



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

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THOMAS C. GIBBONS, DIRECTOR



DATE: February 14, 2020

REF: PUD-8007-19

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

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

SUBJECT: Request for a Planned Unit Development for "The Colony South" at 1901 & 2061 W. Central Avenue, 2918-2951 Jermain Drive, 2820-2835 Rathbun Drive & 3842, 3846, 3860 Monroe Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 13, 2020 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Planned Unit Development for "The Colony South"

Location - 1901 & 2061 W. Central Avenue, 2918-2951 Jermain Drive, 2820-2835 Rathbun Drive & 3842, 3846, 3860 Monroe Street

Owner - The Toledo Hospital
100 Madison Avenue
Toledo, Ohio 43604

Engineer - Lewandowski Engineers
234 North Erie Street
Toledo, Ohio 43604

Architect - Dean A. Wenz Architects
2463 East Main Street
Bexley, Ohio 43209

Site Description

Zoning - RS6, RD6 & CR / Single-Dwelling Residential, Duplex Residential & Regional Commercial
(CM proposed)

Area - ± 8.8 acres

Frontage - ± 1,198' along Central Avenue
± 711' along Promedica Parkway

GENERAL INFORMATION (cont'd)

Site Description (cont'd)

		± 1,102' along Jermain Drive
		± 222' along Upton Avenue
		± 210' along Monroe Street
		± 111' along Rathbun Drive
Existing Use	-	Parking lot, construction staging area, vacant land
Proposed Use	-	Mixed-use commercial residential development
Neighborhood Org.	-	None
Overlay	-	None

Area Description

North	-	Central Avenue, vacant commercial / CR
East	-	Upton Avenue, church, vacant commercial / RS6
South	-	Single- family residential / RS6
West	-	Promedica Parkway, vacant commercial / CR

Combined Parcel History

Z-166-57	-	Zone Change from "A" to "C" use and "D" height and area districts at Lot 203 in the Kingston Addition on W. Central Ave (P.C. approved on 9/5/1957, C.C. approved on 10/21/1957 by Ord. 528-57).
V-168-57	-	Vacate Bernice Avenue between Central & Jermain Dr. and alley south of Central Ave between Briar Cliff & Otis (P.C. approved 8/8/1957, C.C. approved on 2/14/1984 by Ord. 131-84).
M-1-84	-	Review and adoption of the Kingston Neighborhood Association Comprehensive Land Use Plan, area bounded by Monroe, Otis, Central and Upton (P.C. approved on 3/8/1984, C.C. approved on 4/3/1984 by Ord. 255-84).
Z-17-84	-	Zone Change from R-3 to R-2 at 2700, 2800 and 2900 blocks of Upton, Wellesley, Jermain, Rathbun, Winsted, Holyoke, Burn Mawr and Bayard (P.C. approved 3/8/1984 , C.C. approved on 4/3/1984 by Ord. 256-84).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

- Z-19-84 - Zone Change from C-2 to R-2 at 3868 Monroe St. (P.C. approved 3/8/1984, C.C. approved on 4/3/1984 by Ord. 258-84).
- Z-20-84 - Zone Change from C-2 to R-3 at the 3700 block of Monroe St. (P.C. approved 3/8/1984, C.C. approved on 4/3/1984 by Ord. 259-84).
- PL-7-89 - Parking lot review for Toledo Hospital Ambulatory Care facility at Central Avenue and Briar Cliff Road.
- V-1155-98 - Vacation of Otis and Westland, portions of Avenues, and dedication north and south of W. Central Ave (P.C. approved on 2/11/1999, C.C. approved on 5/25/1999 by Ord. 412-99).
- Z-300-05 - Zone Change from CO to CR at 3890 Monroe Street (P.C. approved on 4/14/2005, C.C. approved on 5/31/2005 by Ord. 394-05).
- Z.1 (j) 74-07 - Text Amendment adding Monroe Street Corridor Overlay District (P.C. approved on 6/14/2007, C.C. approved on 7/24/2007 by Ord. 497-07, amending Ord. 811-07 passed on 12/11/2007).
- Z-9010-14 - Zone Change from RS6 to RM24 at 1901 W. Central Ave (P.C. approved on 12/4/2014, C.C. approved on 1/20/2015 by Ord. 36-15).
- PUD-10007-14 - Planned Unit Development for 75 Unit Senior Housing Facility at 1901 W. Central Ave (P.C. approved on 12/4/2014, C.C. approved on 1/20/2015 by Ord. 37-15).
- S-8-15 - Preliminary Drawing review of TOLEDO HOSPITAL PLAT 1, located at 2142 N. Cove Blvd (P.C. approved on 8/13/2015)

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

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|-----------|---|--|
| V-330-15 | - | Vacation of Rathbun Drive, Christie Drive and ProMedica Parkway (P.C. approved on 8/13/2015, C.C. approved on 8/30/2016 by Ord. 336-16) |
| Z-8006-19 | - | Zone Change from RS6 Single Dwelling Residential, RD6 Duplex Residential & CR Regional Commercial to CM Mixed Commercial Residential at 1901 & 2061 W. Central Ave, 2918-2951 Jermain Drive, 2820-2835 Rathbun Drive & 3842, 3846, 3860 Monroe Street (<i>companion case</i>). |
| V-445-19 | - | Vacation of a 5' wide strip of Central Avenue adjacent to lots 5-7 in the Plat of West Central Stores (<i>companion case</i>). |
| V-446-19 | - | Vacation of Briar Cliff Road, adjacent to lots 7 & 8 of West Central Stores and lots 181-184, 201 & 202 in the Plat of Kingston (<i>companion case</i>). |
| V-448-19 | - | Vacation of Rathbun Drive, adjacent to lots 108 & 109 and 157 & 158 in the Plat of Kingston (<i>companion case</i>). |

Applicable Plans and Regulations

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

STAFF ANALYSIS

This application was deferred from the January 9, 2020 Plan Commission hearing to the February 13, 2020 Plan Commission hearing. The applicant is requesting a Planned Unit Development (PUD), for "The Colony South", located at 1901 & 2061 W. Central Avenue, 2918-2951 Jermain Drive, 2820-2835 Rathbun Drive & 3842, 3846, 3860 Monroe Street. The overall project will span along Central Avenue from Promedica Parkway to Upton Avenue. The ±8.8-acre site is currently unoccupied by any buildings and split zoned RS6 Single Dwelling Residential, RD6 Duplex Residential & CR Regional Commercial. Surrounding land uses include commercial properties across Central Avenue to the north, single-family residential to the south across Jermain Drive, a church to east across Upton Avenue and vacant commercial land to the west across Promedica Parkway.

STAFF ANALYSIS (cont'd)

The applicant is proposing to construct a mixed-use development on the site consisting of three (3) buildings. The applicant intends to develop 262 dwelling units split between two (2) buildings at approximately $\pm 112,200$ square feet. The development also includes a $\pm 12,700$ square foot mixed-use building intended to operate as a community center, restaurant and retail store. A companion Zone Change request to CM Mixed Commercial Residential (Z-8006-19) was submitted with this request in order to allow for the PUD. The applicant has also submitted numerous right-of-way Vacation requests (V-445-19, V-446-19, and V-448-19) to eliminate roadways within the subject site and consolidate the overall property. Additionally, the applicant will be required to plat the subject property as part of the PUD process and listed as a condition of approval.

Intensity and Dimensional Standards

The proposed CM zoning with a PUD allows for twenty-five (25) dwelling units per gross acre. However pursuant to TMC§1106.0402 - *Reduction*, the minimum lot area required for multi-dwellings in the CM shall be reduced by 100 square feet for each amenity provided. The interior building plans submitted indicate each dwelling unit will include a washing machine and dryer, which reduces the minimum lot area to 1,300 square feet per unit. Using the Multi-Dwelling Lot Area Bonuses, the 8.8-acre site will allow for 295 dwelling units.

The proposed development includes 262 dwelling units and complies with the minimum lot area and maximum density requirements. As a PUD, there are no minimum lot sizes, lot-widths, and building or structure setbacks, except for the open space requirements. The maximum height of buildings located within the CM zoning district is 120'. The elevations submitted indicate the maximum height of the proposed buildings is approximately fifty-feet (50') and in compliance with the Intensity and Dimensional Standards of TMC§1106.0102.

Parking and Circulation

A PUD shall be designed with common parking areas and common points of ingress and egress. The site plan depicts three (3) curb cuts to access the site, one (1) on Central Avenue and two (2) on Promedica Parkway. As stated in TMC§1103.1010(E) – *Parking and Loading*, the number of required off-street parking spaces may be decreased during the PUD review and approval process. The applicant must detail the type of alternative parking proposed and the rationale for such a proposal, including supporting research or documentation of parking demand for the proposed use. The proposed PUD shall not adversely affect surrounding neighborhoods; traffic congestion and circulation; and have a positive effect on the economic viability or appearance of the environment.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

Since the proposed mixed-use building contains multiple land uses with various parking requirements, each specific use shall require separate parking spaces. Pursuant to TMC§1107.0304 – *Off-Street Parking Schedule “A”*, Multi-Dwelling Structures are required to provide one and one-half (1.5) parking spaces for each dwelling unit plus one (1) parking space per ten (10) units for visitor parking. Calculations using 1.5 parking spaces for each dwelling unit (393) and visitor parking (26) result in 419 parking spaces required for the apartment buildings on site.

The site plan submitted depicts 430 off-street parking spaces for the entire development. Given the potential traffic associated with the mixed-use building, the proposed off-street parking may not adequately provide enough parking for each specific use within the PUD. The applicant shall submit documentation on the anticipated parking demand for the various uses within the mixed-use building and listed as a condition of approval.

Retail store parking is determined by the building floor area and required to provide one (1) parking space for every 300 square feet of floor area. With a retail area of 1,446 square feet, five (5) parking spaces shall be provided for the use of the retail store in the proposed mixed-use building. A sit-down restaurant shall provide one (1) parking space for every three (3) employees on shift plus one (1) parking space for every 75 square feet of customer area. The applicant has indicated the proposed restaurant will have a floor area of 5,756 square feet but did not include the available customer area or number of employees. As a condition of approval, the applicant shall submit documentation on the number of employees and quantity of customer area.

