



City Council Zoning & Planning Committee

Theresa Morris, Chair

Adam Martinez, Vice Chair

Wednesday, March 19, 2025

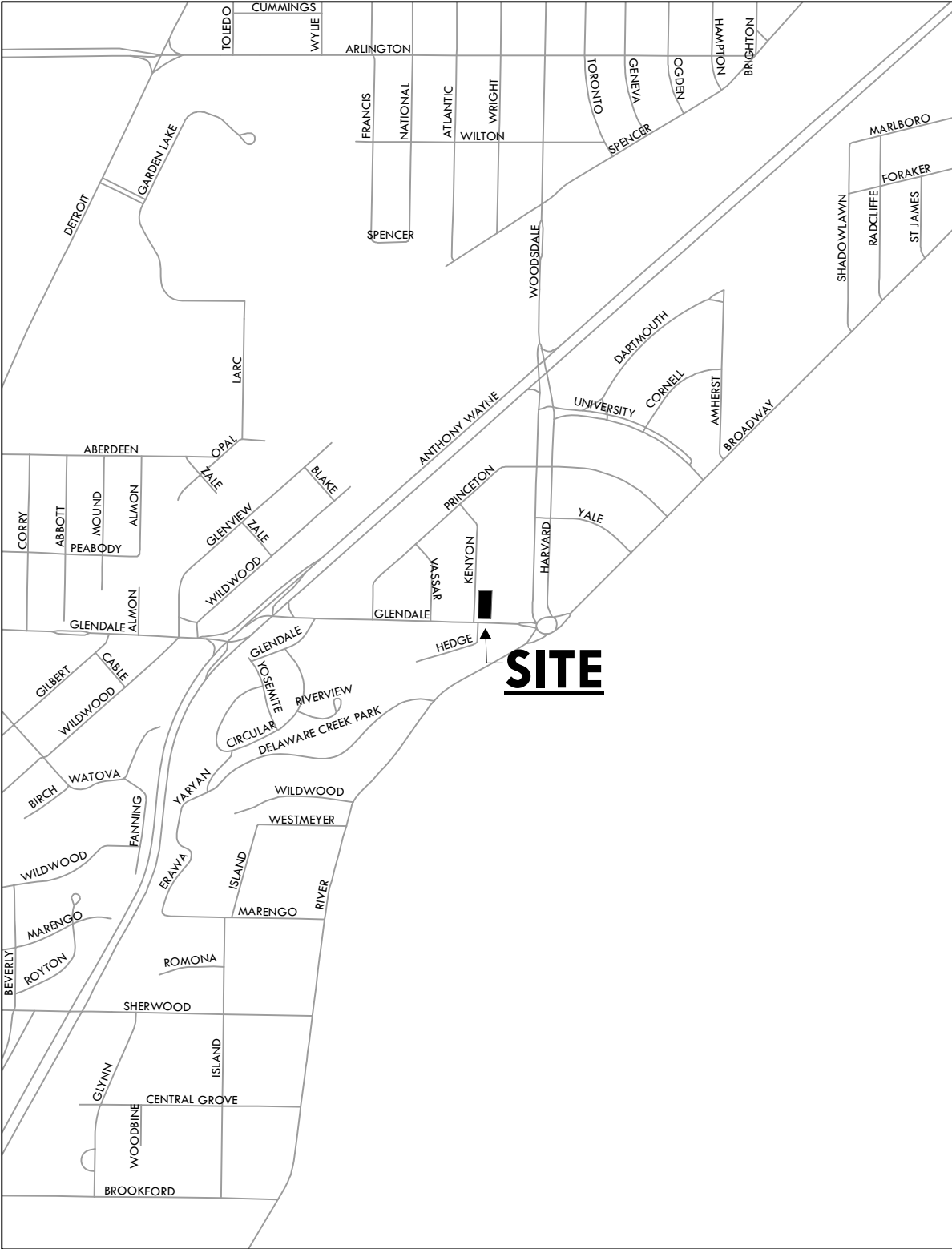
One Government Center 1st Floor 4:00 P.M.

1. Request for a zone change from RD6 “Duplex Residential” to RM12 “Multi-Dwelling Residential” for the property located at 1822 Glendale Ave. (Z24-0008).
The Plan Commission recommends approval.
(District 2)
2. Request for a Special Use Permit for a Tobacco Shop for the property located at 3015 Glendale Ave. (SUP24-00141)
The Plan Commission recommends approval subject to 11 conditions.
(District 2)
3. Request for a Special Use Permit for a Used Auto Sales Lot for the property located at 2204 N. Reynolds Road (SUP24-0007)
The Plan Commission recommends approval subject to 26 conditions.
(District 2)
4. Request for a Planned Unit Development for Multiple Commercial Buildings on a lot for the property located at 3027 W. Alexis Road (PUD24-0001)
The Plan Commission recommends approval subject to 44 conditions and 1 waiver.
(District 5)
5. Request for a Study of Car Washes and Text Amendment to TMC 1104.0800 adding locational criteria (M-9-24).
The Plan Commission recommends approval.
6. Request for a Study of Self-Storage Units and potential locational criteria (M-10-24).
The Plan Commission recommends no change at this time.
7. Request for a zone change from CR “Regional Commercial” to RD6 “Duplex Residential” for the property located at 434 South Ave. & 439 Maumee Ave. (Z24-0006) (District 3). Plan Commission recommends approval. Referred to Zoning & Planning Committee.
8. Request for a zone change from CO “Office Commercial” to CR “Regional Commercial” for the property located at 0 Executive Pkwy. (Z24-001) (District 5). Plan Commission recommends approval. Referred to Zoning & Planning Committee
9. Review of outstanding studies within the Plan Commission.
10. Review of upcoming moratorium expiration dates.

City Council’s office supports the provisions of the Americans’ with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1065.

