

GENERAL INFORMATION

Subject

- Request - Major Site Plan Review for a New Parking Lot
- Location - 600 Matzinger Road
- Applicant / Owner - Perstorp Polyols Toledo
600 Matzinger Road
Toledo, OH 43612
- Civil Engineer - Wade Trim Associates, Inc.
2851 Charlevoix Drive SE, Suite 108
Grand Rapids, MI 49546

Site Description

- Zoning - IG / General Industrial
- Area - ±25.49 acres
- Frontage - ±896' along Matzinger Road
- Existing Use - Chemical Plant
- Proposed Use - Chemical Plant

Area Description

- North - Matzinger Rd., Trucking & Manufacturing / IG & CR
- South - Ottawa River, Former Landfill / IG
- East - Ottawa River, Stickney Avenue / IG & CR
- West - Dura Avenue, Trucking & Manufacturing / IG

Parcel History

- M-23-59 - Interim Zoning for area to be annexed into City of Toledo
- Z-144-61 - Permanent Zoning for area annexed into City of Toledo by Ord. 344-61 (P.C. approved 6/8/61)
- SPR-47-23 - Minor Site Plan Review for a New Industrial Building and Parking Lot at 632 Matzinger Road (Admin. approved 12/29/23)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Major Site Plan Review for a new parking lot at 600 Matzinger Road. The purpose of this new parking lot is to move employee parking outside of the facility and create a single-entry point for site security. To the north and west of the site are trucking and manufacturing facilities. To the south and east of the site is the Ottawa River.

Parking and Circulation

TMC§1107.0500 *Off-Street Parking Schedule "C"* limits the number of parking spaces on this site based upon the number of vehicles used in the business and floor area of warehousing, manufacturing, and other areas. Staff considers the "number of vehicles used in the business" as the number of vehicles regularly stored or operated on the site for the purpose of the business (i.e. a company owned/operated vehicle). This figure does not include employee-owned vehicles for commuting to their place of work. Based upon the square footage of warehousing, manufacturing areas and other areas 113 off-street parking spaces are permitted on top of the number of vehicles used in the business. The proposed parking lot, factoring in removal of some existing parking, would bring the total number of parking spaces on this site to 173. This is sixty (60) spaces over the maximum permitted by TMC§1107.0500.

The applicant has requested the approval of an alternative parking plan to permit an excess of parking on this site. The applicant requests approval of this excess of parking because there are far more employees and contractors on site during shutdown periods than during typical conditions. They state that in the past they have had an increase of 125 contractors inside the facility on a given day. Staff is supportive of the proposed excess due to these shutdown periods. The Plan Director has approved the applicant's alternative parking plan.

TMC§1107.1906 *Surfacing and Drainage* requires all off-street parking and loading areas, parking lots, maneuvering areas, aisles, and driveways to be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill. The eastern portion of the proposed parking lot would be made of gravel. The applicant is requesting a variance from this requirement for this portion of the parking lot because it would be used only twice a year during shutdown periods – occurring in the fall and spring. The applicant will need to obtain a variance from the Board of Zoning Appeals (BZA). Staff is not supportive of this variance. If the Board of Zoning Appeals denies this variance the applicant will be required to submit a revised site plan depicting all parking lots surfaced with concrete, bituminous asphalt, or other dust-free material. This has been added as a condition of approval.

With 173 parking spaces proposed, TMC§1107.1700 *Accessible Parking for Physically Disabled Persons* requires a minimum of one (1) van- and five (5) auto-accessible parking spaces on this site. There are currently two (2) van-accessible and three (3) auto-accessible spaces on site; however, none are depicted. The applicant shall submit a revised site plan depicting a number of accessible parking spaces on site in compliance with TMC§1107.1700 and the Americans with Disabilities Act.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

TMC§1107.0900 *Bicycle Parking* requires a minimum of one (1) bicycle parking space for every ten (10) vehicle parking spaces. None are currently depicted. The applicant shall submit a revised site plan depicting a minimum of one (1) bicycle parking space for every ten (10) vehicle parking spaces on this site. This has been added as a condition of approval.

