

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: PUD-10003-23
DATE: January 12, 2024

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Planned Unit Development for Multiple Commercial Buildings on a Lot at 0 Glendale Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on January 11, 2024 at 1:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Planned Unit Development for Multiple Commercial Buildings on a lot at 0 Glendale Avenue (Parcel No. 1887539)
Location	-	3015 Glendale Avenue, in southwest portion of Toledo Commons Shopping Center
Applicant	-	Ryan Finnegan Creative Self Storage 5892 Heritage Farms Drive Hilliard, OH 43026
Owner	-	Datobra Holdings LLC PO Box 983 Maumee, OH 43537
Engineer	-	Jeff Myers The Mannik & Smith Group 1800 Indian Wood Circle Maumee, OH 43537
Architect	-	Lance Heal Heal Architect 3549 N University Ave, Suite 120 Provo, UT 84604

GENERAL INFORMATION (cont'd)

Site Description

Zoning	-	CR-SO / Regional Commercial – Shopping Center Sign Control Overlay District
Area	-	± 12.1 Acres
Frontage	-	± 105.57' (75.04' + 30.53') along Glendale Avenue ± 337.83' (174.87' + 162.96') along Schneider Road
Existing Use	-	Parking for Shopping Center, Vacant Grass Area
Proposed Use	-	Self-Storage facility

Area Description

North	-	Restaurants, Retail, Apartments, Single-Family Homes, University of Toledo Health Sciences Campus / CR-SO, CN, RD6, RM36 & RS12
South	-	Single-Family Homes / RS6
East	-	Retail, Restaurants, Apartments, Soccer Fields / CR-SO, RM36, IL & POS
West	-	Single-Family Homes / RS6

Parcel History

S-23-03	-	Final Plat of Replat of Lot 7 Toledo Commons located south of Glendale Avenue between Byrne Road and Detroit Avenue (PC approved 09/11/03).
S-20-01	-	Final Plat for Toledo Commons Commercial Plat located south of Glendale Avenue, east of Byrne Road (PC approved on 08/08/02).
Z-11004-00	-	Zone change from R-2 Single Family Residential and M-2 Industrial to C-4 Shopping Center at 2829 Glendale Avenue (PC approved on 3/8/01 and CC approved via Ord. 380-01).
Z-157-58	-	Permanent zoning for Heatherdowns, Adams Township, Glendale Avenue, Byrne Road along the East Line of Leith Plat to Brest Drive (CC approved via Ord. 672-58). Permanent zoning for subject property was C-3 Commercial.

GENERAL INFORMATION (cont'd)

M-9-58 - Interim zoning for area annexed to the City of Toledo in the Heatherdowns area (CC approved via Ord.505-58).

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant and developer of the subject property is requesting approval of a Planned Unit Development (PUD) for a multiple building, commercial self-storage facility. The site consists of 12.1 acres and is located in the Toledo Commons Shopping Center at 3015 Glendale Avenue. The front building, noted as Building 1, will be a drive-thru indoor storage facility consisting of 76,400 square feet divided into 519 self-storage units that vary in size. Behind this building are eight drive-up self-storage buildings with separate units that can be accessed through individual overhead doors. These buildings vary in square footage, but total an additional 78,895 square feet of storage area divided into 403 self-storage units on the site. The overall total number of self-storage units proposed on the site is 922.

The subject property as well as the other lots and outlots in the Toledo Commons Shopping Center are zoned CR-SO – Regional Commercial – Shopping Center Sign Control Overlay District. These lots consist of mainly retail and restaurant uses. The property to the south and west of the site are zoned and developed for single-family homes. The property to the east consists of soccer fields and multi-family apartment complexes. The property to the north, along the north side of Glendale Avenue, consists of a mix of commercial, single-family and multi-family uses. In addition, the University of Toledo Health and Science Campus is located north of the site.

Self-storage facilities are a permitted use in the CR – Regional Commercial Zoning District. A PUD is required for this project however, to allow for multiple buildings on a lot in a commercial zoning district per TMC§1106.0300.

PUD Commercial Standards

- Per TMC§1103.1008(B) commercial PUD developments shall maintain a minimum open space depth of 30 feet on all perimeter property lines and a minimum open space depth of 60 feet when abutting a Residential District. This open space area must be void of buildings, structures, parking areas and other above ground improvements. Both the south and west perimeters of the property abut a Residential District, requiring 60 feet of open space depth to be provided on these perimeters. Plan Case Z-11004-00, as identified in the parcel history, required as a condition, a 75-foot landscape buffer with a 5-foot mound to

STAFF ANALYSIS (cont'd)

be placed along both the south and west perimeters. The existing landscape therefore meets this requirement for the south and west perimeters.

The north and east perimeters abut the existing shopping center and require a minimum 30-foot open space area depth. An open space area is provided along the east side of the property from the access drive on the north side of the property extending south to the back of the furthest most storage building (Building 9). This area consists of a grass area with proposed trees. The width of this area meets and/or exceeds the 30-foot depth requirement with the exception of an approximately 105-foot-long area at the northeast corner of the front building (Building 1), which is only 24 feet deep. The Engineer has indicated that they are working with the abutting property owner to secure 16 parking spaces in this area to add to the open space. If this is done, the proposed open space for the east perimeter will exceed the 30-foot depth requirement. The north perimeter meets or exceeds the 30-foot open space depth requirement with the exception of where the parking is located. In this case there is a proposed landscape island with grasses, shrubs and trees; however, it is not 30 feet in width. A waiver is thus required for the 30-foot depth open space requirement along this portion of the north perimeter.

