

GENERAL INFORMATION

Subject

Request	-	Maumee River Overlay Review for Modifications to Major Utility
Location	-	3900 N Summit Street
Applicant + Owner	-	City of Toledo 1 Government Center Suite 2250 Toledo, OH 43604
Engineer	-	Jones & Henry Engineers, LTD 3101 Executive Pkwy Toledo, OH 43606
Architect	-	Thomas Porter Architects 8 N St. Clair St Toledo, OH 43604

Site Description

Zoning	-	RS6, IL, IG / Single-dwelling Residential, Limited Industrial, General Industrial
Area	-	± 115.7 acres
Frontage	-	± 675' Lighthouse Drive ± 2780' Summit Street ± 1840' Bayview Park
Existing Use	-	Water Reclamation Plant
Proposed Use	-	Water Reclamation Plant

Area Description

North	-	RS6 / Detwiler Park and Golf Course, Yacht Club
South	-	RS6, IL, IG / Water reclamation facilities, single- and multi-family homes, marina, Maumee River
East	-	RS6 / Marina, Maumee River, U.S. Naval Reserve Center
West	-	RM36, RD6 / Apartments

GENERAL INFORMATION (cont'd)Parcel History

M-33-54	-	Review of Water Reclamation Facility.
M-4-66	-	Special Study for approval of a sewage disposal project. (PC approved 4/7/66).
M-12-75	-	Review of proposed employee facility at Water Reclamation Plant. (PC approved 5/29/75)
M-8-89	-	Review of a sludge stabilization facility at Bayview Wastewater Reclamation Plant located on Summit Street, north of Manhattan Blvd (PC approved 8/3/89).
SUP-7004-23	-	Special Use Permit for modifications to a major utility (<i>Companion Case</i>).

Applicable Plans & Regulations

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

STAFF ANALYSIS

The request is a Maumee Riverfront Overlay District (MRO) review for the Wastewater Reclamation Plant located at 3900 N Summit Street. The request is in order to install a new chlorination building and pre-engineered fiberglass building enclosure. The ± 115.7-acre site is split zoned RS6, IL, and IG. It is currently occupied by the Wastewater Reclamation Plant and the Bayview Retirees golf course. To the north of the site is Detwiler park and golf course, and a yacht club. To the east of the site is a marina, US Naval Reserve Center, and the Maumee River. To the south are additional reclamation facilities, single and multi-family homes, a marina, and the Maumee River. To the west are apartments.

Companion case SUP-7004-23 is for a Special Use Permit, which entails a review of the site plan. This use is considered a Major Utility and requires a Special Use Permit due to the site being Zoned RS6 and IL. Major Utilities in IG do not require a Special Use Permit.

STAFF ANALYSIS (cont'd)

The MRO was enacted in the 1970s as redevelopment interests increased along the Maumee River. The overlay attempts to balance development while maximizing recreational and residential opportunities along a significant citywide asset. The overlay recommends the arrangement of land uses into three subcategories along the River and established a review for any redevelopment. This site is located within the Water-Oriented Industry Subdistrict which is intended to encourage, foster, consolidate, and unify such development in locations with adequate land area and access capabilities. Additionally, such a utility is listed in the Maumee River Overlay Approval Procedures as a use which is appropriate in the MRO. Per TMC§1111.1400(C), the following uses are set out as examples of development meeting the general purpose and intent of the MRO: (9) public service facilities having a peculiar locational need.

The Toledo 20/20 Comprehensive Plan targets this site for Utility. Utilities include infrastructure services provided by private and public agencies that include water, sanitary, electricity, natural gas, telephone, airports, and landfills. The proposed modifications conform to the Toledo 20/20 Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve of MRO-2-23, a Maumee River Overlay of modifications to major utilities at 3900 N Summit Street for the following two (2) reasons:

1. The proposed development conforms to the Toledo 20/20 Comprehensive Plan; and,
2. The proposed development conforms to the goals of the Maumee Riverfront Overlay District, as presented in the 1981 Maumee Riverfront Plan and the Toledo Municipal Code as outlined in TMC 1103.0400 and TMC 1111.1400.

