



# TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

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THOMAS C. GIBBONS, DIRECTOR



DATE: June 14, 2019

REF: SUP-9005-18

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

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

SUBJECT: Request for an Amendment to a Special Use Permit, originally approved by Ord. 160-89 and Ord. 65-06, for gas station rebuild at 3504 Lagrange Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 13, 2019 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request - Amendment to Special Use Permit, originally approved by Ord. 160-89 and Ord. 65-06, for gas station rebuild

Location - 3504 Lagrange Street

Applicant - RIDI REIO LLC.  
5131 W. Alexis Road  
Sylvania, OH 43560

Architect - Architecture by Design, ltd.  
5622 Mayberry Square  
Sylvania, OH 43560

### Site Description

Zoning - CS & RS6 / Storefront Commercial & Single-Dwelling Residential

Area - ± 0.56 acres

Frontage - ± 100' along Manhattan Boulevard  
± 215' along Lagrange Street  
± 100' along Majestic Drive

Existing Use - Gas station/convenience store

Proposed Use - Gas station/convenience store

Required Parking - 16 spaces

Proposed Parking - 20 spaces + transit stop reduction credit

Neighborhood Org. - None

Overlay - None

**GENERAL INFORMATION (cont'd)**

Area Description

- |       |   |  |
|-------|---|--|
| North | - | Majestic Drive, auto service repair station / CS |
| South | - | Manhattan Boulevard, library / RD6               |
| East  | - | Alley, single-family dwellings / RS6             |
| West  | - | Lagrange Street, cemetery / CS                   |

Parcel History

- |             |   |   |
|-------------|---|---|
| Z-33-84     | - | Preliminary designation as C-6 District; from C-3 and R-3 to C-6 for the 2200-2500 block & 2700-3500 block of Lagrange Street (C.C. approved on 5/2/1984 by Ord. 341-84). |
| Z-128-84    | - | Final Designation as a C-6 District for the 2200-2500 block & 2700-3500 block of Lagrange Street (C.C. approved on 9/19/1984 by Ord. 730-84).                             |
| SUP-262-88  | - | Special Use Permit to remodel a service station at 3504 Lagrange Street (P.C. approved on 2/2/1989, C.C. approved on 2/21/1989 by Ord. 160-89).                           |
| SUP-6007-02 | - | Special Use Permit for Gasoline & Fuel Sales - Convenience Store at 3504 Lagrange Street (P.C. disapproved on 9/12/2002, C.C. approved on 1/31/2006 by Ord. 65-06).       |
| V-87-19     | - | Vacation of 20' wide alley between Majestic Drive and Manhattan Boulevard, adjacent to Lots 12-18 and Lot 56 in the Manhattan Park Subdivision ( <i>companion case</i> ). |

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Storefront Commercial Additional Review Procedures

## STAFF ANALYSIS

The applicant is requesting an amendment to Special Use Permit, originally granted by Ord. 160-89 and Ord. 65-06, for gas station rebuild at 3504 Lagrange Street. The ±0.56-acre site is a corner lot with frontages along Lagrange Street, Manhattan Boulevard and Majestic Drive. The site is zoned CS Storefront Commercial and located within the C-6 Lagrange – Central Neighborhood Business District. Surrounding land uses include; an auto service station to the north across Majestic Drive, single-family homes across the alley to the east, a public library to the south across Manhattan Boulevard and a cemetery across Lagrange Street to the west.

The applicant is requesting the amendment to the Special Use Permit (*SUP-262-88 & SUP-6007-02*) in order to demolish and rebuild the existing gas station with a car wash. A Special Use Permit is required for all new gas stations within the City of Toledo. The applicant has submitted a request to Vacate the alley adjacent to the site as companion case V-87-18. As a condition of approval, the alley shall be vacated in order to allow for the expansion of the gas station. Additionally, since the alley is currently split zoned RS6 Single Dwelling Residential & CS Storefront Commercial, a Petition to City Council shall be submitted for a Zone Change from RS6 to CS in order to allow for the proposed expansion of the gas station on the vacated alley.

