
APPLICATION FOR A PRELIMINARY DRAWING

APPLICATION #: **S26-0005**
APPLICANT: Feller, Finch & Associates, Inc.
OWNER: Buddies Properties, LLC
ADDRESS: 3801 Dorr Street
PARCEL(S): 20-04694
ZONING: RD6 (Duplex Residential)
NEIGHBORHOOD: Inverness Village
REPORT DATE: May 1, 2026
HEARING DATE: May 14, 2026
STAFF REVIEWER: Schultz

Details of Preliminary Drawing Request:

The applicant is requesting a preliminary drawing review for a 32-lot duplex subdivision at 3801 Dorr Street. The purpose of this preliminary drawing is to allow the Plan Commission to review and tentatively approve the subdivision prior to the formulation and submittal of detailed construction drawings.

Parcel History

This site was previously occupied by a large greenhouse demolished in 2019. The applicant was granted a request to rezone the property to RD6 (Duplex Residential) in October 2025 for the purpose of developing the proposed duplex subdivision.

Existing Conditions:

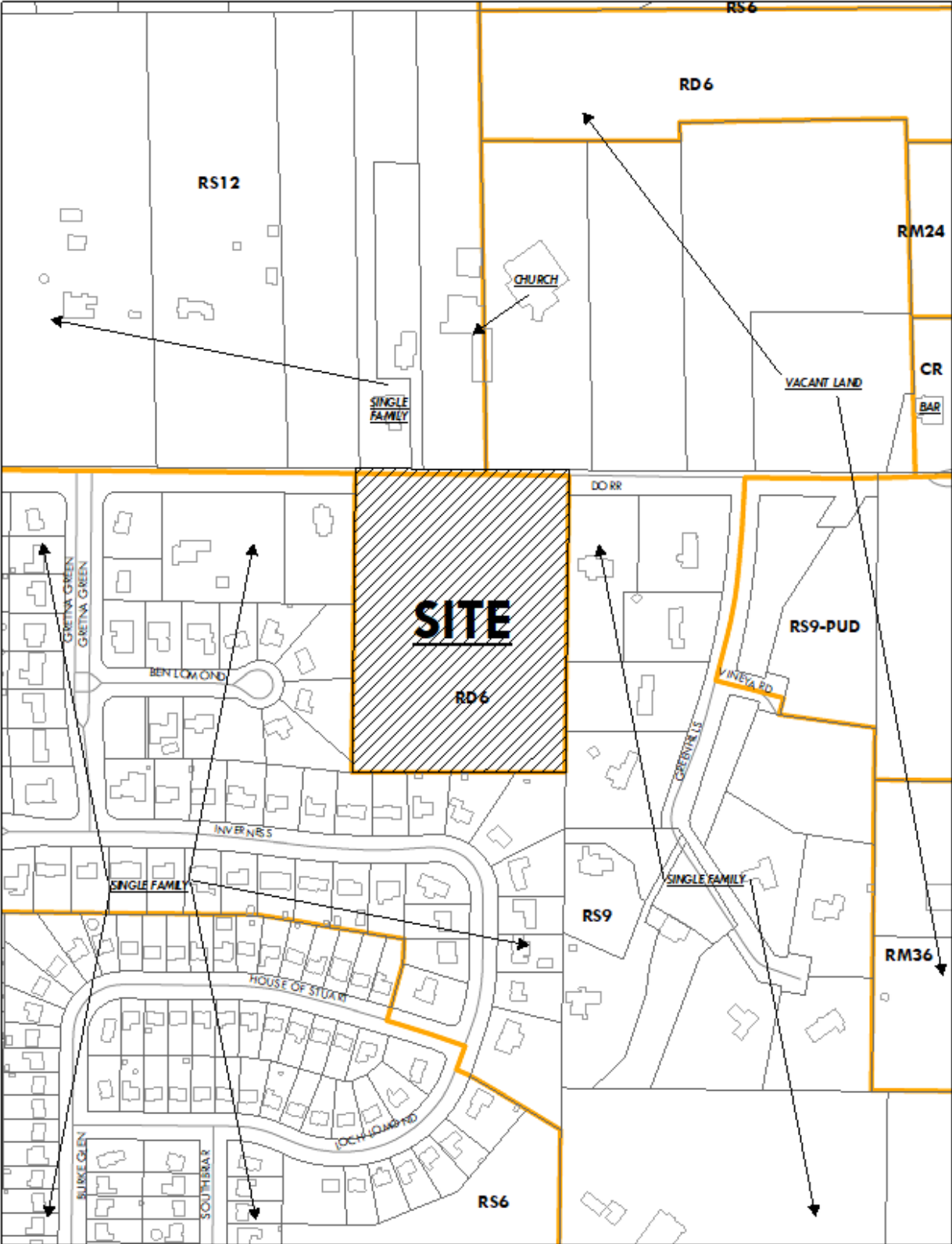
The subject property is currently a vacant field on the south side of Dorr Street surrounded on the east, west, and south by single-dwelling homes. A church is located to the north of the site across Dorr Street.