- Per TMC§1103.1008(C) no less than 10 percent of the gross site acreages shall be allocated to usable, accessible and consolidated common open space areas. This open space cannot include any part of a required yard or perimeter open space. There is open space provided at the south and west side of the property that accounts for more than 10% of the gross site acreage and which is not included in any part of a required yard or perimeter open space. The proposal therefore meets this requirement.
- Per TMC§1103.1008(D) no more than 70 percent of the gross site acreage may be covered by buildings, structures, street, driveway and parking area pavement. Based on the submitted site plan, the proposal meets this requirement as only 61.2% of the site will be covered with impervious surfaces such as buildings, drive aisles, and parking areas.
- Per TMC§1103.1008(E) there are no minimum lot size, lot width, or building or structure setback requirements for a PUD, that are typically applicable to developments as outlined in the Intensity and Dimensional Standards Tables. Maximum building height, floor area ratio and building coverage would however still apply. The tallest proposed building height is 24 feet, which is less than the permitted maximum building height of 65 feet. Therefore, the proposal complies with the maximum building height. The proposal is also in compliance with maximum floor area ratio and building coverage as the PUD Commercial Standards require a more restrictive coverage requirement outlined in the previous item.
- Per TMC§1103.1008(F) telephone, electrical, cable and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened. The proposal meets this requirement as all utilities are to be buried. In addition, the landscape plan indicates that a

STAFF ANALYSIS (cont'd)

portable dumpster will be located in a storage unit for office trash and will be placed outside for refuse pick-up on day of service.

Parking and Circulation

Access to the development is through an existing drive entry from Glendale Avenue to the Toledo Commons Shopping Center located between Tim Hortons and the multi-tenant shopping plaza at 3043 Glendale Avenue. The Applicant is proposing an access easement to allow for all vehicles entering the Toledo Commons Shopping Center to maneuver around the site similarly as they do presently. The exception will be that access to the area with the self-storage units will be limited to renters of the units. Those accessing the indoor storage will enter through an overhead door on Building 1 in the front, continue through the building to an overhead door on the back of the building, and exit the site through a gate on the east side of the property. The renters accessing the outdoor storage units will enter and exit through the gate on the east side of the property. As reflected on the site plan, the interior of the site will be enclosed on the east side of the site with a 6-foot black aluminum fence and entry lift gate between Building 1 and Building 8 and on the west side with a 6-foot black vinyl chain-link fence between Building 1 and Building 2. In addition, a 6-foot wall that matches the outdoor storage buildings is proposed to connect Building 9 and Building 8 on the east and Building 9 and Building 2 on the west. Staff recommends that both sections of fencing be the proposed 6-foot black aluminum fencing.

Upon review of the submitted plan, the Division of Transportation noted that 25-foot driveways and drive aisles are required for two-way traffic per TMC§1107.1911. The drive aisles between the outdoor storage buildings (Building 2 - Building 8) do not meet this requirement. The aisles as proposed vary from 24 feet to 24.5 feet in width. In a discussion with the Division of Transportation, it was determined that the deficiency of a half of foot to one foot in aisle width would be acceptable in this circumstance. This determination was based on the type of use and the fact that the site will not be open to the general public, but limited to renters of the storage units.

Following are additional parking and circulation related requirements applicable to the proposed Planned Unit Development:

- Per TMC§1107.0304 a self-storage facility is required to have 4 parking spaces plus 1 parking space per 250 rental spaces. There are a total of 922 storage units, which equates to 4 spaces, for a total requirement of 8 parking spaces. Based on these 8 required spaces, 2 bicycle spaces are required and 1 accessible van space (TMC§1107.1701). The site plan illustrates 6 parking spaces at the front of the building, one of which is an accessible van space. Additional spaces are provided to the east that are in excess of the required 8 spaces; therefore, the proposal is in compliance with the minimum number of required off-street parking spaces. Bicycle parking is however not provided. A provision for 2 bicycle parking spaces is needed to meet this requirement.

STAFF ANALYSIS (cont'd)

- Per TMC§1103.1010(D) PUD developments are required to provide sidewalks, built to city specifications along both sides of all streets, public or private. Sidewalks or other approved pedestrian walkways must be provided to link nonresidential areas with residential areas, both inside and outside the PUD. The proposal is providing for a sidewalk in front of Building 1 from the entry, north to an existing sidewalk along the west property line, that extends from Glendale Avenue to Schneider Road. To complete this connection, a sidewalk needs to be provided from the entry east to the edge of the property, to connect to the existing shopping center. This will provide for access to the existing parking spaces to the east.

