

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 15, 2022

REF: SUP-6003-22

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 Community Recreation-Active at 815 Front Street (parcels 18-87755 and 18-87748)

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 14, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for Community Recreation – Active
Location	-	815 Front Street (parcels 18-87755 and 18-87748)
Applicant	-	The Metropolitan Park District of the Toledo Area 5100 West Central Avenue Toledo, OH 43615
Owner	-	The Metropolitan Park District of the Toledo Area 5100 West Central Avenue Toledo, OH 43615
Architect	-	The Collaborative One Seagate, Park Level 118 Toledo, OH 43604
Engineer	-	Mannik & Smith Group 1800 Indian Wood Circle Maumee, OH 43537

Site Description

Zoning	-	CR / Regional Commercial
Area	-	±1.95 acres
Frontage	-	±370' along Front Street (all parcels combined) ±195' along Morrison Drive
Existing Use	-	Vacant structure

GENERAL INFORMATION (cont'd)

Site Description

- Proposed Use - Community Center
- Overlay - Maumee Riverfront Overlay (MRO)
- Marina District Overlay (MDO)

Area Description

- North - Multifamily and public park / CR, CM-PUD, and POS -MRO -MDO
- South - Restaurants / CR & RM36 -MDO
- East - School and parking lot / CR & POS -MDO
- West - Medical lab / IL -MDO

Combined Parcel History

- AP-7-80 - Administrative approval for proposed construction activities at Glasstech Building (801 E. Front Street). PC approved 5/23/80.
- MDO-1-13 - Renovations to existing building for school at 801 & 1335 Front Street. Marina District ARC approved 02/05/13.
- Z-1002-13 - Zone Change from IL – Limited Industrial to CR – Regional Commercial at 801 & 1335 Front Street. PC recommended approval 02/14/13. CC approved 03/20/13. Ord. 145-13 passed 04/02/13.
- SUP-1001-13 - Special Use Permit for a school at 801 & 1335 Front Street. PC recommended approval 02/14/13. CC approved 03/20/13. Ord. 146-13 passed 04/02/13.
- MDO-1-18 - Marina District Overlay review of building demolitions and modifications, 2 new commercial buildings and parking areas at 53, 55, and 59 Main Street, and 613, 801, and 1335 Front Street. Marina District ARC approved 10/17/17.

GENERAL INFORMATION (cont'd)

Combined Parcel History

- | | | |
|----------|---|---|
| MDO-2-18 | - | Marina District Overlay review of Proposed Roadway Improvements at Front Street and Morrison Street including 0 Riverside (6 lots), 53, 55 and 59 Main Street, 0 Front Street, 613, 705, 801, 901 and 1335 Front St. Marina District ARC approved 03/06/18. |
| S-2-18 | - | Preliminary Drawing of the replat of the Marina District located north of Front Street, east of Main Street. PC approved 03/08/18. |
| MRO-1-18 | - | Maumee River Overlay review of building demolition and new 13,000 square foot building with parking area at 801 and 1335 Front Street. PC approved 03/08/18. |
| S-6-18 | - | Marina District Deux - Replat of all of Lot 12 and Common area B and part of City of Toledo Lot A, Lots 1, 10 and 11 and part of Private Place C and D at Front and Main. PC approved 07/12/18. |
| MDO-1-22 | - | Marina District Overlay Review of building renovation and site development for metropark expansion. Marina District ARC approved 06/07/22 (<i>Companion Case</i>). |
| MRO-1-22 | - | Maumee River Overlay Review for Community Recreation – Active at 815 Front Street (<i>Companion Case</i>). |

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Maumee Riverfront Plan
- Marina District Overlay Zone Declaration of Restrictions, Easements, Design and Development Standards and Comprehensive Sign Plan
- Connecting the Pieces Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for community recreation – active at 815 Front Street. The site is ±1.95 acres and is zoned CR - Regional Commercial. The site also falls within the Maumee River Overlay and the Marina District Overlay. Surrounding land uses include the Marina District Lofts and Glass City Metropark to the north, drive-thru restaurants to the south, Waite High School and a parking lot to the east, and a medical laboratory to the west. Per TMC 1116.0209(A), community centers are classified as “community recreation – active” and requires a Special Use Permit in the CR - Regional Commercial zoning district.

