

REVISED

REF: SPR-30-24  
DATE: July 11, 2024

## GENERAL INFORMATION

### Subject

Request	-	Major Site Plan Review for a Self-Storage Facility
Location	-	5055 Jackman Road
Applicant / Owner	-	AFS Jackman LLC 1851 Madison Avenue, Suite 300 Council Bluffs, IA 51503

### Site Description

Zoning	-	CR (Regional Commercial)
Area	-	± 17.6 acres
Frontage	-	± 685' along Jackman Road
Existing Use	-	Vacant Parking Lot
Proposed Use	-	Self-Storage Facility

### Area Description

North	-	CR, RD6 / Bowling Alley, Apartments
South	-	CR / Gas Station, Retail, Neighborhood Commercial, Laskey Road
East	-	IL / Bowling Alleys, Retail, Lodge, Warehouse
West	-	CR / Fast Food, Apartments, Retail

### Combined Parcel History

M-14-59	-	Interim zoning for annexed portion of Washington Township (P.C. approved 06/04/59)
M-37-60	-	Interim zoning for annexed portion of Washington Township (P.C. approved 10/06/60)
PL-1-88	-	Parking Lot Review of former drive-in theater

### Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

## STAFF ANALYSIS

The applicant is requesting a Major Site Plan Review for a new Self-Storage Facility at 5055 Jackman Road. The ±17.6 acre site is zoned CR (Regional Commercial). Self-Storage Facilities – defined as *Mini-Warehouses* – are permitted in CR (Regional Commercial) zoning districts. To the north is a bowling alley and apartments, to the south is a gas station, retail, neighborhood commercial, and Laskey Road, to the east is a bowling alley, retail, a lodge, and a warehouse, and to the west are fast food restaurants, apartments, and retail.

### Parking and Circulation

TMC§1107.0300 *Off-street parking Schedule “A”* requires a minimum of five (5) off-street parking spaces for the proposed Self-Storage Facility. The submitted site plan provides three (3) within the site plan boundaries; however, there is a large parking field on the same property to the west. The applicant intends to occupy the adjacent property and parking area along with the proposed Self-Storage Facility. These parking spaces will more than comply with TMC§1107.0300.

Accessible parking spaces must be provided according to TMC§1107.1700 *Accessible Parking for Physically Disabled Persons*. The submitted site plan shows no new accessible parking spaces. The applicant intends to use existing accessible parking spaces in the parking field to the west. Required spaces for persons with disabilities must be located in close proximity to building entrances and be designed to permit occupants of vehicles to reach the building entrance on an unobstructed path. The existing accessible parking spaces are not located withing close proximity to the proposed facility. A revised site plan shall be submitted depicting the required accessible parking spaces and listed as a condition of approval.

A minimum of one (1) bicycle parking space per ten (10) automobile parking spaces is required pursuant to TMC§1107.0300 *Off-Street Parking Schedule “A”*. None are shown on the submitted site plan, however a minimum of two (2) spaces shall be provided on site. A revised site plan shall be submitted depicting the required minimum bicycle parking and listed as a condition of approval.

### Landscaping

Pursuant to TMC§1108.0202 *Frontage Greenbelt*, a thirty-foot (30') frontage greenbelt is required along Jackman Road. At least twenty-three (23) trees are required within the frontage greenbelt. The submitted landscaping plan shows fifteen (15) trees – three (3) of which are existing. TMC§1108.0407 *Tree Preservation and Credit For Existing Landscape Materials* permits the applicant to use these preserved trees as landscape material credits. Based upon their caliper shown on the submitted landscaping plan, these three (3) trees equate to fourteen (14) tree credits. Trees shown on the submitted landscaping plan comply with TMC§1108.0202 *Frontage Greenbelt*; however, a solid evergreen hedge is required along the parking area fronting on Jackman Road. A low decorative stone or brick wall would also be acceptable to meet this requirement. A revised landscaping plan shall be submitted depicting the required evergreen hedge, or wall, along the parking area facing Jackman Road and listed as a condition of approval.

**STAFF ANALYSIS (cont'd)**

Landscaping (cont'd)

Pursuant to TMC§1108.0204, a perimeter landscape buffer ten feet (10') in width is required along the southern end of the facility's internal drive aisle. Such perimeter landscape buffer shall include at least one (1) canopy tree and a continuous shrub with a minimum height of eighteen inches (18"). A decorative stone or brick wall will also be acceptable to meet this requirement. A revised landscaping plan shall be submitted depicting the perimeter landscaping and listed as a condition of approval.

In addition to the other landscape requirements for buffer areas and frontage greenbelts, one (1) tree is required for every 1,000 square feet of building coverage and two (2) canopy trees and six (6) shrubs are required for each ten (10) parking spaces. The proposed buildings combined total twenty-six thousand (26,000) square feet and a minimum of five (5) parking spaces are required for the facility. Twenty-eight (28) trees and six (6) shrubs are required. The submitted landscaping plan does not depict any of these required plantings. A revised landscaping plan shall be submitted depicting the interior site landscaping and listed as a condition of approval.