Landscaping and Screening

- Per TMC§1108.0202 a minimum 30-foot-wide frontage greenbelt along public right-of-ways is required that contains at least one tree for every 30 feet of frontage. This would apply to the north and south sides of the property. For the south side, the existing 75-foot landscape buffer meets this requirement. Since there is limited parcel frontage on Glendale Avenue, a frontage greenbelt is not required along the portion of frontage with the access drive. The existing 75-foot landscape buffer meets the requirement for the other portion of the lot frontage on Glendale Avenue. The proposal therefore complies with the frontage greenbelt requirements.
- Per TMC§1108.0203 a Type A buffer is required between CR – Regional Commercial Zoning Districts and a RS6 – Single-Family Residential Districts. A Type A buffer that is 25 foot in width requires 4 canopy trees and 20 shrubs per 100 linear feet. A 6- to 8-foot-high berm can substitute for the shrub requirements in a 25-foot buffer. Based on the current zoning, the Type A buffer is required along the south and west property lines. The existing 75-foot landscape buffer meets this requirement.
- Per TMC§1108.0205(B) in addition to the other landscape requirements for buffer areas, frontage greenbelts, and landscaping for parking lot areas, the following shall be provided: one 2-inch caliper tree for every 1,000 square feet of building coverage (footprint); foundation plantings along all portions of the building that are visible from the public rights-of-way; and landscaping at all major building entrances. The total square feet of building coverage is equal to 155,295 square feet. This translates into the need for 156 trees in the interior of the development as well as foundation plantings along the north and east side of Building 1. Foundation plantings in the form of shrubs and trees (shade and flowering) are provided along the north and east facades of Building 1. In addition, both shade and flowering trees are proposed along the east side of Building 8. Currently however, no interior trees or landscape areas are provided. There are two areas noted on the landscape plan as “rock mulch”. Rock mulch is not permitted and will need to be shredded hardwood mulch. One interior tree shall be provided in the area between Building 1 and Building 2 where “rock mulch” is noted. A waiver is required for the interior

STAFF ANALYSIS (cont'd)

landscape as proposed. The developer is requesting a waiver from the interior landscape requirement due to the nature of the self-storage business land use.

Building Design and Materials

The building design is subject to the standards outlined in TMC§1109 – Design Standards. This review includes consideration of the following elements: scale and proportion, suitability of building materials, design in relation to surrounding area and buildings, design in relation to proposed landscaping, and aesthetics of proposed buildings. The front or north façade of Building 1 and the east facades of Building 1 and Building 8 are the predominant facades visible from a public right-of-way. The front facade of Building 1 does provide for variations in height, material and wall articulation. The east facade of Building 1 and Building 8 provide very limited variation or visual interest. Visual interest could be improved by providing for differing colors for the proposed building materials. As a note, the visual interest of the east façade could be improved if the noted “storefront glazing and faux marketing doors”, located at the northwest corner of Building 1, was switched to the northeast corner. This would also provide public view of the Applicant’s “marketing tool” from the adjacent commercial parcels. As proposed, this part of the west elevation abuts the west landscape buffer of the site, where it lacks visibility. Revised building elevations need to be submitted with building materials and material colors noted.

Per TMC§1109.0500 building material standards apply to all facades that are visible from the right-of-way and building color standards apply to all exterior elevations regardless of right-of-way visibility. A full breakdown of the proposed materials is included in the conditions of approval. As shown, the materials do not meet the requirements of TMC§1109.0502. A waiver from the building material standards will be required. Since Building 8 is visible from public view, this building will need to be constructed of brick, not split face masonry as noted on the exterior elevations. Staff has reviewed the proposed insulated metal panel and it is consistent with permitted architectural metals, provided the face sheet of the panel is the 22 gauge option. To ensure that the building facades meet the design standards, revised elevations with revised materials and colors will need to be submitted.

Shopping Center Sign Control Overlay District

The Shopping Center Sign Control Overlay District (-OS) is intended to regulate the number, type, and location of signs on shopping center sites and properties within the designated -SO Districts; and to encourage unified sign plans for multi-tenant shopping center sites. The District establishes additional sign regulations allowed by the underlying zoning district. Per TMC§1103.0710 proposed sign plans for properties within the -SO District shall be reviewed at the time of Site Plan approval for the subject property. Any proposed signage changes after approval of the original Site Plan shall require review as an amendment to the approved Site Plan.

- Per TMC§1103.0707(D & E) fascia or wall signs are permitted for individual business establishments when the building is located on an exterior lot of a shopping center. A

STAFF ANALYSIS (cont'd)

maximum of two fascia signs shall be permitted for those buildings located on an exterior lot of a shopping center regardless of the number of sides of the building fronting on a public right-of-way. The maximum square footage and location of all fascia and wall signs are governed by Section 1387.05(d) of the Building Code. Four different fascia signs are being proposed on the North Elevation. They are as follows:

- “LOADING” – 5.8 square feet (11½” high x 6’- 0½” wide)
- “OFFICE” – 3.64 square feet (11½” high x 3’- 9½” wide)
- “Drive-Thru Loading” – 61.57 square feet (4’-10” high x 12’- 8⅞” wide)
- “Extra Space Storage” – 95.84 square feet (3’-0” high x 31’- 11⅜” wide).

Since there are four fascia signs proposed but only two permitted, a waiver is required to allow for the fascia signs as proposed. Any proposed signage changes after approval of the site plan will require review as an amendment to the approved site plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Regional and General Commercial uses. The Regional and General Commercial District is intended predominantly for large-scale commercial uses intended to accommodate auto-oriented development (e.g., malls, big box retail stores, and mixed-use developments). The proposed self-storage facility conforms to this designation as it is large-scale and an auto-oriented development.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of PUD-10003-23, a request for a Planned Unit Development for Multiple Commercial Buildings on a lot at 0 Glendale Avenue (Parcel No. 1887539) to the Toledo City Council for the following **two (2) reasons**:

1. The Planned Unit Development is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A)), and
2. The proposed use is allowed in CR-SO Regional Commercial Zoning District (TMC1111.0809(B)).