Metroparks Toledo intends to develop the site for the Glass City Enrichment Center. This community center will feature meeting spaces and offices to host a variety of youth and adult programs and services. The site is located on the same side of Front Street as the Glass City Metropark, abuts a bicycle path to the northwest, and will have both indoor and outdoor meeting areas for community partners to reserve.

Companion cases include MDO-1-22, a Marina District Overlay Review and MRO-1-22, a Maumee River Overlay Review. The Marina District Review serves as the standard Site Plan Review, as overlay regulations supersede underlying zoning regulations. The Marina District Architectural Review Committee (ARC) reviewed the site plan and building elevations on June 7, 2022 and approved the site with the condition that a minor modification be made on the eastern elevation facing Front Street. The Marina District regulations require the main entrance to face the street. An entrance along Front Street will be added to the vestibule.

Parking and Circulation

Pursuant to TMC§1107.0600 - Off-Street Parking Schedule "D", Community Recreation facilities have a wide variety of parking demand characteristics, making it difficult to specify a single off-street parking standard. However, the Marina District regulations specify the parking requirements for civic uses as one (1) space for every three hundred (300) square feet of floor space. The site plan depicted fifty-two (52) and on street parking is provided on Morrison Drive. The Marina District ARC approved the proposed parking during the June 7th hearing.

A portion of the total number of required off-street parking spaces must be specifically designated, located, and reserved for use by persons with physical disabilities. According to the table in TMC§1107.1701 – *Number of Required Parking Spaces for Persons with Disabilities*, the applicant is required to provide at least one (1) van accessible space with an eight-foot (8') drive aisle and one (1) car accessible space with a five-foot (5') drive aisle for persons with physical disabilities. The site plan depicts two (2) van accessible spaces and meets the requirement.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

Bicycle parking is required pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. The parking lots contain a total of 52 spaces, requiring at least six (6) bicycle parking spaces. The submitted site plan depicts adequate bicycle parking.

Landscaping

The submitted landscape plan depicts various trees, shrubs, and native grasses throughout the site. The existing building directly abuts the front property line and a fifteen foot (15') wide frontage greenbelt is not possible. However, the landscape plan calls for twenty-four (24) new trees throughout the site and eleven (11) existing trees to remain. The parking lots include landscape islands of both trees and shrubs, as well as shrub rows to prevent headlight glare into surrounding areas. Lastly, although this is not a new build, the building will have foundation plantings along Front Street and at the entrance of the building. The Marina District ARC approved the landscape plan at the June 7th hearing.

Building Design and Materials

The existing building will be renovated, and the proposed facades are made of brick, metal, wood cladding, glass, and aluminum. Variation in design and massing is provided and colors are grays, browns, and tans. The building will feature glass window systems to provide natural light and an outdoor meeting space will be enclosed by wood fencing. The Marina District ARC approved the building elevations with the condition that an entrance to the vestibule be provided along Front Street.

Connecting the Pieces Plan

The Connecting the Pieces Plan was adopted in 2008 and encourages East Toledo neighborhoods to plan for mutually beneficial developments. The plan states that a strong community center would greatly benefit the neighborhood and facilitate the sharing of information, thoughts, and ideas on neighborhood issues, as well as provide recreational opportunities and services for area residents. The addition of the Glass City Enrichment Center will serve the community and strengthen the neighborhood.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village. The Urban Village land use is a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development, such as pedestrian orientation, zero building setbacks, mixed uses, and district architectural character. Community centers increase quality of life for nearby residents, and are shown to be a valued amenity within neighborhoods. The proposed center is in character with Traditional Neighborhood Development and is suitable within the Urban Village land use.

