

# Proposed Zoning Change

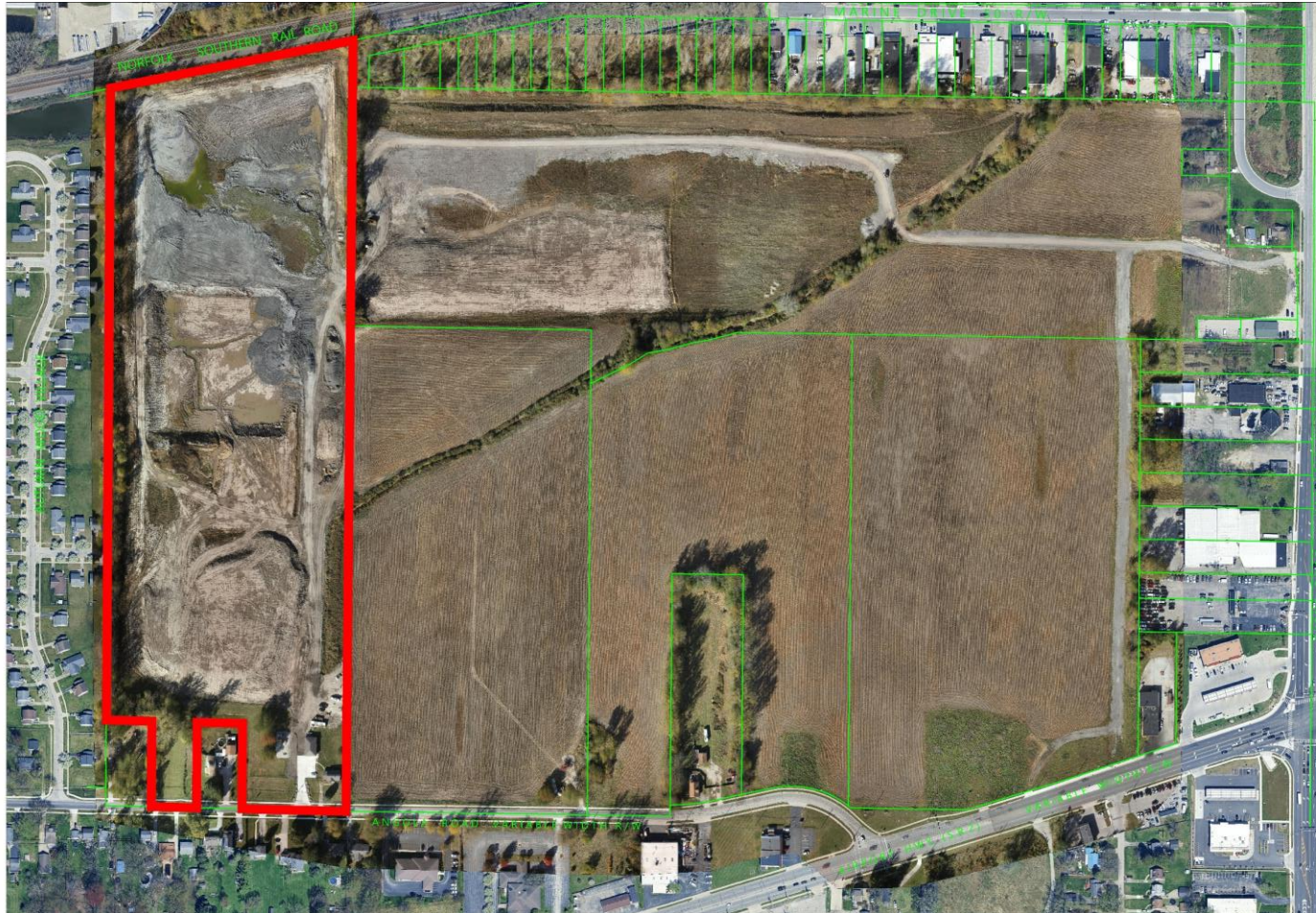
4004 Angola, 3920 Angola, & 0 Byrne RD.

