

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Special Use Permit for Community Recreation (Active) |
| Location | - | 1030 & 0 Water Street |
| Owner | - | City of Toledo
One Government Center
Suite 2250
Toledo, OH 43604 |
| Applicant | - | Metroparks Toledo
6101 Fallen Timbers
Maumee, OH 43537 |
| Agent | - | Lewandowski Engineers
234 N. Erie Street
Toledo, OH 43604 |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | IG (General Industrial) |
| Area | - | ±3.28 acres |
| Frontage | - | ±709.5' along Water Street |
| Existing Use | - | Streets Bridges & Harbor Building / Vacant Industrial |
| Proposed Use | - | Community Recreation – Active |

Area Description

- | | | |
|-------|---|--|
| North | - | IL, IG, CR, CM / Warehouse, Manufacturing, Vacant, Restaurants, Day Care Center, Offices, Multi-Family |
| South | - | Maumee River |
| East | - | IG / Vacant Industrial, City Detention Basin & Pumping Station |
| West | - | IG & CO / Utility Substation, Warehouses, Vacant Industrial |

GENERAL INFORMATION (cont'd)Combined Parcel History

V-117-40	-	Vacation of a portion of Cedar Street from Water Street to the Maumee River (Approved by Ord. 286-40 on 5/13/1940)
V-250-63	-	Vacation of a portion of Lagrange Street from Water Street to the Maumee River (Deferred on 12/19/1963)
M-2-88	-	Proposal to close Lagrange Street from Water Street to the Maumee River (Approved by Ord. 570-88)
MRO-3-88	-	Maumee Riverfront Overlay review of proposal to close Lagrange Street from Water Street to the Maumee River (Approved by Ord. 570-88)
MRO-2-96	-	Maumee Riverfront Overlay review of Streets, Bridges & Harbors Building (Plan Comm. Approved on 5/23/1996)
M-11-08	-	Review and approval of the Summit Street Corridor Redevelopment Overlay (Approved on 1/20/2009 by Ord. 38-09)
M-14-19	-	Review and approval of the Vistula Neighborhood Master Plan (Approved on 3/2/2021 by Ord. 121-21)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Vistula Neighborhood Master Plan
- Summit Street Redevelopment Plan
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for community recreation (active) at 1030 & 0 Water Street. The ±3.28-acre site is zoned IG (General Industrial) and currently consists of a Streets, Bridges & Harbor Building, vacant industrial land, and the unvacated rights-of-way of Elm and Olive Street. The proposed community recreation (active) use will redevelop the existing Streets, Bridges & Harbor building – including surrounding vacant industrial land and vacated Elm and Olive Streets – and extend the Glass City Riverwalk into the Vistula / Lower Town neighborhood. Community Recreation (active) is not permitted in IG (General Industrial) districts. The applicant has therefore applied for companion case Z-12001-23, a Zone Change request for this site from IG (General Industrial) to CM (Mixed Commercial-Residential). Community Recreation (Active) is permitted in CM (Mixed Commercial-Residential) districts by Special Use Permit. Approval of this Special Use Permit will be contingent on approval of Z-12001-23. The applicant has also applied for companion case MRO-1-24, a Maumee Riverfront Overlay review of this proposal, because the site falls within the Maumee Riverfront Overlay. To the north of the site are warehouses, manufacturing, restaurants, a day care center, offices, and the Lofts at WB, to the south of the site is the Maumee River, to the east is a large city detention basin & pumping station, and to the west is a Toledo Edison substation and some warehouses.

Intensity and Dimensional Standards

The existing structure is legally nonconforming with TMC§1103.1200 *SSCRUNO District*. TMC§1103.1206 B allows a maximum front building setback of 10 feet, unless a public-private setback zone is provided. The existing structure is currently set back a little over twenty (20) feet and does not provide a public-private setback zone. Pursuant to TMC§1114.0300 *Nonconforming Structures*, structural alterations, including enlargements, are permitted if the structural alteration does not increase the extent of the nonconformity. The proposed structural alterations shown on the site plan will not increase the extent of this nonconformity as the building footprint on the Water Street side is not changing. Future structural alterations and expansions will need to keep this nonconformity in mind.

TMC§1103.1206 D requires projects to give careful consideration to protecting the vistas from Summit Street and the Vistula Historic District neighborhood to the Maumee River. The river is a visual, environmental and transportation resource affecting substantial portions of the City including many neighborhoods. It is the general intent of the SSCR district to provide for maximum public benefit from the further development of the riverfront area with regard to a river orientation and with an emphasis on the opportunity for enjoyment of river vistas and public access by a maximum number of citizens. The proposed site plan will not impede views of the Maumee River any more than the existing building currently does. The proposed site plan meets all other intensity and dimensional standards outlined in Chapter 1106 *Intensity and Dimensional Standards* of the Toledo Municipal Code.

STAFF ANALYSIS (cont'd)

Parking and Circulation

Community recreation (active) can have widely varying parking demand characteristics. As such TMC§1107.0600 *Off-Street Parking Schedule "D"* states that, for community recreation (active) uses, the Planning Director must apply the off-street parking standard that is deemed most similar to the proposed use. The applicant has proposed 74 off-street parking spaces on the site plan. The Plan Director has determined that the applicant has provided an adequate number of off-street parking spaces, especially due to the use's proximity to the Glass City Riverwalk. The applicant has also provided 36 bicycle parking slots.

TMC§1107.1000 requires the applicant to provide one (1) off-street loading space. However, TMC§1103.1212 F permits the Planning Director, in consultation with the Division of Transportation, to reduce or eliminate the required number of off-street loading spaces in the Summit Street Corridor Redevelopment UNO District. The Planning Director, in consultation with the Division of Transportation, agrees to eliminate the required off-street loading space requirement.

