



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: March 15, 2019

REF: SUP-1007-19

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

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

SUBJECT: Special Use Permit for a Community Recreation, Active Use at Christ the King Church

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 14, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Community Recreation, Active Use at Christ the King Church
Location	-	4100 Harvest Lane
Applicant	-	Roman Catholic Diocese of Toledo 1933 Spielbusch Avenue Toledo, OH 43604
Architect	-	Mark C. Shambarger, AIA Coger/Shambarger Architect 4427 Talmadge Rd, Suite H Toledo, OH 43623
Engineer	-	James Colony, P,E, Colony & Colony Engineers P.O. Box 12656 Toledo, OH 43606
Landscape Architect	-	Jay Brewster, ASLA Eagle Landing Design 2246 E. Ocean View Ave. #104 Norfolk, VA 23518

GENERAL INFORMATION (cont'd)

Site Description

Zoning	-	RM36 <i>Multi-Dwelling Residential</i> & CR <i>Regional Commercial</i>
Area	-	±8.12 Acres
Frontage	-	±348 Feet along Monroe Street ±910 Feet along Harvest Lane ±490 Feet along Sylvania Avenue
Existing Use	-	Christ the King Church & School
Proposed Use	-	Christ the King Church & School

Area Description

North	-	Restaurants & Apartments / CR <i>Regional Commercial</i> & RM36 <i>Multi-Dwelling Residential</i>
South	-	Offices / RS9 <i>Single Family Residential</i> & CO <i>Office Commercial</i>
East	-	Retail & Restaurants / CR <i>Regional Commercial</i>
West	-	Apartments, Vacant Office / CR <i>Regional Commercial</i> , RM36 <i>Multi-Dwelling Residential</i> , and CO <i>Office Commercial</i>

Parcel History

BSP-1-77	-	Multiple Buildings on a Lot request for a new activities building. Plan Commission approved on 3/10/77. Board of Zoning Appeals approved on 3/21/77.
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Applicable Plans and Regulations

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

STAFF ANALYSIS

The request is a Special Use Permit (SUP) for a Community Recreation, Active use for a new fellowship hall at Christ the King Church at 4100 Harvest Lane. The hall will be used for special events related to church activities. This type of use is typically classified as Community Recreation, Active when related to a 501c3 organization. The applicant acquired the adjacent parcel at 3622 Sylvania Avenue, previously owned by Valiton Motors, in order to expand. Adjacent uses include offices and apartments to the north and west, restaurants and commercial uses to the east, and offices to the south.

The property is split-zoned between RM36 and CR zoning and while it does not affect a Community Recreation use, it is recommended that a Zone Change be applied for that so that the campus is under single zoning district in order to minimize potential setback and zoning conflicts. The project is also located on two separate parcels and the proposed fellowship hall would be built over this property line. A requirement that the parcels shall be combined is included as a condition of approval.

LAYOUT

The project includes a new 9,064 sq. ft. fellowship hall, a new maintenance building, additional parking, and the reconfiguration of the outdoor fields and playground. The project will utilize existing curb cuts and the two approaches at 3622 Sylvania Avenue will be removed. The playground and reconfigured soccer field will be surrounded by an earth berm along Sylvania Avenue and part of Harvest Lane. The height of the mounding was not specified, but shall not exceed 3 ½ in the required front setback. There was some concern regarding the dimensions of the property line for the Valiton site, but the applicant indicated that the site plan is consistent with a boundary survey that was recently completed.

PARKING

The proposed parking will double the available amount of parking spaces from 142 to 277. There are three separate parking requirements: the school, the church, and the fellowship hall. The school requires 43 spaces, the church requires 126 spaces, and the fellowship hall is listed as a Schedule "D" use. This requires a parking estimate be provided by the applicant due to the unique nature of the use. The plan also shows a five-space bicycle rack located outside the fellowship hall. The 135 proposed spaces would require a total of 14 bicycle spaces. Only 5 spaces are shown. A written description of parking demands for the fellowship hall and an increased number bicycle parking are included as conditions of approval. There is a chance that parking may exceed the 150% maximum if increased parking is not demonstrated.

