

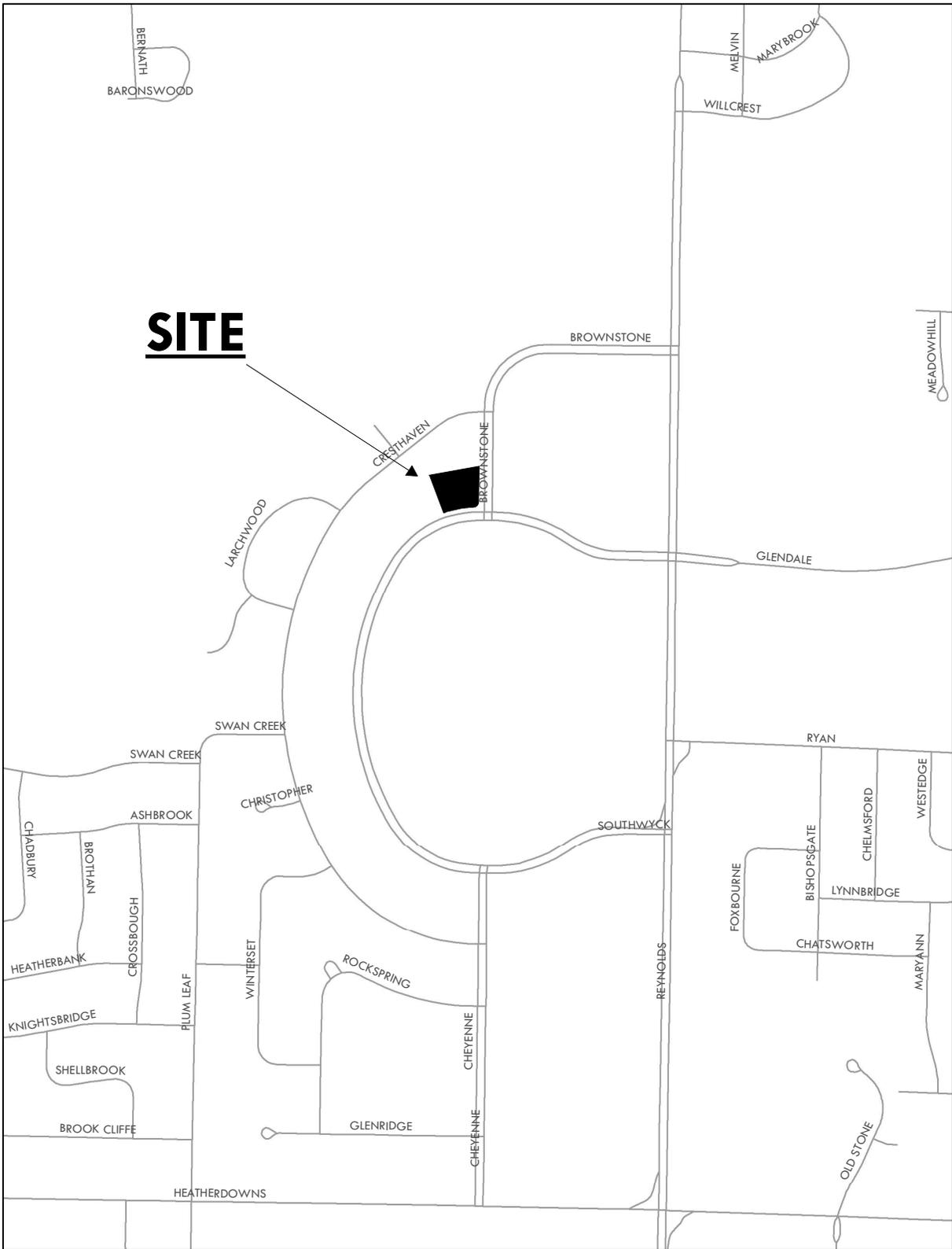
**City Council Zoning & Planning Committee**  
**Chairman Matt Cherry/Vice Chair Theresa Morris**  
**Wednesday, September 13, 2023,**  
**One Government Center 1st Floor 4:00 P.M.**