TMC§1103.1212 allows parking on the side of a building only when parking in the rear of the lot is not feasible. Parking in the rear of the lot is not feasible as the building is too close to the Maumee River. When this is the case, TMC§1103.1212 C requires the installation of a screening wall and landscape treatment along the street frontage. The shown hedge and landscaping buffer is acceptable as depicted.

TMC§1107.1202 B prohibits off-street parking facilities within fifteen (15) feet of street rights-of-way, except for approved driveways from streets. The site plan shows the parking lot/facility on the east as only ten (10) feet from Water Street's right-of-way. Staff is supportive of a waiver to allow the parking facility to be only ten (10) feet from Water Street's right-of-way as a twelve (12) foot multi-use path and appropriate landscaping – including street trees, turf grass, and an evergreen hedge – will be installed between the proposed parking facility and the street itself.

A detailed lighting plan must be submitted to the Plan Director for review and approval to ensure compliance with TMC§1103.1200 and TMC§1107.1908. The site plan meets all other regulations in Chapter 1107 *Parking, Loading, and Access* of the Toledo Municipal Code.

Landscaping and Screening

Due to this site's location within the Summit Street Corridor Redevelopment UNO District this development is subject to the Urban Commercial Landscape Standards per TMC§1103.1218. The intent of these standards is to recognize that compliance with the landscaping standards of TMC§1108.0200 may be difficult or impossible for urban, pedestrian-oriented development and therefore provide more flexible landscaping standards for redevelopment of existing structures and infill development in such areas of the City. A full list of landscape requirements for this development are included in the conditions of approval within this report. The submitted landscaping plan depicts a mixture of trees and shrubs being installed in the interior of the development and along the front setback.

STAFF ANALYSIS (cont'd)

Landscaping and Screening (cont'd)

Land use buffers are necessary to ensure effective buffering and screening between potentially incompatible land uses. Property lines abutting parcels zoned IG General Industrial shall be required to include a land use buffer consisting of a solid evergreen hedge, decorative masonry wall, or alternative of equal quality, subject to approval of the director. The Overhead structure / art installation with screen wall on the western property line is acceptable. The separation (consisting of a multi-use path) and ornamental trees on the eastern property line is also acceptable as the adjacent parcel zoned IG (General Industrial) is currently used as a large city-owned detention basin and pumping station which visually looks like an open field. This open field above the detention basin is also proposed to a future extension of the Glass City Riverwalk.

TMC§1103.1206(E)(4) requires all roof-mounted mechanical equipment to be screened from public view. The applicant has indicated that they have not decided if the redevelopment will include any rooftop mounted utilities/HVAC units. Should the applicant decide to install any rooftop mounted utilities and/or HVAC units, they will need to be screened. Screening must be of sufficient height to prevent persons located on Water Street from viewing the screened items. The design, colors and materials used in screening must be consistent with the architectural design of the building.

The dumpster shown on the site plan shall be screened with a minimum height of six (6) feet on all sides in accordance with TMC§1108.0304 B *Dumpsters and Trash Receptacle Screening*. The screen should incorporate access to the dumpster by using a wooden fence or other opaque device to serve as a gate. Screening materials can be any combination of evergreen plantings, fence or wall structure.

Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway pursuant to TMC§1108.0305 *Parking Lot Landscaping*. Perimeter landscaping shall consist of a landscaped area at least five (5) feet wide planted with at least one shrub for every three (3) to five (5) feet of property line. Both parking lots shown on the landscaping plan are acceptable – the eastern parking lot is acceptable as it provides a solid three (3) to four (4) foot evergreen hedge in lieu of shrubs.

All plantings must meet the standards delineated in TMC§1108.0401 *Quality & Installation*, TMC§1108.0403 *Plant Material Size*, and TMC§1108.0405 *Maintenance*.

Building Design and Materials

TMC§1103.1210 outlines architectural review requirements for existing buildings in the Summit Street Corridor Redevelopment UNO District. That section, however, is written to ensure the restoration and preservation of historic structures. The existing structure is not historic and contains no “original architectural elements and detail” that contribute to the intent of the Summit Street Corridor Redevelopment UNO District. Staff’s building design review shall instead use TMC§1103.1209 *Architectural Review Requirements for New Buildings* to the greatest extent practicable. Building design will also be subject to TMC§1109.0200 *Commercial, Mixed Use and Institutional Design Standards* where standards do not conflict with standards found in TMC§1103.1200.

STAFF ANALYSIS (cont'd)

Building Design and Materials (cont'd)

The existing structure has no variation in massing, little to no character, and is comprised almost entirely of pre-engineered metal siding – a prohibited material under TMC§1109.0500 *Building Façade Materials and Color*. As such, this building does not meet the requirements of either TMC§1103.1209 or TMC§1109.0200. Since this is a redevelopment of an existing building, however, the building design must simply come closer into compliance with the relevant sections. The applicant proposes to add character and massing to the building by constructing windows, awnings, and an outdoor patio bar & deck. The applicant also proposes a large mural spanning nearly half of the building's façade, which will bring further life to an otherwise dull building. The mural, however, will need to be approved by the Toledo Arts Commission as a condition of approval. The remaining pre-engineered metal siding would then be painted Urbane Bronze – a color similar to other buildings in the Summit Street Corridor Redevelopment UNO District. The proposed façade changes bring the existing structure closer to compliance with both TMC§1103.1200 and TMC§1109.0200.

