



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: May 14, 2021

REF: SUP-3004-21

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 Community Center at 5424 Airport Highway

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	-	Special Use Permit for a Community Center
Location	-	5424 Airport Highway
Applicant	-	Al-Madinah Community Center
Contact Person	-	Mohammed Abusamieh 4800 Country Walk Ln Sylvania, OH 43560
Engineer	-	Architecture by Design 5622 Mayberry Square Sylvania, OH 43560

Site Description

Zoning	-	CN / Neighborhood Commercial
Area	-	± 3.06 acres
Frontage	-	± 250' along Airport Highway ± 598' along Greenridge Drive
Existing Use	-	Vacant, former Fitness Center
Proposed Use	-	Community Center

Area Description

North	-	Green Space, Ditch / POS
East	-	Commercial Strip, Residential / RS12
South	-	Vacant Commercial Property / CS
West	-	Commercial Shopping Center / CR-SO

GENERAL INFORMATION (cont'd)

Parcel History

S-37-76	-	Preliminary drawing of Greenridge, Plat 1.
Z-167-76	-	Zone Change from R2-A to C-1. Approved 08-18-1976.
Z-168-76	-	CUP at NW Corner of Airport Highway & Kinder Road. Approved via Ord. 168-76 on 08-18-1976.
S-20-79	-	Preliminary drawing of Meadowood Trails Plat 4.
S-7-82	-	Preliminary drawing and Commercial Plat for Meadowood Plaza.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant, Al-Madinah Community Center, is requesting a Special Use Permit to operate a Community Center at 5424 Airport Highway. The building is existing and owned by the applicant. The property is on the northwest corner of Airport Highway and Greenridge Drive and may also be listed as 5323 Greenridge Drive. Surrounding land uses include green space to the north and west, as well as residential homes and commercial development to the east and south, respectively. Staff feels that the proposed community center is appropriate in context with these existing land uses.

Parking and Circulation

The site is currently accessed via two curbs cuts from Greenridge Drive to the east. These drive aisles also serve the adjacent parcels to the west, an ingress-egress and utility easement was established as a part of the Meadowood Plaza plat in 1982, legally allowing access for the westerly parcel via this property. The site has sufficient parking.

STAFF ANALYSIS (cont'd)

Landscaping

The site was developed before the 2004 zoning code, so full compliance is not required. TMC§1114.0500 requires future changes to bring a site closer into compliance with the 2004 code. The proposed site plan includes additional landscaping in the frontage greenbelt, additional parking lot interior and perimeter landscaping, and includes existing interior site landscaping. Staff appreciates the effort to add attractive, non-invasive landscaping and bring the site closer to compliance with existing standards; no additional landscaping is required beyond what the applicant is proposing.

The site plan proposes a new wood dog-eared fence in the front yard along Airport Highway. Per TMC§1105.0302, fencing in Commercial districts is limited to 3½ feet within the front yard setback. Any fencing within 20' of the front property line shall be limited to 3½ feet in height.

Building Design

The existing building is approximately 18,000 square feet and is built predominantly of brick, glass, and metal. The applicant is proposing new storefront windows and doors along the north and south elevations. These changes are approved. Per TMC§1109.0204, a new walkway shall be created connecting the primary entrance door (to the east of the building) to the public sidewalk.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for neighborhood commercial development. Toledo 20/20 recommends for Reynolds Corners: determining retail opportunities for vacant buildings and establishing Reynolds Corners as a new urban village. The proposed use of a Community Center meets these objectives.

Staff recommends approval of this Special Use Permit because the use meets the stated purpose of the zoning code, and is compatible with adjacent uses in terms of scale, site design, and operating characteristics. The proposal will occupy a vacant building with a use that is appropriate in the neighborhood. Additionally, the applicant will be bettering the layout of the site through landscape improvements.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-3004-21, a request for a Special Use Permit for a Community Center at 5424 Airport Highway, to Toledo City Council for the following two (2) reasons:

1. The proposed use meets the stated purpose of this Zoning Code (TMC§1101.0400)
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

The Toledo City Plan Commission recommends approval of SUP-3004-21, a request for a Special Use Permit for a Community Center at 5424 Airport Highway, to Toledo City Council subject to the following 27 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 **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.
3. 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.
4. 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.
5. Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services

6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. 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. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-936-2839) to verify the backflow prevention requirements for this site.
8. The design professional or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service line, meter setting or backflow protection device and that these devices are properly installed, tested and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo standards.
9. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.

