City Council Zoning & Planning Committee

Theresa Morris, Chair

Adam Martinez, Vice Chair

Wednesday, May 14, 2025

One Government Center 1st Floor 4:00 P.M.

1. Request for a zone change from "RD6" Duplex Residential to "CM" Mixed-Commercial Residential for the property located at 815 Navarre Ave. (Z24-0007).
The Plan Commission recommends approval.
(District 3)

2. Request for a zone change from "IL" Limited Industrial to "RD6" Duplex Residential for the property located at 1692 Nebraska Ave. (Z25-0006).
The Plan Commission recommends approval.
(District 3)

3. Request for a zone change from" CR" Regional Commercial to "RD6" Duplex Residential for the property located at 3305 Franklin Ave. (Z25-0009).
The Plan Commission recommends approval.
(District 4)

4. Request for Special Use Permit for a stand-alone solar array for the property located at 0 Dura Ave. (SUP254-0010).
The Plan Commission recommends approval subject to 30 conditions and 4 waivers.
(District 6)

5. Request for a vacation of all that portion of Whitmer Drive lying between W. Alexis Road and Lyceum Place (V-58-25)
The Plan Commission recommends approval.
(District 6)

6. Request for a zone change from "CR" Regional Commercial & "RS6" Single-dwelling Residential to "CR" Regional Commercial for the property located at 4404 Secor Road. (Z25-0008).
The Plan Commission recommends approval.
(District 5)

7. Request for Special Use Permit for a Residential Group Home (Small) for the property located at 1111 Mason Street (SUP25-0009).
The Plan Commission recommends approval subject to 8 conditions.
(District 3)

8. Request for a zone change from "RS6" Single-Dwelling Residential to "IG" General Industrial for the property located at 4004 Angola Road (Z25-0001).
The Plan Commission recommends disapproval.
(District 1)

9. Request for a zone change from "RS6" Single-Dwelling Residential and "IL" Limited Industrial to "IG" General Industrial for the property located at 0 S. Byrne Road (Z25-0002).
The Plan Commission recommends disapproval.
(District 2)

10. Request for a zone change from "IL" Limited Industrial to "IG" General Industrial for the property located at 3920 Angola Road (Z25-0007).
The Plan Commission recommends disapproval.
(District 1)

11. Comprehensive Study of Historical Community Importance and Potential Long-Term Preservation Strategies (M-7-24).

12. Study of Limiting Number of Dogs in Residential Zoning (M-14-24)
The Plan Commission recommends no change at this time.

13. Study of Small Box Discount Stores (M-6-24)
The Plan Commission recommends approval of the text amendment.

14. Review of outstanding studies within the Plan Commission.

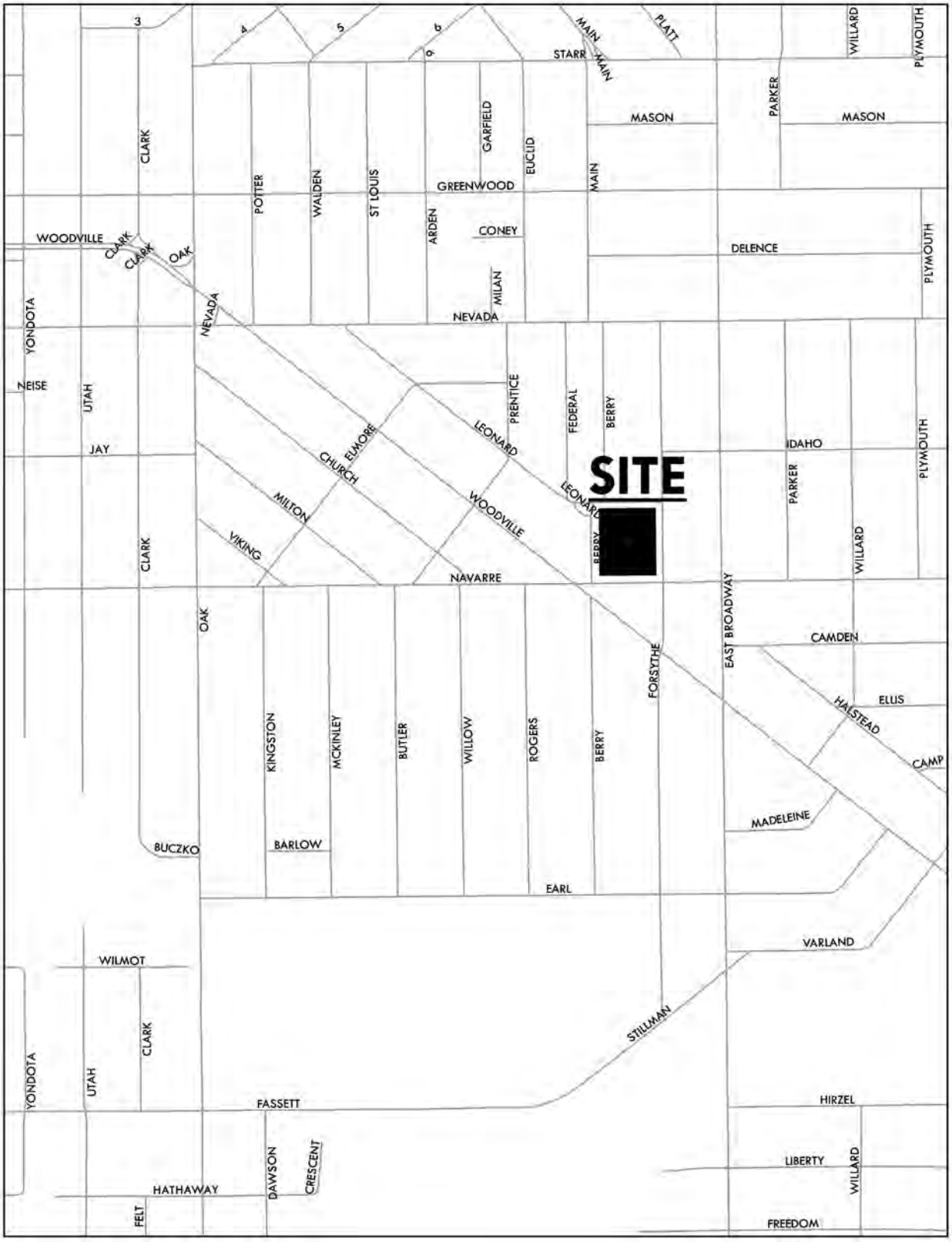
15. Review of upcoming moratorium expiration dates.

City Council's office supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1065.

GENERAL LOCATION

Z24-0007

N



ZONING & LAND USE

Z24-0007

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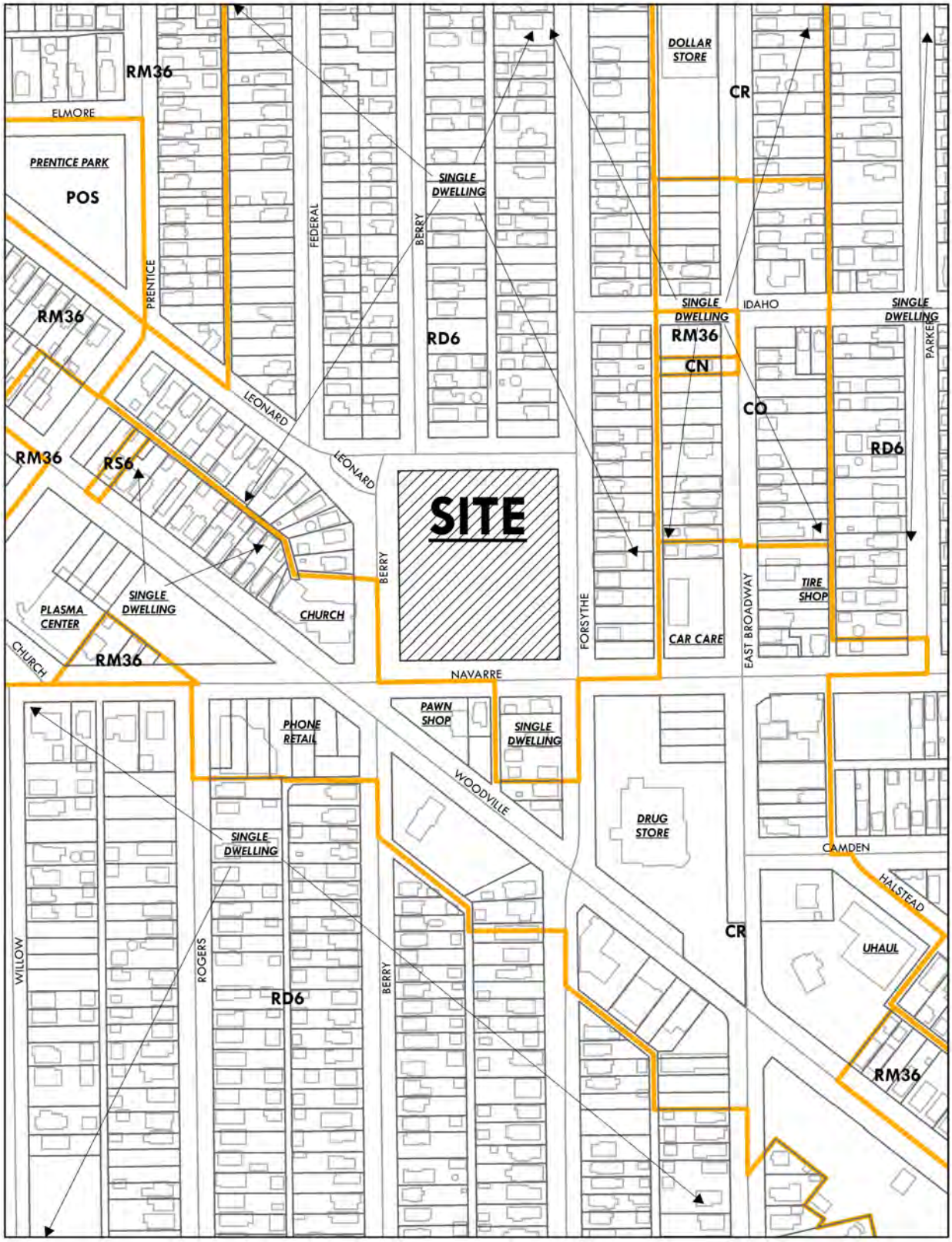

