

GENERAL INFORMATION

Subject

Request	-	Major Site Plan Review for additional signs in the CR-SO
Location	-	851 W Alexis Road
Applicant/ Owner	-	Matt Dewood 851 W Alexis LLC PO Box 1328 Maumee, OH 43537
Architect/Engineer	-	Tim O'Brien, PE Benchmark Engineering Group 3161 N Republic Blvd. Toledo, OH 43615
Sign Company	-	Rick Kwapich Reason Sign Co. LLC 2115 Loxey Road Toledo, OH 43613

Site Description

Zoning	-	CR-SO / Regional Commercial - Shopping Center Sign Control Overlay District
Area	-	± 37.07 Acres
Frontage	-	± 1,300' along W Alexis Road
Frontage	-	± 670' along Lewis Avenue
Existing Use	-	Shopping Center
Proposed Use	-	Shopping Center

Area Description

North	-	Bank, office supply store, restaurant / CR
South	-	Silver Creek, church, single-family homes / RS6
East	-	Grocery, retail, restaurant / CO-SO, CR
West	-	Lewis Avenue, building supply store, retail / CR

GENERAL INFORMATION (cont'd)Parcel History

- SPR-42-21 - Minor Site Plan review for site modifications at 817 W Alexis Road (Admin. Approved 9/21/21).
- SPR-15-20 - Major Site Plan Review for sign waivers in a -SO Shopping Center Overlay District (PC approved 6/11/20).
- SPR-28-19 - Minor Site Plan review for site modifications for McDonald's at 831 W Alexis Road (Admin. Approved 7/9/19).
- SPR-46-12 - Major Site Plan Review for sign waiver of the maximum number of fascia signs in the -SO Shopping Center Sign Overlay District (PC approved 11/1/12).
- SPR-30-12 - Minor Site Plan Review for renovations to McDonald's at 831 W Alexis Road (Admin. Approved 8/9/12).
- SUP-11004-11 - Special Use Permit for a tobacco shop at 821 W Alexis Road (PC approved 1/12/12; CC approved 2/28/12, Ord. 108-12).
- SUP-7009-09 - Special Use Permit for gasoline and fuel sales at 841 W Alexis Road (PC approved 9/10/09; CC approved 10/27/09, Ord. 594-09).
- Z-27-89 - Minor change to C-4 site plan approved by Ordinance 370-89 for waiver of pylon sign requirements (PC approved 11/16/89; CC approved 11/29/89, Ord. 1151-89).
- Z-27-89 - Amendment to approved CR-SO site plan granted by Ordinance 77-89, to expand approved shopping center site (PC approved 4/6/89; CC approved 4/25/89, Ord. 370-89).
- Z-26-89 - Zone change from R-2 Single Family Residence to C-4 Shopping Center for several adjacent parcels to be added to the preliminary drawing of North Towne Commons (PC approved 4/6/89; CC approved 4/25/89, Ord. 369-89).

GENERAL INFORMATION (cont'd)Parcel History (cont'd)

S-37-88	-	Preliminary Drawing Review of North Towne Commons (PC approved 11/17/88, Amended Preliminary Drawing approved 4/6/89, Final Plat approved 8/3/89, Plat recorded 8/10/89).
Z-238-88	-	Zone change from R-2 Single Family Residence, C-2 Restricted Office and C-3 Commercial to C-4 Shopping Center (PC approved 11/17/88; CC approved 1/31/89, Ord. 77-89).
Z-184-88	-	Zone change from R-2 Single Family Residence, C-2 Restricted Office, and C-3 Commercial to C-4 Shopping Center. Withdrawn by applicant.
Z-214-87	-	Zone change from R-2 Single Family Residence to C-3 Commercial. Withdrawn by applicant.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The Applicant is requesting a major site plan review for a site at 831 W Alexis Road to allow for additional signage in the -SO Shopping Center Sign Overlay District. The site consists of the North Towne Commons shopping center that is located southeast of the intersection of Alexis Road and Lewis Avenue. The shopping center currently includes such stores as Pets Supplies Plus, Kroger, Mattress Firm, Ocean Gardens Buffet, Shoe Show, Target, and McDonald's to name a few. Surrounding land uses include restaurants and retail to the east; apartments and retail to the north across Alexis Road; restaurants and retail west across Lewis Avenue; and Silver Creek, undeveloped land, a church and single-family residences to the south.