### C-6 Lagrange – Central Neighborhood Business District

The site is located within an area identified as “Service Commercial Area 1” in the *Land Development Standards and Guidelines of the Lagrange – Central Neighborhood Business District*, (adopted by City Council on 10/2/1984 by Ord. 730-84). The purpose of the C-6 (CS Storefront Commercial) zoning is to insure a harmonious relationship between buildings and neighboring areas within the community. It is an attempt to provide flexibility and encourage imaginative design in the rehabilitation of buildings and new construction while maintaining the architectural integrity of the older buildings that presently exist along Lagrange Street.

The C-6 standards and guidelines were specifically prepared for the areas zoned C-6 along Lagrange Street by those primarily affected by the regulations: business people and owners of property located within the business district. Assistance in their preparation was provided by the Toledo-Lucas County Plan Commissions. The standards and guidelines are not meant to prohibit development or redevelopment, rather they are designed to encourage the revitalization of Lagrange Street as a viable commercial district serving the surrounding residential community.

**STAFF ANALYSIS (cont'd)**

Parking and Circulation

Pursuant to Section IV. – *Off-street Parking Requirements* of the Land Development Standards and Guidelines of the Lagrange – Central Neighborhood Business District, retail stores and service establishments are required to provide one (1) space for each four hundred (400) square feet of floor area. Additionally, one (1) space is required for each fuel pump on the site. The submitted plan indicates a 3,267 square foot building and eight (8) pumps on the site; therefore, sixteen (16) parking spaces are required for the site. The site plan submitted indicates that twelve (12) parking spaces are available with one (1) space at each of the eight (8) fuel pumps, resulting in a total of twenty (20) parking spaces on site.

In addition to the required off-street parking, the minimum number of accessible parking spaces that must be provided is one (1) van-accessible space. Accessible spaces should be located closest to the door in order to provide more appropriate access for persons with disabilities. The site plan submitted depicts the minimum number of accessible spaces required.

Furthermore, bicycle parking is also required for the convenience store land use. Per TMC§1107.0300 – *Off-Street Parking Schedule "A"*, a minimum number of one (1) bicycle slot shall be provided per ten (10) parking spaces. The minimum number of bicycle parking required on site is two (2) spaces, measured at least two-feet (2') by six-feet (6') per slot. The site plan submitted depicted the appropriate number of bicycle parking spaces.

Pursuant to TMC§1107.1202(B), off-street parking facilities, including vehicular drives and maneuvering areas, in Commercial or Industrial districts are prohibited within twenty-five feet (25') from Residential districts. The site plan submitted depicts parking spaces and the car wash stacking lane within this required setback along the residential properties to the east. As a result, the applicant has requested a waiver of twenty-feet (20') to allow the car wash stacking lane in its current location. The three (3) parking spaces abutting the residential property shall be removed in order to comply with the regulation and listed as a condition of approval.

## STAFF ANALYSIS (cont'd)

### Parking and Circulation (cont'd)

The Division of Transportation has not objected to the proposed site plan although they have identified several issues which are included as conditions of approval. These issues have been attributed to the proposed addition of the car wash which limit the maneuverability of the site. First, 10'x20' vehicle stacking is required on both sides of gas pump islands required and the stacked vehicles at the gas pumps would block the drive aisle. Second, a 25' wide drive aisle from vehicle stacking spaces is required for two-way traffic. Third, no driveway to Majestic Drive is permitted. Vehicles will not obey one-way signage and could potentially stack out into Majestic Drive. Additionally, the curb cut on Lagrange Street closest to Manhattan Boulevard shall be closed. Finally, the existing curb cuts and approaches of the vacated alley will need to be removed and the new curb to match existing adjacent curb. A suitable layout to the Division of Transportation was determined in a meeting prior to the submitted site plan, but was not followed. A revised site plan shall be submitted addressing the Division of Transportation's conditions of approval.

### Landscaping

Due to its location within the CS zoning district, the site is required to adhere to the Urban Commercial Landscape Standards. The intent of these standards is recognizing that compliance with the landscape standards of TMC§1108.0200 may be difficult or impossible for urban, pedestrian-oriented development and to therefore provide more flexible landscape standards for the redevelopment of existing structures and infill developments.