Division of Transportation

10. A dumpster location must be shown on site plan per TMC 1107.
11. If one is not already established, a cross access agreement is required with the adjacent property owner. (*agreement was established on original plat*)

Fire Prevention

On review of the submitted site plan, we have no comments or concerns.

Sewer and Drainage Services

12. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
13. 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 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.

STAFF RECOMMENDATION (cont'd)

Environmental Services

14. 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.
15. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
16. Applicant is strongly encouraged to include installing permanent inlet filters in all catch basins, and check for and perform any needed repairs at private outfall.
17. 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
18. 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.

Plan Commission

19. Per Condition #10, dumpster location shall be shown on a revised site plan. The dumpster shall be screened by a combination of evergreen plantings and a fence or wall structure, per TMC§1108.0203.G
20. The location, height, and materials of fencing shall be clarified to meet the height requirements of TMC§1105.0302. No fencing over 3 ½ feet in height is permitted within the required front setback (within 20 feet of the front property line).
21. Per TMC§1109.0204, at least one main entrance shall face and open directly onto a 5 foot wide connecting walkway to the street sidewalk. Staff identifies a primary building entrance on the east side of the building, and a walkway which shall be extended to connect with public sidewalk along Airport Highway. Shall be shown on a revised site plan.
22. The proposed site plan shows an addition of seven (7) frontage greenbelt trees along Airport Highway, six (6) frontage greenbelt trees along Greenridge Drive, and five (5) interior parking lot landscaping trees. A continuous row of shrubs is provided along Greenridge Drive abutting the parking area. Existing site landscaping is sufficient. The site is existing and no site work is proposed, the proposed improvements bring the site closer to compliance and no additional landscaping is being required.

STAFF RECOMMENDATION (cont'd)
Plan Commission (cont'd)

23. The existing sign shall be reutilized or removed. No new free-standing signs greater than forty-two inches (42") from grade are permitted.
24. 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 Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
25. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
26. 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.
27. 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,

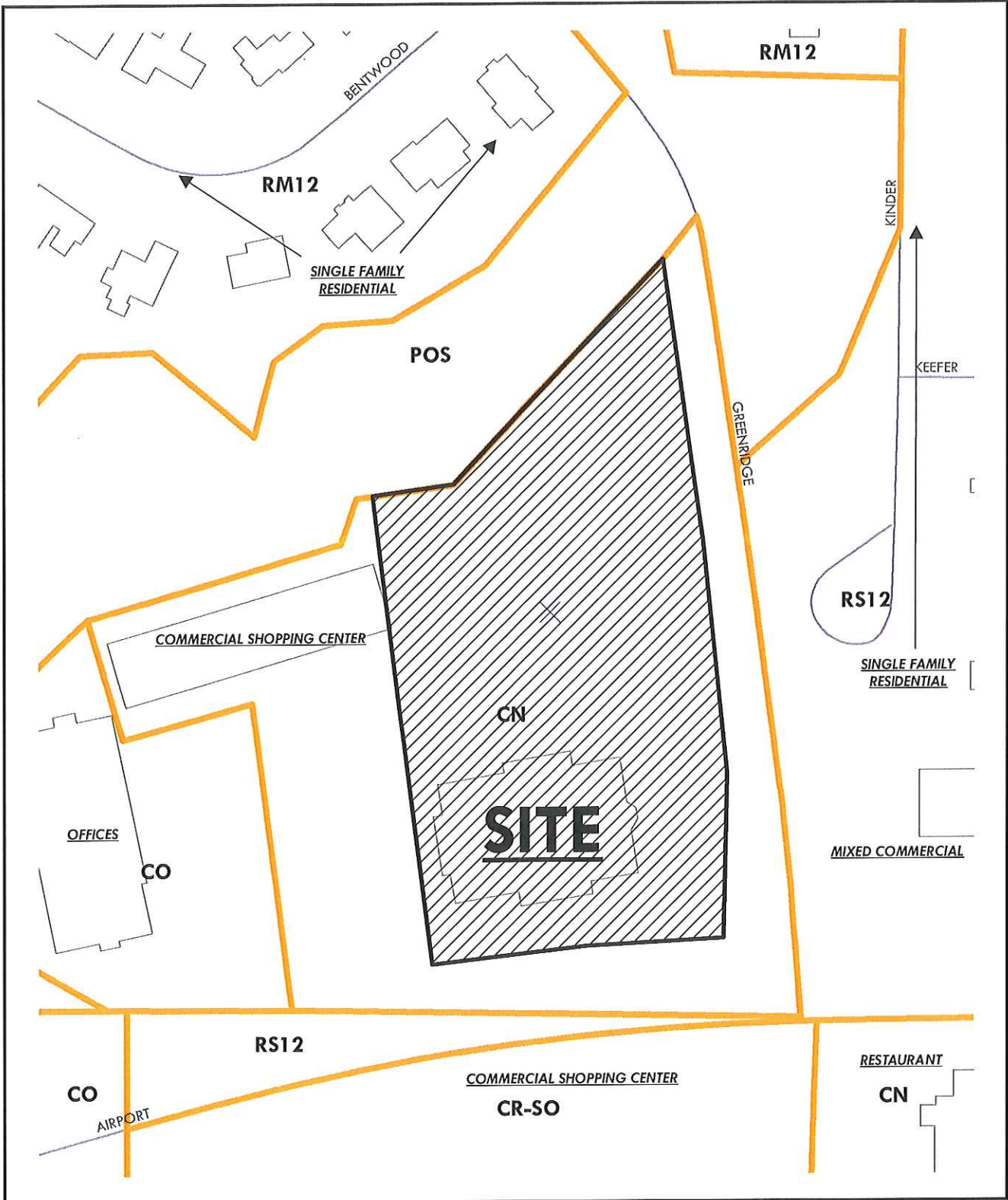
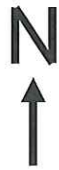