Landscaping and Screening

TMC§1108.0202 *Frontage Greenbelt* requires a minimum thirty-foot (30') wide frontage greenbelt along Matzinger Road. This greenbelt must contain at least one (1) tree for every thirty linear feet (30') of frontage and a solid evergreen hedge planting. SPR-47-23, a Minor Site Plan Review for a New Industrial Building and Parking Lot at 632 Matzinger Road, was approved on March 8, 2024 and included a final landscape plan approved on March 14, 2024. This landscape plan depicted trees along the Matzinger Road frontage greenbelt adjacent to this proposed parking lot. A site visit on February 24, 2026 showed that most but not all of these trees were planted. The applicant shall submit a revised landscape plan depicting currently-planted trees and ensuring that a minimum of one (1) tree is planted for every thirty linear feet (30') within the frontage greenbelt adjacent to the proposed parking lot. This has been added as a condition of approval.

TMC§1108.0204 *Parking Lot Landscaping* would require landscape terminal islands and a quantity of interior parking lot plantings; however, per TMC§1108.0204(A)(2) these standards do not apply to parking lots within a General Industrial (IG) district not abutting a residential use. The applicant's proposed terminal islands and parking lot landscaping is acceptable as depicted.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan identifies this site for High-Impact Industrial (HI) land uses. The High-Impact Industrial Land Use designation maintains and, where appropriate, expands large-scale industrial operations. This designation clearly delineates space in the city for industries that may cause negative impacts when located near other non-industrial users. The proposed new parking lot is consistent with the Forward Toledo Plan as it supports a large-scale industrial operation.

Staff recommends approval of the requested major site plan review because the plan complies with all standards of the Toledo Municipal Code, the Zoning Code, and other adopted City policies. Additionally, staff recommends approval because the plan provides for the safe, efficient and convenient movement of traffic on the subject site.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR26-0006, a Major Site Plan Review for a New Parking Lot at 600 Matzinger Road, for the following two (2) reasons:

1. The proposed plan meets all standards of the Toledo Municipal Code, the Zoning Code and other adopted City policies (**TMC§1111.0809(A)**); and
2. Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic (**TMC§1111.00809(C)**).

The staff further recommends that the Toledo City Plan Commission approve SPR26-0006, a Major Site Plan Review for a New Parking Lot at 600 Matzinger Road, subject to the following **thirty (30)** 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 **proposed** commercial drive approaches, (along with 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.
3. Required permits for all approved work within the right-of-way shall be obtained, before work begins, from Steve Kessinger. He can be reached at (419) 245-1347 or Steve.Kessinger@toledo.oh.gov. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. The stormwater proposal is acceptable for site planning, but the size of the underground detention basin will need confirmed during engineering plan review and possibly enlarged to provide for the required water quality volume, flood control, and restricted discharge rate. Pretreatment shall be sized according to Ohio requirements.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

5. A full submittal for stormwater requires submittal of the regional DWP3 submittal coversheet as provided to applicant, and its items 1.a – 1.g. Following the stormwater review, comment and revisions, additional items needed for final permission are listed on the SWP3 submittal cover sheet, items 2.a. – 2.c., and the sewer construction permit application made directly to TOL Div. of Engineering.
6. If an update to the existing site SWP3 for industrial stormwater discharge is unfinished as of completion of the construction project, the standard timeline for terminating the construction permit will be extended for completion of the update.
7. Toledo construction monitoring does not cover the installation of a proprietary underground detention system. Construction plans shall have the following construction notes on the most relevant sheet(s):
 - a. The contractor shall have the Underground Detention System (UDS) manufacturer's representative on-site during installation of the UDS. This representative shall advise the contractor as to the required installation procedures for the UDS.
 - b. As built documentation shall be provided by an Ohio P.E. representing the detention system manufacturer to 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' on each sheet.
8. All sanitary sewer manholes in the project area shall have solid lids installed on them.

Division of Environmental Services

9. 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. (this comment is specific for sites above 2,500 square ft)

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

10. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
11. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
12. 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.
13. 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
14. 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.

Bureau of Fire Prevention

No comments or concerns.

Division of Traffic Management

15. Bicycle parking is required per TMC§1107.0900. **Not acceptable as depicted. Applicant shall submit a revised site plan depicting one (1) bicycle parking space for every ten (10) vehicle parking spaces. Bicycle parking spaces shall meet the standards of TMC§1107.0900.**
16. Five (5) auto and one (1) van accessible parking with 5' loading aisle for auto and 8' loading aisle for van is required per TMC§1107.1701 & 1107.1702. **Not acceptable as depicted. The applicant shall submit a revised site plan depicting all accessible parking spaces on site and ensuring compliance with TMC§1107.1701 & 1107.1702.**
17. All off-street parking, loading spaces, parking lots, maneuvering areas, drive aisles and driveways must be surfaced with concrete, asphalt or other dust free material other than gravel or loose fill per TMC 1107.1906.