TMC§1103.1216 prohibits signage on awnings. Elevations show signage on both the northern main entrance awning and the eastern side entrance awning. Staff supports a waiver of this prohibition as the awning signs add much needed depth to this redevelopment.

Summit Street Redevelopment Plan

The Summit Street Redevelopment Plan is a plan adopted by City Council intended to recommend community and economic development initiatives to reverse urban and economic decline, link existing neighborhoods with the Maumee River, and devise market driven revitalization programs. The plan designates this site as both “flexible” and “fixed” for future land uses and notes the importance of the area in connecting the northern neighborhoods to the water. The plan labels “fixed” sites as sites requiring some form of governmental action (zoning, acquisition, condemnation, relocation assistance, etc.) to change their current use. The proposed community recreation (active) conforms to the Summit Street Redevelopment Plan as it is a redevelopment of a site that will support the connection of the northern neighborhood to the water through pedestrian connections and community recreation near the river.

Vistula Neighborhood Master Plan

The Vistula Neighborhood Master Plan, intended to guide development of the Vistula Neighborhood, designates the area along Summit Street and parallel to the river as Lower Town. Lower Town is intended to be a unique extension of the Core Business District, creating a diverse link between historic Vistula and new downtown investment. This site is targeted for Parks and Open Space land use. The proposed community recreation (active) conforms to the Vistula Neighborhood Master Plan as it is new investment that will complement the development of new parks and open spaces via the Glass City Riverwalk.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village land uses – a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. Community recreation centers and multi-use trails increase the quality of life for nearby residents and are shown to be a valued amenity within neighborhoods. The proposed special use permit is in character with Traditional Neighborhood Development and is suitable within the Urban Village land use.

STAFF RECCOMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-12002-23, a Special Use Permit for community recreation (active) at 1030 & 0 Water Street, to the Toledo City Council, for the following two (2) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (**TMC§1111.0706(A)**); and;
2. The proposed use is compatible with adjacent land uses (**TMC§1111.0706(B)**).

The staff further recommends that the Toledo City Plan Commission recommend approval of the following waiver:

Chapter 1107 – Parking, Loading, and Access

1107.1202(B) – Commercial and Industrial Setbacks

Off-street parking facilities, including vehicular drives and maneuvering areas, in Commercial or Industrial districts are prohibited within:

2. 15 feet, and for properties over 5 acres and/or those with over 500 feet of frontage 30 feet, of street rights-of-way, except for approved driveways from streets

Approve waiver to allow parking facility ten (10) feet from street right-of-way. Additional separation and screening is provided in the right-of-way, along with a solid three (3) to four (4) foot evergreen hedge within the ten (10) foot separation.

Chapter 1103 – Overlay Zoning Districts

1103.1216– Canopies/Awnings

- A. ... Signage on awnings shall be prohibited.

Approve waiver to allow awning with signage as the proposed design adds much needed depth to the existing building.

STAFF RECCOMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-12002-23, a Special Use Permit for community recreation (active) at 1030 & 0 Water Street, to the Toledo City Council, subject to the following **thirty-eight (38)** 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 commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
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. Contact Joe Warnka at (419)-245-1341 for inspection of above-mentioned items.

Water Distribution

No comments or concerns.

Division of Sewer & Drainage Services

4. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
5. 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.

STAFF RECCOMENDATION (cont'd)

Division of Sewer & Drainage Services (cont'd)

6. For operation and maintenance purposes, 20 foot wide sewer and drain easements (centered on the pipe), for City use, shall be retained along the existing public sewers and drains located within the proposed use area. City access to the easement area shall not be denied by fences, walls, or other barriers. The easement shall state that no temporary or permanent structure (excluding parking lot pavement), including barriers denying access, may be constructed within the easement area.

Division of Environmental Services

7. 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.
8. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
9. Applicant is strongly encouraged to include multiple green infrastructure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
10. 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
11. 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

12. It appears that this building will undergo a change of use. This will require compliance with all applicable Fire Sprinkler, Fire Alarm, Building, Electrical, Mechanical and Plumbing code requirements.

STAFF RECOMMENDATION (cont'd)

Bureau of Fire Prevention (cont'd)

13. Approved Premises identification is required.
14. Key box(s) for access to buildings and areas restricted by fences, gates, ect...

Division of Transportation

15. Accessible parking signage must be posted directly in front of parking space at a height of no less than 60" and no more than 72" above pavement level per TMC§1107.1704.
16. Wheel stops are required at parking spots abutting sidewalks, property lines, planting strips and buildings per TMC§1107.1907.

Plan Commission

17. Approval of companion cases Z-12001-23, a Zone Change from IG (General Industrial) to CM (Mixed Commercial-Residential) at 1030 & 0 Water Street, and MRO-1-24, a Maumee River Overlay review of Community Recreation (active) at 1030 & 0 Water Street.
18. Compliance with all conditions of approval for companion cases Z-12001-23, a Zone Change from IG (General Industrial) to CM (Mixed Commercial-Residential) at 1030 & 0 Water Street, and MRO-1-24, a Maumee River Overlay review of Community Recreation (active) at 1030 & 0 Water Street.
19. Careful consideration shall be given to protecting the vistas from Summit Street and the Vistula Historic District neighborhood to the Maumee River, pursuant to TMC§1103.1206(D). **Acceptable as depicted.**
20. Proposed mural shall gain the approval of the Arts Commission of Greater Toledo.
21. A minimum of two (2) car accessible and one (1) van accessible spaces are required pursuant to TMC§1107.1701. **Acceptable as depicted.**
22. Parking spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. **Acceptable as depicted.**
23. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). One bicycle parking slot shall be provided per every ten (10) parking spaces for a total of seven (7) spots. **Acceptable as depicted.**
24. Off-street parking and loading spaces, parking lots, maneuvering aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water toward the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities (TMC§1107.1906).

