

REVISED

REF: S24-0016
DATE: January 16, 2025

GENERAL INFORMATION

Subject

- Request - Preliminary Drawing for Fieldview Addition Being a Replat of Gardenview Acres Lot 1
- Location - 0 Greystone Parkway
- Applicant - Deon Davis
2460 N. Reynolds Road
Toledo, OH 43615
- Surveyor / Engineer - Lewandowski Engineers, A Verdantas Company
219 S. Erie Street
Toledo, OH 43604

Site Description

- Zoning - RS6 / Single-Dwelling Residential (*RD6 / Duplex Residential proposed*)
- Area - ±2.6 acres
- Frontage - 50' on Greystone Parkway
- Existing Use - Undeveloped land
- Proposed Use - Four (4) Single-Dwelling Homes & five (5) Duplexes

Area Description

- North - Undeveloped residential land and apartments / RS6 & RM12
- East - Single-dwelling households and duplexes / RD6
- South - Single-dwelling households / RS6
- West - Single-dwelling households / RS6

Parcel History

- S-1-81 - Preliminary drawing for Biniker's Country Trail Estates, Plat III (PC approved 7/9/81).
- S-13-11 - Final Plat - Fieldview Addition Replat of Gardenview Acres Lots 67 thru 76 (PC disapproved with no prejudice 1/12/12).
- V-78-12 - Vacation of portion of Parkway at Lots 67 thru 76 in

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

Gardenview Acres (PC approved with conditions 4/12/12. CC approved on 8/28/12 via Ord. 448-12).

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant has submitted a Preliminary Drawing in order to develop a ten (10) lot subdivision located at 0 Greystone Parkway. Pursuant to §307 of the *Subdivision Rules and Regulations for the City of Toledo*, subdivisions involving the creation of more than five (5) lots—or one (1) which creates, widens, or extends a public or private street—must be platted in accordance with major subdivision procedures. Surrounding land uses include undeveloped residential land and apartments to the north, single-dwelling households and duplexes to the east, and single-dwelling houses to the south and west.

Subdivision Design

The applicant is proposing the dedication of right-of-way for access to the site by extending Greystone Parkway. This extension will run east-west and extend about two-hundred feet (200') before it dead-ends into a cul-de-sac. Street addresses shall be assigned by the Division of Engineering Services.

All ten (10) proposed lots, ranging from 6,038 square feet to 10,875 square feet square feet, will front on Greystone Parkway. The applicant is proposing single-dwelling homes for four (4) of the lots, duplexes on five (5) of the lots, and the remaining lot will be used for open space and stormwater detention. All lots meet the fifty-foot (50') minimum lot width requirement for the proposed RD6-Duplex Residential zoning designation (*companion case Z24-0002*), as specified in TMC§1106.0101. Minimum setbacks from TMC§1106.0101 are also shown on the Preliminary Drawing, with the building envelope size depicted for each proposed lot.

Easements

Utility easements are shown on the Preliminary Drawing. The location of utility line easements is depicted outside the road right-of-way as required (except public utilities) and shall be subject to approval by the various utility providers. Utility easements may be located along the front lot line or on the rear or side lot lines as necessary for utility lines. Such easements shall be a minimum of ten feet (10') wide. Easements provided for storm drainage purposes shall not be less than twenty feet (20') wide for enclosed sewers. All utilities shall be placed

STAFF ANALYSIS (cont'd)

Easements (cont'd)

underground, according to the standards of the appropriate utility company and listed as a condition of approval.

Street Design and Construction Standards

The proposed Greystone Parkway extension and cul-de-sac is considered a minor street and meets the requirements of this street type as specified in Section 508 of the *Subdivision Rules and Regulations for the City of Toledo*. Sidewalks shall be placed within the right-of-way and shall be built to the standards outlined in Section 517 of the Subdivision Rules. In addition, street lighting and street trees shall be installed along the proposed right-of-way. Lighting shall be of a quantity to sufficiently light the street and trees shall be spaced according to Section 703 of the Subdivision Rules.

