



# TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604    PHONE 419-245-1200    FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: April 13, 2018  
REF: SUP-12002-17

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 a gas station and grocery store at 3516 Airport Highway

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 12, 2018 at 9:00 A.M.

## GENERAL INFORMATION

### Subject

- Request - Special Use Permit for a gas station and grocery store
- Location - 3516 Airport Highway
- Applicant - Family Video Movie Club, Inc.  
C/O: George Mavrogenes  
1022 East Adams Street  
Springfield, IL 62703
- Contact - Circle K – Great Lake Region  
C/O: Savannah Van de Kamp Peet  
935 East Tallmadge Avenue  
Akron, OH 44130
- Engineer - Wellert Corporation  
C/O: Robert Wellert  
5136 Beach Road  
Medina, OH 44256

### Site Description

- Zoning - CR / Regional Commercial
- Area - ±1.99 acres
- Frontage - ±297' along Airport Highway
- Frontage - ±167' along South Byrne Road
- Existing Use - Video Rental Store
- Proposed Use - Gas Station and Convenience Store
- Overlay - None
- Neighborhood Org. - Highland Heights Neighborhood Assoc.

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	Used Auto Sales / CR
South	-	Restaurant, Single Family Dwellings / CR
East	-	Restaurant / CR
West	-	Car Wash / IL

Parcel History

Z-88-90	-	Request for Zone Change from M-1 Limited Industrial, to C-3 Regional Commercial. Plan Commission recommended approval on 3/1/90, approved by City Council 3/14/90, Ord. 312-90.
D-12-92	-	Request for a drive-thru for a Hot n' Now fast food restaurant. Plan Commission recommended approval on 6/12/92.

Applicable Plans and 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 the development of a gas station and grocery store for a site located at 3516 Airport Highway. The site consists of two (2) parcels comprised of ±1.99 acres of total land area. The site is zoned CR Regional Commercial and is located at the major arterial collector intersection of Airport Highway and Byrne Road. This request was originally heard at the December 8, 2017 Plan Commission hearing but was deferred at the request of the applicant in order to work through site boundary and layout issues. The applicant has submitted a survey drawing depicting the exact location of the property lines and a revised site plan for review and consideration.

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### **STAFF ANALYSIS (cont'd)**

The applicant is proposing to re-purpose the existing ±6,925 square foot family video rental store into grocery sales with gasoline and fuel sales and a space for a future tenant. The building was built in 1998 and is classified as a retail store. Site modifications include the addition of two (2) new underground fuel storage tanks, eight (8) fueling dispenser islands with gas pumps, canopy, and grocery store sales. The site plan depicts additional paving on the north side of the site that will be used to accommodate the refueling trucks for the underground storage tanks. Additionally, the Plan Commission staff is requiring that the existing "Pole mounted Sign" located at the intersection of Airport Highway and South Byrne Road be replaced with a "Ground Mount Trademark Sign".

Surrounding land uses include a used auto sales lot across to the north and to the east across South Byrne Road is a fast-food restaurant. To the west is a commercial car wash building, and to the south across Airport Highway is a fast-food restaurant and single family dwelling.

### Land Use Regulations

New Gasoline and Fuel Sales facilities that are proposed within a CR district and which are within 200 feet of a major street intersection as identified on the Street and Highway Plan with lot frontage on each street shall be presumed to be at a proper location but shall be subject to review with respect to such development and other standards as are applicable under the Zoning Code. The subject site meets this criteria.

Any store with a floor area of less than 5,000 square feet is considered to be a convenience store and is subject to spacing regulations of TMC§1104.0603. The existing building above this threshold and therefore not subject to spacing requirements. The applicant is not proposing any building or façade alteration with the exception of the change of signage.

Support columns for the fueling station canopy are required to be constructed of brick, have a brick base, or made of any other durable materials compatible with the principle building. The depicted location of the canopy meets the required setback of ten (10) feet from the property line and the submitted elevations depict canopy columns that are constructed of brick. Both the location of the canopy and building material of the canopy columns are in compliance with TMC§1104.0903.

