

## GENERAL INFORMATION

### Subject

- |                   |   |  |
|-------------------|---|--|
| Request           | - | Special Use Permit for a New Gas Station                             |
| Location          | - | North-East Corner of Dorr and Interstate 475                         |
| Applicant + Owner | - | QuikTrip<br>50 South Main Street, Suite 200<br>Naperville, IL 60540  |
| Engineer          | - | Freeland and Kaufman, Inc<br>209 W. Stone Avenue<br>Toledo, OH 43613 |

### Site Description

- |              |   |   |
|--------------|---|---|
| Zoning       | - | CR, C-2 / Regional Commercial, General Commercial   |
| Area         | - | ±6.05 acres   |
| Frontage     | - | ±765 along Dorr Street<br>±539 along Interstate 475 |
| Existing Use | - | Vacant Lot  |
| Proposed Use | - | Gas Station with Convenience Store                  |

### Area Description

- |       |   |  |
|-------|---|--|
| North | - | RS6, RM12, RD6 / Apartments, Vacant Lots |
| South | - | POS, RD6 / Single-family Homes           |
| East  | - | RM24, RS6 / Single-family Homes          |
| West  | - | Springfield Township                     |

### Parcel History

- |           |   |   |
|-----------|---|---|
| Z-8007-08 | - | Zone Change from RS6 to IL at 6340 Dorr Street. Plan Commission deferred on 10/09/2008, Applicant withdrew on 11/24/2008. |
| Z19-C648  | - | Zone Change from RA to C-2 at 6340 Dorr Street. County Plan Commission approved 03/01/2018.                               |
| Z19-C649  | - | Zone Change from M-1 to C-2 at 6340 Dorr Street. County Plan Commission approved 03/01/2018.                              |

## GENERAL INFORMATION (cont'd)

### Parcel History (cont'd)

- |           |   |  |
|-----------|---|--|
| Z-4001-19 | - | Zone Change from RS6 to CR at 6340 Dorr Street. Approved by Ord. 523-19.   |
| S-10-19   | - | Preliminary Plat of Dorr Street Station located at Dorr Street and I-475. Plan Commission approved 10/23/19.                 |
| S-4-23    | - | Preliminary Drawings of Dorr Street Station Plats 1 & 2, Located at I-475 & Dorr Street. Plan Commission approved 05/24/2023 |

### Applicable Regulations

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

## STAFF ANALYSIS

The applicant, QuikTrip is requesting a Special Use Permit for a gas station and a convenience store. The site is partly Zoned C-2 General Commercial located in Springfield Township and CR Regional Commercial in the City of Toledo. At the time of platting, it was decided that the most stringent Zoning regulations will apply to future site plan applications which is the Toledo Municipal Code (TMC), Part Eleven – Planning and Zoning Code. The property is surrounded by apartments and vacant lots to the north, to the south and east are single-family homes, and to the west of the site is Springfield Township. A Special Use Permit is required for gas stations in CR Regional Commercial Zoning Districts.

### Gasoline and Fuel Sales Requirements

**TMC§1104.0900** – *gasoline and fuel sales* outline the design criteria for gas stations in terms of site layout, location and general requirements. Per TMC§1104.0902, gas pumps and pump islands shall not be located in the front yard within fifty feet (50') of a residential district. In addition to that, pump islands shall be set back a minimum of fifteen feet (15') from the property line and canopies set back ten feet (10') as well. Furthermore, non-petroleum displays shall be set back twenty-five feet (25') from the right-of-way and shall be limited to a height of five feet (5'). Free air, water and restrooms shall also be provided and maintained during the hours of operations of the gas station. The submitted site plan and elevation drawings meet these requirements.

## STAFF ANALYSIS (cont'd)

### Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Gasoline and Fuel sales are required to have one (1) parking space per pump plus one (1) per three-hundred (300) square feet of building area. The site plan shows eight (8) gas pumps along Dorr Street and five (5) auto diesel stations to the north of the site. Twenty-six at pump parking spaces are required for the use. The proposed building covers an area of 5,312 square feet requiring an additional seventeen (18) parking spaces. The submitted site plan shows fifty-six (56) parking spaces and eleven (11) truck parking spaces to the north of the site for the gasoline and fuel sales use. TMC§1107.1601 requires one stacking space for every gasoline pump island. The stacking spaces must be a minimum of ten feet (10') by twenty feet (20') in size. This is not acceptable as depicted. Stacking spaces with dimensions shall be shown on a revised site plan.

A portion of the total number of required off-street parking spaces must be specifically designated, located, and reserved for use by persons with physical disabilities. According to the table in TMC§1107.1701 – *Number of Required Parking Spaces for Persons with Disabilities*, the applicant is required to provide at least one (1) van accessible space with an eight-foot (8') drive aisle and two (2) car accessible space with five-foot (5') drive aisles for persons with physical disabilities. The site plan shows two (2) accessible parking spaces and one (1) van accessible parking space included in the total number of parking spaces for the gasoline and fuel sales use. This is acceptable as depicted on site plan submitted on November 8, 2023.

Additionally, one (1) bicycle parking per ten (10) parking spaces is required for the convenience store use. Six bicycle parking spaces are required. This is acceptable as depicted on the site plan received on November 8, 2023. The site plan shows access to the site off Dorr Street through Covell Drive and connecting to Interstate 475 in future.