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

25. 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 to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway, or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
26. Parking lots on the sides of a building in the Summit Street Corridor Redevelopment UNO District must be screened pursuant to TMC§1103.1212(C). **Acceptable as depicted.**
27. Pursuant to TMC§1103.1007(H), all telephone, electrical, cable, and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened.
28. All roof-mounted mechanical equipment must be screened from public view pursuant to TMC§1103.1206(E)(4).
29. Grade level mechanical equipment shall be screened from adjoining residential parcels and from the right of way(s) per TMC§1103.1209(A)(3).
30. Dumpster shall be screened in compliance with TMC§1108.0304(B).
31. A detailed landscape plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Any part of the lot area not used for buildings, other structures, or for roads, walks, parking, service areas or accessways must be landscaped with a combination of groundcover, trees, and shrubs. Grass may be used in conjunction other plant material. **Acceptable as depicted.**
 - b. Landscape improvements must be provided in the sidewalk or other paved area in front the building in the form of one shrub or understory tree for every 30 feet of lot frontage. Such plantings may be in the right-of-way pursuant to TMC§1108.0303. **Acceptable as depicted.**
 - c. Topsoil must be back filled to provide positive drainage of landscaped areas.
 - d. 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- e. 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, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards.
 - f. The site is larger than ½ acre: landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted and must contain all construction details.
32. A detailed lighting plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
- a. The location and direction of any proposed lighting (lights are to be directed away from adjacent public ways and away from the sky above the light fixture). Lighting shall be a Shoe Box fixture with a maximum height of 25' or a lighting fixture similar to the ornamental design used along Summit Street subject to approval by the Director. Lighting intended for walkways shall be pedestrian scale (pole top mount) and similar in visual design to those used along Summit Street. **Fixture details shall be submitted for approval by the Plan Director. Applicant is encouraged to coordinated with staff.**
 - b. Lighting must factor in standards found in TMC§1103.1213 *Lighting Requirements*.
 - c. The western parking lot must meet the standards found in TMC§1103.1214 *Site Lighting for Small Parking Lots*.
 - d. The Eastern parking lot must meet the standards found in TMC§1103.1215 *Site Lighting for Large Parking Lots*.
33. An updated site plan matching the submitted landscape plan featuring access to the storm water building shall be submitted to the Plan Director for review and approval.
34. No new free-standing signs greater that forty-two inches (42") from grade are permitted – any proposed signage must meet the requirements if low-profile signs per Toledo Municipal Code Title Nine – Sign Code.
35. 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

36. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
37. 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.
38. 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.

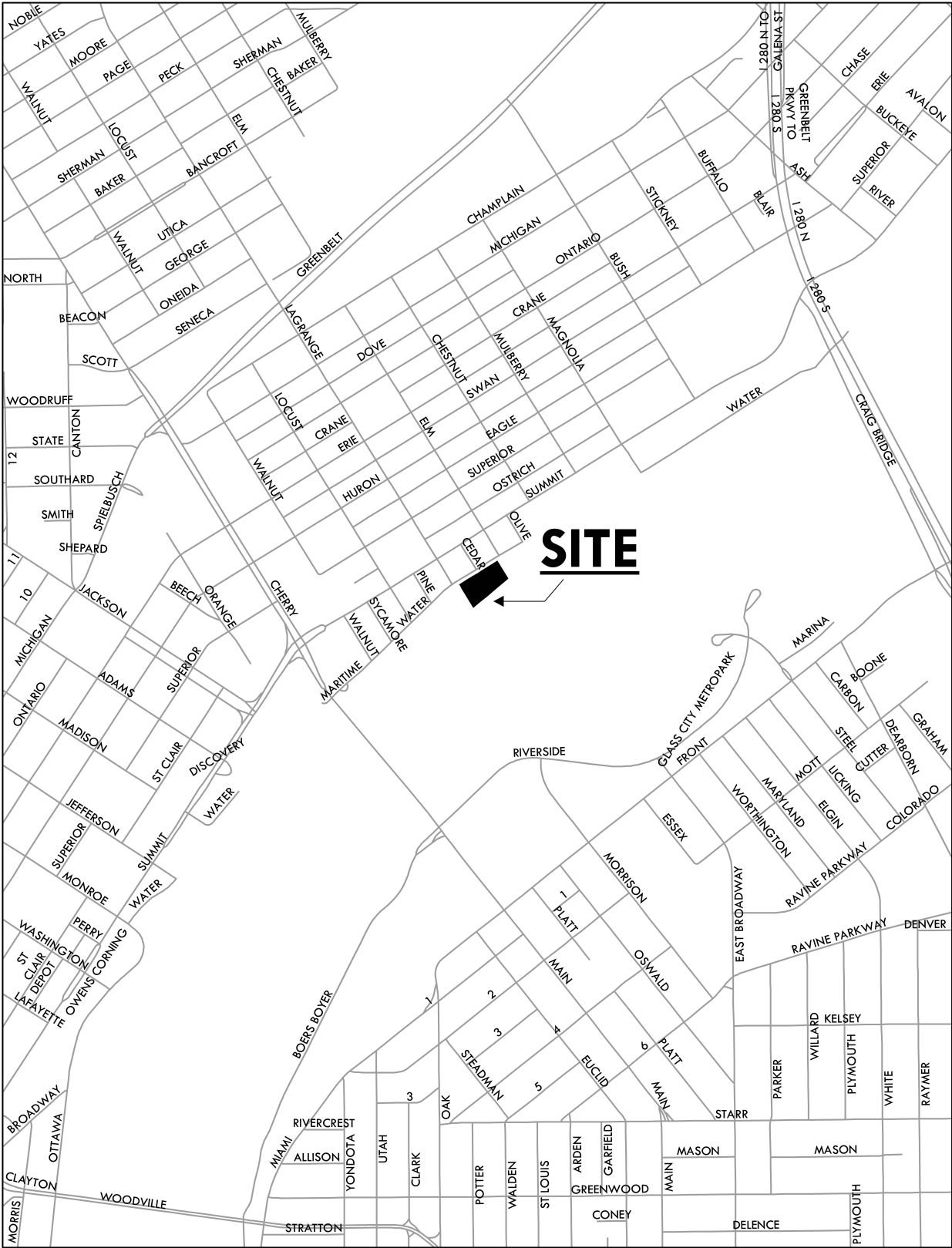
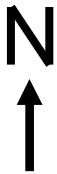
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP-12002-23
DATE: February 8, 2024
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 12, 2024
TIME: 4:00 P.M.