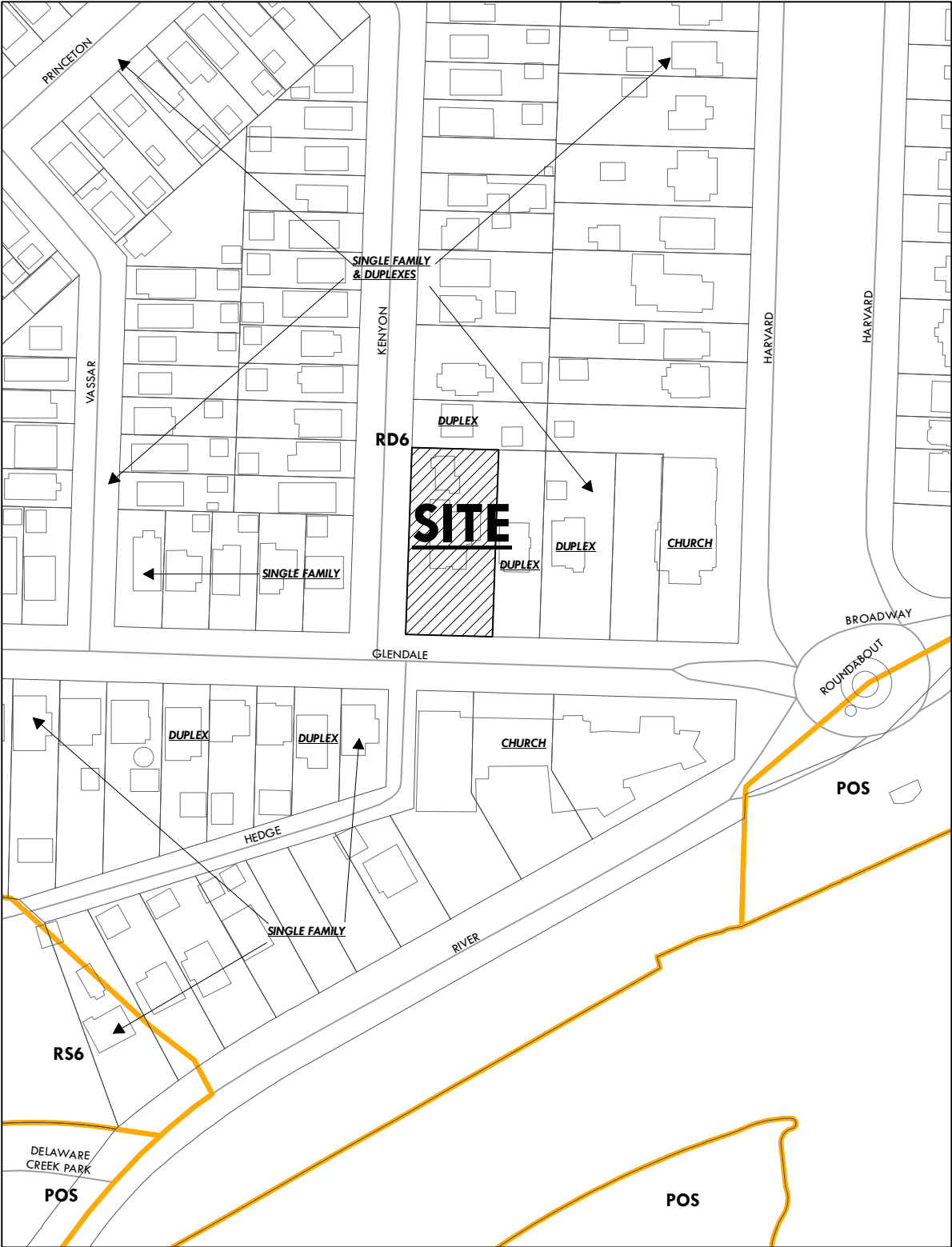
GENERAL LOCATION

Z24-0008
ID 34



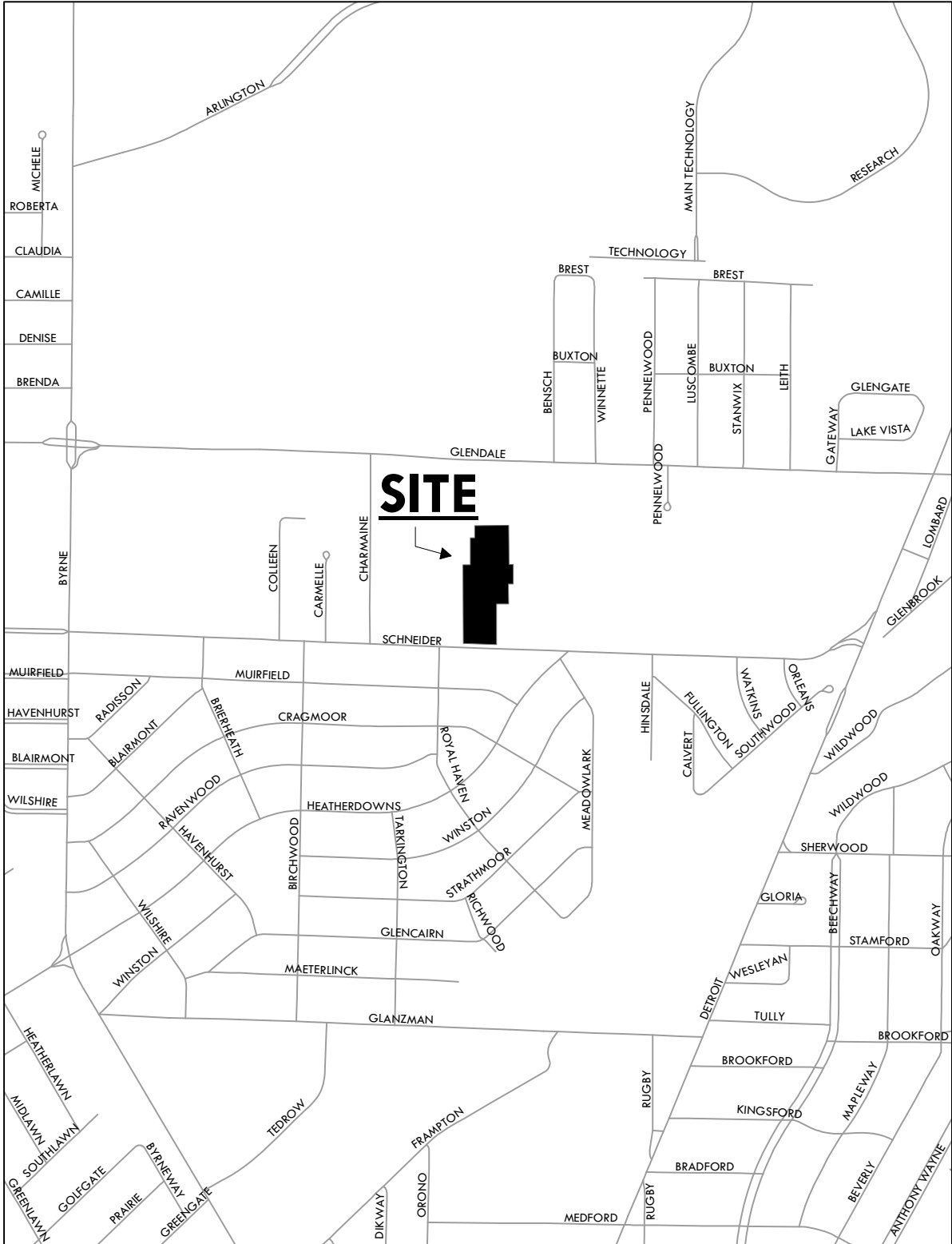
ZONING & LAND USE

Z24-0008
ID 34



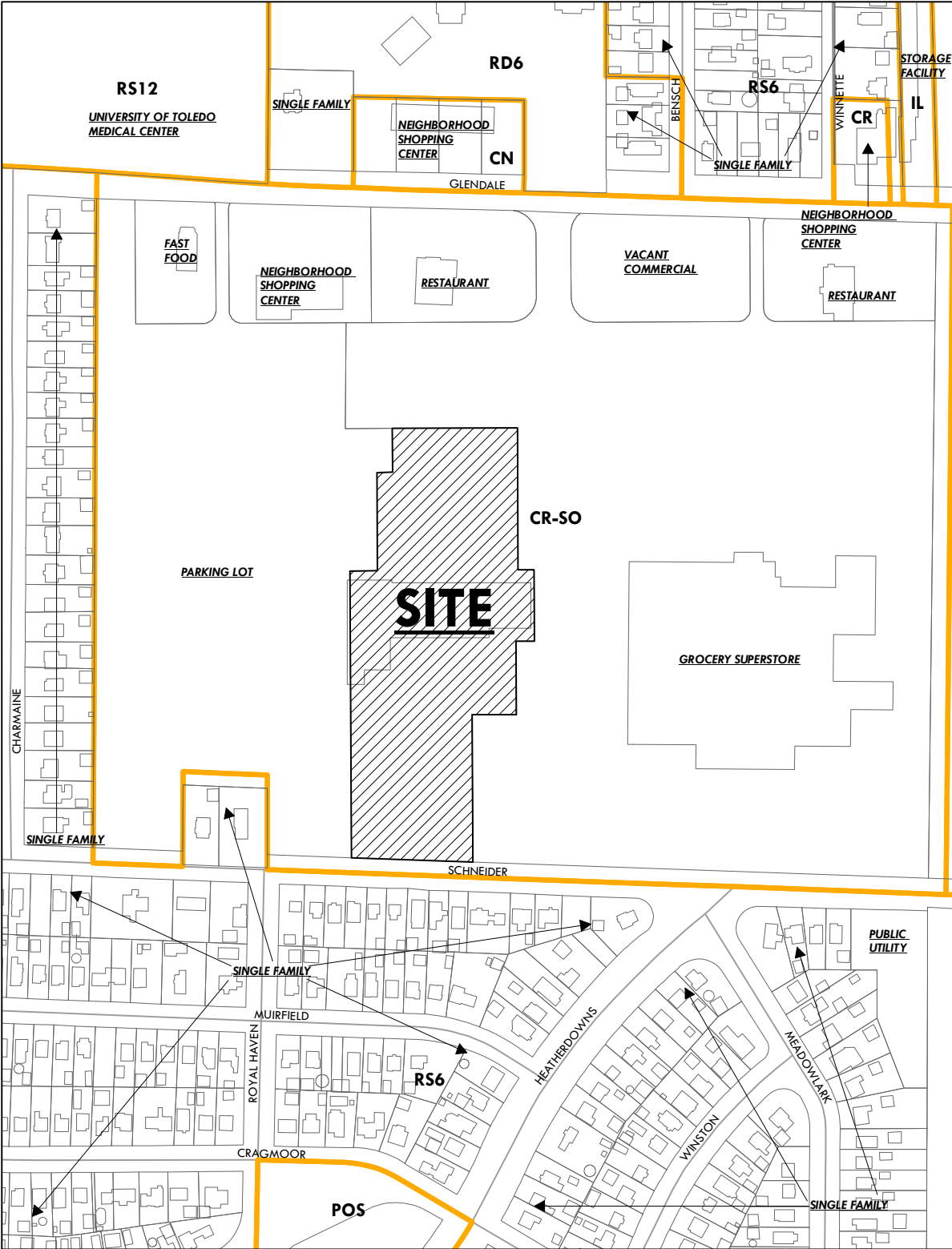
GENERAL LOCATION

SUP24-00141
ID 54



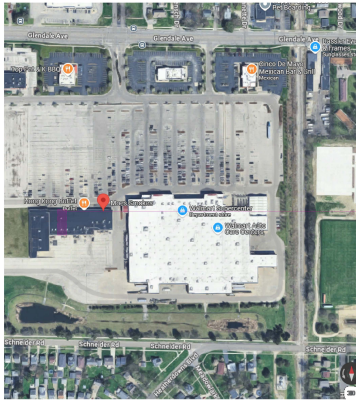
ZONING & LAND USE

SUP24-00141
ID 54





**NEW PROPOSED LOCATION FOR:
MOE'S SMOKES TOBACCO & VAPE**
3015 GLENDALE AVE, SUITE 400
TOLEDO, OHIO 43614



SITE LOCATION

VICINITY MAP
SCALE: NTS

INDEX	
A-1	VICINITY MAP, GENERAL NOTES, MAJOR SITE PLAN

ZONING

ZONED: CR- REGIONAL COMMERCIAL

FRONT YARD REQ'D: NONE

REAR YARD REQ'D: NONE EXCEPT WHEN ABUTTING RESIDENTIAL A MINIMUM OF 15' PLUS 1 ADDITIONAL FOOT PER EVERY 4' OF BUILDING HEIGHT ABOVE 20' WITH A MAXIMUM REQUIREMENT OF 50'

SIDE YARD REQ'D: NON EXCEPT WHEN ABUTTING RESIDENTIAL A MINIMUM OF 10' PLUS 1" ADDITIONAL FOOT FOR EVERY 2' OF BUILDING HEIGHT ABOVE 25' WITH A MAXIMUM OF REQUIREMENT OF 50'

BUILDING HEIGHT: 50' MAX.

BUILDING HEIGHT: 30' MAX.
BUILDING COVERAGE: 85% MAX.

