

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 9, 2021

REF: Z-4005-21

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

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

SUBJECT: Amendment to Institutional Campus Master Plan at 2700 Broadway (multiple parcels)

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 8, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Amendment to Institutional Campus Master Plan
Location	-	2700 Broadway (multiple parcels)
Applicant	-	The Toledo Zoological Society 749 Spencer Street Toledo, OH 43609

Site Description

Zoning	-	RD6, RS6 & IL / Duplex Residential, Single Family Residential, and Limited Industrial
Area	-	±2.29 Acres
Frontage	-	±460' along Spencer Street (combined) ±115' along Woodsdale Avenue
Existing Use	-	The Toledo Zoo and undeveloped land
Proposed Use	-	The Toledo Zoo

Area Description

North	-	Single family dwellings, offices / RS6, RD6, CN
South	-	Single family dwellings, future parking lot, public park / RD6, POS, IG
East	-	Single family dwellings, future parking lot / IG, RD6, RM36
West	-	Public park, single family dwellings / POS, RD6

GENERAL INFORMATION (cont'd)

Area Description

- | | | |
|-------|---|--|
| North | - | Single family dwellings, Anthony Wayne Trail / RS6 & RD6 |
| South | - | The Toledo Zoo, single family dwellings / IC & RD6 |
| East | - | The Toledo Zoo / IC |
| West | - | Offices, single family dwellings, duplexes, the Toledo Zoo / CN, IL, IC, RD6 |

Parcel History

- | | | |
|--------------|---|---|
| Z-2006-91 | - | Zone Change at Anthony Wayne Trail and Woodsdale Avenue for current parking lot from R-3, M-1, and M-2 to P. Ord. 291-91. |
| SUP-11033-91 | - | Special Use Permit at 2700 Broadway Avenue for The Toledo Zoological Gardens Concept Plan. PC recommended approval 01/09/92. CC recommended approval 02/19/92. Ord. 182-92 passed 02/25/92. |
| M-1-96 | - | Special Study: Review of Toledo Zoological Society Master Plan. PC approved 02/08/96. |
| SUP-2003-04 | - | Special Use Permit at the Toledo Zoo for a monopole radio tower. PC recommended approval 03/11/04. CC recommended approval 04/14/04. Ord. 771-07 passed 11/27/07. |
| M-2-06 | - | Site Plan Review for Toledo Zoo – parking lots. Case withdrawn. |
| M-2-06 | - | Amendment to Institutional Master Plan for Toledo Zoo to add 2 wind turbines. PC recommended approval 06/12/08. CC recommended approval 07/16/08. Ord. 488-08 passed 07/29/08. |
| Z-5011-06 | - | Zone Change from R, IL & P to IC for the Toledo Zoo at 2700 Broadway. PC recommended approval 07/13/06. CC recommended approval 08/16/06. Ord. 64-09 passed 02/03/09. |

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- V-499-07 - Vacation of un-named right-of-way by Spencer near Arlington. PC recommended approval 10/11/07. CC recommended approval 01/29/08. Ord. 68-08 passed 01/29/08.
- V-25-13 - Vacation of a portion of Amherst Drive. PC recommended approval 03/14/13. CC moved forward with no recommendation 04/17/13. Withdrawn.
- SPR-22-15 - Minor Site Plan Review for a new aerial course, giraffe feeding deck & Nairobi pavilion at 2700 Broadway. Administratively approved 07/02/15.
- SPR-55-15 - Minor Site Plan Review for a new off-exhibit animal management facility at 2700 Broadway. Administratively approved 01/14/16.
- SPR-54-16 - Minor Site Plan Review for a new education center at 2700 Broadway. Administratively approved 01/04/17.
- SPR-3-17 - Minor Site Plan Review for a greenhouse addition at 2700 Broadway. Administratively approved 03/28/17.
- SPR-4-17 - Minor Site Plan Review for a temporary bio-secure facility at 2700 Broadway. Administratively approved 02/27/17.
- V-370-18 - Vacation of a portion of Amherst Drive from Dartmouth Ave to the Anthony Wayne Trail. PC recommended disapproval 11/01/18. CC moved the case forward with no recommendation 12/05/18. Ord. 74-19 passed 02/05/2019.
- SPR-4-21 - Minor Site Plan Review for a new greenhouse at 2700 Broadway. Administratively approved 03/02/21.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

Z-4005-21 - Zone Change from RD6 – Duplex Residential, RS6 – Single Family Residential, and IL – Limited Industrial to IC – Institutional Campus at 327 Amherst Drive and 1709, 1741 (Parcels 07-16237 and 18-74171), 1747, 1751 (Parcels 07-16247 and 18-74154), 1753, 1757 (Parcels 07-16254 and 18-74161), 1759, 1763 (Parcels 07-16267 and 18-74151), 1765, 1769, and 1795 Spencer Street. (*Companion Case*).

Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is proposing an amendment to an existing Institutional Campus (IC) Master Plan for the Toledo Zoo. The adoption of this amendment is required in order to incorporate newly acquired properties into the Zoo's campus, as well as to allow for future improvements to the campus in a phased approach. Each proposed project will require a Site Plan Review to ensure minimum municipal standards are being met. Companion case Z-4004-21 is a Zone Change request for several properties along Spencer Street and Amherst Drive from RS6 – Single Family Residential, RD6 – Duplex Residential, and IL – Limited Industrial to IC – Institutional Campus. Surrounding land uses include single family homes to the north; single family dwellings and a future parking lot to the east; single family dwellings, a future parking lot, and a public park to the south; and single family homes and a public park to the west.

Proposed Institutional Campus Master Plan Amendments

The Toledo Zoo is proposing several amendments that are anticipated to be completed through 2027. Master Plans must be updated on at least a six (6) year cycle and include any changes to the institution's mission, objectives, existing property and uses, needs of the institution, development envelope, transportation management, pedestrian circulation, design guidelines, and neighborhood protection strategy. If the Zoo does not propose any changes to a certain element, then the most recently approved element persists. The following lists the proposed changes to the Toledo Zoo's Master Plan in order of the Institutional Master Plan requirements in TMC§1111.1304:

STAFF ANALYSIS (cont'd)

Proposed Institutional Campus Master Plan Amendments (cont'd)

A. Planning Horizon; Expiration and Lapse of Approval

The Zoo is proposing a planning horizon of 2027. There are several projects listed in the 2006 Master Plan that have not been completed, including the Broadway Avenue parking lot, Broadway bus drop at Aquarium Service Drive, and the Aquarium/Education Center. These projects do not have a timeline for completion.

B. Mission and Objectives

The Toledo Zoo's mission is to "Enjoy, Inspire, Educate, Act". The objectives of the projects proposed in the Master Plan update include improving the quality of life for their animals, improving the visitors' experience, and preserving historic structures on site. The Zoo is proposing new exhibits and improvements to existing exhibits in order to provide more room for the animals, and to provide more space for people to view the exhibits. Additionally, several buildings on campus were constructed under the Works Progress Administration (WPA), and the Zoo wishes to preserve these notable structures. These projects will improve the Zoo's quality overall, and reinforce the Toledo Zoo as a tourist destination.

There are several other unique projects with their own individual goals proposed in the Master Plan. First, the Toledo Zoo wishes to participate in a red panda breeding program, and one of their proposed structures would help facilitate the Zoo being a part of an international breeding program. Additionally, they are proposing a restaurant/catering facility with outside pedestrian access for people to visit without having to pay a Zoo entrance fee. This restaurant/catering facility would be located where the current conservatory and production greenhouse is in the Zoo's center. The Zoo also wishes to renovate the Amphitheater, a WPA structure, in order to host concerts and other events. Lastly, the Zoo wishes to add new merchandise booths, a greenhouse, and enclose the previously vacated Amherst Drive as general improvements.

STAFF ANALYSIS (cont'd)

Proposed Institutional Campus Master Plan Amendments (cont'd)

C. Existing Property and Uses

The applicant has provided a site plan depicting the existing Zoo's campus. Additionally, a list of projects completed since the 2006 Amendment was included. The Toledo Zoo has added the Children's Zone, extended the Pachyderm exhibit (elephants, hippos, and rhinos), expanded the north visitor parking lot, added the Administrative Village, and the Spencer Street employee parking lot over the last six (6) years. See Exhibit A for the site plan of the existing campus.

D. Needs of the Institution

In order to meet the goal and objectives of their proposed Master Plan, the Toledo Zoo is proposing several new and redevelopment projects. The Zoo has their projects categorized into Exhibits, Animal Holding, Guest Amenities, and Other Zoo Amenities. The projects are listed below along with the purpose of each. Exhibits depicting each project are included with this report.

