

GENERAL INFORMATION

Subject

Request	-	Minor Site Plan Review
Location	-	4505 N. Summit Street
Applicant + Owner	-	Gary Blackwood 4505 N. Summit Street Toledo, OH 43611
Architect	-	David Koppelman Architects Forum Midwest 26610 Eckel Road, Suite 1 Perrysburg, OH 43551

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 0.71 Acres
Frontage	-	± 127' along N. Summit Street
Existing Use	-	Auto Shop
Proposed Use	-	Auto Shop

Area Description

North	-	CR / Duplex, Daycare
South	-	CR / Retail, Post Office, Shopping Center
East	-	CR, RS6 / Maumee River, Restaurant
West	-	RS6/ Single-family Homes

Parcel History

None on file

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting an appeal of the administratively reviewed and disapproved case SPR-23-34, a Minor Site Plan Review for a new commercial building. The area is surrounded by a duplex and daycare to the north, to the west is a predominantly single-family neighborhood, to the south is a retail store, post office and shopping center, and to the east is the Maumee River and a restaurant.

The request is for reconstructing an automotive shop at 4505 N. Summit Street. The shop was damaged by the June 15, 2023 tornado that hit parts of the City. The owner sought to rebuild and had reached out to staff about his options. The applicant was informed that the new building will have to be rebuilt to meet the regulations under Toledo Municipal Code Part Eleven, Planning and Zoning or match the previous design which was considered legal non-conforming under **TMC§1114 – Nonconformities**.

All proposed commercial building designs are subject to the regulations under **TMC§1109.0200 – Commercial, Mixed Use and Institutional Design Standards**. Additionally, the building is located at the corner of Summit Street and 101st Street making all sides of the building are visible from the right-of-way. Therefore, all facades of the building must adhere to **TMC§1109.0500 – Façade Materials and Color**. The proposed Minor Site Plan Review was **disapproved** as it does not meet neither **TMC§1109.0200** nor **TMC§1109.0500**. The submitted elevation drawing shows prefinished metal siding for the west, south, east and north facades which is a prohibited building material under **TMC§1109.0500 – Façade Materials and Color**. The east façade also featured some stone.

Staff typically has disapproved Minor Site Plan review requests that do not meet the design guidelines to avoid precedent-setting action which could lead to future unwanted designs in the Commercial Zoning Districts. An example of such case that was disapproved is **SPR-2-23**. Furthermore, **TMC§1114.0500 – Appearance Upgrade for Nonconforming Development** permits exterior changes that are in conformance with the Zoning Code and such changes must bring the site closer into conformance. It also states that, exterior changes shall be in accordance with the Façade Material and Color provisions of **TMC§1109.0500**. The submitted elevation drawings does not meet this requirement and further expands the nonconformity.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission disapprove SPR-23-24, a request for Minor Site Plan Review at 4505 N. Summit Street for the following **three (3) reasons**:

1. The proposed building does not meet the design requirements of **TMC§1109.0200 and TMC§1109.0500**;
2. The proposed design expands the nonconformity;

STAFF RECOMMENDATION (cont'd)

3. The request is incompatible with the efforts the Plan Commission has made to improve overall building design and aesthetics within the City.