GENERAL LOCATION

Z25-0006

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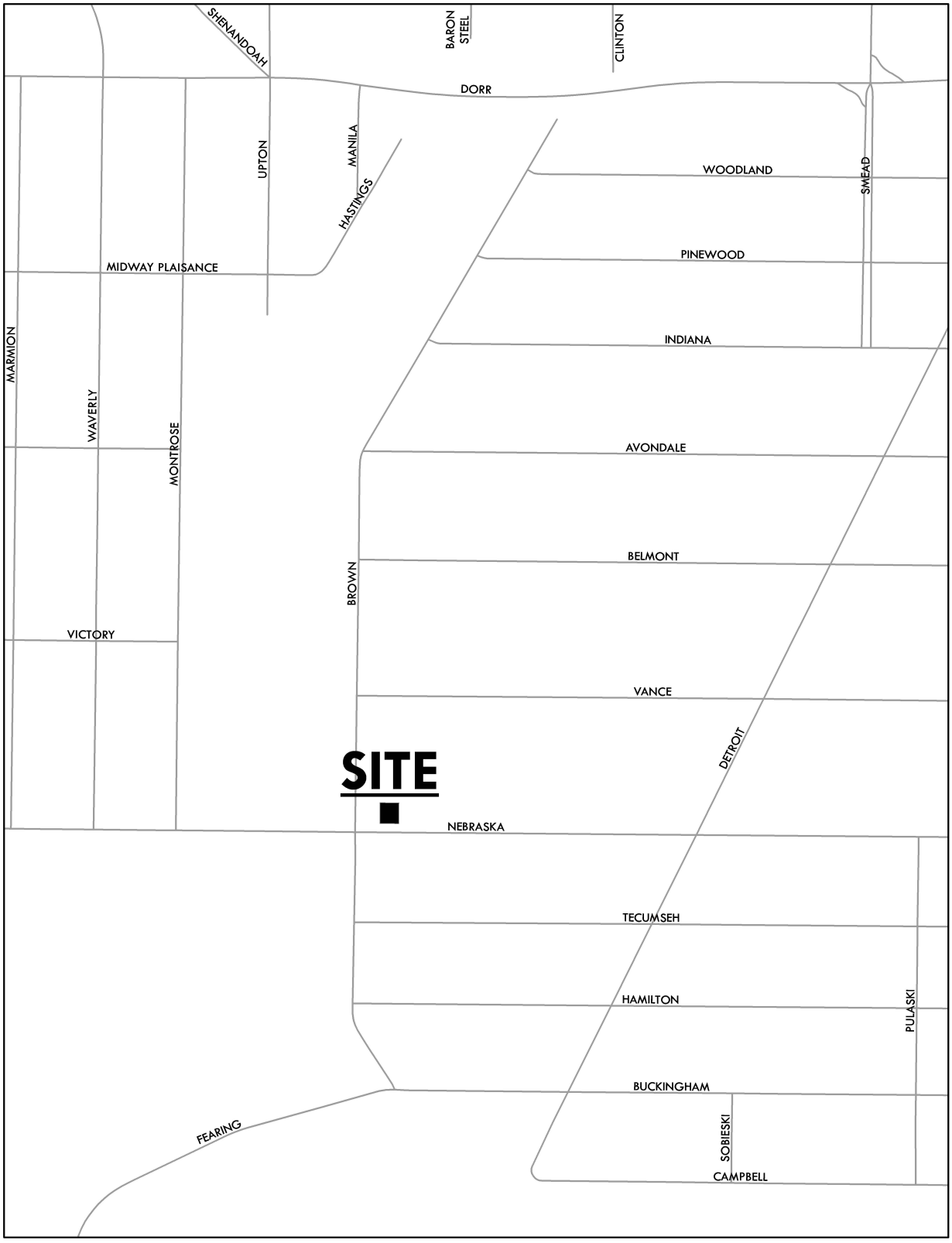
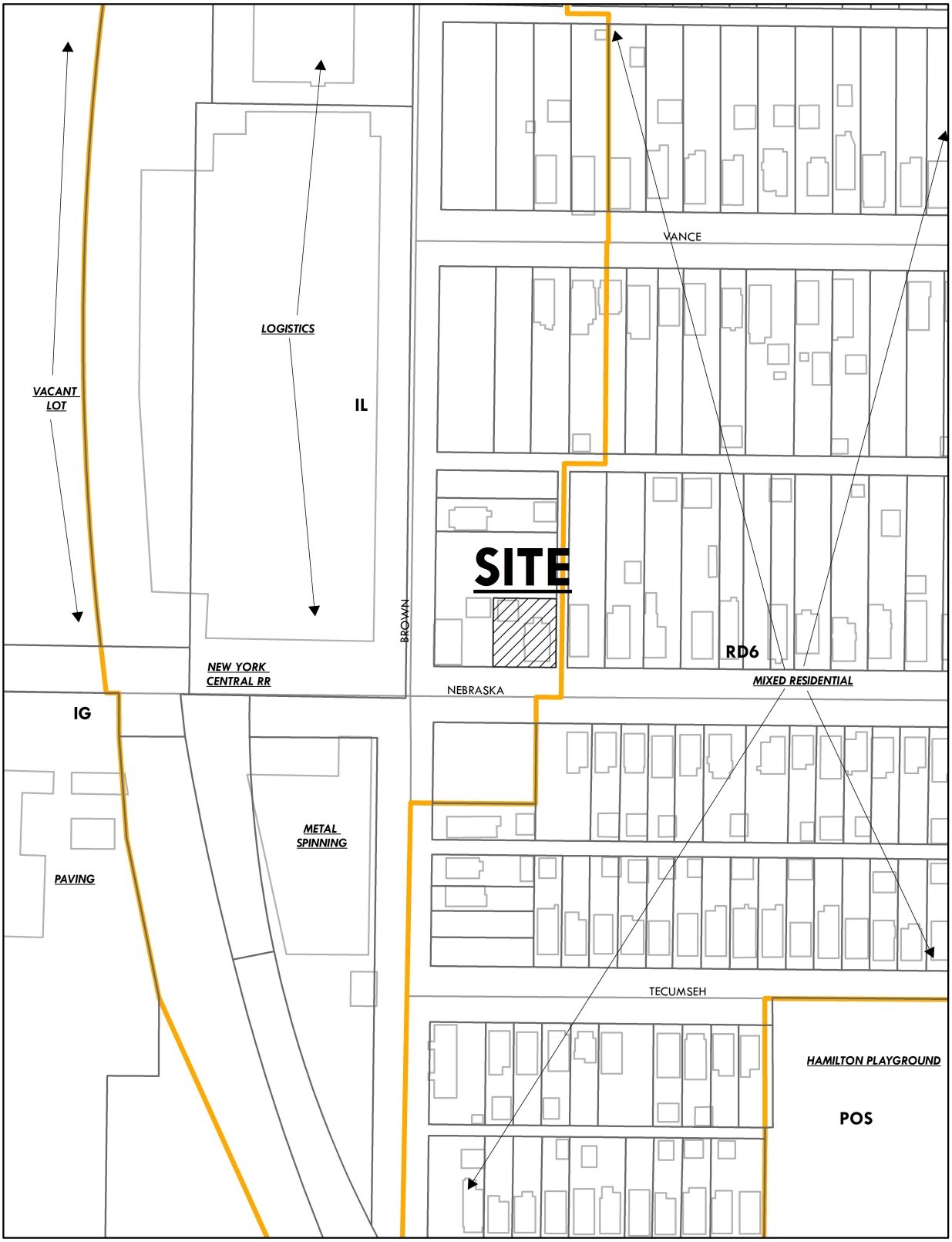


