

**REVISED**

REF: SUP-5006-24

DATE: July 11, 2024

**GENERAL INFORMATION**

Subject

- |                       |   |  |
|-----------------------|---|--|
| Request               | - | Special Use Permit for a gas station   |
| Location              | - | 1950 S. Reynolds Road  |
| Applicant / Developer | - | Skilkengold Development, LLC<br>4270 Morse Rd<br>Columbus, OH 43230  |
| Owner                 | - | 1950 S. Reynolds Road, LLC<br>8000 Brooktree Road<br>Wexford, PA 15090                                       |
| Tenant                | - | Sheetz, Inc.<br>5700 Sixth Avenue<br>Altoona, PA 16602   |
| Engineer              | - | Civil & Environmental Consultants, Inc.<br>250 W. Old Wilson Bridge Road, Suite 250<br>Worthington, OH 43085 |

Site Description

- |              |   |   |
|--------------|---|---|
| Zoning       | - | CR-SO / Regional Commercial-Shopping Center<br>Sign Control Overlay |
| Area         | - | ± 1.50 Acres  |
| Frontage     | - | ± 237.88' along S. Reynolds Road                                    |
| Frontage     | - | ± 225.00' along Southwyck Boulevard                                 |
| Existing Use | - | Vacant commercial building  |
| Proposed Use | - | Gas station, convenience store and quick service<br>restaurant      |

Area Description

- |       |   |   |
|-------|---|---|
| North | - | Southwyck Boulevard, Walgreens, retail and<br>commercial / CR         |
| South | - | Amazon Distribution Center / IL                                       |
| East  | - | Reynolds Road, restaurants, apartments,<br>commercial and retail / CR |
| West  | - | Amazon Distribution Center / IL                                       |

**GENERAL INFORMATION (cont'd)**

Parcel History

- |          |   |  |
|----------|---|--|
| D-4-82   | - | Minor change to C-4 Site Plan for Southwyck Shopping Center to permit remodeling of drive-up restaurant, west side of Reynolds Road and south of Southwyck Boulevard (PC rec. approval 6/17/1982; CC approved 7/6/1982 via Ord. 397-82). |
| Z-11-79  | - | Amendment to C-4 Shopping Center to permit a drive-up restaurant, west side of Reynolds Road and Southwyck Boulevard (PC rec. approval; CC approved on 2/27/1979 via Ord. 129-79).   |
| Z-16-69  | - | Zone Change form R-A, R-1 and C-3 to C-4, west side of Reynolds Road and north of Heatherdowns Boulevard (PC rec. approval 3/27/1969; CC approved 4/21/1969 via Ord. 292-69).  |
| S-1-69   | - | Amendment to Commercial Plat for Hawthorne Hills Lot 21 at 5333 Southwyck Boulevard (PC approved 1/18/2000).   |
| S-1-69   | - | Amendment to Commercial Plat for Hawthorne Hills Lot 2 at 5333 Southwyck Boulevard (PC approved 11/18/1999).   |
| S-1-69   | - | Final Plat of Hawthorne Hills, located at NW corner of Heatherdowns Boulevard and Reynolds Road (PC approved 5/14/1970).   |
| S-1-69   | - | Preliminary Drawing of Hawthorne Hills, located at NW corner of Heatherdowns Boulevard and Reynolds Road (PC approved 2/27/1969).  |
| V-225-68 | - | Vacate a portion of Ryan Road between Reynolds Road, West to N/S centerline of Section 23, Town 2 (PC rec. approval 9/5/1968; CC approved 10/14/1968 via Ord. 948-68).   |
| Z-117-68 | - | Zone Change from R-A, R-1, and C-3 to R-B, R-3, R-4, C-2, C-3 and C-4, located at the NW corner of Heatherdowns Boulevard and Reynolds Road (PC rec. approval 7/11/68; CC approved 8/5/1968 via Ord. 716-68).                            |

**GENERAL INFORMATION (cont'd)**

- |         |   |  |
|---------|---|--|
| S-9-68  | - | Preliminary Drawing of Hawthorne Hills, Located at the NW corner of Heatherdowns Boulevard. and Reynolds Road (PC approved 7/11/1968).                         |
| Z-39-63 | - | Zone Change form R-A to C-3 located at the west side of Reynolds Road, north of Ryan Road (PC rec. approval 3/14/1963; CC approved 4/15/1963 via Ord. 211-63). |

Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

**STAFF ANALYSIS**

The Applicant is requesting a Special Use Permit for a gas station at 1950 S. Reynolds Road. The subject property consists of  $\pm 1.50$  acres and is located southwest of the intersection of Reynolds Road and Southwyck Boulevard. The site is currently occupied by a vacant building and parking lot that was previously used as a bank. Surrounding land uses include commercial and retail businesses to the north and east across Southwyck Boulevard and Reynolds Road respectively, and the Amazon Distribution Center (industrial use) to the south and west.

The Applicant is proposing to redevelop the site with a gas station, convenience store and quick service restaurant. A Special Use Permit is required for gas stations in the CR Regional Commercial Zoning District per TMC§1104.0100. In addition, gas stations are subject to the use regulations of TMC§1104.0900 - Gasoline and Fuel Sales. The site is currently zoned CR-SO Regional Commercial-Shopping Center Sign Control Overlay. A rezoning request from CR-SO to CR is also being reviewed under the companion case Z-5007-24.

Gasoline and Fuel Sales Regulations

The following use regulations found in TMC§1104.0900 - Gasoline and Fuel Sales, outline the design criteria for gas stations in terms of site layout, location and general requirements:

- Hours of operation may be limited to 5:30 a.m. to 1:00 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, to reduce detriment to the area.
- Gas pumps and pump islands shall not be located in the front yard within 50 feet of a Residential district.
- Pump islands shall be set back a minimum of 15 feet from the property line.
- Canopies shall be set back a minimum of 10 from the property line and shall be consistent with the materials and colors of the main building. Support Columns shall be brick, brick base, or other durable material compatible with the main building.

**STAFF ANALYSIS (cont'd)**

- Non-petroleum displays shall be within 25 feet of the building, but not within 25 feet of any right-of-way, and shall be limited to a height of five (5).
- Free air, water, and restrooms shall be provided and maintained during operating hours.

The submitted site plan and elevation drawings meet the above design and dimensional standards. Two air stations are noted on the site plan. However, to be compliant with this section, they must be free of charge to customers which is listed as a condition of approval. Staff is not recommending the hours of operation be limited since the surrounding land uses and zoning are commercial or industrial in nature.

**Parking and Circulation**

The site will have two access drives, one from Reynolds Road and one from Southwyck Boulevard. The access drive on Reynolds Road will be limited to a right-in/right-out driveway. The building will face Reynolds Road and parking will be located along the north and east building facades. Additional parking will be located along the north and a portion of the east property lines. There are existing sidewalks along both Southwyck Boulevard and Reynolds Road. A connecting walkway from the north side of building to the sidewalk on Southwyck Boulevard is being provided. Following are parking and circulation related requirements per TMC§1107 - Parking, Loading, and Access:

- **Off-Street Parking** - Off-street parking required for a site with multiple uses must equal the total of the requirements for all uses. Per TMC§1107.0304 Schedule A, gasoline and fuel sales are required to have one (1) parking space per pump plus one (1) per 300 square feet of building area. There are ten (10) gas pumps depicted on the site plan and the proposed building area exclusive of the restaurant area is 5,682 square feet, which requires ten (10) parking spaces and nineteen (19) parking spaces respectively. In addition, sit-down restaurants require one (1) parking space per three (3) employees plus one (1) parking space per seventy-five (75) square feet of customer area. The site plan indicates that there will be fifteen (15) employees and a restaurant area of 450 square feet, which requires five (5) parking spaces and six (6) parking spaces respectively. A total of forty (40) parking spaces are required. The site plan illustrates forty-eight (48) parking spaces (38 marked spaces + 10 spaces at gas pumps). The forty-eight (48) parking spaces provided exceed the 40 required parking spaces; therefore, the site plan meets the minimum parking requirements.
- **Bicycle Parking** - Per TMC§1107.0304, one (1) bicycle parking slot per 10 parking spaces is required. Based on the thirty-eight (38) marked parking spaces provided, four (4) bicycle slots are required. The site plan notes that seven (7) bicycle slots will be provided; therefore, the site plan meets the minimum bicycle parking slot requirements.