The Toledo City Plan Commission recommends approval of the following **four (4) waivers** to the Toledo City Council:

Chapter 1103 – Overlay Zoning Districts

1103.0700 – -SO Shopping Center Sign Control Overlay District

1103.0707 Fascia and Wall Signs

PLAN COMMISSION RECOMMENDATION (cont'd)

D. Fascia or wall signs are permitted for individual business establishments when the building is located on an exterior lot of a shopping center. A maximum of two fascia signs shall be permitted for those buildings located on an exterior lot of a shopping center regardless of the number of sides of the building fronting on a public right-of-way.

Approve a waiver to allow for the four fascia or wall signs. Three of the proposed signs are to call out entrances and the fourth to highlight a storage option. Due to the length of the building, the proposed signage is appropriate to assist with people using the building.

Chapter 1103 – Overlay Zoning Districts

1103.1000 – Planned Unit Development Overlay District

1103.1008 Commercial

B. An open space area void of buildings, structures, parking areas, or other above ground improvements except fencing shall be maintained on all perimeter property lines (except frontage) of the Planned Unit Development:

1. A minimum open space depth of 30 feet shall be provided unless a greater setback is required as listed in the underlying zoning district

Approve a waiver to allow for open space reduction below the required 30 feet depth along the north portion of the development where the parking, drive aisle and landscape island is proposed.

Chapter 1108 - Landscaping and Screening

1108.0205 – Interior Site Landscaping

B. Standards (Commercial)

In addition to the other landscape requirements for buffer areas, frontage greenbelts, and landscaping for parking lot areas, the following shall be provided: one 2-inch caliper tree for every 1,000 square feet of building coverage (footprint)...

Approve waiver to not provide the required interior trees except for one tree to be placed in the area on the submitted landscape plan, between Building 1 and Building 2, where “rock mulch” is noted. Approval of the waiver is due to the fact that the nature of a self-storage facility is to provide storage area that translates to building area for which this standard is based.

Chapter 1109 – Design Standards

1109.0500 – Building Façade Materials and Color

1109.0502 Requirements

PLAN COMMISSION RECOMMENDATION (cont'd)

Building material standards apply to all facades that are visible from the right-of-way.
Building color standards apply to all exterior elevations regardless of right-of-way visibility. Percentages apply to each facade individually.

Approve waiver for the predominant building material for Building 9 to be split face masonry. While this building faces a right-of-way it is not visible with the existing landscape buffer in place.

The Toledo City Plan Commission further recommends approval of PUD 10003-23, a request for a Planned Unit Development for Multiple Commercial Buildings on a lot at 0 Glendale Avenue (Parcel No. 1887539), to the Toledo City Council subject to the following **forty-seven (47) 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. 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.**
2. Improvements per City of Toledo Infrastructure Design and Construction requirements.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419)-245-1220. Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.
4. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
5. The originally submitted plan was deficient in stormwater planning and has been supplemented with an improved proposal for stormwater compliance, which is acceptable for site planning, and for which construction permission would require completion of the following:

PLAN COMMISSION RECOMMENDATION (cont'd)

- a. Submittal of engineering plans and a SWP3, using the cover sheet provided to the applicant. It lists multiple items that make a complete SWP3, and initiates a workflow for plan review and approval.
 - b. Submittal of fees according to the calculation and submittal instructions on the sewer construction permit fee chart provided to the applicant.
 - c. Construction inspection and completion of obligations in the stormwater permit.
6. Remove private sanitary sewer and manhole in area of proposed buildings on south side of lot.

Water Distribution

7. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
8. Detailed plans for the proposed water main shall be submitted to the Division of Water Distribution for review and approval.
9. Plans must be submitted to Fire Prevention (rex.butler@toledo.oh.gov, 419.936.2008) for review and approval.
10. 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 43604 for review and approval. Approval of site utility plan is contingent on approval of meter setting and backflow preventer.
11. 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 (419-392-2032) to verify the backflow prevention requirements for the site.
12. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
13. Detailed plans should include:
 - a. Water feature sizes and distances; maintain 18" vertical clearance between proposed water main and proposed storm sewers

PLAN COMMISSION RECOMMENDATION (cont'd)

- b. Include a callout for a tapping sleeve and valve by the City of Toledo at the developer's expense. Excavation, shoring, valve box, backfill and restoration by the contractor.
- c. Include a callout for a proposed tap by the City of Toledo at the developer's expense. City will provide tap, 5' of type "K" copper, curb stop and curb box. Excavation, shoring, valve box, backfill and restoration by the contractor.