The site plan submitted depicts one (1) shrub per five-feet (5') along all frontages with the installation of interior site landscaping to bring the site into compliance with the Urban Commercial Landscape Standards. Additionally, the applicant is proposing to install a new six-foot (6') high solid wood fence along the eastern property line. However, the site plan did not depict any plantings in this area. A minimum of forty-nine (49) plantings shall be installed within this landscape area and listed as a condition of approval.

### Building Materials

As stated in Section VII. – *Architectural Standards* of the Land Development Standards and Guidelines, new construction shall be designed to be compatible in materials, size, color, and texture with the earlier buildings and immediate surrounding areas. Additionally, pursuant to Design Standards of TMC§1109.0500, predominate exterior building materials shall be high-quality materials consisting of wood, brick, stone. The building elevations submitted indicates the façades are constructed of stone veneer, stucco and glass. The proposed building elevations are in compliance with the Land Development Standards and Guidelines design criteria.

**STAFF ANALYSIS (cont'd)**

Building Materials (cont'd)

Moreover, pursuant to TMC§1104.0903(A&B), canopies shall be set back a minimum of ten-feet (10') from the property line and pump islands shall be set back a minimum of fifteen-feet (15') from the property line. The existing canopy and pump islands on the site are located within the required setback. The applicant shall obtain a waiver to TMC§1104.0903(A&B) to allow for the existing canopy and pump islands to remain within the required setbacks and listed as conditions of approval. Furthermore, canopies shall be designed to be consistent with the building materials and colors of the principal building. Support columns shall be brick, brick base, or other durable materials compatible with the principal building and shall extend from grade to the bottom of the canopy. The support columns of the existing canopy shall be constructed of durable materials (i.e. brick) compatible with the principal building and listed as a condition of approval.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan identifies the future land use designation as Urban Village. Urban Village is a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The proposed development conforms to the future land use designation identified in the 20/20 Comprehensive Plan.

Staff recommends approval of the amendment to the Special Use Permit because the site is existing and compatible with the established land uses along Lagrange Street. Additionally, the proposed amendment meets the approval of the Division of Transportation, subject to the conditions of approval. Finally, the proposed use complies with all applicable provisions of the Zoning Code and the Land Development Standards and Guidelines of the Lagrange – Central Neighborhood Business District.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of SUP-9005-18, an amendment to Special Use Permit, originally approved by Ord. 160-89 and Ord. 65-06, for gas station rebuild at 3504 Lagrange Street, to Toledo City Council for the following three (3) reasons:

1. The Division of Transportation has not objected to the proposed amendment.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

2. The proposed use complies with all applicable provisions of the Zoning Code and the Land Development Standards and Guidelines of the Lagrange – Central Neighborhood Business District (TMC§1111.0706(B) – *Review & Decision Making Criteria*).
3. The request is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC§1111.0706(C) – *Review & Decision-Making Criteria*).

The Toledo City Plan Commission make the following recommendations to the Toledo City Council on the waivers requested for the Special Use Permit amendment at 3504 Lagrange Street:

**Chapter 1104 Use Regulations**

**Sec. 1104.0903 – A. & B. General Requirements**

A. Canopies shall be set back a minimum of 10 feet from the property line, and shall be designed to be consistent with the building materials and colors of the principal building. Support columns shall be brick, brick base, or other durable materials compatible with the principal building.

B. Pump islands shall be set back a minimum of 15 feet from the property line.

Approve a waiver to allow the canopy within ten-feet (10') of the property line and the pump islands within fifteen-feet (15') of the property line.

**Chapter 1107 Parking, Loading, and Access**

**Sec. 1107.1202 – 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;
3. 25 feet for properties less than 5 acres and/or those with less than 500 feet of frontage of the street right-of-way when located within 50 feet of a Residential district that fronts on the same street as the lot containing the off-street parking area; and
4. 10 feet from all RS and RD districts.

Approve a waiver of twenty-feet (20') from the required twenty-five feet (25') to allow an off-street parking facility, including vehicular drives and maneuvering areas, when abutting a Residential district.