Presentation to Toledo City Council Zoning & Planning Committee

5/14/25

# PURPOSE

Item #Z25-0001 - requesting a zoning change from RS6 to IG at 4004 Angola Rd. (30 acres - active site)





Item #Z25-0002 - requesting a zoning change from RS6 and IL to IG (3 parcels) – 0 Byrne Rd. (38 acres)





Item #Z25-0007 – requesting a zoning change from IL to IG at 3920 Angola Rd.(20 acres)



# PROJECT

# PROJECT OVERVIEW



**Mission:** RRD's goal is to assist the City of Toledo, and its regional partners, with providing high-quality, safe and economical drinking water for its consumers through the beneficial reuse of drinking water treatment material (DWTM) from the Collins Park Drinking Water Treatment Plant.

**Land Use Plan:** Sand and clay will be removed and replaced with DWTM, which is, in the simplest terms, calcium-rich clay. The excavated sand and clay will then be beneficially reused in local construction projects.

**End Goal:** Complete project activities in phases and restore the site to a beautiful, publicly-accessible wetland/parkland over a ten-year period.

# PROJECT BENEFITS



## Economic Impact

- ❑ The City of Toledo currently contracts with RRD for the 100% beneficial reuse of DWTM through the end of 2025 - with three, one-year renewal options
- ❑ The expansion of project will provide the City with a sustainable reuse of DWTM, resulting in cost savings for Toledo and the Regional Water Commission for years to come
- ❑ Economic growth through a \$2.5 million new construction project bringing 25 new jobs to the historic Birmingham Neighborhood
- ❑ Potential for revenue share back to Toledo on the sale of waste-to-value products upon development

## Environmental Impact

- ❑ Sustainable DWTM reuse methodology endorsed by OEPA and ODNR
- ❑ Creation of a bio-diversity enhanced wetland/parkland



# COMMUNITY INPUT

# COMMUNITY MEETING



A community meeting was held 2/24/25 at the American Legion Post on Byrne Rd., to gather community input on the proposed RRD rezoning application.

- ❑ 20 people total in attendance
  - 5 residential neighbors
  - 7 representatives from Marine Dr. businesses
  - 3 City of Toledo employees
  - 5 RRD employees

# COMMUNITY CONCERNS

The community meeting produced three specific concerns and they are:

1. DWTM Composition/Impact on Groundwater
2. Dust/Air Quality
3. Truck Traffic



# COMMUNITY CONCERNS



## DWTM Composition & Safety

### DWTM Facts

- Collins Park Water Treatment Plant uses lime as a softening agent and coagulant for source water that settles out during the filtration and sedimentation phase
- This sediment becomes calcium-rich clay, referred to as DWTM
- Four agencies oversee the quality and safety of the material, and they are:
  - ✓ Ohio Department of Natural Resources
  - ✓ Ohio EPA
  - ✓ Ohio Department of Agriculture
  - ✓ City of Toledo DPU
- The material is tested annually and consistently falls below all maximum contamination levels and meets all regulatory standards

# COMMUNITY CONCERNS

## DWTM Composition & Safety



*“Not only are drinking water treatment residuals harmless, but they have also been used for over 30 years for the purpose of cleaning up contaminated soils. Contaminated soil (with heavy metals) from superfund sites are often treated with drinking water treatment residuals to reduce the metals toxicity. They are also used to absorb and filter excess phosphorus in the environment that causes algal blooms in Lake Erie. I can provide hundreds of peer reviewed journal articles on such beneficial re-use of drinking water treatment residuals, especially used in the construction of wetlands for filtering water.”*