Street design standards shall be in accordance with the requirements and specifications of the Division of Engineering Services and the Division of Transportation. All pavement, sanitary, water line and storm drainage improvements, sidewalk, seeding, mulching, monuments, landscape requirements and other public improvements as listed on the Preliminary Drawing and engineering plans shall be completed before the signing of the Final Plat. The subdivider/developer shall complete these improvements to the satisfaction of the Division of Engineering Services, or other appropriate agency, or the subdivider/developer shall insure their completion with a performance guarantee acceptable to the Platting Commissioner.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this area for Low-Density Residential land uses. The intent of the Low-Density Residential land use designation is to provide space for contemporary auto-oriented suburban style neighborhoods in the city. Land uses within this designation are primarily single-dwelling homes on individual lots, as well as duplexes when designed compatibly with neighborhood character. Staff recommends approval of the Preliminary Drawing because it is consistent with the Forward Toledo Plan as it supports the development of additional low-density housing within the city. Additionally, staff recommends approval because the proposed development meets the requirements of the Subdivision Rules and Regulations.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve S24-0016, a Preliminary Drawing for Fieldview Addition Being a Replat of Gardenview Acres Lot 1, for the following **two (2)** reasons:

1. The proposed development is consistent with the Forward Toledo Comprehensive Land

STAFF RECOMMENDATION (cont'd)

Use Plan; and

2. The proposed development meets the requirements for the City of Toledo's Subdivision Rules and Regulations.

The staff further recommends approval of S24-0016, a Preliminary Drawing for Fieldview Addition Being a Replat of Gardenview Acres Lot 1, subject to the following **twenty-four (24)** 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.

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 residential drive approaches, (along with the sidewalk through the drive) shall be constructed with 6" 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.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. The typical section for the pavement in the public right-of-way needs to be constructed in accordance with the City of Toledo Construction Standards.
5. Water service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Maintain a minimum of 10 feet of clearance between the proposed water main and proposed storm and sanitary sewers. Maintain a minimum of 10 feet of clearance between proposed hydrants and proposed storm and sanitary sewers.
7. The stormwater planning is adequate for a preliminary plat, although Toledo has not received engineering work by which it could be confirmed that the proposed detention will suffice for stormwater management needs. Confirmation is recommended prior to the final plat. The basin design shall conform the Toledo Infrastructure Standards and Ohio CGP and it shall be drained by gravity unless a defense is made and accepted that a pump must be used. Should any stormwater landscape changes be made in the process of receiving engineering approval, further coordination with the Plan Commission may be required to receive engineering approval.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

8. Shared private storm lines within the subdivision shall have accompanying private easements shown on the plat.
9. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
10. Sanitary sewer shall be completely within the proposed right-of-way. Sanitary sewer shall be a minimum of 10 feet inside of the proposed right-of-way.
11. Each lot shall have a separate sanitary sewer tap from the main line.

Chief Surveyor

12. Markups on the preliminary drawing submitted by the Chief Surveyor on 12/11/24 shall be addressed on the final plat.

Lucas County Health Department

No comments received at time of publication.

Lucas County Tax Map

No objections.

Columbia Gas

No comments received at time of publication.

Toledo Edison

No comments received at time of publication.

Buckeye Broadband

No comments received at time of publication.

Fire Prevention

13. A Fire Hydrant is required to be placed on the extension of Greystone Pkwy. The closest fire hydrant is on Greystone at Shale Lane, which puts the end of Greystone Pkwy addition at 500 feet from the closest hydrant. Toledo Municipal Code requires a hydrant within 350 feet and the Ohio Fire Code requires a hydrant within 400 feet. (OFC 507.1 and 507.5.1, TMC 1511.03, rule 5, #1)

STAFF RECOMMENDATION (cont'd)