STAFF RECOMMENDATION (cont'd)

Plan Commission

18. Per TMC§1107.1906 *Surfacing and Drainage*, off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill. **Not acceptable as depicted. The applicant shall either obtain a variance from the Board of Zoning Appeals or submit a revised site plan showing compliance with TMC§1107.1906.**
19. Per TMC§1108.0202 *Frontage Greenbelt*, a minimum of one (1) tree is required within the frontage greenbelt along Matzinger Road for every thirty feet (30') of lot frontage. **Not acceptable as depicted. The applicant shall submit a revised landscape plan depicting all existing trees within the Matzinger Road frontage greenbelt and ensuring a minimum of one (1) tree for every thirty feet (30') of lot frontage adjacent to the proposed site improvements.**
20. Topsoil must be back filled to provide positive drainage of the landscape area.
21. 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.
22. Pursuant to TMC§1108.0406, water outlets (hose bibbs) shall be provided within 100 feet of all required plant material unless a subsurface irrigation system or xeriscaping is used. If a subsurface irrigation system is used, irrigation plans must be submitted with development plans and must contain all construction details.
23. The location, number, height, diameter and species of any materials to be planted and maintained shall be depicted on a detailed 'final' landscape plan, as well as the location and number of any existing trees to be retained. Trees, shrubs, and landscape materials shall meet the standards included in TMC§ 1108.0400 *Landscape Materials Standards*.
24. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Plan Director for review or approval.
25. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.
26. The location, height, and materials for any fencing to be installed and maintained shall be depicted on the landscaping plan.
27. Applicant shall obtain appropriate permits for any proposed signage.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

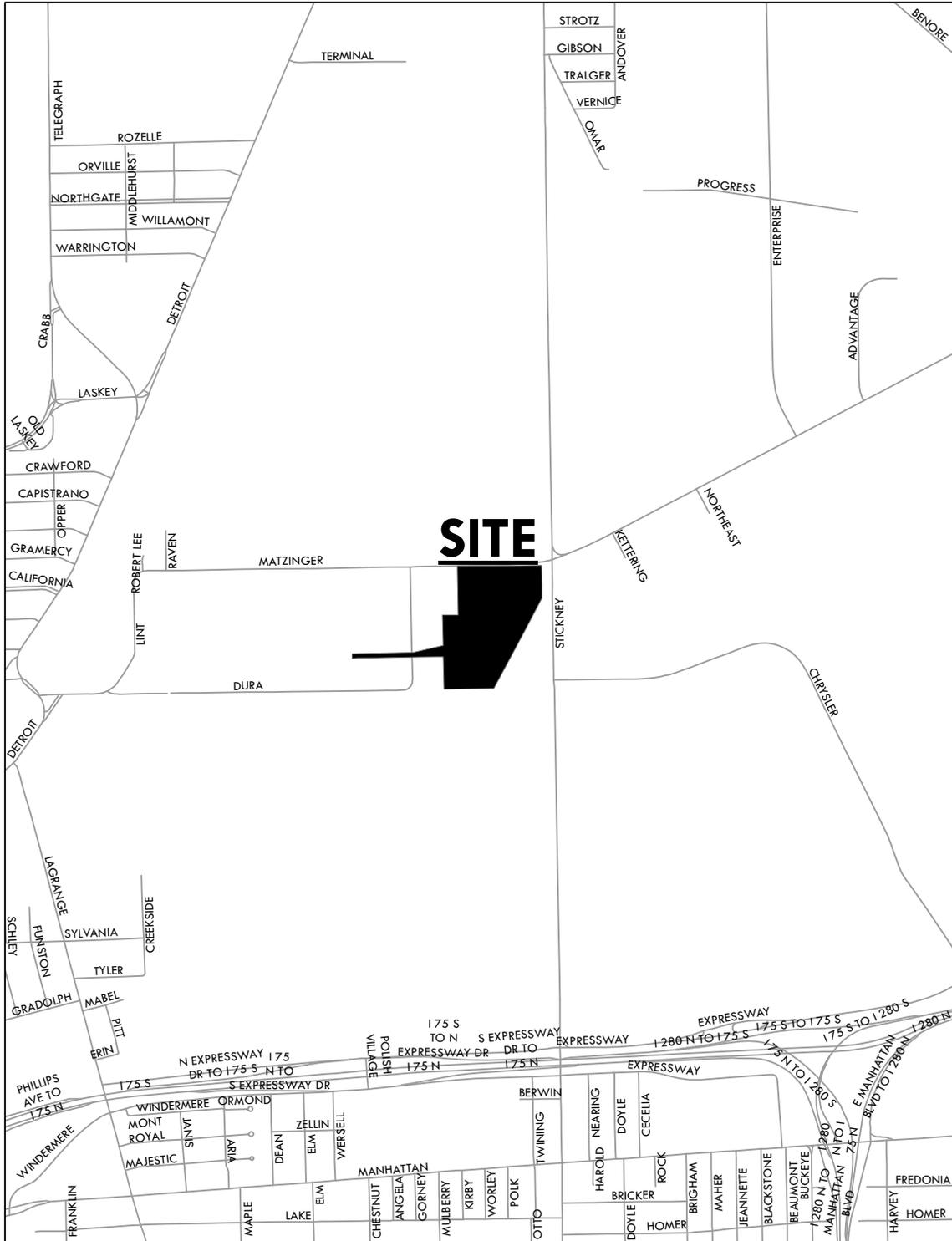
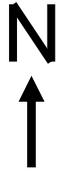
28. Minor adjustments to the Site Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
29. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval date then the site plan approval shall become null and void.
30. 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.