PARKING REQUIREMENTS VARY BASED UPON USE PER TLCPC CODE 1107.0000

SITE ADDRESS

3015 GLENDALE AVE., SUITE 400, TOLEDO, OHIO 43614

DEVELOPER

HAT #1 LLC AN OHIO LIMITED

VARIANCES REQUESTED

THERE ARE NO VARIANCES REQUESTED WITH THIS SITE PLAN

SIGNAGE

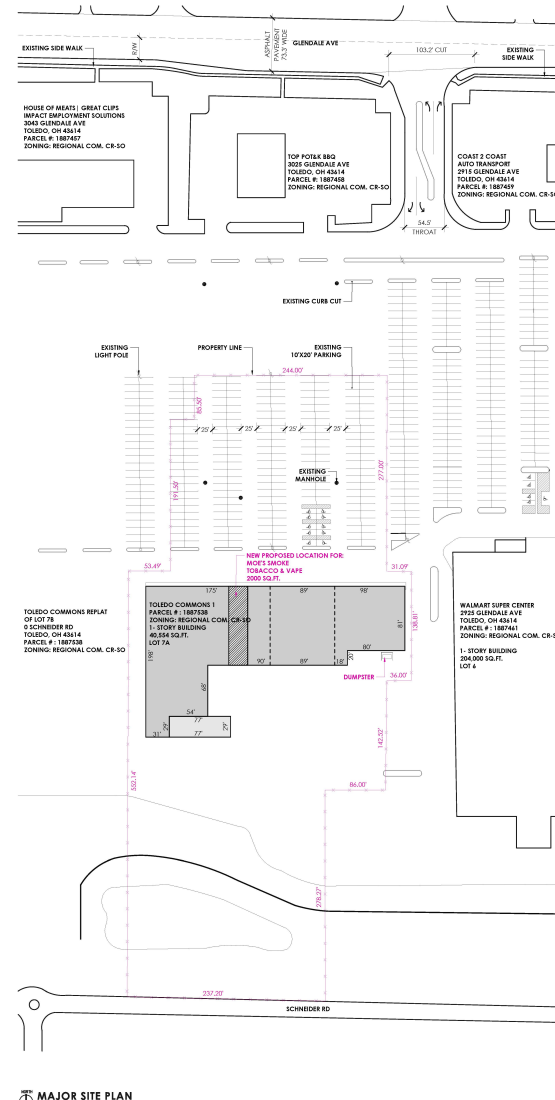
MOUNTED ABOVE STORE FRONT



PROPOSED SITE LOCATION
SUITE 400 - STORE FRONT

NOTE

ALL MAJOR SITE PLAN COMPONENTS ARE EXISTING AND NO CHANGES HAVE BEEN MADE.



EXPIRES: 12/31/2025
SIGNED: 02/03/2024

Ahmad M. Wehbi
Ahmad M. Wehbi
Toledo, Ohio
2025.02.03
21:48:58-05'00'

**NEW PROPOSED LOCATION FOR:
MOE'S SMOKES TOBACCO & VAPE**

3015 GLENDALE AVE., SUITE 400
TOLEDO, OHIO 43614

REVISIONS		
N.O.	REMARKS	DATE

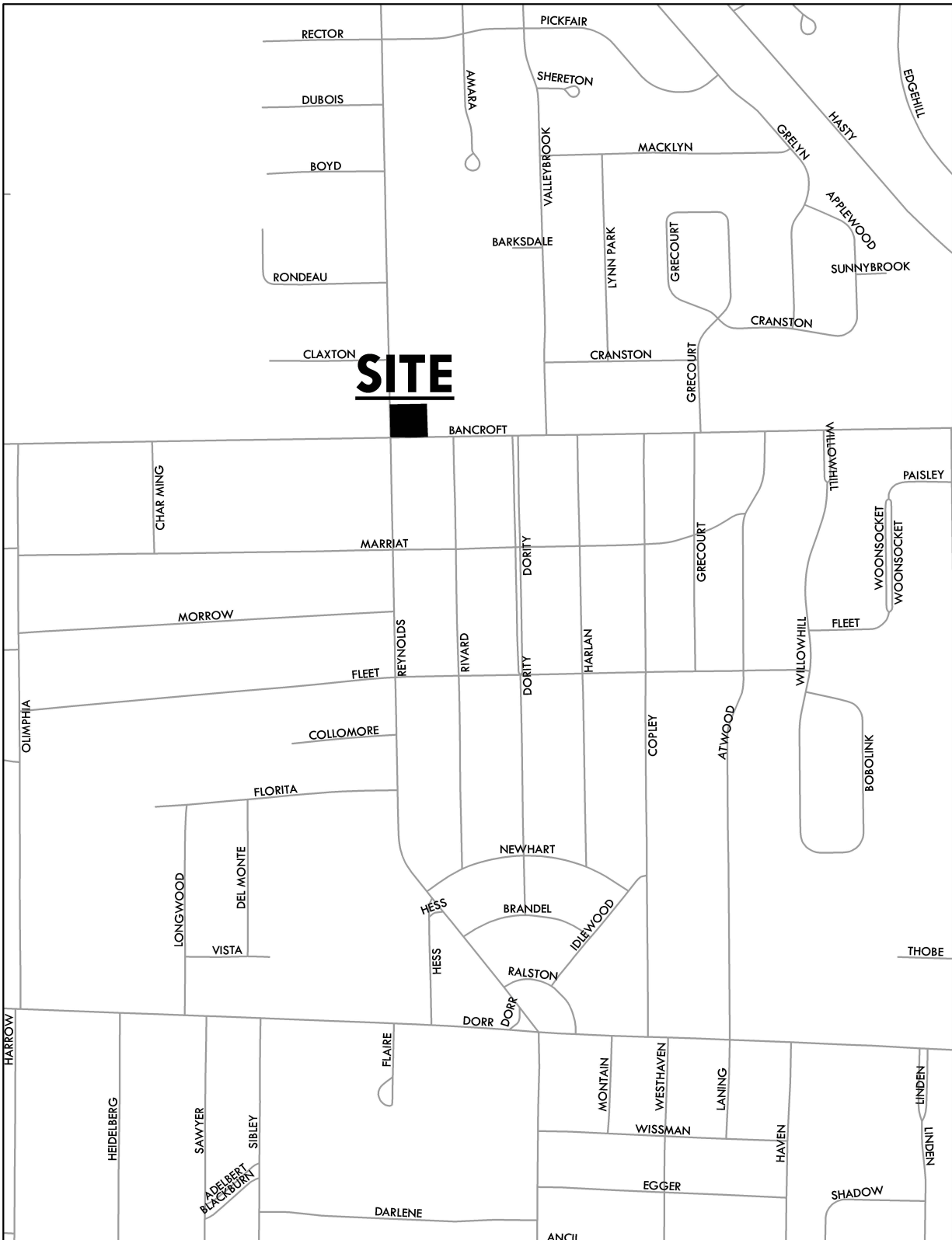
DRAWN BY	INITIALS	DATE
MJ/AW		02/03/2025
CHECKED BY	INITIALS	DATE
MJ/AW		02/03/2025
SHEET TITLE		

VICINITY MAP
GENERAL NOTES
MAJOR SITE PLAN

DRAWING NUMBER	A-1
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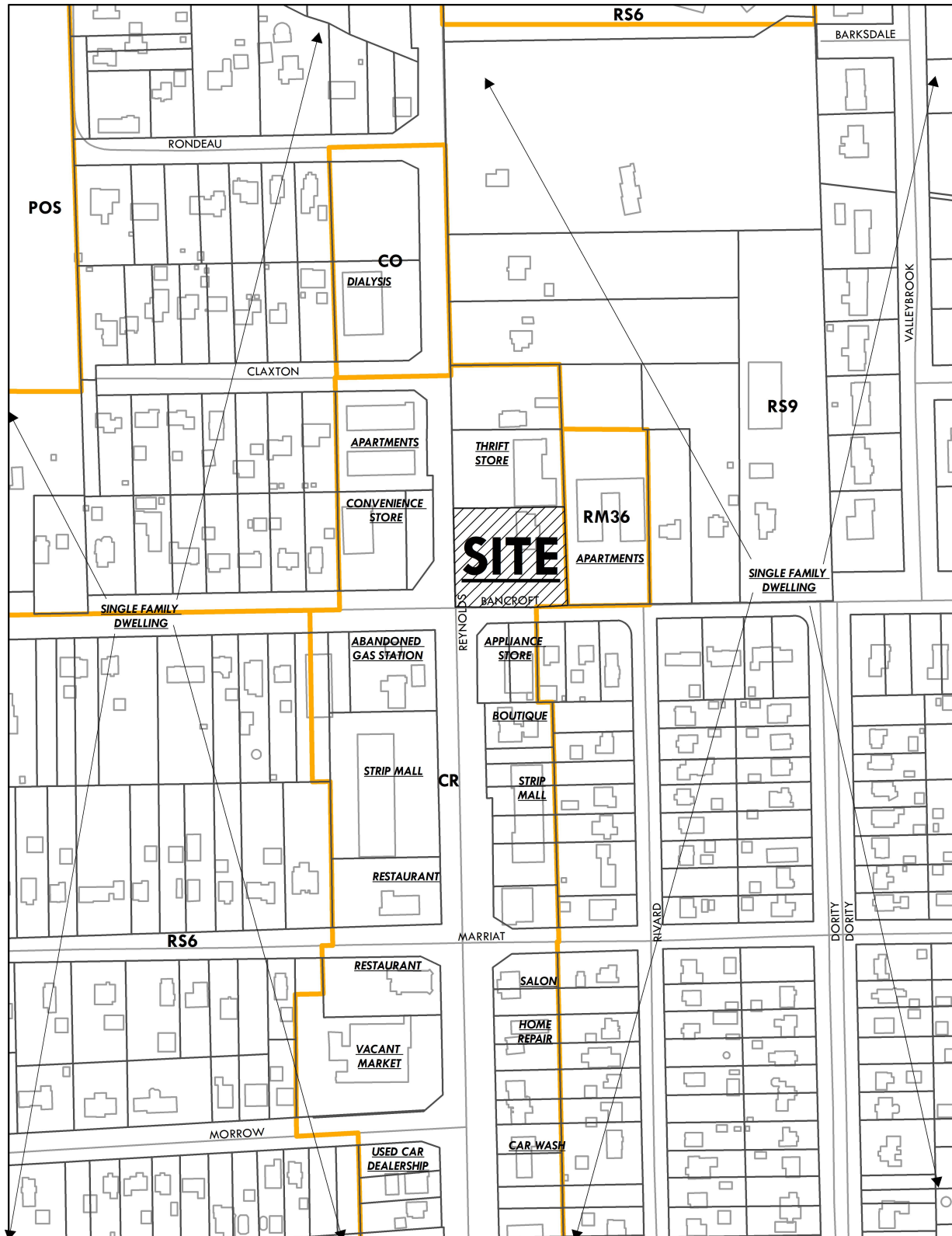
GENERAL LOCATION