The Applicant is the owner of Lot 7 of the North Town Commons Shopping Center which is the western most lot of the Shopping Center and has frontage on Lewis Avenue. There is an existing building on the lot that is currently vacant. The Applicant has stated that there will be four tenants in the building. The Applicant is requesting a Major Site Plan Review to allow for a monument type free-standing shopping center sign to be installed along the Lewis Avenue. Currently there is a free-standing sign for the shopping center situated near the western most shopping center entrance on Alexis Road. A Major Site Plan Review is required per TMC§1103.0710 for any proposed signage changes for properties within the -SO Shopping Center Sign Overlay District after approval of the original Site Plan. Any proposed sign changes are required to be reviewed as an amendment to the approved Site Plan.

STAFF ANALYSIS (cont'd)

The Shopping Center Sign Control Overlay District (-SO) is intended to regulate the number, type, and location of signs on shopping center sites and properties within the designated overlay district. They are also intended to encourage unified sign plans for multi-tenant shopping center sites. The District establishes additional sign regulations allowed by the underlying zoning district. TMC§1103.0706 outlines these additional regulations.

In 1989 under Plan Case Z-27-89, a proposal for a free-standing pylon sign for the North Towne Commons Shopping Center was reviewed. Approval was granted to waive the maximum allowable size of individual tenant panels, the maximum allowable size for a free-standing pylon sign, and to exclude the sign from the off-premise sign regulations. The approval was subject to the following three conditions:

1. No free-standing pylon sign shall be permitted on the Lewis Avenue frontage.
2. The individual tenant panels on the free-standing pylon sign shall be limited to the four major tenants identified on the sign plan as submitted.
3. The maximum individual tenant panel size shall be 100 square feet and maximum total sign size shall be 540 square feet, as shown on the sign plan as submitted.

Since it was agreed that no sign would be placed on Lewis Avenue and the current proposal is for a sign on Lewis Avenue, the Legal Department was consulted. The Legal Department determined that City Council Ordinance No. 1151-89, that approved Plan Case Z-27-89, did not need to be changed or rescinded and that the current case could be reviewed per the current regulations. Following is an analysis of the proposal and compliance with applicable regulations.

- Per TMC§1103.0706(A) no more than one free-standing sign is allowed for each side of the commercial complex fronting on public right-of-way. A shopping center sign exists on Alexis Road. The applicant is proposing an additional monument style shopping center sign along Lewis Avenue. The proposal complies with this requirement as both signs are permitted. No additional shopping center signs shall be permitted.
- Per TMC§1103.0706(B) sign copy may include the name of the commercial complex, address, logo or name of the primary tenant, and tenant signs of uniform size not to exceed 30 square feet on each face per tenant. The proposed monument sign shall adhere to this requirement.
- Per TMC§1103.0706(D) the maximum square footage of a free-standing sign face within an -SO District and the maximum permitted height shall be in accordance with those provisions regulating free-standing signs as regulated in Chapter 1387, Table 1 of the Building Code, except where this section establishes more restrictive provisions. The existing free-standing pylon sign on Alexis Road exceeds the maximum square footage for a free-standing sign per Chapter 1387, Table 1 of the Building Code. The justification for waiving this maximum square footage was that it was less than what would be permitted if two signs (one on Alexis Road and one on Lewis Avenue) were constructed; hence, the

STAFF ANALYSIS (cont'd)

condition for no additional sign on Lewis Avenue. The applicant is proposing to construct a monument type sign. Staff recommends that the permitted square footage of the new sign be limited to the total maximum free-standing sign area per Chapter 1387, Table 1 of the Building Code for the two permitted signs less the square footage of the existing sign on Alexis Road as approved. The remainder is 260 square feet; however, the monument sign shall be limited to the maximum free-standing sign area permitted per Chapter 1387, Table 1 of the Building Code if less than 260 square feet. In addition, staff recommends that the height of the monument sign be limited to six feet.

