

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: February 9, 2023

REF: SUP-12006-22

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

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

SUBJECT: Amendment to Special Use Permit, originally granted by Ord. 90-19 and Ord. 293-21, for Glass City Metropark Campground at 1821 Front Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 9, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Amendment to Special Use Permit, originally granted by Ord. 90-19 and Ord. 293-21, for Glass City Metropark Campground
Location	-	1821 Front Street
Owner & Applicant	-	The Metropolitan Park District of the Toledo Area 5100 West Central Avenue Toledo, OH 43615
Engineer	-	Lewandowski Engineers 234 N Erie Street Toledo, OH 43604

Site Description

Zoning	-	POS / Parks and Open Space
Area	-	±16.4 acres
Frontage	-	±810' along Craig Bridge Street ±850' along Front Street
Existing Use	-	Undeveloped Land
Proposed Use	-	Urban Camping
Overlay	-	Maumee Riverfront Overlay (MRO) Marina District Overlay (MDO)

GENERAL INFORMATION (cont'd)

Area Description

North	-	Maumee River / -MRO
South	-	Public park / IL & CO
East	-	Interstate and harbor / IG -MRO
West	-	Museum, public park / CR & POS -MRO -MDO

Parcel History

Z-158-81	-	Proposed Zone Change for East Toledo Parks (PC approved 07/21/1981, Ord. 591-81 passed 07/16/1981).
M-13-83	-	Review of Master Plan for the East Toledo Safety Center at the Intersection of Dearborn & Front (PC approved 10/20/1983, Ord. 924-83 passed 11/2/1983)
SUP-169-83	-	Special Use Permit for the East Toledo Safety Center near the intersection of Dearborn & Front (PC approved 10/20/1983, Ord. 925-83 passed 11/2/1983, repealed by Ord. 314-84)
M-2-05	-	Marina District Urban Renewal Plan (PC approved 04/25/2007).
M-8-06	-	Marina District Overlay Zoning District
Z-8013-06	-	Zone Change from IG, IL, CR, and POS to CR at 957-1821 Front Street (PC approved 10/12/2006, CC Z&P approved 11/15/2006, Ord. 807-06 passed 11/28/2006).
M-15-13	-	Correction to Marina District Overlay boundary originally approved via Ord. 93-10 (Ord. 568-13 passed 12/10/2013).
Z-11002-18	-	Zone Change from CR Regional Commercial and IG General Industrial to POS Parks and Open Space at 0 Riverside Drive (PC approved 01/10/2019, CC approved 02/13/2019, Ord. 89-19 passed 02/19/2019).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

MDO-1-21	-	Marina District Overlay review of expansion of the Glass City Metropark at Front Street and Marina Drive (Marina District ARC approved 04/06/2021).
MRO-1-21	-	Maumee River Overlay review of expansion of the Glass City Metropark at Front Street and Marina Drive (PC approved 04/08/2021).
Z-2005-21	-	Zone Change from CR, IL, and POS to POS at Front Street and Marina Drive (PC approved 04/08/2021, CC moved forward w/o recommendation 05/12/2021, Ord. 292-21 passed 05/25/2021).
MDO-3-22	-	Marina District Overlay Review of Glass City Metropark Campground located at 1821 Front Street (<i>Companion Case</i>).
MRO-3-22	-	Maumee River Overlay Review of Glass City Metropark Campground located at 1821 Front Street (<i>Companion Case</i>).

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Maumee Riverfront Plan
- Marina District Overlay Zone Declaration of Restrictions, Easements, Design and Development Standards and Comprehensive Sign Plan
- Connecting the Pieces Plan

STAFF ANALYSIS

The applicant is requesting an amendment to an existing Special Use Permit, originally granted by Ord. 90-19 and Ord. 293-21, for the Glass City Metropark Campground. The site is ±16.4 acres and is zoned POS - Parks and Open Space. The site also falls within the Maumee River Overlay and the Marina District Overlay. Surrounding land uses include the Maumee River to the north, a public park to the south, I-280 to the east, and the National Museum of the Great Lakes to the west. Per TMC 1104.1000, the use is classified as a “community recreation – active” and requires a Special Use Permit in the POS - Parks & Open Space Zoning District.

