

GENERAL INFORMATION

Subject

- | | | |
|-----------------|---|---|
| Request | - | Amendment to Special Use Permit to raze and rebuild Gasoline and Fuel Sales, originally granted by Ord. 539-80. |
| Location | - | 5820 & 5930 Hagman Road |
| Applicant/Owner | - | SSA Delaware LLC
Pilot Travel Centers, LLC
5508 Lonas Road
Knoxville, TN 37909 |
| Engineer | - | Phillip Lagger
CEC Inc.
One SeaGate, Suite 2050
Toledo, OH 43604 |

Site Description

- | | | |
|--------------|---|--|
| Zoning | - | IG / General Industrial |
| Area | - | ± 9.70 acres |
| Frontage | - | ± 908' along Hagman Road
± 714' along Alexis Road |
| Existing Use | - | Gasoline and Fuel Sales |
| Proposed Use | - | Gasoline and Fuel Sales |

Area Description

- | | | |
|-------|---|--|
| North | - | IG / Trailer leasing facility, Scrap & Salvage, Truck Repair. |
| South | - | IG, CR-SO / Single-Dwelling, Vacant Agricultural Land, Fast Food Restaurants, Meijer Grocery Store |
| East | - | IG / Trailer leasing facility, Industrial Complex, I-75 |
| West | - | CR, CO / Gas Station, Hotels, Fast-Food Restaurants |

Parcel History

- | | | |
|-----------|---|---|
| SUP-25-80 | - | Special Use Permit for Truck Fueling Stop at the North East corner of Alexis and Hagman Road. (PC approved 06/19/1980, CC approved on 07/29/1980 by Ord. 539-80). |
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GENERAL INFORMATION (cont'd)Parcel History (cont'd)

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| SUP-125-88 | - | Amendment to the Special Use Permit granted by Ord. 539-80, as amended for site expansions located at the North East corner of Alexis and Hagman Road. (PC approved 08/04/1988, CC approved on 09/06/1988 by Ord. 833-88). |
| SUP-125-88 | - | Amendment to the Special Use Permit granted by Ord. 539-80, to modify building at the North East corner of Alexis and Hagman Road. (PC approved 10/01/1992, CC approved on 10/20/1992 by Ord. 735-92). |
| D-4-96 | - | Major Site Plan Review for building expansion to add a Drive Thru restaurant at 5820 Hagman Road. (PC approved 05/09/1996). |
| D-9-97 | - | Minor Site Plan Review of Drive Thru addition to an existing oil change facility located at the North East corner of Alexis and Hagman Road. (Administratively approved 06/10/1997). |
| Z25-0027 | - | Zone Change from IG General Industrial to CR Regional Commercial at 5820 & 5930 Hagman Road. (<i>Companion case</i>). |

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting an Amendment to a Special Use Permit for Gasoline and Fuel Sales originally approved by Ord. 539-80, on July 29, 1980, to raze and rebuild the site located at 5820 & 5930 Hagman Road. Consisting of two (2) parcels the subject site is $\pm$ 9.70 acres and is occupied by an existing Pilot Travel Center. Pilot Travel Centers operate as a 24-hour convenience store with gasoline and fuel services, providing areas for overnight truck parking and personal amenities. The close proximity to the Interstate-75 highway off of Alexis Road and nearby manufacturing facilities is an ideal location for such services.

STAFF ANALYSIS (cont'd)

Surrounding land uses of the subject site include a trailer leasing facility, scrap and salvage, and a truck repair shop to the north, across Alexis Road to the south is a single-dwelling residence and vacant agricultural land, south west are fast-food restaurants and a Meijer grocery store, directly west of the site across Hagman Road is a gas station, fast food restaurants, and hotels, east of the site is an extension of the trailer leasing facility, an industrial complex consisting of semi-truck services, manufacturing/production facilities, and the Interstate-75 highway.

Pursuant to TMC§1111.0708 – Amendments to Approved Special Uses, the site is required to be brought fully into compliance with current Zoning Code regulations. The site is currently zoned IG - General Industrial. Gasoline and Fuel services are not permitted within the IG Zoning District. A zone change request to CR - Regional Commercial at the subject site is being reviewed under companion case Z25-0027. A Special Use Permit is required for Gasoline and Fuel Sales in the CR Zoning District per TMC§1104.0100. In addition, gas stations are subject to the use regulations of TMC§1104.0900 - Gasoline and Fuel Sales.

Gasoline and Fuel Sales Regulations

TMC§1104.0900 *Gasoline and Fuel Sales* outlines use-specific criteria for gas stations in terms of site layout, location and general requirements. More specifically the location and setbacks for gas pump, pump islands, gas canopies and non-petroleum displays. In addition, material standards and colors are identified for gas canopies and support columns. The requirements of TMC§1104.0903 include setbacks of the canopies to be a minimum of ten feet (10') from the property line, pump islands a minimum of fifteen feet (15') from the property line, and non-petroleum displays a minimum of twenty-five feet (25') from the right-of-way and be limited to a maximum height of five feet (5'). Additionally, canopies shall be designed with building materials and colors of the principal building. Support columns shall be brick, brick base, or other durable materials compatible with the principal building. Furthermore, free air, water, and restrooms shall also be provided and maintained during the hours of operation of the gas station. The submitted site plan depicts an air station however, it does not depict the setbacks of the canopies, pump islands nor non-petroleum displays. Additionally, the design nor materials of the canopies have been provided. The dimensions and setbacks of the canopies, pump islands, and non-petroleum displays along with the design and materials of the canopies shall be provided on a revised site plan and is listed as a condition of approval.

Parking and Circulation

The submitted site plan does not depict the dimensions of drive aisles, maneuvering areas, off-street parking spaces, nor stacking spaces. A revised site plan that clearly defines the dimensions of such items shall be submitted and is subjected to the approval of the Division of Traffic Management.

The previously approved Ordinance 539-80, required sidewalk to be installed along Hagman Road however, this condition was never satisfied. Per TMC§1107.1300 and City of Toledo Complete Streets Policy, the condition of sidewalks along Hagman Road shall be upheld and is listed as a condition of approval by the Division of Traffic Management.

STAFF ANALYSIS (cont'd)Parking and Circulation (cont'd)

The site plan depicts seventy-five (75) auto-mobile parking spaces including four (4) handicap spaces, four (4) electric vehicle spaces; and one hundred forty-one (141) semi-truck parking spaces. Per TMC§1107.0302 based on the estimated square footage of the building, the maximum allowed off-street parking spaces for this site is seventy (70). Pursuant to TMC§1107.1400, an Alternative Parking Plan for excess parking beyond the maximum allowed is required however, the Plan Director has determined the proposed parking is acceptable. The existing Pilot Travel Center currently provides seventy (70) off-street parking spaces. The parking at this site is typically at capacity, and overflow parking of semi-trucks are often found in nearby parking lots of surrounding businesses such as the Meijer grocery store, hotels and fast-food restaurants. The proposed parking for the Pilot Travel Center will help to alleviate semi-truck parking from surrounding businesses and support means of access to the travel center.

