

GENERAL INFORMATION

Subject

Request	-	Major Site Plan Review Building Demolition and Site Improvements
Location	-	428 N. 10 th Street
Applicant + Owner	-	Board of Lucas County Commissioners 429 N. Michigan Street Toledo, OH 43604
Project Manager	-	Michael J. Momenee The Mannik & Smith Group 1800 Indian Wood Circle Maumee, OH 43537
Engineer	-	Richard Spino The Mannik & Smith Group 1800 Indian Wood Circle Maumee, OH 43537

Site Description

Zoning	-	CO / Office Commercial
Area	-	±1.21 acres
Frontage	-	±280' along 10 th Street ±200' along Jackson Street ±259' along N. Michigan Street
Existing Use	-	Lucas County Child Study Institute (vacant)
Proposed Use	-	Greenspace and private parking lot for Domestic Relations Court

Area Description

North	-	CD / Offices, parking
South	-	CD, CO / Offices, parking, Main Library
East	-	CO / Lucas County Common Pleas Court
West	-	IL, CD / Offices, parking

Parcel History

No parcel history on record.

GENERAL INFORMATION (cont'd)

Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- Downtown Master Plan 2017 & 2023 Update

STAFF ANALYSIS

The applicant, the Board of Lucas County Commissioners, has requested approval to demolish the Lucas County Child Study Institute (CSI) Building, which is located at 428 N. 10th Street within the Downtown Overlay District (companion case DOD-4-24). Repairs to the building have been deemed unfeasible, and the applicant has determined that demolition of the building and site improvements including installation of a private parking lot and greenspace will turn the current unoccupied building into usable space for the adjacent Domestic Relations Court. The submitted site plan shows the construction steps to be taken for demolition, as well as the layout of the parking lot. Landscaping details have yet to be determined and shall be provided in a revised plan before final approval for the site plan is granted.

Parking and Circulation

The proposed parking lot will be subsurface and accessed via a single ingress/egress drive on Jackson Street, where there will be a gate with keycard entry for the Family Court staff. The parking lot will consist of twenty-six (26) parking spaces, including three (3) handicap-accessible parking spaces placed closest to the proposed anchored tunnel that will provide entry to the Family Court building. Sidewalks are provided from the proposed lot to the building entrance. A minimum of three (3) bicycle parking spaces will be required and are listed as a condition of approval. Such bicycle parking spaces may be located within the right-of-way subject to an encroachment permit reviewed through the Division of Traffic Management. They are preferred along Michigan Street.

Landscaping

The applicant is proposing a fenced-in landscaped area where the Child Study Institute building currently sits. The space would undergo engineered fill post-demolition (if DOD-4-24 is approved), and a greenspace will be created for visitors of the Family Court building. The Plan Director requests that this area be graded and filled with grass, in addition to other plantings. The landscape plan will be subject to final approval from the Plan Director. This plan will include all proposed plantings, as well as a heavy-gauge aluminum tube fence around the perimeter of the greenspace and parking lot along Jackson and 10th Streets. The preserved Michigan Street façade would remain as a wall between the greenspace and Michigan Street.

Fencing

TMC§1105.0302 prohibits fences from exceeding three and a half feet (3½') in the front yard and ten feet (10') on any other location on a lot. Fencing / walls along Michigan and Jackson streets will be at or behind the front building plane of the Domestic Relations / Family Court building and therefore will be permitted to exceed three and a half feet (3½'). Fencing along 10th Street may not exceed three and a half feet (3½') unless a Board of Zoning Appeals (BZA) variance is granted.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Public Space land uses. Designations in the plan have three components which must be evaluated for compatibility: physical design, land uses, and geographic characteristics. The Public Space land use designation provides spaces for civic, public, and quasi-public uses. Public Space uses are community-focused uses such as police and fire stations, libraries, community centers, and other government owned civic buildings. Historic structures in public spaces should be reused with opportunities for expansions and renovations, meanwhile parking for individual uses in the Downtown area are discouraged and should be provided by concolidated structures serving multiple users. Large scale public uses should integrate pedestrian connectivity through sites. The proposed private parking lot, which was historically used as parking, and greenspace for the exclusive use of employees and patrons of the Domestirc Relations Court is not consistent with the Forward Toledo Plan.

