



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: December 7, 2020

REF: SUP-11002-20

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 Homeless Shelter at 22283 Ashland Ave.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 3 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Special Use Permit for Homeless Shelter
Location	-	2283 Ashland Ave
Applicant	-	Beach House Inc. 2421 Broadway St Toledo, OH 43609
Design Professional	-	Mannik & Smith Group 1800 Indian Wood Circle Maumee, OH 43537

#### Site Description

Existing Zoning	-	CO / Office Commercial
Proposed Zoning	-	CM / Mixed Commercial
Area	-	± .68 acres
Frontage	-	± 150' along Ashland Ave
Existing Use	-	Office
Proposed Use	-	Office, Homeless Shelter

**GENERAL INFORMATION (Cont'd)**

Area Description

North	-	CO / Multi-Family Residential
South	-	CO / Medical Office
East	-	CO / Post Office
West	-	CO / Office, Multi-Family Residential

Parcel History

SpP-2-77	-	Special Permit to construct 35'x45' addition
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Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant, Beach House Inc, is requesting a Special Use Permit for a Homeless Shelter at 2283 Ashland Ave. The applicant currently operates offices in the subject building, with a shelter on Erie Street in Vistula. Covid-19 has caused unpredictable residual effects, and as a result, additional housing is needed for individuals experiencing homelessness. Additionally, social distancing practices require additional overflow space. The proposal would allow existing offices in the building to be transformed into bedrooms.

The proposal would allow for seventeen (17) new bedrooms to house families, women and children. The current kitchen is proposed to be updated and offer staff making meals for participants. Residential specialists, housing specialists and case managers will occupy existing office space in the front of the building, with staff on site 24 hours per day. Security measures will include keypad access locks on all doors, video monitoring in common areas and outside the building, and security patrolling the building.

The existing office building has frontage on Ashland Ave and is surrounded by a variety of office and multi-family uses. Upon the approval of a zone change to CM (See Z-11001-20), a Homeless Shelter will be permitted here, subject to the approval of a Special Use Permit.

The applicant has attended a meeting of the Old West End Historic District Commissions and presented the application. A few minor questions were answered, no additional concerns were found. A neighborhood meeting has been scheduled for December 1<sup>st</sup>, 2020 at 6:00 pm over Zoom.

## **STAFF ANALYSIS (Cont'd)**

### Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*, a Homeless Shelter requires one (1) parking space per every four (4) residents. The applicant states that the proposed shelter could accommodate up to seventy-five (75) residents. As such, a minimum of nineteen (19) spaces are required. The site will also contain office space. The site is existing and offers thirty-eight (38) parking spaces, which Plan Commission staff has determined to be sufficient. Per TMC§1107.0300, one (1) bicycle parking stall is required for every ten (10) parking spaces. A bicycle rack is required as condition #30.

### Building Design

The building is existing and no exterior changes are proposed. Any future exterior changes are subject to review of the Old West End Historic District Commissions.

### Landscaping

The site is existing and proposed exterior changes are minimal. To bring the site closer to compliance with TMC§1108, *Landscaping and Screening*, the addition of one (1) canopy tree within the frontage greenbelt is required. Foundation plantings and dumpster screening are also required. No other landscaping improvements are proposed or required.

### Group Living and Day Care - Spacing

A homeless shelter is subject to the Group Living and Spacing requirements outlined in TMC§1104.1000, and must be at least five hundred (500) feet from another Group Living Facility, Type A Family Day Care Home, and Nonresidential Drug and Alcohol Center that is also subject to these spacing requirements. Additionally, no more than one such facility may be located on the same block. No spacing violations exist; the proposed use is permitted at this site.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan recommends this land be used for Neighborhood Commercial purposes. The Toledo 20/20 Plan defines Neighborhood Commercial as “predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale offices and mixed uses may be included.” The proposal offers a medium scale mixed use/office space, and is supported by the Comprehensive Plan.

**STAFF ANALYSIS (Cont'd)**

Subject to the approval of a zone change from CO (Office Commercial) to CM (Mixed Commercial), the proposed use will be permitted. The proposal meets an increasing need in the community and will offer a mix of multi-family residential and office uses, which are compatible with surrounding multi-family residential, medical office, and office uses. The proposed location meets all use-specific requirements of TMC§1104.1000 and does not create any spacing violations. Staff recommends approval.