Fire Prevention

- 14. The proposed new buildings will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
- 15. Private fire service mains and appurtenances will be required and locations approved by the Fire Prevention Bureau. The proposed water main is showing as 6 inch, a minimum of an 8 inch main is required per TMC. Only one hydrant is shown on site, outside of a lift gate, which is not acceptable. Hydrants are required no more than 350 feet apart, which will require multiple hydrants to be located on site - inside the gates - and near the front main building. (OFC507.5.1 / TMC1511.03 Ohio Fire Code Amendments)
- 16. Post Indicator Valve (PIV) and Fire Dept. Connection (FDC) locations to be approved by the Fire Prevention Bureau. (OFC Section 509)
- 17. All threaded connections on hydrants and standpipes are required to be Toledo threads. FDC to be Storz 5" with 30 degree down angle. (OFC 903.3.6, 903.3.7 & 912.3)
- 18. New and existing buildings shall be provided with approved address identification that meets Building Code requirements. (OBC 501.2)
- 19. A Knox Box key box and Knox Gate Switch are required for after-hours access for life saving and fire fighting purposes (OFC 506.1)
- 20. Fire Department to receive a copy of building construction plans for review when submitted to the Building Department. (OFC104.2, OBC106.1.2 #5 & 901.2.1.1)
- 21. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2)

Division of Environmental Services

- 22. Applicant shall operate, maintain and document all inspections and maintenance of any stormwater control measures on site, and submit an inspection and maintenance report annually due by December 31st.

PLAN COMMISSION RECOMMENDATION (cont'd)

23. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water 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.
 - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
 - b. Construction BMPs shall be in place prior to the start of construction activities.
 - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours,
24. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
25. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
26. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. [Information is at https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants](https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants); a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf.
27. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Division of Sewer and Drainage Services

28. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
29. S&DS requires that the existing 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 S&DS demonstrating the lines cleaning and integrity.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Traffic Management

30. Bicycle parking is required per TMC 1107.0900.
31. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60" and no more than 72" above pavement level per TMC 1107.1704.
32. All new and existing parking and drive aisles must be clearly shown with dimensions per TMC 1107.1911.
33. If one does not already exist, a cross access agreement is required across all parcels where driveways, drive aisles and parking areas crosses property lines.

Plan Commission

34. Pursuant to TMC§1103.1010(C), all PUDs shall be platted according to the Subdivision Rules & Regulations for the City of Toledo. Final Plat shall be submitted for review. No build permits shall be approved until platting is complete.
35. The material for both the proposed 6-foot black vinyl chain-link fence and the 6-foot black aluminum decorative fence and entry gate shall be the same. The fences and entry gate shall be decorative black aluminum and shown as such on a revised site plan and landscape plan.
36. Per TMC§1107.0304, the Off-Street Parking Schedule requires one bicycle parking slot per 10 parking slots. No bicycling parking is proposed. A minimum of two bicycling slots shall be shown on a revised site plan.
37. Per TMC§1103.1010(D) PUD developments are required to provide sidewalks, built to city specifications along both sides of all streets, public or private. Sidewalks or other approved pedestrian walkways must be provided to link nonresidential areas with residential areas, both inside and outside the PUD. To provide a complete connection, a sidewalk shall be provided from the front entry of Building 1, east to the edge of the property, to connect to the existing shopping center. The sidewalk shall be shown on a revised site plan.
38. Per TMC§1103.0707(D), fascia or wall signs are permitted for individual business establishments when the building is located on an exterior lot of a shopping center. A maximum of two fascia signs shall be permitted for those buildings located on an exterior lot of a shopping center regardless of the number of sides of the building fronting on a public right-of-way. The Applicant is proposing four fascia signs, instead of the two that are permitted; therefore, they shall obtain a waiver to allow for the additional signage.

PLAN COMMISSION RECOMMENDATION (cont'd)

39. Per TMC§1103.0710, proposed sign plans for properties within the -SO District shall be reviewed at the time of Site Plan approval for the subject property. Any proposed signage changes after approval of the original Site Plan shall require review as an amendment to the approved Site Plan. No new pole signs are permitted per the -SO regulations TMC§1103.0700.
40. Per TMC§1103.1007(H), all telephone, electrical, cable, and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened.
41. Per TMC§1103.1206(E.4), all roof-mounted mechanical equipment must be screened from public view.
42. Per TMC§1103.1209(A.3), grade level mechanical equipment shall be screened from adjoining residential parcels and from the right of way(s).
43. A detailed site, lighting, fencing, and four (4) copies of a landscape plan (separate from building and site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Per TMC§1103.1008(B) commercial PUD developments shall maintain a minimum open space depth of 30 feet on all perimeter property lines and a minimum open space depth of 60 feet when abutting a Residential District. **The perimeter depth along the south and west is acceptable as depicted. The perimeter depth along the east is not acceptable as depicted, unless additional property is obtained as indicated by the Engineer. The applicant shall continue to work to secure additional area or adjust the site plan to comply. The perimeter depth along the north is not acceptable as depicted. The Applicant shall obtain a waiver for the required open space depth where it does not comply along the north.**
 - b. Per TMC§1108.0202 a minimum 30-foot-wide frontage greenbelt along public right-of-ways is required that contains at least one tree for every 30 feet of frontage. This would apply to the north and south sides of the property. **The frontage greenbelt is acceptable as depicted.**
 - c. Per TMC§1108.0205(B), in addition to the other landscape requirements for buffer areas, frontage greenbelts, and landscaping for parking lot areas, the following shall be provided: one 2-inch caliper tree for every 1,000 square feet of building coverage (footprint); foundation plantings along all portions of the building that are visible from the public rights-of-way; and landscaping at all major building entrances. **Foundation plantings and entrance landscaping acceptable as depicted. Interior tree requirement not acceptable as depicted. One interior tree shall be provided in the area between Building 1 and Building 2 where "rock mulch" is**

PLAN COMMISSION RECOMMENDATION (cont'd)

noted. In addition, the Applicant shall obtain a waiver of the other required 155 interior trees.