STAFF ANALYSIS (cont'd)

Phase 1 of the Glass City Metropark development was primarily confined to the southwestern portion of the park and included a pavilion, event lawn, sledding hill, kayak launch cove, and recreational trails. Phase 2 included the development of an "ice ribbon" and pond for ice skating, a riverwalk, cabanas, interactive play areas, picnic shelters, and a gathering hall. The urban camping is the final phase of development for the public park.

Companion cases include MDO-3-22, a Marina District Overlay Review; and, MRO-3-22, a Maumee River Overlay Review. This Marina District Review serves as the standard Site Plan Review, as overlay regulations supersede underlying zoning regulations. The Marina District Architectural Review Committee (ARC) will review the site plan and building elevations on February 13, 2023.

Parking and Circulation

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, which was provided by the applicant. The applicant determined that the appropriate number of parking spaces is 1.4 per rentable campsite, as the RV sites may be occupied by an additional vehicle towed by the RV. The site plan depicts twenty (20) campsites for people to rent, and the applicant provided twenty-six (26) parking spaces. The Director approves of the alternative parking plan.

A portion of the total number of required off-street parking spaces must be specifically designated, located, and reserved for use by persons with physical disabilities. According to the table in TMC§1107.1701 – *Number of Required Parking Spaces for Persons with Disabilities*, the applicant is required to provide at least one (1) van accessible space with an eight-foot (8') drive aisle for persons with physical disabilities. The site plan depicts four (4) van accessible spaces and meets the requirement.

Bicycle parking is required pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. The submitted site plan depicts four (4) bicycle parking spaces and meets the bicycle parking requirement.

STAFF ANALYSIS (cont'd)

Landscaping

The submitted landscape plan depicts various plantings and botanical features throughout the site. A frontage greenbelt of containing thirty-four (34) canopy trees and clusters of shrubs was provided. The campgrounds are well landscaped with native canopy trees, several varieties of prairie mixes, as well as areas to be dedicated to landscape restoration. A landscape berm will buffer the campgrounds from Front Street and Craig Bridge Street. Staff approves of the landscape plan.

Building Design and Materials

The site plan depicts buildings for restrooms and showers, with an open-air picnic shelter at a lookout point. Elevations depict buildings of concrete cladding. Colors shall be subtle, neutral, and earth tone. The design of the cabins has yet to be determined, and will need approval from the Marina District Architectural Review Committee prior to construction.

Connecting the Pieces Plan

The Connecting the Pieces Plan was adopted in 2008 and encourages East Toledo neighborhoods to plan for mutually beneficial developments. Several goals of the Connecting the Pieces Plan revolve around need for public parks and recreation. Recommended investment priorities call for a riverfront park system that uses the river as an asset that provides greenspace, hardscape, recreational areas, performance areas, and vistas. Additionally, the Plan encourages wetland development and rain gardens with scenic overlooks. Based on these recommendations, the Glass City Metropark Campground conforms to the vision of the Connecting the Pieces Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village. The Urban Village land use is a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development, such as pedestrian orientation, zero building setbacks, mixed uses, and district architectural character. Public parks increase quality of life for nearby residents, and are shown to be a valued amenity within neighborhoods. The proposed park is in character with Traditional Neighborhood Development and is suitable within the Urban Village land use.

Staff recommends approval of the Special Use Permit application because the proposed use is consistent with the future land use designation identified in the 20/20 Comprehensive Plan and the Connecting the Pieces Plan. Additionally, the proposed use meets the stated purpose and complies with all applicable provisions of the Zoning Code.

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PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-12006-22, an amendment to Special Use Permit, originally granted by Ord. 90-19 and Ord. 293-21, for Glass City Metropark Campground to the Toledo City Council, for the following two (2) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A)), and;
2. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B))

The Toledo City Plan Commission recommends approval of SUP-12006-22, an amendment to Special Use Permit, originally granted by Ord. 90-19 and Ord. 293-21, for Glass City Metropark Campground to the Toledo City Council, subject to the following **four (4)** 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.