SUP24-0007



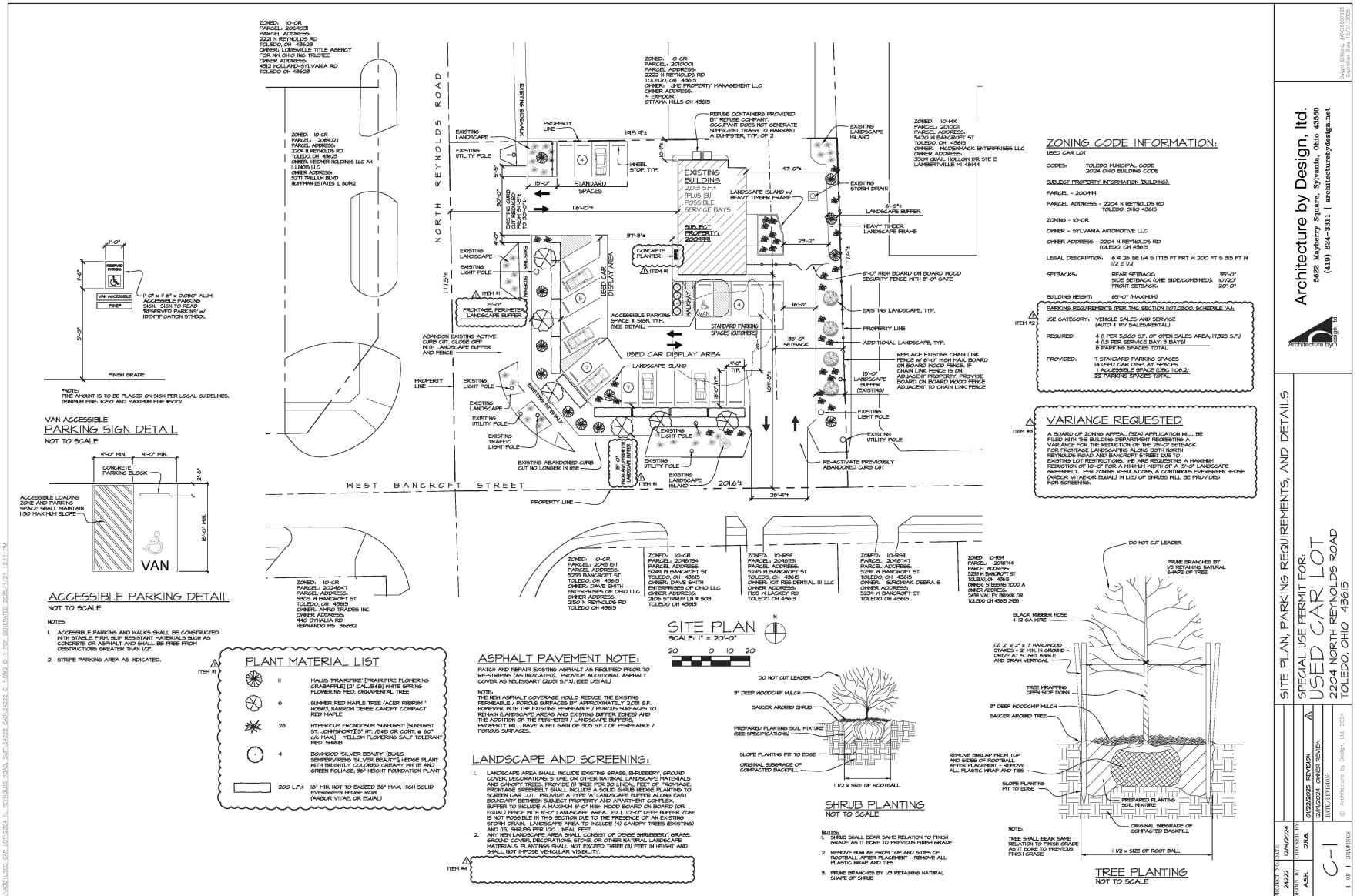
ZONING & LAND USE

SUP24-0007



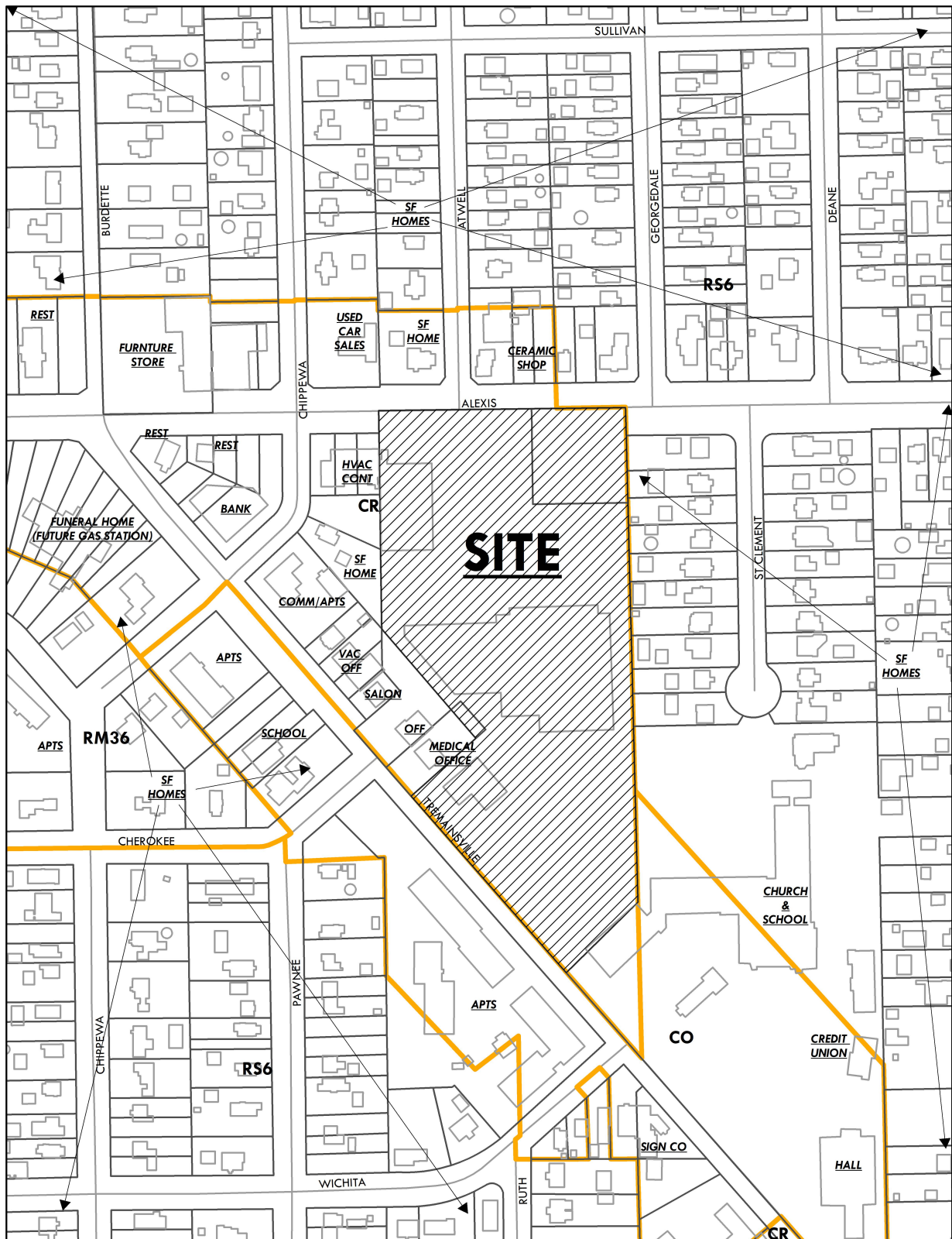
SITE PLAN

SUP24-0007

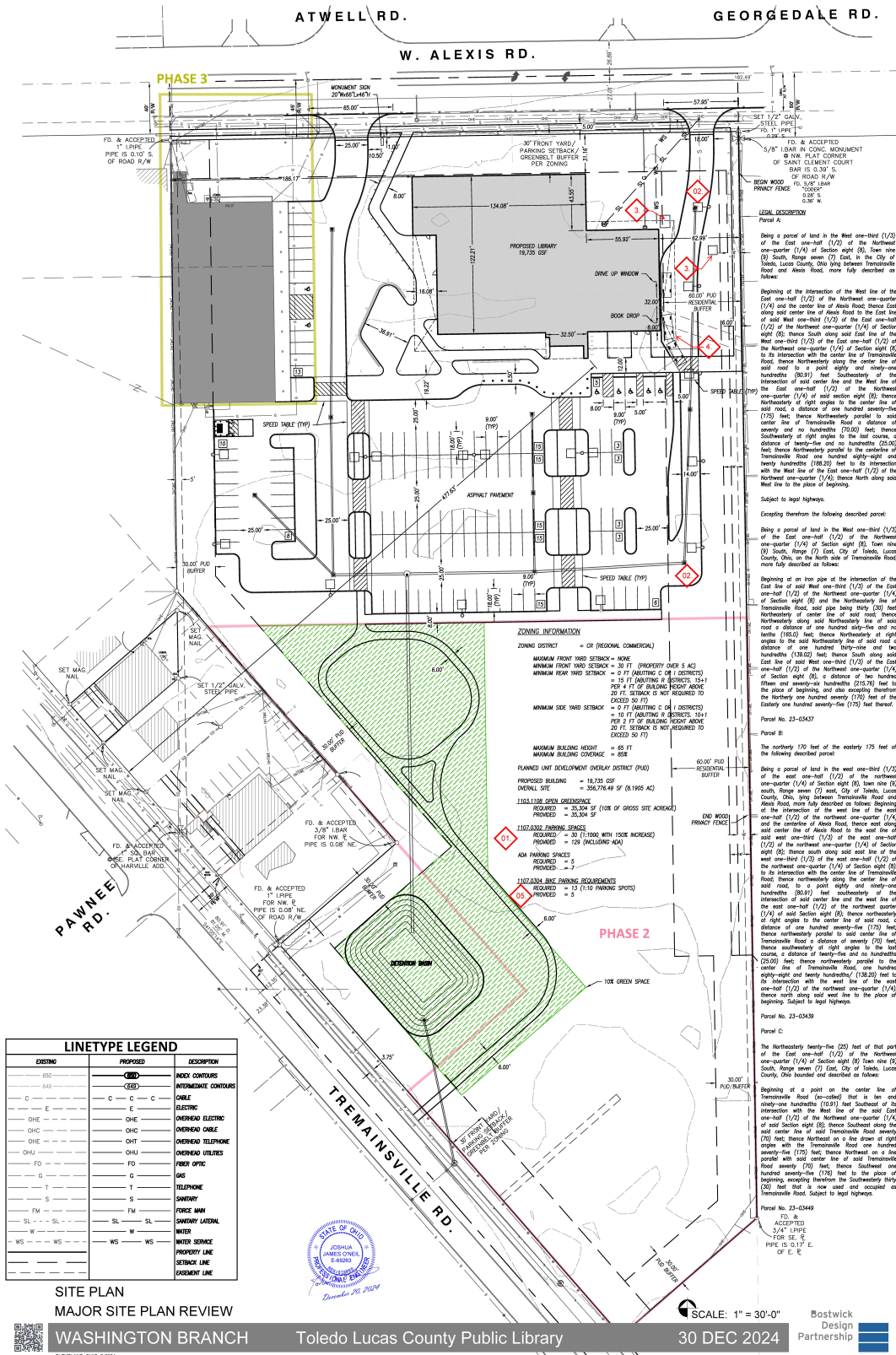


ZONING & LAND USE

PUD24-0001



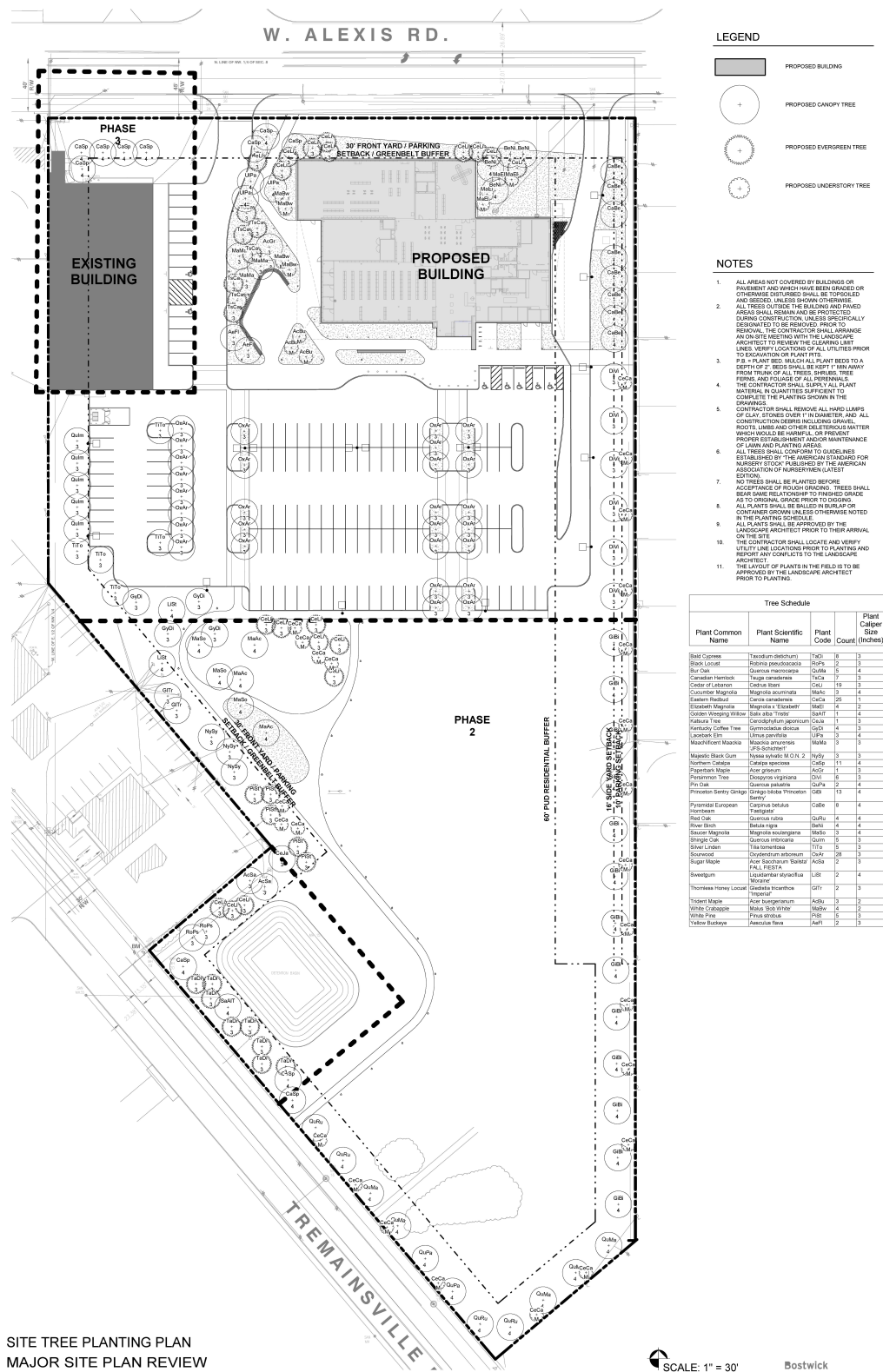
PUD24-0001



N

LANDSCAPE PLAN - TREES

PUD24-0001



SITE TREE PLANTING PLAN
MAJOR SITE PLAN REVIEW



WASHINGTON BRANCH

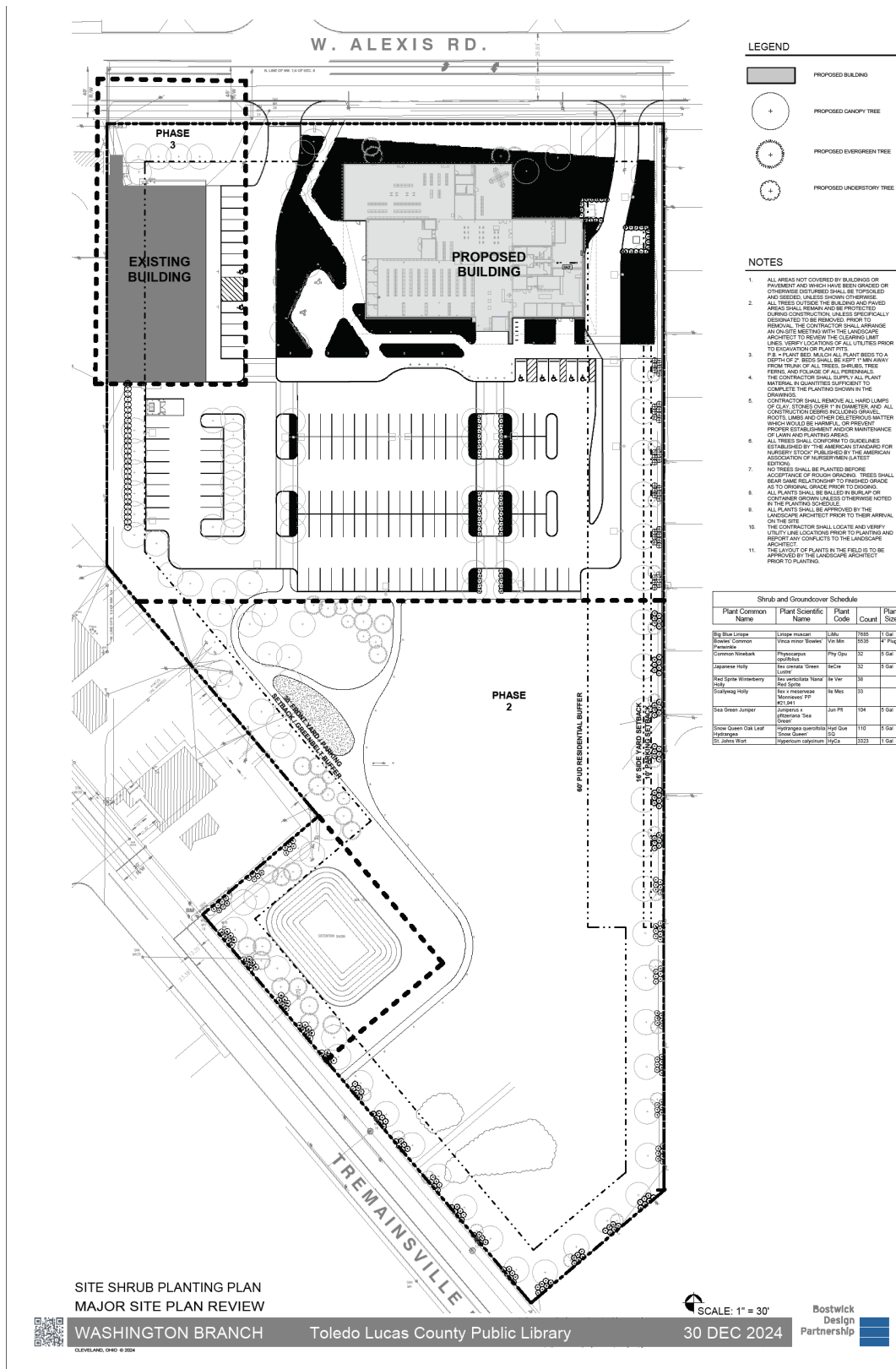
Toledo Lucas County Public Library

SCALE: 1" = 30'
30 DEC 2024