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR26-0006
DATE: March 12, 2026
TIME: 2:00 P.M.

AS
Five (5) sketches follow

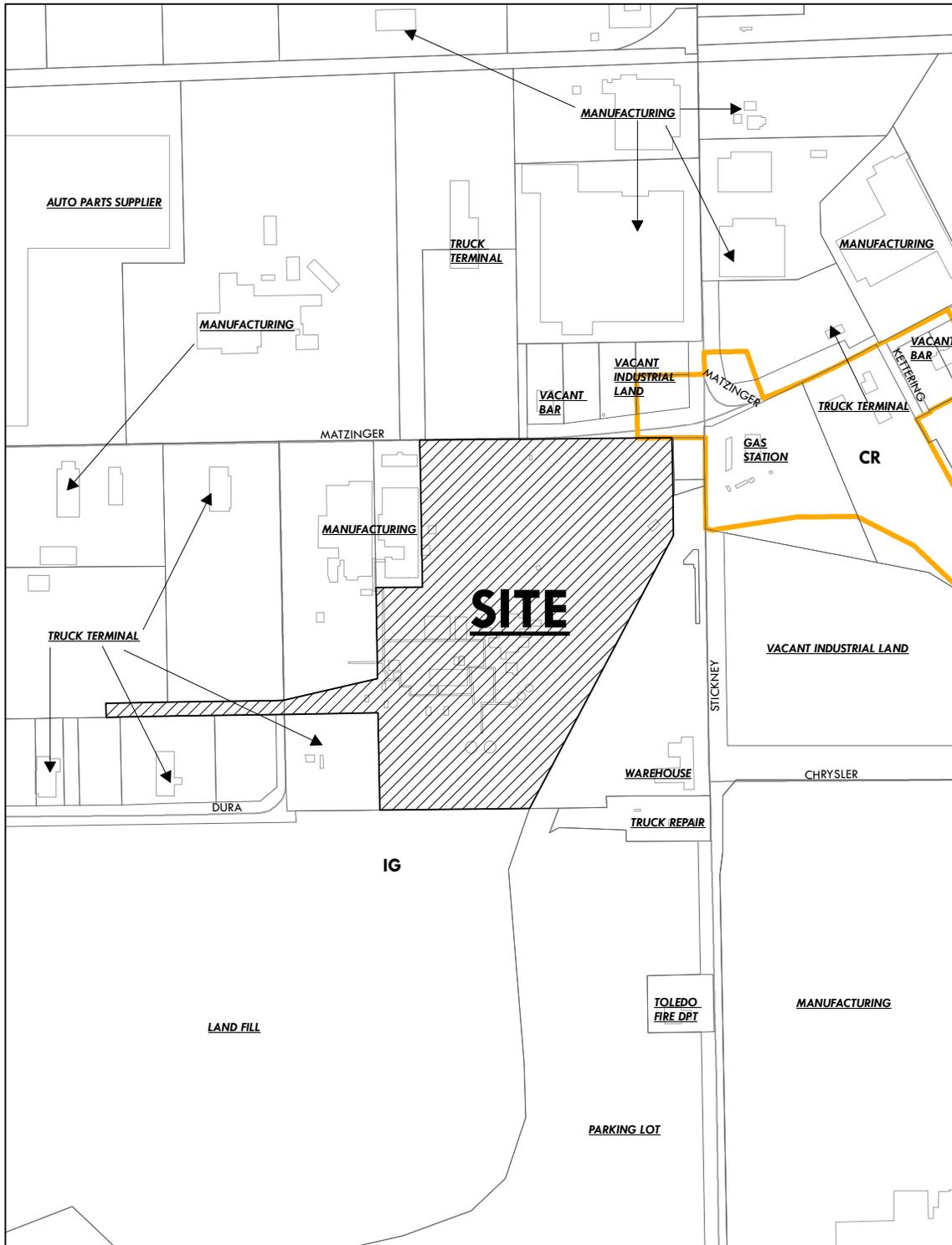