Plan Commission

1. 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.
2. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
3. 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.
4. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

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February 9, 2023
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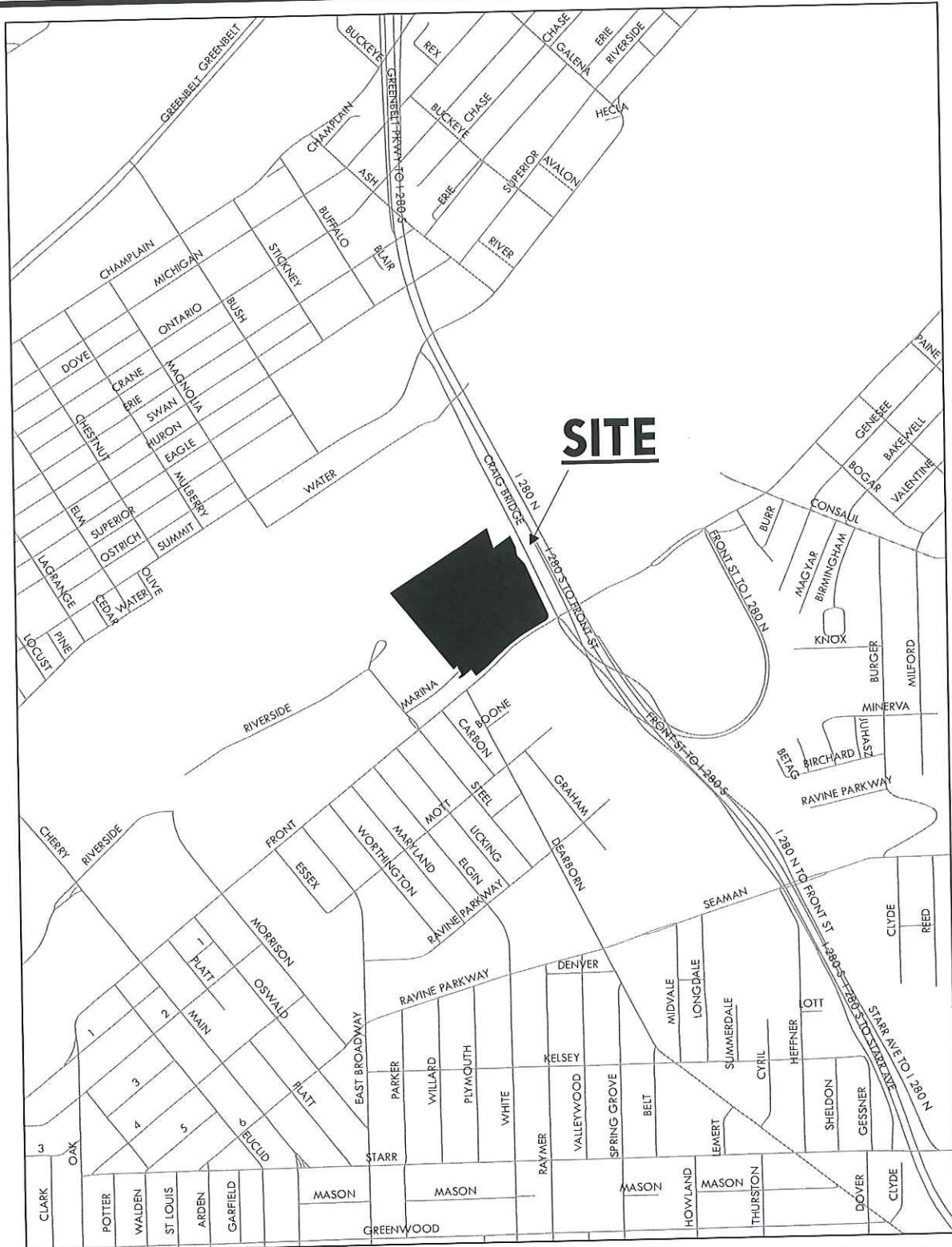
DR

Five (5) sketches follow

Cc: Jennifer Van Horn, Metroparks Toledo, 5100 West Central Avenue, Toledo OH 43615
David Zenk, Metroparks Toledo, 5100 West Central Avenue, Toledo OH 43615
Jon Zvanovec, Metroparks Toledo, 6101 Fallen Timbers Lane, Maumee OH 43537
Jessica Hyde, Metroparks Toledo, 6101 Fallen Timbers Lane, Maumee OH 43537
Doug Parrish, Metroparks Toledo, 6101 Fallen Timbers Lane, Maumee OH 43537
Lewandowski Engineers, 234 N Erie Street, Toledo OH 43604
Lisa Cottrell, Administrator
Dana Reising, Associate Planner