- Per TMC§1103.0706(E) free-standing signs shall be set back at least 20 feet from the public right-of-way. The site plan depicts the proposed sign 18 feet from the public right-of-way within an existing parking lot island. While this does not comply with this requirement, staff supports a waiver from this requirement due to unique conditions of the site. The site is different in that 70 feet of right-of-way was dedicated for the length of the lot along Lewis Avenue when the shopping center was platted in 1989. Properties to the immediate north of the shopping center have not dedicated this amount of right-of-way and have been developed closer to Lewis Avenue. Staff has also discussed sign placement with the Division of Transportation, and they do not object to the sign placement provided it is located outside of the public right-of-way. If a waiver is not secured, the sign shall be located 20 feet from the public right-of-way.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Regional and General Commercial land uses. This zoning category is intended to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional oriented commercial uses. The shopping center development is consistent with the intent of the Regional and General Commercial land use designation identified in the 20/20 Comprehensive Plan. Since the proposal consists of a sign to support the shopping center, the proposal itself is consistent with the Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends that the Toledo City Plan Commission approve SPR-4-24, a Major Site Plan Review for additional signs in the CR-SO at 851 W Alexis Road for the following reason:

1. The proposed use is allowed in the zoning district in which it is located (TMC§1111.0809(B)), and

The staff recommends that the Toledo City Plan Commission take the following action on the proposed waiver:

STAFF RECOMMENDATION (cont'd)

Chapter 1103 Overlay Zoning Districts

Section 1103.0706(E)

Free-standing signs shall be set back at least 20 feet from the public right-of-way.

Approve a waiver to allow the proposed sign to be located 18 feet from the public right-of-way. The site is unique in that 70 feet of right-of-way was dedicated for the length of the lot along Lewis Avenue when the shopping center was developed. Properties to the immediate north of the shopping center have not dedicated this amount of right-of-way and have been developed closer to Lewis Avenue. In addition, the Division of Transportation does not object to the sign placement, provided it is located outside of the public right-of-way.

The staff further recommends that the Toledo City Plan Commission approve SPR-4-24, a request for a Major Site Plan Review for additional signs in the CR-SO at 851 W Alexis Road subject to the following **nine (9) conditions**:

Plan Commission

1. Per TMC§1103.0706(A) no more than one free-standing sign is allowed for each side of the commercial complex fronting on public right-of-way. A shopping center sign exists on Alexis Road. An additional shopping center sign is depicted on the site plan along Lewis Avenue. **Acceptable as depicted. No additional shopping center signs shall be permitted.**
2. Per TMC§1103.0706(B) sign copy may include the name of the commercial complex, address, logo or name of the primary tenant, and tenant signs of uniform size not to exceed 30 square feet on each face per tenant. **The proposed monument sign shall comply with this requirement.**
3. Per TMC§1103.0706(D) the maximum square footage of a free-standing sign face within an -SO District and the maximum permitted height shall be in accordance with those provisions regulating free-standing signs as regulated in Chapter 1387, Table 1 of the Building Code, except where this section establishes more restrictive provisions. The applicant is proposing to construct a monument type sign. **The square footage for the monument sign shall be limited to 260 square feet or the maximum free-standing sign area permitted per Chapter 1387, Table 1 of the Building Code, whichever is less. The height of the monument sign shall be no more than six feet.**
4. Per TMC§1103.0706(E) free-standing signs shall be set back at least 20 feet from the public right-of-way. The site plan depicts the proposed sign 18 feet from the public right-of-way within an existing parking lot island. **Not acceptable as depicted. The sign shall be located 20 feet from the public right-of-way, or the Applicant shall secure a waiver from this requirement.**

STAFF RECOMMENDATION (cont'd)

