

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: May 24, 2021

REF: SPR-10-21

TO: President Matt Cherry and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary
SUBJECT: Request for a Site Plan Review for new building with waiver

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 13, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Major Site Plan Review for new building with waiver
Location	-	0 South St. Clair Street
Applicant	-	Toledo Federation of Teachers 4427 Talmadge Road, Suite A Toledo, OH 43623
Architect	-	Julie Apt, Thomas Porter Architects 8 North St. Clair Street Toledo, OH 43604

Site Description

Zoning	-	CR / Regional Commercial, Warehouse District Overlay
Area	-	± 1.23 acres
Frontage	-	± 312' along Summit Street
Frontage	-	± 173' along South St Clair Street
Existing Use	-	Vacant lot
Proposed use	-	One new building for Training Facility
Parking Provided	-	69 spaces

GENERAL INFORMATION

Area Description

North	-	Warehousing and parking lot / CD
South	-	Swan Creek Apartments / CR
East	-	Realty group / CR
West	-	River West Condominiums / CM

Parcel History

M-5-12	-	Warehouse District Neighborhood Plan: PC approved 01-10-13. Approved CC 02-13-13.
M-12-13	-	Establish Warehouse District Urban Neighborhood Overlay: PC approved 10-23-13. Approved CC 01-02-14
TWDARC-3-21	-	Companion case, ARC review of new building. Approved with conditions 04-06-2021

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Warehouse District Overlay

STAFF ANALYSIS

The applicant is requesting a Major Site Plan Review with an off-street parking lot waiver for site redevelopment at 0 South St. Clair Street. The ±1.23-acre site is currently one vacant lot. Surrounding land uses include the warehouses and parking lots to north, commercial uses to the east, Swan Creek Apartments to the south and River West Condominiums to the west. The applicant is requesting a waiver to Toledo Municipal Code 1103.1510 and 1107.0203 which prohibits new off-street parking lots within the Warehouse District. The Toledo Federation of Teachers is interested in moving to this site to be more centrally located to the population and teachers that they serve.

STAFF ANALYSIS (cont'd)

Parking and Circulation

The site plan depicts one (1) access driveways on South St Clair Street. The site plan also indicates seventy (70) parking spaces, inclusive of three (3) ADA accessible spaces. This is appropriate per TMC 1107.0400 Off-Street Parking Schedule "B" Additional Commercial Standards at one (1) space per 300 square feet of building footprint. According to TMC 1103.1510; Off-Street Parking within the Warehouse District, compliance requirements include: Location of off-street parking facilities shall be on the same lot as the principal building, off-street parking facilities shall be located in the rear portion of the subject property and behind the principal building or use. The site plan identifies bike parking to accommodate six (6) bikes which aligns appropriately with the indicated number of parking spaces.

Landscaping

The Urban Commercial Landscape Standards, described in TMC§1108.0300, apply to the proposed site as it is located within the Warehouse Overlay District. The intent of these standards is recognizing that compliance with the landscape standards of TMC§1108.0200 may be difficult or impossible for urban, pedestrian-oriented development and to therefore provide more flexible landscape standards for the redevelopment of existing structures and infill developments. According to these standards, perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway. The perimeter landscaping requires at least a three and a half foot (3½') high metal tube or solid bar fence, with at least one (1) shrub for every three feet (3') of property line planted on the outside of the fence (TMC§1108.0305(A)(2)).

The submitted landscaping plan depicts three (3) trees and five (5) shrubs in the frontage greenbelt on South St Clair Street and two (2) existing trees and twenty-eight (28) proposed shrubs along Summit Street. The applicant is requesting a waiver to remove the ornamental tube fencing requirement on the western corner of the S St. Clair entrance and proposes increasing the landscaping buffer with shrubs to facilitate easier and safer access from that driveway per condition #18b.