Despite the plan's nonconsistency with the plan, the site plan complies with all standards of the Toledo Municipal Code and Zoning Code. It also provides for safe vehicular ingress and egress to and from the site for Domestic Relations Court judges and staff, whom have raised safety concerns with parking off site. Staff recommends approval of the site plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-29-24, a Major Site Plan Review for builing demolition and site improvements at 428 N. 10th Street, for the following **two (2)** reasons:

1. The plan complies with all standards of the Toledo Municipal Code, this Zoning Code, and other adopted City policies (**TMC§1111.0809.A**); and
2. The plan provides for safe vehicular ingress and egress to and from the site (**TMC§1111.0809.C**)

The staff further recommends that the Toledo City Plan Commission approve SPR-29-24, a Major Site Plan Review for greenspace and a parking lot at 428 N. 10th Street, subject to the following **thirty-one (31)** conditions:

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

Engineering Division

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.

STAFF RECOMMENDATION (cont'd)

Engineering Division (cont'd)

2. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. The existing catch basins' connection point(s) to the public sewer in the roadway needs determined by the design team's research and reporting on original construction plans, or by using a sewer locating service. This is necessary so that the connection(s) can be re-used or properly abandoned. A new connection point would require a new manhole on the existing brick sewer and structural reinforcement of the existing brick sewer by installation of a liner there.
5. The stormwater proposal showing underground detention (UD) is adequate for site plan purposes. All grading of the demolished area will need directed to internal drainage. If the engineered fill will not be topped with vegetation, it needs treated as impervious in the calculations for managing the site's drainage.
6. For a full review, submit items according to the SWP3 submittal cover sheet which has been provided to the designer (items 1.a. - 1.g). The O&M manual (1.g) would only pertain if the UD needs special periodic maintenance to function. Oversize pipe would not require special maintenance; use of an isolation row would. An isolation row for water quality treatment is not required due to this project's runoff draining to the wastewater treatment plant.
7. Following the plan review, submit additional items according to the 2nd step on the submittal cover sheet, and provide the permit fee and name of the Toledo Licensed Sewer Contractor for the stormwater construction permit.
8. The underground detention can be provided in the form of oversize pipe to the specifications of the City's Infrastructure Requirements, otherwise it will be considered a proprietary system that falls outside of the scope of the City's construction monitoring. If a proprietary is proposed, include on the construction drawings the special notes for construction coordination, monitoring, and acceptance, which have been provided to the designer for use in such a case. The licensed sewer contractor and the manufacturer shall coordinate and install the system to specifications according to these plan notes, shop drawings, manufacturer's instructions, and stormwater construction permit.

STAFF RECOMMENDATION (cont'd)

Engineering Division (cont'd)

9. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
10. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
11. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developers cost.

Environmental Services

12. 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.
13. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
14. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
15. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
16. 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](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
17. 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

18. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.

STAFF RECOMMENDATION (cont'd)

Division of Sewer and Drainage (cont'd)

19. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Division of Transportation

20. Accessible parking signage is required per TMC 1107.1704.
21. Wheel stops are required at all parking spots abutting sidewalks, property lines, planting areas and buildings per TMC 1107.1907.
22. A 25' wide driveway is required for two-way traffic per TMC 1107 .1911.
23. Move gate with key card so vehicles are not blocking sidewalk and hanging in street.

Fire Prevention

No comments.

Water Distribution

No comments.

Plan Commission

24. Subject to the approval of companion case DOD-4-24, Downtown Overlay District Review of Building Demolition at 428 N. 10th Street.
25. Three (3) bicycle parking spaces are required. A revised site plan depicting three (3) bicycle parking spaces shall be submitted to the Plan Director for review and approval.
26. A landscaping plan meeting the requirements of TMC§§ 1108.0300 and 1108.0400 shall be submitted to the Plan Director for review and approval.
27. Irrigation is required. Irrigation plans meeting the requirements of TMC§1108.0604 shall be submitted to the Plan Director for review and approval.
28. A fencing / wall plan shall be submitted to the Plan Director for review and approval. Fences / walls may exceed the height requirements of TMC§1105.0302 upon the granting of a variance by the Board of Zoning Appeals (BZA).