### PLAN COMMISSION RECOMMENDATION (cont'd)

The Toledo City Plan Commission further recommends approval of SUP-9005-18, an amendment to Special Use Permit, originally approved by Ord. 160-89 and Ord. 65-06, for gas station rebuild at 3504 Lagrange Street, to Toledo City Council subject to the following **fifty-nine (59)** conditions:

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

#### Division of 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.  
  
Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.
5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.



**PLAN COMMISSION RECOMMENDATION (cont'd)**

Division of Engineering Services (cont'd)

6. Plans for new water service lines or modifications to the existing water service lines shall be submitted to the Division of Engineering Services for review and approval.
7. 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.
8. 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.
9. 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.
10. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
11. If existing water service lines are not to be reused, they shall be abandoned by the City of Toledo at the developer's expense.
12. New fire, domestic, and irrigation taps will be installed by City of Toledo at the developer's expense.
13. Maintain 10 feet of horizontal clearance between proposed water service and sanitary or storm sewers. Maintain 4 feet of horizontal clearance between proposed water service and any other underground utility. Maintain 18 inches of vertical clearance between proposed water service and sanitary or storm sewers. Maintain 12 inches of vertical clearance between proposed water service and any underground utility.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Division of Engineering Services (cont'd)

14. All developments are required to provide internal drainage, stormwater detention, post-construction stormwater best management practices (BMP's) and a stormwater pollution prevention plan (SWP3), for all area(s) disturbed regardless of pre-and post-construction land use. Detention of a flood control volume is required on account of city storm sewer capacity restrictions, unless calculations by the site engineer are presented to the city and found acceptable showing adequate capacity in the city storm sewer.
15. Submit for stormwater review & approval, in compliance with the latest version of the City of Toledo's Infrastructure Design and Construction Requirements <http://toledo.oh.gov/services/public-utilities/engineering-services/plan-review-process/>
  - Detailed site grading plan
  - Plans and calculations for storm sewer service, stormwater detention and post-construction best management practices (BMP's).
  - Long term maintenance plan and maintenance agreement for Detention and Post-Construction BMP's for long term maintenance of the private facilities. Stormwater Detention and Post-Construction BMP's are required to be maintained into perpetuity.
16. No construction work, including any earth disturbing work will be permitted without an approved SWP3 – including a completed 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>.
17. A footprint for a stormwater management practice is not shown. If the practice will be underground detention, note that a proprietary system has specific requirements:
  - The Contractor / Project Owner shall have a representative of the proprietary manufacturer on-site to advise contractor on installation procedure.
  - The Contractor / Project Owner will provide the City of Toledo with as-built plan sheets certifying the correct installation and function of the system.
  - The site designer's maintenance plan shall be reviewed and approved by the proprietary system manufacturer prior to submitting to the city for review and approval.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Division of Engineering Services (cont'd)

18. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program. Information on this program can be found at <http://toledo.oh.gov/services/public-utilities/engineering-services/stormwater-utility-credit-program/>
19. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
20. 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.
21. 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.

Sewer & Drainage Services

22. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
23. 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 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 Sewer & Drainage Services demonstrating the lines cleaning and integrity.

Fire Prevention

No comments or concerns.

Division of Environmental Services

24. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
25. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Division of Environmental Services (cont'd)

26. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.
27. 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.
28. Any effort made to plant non-invasive trees, shrubs and perennials is highly encouraged. <http://ohiodnr.gov/portals/0/pdfs/invasives/ohio-invasive-plants-0400.pdf>
29. 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 Asbestos and Anti-Noise Laws.

Division of Transportation

30. Curb cut on Lagrange Street closest to Manhattan Boulevard shall be closed.
31. Existing curb cuts and approaches of vacated alley to be removed. New curb to match existing adjacent curb.
32. A suitable layout to Division of Transportation was determined in a meeting prior to this revised plan, but was not followed.

