CR / Duplex, Daycare
South	-	CR / Retail, Post Office, Shopping Center
East	-	CR, RS6 / Maumee River, Restaurant
West	-	RS6/ Single-family Homes

## GENERAL INFORMATION (cont'd)

### Parcel History

None on file

### Applicable Plans and Regulations

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

## STAFF ANALYSIS

The applicant is requesting an appeal of the administratively reviewed and disapproved case SPR-23-34, a Minor Site Plan Review for a new commercial building. The area is surrounded by a duplex and daycare to the north, to the west is a predominantly single-family neighborhood, to the south is a retail store, post office and shopping center, and to the east is the Maumee River and a restaurant.

The request is for reconstructing an automotive shop at 4505 N. Summit Street. The shop was damaged by the June 15, 2023 tornado that hit parts of the city. The owner sought to rebuild and had reached out to staff about his options. The applicant was informed that the new building will have to be rebuilt to meet the regulations under Toledo Municipal Code Part Eleven, Planning and Zoning or match the previous design which was considered legal non-conforming under **TMC§1114 – Nonconformities**.

All proposed commercial building designs are subject to the regulations under **TMC§1109.0200 – Commercial, Mixed Use and Institutional Design Standards**. Additionally, the building is located at the corner of Summit Street and 101st Street making all sides of the building visible from the right-of-way. Therefore, all facades of the building must adhere to **TMC§1109.0500 – Façade Materials and Color**. The proposed Minor Site Plan Review was **disapproved** as it does not meet neither **TMC§1109.0200** nor **TMC§1109.0500**. The submitted elevation drawing shows prefinished metal siding for the west, south, east and north facades which is a prohibited building material under **TMC§1109.0500 – Façade Materials and Color**. The east façade also featured some stone.

Staff typically has disapproved Minor Site Plan review requests that do not meet the design guidelines to avoid precedent-setting action which could lead to future unwanted designs in the Commercial Zoning Districts. An example of such case that was disapproved is **SPR-2-23**. Furthermore, **TMC§1114.0500 – Appearance Upgrade for Nonconforming Development** permits exterior changes that are in conformance with the Zoning Code and such changes must bring the site closer into conformance. It also states that, exterior changes shall be in accordance with the Façade Material and Color provisions of **TMC§1109.0500**. The submitted elevation drawings does not meet this requirement and further expands the nonconformity.

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### PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends disapproval of SPR-23-24, a request for Minor Site Plan Review at 4505 N. Summit Street for the following **three (3) reasons**:

1. The proposed building does not meet the design requirements of **TMC§1109.0200 and TMC§1109.0500**;
2. The proposed design expands the nonconformity;
3. The request is incompatible with the efforts the Plan Commission has made to improve overall building design and aesthetics within the city.