Division of Transportation

14. Sidewalks are required per TMC§1107.1301 and shall be constructed at the time of development.

Plan Commission

15. The east-west portion of the proposed right-of-way shall be an extension of Greystone Parkway and shall be named as such on the Final Plat. Street addresses shall be assigned by the Division of Engineering Services.
16. The location of utility line easements shall be subject to approval by the various utility providers and shall be a minimum width of ten feet (10’).
17. All utilities shall be placed underground, according to the standards of the appropriate utility company.
18. Per Section 703 of the City of Toledo Subdivision Regulations, street trees shall be installed along all streets in a major subdivision and shall meet the spacing criteria of said section. A street tree plan shall be submitted to the Plan Director for review and approval prior to the approval of a Final Plat.
19. Per Section 517 of the City of Toledo Subdivision Regulations, sidewalks shall be required along all streets.
20. Per Section 518 of the City of Toledo Subdivision Regulations, street lights shall be required along all streets and walkways. A street lighting plan shall be submitted to the Plan Director for review and approval prior to the approval of a Final Plat.
21. A statement on the Final Plat shall indicate: The owner of each lot shall provide a minimum four-foot (4’) wide sidewalks along all street frontage within the subdivision where required. The sidewalks will be four-inches (4”) in depth except at drives where six-inch (6”) depth will be provided for the full width of the drive. It is the duty of each lot owner, at his/her expense, to keep and maintain the sidewalks adjacent to his/her lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and any other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold the City of Toledo harmless from any liability to any person for his/her neglect, failure or refusal in performing such duty.
22. A statement on the Final Plat shall indicate: All open space and/or detention areas within this plat and future plats of Fieldview Addition shall be the responsibility of a homeowners’ association whose membership includes the owners of all lots within this plat and future plats of Fieldview Addition. The homeowners’ association shall be responsible for the maintenance and property tax liability. In the event a homeowner’s association is not formed or ceases to exist, the property tax liability and maintenance of the open space and/or detention area(s) shall be equally shared and assessed to each

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

individual lot owner within the plat and future plats of Fieldview Addition.

23. 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.

24. The Preliminary Drawing shall be valid for a three (3) year period from the date of approval by the Planning Commission.

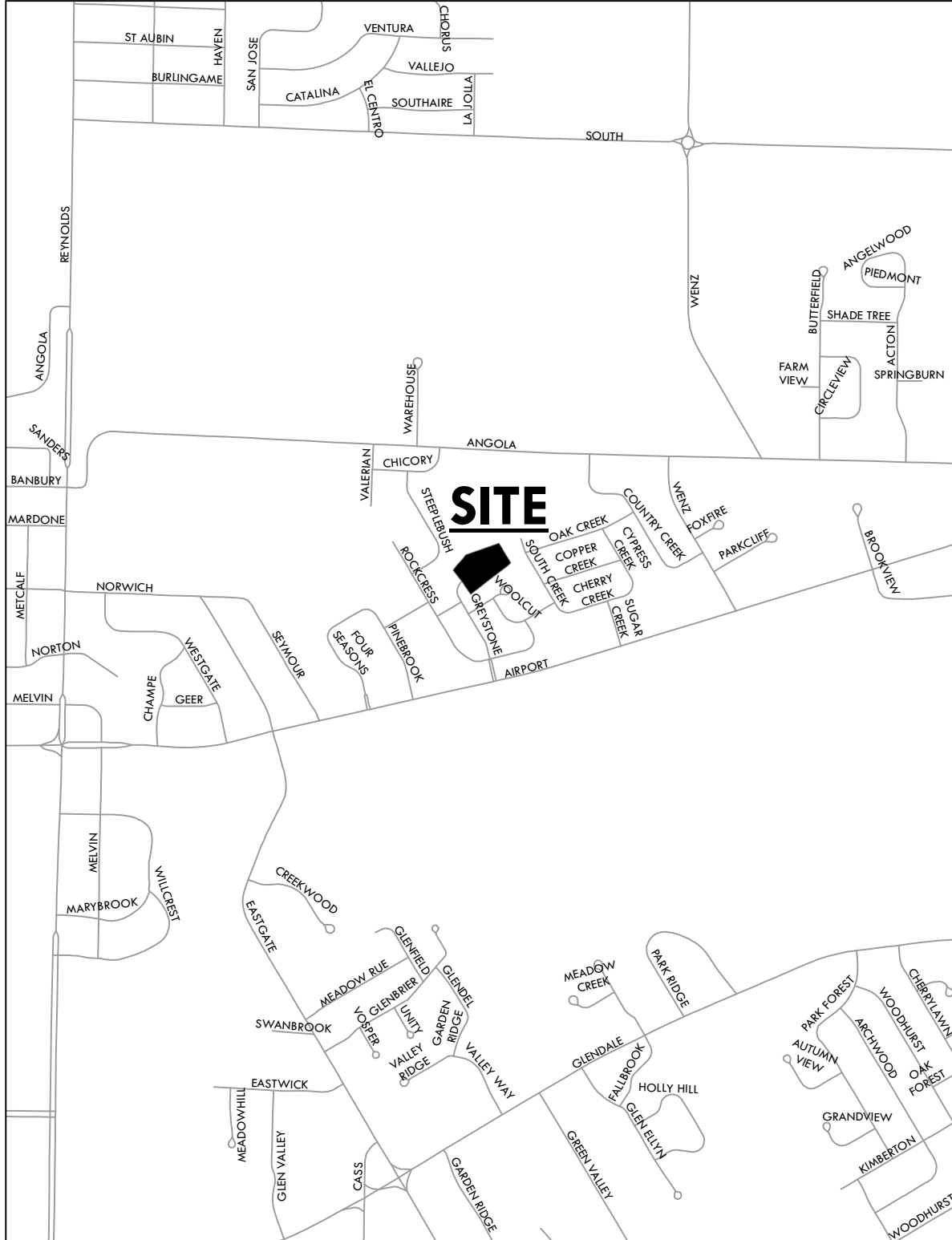
PRELIMINARY PLAT
TOLEDO CITY PLAN COMMISSION
REF: S24-0016
DATE: January 16, 2025
TIME: 2:00 P.M.