AS
Five (5) sketches follow

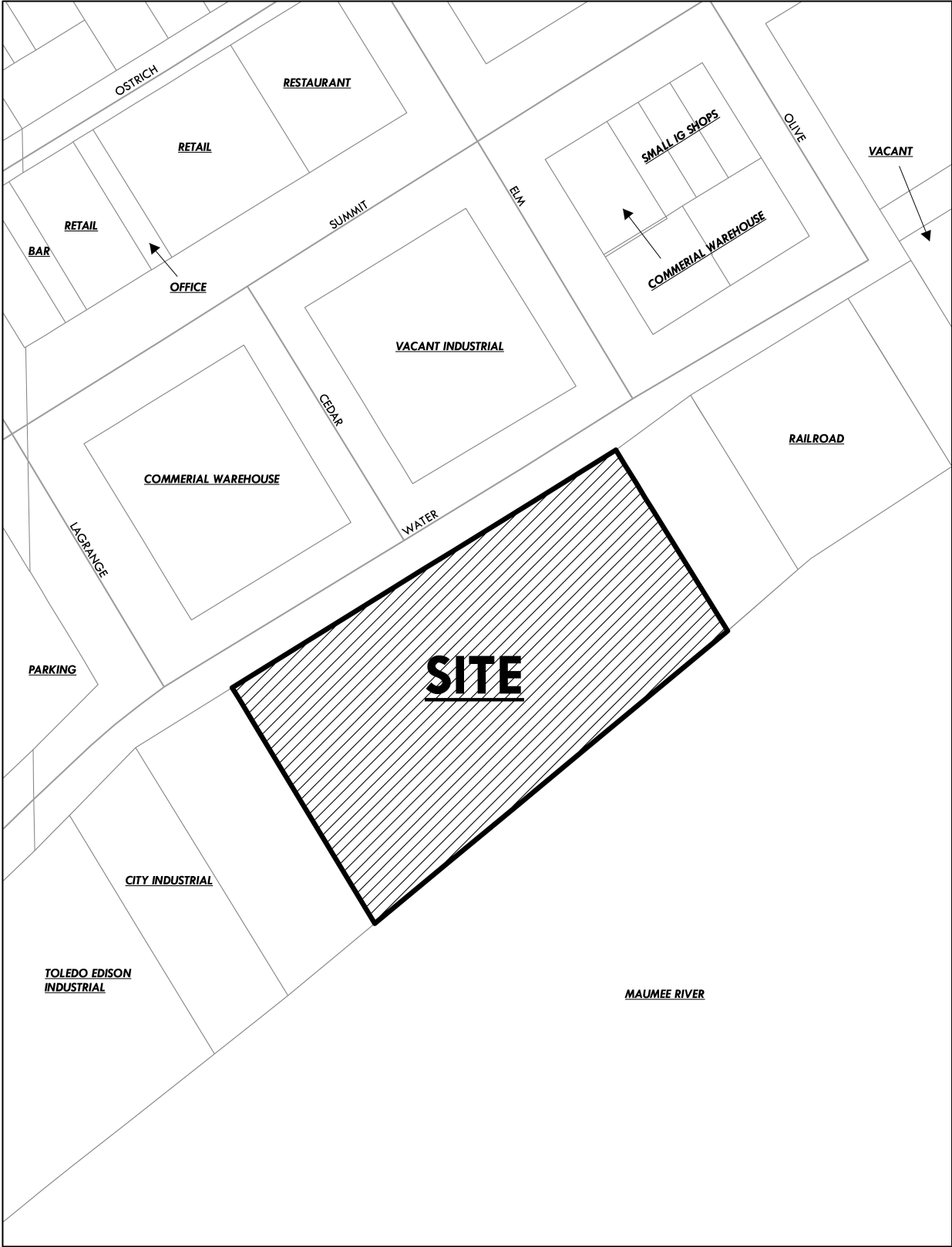
GENERAL LOCATION

SUP-12002-23
ID 9



ZONING & LAND USE

SUP-12002-23
ID 9



SITE PLAN

SUP-12002-23
ID 9

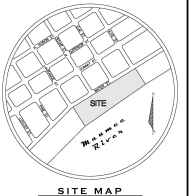
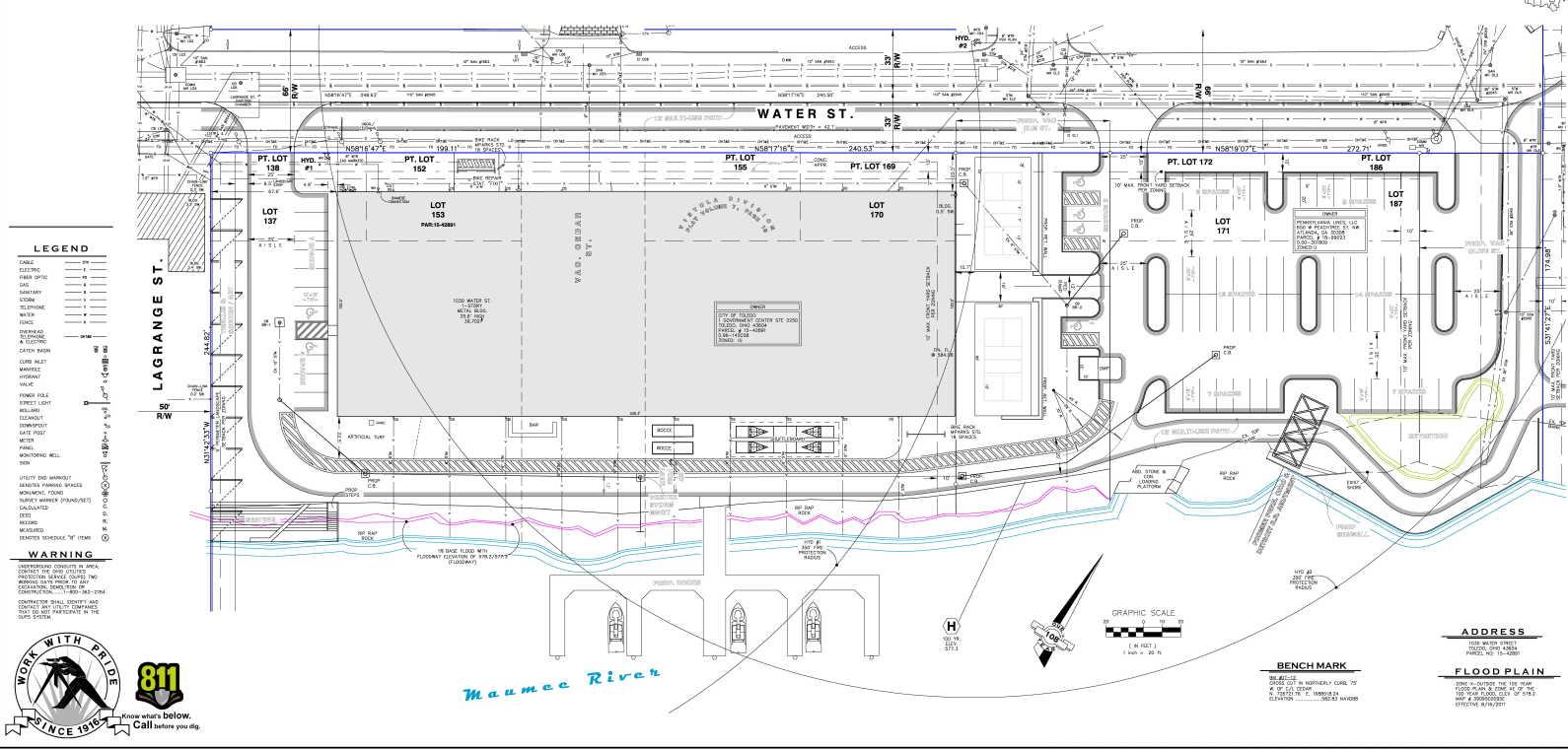


4 - 16

LE PROJECT : 52053
CONTRACT : I-19641
V-14, V-20 (PT)

SPECIAL USE AND MAJOR SITE PLAN OF: VISTULA DIVISION

LOTS 137, 153, 154, 170, 171, 187 & PART OF LOTS 138, 152, 155, 169, 172, 186,
TOGETHER WITH PART OF VAC. CEDAR ST. & PROP. VAC. ELM & OLIVE ST. AND PART OF SEC. 31, TOWN 9 SOUTH, RANGE 8 EAST
CITY OF TOLEDO, LUCAS COUNTY, OHIO



ZONING