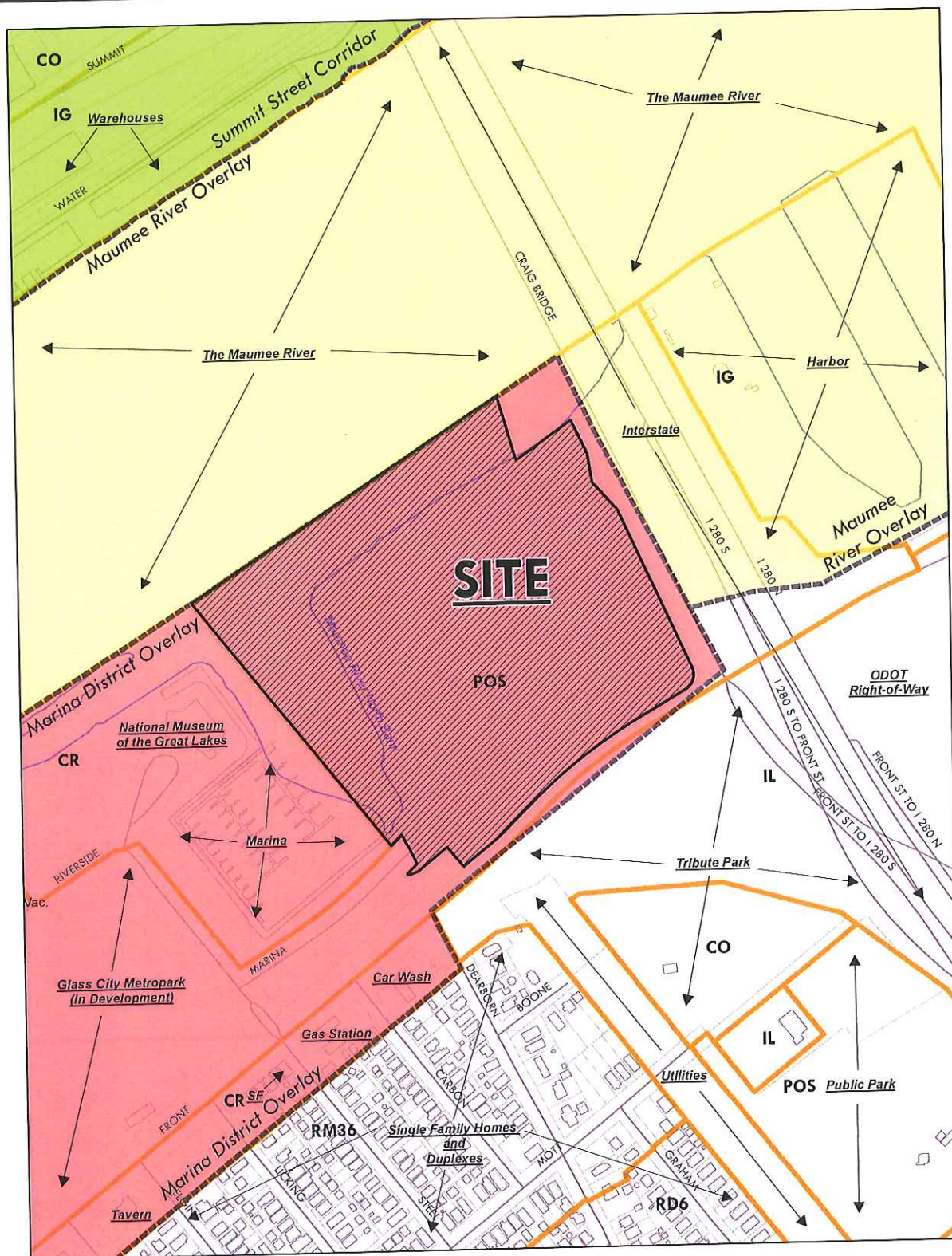
GENERAL LOCATION

SUP-12006-22



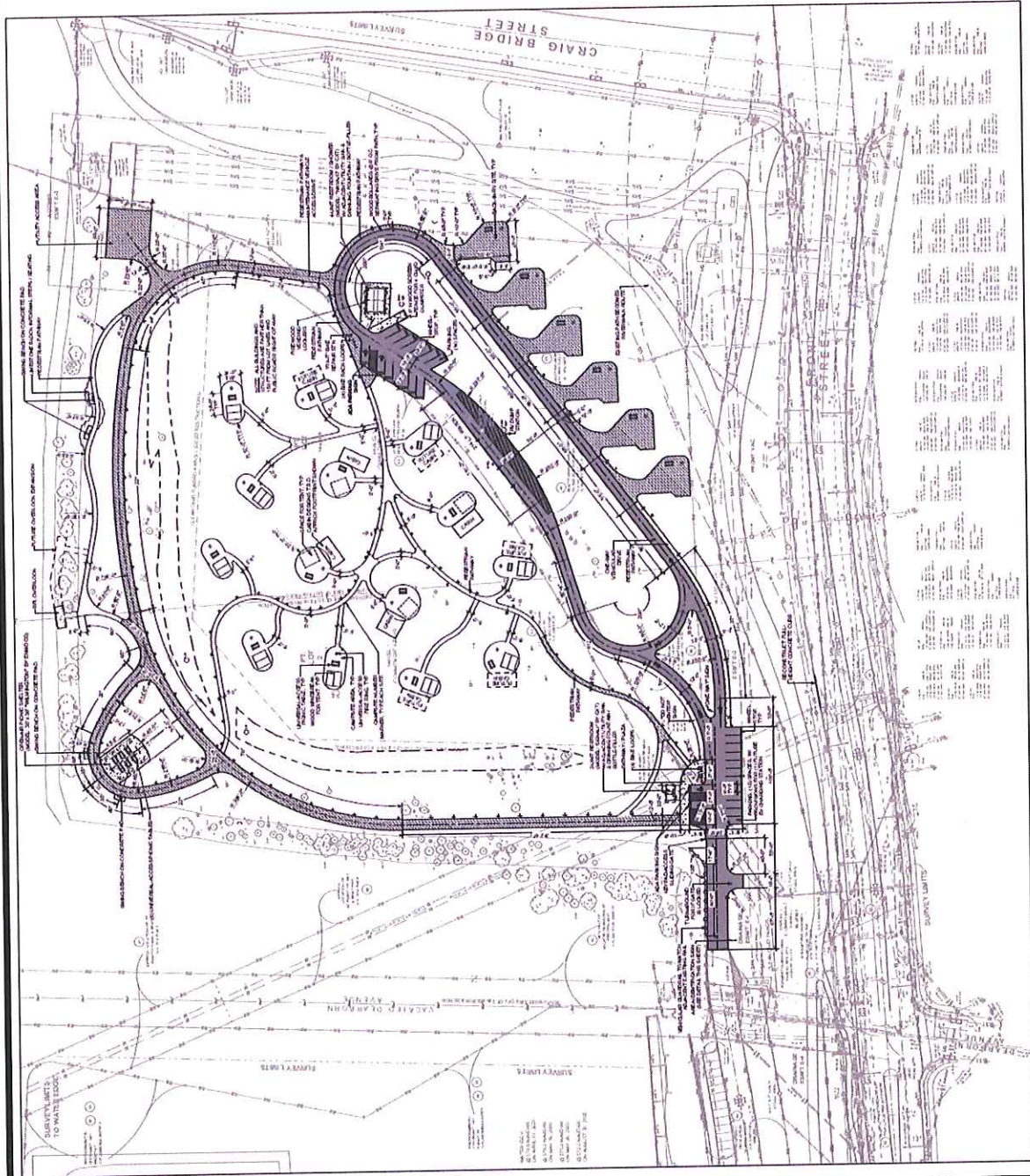
ZONING & LAND USE

SUP-12006-22



SITE PLAN

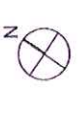
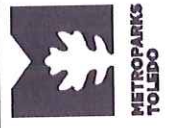
SUP-12006-22



LAYOUT & MATERIALS NOTES:
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SYMBOL LEGEND:
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HARDSCAPE LEGEND:
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PROJECT TITLE
 Glass City
 Metropark Urban
 Campground