Staff recommends approval of the Special Use Permit application because the proposed use is consistent with the future land use designation identified in the 20/20 Comprehensive Plan and the Connecting the Pieces Plan. Additionally, the proposed use meets the stated purpose and complies with all applicable provisions of the Zoning Code.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-6003-22, a Special Use Permit for community recreation – active at 815 Front Street, to the 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)), and;
2. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B))

The Toledo City Plan Commission further recommends approval of SUP-6003-22, a Special Use Permit for community recreation – active at 815 Front Street to the Toledo City Council, subject to the following **five (5)** 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.

Plan Commission

1. Parcel 18-87755 and Parcel 18-87748 shall be combined.
2. The Special Use Permit may be reviewed for 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.

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PLAN COMMISSION RECOMMENDATION

Plan Commission (cont'd)

3. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
4. 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.
5. 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.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

DR

Five (5) sketches follow

Cc: David Zenk, Metroparks Toledo, 5100 W Central Avenue, Toledo OH 43615
Jennifer Van Horn, Metroparks Toledo, 6101 Fallen Timbers Lane, Maumee OH 43537
Jon Zvanovec, Metroparks Toledo, 6101 Fallen Timbers Lane, Maumee OH 43537
Justin Fogle, The Collaborative, One SeaGate Park Level 118, Toledo OH 43604
Allen Ziemkiewicz, The Lathrop Company, 28 N St. Clair Street Suite 200, Toledo OH 43604
Lisa Cottrell, Administrator
Dana Reising, Planner