Respectfully Submitted,



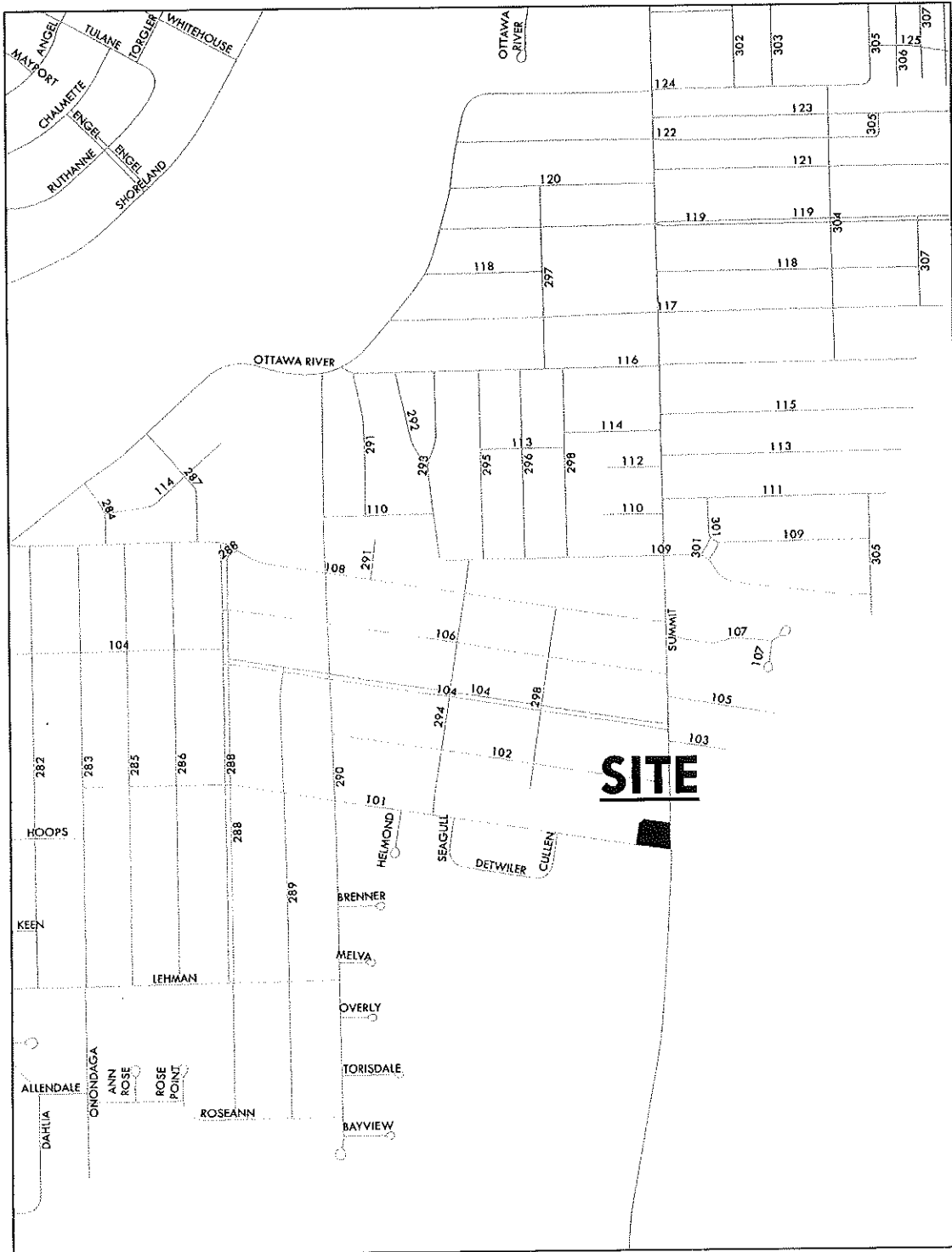
Thomas C. Gibbons

Secretary.