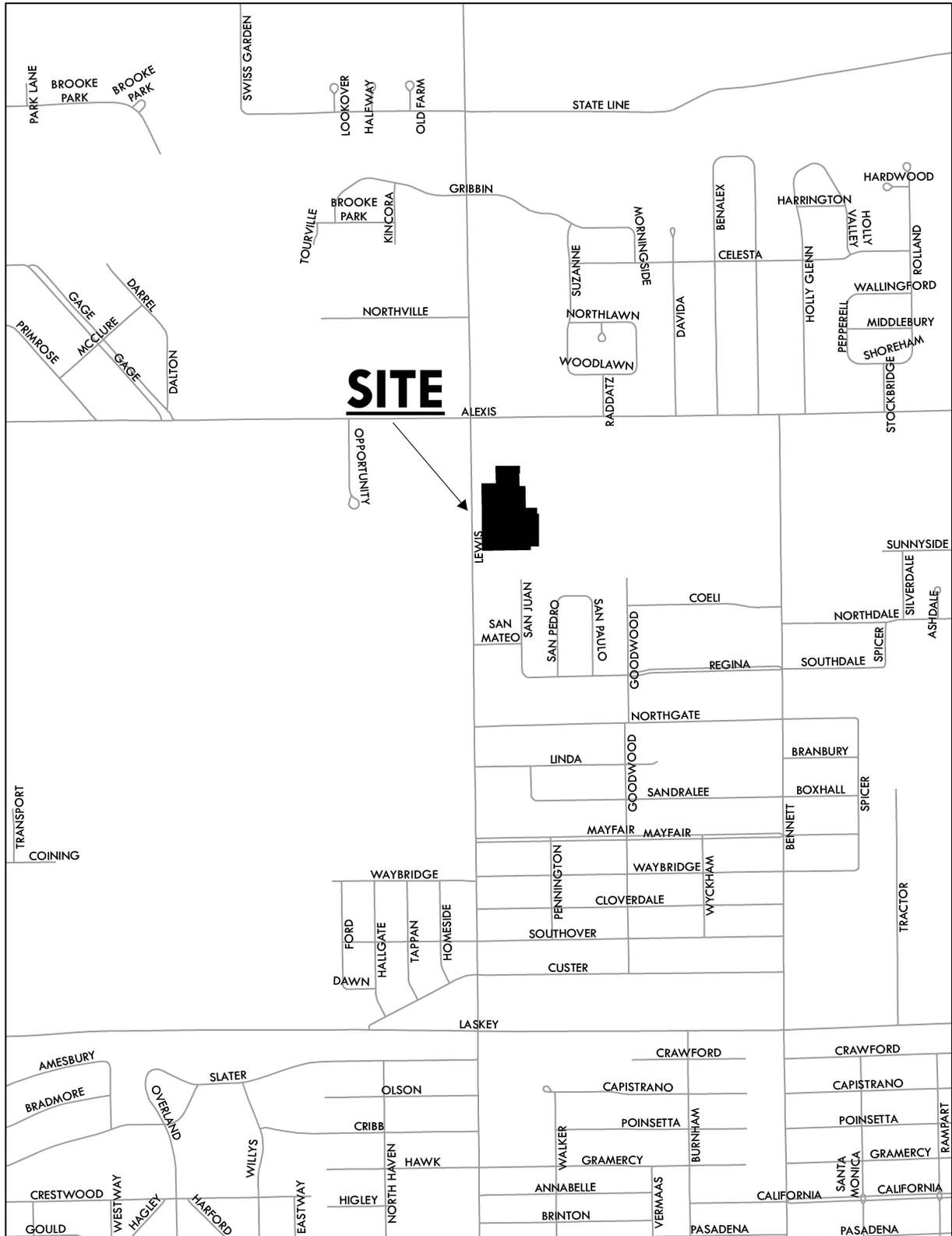
5. The Applicant shall obtain all necessary permits through the Division of Building Inspection.
6. Per TMC§1111.0814 if a building permit is not issued within two years of the Site Plan approval, the approved plan shall lapse and become null and void.
7. Minor adjustments to the Site Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
8. 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.
9. Conditions 2 and 3 of Ordinance No. 1151-89 shall apply and remain in effect.

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-4-24
DATE: March 14, 2024
TIME: 2:00 P.M.