Bostwick
Design
Partnership

LANDSCAPE PLAN - SHRUBS

PUD24-0001



SITE SHRUB PLANTING PLAN
MAJOR SITE PLAN REVIEW

WASHINGTON BRANCH

Toledo Lucas County Public Library

SCALE: 1" = 30'
30 DEC 2024

Bostwick
Design
Partnership

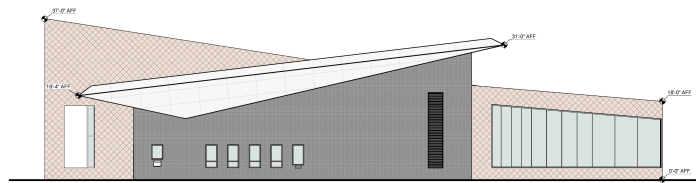
ELEVATIONS

PUD24-0001

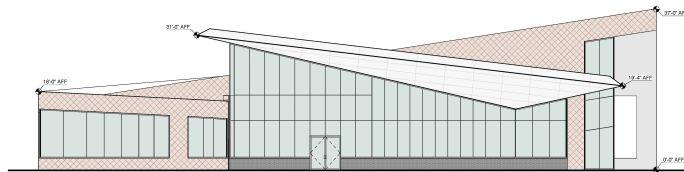


LEGEND

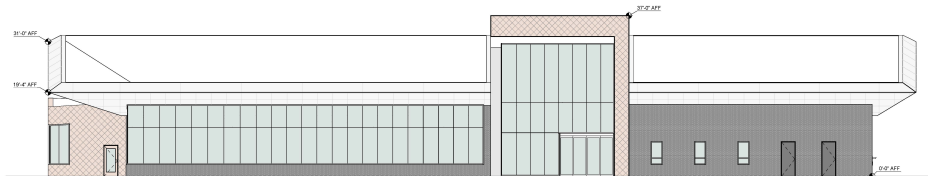
	BRICK MASONRY FACADE PERCENTAGE: 28.5%
	STAINLESS STEEL WALL TILES FACADE PERCENTAGE: 24.5%