ZONING & LAND USE

Z25-0006

N



GENERAL LOCATION

Z25-0009

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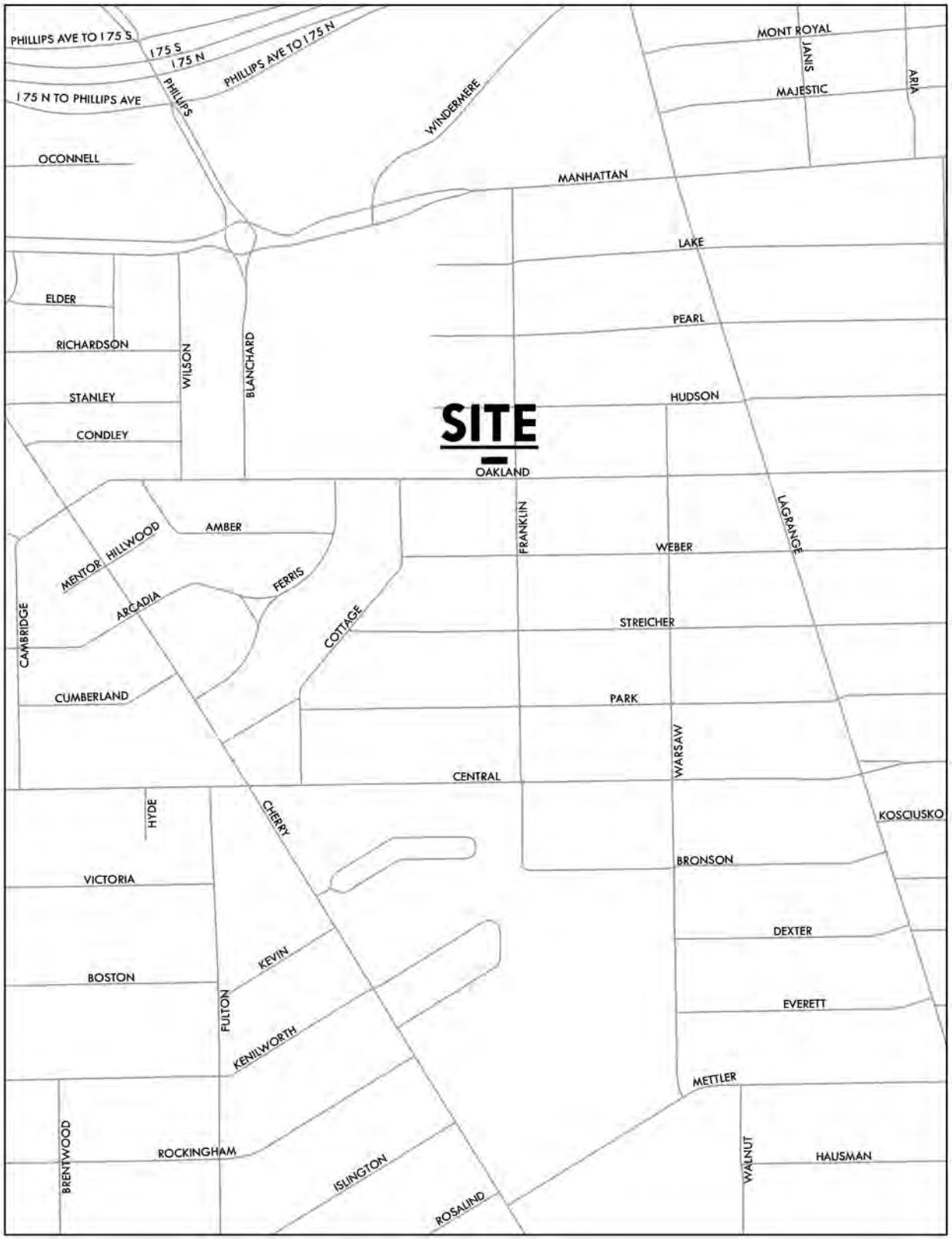
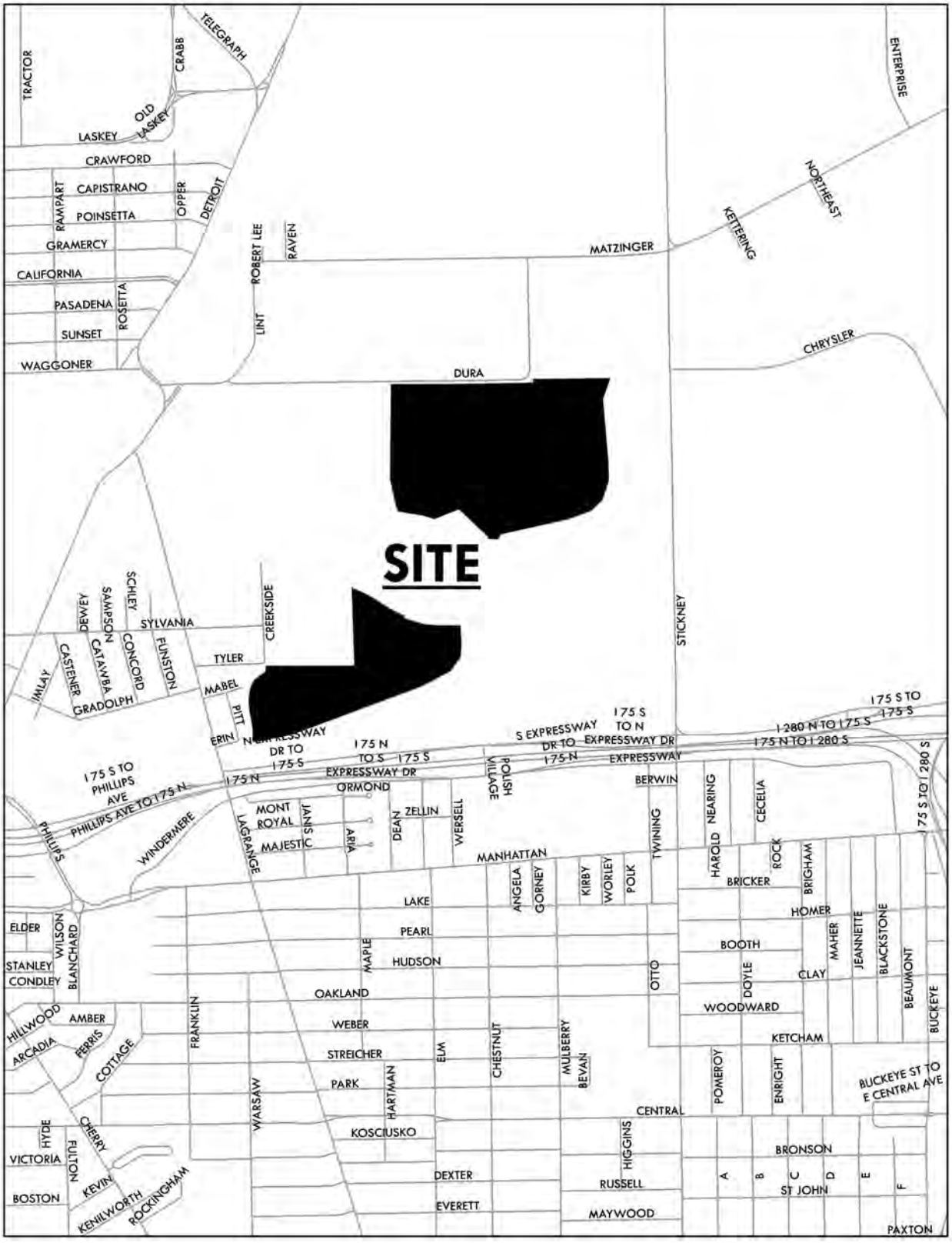


ZONING & LAND USE

Z25-0009

N

GENERAL LOCATION	SUP25-0010	N ↑



ZONING & LAND USE

SUP25-0010

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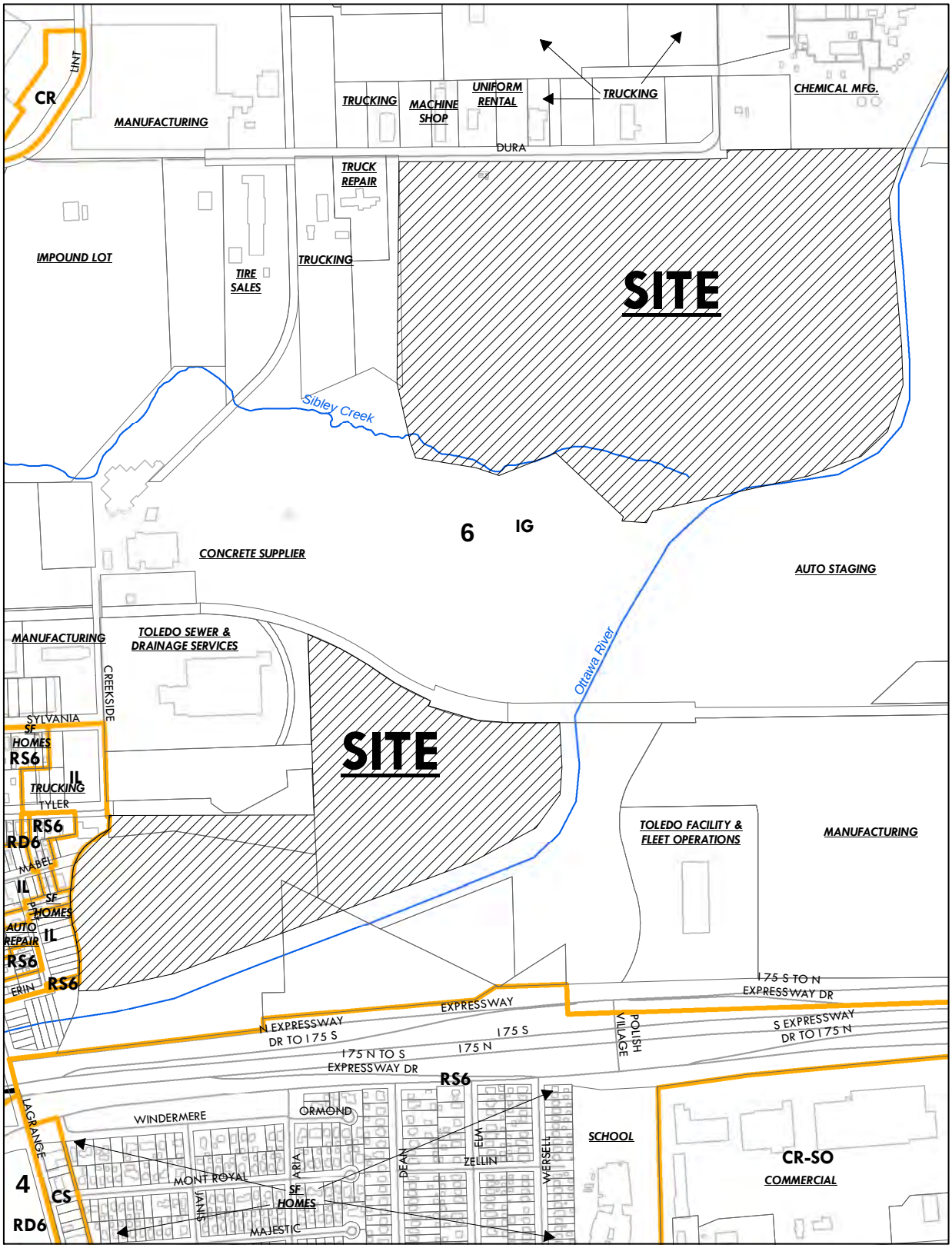