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. Therefore, Schedule “D” parking allows the minimum off-street parking requirements to be established via a parking study provided by the applicant. The applicant has not provided a parking study or submitted any documentation indicating the anticipated demand for off-street parking spaces.

The Planning Director is authorized to approve parking reductions if the applicant demonstrates the proposed plan will not adversely affect surrounding neighborhoods, traffic congestion and circulation, and will have a positive effect on the economic viability of the project. As stated in TMC§1107.1400, an alternative access and parking plan shall be submitted to the Planning Director for review and listed as a condition of approval.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

Nine (9) of the required parking spaces shall be designated as accessible parking for physically disabled persons and adhere to the requirements of TMC§1107.1700. Two (2) spaces shall be van-accessible and seven (7) car-accessible spaces. The site plan submitted depicts a total of ten (10) accessible spaces and is in compliance with the minimum requirements for accessible parking.

In addition to the minimum number of off-street parking and accessible parking spaces, bicycle parking is also required. Per TMC§1107.0300 – *Off-Street Parking Schedule "A"*, a minimum of one (1) bicycle space shall be provided for every ten (10) automobile parking spaces. With 430 parking spaces proposed, forty-three (43) bicycle parking spaces shall be provided throughout the site.

The site plan submitted depicts four (4) bike rack locations near the apartment buildings and one (1) rack near the mixed-use building. Two (2) sets of bicycle racks at each apartment building, each set contains five (5) bicycle racks, which provide ten (10) slots at each rack. Each apartment building has twenty (20) bicycle parking spaces. The bicycle rack for the mixed-use building provides spaces for six (6) bicycles. The total number of bicycle parking spaces proposed is forty-six (46) spaces and in compliance with the minimum requirements. Staff also encourages the consideration of indoor bicycle parking for the apartment buildings.

The Division of Transportation does not object to the approval of the submitted site plan although they have included multiple conditions which pertain to the right-of-way Vacations. As shown on the Lucas County Auditor's Real Estate Information System (AREIS), Promedica Parkway has not been dedicated as a public right-of-way. Due to the multiple requests for right-of-way Vacations, the applicant shall finalize all street closures, including previous cases, before construction of the proposed development occurs and listed as a condition of approval.

Open Space Requirements

As part of the PUD requirements no more than forty-percent (40%) of gross site acreage shall be devoted to coverage by buildings, structures, street, driveway and parking area pavement (TMC§1103.1007(C)). The applicant is proposing a total impervious surface area of 5.4-acres or sixty-one percent (61%) impervious coverage and not in compliance with the applicable regulation. As a result, the applicant shall obtain a variance to TMC§1103.1007(C) in order to allow for the increase of impervious coverage. Staff is supportive of this variance due to the mixed-used nature of the development with reduced building setbacks and the surrounding neighborhood context in which the PUD is located.

STAFF ANALYSIS (cont'd)

Open Space Requirements (cont'd)

Pursuant to TMC§1103.1007(D), a residential PUD is required to provide no less than fifteen-percent (15%) of the gross site acreage, none of which shall be a part of any required yard or perimeter open space, shall be allocated to usable, accessible and consolidated common open space (one-third of the required common open space may be a lake or pond or storm detention or retention area). This open space shall be delineated on the plat as a lettered lot. The site plan submitted indicates a consolidated open space area of 1.7-acres or 20% of gross parcel acreage on the property and in compliance with the minimum open space PUD requirement.

As stated in TMC§1103.1007(E)(1), a residential PUD is required to offer a perimeter open space area that is equivalent to the rear yard setback of the PUD's underlying zoning district. The southern boundary of the development abuts residential zoning and therefore required to have a fifteen-foot (15') setback + one-foot (1') per four-feet (4') of building height above twenty-feet (20'). With a maximum building height of fifty-feet (50') for the apartment buildings, a twenty-two foot (22') perimeter open space area is required along the southern boundary. The applicant shall obtain a variance for a twelve and one-half foot (12.5') reduction of the required perimeter open space area to allow a nine and one-half foot (9.5') perimeter landscape buffer. Staff supports this variance due to the use of the Urban Commercial Landscape Standards, which require landscaping in all the available open space areas and surrounding the entire parking lot.

Landscaping

The CM Mixed Commercial Residential zoning district requires developments to adhere to the Urban Commercial Landscape Standards. The intent of these standards are to recognize that compliance with the landscape standards of TMC§1108.0200 may be difficult or impossible for urban, pedestrian-oriented developments and therefore provide more flexible landscape standards for infill developments.

As stated in the Urban Commercial Landscape Standards of TMC§1108.0300, any part of a lot area not used for buildings, other structures, or for roads, walks, parking, service areas or access ways must be landscaped with a combination of groundcover, trees and shrubs. Grasses may be used in conjunction with other plant material. Landscape improvements must be provided in the sidewalk or other paved area in front of a building with tree grates, or other walkable surface material treatment for open tree pits, in the form of one (1) shrub or understory tree for every thirty-feet (30') of lot frontage.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

The landscaping plan provided a zoning code summary of the required landscaping for the site. The applicant is providing one (1) tree for every thirty-feet (30') along each frontage in the development with forty (40) trees along Central Avenue, thirty-seven (37) trees along Jermain Drive, twenty-four (24) trees along Promedica Parkway, eight (8) trees along Upton Avenue and four (4) trees along Rathbun Drive. The proposed landscaping along the street frontages comply with the Urban Commercial Landscaping Standards of TMC§1108.0300.

Additionally, perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway. Perimeter landscaping shall include a landscaped area at least five-feet (5') wide, exclusive of easements, sidewalks, or rights-of-way, planted with at least one (1) shrub for every three (3) to five-feet (5') of property line, as determined by growth characteristics. A solid six-foot (6') high evergreen hedge or privacy fence, with no openings, shall be included in this area. Wheel stops (i.e., parking blocks) must be provided to ensure that vehicles cannot overhang directly on plant material.

The revised landscaping plan submitted depicts a solid row of shrubs surrounding the entire perimeter of the parking lot. A six-foot (6') tall wood privacy fence with 90 shrubs and 37 trees is proposed along the southern boundary for the entire Jermain Drive frontage. Additional landscaping is depicted within the interior of the development at all buildings and the parking lot landscape islands in efforts to completely screen the site from the abutting residential properties to the south. The proposed landscaping for the perimeter and interior parking lot satisfy the requirements of the Urban Commercial Landscaping Standards.

Out of concerns from the neighbors, the applicant revised the landscaping buffer along Jermain Drive in order to add a six-foot (6') tall wood privacy fence in lieu of the solid evergreen hedge. Additionally, due to the installation of the fence and the request of the neighbors, pedestrian access to the restaurant from Jermain Drive is eliminated, which further separates the development from the residential neighborhood.

A stormwater detention area is proposed in the eastern corner of the development along Upton Avenue. Although no landscaping is proposed in the detention area, there are additional regulations that apply. As stated in TMC§1108.0203(I) – *Stormwater Facilities*, no rip-rap, crushed stone, concrete or other impervious materials may be exposed above the average pool elevation for any retention pond. Trees and other plant material can be planted along the stormwater facility, however, buffers or landscaping areas that are part of the stormwater runoff system must comply with the City's stormwater discharge control policies. The revised landscaping plan submitted depicts a solid row of shrubs including 131 plants surrounding the detention area in order to screen its location from the public right-of-way.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

Dumpster receptacles are required to be screened and shall be separated from the main circulation and parking areas. As stated in TMC§1108.0304 (B) - *Dumpster/Trash Receptacle Screening*, a dumpster may not be located in any required setbacks or landscape buffers and shall be located as far away from residential areas as possible. Screening must be a minimum height of six-feet (6') and can be any combination of evergreen plantings, fence or wall structure with a wooden fence or other opaque device to serve as a gate. The proposed location for the dumpster and compactor is acceptable as depicted on the site plan. Additionally, the revised landscaping plan submitted indicates screening will be provided for the dumpster and compactor in compliance with the landscaping requirements.

Building Design

As stated in TMC§1109.0204(A)(1), at least one (1) main entrance of any commercial building shall face and open directly onto a five-foot (5') wide connecting walkway to the street sidewalk without requiring pedestrians to walk around the building or parking lots which are not aligned to a logical route. Connecting walkways may cross parking aisles or driveways if distinguished from driving surfaces and meet American Disability Act (ADA) standards. The revised site plan submitted depicts crosswalks where walkways cross the parking lot and driveways. These walkways shall be distinguished across the drive aisles and parking areas to improve pedestrian safety.

Pursuant to TMC§1109.0205(A), the design of a building shall reduce its apparent mass by dividing the building into smaller masses. The building elevations submitted depict multiple architectural features including balconies, variations of roof lines and parapet heights, and multiple building materials, textures and colors which satisfy the design standards of TMC§1109.0205(A).

As stated in TMC§1109.0205(C)(1), exterior walls shall be articulated in order to add interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. Articulation shall be visually established by using architectural features such as columns, ribs or pilasters, piers, and fenestration pattern. All sides of the buildings shall include compatible materials and design characteristics consistent with those on the primary façade. The building elevations submitted depicted multiple architectural features on each façade visible from the right-of-way and satisfy the minimum articulation requirements stated in TMC§1109.0205(C)(1).

STAFF ANALYSIS (cont'd)

Building Materials

Based on the overall layout of the site, all four (4) sides of the buildings shall be subject to the façade material standards as listed in TMC§1109.0500. For façades visible from the public right-of-way, predominant exterior materials must comprise at least seventy-five percent (75%) of the total wall area of the façade. Exterior building materials include brick, wood, stone, glass, stucco, and materials with a brick-like appearance or similar material. Exterior building materials shall not include concrete blocks, smooth-faced concrete panels or wood sheet goods as a predominant material. Exterior insulation and finish systems (EIFS) may not comprise more than 15% of facades visible from the public right-of-way, and only when installed above 36" and not within an entryway. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors subject to the approval of the Planning Director.