Per TMC§1107.0901 bicycle parking shall be provided at a rate of one (1) bicycle parking slot per ten (10) parking spaces. Based on the seventy-five (75) car parking spaces provided, eight (8) bicycle slots are required. The site plan does not depict bicycle parking, a revised site plan depicting bicycle parking shall be submitted and is listed as a condition of approval. Per TMC§1107.1700 - *Accessible Parking*, one (1) van-accessible parking space with an 8-foot aisle abutting the space, and two (2) car-accessible parking spaces with a 5-foot abutting aisle are required based on the proposed parking spaces. The proposed site plan meets this requirement as two (2) car-accessible and two (2) van-accessible spaces are provided.

Landscaping

Pursuant to TMC§1108.0202, for properties over five (5) acres and/or with over 500 feet of frontage, a thirty (30') foot wide frontage greenbelt shall be provided. The frontage greenbelt shall include one (1) tree for every thirty (30) feet of lot frontage or fraction thereof. Since the parking lot is proposed in the front of the property per TMC§1108.0202(B)(2), the frontage greenbelt shall include a solid evergreen hedge planting to screen the parking lot so that no headlight of any vehicles can be seen from the public street. The site abuts a ditch along Alexis Road which is greater than thirty (30') feet in width and has numerous trees. The frontage greenbelt requirements shall be applied along Hagman Road; a minimum of thirty (30) trees shall be provided in the greenbelt. Frontage greenbelt number of plantings is acceptable as depicted on the landscape plan; thirty-two (32) trees and solid wall of shrubs are proposed. However, the width of the frontage greenbelt appears to be less than thirty (30') feet. A revised landscape plan depicting the width of the frontage greenbelt at a minimum of thirty (30') feet with the required number of plantings shall be submitted and is listed as a condition of approval.

Along the eastern property line abutting the General Industrial zoned District, a Type B landscape buffer shall be provided per TMC§1108.0203. A Type B landscape buffer shall be a minimum width of ten (10') feet and consist of four (4) canopy trees and fifteen (15) shrubs per one-hundred (100') linear feet. A fence, wall, or berm six-feet (6') to eight-feet (8') in height may substitute for shrub requirements. The submitted landscape plan does not depict landscaping along the eastern property line. A revised landscape plan depicting a Type B landscape buffer in this area shall be submitted and is listed as a condition of approval.

STAFF ANALYSIS (cont'd)Landscaping (cont'd)

Parking lot perimeter landscaping is required per TMC§1108.0204(B)(9) and must be installed along any parking lot area adjacent to a street, place, or driveway, or is visible from an immediately adjacent property. In this case, frontage greenbelt requirements will count towards perimeter landscaping requirements along Hagman Road, as noted under the Frontage Greenbelt regulations above. Additionally, the Type B landscape buffer will count towards perimeter landscaping requirements along the eastern property line, as noted under the Buffer and Screening regulations listed above. In concern to the northern property line, the site plan depicts a wooded area and detention pond buffered by an existing row of trees. If the trees are not to be retained a Type B landscape buffer shall also be provided along the northern property line abutting the General Industrial zoned District. To comply with the intent of these standards, the quantity, species, and size of the trees to be preserved or provided must be shown on a revised landscape plan and is included as a condition of approval.

Interior landscaping for parking lots is required per TMC§1108.0204 at a rate of two (2) canopy trees and six (6) shrubs for each ten (10) parking spaces within the parking lot. With two-hundred and sixteen (216) total parking spaces proposed, forty-four (44) canopy trees and one-hundred thirty (130) shrubs are required. The total interior parking lot landscaping required is twenty (20) square-feet per parking and stacking space. Landscape areas within the parking area must be peninsular or island types and must be constructed with six-inch (6") by eighteen-inch (18") concrete curbing. Landscaped terminal islands must be provided at the end of each parking row and all parking spaces must be within one-hundred (100') linear feet of a landscaped area. The landscape plan depicts twenty-four (24) trees within the interior parking lot landscaping. The submitted landscape plan does not comply with these requirements. Landscape islands shall be provided at the ends of all parking rows, all parking spaces shall be within one-hundred (100') linear feet of a landscape area, and the required number of plantings for interior parking lot landscaping shall be provided and depicted on a revised landscape plan and is listed as a condition of approval.

Interior site landscaping is required for commercial properties in addition to other landscape requirements per TMC§1108.0205. This includes one (1) 2-inch caliper tree for every 1,000 square feet of building coverage, foundation plantings along all portions of the building that is visible from a public right-of-way, and landscaping at major building entrances. The proposed landscape plan does not depict the required trees, foundation plantings nor landscaping at building entrances and therefore does not comply with these standards. A revised landscape plan depicting interior site landscaping requirements shall be provided and is listed as a condition of approval.

Lastly, per TMC§1108.0406 all landscape areas must be irrigated as necessary to maintain required plant materials in good and healthy conditions. All landscape areas shall be within one-hundred (100') feet of a water outlet unless a subsurface irrigation system is used. Plantings may be further than one-hundred (100') feet from water outlets in areas where sufficient xeriscaping is used. If a subsurface irrigation system or xeriscaping is used, respective development and construction plans of such irrigation or landscaping must be submitted to the Plan Director and is listed as a condition of approval.

STAFF ANALYSIS (cont'd)Building Design and Materials

Connecting walkways and pedestrian connections are required per TMC§1109.0103. At least one (1) main entrance shall face and open directly onto a five-foot (5') wide connecting walkway to the street sidewalk and parking spaces. The walkways must also be distinguished from driving surfaces if it crosses parking aisles or driveways. The proposal lacks internal pedestrian circulation. Connecting walkways to the street sidewalk and to the parking spaces east and north of the primary building shall be provided and depicted on a revised site plan as a condition of approval.

Transparent windows shall occupy at least forty (40%) percent of the area between two (2') and ten (10') feet at grade from the base of the primary elevation (Hagman Road) facing the right-of-way per TMC§1109.0205(C)(3). The proposed elevations depict windows in this area at an estimated coverage of twenty-six (26%) percent. Staff requested the addition of windows along the eastern side of the front façade to meet the forty (40%) percent coverage requirement. The applicant provided floor plans which depicted restroom stalls and showers along this area. Staff has suggested celestial windows that may be opaque along this portion of the façade as a compromise. Revised elevations depicting additional windows along the eastern side of the front façade shall be submitted to the Plan Director for final approval.

The elevations of the proposed building are subject to building material and color standards of TMC§1109.0500. Building material standards apply to all facades that are visible from the right-of-way. Building color standards apply to all exterior elevations regardless of right-of-way visibility. At least eighty percent (80%) of each elevation shall be comprised of predominant building materials and colors; and up to twenty percent (20%) of each elevation may be comprised of accent building materials and colors. This standard applies to the front façade visible from Hagman Road. The proposed front façade is 22% architectural metal, 21% glass, 40% fiber cement board, and 17% metal trim. The proposed architectural metal and glass make-up 43% predominant materials; and the proposed fiber cement board and metal trim make-up 57% accent materials. The proposed elevations do not meet the building material standards of TMC§1109.0500; revised elevations shall be submitted and is listed as a condition of approval.