- Carnivore Area Exhibit – The goal of the new Carnivore exhibit is to show tigers and other predator's species and to highlight their importance. By giving these animals their own space, the Zoo hopes to teach visitors about how they are still vital to our ecosystem. See Exhibits B-1 and B-1a.
- Bear Exhibit Redevelopment – The redevelopment will create more room for the brown bears, improving their well-being and create more viewing opportunities for the Zoo's visitors from the Tiger Terrace. See Exhibit B-5.
- Reptile House project – The reptile house is located in a WPA historic building. This project will include remodeling the entire building and constructing a greenhouse structure as an addition. The new greenhouse space will allow for more viewing and animal care as well as additional space for visitors to enjoy the Zoo. See Exhibit B-6.
- Carnivore Café – The Carnivore Café is located in a historic building. The Zoo will replace the Carnivore Café with an animal exhibit (within the existing building) and add two (2) new greenhouse structures for animal holding and exhibits. By redeveloping this structure, the Zoo is hoping to add new life around the main plaza where many Zoo visitors spend their time. See Exhibit B-11.

STAFF ANALYSIS (cont'd)

Proposed Institutional Campus Master Plan Amendments (cont'd)

- Aviary Greenhouse additions and Renovation - To bring new life to the Zoo's historic WPA Aviary, the Zoo is proposing a new greenhouse structure off of the side of the building. This structure would allow for guests to rent out the space for events and gatherings. This space would also provide a new home for the flamingos and Galapagos tortoise. This new structure will allow for the Zoo to better display and care for these animals. The renovation will be interior renovation to the existing Aviary. See Exhibit B-12.
- Plans Exhibit: The new facility will be an open space plans exhibit as part of the Anthony Wayne Trail parking lot. The Zoo will be developing the project for guests to be able to travel through the exhibit to view the animals. See Exhibit B-2.
- Carnivore Area Holding - This new facility will allow for the Toledo Zoo to house the animals in holding as needed. By giving their animals a better holding space, it will allow for them to better manage their animals. See Exhibit B-1.
- Off Exhibit Animal Holding – The Toledo Zoo is always in need of safe spaces to hold animals while they are not on exhibit. This Off Exhibit Animal Holding will be constructed similar to the other structure adjacent to this proposed location. These structures allow for better flexibility, and allow for the Toledo Zoo to take in more animals when they are in need of a place to stay. See Exhibit B-3.
- Red Panda Breeding Facility – To help conserve part of the natural world, the Toledo Zoo participates in breeding programs with other Zoos around the world. One of the programs that the Toledo Zoo wishes to be a part of is the Red Panda Breeding Program. With the construction of this facility, the Toledo Zoo will be able to participate in the breeding program and better serve their current population of red pandas. See Exhibit B-9.
- Conservatory Catering Facility – The current conservatory and production greenhouse space is at the center of the Historic Zoo. To make use of this location the Zoo will be turning this area into a restaurant/catering facility. Additionally, to make this space accessible to all, the Zoo is proposing a new pedestrian entrance off of Broadway Street that will allow for anyone to come to the restaurant without having to enter the Zoo. See Exhibit B-8.

STAFF ANALYSIS (cont'd)

Proposed Institutional Campus Master Plan Amendments (cont'd)

- Merchandise Huts – the guest experience is one of the Zoo’s highest priorities, and have found a need for more quick access merchandise huts thought out the facility. This merchandise huts will be in the Plaza near the Bear Essentials building, where the carousal is currently, and near the petting zoo.
- Pizza/ Grille Food Service Station – the Zoo will be developing an open air food service station in the plaza of the Petting Zoo to allow visitors to purchase pizza from the new pizza oven.
- Amphitheater Renovation – As one the historic WPA structures, the Toledo Zoo is looking to renovate the Amphitheater to allow for the growing needs with concerts, events, and guest needs.
- Production Greenhouse – As a conservation based institution, the Toledo Zoo is always looking for ways to better serve their needs. A major need of the Zoo is for the ability to grow and manage their plants and vegetation. By constructing an additional production greenhouse in the Zoo’s warehouse area, it will allow them to better serve their horticulture needs.
- Enclose Amherst – The Toledo Zoo currently owns the properties that are on Amherst Drive directly across from the Zoo along the section of Amherst Drive that the City of Toledo elected to vacate. To secure these properties and the section of Amherst Drive that was vacated, the Zoo is looking to add a fence across Amherst Drive connecting it to the main part of the Zoo. There are no current plans to construct any structures on these properties.