The landscape plan depicts two (2) terminal islands with two (2) trees and twelve (12) shrubs in addition to foundation plantings covering 540 square feet. According to TMC 1108.0303; Area Required to be Landscaped: Any part of a lot area not used for buildings, other structures, or for roads, walks, parking, service areas or accessways must be landscaped with a combination of groundcover, trees and shrubs. Grass may be used in conjunction with other plant material. Landscape improvements must be provided in the sidewalk or other paved area in front of a building with tree grates, or other walkable surface material treatment for open tree pits, in the form of one shrub or understory tree for every 30 feet of lot frontage.

STAFF ANALYSIS (cont'd)

Landscaping

The proposed bio detention pond is approximately 3,475 square feet and will be planted with native grasses and plantings. While greenspace was added on the S. St. Clair side of the building in lieu of interior site and parking lot landscaping, staff recommends the addition of eight (8) 2" caliper trees to the Summit Street greenbelt.

Dumpster receptacles are required to be screened and shall be separated from the main circulation and parking areas. As stated in TMC§1108.0203 (G)(5) - Dumpster/Trash Receptacle Screening, a dumpster may not be located in any required setbacks or landscape buffers. The proposed screening of the dumpster complies with the applicable regulations.

Building Materials

Based on the overall layout of the site, all sides of the buildings shall be subject to the façade material standards as listed in TMC§1109.0502 Requirements Matrix. For façades visible from the public right-of-way, predominant exterior materials must comprise at least eighty percent (80%) of the total wall area of the façade. Exterior building materials include brick, architectural metal, wood, stone, glass, stucco, and materials with a brick-like appearance or similar material. Under the building material matrix for accent building materials, up to 20% of each elevation may be comprised of stucco, wood, architectural concrete masonry units, fiber cement board, EIFS, ceramic, vinyl or composite siding or glass block. As presented on the elevations, fiber cement board siding accounts for approximately 16% of the façade facing South St Clair Street, 19.5% facing River West apartments, 24.5% facing Lafayette and 14.7% of the façade facing Summit Street. The primary building materials composing the balance of materials to be used include: 31.9% brick, 19.3% glass, and 30.7% architectural panels and are compliant with City regulations.

The façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors subject to the approval of the Planning Director. Currently façade colors have not been determined and will be required subject to the approval of the Planning Director.

STAFF ANALYSIS (cont'd)

Building Design

TMC§1109.0204. A. requires that at least one (1) main entrance of any commercial building shall face and open directly onto a five-foot (5') wide connecting walkway to the street sidewalk without requiring pedestrians to walk around buildings or around parking lot outlines which are not aligned to a logical route. Connecting walkways may cross parking aisles or driveways if distinguished from driving surfaces using durable, low maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt to enhance pedestrian safety and comfort. The proposed access from South St. Clair to the building complies with applicable regulations. However, pedestrian walkways are not indicated in the primary parking lot.

Warehouse Urban Neighborhood Overlay District

The Warehouse UNO overlay zoning district establishes additional design standards for development allowed by the underlying zoning district. Building facades shall reflect the Warehouse District's patterns of the surrounding context and provide interest for the pedestrian. Building facades shall reflect and complement the traditional materials and techniques of the district. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details.

20/20 Comp Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village uses. The intent of the Urban Village designation is to strengthen the relationship between the adjacent residential and commercial market areas. The Plan also initiates design standards to ensure that infill development is consistent with the scale and character of the existing neighborhood. Urban Village is a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and a district architectural character. The proposed development conforms to the future land use designation.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission approved SPR-10-21, a Minor Site Plan Review for New Building at 0 S. St. Clair Street, for the following reason:

1. The proposed use complies with the Toledo 20/20 Comprehensive Plan and all standards of this Zoning Code **TMC§1111. 0809.A**; and

PLAN COMMISSION RECOMMENDATION (cont'd)

2. The proposed use is allowed in the zoning district in which it is located **TMC§1111.0809.B**

The staff further recommends that the Toledo City Plan Commission approve SPR-10-21, the request for a Major Site Plan Review for site development at 0 South St. Clair Street, subject to the following **thirty-eight (38)** 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.

Division of Engineering Services

1. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka 419-245-1341

Roadway: Tim Grosjean 419-245-1344

Water: Andrea Kroma 419-936-2163

Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338

Sanitary Sewers: Mike Elling 419-936-2276

2. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to current City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
3. 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.
4. **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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services

5. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.

Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.

6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. Detailed plans for the water service lines shall be submitted to the Division of Water Distribution for review and approval. Plan design and submittal shall comply with the current version of the City of Toledo DPU Infrastructure Design and Construction Requirements.
8. The water meter setting detail, including meter bypass (if applicable) and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S. Erie Street, Toledo, OH 43602 for review and approval. Approval of site utility plan is contingent on approval of meter setting and backflow preventer.
9. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ 800-414-4990. Contact the Division of Water Distribution (419-936-2839) to verify the backflow prevention requirements for this site.
10. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
11. New water service taps will be installed by City of Toledo at the developer's expense.
12. The stormwater concept is generally well received, but whereas no supporting information is available at this time regarding the appropriate sizing and other standards (i.e. pond pretreatment), minor site plan revisions may be necessary for stormwater design compliance, which shall be done in coordination with the Plan Commission, upon which stormwater approval is dependent.
13. To initiate a stormwater engineering review, submit all of the following:

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services

- Engineering drawings and calculations compliant with the City of Toledo Infrastructure Design and Construction Requirements.
 - Long term operations and maintenance (O&M) plan for Detention and Post-Construction BMP's.
 - A Storm Water Pollution Prevention Plan (SWP3) including a completed Ohio EPA SWP3 checklist.
14. Following the review process, the following will be needed for final stormwater approval:
- Covenant for the O&M plan.
 - SWP3 contact list for responsible parties (TMACOG form), and NOI
 - Fee for the sewer construction permit, which also requires a sewer contractor, licensed with the City of Toledo, to be named for the project.
15. The applicant will be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program. Information on the application process can be found at <https://toledo.oh.gov/business/environment/storm-water-program>
16. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
17. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system.
18. Existing sewer toward Lafayette is on private property, need permission from adjacent property if planning to connect to this line.

Fire Prevention

19. Approved premises identification is required.
20. The proposed new building will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.

PLAN COMMISSION RECOMMENDATION (cont'd)

Sewer and Drainage

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

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

Division of Environmental Services

23. 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.
 - Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
 - Construction BMPs shall be in place prior to the start of construction activities.
 - SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours.

24. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.

25. Applicant is strongly encouraged to include multiple green infrastructure measures to minimize runoff, increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.

26. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials.
http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_Ohio_Invasive_Plant_Species.pdf

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

27. 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 Transportation

28. The drive aisle nearest to Summit Street needs to measure 25' wide as required for two-way traffic per TMC 1107.

Plan Commission

29. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. At least one (1) of every eight (8) accessible parking spaces shall be designated as a van-accessible parking space and meet the dimensions standards stated in TMC§1107.1702(B); **acceptable as depicted on site plan.**
30. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). Off-Street Parking Schedule "A" requires one (1) bicycle parking slot per ten (10) parking spaces; **acceptable as depicted on site plan.**
31. Per TMC 1109.0204.A.2, Relationship of Buildings to Streets, Walkways and Parking; Connecting walkways may cross parking aisles or driveways if distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, scored concrete or painted asphalt to enhance pedestrian safety and comfort; **not acceptable as depicted on site plan.**
32. Off-street parking and loading spaces, parking lots, maneuvering aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water toward the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities (TMC§1107.1906); **acceptable as depicted on site plan.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