Plan Commission

33. A revised site plan shall be submitted satisfying the Division of Transportation's conditions of approval.
34. All previous conditions of approval from SUP-262-88 (*Ord. 160-89*) & SUP-6007-02 (*Ord. 65-06*) shall apply and remain in effect.
35. The adjacent alley shall be vacated in order to allow for the expansion of the gas station.
36. A Petition to City Council shall be submitted for a Zone Change from RS6 Single-Dwelling Residential to CS Storefront Commercial in order to allow for the expansion of the gas station on the proposed vacated alley.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

37. Canopies shall be set back a minimum of 10 feet from the property line, and shall be designed to be consistent with the building materials and colors of the principal building. Support columns shall be brick, brick base, or other durable materials compatible with the principal building. The Planning Director may require a peaked roof to complement the principal building (TMC§1104.0903). **Not acceptable as depicted on site plan submitted. The support columns shall be depicted on a revised building elevation. Plan Commission recommended approval of waiver to TMC§1104.0903 (A) in order to allow for the canopy within 10 feet of the property line.**
38. Pump islands shall be set back a minimum of 15 feet from the property line. **Not acceptable as depicted on site plan submitted. Plan Commission recommended approval of waiver to TMC§1104.0903 (B) in order to allow for the pump islands within 15 feet of the property line.**
39. Non-petroleum displays must be within 25 feet of the building but not within 25 feet of any right-of-way. The maximum height of such displays shall not exceed 5 feet.
40. Free air (with the capability of filling standard automobile tires), water, and restrooms shall be provided and maintained during operating hours of the station.
41. Off-street parking facilities, including vehicular drives and maneuvering areas, in Commercial or Industrial districts are prohibited within twenty-five feet (25') from Residential districts (TMC§1107.1202(B)). **Not acceptable as depicted on site plan submitted. Plan Commission recommended approval of waiver to TMC§1107.1202(B). The three (3) parking spaces abutting the residential property shall be removed and depicted on a revised site plan.**
42. All parking spaces reserved for use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700; **acceptable as depicted on site plan.**
43. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300), which requires one (1) bicycle parking slot per ten (10) parking spaces; **acceptable as depicted on site plan.**
44. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code. **Acceptable as depicted on site plan.**

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

45. 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)).
46. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities (TMC§1107.1906).
47. The building design shall meet the requirements of TMC§1109.0500 *Building Façade Materials and Color* and Section VII. of the Land Development Standards and Guidelines. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods as a predominant material. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors. **Acceptable as depicted on building elevations submitted. A colored building elevation shall be submitted.**
48. Any roof structure visible from the street, or from other buildings shall be finished so as to be harmonious with other visible building walls.
49. Any new mechanical equipment placed on the roof shall be so located as to be hidden from view from the shopping streets and to be as inconspicuous as possible from other viewpoints.
50. Metal bars over windows and metal pull-down grates (“hurricane doors”) shall be prohibited within the entire C-6 project area.
51. All projections, such as flues, vents, gutters and downspouts shall be painted to match the color of the surface from which they project.
52. New equipment shall be screened with suitable material of a permanent nature and finished to harmonize with the rest of the building.
53. All new signs erected, and existing signs relocated, modified or repainted subsequent to the adoption of the C-6 Development Standards shall conform to the Sign Requirements of Section VIII. in the Land Development Standards and Guidelines of the Lagrange – Central Neighborhood Business District.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

54. 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 minimum four-foot (4') greenbelt shall be installed along all frontages and include a hedge, wall, or other durable landscape barrier that provides adequate screening of at least three (3) feet in height shall be placed along the perimeter of such landscaped strip. Fences and walls shall not exceed three-feet six-inches (3'6") in height. **Acceptable as depicted on site plan submitted.**
- b. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway. Perimeter landscaping must consist of a landscape area at least five-feet (5') in width, exclusive of easements, sidewalks, or rights-of-way, planted with at least one shrub for every three to five-feet (3-5') feet of property line, as determined by growth characteristics. **Not acceptable as depicted on site plan submitted. A minimum of forty-nine (49) plantings shall be installed along the eastern property line where the site abuts the residential district and depicted on a revised landscaping plan.**
- c. The abutting property is zoned and used for residential uses, a wall or hedge or other durable landscape barrier that provides adequate screening of at least four-feet (4') in height shall be provided. Fences and walls shall not exceed seven-feet (7') in height. **Acceptable as depicted on site plan submitted. A five-foot (5') perimeter landscaping area and six-foot (6') high wood stockade fence has been proposed.**
- d. All parking spaces must be within 100 linear feet of a landscaped area.
- e. Topsoil must be back filled to provide positive drainage of the landscape area.
- 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. 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.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)


