

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: December 4, 2020

REF: SUP-10004-20

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Special Use Permit for Community Recreation - Active

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 3, 2020 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Special Use Permit for Community Recreation - Active

Location - 1116 Nebraska Avenue

Applicant - Linette Guilford
5731 Maple Creek Blvd.
Sylvania, OH 43560

Architect - Tadd Stacy
Architecture by Design, Ltd
5622 Mayberry Square
Sylvania, Ohio 43650

Site Description

Zoning - IL / Limited Industrial

Area - ± 0.247 acres

Frontage - ± 75' along Nebraska Ave.

Existing Use - Continuous Learning Center

Proposed Use - Active community recreation for training in pre-employment job skills

Area Description

North - Residential Duplex/ RD6

South - Residential Duplex/ RD6

East - Limited Industrial/IL

West - Limited Industrial/IL

GENERAL INFORMATION (cont'd)

Parcel History

- T-117-99 - All of lots 186, 187, & 188, together with the South ½ of vacated alley adjoining said lots on the North, and the East 9' of the South 8' of Lot 162 and the South 8' of Lots 163 & 164, together with the North ½ of vacated alley adjoining said lots on the South, in Household Addition, a subdivision in the City of Toledo, Lucas County, Ohio.
- V-8-7-22 - Vacation of Alley on northern parcel boundary

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for Community Recreation-Active for teaching and training of pre-employment job skills: basic hygiene, time management, job applications and travel training. The space will also be used for meetings before and after traveling to various job sites. The facility will provide transportation for a majority of occupants. Some occupants will use mass transit. Overflow parking will be available on the adjacent church parking lot which works in conjunction with the center.

Parking and Circulation

Ingress/egress to the site is currently via one access drive off of Nebraska Ave. The submitted site plan indicates four (4) off-street parking spaces. One (1) of these is reserved for use by persons with physical disabilities. Pursuant to TMC§1107.0600 – *Off-Street Parking Schedule "D"*; Community Recreation facilities have a wide variety of parking demand characteristics, making it difficult to specify a single off-street parking standard. **As a condition of approval, the applicant shall provide shared parking agreement with the church.**

In addition to the minimum number of required off-street and accessible parking, bicycle parking is also required to be provided on site. Per TMC§1107.0300 – *Off-Street Parking Schedule "A"*, a minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. **A revised site plan was submitted depicting the required bicycle parking.**

STAFF ANALYSIS (cont'd)

Landscaping

Per TMC§1108.0202 – *Frontage Greenbelts*, a greenbelt is required along all frontages that abut public right-of-ways. The frontage greenbelt shall include at least one (1) tree for every thirty-feet (30') of lot frontage and shall also include grass and shrub plantings. **Existing tree, fencing, and shrubs are acceptable as shown in revised site plan.**

No landscape buffers are required along the eastern and western boundaries, as they abut similarly zoned IL-zoned property (TMC§1108.0203).

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for single-family residential land uses. While the intent of this designation is to accommodate residential, it also includes those nonresidential uses that are compatible with residential areas. These uses are typically schools, places of worship, community centers, etc. The proposed use complies with the future land use designation identified in the 20/20 Comprehensive Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-10004-20, a request for a Special Use Permit for Community Recreation – Active at 1116 Nebraska Ave, to Toledo City Council for the following three (3) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A) – *Review & Decision-Making Criteria*).
2. The proposed use meets all applicable provisions of the Zoning Code (TMC§1111.0706(C) – *Review & Decision-Making Criteria*); and
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C) – *Review & Decision-Making Criteria*).

The Toledo City Plan Commission recommends approval of SUP-9004-20, a request for a Special Use Permit for Community Recreation – Active for teaching and training of pre-employment job skills at 1116 Nebraska Ave, to the Toledo City Council, subject to the following **twenty-four (24)** conditions:

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

PLAN COMMISSION RECOMMENDATION (cont'd)
Engineering Services (cont'd)

1. A pre-submittal meeting is not required, however one may be requested. Contact information is as follows:
Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850
Right-of-Way and Inspection: Joe Warnka 419-245-1341
Roadway: Tim Grosjean 419-245-1344
Water: Andrea Kroma 419-936-2163
Stormwater Drainage: Andy Stepnick 419-245-1338; Lorie Haslinger 419-245-3221
Sanitary Sewers: Mike Elling 419-936-2276
2. 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.
3. 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.
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.
5. Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.
6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities. Contact the Division of Water Distribution (419-936-2839) to verify backflow prevention requirements for this site.

Fire Prevention

7. On review of the submitted site plan for 1116 Nebraska Ave. there are no comments or concerns.

Environmental Services

8. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
9. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.

PLAN COMMISSION RECOMMENDATION (cont'd)
Environmental Services (cont'd)

10. Applicant shall maintain compliance with the City of Toledo's stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential stormwater impacts from the modification, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.

11. Any effort made to plant native, low maintenance and non-invasive trees, shrubs and perennials is strongly encouraged.

http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_Ohio_Invasive_Plant_Species.pdf

12. 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.

Transportation

13. Bike parking spaces required per TMC 1107.

14. Parking cannot block driveway entrance to existing garage: **acceptable as depicted on revised site plan.**

Plan Commission

15. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700; **acceptable as depicted on revised site plan.**

16. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300), which requires one (1) bicycle parking slot per ten (10) parking spaces; **acceptable as depicted on revised site plan.**

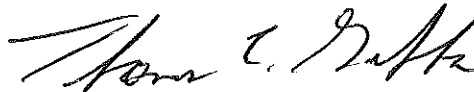
17. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)); **not acceptable as depicted on revised site plan.**

18. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.

PLAN COMMISSION RECOMMENDATION (cont'd)
Plan Commission (cont'd)

19. If applicable, dumpster and its location shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code.
20. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. If applicable, landscaping shall be installed and maintained indefinitely.
21. 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.
22. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
23. 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.
24. 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.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

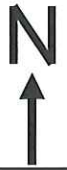
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Two (2) sketches follow

Cc: Linette Guilford, Applicant
Lisa Cottrell, Administrator
Nancy Hirsch, Planner

ZONING & LAND USE

SUP-10004-20
ID 19





SUP-10004-20 ID 19

SITE PLAN