Thomas C. Gibbons
Secretary

Cc: Mohammed Abusamieh; 4800 Country Walk Ln; Sylvania, OH 43560
Architecture by Design; 5622 Mayberry Square; Sylvania, OH 43560
Lisa Cottrell, Administrator
Matt Lascheid, Associate Planner

ZONING AND LAND USE

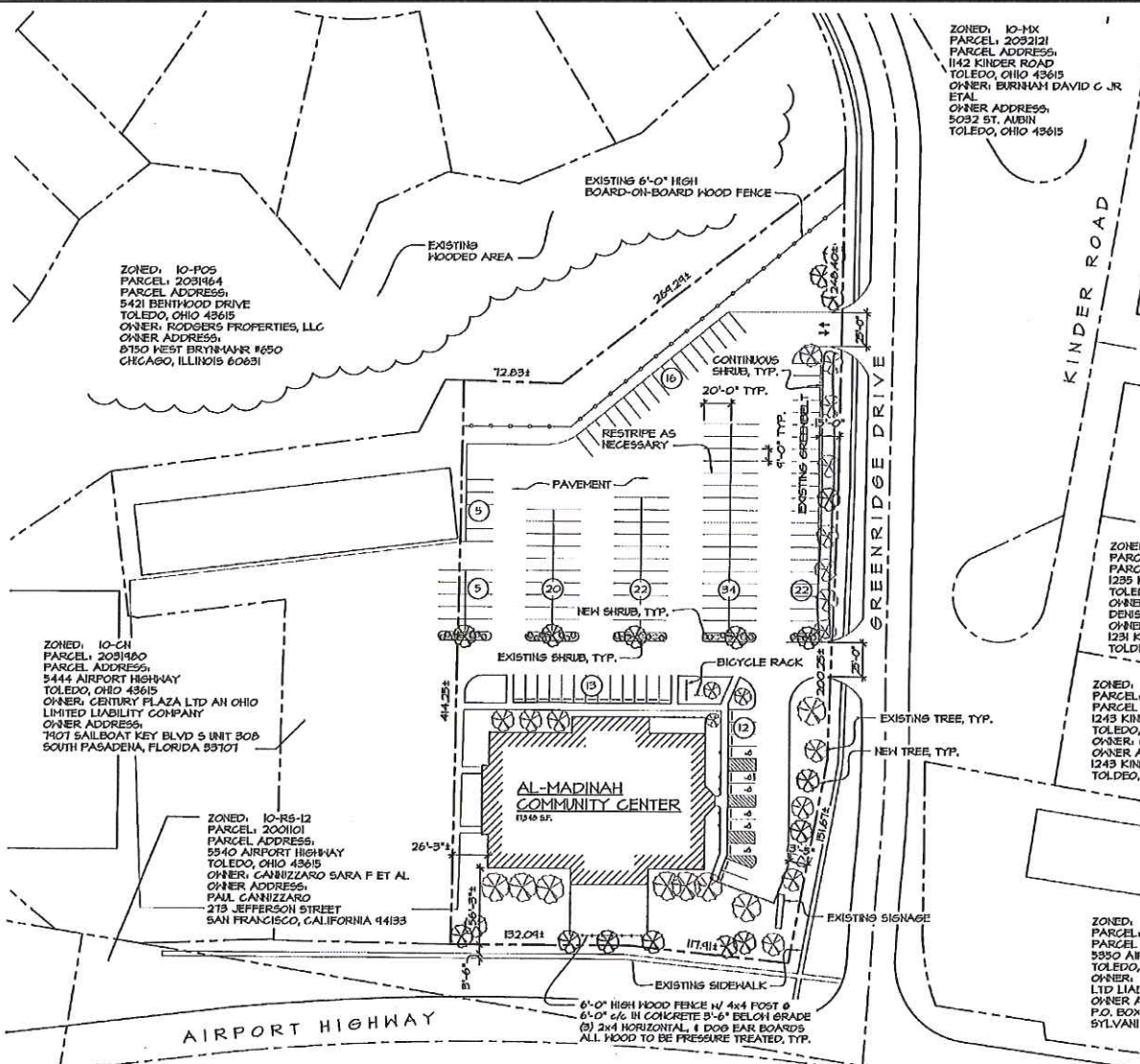
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ID: 139