Foundation plantings are required along all portions of the building that are visible from the public rights-of-way. Foundation plantings shall be provided along visible elevations to the north and south of buildings one, two, three, and five. A revised landscaping plan shall be submitted depicting foundation plantings and listed as a condition of approval.

Building Design & Materials

Pursuant to TMC§1109.0204, at least one (1) main entrance of the facility shall face and open directly onto a five-foot (5') 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. Connecting walkways may cross parking aisles or driveways if 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 six inches (6") with tapered side slopes and meet ADA standards. A revised site plan shall be submitted showing compliance with this section and listed as a condition of approval.

TMC§1109.0500 *Building façade materials and color* establishes building material standards which 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. Submitted building elevations visible from the right-of-way depict burnished slate architectural metal panels and stone veneer as predominant materials and white composite siding as an accent material. Non-transparent fixed windows comprise an average of thirty-seven percent (37%) of the area between two (2) and ten (10) feet from grade of each of these façades. Windows must comprise at least forty percent (40%) of primary elevations facing Jackman Road. Revised elevations shall be submitted showing compliance with this section. The submitted materials and color on the main structure complies with all other provisions of TMC§1109.0500.

**STAFF ANALYSIS (cont'd)**

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Regional Commercial land uses. Regional Commercial Land uses are for predominantly large-scale commercial uses intended to accommodate auto-oriented developments such as malls, big box retail stores and mixed-use developments. Offices and multiple family residential developments may also be interspersed within this district. The proposed self-storage facility is compatible with the 20/20 Comprehensive Plan as an auto-oriented development.

Draft Forward Toledo Comprehensive Land Use Plan

The Draft Forward Toledo Comprehensive Land Use Plan targets this area for General Commercial land uses. General Commercial land uses are intended to provide space for auto-oriented and large-scale commercial operations which may also cater to regional demand. The proposed self-storage facility is compatible with the Draft Forward Toledo Plan as an auto-oriented development.

The staff recommends approval of the Major Site Plan Review for a new Self-Storage Facility at 5055 Jackman Road, because the plan complies with all standards of the Toledo Municipal Code, Zoning Code, and other adopted City policies, and the proposed use is allowed in the district in which it is located.

**STAFF RECOMENDATION**

The staff recommends that the Toledo City Plan Commission approve SPR-30-24, a Major Site Plan Review for a new Self-Storage Facility at 5055 Jackman Road, for the following two (2) reasons:

1. The Site Plan complies with all standards of the Toledo Municipal Code, the Zoning Code, and other adopted City policies (**TMC§1111.0809(A)**); and,
2. The proposed use is allowed in the district in which it is located (**TMC§1111.0606(B)**).

The staff further recommends that the Toledo City Plan Commission approve of SPR-30-24, a Major Site Plan Review for a new Self-Storage Facility at 5055 Jackman Road, subject to the following **thirty-seven (37)** 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.



**STAFF RECOMENDATION (cont'd)**

Division of Engineering Services (cont'd)

2. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. Toledo is a permitted stormwater discharger and according to its Municipal Separate Storm System (MS4) permit, should review the stormwater proposal according to the Ohio Construction General Permit (CGP) requirements. Toledo will review the stormwater proposal and provide comments to the project owner and their designer regarding compliance with the CGP.
5. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
6. Post-construction stormwater management is required for a project of this size; the site plan needs resubmitted with it included. Requirements are given in the 2014 Infrastructure Requirements, online in the drop-down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>
7. Engineering approval of stormwater construction plans and a SWP3 are needed for construction permit(s) to be issued. A full stormwater submittal will be required, which requires multiple items listed on the SWP3 submittal coversheet. A version of the coversheet used regionally is at <https://tmacog.org> and a version with notes for use in Toledo has been provided to the site designer for this proposal.
8. Following stormwater plan review and approval, additional items are needed to receive a construction permit:
  - a. Stage 2 items listed on the regional SWP3 submittal cover sheet. This includes a post-construction covenant for its operation and maintenance.
  - b. Fee and a Toledo Licensed Sewer Contractor for the sewer construction permit. A fee calculation and submittal form has been provided to the SWP3 designer.
  - c. Construction inspection and completion of obligations in the stormwater permit.

**STAFF RECOMENDATION (cont'd)**

Sewer & Drainage Services

9. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
10. 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

11. Applicant must provide Post-construction stormwater management for a project of this size, the site plan needs resubmitted with it included.
12. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
  - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
  - b. Construction BMPs shall be in place prior to the start of construction activities.
  - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours
13. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
14. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
15. 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.
16. 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)

**STAFF RECOMENDATION (cont'd)**

Division of Environmental Services (cont'd)

17. 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.

Division of Transportation

18. Bicycle parking is required per TMC 1107.0900.

19. Accessible parking must be shown and must comply with TMC 1107.1701 & 1107.1702.

20. All parking spaces and drive aisles must be clearly shown and dimensioned per TMC 1107.1911.

Water Distribution

No comments or concerns.