- 1.** Request for a Zone Change from CO Office Commercial to RM12 Multi Family Residential for the property located at 5744 Southwyck Drive (Z-5002-23)  
The Plan Commission recommends approval. (2)
  
- 2.** Request for a Zone Change from CN (Neighborhood Commercial) to CM Mixed Commercial for the property located at 4801 Lewis Avenue. (Z-7001-23)  
The Plan Commission recommends approval. (6)
  
- 3.** Request for a Special Use Permit for Scrap and Salvage Yard at 5846 & 5870 N. Detroit Avenue. (SUP-6003-23) The Plan Commission recommends approval with 33 conditions (6)

**City Council's office supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1065**

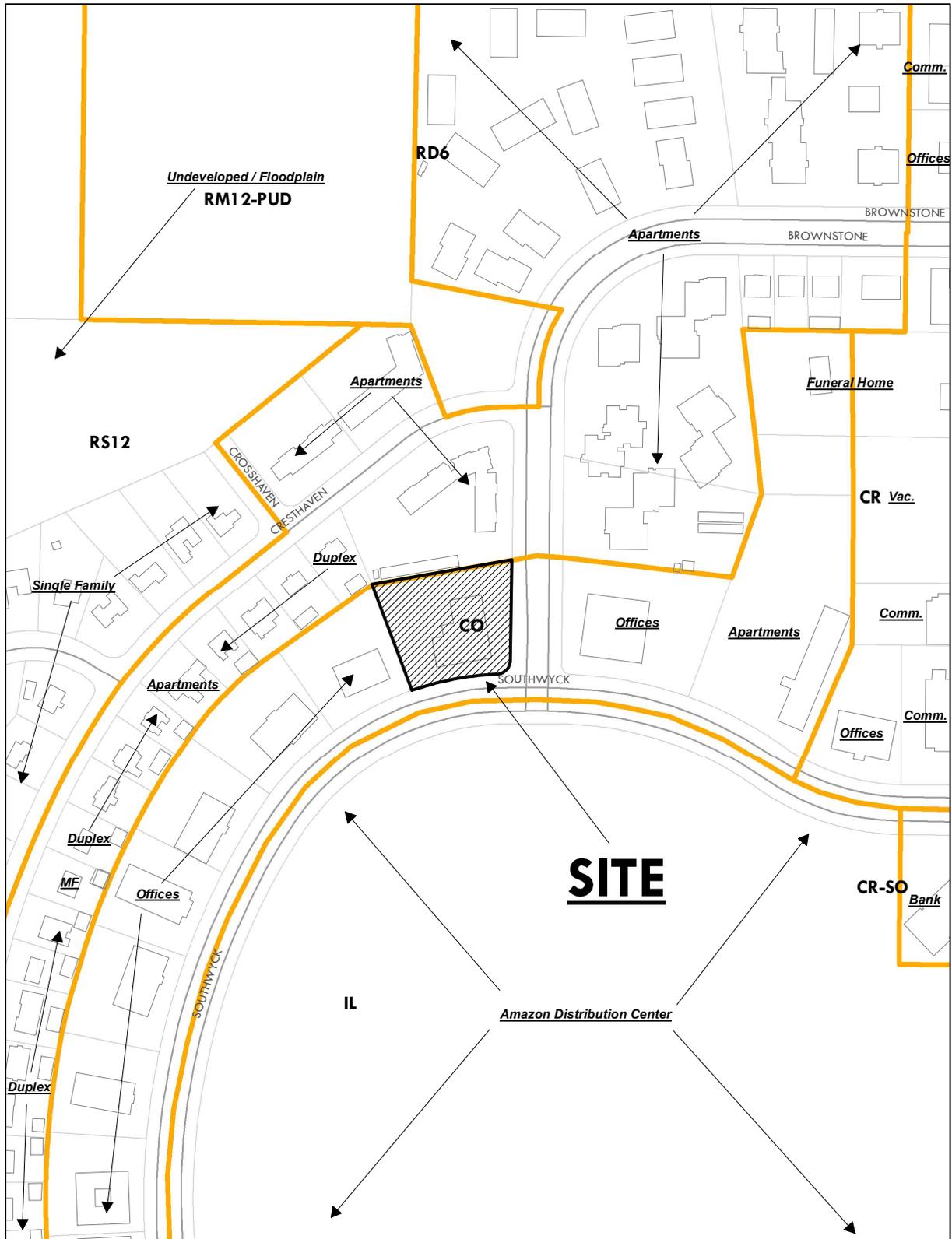
# GENERAL LOCATION

Z-5002-23



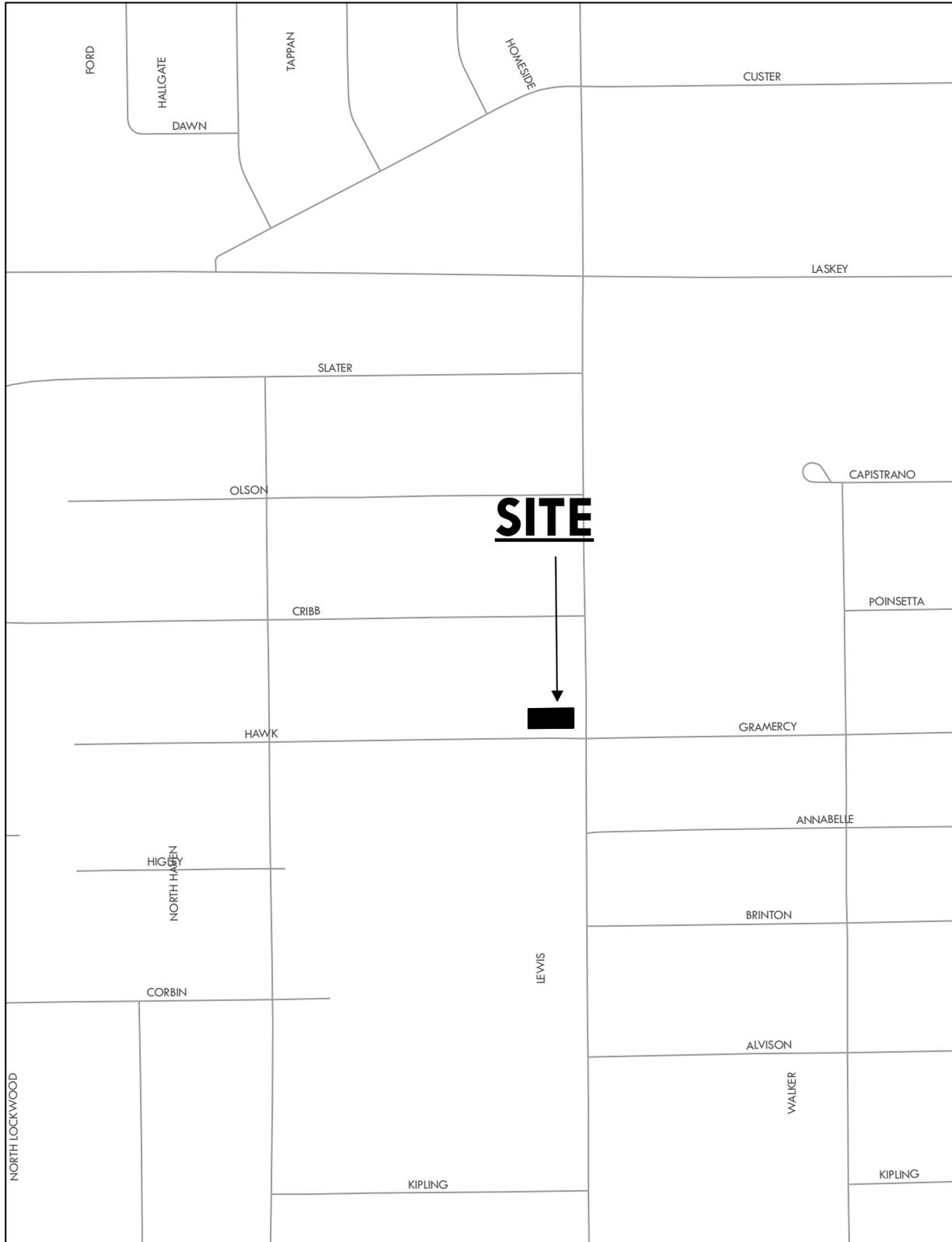
# ZONING & LAND USE

Z-5002-23



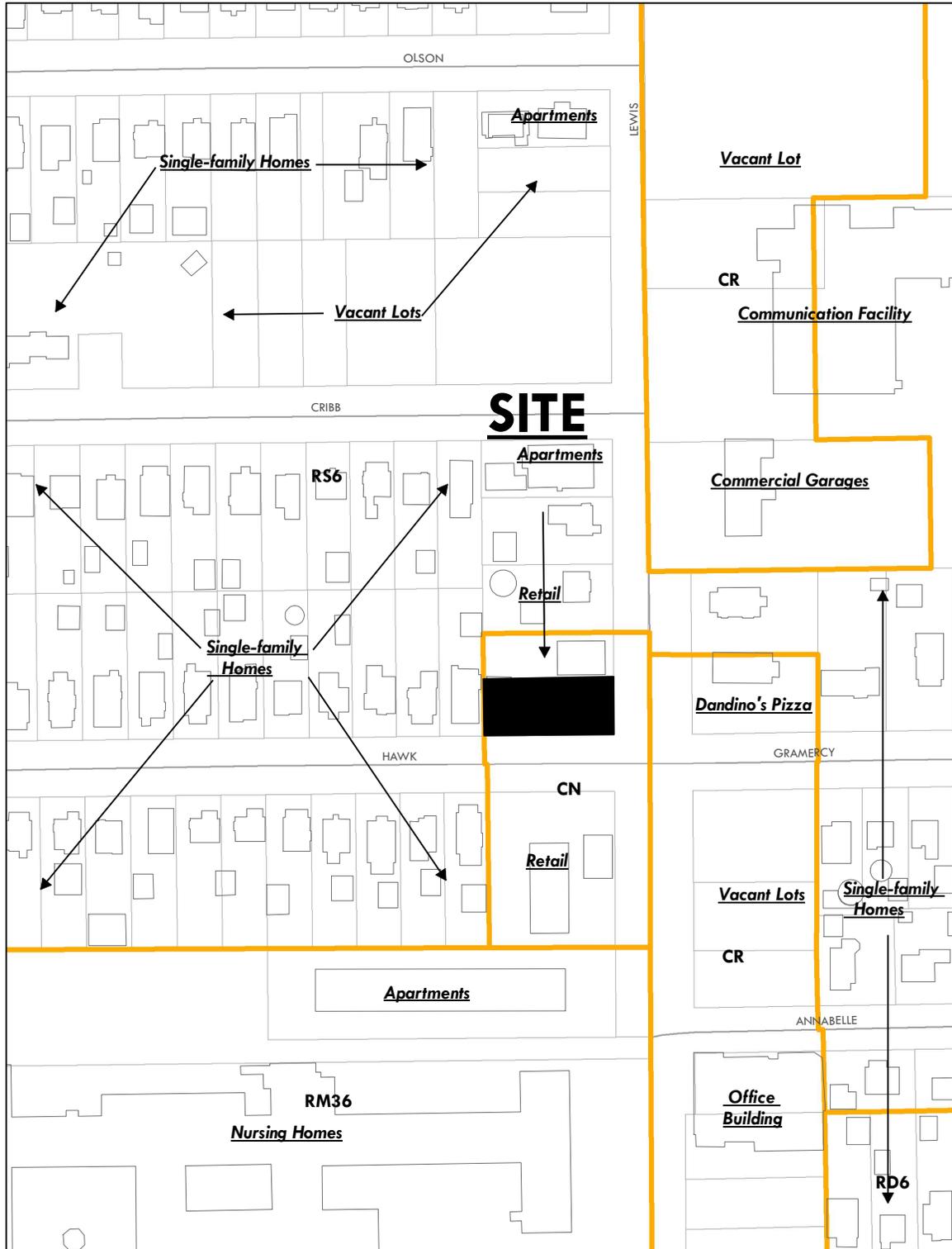
# GENERAL LOCATION

Z-7001-23



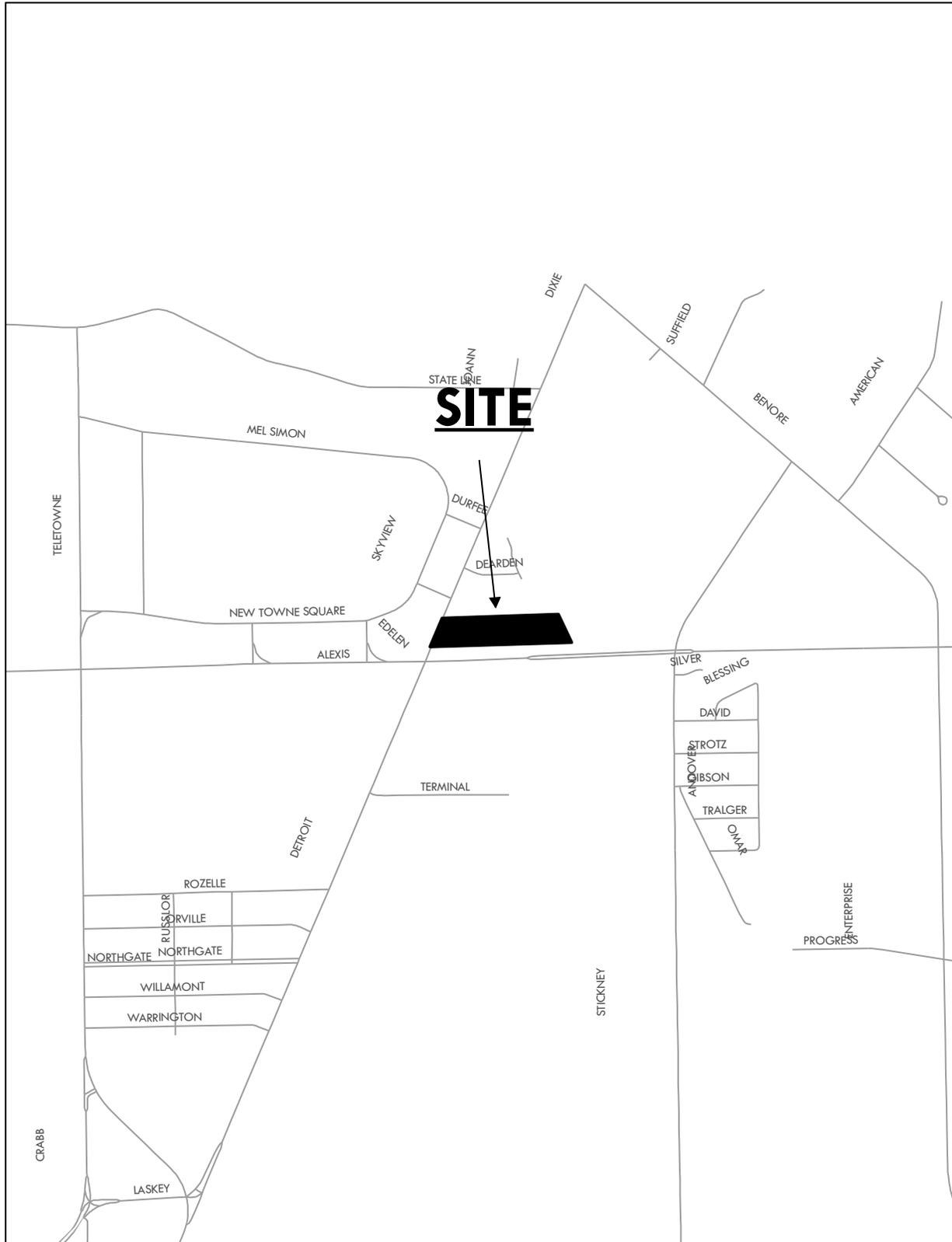
# ZONING & LAND USE

Z-7001-23



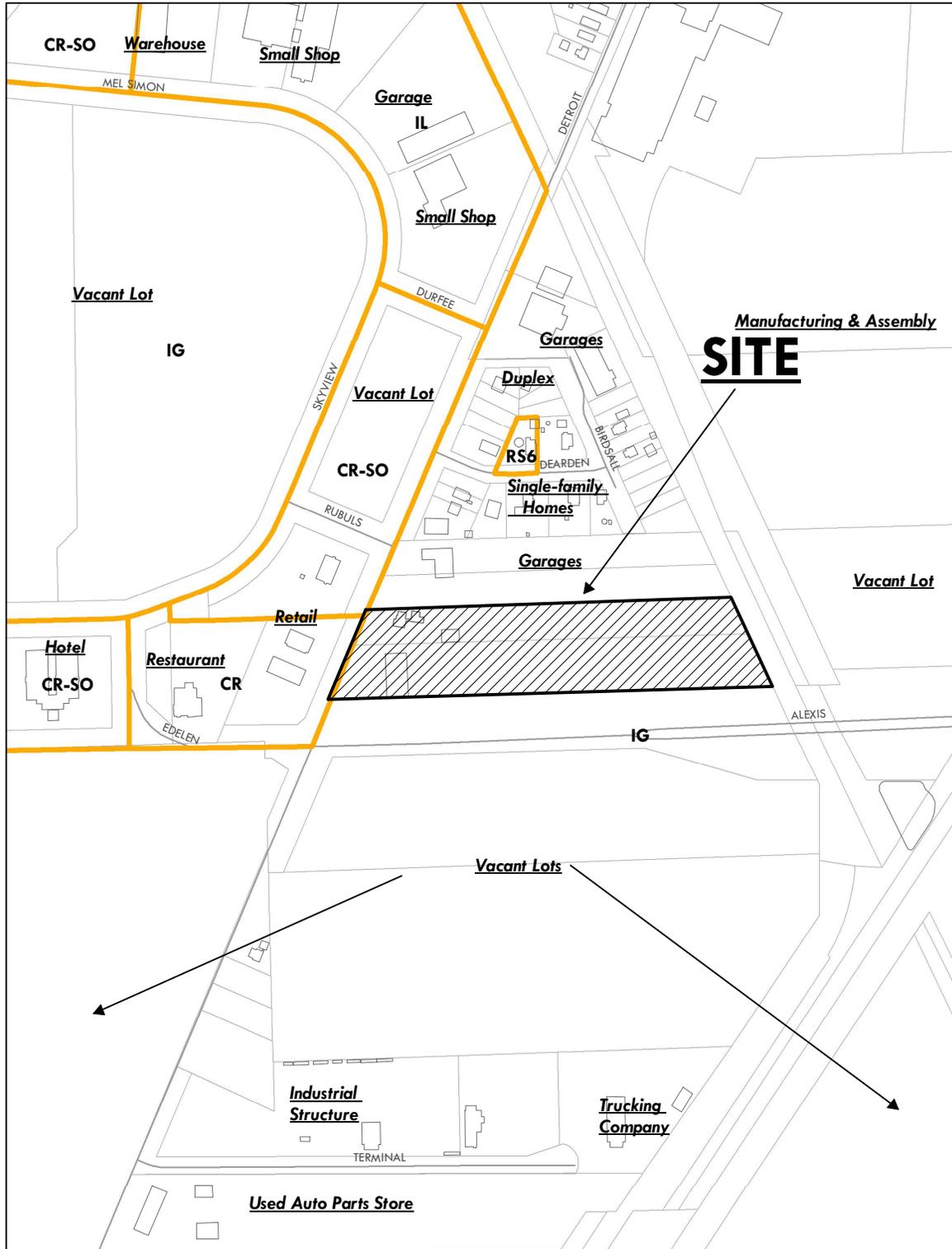
# GENERAL LOCATION

SUP-6003-23