Furthermore, an accessory structure intended to be used for light equipment repairs is proposed south of the primary building. This building shall be comprised of the same building materials as the primary structure. Elevations for this building have not been provided by the applicant. As a condition of approval, building elevations for the proposed accessory structure shall be provided and meet the regulations of TMC§1109.0500.

Signage

All proposed signage on site must meet the regulations in Chapter 1113 - Signs. The site plan depicts the existing nonconforming mid-rise and goal post signs along Hagman Road to remain. However, neither sign meets the current Sign Code in design or height regulations. Additionally, one (1) ground sign is permitted per frontage. Pursuant to TMC§1113.0702(B), if a site undergoes Plan Commission review, any nonconforming signage on the premises shall be brought fully into compliance with the Sign Code as a part of the review and approval process.

STAFF ANALYSIS (cont'd)Signage (cont'd)

The CR – Regional Commercial District permits a High-Profile Ground Sign. A High-Profile ground sign is limited to a maximum height of twelve (12') feet; maximum face area of ninety (90) square feet; and maximum width of twenty (20') feet. Lastly, for every three (3) square feet of sign face area, the sign shall also include at least one (1) square foot of brick, stone, metal, and/or other permitted building material that matches the design and architecture of the principal building. The applicant has requested to retain the existing cabinets of the sign while bringing the design into compliance. However, the combined height of the existing cabinets is roughly sixteen (16') feet and nine (9") inches. The proposed sign would require a variance through the Board of Zoning Appeals. The site is permitted to have one (1) ground sign on each frontage of Hagman and Alexis Roads.

Wall signs are proposed along the front and rear facades of the building. Canopy design and signage have not been proposed, signage on canopies account towards the total allowed area for wall signs. Per TMC§1113.0303, all building signs are limited to a maximum total area of two (2) square feet per one (1) linear foot of building wall frontage facing a public street. Therefore, the signage proposed on the rear of the building is not permitted. Chapter 1113 requires that a sign permit be submitted and approved for all site signage prior to installation. Compliance with Chapter 1113 is listed as a condition of approval.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as General Commercial (GC). The General Commercial land use designation provides space for auto-oriented and large-scale commercial operations which may also cater to regional demand. The proposed Pilot Travel Center's prime location near the Interstate-75 highway services regional auto-oriented consumers. The business model of Pilot caters to a workforce that travels often by transporting materials across the country, supporting the Forward Toledo goal of a Logistics Hub. Additionally, the goal of Quality Design supports the raze and rebuild of the entire site; as it will be brought into conformance and improve the overall site design and appearance. The request for a Special Use Permit to operate Gasoline and Fuel sales at 5820 & 5930 Hagman Road is supported by the Forward Toledo Comprehensive Land Use Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP25-0034, a request for an Amendment to Special Use Permit for raze and rebuild of Gasoline and Fuel Sales, originally granted by Ord. 539-80, at 5820 & 5930 Hagman Road, to Toledo City Council for the following **two (2) reasons**:

1. The proposed use is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0706(A)); and
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C)).

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP25-0034, an Amendment to Special Use Permit to raze and rebuild Gasoline and Fuel Sales, originally granted by Ord. 539-80, at 5820 & 5930 Hagman Road, to the Toledo City Council, subject to the following **fifty -four (54) 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 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. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
5. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
6. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developers cost.
7. Any previous 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.
8. All sanitary sewer manholes in the project area shall have solid lids installed on them.
9. The stormwater management plan is acceptable although the feature's size will need confirmed and possibly enlarged to provide for the required water quality volume, flood control, and restricted discharge rate. The footprint and geometrics need to also address the design guidance (Chapter 2.7 of the Ohio Rainwater Manual) including but not limited to side slopes, flow length, sediment storage, and wet forebay or alternative pretreatment.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

10. At the northern 300 feet of frontage, the existing swale that drains the public right of way cannot be filled, and the public drainage cannot be cut off. However, the swale can be modified to direct the roadway drainage into catch basins. The site shall not be graded to direct drainage from the roadway over top of a sidewalk if one is added.
11. A full submittal for stormwater review and comment requires engineering plans and the regional SWP3 submittal coversheet as provided to applicant, and its items 1.a. - 1.g. A link to the engineering requirements is on the cover sheet and the Toledo website. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit are listed on the SWP3 submittal cover sheet, items 2.a. - 2.c., as well as payment of the sewer fee for plan review and field inspection. A Toledo licensed sewer contractor is required.
12. SWP3 activities and sequencing shall account for demolition, since demolition permitting could occur prior to construction permitting.

Division of Water Distribution

No comments received at the time of print.

Division of Sewer & Drainage Services

13. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
14. 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

15. Applicant shall operate, maintain and document all inspections and maintenance of any Stormwater Control Measures on site, and submit an inspection and maintenance report annually due by December 31st.
16. 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. (This comment is specific for sites above 2,500 square ft).
17. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
18. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
19. 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.
20. 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
21. 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.

Fire Prevention Bureau

22. The proposed new buildings will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4).
23. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1).
24. A fire Hydrant is required to be placed on site for the truck service building. (OFC 507.1 and 507.5.1, TMC1511.03, rule 5, #1).
25. Private hydrants shall be supplied by at least an eight (8") inch main and of the same type used by Public Utilities Department, Water Distribution. Plans for private mains shall be submitted to the Chief of the Fire Prevention Bureau for approval prior to installation. (OFC507.5.3, TMC 11511.03, Rule 5, #2).

STAFF RECOMMENDATION (cont'd)

Fire Prevention Bureau (cont'd)

26. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (OFC507.5.4).
 - a. Three (3') feet of clear space shall be maintained around the circumference of the fire hydrants at all times (OFC507.5.5).
 - b. When fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with paragraph (L)(312) of rule 1301:7-7-03 of the Administrative Code (OFC507.5.6).
27. Any addition of cooking equipment and suppression system for same will need plans submitted for review by the Building Dept., Health Dept., and the Fire Department. (OFC104.2, OFC901.2).
28. All permits for new UST systems for this fueling station are to be submitted to the State of Ohio Fire Marshal's Office BUSTR (Bureau of Underground Storage Tank Registration) ORC 1301:7-9-10 Permits for UST systems.

Division of Traffic Management

29. Bicycle parking is required per TMC§1107.0900.
30. Sidewalks are required along Hagman Road per TMC§1107.1300 and City of Toledo Complete Streets Policy Ord. 391-23; and by the previously approved Ord. 539-80 for this site.
31. A sidewalk connection is required from the sidewalk in the right-of-way to the building sidewalk for pedestrian traffic per TMC§1107.1300.
32. Vehicle stacking must be clearly shown at gasoline pump islands per TMC§1107.1601.
33. Accessible parking signage must be posted directly in front of the parking space at a height of no less than sixty (60") inches and no more than seventy-two (72") inches above pavement level per TMC§1107.1704.
34. A twenty-five (25') foot wide drive aisle is required to be dimensioned from pump vehicle staking to parking spots for a two-way drive aisle per TMC§1107.1911.
35. All parking spaces are required to be a minimum of 9'x18' including accessible parking per TMC§1107.1911.