Dr. Chad Penn

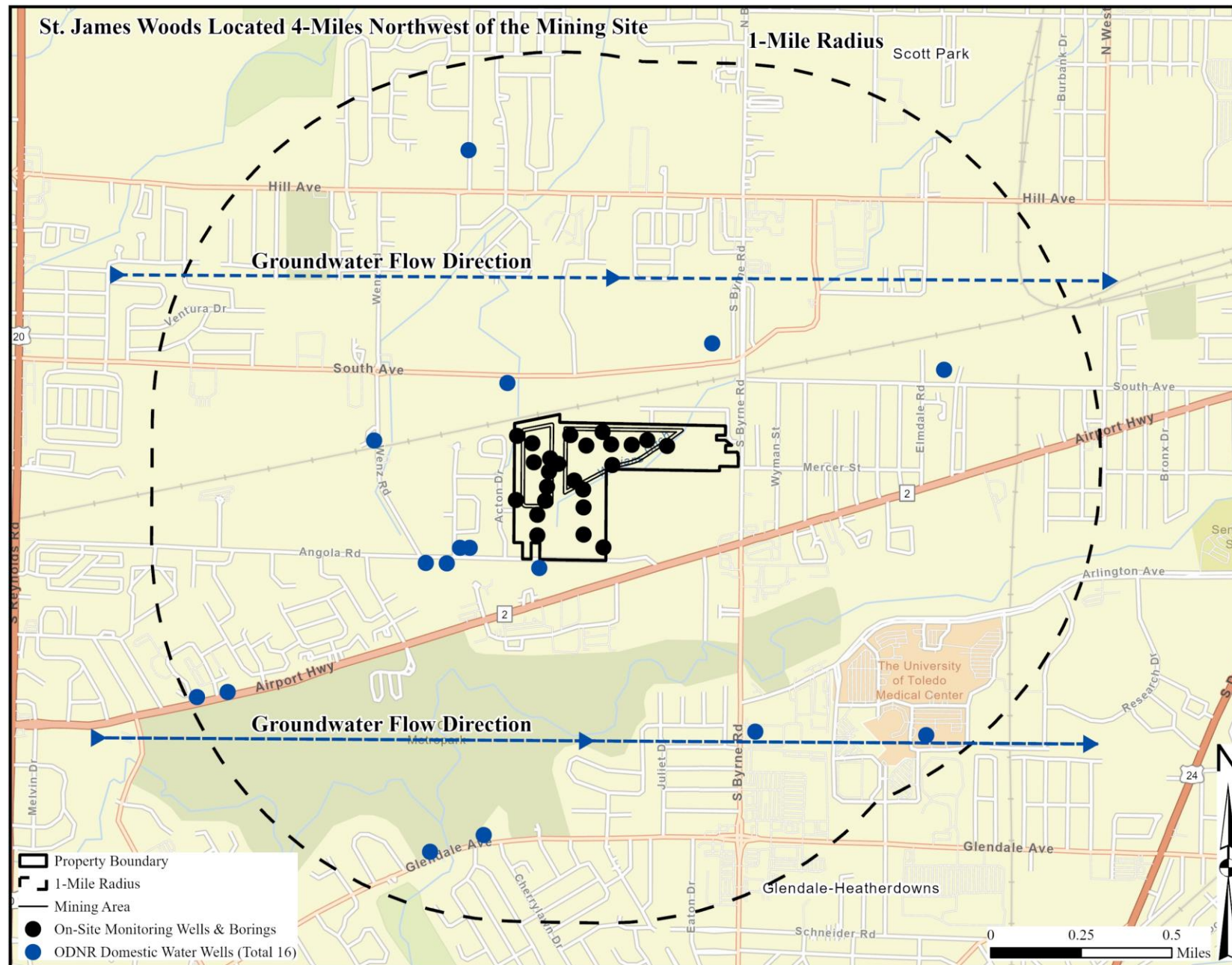
Adjunct Professor of Agronomy: Purdue University