# ZONING & LAND USE

SUP-6003-23







**LANDSCAPE PLAN NOTES:**

- 1) EACH LANDSCAPE CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 48 HOURS PRIOR TO INSTALLATION OF THE LANDSCAPE.
- 2) LANDSCAPE CONTRACTOR SHALL EXAMINE FINISH SURFACES, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING. REFER TO CIVIL ENGINEER DRAWINGS FOR LIMITS OF WORK.
- 3) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY LANDSCAPE CONTRACTOR. REPAIRS TO BE COMPLETED TO THE SATISFACTION OF THE OWNER.
- 4) ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
- 5) LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- 6) FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
- 7) LANDSCAPE CONTRACTOR SHALL SEED OR SOO ALL AREAS DISTRIBUTED DURING CONSTRUCTION. SEE LA PLAN. SEEDED AREAS TO BE COVERED WITH STRAW MULCH.
- 8) ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- 9) ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- 10) ALL DEMOLITION / REMOVAL MATERIALS TO BE DISPOSED OF OFF-SITE IN A LEGAL MANNER UNLESS OTHERWISE NOTED ON PLAN OR AS DESIGNATED BY OWNER.
- 11) MAINTENANCE OF LANDSCAPE PLANTINGS IS THE RESPONSIBILITY OF THE OWNER. LANDSCAPING MUST BE MAINTAINED TO THE CITY OF TOLEDO STANDARDS.
- 12) LANDSCAPE PLANTINGS TO BE PLANTED WITHIN 1 MONTH FROM THE DATE OF COMPLETION OF CONSTRUCTION ACTIVITIES (SUBJECT TO WINTER CONDITIONS).

**IRRIGATION NOTES:**

THE OWNER SHALL BE RESPONSIBLE FOR WATERING & MAINTAINING LANDSCAPE IN AN ACCEPTABLE CONDITION TO THE CITY OF TOLEDO WHICH INCLUDES:

OWNER HAS OPTED TO SELF PERFORM WATERING AND MAINTENANCE OF THE LANDSCAPE AND LAWN AREAS IN LIEU OF INSTALLATION OF IRRIGATION SYSTEM.

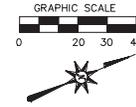
- PERIODIC WATERING OF THE LANDSCAPE BEDS AND LAWN AREAS TO ESTABLISH PLANTINGS & MAINTAIN GREENSPACES.
- UTILIZE TREECATOR (OR APPROVED EQUAL) WATERING BAGS AT ALL TREE LOCATIONS UNTIL FULLY ESTABLISHED & AS NEEDED TO MAINTAIN IN ACCEPTABLE CONDITION.
- LAWN AREAS TO BE SPRINKLED VIA HOSE & SPRINKLER UNTIL FULLY ESTABLISHED & AS NEEDED TO MAINTAIN IN ACCEPTABLE CONDITION.