Fire Prevention

21. The proposed new buildings will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4).
22. Security gates shall have an approved means of emergency operations. A Knox Box gate key is required for after hours access for fire fighting purposes (OFC 503.6, 506.1) Contact fire prevention for specifics on gate key.
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. Fire apparatus access into and through the facility shall comply with all requirements for angles of approach and departure, turning radius's and dead end turn arounds. (OFC503.1.2, 503.2.2, 503.2.4 and Annex D) – Note – Please check apparatus size shown to current aerial apparatus. Height 12'10", length 48', width 9'8", wheelbase 23', turning radius 37.8'. Rosenbauer Apparatus is now used.
25. Private fire service mains and appurtenances will be required and location approved by the Fire Prevention Bureau. (OFC507.5.1 / TMC1511.03 Ohio Fire Code Amendments) – NOTE – current locations of fire hydrants are in locations that present a hindered access to the FD. Please contact the fire prevention bureau to discuss options, such as using the fence between buildings 4 & 5 as access for FD operations. Written permission to use the existing hydrant from the property owner is required.
26. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2)

**STAFF RECOMENDATION (cont'd)**

Plan Commission

27. Off-street parking shall be provided pursuant to Off-Street Parking Schedule "A," (TMC§1107.0304). A total of five (5) parking spaces are required for this site. The submitted site plan shows three (3) parking spaces. **Not acceptable as depicted. Revised site plan must show additional parking on the existing parking field to the west.**
28. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A," (TMC§1107.0300). Minimum number of bicycle parking slots required for mini-storage is one (1) bicycle parking per ten (10) parking spaces. **Not acceptable as depicted. Revised plan shall be submitted depicting the required minimum bicycle parking.**
29. 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 is required. Accessible spaces shall be located within close proximity to the building and shall be designed to permit occupants to reach the building entrance on an unobstructed path. **Not acceptable as depicted. Revised plan shall be submitted depicting the required accessible parking spaces.**
30. Off-street parking and loading spaces, parking lots, maneuvering aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot. **Acceptable as depicted.**
31. A detailed site, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plans shall include:
  - a. A thirty-foot (30') frontage greenbelt is required along Jackman Road and shall include at least twenty-three (23) trees. **Acceptable as depicted.**
  - b. 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. **Not acceptable as depicted. Hedge or low brick or stone wall is required along parking area fronting Jackson Street. Revised landscaping plan shall be submitted depicting the required evergreen hedge, or wall, along the parking area facing Jackman Road.**
  - c. A perimeter landscape buffer ten feet (10') in width is required along the southern end of the facility's internal drive aisle. Such perimeter landscape buffer shall include at least one (1) canopy tree and a continuous shrub with a minimum height of eighteen inches (18"). **Not acceptable as depicted. One (1) canopy tree and a continuous shrub is required. Low brick or stone wall may be used as a substitute for continuous shrub. Revised landscaping plan shall be submitted depicting the required perimeter landscaping.**

**STAFF RECOMENDATION (cont'd)**

Plan Commission (cont'd)

- d. Two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot. Two (2) trees and six (6) shrubs are required for this site. **Not acceptable as depicted. Two (2) additional trees and six (6) additional shrubs are required. Revised landscaping plan shall be submitted depicting the required plantings.**
  - e. One 2-inch caliper tree for every 1,000 square feet of building coverage shall be required. Twenty-six (26) trees are required for this site. As long as the required buffer areas are sufficiently screened, the additionally required trees may be placed anywhere on the parcel. **Not acceptable as depicted. Approval of final landscape plan will be upon the discretion of the Planning Director.**
  - f. Foundation plantings shall be required along the portions of the building visible from the right-of-way. **Not acceptable as depicted. Foundation plantings shall be provided along visible northern and southern façades and shown on a revised landscaping plan.**
  - g. Topsoil must be back filled to provide positive drainage of the landscape area.
  - 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.
  - 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*.
  - j. 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.
32. At least one main entrance of the facility 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. **Not acceptable as depicted. A revised site plan shall be submitted showing compliance with TMC§1109.0204.**
33. Windows shall occupy at least forty percent (40%) of the area between two and ten feet at grade from the base of the primary elevation facing the right-of-way. **Not acceptable as depicted. Windows comprise an average of thirty-seven percent (37%) of the area between two (2) and ten (10) feet on the primary elevation(s). Revised elevations shall be submitted showing windows occupying at least forty percent (40%) of the area between two (2) and ten (10) feet of elevations facing Jackman Road.**

**STAFF RECOMENDATION (cont'd)**

Plan Commission (cont'd)

34. Applicant shall obtain appropriate permits for any proposed signage.
35. 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.
36. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval date then the site plan approval shall become null and void.
37. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

MAJOR SITE PLAN REVIEW  
TOLEDO CITY PLAN COMMISSION  
REF: SPR-30-24  
DATE: July 11, 2024  
TIME: 2:00 P.M.