LK
Three (3) sketches follow

GENERAL LOCATION

SPR-4-24

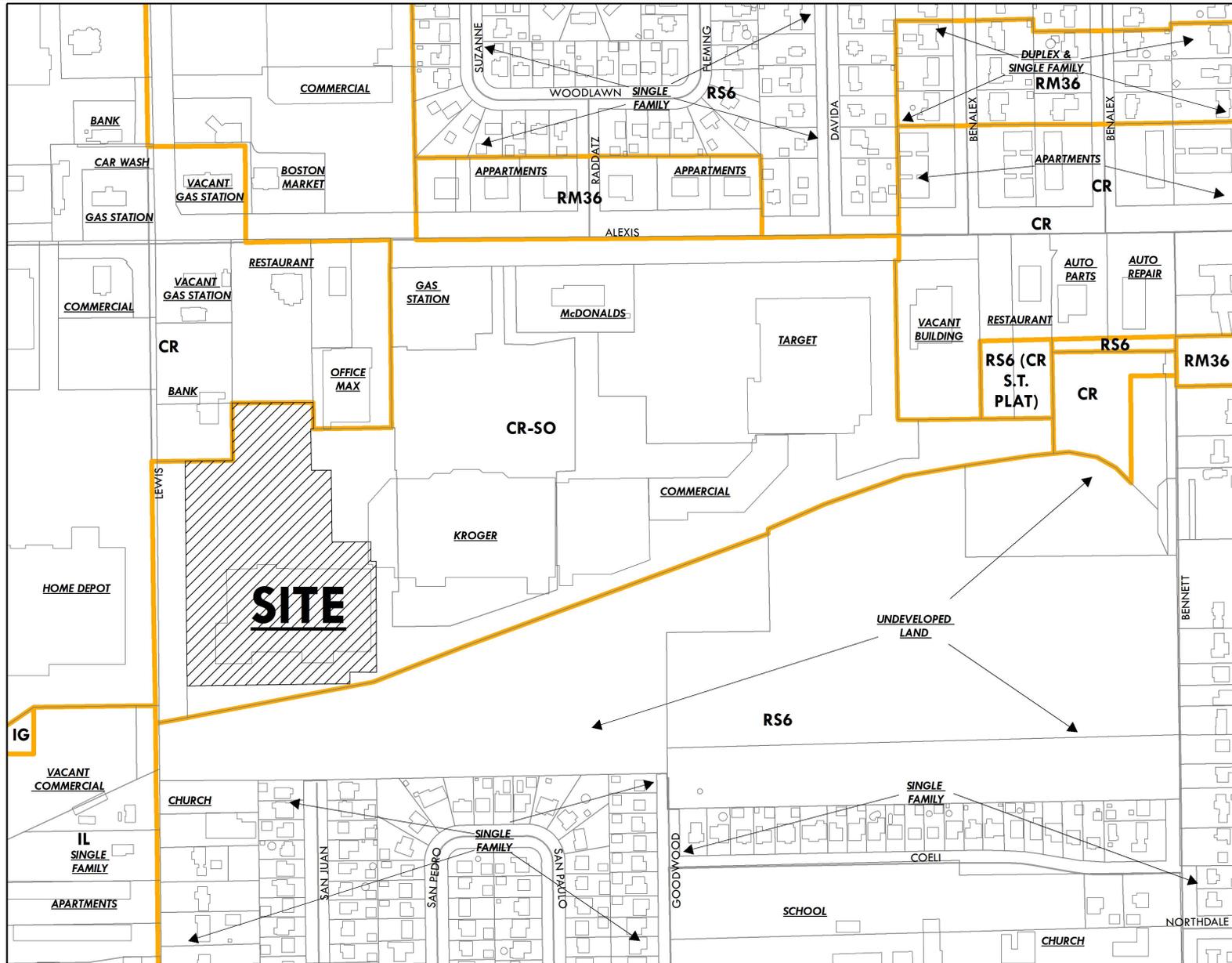


ZONING & LAND USE

SPR-4-24



6-01



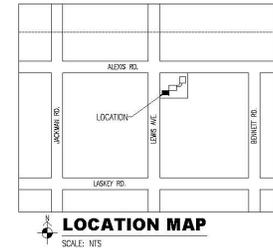
SITE PLAN

SPR-4-24



851 ALEXIS REDEVELOPMENT

851 ALEXIS RD. TOLEDO, OH 43612



BENCHMARK ENGINEERING GROUP, INC.
 3161 N. REPUBLIC BLVD.
 TOLEDO, OHIO 43615
 (419) 843-6691
 (419) 843-7218 FAX
 www.benchmarkeng.com

SITE INFORMATION:

851 ALEXIS RD.
 TOLEDO, OH 43612
 PARCEL: 2288561
 ASSESSOR: 02938007
 DISTRICT: TOLEDO CITY/WLSD
 CLASS: COMMERCIAL
 LANDUSE: 419 - OTHER RETAIL
 MARKET AREA: 5020C
 ZONED: 10-CR50

LEGAL DESCRIPTION:

BEING LOT NO. 7 IN THE PLAT OF NORTH TOWNE COMMONS, AS RECORDED IN VOLUME 125, PAGE 4 AND 5 LUCAS COUNTY PLAT RECORDS, AND IN THE NORTHWEST 1/4 OF SECTION 11, TOWN 9 SOUTH, RANGE 7 EAST, IN THE CITY OF TOLEDO, COUNTY OF LUCAS, STATE OF OHIO.
 851 WEST ALEXIS ROAD

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LUCAS, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
 SITUATED IN THE CITY OF TOLEDO, COUNTY OF LUCAS AND STATE OF OHIO, AND BEING LOT NO. 7 IN THE PLAT OF NORTH TOWNE COMMONS, A SUBDIVISION OF PARTS OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 9 SOUTH, RANGE 7 EAST, IN THE CITY OF TOLEDO, VOLUME 125, PAGES 4 AND 5 OF LUCAS COUNTY RECORDS.

EASEMENT PARCEL 1:
 TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS CREATED, LIMITED AND DEFINED IN DEED OF EASEMENT RECORDED IN LUCAS COUNTY RECORDS MICROFICHE NO. 89-137-011, LUCAS COUNTY RECORDS.

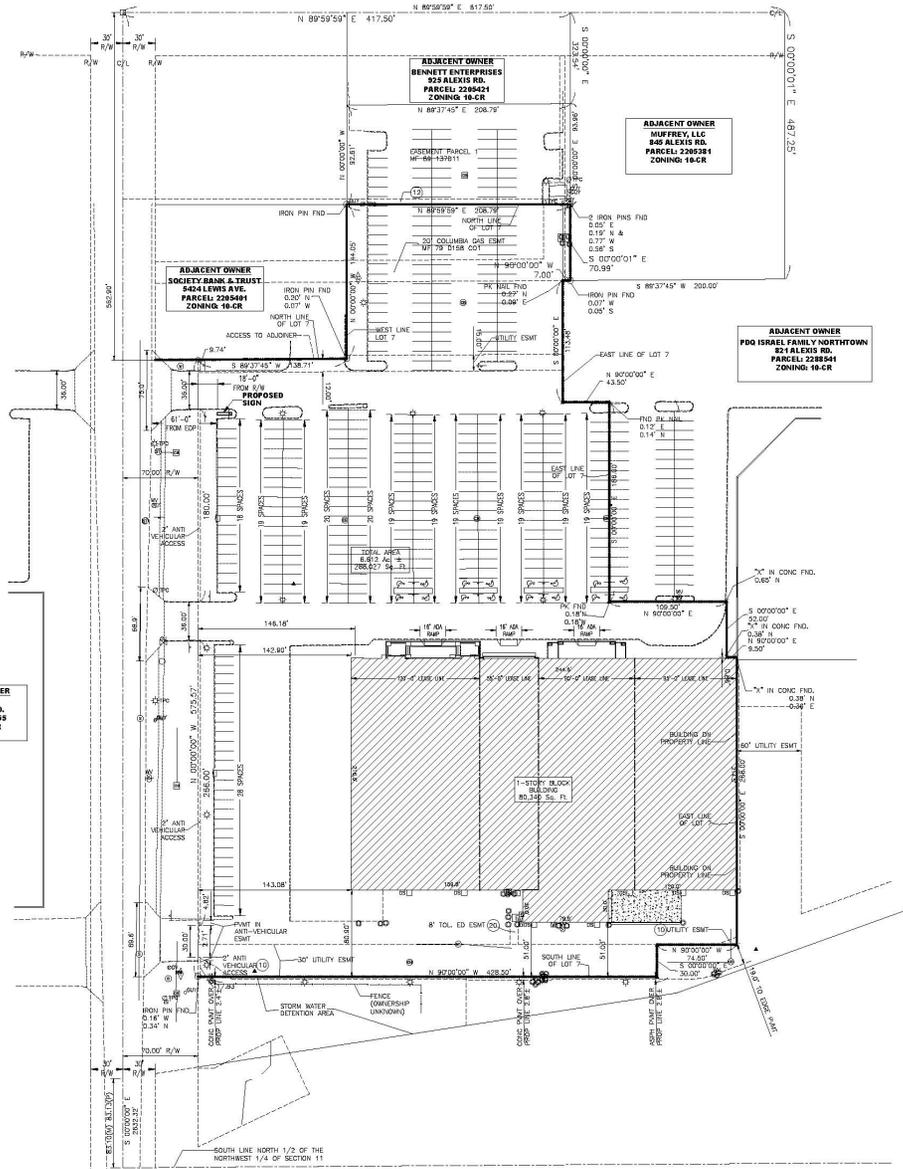
EASEMENT PARCEL 2:
 TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS CREATED, LIMITED AND DEFINED IN OPERATION AND EASEMENT AGREEMENT RECORDED IN LUCAS COUNTY RECORDS MICROFICHE NO. 89-0138-004, ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN LUCAS COUNTY RECORDS MICROFICHE NO. 89-3869-811, ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN LUCAS COUNTY RECORDS MICROFICHE NO. 90-0133-003, ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN LUCAS COUNTY RECORDS MICROFICHE NO. 90-1094-012, AMENDMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED IN LUCAS COUNTY RECORDS MICROFICHE NO. 90-0155-002 AND PLAT OF SAID AMENDED OPERATION AND EASEMENT AGREEMENT RECORDED IN VOLUME 128 OF PLAT, PAGE 1, LUCAS COUNTY RECORDS.