**STAFF ANALYSIS (cont'd)**

Parking and Circulation

The site plan indicates the new fuel pumps and canopy will be oriented towards South Byrne Road but are easily accessible from Airport Highway. The site is accessed via one (1) access point along Airport Highway and one (1) along Byrne Road. TMC§1107.1203 – Street Access states: Ingress and egress to a parking lot in a Commercial or Industrial zoning district must be from a major street or from a street location in a Commercial or Industrial district with Commercial or Industrial zoning on the opposite side of the street. The site is plan is in compliance with this regulation.

Pursuant to TMC§1107.0304 Parking, Loading, and Access grocery sales or Food and Beverage Sales are subject to Schedule “B” while gasoline and fuel sales land use are subject to the parking requirements of – Schedule “A”. The parking requirements are one (1) parking space per pump (count as if parked at pump) plus one (1) parking space per 300 square feet of building area. Calculations conclude that twenty-three (23) parking spaces are required.

The site plan submitted depicts a total of thirty (30) parking spaces on site. The land use proposed for the site requires twenty-three (23) parking spaces and is therefore compliant with the Toledo Municipal Zoning Code. A previous site plan review revealed modifications that were required by the Division of Transportation in order to bring the site into compliance. The applicant has worked with the Division of Transportation and has submitted a site plan that is acceptable to the Division. The Division of Transportation has reviewed the submitted site plan and does not object to the approval by the Plan Commission.

The Toledo Municipal Code requires that a 10' x 20' stacking space be included at the gas pumps while maintaining a 25' drive aisles to accommodate two-way traffic site-wide. As shown, drive aisles located throughout the site and around the pump islands meet this minimum requirement. The submitted site plan is compliance with this regulation. The applicant has worked with the Division of Transportation to produce internal vehicular circulation that is acceptable.

Landscaping and Screening

The site is existing and per TMC§1114.0502 should be brought closer into compliance with the landscape requirements of the 2004 Zoning Code. The Toledo Municipal Code requires minimum fifteen (15') feet frontage greenbelts to be provided along any public right-of-way abutting the property. These greenbelts must be on the applicant's property and not in the right-of-way. According to the submitted survey and landscape plan, the frontage greenbelts associated with the site are located on the site and out of the right-of way.

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**STAFF ANALYSIS (cont'd)**

Landscaping and Screening (cont'd)

At least one (1) tree must be provided for every thirty (30') feet of lot frontage or fraction thereof. Trees are not required to be evenly spaced and may be clustered. The frontage greenbelt along Airport Highway is required to 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. Planting required to meet this section are not permitted to be located in the public right-of-way. A landscape plan that shows compliance with these regulations of the Zoning Code has been submitted.

A stormwater treatment facility is a device installed or constructed to reduce or control stormwater peak runoff rate or to reduce stormwater contaminants. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention, are encouraged and may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program. A stormwater treatment facility area shall meet the approval of the City of Toledo's Division of Engineering Services and Division of Environmental Services.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for CN Neighborhood Commercial land uses. The intent of this designation is to accommodate pedestrian oriented small-scale retail and service businesses that serve nearby residential areas. The Plan makes recommendations that are intended to improve the quality of life in neighborhoods and make them more attractive for current and future residents. The proposed development conforms to the intent of this land use designation and is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

Staff recommends approval of the gasoline station and grocery store because the proposed development conforms to the intent of the current zoning designation and is compatible with adjacent uses in terms of scale, site design, and operating characteristics. Additionally, the proposed use will not negatively affect the value of other property in the neighborhood in which it is located.

## PLAN COMMISSION RECOMMENDATION

The Plan Commission recommends approval of SUP-11011-17, a request for a Special Use Permit for a gas station and grocery store located at 3516 Airport Highway, to the 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).
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706.C).
3. The proposed use will not negatively affect the value of other property in the neighborhood in which it is located (TMC§1111.0706.D).

The Plan Commission further recommends approval of SUP-11011-17, a request for a Special Use Permit for a gas station and grocery store located at 3516 Airport Highway, to the Toledo City Council, subject to the following **forty-six (46)** 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.

### Engineering Services

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, ph. 419-245-1344  
Water: Andrea Kroma, ph. 419-936-2163  
Stormwater Drainage: Lorie Haslinger, ph. 419-245-3221;  
Andy Stepnick 419-245-1338  
Sanitary Sewers: Mike Elling, ph. 419-936-2276
2. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to current City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
3. 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.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

4. 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.

5. 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.

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.