AS

Eleven (11) sketches follow

## GENERAL LOCATION

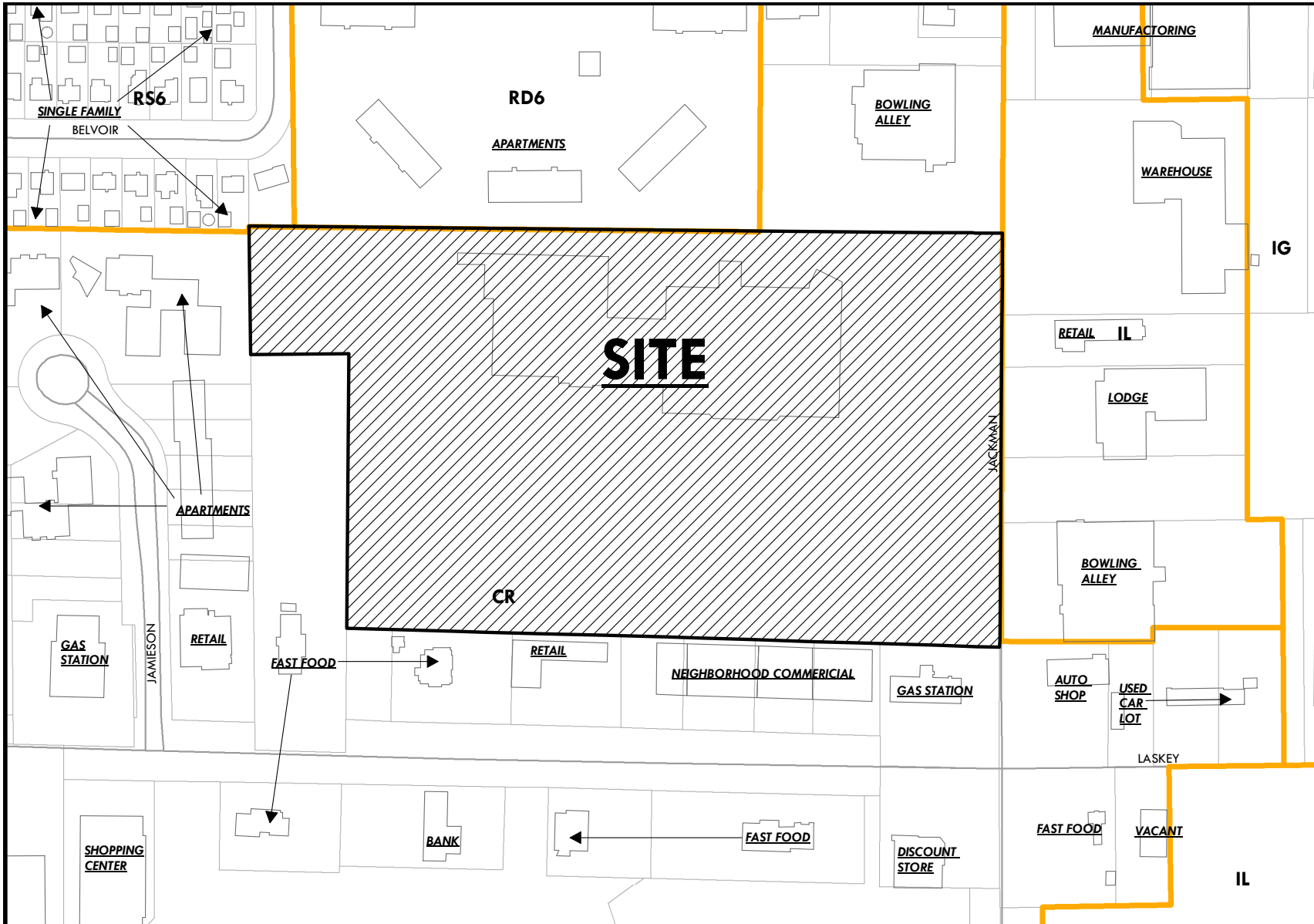
**SPR-30-24**  
**ID 56**



## SITE

# ZONING & LAND USE

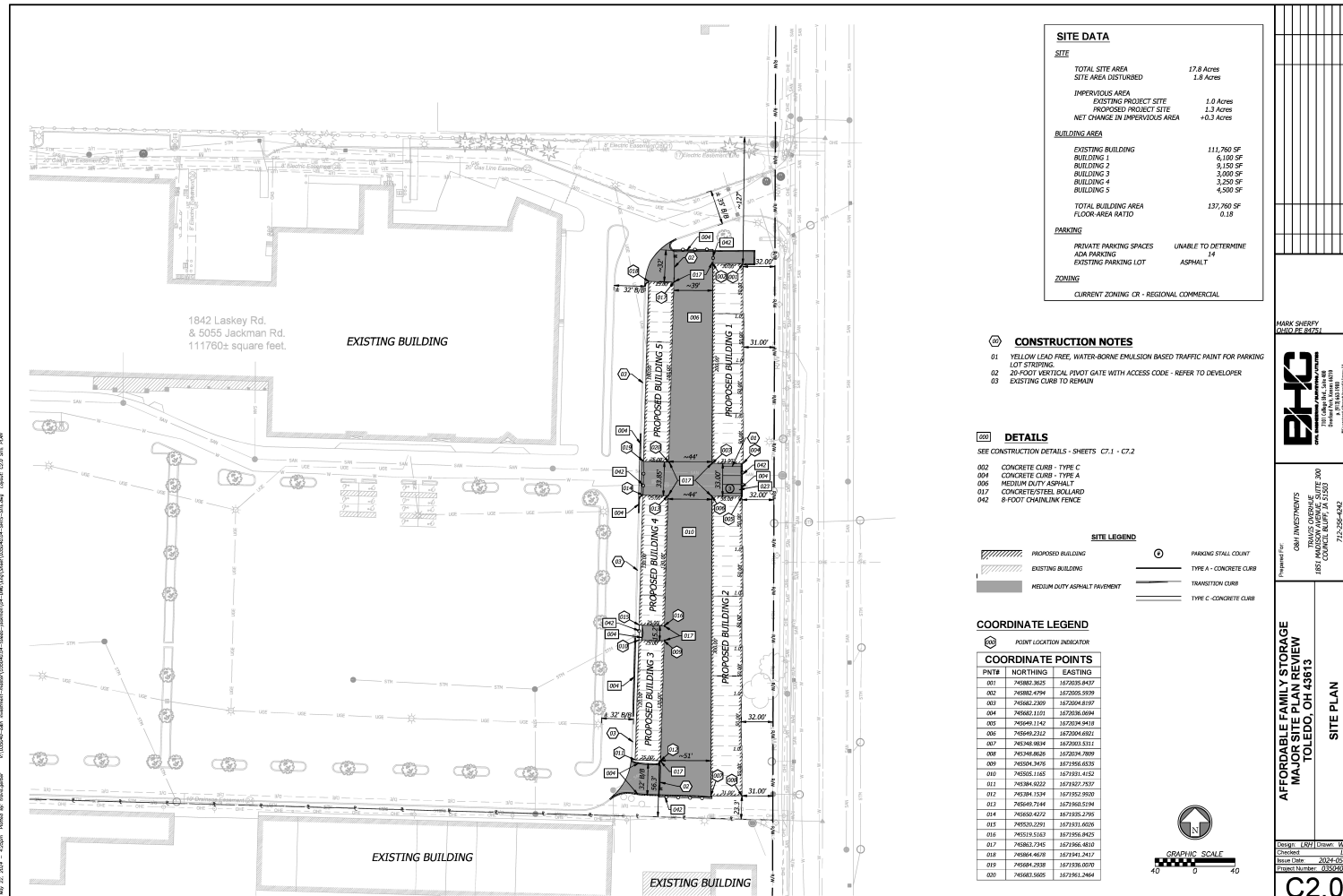
SPR-30-24  
ID 56





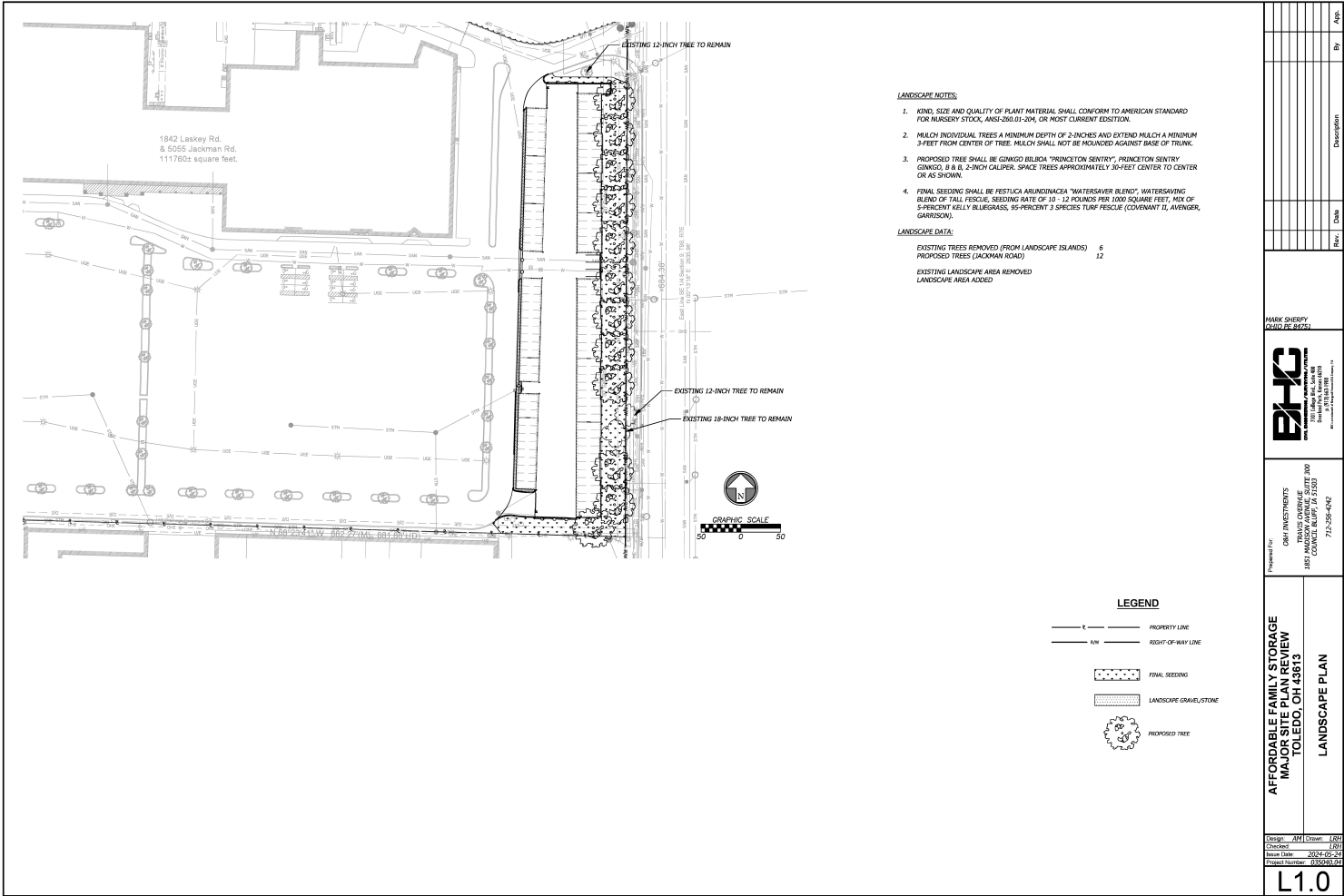