STAFF RECOMMENDATION (cont'd)

Plan Commission

36. The subject property consists of two (2) parcels under single ownership. **The parcels shall be combined through the Lot Combination Application process with the Lucas County Auditor.**
37. Free air, water, and restrooms shall be provided and maintained during operating hours of the station per TMC§1104.0903(D).
38. Charging stations for electric vehicles provided shall meet the requirements of TMC§1105.1300.
39. Bicycle parking slots shall be provided per TMC§1107.0304 Schedule A for the proposed gas station. Eight (8) bicycle parking slots are required. **Not depicted, bicycle parking slots shall be provided on a revised site plan.**
40. Accessible off-street parking spaces shall be provided per TMC§1107.1700. A minimum of two (2) car accessible spaces and one (1) van accessible space is required for the site. The site plan depicts two (2) van accessible spaces and two (2) car accessible spaces. **Acceptable as depicted.**
41. Wheel stops shall be provided whenever a parking lot extends to a property line, sidewalk, planting strip, or building per TMC§1107.1907. **Concrete curbing proposed on site plan is acceptable as depicted.**
42. Pursuant to TMC§1104.0903 canopies, pump islands, and non-petroleum displays are subjected to specific setback requirements. Additionally, canopies must be designed with materials consistent with the principal building. **Not depicted, a revised site plan depicting compliance with the setback requirements and canopy design standards of TMC§1104.0903 shall be submitted.**
43. Site plans shall depict the location and dimensions of drive aisles, maneuvering areas, off-street parking spaces, and stacking spaces. **Not depicted, a revised site plan depicting such items shall be provided and is subjected to the approval of the Division of Transportation.**
44. A detailed site lighting, fencing and landscape plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Pursuant to TMC§1108.0202, a thirty (30') foot wide frontage greenbelt consisting of one (1) tree for every thirty (30') feet of lot frontage, and a solid evergreen hedge planting to screen the parking lot shall be provided along Hagman Road. **Not acceptable as depicted, a revised landscape plan depicting the width of the frontage greenbelt at a minimum of thirty (30') feet with the required number of plantings shall be submitted.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- b. A Type B landscape buffer with a minimum width of ten (10') feet consisting of four (4) canopy trees and fifteen (15) shrubs per one-hundred (100') linear feet shall be provided along the eastern property line per TMC§1108.0203. A fence, wall, or berm six-feet (6') to eight-feet (8') in height may substitute for shrub requirements. **Not depicted, a revised landscape plan depicting a Type B landscape buffer along the eastern property line shall be provided.**
- c. A Type B landscape buffer shall be provided along the northern property line. If existing trees and plantings are retained per TMC§1108.0407 landscape material credits may be provided. **To comply with the intent of these standards, the quantity, species, and size of the trees to be preserved or a Type B landscape buffer along the northern property line; must be shown on a revised landscape plan.**
- d. Per TMC§1108.0204 interior parking lot landscaping is required at a rate of two (2) canopy trees and six (6) shrubs for each ten (10) parking spaces within the parking lot. Total interior parking lot landscaping required is twenty (20) square-feet per parking and stacking space. **Not acceptable as depicted, a revised landscape plan shall be provided.**
- e. Landscape areas within the parking area must be peninsular or island types and must be constructed with six-inch (6") by eighteen-inch (18") concrete curbing. Landscaped terminal islands must be provided at the end of each parking row. **Not acceptable as depicted, a revised landscape plan shall be provided.**
- f. All parking spaces must be within one-hundred (100') linear feet of a landscaped area. **Not acceptable as depicted, a revised landscape plan shall be provided.**
- g. Per TMC§1108.0205 interior site landscaping consisting of one (1) 2-inch caliper tree for every 1,000 square feet of building coverage, foundation plantings along all portions of the building that is visible from a public right-of-way, and landscaping at major building entrances is required. **Not depicted, a revised landscape plan shall be provided.**
- h. Per TMC§1108.0406 all landscape areas must be irrigated as necessary to maintain required plant materials in good and healthy conditions. All landscape areas shall be within one-hundred (100') feet of a water outlet unless a subsurface irrigation system is used. Plantings may be further than one-hundred (100') feet from water outlets in areas where sufficient xeriscaping is used. **Not depicted, revised applicable plans shall be provided.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- i. Per TMC§1108.0203(G), dumpsters shall be screened on all four sides with materials of evergreen plantings, fencing, a wall, or a combination thereof with a minimum height of six (6') feet. **Dumpster screening detail and materials shall be submitted for approval.**
 - j. Topsoil must be back filled to provide positive drainage of the landscape area.
 - k. 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.
 - l. 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 preserved. **Not acceptable as depicted. The species and size of trees to be preserved shall be provided.**
 - m. 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.
 - n. The location, height and materials for any fencing to be installed and maintained.
 - o. 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.
45. Five-foot (5') wide connecting walkways to the street sidewalk and to the parking spaces east and north of the primary building shall be provided pursuant to TMC§1109.0103. **Not depicted, a revised site plan shall be submitted.**
46. Transparent windows shall occupy at least forty (40%) percent of the area between two (2') and ten (10') feet at grade from the base of the primary elevation (Hagman Rd) facing the right-of-way per TMC§1109.0205(C)(3). **Not acceptable, revised elevations depicting additional windows along the eastern side of the front façade shall be submitted to the Plan Director for final approval.**
47. At least eighty percent (80%) of each elevation visible from the right-of-way shall be comprised of predominant building materials and colors; and up to twenty percent (20%) of each elevation may be comprised of accent building materials and colors. **Not acceptable as depicted, revised elevations that meet the building material standards of TMC§1109.0500 shall be submitted.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

48. Building materials of the accessory structure shall be comprised of the same building materials as the primary structure. **Not depicted, building elevations for the proposed accessory structure shall be provided and meet the regulations of TMC§1109.0500.**
49. Signage shall meet the standards of TMC§1113 - Signs.
 - a. Signage proposed on the rear façade is not permitted.
 - b. Existing signage shall be brought in compliance or a variance from the Board of Zoning Appeals shall be obtained.
 - c. Applicant shall obtain appropriate permits for any proposed signage.
50. Outside storage and display of non-petroleum or non-auto-related products on the site is prohibited.
51. 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.
52. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
53. 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.
54. 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.