ET  
Four (4) sketches follow

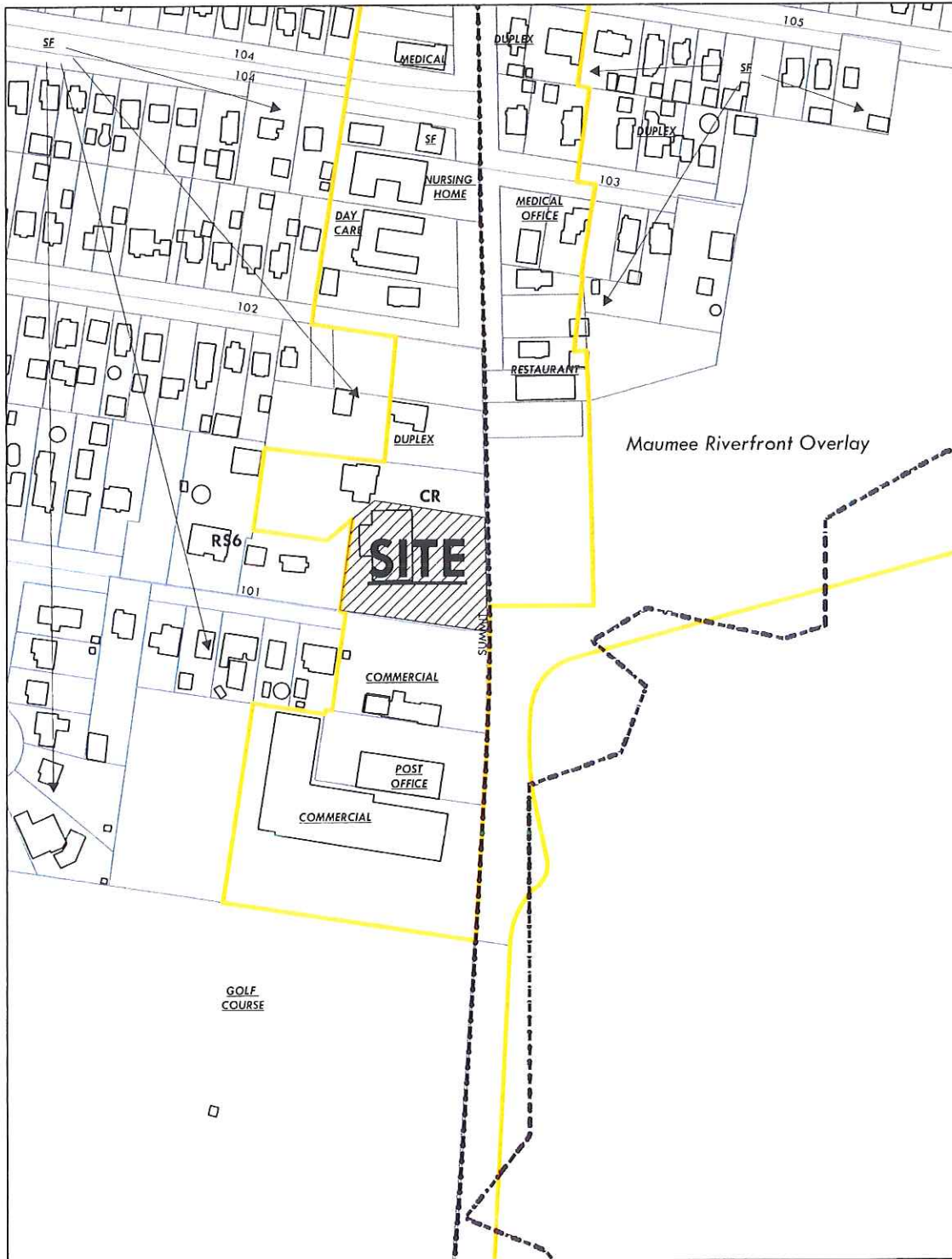
# GENERAL LOCATION

SPR-23-24



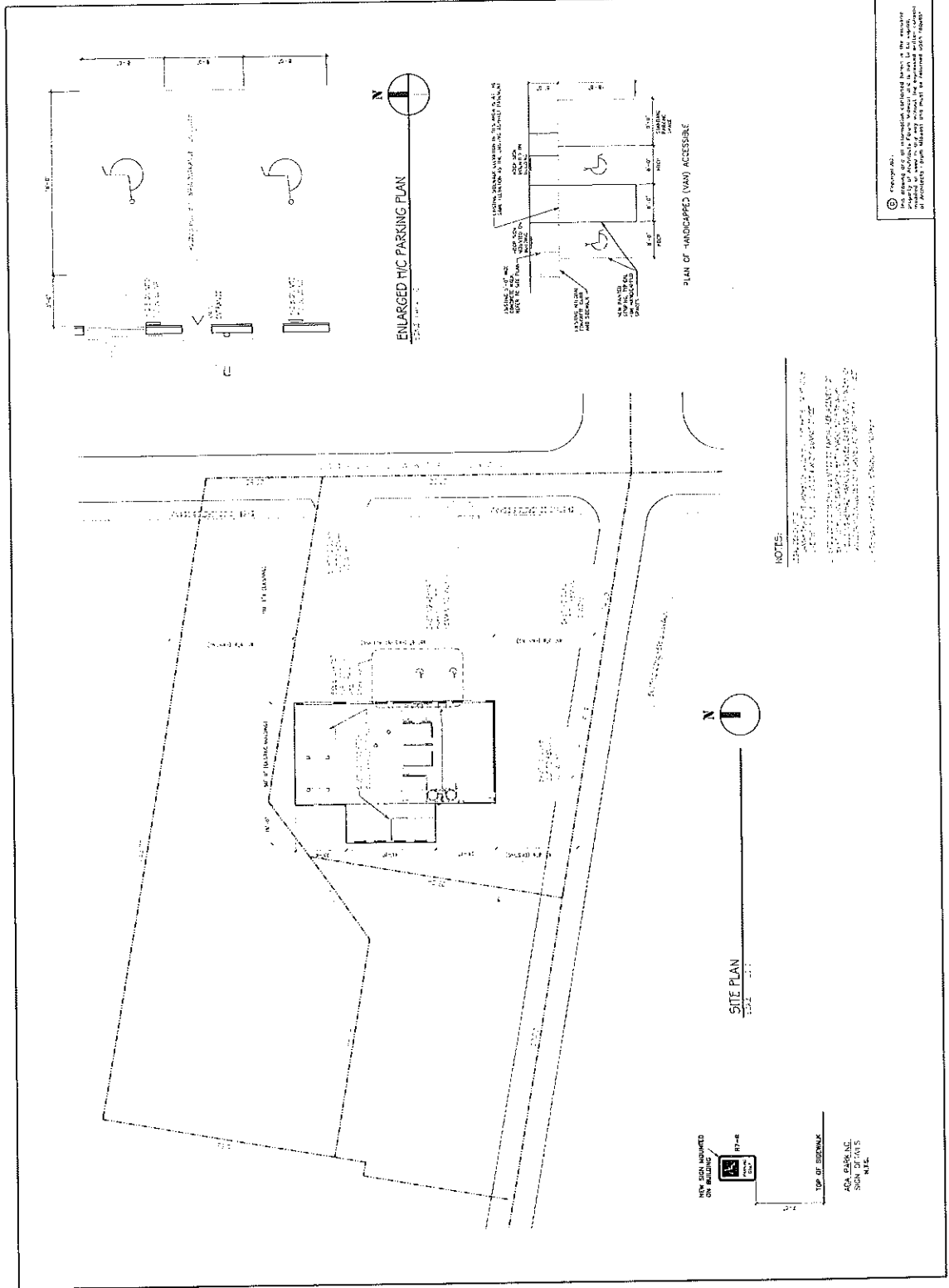
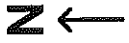
# ZONING & LAND USE