### Landscaping

Per **TMC§1108.0202** a thirty-foot (30') greenbelt is required for properties over five (5) acres or with a frontage over five hundred feet (500'). At least one tree must be provided for every 30 feet of lot frontage or fraction thereof. The frontage greenbelt shall also include a solid evergreen hedge to screen parking in the front of the property and prevent headlights from being seen from the right-of-way. A thirty-foot frontage greenbelt buffer is required along Dorr Street, I-475 and Covell Drive. Twenty-six (26) trees and a continuous shrub shall be provided along Dorr Street for a frontage of  $\pm$  765 feet. In addition to that, the applicant is required to provide eighteen (18) trees along I-475 and thirteen (13) trees along Covell Drive. This requirement shall include a continuous shrub. The submitted site plan shows twenty-one (21), eighteen (18) and twenty-eight (28) with a continuous shrub along Dorr Street, Interstate 475 and Covell Drive. This is not acceptable as depicted on landscaping plan. Additional continuous shrub shall be provided along the property line fronting Interstate 475.

**STAFF ANALYSIS (cont'd)**

Landscaping (cont'd)

In addition to that, **TMC§1108.0204(B)(9)** requires perimeter landscaping to be installed along any parking lot area adjacent to a street, place, or driveway, or which is visible from an immediately adjacent property, and must include a continuous shrub row with a minimum height eighteen inches (18"). Perimeter landscaping must consist of a landscape area at least 10 feet in width, exclusive of sidewalks, walkways, trails, or right-of-way and must be located between the parking lot and the property line. Frontage greenbelt requirements shall count towards perimeter landscaping requirement when along a public right-of-way. The provided landscaping is acceptable as depicted on the landscaping plan submitted on November 8, 2023. The associated case S-18-23 shows a 1.442-acre conservation easement to the east of the site. The easement has existing trees providing perimeter landscaping for the adjacent residential properties.

Furthermore, **TMC§1108.0204** *Parking Lot Landscaping* requires all off-street parking lots containing five or more off-street parking spaces to be landscaped. The total interior landscaping required in parking lots is twenty (20) square feet per parking and stacking space. Based on the number of parking spaces, and stacking spaces at the pumps, 1,120 square feet of landscaping is required for this site. This is acceptable as depicted on landscaping plan submitted on November 8, 2023.

Finally, **TMC§1108.0205** *Interior Site Landscaping*, for every 1,000 square feet of building coverage, one two-inch (2") caliper tree and foundation plantings shall be provided. The proposed building is 5,312 square feet hence, five (5) trees and foundational plantings are required along the south, east and west building entrances. This is acceptable as depicted on landscaping plan submitted on November 8, 2023.

Building Design and Materials

As required under **TMC§1109.0500** – *Building Façade Materials and Color*, the submitted elevations shows the southern façade visible from Dorr Street being 42% brick, 11% architectural metal, 22% glass and 15% EIFS and 10% signs. The wall facing Interstate 475 is composed of 74% brick, 5% architectural metal, 11% EIFS and 10% glass. The north portion of the building is made up of 95% brick and 5% brick. The east façade consists of 64% brick, 5% architectural metal, 20% glass and 11% EIFS. All building material standards apply to all façades that are visible from the right-of-way, the proposed elevations are compliant.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Single-Family land uses. Single Family land uses typically include the development of single-dwelling units on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. The Single-Family Residential district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods. Although the future land use for this site is intended for single-family land uses, the current Zoning of the site permits gasoline and fuel sales use and it also meets the intent of the Zoning Code.

Staff recommends approval of the Special Use Permit as the proposed use meets the stated purpose of the Zoning Code and the proposed use complies with all applicable provisions of the Zoning Code.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-8002-23, a Special Use Permit for gasoline and fuel sales at the corner of Dorr Street and Interstate 475 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 complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B)).

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-8002-23, a Special Use Permit for Special Use Permit for gasoline and fuel sales at the corner of Dorr Street and Interstate 475, to the Toledo City Council, subject to the following **fifty-seven (57)** 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.

**STAFF RECOMMENDATION (cont'd)**

Engineering Services

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.

Contact Joe Warnka at (419)-245-1341 for inspection of above-mentioned items.

4. There are no proposed water mains shown on the plans. As such, the Division of Engineering and Construction Management has no comments with respect to the public water system as it relates to this submittal. If public water mains are added to the project, detailed plans shall be submitted to the DCEM for review and approval.
5. Contact the City of Toledo Fire Prevention Bureau (41-245-1263) to verify the fire protection requirements for this site.
6. Comments regarding proposed private water mains and/or service lines will be provided by the Division of Water Distribution.
7. ODOT Drainage and R/W permit(s) will be needed. The ODOT Location and Design (L&D) manual Volume 2 Section 1001.3 provides the requirements.
8. Submittal for Toledo Stormwater approval is also required. Preliminary design communication is highly encouraged ahead of the full stormwater submittal, in order to minimize revisions once the full stormwater submittal is made, which requires multiple items:
  - a. Items are listed in the regional SWP3 submittal coversheet: <https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>.

**STAFF RECOMMENDATION (cont'd)**

Engineering Services (cont'd)

- 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>.
- 9. Following the stormwater review, additional items are need for Toledo's approval:
  - a. As listed on the regional SWP3 submittal coversheet. The signed agreement 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.
- 10. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
- 11. A single sanitary tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
- 12. Any prior kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

Water Distribution

- 13. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
- 14. Detailed plans for the proposed water main shall be submitted to the Division of Water Distribution for review and approval.
- 15. Plans must be submitted to Fire Prevention ([rex.butler@toledo.oh.gov](mailto:rex.butler@toledo.oh.gov), 419.936.2008) for review and approval.
- 16. The water meter setting detail, including meter bypass (if applicable) and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S Erie Street, Toledo, OH 43604 for review and approval. Approval of site utility plan is contingent on approval of meter setting and backflow preventer.