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

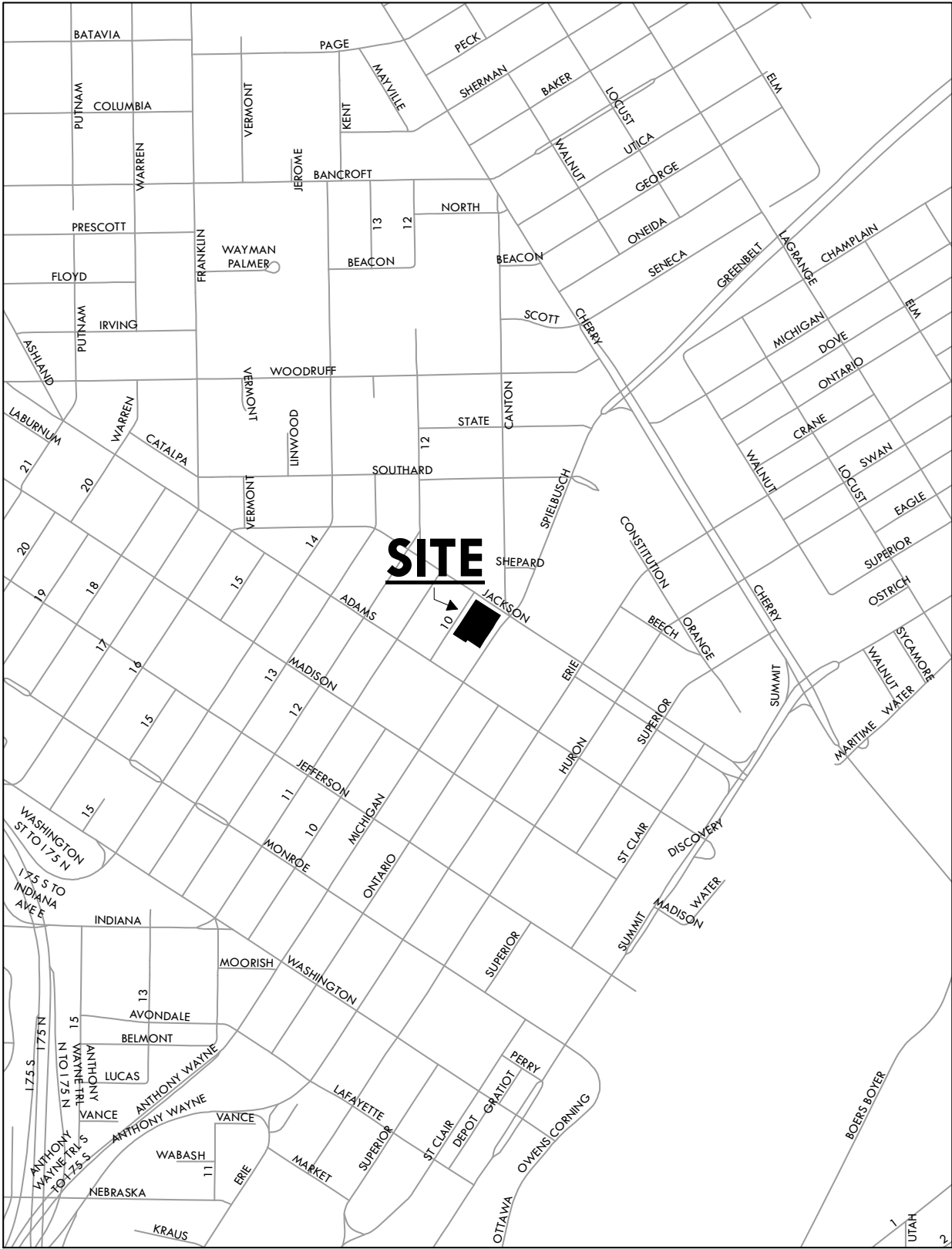
29. Minor adjustments to the Site Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
30. Approval of the Site Plan will lapse after two (2) years.
31. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-29-24
DATE: June 12, 2025
TIME: 2:00 P.M.