# SITE PLAN

**SPR-30-24**  
**ID 56**



LANDSCAPE PLAN

SPR-30-24  
ID 56



25'x130' BUILDING ELEVATIONS

SPR-30-24  
ID 56



CONSTRUCTION  
DOCUMENT  
PACKAGE



2228 Rockwell Lane  
Toledo, Ohio 43605  
Phone and Fax: 419-534-1807

ENSWILER ARCHITECTURE

Affordable  
Family Storage

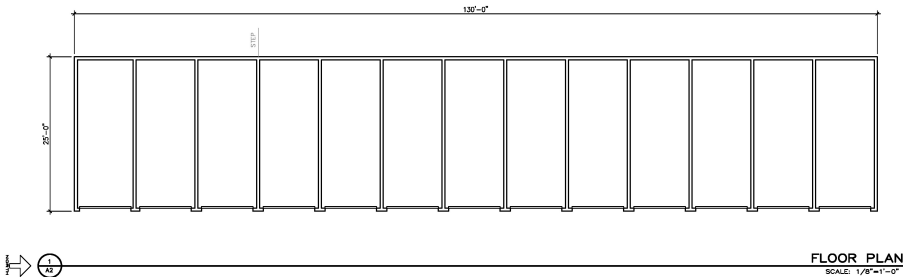
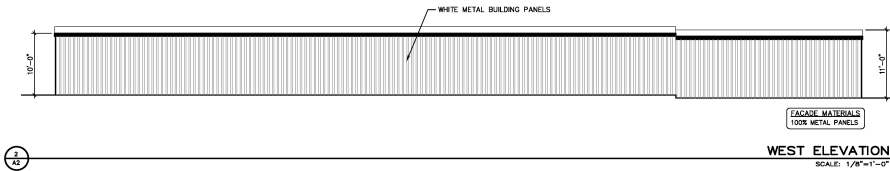
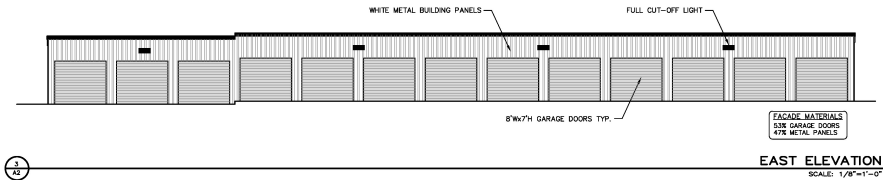
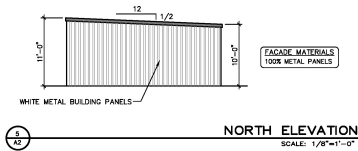
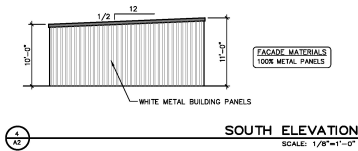
New Storage  
Facility