	ULTRA HIGH PERFORMANCE CONCRETE PANELS (UHPC) FACADE PERCENTAGE: 2.5%
	GLAZING FACADE PERCENTAGE: 44.5%
	ALUMINUM COMPOSITE PANELS
	STANDING SEAM METAL ROOF



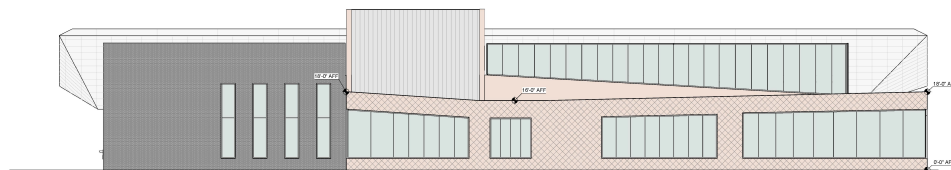
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS
MAJOR SITE PLAN REVIEW



WASHINGTON BRANCH

Toledo Lucas County Public Library

30 DEC 2024

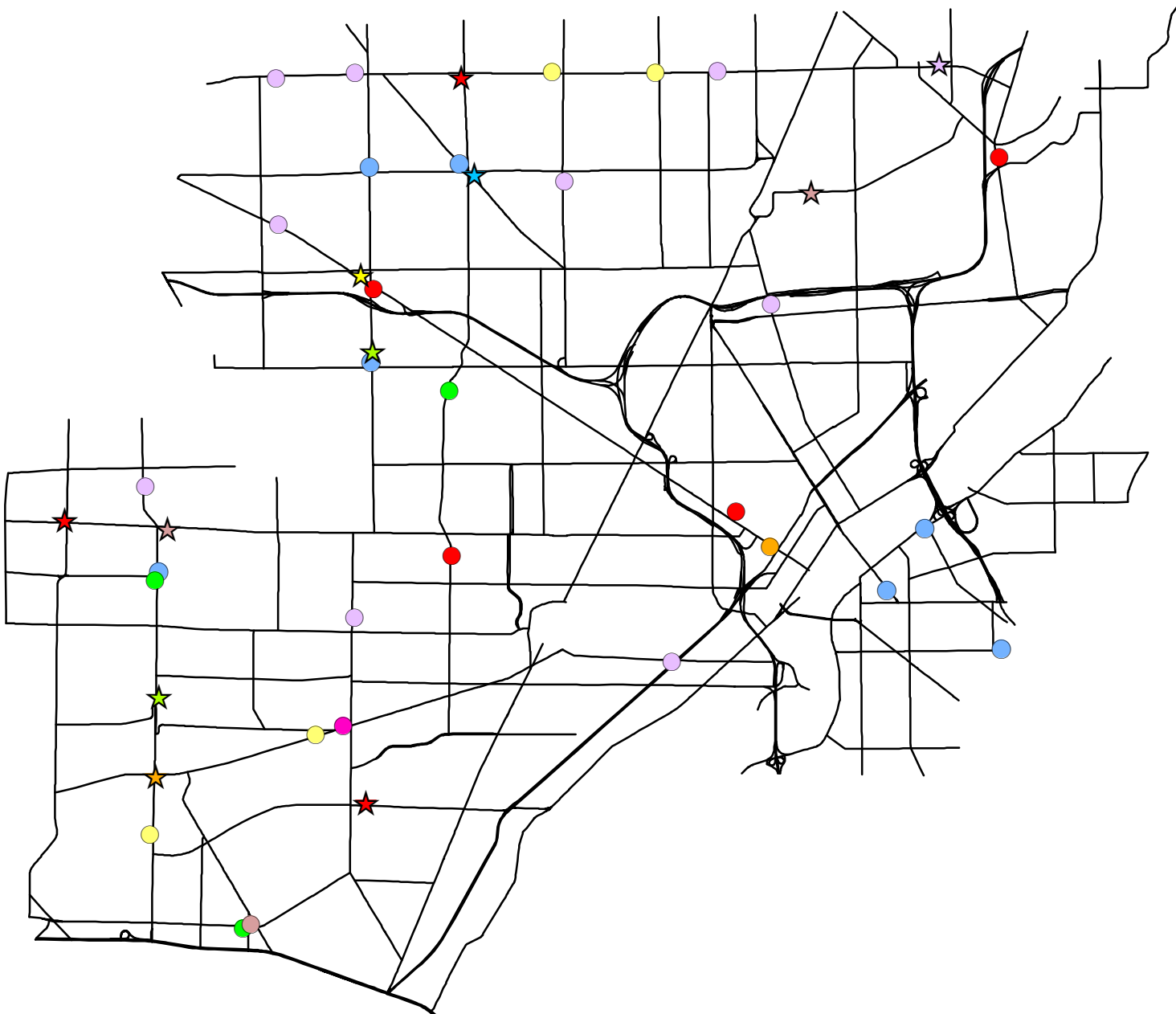
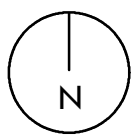
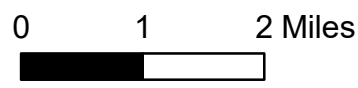
Bostwick
Design
Partnership