STAFF ANALYSIS (cont'd)

Per **TMC 1107.1202.B.1&2** parking is not permitted within required landscape buffers or 30 feet of right-of-way. The site plan shows the building setback lines, but not the landscaping or parking setbacks. Staff is willing to work with the applicant given the constraints of the site provided that proposed parking and drive aisles are removed from the 20' and 25' building and landscaping setbacks shown on the site plan.

LANDSCAPING

The landscape plan provides a 7-20' frontage greenbelt along Harvest Lane and Sylvania Avenue, a 10' perimeter parking lot buffer to the east, interior parking lot landscaping, and foundation plantings. A 30' frontage greenbelt is required with 17 trees and a solid row of evergreen hedges for any parking visible from the right-of-way. Additionally, bioretention facilities may not exceed 50% of the frontage greenbelt. The plan provides 26 trees, a combination of mounding and hedges for a portion of the proposed parking areas, and bioretention that occupies more than 50% of the required frontage greenbelt. The width of the frontage greenbelt, the parking lot screening along Harvest Lane, and the prominent location of a bioretention facility are not in compliance with the TMC. Mounding height details shall be specified on the plan and shall not exceed 3 ½' in height in the front yard setback.

LANDSCAPING (cont'd)

Interior parking lot landscaping is required for new parking areas between spaces and at the end of each parking row. The 135 new parking spaces would require 2,700 sq. ft. of interior landscaping area, landscape islands at the end of parking rows, 27 trees, and 81 shrubs. The plan provides an estimated 2,100 sq. ft. of interior space, 10 new trees, a 20" caliper tree credit for 6 trees, and 200 ornamental grass plantings. The plan is not compliant with the required trees and area. Ornamental grass is generally discouraged because of increased visibility during the winter months, however the majority of the grass will be planted interior to the site and is considered an acceptable use.

STAFF ANALYSIS (cont'd)

Perimeter parking lot landscaping is required when visible from any adjacent property. The parking lot along the eastern property line extends to a depth of 182 feet and requires 6 six canopy trees and a continuous row of shrubs. The landscape plan provides 5 canopy trees, a solid evergreen hedge, 10 evergreen trees, and a 6' vinyl privacy fence. The 6' vinyl fence shall not extend into the required 30' frontage greenbelt unless reduced to 3 ½'. The perimeter landscaping is compliant along the Sylvania Avenue parking area, short 1 tree along the eastern property line, and missing parking lot screening along Harvest Lane. A bioretention area is provided adjacent to the Harvest Lane parking lot, but does not provide an adequate year-round buffer. The plan also proposes to extend the brick pier and wrought iron fence down Sylvania Avenue. The brick piers are 5' and the fencing is 4'-4". The fence exceeds the maximum allowable height in the front yard and will require a waiver.

Interior site landscaping shall be provided along any new street facing building elevation, at major entrances, and provide additional trees along the interior of property. The project requires 10 additional trees planted on the property. The project provides landscaping along the main visible façade of fellowship hall, but does not provide additional trees in the interior of the site. Frontage greenbelt trees may count towards this requirement provided a minimum of 2 additional trees are planted in the side yard. Staff would be supportive of the plan as proposed provided that additional landscaping is installed behind the fellowship hall and maintenance building along the diagonal 141' property line.

Planting requirements and area are deficient in a number of areas which are outlined in more detail in the waiver section. As outlined earlier, staff is willing to work with the applicant to bring the project closer to compliance provided that the following items are improved. First, proposed parking and drive aisles shall be removed from the 20' and 25' setback areas and landscaping extended. Second, the proximity of the parking to a bio-retention area along Harvest Lane shall include a solid hedge row to provide screening from the right-of-way. Third, in place of interior site landscaping, screening and/or landscaping shall be extended behind the fellowship hall and maintenance building along the 140' diagonal property line.

STAFF ANALYSIS (cont'd)

ELEVATIONS

New structures are subject to TMC 1109.0200 Commercial, Mixed Use, and Institutional Design Standards. The standards require pedestrian connectivity and well-designed architecture achieved through variations in massing, character and image, and building façade treatments and materials. These standards are based on site specific context and overall visibility from public view. Given the location of these structures, design standards would primarily apply to the Sylvania facing facades. Pedestrian connectivity to the public right-of-way would be provided from an existing walkway. The fellowship hall meets the design requirements but the maintenance shed does not. Facades visible from the public right-of-way must comprise at least seventy-five (75%) of total wall area. The maintenance shed will be almost entirely metal paneling. However, given the location and size of the structure and the incorporation of a proposed landscape buffer between the shed and Sylvania Avenue staff would be supportive of a waiver from this requirement.