**PLAN COMMISSION RECOMMENDATION**

The Plan Commission recommends that the City Council approve SUP-11002-20, a Special Use Permit for a Homeless Shelter at 2283 Ashland Ave, for the following two (2) reasons:

1. The proposed use meets the stated purpose of the Zoning Code [TMC§1111.0706(B) – *Review & Decision Making Criteria*], and
2. The proposed use complies with all applicable provisions of this Zoning Code [TMC§1111.0706(C) – *Review & Decision-Making Criteria*].

The Plan Commission recommends approval of the request for a Special Use Permit for a Homeless Shelter at 2283 Ashland Ave subject to the following **twenty-five (25)** 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.
5. Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.
6. A Stormwater Pollution Prevention Plan (SWP3) submittal shall be approved by the city prior to commencement of construction.
  - Submittal of the completed CGP checklist is required for a full stormwater review of the proposal; therefore, it shall be submitted in order for the city to issue a list of required stormwater corrections.
  - SWP3 shall include, in its final form, a list of responsible parties and their contact information. Form is available at: <http://www.tmacog.org/storc/swp3.htm>.
7. Being in or adjacent to a flood hazard zone, this area is subject to Toledo Municipal Code, Chapter 1110, which must be complied with in full. Application shall be made for a Floodplain Hazard Development Permit through City Building Inspection One Stop Shop. An escrow agreement may be required if a Conditional Letter of Map Revision or Letter of Map Revision are required to be submitted to the Federal Emergency Management Agency per TMC 1110.

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

Division of Engineering Services (Cont'd)

8. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

Division of Sewer and Drainage Services

Conditions waived by Plan Commission

Department of Environmental Services

9. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.

Department of Environmental Services

10. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
11. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
12. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials.  
[http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives\\_to\\_Ohio\\_Invasive\\_Plant\\_Species.pdf](http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_Ohio_Invasive_Plant_Species.pdf)
13. Applicant shall maintain compliance with the City of Toledo and the 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 the Anti-Noise Laws.

Fire and Rescue Department

On review of the submitted site plan for 2283 Ashland we have not comments or concerns.

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

Division of Transportation:

14. All parking spaces must be shown with dimensioning per TMC 1107.
15. Bicycle parking must be shown per TMC 1107.
16. A dumpster location must be shown on site plan.

Plan Commission

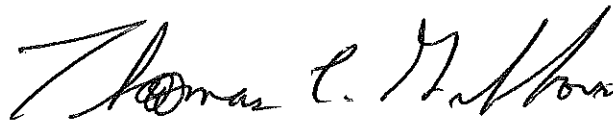
17. A revised site plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. An extensively landscaped frontage greenbelt shall be provided along public right-of-ways and shall include at least one (1) tree for every thirty (30) feet of frontage. The site is existing and minimal changes are proposed; to bring the site closer to compliance, at least one (1) new canopy tree shall be provided in front of the building and/or in front of the parking area. (TMC§1108.0202)
  - b. Foundation plantings are required along all portions of the building visible from the right-of-way. In the existing landscape bed surrounding the front porch, foundation plantings shall be installed and maintained. (TMC§1108.0205)
  - c. The dumpster shall be screened by a combination of a solid wall/fence and evergreen plantings, subject to the approval of the Director. (TMC§1108.0203.G)
  - d. The site is existing, minimal exterior changes are proposed, and surrounding properties also have commercial zoning. For these reasons, no additional landscaping improvements are required. An irrigation plan is not being required.
  - e. Canopy trees must be a minimum of 12' in overall height or a minimum caliper of 2 inches and evergreen trees must be a minimum of 5.
18. Bicycle parking is required per TMC.1107.0300. A bike rack with a minimum of four (4) bicycle parking slots shall be shown on a revised site plan.
19. Any future exterior changes are subject to the review of the Old West End Historic District Commissions.
20. No new free-standing signs greater than forty-two inches (42") from grade are permitted.

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

Plan Commission (Cont'd)

21. 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.
22. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
23. Occupancy permit will not be granted until a complete site plan is submitted for Plan Director approval, the site plan must include lot dimensions, zoning, parking lot dimensions and layout, and any existing easements.
24. 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.
25. 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.