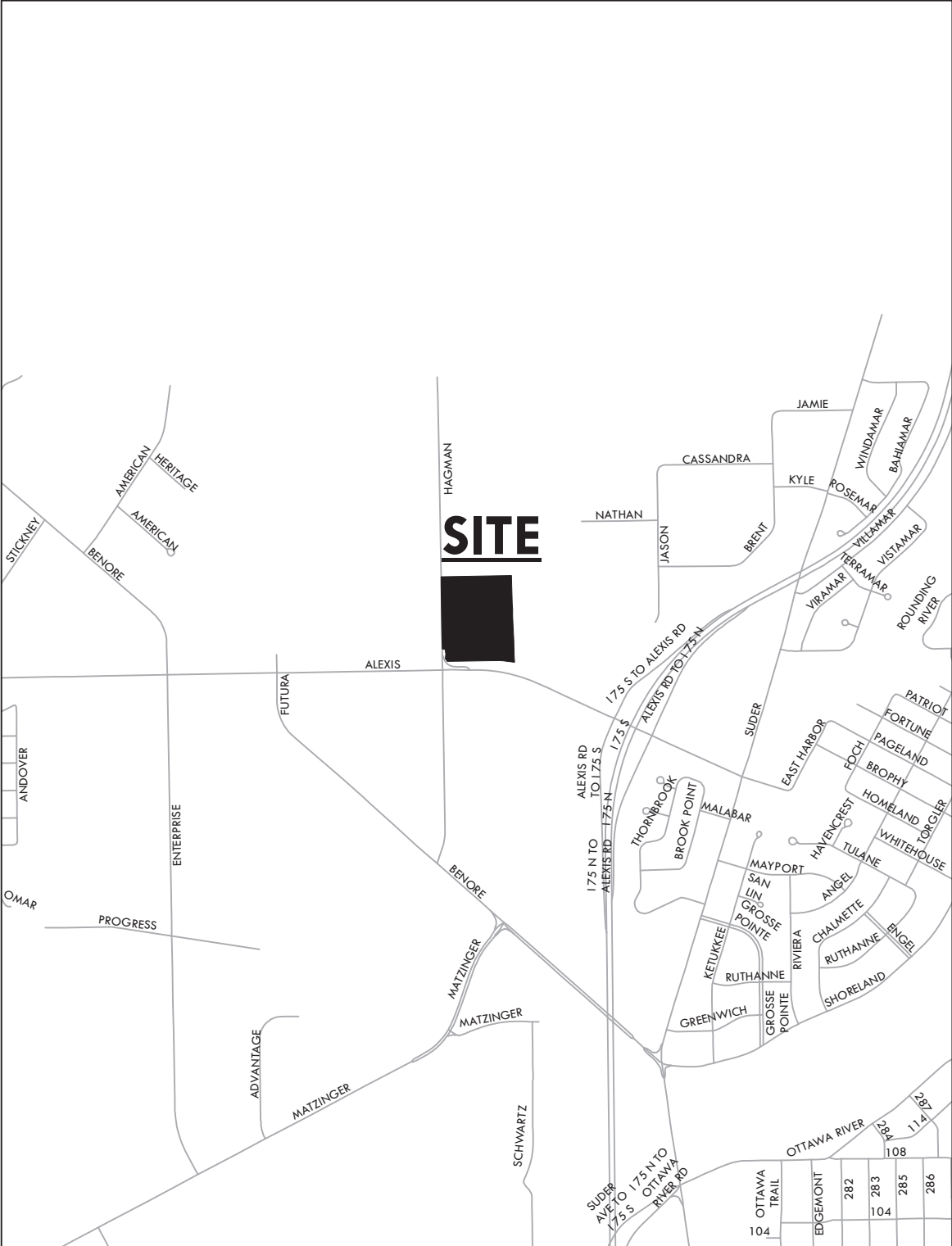
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP25-0034
DATE: November 6, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: December 10, 2025
TIME: 4:00 P.M.