20/20 PLAN

The Toledo 20/20 Comprehensive Plan recommends this site for Institutional Campus uses. This category accommodates large institutional uses in a campus like setting and is intended to promote and enhance the development and expansion of medical, educational, and other large institutional uses. The proposed expansion is consistent with this recommendation. It also meets the stated purpose of the Zoning Code and is compatible with adjacent uses office and commercial oriented uses.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-1007-19, a Special Use Permit for Community Recreation, Active use, to the Toledo City Council, for the following **three (3)** reasons:

1. The request meets the stated purpose of the Zoning Code – **TMC 1111.0706.A.**
2. The request is compatible with adjacent uses in terms of overall landscaping, aesthetics and design – **TMC 1111.0706.C.**
3. The request is consistent with the Toledo 20/20 Comprehensive Plan.

The Toledo City Plan Commission make the following recommendations to the Toledo City Council on the following waivers:

PLAN COMMISSION RECOMMENDATION (cont'd)

Chapter 1105 Accessory Uses

1105.0302 Commercial and Industrial Districts

A. The following standards apply in all Commercial and Industrial districts:

1. Fences may not exceed 3½ feet in height in the required front setback.

Chapter 1107 Parking, Loading and Access

1107.2000 Sight Distance Setback

No fence, sign structure or planting which obstructs visibility between 42 inches and 84 inches above grade shall be maintained within 23 feet of the curb or pavement edge of any street.

Approve a waiver to all existing fencing and brick piers to be extended at a maximum height of 5' for brick piers and 4' 4" for wrought iron fencing.

Chapter 1107 Parking, Loading and Access

1107.1202 Setbacks

B. Commercial and Industrial Districts

Off-street parking facilities, including vehicular drives and maneuvering areas, in Commercial or Industrial districts are prohibited within:

1. required landscape buffers (see Chapter 1108);
2. 15 feet, and for properties over 5 acres and/or those with over 500 feet of frontage 30 feet, of street rights-of-way, except for approved driveways from streets;

Approve a waiver to allow parking in the required 30' setback provided that it be removed from the 20' and 25' setback lines shown on the plan and that the landscaping area be extended.

Chapter 1108 Landscaping and Screening

TMC 1108.0202 Frontage Greenbelt

B. Requirements

2. If a parking lot is proposed to be developed in the front of the property, the frontage greenbelt shall include a solid evergreen hedge planting to screen the parking lot so that no headlights of any vehicles can be seen from the public street. Low, undulating earth berms or decorative walls or fencing may also be approved.
3. Frontage greenbelts shall be a minimum width of 15 feet. For properties over 5 acres and/or those with over 500 feet of frontage, the frontage greenbelt shall be a minimum of 30 feet wide measured perpendicular from the street or place right-of-way abutting the property.
5. Stormwater treatment facilities may occupy up to fifty (50%) of the frontage greenbelt provided they meet the criteria outlined in TMC 1108.0206 Stormwater Treatment Facilities. Retention and detention pond stormwater treatment facilities are not permitted within the required frontage greenbelt.

PLAN COMMISSION RECOMMENDATION (cont'd)

Approve a waiver to allow a 20' and 25' frontage greenbelt and a bioretention facility to exceed more than 50% of the frontage greenbelt as shown on the plan provided parking and drive aisles are removed from the required landscape area.

TMC 1108.0204 Parking Lot landscaping (Interior and Perimeter)

B. Area and Dimensional Standards

1. The total interior landscaping required in parking lots is 20 square feet per parking and stacking space. Any landscaping required for frontage greenbelt plantings (Sec. 1108.0202) or that required between the building and parking lot does not account for required interior parking lot landscaping.

C. Quantity Requirements

1. Interior

a.&b. Two canopy trees and six shrubs are required to be installed in interior landscape areas for each 10 parking spaces within the parking lot. One canopy tree may substitute for three shrubs.