5055 Jackman Road  
Toledo, Ohio

May 23, 2024

25'x130' BUILDING  
PLANS

A2



# 25'x180' BUILDING ELEVATIONS

SPR-30-24  
ID 56



## CONSTRUCTION DOCUMENT PACKAGE



2729 Kraft Lane Heritage Hills  
Missouri Valley, Iowa 50555  
Phone and Fax 515-284-1987



ENSWEILER ARCHITECTURE

Affordable  
Family Storage

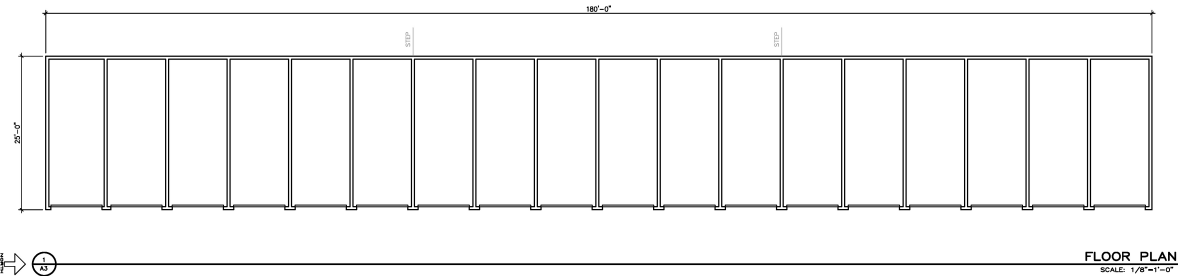
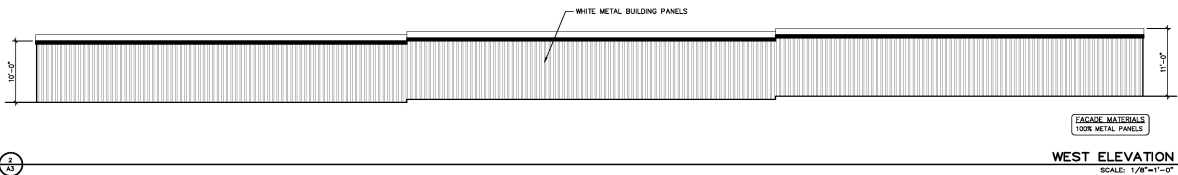
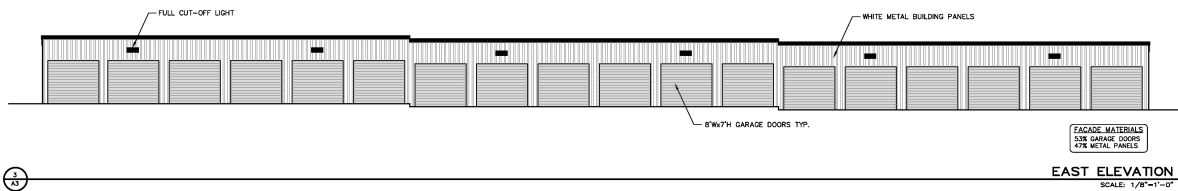
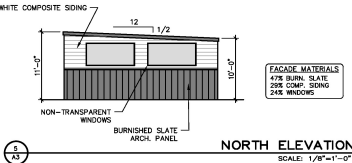
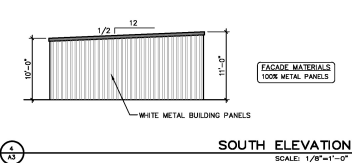
**New Storage  
Facility**

5055 Jackman Road  
Toledo, Ohio

May 23, 2024

25'x180' BUILDING  
PLANS

**A3**



# 25'x200' BUILDING ELEVATIONS

SPR-30-24  
ID 56



## CONSTRUCTION DOCUMENT PACKAGE



2729 Kraft Lane  
Missouri Valley, Iowa 50555  
Phone and Fax 502-334-1987



ENSWEILER ARCHITECTURE

Affordable  
Family Storage

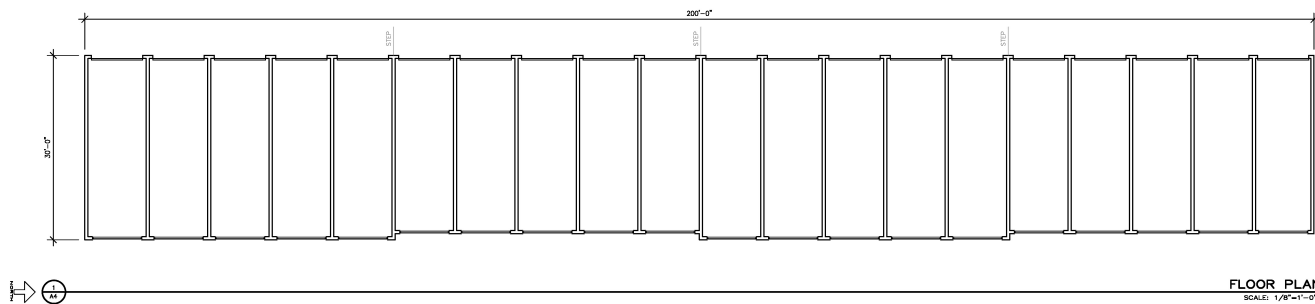
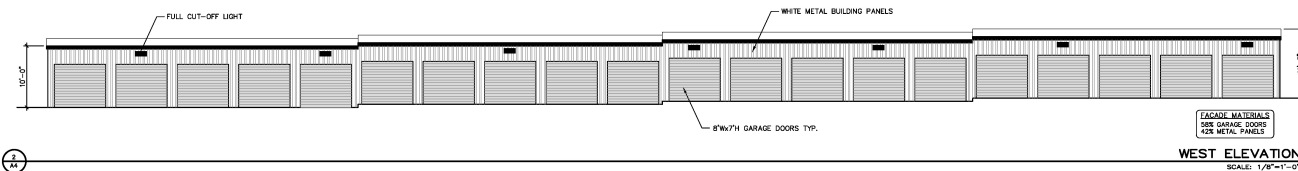
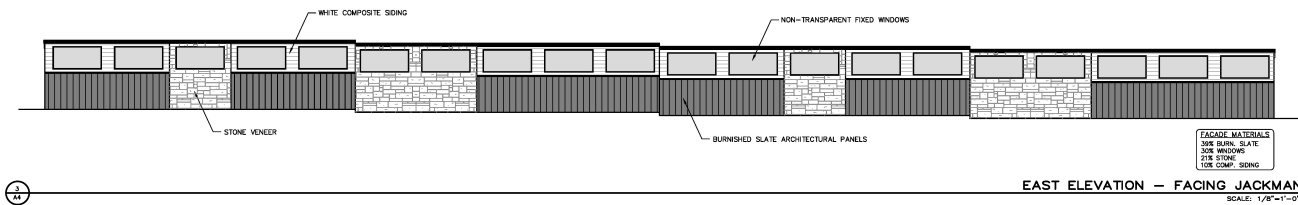
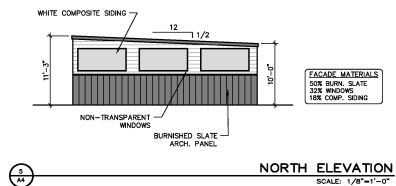
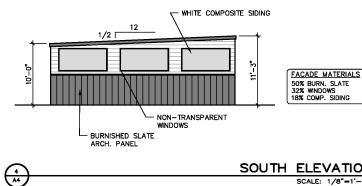
**New Storage  
Facility**