AV
Six (6) sketches follow

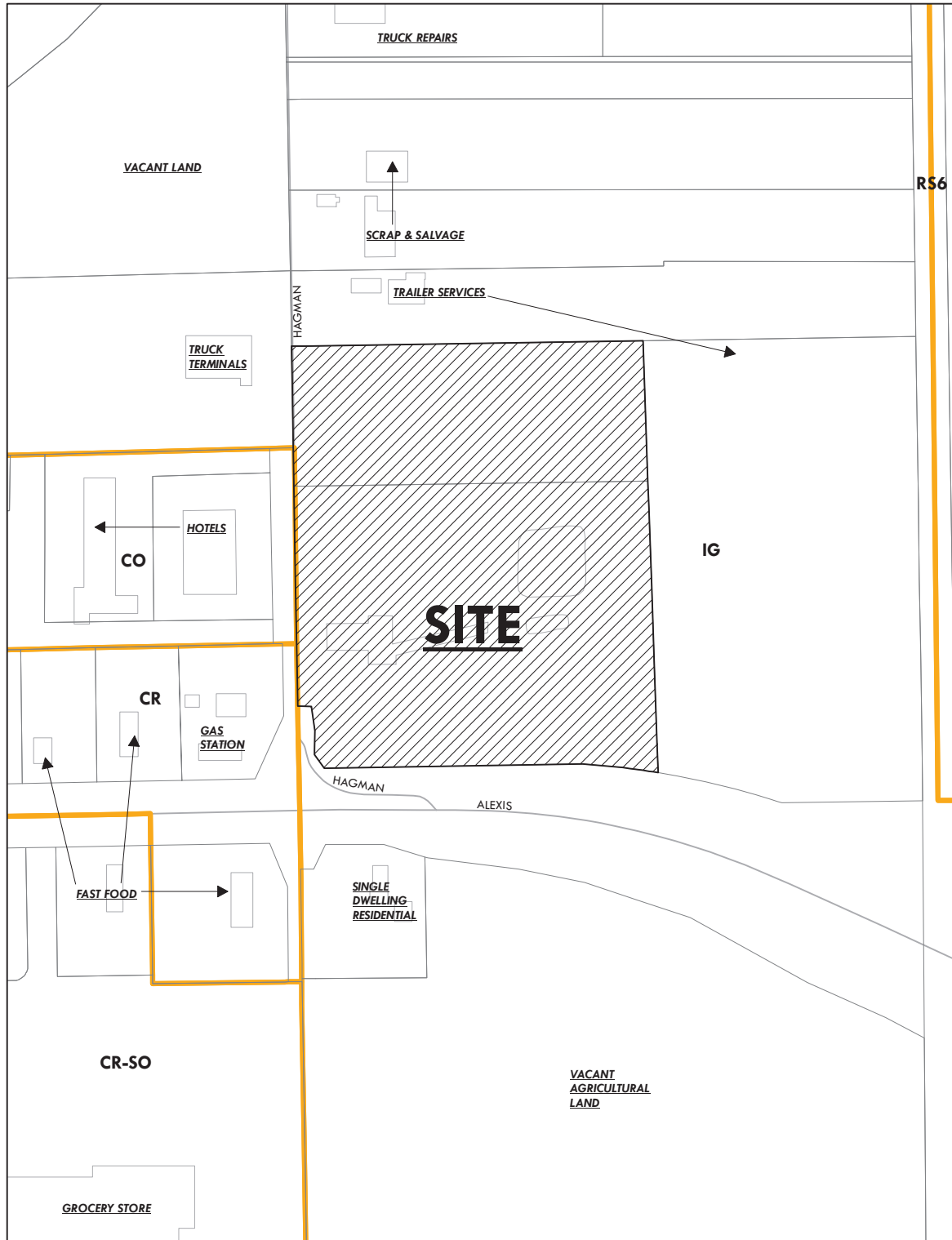
GENERAL LOCATION

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ID 68



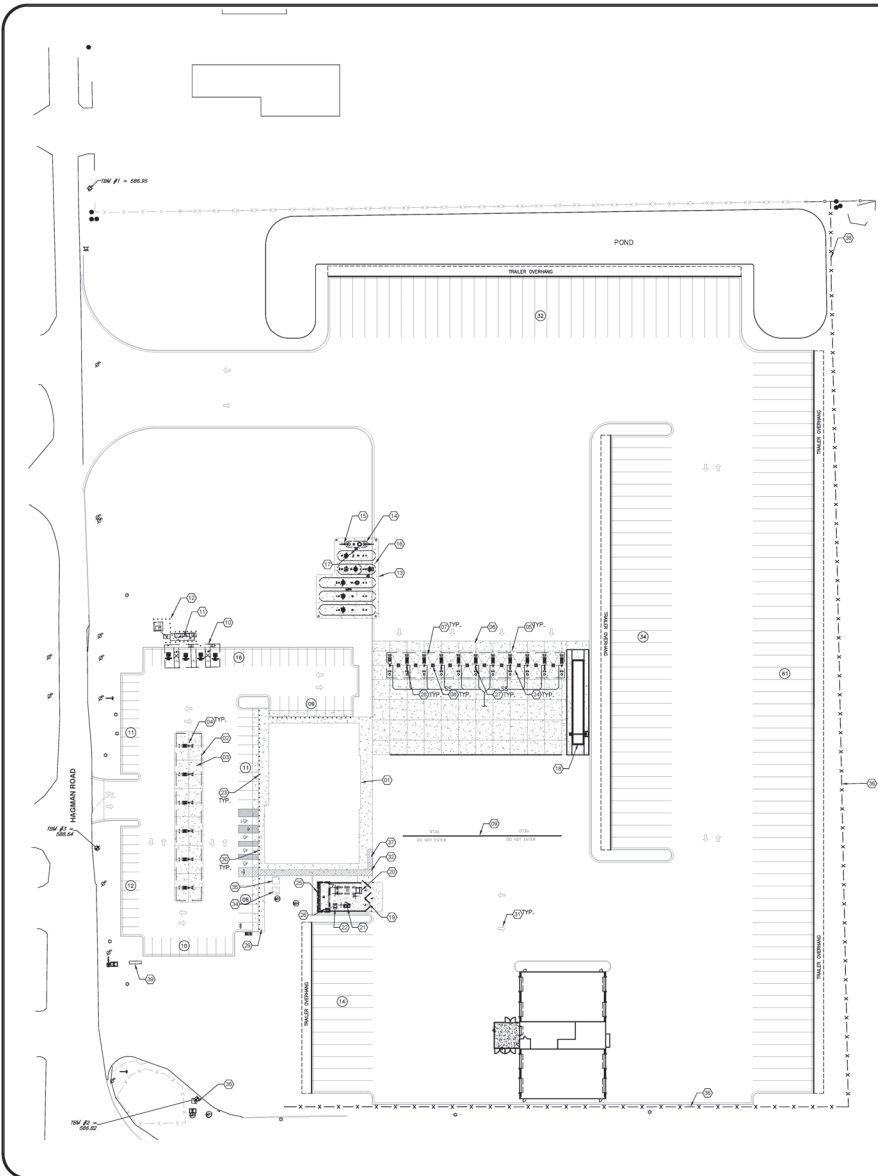
ZONING & LAND USE

SUP25-0034
ID 68



SITE PLAN

SUP25-0034
ID 68



- CONSTRUCTION NOTES**
- TRAVEL CENTER BUILDING (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR.
 - AUTO CANOPY, (SEE AC-SERIES DRAWINGS) FURNISHED AND INSTALLED BY CANOPY SUPPLIER. CANOPY FOUNDATIONS INSTALLED BY CONTRACTOR.
 - 4" REINFORCED CONCRETE PAD FOR AUTO CANOPY, (SEE AC-SERIES DRAWINGS) INSTALLED BY CONTRACTOR.
 - CONCRETE ISLAND WITH A GAS/AUTO DIESEL (3+1) DISPENSER AND CONTAINMENT BOX (TYPICAL), INSTALLED BY CONTRACTOR.
 - TRUCK CANOPY, (SEE TC-SERIES DRAWINGS) FURNISHED AND INSTALLED BY CANOPY SUPPLIER. CANOPY FOUNDATIONS INSTALLED BY CONTRACTOR.
 - 4" REINFORCED CONCRETE PAD FOR TRUCK CANOPY, (SEE TC-SERIES DRAWINGS), INSTALLED BY CONTRACTOR.
 - CONCRETE ISLAND WITH A DIESEL DISPENSER AND CONTAINMENT BOX (TYPICAL), INSTALLED BY CONTRACTOR.
 - PREFABRICATED TRUCK ISLAND CATCH BASIN (TYPICAL), FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
 - 12" WIDE PAINTED (SAFETY YELLOW) PULL FORWARD LINE INSTALLED BY CONTRACTOR.
 - EXISTING EV CANOPY TO REMAIN.
 - EXISTING 8" REINFORCED CONCRETE PAD FOR EV TRANSFORMER AND ELECTRICAL SWITCH GEAR INSTALLED BY CONTRACTOR. FINAL SIZE AND LOCATION TO BE PER UTILITY AGENCY.
 - EXISTING 6" SCH 40 STEEL PIPE BOLLARDS SPACED AT 30' O.C. LOCKED ALONG CURB. 4" EV TRANSFORMER AND ELECTRICAL SWITCH GEAR, FURNISHED AND INSTALLED BY CONTRACTOR. ALL STEEL PIPE BOLLARDS AT EV CANOPY/TRANSFORMER TO BE SUPPLIED WITH BLUE ISOLAND SLEEVES (SEE EV-SERIES DRAWINGS FOR DETAILS).
 - UNDERGROUND FUEL TANK FARM, SEE PP-SERIES DRAWINGS FOR MORE INFORMATION.
4,000 GALLON, 6'-0" x 21'-11" LONG, SINGLE-WALL, FIBERGLASS UNDERGROUND OIL/WATER SEPARATOR, FURNISHED BY OWNER, INSTALLED BY CONTRACTOR. SEE CIVIL AND PP-SERIES DRAWINGS FOR MORE INFORMATION.
 - CLEAN OUT FOR OIL/WATER SEPARATOR FURNISHED AND INSTALLED BY CONTRACTOR.
 - 8" REINFORCED CONCRETE SLAB AT TANK FARM, INSTALLED BY CONTRACTOR.
 - NEW TANK VENT RISER CLUSTER, FURNISHED AND INSTALLED BY CONTRACTOR.
 - TRUCK SCALE, CONCRETE TRUCK SCALE RTT AND TRUCK SCALE FURNISHED AND INSTALLED BY TRUCK SCALE SUPPLIER. ELECTRICAL, COMMUNICATIONS AND DRAINAGE PROVIDED TO THE SCALE PER BY CONTRACTOR, COORDINATION BY CONTRACTOR.
 - TRASH ENCLOSURE, 8' CHAIN LINK FENCE WITH VINYL INFILLS MOUNTED ON REINFORCED CONCRETE PAD WITH PROTECTIVE STEEL BOLLARDS, INSTALLED BY CONTRACTOR. (SEE ARCH. DRGS FOR DETAILS).
 - TRASH COMPACTOR, FURNISHED AND INSTALLED BY TRASH COMPACTOR SUPPLIER.