SPR-23-24



# SITE PLAN

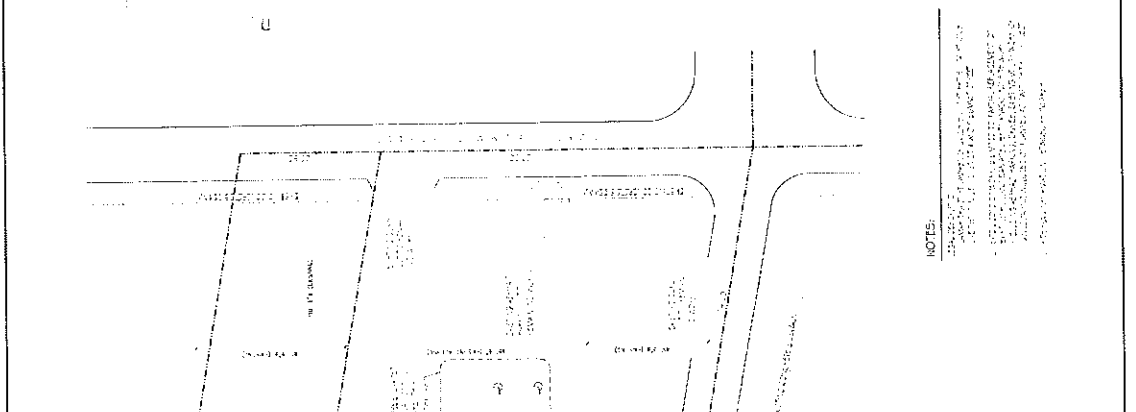
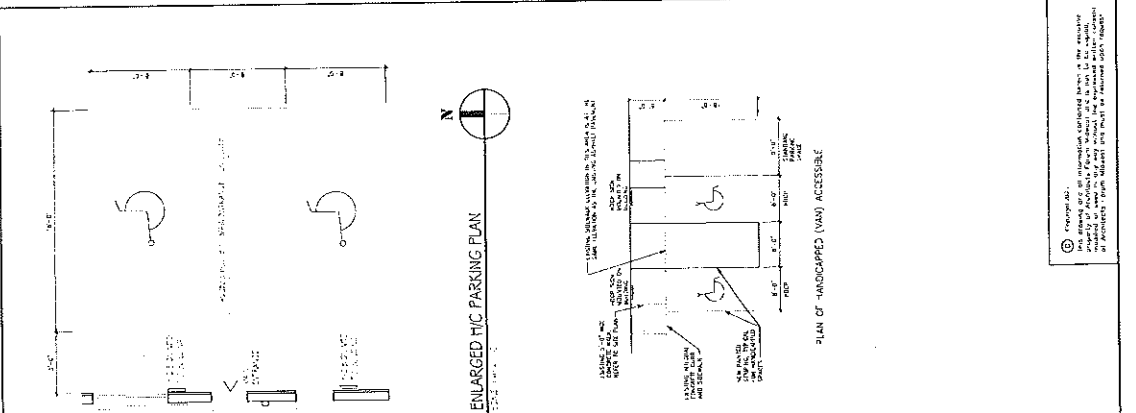
SPR-23-24



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**ALTERATIONS FOR GARY'S AUTOMOTIVE**  
4605 NORTH SUMMIT STREET, POINT PLACE, OHIO 43061

**SITE PLAN**  
C100



**NOTES:**

1. THE SHOWN AREAS ARE SUBJECT TO THE EXISTING SURFACE CONDITIONS AND THE EXISTING UTILITIES. THE EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.
2. THE EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.
3. THE EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.