2. Perimeter

a. A perimeter landscape buffer shall be provided abutting the parking area and to visually screen all off-street loading facilities from view of Residential districts and public right-of-ways. A minimum of at least one canopy tree must be provided for each 30 linear feet, plus a continuous shrub with a minimum height of 18 inches (when installed so as to achieve full screening at maturity).

Approve a waiver to allow a reduction in the square footage of interior landscaping areas and required canopy trees in both the interior and perimeter landscape buffer as shown on the plan if a continuous row of shrubs is provided along the new parking lot adjacent to Harvest Lane.

TMC 1108.0205 Interior Site Landscaping

B. Standards (Residential)

One tree per 500 square feet of building coverage, or fraction thereof, for all structures. Greenbelt Frontage trees are included in this total, minimum of two trees in the front and side yards. Foundation plantings for the full street-facing building elevation; and landscape areas at major building entrances.

Approve a waiver to forego the required 2 additional trees in the side yard and landscaping at major building entrances provided screening and/or landscaping shall be extended behind the fellowship hall and maintenance building along the 140' diagonal property line. Subject to the review and approval of the Plan director.

PLAN COMMISSION RECOMMENDATION (cont'd)

Chapter 1109 Design Standards

1109.0501 Façade Materials

A. Facades visible from the public right-of-way shall be comprised of at least seventy-five percent (75%) of the total wall area of the façade.

Approve a waiver to allow metal panel siding for the maintenance building along the southern facade visible from the right-of-way.

The Plan Commission further recommends approval 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.

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 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.
3. 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.
4. 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

5. 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 the water service lines shall be submitted to the Division of Engineering Services 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. The current version of "WATER GENERAL NOTES FOR CITY OF TOLEDO PRIVATE WATER MAINS, FIRE LINES AND LARGE SERVICES" shall be included on the plans and can be obtained from the City of Toledo Division of Engineering Services.
9. Plans for new water meter or modifications to the existing water meter shall be submitted to the Division of Water Distribution for review and approval.
10. 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. In the case of renovation, expansion or modification projects, all existing backflow devices must be verified and registered. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-936-2839) to verify the backflow prevention requirements for this site.
11. The design professional or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service line, meter setting or backflow protection device and that these devices are properly installed, tested and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo standards.
12. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

13. Contractors performing work on new or existing fire systems shall be licensed by the State of Ohio Fire Marshall and certified by the City of Toledo Fire & Rescue Department.
14. All existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
15. New fire, domestic, and irrigation taps will be installed by City of Toledo at the developer's expense.
16. Contact the Division of Transportation (419-245-1306) for maintenance of traffic requirements for work in Sylvania Avenue.
17. No objection to site plan. A revision to the storm plan shall be submitted that addresses minor items discussed at a pre-submittal meeting.
18. No earth disturbance may take place without an approved storm water pollution prevention plan (SWP3), including the following:
 - SWP3 submittal cover sheet, contact list, contractor certification form and Ohio EPA SWP3 checklist. The links to these documents can be found at <http://www.tmacog.org/storc/swp3.htm>.
 - Long term maintenance plan and maintenance agreement for the post construction stormwater management practices.
19. Designs incorporating low impact development solutions such as those proposed on the site plan are eligible for a reduction in the property's stormwater utility fee through the Stormwater Credit Program. An application to the program can be found at <http://toledo.oh.gov/services/public-utilities/engineering-services/stormwater-utility-credit-program/>
20. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
21. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
22. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developers cost.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

23. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
24. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.
25. All sanitary sewer manholes in the project area shall have solid lids installed on them.

Sewer and Drainage Services

26. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
27. S&DS requires that the 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 to the public sewer system if this has not been done in the past (2) two years. An electronic (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Environmental Services

28. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
29. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
30. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.
31. Applicant shall maintain compliance with the City of Toledo's stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential stormwater impacts from the modification, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

32. Any effort made to plant non-invasive trees, shrubs and perennials is highly encouraged. http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_Ohio_Invasive_Plant_Species.pdf
33. Applicant shall maintain compliance with the City of Toledo and State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Anti-Noise Laws and Asbestos Abatement.

Transportation

34. All two-way drive aisles need to be a minimum of 26 feet wide per TMC 1107.
35. One-way and do not enter signs need to be added where applicable.