**CONSTRUCTION NOTES:**

- A REPAIR EXISTING EXISTING LAWN AREAS. DOUBLE AERATE AND OVERSEED. INSURE POSITIVE DRAINAGE AND CONSISTENT GRADE ACROSS ALL LAWN AREAS. AS NEEDED, REGRADE ANY INCONSISTENT AREAS. REMOVE ALL EXISTING DEBRIS (IE STONE & ROCKS) AND EDGE EXISTING WALKS.
  - SEED MIX:
    - 80% - TURF TYPE TALL FESCUE
    - 10% - KENTUCKY BLUEGRASS
    - 10% - PERENNIAL RYEGRASS
  - RATE: 7 LBS / 1,000 SF
- B LAWN AREA TO BE COVERED WITH TOPSOIL, TYPICAL MINIMUM DEPTH SHALL BE 6". TOPSOIL TO BE INSTALLED FLUSH WITH ADJACENT SURFACES. AS NEEDED, MOUND SOIL TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
  - SEED MIX:
    - 80% - TURF TYPE TALL FESCUE
    - 10% - KENTUCKY BLUEGRASS
    - 10% - PERENNIAL RYEGRASS
  - RATE: 7 LBS / 1,000 SF
- C LANDSCAPE AREA WITHIN PLANTING BEDS SHALL BE FILLED WITH TOPSOIL TO TYPICAL DEPTH OF 24" OR AS NEEDED FOR PLANT INSTALLATION. TOPSOIL TO BE INSTALLED FLUSH WITH ADJACENT SURFACES. AS NEEDED, MOUND SOIL TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- D SPADE FORMED BED EDGE
- E EXISTING TREES TO BE REMOVED. (NONE THIS PROJECT)
- F PROPOSED SIGNAGE. (NONE THIS PROJECT)
- G SITE LIGHTING. (EX WALL PACKS FOR THIS PROJECT)

**PLANT LIST**

QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	TREES				
10	CELEBRATION MAPLE	ACER X FREEMANII CELZAM	2 INCH CALIPER	B&B	23 FT O.C.
24	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS SEA GREEN	30 INCH	B&B	5 FT O.C.



**LANDSCAPE PLAN**  
 ALEXIS & DETROIT AUTO PARTS, INC  
 DEED: 20180201-004366  
 PARCEL: 22-70057 - 2.5177 ACRES (AUDITOR)  
 5870 NORTH DETROIT AVENUE  
 PARCEL: 22-70077 - 4.1386 ACRES (AUDITOR)  
 5846 NORTH DETROIT AVENUE  
 BEING A 6.4352 ACRE PARCEL  
 PART OF WALKER ESTATE SUBDIVISION OF PART OF LOT 4  
 OF HUNT & FORSYTHE TRACT  
 FRACTIONAL SECTION 1, TOWN 9 SOUTH, RANGE 7 EAST  
 CITY OF TOLEDO, LUCAS COUNTY,  
 STATE OF OHIO

REVISIONS	DATE
SUP SUBMIT	5/5/23
REV PER PLAN COM	9/11/23

ALL DRAWINGS AND SPECIFICATIONS SHALL BE THE PROPERTY OF FREDERICK & ASSOCIATES. NO PARTS OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FREDERICK & ASSOCIATES.

**FREDERICK & ASSOCIATES**  
 ENGINEERS - SURVEYORS - PLANNERS  
 4645 N. SUMMIT STREET TOLEDO, OHIO 43611  
 419.340.2850 FAX 419.726.1995  
 OFFICE@FREDERICKANDASSOCIATES.COM

**SUP - LANDSCAPE PLAN - FRONTAGE IMPROVEMENTS**  
 ALEXIS & DETROIT AUTO PARTS  
 5846-5870 NORTH DETROIT AVENUE  
 CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: MAY 2023  
 DRAWN BY: DRH  
 JOB No.: 23-2379  
 SCALE: 1" = 10'

SHEET  
**SUP**  
 12