**STAFF RECOMMENDATION (cont'd)**

Water Distribution (cont'd)

17. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ (800) 414-4990. Contact the Division of Water Distribution (419-392-2032) to verify the backflow prevention requirements for the site.
18. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
19. Detailed plans should include:
  - a. Water feature sizes and distances; maintain 18" vertical clearance between proposed water main and proposed storm sewers.
  - b. 3" separation is needed t the main for small taps, 10 feet separation for large taps.
  - c. If Backflow is not located inside a building, it needs to be directly after meter, above ground in a Hot Box.
  - d. Plans must include Oak Openings Region Note (Included in the email).
  - e. Include a callout for a tapping sleeve and valve by the City of Toledo at the developer's expense. Excavation, shoring, valve box, backfill and restoration by the contractor.
  - f. Include a callout for a proposed tap by the City of Toledo at the developer's expense. City will provide tap, 5' of type "K" copper, curb stop and curb box. Excavation, shoring, valve box, backfill and restoration by the contractor.
20. This project is located within the Oak Openings Region. The following "Oak Openings Region" note must be placed on the plans and the conditions set forth in the note must be complied with:



**STAFF RECOMMENDATION (cont'd)**

Water Distribution (cont'd)

OAK OPENINGS REGION

THIS PROJECT IS LOCATED WITHIN THE OAK OPENINGS REGION, A SIGNIFICANT, HIGH QUALITY, ENVIRONMENTAL RESOURCE. DREDGING, FILLING, CLEARING, OR OTHERWISE ALTERING CATEGORY 3 WETLANDS (SEE OAC 3745-1-54 FOR WETLAND CATEGORY DEFINITIONS) WITHIN THE OAK OPENINGS REGION IS PROHIBITED. DREDGING, FILLING, CLEARING, OR OTHERWISE ALTERING CATEGORY 1 OR 2 WETLANDS WITHIN THE OAK OPENINGS REGION IS STRONGLY DISCOURAGED, AND IS PROHIBITED WITHOUT FIRST PROVIDING PROOF OF COMPLIANCE WITH THE FOLLOWING PERMITS: SECTION 401 OF THE CLEAN WATER ACT, OHIO EPA ISOLATED WETLAND PERMIT, AND SECTION 404 OF THE CLEAN WATER ACT. IF A PERMIT DOES NOT APPLY, PROVIDE A LETTER FROM A QUALIFIED PROFESSIONAL CERTIFYING THAT THEY HAVE SURVEYED THE SITE AND DETERMINED THAT THE PERMIT IS NOT APPLICABLE. ALL CERTIFICATIONS AND DELINEATIONS SHALL INCLUDE NOTIFICATION OF AND CONCURRENCE FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR OHIO EPA, AS APPROPRIATE, IN ACCORDANCE WITH PROTOCOLS CURRENTLY ACCEPTED BY THE U.S. ARMY CORPS OF ENGINEERS. ANY MITIGATED WETLANDS PROVIDED IN ACCORDANCE WITH SAID PERMITS SHALL BE LOCATED WITHIN THE OAK OPENINGS REGION.

Division of Sewer & Drainage Services

21. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
22. 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

23. 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.

**STAFF RECOMMENDATION (cont'd)**

Division of Environmental Services (cont'd)

- 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.
24. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
25. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
26. 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)
27. 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

28. This facility will occupy lots in two separate political and fire jurisdictions. Details will need to be covered on jurisdictional coverage.
29. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
30. New and existing buildings shall be provided with approved address identification that meets Building Code requirements. Current property address from Lucas County AREIS is 6340 Dorr St. (OBC 501.2)
31. 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).

**STAFF RECOMMENDATION (cont'd)**

Bureau of Fire Prevention (cont'd)

32. Public and private hydrant locations to be approved by the city engineer and the Fire Prevention Dept. (OFC Section 507) – NOTE – no fire hydrants are shown on Dorr Street Station Court, these are required.
33. Fire Department to receive and review building construction plans when submitted to the Building Department. (OFC104.2, OBC106.1.2 #5 & 901.2.1.1)
34. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2)

Division of Transportation

35. Vehicle staking is required to be shown at gas pumps per TMC 1107.1601 & 1107.1602.
36. Accessible parking signage is required per TMC 1107.1704.
37. Wheel stops are required at parking spaces abutting property lines, sidewalk, planting strips and buildings per TMC 1107.1907.
38. A 25' drive aisle is required from vehicle stacking to the building parking and to the parking lot curb for two-way traffic per TMC 1107.1911.
39. A traffic impact study needs to be completed for the complete Dorr Street Station Court area.

Plan Commission

40. Off-street parking shall be provided pursuant to Off-Street Parking Schedule “A,” (TMC§1107.0304). Minimum number of off-street parking spaces required for gasoline and fuel sales is one (1) parking space per pump plus one (1) per three-hundred (300) square feet of building area. The site plan shows eight (8) gas pumps along Dorr Street and five (5) auto diesel stations to the north of the site. Twenty-six (26) at pump parking spaces are required. The proposed building covers an area of 5,312 square feet requiring an additional seventeen (18) parking spaces. A total of forty-four parking spaces are required for this site. The submitted site plan shows fifty-six (56) parking spaces and eleven (11) truck parking spaces to the north of the site for the gasoline and fuel sales use. **Acceptable as depicted on site plan submitted on November 8, 2023.**
41. Per TMC§1107.1601 a pump island requires a minimum of one (1) stacking space. Twenty-six (26) stacking spaces shall be provided for this site. **Not acceptable as depicted on site plan. Stacking spaces shall be indicated on a revised site plan.**