MJM

Four (4) sketches follow

GENERAL LOCATION

SUP24-0016
ID 140



ZONING & LAND USE

S24-0016
ID 140



PRELIMINARY PLAT

S24-0016
ID 140

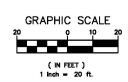
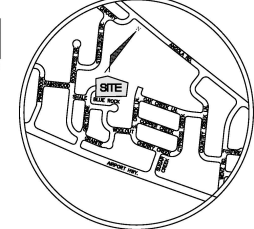
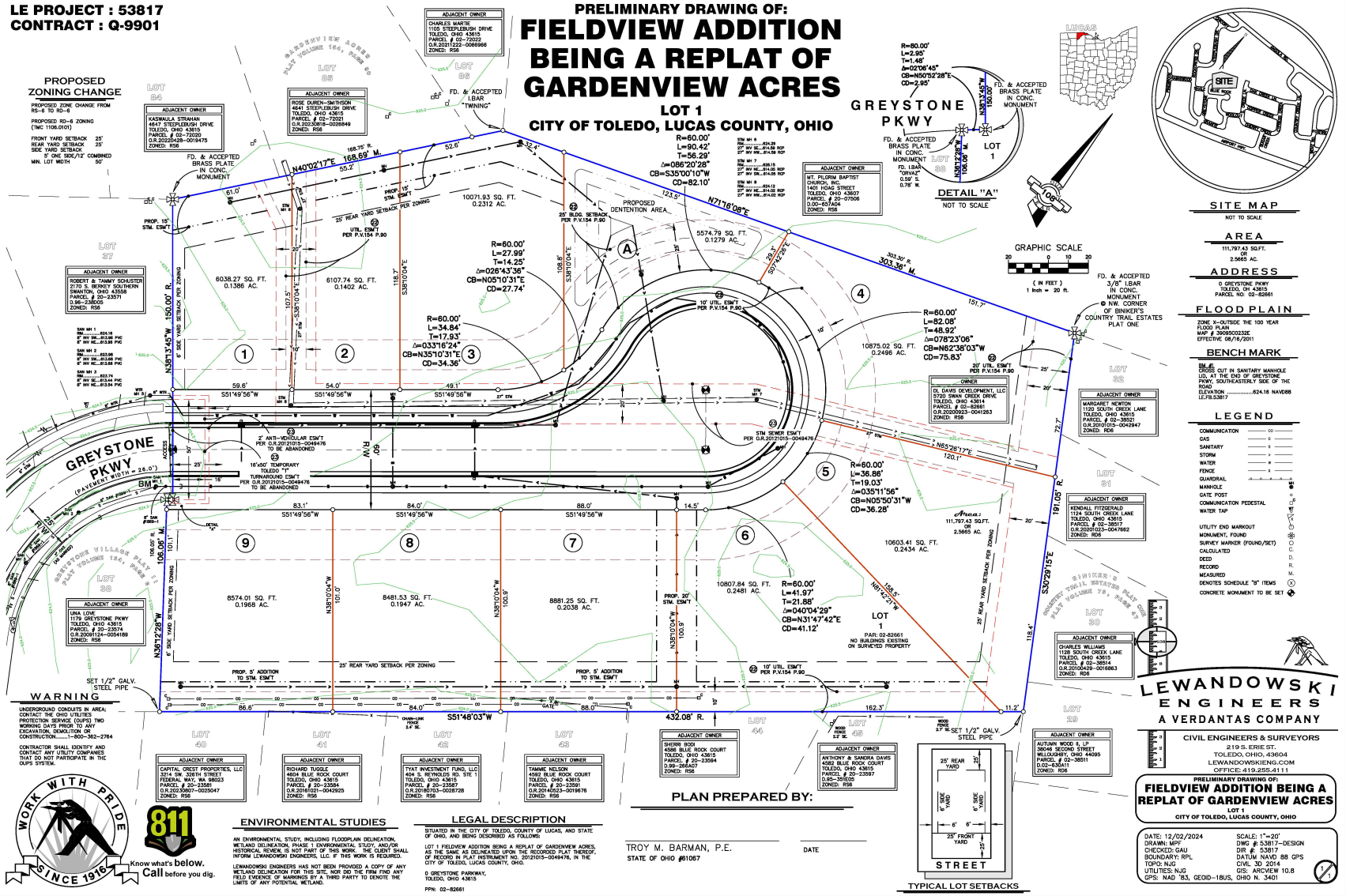