**STAFF ANALYSIS (cont'd)**

- **Accessible Off-Street Parking** - Per TMC§1107.1701, one (1) car accessible parking space, with at least a five-foot (5') wide aisle abutting the designated space, and one (1) van accessible parking space, with at least an eight-foot (8') wide aisle abutting the designated parking space, are required when there are twenty-six (26) to fifty (50) total parking spaces. The proposed site plan meets this requirement as two (2) van accessible parking spaces are provided.
- **Sidewalks** - Per TMC§1107.1303, sidewalks are required along all public streets in commercial districts. There are existing sidewalks along Southwyck Boulevard and Reynolds Road; however, the part of the sidewalk to the south of the existing drive angles towards Reynolds Road instead of parallel to it. The site plan depicts a new portion of sidewalk in this area that is parallel to Reynolds Road that will align with the sidewalk that continues to the north along Reynolds Road.
- **Pedestrian Circulation at Building** - A brick paver walkway is proposed along the north and east sides of the proposed building. Outdoor seating areas are proposed within this brick paver walkway that include a mix of table sizes and types with an ornamental fence segment between the tables and the parking spaces. The placement of two tables and one picnic bench along the east side of the building obstructs pedestrian circulation and does not provide a clear path. This area will need to be redesigned to ensure that there is a clear pedestrian path around the building. A revised site plan shall be submitted depicting the unobstructed pedestrian path and is listed as a condition of approval.
- **Wheel Stops** - Per TMC§1107.1907, whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed. Wheel stops are required for the thirty-eight (38) marked parking spaces. No wheel stops are depicted on the submitted site plan; therefore, wheel stops shall be provided and depicted on a revised site plan as a condition of approval.

**Landscaping and Screening**

The following are landscaping and screening related requirements per TMC§1108 - Landscaping and Screening:

- **Frontage Greenbelt** - Per TMC§1108.0202, a minimum 15-foot (15') wide frontage greenbelt along public right-of-ways is required that contains at least one tree for every thirty-feet (30') of frontage. The frontage greenbelt applies to both Southwyck Boulevard and Reynolds Road and both streets require eight (8) trees each. In addition, since parking is proposed along both Southwyck and Reynolds, the frontage greenbelt must include a solid evergreen hedge planting to screen the parking from the public streets. A fifteen-foot (15') wide frontage greenbelt is provided with five (5) trees along Southwyck and eight (8) trees along Reynolds. A mix of shrubs, grasses and perennials are also provided. The proposed landscape plan does not meet these requirements. Three (3) additional trees are required along Southwyck. In

**STAFF ANALYSIS (cont'd)**

addition, the shrubs that are proposed where there is parking facing Southwyck and Reynolds must all be evergreen shrubs. A mix of deciduous and evergreen shrubs are proposed. A revised landscaping plan shall be submitted depicting the additional required trees and evergreen shrubs and listed as a condition of approval.

- **Landscape Buffers** - Per TMC§1108.0203, a Type “B” landscape buffer is required along the south and west property lines as the subject property is zoned CR-SO and the abutting property is IL. This buffer is required to be a minimum of ten-feet (10’) in width with four (4) canopy trees and fifteen (15) shrubs per 100 linear feet. The south property line is 250 feet which requires ten (10) trees and thirty-eight (38) shrubs. The landscape plan depicts a minimum of a 10-foot (10’) wide buffer with three (3) existing trees, seven (7) new trees, and thirty-eight (38) shrubs, which meets the buffer requirements in this area. The west property line is 263.01 feet which requires eleven (11) trees and forty (40) shrubs. The landscape plan depicts a minimum of a ten-foot (10’) wide buffer with eleven (11) trees and forty (40) shrubs, which meets the buffer requirements in this area.
- **Dumpster Screening** - Per TMC§1108.0203, dumpsters are required to be screened on all sides with any combination of evergreen plantings, fence, or wall that is a minimum in height of six-feet (6’). Dumpsters may not be in any required setback or landscape buffer. The dumpster is located to the south of the proposed building. The trash enclosure plan shows a seven-foot four-inch (7’- 4”) enclosure constructed of brick to match the proposed building. The gates are to be constructed of composite boards in dark bronze to match the trim on the proposed building. In addition, evergreen shrubs are proposed along the south and west sides of the dumpster enclosure. The proposed dumpster screening complies with this requirement.
- **Parking Lot Perimeter Landscaping** - Per TMC§1108.0204(B)(9), perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway, or which is visible from an immediately adjacent property. This perimeter landscaping must consist of a landscape area at least ten-feet (10’) in width, and must be located between the parking lot and the property line. A minimum of at least one (1) canopy tree must be provided for each thirty (30) linear feet, plus a continuous shrub row with a minimum height of eighteen (18) inches. In this case, frontage greenbelt requirements will count towards perimeter landscaping requirements when along a public right-of-way. As noted under the Frontage Greenbelt regulations above, three (3) additional trees are required along Southwyck and one (1) additional tree along Reynolds. In addition, the continuous shrub row must consist of all evergreen shrubs. A revised landscaping plan shall be submitted depicting these items and listed as a condition of approval.
- **Parking Lot Interior Landscaping** - Per TMC§1108.0204, the total interior landscaping required in parking lots is twenty (20) square feet per parking and stacking space. Therefore, the forty-eight (48) proposed parking spaces require 960 square feet of interior lot landscaping. Two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot. With thirty-eight (38) parking spaces proposed, eight (8) canopy trees and twenty-

**STAFF ANALYSIS (cont'd)**

three (23) shrubs are required. The submitted landscape plan depicts parking islands in excess of the required 960 square feet with four (4) canopy trees and twenty-five (25) shrubs. The required square footage of interior parking lot landscaping and the required shrubs are provided; however, an additional four (4) canopy trees are required and shall be depicted on a revised landscaping plan as a condition of approval.

- **Interior Site Landscaping** - Per TMC§1108.0205, interior site landscaping is required for commercial properties, in addition to other landscape requirements. This includes: one (1) 2-inch caliper tree for every 1,000 square feet of building coverage, foundation plantings along all portions of the building that is visible from a public right-of-way, and landscaping at major building entrances. The proposed building is 6,132 square feet, which requires seven (7) trees. The seven (7) required trees will need to be provided on the site to meet this requirement. The proposed building will be visible from a public right-of-way on all sides. Foundation plantings are provided along the east building façade. Foundation plantings need to be provided along the west building façade and where they fit along the south building façade. A revised landscaping plan shall be submitted depicting the required interior site landscaping and foundation plantings as a condition of approval.

**Building Design and Materials**

The building design is subject to the standards outlined in TMC§1109 - Design Standards. The standards are intended to promote the design of an urban environment that is built to human scale, encourage attractive street fronts, and accommodate pedestrians while also accommodating vehicular movement. This review includes consideration of such things as design in relation to surrounding area and buildings; relationship of buildings to streets, walkways and parking; scale and proportion of buildings; architectural interest; suitability of building materials; and building color.