7. Plans for new water service or modifications to the existing water service shall be submitted to the Division of Engineering Services for review and approval. If existing water services are not to be reused, they shall be abandoned by the City of Toledo at the developer's expense.

8. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ 800-414-4990. In the case of renovation, expansion or modification projects, all existing backflow devices must be verified and registered. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-245-1395) to verify the backflow prevention requirements for this site.

9. The design professional and/or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service, meter setting or backflow protection device and that these devices are properly installed, tested and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo standards.

10. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

11. The plan submitted for plan commission review indicates earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, Stormwater Pollution Prevention Plan (SWP3), calculations, plans for stormwater service and a maintenance plan & maintenance agreement for Post-Construction Stormwater Best Management Practices (BMP's) for this project shall be submitted directly to the Division of Engineering Services for stormwater review & approval.
12. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/engineering-services/plan-review-process/>, including the requirements for stormwater detention and post-construction stormwater BMP's. (see the following two comments for additional information on these requirements).
13. Detention is required for the site. There is an existing parking lot detention system on the family video site, the detention could be used to satisfy the City of Toledo detention requirements for the proposed site if there are not any changes proposed to the existing storm sewer, the new pavement area drains to the parking lot detention and the parking lot detention is sized to handle the additional flow from the new proposed pavement.
14. Post-Construction BMP's were not included for the previous site, therefore post-construction BMP's will be required for all disturbed area.
15. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs) to provide sediment and erosion control during construction. Construction BMP's shall be designed and installed per the latest Ohio EPA General Stormwater NPDES permit.
16. All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
17. All sites disturbing 2,500 sq. ft or more shall develop a site specific Stormwater Pollution Prevention Plan (SWP3) which shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit and shall be submitted with a completed submittal cover sheet, contact list, contractor certification form and the Ohio EPA SWP3 Checklist. The links to these documents can be found at <http://www.tmacog.org/storc/swp3.htm>.
18. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.



**PLAN COMMISSION RECOMMENDATION (cont'd)**

19. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
20. No construction work, including any earth disturbing work will be permitted without approved plans and inspection.
21. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

Sewer & Drainage Services

22. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm and sanitary) be cleaned and inspected.
23. S&DS requires that the private sanitary lines (after they have 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.

Environmental Services

24. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
25. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
26. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.
27. 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 facility, including but not limited to long-term operation and maintenance of both structural and non-structural Best Management Practices.
28. 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 Anti-Noise Laws and Asbestos abatement.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Fire Prevention

29. Site shall comply with Fire Prevention Bureau regulations.

Plan Commission

30. All subject lots shall be combined so that the development occupies one (1) parcel.
31. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by an enclosure constructed of high quality materials. Arborvitae, as indicated on the landscape plan shall be maintained around the dumpster indefinitely. **(Dumpster enclosure and landscaping is acceptable as depicted on site plan).**
32. Dumpster/Trash Receptacle Screening states that a dumpster may not be in any required setback or landscape buffers and shall be located as far away from residential areas as possible. **(Acceptable as depicted on site plan).**
33. All four (4) sides of the dumpster must be screened and screening must be a minimum height of six (6) feet in height. Screening materials can be any combination of evergreen plantings, fence or wall structure. Screening should be incorporated into access to the dumpster by using a wooden fence or other opaque device to serve as a gate. **(Acceptable as depicted on site plan).**
34. 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 or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities. **(Acceptable as depicted on site plan).**
35. 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 site plan).**
36. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). **(Not depicted on site plan).**

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

37. 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)) **(Acceptable as depicted on site plan).**
38. Intensity, location, and screening of outside lighting, including canopies, especially when abutting a residential district shall be considered. Flat lens lighting shall be used (TMC§1104.0901.D).
39. Hours of operation may be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, to reduce detriment to the area (TMC§1104.0901.H).
40. Pump islands shall be set back a minimum of 15 feet from the property line (TMC§1104.0903(B)). **(Acceptable as depicted on the submitted site plan).**
41. Canopies shall be set back a minimum of 10 feet from the property line, and shall be designed to be consistent with the building materials and colors of the principal building. Support columns shall be brick, brick base, or other durable materials compatible with the principle building. The Planning Director may require a peaked roof to complement the principle building (TMC§1104.0903.A). **(Acceptable as depiction on elevation).**
42. No new free-standing signs greater than forty-two inches (42") from grade are permitted – any proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code.
43. Non-petroleum displays must be within 25 feet of the building but not within 25 feet of any right-of-way. The maximum height of such displays shall not exceed 5 feet (TMC§1104.0903.C).
44. Free air (with the capability of filling standard automobile tires), water, and restrooms shall be provided and maintained during operating hours of the station (TMC§1104.0903.D). **(Acceptable as depicted on site plan);**