- 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.
  - i. The location, height and materials for any fencing to be installed and maintained. Pursuant to TMC§1105.0302(A)(1), fences may not exceed 3½ feet (42") in height in the required front (10') setback; and
  - j. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties). **Illumination of parking facilities shall be arranged so as not to reflect direct rays of light into any adjacent residential area. In no case shall direct and indirect illumination from the source of light exceed an illumination level maximum of one-half foot candle when measured at the nearest point of the lot line in a residential area.**
55. 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.**
56. 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 Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
57. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
58. 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.
59. 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.



TO: President Cherry and Members of Council  
June 14, 2019  
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REF: SUP-9005-18

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is fluid and cursive, with the first name being the most prominent.

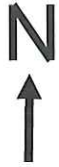
Thomas C. Gibbons  
Secretary

Four (4) sketches follow

Cc: RIDI REIO LLC.; 5131 W. Alexis Road, Sylvania, OH 43560  
Tadd Stacy; Architecture by Design, Ltd.; 5622 Mayberry Square, Sylvania, OH 43560  
Lisa Cottrell, Administrator  
Ryne Sundvold, Associate Planner

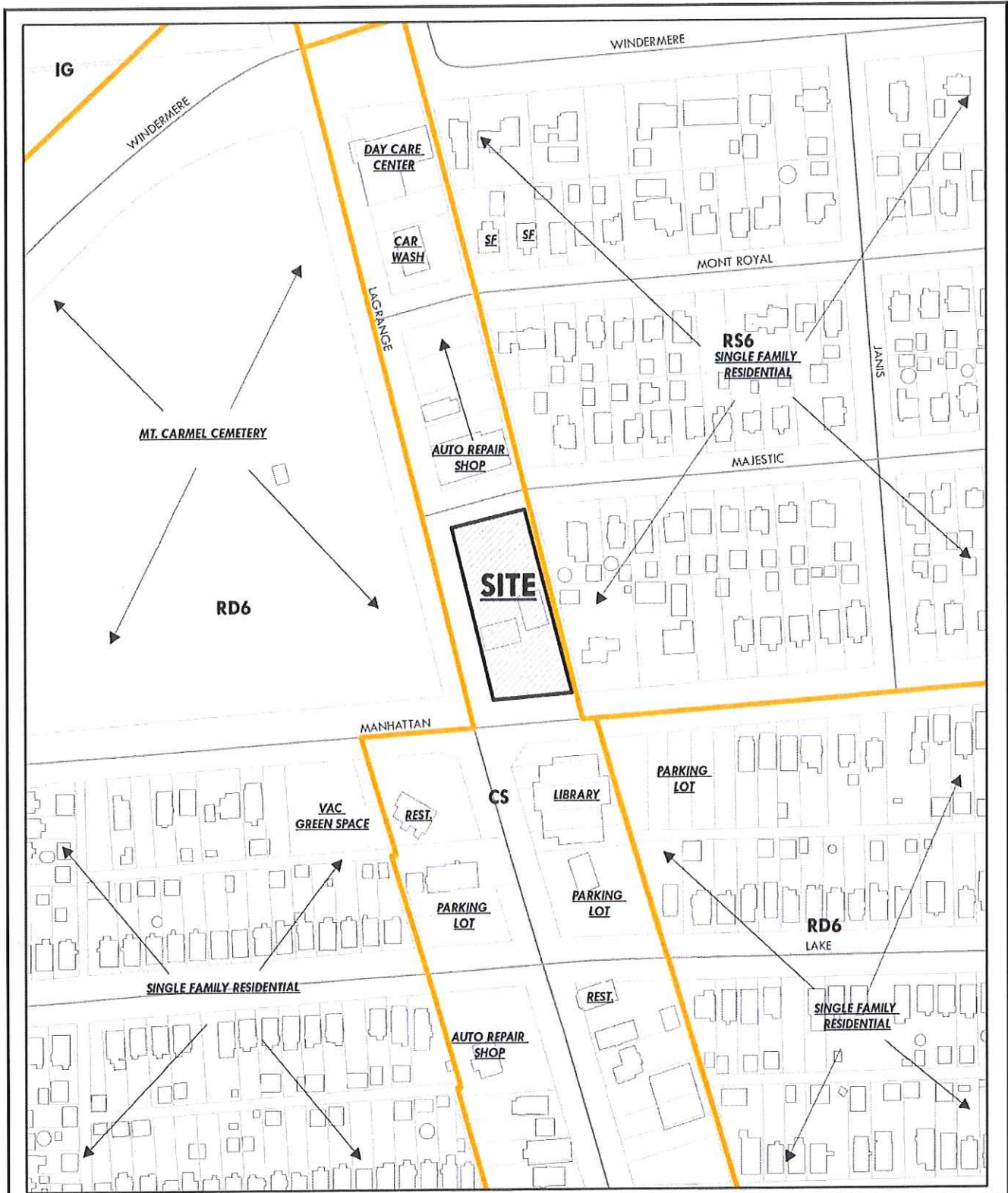
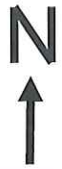
# GENERAL LOCATION