- **Connecting Walkways** - Per TMC§1109.0204(A), at least one main entrance of any commercial building shall face and open directly onto a 5-foot (5') wide connecting walkway to the street sidewalk which is aligned to a logical route. If the walkway crosses parking aisles or driveways, it must be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt. The proposal meets this requirement as the site plan depicts a 5-foot (5') wide connecting walkway from the main building entrance, at the northeast corner of the building, north through the site to the existing sidewalk on Southwyck Boulevard. The site plan notes that this will have transverse striping on the pavement to delineate the pedestrian crosswalk.
- **Windows** - Per TMC§1109.0205(C)(4), transparent windows shall occupy at least forty percent (40%) of the area between two (2) and ten (10) feet at grade from the base of the primary elevation facing the right-of-way and at least twenty percent (20%) of the elevation facing the side street. In this case, both of these elevations consist of windows in excess of forty percent (40%). The proposed building therefore meets this requirement.

**STAFF ANALYSIS (cont'd)**

- **Entrances** - Per TMC§1109.0205(C)(3), one (1) primary elevation shall be oriented to the street, be clearly defined, and contrast with the surrounding wall plane. The building elevations show that there are multiple entrances that will be oriented to the street. These entrances are distinguishable from the rest of the building through the use of different building materials and/or awnings.
- **Building Façade Material and Color** - Per TMC§1109.0500, the elevations of the proposed building are subject to building material and color standards. Building material standards apply to all facades that are visible from the right-of-way. Building color standards apply to all exterior elevations regardless of right-of-way visibility. At least eighty percent (80%) of each elevation shall be comprised of predominant building materials and colors; and up to twenty percent (20%) of each elevation may be comprised of accent building materials and colors. The proposed building consists of mainly brick and cast stone masonry veneer. These are considered predominant building materials. Therefore, the proposed building meets this requirement.
- **Building Character and Overall Design** - Per TMC§1109.0205, the building is required to be responsive to its context and contribute to the established character of the area. Building design is not meant to be based on a standardized formula associated with a business or franchise. In addition, it is required to provide a sense of human scale through the use of variations in massing, wall articulations and varying building materials. While such things as different buildings materials, windows, awnings, and defined building entrances are incorporated into the north and east building elevations, additions such as greater articulation or material change in the proposed columns and a more pronounced area at the top of the building would assist to further “breaking-up” long wall façades. The south and west elevations provide little to no relief from the proposed single wall massing. These elevations need to be redesigned to be consistent with the north and east elevations and to achieve the intent of this section. A revised building elevation shall be submitted depicting minimal wall articulation and variation in massing on the south and west facing elevations and is listed as a condition of approval.

Signage

All proposed signage on site must meet the regulations in Chapter 1113 - Signs. As required, a sign permit shall be obtained for any proposed signage on site.

A detail sheet for a sign with visible support poles along Reynolds Road was submitted with project plans. Signs with visible support poles are not permitted. Instead, a high-profile ground sign is permitted. A high-profile ground sign is supported on a full base foundation that does not allow air to pass beneath. The sign includes a digital price board with two (2) colors. Since two (2) colors are proposed, the sign is considered an electronic message center and must meet TMC§1113.0506. Wall signs are also proposed on the main building. All of the proposed signage is required to meet TMC§1113.

## STAFF ANALYSIS (cont'd)

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Regional Commercial land uses. Regional Commercial land uses are predominately large-scale commercial uses intended to accommodate auto-oriented development. Offices and multiple family residential developments may also be interspersed within these districts. The proposed gas station and restaurant is consistent with this future land use designation.

Staff recommends approval of the Special Use Permit as the proposed use is consistent with the 20/20 Comprehensive Plan, it meets the stated purpose of the Zoning Code, and it is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

## STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-5006-24, a Special Use Permit for gas station at 1950 S. Reynolds Road, to the Toledo City Council, for the following **three (3) reasons**:

1. The proposal is consistent with the 20/20 Comprehensive Plan; and,
2. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A)); and,
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC§1111.0706(A)).

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-5006-24, a Special Use Permit for a gas station at 1950 S. Reynolds Road, to the Toledo City Council, subject to the following **fifty-three (53) 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. 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.
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**

**STAFF RECOMMENDATION (cont'd)**

**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.

Contact Taylor Heldman at (419) 245-1341 for inspection of above-mentioned items.

4. Water service is available from an 8-inch diameter water main on the east side of S. Reynolds Road or from an 8-inch diameter water main on the south side of Southwyck Boulevard. The 24-inch diameter water main on the west side of S. Reynolds Road is a water transmission main and is not available for domestic usage.
5. Refer to additional comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
6. A review and approval of a full stormwater submittal is required , which requires multiple items:
  - a. Items are listed in the regional SWP3 submittal coversheet at <https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>. A version for use in Toledo has been provided to the SWP3 designer for this proposal.
  - b. Plans according to the 2014 Infrastructure Requirements document found in the drop down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>.
7. Following the stormwater review, additional items are need for approval:
  - a. As listed on the regional SWP3 submittal coversheet (stage 2). The signed agreement (2.c.) will be through a covenant which will need to be recorded.
  - b. Fee and Toledo Licensed Sewer Contractor for the sewer construction permit.
  - c. Construction inspection and completion of obligations in the stormwater permit.
8. The underground detention system (UDS) is proprietary and outside the scope of the City's services for sewer inspection. The following notes shall be added to the plans:
  - a. The contractor shall have the underground detention system manufacturer's representative on-site during the installation of the UDS. This representative shall advise the contractor as to the required installation procedures for the UDS.

**STAFF RECOMMENDATION (cont'd)**

- b. The City of Toledo will be provided with an as-built signature by an Ohio P.E. representing the detention system manufacturer with the certification statement to the effect of: 'I certify that the underground detention system was installed in accordance with the manufacturer's installation requirements and that the underground detention system will function as designed in accordance with the contract documents.'
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.
12. All sanitary sewer manholes in the project area shall have solid lids installed on them.

Division of Water Distribution

13. The size and the length of the new water line shall be specified on the plan.
14. A backflow device is required.

Division of Sewer & Drainage Services

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

17. Applicant shall install at least a 1000-gallon (two compartment) outdoor grease separator/trap or submit plans from a State of Ohio registered design professional who has calculated the proper size of the grease separator/trap with menu and cooking activities included in the calculation.

**STAFF RECOMMENDATION (cont'd)**

18. 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.
  - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
  - b. Construction BMPs shall be in place prior to the start of construction activities.
  - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours.
19. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
20. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
21. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
22. 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>; 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](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf).
23. 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.

**Fire Prevention Bureau**

24. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
25. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1)



**STAFF RECOMMENDATION (cont'd)**

26. Any addition of cooking equipment and suppression system for same will need plans submitted for review by the Building Dept, Health Dept and the FD. (OFC104.2, OFC901.2)
27. All permits for new UST systems for this fueling station to be submitted to the State of Ohio BUSTR (Bureau of Underground Storage Tank Registration) ORC 1301:7-9-10 Permits for UST systems
28. Fire Safety during construction / remodeling **shall** comply with the applicable requirements of the Building and Fire Codes. (OBC & OFC Chapter 33)
29. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2)

Division of Transportation

30. Accessible parking signage is required to be shown and must comply with TMC§ 1107.1704.
31. Gas pumps must be moved 3' to the east to allow room for a two-way drive aisle with the gas pump stacking per TMC§1107.1911.
32. Islands at the corners of the building sidewalk must be reduced to no more than 18' off of sidewalk.