Plan Commission

36. A Zone Change is recommended so that the campus is consolidated under single zoning district. Parcels shall be combined by filing a combination request with the Lucas County Auditor's Office. These actions will minimize potential conflicts with zoning regulations.
37. Parking is not permitted within required landscape buffers or 30 feet of right-of-way for properties over 5 acres or 500' of frontage. Proposed parking encroaches into setbacks along Sylvania Avenue and Harvest Lane. **Applicant must obtain a waiver of TMC 1107.1202.B.1&2 or comply fully with the requirements of said section.**
38. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping. **TMC 1107.1907.A.**
39. A Schedule "D" description of expected parking needs is required for the fellowship hall use. **Shall be submitted for review and approval by the Plan Director.**

PLAN COMMISSION RECOMMENDATION (cont'd)

40. A total of 14 bicycle spaces are required. Individual spaces shall be at least 2' by 6' per slot. **TMC 1108.0902.A.**
41. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A 30' frontage greenbelt is required. The plan provides a 7' to 20' frontage greenbelt along Harvest Lane and Sylvania Avenue, a bioretention facility that exceeds the allowable 50% of the required frontage greenbelt, and lacks a solid evergreen hedge along the parking area adjacent to Harvest Lane. **Applicant must obtain a waiver of TMC 1108.0204.B.1.&C.1. or comply fully with the requirements of said section.**
 - b. Interior parking lot landscaping requires 2,700 sq. ft. of interior landscaping areas, 27 trees, and 81 shrubs. The plan provides an estimated 2,100 sq. ft., 16 trees, and 200 ornamental grass plantings **Applicant must obtain a waiver of TMC 1108.0204.B.1.&C.1. or comply fully with the requirements of said section.**
 - c. Perimeter parking lot landscaping requires an additional tree along the eastern property line and a continuous row of shrubs along the parking area adjacent to Harvest Lane. **Applicant must obtain a waiver of TMC 1108.0204.C.2. or comply fully with the requirements of said section.**
 - d. Interior site landscaping requires 2 additional trees located in the side yard and landscaping installed along the entrance to the fellowship hall. **Applicant must obtain a waiver of TMC 1108.0205.B. or comply fully with the requirements of said section.**
 - e. Fencing and earth berms are limited to 3 ½' feet in the required 30' front setback. Mounding is proposed at the corner of Harvest Lane & Sylvania Avenue but the height is not specified. A wrought iron fence with decorative brick piers will be extended along Sylvania Avenue at a height of 5' for piers and 4'-4" for fencing. The 6' vinyl fence along the eastern property line shall not encroach into the required front yard setback. **Shall be noted on a revised plan. Applicant must obtain a waiver of TMC 1105.0302.A.1 & 1107.2000 or comply fully with the requirements of said section.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- f. 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.
 - g. Canopy trees must be a minimum of 12' in overall height or a minimum caliper of 2 inches, evergreen trees must be a minimum of 5', and shrubs must be at least 18 inches in height or 24 inches in spread when installed.
 - h. If site is ½ acre or larger, 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.
42. High quality building materials must comprise at least 75% of the total wall area for the south elevation of the maintenance shed. Metal paneling is not an acceptable material and shall be revised. **Applicant must obtain a waiver of TMC 1109.0205.B. or comply fully with the requirements of said section.**
43. No new free-standing signs greater than forty-two inches (42") from grade are permitted – any proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code.
44. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
45. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. **Landscaping shall be installed and maintained indefinitely.**
46. 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. Major adjustments will require an amendment to the Special Use Permit.
47. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.

TO: President Cherry and Members of Council
March 15, 2019
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REF: SUP-1007-19