LE PROJECT : 53817
CONTRACT : Q-9901

PRELIMINARY DRAWING OF:
FIELDVIEW ADDITION
BEING A REPLAT OF
GARDENVIEW ACRES
LOT 1
CITY OF TOLEDO, LUCAS COUNTY, OHIO

PROPOSED ZONING CHANGE

PROPOSED ZONE CHANGE FROM R5-B TO R5-B
PROPOSED REAR YARD SETBACK PER ZONING (INC 1106.010)
FRONT YARD SETBACK 20'
REAR YARD SETBACK 25'
SIDE YARD SETBACK OF ONE SIDE ONLY COMBINED MIN. LOT WIDTH 50'



SITE MAP
NOT TO SCALE

AREA
111,797.43 SQ. FT.
2.665 AC.

ADDRESS
0 GREYSTONE PKWY
TOLEDO, OH 43615
PARCELS NO. CD-80681

FLOOD PLAIN
ZONE: V-FLOOD THE 100 YEAR FLOOD PLAIN
MAP # 09000232E
EFFECTIVE 08/16/2011

BENCHMARK
BENCH CUT IN SANITARY MANHOLE FROM THE CORNER OF THE PROPERTY SOUTHEASTERN SIDE OF THE ELEVATION . . . 824.18 NAVD88
LETS/887

LEGEND

COMMUNICATION	10
GAS	11
SANITARY	12
STORM	13
WATER	14
FENCE	15
QUADRANT	16
MANHOLE	17
GATE POST	18
COMMUNICATION PEDESTAL	19
WATER TAP	20
UTILITY END MARKOUT	21
MONUMENT, FOUND	22
SURVEY MARKER (FOUND/SET)	23
CALCULATED	24
DEED	25
RECORD	26
MEASURED	27
CONCRETE SCHEDULE "B" ITEMS	28
DEMONSTRATE MONUMENT TO BE SET	29

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A VERDANTAS COMPANY

CIVIL ENGINEERS & SURVEYORS
219 S. ERIE ST.
TOLEDO, OHIO 43604
LEWANDOWSKIENGINEERS.COM
OFFICE: 419.255.4111

FIELDVIEW ADDITION BEING A REPLAT OF GARDENVIEW ACRES
LOT 1
CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: 12/02/2024
DRAWN: MPT
CHECKED: GAU
BOUNDARY: RPL
TOPIC: NLS
UTILITIES: NLS
GPS: NAD 83, GEOID+BIUS, CHD N, 3461

SCALE: 1"=20'
DWG #: 53817-DESIGN
D#: 53817
DATE: NAVD 88 GPS
CIV. 10 2014
GIS: ARCVIEW 10.8
GPS: NAD 83, GEOID+BIUS, CHD N, 3461

WARNING

UNDERGROUND UTILITIES IN AREA. CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) TWO WORKING DAYS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION. 1-800-842-2764

CONTRACTOR SHALL IDENTIFY AND CONTACT ANY UTILITY COMPANIES THAT DO NOT PARTICIPATE IN THE OUPS SYSTEM.

811 Know what's below. Call before you dig.

ENVIRONMENTAL STUDIES

AN ENVIRONMENTAL STUDY, INCLUDING FLOODPLAIN DELINEATION, WETLAND DELINEATION, PHASE 1 ENVIRONMENTAL STUDY, AND/OR HISTORICAL RESEARCH IS NOT PART OF THIS WORK. THE CLIENT SHALL INFORM LEWANDOWSKI ENGINEERS, LLC IF THIS WORK IS REQUIRED.