The elevations submitted did not include the quantity or percentage of the façade materials for each side of the building. The materials primarily proposed on the elevations consist of brick veneer, board and batten siding, horizontal vinyl siding, fiber cement panels, and glass. The elevations depict brick veneer for a majority of each façade and therefore appear in compliance with the material standards of TMC§1109.0501. As a condition of approval, the applicant shall submit revised building elevations with a breakdown of façade materials in compliance with TMC§1109.0500.

Neighborhood Meeting

Due to the potential impact on the surrounding neighborhood, the applicant decided to host a neighborhood meeting for the proposed Zone Change prior to the Plan Commission hearing. Meeting notifications were sent to a mailing address list provided to the applicant generated by Plan Commission staff. The first neighborhood meeting was on October 2, 2019 at 6:00 p.m. at the Sanger Branch of the Toledo-Lucas County Public Library. The second neighborhood meeting was held on October 30, 2019 at 6:00 p.m. at the Mary Ellen Falzone Diabetes Center, located at 2100 West Central Avenue.

Following the Plan Commission meeting on November 7, 2019, a sub-group of the neighborhood, including community members and the District Councilmember, met at the Guiding Light Tabernacle Church on December 18, 2019. As a result, the group developed a list of "High Priorities" for the overall project. Since that meeting, the applicant has revised the landscaping plans and proposed resolutions to each priority item.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Office Commercial and Single Family Residential land uses. The site is located at the edge of a large single-family and duplex residential neighborhood. The Office Commercial land use designation is intended for predominantly small and medium scale commercial uses that serve neighborhoods although it may include small and medium scale office and mixed uses. Whereas, the Single Family Residential land use designation is intended to accommodate the development of single-dwelling units on individual lots. This land use designation may also include libraries, schools, churches, and community centers. The Single Family Residential district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and PUD's that are typically compatible with residential neighborhoods. The proposed PUD is consistent with the future land use designation identified in the 20/20 Comprehensive Plan.

Staff recommends approval of the proposed PUD since it is consistent with the zoning classifications of properties within the general vicinity of the subject property. Additionally, the proposed PUD conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code. Finally, staff recommends approval of the PUD because the proposed development is consistent with the existing land uses of properties within the general vicinity of the site. The proposed PUD will function as a transition from the abutting higher intensity CR commercial land uses to the north/west and the lower intensity single-family homes to the south.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of PUD-8007-19, a request for a Planned Unit Development (PUD) for "The Colony South" at 1901 & 2061 W. Central Avenue, 2918-2951 Jermain Drive, 2820-2835 Rathbun Drive & 3842, 3846, 3860 Monroe Street, to the Toledo City Council for the following three (3) reasons:

1. The request conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A) – *Review and Decision Making Criteria*).
2. The request is compatible with existing land uses within the general vicinity of the subject property and will function as a transition from the abutting higher intensity commercial land uses (TMC§1111.0606(B) – *Review and Decision Making Criteria*); and
3. The physical suitability of the subject property for the uses permitted under the proposed CM Mixed Commercial Residential zoning classification (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

PLAN COMMISSION RECOMMENDATION (cont'd)

The Toledo City Plan Commission makes the following recommendations to Toledo City Council on the variances requested for a Planned Unit Development (PUD) at 1901 & 2061 W. Central Avenue, 2918-2951 Jermain Drive, 2820-2835 Rathbun Drive & 3842, 3846, 3860 Monroe Street:

Chapter 1103.1000 Planned Unit Development Overlay District

Sec. 1103.1007 (C) Residential Standards

No more than forty-percent (40%) of gross site acreage shall be devoted to coverage by buildings, structures, street pavement, driveway, and parking area pavement.

Approve a variance for an increase of twenty-one percent (21%) of gross site acreage devoted to coverage by buildings, structures, street pavement, driveway, and parking area pavement; to allow for sixty-one percent (61%) of gross site acreage devoted to coverage by buildings, structures, street pavement, driveway, and parking area pavement.

Sec. 1103.1007 (E)(1) Residential Standards

When abutting a Residential district, the open space perimeter area shall be provided with a minimum depth equal to the required rear yard setback of the PUD's underlying zoning district.

Approve a variance for a twelve and one-half foot (12.5') reduction of the required perimeter open space area along the southern property lines to allow a nine and one-half foot (9.5') perimeter open space area.

The Toledo City Plan Commission further recommends approval of PUD-8007-19, a request for a Planned Unit Development (PUD) for "The Colony South" at 1901 & 2061 W. Central Avenue, 2918-2951 Jermain Drive, 2820-2835 Rathbun Drive & 3842, 3846, 3860 Monroe Street, to the Toledo City Council subject to the following **seventy-two (72)** 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. 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: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338

Sanitary Sewers: Mike Elling 419-936-2276

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

2. Minimum 4' barrier free sidewalk shall be placed along the frontages of all public streets in the development, and shall extend through drive approaches. Pedestrian curb ramps shall be placed at all intersections.
3. All proposed drive approaches, sidewalk, and curb shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, and Toledo Municipal Code. All drive approaches, and sidewalk through the drives, shall be 6" thick concrete residential, 8" thick concrete Commercial. No curb shall be permitted in the right-of-way along either side of the drive approach. **No horizontal curb cutting will be permitted.**
4. Substandard drive approaches, sidewalk, and curb sections that exist within the public right-of-way abutting the site shall be replaced in accordance with City of Toledo Construction Standards, Specifications, and Toledo Municipal Code.
5. Improvements per City of Toledo Infrastructure Design and Construction requirements
6. 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.
7. Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.
8. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
9. The proposed apartment building is located on top of an existing 6-inch diameter public water main in Briar Cliff Road. The existing public water main shall be relocated or a new public water main shall be constructed. New public water main plans shall be separate from private development plans. The existing public water main in Briar Cliff Road will be abandoned by the City of Toledo at the developer's expense.
10. The proposed private water main shall connect to the 12-inch diameter water main in West Central Avenue. Connections to public water mains will be constructed by the City of Toledo at the developer's expense.
11. Detailed plans for the water service lines shall be submitted to the Division of Engineering Services for review and approval. Plan design and submittal shall comply with the current version of the City of Toledo DPU Infrastructure Design and Construction Requirements.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

12. The current version of "WATER GENERAL NOTES FOR CITY OF TOLEDO PRIVATE WATER MAINS, FIRE LINES AND LARGE SERVICES" shall be included on the plans and can be obtained from the City of Toledo Division of Engineering Services.
13. The water meter setting detail, including meter bypass (if applicable) and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S. Erie Street, Toledo, OH 43602 for review and approval.
14. 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. Contact the Division of Water Distribution (419-936-2839) to verify the backflow prevention requirements for this site.
15. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site. Verify that the hydrant locations shown are acceptable to the Toledo Fire Prevention Bureau. Contractors performing work on new or existing fire systems shall be licensed by the State of Ohio Fire Marshall and certified by the City of Toledo Fire & Rescue Department.
16. Submit to the Division of Engineering Services and the Fire Prevention Bureau, an overall plan of the site showing public and private waterlines and public and private hydrant locations.
17. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the owner's cost.
18. Plans for the water service lines shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service lines.
19. Buildings may not be built over existing city storm infrastructure (not shown on plans are conflicts of proposed buildings over a 48" diameter enclosed drainage ditch to Woodlawn Cemetery and a 24" in Briar Cliff); therefore, storm abandonment and relocation plan design, plan approval, and construction are necessary to achieve the proposed development.
20. Site development and ditch relocation stormwater submittals are required in compliance with the latest version of the City of Toledo's Infrastructure Design and Construction Requirements <http://toledo.oh.gov/services/public-utilities/engineering-services/plan-review-process/>

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

21. The Stormwater Pollution Prevention Plan (SWP3) shall comply with the Ohio Construction General Permit (CGP) prior to commencement of construction. The CGP defines "commencement of construction" as the initial disturbance of soils associated with clearing, grubbing, grading, placement of fill, or excavating activities or other construction activities.
 - Submittal of the completed CGP checklist is required for a full stormwater review of the proposal; therefore, it shall be submitted in order for the city to issue a list of required stormwater corrections.
 - Submittal of the CGP Notice of Intent (NOI) shall not precede city approval of the SWP3.
 - SWP3 shall include, in its final form, a list of responsible parties and their contact information. Form is available at <http://www.tmacog.org/storc/swp3.htm>.
22. The footprint of the storm water management area is not defended with calculations and may be too small. Submit engineering drawings and calculations for stormwater approval.
23. Should any future revisions for final stormwater compliance include changes that affect the site plan, it shall be necessary for the plan commission to undertake additional review and approval.
24. All storm drainage must be internal and not run off onto adjacent properties. Whereas a request has been made for a portion of the site to be excepted from this requirement, a proposal shall be made in the stormwater plans and calculations to mitigate for the excepted drainage area.
25. The parkway right of way (ROW) includes landscape-based stormwater practices that shall be mitigated if impacted by the proposed drive approaches in the ROW and a revision will be required for the maintenance manual for the impacted practices.
26. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
27. The apartment buildings shall be allowed to re-use existing sanitary taps along Central and that an additional tap will be allowed for the restaurant/clubhouse. The site shall be platted as three (3) separate lots as a compliance condition associated with the Ohio EPA and sanitary taps. The Clubhouse/Restaurant as Lot 1, the West Apartment as Lot 2 and the East Apartment as Lot 3.
28. 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

29. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
30. 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.
31. All sanitary sewer manholes in the project area shall have solid lids installed on them.
32. Developer shall install temporary flow meter in existing sanitary sewer to verify capacity is available for development.

Sewer & Drainage Services

33. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
34. S&DS requires that the 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 Sewer & Drainage Services demonstrating the lines cleaning and integrity.
35. All existing sewers under building shall be relocated and abandoned.