33. Per TMC§1109.0204(A), at least one (1) main entrance of any commercial, mixed-use, or institutional building shall face and open directly onto a five-foot (5') wide connecting walkway to the street sidewalk without requiring pedestrians to walk around buildings or around parking lot outlines which are not aligned to a logical route; **acceptable as depicted on site plan.**
34. The building design shall meet the requirements of TMC§1109.0502 *Building Façade Materials and Color Requirements*. Building material standards apply to all facades that are visible from the right-of-way. Percentages apply to each façade individually. Under the building material matrix up to 20% of each elevation may be comprised of stucco, wood, architectural concrete masonry units, fiber cement board, EIFS, ceramic, vinyl or composite siding or glass block; As presented on the elevations, fiber cement board accounts for approximately 18.1%; **acceptable as indicated on building elevations.**
35. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors subject to the approval of the Planning Director.
36. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Dumpsters must be screened with evergreen plantings, fence, or wall structure and be a minimum height of six feet (6'). The screen should incorporate access to the dumpster by using a wooden fence or other opaque device to serve as a gate; **acceptable as depicted on landscaping plan.**
 - b. Landscape areas within the parking area shall be peninsular or island types and must be constructed with 6-inch by 18-inch concrete curbing; **acceptable as depicted on landscaping plan. However, staff recommends increasing the depth of terminal islands from five feet (5') to nine feet (9') and be at least 160 square feet in area to support the successful growth of landscaping as well as provide refuge for pedestrians within the parking lot.**
 - c. Topsoil must be back filled to provide positive drainage of the landscape area.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- d. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; **acceptable as depicted on landscaping plan.**
 - e. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained; **acceptable as indicated on landscaping plan.**
 - f. If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details.
37. 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.
38. 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

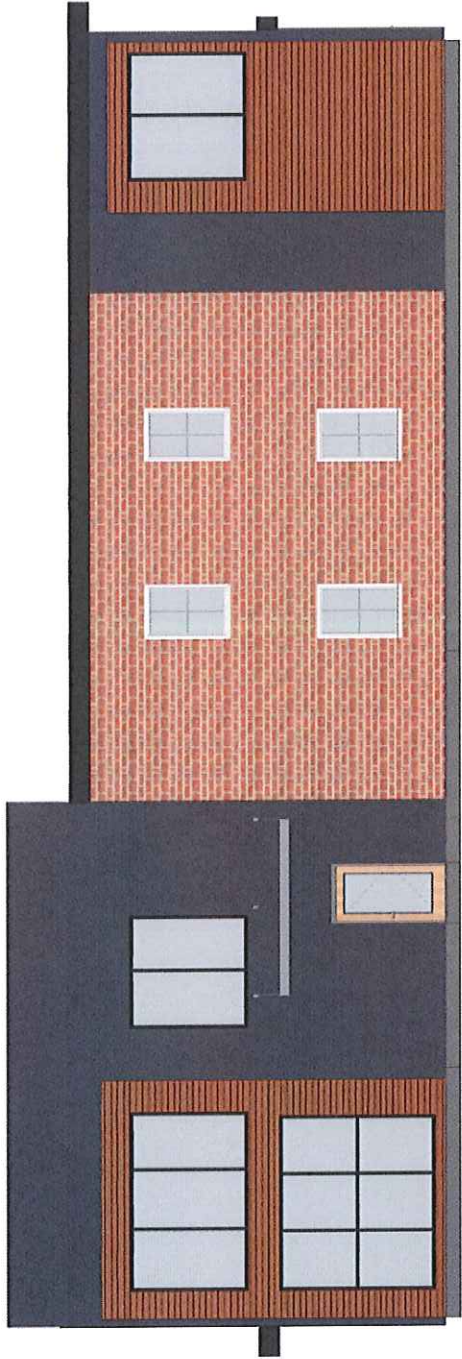
Secretary

Four (4) sketches follow

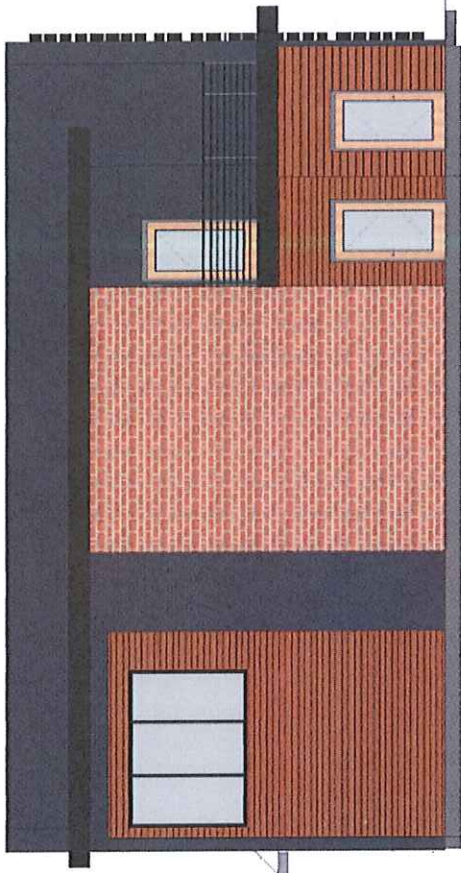
Cc: Kevin Dalton, Applicant
Lisa Cottrell, Administrator
Nancy Hirsch, Planner