STAFF ANALYSIS (cont'd)

Proposed Institutional Campus Master Plan Amendments (cont'd)

E. Development Envelope

The development envelope, or land area where future development will happen, is indicated on Exhibit B. The new campus footprint will include the current campus as well as the properties requested for a Zone Change in companion case Z-4004-21. The Development Envelope also requires the applicant to identify intensity and dimensional standards, as well as transportation and parking standards for the proposed campus improvements. The Zoo has provided the following standards:

1. Floor area ratio: 0.026
2. Average daily and peak-hour traffic: Currently open six (6) days a week. Busiest times are Memorial Day to Labor Day and "Lights Before Christmas" (end of November to December). Busiest Friday to Sunday.
3. Height: building height will not exceed sixty feet (60').
4. Minimum Setbacks: Front – 25 feet
Side – 10 feet
Rear – NA
5. Total site area of open space: 1,799,344.5 square feet of greenspace or permeable surface.
6. Total number of parking spaces to be provided: 2,737. Note that this number is the resulting number from removing the western portion of the current Anthony Wayne Trail parking lot and developing a new parking lot.

F. Transportation Management Plan

The major change to the Zoo's transportation management is the elimination of the western portion of the existing parking lot for a new exhibit. The parking will be replaced with a new lot to the south of the Anthony Wayne Trail, previously approved by SPR-8-21. This parking lot shall be incorporated into the Zoo's Master Plan once under Toledo Zoo ownership. Employee parking along Spencer Street will also be removed to accommodate the Carnivore Exhibit, however access off of Spencer Street will remain for staff and delivery access. This access point will be a left-out only to reduce any impact to the abutting residences. Fire Prevention requested an additional access drive off of Spencer Street for emergency purposes, which has been provided in Exhibit C.

G. Pedestrian Circulation Plan

The layout of the Toledo Zoo's campus is focused on a pedestrian circulation as visitors must walk to traverse the exhibits. All new exhibits will also have safe and efficient pedestrian circulation as a priority.

STAFF ANALYSIS (cont'd)

Proposed Institutional Campus Master Plan Amendments (cont'd)

H. Design Guidelines

The primary design theme of the Zoo's structures focuses on the historic WPA buildings. The Zoo has made it a priority to keep these structures maintained and to highlight their traditional design. New structures will either complement the WPA buildings or be a contemporary design that is compatible with a zoo-like campus. The Zoo will also incorporate landscaping and native plantings to beautify the campus and educate visitors about native species.

I. Neighborhood Protection Strategy

The Toledo Zoo's campus is lined with landscape buffering as established in previous Master Plans, and the applicant will continue to use landscape buffers for the expanded portions of the site as described in Exhibit D. The Carnivore Exhibit and Amherst Drive Enclosure projects will have landscape buffering as indicated in Exhibits B-1 and B-13. The Zoo will also use native plantings and gardens to beautify the campus, and details about the proposed plantings are available in Exhibit E. Additionally, the applicant states that they will use cutoff lighting along the edges of the campus in order to minimize any nuisance lighting to the surrounding neighborhood.

Note that TMC§1105.0300 – *Fences and Hedges* states that fences may not exceed three and a half feet (3'6") in the front setback in most Zoning Districts, however IC – Institutional Campus is not subject to this requirement. Additionally, although it is not indicated in the Zoo's Master Plan, barbed wire is used around the Zoo's campus. TMC§1105.0303 – *Barbed Wire Prohibited* states that the use of barbed wire, razor wire, concertina wire or the like shall not be permitted in any Zoning District except the Industrial Districts and then only in the side and rear yards when not within fifty feet (50') of a Residential District, not in the front yard setback, and not anywhere along a street right-of-way. However, the Zoo must comply with fencing regulations as stated by the USDA, and the proposed eight foot (8') tall barbed wire fencing would be necessary for future development. Existing barbed wire shall remain, and the Zoo shall request a waiver from the Board of Zoning Appeals for barbed wire if it is to be used in the future.