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

42. Stacking spaces must be a minimum of ten by 20 feet (10'x20') in size. **Not acceptable as depicted on site plan. Stacking spaces with dimensions shall be indicated on a revised site plan.**
43. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A," (TMC§1107.0300). Minimum number of bicycle parking slots required for a convenience store is one (1) bicycle parking per ten (10) parking spaces. Six bicycle parking spaces are required. **Acceptable as depicted on site plan received November 8, 2023.**
44. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. One (1) van accessible space with an eight-foot (8') drive aisle and two (2) car accessible space with five-foot (5') drive aisles are required. **Acceptable as depicted on site plan submitted November 8, 2023.**
45. 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, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations and approval of the Department of Public Utilities.
46. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in **TMC§1361.10(b)(10)** of the Building Code. **If applicable.**
47. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. A thirty-foot (30') buffer of landscaped frontage greenbelt is required along Dorr Street, Interstate 475 and Covell Drive. At least one tree must be provided for every 30 feet of lot frontage or fraction thereof. The frontage greenbelt shall also include a solid evergreen hedge to screen parking in the front of the property and prevent headlights from being seen from the right-of-way. Twenty-six (26) trees and a continuous shrub shall be provided along Dorr Street. In addition to that, the applicant shall provide eighteen (18) trees along Interstate 475 and thirteen (13) trees along Covell Drive. This requirement shall include a continuous shrub. **Not acceptable as depicted on site plan. Additional continuous shrub shall be provided along the property line adjacent to Interstate 475.**

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- b. 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, and must include a continuous shrub row with a minimum height eighteen inches (18"). **Perimeter landscaping including the conservation easement to the east of the site is acceptable as depicted on site plan submitted on November 8, 2023.**
- c. Two (2) canopy trees and six shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot (existing trees may be used for credits). A total of twelve (12) trees and thirty-six (36) shrubs are required for this site. **Acceptable as depicted on landscaping plan submitted on November 8, 2023.**
- 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. **Acceptable as depicted on site plan.**
- e. One 2-inch caliper tree for every 1,000 square feet of building coverage shall be required. Five (5) trees are required for this site. **Acceptable as depicted on landscaping plan submitted on November 8, 2023.**
- f. Foundation plantings shall be required along the portion of the building visible from the right-of-way (south, west and east sides) and landscaping at all major building entrance. **Acceptable as depicted on landscaping plan.**
- g. Topsoil must be back filled to provide positive drainage of the landscape areas;
- 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. **Acceptable as depicted on landscaping plan submitted on November 8, 2023;**
- 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, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards. **Acceptable as depicted on landscaping plan submitted on November 8, 2023;**

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- j. 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 Planning Director for review or approval;
  - k. The location, height and materials for any fencing to be installed and maintained.
  - l. Because the site is greater than ½ acre large, 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;
  - m. The location and direction of any proposed **lighting (any lighting is to be directed away from adjacent residential properties).**
48. Per TMC§1109.0204(A)(1) At least one main entrance of any commercial, mixed-use, or institutional building shall face and open directly onto a 5-foot-wide connecting walkway to the street sidewalk without requiring pedestrians to walk around buildings or around parking lot outlines which are not aligned to a logical route. **Acceptable as depicted on site plan received November 8, 2023.**
49. Building elevations are subject to TMC§1109.0500 – Building Façade Materials and Color. **Proposed elevations received November 9, 2023 are acceptable as depicted.**
50. All internal pedestrian walkways that cross parking aisles or driveways shall 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 to enhance pedestrian safety and comfort. Raised walkways may be installed if elevated 6 inches with tapered side slopes and meet ADA standards. **Acceptable as depicted on site plan received on November 8, 2023.**
51. Applicant shall obtain approval for a final plat before final permits issuance

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

52. All freestanding signs in the Dorr Street Interchange Overlay District shall be low profile/monument signs. Each sign shall be constructed with a high-quality stone/masonry base and shall be internally illuminated. All such signs shall conform to Section E. Maximum height of any Low-Profile/Monument sign shall be five (5') feet in height when placed at the right-of-way. Maximum height may increase at a rate of three (3") inches per one (1') foot of setback from the right-of-way up to a maximum height of ten (10') feet. **Not acceptable as depicted. The proposed pole sign along Interstate 475 does not meet this requirement.**
53. Applicant shall obtain appropriate permits for any proposed signage.
54. 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.
55. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
56. 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.
57. 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-8002-23  
DATE: December 7, 2023  
TIME: 2:00 P.M.

CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: January 9, 2024  
TIME: 4:00 P.M.