Plan Commission

33. Gas pumps and pump islands shall be located on the site per TMC§1104.0900. **Acceptable as depicted.**
34. Gas canopies shall be located on the site and designed per TMC§1104.0903(A). **Acceptable as depicted.**
35. Free air (with the capability of filling standard automobile tires), water, and restrooms shall be provided and maintained during operating hours of the station per TMC§1104.0903(D).
36. Should charging stations for electric vehicles be provided, they shall meet the requirements of TMC§1105.1300.
37. Off-street parking shall be provided per TMC§1107.0304 Schedule A for the proposed gas station and restaurant uses. A total of 40 parking spaces are required. The site plan depicts 48 parking spaces (38 marked spaces + 10 spaces at gas pumps). **Acceptable as depicted.**

**STAFF RECOMMENDATION (cont'd)**

38. Bicycle parking slots shall be provided per TMC§1107.0304 Schedule A for the proposed gas station and restaurant uses. Four (4) bicycle parking slots are required. The site plan depicts seven (7) bicycle parking slots. **Acceptable as depicted.**
39. Accessible off-street parking spaces shall be provided per TMC§1107.1700 - Number of Spaces. A minimum of one (1) car accessible space and one (1) van accessible space is required for the site. The site plan depicts two (2) van accessible spaces. **Acceptable as depicted.**
40. Sidewalks shall be provided along all public streets in commercial districts per TMC§1107.1303. **Acceptable as depicted.**
41. Clear pedestrian pathways shall be provided on the site. The site plan depicts tables along the east side of the building that obstruct pedestrian circulation and does not provide a clear pedestrian path. **Not acceptable as depicted on site plan submitted. The area shall be redesigned to provide a clear pedestrian path and shown on a revised site plan.**
42. Wheel stops shall be provided whenever a parking lot extends to a property line, sidewalk, planting strip, or building per TMC§1107.1907. Wheel stops are required for the 38 proposed marked parking spaces. Wheel stops are not provided that meet this requirement. **Not acceptable as depicted on the site plan submitted. Approved wheel stops shall be provided and depicted on a revised site plan.**
43. A detailed site lighting, fencing and four (4) copies of a landscape plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. A 15 foot frontage greenbelt along Southwyck Boulevard and Reynolds Road per TMC§1108.0202. The greenbelt shall consist of eight (8) trees on both of the streets. The site plan depicts five (5) trees along Southwyck and eight (8) trees along Reynolds. **Not acceptable as depicted on landscaping plan submitted. Three (3) additional trees shall be provided along Southwyck and depicted on a revised landscaping plan.**
  - b. A Type “B” landscape buffer along the south and west property lines. A 10 foot wide buffer with 10 trees and 38 shrubs is required along the south property line and 11 trees and 38 shrubs along the east property line. **Acceptable as depicted.**
  - c. Dumpster screening per TMC§1108.0203. **Acceptable as depicted.**
  - d. Perimeter parking lot landscaping along parking areas adjacent to a street per TMC§1108.0204(B.9). A continuous evergreen shrub row shall per provided. **Not acceptable as depicted on landscaping plan submitted. All shrubs shall be evergreen and noted on a revised landscaping plan.**

**STAFF RECOMMENDATION (cont'd)**

- e. Interior parking lot landscaping per TMC§1108.0204. Eight (8) canopy trees and 23 shrubs are to be provided. Four (4) trees and 25 shrubs are depicted on the landscape plan. **Not acceptable as depicted on landscaping plan submitted. Four (4) additional canopy trees shall be provided and shown on a revised landscaping plan.**
  - f. Interior site landscaping per TMC§1108.0205. Seven (7) trees, landscaping at major building entrances, and landscaping along all building sides is required. **Not acceptable as depicted on landscaping plan submitted. The seven (7) required trees and foundation plantings along the west building façade and where they fit along the south building façade shall be provided and shown on a revised landscaping plan.**
  - g. Topsoil must be back filled to provide positive drainage of the landscape area.
  - h. 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.
  - i. 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 depicted.**
  - j. The site is larger than ½ acre, so 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.
  - k. The location and direction of any proposed lighting. Lighting shall be directed away from adjacent residential properties.
44. At least one (1) main entrance of the building shall face and open directly onto a 5-foot-wide connecting walkway to the street sidewalk per TMC1109.0204(A). **Acceptable as depicted.**
45. Transparent windows shall be provided on the north and east building elevations per TMC1109.0205(C.3). **Acceptable as depicted.**
46. All building elevations shall meet building material and color standards per TMC§1109.0500 since they are visible from a right-of-way. **Acceptable as depicted.**

**STAFF RECOMMENDATION (cont'd)**

47. All building elevations shall meet the building design standards in TMC1109.0205. **Not acceptable as depicted on the building elevations submitted. Revised building elevation shall be submitted to the Plan Director for review and approval.** Revisions to include:
- a. A well-defined building top for all elevations by using features such as distinct and multiple architectural roof forms, clearly pronounced eaves, and/or distinct parapet designs and cornice treatments.
  - b. Increased articulation or change in material of the proposed columns on the east elevation.
  - c. The south and west building elevations shall be redesigned to be consistent with the north and east elevations and to create a sense of human scale, not a single wall mass.
48. All proposed signage shall meet TMC§1113 - Signs. **Not acceptable as depicted on sign plans submitted. A revised sign plan shall be submitted for review and approval.**
49. Applicant shall obtain appropriate permits for any proposed signage.
50. 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.
51. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
52. 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.
53. 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.

REF: SUP-5006-24...July 11, 2024

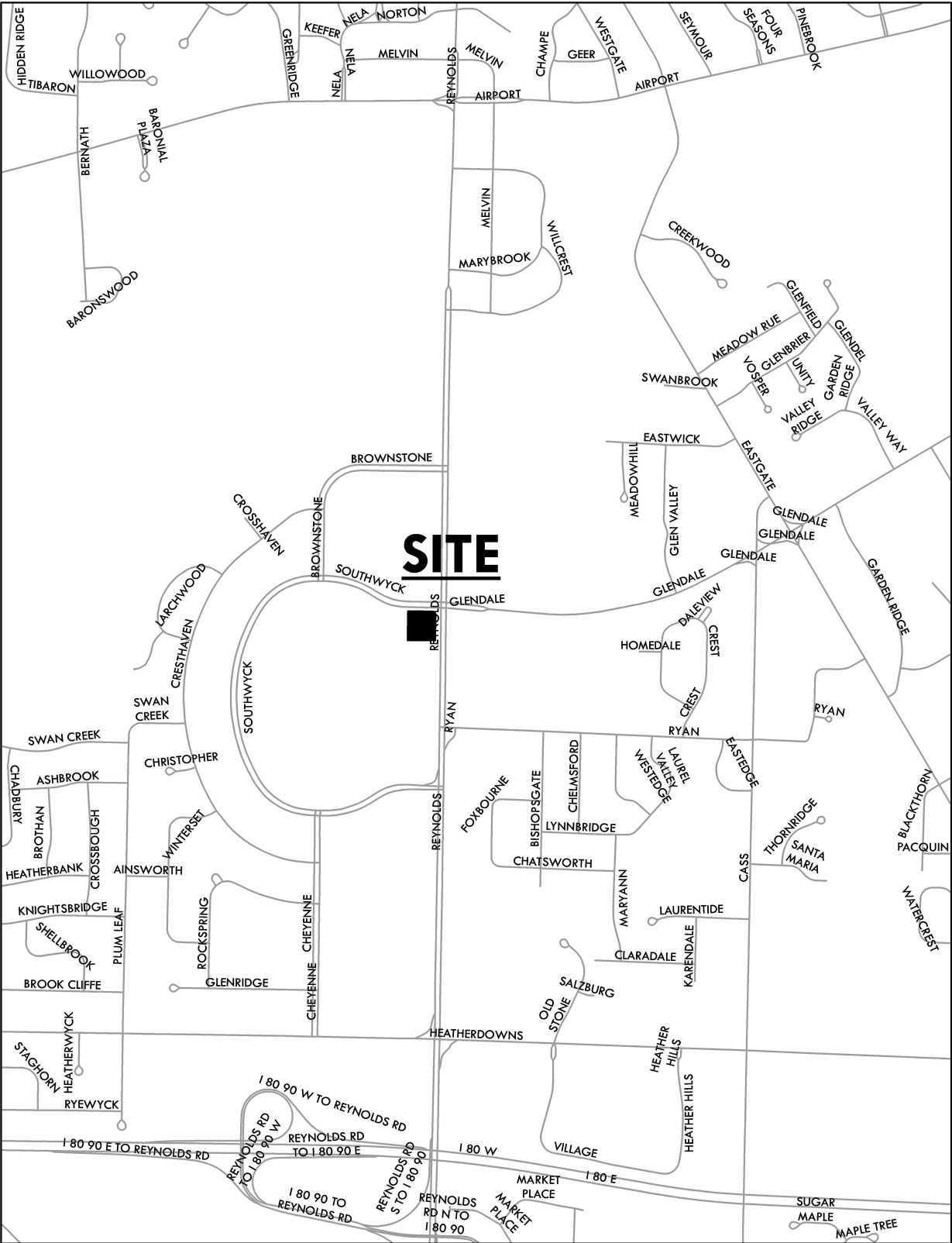
SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-5006-24  
DATE: July 11, 2024  
TIME: 2:00 P.M.

CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: August 8, 2024  
TIME: 4:00 P.M.

LK  
Nine (9) sketches follow

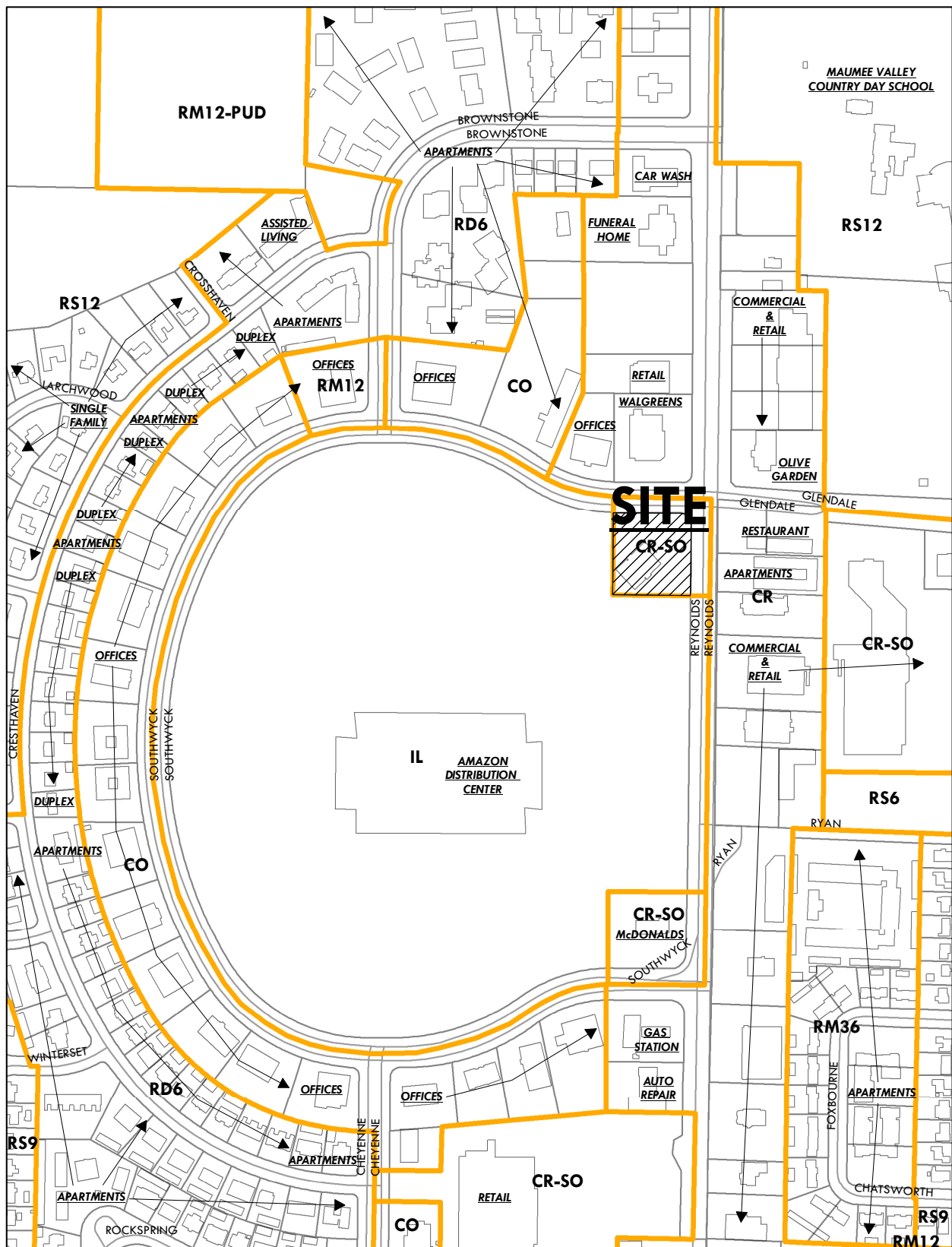
# GENERAL LOCATION

SUP-5006-24

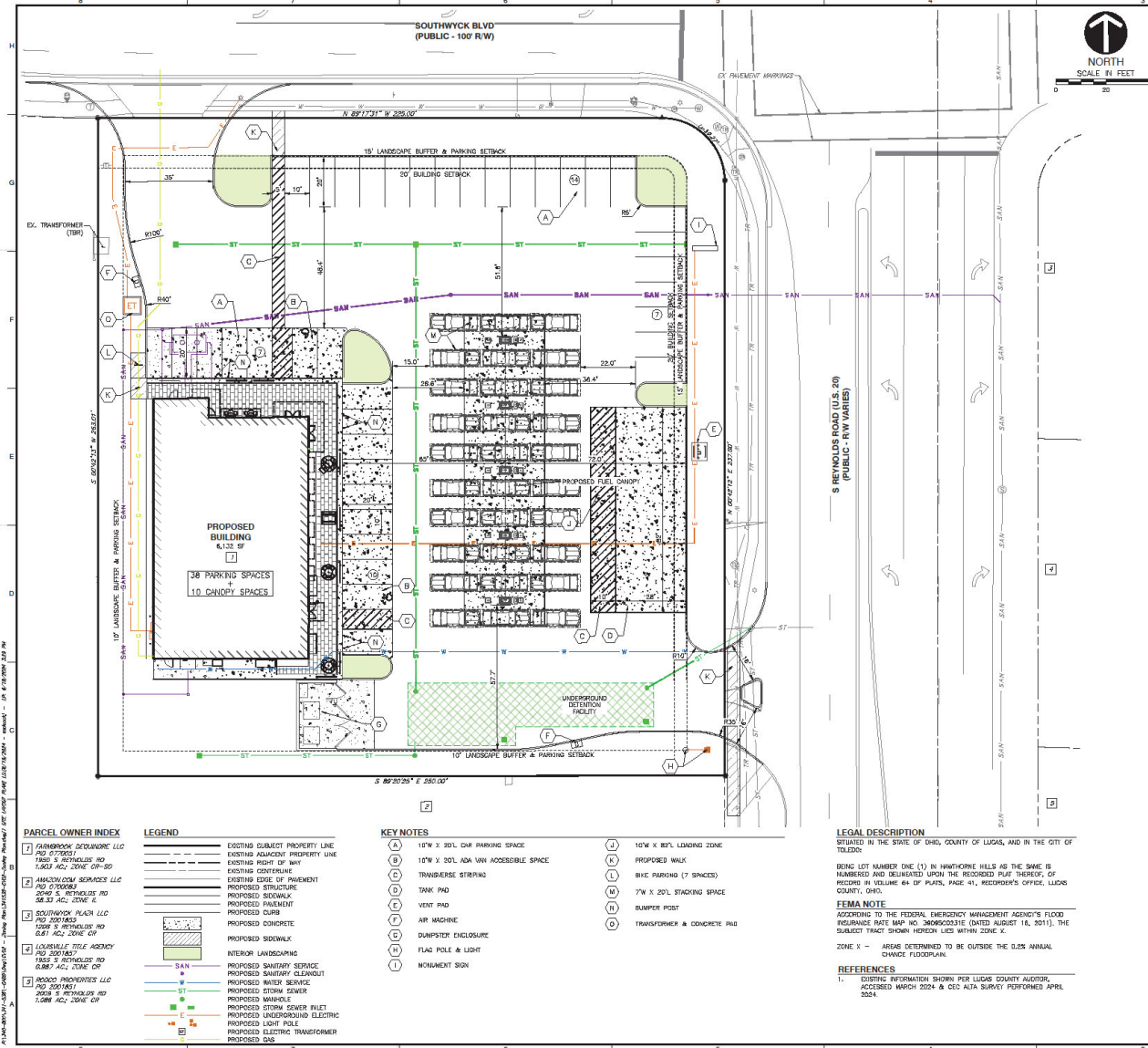


# ZONING & LAND USE

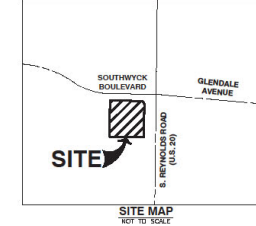
SUP-5006-24



**SUP-5006-24**



1950 S. REYNOLDS ROAD  
IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO



## CITY OF TOLEDO

CURRENT: CR-SC

PROPOSED: CH, REGIONAL COMMERCIAL			

REQUIREMENTS	REQUIREMENTS
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FRONT PARK BUILDING SETBACK (1102.0102)	MIN: 50' MAX: NONE		25' MIN.	Y
555' REAR BUILDING SETBACK (1102.0103)	0'		N/A	
CANOPY & PUMP ISLAND SETBACK (1102.0203)	0'		CANOPY: 10' MIN PUMP ISLANDS: 15' MIN.	
PARKING SETBACK (1102.1101)	15'		15'	
FRONT LANDSCAPE BUFFER (1102.0202)	15'		15'	
LANDSCAPE SCREENING BUFFER (1102.0202)	ADJUTING INDUSTRIAL	10'	10'	
INTERIOR LANDSCAPING REQUIRED (1102.0304)	32 SF PER PARKING SPACE (3.6 SPACES = 12 STACKING SPACES - 1,000 SF)		1,401 SF	
MAX. FLOOR AREA RATIO (1102.0101)	2.5		0.07	
MAX. BUILDING COVERAGE (1102.0102)	80%		9.93%	
MAX. BUILDING HEIGHT (1102.0102)	85'		25'	
ONP PARKING SPACES (1107.0204)	1 PER 3 EMPLOYEES (18 EMPLOYEES)	5	STORE SPACES	38
	1 PER 75 SF OF OUTDOOR SEAT (RESTAURANT) (450 SF)	6		
	1 PER PUMP (10 PUMPS) (COUNT AS IF PARKED AT PUMP)	10	PUMP SPACES	10
	1 SPACE PER 300 SF OF RETAIL SPACE (3,604 SF)	11		
	TOTAL	32	TOTAL	48
PARKING SPACE DIMENSIONS (1107.1811)	8'W X 18'L		10'W X 30'L	
PARKING Aisle WIDTH (1107.181)	25' (OR PARKING)		25' MIN.	
BIKE/PARKING SPACE(S) (1107.0204)	1 PER 10 PARKING SPACES 3 SPACES = 3 BIKE-SPACE SPACES		3 SPACES	
LOADING SPACES (1107.1809)	3,000-SQUARE SF 1 SPACE		0 SPACE	
LOADING SPACE DIMENSIONS (1107.1811)	10'W X 25'L		10'W X 30'L	
ON-STREET ACCESSIBLE PARKING (1107.1801)	1 AUTO, 1 VAN		2 VAN	Y
STACKING (1107.1801)	10 - 7'W X 30'L SPACES (EQUIVALENT AT PUMP ISLAND)		PUMPS 6 (DOUBLE SIZED)	
<b>PROPERTY AREA</b>				
PARCEL NUMBER(S)	0770551			
R/W VARIATION	N/A			
PROPOSED PARCEL AREA	81,500 AC.			

## PROPERTY AREA

PARCEL NUMBER(S)	0770051		
R/W VACATION	N/A		
PROPOSED PARCEL AREA	±1,503 AC.		

**NOTE:** <sup>24</sup>/2 OPERATION IS NOT ALLOWED WITHOUT A WAIVER FROM THE CITY OF TOLEDO

[illegible]

**CEE**  
Civil & Environmental  
Consultants, Inc.  
250 W. Old Wilson Bridge Road  
Suite 250  
Worthington, OH 43085  
Ph: 614-540-6633  
[www.ceeinc.com](http://www.ceeinc.com)

SKILKENGOLD DEVELOPMENT, LLC  
SHEETZ CONVENIENCE STORE  
1950 S. REYNOLDS ROAD  
CITY OF TOLEDO  
LUCAS COUNTY, OHIO

DRAWING NO.:		DATE:		JUNE 2024		DRAWN BY:	
C200		DWG SCALE:		1"=20'		CHECKED BY:	
		PROJECT NO.:					
		APPROVED BY:					
SHEET 1 OF 4							