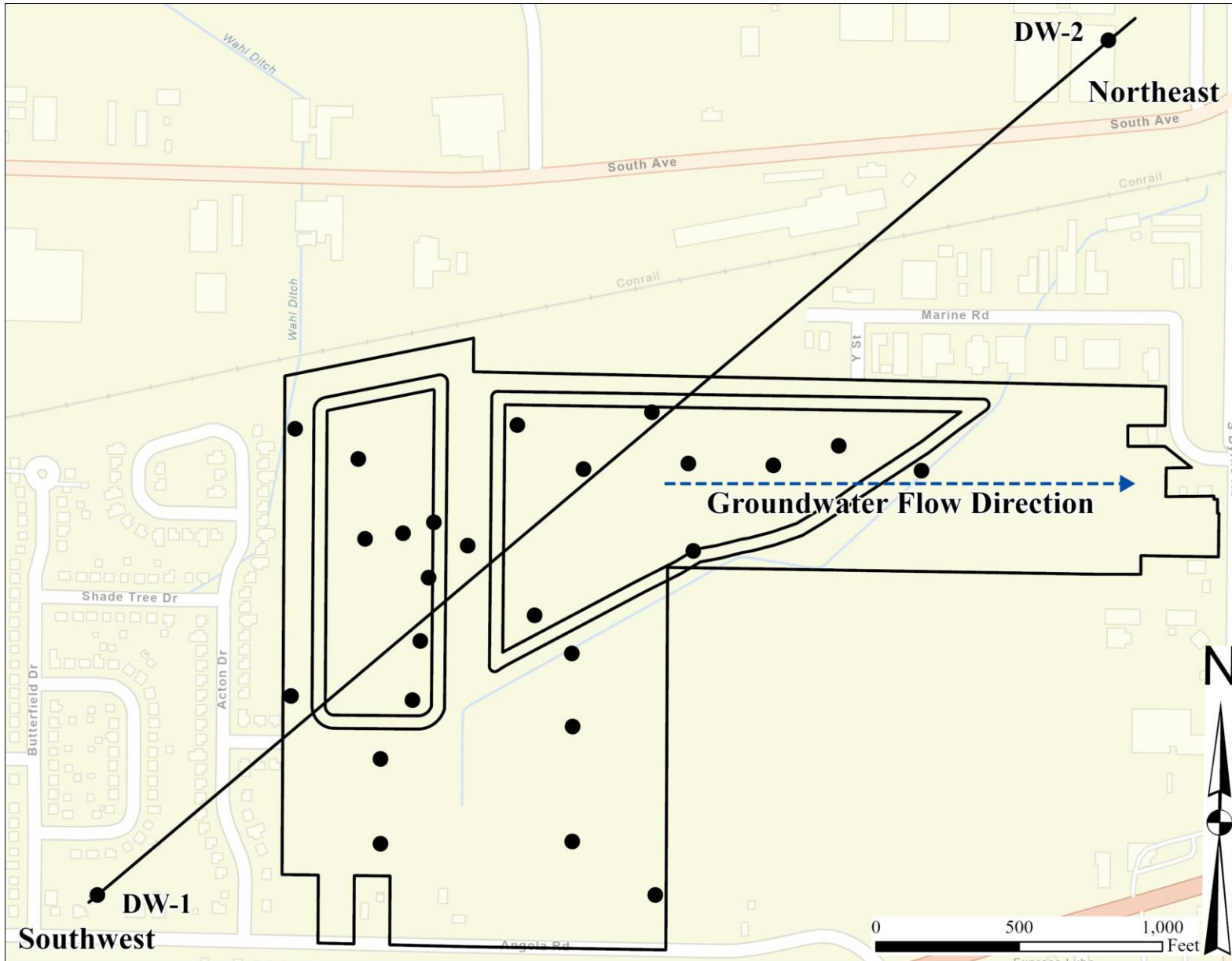
# COMMUNITY CONCERNS

## Groundwater Quality

- ❑ *Potential for material to impact groundwater aquifer beneath excavation site and area wells*
  - Excavation limited to 20-25 feet with 80-foot clay barrier below the bottom of the excavation
  - Aquifer lies within limestone bedrock protected by an 80-foot clay barrier
  - Limited number of groundwater wells in the immediate vicinity of the site