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

45. Litter receptacle(s) shall be provided for the use of parking area users and others. Litter receptacle(s) are treated as accessory structures and must be maintained according to the requirements of the Toledo-Lucas County Health Department.
46. A detailed site, lighting, fencing and four (4) landscaping plans separate from the building plans shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. A fifteen (15') foot wide greenbelt is required along the South Byrne Road and Airport Highway frontages and must be out of the right-of-way. Calculations conclude that a total of six (6) trees are required in the frontage greenbelt along South Byrne Road and eleven (11) trees are required along Airport Highway. Trees are not required to be evenly spaced and may be clustered. **(Acceptable as submitted on the landscape plan);**
  - b. Property shall include a solid evergreen hedge planting in the frontage greenbelts to screen the parking lot so that no headlights of any vehicles can be seen from the public street. Planting required to meet this section are not permitted to be located in the public right-of-way. **(Acceptable as submitted on the landscape plan);**
  - c. **If applicable;** a stormwater treatment facility area shall meet the approval of the City of Toledo's Division of Engineering Services and Division of Environmental Services;
  - d. Perimeter parking lot landscaping is acceptable as shown. Existing trees in the northwest corner shall be maintained indefinitely;
  - e. Foundation plantings shall be added at the main building's entrance. **(Acceptable as shown on the landscape plan);**
  - f. Topsoil must be back filled to provide positive drainage of the landscape area. **(Acceptable as depicted on landscape plan);**
  - g. 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. **(Acceptable as submitted on site plan);**

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- h. The 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. **(Acceptable as submitted on site plan);**
  - i. 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 Planning Director for review or approval.
  - j. The land owner, or successors in interest, or agent, if any, or lessee must be jointly responsible for the regular maintenance of all landscape materials as well as any plant material removed.
  - k. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties).
47. 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.
48. 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. Landscaping shall be installed & maintained indefinitely.
49. 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.
50. 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.

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April 13, 2018  
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Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is written in a cursive style with a large initial 'T'.