MAUMEE RIVER OVERLAY REVIEW
TOLEDO PLAN COMMISSION

REF: MRO-2-23

DATE: September 14, 2023

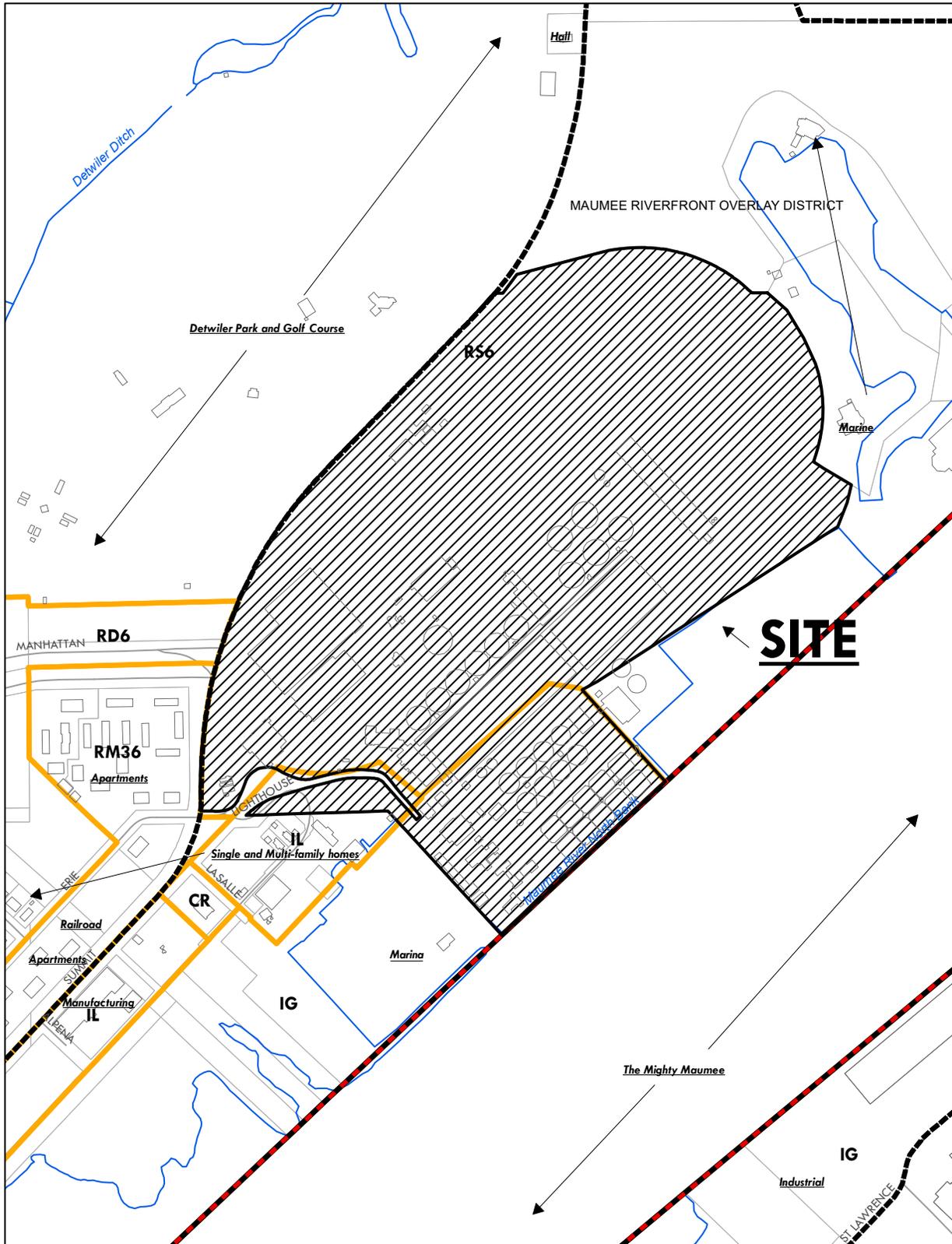
TIME: 2:00 P.M.