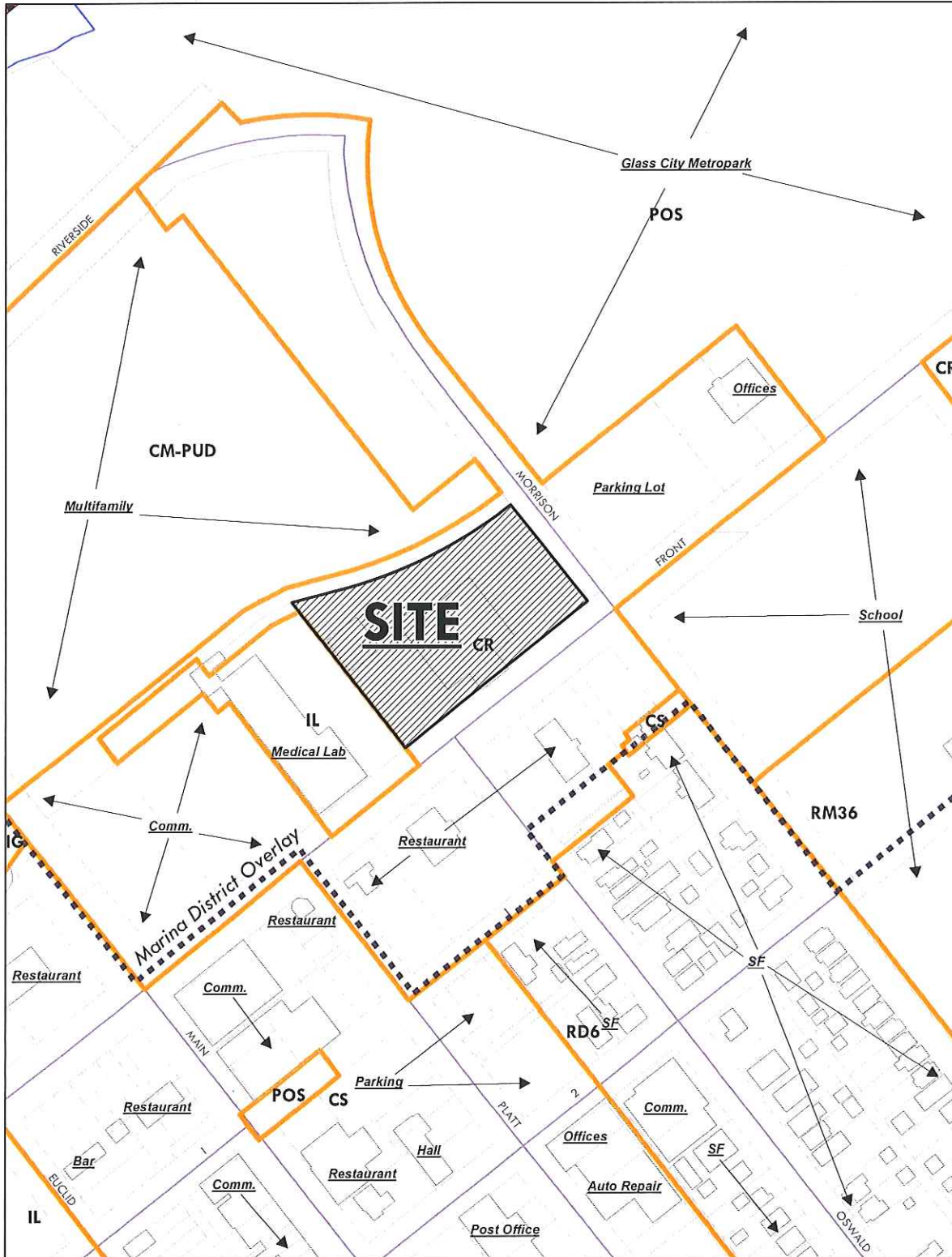
GENERAL LOCATION

SUP-6003-22
ID 27



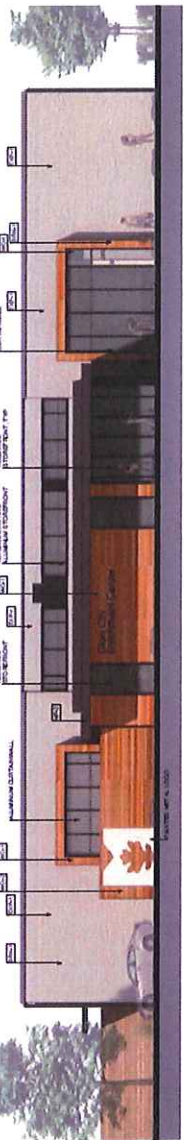
ZONING & LAND USE

SUP-6003-22
ID 27

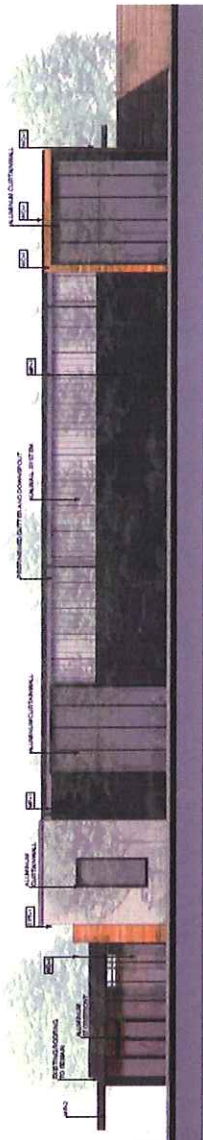


ELEVATIONS

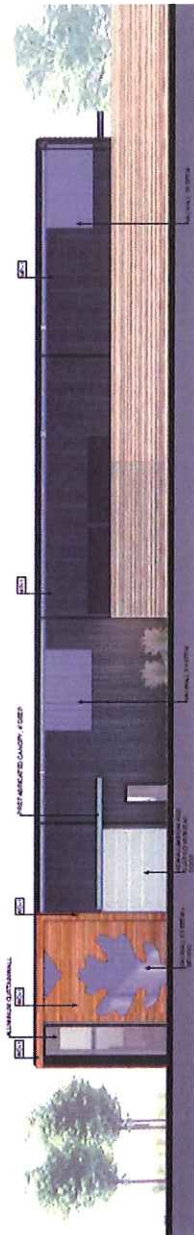
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ID 27



○ EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



○ NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



○ WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



○ SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR GENERAL NOTES:
1. VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT AND CONTRACTOR PRIOR TO ORDERING.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT AND CONTRACTOR PRIOR TO ORDERING.
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5. VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT AND CONTRACTOR PRIOR TO ORDERING.