CLEVELAND, OHIO © 2024

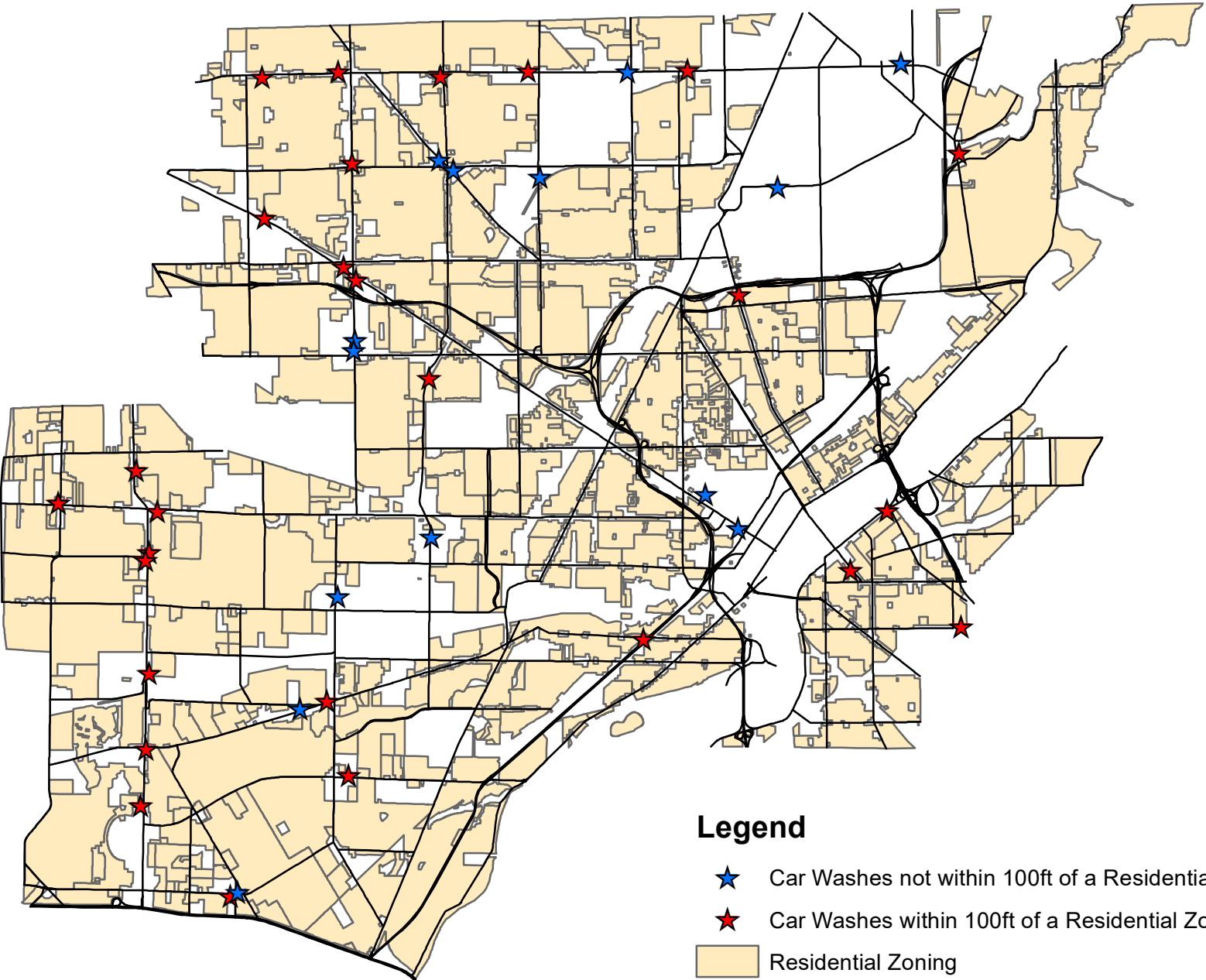
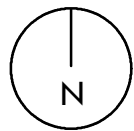
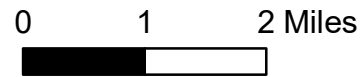
City of Toledo

Car Washes



Legend	Count
● pre-1950s	1
● 1950s	1
● 1960s	7
● 1970s	9
● 1980s	4
● 1990s	3
● 2000s	4
● 2013	1
★ 2018	1
★ 2019	1
★ 2021	1
★ 2023	2
★ 2024	3
★ Plans Submitted	2
★ Under Construction	1

Car Washes & Residential Zones

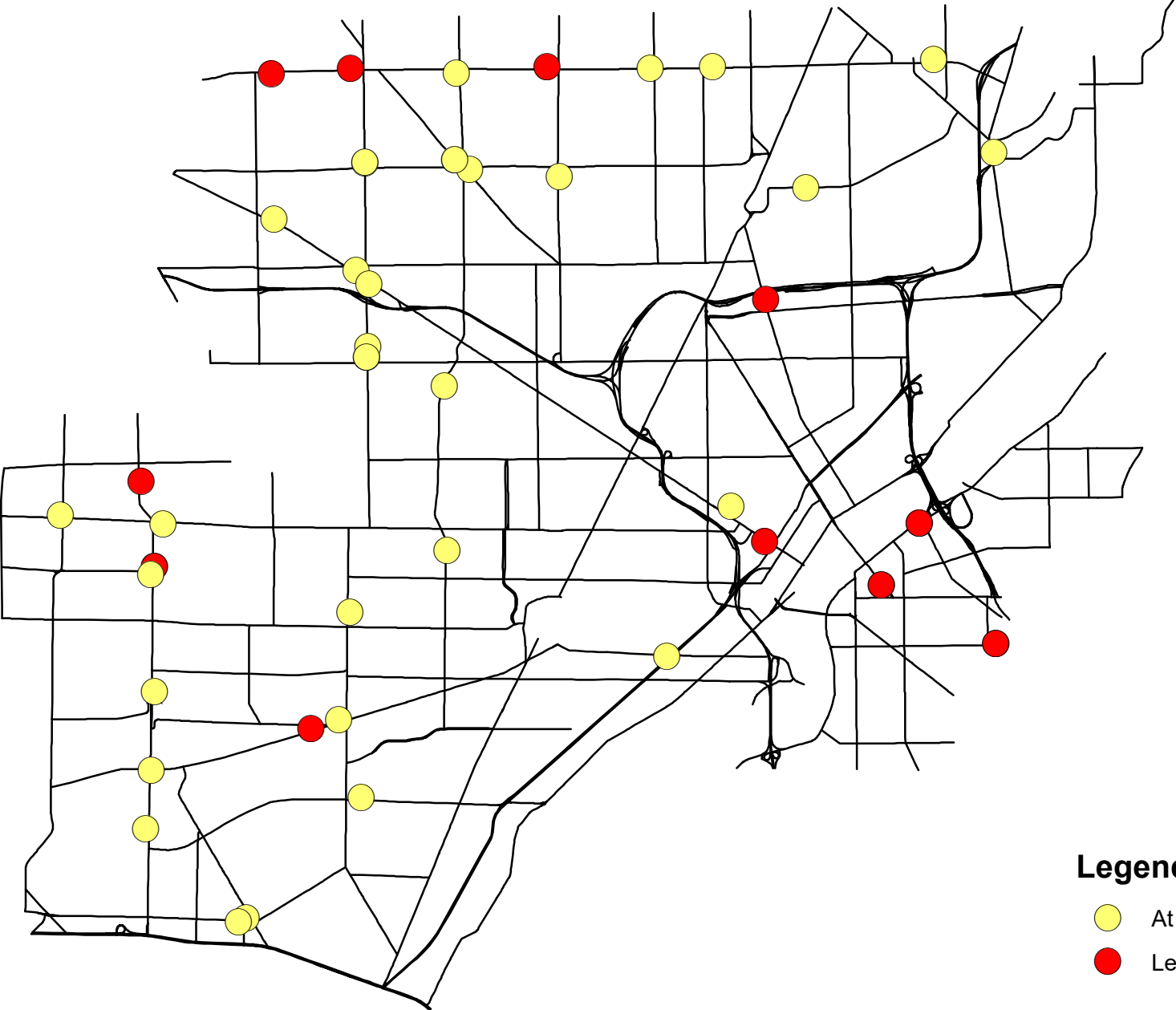
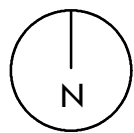
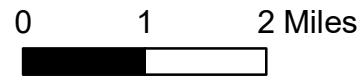


Legend

-  Car Washes not within 100ft of a Residential Zone.....14
-  Car Washes within 100ft of a Residential Zone.....27
-  Residential Zoning