GENERAL LOCATION

SPR26-0006
ID 39



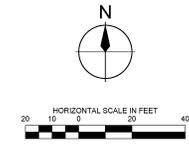
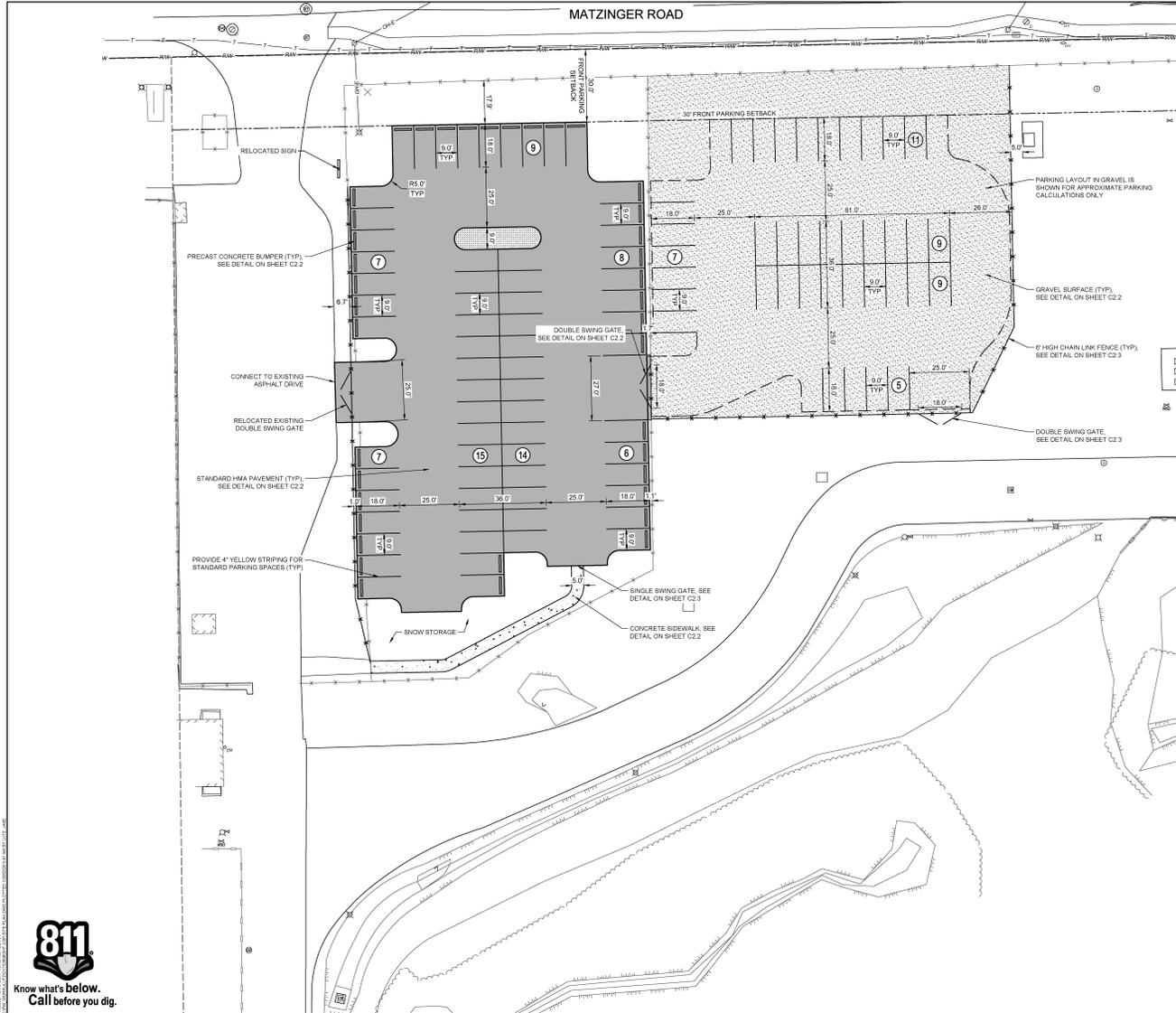
ZONING & LAND USE