FROM VAC. LOTS 137, 153, 154, 170, 171, 187 & PART OF LOTS 138, 152, 155, 169, 172, 186, TOGETHER WITH PART OF VAC. CEDAR ST. & PROP. VAC. ELM & OLIVE ST. AND PART OF SEC. 31, TOWN 9 SOUTH, RANGE 8 EAST, CITY OF TOLEDO, LUCAS COUNTY, OHIO.

LEWANDOWSKI ENGINEERS

CIVIL ENGINEERS & SURVEYORS
THE CHIEF ENGINEER: 234 N. E. ST.
TOLEDO, OHIO 43604
V-14-19641-23
LEWANDOWSKI.COM

VISTULA DIVISION

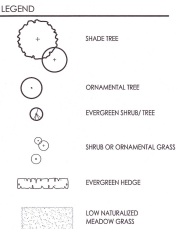
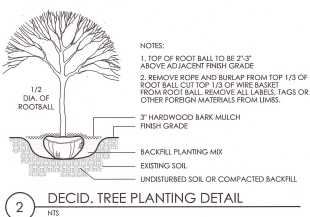
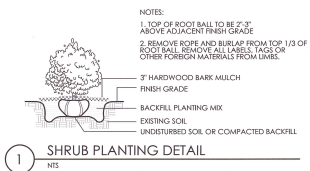
LOTS 137, 153, 154, 170, 171, 187 & PART OF LOTS 138, 152, 155, 169, 172, 186, TOGETHER WITH PART OF VAC. CEDAR ST. & PROP. VAC. ELM & OLIVE ST. AND PART OF SEC. 31, TOWN 9 SOUTH, RANGE 8 EAST, CITY OF TOLEDO, LUCAS COUNTY, OHIO.