AS
Six (6) sketches follow

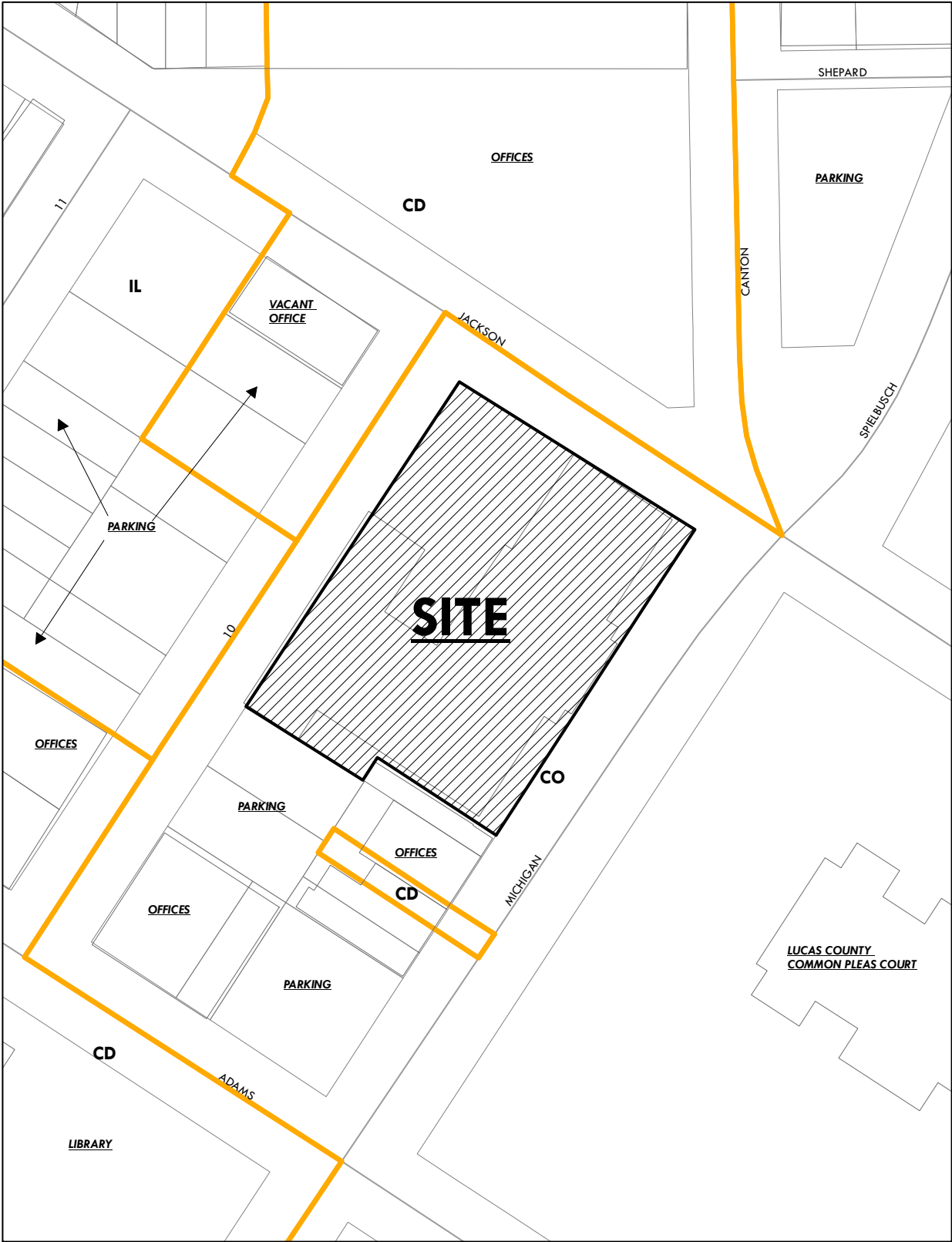
GENERAL LOCATION

SPR-29-24
ID 9



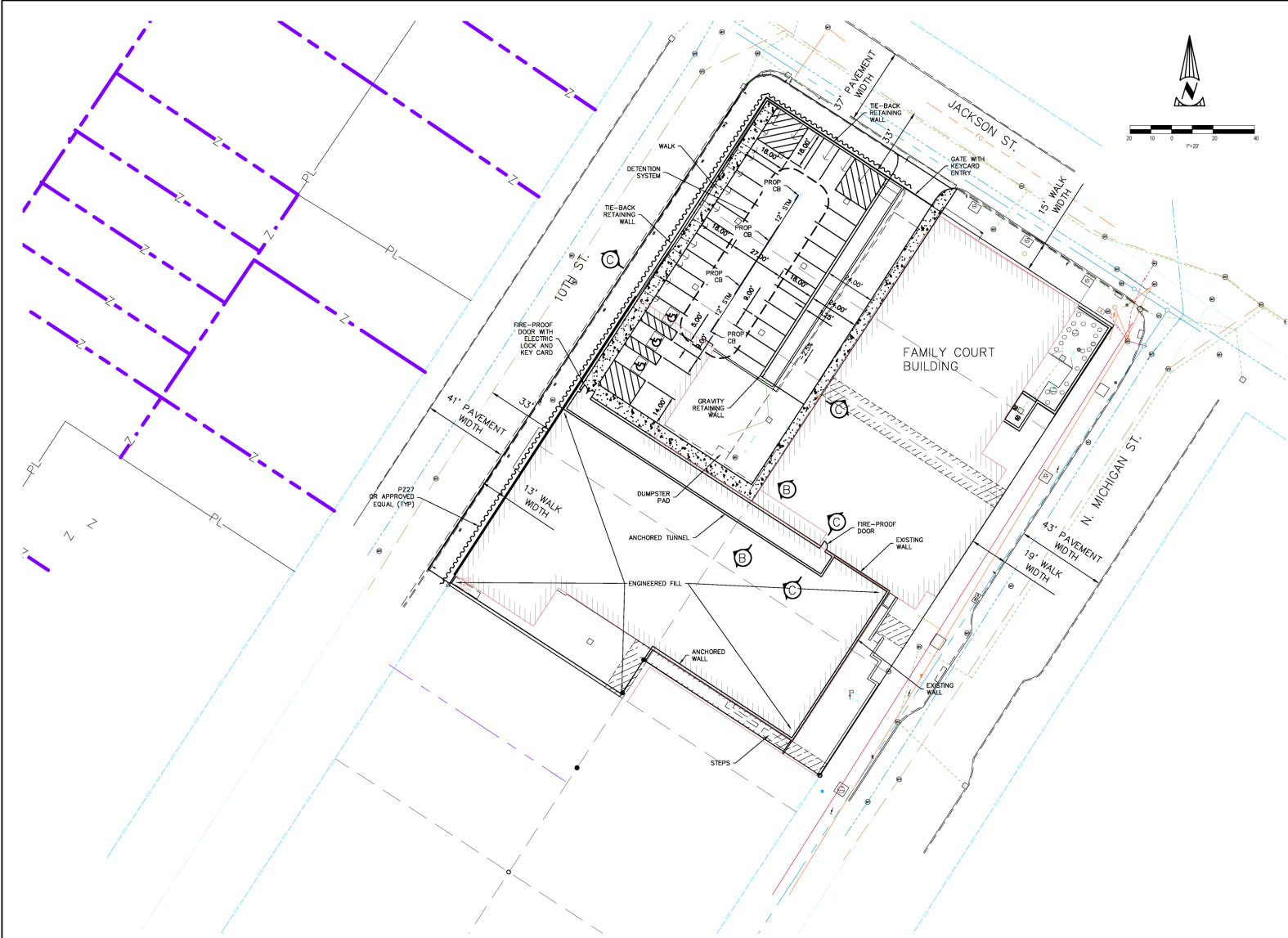
ZONING & LAND USE

SPR-29-24
ID 9



CONCEPT PLAN

SPR-29-24
ID 9



DESCRIPTION	
NO.	DATE
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2	11/11/2023
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PROJECT NO. 11000000
PROJECT DATE 2/20/2023
DRAWN BY W.A.
CHECKED BY J.H.

Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR
BOARD OF LUCAS
COUNTY
COMMISSIONERS
TOLEDO, OH

PROJECT
CSI BUILDING DEMOLITION
CONCEPT PLAN
C400

RENDERING

SPR-29-24
ID 9



RENDERING

SPR-29-24
ID 9



RENDERING

SPR-29-24
ID 9



CSI BUILDING DEMOLITION
CONCEPT RENDERINGS