Division of Environmental Services

36. 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 of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
37. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
38. Applicant is strongly encouraged to include multiple green infrastructure measures to minimize runoff and increase infiltration.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

39. Applicant is strongly encouraged to plant low maintenance and non-invasive trees, shrubs and perennials.
[http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives to Ohio Invasive Plant Species .pdf](http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_Ohio_Invasive_Plant_Species.pdf)

40. Applicant shall maintain compliance with the City of Toledo and 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

41. Public and private hydrant locations to be approved by the site engineer and the Fire Prevention Dept.

42. Post Indicator Valve (PIV) and Fire Dept. Connection (FDC) locations to be approved by the site engineer and the Fire Prevention Dept.

43. Approved premises identification is required.

Division of Transportation

44. Wheel stops and/or curbing required at all parking spots along sidewalk, property lines and abutting building locations per TMC 1107.

45. Bicycle parking must be provided for each building location per TMC 1107.

46. Before the Central Avenue drive entrance is to be established, Kelly Avenue must be fully vacated and closed to prevent conflicts of traffic in center turn lane.

47. Briar Cliff Road needs to be fully vacated and permanently closed for new development.

Plan Commission

48. A Zone Change from RS6 Single Dwelling Residential, RD6 Duplex Residential & CR Regional Commercial to CM Mixed Commercial Residential shall be obtained for the entire site in order to allow for the proposed density.

49. All companion right-of-way Vacations and Roadway dedications (i.e. Promedica Parkway) shall be recorded with the Lucas County Recorder's Office before building plan approval is granted.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

50. Pursuant to TMC§1103.1007(C), no more than forty-percent (40%) of gross site acreage shall be devoted to coverage by buildings, structures, street, driveway and parking area pavement. **Plan Commission supports a variance to TMC§1103.1007(C), for an increase of twenty-one percent (21%) of gross site acreage devoted to coverage by buildings, structures, street pavement, driveway, and parking area pavement.**
51. Per TMC§1103.1007(D), a PUD is required to provide fifteen-percent (15%) of gross site acreage for usable, accessible and consolidated open space, none of which is part of any required yard or perimeter open space. One-third (1/3) of this consolidated open space area may be used for detention/retention purposes. **Acceptable as depicted on revised site plan.**
52. Pursuant to TMC§1103.1007(E)(1), When abutting a Residential district, the open space perimeter area shall be provided with a minimum depth equal to the required rear yard setback of the PUD's underlying zoning district. **Plan Commission supports a variance to TMC§1103.1007(E)(1), for a twelve and one-half foot (12.5') reduction of the required perimeter open space area along the southern property lines to allow a nine and one-half foot (9.5') perimeter open space area.**
53. Pursuant to TMC§1103.1010(C), all PUD's shall be platted according the Subdivision Rules & Regulations for the City of Toledo.
54. Approval of the Planned Unit Development (PUD) will lapse after two (2) years, and the site will revert to the original zoning classification prior to the PUD, if construction has not begun, per TMC§1103.1014.
55. Pursuant to TMC§1103.1007(H), all telephone, electrical, cable, and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened.
56. An Alternative Access and Parking Plan, in accordance with TMC§1107.1400, shall be submitted to the Planning Director to allow for a reduction of the required minimum off-street parking spaces.
57. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. A minimum of seven (7) auto and two (2) van accessible parking spaces are required for use by persons with physical disabilities. **Acceptable as depicted on revised site plan.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

58. 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. Forty-three (43) bicycle parking spaces shall be provided on site. **Acceptable as depicted on revised site plan.**
59. Sidewalks must be provided along the street or place property line, pursuant to TMC§1103.1010(D) & TMC§1107.1300. Connecting walkways must be provided for internal pedestrian circulation within the site to connect to street or place sidewalks and to connect parking spaces with the main building entrance. Walkways must be clearly marked through the use of durable, low maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt. Raised walkways may also be installed if elevated six-inches (6") with tapered side slopes and meet ADA standards. **Acceptable as depicted on revised site plan.**
60. 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 toward the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities (TMC§1107.1906).
61. 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)).
62. Dumpster location(s) 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; **acceptable as depicted on the revised site and landscaping plan.**
63. Per TMC§1109.0204(A), at least one main entrance of any commercial, mixed-use, or institutional building 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; **acceptable as depicted on revised site plan.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

64. Pursuant to TMC§1109.0205(A), the design of a building shall reduce its apparent mass or bulk by dividing the building into smaller masses. The internal function of the building may indicate a logical hierarchy for breaking the mass of the building. **Acceptable as depicted on building elevations.**
65. Pursuant to TMC1109.0205(C)(1), exterior walls shall be articulated in order to add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. Articulation shall be visually established by using architectural features such as columns, ribs or pilasters, piers, and fenestration pattern. **Acceptable as depicted on building elevations.**
66. The building design shall meet the requirements of TMC§1109.0500 – *Building Façade Materials and Color*. Predominate exterior building materials shall be high-quality materials. For facades visible from the public right-of-way, predominate materials must comprise at least seventy-five percent (75%) of the total wall area of the façade. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods as a predominant material. EIFS may not constitute more than 15% of the exterior for facades visible from the public right-of-way. **Acceptable as depicted on revised elevations submitted 2/3/2020.**
67. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors (i.e. gray, brown, tan). Building trim and accent areas may feature brighter colors, including primary colors subject to the approval of the Planning Director.
68. Per TMC§1107.2000 - Sight Distance Setback, no fence, sign structure or planting which obstructs visibility between forty-two inches (42”) and eighty-four inches (84”) above grade shall be maintained within twenty-three feet (23’) of the curb or pavement edge of any street; **if applicable.**
69. No new free-standing signs greater than forty-two (42) inches from grade are permitted – any proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

70. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
- a. Landscape improvements must be provided in the sidewalk or other paved area in front of a building with tree grates, or other walkable surface material treatment for open tree pits, in the form of one (1) shrub or understory tree for every thirty-feet (30') of lot frontage. **Acceptable as depicted on revised landscaping plan. Forty (40) trees along Central Avenue, thirty-seven (37) trees along Jermain Drive, twenty-four (24) trees along Promedica Parkway, eight (8) trees along Upton Avenue and four (4) trees along Rathbun Drive.**
 - b. Per TMC§1108.0304(A), a solid six-foot (6') high evergreen hedge, with minimum plant height at installation of at least three-feet (3'); or a masonry wall or fence with a minimum height of six-feet (6'), with no openings; shall be installed to provide screening from the adjacent residential lots. **Acceptable as depicted on revised landscaping plan.**
 - c. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway in accordance with the Urban Commercial Landscape Standards in TMC§1108.0300. **Acceptable as depicted on revised landscaping plan.**
 - d. Wheel stops (i.e. parking blocks) and/or curbing must be provided to ensure that vehicles cannot overhang directly on plant material.
 - e. Foundation plantings are required for the full street-facing building elevation; and landscape areas at major building entrances; **acceptable as depicted on revised landscaping plan.**
 - f. Stormwater facilities and bioretention areas are subject to all applicable requirements as listed in TMC§1108.0203(I) & TMC§1108.0206. **Acceptable as depicted on 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- 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. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details.
 - k. The location, height and materials for any fencing to be installed and maintained.
Acceptable as depicted on revised landscaping plan.
 - l. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); and
 - m. Landscaping shall be installed and maintained indefinitely.
71. 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.
72. 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

Eighteen (18) sketches follow

Cc: Mark Rose; The Toledo Hospital, 100 Madison Avenue, Toledo, Ohio 43604
Matt Lewandowski; Lewandowski Engineers, 234 North Erie Street, Toledo, Ohio 43604
Dean A. Wenz Architects; 2463 East Main Street, Bexley, Ohio 43209
Lisa Cottrell, Administrator
Ryne Sundvold, Associate Planner

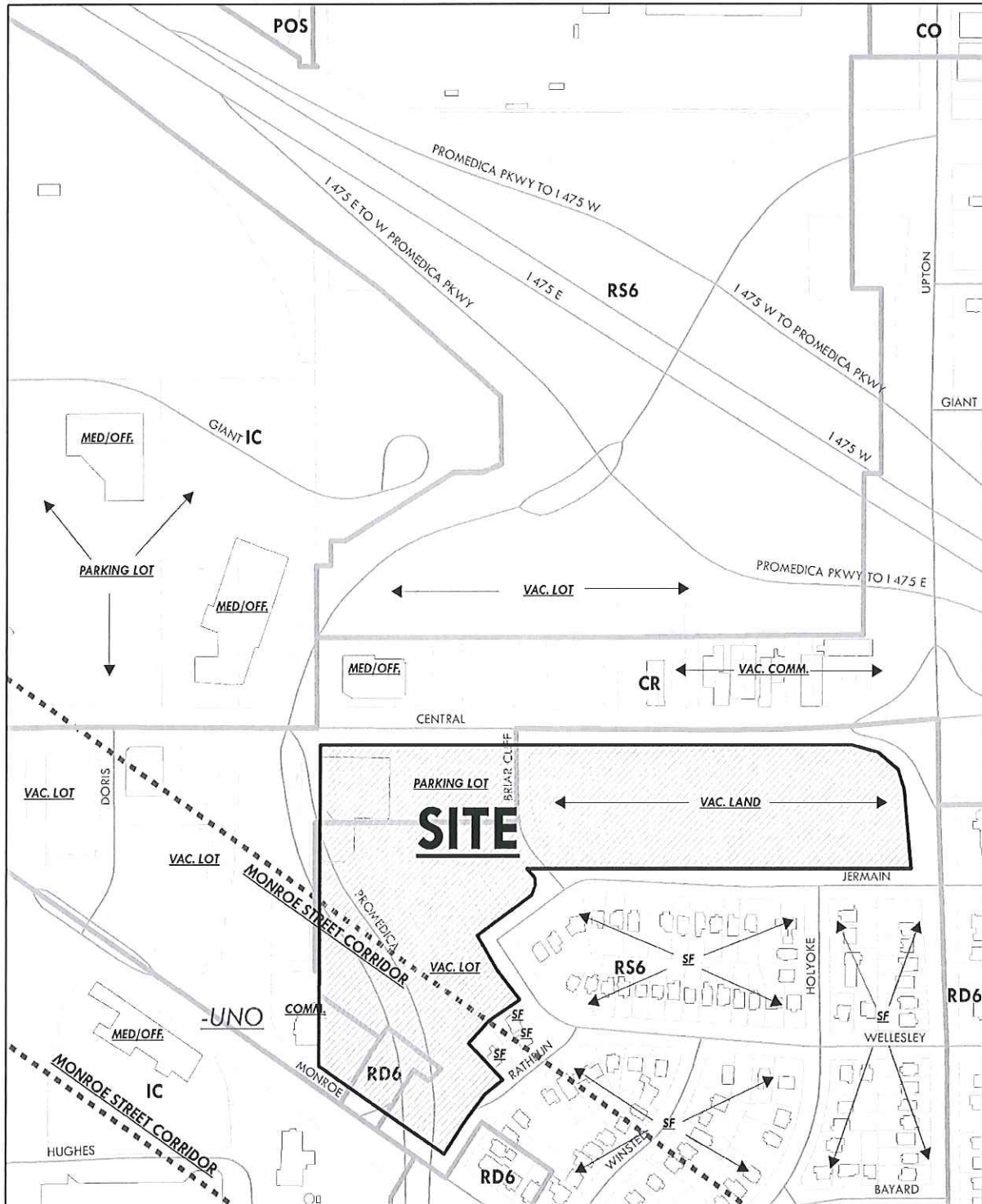
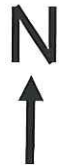
GENERAL LOCATION