1511 First Street
 Toledo, OH 43606

SHEET TITLE
 OVERALL
 HARDSCAPE
 LAYOUT &
 MATERIALS PLAN

SHEET NO.
 L2.00

SUP-12006-22

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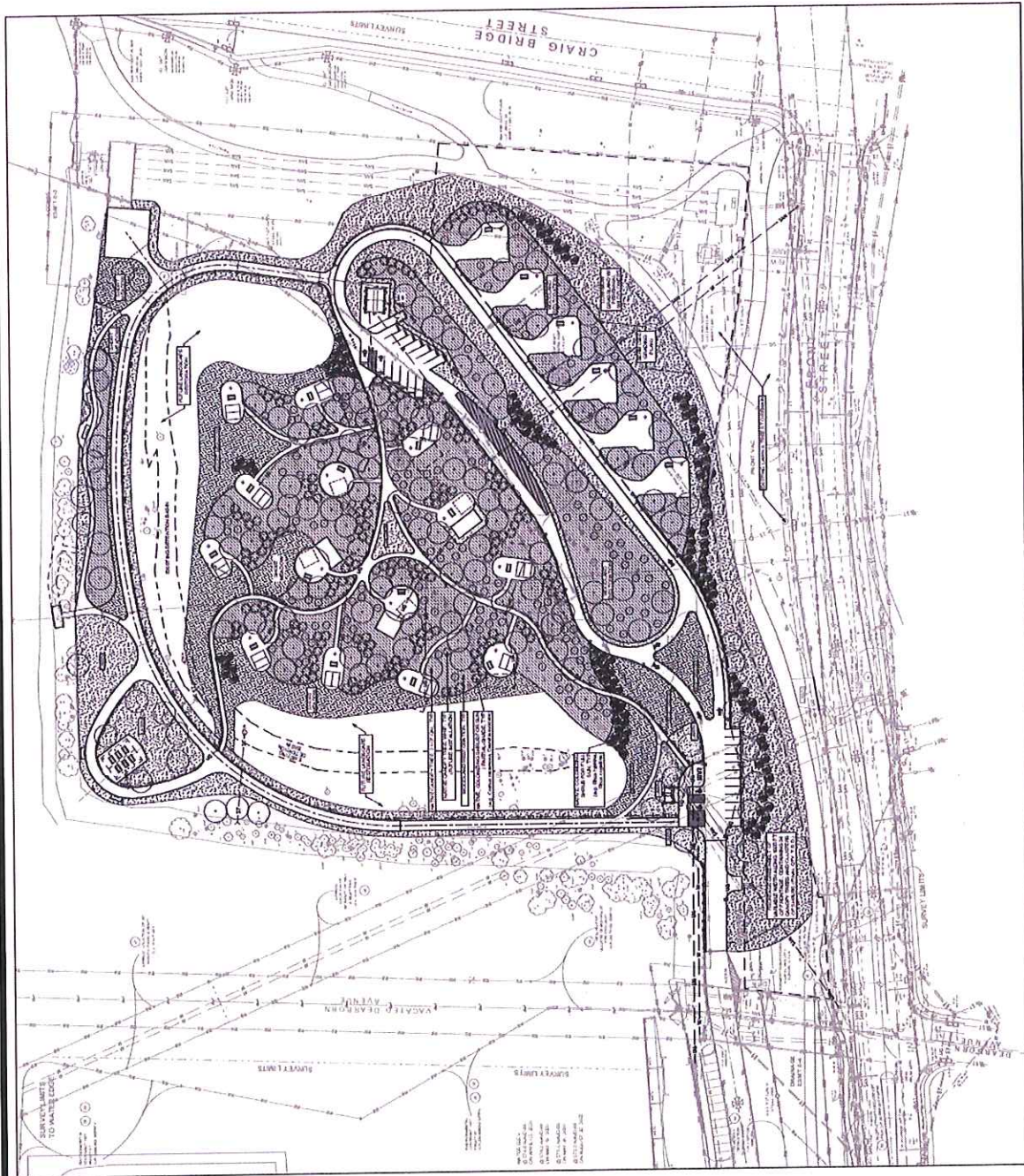