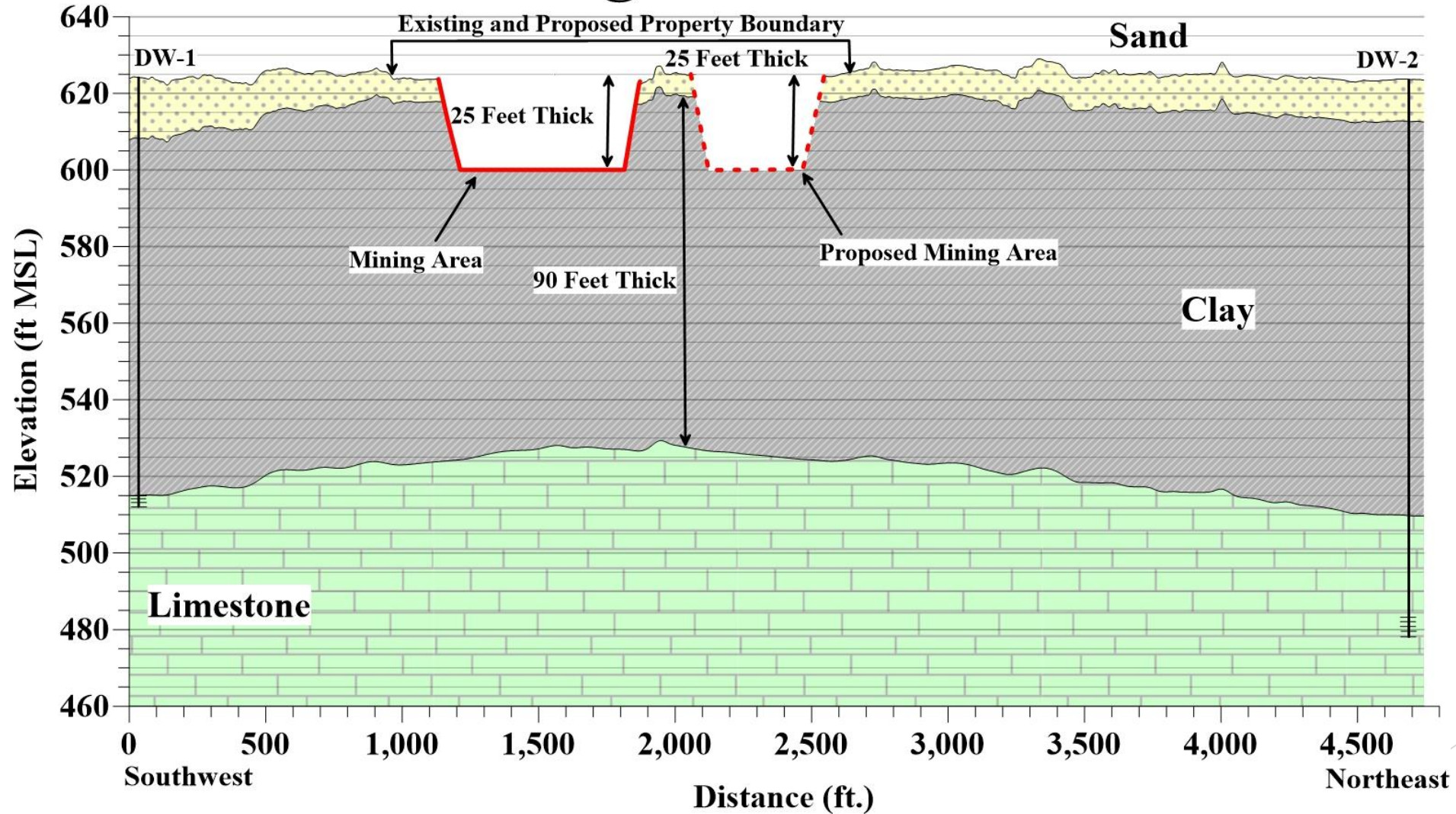








# Geologic Cross-Section





# COMMUNITY CONCERNS

## Dust/Air Quality

- ❑ Community concerned about dust/air quality around site
- ❑ RRD has implemented a Five-Point Dust Mitigation Plan
  1. Periodic air quality testing program
  2. Road spray treatment controls fugitive dust with an environmentally-friendly synthetic polymer spray treatment
  3. Concrete drive approach at the Angola Rd. entrance to control dust on Angola Rd.
  4. Track-out mats at the Angola Rd. entrance and Byrne Rd. exit to ensure wheel debris stays on site
  5. RRD has agreed to implement conservation easements onsite -
    - ✓ 100' west easement and 200' north easement - with tree screening

# Five-Point Dust Mitigation Program



NOTE:  
DRAWING IS FOR CONCEPTUAL USE  
ONLY, NOT FOR CONSTRUCTION.

# Five-Point Dust Mitigation Program





# Five-Point Dust Mitigation Program



# COMMUNITY CONCERNS



## Truck Traffic

- ❑ Daily truck traffic approximately 8 loads per day (1/hr.), for 10 months of the year. Increased traffic of approximately 40 loads per day (5/hr.), during July and August, when excavated dirt is moved off-site.
- ❑ June 2024, caused 3 of the 4 City Works documented complaints since 2020 due to RRD trucking 50,000 tons of dirt to the City of Toledo Demolition Program - free of charge.
- ❑ New traffic pattern in and out of site will recognize weather conditions and adjust routes to decrease dirt tracking on Angola Rd. and Byrne Rd.

## 4034 Angola Rd. - Owner Concerns

- ❑ RRD followed up with the family after the meeting, and has had numerous conversations along with a visit to their home.
- ❑ **RRD has agreed to perform the following work at the 4034 Angola Rd to mitigate dust:**
  - RRD has agreed to remove a dead tree, that is a nuisance - **Dead tree removed - DONE!**