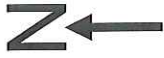
SUP-9005-18  
ID 07



# ZONING AND LAND USE

SUP-9005-18  
ID 07

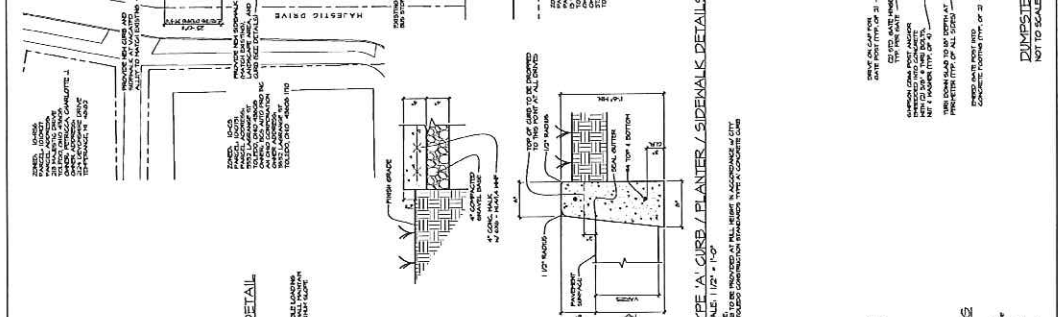
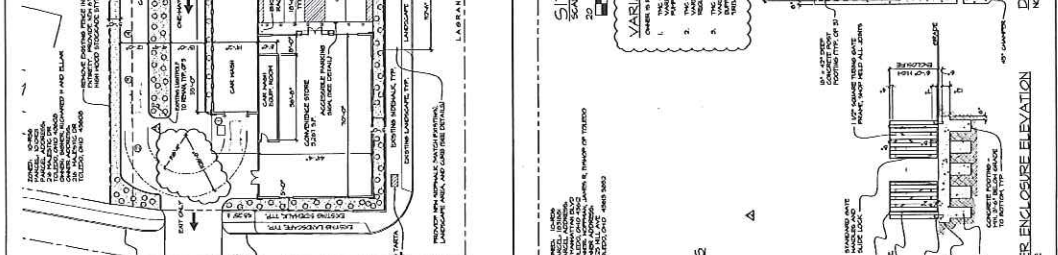
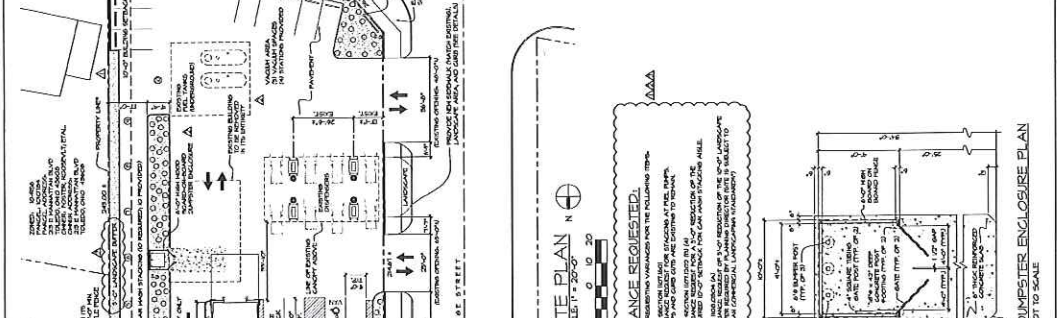
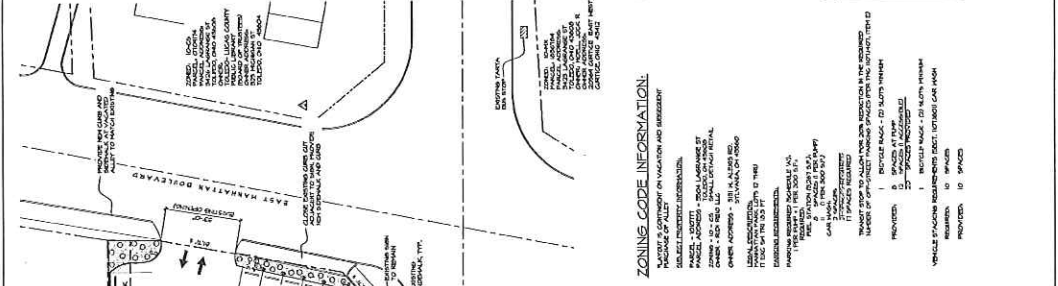