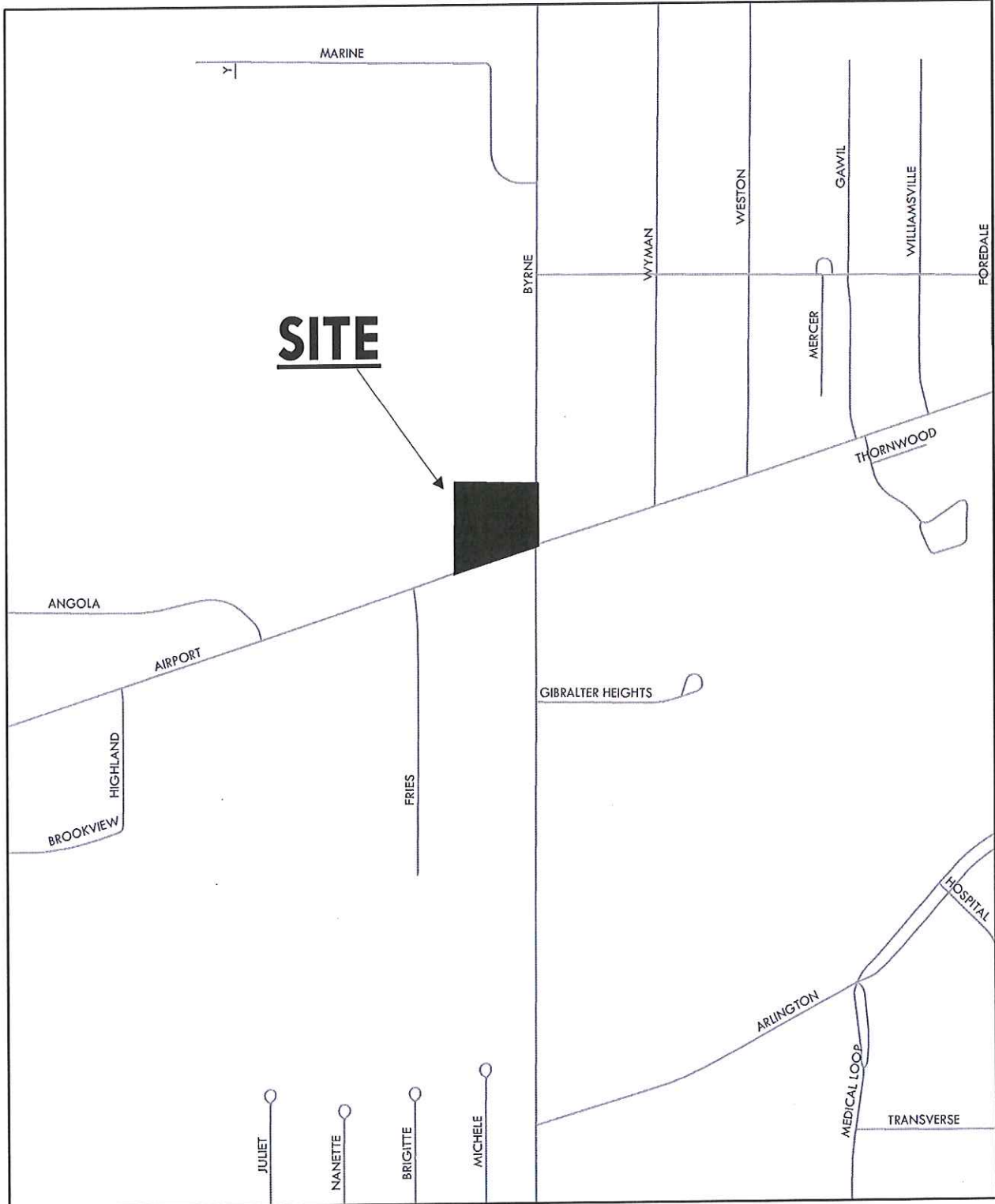
Thomas C. Gibbons  
Secretary

GP  
Five (5) sketches follow

CC:  
Lisa Cottrell, Administrator  
Gyasi "JC" Pullum, Planner

# GENERAL LOCATION

SUP-12002-17  
ID 84

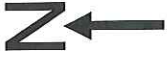




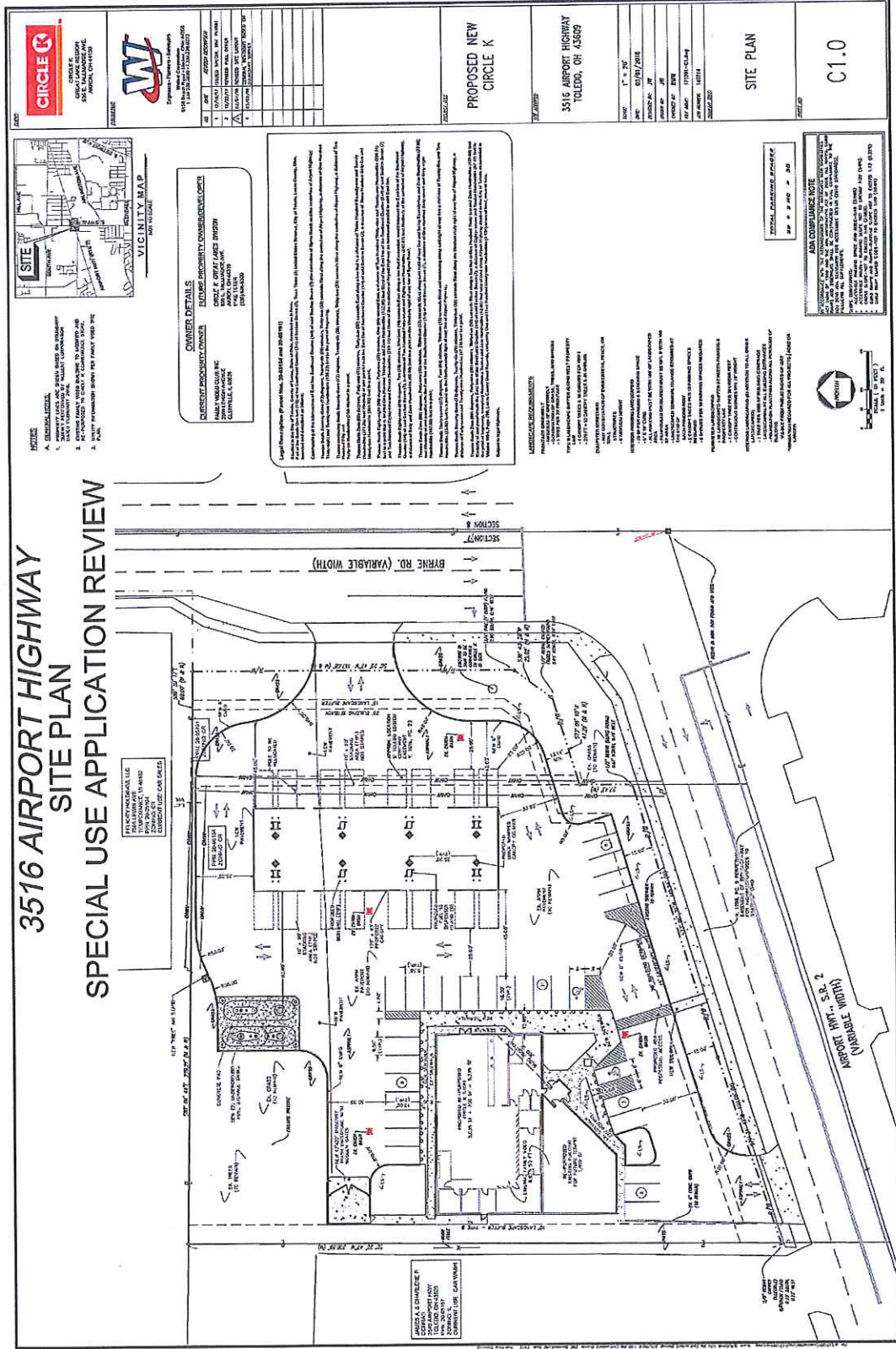


# SITE PLAN (REVISED)

SUP-12002-17  
ID 84



## 3516 AIRPORT HIGHWAY SITE PLAN SPECIAL USE APPLICATION REVIEW



NO.	DESCRIPTION
1	PROPOSED BUILDING FOOTPRINT
2	PROPOSED PARKING
3	PROPOSED DRIVEWAY
4	PROPOSED UTILITY LINES

**PROPOSED NEW  
CIRCLE K**

3516 AIRPORT HIGHWAY  
TOLEDO, OH 43609

DATE: 09/18/2018  
SCALE: 1" = 20'  
PROJECT NO.: SUP-12002-17  
DRAWN BY: [Name]  
CHECKED BY: [Name]

**SITE PLAN**

C1.0



**OWNER DETAILS**  
**ENGINEERING DEVELOPERS**  
**AREA ENGINEER**  
**DATE:** 09/18/2018  
**PROJECT NO.:** SUP-12002-17

**NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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**LEGEND:**

- PROPOSED BUILDING FOOTPRINT
- PROPOSED PARKING
- PROPOSED DRIVEWAY
- PROPOSED UTILITY LINES

**LEGEND:**

- PROPOSED BUILDING FOOTPRINT
- PROPOSED PARKING
- PROPOSED DRIVEWAY
- PROPOSED UTILITY LINES

**SCALE:** 1" = 20'

**DATE:** 09/18/2018

**PROJECT NO.:** SUP-12002-17

**DRAWN BY:** [Name]

**CHECKED BY:** [Name]

**OWNER DETAILS**  
**ENGINEERING DEVELOPERS**  
**AREA ENGINEER**  
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- PROPOSED PARKING
- PROPOSED DRIVEWAY
- PROPOSED UTILITY LINES

**SCALE:** 1" = 20'

**DATE:** 09/18/2018

**PROJECT NO.:** SUP-12002-17

**DRAWN BY:** [Name]

**CHECKED BY:** [Name]

**OWNER DETAILS**  
**ENGINEERING DEVELOPERS**  
**AREA ENGINEER**  
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- PROPOSED BUILDING FOOTPRINT
- PROPOSED PARKING
- PROPOSED DRIVEWAY
- PROPOSED UTILITY LINES