 - CARDBOARD BALEER OR RECYCLE CHAMFER, FURNISHED AND INSTALLED BY CHAMFER SUPPLIER.
 - 8" SCH 40 STEEL PIPE BOLLARD FURNISHED AND INSTALLED BY CONTRACTOR. ALL STEEL PIPE BOLLARDS TO BE SUPPLIED WITH BOLLARD SLEEVES AS DESIGNATED BELOW.
 - EV CANOPY/TRANSFORMER - BLUE
AUTO CANOPY, AIR/FACTOR STAND, AND TANK FARM - YELLOW
(SEE CIVIL DRGS FOR SPECS.)
 - 1'-0" SCH 40 STEEL PIPE BOLLARD FURNISHED AND INSTALLED BY CONTRACTOR. ALL STEEL PIPE BOLLARDS TO BE SUPPLIED WITH BOLLARD SLEEVES AS DESIGNATED BELOW.
 - TRUCK CANOPY AND TANK FARM - YELLOW
(SEE CIVIL DRGS FOR SPECS.)
 - YARD MAINTENANCE BUILDING BY CONTRACTOR, (SEE DC-SERIES DRAWINGS).
 - AUTO AIR/AQUARIUM (PROVIDED BY OWNER, ELECTRICAL BY CONTRACTOR), YARD HYDRANT BY CONTRACTOR.
 - TRUCK AIR TRAVEL, TYPICAL AT EVERY OTHER TRUCK FUELING ISLAND, FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.
 - TRUCK FREEZE PROOF WATER STAND TYPICAL AT EVERY OTHER TRUCK FUELING ISLAND FURNISHED AND INSTALLED BY CONTRACTOR.
 - 4" CONCRETE SIDEWALK INSTALLED BY CONTRACTOR.
 - "HANDICAP PARKING" SIGNS, MOUNTED ON POLES, FURNISHED AND INSTALLED BY OWNER'S SIGN VENDOR. (SEE CIVIL DETAILS FOR MOUNTING INSTRUCTIONS).
 - ALL DIRECTIONAL AND PARKING STRIPING TO BE SAFETY YELLOW-UNLESS NOTED OTHERWISE (TYP).
 - TRAFFIC STRIPING 4" WIDE PAINTED (SAFETY YELLOW) PARALLEL STRIPES AT 16' O.C. FURNISHED AND INSTALLED BY CONTRACTOR.
 - PAVEMENT SYMBOL AND LETTERING PER D.O.T. SPECIFICATIONS (TYP), FURNISHED AND INSTALLED BY CONTRACTOR.
 - 7'-0" x 7'-0" x 6" REINFORCED CONCRETE PAD FOR LOCAL UTILITY ELECTRICAL TRANSFORMER INSTALLED BY CONTRACTOR. FINAL SIZE AND LOCATION TO BE PER UTILITY AGENCY.
 - 7'-0" x 7'-0" x 6" REINFORCED CONCRETE PAD FOR TRAVEL CENTER DISTRIBUTION ELECTRICAL TRANSFORMER INSTALLED BY CONTRACTOR. FINAL SIZE AND LOCATION TO BE PER UTILITY AGENCY.
 - 4" CHAIN LINK PERIMETER FENCE, FURNISHED AND INSTALLED BY CONTRACTOR.
 - 5'-0" x 20'-0" PASSENGER DROP-OFF/LOADING ZONE, TRAFFIC STRIPING 4" WIDE PAINTED (SAFETY YELLOW) PARALLEL STRIPES AT 16' O.C. FURNISHED AND INSTALLED BY CONTRACTOR.
 - EXISTING MID-RISE SIGN TO REMAIN.
 - EXISTING GOAL POST SIGN TO REMAIN.



Chris SeeGates
New 2055
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Ph: 419.724.5281
www.ceeinc.com

LEGEND	
	CONCRETE
	NO PARKING AREA STRIPING
	CHAIN LINK FENCE
	
SITE INFORMATION	
FAIRING	250000
AUTO PARKING	78
HANDICAP PARKING	04
TRUCK PARKING	141
EV CHARGING STATION	04
ACRES -	ACRES
SITE AND BUILDING ACCESSIBILITY PER ANSI A117.1	

- GENERAL NOTES**
- REFER TO ES-SERIES DRAWINGS FOR LOCATIONS AND TYPES OF LIGHTING. REFER TO SL-SERIES DRAWINGS FOR LIGHTING FIXTURE/POLE DETAILS.
 - REFER TO SS-SERIES DRAWINGS FOR LOCATIONS AND TYPES OF SIGNS. FOUNDATIONS BY SIGN VENDOR.