PUD-8007-19
ID 45



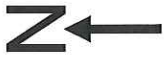
ZONING AND LAND USE

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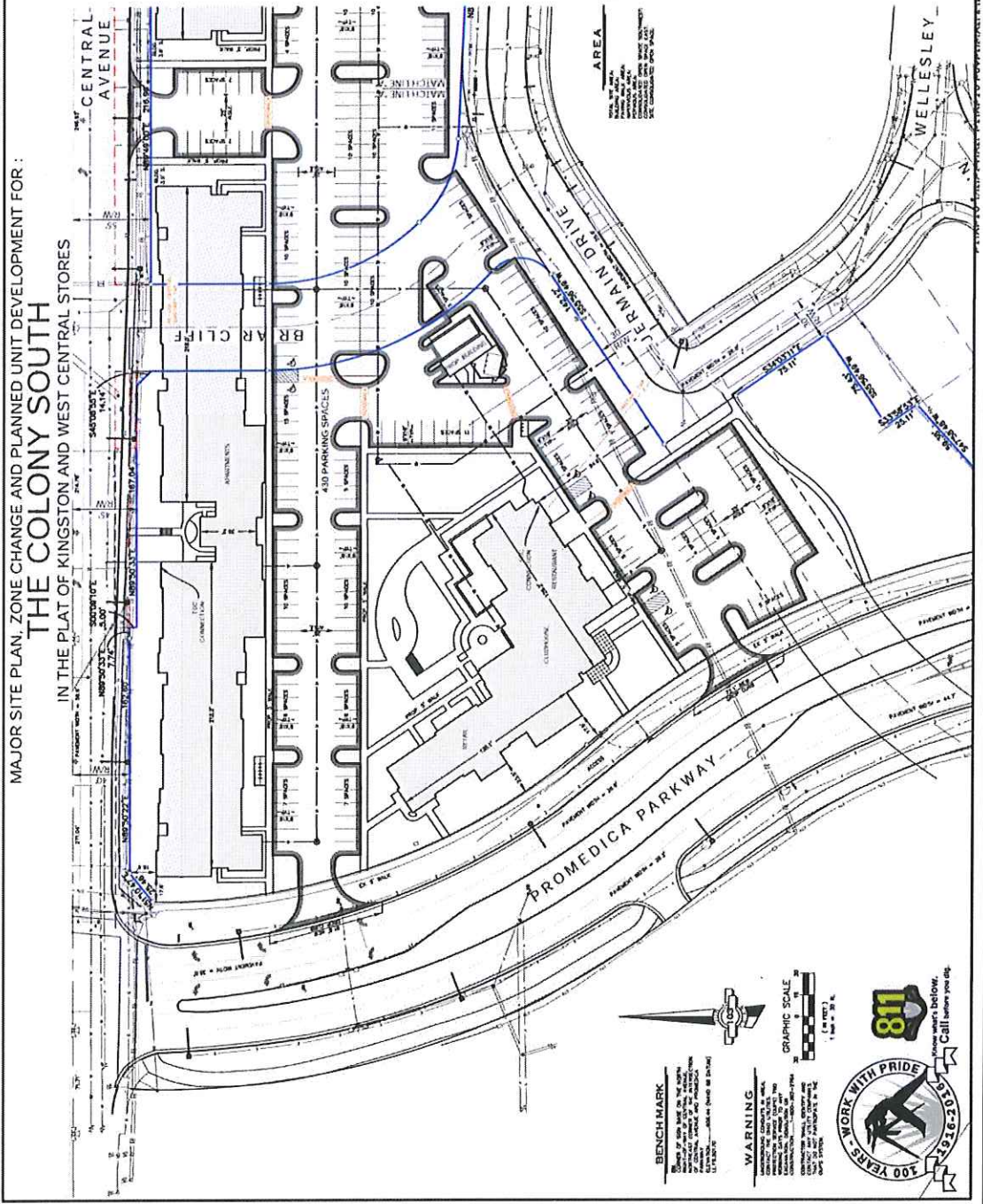


REVISED SITE PLAN - WEST

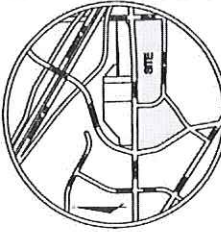
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MAJOR SITE PLAN, ZONE CHANGE AND PLANNED UNIT DEVELOPMENT FOR :
THE COLONY SOUTH
IN THE PLAT OF KINGSTON AND WEST CENTRAL STORES



SITE MAP



LEGEND

EXIST. UTILITY	NEW UTILITY
EXIST. PAVEMENT	NEW PAVEMENT
EXIST. SIDEWALK	NEW SIDEWALK
EXIST. DRIVEWAY	NEW DRIVEWAY
EXIST. FENCE	NEW FENCE
EXIST. WALL	NEW WALL
EXIST. CURB	NEW CURB
EXIST. DRAINAGE	NEW DRAINAGE
EXIST. EROSION CONTROL	NEW EROSION CONTROL
EXIST. LIGHTING	NEW LIGHTING
EXIST. SIGNAGE	NEW SIGNAGE
EXIST. LANDSCAPE	NEW LANDSCAPE
EXIST. TREE	NEW TREE
EXIST. WALKWAY	NEW WALKWAY
EXIST. BIKEWAY	NEW BIKEWAY
EXIST. FURNITURE	NEW FURNITURE
EXIST. OTHER	NEW OTHER
EXIST. PROPERTY LINE	NEW PROPERTY LINE
EXIST. ADJACENT PROPERTY	NEW ADJACENT PROPERTY
EXIST. HIGHWAY RIGHT-OF-WAY	NEW HIGHWAY RIGHT-OF-WAY
EXIST. RAILROAD RIGHT-OF-WAY	NEW RAILROAD RIGHT-OF-WAY
EXIST. AIRWAY	NEW AIRWAY
EXIST. WATERWAY	NEW WATERWAY
EXIST. STREAM	NEW STREAM
EXIST. RIVER	NEW RIVER
EXIST. LAKE	NEW LAKE
EXIST. OCEAN	NEW OCEAN
EXIST. OTHER	NEW OTHER

AREA

Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8
1,000 sq ft	1,000 sq ft	1,000 sq ft	1,000 sq ft	1,000 sq ft	1,000 sq ft	1,000 sq ft	1,000 sq ft

LEWANDOWSKI ENGINEERS

CIVIL ENGINEERS & SURVEYORS
3801 N. W. 29th Ave., Suite 100
Fort Lauderdale, FL 33309
TEL: 954.574.1111
WWW.LEWANDOWSKI.COM

THE COLONY SOUTH

DEVELOPMENT FOR BROWARD COUNTY
3801 N. W. 29th Ave., Suite 100
Fort Lauderdale, FL 33309
TEL: 954.574.1111
WWW.LEWANDOWSKI.COM

DATE: 02/20/2019
DRAWN BY: J.M. JAM
CHECKED BY: J.M. JAM
PROJECT NO.: 190103004
SCALE: AS SHOWN

BENCH MARK

Point of view used for the elevation of the site is the bench mark located at the intersection of the center line of the road and the center line of the sidewalk.

WARNING

THIS PLAN IS FOR INFORMATION ONLY. IT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE USER SHOULD VERIFY THE INFORMATION AND TAKE APPROPRIATE PRECAUTIONS. CALL BEFORE YOU DIG.