South & East Elevations

SPR-10-21



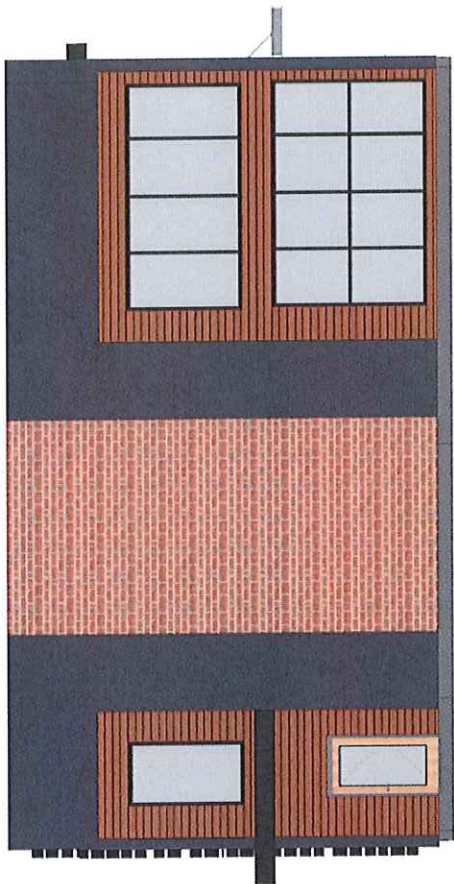
SOUTH ELEVATION
SPR-10-21



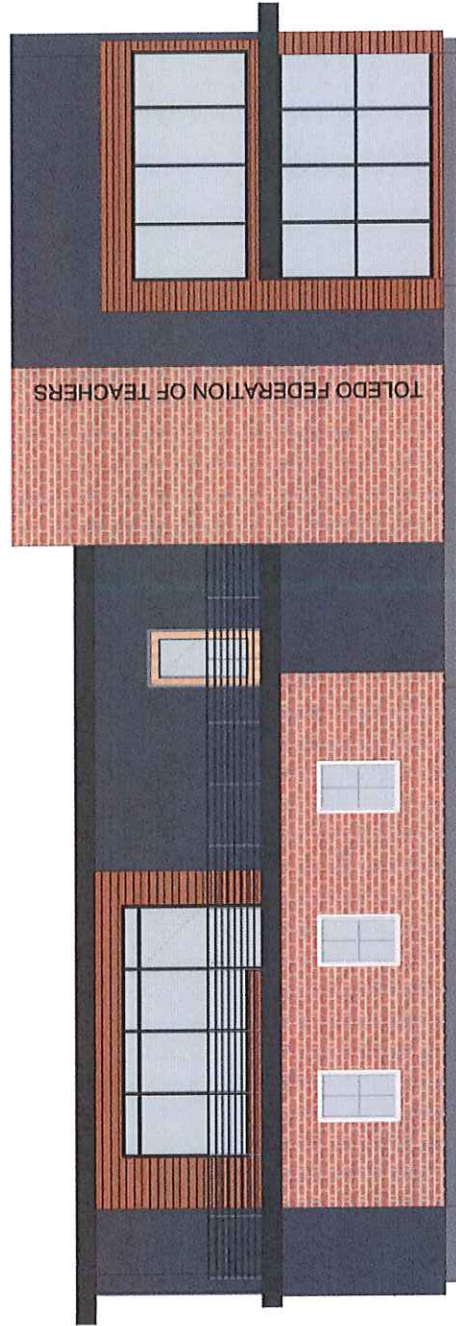
EAST ELEVATION