SITE PLAN 1

SUP25-0010

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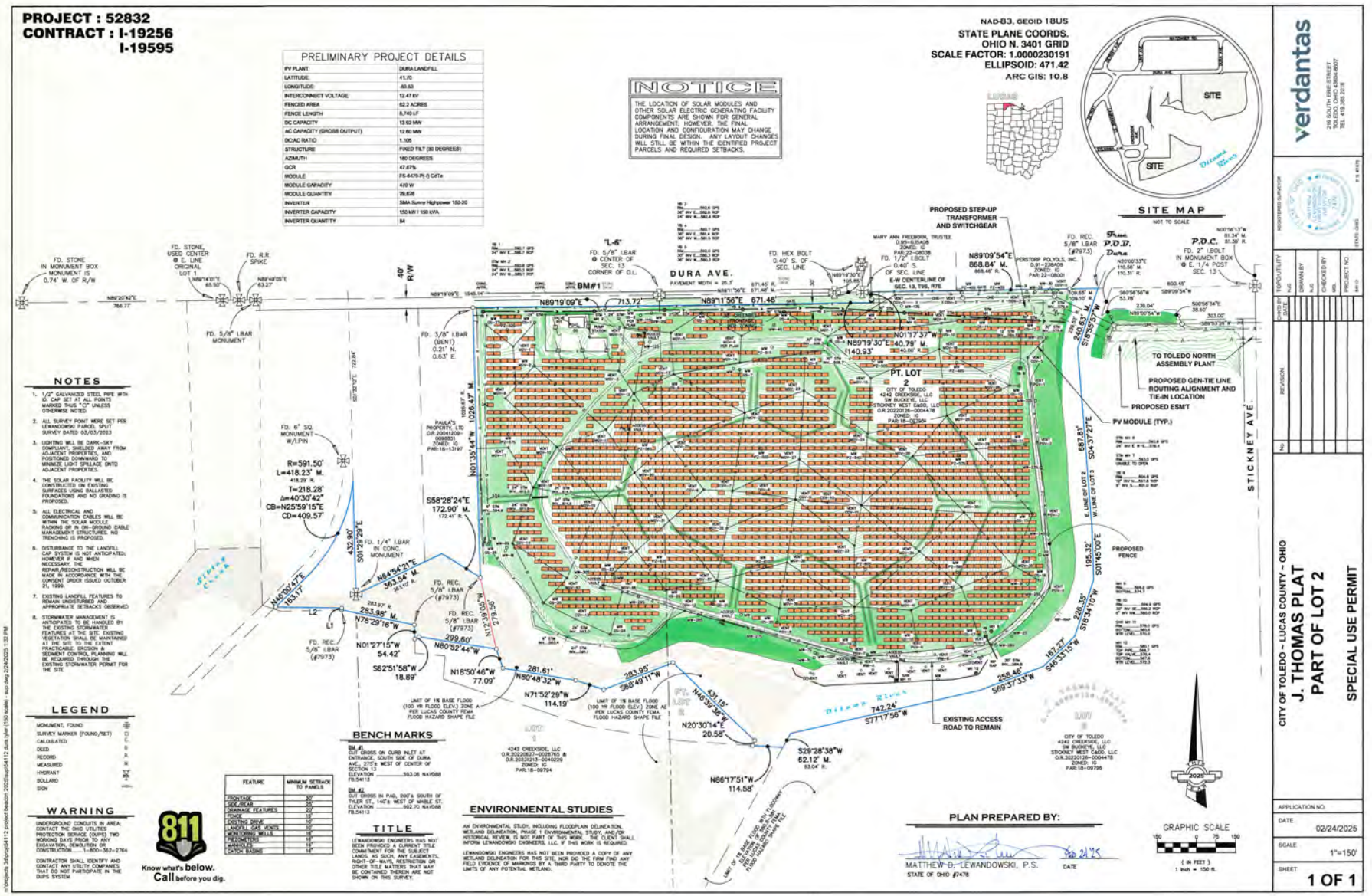

SITE PLAN 2

SUP25-0010

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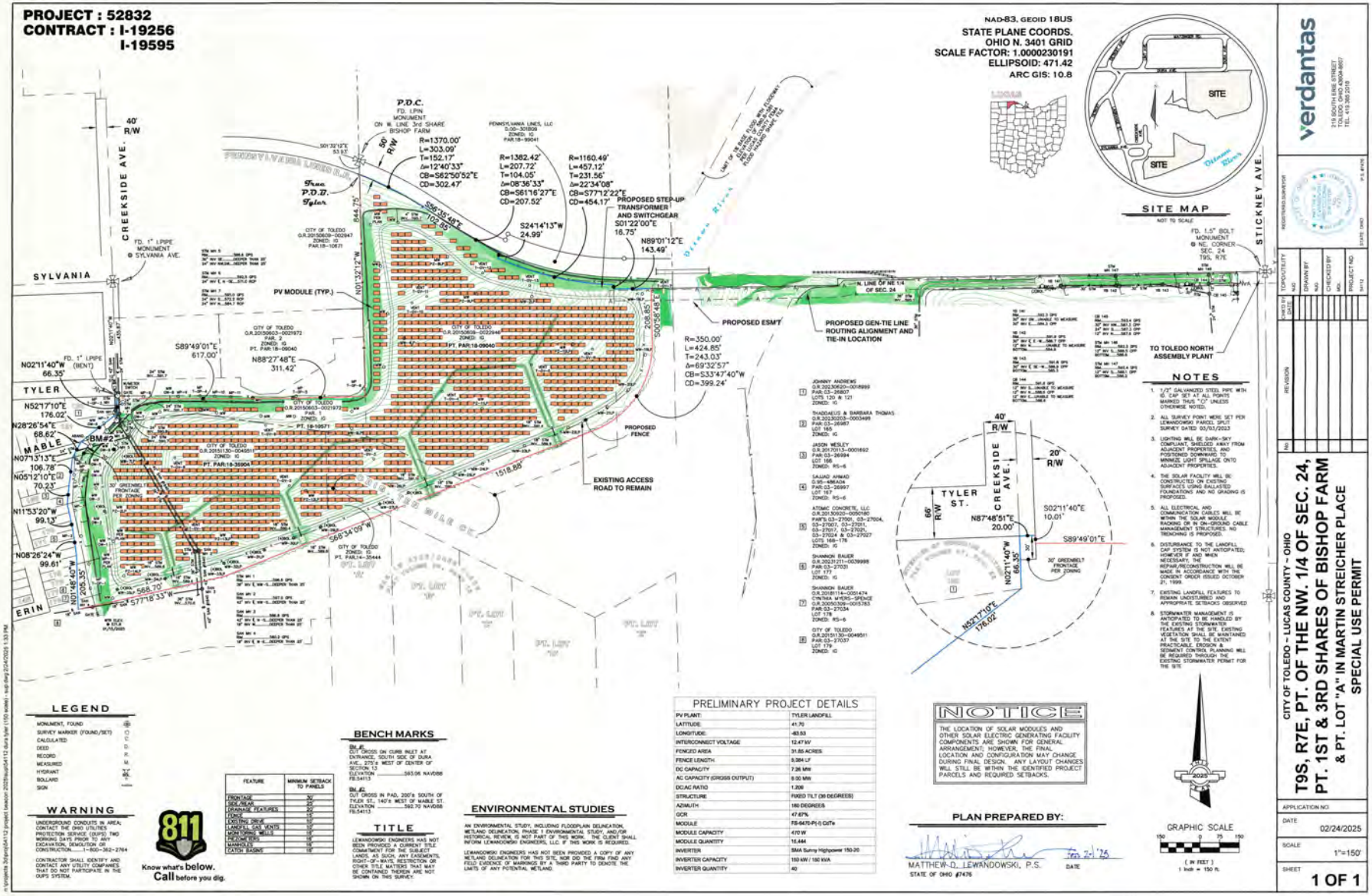