811

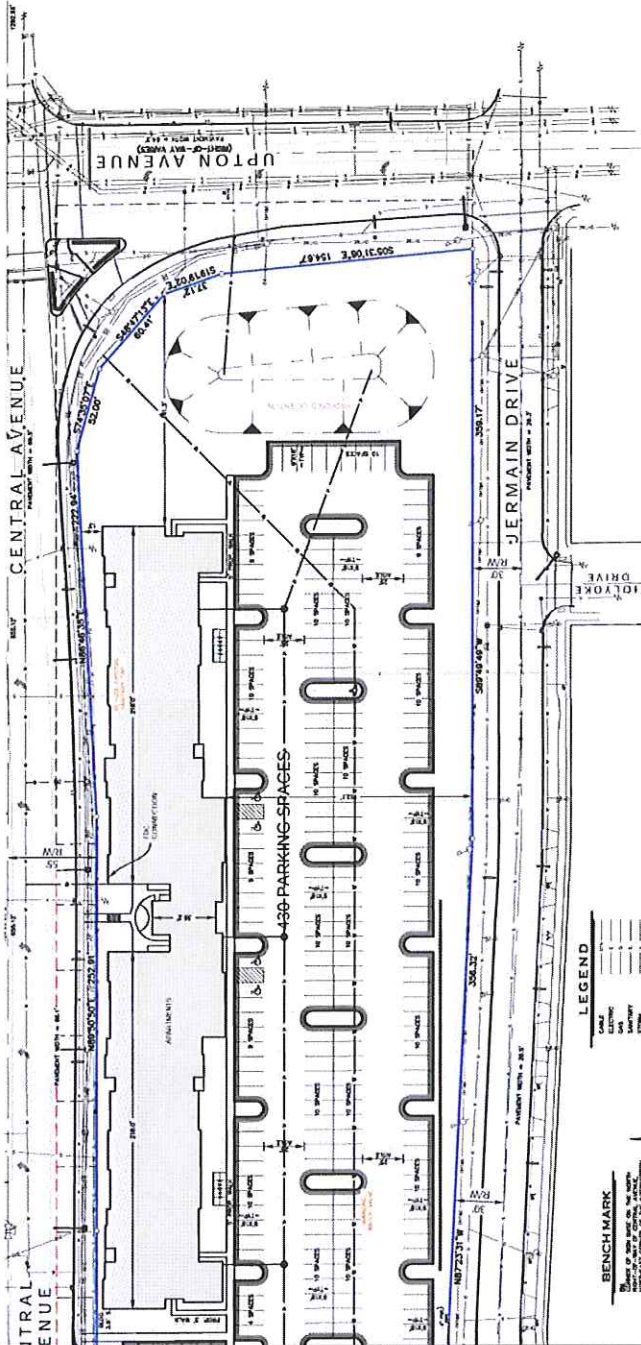
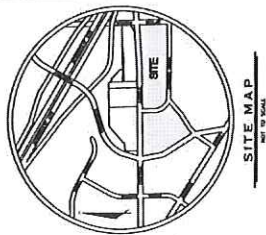
WORK WITH PRIDE
100 YEARS
CALL BEFORE YOU DIG
1-800-4-A-DIG

REVISED SITE PLAN - EAST

PUD-8007-19 ID 45



MAJOR SITE PLAN - ZONE CHANGE AND PLANNED UNIT DEVELOPMENT FOR:
THE COLONY SOUTH



UTILITY SURVEY LEVEL

- SURFACE FINISH SPACES ARE SHOWN TO BE FOLLOWING ONE FOOTING LINE UNLESS NOTED OTHERWISE
- UTILITY SURVEY LEVELS ARE SHOWN TO BE ABOVE FINISH GRADE UNLESS NOTED OTHERWISE
- UTILITY SURVEY LEVELS ARE SHOWN TO BE ABOVE FINISH GRADE UNLESS NOTED OTHERWISE
- UTILITY SURVEY LEVELS ARE SHOWN TO BE ABOVE FINISH GRADE UNLESS NOTED OTHERWISE

ENVIRONMENTAL STUDIES

- ENVIRONMENTAL STUDIES WERE CONDUCTED FOR THE PROJECT AS PART OF THE PRELIMINARY DESIGN AND PLANNING PHASES.
- ENVIRONMENTAL STUDIES WERE CONDUCTED FOR THE PROJECT AS PART OF THE PRELIMINARY DESIGN AND PLANNING PHASES.

AREA

AREA	AREA
TOTAL PROJECT AREA	1.2 AC
IMPAVED AREAS	0.3 AC
UNPAVED AREAS	0.9 AC
TOTAL PAVED AREAS	0.3 AC
UNPAVED AREAS	0.9 AC
TOTAL PAVED AREAS	0.3 AC

UPTON AVENUE

UPTON AVENUE	UPTON AVENUE
ADULT	40
JUNIOR	20
SENIOR	10
TOTAL	70

LEGEND

- BOUNDARY
- ASPHALT DRIVE
- PAVED DRIVE
- UNPAVED DRIVE
- UTILITY
- SEWER
- WATER
- STREET LIGHT
- TRUNK LINE
- SMALL
- UTILITY
- RESERVED PARKING SPACES
- PARKING SPACES (PROPOSED)
- DRAWINGS
- RECORD
- ASBESTOS REMEDIATION

BENCH MARK

ANY BENCH MARK SHOWN ON THIS PLAN IS TO BE USED AS A POINT OF REFERENCE FOR THE LOCATION OF THE PROJECT. BENCH MARKS ARE TO BE SET AT THE COMMENCEMENT OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT.

WARNING

UNSATURATED CONDITIONS ARE SHOWN ON THIS PLAN. THESE ARE TO BE USED AS A POINT OF REFERENCE FOR THE LOCATION OF THE PROJECT. BENCH MARKS ARE TO BE SET AT THE COMMENCEMENT OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT.

GRAPHIC SCALE



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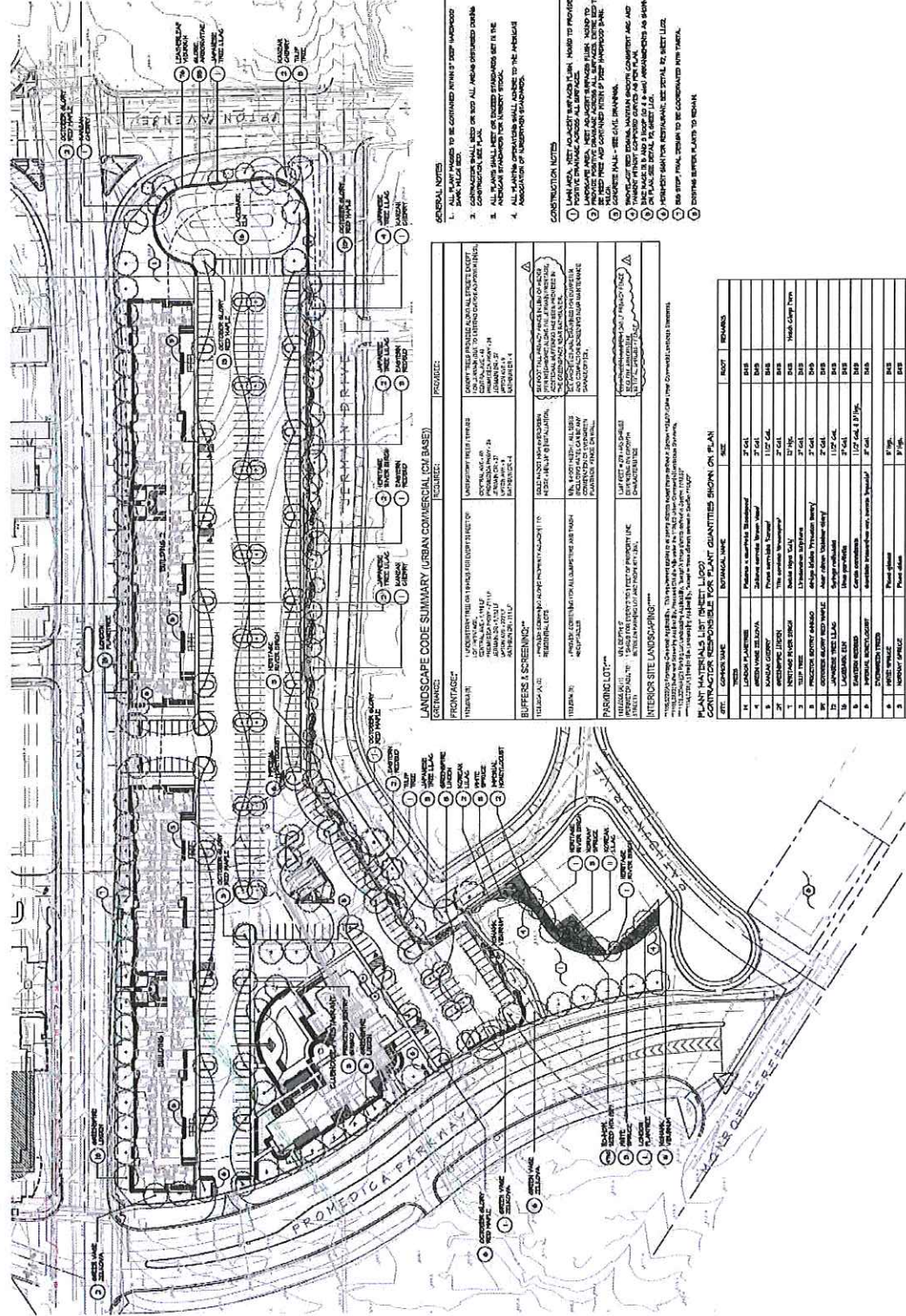
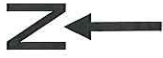
Call before you dig. 1-800-368-5868



THE COLONY SOUTH, ZONE CHANGE AND PLANNED UNIT DEVELOPMENT FOR: THE COLONY SOUTH, CITY OF HOLED, LUGAN-COUNTY, OHIO.

REVISED LANDSCAPING PLAN - OVERALL

PUD-8007-19
ID 45



EDGE
Landscape Architecture
2200 S. SPRING VALLEY, MARIETTA, OHIO 44130
TEL: 330.345.4474
WWW.EDGE-PA.COM

CONTRACTORS
PRELIMINARY
NOT FOR CONSTRUCTION

THE COLONY
Landscape Plans
Toledo, Ohio

Hallmark
Communities
150 E. Broad St
Columbus, OH
43215

PROJECT NO.	18187
DATE	7/26/19
REVISIONS	
1	10/24/2018
2	12/22/2018
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GENERAL NOTES

1. LAWN AREA SHALL BE CONTAINED WITHIN 5' BUFFER UNLESS OTHERWISE NOTED.
2. CONSTRUCTION SHALL BE DONE ON ALL VEHICULAR DRIVEWAYS.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE PLAN SPECIFICATIONS. SEE THE LANDSCAPE PLAN FOR PLANTING SPECIFICATIONS.
4. ALL PLANTING OPERATIONS SHALL BE DONE TO THE APPROVED SPECIFICATIONS OF THE LANDSCAPE ARCHITECT.