  - RRD has agreed to gift a portion of its property to the west, to provide additional mitigation and to give them more recreational area and add value to their property. **Agreement signed and property will transfer once the split gets approved by Plan Commission.**
  - RRD has agreed to pipe surface water to the ditch to relieve excess water that the owner has experienced in their backyard - **Pipe installed - Done!**
  - RRD has agreed to relocate the excavated dirt behind their house to further reduce fugitive dust - **Dirt will be moved off-site once it clears soil testing for construction project**



## 4034 Angola Rd.



# PLAN COMMISSION INPUT

# PLAN COMMISSION INPUT

## Current Zoning Does not Allow Mining Operations

- ❑ Per City of Toledo code - mining is the excavation & removal of sand/clay/minerals along with the act of removing the material from the site
- ❑ Primary reason for asking for zoning change
- ❑ Excavation phase is out of zoning compliance - end use meets the needs of the community

## What is the guarantee that the property won't be sold with the IG zoning once project is complete?

- ❑ RRD has agreed to deed-restrict the property so that it can only be used for green space
- ❑ City of Toledo Purchase Option w/endowment - ensuring property becomes public space

## Land-Use Alignment & Zoning Needs

- ❑ Members of the Toledo Plan Commission staff noted that the requested zoning change does not align with the area that the project is being built
  - 4004 Angola is recommended for parkland/wetland in the Forward Toledo plan, while 3920 Angola and 0 Byrne Rd. are both recommended for light industrial development
  - All three of the proposed land uses recommended by Forward Toledo are possible with this project



# ALIGNMENT WITH FORWARD TOLEDO PLAN

## □ Environmental Sustainability

- Conversion to wetlands aligns with “Sustain” theme which emphasizes:
  - ✓ Preserving open space
  - ✓ Protecting Natural Environments
  - ✓ Environmental Sustainability