- d. Per TMC§1108.0204(B.6), 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. The proposed rock mulch is not permitted. **All areas that are noted as “rock mulch”, shall be hardwood mulch.**
 - e. Topsoil must be back filled to provide positive drainage of the landscape area;
 - f. 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;
 - g. The location, height and materials for any fencing to be installed and maintained;
 - h. The site is larger than ½ acre: 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;
 - i. Lights and light fixtures used to illuminate any parking or loading area must be selected and arranged to direct and reflect the light away from any adjacent residential property and public ways and away from the sky above the light fixture per TMC§1107.1908; and
 - j. The location, lighting, and size of any signs.
44. The elevations of all of the buildings are subject to TMC§1109.0500 Building Façade Materials and Color. These building material standards apply to all facades that are visible from the right-of-way and building color standards apply to all exterior elevations regardless of right-of-way visibility. Final elevations are subject to Plan Director approval.
- a. Building 1 - The north elevation depicts 56% Insulated Metal Panel, 26% Brick Veneer, and 18% Glazing. The south elevation depicts 95% Insulated Metal Panel and 5% glazing. The west elevation depicts 61% Insulated Panel, 15% Brick Veneer, and 15% Storefront Glazing. The east elevation depicts 73% Insulated Metal Panel and 27% Brick Veneer. The predominant material for all of these elevations is Insulated Metal Panel. **Acceptable as depicted, provided the provided the face sheet of the insulated metal panel is the 22 gauge option.**
 - b. Building 2 – The west elevation depicts 100% Split Face Masonry. A detail for the north and south elevations were not provided. These elevations should also be split face masonry. The east elevation will consist mainly or overhead doors separated by

PLAN COMMISSION RECOMMENDATION (cont'd)

smooth metal piers, with corrugated metal headers along the top of the building façade, and corrugated metal panels framing the ends of the building facade. **Since this building is not visible from a right-of-way, the materials are acceptable as depicted. A typical detail for the north and south elevations for this building shall be submitted.**

- c. Building 3 – Building 7 – All of the elevations of these buildings consist mainly of overhead doors separated by smooth metal piers, with corrugated metal headers along the top of the building façade, and corrugated metal panels framing the ends of the building facade. **Since these buildings are not visible from a right-of-way, the materials are acceptable as depicted.**
- d. Building 8 - The east elevation depicts 100% Split Face Masonry. A detail for the north and south elevations were not provided. The west elevation will consist mainly of overhead doors separated by smooth metal piers, with corrugated metal headers along the top of the building façade, and corrugated metal panels framing the ends of the building facade. Split face masonry is not allowed as a predominant building material. **Since this building is visible from a right-of-way, with the exception of the south and west elevations, it shall be constructed of brick or other permitted building material as approved by the Plan Director. A typical detail for the north and south elevations for this building shall be submitted.**
- e. Building 9 - The south, west and east elevations depict 100% Split Face Masonry. The north elevation will consist mainly of overhead doors separated by smooth metal piers, with corrugated metal headers along the top of the building façade, and corrugated metal panels framing the ends of the building facade. Split face masonry is not allowed as a predominant building material. While this building faces a right-of-way on the south, it is not visible with the existing landscape buffer in place. Therefore, staff supports a waiver from the material requirement. **The Applicant shall obtain a waiver for building material on the south elevation.** The east elevation of Building 9 is connected via a 6-foot-high wall to Building 8. **The 6-foot-high wall as well as the east elevation of Building 9 shall be constructed of brick or other permitted building material as approved by the Plan Director to match the east elevation of Building 8.**
- f. The elevations do not indicate the color for the proposed materials. Revised elevation drawings will shall be submitted to reflect not only the material changes, but also color of all materials. All revisions must be in compliance with TMC§1109 – Design Standards.

PLAN COMMISSION RECOMMENDATION (cont'd)

45. 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.
46. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval then the Planned Unit Development approval shall become null and void.
47. 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,