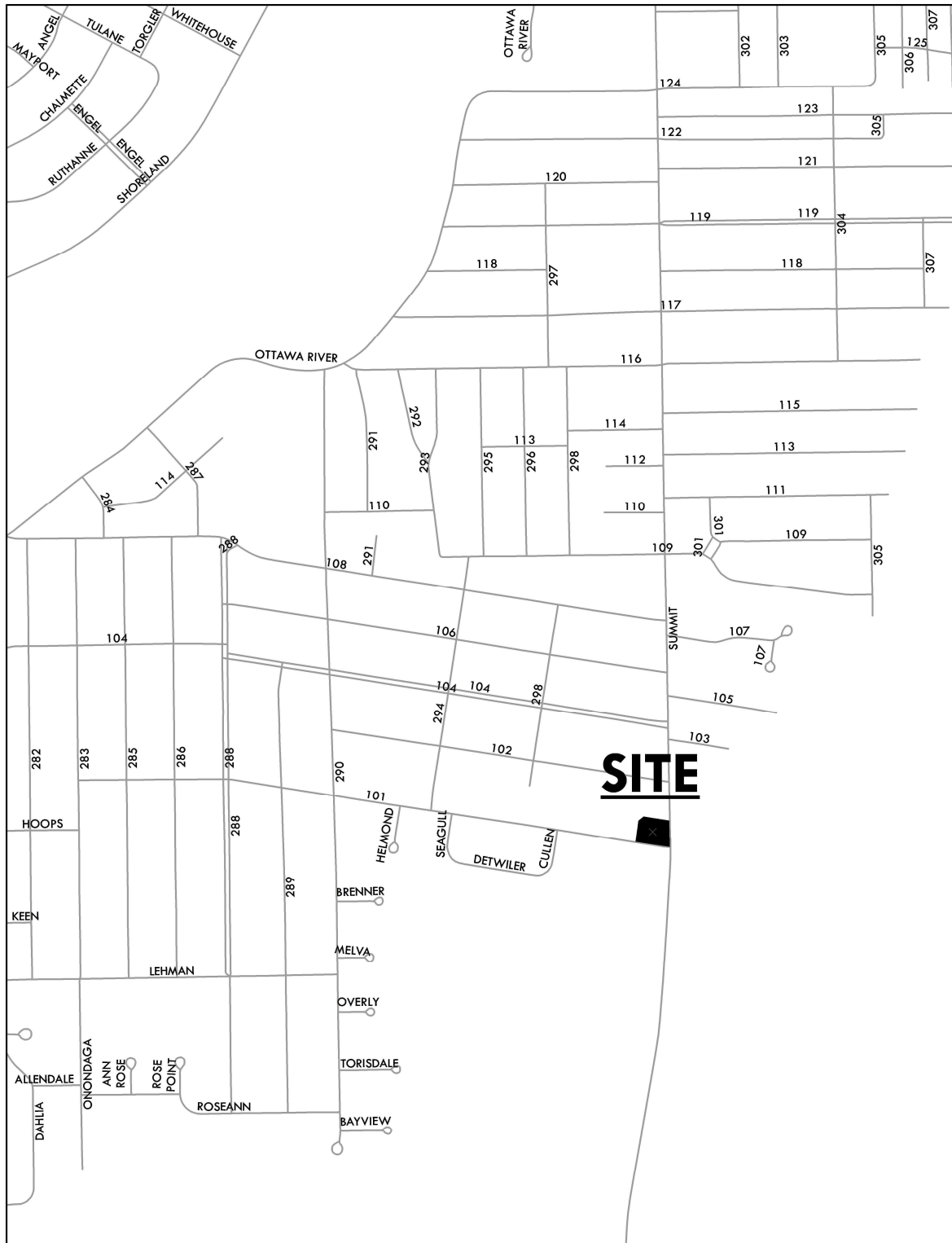
MINOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-23-24
DATE: June 13, 2024
TIME: 2:00 P.M.