DR

Six (6) sketches follow

ZONING & LAND USE

SUP-7004-23
MRO-2-23

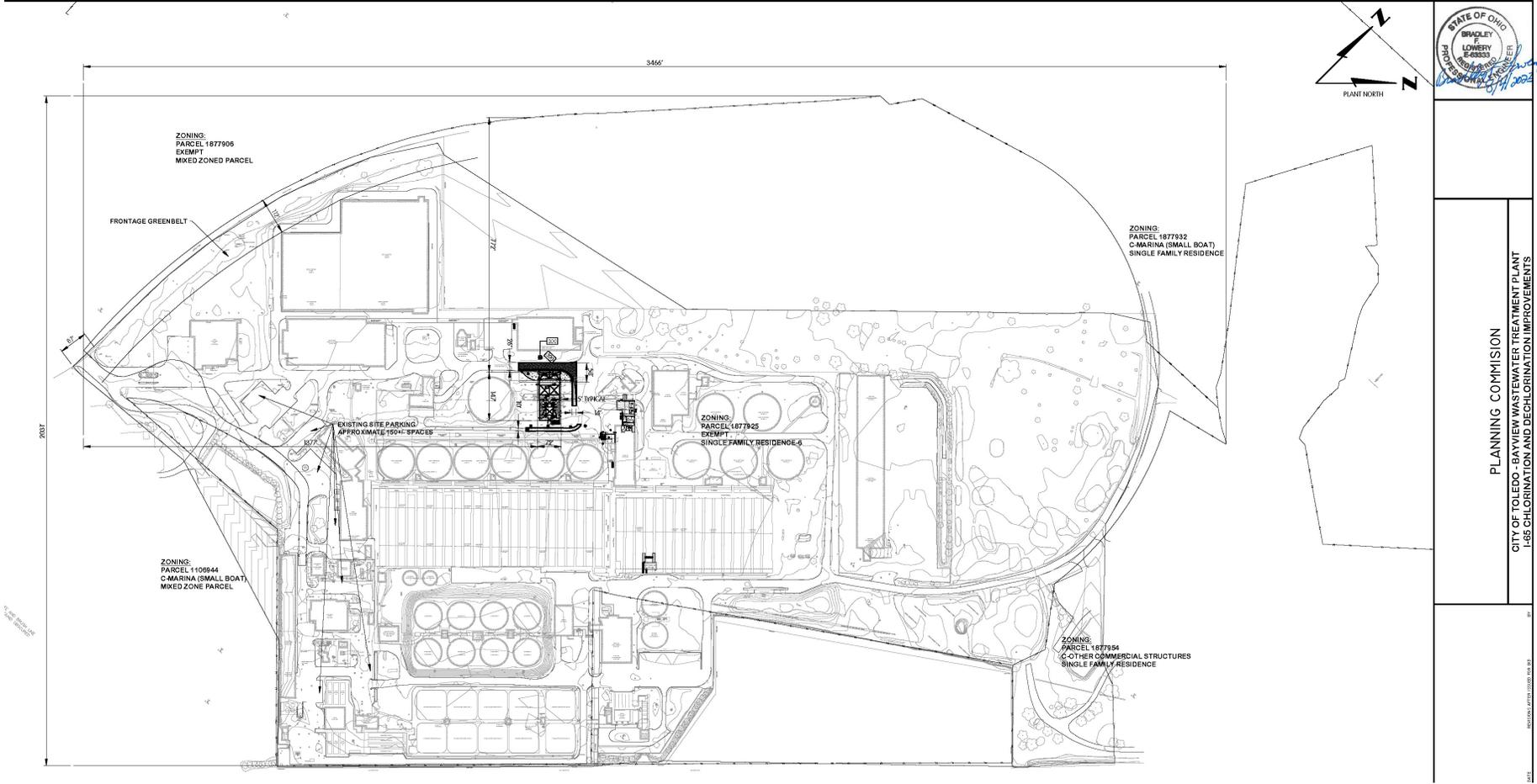


SITE PLAN

SUP-7004-23
MRO-2-23

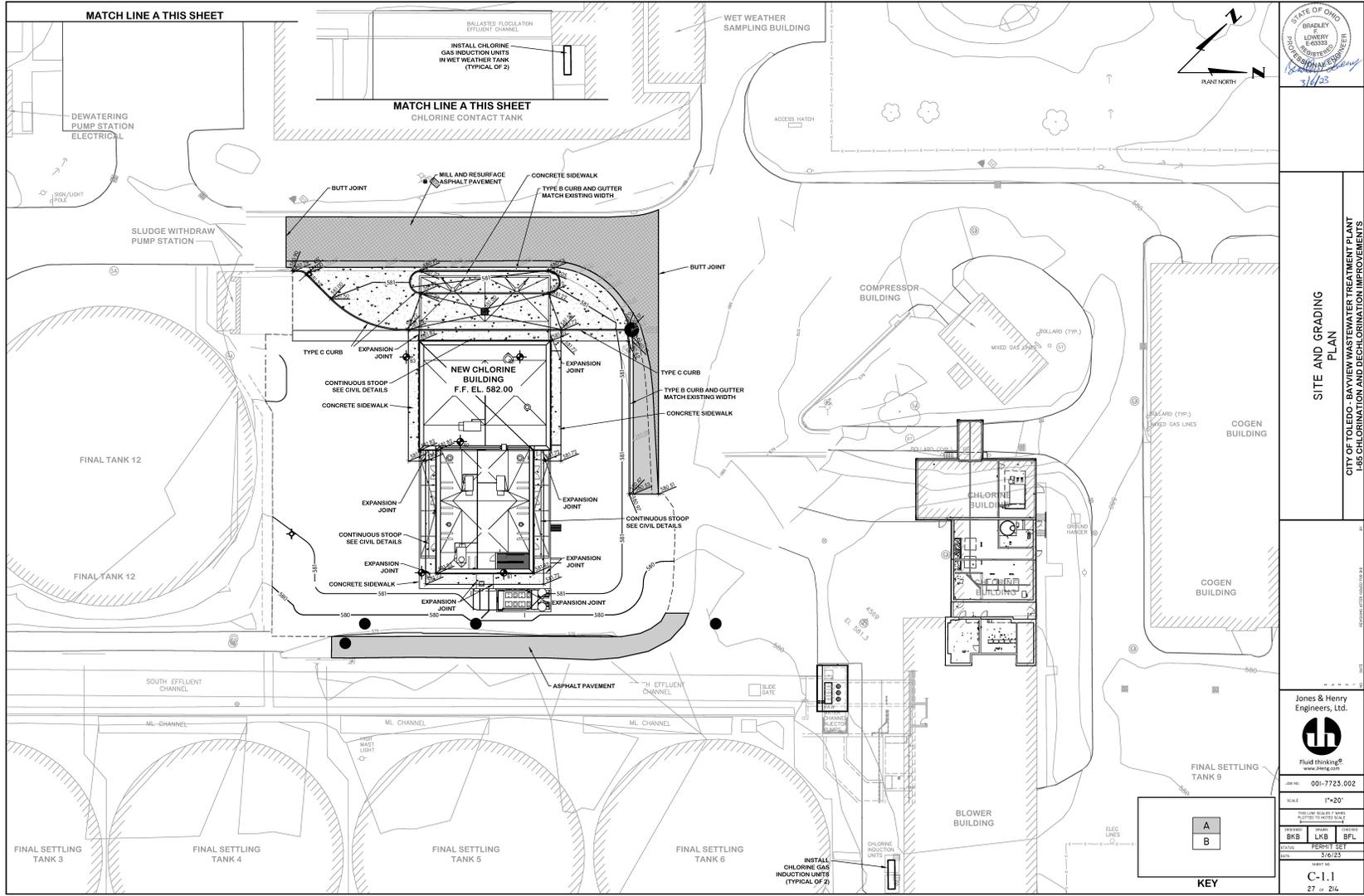


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SITE PLAN - MAGNIFIED

SUP-7004-23
MRO-2-23



SITE AND GRADING
 PLAN
 CITY OF TOLEDO - BAYVIEW WASTEWATER TREATMENT PLANT
 USE CHLORINATION AND DECHLORINATION IMPROVEMENTS