Respectfully Submitted,



Thomas C. Gibbons
Secretary

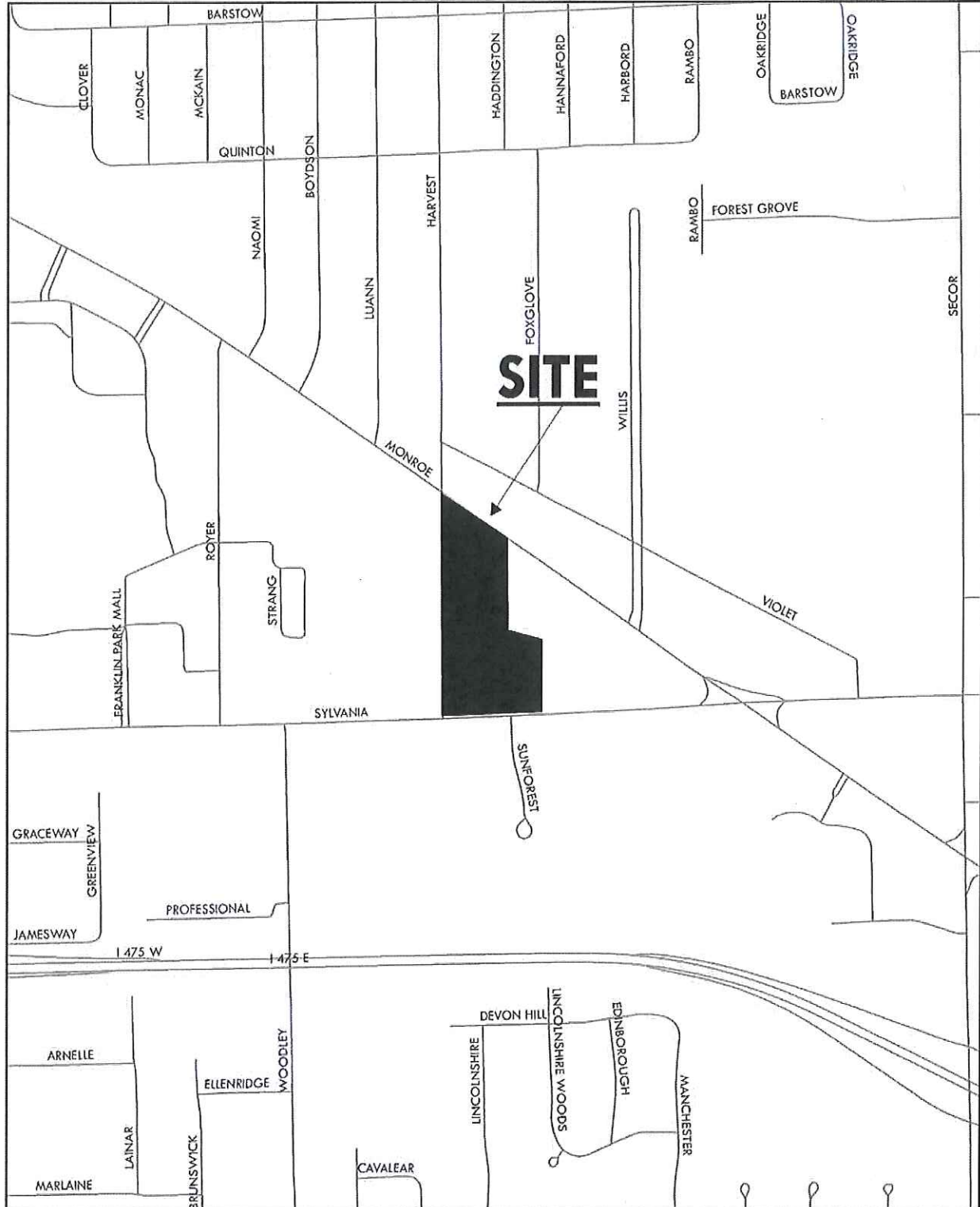
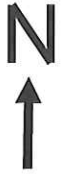
JL

Six (6) sketches follow

Cc: Roman Catholic Diocese of Toledo, 1933 Spielbusch Avenue, Toledo, OH 43604
Mark C. Shambarger, AIA, Cogger/Shambarger Architect, 4427 Talmadge Rd, Suite H,
Toledo, OH 43623
James Colony, P.E., Colony & Colony Engineers, P.O. Box 12656, Toledo, OH 43606
Jay Brewster, ASLA, Eagle Landing Design, 2246 E. Ocean View Ave. #104, Norfolk, VA
23518
Engineering Services
Sewer & Drainage
Environmental Services
Transportation
Lisa Cottrell, Administrator
Josh Lewandowski, Principal Planner