ET

Four (4) sketches follow

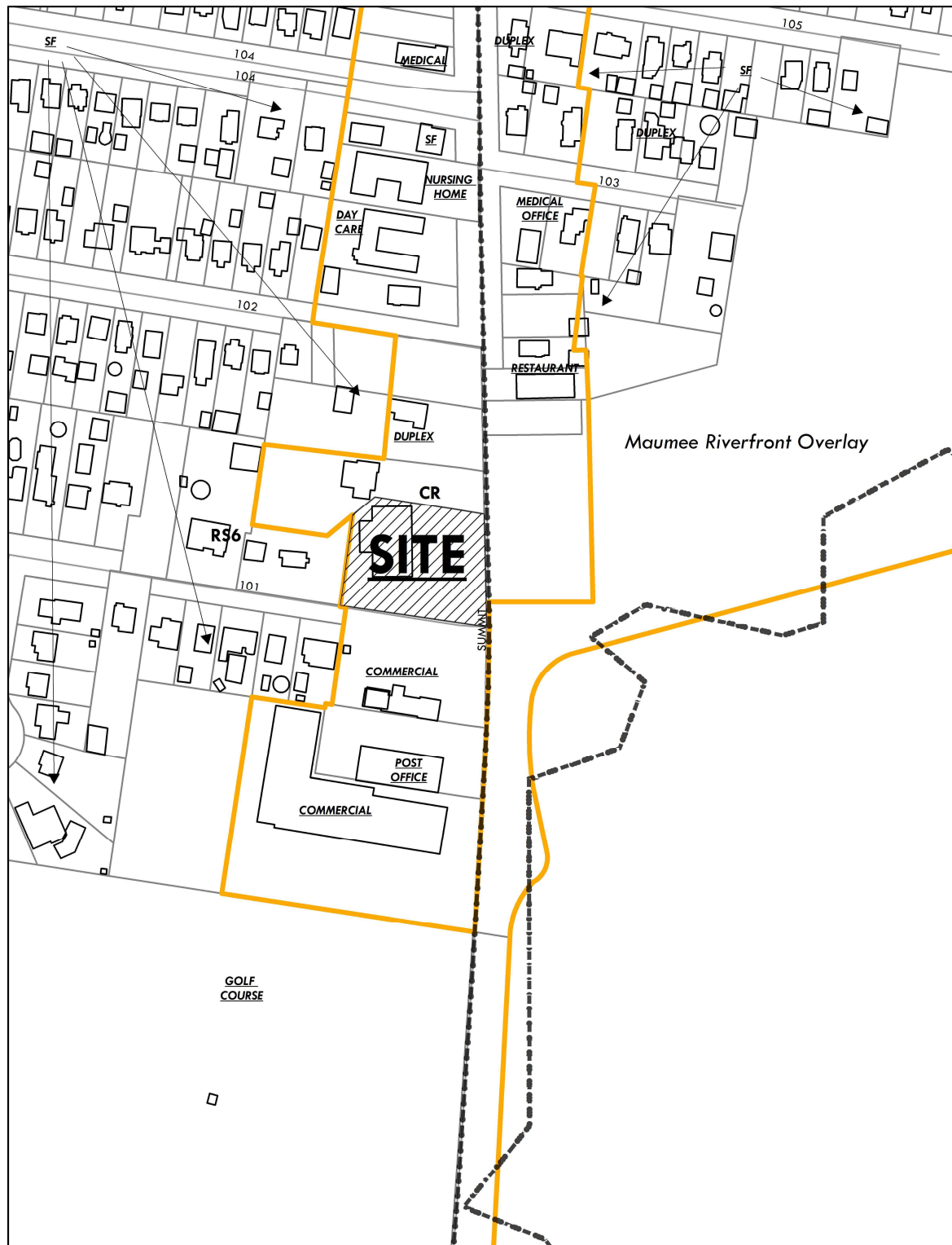
GENERAL LOCATION

SPR-23-24



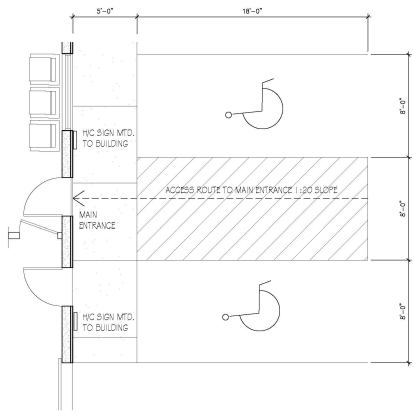
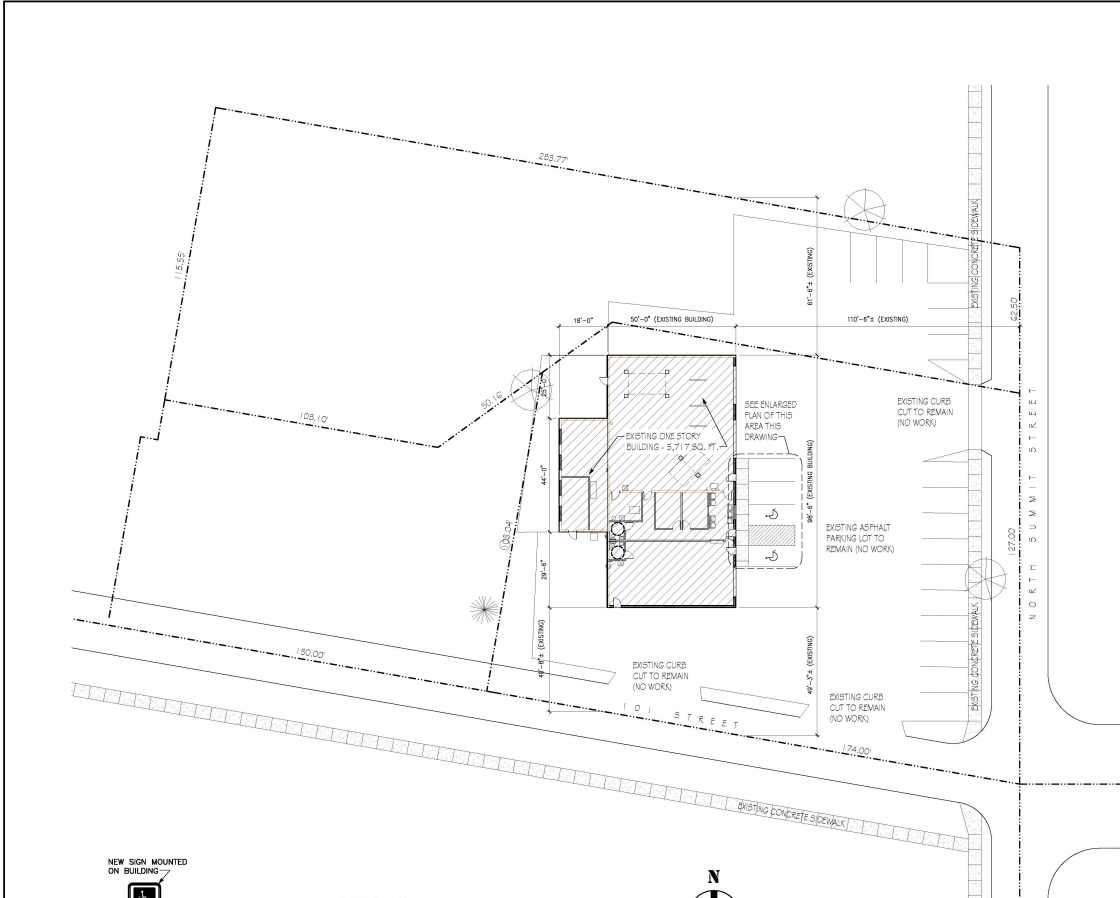
ZONING & LAND USE

SPR-23-24

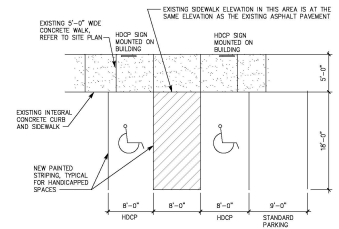


SITE PLAN

SPR-23-24



ENLARGED H/C PARKING PLAN
SCALE: 1/4" = 1'-0"



PLAN OF HANDICAPPED (VAN) ACCESSIBLE

NEW SIGN MOUNTED ON BUILDING
R7-B
ADA PARKING SIGN DETAILS
N.T.S.