11 - 20

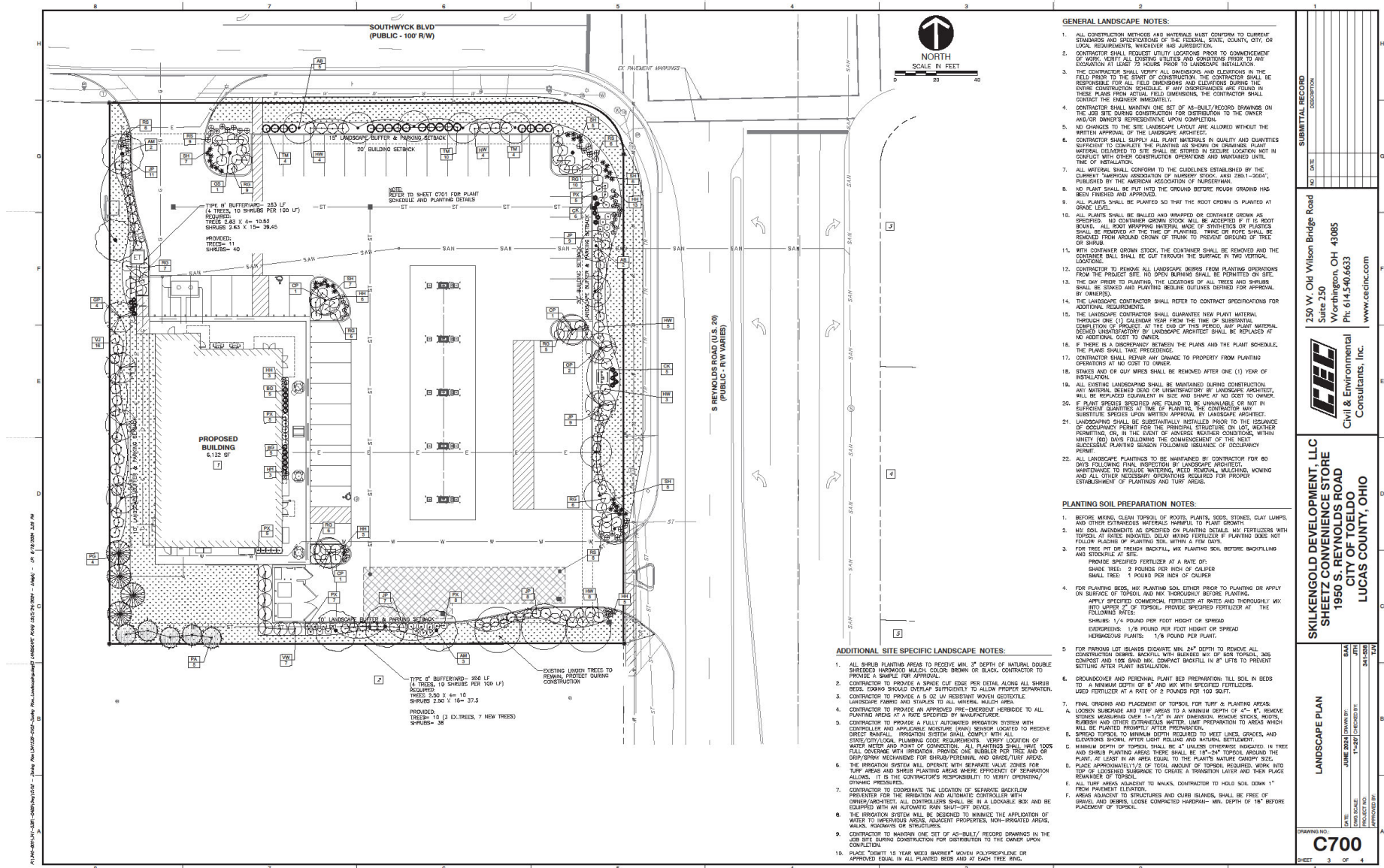


# LANDSCAPE PLAN

SUP-5006-24



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**SKILKEN GOLD DEVELOPMENT, LLC**  
**SHEETZ CONVENIENCE STORE**  
**1950 S. REYNOLDS ROAD**  
**CITY OF TOLEDO**  
**LUCAS COUNTY, OHIO**

LANDSCAPE PLAN			
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**SUP-5006-24**