CONSTRUCTION NOTES

1. LAWN AREA SHALL BE ADJACENT TO BUILDING FOOTPRINT. HARD TO PROVIDE PLANTING IN THIS AREA. SEE LANDSCAPE PLAN FOR PLANTING SPECIFICATIONS.
2. LANDSCAPE AREA SHALL BE ADJACENT TO BUILDING FOOTPRINT. HARD TO PROVIDE PLANTING IN THIS AREA. SEE LANDSCAPE PLAN FOR PLANTING SPECIFICATIONS.
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10. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE PLAN SPECIFICATIONS.

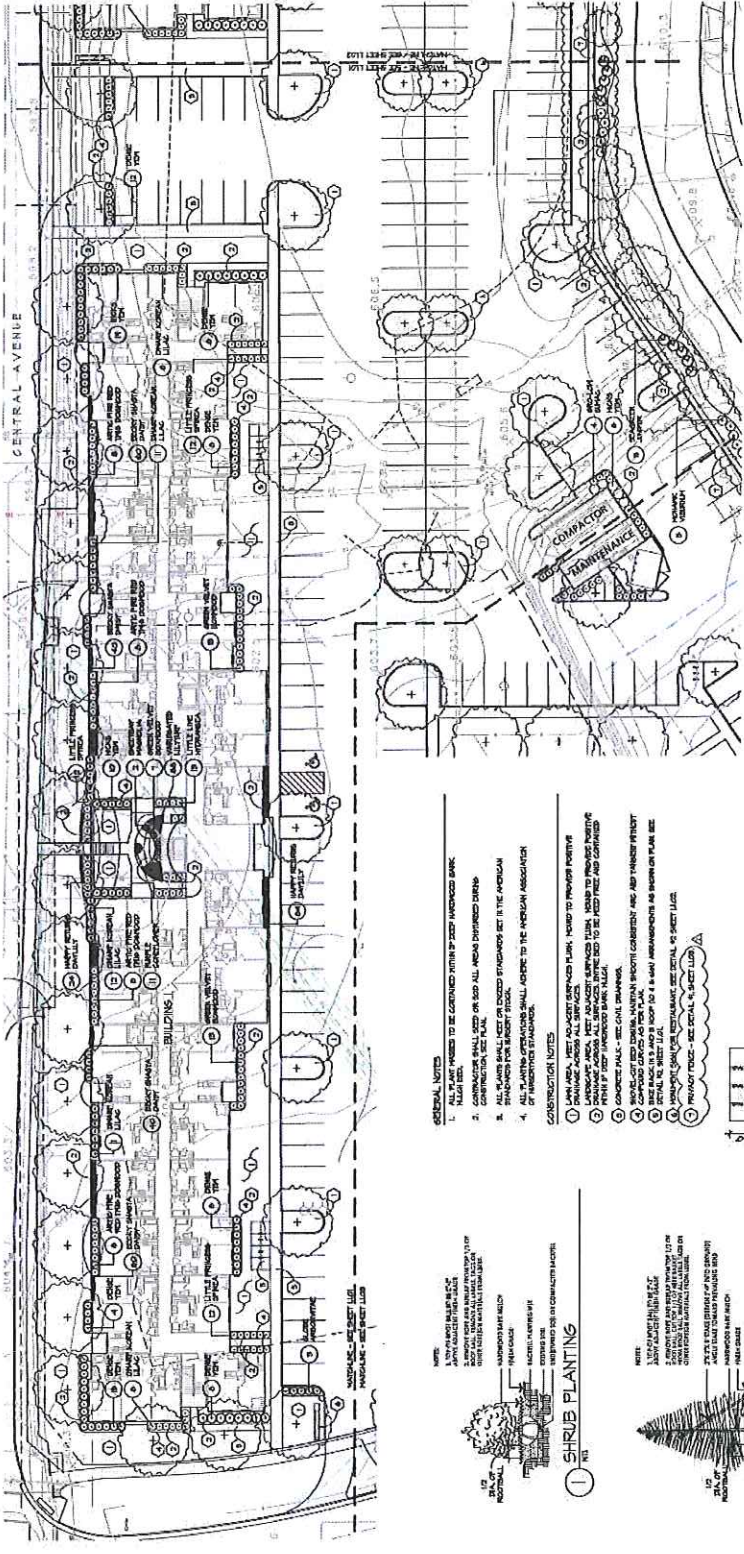
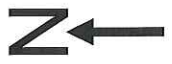
ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	PLANTING	100	SQ. FT.	
2	PLANTING	200	SQ. FT.	
3	PLANTING	300	SQ. FT.	
4	PLANTING	400	SQ. FT.	
5	PLANTING	500	SQ. FT.	
6	PLANTING	600	SQ. FT.	
7	PLANTING	700	SQ. FT.	
8	PLANTING	800	SQ. FT.	
9	PLANTING	900	SQ. FT.	
10	PLANTING	1000	SQ. FT.	
11	PLANTING	1100	SQ. FT.	
12	PLANTING	1200	SQ. FT.	
13	PLANTING	1300	SQ. FT.	
14	PLANTING	1400	SQ. FT.	
15	PLANTING	1500	SQ. FT.	
16	PLANTING	1600	SQ. FT.	
17	PLANTING	1700	SQ. FT.	
18	PLANTING	1800	SQ. FT.	
19	PLANTING	1900	SQ. FT.	
20	PLANTING	2000	SQ. FT.	
21	PLANTING	2100	SQ. FT.	
22	PLANTING	2200	SQ. FT.	
23	PLANTING	2300	SQ. FT.	
24	PLANTING	2400	SQ. FT.	
25	PLANTING	2500	SQ. FT.	
26	PLANTING	2600	SQ. FT.	
27	PLANTING	2700	SQ. FT.	
28	PLANTING	2800	SQ. FT.	
29	PLANTING	2900	SQ. FT.	
30	PLANTING	3000	SQ. FT.	
31	PLANTING	3100	SQ. FT.	
32	PLANTING	3200	SQ. FT.	
33	PLANTING	3300	SQ. FT.	
34	PLANTING	3400	SQ. FT.	
35	PLANTING	3500	SQ. FT.	
36	PLANTING	3600	SQ. FT.	
37	PLANTING	3700	SQ. FT.	
38	PLANTING	3800	SQ. FT.	
39	PLANTING	3900	SQ. FT.	
40	PLANTING	4000	SQ. FT.	

LANDSCAPE CODE SUMMARY (URBAN COMMERCIAL (CM) BASE)

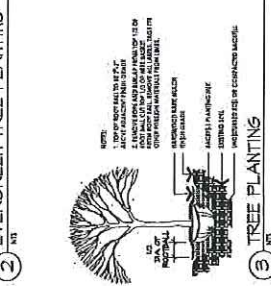
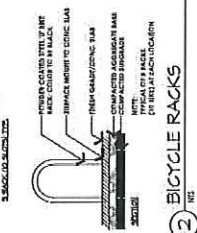
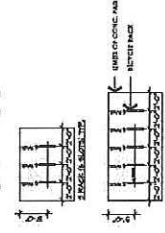
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2	PLANTING	200	SQ. FT.	
3	PLANTING	300	SQ. FT.	
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35	PLANTING	3500	SQ. FT.	
36	PLANTING	3600	SQ. FT.	
37	PLANTING	3700	SQ. FT.	
38	PLANTING	3800	SQ. FT.	
39	PLANTING	3900	SQ. FT.	
40	PLANTING	4000	SQ. FT.	

REVISED LANDSCAPING PLAN - WEST (1)

PUD-8007-19
ID 45



- GENERAL NOTES**
1. ALL PLANTINGS TO BE CONTINUED WITHIN 2007 IMPROVED BANK.
 2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 4. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERY TRADES.
- CONSTRUCTION NOTES**
1. LAWN AREAS WITH ADJACENT IMPROVED PLANTING, WALKWAYS TO PROVIDE POSITIVE DRAINAGE.
 2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 4. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 6. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 9. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 10. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.



PLANT MATERIALS LIST SHEETS LISTED CONTRACTOR RESPONSIBLE FOR PLANT QUANTITIES SHOWN ON PLAN

ITEM	DESCRIPTION	SIZE	QUANTITY	REMARKS
1	SPRING BLOSSOM	24\"/>		

EDGE
Landscape Architecture
1500 E. Broad St
Columbus, OH 43215
614.291.1111

PRELIMINARY
NOT FOR CONSTRUCTION

THE COLONY
Landscape Plans
Toledo, Ohio

Hallmark
Construction
1500 E. Broad St
Columbus, OH
43215

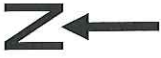
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DATE: 7/27/2019
DRAWING NO: 1037-013
DATE: 10/24/2019