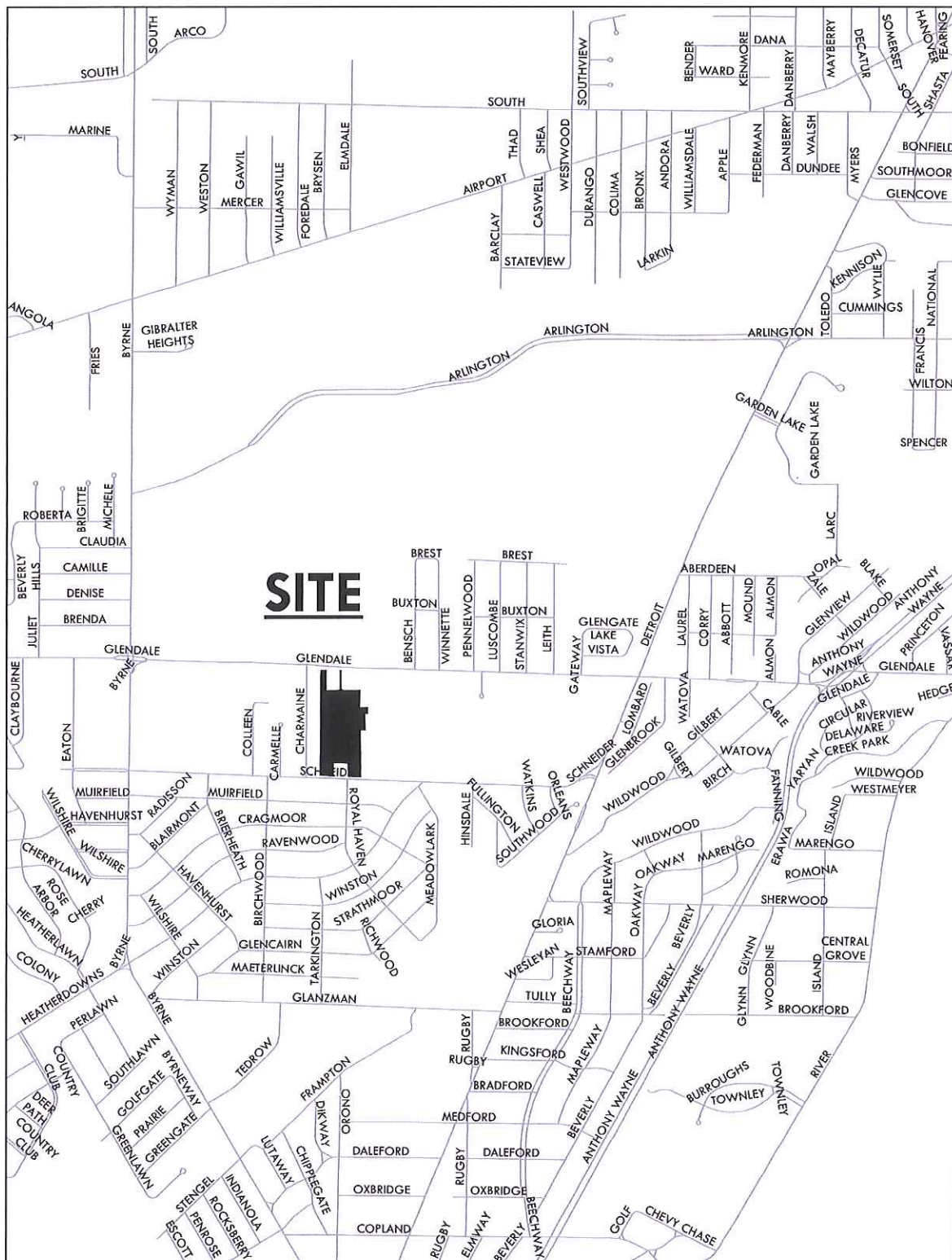
Thomas C. Gibbons
Secretary

LK
Seven (7) sketches follow

cc: Jeff Myers, Mannik & Smith Group, 1800 Indian Wood Circle, Maumee, OH 43537
Lisa Cottrell, Deputy Director
Lisa Karcher, Planner