SITE PLAN
SCALE: 1" = 20'-0"



- NOTES:
- LEGAL DESCRIPTION:
1. LAMAR TRACT PT. LAURENCE LANDS S 1/2 27 FT. E. 174 FT. ON S LINE THY 1/4 N. OF 101ST ST & W. OF P SUMMIT STREET
 - SITE SCOPE OF WORK IS LIMITED TO PARTIAL REPLACEMENT OF EXISTING BUILDING DAMAGED BY TORNADO. NO SITE WORK INCLUDING ASPHALT PARKING, DRIVES, EXISTING UTILITY WORK OR LANDSCAPING INCLUDED OR PLANNED AS PART OF THIS PROJECT.
 - SITE PLAN INFORMATION OBTAINED FROM AERIS.

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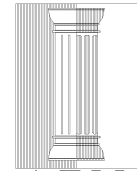
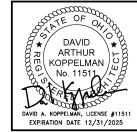
ALTERATIONS
FOR
GARY'S AUTOMOTIVE
4505 NORTH SUMMIT STREET, POINT PLACE OHIO 43011

DATE	12-27-24
REVISIONS	
NO.	DESCRIPTION
1	REVISED

DRAWN BY	FILE NAME
DESIGNED BY	SCALE
APPROVED BY	DATE
PROJECT NO.	1-4-24

DRAWING TITLE
SITE PLAN
DRAWING NO.
C100

ELEVATION

SPR-23-24

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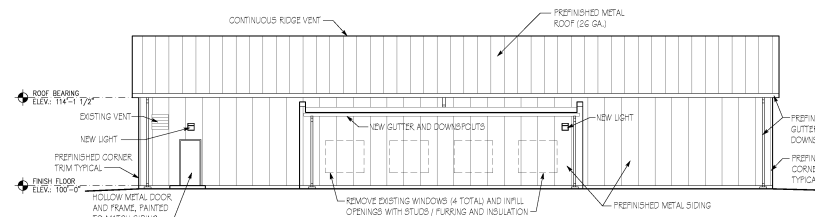
ALTERATIONS
FOR
GARY'S AUTOMOTIVE
4505 NORTH SUMMIT STREET, POINT PLACE, OHIO 43611

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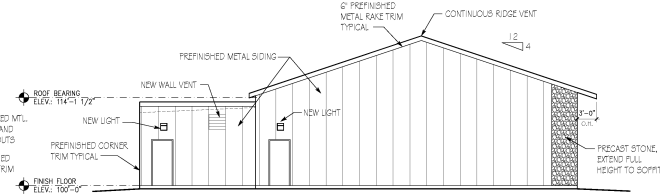
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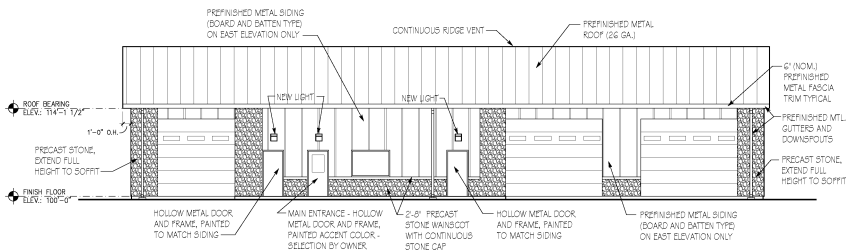
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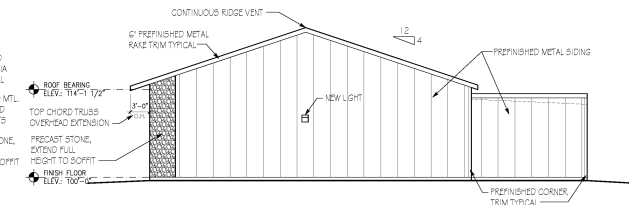
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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