Proposed Project:

The applicant is proposing a duplex subdivision consisting of thirty-two (32) lots. A U-shaped private road is proposed to circulate traffic through the subdivision connecting to Dorr Street at both ends. Site stormwater detention is proposed on a common lot in the center of the site. Staff is recommending **approval** of the preliminary drawing.



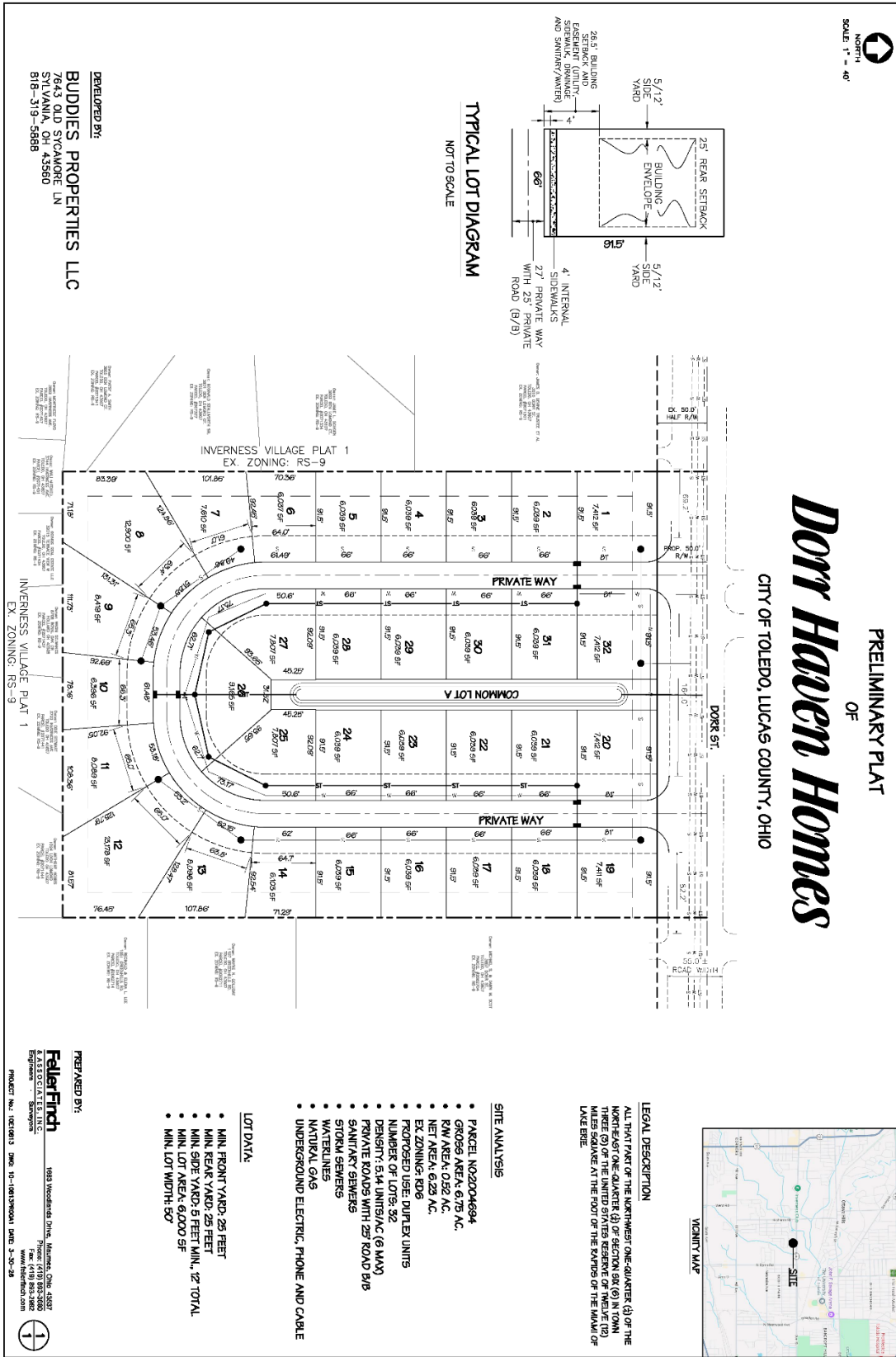
Aerial image of the property. The proposal is to develop a 32-lot duplex subdivision with a U-shaped Road connecting to Dorr Street at both ends.



Zoning and Land Use Map of the property. The proposal is to develop a 32-lot duplex subdivision with a U-shaped Road connecting to Dorr Street at both ends.