STAFF ANALYSIS (cont'd)

Neighborhood Meeting

A neighborhood meeting was held on April 29th, 2021 at the Toledo Zoo to discuss the proposed Zone Change and Master Plan Update. Toledo Zoo staff presented the proposed updates to the Zoo's campus as well as the previously approved parking lot on the south side of Anthony Wayne Trail. Residents had numerous concerns, including the plausibility of the Toledo Zoo using eminent domain to expand into the neighborhood, issues with the Norfolk Southern railroad (which runs through the Zoo's campus), and adequate buffers between abutting residences and the Zoo's proposed exhibits and parking lot. It was clarified that the Zoo does not have the authority to use eminent domain as it is not a government agency, and that although they sympathize with the neighbors about the railroad's impact on the neighborhood, it is not their property to control. The Zoo showed site plans and answered questions about buffering. The Zoo provided information on attending the public hearings associated with their cases.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Plan Future Land Use Map designates these properties for institutional campus, single family residential, and neighborhood commercial land uses. Institutional campus, is intended to accommodate large institutional uses in campus-like settings, with an example being The Toledo Zoo. Neighborhood commercial is intended to promote predominantly small and medium scale commercial uses that serve neighborhoods and is also intended to accommodate pedestrian oriented development. Single family residential is intended to accommodate the development of single dwelling units on individual lots, but may also include libraries, schools, churches, and community centers. Although the Amherst Drive property and several properties along Spencer Street are not designated as institutional campus in the Toledo 20/20 Comprehensive Plan, the Zoo was sold these properties, and a Zone Change to IC – Institutional Campus is most appropriate and will serve as a buffer for the surrounding neighborhood, ensuring a better quality of life for residents.

Staff recommends approval of the Institutional Campus Master Plan Amendment at 2700 Broadway (multiple parcels) as will facilitate several projects the Toledo Zoo wishes to complete over the next six (6) years. Additionally, the Zoo's future plans are consistent with the stated purpose of the Zoning Code and will not result in any adverse impacts. The Zoo is proposing a neighborhood protection strategy that meets both the Zoo's enclosure needs and reduces the impact on neighboring residences.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4005-21, a request for an Institutional Campus Master Plan Amendment at 2700 Broadway (multiple parcels) for the following two (2) reasons:

PLAN COMMISSION RECOMMENDATION (cont'd)

1. The proposed use is consistent with adopted plans of the City and the stated purpose of the Zoning Code (TMC§1111.1309(A) – *Approval Criteria*),
2. The proposed use will not result in significant adverse impacts to other property in the vicinity of the subject tract or to the natural environment (TMC§1111.1309(C) – *Approval Criteria*).

The Toledo City Plan Commission further recommends approval of Z-4005-21, an Institutional Campus Master Plan Amendment at 2700 Broadway (multiple parcels) to the Toledo City Council, subject to the following **thirty-one (31)** conditions:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Engineering Services

1. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka 419-245-1341

Roadway: Tim Grosjean 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

2. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to current City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
3. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

4. **All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications.** No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
5. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.

Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.
6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. Detailed plans for proposed water service lines shall be submitted to the Division of Water Distribution 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.
8. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this development.
9. If existing fire and/or domestic service lines (tapped on public waterlines) are not to be reused, they will be abandoned by the City of Toledo at the developer's expense. If new water service taps (on public or unmetered private waterlines) are required, they will be installed by City of Toledo at the developer's expense.
10. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the developer's expense.
11. Storm approvals for proposed developments within the Master Plan will be subject to the Rules and Regulations of the Department of Public Utilities.
12. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

PLAN COMMISSION RECOMMENDATION (cont'd)

Sewer & Drainage Services

13. When each proposed project is reviewed under a Site Plan Review, S&DS will require that all private sewer lines that are not being removed or properly abandoned (both storm and sanitary) be cleaned and inspected.
14. When each proposed project is reviewed under a Site Plan Review, S&DS will require that the private sanitary lines (after they have cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Environmental Services

15. 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.
16. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
17. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
18. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials.
http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_Ohio_Invasive_Plant_Species.pdf
19. 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Fire Prevention

No comments or concerns.