## □ Public Access & Recreation

- Creation of a publicly accessible wetland aligns with Forward Toledo’s “Play” theme which emphasizes:
  - ✓ Increasing park access
  - ✓ Creating recreational opportunities
  - ✓ Supporting public green spaces

## □ Public-Private Partnership

- RRD’s proposed collaboration with the City of Toledo is consistent with Forward Toledo’s implementation strategies:
  - ✓ Transfer of property ownership
  - ✓ Creation of endowment for development
  - ✓ Deed restriction ensuring continued public/open space use

## □ Long-Term Community Benefit

- The proposed use aligns with the expanding community amenities and environmental stewardship goals:
  - ✓ Enhanced biodiversity
  - ✓ Stormwater management
  - ✓ Public green space

# ALIGNMENT WITH C.O.T. STRATEGIC PRIORITIES



## □ Environmental Priority

- Conversion to wetlands supports Toledo's goal to "promote conservation of natural resources" and "implement sustainable practices".
- DWTM reuse program aligns with "environmental sustainability"
- Project supports Toledo's stormwater management objective.

## □ Quality Investment Priority

- The plan aligns with the objective to "develop & sustain infrastructure including parks and green spaces".
- The project supports "sustainable community development" through its brownfield redevelopment on Consaul Street.
- The creation of 25 new jobs supports economic development goals.

## □ Basic Services Priority

- The DWTM reuse program supports the city's objective to "provide quality city services such as... waste management services that encourage reuse".
- The cost reduction for water treatment material disposal aligns with "efficient use of tax-payer dollars".
- The project demonstrates "partnerships and innovation" in service delivery.

## □ Customer Service Priority

- RRD has shown responsiveness to community concerns through:
  - ✓ Holding community meetings
  - ✓ Developing specific solutions for dust/air quality concerns
  - ✓ Creating conservation easements
  - ✓ Establishing clear timelines and communication channels

# END USE OF SITE



200' Buffer

20' high - 10/1 slope

200' Buffer

20' high - 10/1 slope

Future Parkland  
with walking trails

Future Parkland  
with walking trails

Future Parking

100' Buffer

100' Buffer

Marine Drive

Byrne Road

Airport Highway

Angola Road

Avon Drive



# INVESTING IN TOLEDO



# RRD TOLEDO INVESTMENT



## RRD is Committed to Toledo!

- ❑ Proposed project will generate direct and indirect prevailing wage employment opportunities for Toledo
- ❑ Creates long-term cost savings for the region, leading to investment in more important needs of the regional water system
- ❑ Cleanup and redevelopment of a brownfield site on Consaul St. that has been an eyesore to the community for years
- ❑ After the remediation and construction, RRD will move its headquarters and a truck repair facility to the historic Birmingham neighborhood in east Toledo bringing up to 25 new jobs to Toledo. Construction to begin June 2025
- ❑ Phase II of Consaul Project would see a DWTM pelletizer (patent pending) being constructed, potentially adding more jobs to the community by 2029

# PROJECT COMPLETION DATES

4004 Angola Rd.

2029

0 Byrne Rd.

2035

3920 Angola Rd.

2036

# SUMMARY



- ❑ **RRD has addressed all community concerns related to this project:**
  - ✓ Factual information provided on the composition & safety of DWTM
  - ✓ Scientific evidence of how DWTM will not harm the regional aquifer
  - ✓ Five-Point Dust Mitigation Plan
  - ✓ Strategically-planned trucking routes to minimize Angola Rd. traffic
- ❑ **RRD has addressed all Toledo City Plan Commission concerns related to this project:**
  - ✓ End-use of project aligns with Forward Toledo Plan
  - ✓ Deed restriction and gifting of property to Toledo ensures future parkland/wetland use
  - ✓ RRD is seeking the requested zoning changes to comply with Toledo zoning codes
- ❑ **RRD is Committed to Toledo!**



# Thank you

DO YOU HAVE ANY QUESTIONS