SPR26-0006
ID 39



SITE PLAN

SPR26-0006
ID 39



SITE DATA TABLE	
EXISTING ZONING	INDUSTRIAL GENERAL (IG)
TAX PARCEL NO'S.	22-080-02 22-080-07 22-080-01
TOTAL LOT AREA	29,163 SFT 0.66 ACRES
MINIMUM PARKING SETBACK	
FRONT	30 FEET
ACTUAL PARKING SETBACK	
FRONT ROW LINE (MATZINGER ROAD)	30 FEET
REQUIRED PARKING SPACE SIZE	9' x 18'
PROP. PARKING SPACE SIZE	9' x 18'
REQUIRED ASLE WIDTH	25 FEET
PROPOSED ASLE WIDTH	25 FEET

PROPOSED LEGEND	
PARKING SETBACK	--- ---
CHAIN LINK FENCE	--- --- ---
SIDEWALK	--- ---
PARKING COUNIT	Ⓟ
HMA PAVEMENT	▒
CONCRETE SURFACE	▒
GRAVEL SURFACE	▒

REV	DATE	DESCRIPTION	BY

WADE TRIM

 20075 North Main Road

 Toledo, OH 43612

 734.544.2700

www.wadetrim.com

PERSTORP PARKING LOT PAVING
 600 MATZINGER ROAD
 TOLEDO, OH 43612
 PERSTORP POLYOLS, INC.
 SITE PLAN

ISSUED FOR: MACKI SPA
 DATE: 12/29/15
 BY: VES

JOB NO: PPL2004.01T
 SHEET: C2.1

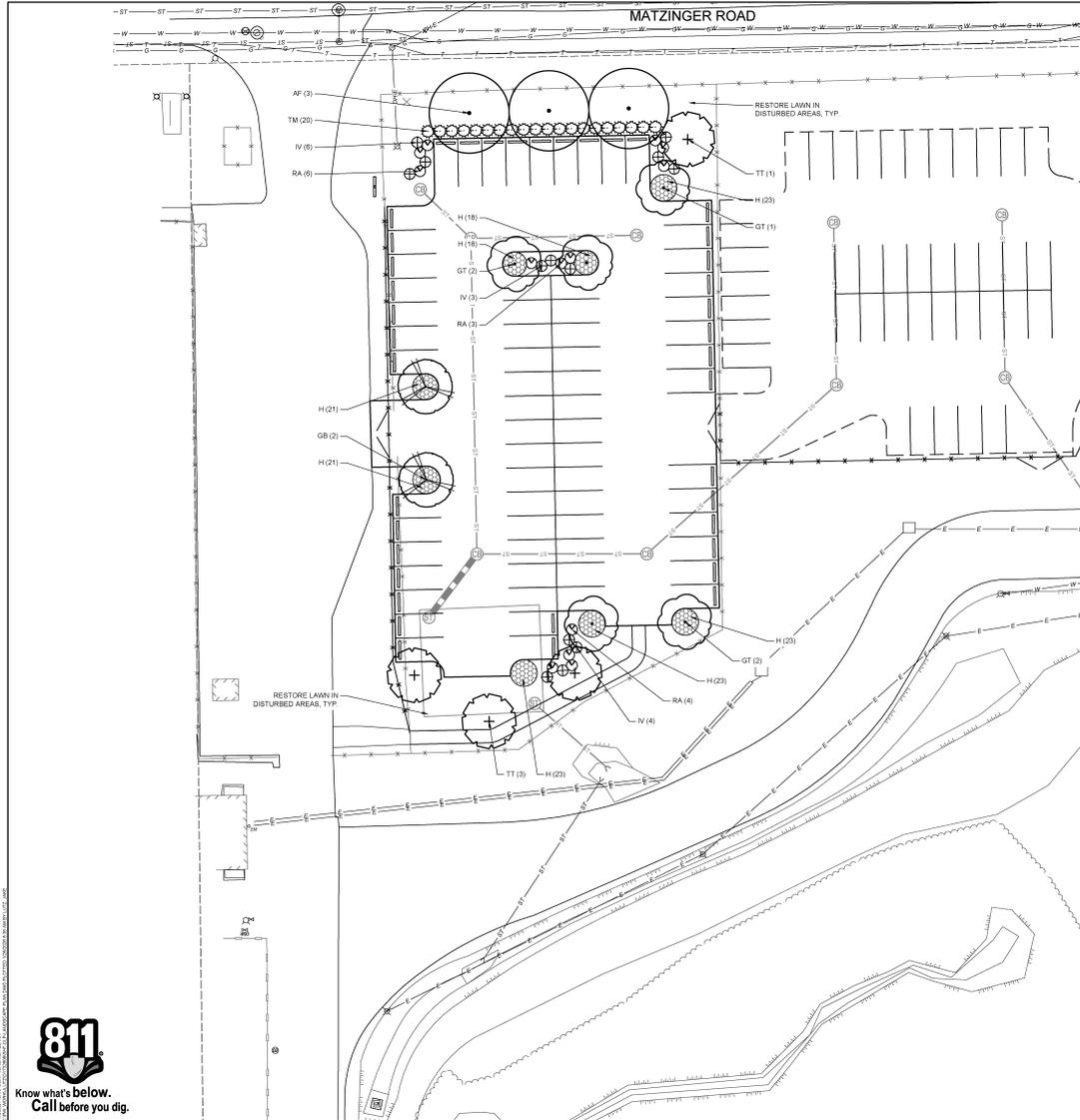


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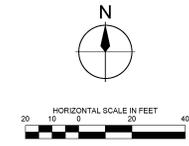
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LANDSCAPE PLAN

SPR26-0006
ID 39



LANDSCAPE REQUIREMENTS	
REQUIRED	PROVIDED
INTERIOR LANDSCAPE	
2 CANOPY TREES / 10 SPACES = 13.4	14 TREES
6 SHRUBS / 10 SPACES = 40.2	46 SHRUBS
PERIMETER PARKING	
10' WIDE HEDGE ROW ALONG PARKING PERIMETER MATZINGER RD	EVERGREEN HEDGEROW