GENERAL LOCATION

V-58-25

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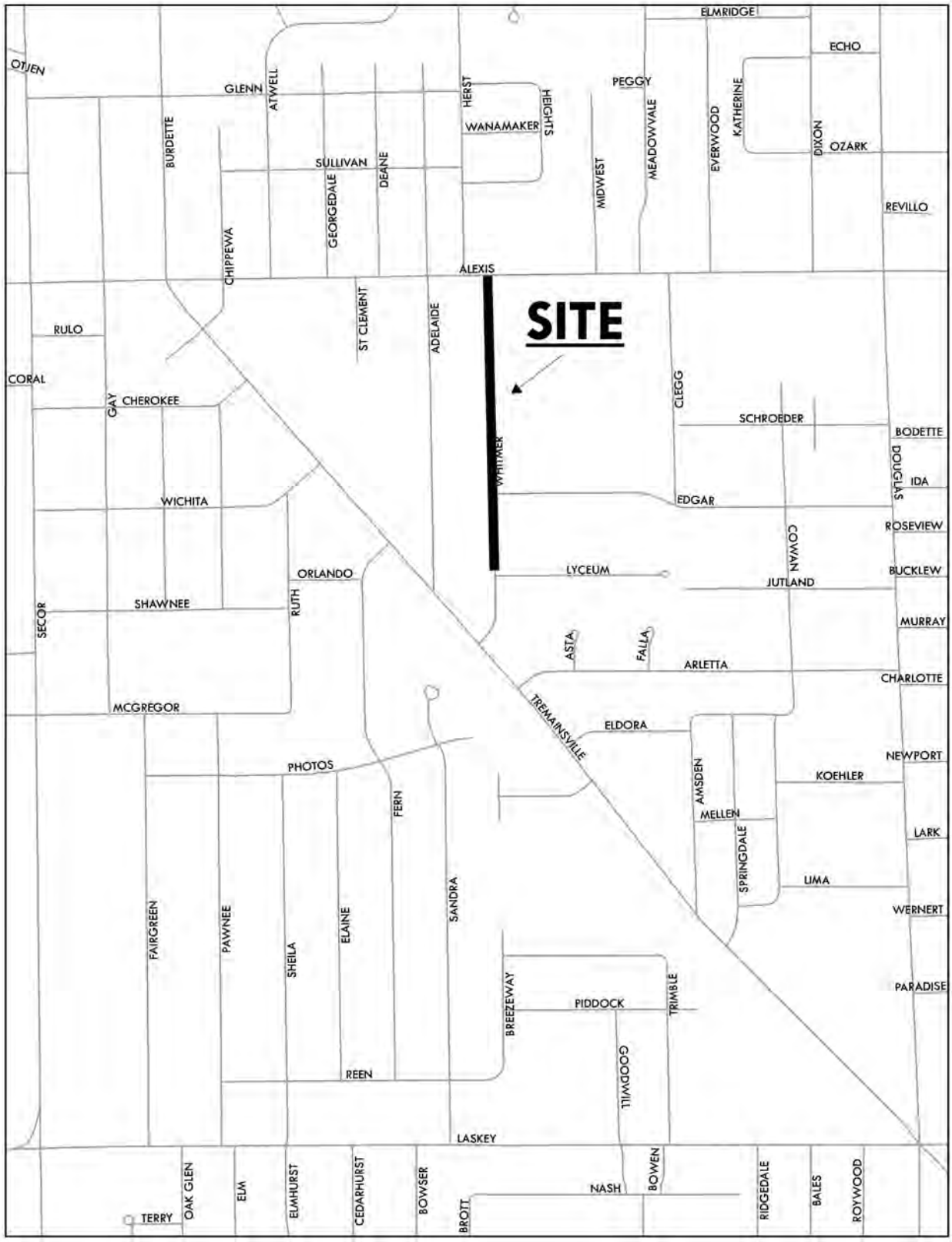

ZONING & LAND USE

V-58-25

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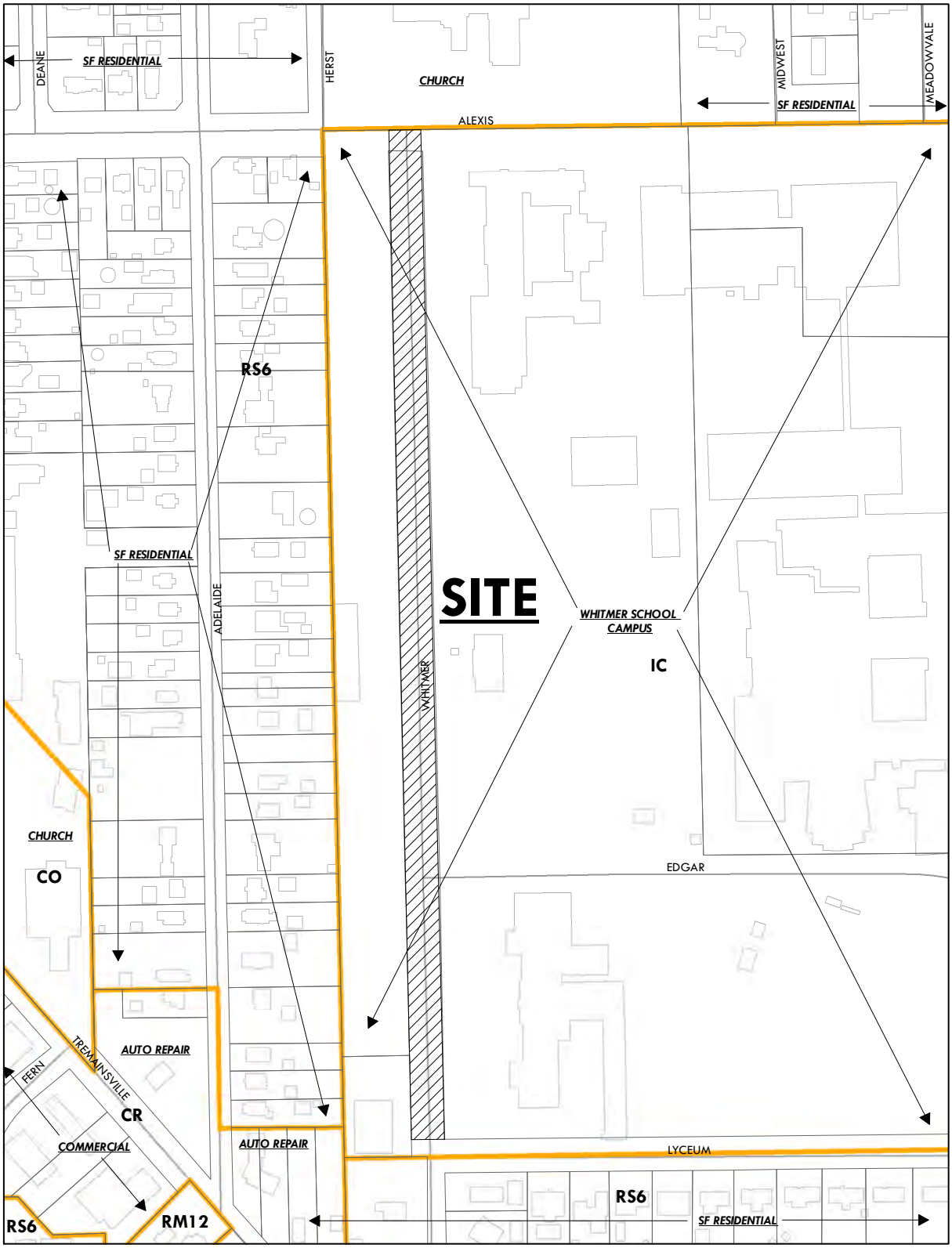

VACATION PLAT

V-58-25

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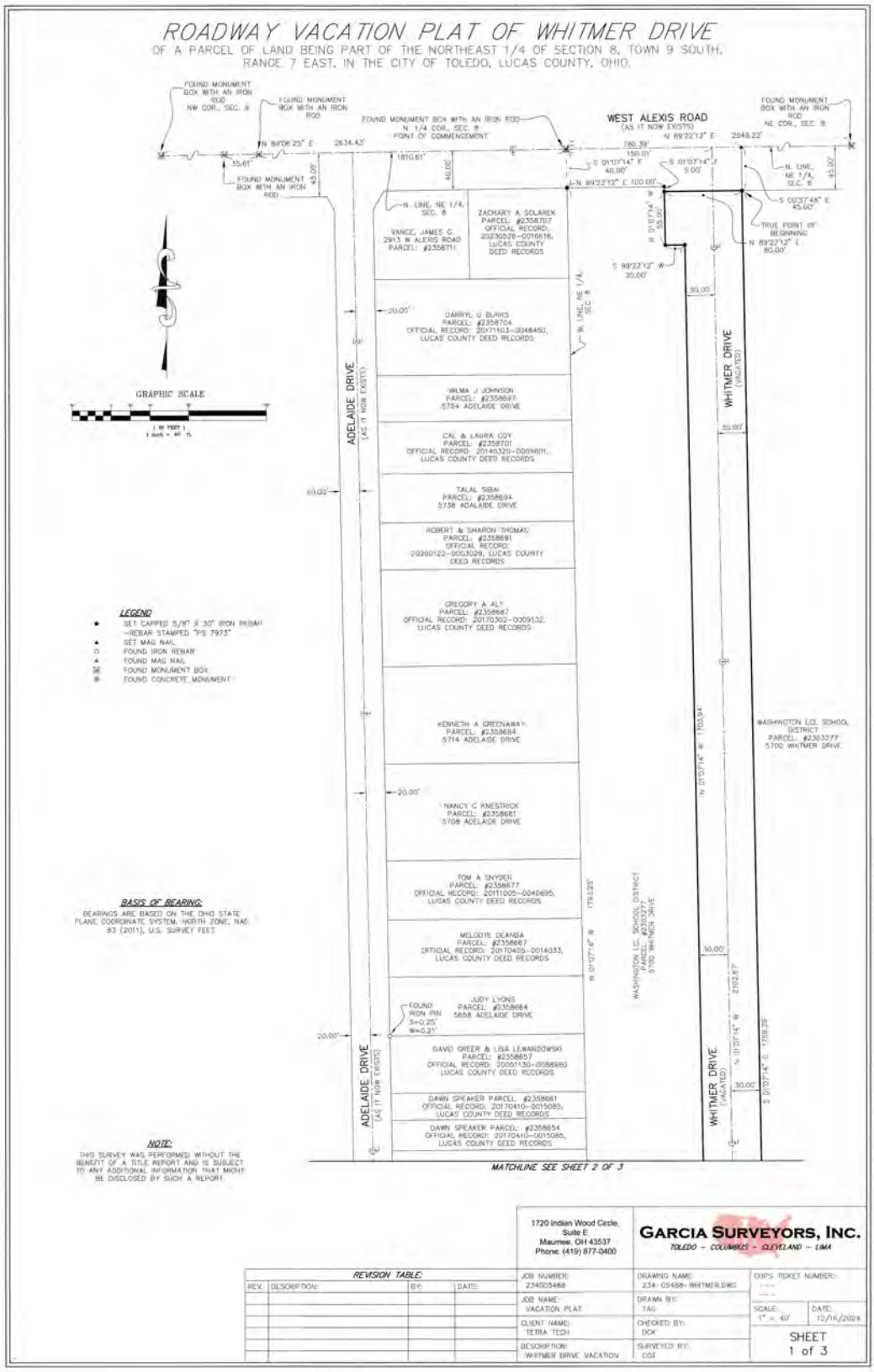