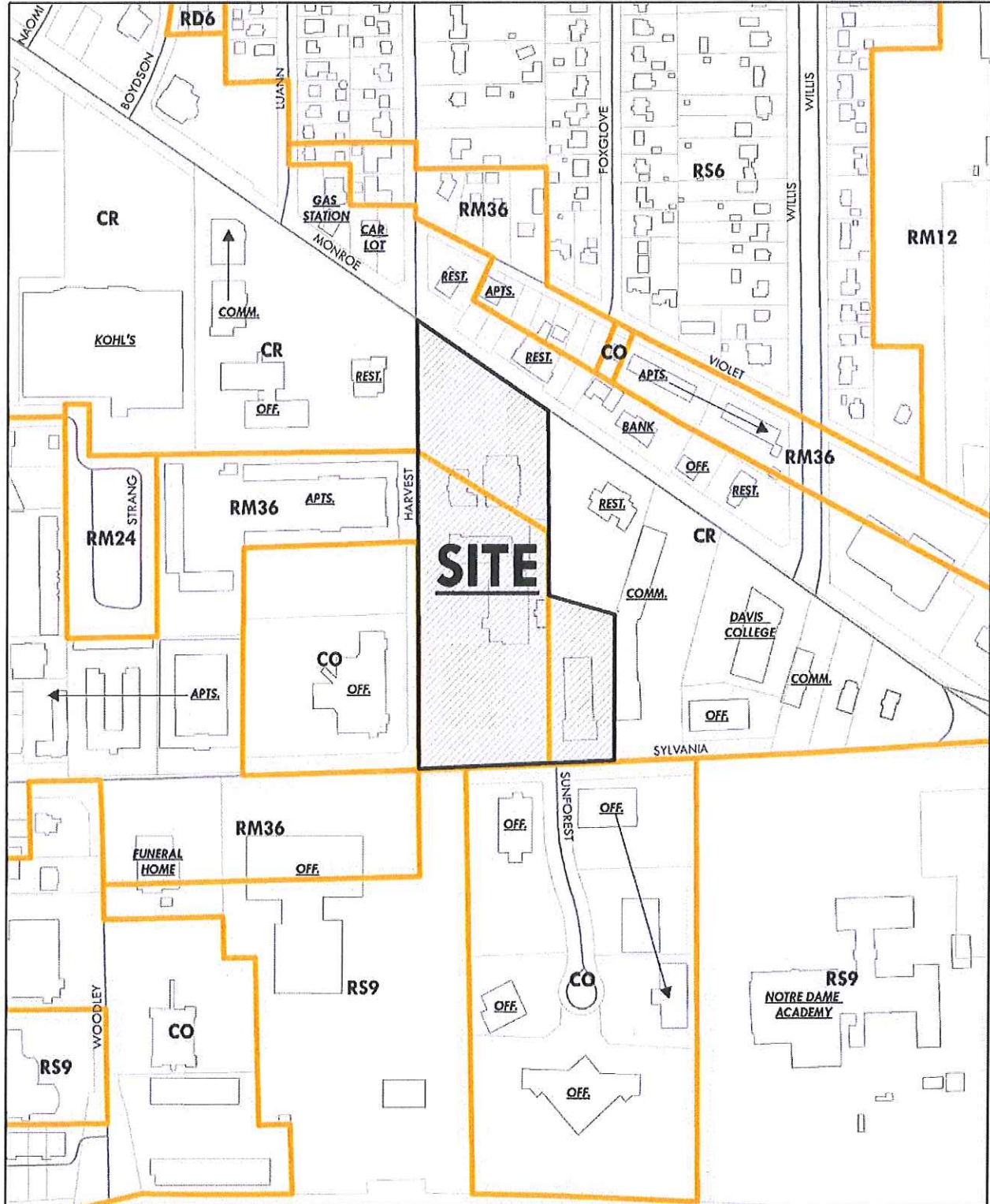
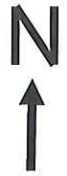
GENERAL LOCATION