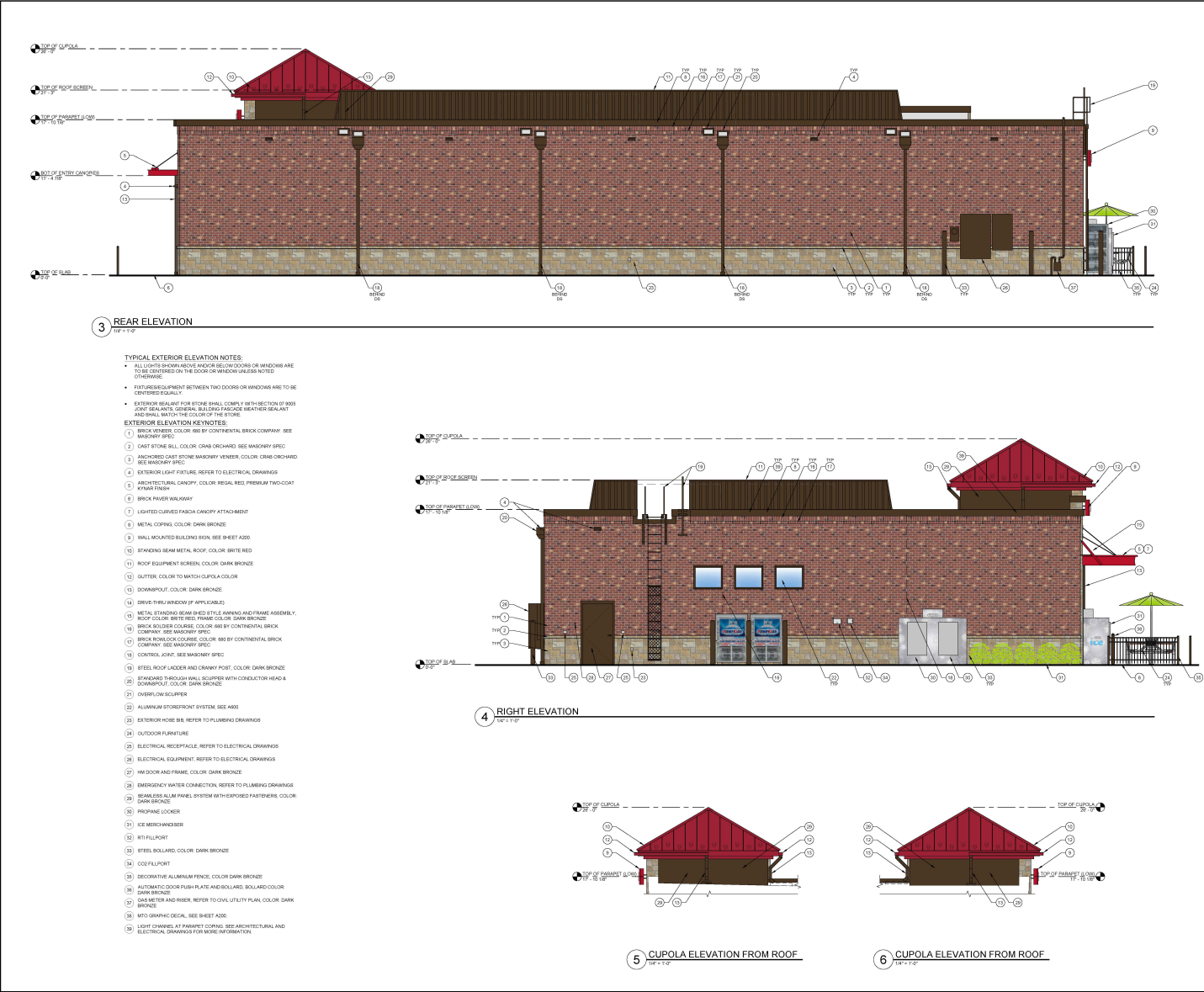
DRAWING NO.:  
**C701**





BUILDING ELEVATIONS - WEST & SOUTH

SUP-5006-24



Convenience Architecture  
and Design P.C.  
351 Sheetz Way, Clayburg, PA 16625

phone: (814) 239-6013  
email: toolumbu@sheetz.com  
web site: www.sheetz.com

PROJECT NAME:  
NEW SHEETZ STORE

TOLEDO  
SOUTHWYCK BLVD

In 1 of Southwyck Boulevard  
and South Reynolds Road  
Toledo, Ohio 43614

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

PRELIMINARY ELEVATIONS

DATE: 05.03.2024

ISSUE: 05.03.2024

DATE: 05.03.2024

AUTHOR: BJM

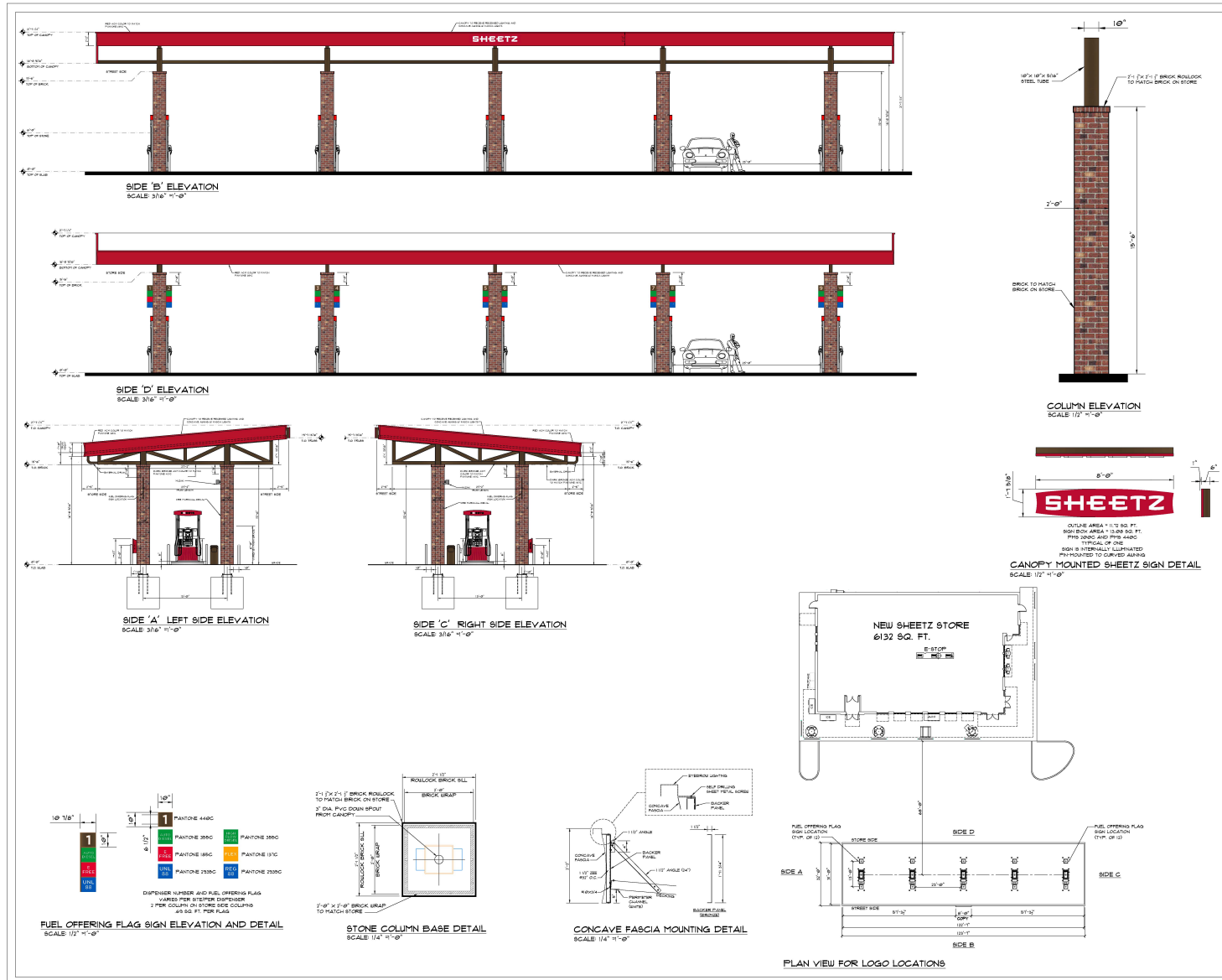
REVIEW: BJM

VERSION: 01/02/24

EXTERIOR ELEVATIONS

A201

**SUP-5006-24**



Convenience Architecture  
and Design P.C.  
351 Sheetz Way, Claysburg, PA 16825

phone (814) 239-6013  
email [tcolumbu@sheetz.com](mailto:tcolumbu@sheetz.com)  
web site [www.sheetz.com](http://www.sheetz.com)

PROJECT NAME:  