NEW SIGN REQUIRED ON BUILDING

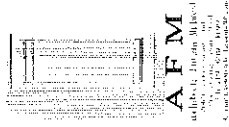
TOP OF SIGNAGE

ADA COMPLIANT SIGN 21" X 15" X 1/4"

N ↑

SPR-23-24

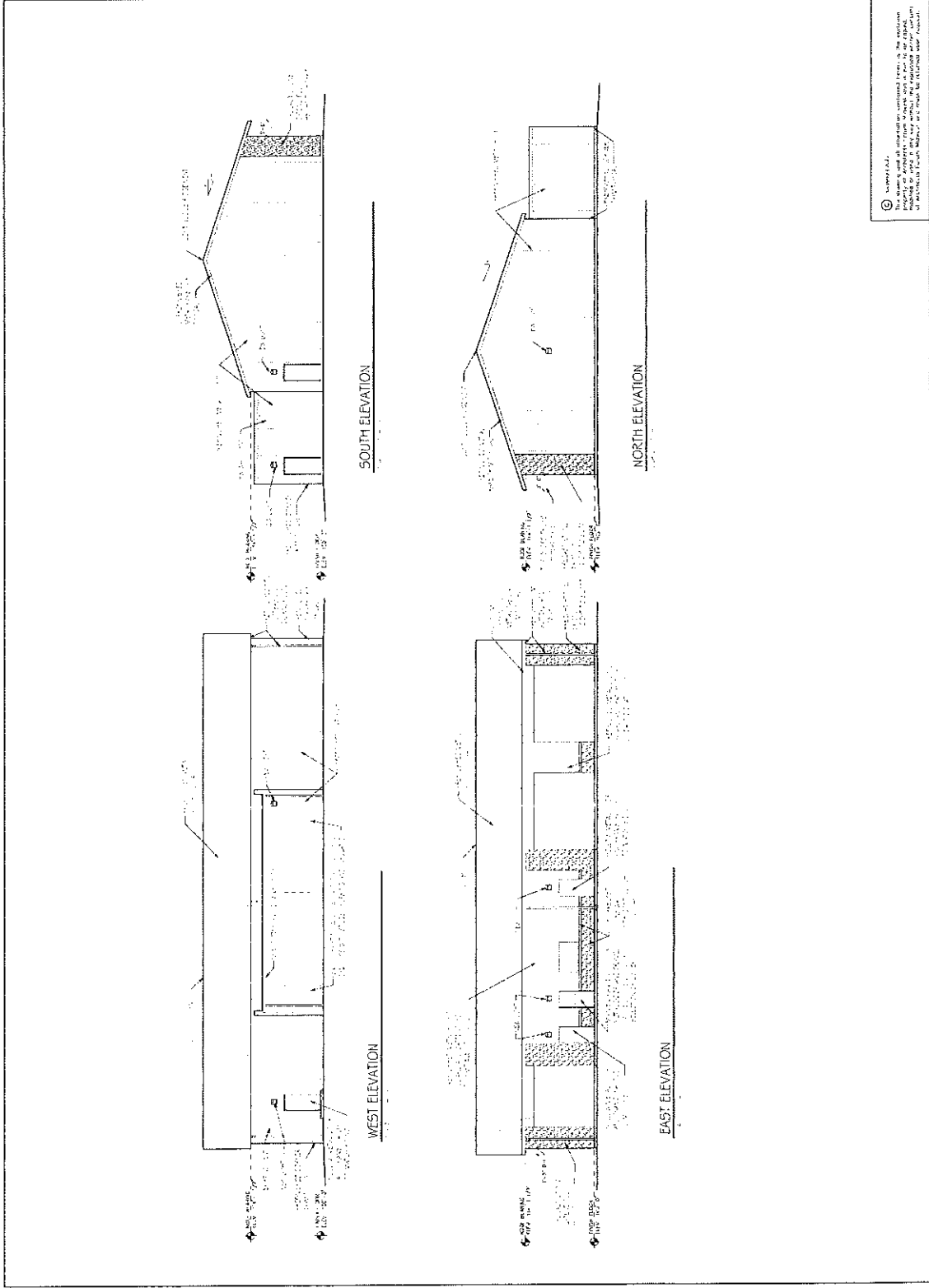
ELEVATION



ALTERATIONS  
FOR  
GARY'S AUTOMOTIVE  
4505 NORTH SUMMIT STREET, POINT PLACE, OHIO 43061

Table with 2 columns: Description, Quantity. Includes items like 'EXISTING CONCRETE' and 'NEW CONCRETE'.

Table with 2 columns: Description, Value. Includes 'EXTERIOR ELEVATIONS' and 'A200'.



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