Transportation

20. The new parking lot across Anthony Wayne Trail from the existing lot should be shown with the new entrance to the Zoo when property ownership is obtained by the Toledo Zoo.
21. The proposed bike path along the Anthony Wayne Trail should be shown and how it will be incorporated into the master plan when arrangements with the City are concluded.
22. The stub section of Geneva Street needs to be addressed. (See Exhibit B-1)
23. The entrance/exit drives shall be reduced with the parking area being reduced. (See Exhibit B-2)
24. The drive should line up with the proposed drive for the new parking lot across the AWT, which is not shown in the master plan. Shall be completed when the property ownership is obtained by the Toledo Zoo. (See Exhibit B-2)
25. A gate system will be allowed at Amherst and Dartmouth on a temporary basis. The Toledo Zoo will continue exploring options with the City for future replacement of the gate system with reconfigured access to the Toledo Zoo in the Amherst/Dartmouth Area that keeps heavy truck traffic to the Toledo Zoo out of the neighboring residential area.
26. Zoo shall provide traffic impact study showing changes along the Anthony Wayne Trail.

Plan Commission

27. Per TMC§1111.1304, the Institutional Master Plan must include the floor area of buildings in square feet for existing properties and uses. Additionally, the average daily traffic and peak hour traffic numbers must be provided. This shall be provided to the Toledo Plan Commission staff and kept on file for future development reference.
28. Any future development projects will require a Site Plan Review to determine compliance with the City of Toledo Municipal Code minimum standards.
29. Each Site Plan Review will require a detailed site, lighting, fencing, and landscaping plan to be submitted to the Plan director for review and approval. Note that the submittal must include shall include:

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- a. 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,
 - b. The location, type, and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties; and,
 - c. The location, height, and materials of any fencing to be installed and maintained.
30. Minor adjustments to the Master 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.
31. 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

DR

Two (2) sketches follow

Master Plan Text follows

Exhibit "A" – Existing Campus follows

Exhibit "B" – Proposed Campus follows

Exhibits "B-1" to "B-15" – Project Details follow

Exhibit "C" – Transportation Management Plan follows

Exhibit "D" – Neighborhood Protection-Landscape Buffer follows

Exhibit "E" – Irrigation and Native Plant Gardens follows

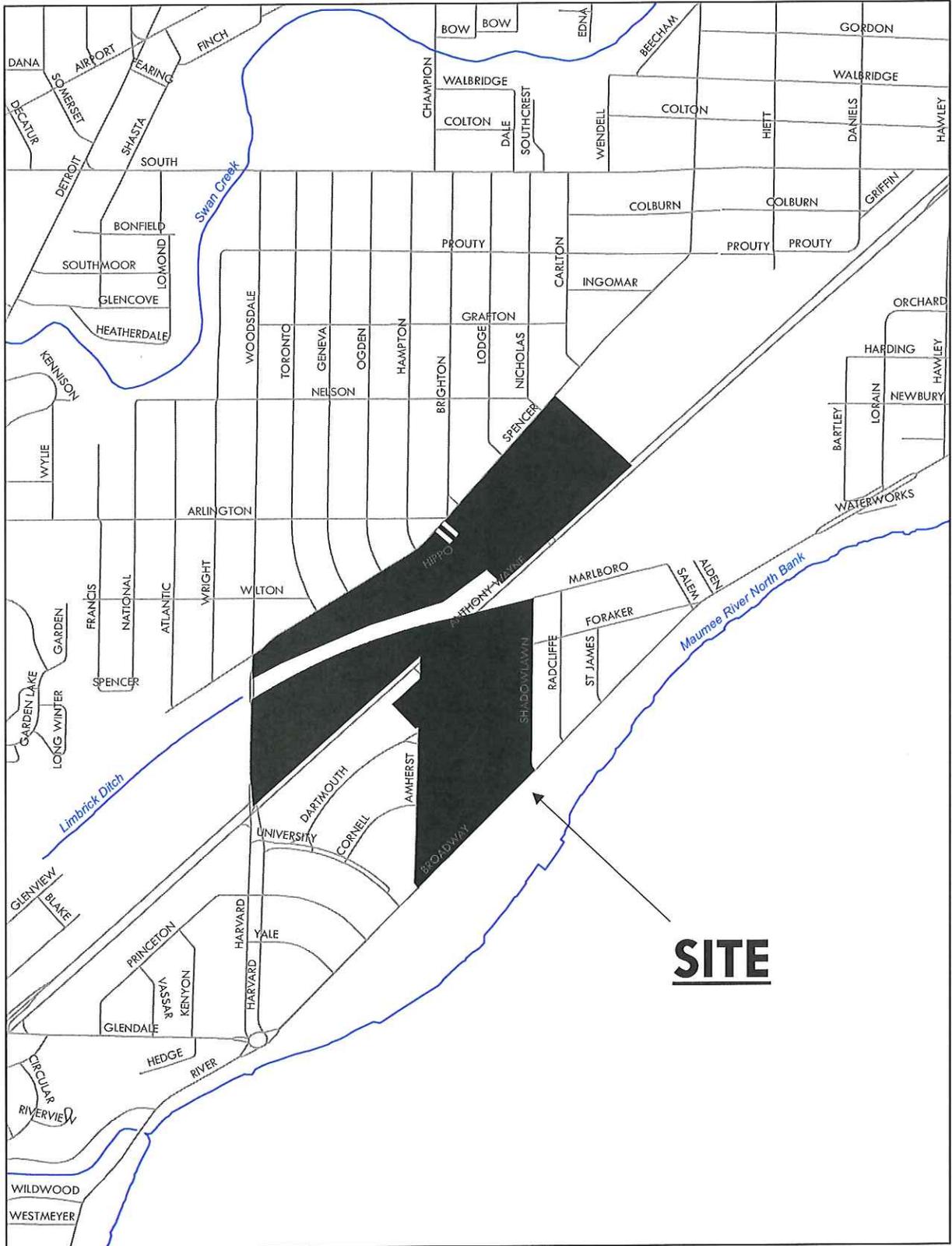
Cc: Jennifer Van Horn, The Toledo Zoological Society, 749 Spencer Street, Toledo OH 43609