**SCALE:** 1" = 20'

**DATE:** 09/18/2018

**PROJECT NO.:** SUP-12002-17

**DRAWN BY:** [Name]

**CHECKED BY:** [Name]

**OWNER DETAILS**  
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- PROPOSED PARKING
- PROPOSED DRIVEWAY
- PROPOSED UTILITY LINES

**SCALE:** 1" = 20'

**DATE:** 09/18/2018

**PROJECT NO.:** SUP-12002-17

**DRAWN BY:** [Name]

**CHECKED BY:** [Name]

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- PROPOSED PARKING
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**DATE:** 09/18/2018

**PROJECT NO.:** SUP-12002-17

**DRAWN BY:** [Name]

**CHECKED BY:** [Name]

**OWNER DETAILS**  
**ENGINEERING DEVELOPERS**  
**AREA ENGINEER**  
**DATE:** 09/18/2018  
**PROJECT NO.:** SUP-12002-17

**NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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**LEGEND:**

- PROPOSED BUILDING FOOTPRINT
- PROPOSED PARKING
- PROPOSED DRIVEWAY
- PROPOSED UTILITY LINES

**SCALE:** 1" = 20'

**DATE:** 09/18/2018

**PROJECT NO.:** SUP-12002-17

**DRAWN BY:** [Name]

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**DRAWN BY:** [Name]

**CHECKED BY:** [Name]





## Pullum, Gyasi

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**From:** Gibbons, Thomas  
**Sent:** Friday, February 09, 2018 9:57 AM  
**To:** Pullum, Gyasi  
**Subject:** FW: Public Hearing regarding 3516 Airport Hwy.

Please place this email in the file

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**From:** tandv 84 [<mailto:TTT73@msn.com>]  
**Sent:** Thursday, February 08, 2018 12:51 AM  
**To:** Mayor  
**Subject:** Public Hearing regarding 3516 Airport Hwy.

Dear Mayor Kapszukiewicz,

Please share this letter at the public hearing scheduled for 2:00 p.m. today as I am not able to attend in person due to my work schedule. My father received a letter in the mail explaining the hearing and giving details of the proposed site. It is my understanding there is to be a Circle K gas and convenience store put on site. I beg you, and the council members to please think of the residents that live on Fries Avenue.

I feel that with the addition of the Circle K, on the Airport Highway location, will bring far more congestion and blocked traffic to the area. As you know this intersection is already heavily traveled. There is a single residential street off Airport Hwy. just west of Byrne Road, I call it "Forgotten Fries Ave."

A little background on the residents of "Forgotten Fries Ave.". There are approximately 45 homes on this small street located between a car lot and an oil change business. My father is one of a handful of residents that have lived here for over fifty years. My three siblings and I grew up on Fries and dad is still there. This street has only one way in and it happens to be the only way out. It dead ends into swan creek and therefore has no outlet at the far end of the road.

When Toledo reconfigured Angola and added a traffic light, everything changed for the residents on "Forgotten Fries Ave". Traffic is awful and congested heading East bound on Airport toward Byrne Road. The marking on the pavement heading west on Airport are two solid yellow lines until you come to the exact entry point to Fries, making the center turn lane not accessible until the last second. This is problematic because everyone heading east is in this lane all the way down to the next light at Angola. Everyday I sit as people give no care to the roadway they block and the residents that are left waiting to get out of their own street.

Traffic backs up every weekday beginning around three thirty and continues till around seven p.m. I have sat trying to get out five minutes if someone lets me out, and I have sat as long as 23 minutes because it is just that bad and drivers continue to block the roadway. Everyday cars pull out from Conrad's Car Wash across the street and cut thru to turn onto fries only to use the neighbor driveway to turn around and head back out to head East on Airport. My father, and other residents can not enter Fries safely when heading West. This leaves them to go out of their way, up to Glendale, and down Eastgate to get back to Airport Hwy. Then they safely turn right and continue in the curb lane down to "Forgotten Fries Ave." Some of the residents have to do this every day.

I beg you, and the city of Toledo, that if you build this circle K in this already congested area that you please work on a solution to helping the residents that live on this street. By adding a DO NOT BLOCK ROADWAY sign, or maybe having an officer issue tickets once a week (that could raise a lot of money for Toledo) or changing the yellow lines on the roadway, just something to help these city residents. I ask you and all of council members, what would you do if you or your parents lived on this street? Please help to ensure their safety on this little forgotten street on South Toledo.