PLANT SCHEDULE					
SYM.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES					
⊙	AF	ACER X FREEMANI 'CELZAM'	CELEBRATION MAPLE	2.5" CAL.	3
⊙	GB	GINKGO BILOBA 'AUTUMN GOLD'	PRINCETON SENTRY GINKGO	2.5" CAL.	2
⊙	GT	GLEDTISIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEY LOCUST	2.5" CAL.	5
⊙	TT	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	2.5" CAL.	4
SHRUBS					
⊕	IV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	#3	13
⊕	RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#3	13
⊕	TM	TAXUS X MEDIA 'HICKSI'	HICKS YEW	#5	20
PERENNIALS					
⊞	H	HEMEROCALLIS 'STELLA DE ORO'	STELLA D'ORO DAYLILY	PLUG	170

RESTORATION SEED MIX
 80% TURF TYPE TALL FESCUE
 10% KENTUCKY BLUEGRASS
 10% PERENNIAL RYEGRASS
 RATE: 7 LB / 1,000 SF
 *APPLY TO ALL DISTURBED AREAS UNLESS OTHERWISE NOTED

REV.	DATE	DESCRIPTION	BY

20075 Perry Farm Road
 Toledo, OH 43612
 419.286.7200
www.wade-trim.com

PERSTORP PARKING LOT PAVING
 600 MATZINGER ROAD
 TOLEDO, OH 43612
 PERSTORP POLYOLS, INC.
 LANDSCAPE PLAN

ISSUED FOR: DATE: BY:
 MACK/SPA 1/27/09 VES

JOB NO: PPL2004.01T
 SHEET:

L1.0

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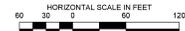


ALTERNATIVE ACCESS & PARKING PLAN

SPR26-0006
ID 39



Know what's below.
Call before you dig.