ET

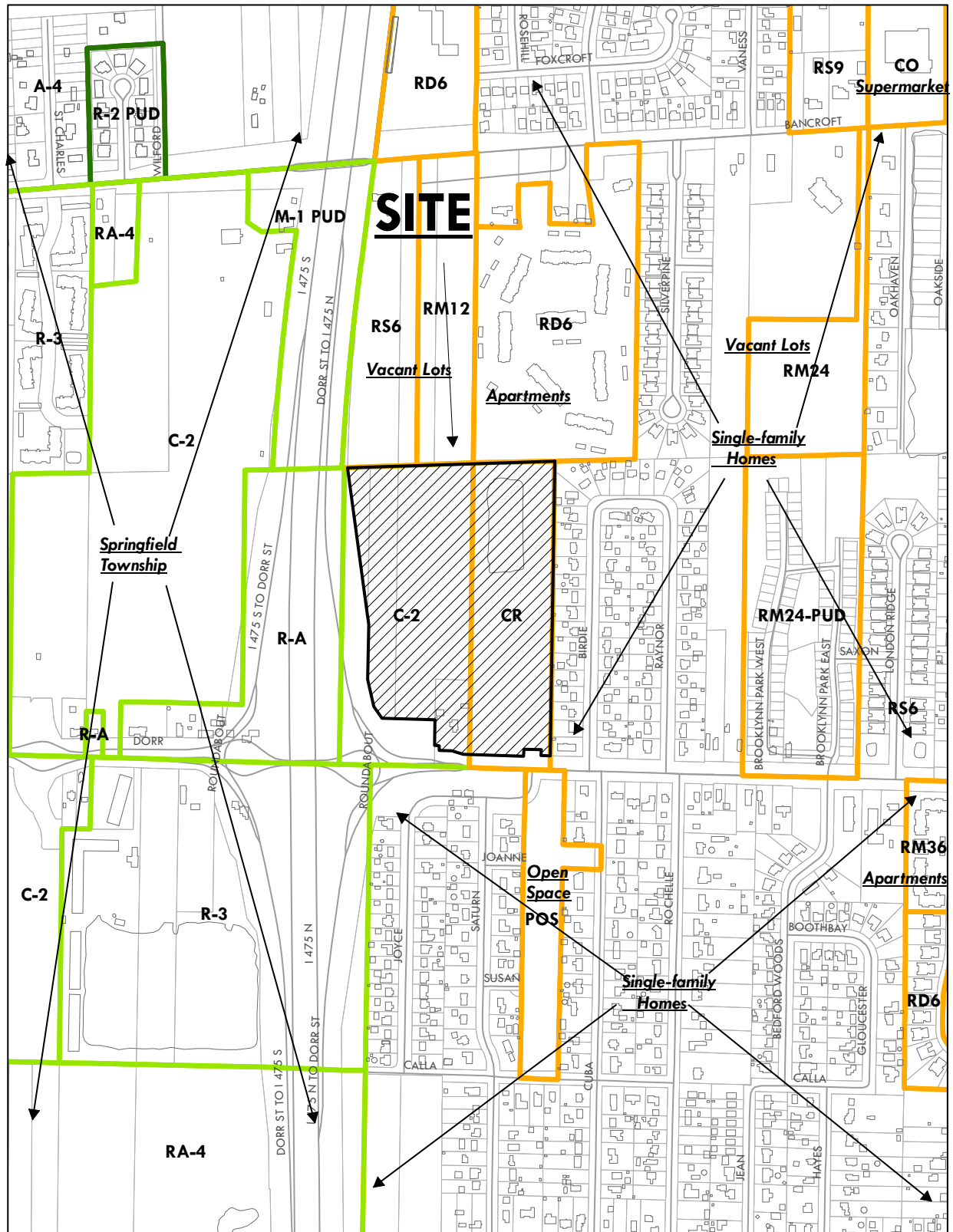
Nine (9) sketches follow



# GENERAL LOCATION

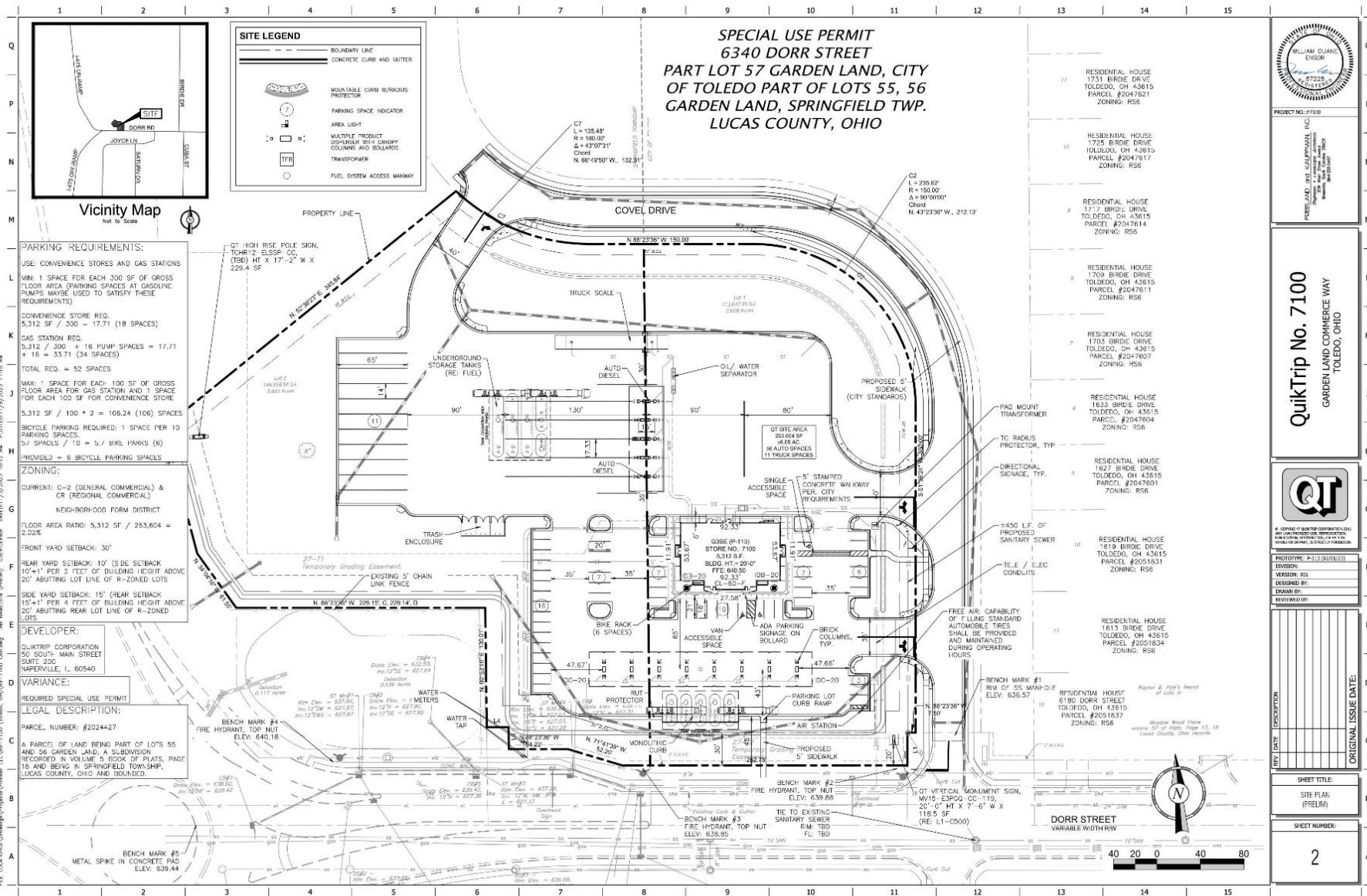
SUP-8002-23





# SITE PLAN

**SUP-8002-23**

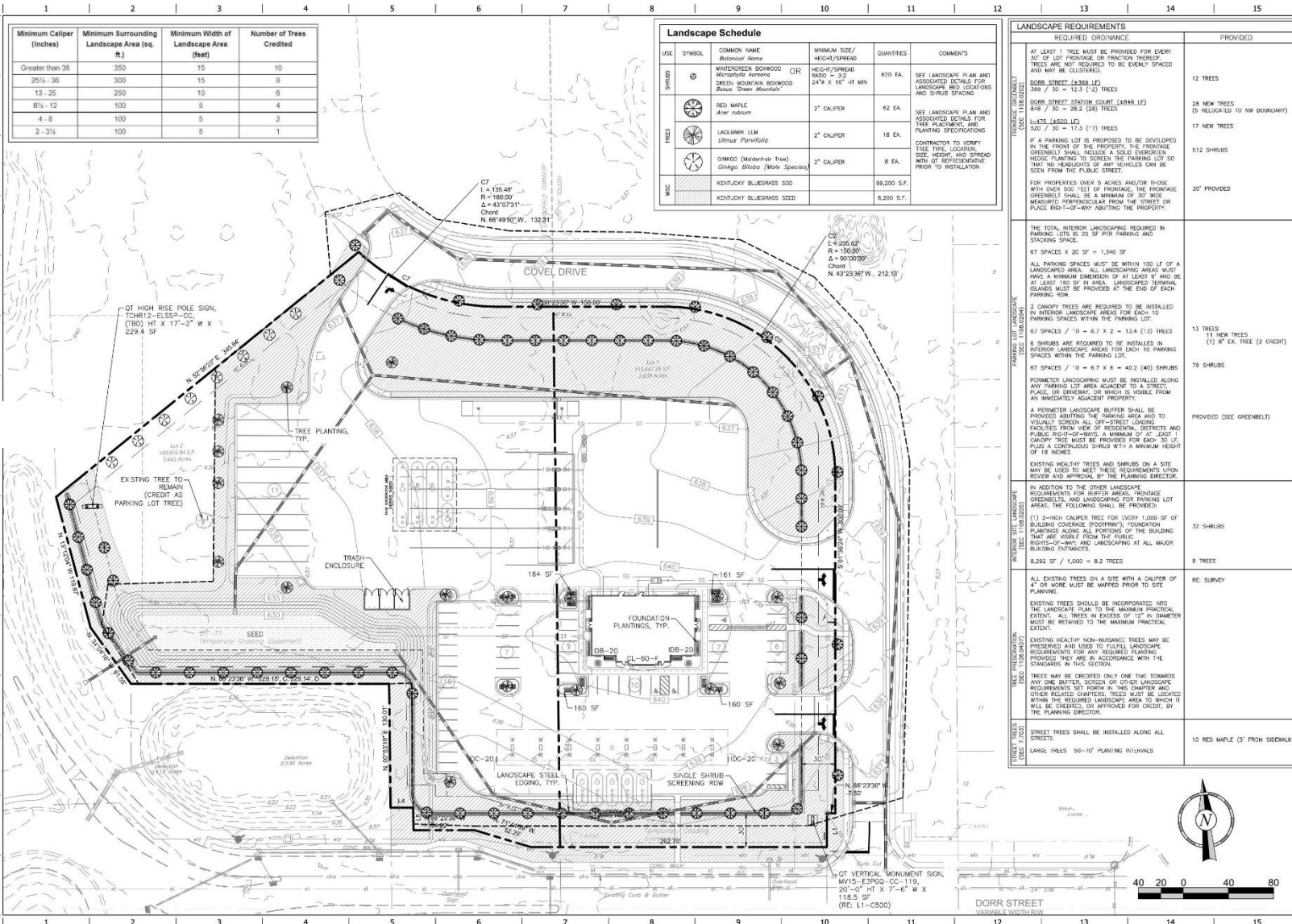






# LANDSCAPING PLAN

SUP-8002-23



Minimum Caliper (inches)	Minimum Surrounding Landscape Area (sq. ft.)	Minimum Width of Landscape Area (feet)	Number of Trees Credited
Greater than 36	350	15	10
25 1/4 - 36	300	15	8
13 - 25	250	10	6
8 1/2 - 12	100	5	4
4 - 8	100	5	2
2 - 3 1/2	100	5	1

Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD RATIO = 3:2 24" X 10" HT MIN	QUANTITIES	COMMENTS
SHRUBS		WINTERGOLD BURNING BUSH <i>Microphylla koreana</i>		670 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
TREES		RED MAPLE <i>Acer rubrum</i>	2" CALIPER	62 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT AND PLANTING SPECIFICATIONS
		LACINIAE GLM <i>Ulmus parvifolia</i>	2" CALIPER	18 EA.	
		SHRUB (Moderate Tree) <i>Quercus alba</i> (Male Specimen)	2" CALIPER	8 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH OT REPRESENTATIVE PRIOR TO INSTALLATION
SEED		KENTUCKY BLUEGRASS SEED		99,200 S.F.	