**NEW SHEETZ STORE**  
**TOLEDO**

Int. of Southwyck Boulevard  
and South Reynolds Road  
Toledo  
Ohio

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

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ISSUE: **05-22-24**

PROJECT NO:	
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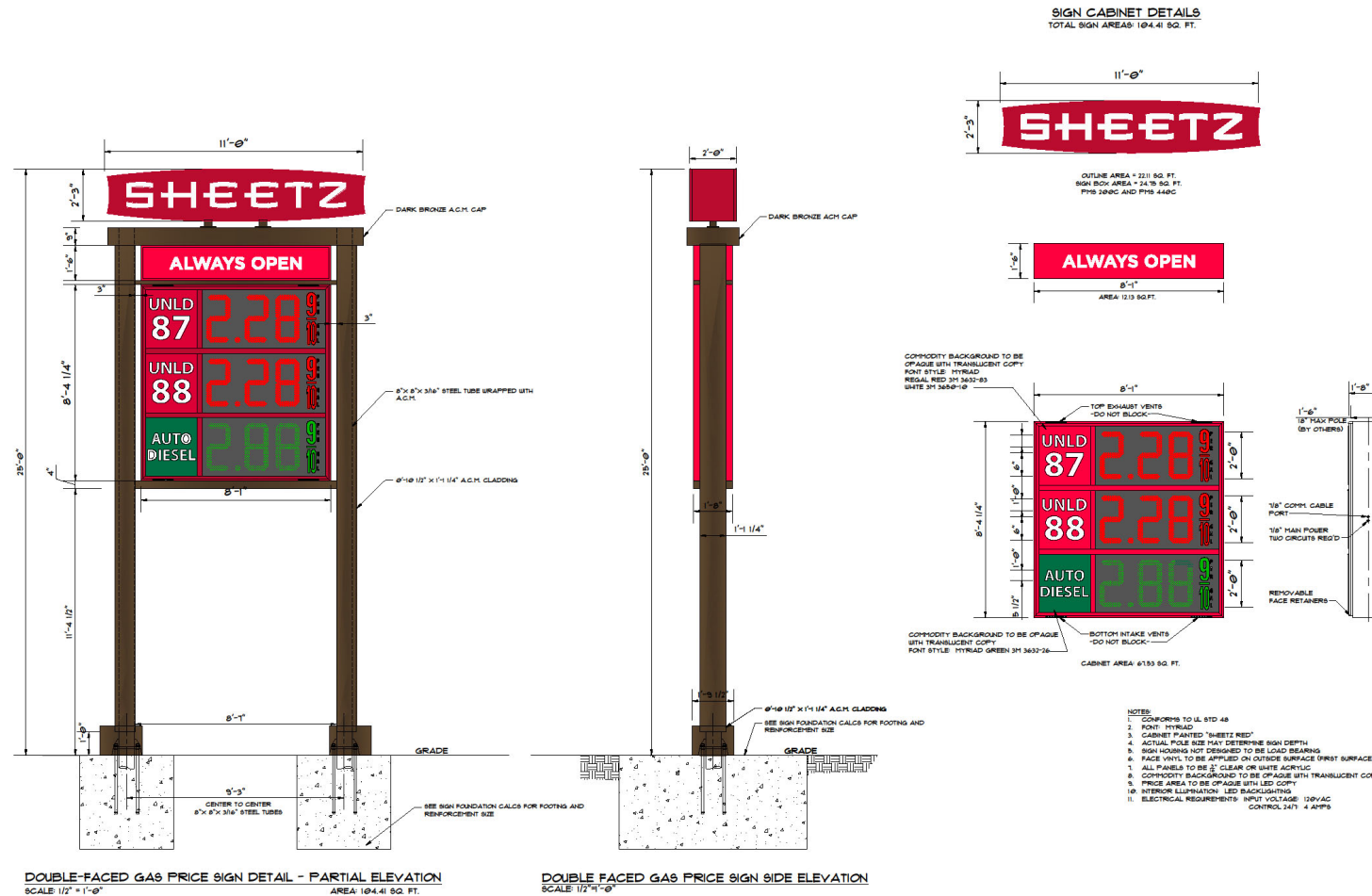
AUTHOR BY:	DNC
REVIEW BY:	

REVIEW BY:
SHEET TITLE

GAS AWNING  
CONCAVE FASCIA

**AWNING**

**SUP-5006-24**



**Convenience Architecture  
and Design P.C.**  
351 Sheetz Way, Claysburg, PA 16825

phone (814) 239-0013  
email [toolumb@sheetz.com](mailto:toolumb@sheetz.com)  
web site [www.sheetz.com](http://www.sheetz.com)

PROJECT NAME:  
**NEW SHEETZ STORE**  
**TOLEDO**

Int. of Southwyck Boulevard  
and South Reynolds Road  
Toledo  
Ohio

OWNER:  
**SHEETZ, INC.**

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

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