Lisa Cottrell, Administrator

Dana Reising, Planner

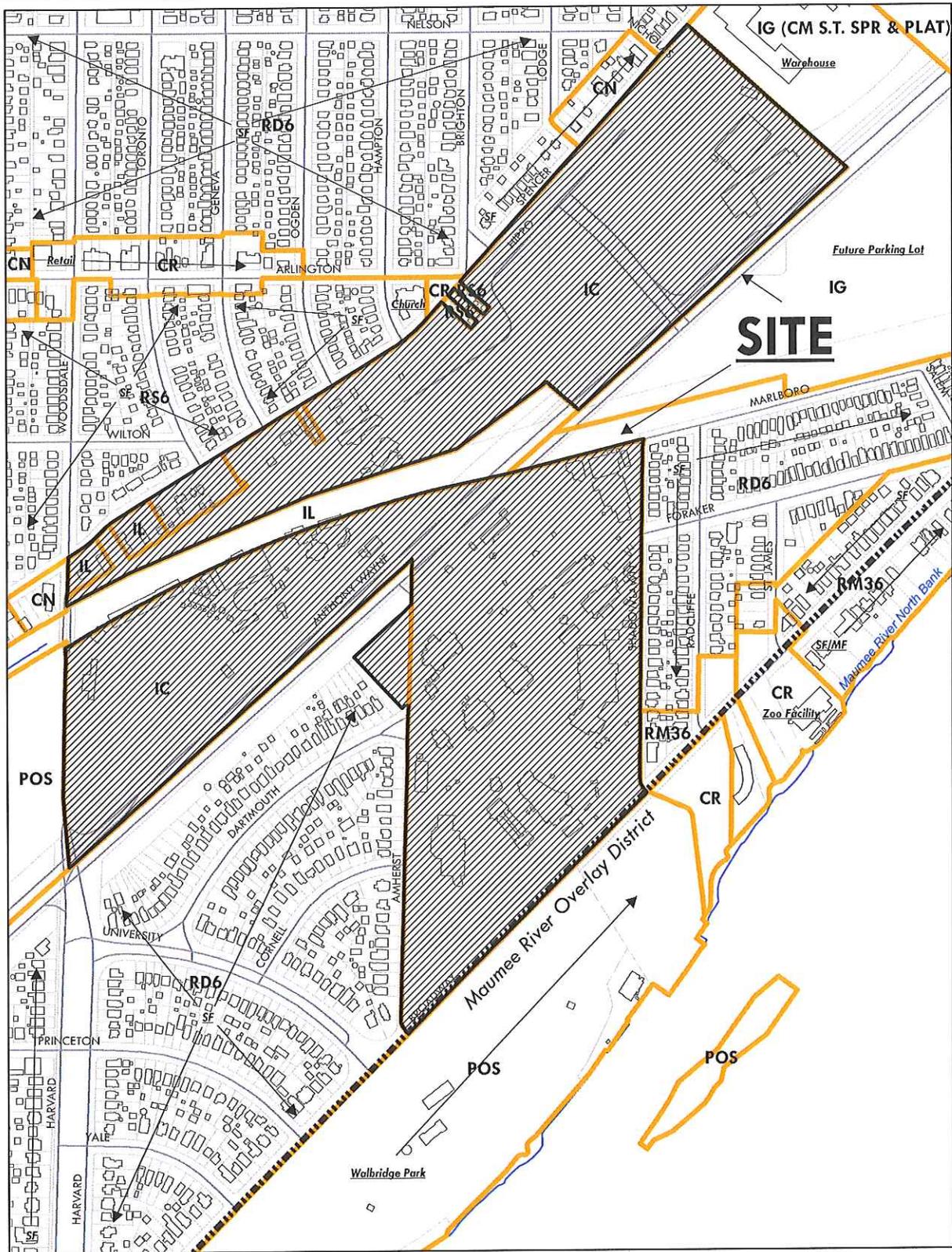
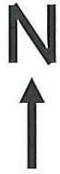
GENERAL LOCATION