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LEGAL DESCRIPTION

STATED IN THE CITY OF TOLEDO, COUNTY OF LUCAS, AND STATE OF OHIO, AND BEING DESCRIBED AS FOLLOWS:

LOT 1 FIELDVIEW ADDITION BEING A REPLAT OF GARDENVIEW ACRES AS THE SAME AS INDICATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT INSTRUMENT NO. 202105-004476, IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO

0 GREYSTONE PARKWAY, TOLEDO, OHIO 43615
PPL: 02-86681

PLAN PREPARED BY:
TROY M. BARMAN, P.E.
STATE OF OHIO #01067

DATE

LOT 1 IN FIELDVIEW ADDITION BEING A REPLAT OF GARDENVIEW ACRES

PRELIMINARY PLAT WITH BUILDINGS

S24-0016
ID 140



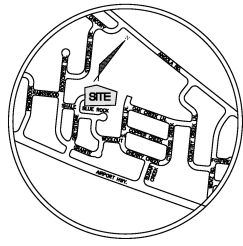
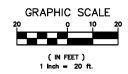
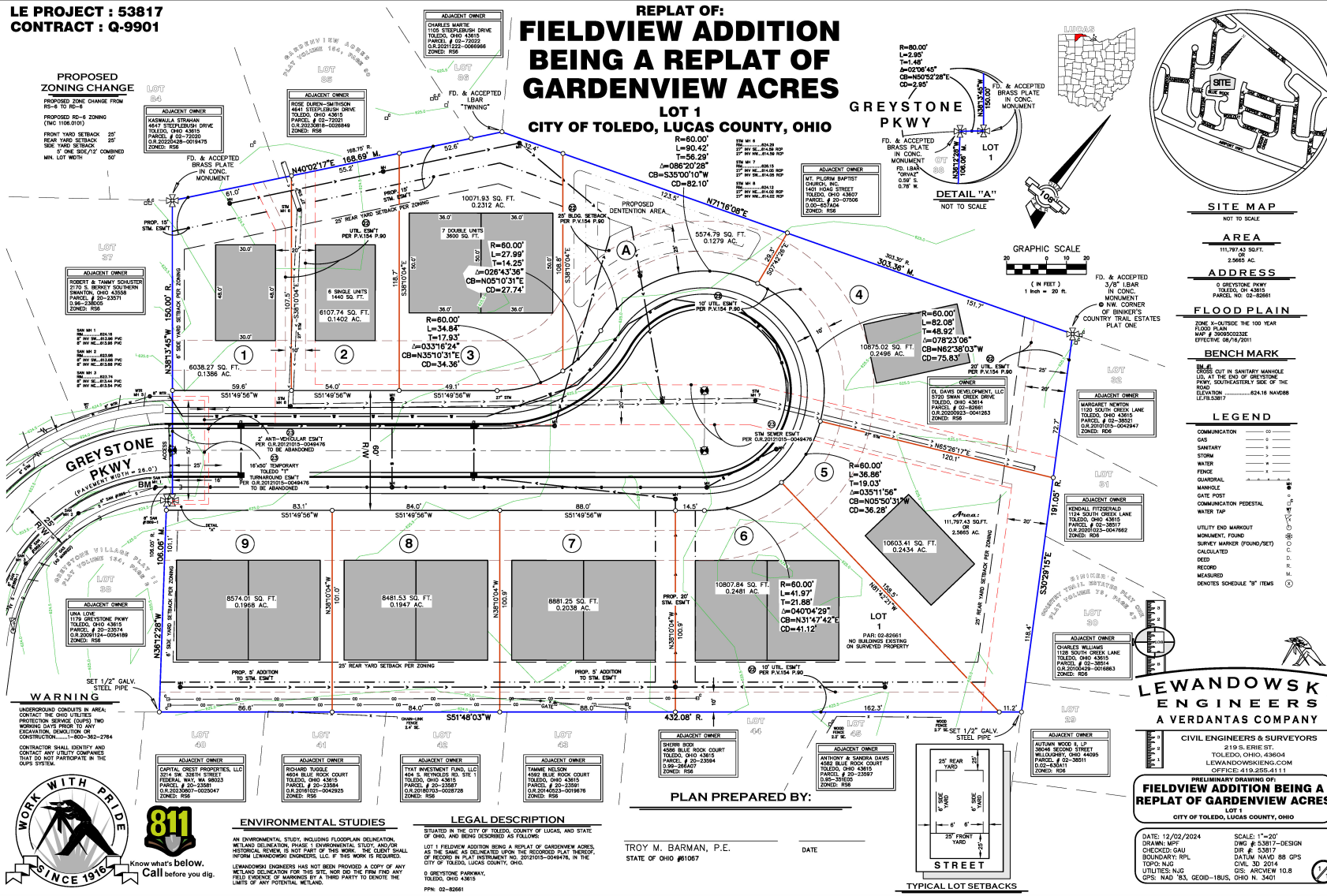
LE PROJECT : 53817
CONTRACT : Q-9901