VACATION PLAT

V-58-25

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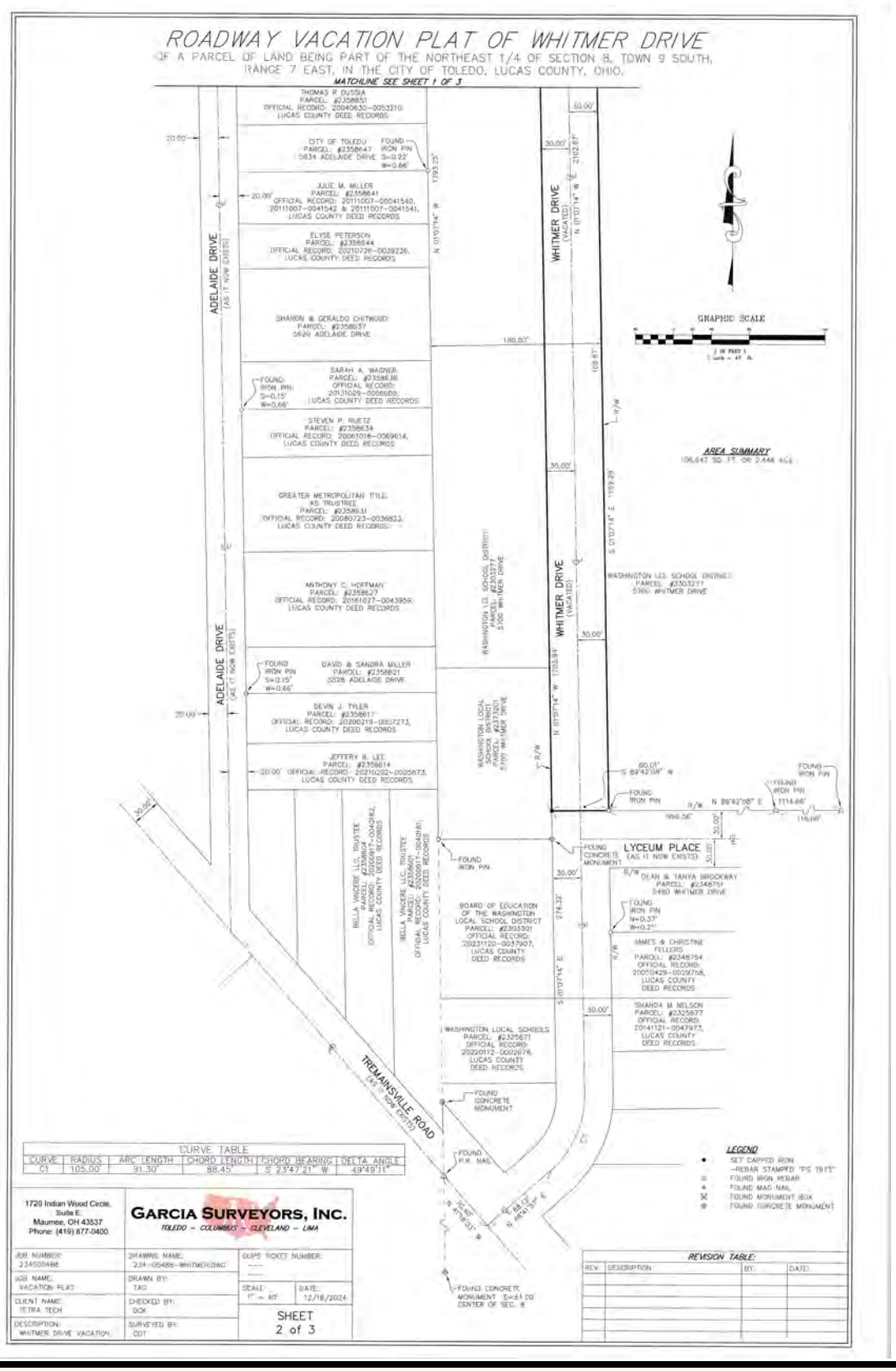
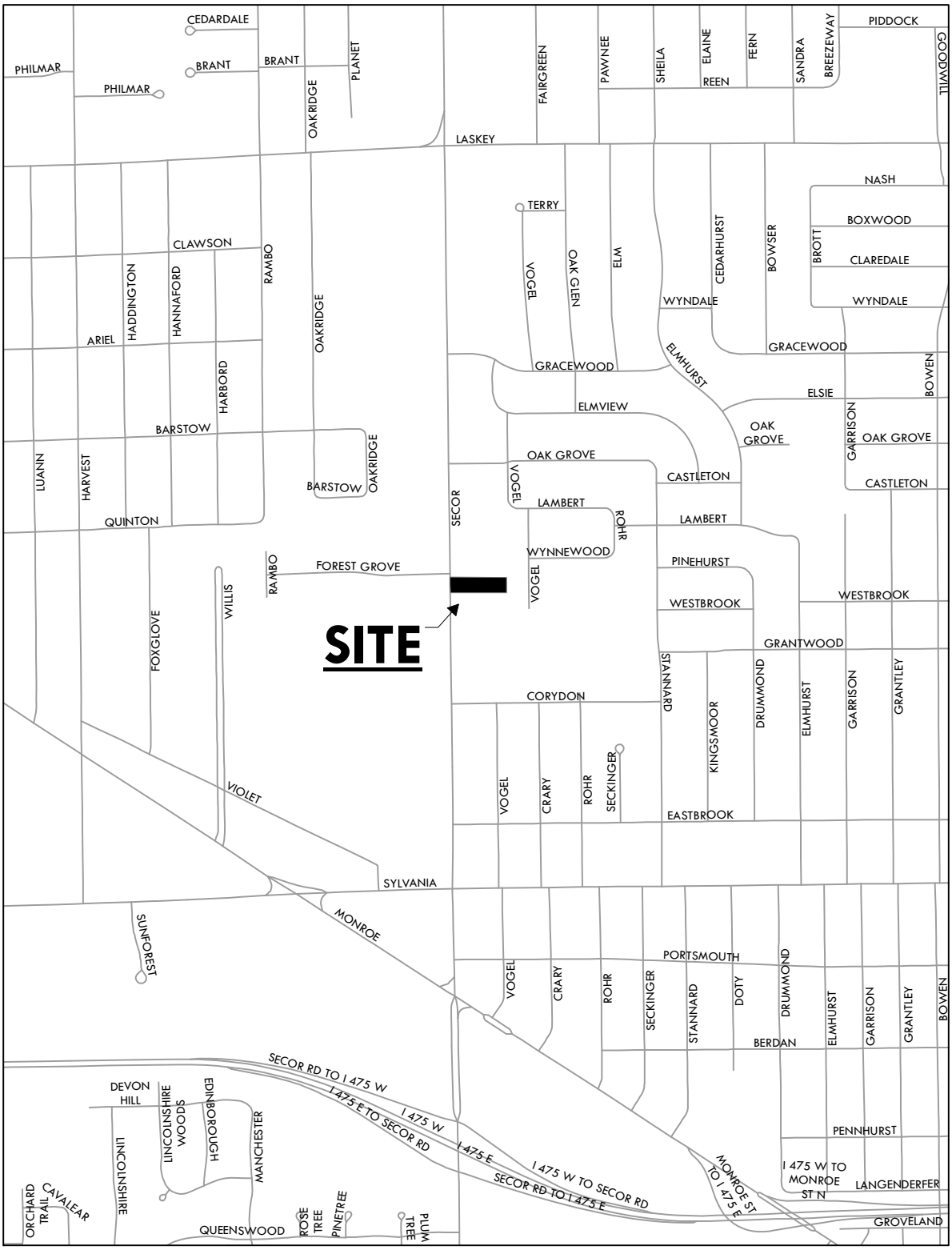