LANDSCAPE REQUIREMENTS	
REQUIRED ORDINANCE	PROVIDED
AT LEAST 1 TREE MUST BE PROVIDED FOR EVERY 50' OF LOT FRONTAGE, OR FRACTION THEREOF. TREES ARE NOT REQUIRED TO BE EVENLY SPACED AND MAY BE CLUSTERED.	12 TREES
DORR STREET (4369 LF) 30' / 30' = 12.3 (12) TREES	28 NEW TREES (5 HELD TO 10' NW BOUNDARY)
LOT (4620 LF) 30' / 30' = 15.3 (15) TREES	17 NEW TREES
IF A PARKING LOT IS PROPOSED TO BE DEVELOPED IN THE FRONT OF THE PROPERTY, THE FRONTAGE GREENBELT SHALL INCLUDE A SOLID EVERGREEN HEDGE PLANTING TO SCREEN THE PARKING LOT SO THAT NO HEADLIGHTS OF ANY VEHICLES CAN BE SEEN FROM THE PUBLIC STREET.	512 SHRUBS
FOR PROPERTIES OVER 5 ACRES AND/OR THOSE WITH OVER 500 FEET OF FRONTAGE, THE FRONTAGE GREENBELT SHALL BE A MINIMUM OF 30' WIDE MEASURED PERPENDICULAR FROM THE STREET OR PLACED RIGHT-OF-WAY ADJACENT TO THE PROPERTY.	30' PROVIDED



**QuikTrip No. 7100**  
GARDEN LAND COMMERCE WAY  
TOLEDO, OHIO

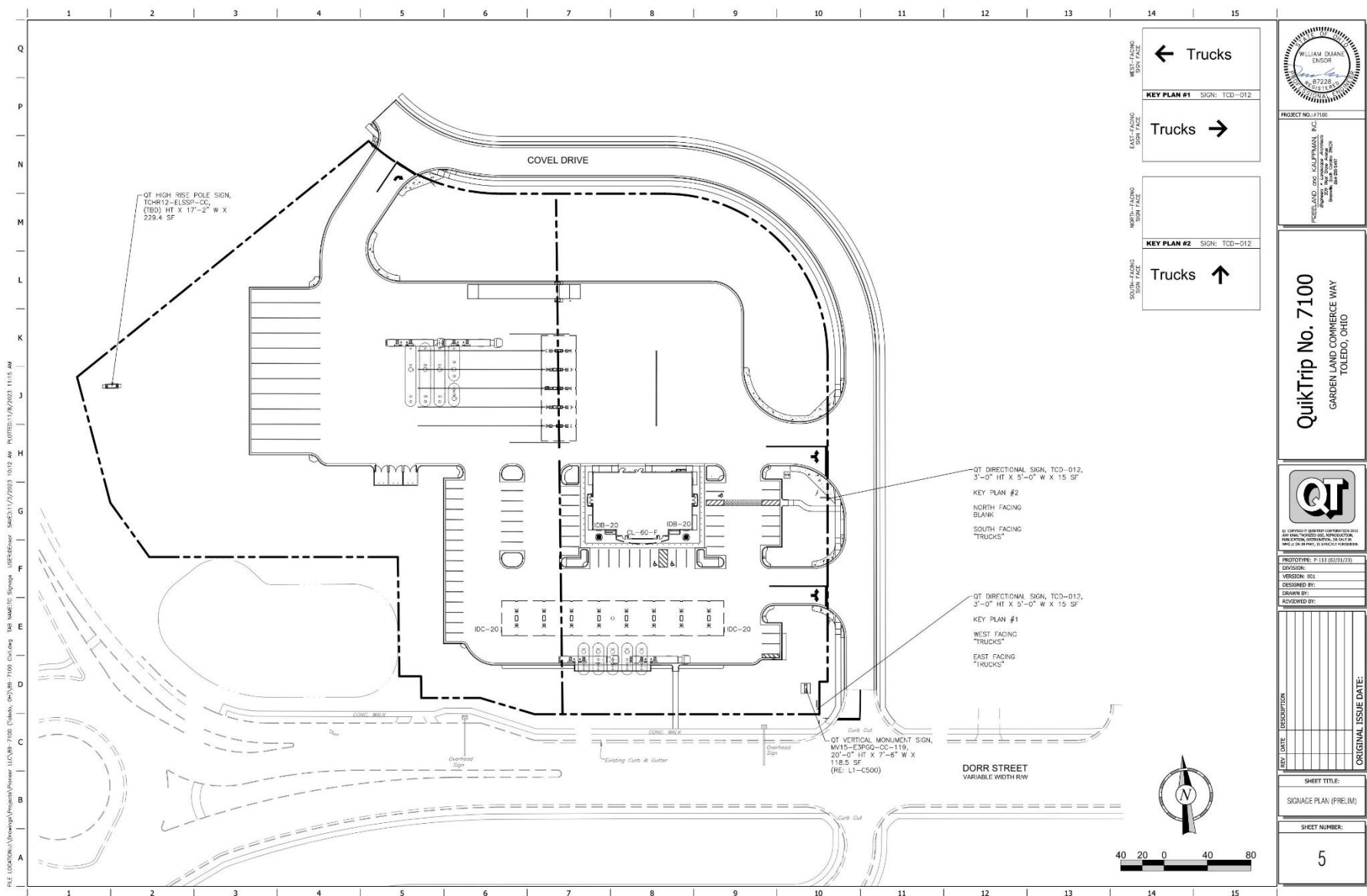


PROTOTYPE: P-111 (03/01/23)
DESIGNED BY:
CHECKED BY:
REVIEWED BY:
DATE:
DESCRIPTION:
ORIGINAL ISSUE DATE:

SHEET TITLE:
LANDSCAPE PLAN (PRELIM)
SHEET NUMBER:
4



**SUP-8002-23**



# ELEVATIONS

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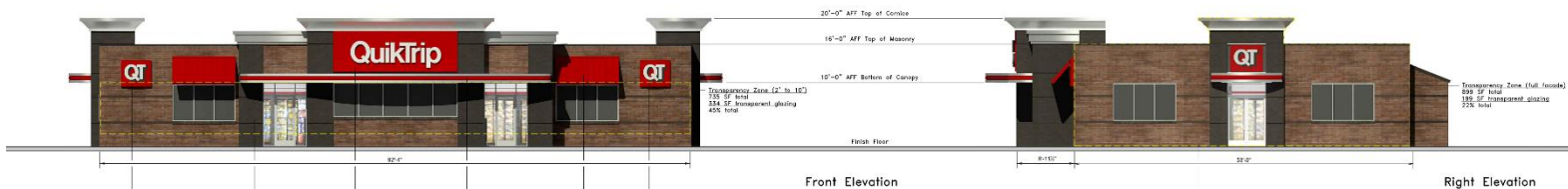
**APPROVED**  
*Joe K.*  
10/17/2023

## PRIMARY BUILDING MATERIAL SUMMARY

FRONT (SOUTH) - BRICK 42% + FASCIA/METAL/SIGNS 21% + GLASS 22% = 85%  
FRONT (EAST) - BRICK 64% + FASCIA/METAL 5% + GLASS 20% = 89%  
SIDE (WEST) - BRICK 74% + FASCIA/METAL 5% + GLASS 10% = 89%  
REAR (NORTH) - BRICK 95% + GLASS 5% = 100%

G3SE Material SF & Percentage Table

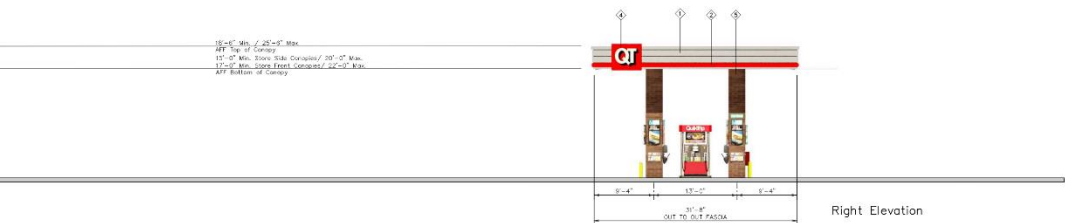
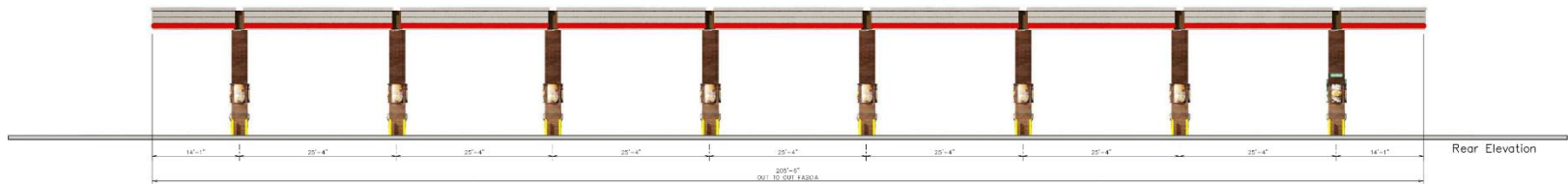
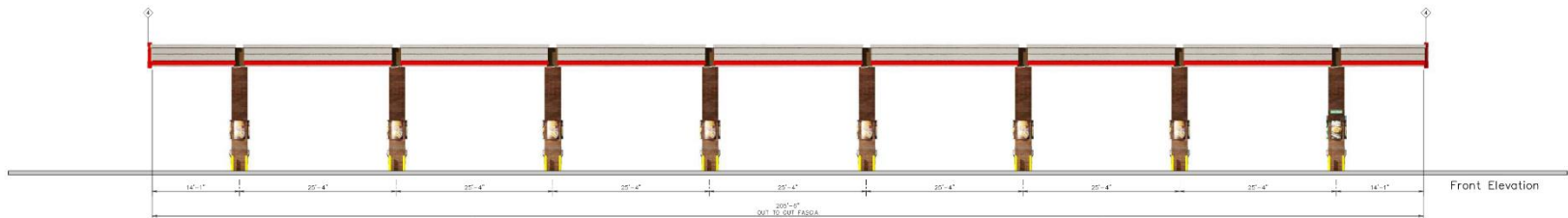
	TOTAL	ATLAS BRICK	EFS	FASCIA/ CANOPY	DOORS/ WINDOWS	SIGNAGE
FRONT FACADE:	1635 SF	693 SF 42%	243 SF 15%	171 SF 11%	361 SF 22%	167 SF 10%
RIGHT FACADE:	899 SF	575 SF 64%	101 SF 11%	44 SF 5%	199 SF 20%	
LEFT FACADE:	899 SF	662 SF 74%	101 SF 11%	44 SF 5%	92 SF 10%	
REAR FACADE:	1386 SF	1319 SF 95%			67 SF 5%	




	<b>QuikTrip.</b>	Store # 7100 Custom G3SE Building Elevations		Address: Dorr Street		City, State: Toledo, OH																																													
		Serial # 89-7100-G3SE	Scale: 1/8"=1'-0"	Issue Date: 10.17.23	Drawn By: BP	Rev/Notes:																																													
4705 South 128th East Ave. Toledo, OH 44615-7068 P.O. Box 3475 Toledo, OH 44601-3475 (419) 615-7700		<small>COPYRIGHT © 2013 QUIKTRIP CORPORATION. DESIGN PATENTS QUIKTRIP LOGO ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TOLEDO, OHIO. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.</small>																																																	
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