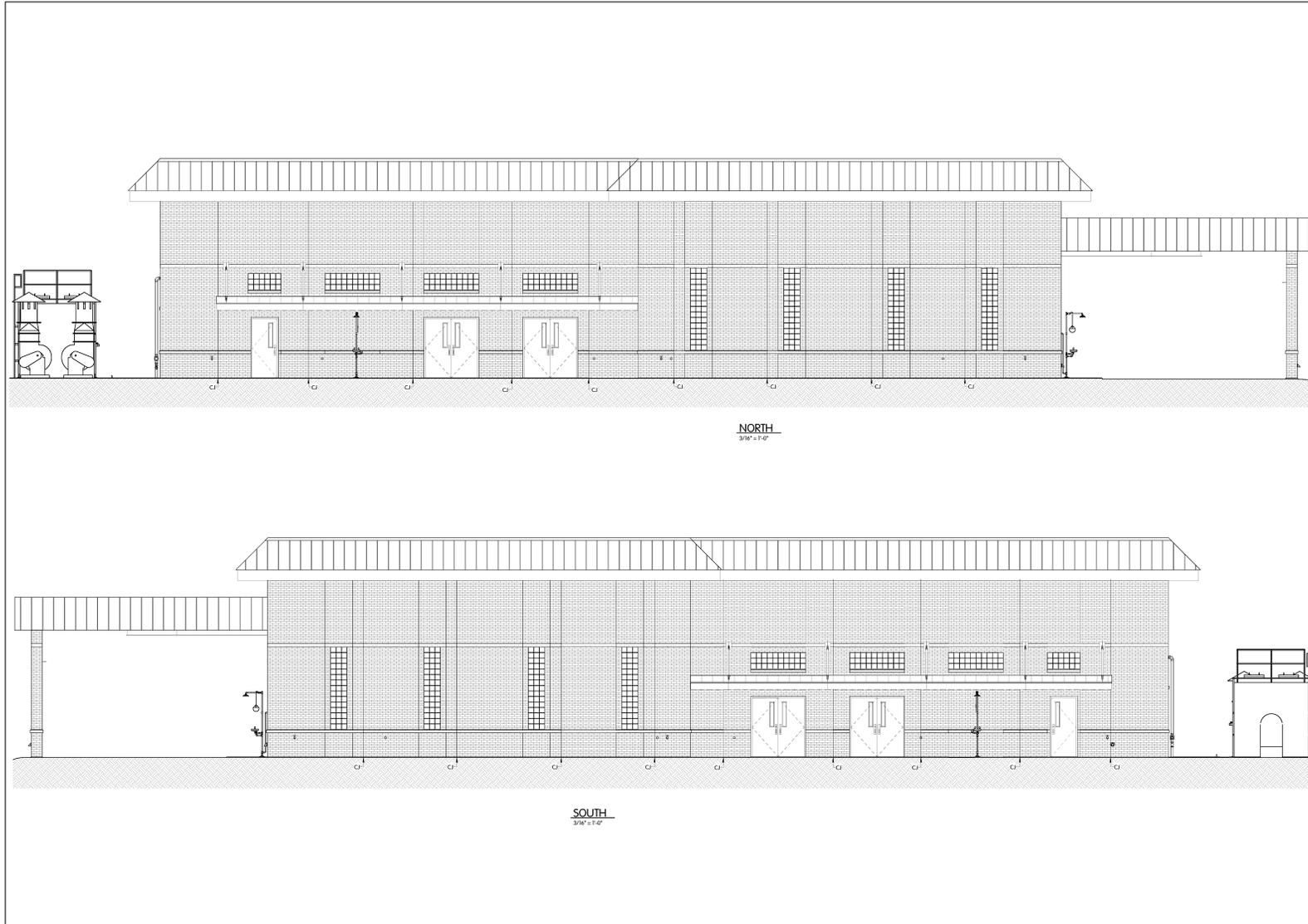
**Jones & Henry
 Engineers, Ltd.**

 Fluid Handling®
 www.jheing.com
 JOB NO. 001-7723.002
 SCALE 1"=20'
 DATE 3/16/23
 DRAWN BY BKB LKB BFL
 CHECKED BY PERIT SET
 DATE 3/16/23
 SHEET NO. C-1.1
 OF 214

4-7

ELEVATIONS

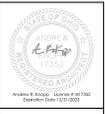
SUP-7004-23
MRO-2-23



NORTH
3/8" = 1'-0"

SOUTH
3/8" = 1'-0"

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THOMAS PORTER ARCHITECTS

CHLORINE BUILDING
ARCHITECTURAL
EXTERIOR ELEVATIONS
CITY OF TOLEDO - BAYVIEW WASTEWATER TREATMENT PLANT
I-65 CHLORINATION AND DECHLORINATION IMPROVEMENTS

Jones & Henry
Engineers, Ltd.



JOB NO.	001-7723-002
SCALE	AS INDICATED
DESIGNED BY	AAE
CHECKED BY	AAE
DATE	MARCH 3, 2023
SHEET NO.	
A-3.5	
58 OF 216	

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