SPR-10-21

North & West Elevations

SPR-10-21



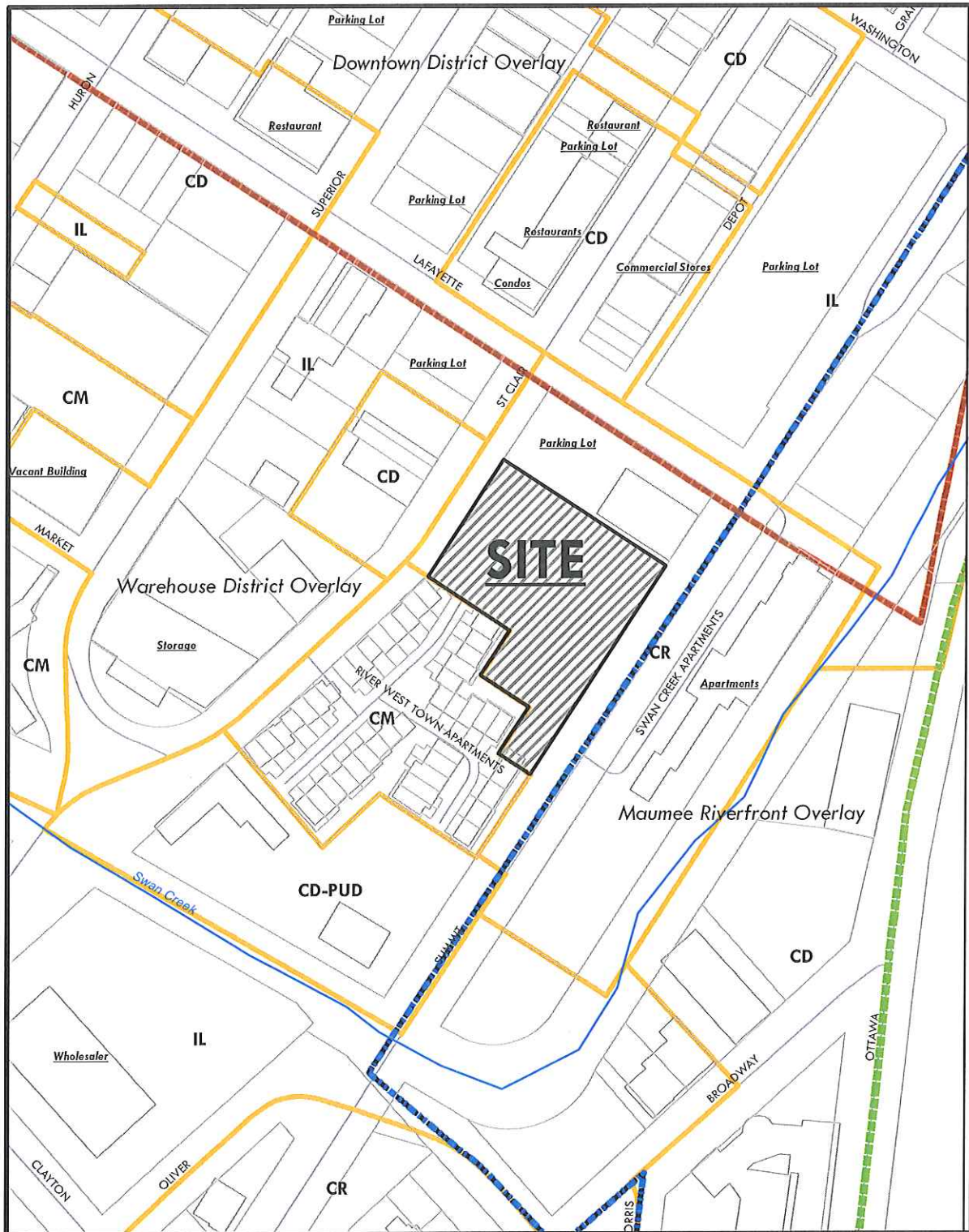
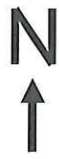
1. WEST ELEVATION
10'-0" x 12'-0"