PILOT COMPANY
DESIGN DEPARTMENT
5808 LONAS DRIVE
KNOXVILLE, TN 37950
(865) 588-7488



SITE PLAN
PILOT TRAVEL CENTER
5820 HAGMAN ROAD
TOLEDO, OH 43612

DATE	REV.	REVISION DESCRIPTION
DATE: 10/15/25	DRAWN BY: JTB	PROJECT: 014-03

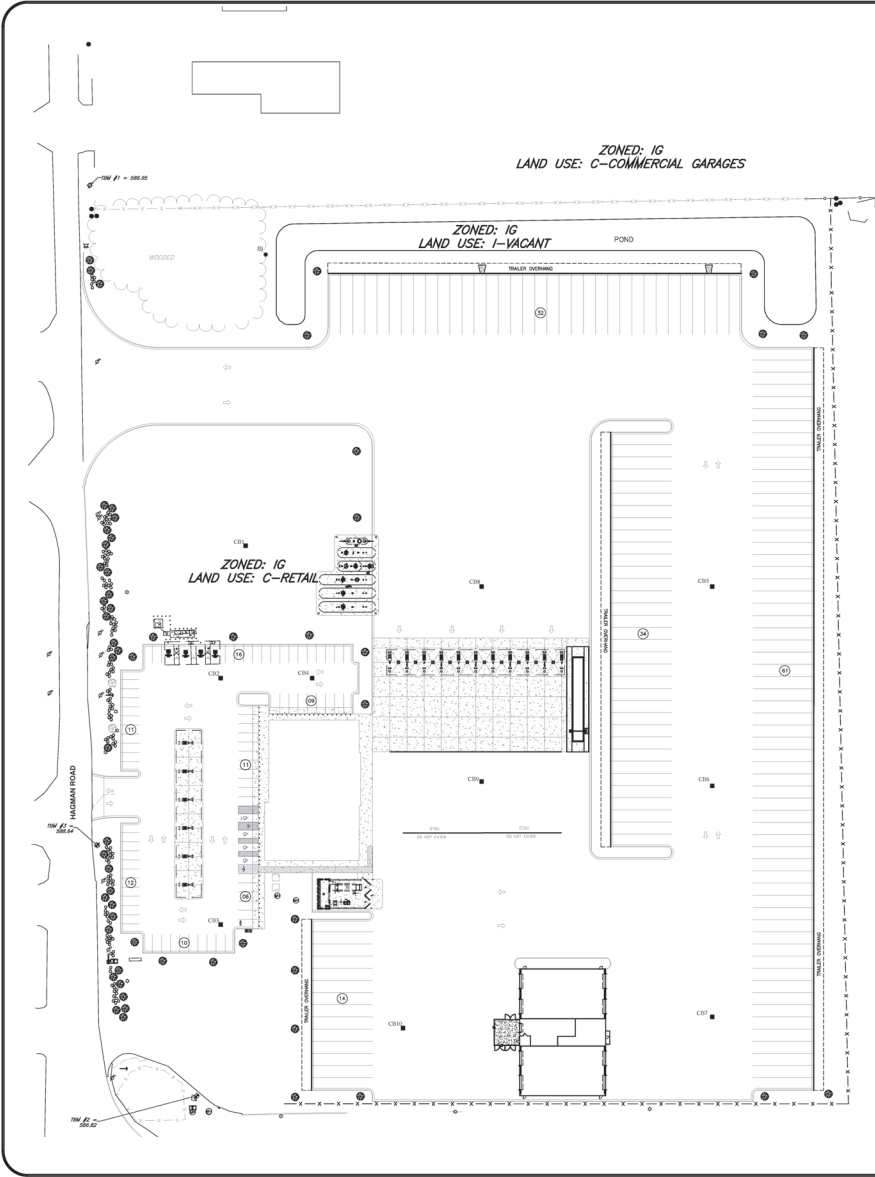
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C3.0



SITE PLAN
1" = 50'

LANDSCAPE PLAN

SUP25-0034
ID 68



LEGEND	
●	PROPOSED TREE (DB)
●	PROPOSED SHRUB (150)
○	EXISTING TREE (2)
—	EXISTING TREE LINE

GENERAL NOTES

1. REFER TO SS-SERIES DRAWINGS FOR LOCATIONS AND TYPES OF LIGHTING. REFER TO SL-SERIES DRAWINGS FOR LIGHTING FIXTURE/POLE DETAILS.
2. REFER TO SS-SERIES DRAWINGS FOR LOCATIONS AND TYPES OF SIGNS. FOUNDATIONS BY SIGN VENDOR.

LANDSCAPE NOTES

1. LANDSCAPE ALONG HAGMAN ROAD SHALL REQUIRE A TYPE 10 BUFFER PER TABLE 1106.0202. THE BUFFER WIDTH IS 10 FEET AND 4 CHERRY TREES AND 15 SHRUBS ARE REQUIRED PER 100 FEET OF FRONTAGE.
2. THE FRONTAGE ALONG HAGMAN ROAD IS 808' REQUIRING 36 TREES AND 135 SHRUBS.
3. BASED ON THE 25,000 SF OF BUILDING COVERAGE AN ADDITIONAL 24 2" GALPER TREES ARE SHOWN FOR INTERIOR SITE LANDSCAPING.

PILOT COMPANY
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5808 LONAS DRIVE
KNOXVILLE, TN 37950
(865) 582-7488



SITE PLAN
PILOT TRAVEL CENTER
5820 HAGMAN ROAD
TOLEDO, OH 43612

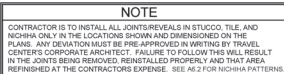
DATE	REV.	REVISION DESCRIPTION
10/16/25		DRAWN BY: XTB PROJECT: 014-03

DATE: 10/16/25
DRAWN BY: XTB
PROJECT: 014-03

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ID 68

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WALL TEXTURE LEGEND	
2" INSULATED EXTERIOR METAL WALL PANEL SYSTEM 	NICHA WALL SYSTEM-ILLUMINATION "RANDOM PATTERN" SEE SHEET M-3 FOR COLOR DISTRIBUTION 
METAL DESIGN SYSTEM-WALL CLADDING, "BTR RED" 	

TRAVEL CENTER EXTERIOR LEGEND	
2" INFLATED EXTERIOR METAL PANEL SYSTEM  FINISHED BY OWNER FURNISHED BY OWNER NCHRA WALL SYSTEM  CUSTOM COLOR, RANDOM PATTERN FINISHED BY OWNER FURNISHED BY OWNER SWD07A 4 "DOVEtail" MANUFACTURED INSTALLATION METHOD: STUCK ON SWD07B 8 "DOVEtail" MANUFACTURED INSTALLATION METHOD: STUCK ON SWD07C 16 "DOVEtail" MANUFACTURED INSTALLATION METHOD: STUCK ON SWD07D 32 "DOVEtail" MANUFACTURED INSTALLATION METHOD: STUCK ON METAL DESIGN SYSTEM TYPE WALL  RAINSCREEN, 28" TO 36" W/16" REVEAL FINISHED BY OWNER FURNISHED BY OWNER ROCK - INSTALLATION METHOD: STUCK ON  INSTALLATION COMPONENTS: BASE AND REINFORCING STUDS FINISHED BY OWNER (MATCHING WALL FINISHES) WALL PACK LIGHT  FINISHED BY OWNER FURNISHED BY OWNER LONGBOARD ARCHITECTURAL PRODUCTS AT V-GROOVE, FINISH DARK NICKEL FINISHED BY OWNER FURNISHED BY OWNER VERTICAL ORIENTATION W/ QUICK- INSTALLATION METHOD COMPLETE INSTALLATION OF SYSTEM	LED STRIP LIGHTS  FINISH: SEE ELECTRICAL FINISHED BY CONTRACTOR FURNISHED BY CONTRACTOR METAL ROOF COPING  PATTERN: SHERRIN WILLIAMS' REAL FINISHED BY OWNER FURNISHED BY OWNER PAINT FINISHES AND INSTALLED  PER: FINISHES 24 GAUGE METAL FINISHED BY OWNER FURNISHED BY OWNER BRASS, STANDARD COLOR  FINISHED AND INSTALLED BY ROOFING CONTRACTOR DOORS AND FRAMES TO BE INSTALLED "DOVEtail" GATE  FINISHED BY OWNER 24GA. METAL ROOF COPING  FINISHED BY OWNER IN A SATIN FINISH LSB ARCHITECTURAL COPING  FINISH TO MATCH METAL COPING CLEAR ANODIZED ALUMINUM FINISHED BY OWNER OWNER FURNISHED  FRAMES AND VINYL GRAPHIC SUPPLIED, PREPARED AND INSTALLED OVER FURNISHED CONTRACTOR - INSTALLATION

NOTE
ALL EXTERIOR PAINT TO BE "CONFLEX XL" HIGH-BUILD ELASTOMERIC COATING SPECIFICATION.



PILOT COMPANY
DESIGN DEPARTMENT
5508 LONAS DRIVE
KNOXVILLE, TENNESSEE 37909
(865) 588-7488



EXTERIOR
ELEVATIONS

[illegible]

SHEET

A6.1