**SUP-9005-18**  
ID 07

# SITE PLAN

PROJECT NO.	27474
DATE	12/15/17
SCALE	AS SHOWN
CLIENT	STOP AND GO #4
PROJECT	SITE PLAN REVIEW / SPECIAL USE PERMIT
LOCATION	5304 LAGRANGE STREET TOLEDO, OHIO
DESIGNED BY	Architecture by Design, Ltd.
CONTACT	(419) 824-3311   architecture@adl.com
ADDRESS	5822 Kelleys Square, Sylvania, Ohio 44870



**CONCRETE PAVEMENT NOTES:**  
PARKING AREAS SHALL BE CONCRETE WITH A MINIMUM STRENGTH OF 4,000 PSI. FINISH SHALL BE EXPOSED AGGREGATE.  
LANDSCAPE AREAS SHALL BE CONCRETE WITH A MINIMUM STRENGTH OF 4,000 PSI. FINISH SHALL BE POLISHED CONCRETE.  
LANDSCAPE AREAS SHALL BE CONCRETE WITH A MINIMUM STRENGTH OF 4,000 PSI. FINISH SHALL BE POLISHED CONCRETE.

**PLANT MATERIAL LIST:**  
0 10' HYDRANGEA (MINIMUM 10' HIGH)  
0 12' HYDRANGEA (MINIMUM 12' HIGH)  
0 14' HYDRANGEA (MINIMUM 14' HIGH)

**SHRUB PLANTING:**  
10' x 10' PLANTING SPACES  
10' x 10' PLANTING SPACES  
10' x 10' PLANTING SPACES

**ACCESSIBLE PARKING DETAIL:**  
SCALE: 1/8" = 1'-0"

**ACCESSIBLE PARKING SIGN DETAIL:**  
SCALE: 1/8" = 1'-0"

**CONCRETE PAVEMENT DETAIL:**  
SCALE: 1/8" = 1'-0"

**PLANT MATERIAL LIST:**  
SCALE: 1/8" = 1'-0"

**SHRUB PLANTING:**  
SCALE: 1/8" = 1'-0"

**DUMPSTER ENCLOSURE ELEVATION:**  
SCALE: 1/8" = 1'-0"

**DUMPSTER ENCLOSURE PLAN:**  
SCALE: 1/8" = 1'-0"

# ELEVATIONS

SUP-9005-18  
ID 07