Street view image of the subject property from Dorr Street. The proposal is to develop a 32-lot duplex subdivision with a U-shaped Road connecting to Dorr Street at both ends.



Proposed Preliminary Drawing depicting thirty-two (32) lots on a private U-shaped Road.

ANALYSIS

SUBDIVISION RULES & REGULATIONS

Section 3 – Subdivision Application, Procedures and Approval Process

- (a) *314 Preliminary Drawing Expiration.* If a Final Plat is not submitted within three (3) years of the approval date, the Preliminary Drawing approval will expire.

Section 4 – Design and Construction Standards

- (a) *406 Easements.* Easements shall be provided for all utilities on the Final Plat. All utilities shall be placed underground according to the standards of the appropriate utility company.

Section 5 – Street Design and Construction Standards

- (a) *502 Street Names and Addresses.* Street names shall be subject to the approval of the Toledo City Plan Commission. Street addresses shall be assigned by the Division of Engineering Services.

- (b) *516 Private Streets.* Private streets are generally discouraged because of long term maintenance liability and various other concerns with private ownership. However, the Plan Commission may allow private streets provided the following requirements are met:

1. Private streets shall have a minimum pavement width of twenty (20') feet, may be curbed or uncurbed, and shall be constructed with a minimum of four (4") inches of asphalt on eight (8") inches of aggregate. – Pavement width acceptable as depicted.
2. The hydraulic design of private streets shall conform to the City of Toledo standards and shall have storm sewers along the roadway or along the center of pavement with an inverted crown. – See Conditions from Engineering Services.
3. Water lines, sanitary sewers, and storm sewers under or along a private street shall be private.
4. A statement on the Final Plat shall indicate that the private street improvements and associated utilities are private and as such there is no public maintenance of the improvements and the responsibility for the maintenance is borne by the lot owners within the subdivision.

- (c) *517 Sidewalks and Graded Areas.* Sidewalks are required on both sides of the street and shall be designed in accordance with ADA standards. Sidewalks shall be concrete and be a minimum of four feet (4') in width. Sidewalk easements shall be provided on the Final Plat.

SUBDISIVION RULES & REGULATIONS (continued)

Section 5 – Street Design and Construction Standards (continued)

(d) *518 Street and Walkway Lighting.* Street lights shall be installed along all streets.

Section 7 – Environmental Landscaping Design, and Construction Standards

(a) *703 Street Trees.* Street trees shall be planted along all streets. When planted at predetermined intervals, spacing depends on tree size at maturity. See the table in this section.

Section 8 – Street Design and Construction Standards

(a) *800 Improvement and Cost Estimate Information.* Before the Platting Commissioner signs the Final Plat, the subdivider/developer shall complete all pavement, sanitary, water line and storm drainage improvements, sidewalk, seeding, mulching, monuments, landscape requirements, and other improvements as listed on the Preliminary Drawing and approved engineering plans, or, the subdivider/developer shall insure their completion with a performance guarantee acceptable to the Platting Commissioner.

Section 9 – Required Statements and Signatures to be Affixed on the Plat

(a) *900 Required Statements.* All statements required by this section shall be affixed to the Final Plat. – May be modified to comply with Section 516.

ZONING CODE

Chapter 1106 – Intensity and Dimensional Standards

(a) *1106.0101 Residential Districts.* The minimum lot area in RD6 is 6,000 square feet. The minimum lot width is fifty feet (50'). – Acceptable as depicted.

(b) *1106.0101 Residential Districts.* The minimum front and rear yard setbacks in RD6 are twenty-five feet (25'). The minimum side yard setbacks are five feet (5'), with the total of both sides equaling no less than twelve feet (12'). – Building envelopes acceptable as depicted.

Chapter 1105 – Accessory Uses

(a) *1105.0603 Residential Garages.* For duplexes, all garage doors must be recessed at least four feet (4') from the front building plane. – Note to applicant.

Forward Toledo Plan Compliance

The Forward Toledo Future Land Use Map identifies this site as Neighborhood Residential (NR). The Neighborhood Residential land use designation supports low- and medium-density housing demands. The majority of land uses in the NR zoning classification are single- and two- unit houses, including attached homes; and multi-family units may also be compatible. The proposed development of the subject site is duplexes, or two-unit houses. The proposed subdivision aligns with the Forward Toledo Future Land Use Map. Furthermore, the residential proposal at this site supports the Forward Toledo Comprehensive Land Use Plan's Goals of Promoting Housing Variety, Addressing Housing Affordability, and Inclusive Communities.

Recommendation:

313 Review and Approval of Preliminary Drawings – APPROVE – Preliminary Drawing approval for a 32-lot subdivision with a private road at 3801 Dorr Street.