EXTERIOR FINISH SCHEDULE:
1. ALUMINUM CURTAIN WALL
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8. ALUMINUM CURTAIN WALL
9. ALUMINUM CURTAIN WALL
10. ALUMINUM CURTAIN WALL



KEY PLAN
PROJECT TITLE
Metroparks Toledo

Glass City
Enrichment Center
85 Front Street
Toledo, OH 43605

DATE	10/15/2022
BY	J. BROWN
CHECKED BY	J. BROWN
APPROVED BY	J. BROWN
SCALE	AS SHOWN
PROJECT NO.	22-003
SHEET NO.	A3.07

SHEET TITLE
PROPOSED
COLOR
PALLETTE

SHEET NO.
A3.07



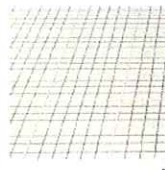
WOOD



DARK GRAY



DARK BLUE



ALUMINUM SYSTEM

BARGY ROY D & JANA S
1529 SOUTH ST
MILLBURY OH 43447

BOARD OF EDUCATION OF THE
CITY SCHOOL
1609 SUMMIT ST
TOLEDO OH 43604

BOLANDER VICTORIA
823 GOULD ST
NORTHWOOD OH 43619

BUSH DONNA M
134 OSWALD
TOLEDO OH 43605

CHIAPPETTA GINO
1117 CEDAR CREEK DR
NORTHWOOD OH 43619 2656

DURAN MARK S
28910 TRACY RD
WALBRIDGE OH 43465 9628

FRANCIS AARON L
1262 NOBLE ST
TOLEDO OH 43608

FREEDMAN MANAGEMENT
LLC
PO BOX 351081
TOLEDO, OHIO 43635

GLR OHIO #5, LIMITED
PARTNERSHIP
1412 ARROWHEAD
MAUMEE OH 43537

HALKA ANNETTE M
120 MORRISON DR
TOLEDO OH 43605 2122

HART NOREITA
706 S WHEELING ST
OREGON OH 43616 2726

HOME PARTNERS LLC
5440 LOUIE LN STE 106
RENO NV 89511

INLINE INVESTMENT GROUP
LLC
5549 WESTOWNE CT
TOLEDO OH 43615 1921

IRA SERVICE TRUST COMPANY
CFBO:PARULBEN
131 OSWALD ST
TOLEDO OH 43605

JAKSETIC DANIEL M
128 MORRISON DR
TOLEDO OH 43605 2122

JAKSETIC KENNETH A
138 MORRISON DR
TOLEDO OH 43605 2122

JONES CRYSTAL D
1147 EARL ST
TOLEDO OH 43605

LEE MICHAEL RAY
144 MORRISON DR
TOLEDO OH 43605 2122

MADISON PROPERTIES OF
TOLEDO LLC
PO BOX 8115
TOLEDO OH 43605

MARINA LOFTS ACQUISITIONS
LLC
35 N 4TH ST STE 400
COLUMBUS OH 43215

MARINA LOFTS BORROWER
LLC
80 E RICH ST STE 120
COLUMBUS OH 43215

MARINA LOFTS BORROWER
LLC
ONE MARITIME PLAZA #701
TOLEDO OH 43604

MARINA SIX LTD
705 FRONT ST
TOLEDO OH 43605

MCANINCH STEVEN R
137 OSWALD ST
TOLEDO OH 43605 2110

MIDLAND AGENCY OF
NORTHWEST OHIO INC
MSC-S29779 100 MADISON AVE
TOLEDO OH 43604

NEIGHBORHOOD HOUSING
SERVICES OF TOLEDO
C/O NEIGHBORWORKS P O BOX
8125
TOLEDO OH 43605

NEIGHBORHOOD HOUSING
SERVICES OF TOLEDO
704 SECOND ST
TOLEDO OH 43605

NEWTON DANNY J
148 MORRISON DR
TOLEDO OH 43605 2122

PAINTERS AND DECORATORS
BUILDING INC
909 FRONT ST
TOLEDO OH 43605

SILVER REALTY LLC
2075 STARR AVE
TOLEDO OH 43605

TACO BELL OF AMERICA
P.O. BOX 80615
INDIANAPOLIS IN 46280

WEBER BLOCK LLC AN OHIO
LLC
25 N ONTARIO
TOLEDO OH 43604

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