NW SECTION
PLANTING PLAN
Sheet No. 11



REVISED LANDSCAPING PLAN - EAST

PUD-8007-19
ID 45



EDGE
LANDSCAPE ARCHITECTURE
15000 W. STATE ST. SUITE 200
COLUMBUS, OH 43240
TEL: 614.291.1234
WWW.EDGE-PA.COM

PRELIMINARY
NOT FOR CONSTRUCTION

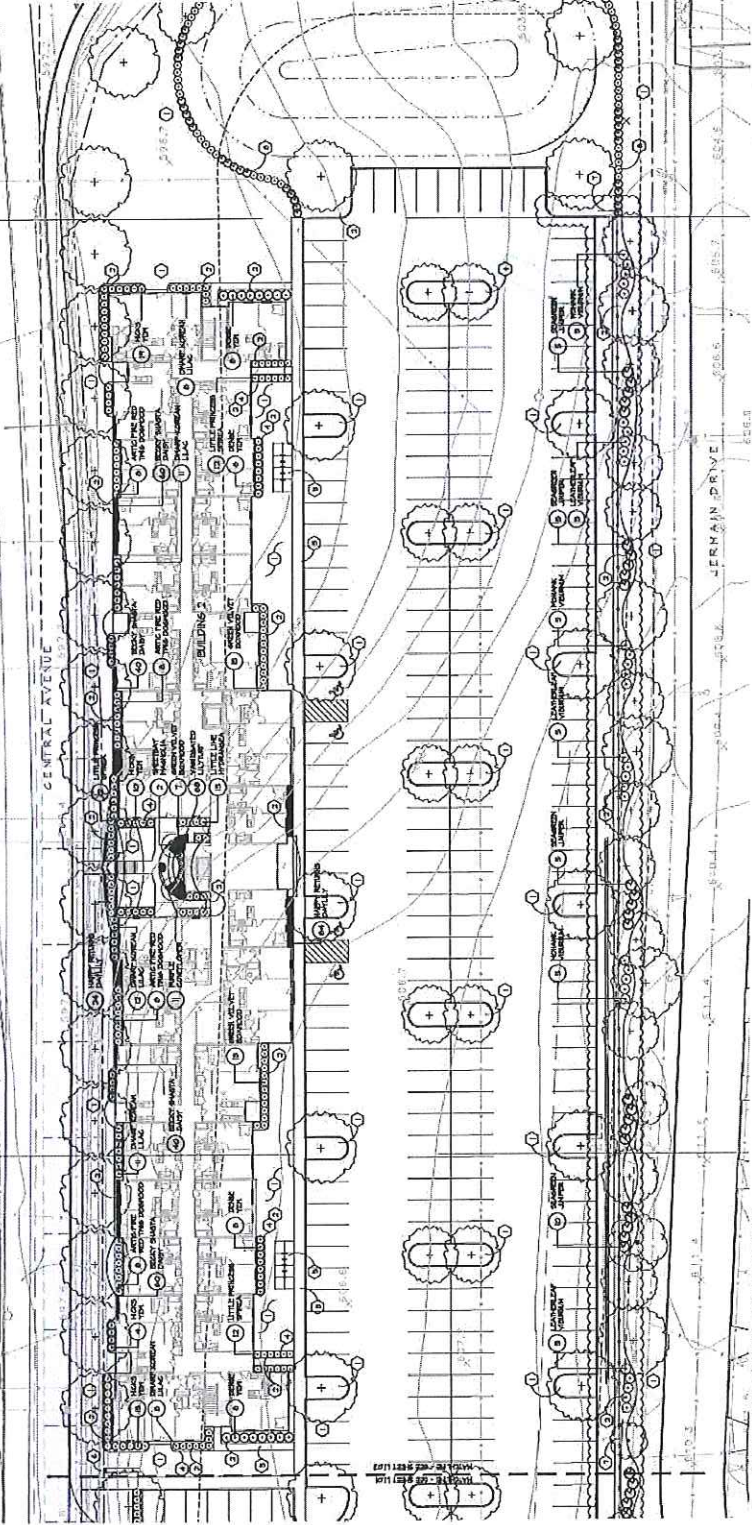
THE COLONY
Landscape Plans
Toledo, Ohio

Hallmark
Communities
150 E. Broad St
Columbus, OH
43215

PROJECT NO. 18127
DATE 7/14/2019
REVISIONS 10/24/2019
10/24/2019

NE SECTION
PLANTING PLAN
Sheet Title

L1.02

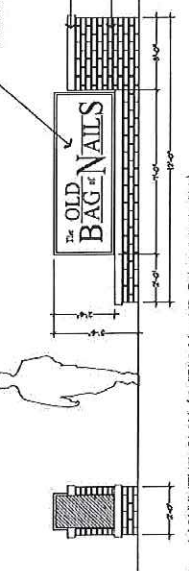


1 EAST BUILDING PLANTING PLAN

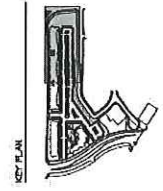
- GENERAL NOTES:**
- ALL PLANT MATERIALS TO BE CORRELATED WITH THE LATEST IRRIGATION GUIDE.
 - CONTRACTOR SHALL VERIFY ALL AREAS DISTURBED DURING CONSTRUCTION.
 - ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS (ASLA) STANDARDS FOR LANDSCAPE PRACTICE.
 - ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF PROFESSIONAL LANDSCAPERS.

- CONSTRUCTION NOTES:**
1. ALL PLANTING SHALL BE PERFORMED WITHIN 14 DAYS OF PROJECT COMPLETION.
 2. LANDSCAPE AREA MUST MAINTAIN A MINIMUM OF 10% TREE AND SHRUB COVERAGE.
 3. ALL PLANTING SHALL BE PERFORMED WITHIN 14 DAYS OF PROJECT COMPLETION.
 4. ALL PLANTING SHALL BE PERFORMED WITHIN 14 DAYS OF PROJECT COMPLETION.
 5. ALL PLANTING SHALL BE PERFORMED WITHIN 14 DAYS OF PROJECT COMPLETION.
 6. ALL PLANTING SHALL BE PERFORMED WITHIN 14 DAYS OF PROJECT COMPLETION.
 7. ALL PLANTING SHALL BE PERFORMED WITHIN 14 DAYS OF PROJECT COMPLETION.
 8. ALL PLANTING SHALL BE PERFORMED WITHIN 14 DAYS OF PROJECT COMPLETION.
 9. ALL PLANTING SHALL BE PERFORMED WITHIN 14 DAYS OF PROJECT COMPLETION.
 10. ALL PLANTING SHALL BE PERFORMED WITHIN 14 DAYS OF PROJECT COMPLETION.

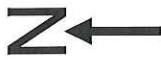
MONUMENT SIGN (TYPICAL OF 3 LOCATIONS)



2 MONUMENT SIGN (TYPICAL OF 3 LOCATIONS)

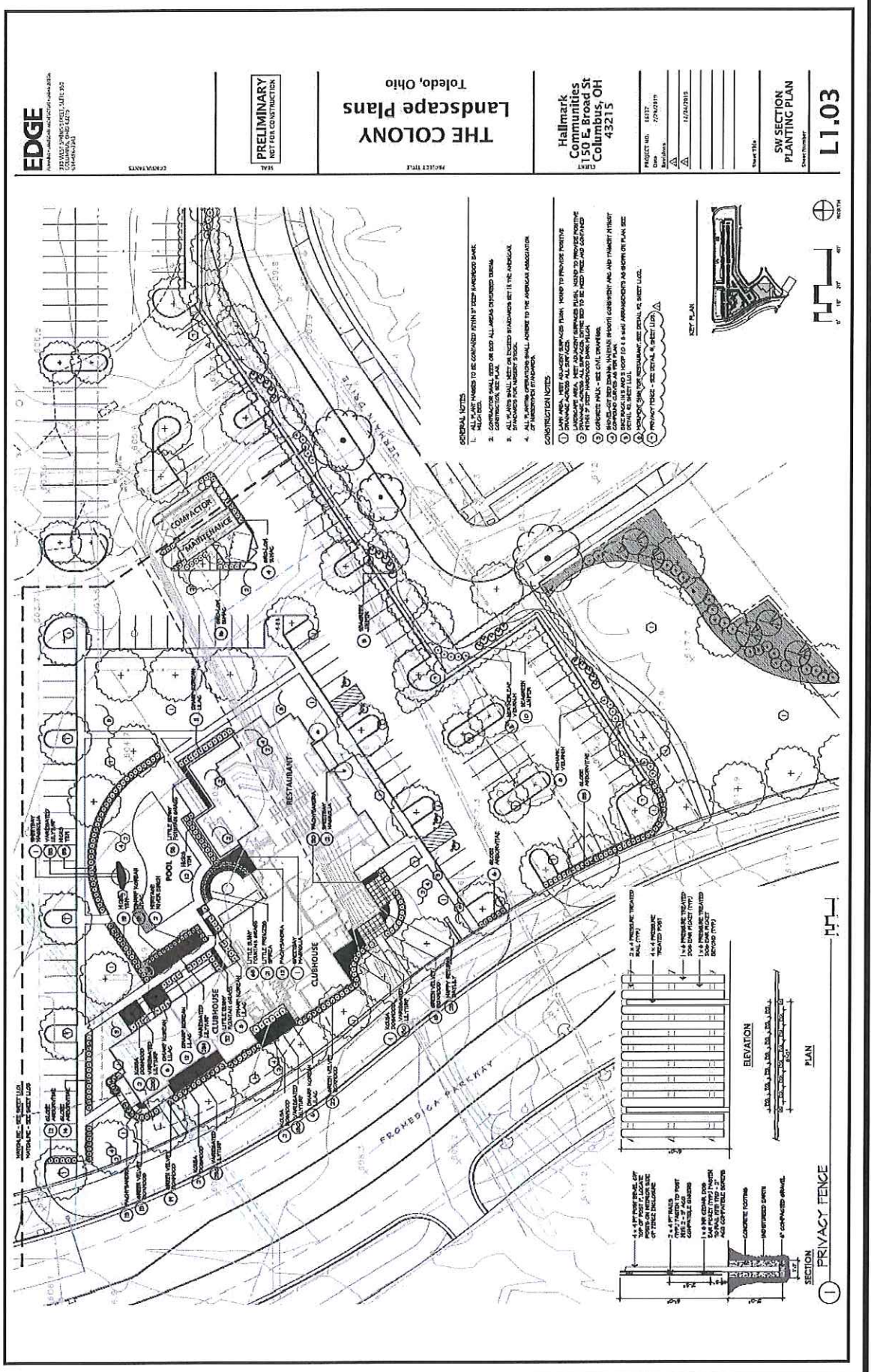


SITE PLAN



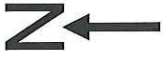
PUD-8007-19
ID 45

REVISED LANDSCAPING PLAN - WEST (2)



REVISED LANDSCAPING PLAN -- DUMPSTER SCREENING

PUD-8007-19
ID 45



EDGE
LANDSCAPE ARCHITECTURE
2700 WOODS DRIVE, SUITE 100
COLUMBUS, OHIO 43221
PHONE: 614.291.1100

CROSS SECTIONS

PRELIMINARY
NOT FOR CONSTRUCTION

THE COLONY
Landscape Plans
Toledo, Ohio

Hallmark Communities
150 E. Broad St.
Columbus, OH
43215

PROJECT NO. 11437
DATE 11/17/2019
REVISIONS
DRAWN BY
CHECKED BY

DUMPSTER SCREENING
DRAW NUMBER

L1.04