Findings:

- (1) The proposed development is consistent with the Forward Toledo Comprehensive Land Use Plan; and
- (2) The preliminary drawing meets the requirements of the City of Toledo's Subdivision Rules and Regulations.

Conditions of Approval

Staff recommends this approval be subject to the following **twenty-seven (27)** conditions:

Division of Engineering Services

Right-of-Way

1. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All **proposed** 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 the 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.

Conditions of Approval (continued)

Division of Engineering Services (continued)

Right-of-Way (continued)

3. Required permits for all work in the public right-of-way shall be obtained, before work begins, from Steve Kessinger at (419) 245-1347 or steve.kessinger@toledo.oh.gov. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. Contact Dusty May at (419) 936-2697 or dusty.may@toledo.oh.gov for inspection of the above-mentioned items. Do not contact John Williams like the Right of Way permit says.

Water

5. Water service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Water mains are to be privately owned and maintained.

Stormwater

7. Toledo has not received or reviewed engineering by which it could be confirmed that Lot A size will suffice for stormwater management needs. The basin shall be designed to drain by gravity unless a defense is made and accepted that a pump must be used. The basin size and side slopes will need confirmed, and possibly enlarged and made less steep to provide for the required water quality volume, flood control, and restricted discharge rate. The footprint and geometrics need to also address the design guidance (Chapters 2.6, 2.7, 2.8, and/or 2.9 of the Ohio Rainwater Manual) including but not limited to side slopes, flow length, sediment storage, and standard pretreatment or alternatives if approved.
8. Showing the infrastructure layout is helpful for the first review of the plat and layout, but it may not be correct to show infrastructure on the final plat; refer to platting requirements. Preliminary infrastructure layout comments are:
 - a. Stormwater drainage service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
 - b. Shared private storm lines within the subdivision shall have accompanying private easements shown on the plat.
 - c. A stormwater outlet shall be provided for every lot.
9. Notes will need added per the Subdivision Rules and Regs, which being absent from the preliminary plat, cannot be commented on. Please correspond with Toledo Stormwater for further comment on revisions prior to the final plat workflow, to minimize late surprises ahead of a deadline.

Conditions of Approval (continued)

Division of Engineering Services (continued)

Sanitary

10. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
11. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
12. If the street is to be private, then the new sewer will be privately owned and maintained.
13. 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.

Fire Prevention Bureau

14. Two fire hydrants are required to be placed on site. One at the lot line between lots 30 & 29 and one at the lot line between lots 23 & 22. (OFC 507.1 and 507.5.1, TMC 1511.03, rule 5, #1)
15. Hydrants shall be supplied by at least an 8 inch main and of the same type used by Public Utilities Department, Water Distribution. Plans for water mains shall be submitted to the Chief of the Fire Prevention Bureau for approval prior to installation. (OFC507.5.1, TMC 1511.03, Rule 5, #2)

Division of Traffic Management

16. Sidewalks are required to be a minimum of 5' wide per City of Toledo Subdivision Rules and Regulations.

Chief Surveyor

Approved per City of Toledo "Subdivision Rules and Regulations" for Preliminary Plats.

Lucas County Tax Map

No street names to review.

Plan Commission

17. Proposed street name shall be shown on the Final Plat and shall be subject to the approval of the Plan Director. Street addresses shall be assigned by the Division of Engineering Services.

Conditions of Approval (continued)

Plan Commission (continued)

18. Applicant shall submit a street lighting plan to the Plan Director depicting compliance with Section 518 of the *Subdivision Rules and Regulations*.
19. Applicant shall submit a street tree plan to the Plan Director depicting compliance with Section 703 of the *Subdivision Rules and Regulations*.
20. Private street shall have a minimum pavement width of twenty (20') feet and shall be constructed with a minimum of four (4") inches of asphalt on eight (8") inches of aggregate.
21. Easements shall be provided for all utilities on the Final Plat. All utilities shall be placed underground according to the standards of the appropriate utility company.
22. Water lines, sanitary sewers, and storm sewers under or along a private street shall be private.
23. All plans for private streets are subject to review and approval by the Division of Engineering Services and the Division of Transportation. The improvements shall be guaranteed pursuant to Section 8 of the *Subdivision Rules and Regulations* and final inspections shall be made by a Professional Engineer or testing company. Final inspection reports are subject to review and approval by the Division of Engineering Services prior to release of any and all financial guarantees.
24. A statement on the Final Plat shall indicate that the private street improvements and associated utilities are private and as such there is no public maintenance of the improvements and the responsibility for the maintenance is borne by the lot owners within the subdivision.
25. All statements required by Section 9 of the *Subdivision Rules and Regulations* shall be affixed to the Final Plat.
26. 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.
27. If a Final Plat is not submitted within three (3) years of the approval date, the Preliminary Drawing approval will expire.