Respectfully Submitted,



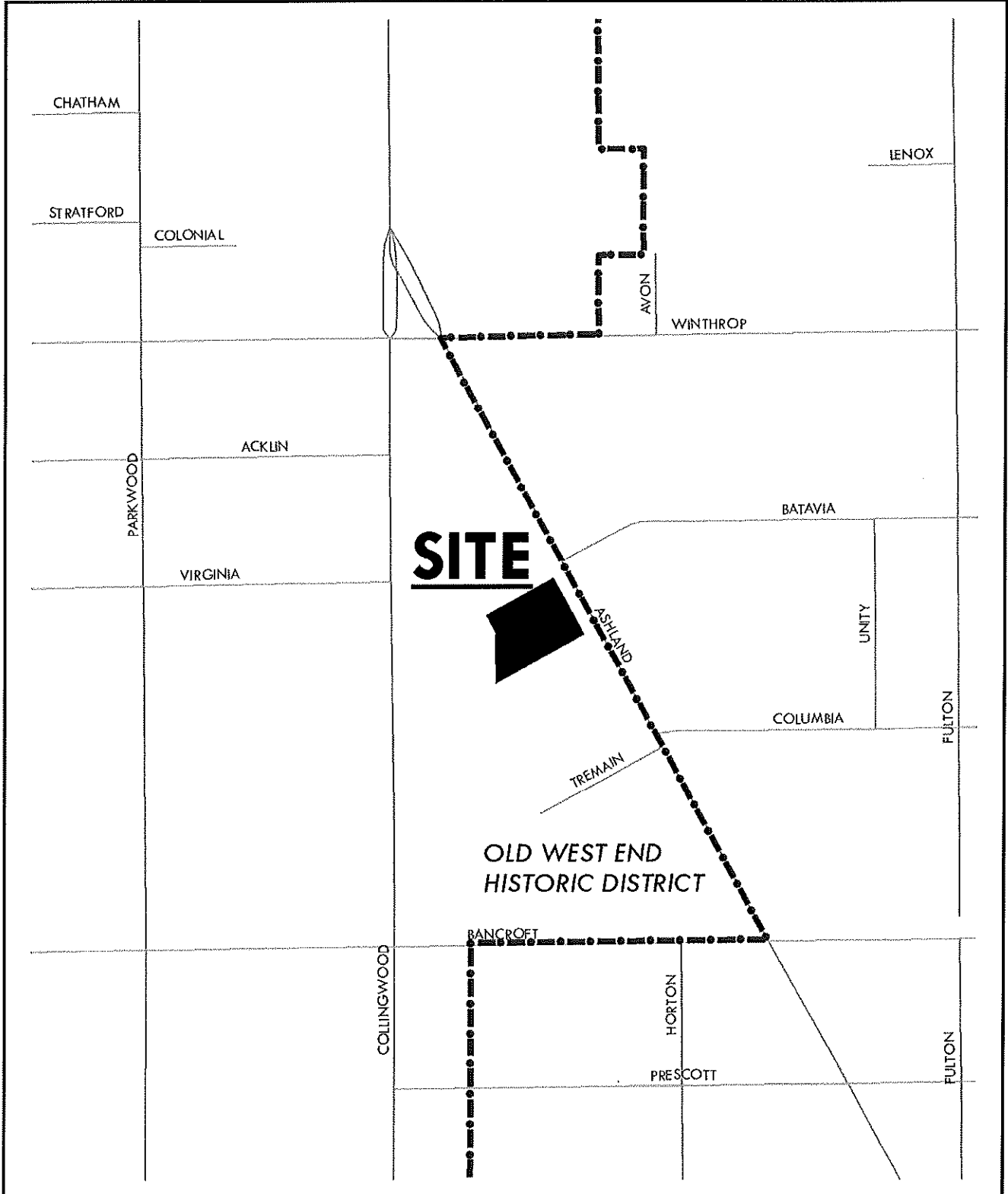
Thomas C. Gibbons  
Secretary

CC: Lisa Cottrell, Administrator  
Matt Lascheid, Associate Planner  
Beach House Inc; 2421 Broadway St; Toledo, OH 43609  
Mannik & Smith Group; 1800 Indian Wood Circle; Maumee, OH 43537



# GENERAL LOCATION

SUP-11002-20  
ID 4



# ZONING AND LAND USE

SUP-11002-20  
ID 4