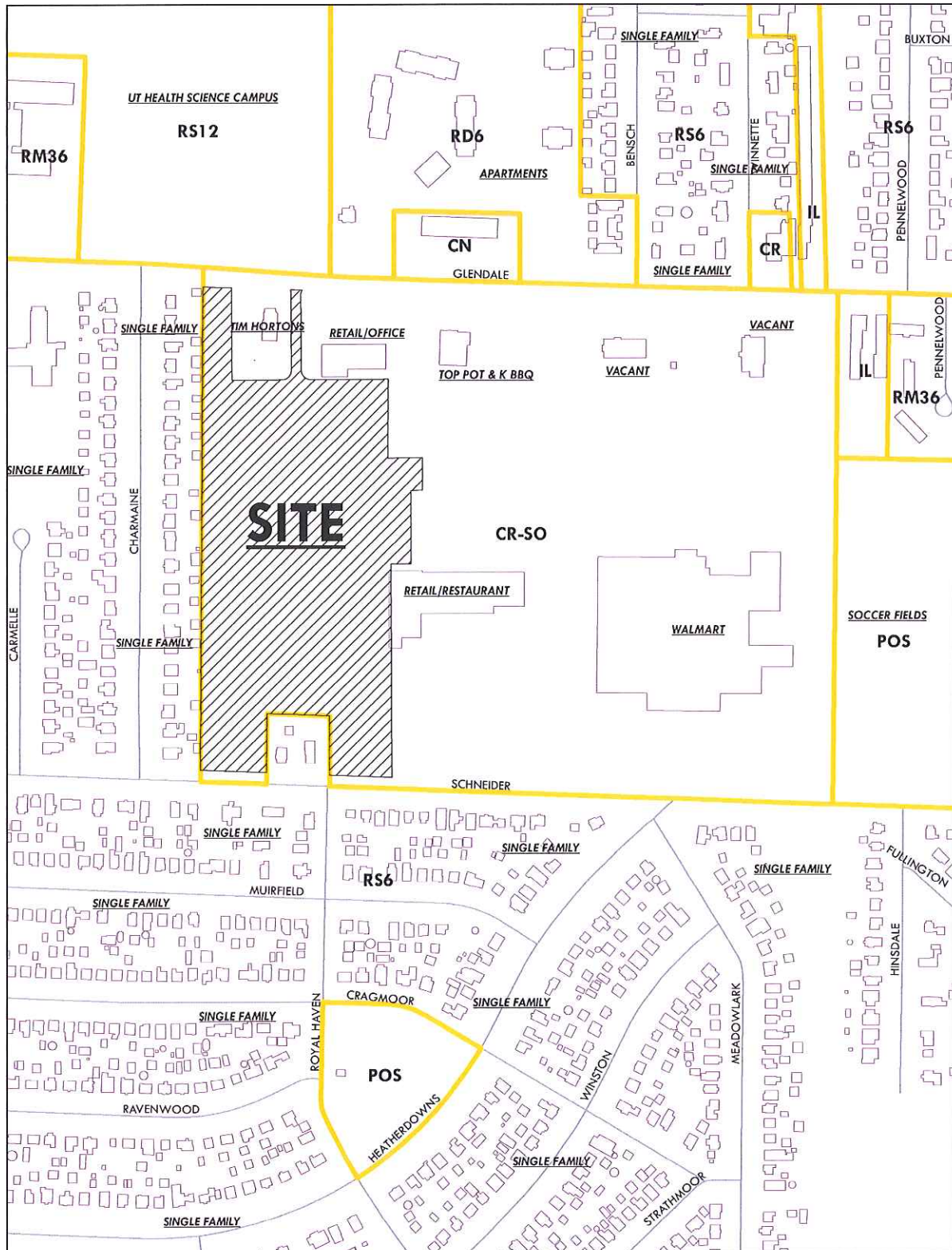
GENERAL LOCATION

PUD-10003-23

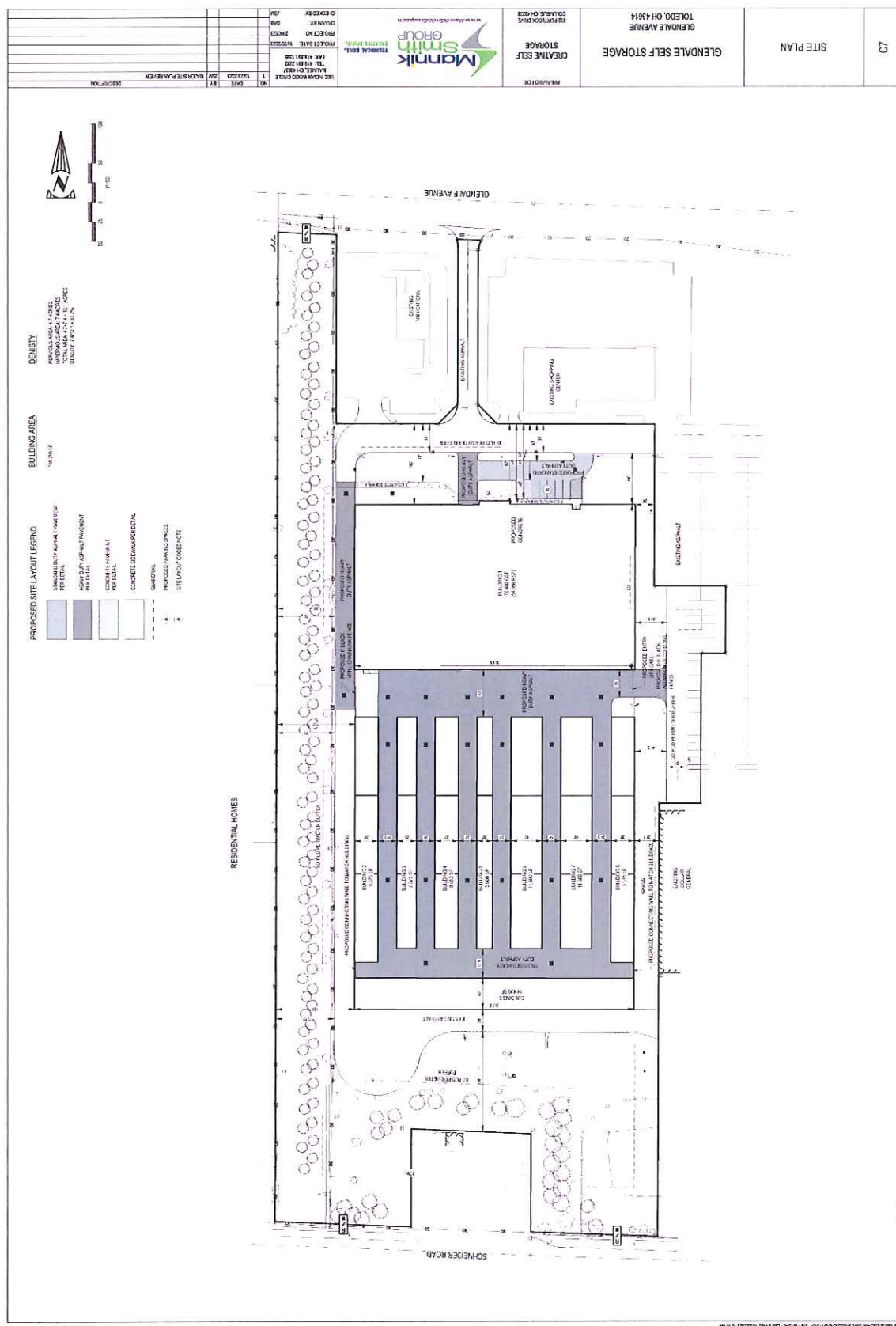


ZONING & LAND USE

PUD-10003-23

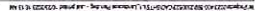


SITE PLAN



PUD-10003-23

22



PUD-10003-23

23

PUD-10003-23

[illegible]

PUD-10003-23



A203