Z-4005-21
ID 20 & 21



ZONING & LAND USE

Z-4005-21
ID 20 & 21





April 12th, 2021

Dear Zoo Neighbors,

As our neighbors, the Zoo invites you to learn more about a proposed major site plan approval and an update to the Toledo Zoo's Institutional Campus Zoning at an informational meeting on Thursday, April 29th, 2021 in The Amphitheater at 5:30 – 7:00 p.m. Complimentary parking will be available in the Broadway lot (2701 Broadway Street Toledo, OH 43609) and a greeter at the Broadway entrance gate (2700 Broadway Street Toledo, OH 43609) will help guide you to the Amphitheater.

In early 2022, we would like to begin construction of a new Parking Lot. This will require a major site plan approval from the Plan Commission on May 13th, 2021 at 2 p.m.

The Toledo Zoo will also be incorporating select purchased property under the institutional campus zoning of the zoo. We will be presenting 14 proposed renovations and new construction projects. This will require a Plan Commission meeting on June 10th, 2021 at 2:00 p.m. and the City Council Zoning and Planning Committee meeting July 14th, 2021 at 4:00 p.m.

On the day of the Neighborhood meeting, we will post on the Toledo Zoo's website (<https://www.toledozoo.org/>) two (2) hours prior to the meeting a confirmation or rescheduling of the meeting due to weather. If we need to cancel due to weather the alternate date is May 4th, 2021 in the Amphitheater at 5:30 – 7:00 p.m.

We look forward to sharing more about the upcoming proposal and addressing any questions or concerns regarding this project. If you have any questions, please contact Jennifer Van Horn, Vice President of Construction & Planning, at 419-385-5721 ext. 3030. We sincerely appreciate your support of the Zoo and hope to see you at the meeting.

Sincerely,
Jeff Sailer
President & CEO
Toledo Zoo

MEMORANDUM OF CASE CONTACT

Date	Contact	Initials
6/3/21	Robert, 419-276-4878, 902 Hampton	
	General inquiry – asked about whether or not houses would be purchased by the Zoo. Told him they do not have any intention to.	DR
6/10/21	Leah McGarrett, 567-868-2171	
	General inquiry	DR
	CASE DEFERRED 6/10	
6/23/21	Barbara Navarro, 419-382-8028	
	Lives off and Radcliffe and wanted to know if the Zoo will be buying her house. Told her they would've contacted her directly.	DR
6/29/21	Unknown, 419-410-0180	
	Wanted to know if there will be any construction next to his property. He owns the houses next to the houses that the Zoo purchased and tore down on Amherst. Told him not at this time, gates along Amherst will be installed as a temporary solution. The Zoo may change the orientation of Amherst to better serve trucks exiting off the AWT and may go next to his property. He will receive another notice when/if this occurs.	DR
6/30/21	Rebecca, 419-277-2778	
	General Inquiry, wanted to know details about Amherst Drive. Didn't have any concerns.	DR
7/1/21	Hilde, 419-385-0313	
	Asking what the orange lines on the notices were, I told her they are zoning districts. She heard that areas in orange are where the Zoo is buying property. Reassured her no, it's just informational.	DR
7/2/21	Terry Kelsey, 419-356-0096	
	Also asked what the areas in orange are on the public notice maps. Told him they are Zoning Districts.	DR