2. NORTH ELEVATION
10'-0" x 12'-0"

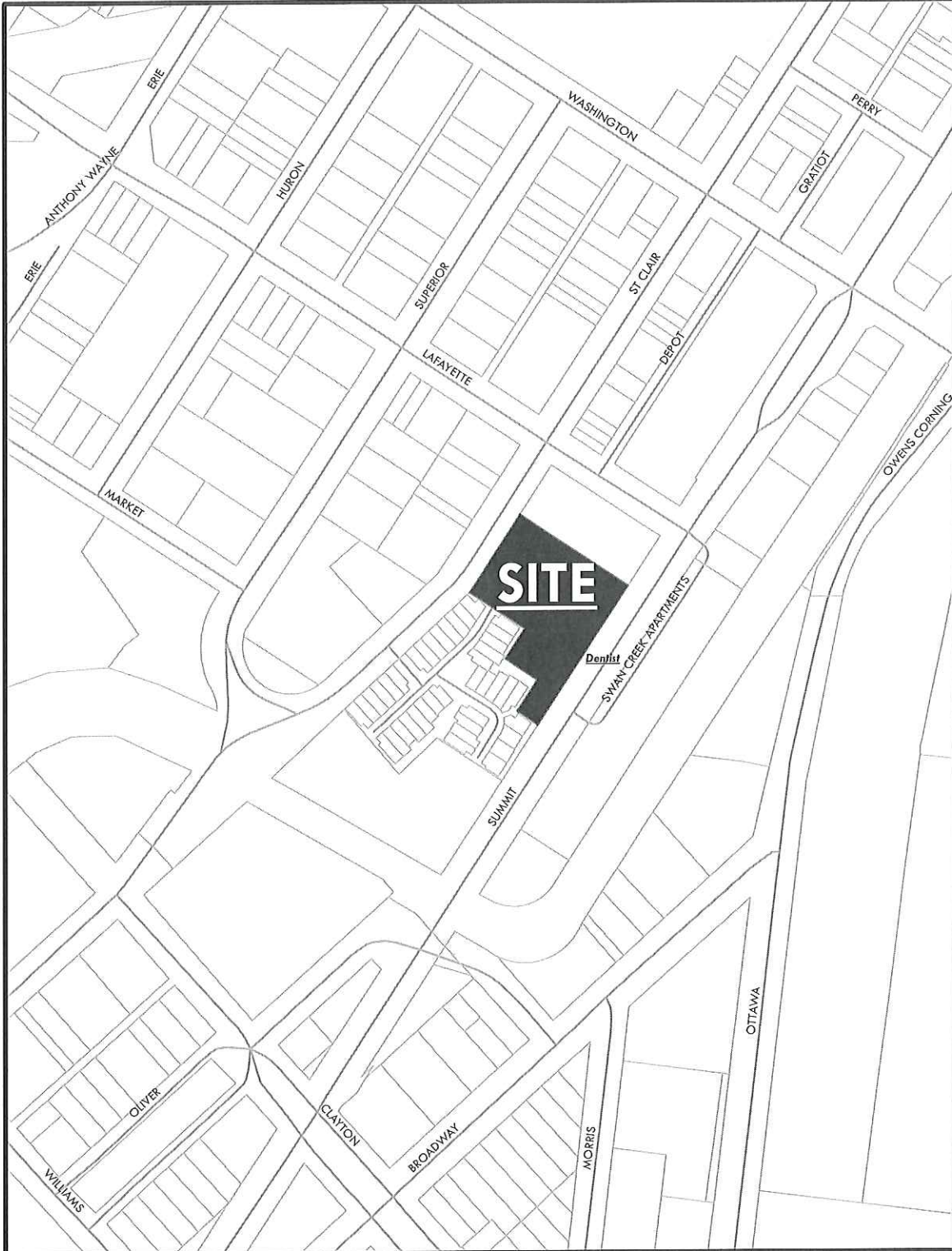
Zoning & Land Use

SPR-10-21



General Location

SPR-10-21



Zoning & Land Use

SPR-10-21