SITE PLAN

SUP-3004-21

ID: 139



ZONED, 10-POS
PARCEL: 2031464
PARCEL ADDRESS:
5421 BERTWOOD DRIVE
TOLEDO, OHIO 43615
OWNER: RODGERS PROPERTIES, LLC
OWNER ADDRESS:
8750 WEST BRYNMAHR #550
CHICAGO, ILLINOIS 60631

ZONED, 10-MX
PARCEL: 2082121
PARCEL ADDRESS:
1142 KINDER ROAD
TOLEDO, OHIO 43615
OWNER: BURMAN DAVID C JR
ETAL
OWNER ADDRESS:
5032 ST. ALBIN
TOLEDO, OHIO 43615

ZONED, 10-C1
PARCEL: 2031460
PARCEL ADDRESS:
5444 AIRPORT HIGHWAY
TOLEDO, OHIO 43615
OWNER: CENTURY PLAZA LTD AN OHIO
LIMITED LIABILITY COMPANY
OWNER ADDRESS:
7107 SAILBOAT KEY BLVD S UNIT 30B
SOUTH PASADENA, FLORIDA 93101

ZONED, 10-RS-12
PARCEL: 2001101
PARCEL ADDRESS:
5540 AIRPORT HIGHWAY
TOLEDO, OHIO 43615
OWNER: CANIZZARO SARA F ET AL
OWNER ADDRESS:
273 JEFFERSON STREET
SAN FRANCISCO, CALIFORNIA 44193

ZONED, 10-CR50
PARCEL: 2041641
PARCEL ADDRESS:
5501 AIRPORT HIGHWAY
TOLEDO, OHIO 43615
OWNER: LONES HOME CENTERS INC.
OWNER ADDRESS:
1000 LONES BOULEVARD
MOORESVILLE, NORTH CAROLINA 28697

ZONED, 10-CR50
PARCEL: 2041631
PARCEL ADDRESS:
5421 AIRPORT HIGHWAY
TOLEDO, OHIO 43615
OWNER: LONES HOME CENTERS INC.
OWNER ADDRESS:
1000 LONES BOULEVARD
MOORESVILLE, NORTH CAROLINA 28697

ZONED, 10-MX
PARCEL: 2001081
PARCEL ADDRESS:
5515 AIRPORT HIGHWAY
TOLEDO, OHIO 43615
OWNER: ZOHAS 5375 LLC
OWNER ADDRESS:
P.O. BOX 744
SYLVANIA, OHIO 43560

ZONED, 10-CR50
PARCEL: 2041632
PARCEL ADDRESS:
5455 AIRPORT HIGHWAY
TOLEDO, OHIO 43615
OWNER: 1EH CENTURY LLC AN OHIO LLC
OWNER ADDRESS:
16095 CRYSTAL DOWNS E
NORTHVILLE, MICHIGAN 48168



ELEVATIONS

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