5055 Jackman Road  
Toledo, Ohio

May 23, 2024

30'x200' BUILDING  
PLANS

**A4**



# 30'x300' BUILDING ELEVATIONS

SPR-30-24  
ID 56



## CONSTRUCTION DOCUMENT PACKAGE



2729 Rock Lane, Halladay Hill,  
Mansfield, Ohio 44880  
Phone and Fax 419-934-1807

ENSWILER ARCHITECTURE

Affordable  
Family Storage

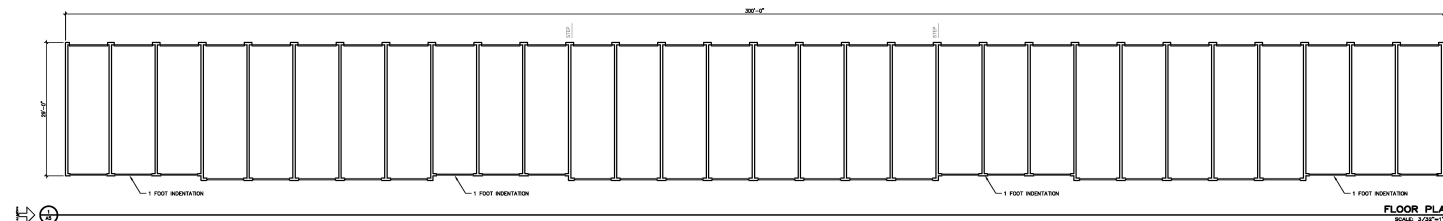
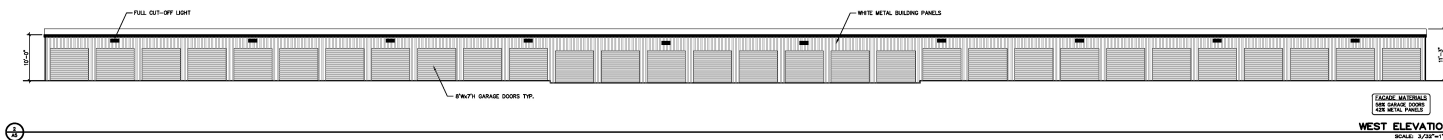
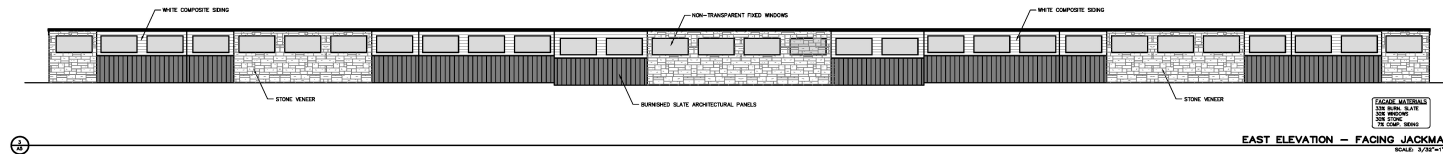
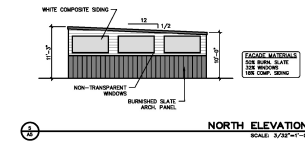
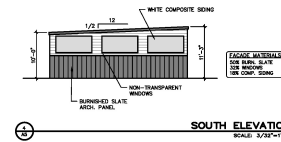
### New Storage Facility

5055 Jackman Road  
Toledo, Ohio

May 23, 2024

30'x300' BUILDING  
PLANS

**A5**



# AERIAL RENDER

**SPR-30-24**  
ID 56



# JACKMAN ROAD RENDER

**SPR-30-24**  
ID 56





# PARKING LOT RENDER

**SPR-30-24**  
ID 56