PROPOSED LEGEND

- PARKING SETBACK
- CHAIN LINK FENCE
- PROPOSED PARKING COUNT
- EXISTING PARKING COUNT
- PARKING BARRIER

PARKING REQUIREMENTS

ORD. 170-04; ORD. 419-25

FLOOR AREA (SQ. FT.)	NUMBER VEHICLES USED IN BUSINESS	ALLOWED OFF-STREET PARKING	
		WAREHOUSE FLOOR AREA	MANUFACTURING OR OTHER FLOOR AREA
1-20,000	1 PER 1,000 SQ FT	WAREHOUSE = 8,956 SQ FT 8,956 / 1,000 = 8.96 → 9 SPACES	ADMIN BUILDING = 5,062 SQ FT + TMP BUILDING = 13,000 SQ FT + OUTDOOR WA = 12,100 SQ FT + 32,162 = 40.3 → 41 SPACES
20,001-120,000	1 PER 5,000 SQ FT		1 PER 1,000 SQ FT
120,001+	1 PER 10,000 SQ FT		1 PER 3,000 SQ FT
TOTALS		9 SPACES	41 SPACES

TOTAL REQUIRED PARKING (INCLUDES REGULAR AND BARRIER FREE) 9 + 41 = 50 SPACES

BARRIER FREE PARKING REQUIREMENTS

ORD. 170-04

TOTAL SPACES PROVIDED	REQUIRED NUMBER OF ACCESSIBLE SPACES		
	AUTO	VAN	TOTAL
25-50 SPACES	1 SPACE	1 SPACE	2 SPACES
TOTAL REQUIRED PARKING	2 BARRIER FREE SPACES		

PARKING QUANTITY

EXISTING PARKING	
TYPE	NO. OF SPACES
EXISTING SPACES	23
EXISTING BARRIER FREE SPACES	3
TOTAL EXISTING PARKING	23+3=26
PROPOSED PARKING	
WEST LOT PROPOSED ASPHALT PARKING SPACES	66
EAST LOT PROPOSED GRAVEL PARKING SPACES	41
PROPOSED BARRIER FREE SPACES	0
TOTAL PROPOSED PARKING	66+41=107
TOTAL COMBINED PARKING	107+26=133

PARKING MAXIMUMS FOR INDUSTRIAL USES

CODE 1107.0500

FLOOR AREA (SQ. FT.)	OFF-STREET PARKING ALLOWED	OFF-STREET PARKING ALLOWED	
		WAREHOUSING FLOOR AREA	MANUFACTURING OR OTHER FLOOR AREA
1-20,000	HIGH POINT DURING NORMAL WORK WEEK = 48 EMPLOYEES + CONTRACTORS = 10	WAREHOUSE = 8,956 SQ FT 8,956 / 1,000 = 8.96 → 8 SPACES	1 PER 750 SQ FT
20,001-120,000		1 PER 5,000 SQ FT	1 PER 1,000 SQ FT
120,001+		1 PER 10,000 SQ FT	1 PER 3,000 SQ FT
MAXIMUM ALLOWABLE PARKING		8 + 10 = 18 SPACES	TOTAL WA = 170,847 SQ FT 170,847 / 3,000 = 56.9 → 56 SPACES
ACTUAL PARKING		58 + 8 + 56 = 120 SPACES	133 SPACES

REV	DATE	DESCRIPTION	BY



PERSTORP PARKING LOT PAVING
600 MATZINGER ROAD
TOLEDO, OHIO 43612
PERSTORP POLYOLS, INC.
ALTERNATIVE ACCESS AND PARKING PLAN

ISSUED FOR: DATE: BY:
MAJOR: 01A 1/27/25 VES
JOB NO: PPL2004.01T
SHEET: C2.0