SUP-1007-19
ID 77



ZONING AND LAND USE

SUP-1007-19
ID 77



ELEVATIONS MAINTENANCE BUILDING

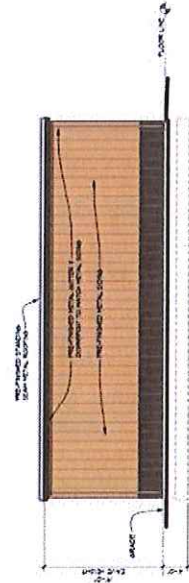
SUP-1007-19
ID 77

**COGER/SHAMBERGER
ARCHITECT, INC.**
418-537-0159 FAX: 418-537-0288
1427 RANKINS ROAD SUITE 11
TOLLEDO, OHIO 43623

CHRIST THE KING CHURCH
400 HAYWEST LANE
TOLLEDO, OHIO 43623
COMMUNITY & WRESTLERS BUILDING ADDITION FOR
PRELIM. ELEVATIONS - MAINTENANCE BLDG.

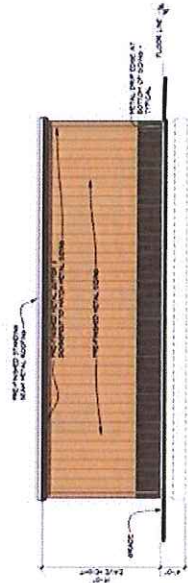
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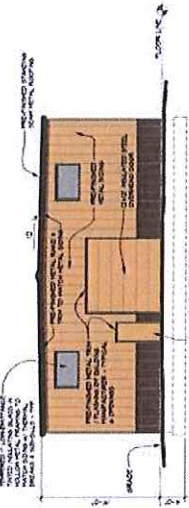
EAST ELEVATION
SCALE: 1/4" = 1'-0"

EAST FACADE MATERIAL AREAS
1 - 1/2" x 1/2" x 1/2"
2 - 1/2" x 1/2" x 1/2"
3 - 1/2" x 1/2" x 1/2"
4 - 1/2" x 1/2" x 1/2"
5 - 1/2" x 1/2" x 1/2"
6 - 1/2" x 1/2" x 1/2"
7 - 1/2" x 1/2" x 1/2"
8 - 1/2" x 1/2" x 1/2"
9 - 1/2" x 1/2" x 1/2"
10 - 1/2" x 1/2" x 1/2"



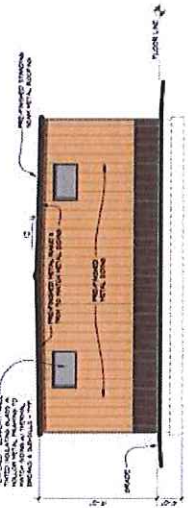
WEST ELEVATION
SCALE: 1/4" = 1'-0"

WEST FACADE MATERIAL AREAS
1 - 1/2" x 1/2" x 1/2"
2 - 1/2" x 1/2" x 1/2"
3 - 1/2" x 1/2" x 1/2"
4 - 1/2" x 1/2" x 1/2"
5 - 1/2" x 1/2" x 1/2"
6 - 1/2" x 1/2" x 1/2"
7 - 1/2" x 1/2" x 1/2"
8 - 1/2" x 1/2" x 1/2"
9 - 1/2" x 1/2" x 1/2"
10 - 1/2" x 1/2" x 1/2"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH FACADE MATERIAL AREAS
1 - 1/2" x 1/2" x 1/2"
2 - 1/2" x 1/2" x 1/2"
3 - 1/2" x 1/2" x 1/2"
4 - 1/2" x 1/2" x 1/2"
5 - 1/2" x 1/2" x 1/2"
6 - 1/2" x 1/2" x 1/2"
7 - 1/2" x 1/2" x 1/2"
8 - 1/2" x 1/2" x 1/2"
9 - 1/2" x 1/2" x 1/2"
10 - 1/2" x 1/2" x 1/2"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NORTH FACADE MATERIAL AREAS
1 - 1/2" x 1/2" x 1/2"
2 - 1/2" x 1/2" x 1/2"
3 - 1/2" x 1/2" x 1/2"
4 - 1/2" x 1/2" x 1/2"
5 - 1/2" x 1/2" x 1/2"
6 - 1/2" x 1/2" x 1/2"
7 - 1/2" x 1/2" x 1/2"
8 - 1/2" x 1/2" x 1/2"
9 - 1/2" x 1/2" x 1/2"
10 - 1/2" x 1/2" x 1/2"