REPLAT OF: FIELDVIEW ADDITION BEING A REPLAT OF GARDENVIEW ACRES

LOT 1
CITY OF TOLEDO, LUCAS COUNTY, OHIO

PROPOSED ZONING CHANGE

PROPOSED ZONE CHANGE FROM R-4 TO R-4S
PROPOSED R-4S ZONING (MAY 11, 2014)
FRONT YARD SETBACK 25'
REAR YARD SETBACK 25'
SIDE YARD SETBACK 5' ONE SIDE/7' COMBINED MIN. LOT WIDTH 50'



SITE MAP
NOT TO SCALE

AREA
11,797.43 SQ. FT.
2.665 AC.

ADDRESS
0 GREYSTONE PKWY
TOLEDO, OH 43608
PARCELS NO. Q2-9901

FLOOD PLAIN
ZONE V-1 OUTSIDE THE 100 YEAR FLOOD PLAIN
MAP # 90000232E
EFFECTIVE 08/16/2011

BENCH MARK
BENCH MARK CUT IN SANITARY MANHOLE FROM W. END OF GREYSTONE PKWY, SOUTHEASTLY SIDE OF THE ROAD, SOUTH EASTERLY SIDE OF THE ELEVATION . . . 624.18 NAVD88
LETS/887

LEGEND

COMMUNICATION	10
GAS	11
SEWER	12
STORM	13
WATER	14
FENCE	15
QUADRANT	16
MANHOLE	17
GATE POST	18
COMMUNICATION PEDESTAL	19
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SURVEY MARKER (FOUND/SET)	23
CALCULATED	24
DEED	25
RECORD	26
MEASURED	27
DENOTES SCHEDULE "B" ITEMS	28

WARNING

SET 1/2" GALV. STEEL PIPE

UNDERGROUND CONDUITS IN AREA. CONTACT THE UTILITIES PROTECTION SERVICE (CUPS) TWO WORKING DAYS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION. 1-800-362-2764

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LEGAL DESCRIPTION

SITED IN THE CITY OF TOLEDO, COUNTY OF LUCAS, AND STATE OF OHIO, AND BEING DESCRIBED AS FOLLOWS:

LOT 1 FIELDVIEW ADDITION BEING A REPLAT OF GARDENVIEW ACRES AS THE SAME AS DELINEATED UPON THE RECORDED PLAT TITLED "REPLAT OF GARDENVIEW ACRES" BEING RECORDED IN PLAT INSTRUMENT NO. 202105-004476, IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO

0 GREYSTONE PARKWAY, TOLEDO, OHIO 43608
P.M. 02-86681

PLAN PREPARED BY:
TROY M. BARMAN, P.E.
STATE OF OHIO #61067

DATE



LOT 1 IN FIELDVIEW ADDITION BEING A REPLAT OF GARDENVIEW ACRES

LEWANDOWSKI ENGINEERS
A VERDANTAS COMPANY

CIVIL ENGINEERS & SURVEYORS
219 S. ERIE ST.
TOLEDO, OHIO 43604
LEWANDOWSKIENGINEERS.COM
OFFICE: 419.255.4111

PRELIMINARY DRAWING

FIELDVIEW ADDITION BEING A REPLAT OF GARDENVIEW ACRES
LOT 1
CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: 12/02/2024
DRAWN: MPT
CHECKED: GAU
BOUNDARY: RPL
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GPS: NAD 83, GEOID+BIUS, CHD N. 3461

SCALE: 1"=20'
DWG # 53817-DESIGN
DIF # 53817
DATELUM NAVD 88 GPS
CIV. 30 2014
GIS: ARCVIEW 10.8
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S-11