PROJECT TITLE
Glass City
Metropark Urban
Campground

1521 Front Street
Toledo, OH 43605

SHEET TITLE
OVERALL
PLANTING PLAN

SHEET NO.
L5.00

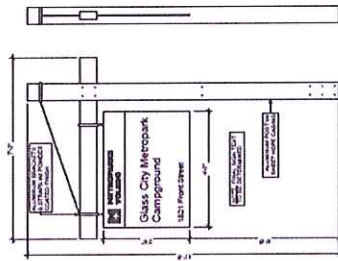


ELEVATIONS

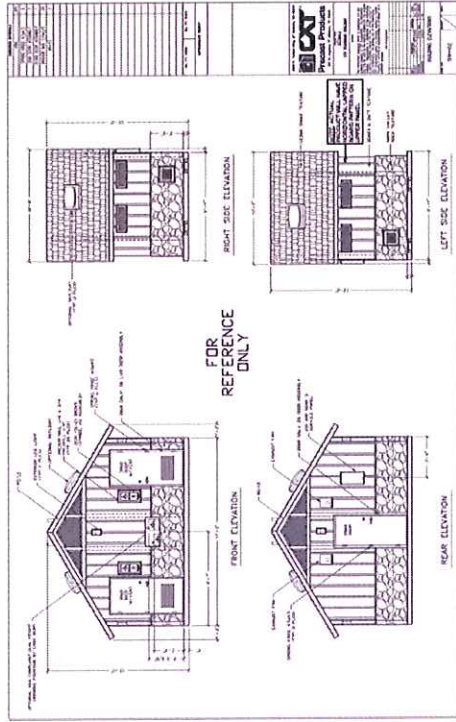
SUP-12006-22



D6 "WILMINGTON" OPENAIR PAVILION REPRESENTATIVE PHOTO
NOT TO SCALE



D4 AREA IDENTIFICATION SIGN ELEVATION
SCALE: 1/8" = 1'-0"



D1 "DENALI" PRECAST RESTROOM BUILDING ELEVATIONS
NOT TO SCALE



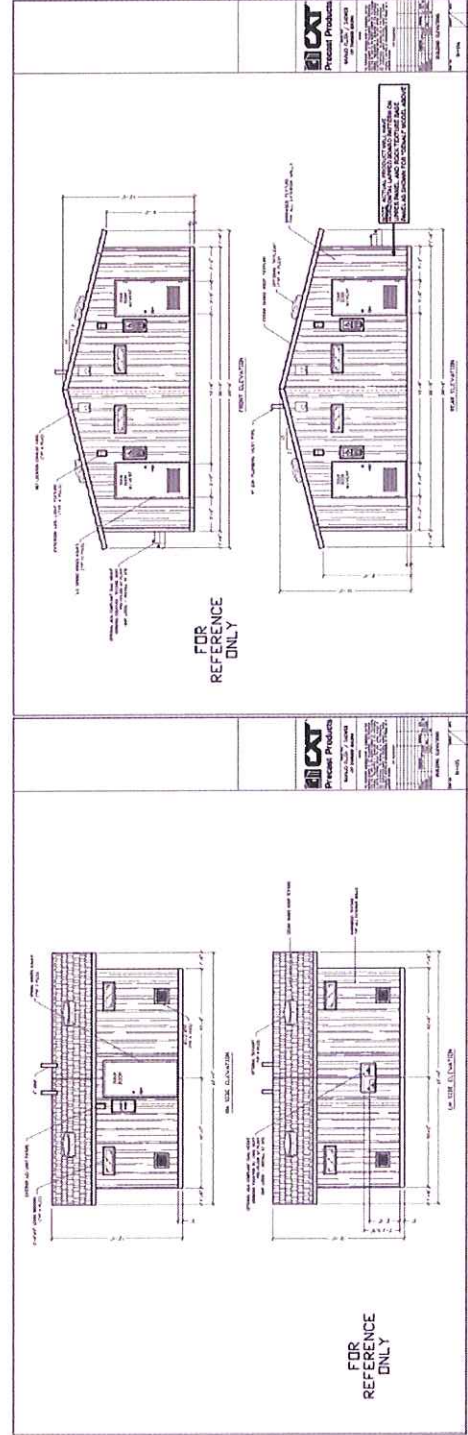
PROJECT TITLE
Glass City
Metropark Urban
Campground

1521 Park Street
Toledo, OH 43606

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/2022
2	ISSUED FOR CONSTRUCTION	02/15/2022
3	ISSUED FOR CONSTRUCTION	03/15/2022
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98	ISSUED FOR CONSTRUCTION	02/15/2030
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100	ISSUED FOR CONSTRUCTION	04/15/2030

SHEET TITLE
HARDSCAPE
ELEVATIONS

SHEET NO.
L3.00



A1 "NAWAJUT" PRECAST RESTROOM/SHOWER BUILDING ELEVATIONS
NOT TO SCALE