PROPERTY OWNER:

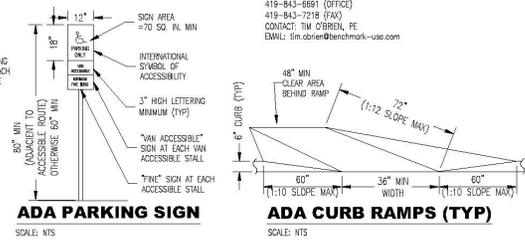
851 ALEXIS LLC
 PO BOX 1328
 MAHAR, OH 43837
 CONTACT: MATT DAWOOD
 419-360-3989
 MATTEWOOD@PHOO.COM

ARCHITECT/ENGINEER:

BENCHMARK ENGINEERING GROUP, INC.
 3161 N. REPUBLIC BLVD.
 TOLEDO, OH 43615
 419-843-6691 (OFFICE)
 419-843-7218 (FAX)
 CONTACT: TIM O'BRIEN, PE
 EMAIL: tim.obrien@benchmark-usa.com



- #### LEGEND
- GAS
 - SANITARY
 - WATERLINE
 - STORM
 - FIBER OPTIC
 - MISC MANHOLE
 - HYDRANT
 - WATER VALVE
 - STORM CATCH BASIN
 - STORM CURB INLET
 - STORM MANHOLE
 - SANITARY MANHOLE
 - CULVERT
 - DOWN SPOUT
 - CLEAN OUT
 - TRANSFORMER PAD
 - LIGHT
 - GUY ANCHOR
 - MAIL BOX
 - FLAG
 - GAS VALVE
 - GAS MARKER
 - TELEPHONE MARKER
 - CATV MARKER
 - HANDICAP SPACE
 - TELEPHONE/POWER POLE
 - GAS METER
 - FOUND MONUMENT BOX
 - SIGN
 - SPRINKLER VALVE
 - CIRCUIT BREAKER PANEL
 - BOLLARD
 - TELEPHONE RISER
- #### MONUMENT LEGEND
- ▲ SET MAG NAIL
 - △ FOUND MAG NAIL
 - ⊠ FOUND RAILROAD SPIKE



ADJACENT OWNER
 HOISE DESPT
 1835 ALEXIS RD.
 PARCELS 2288565
 ZONING 19-CR



STAMP AREA:



ENGINEER: TIMOTHY J. O'BRIEN, PE
 PE NUMBER: E-68750
 REGISTERED: OHIO (EXP. 12/2025)

CLIENT:
 851 W. ALEXIS RD.
 TOLEDO, OH

PROJECT:
 RETAIL SPACE RENOVATIONS
 NEW SIGNAGE

DRAWING ISSUE:

NO.	DATE	DESCRIPTION

DRAWING MANAGEMENT:

NO.	DATE	DESCRIPTION
DESIGN	TJO	1/15/24
TRACED	CAD	1/15/24
TRACED	OC	1/18/24
APPROVED		1/18/24

DRAWING TITLE:
 SITE PLAN

DRAWING SCALE:
 SCALE: 1/8" = 1'-0"

DRAWING NUMBER: **1515-A-00**
 VERSION: SHEET 1 OF 1

10-10