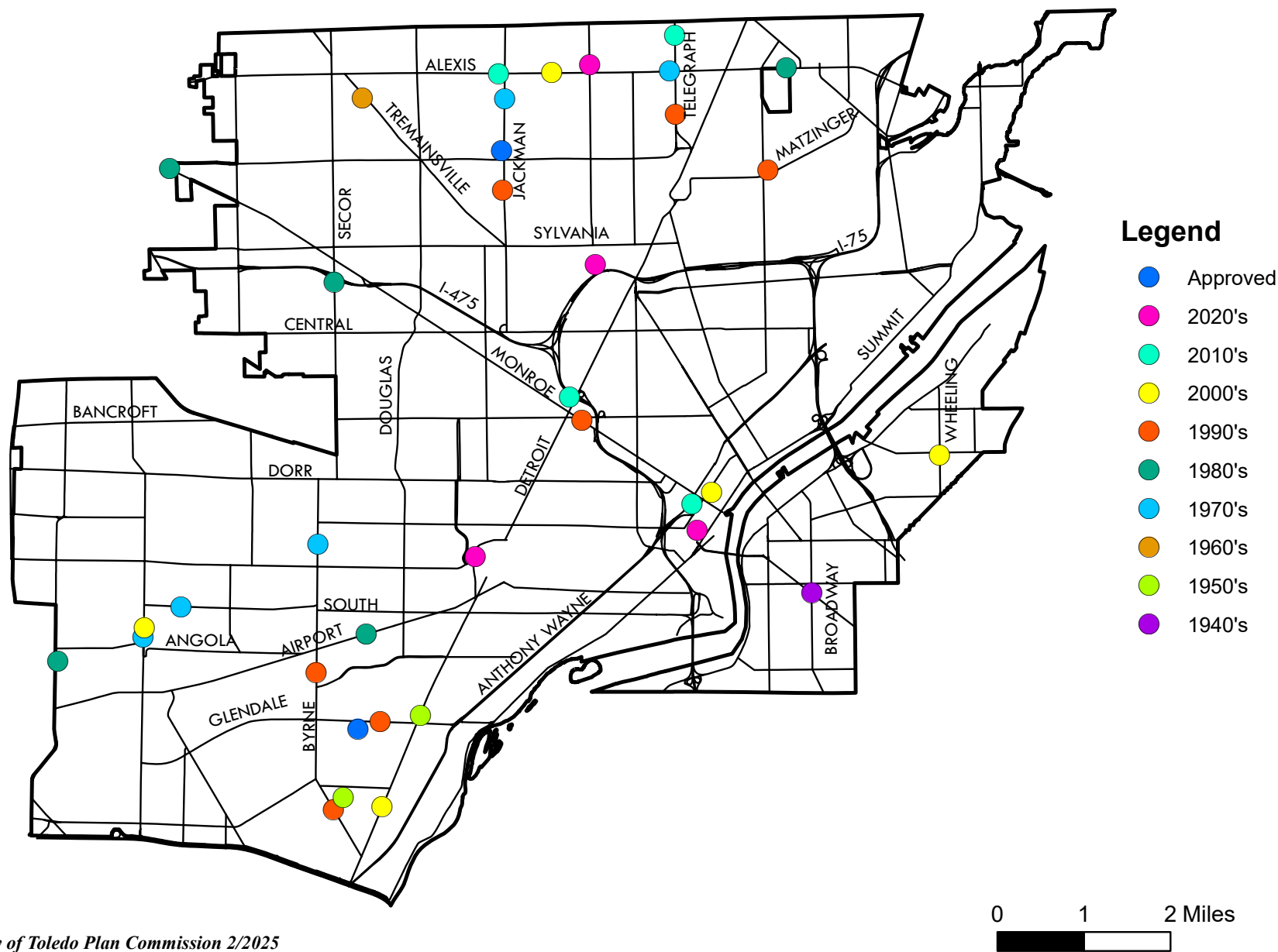
City of Toledo

Car Washes & Acreage



- Legend**
- At Least One-Half Acre
 - Less Than One-Half Acre

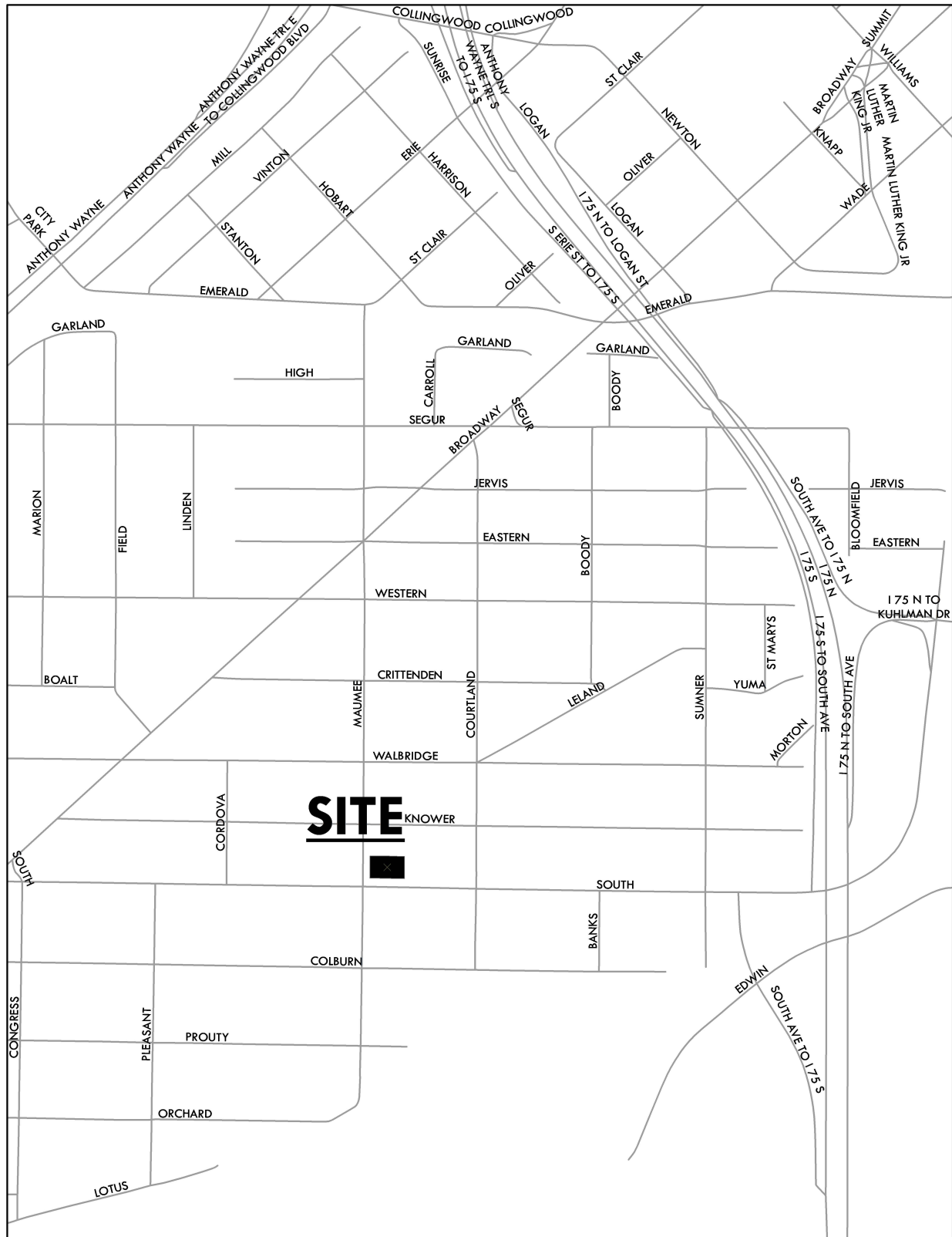
City of Toledo
Self-Storage Facilities



9 - 8

GENERAL LOCATION

Z24-0006



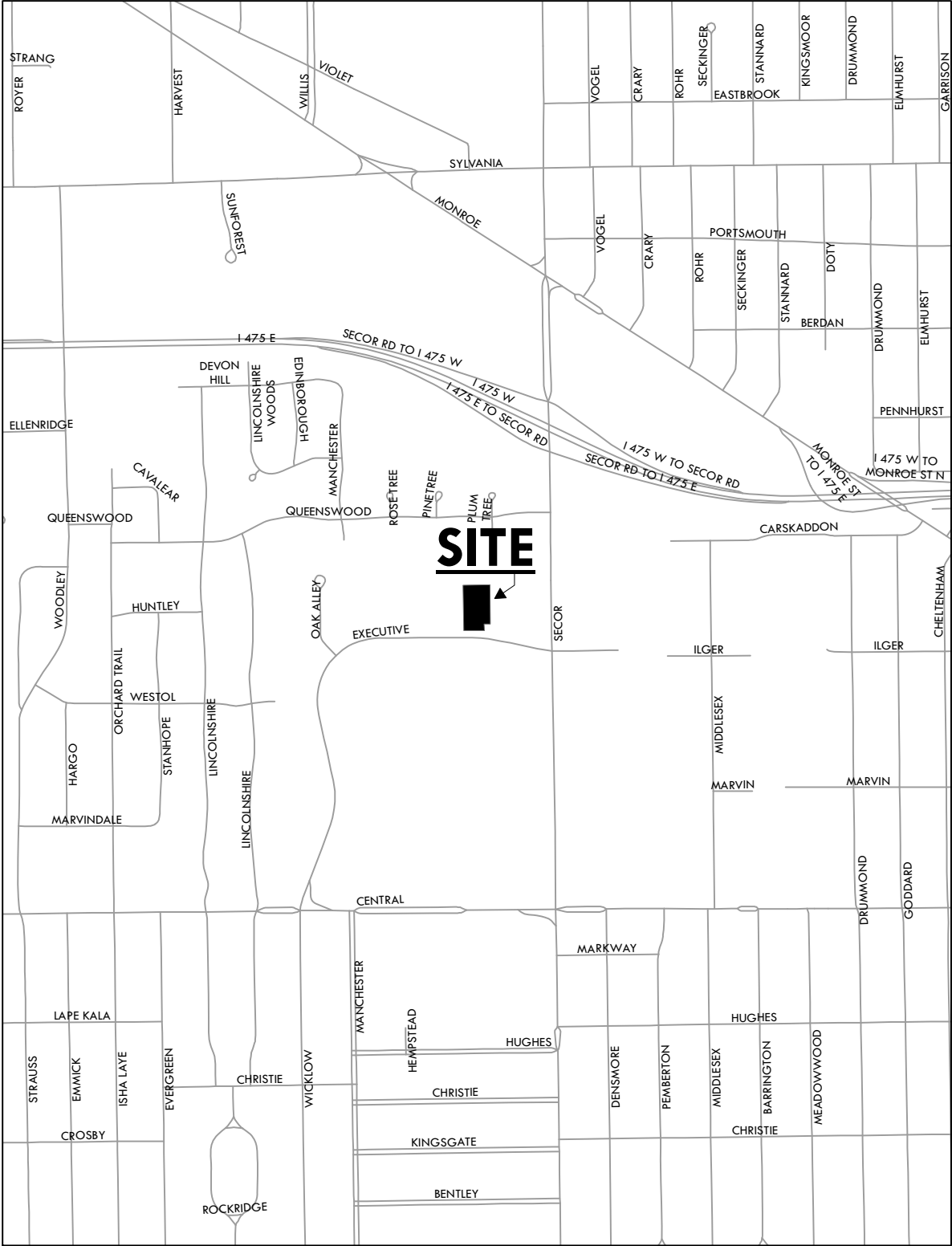
ZONING & LAND USE

Z24-0006



GENERAL LOCATION

Z24-0001
ID 78



ZONING & LAND USE

Z24-0001
ID 78