Exhibit "A"
Division of Engineering Services Map

GENERAL LOCATION

Z25-0008
ID 49

N



ZONING & LAND USE

Z25-0008
ID 49

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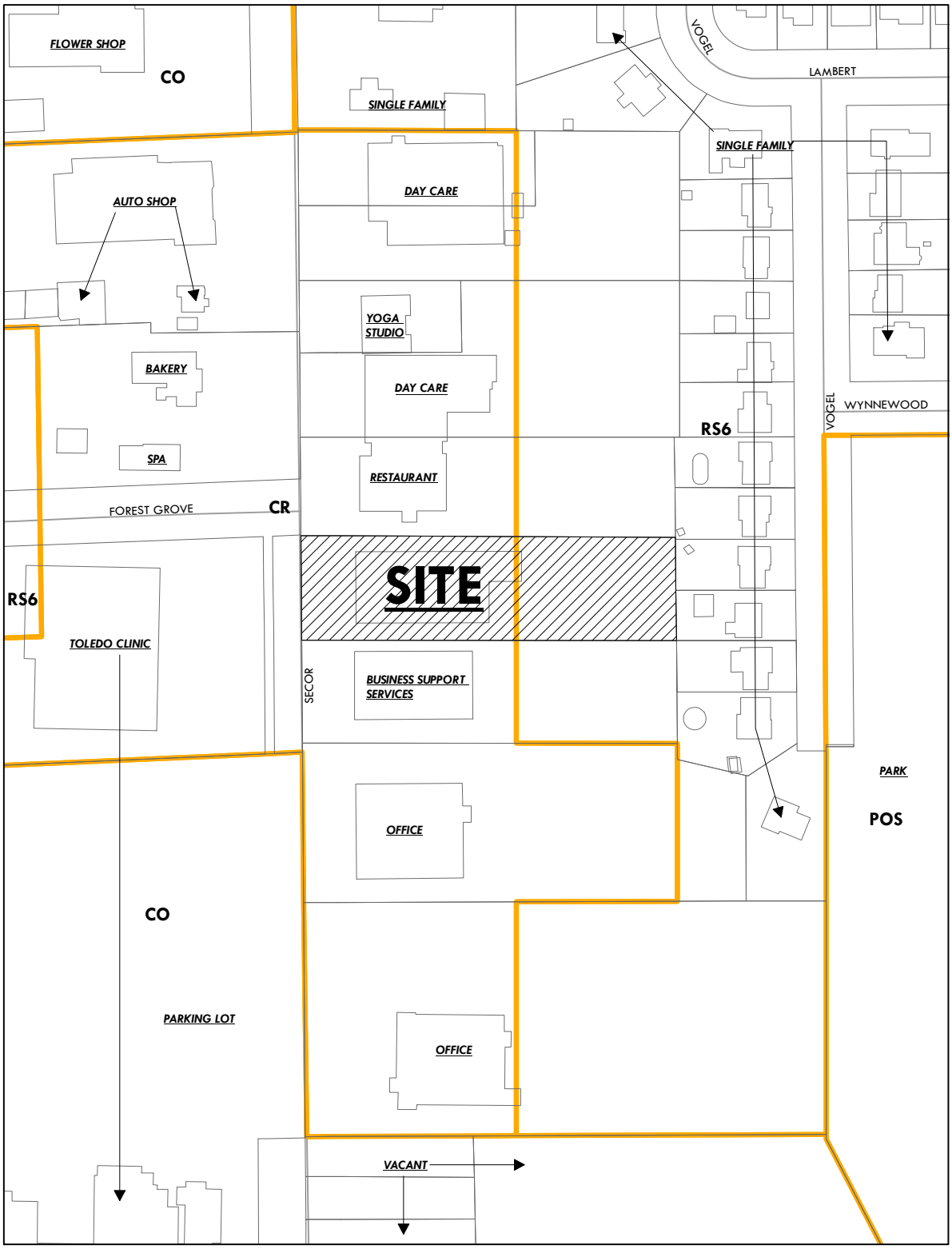

GENERAL LOCATION

SUP25-0009
ID 28

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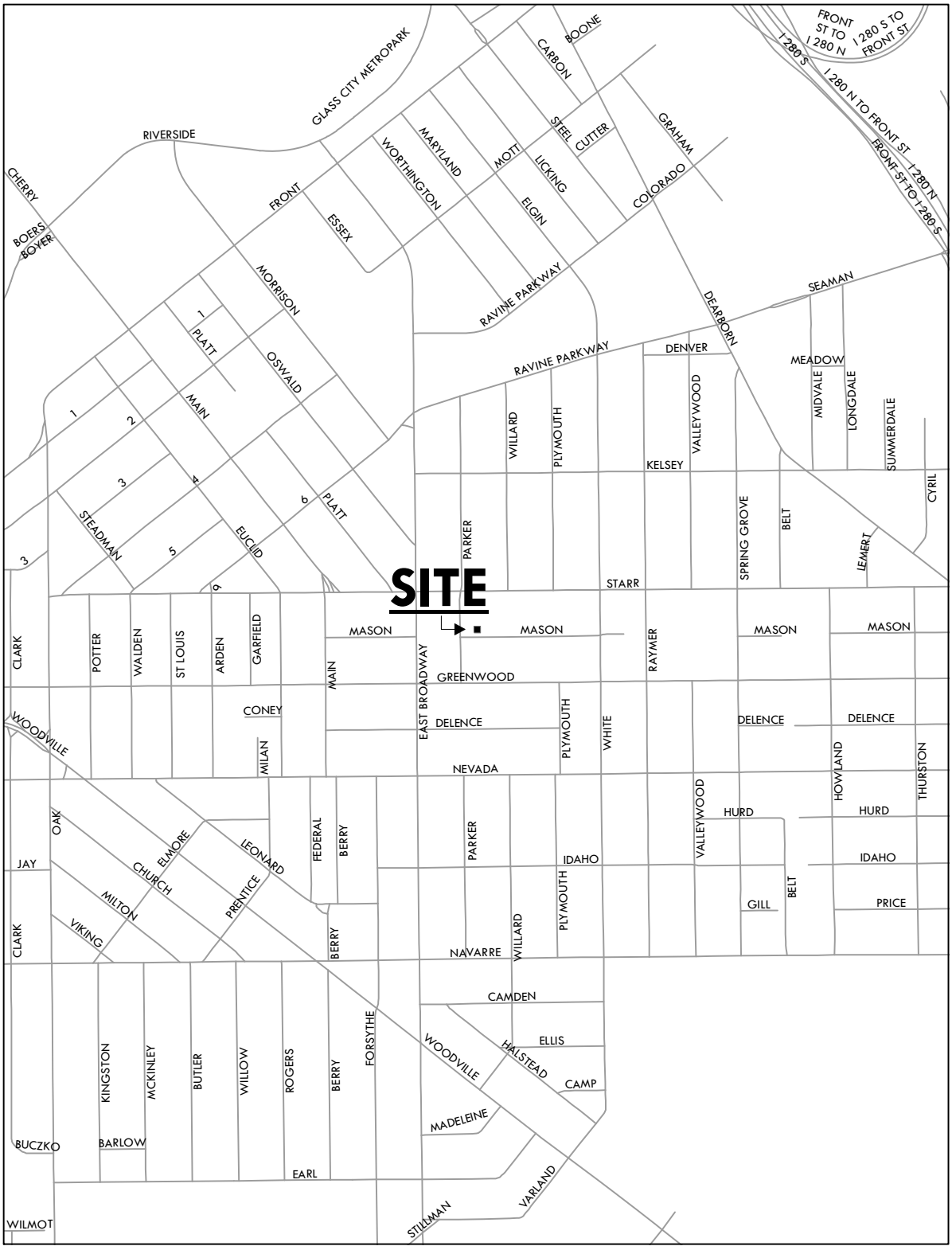

ZONING & LAND USE

SUP25-0009
ID 28

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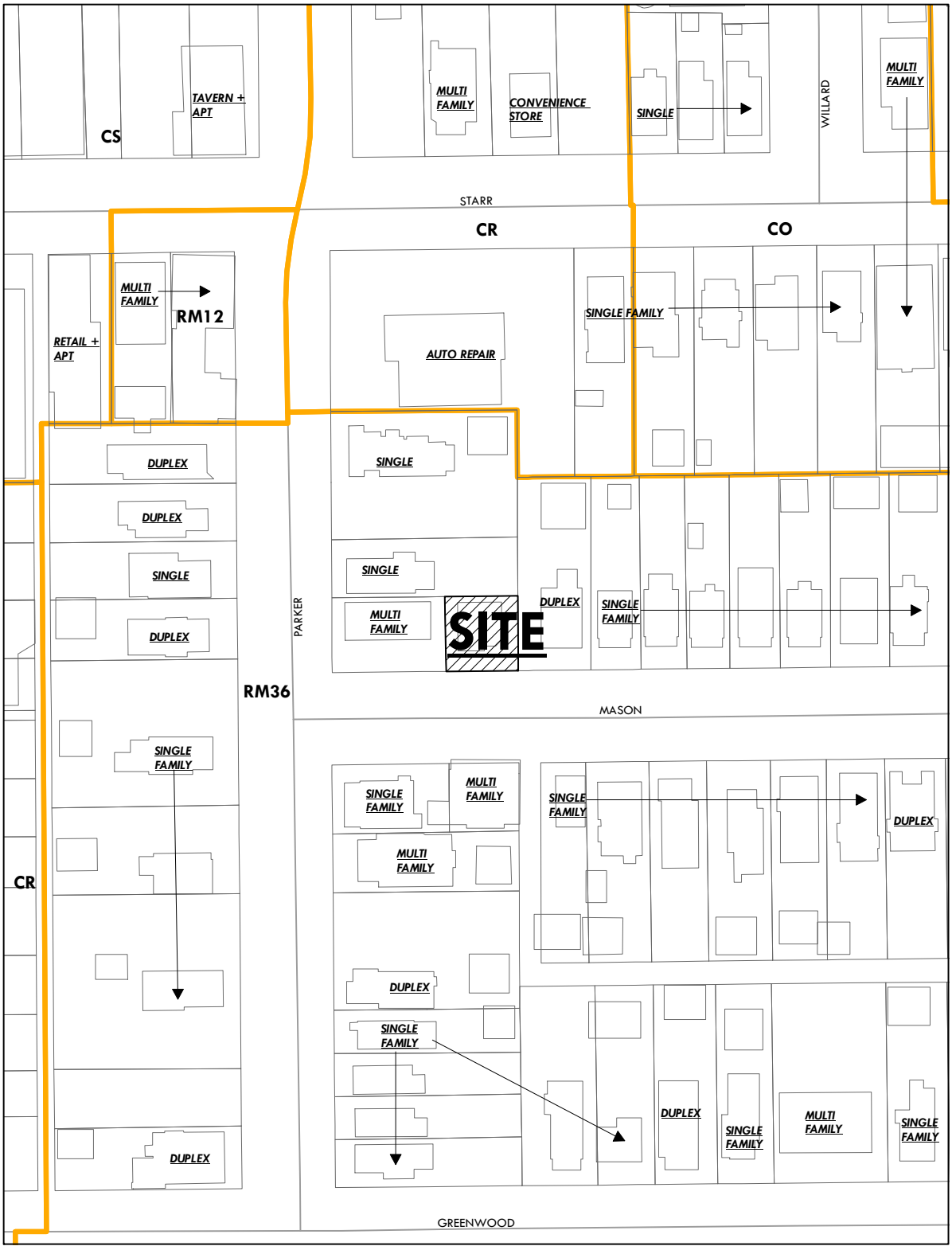