DATE: 12/18/2023 SCALE: 1"=20'
DRAWN: CJB
CHECKED: MCL
DESIGNED: MCL
UTILITIES: N/A
DATE: 12/18/2023
SCALE: 1"=20'
DRAWN: CJB
CHECKED: MCL
DESIGNED: MCL
UTILITIES: N/A

LOTS 137, 153, 154, 170, 171, 187 & PT. 138, 152, 155, 169, 172, 186, PT. VAC. CEDAR, PROP. VAC. ELM & OLIVE & PT. SEC. 31, T9S, R8E

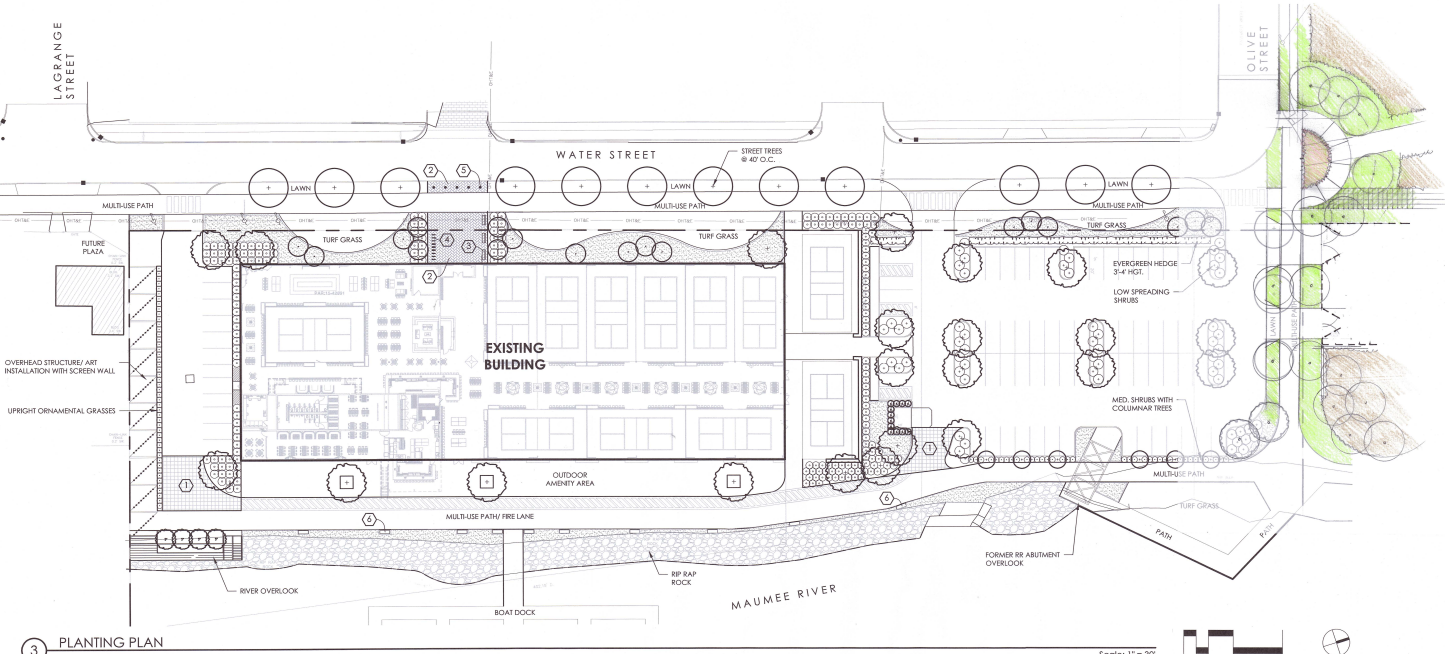
LANDSCAPE PLAN

SUP-12002-23
ID 9



- GENERAL NOTES:
1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL, QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
 2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR DAMAGES TO THE SATISFACTION OF THE OWNER.
 3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
 4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
 5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
 6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
 7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
 8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

- CODED NOTES:
- 1 HEAVY DUTY-GRASS PAVE SYSTEM
 - 2 DECORATIVE PAVEMENT
 - 3 BENCH
 - 4 BIKE RACKS
 - 5 BOLLARD
 - 6 MONOLITHIC STONE BORDER/ SLAB BENCH



EDGE PLANNING
LANDSCAPE ARCHITECTURE
DESIGN GROUP
55 SOUTH MICHIGAN STREET, SUITE 304
TOLEDO, OH 43604
419.253.5535
www.edgeplanning.com

TOLEDO
PICKLEBALL CLUB

TOLEDO, OH 43604

The Toledo Pickleball Club

1020 Water Street
Toledo, OH 43604

PROJECT NO. 12/20/23

ISSUED FOR:

REVISIONS

XX/XX/XXXX XXXXXX

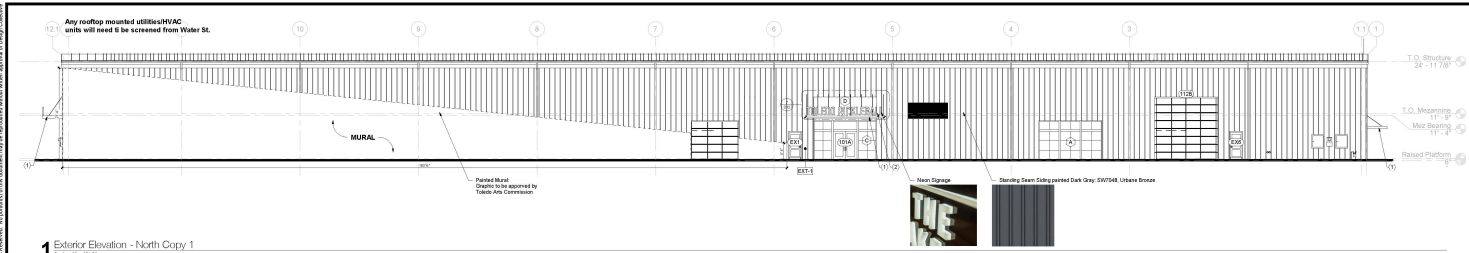
LANDSCAPE
PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

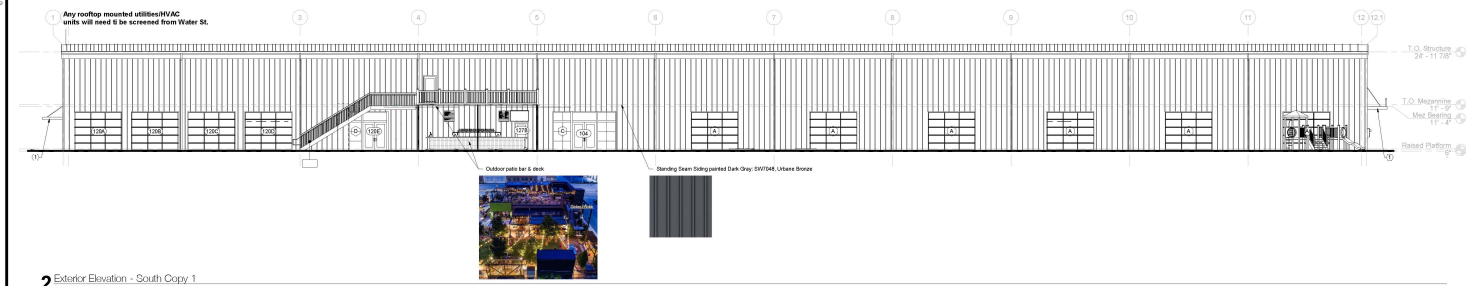
1.01
Sheet Number

BUILDING ELEVATIONS

SUP-12002-23
ID 9



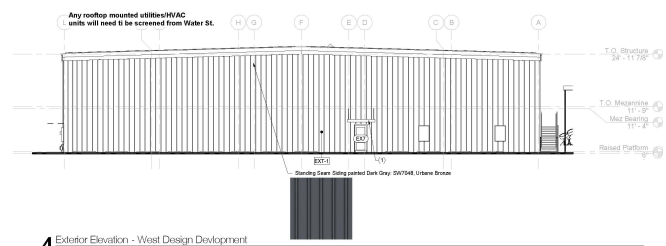
1 Exterior Elevation - North Copy 1
Scale: 1" = 10'-0"



2 Exterior Elevation - South Copy 1
Scale: 1" = 10'-0"



3 Exterior Elevation - East Design Development
Scale: 1" = 10'-0"



4 Exterior Elevation - West Design Development
Scale: 1" = 10'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

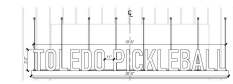
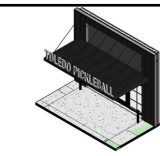
1. Detail note drawings. Referenced notes in question, the contractor shall be responsible for seeking clarification from architect prior to construction.
2. All dimensions are from finished surface to finished surface, unless noted otherwise.

KEYNOTES - EXTERIOR ELEVATIONS

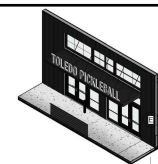
1. Detail exterior opening by mirror. Width as indicated. Coordinate letter/lot with signage contractor. Mount at height indicated.
2. Exterior signage by owner. Contractor to coordinate electrical hookups where required.

SCHEDULE - FINISHES (EXTERIOR)

Type	Description	Manufacturer	Material	Comments
EXT-1	Paint (Base)	Shaw-Wallace	501 (ES) Tiscum Black	One coat primer; 2 coats finish
EXT-2	Cedar Planks	By Contractor	Cedar, Finish with PPGI Transporextra Clear Coat (SBO 3600) Finish	Smooth side exposure

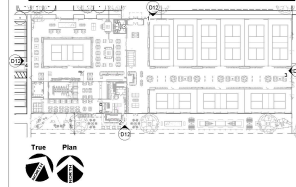


7 Exterior Elevation - Main Entrance Signage
Scale: 1/4" = 1'-0"



8 Exterior Elevation - Side Entrance Signage
Scale: 1/4" = 1'-0"

KEY PLAN - EXTERIOR ELEVATIONS



Design
Collective

OWNER
Toledo Pickle Co.
Toledo, OH 43604
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Email: brian@toledopickleball.com

ARCHITECT
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Columbus, OH 43215
Tel: (614) 462-3885
Contact: David Rife
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POSSIBLE SERVICE
WeaverStone
(603) 999-6583
Email: robert@weaverstone.com

MECHANICAL ENGINEER
TBD

GENERAL CONTRACTOR
TBD

PROJECT STATUS
DD Set

NOT FOR
CONSTRUCTION

Toledo Pickle Co.
Toledo Pickleball
1020 Water St., Toledo, OH 43604

REVISION	DESCRIPTION	Date
1	ISSUED	

INITIAL ISSUE DATE
05/12/2023
PROJECT NO.
0916.30

Exterior
Elevations - DD
D12