SITE PLAN

SUP24-0009
ID 28

N

SPECIAL USE PERMIT
FOR
ENT HOME HEALTH CARE
LLC GROUP HOME

SITE LOCATION
SCALE: N.T.S.

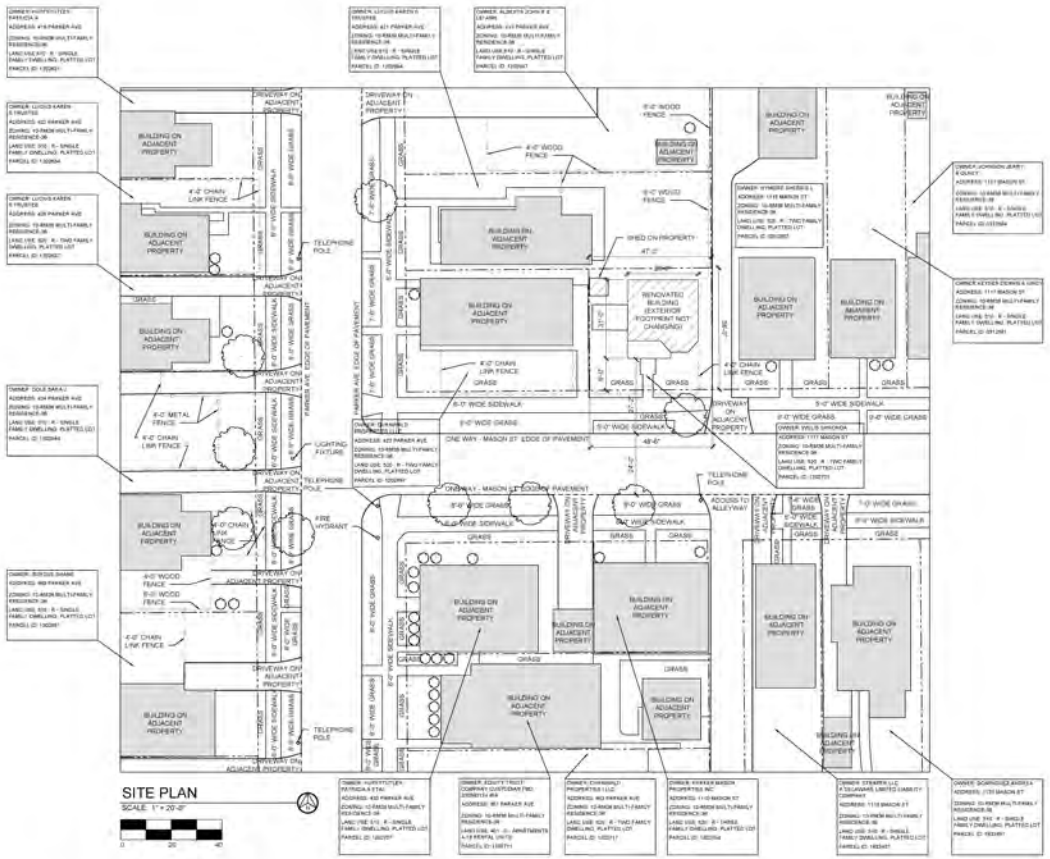
1111 MASON ST.
TOLEDO, OH

LEGAL DESCRIPTION - 1111 MASON ST.
PARCEL ID PARKER'S ROSEDALE ADDT LOT 59 & N 5.50 FT LOT 40 E 47 FT

NORTH ELEVATION
SCALE: N.T.S.

EAST ELEVATION
SCALE: N.T.S.

SOUTH ELEVATION
SCALE: N.T.S.



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

CENIC ARCHITECTURE
(419) 345-0259
WWW.CENICARCHITECTURE.COM

SITE PLAN REVIEW
SPECIAL USE PERMIT
for
ENT HOME HEALTH CARE LLC GROUP HOME
1111 MASON STREET
TOLEDO, OH 43605

DWG DATE:	1/29/2025
DWG BY:	MRR
CHECKED BY:	KMB
PROJECT:	#25-0004

REVISIONS	DATE
1	

SHEET NO.
C1.0

GENERAL LOCATION

Z25-0001
ID 84

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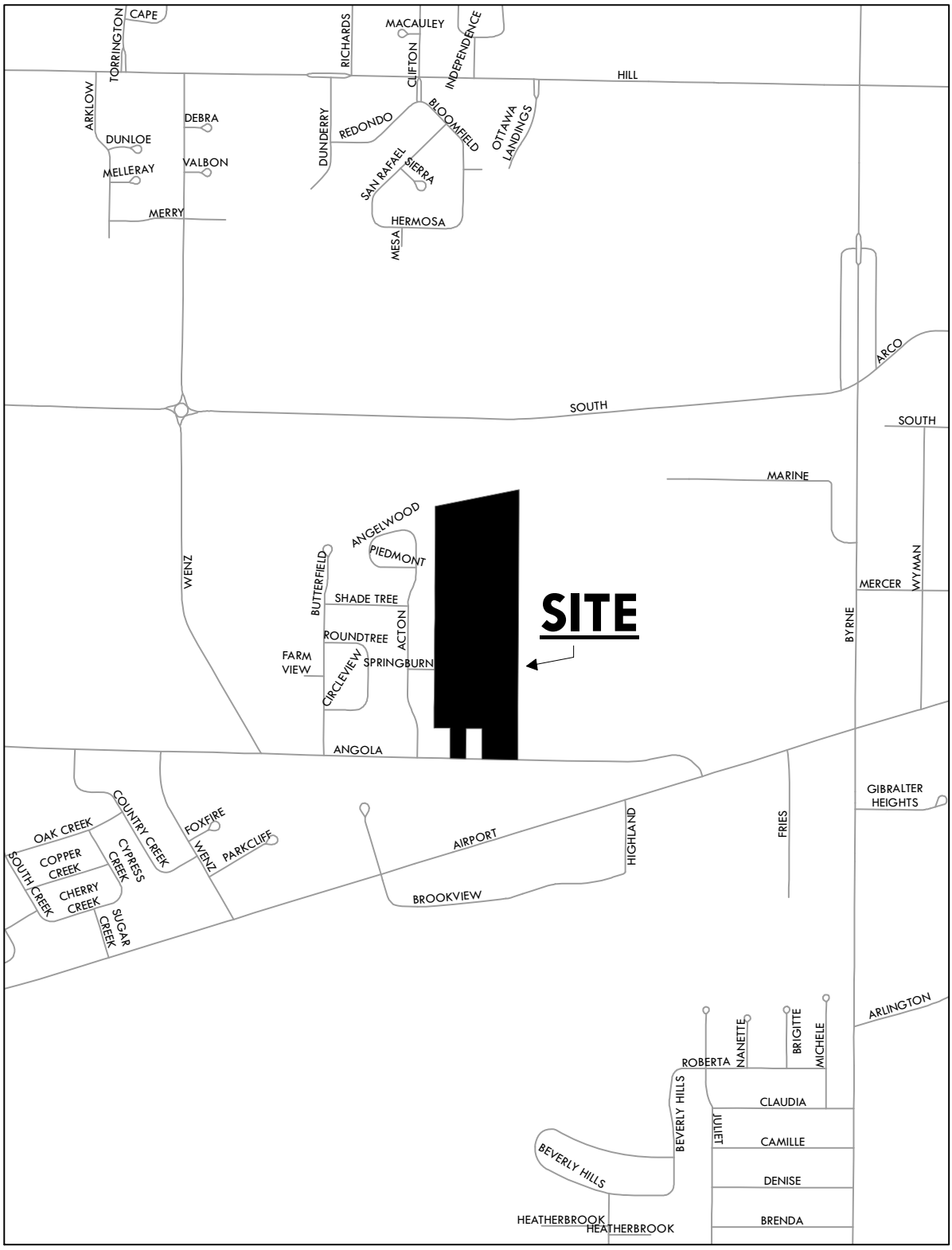

ZONING & LAND USE

Z25-0001
ID 84

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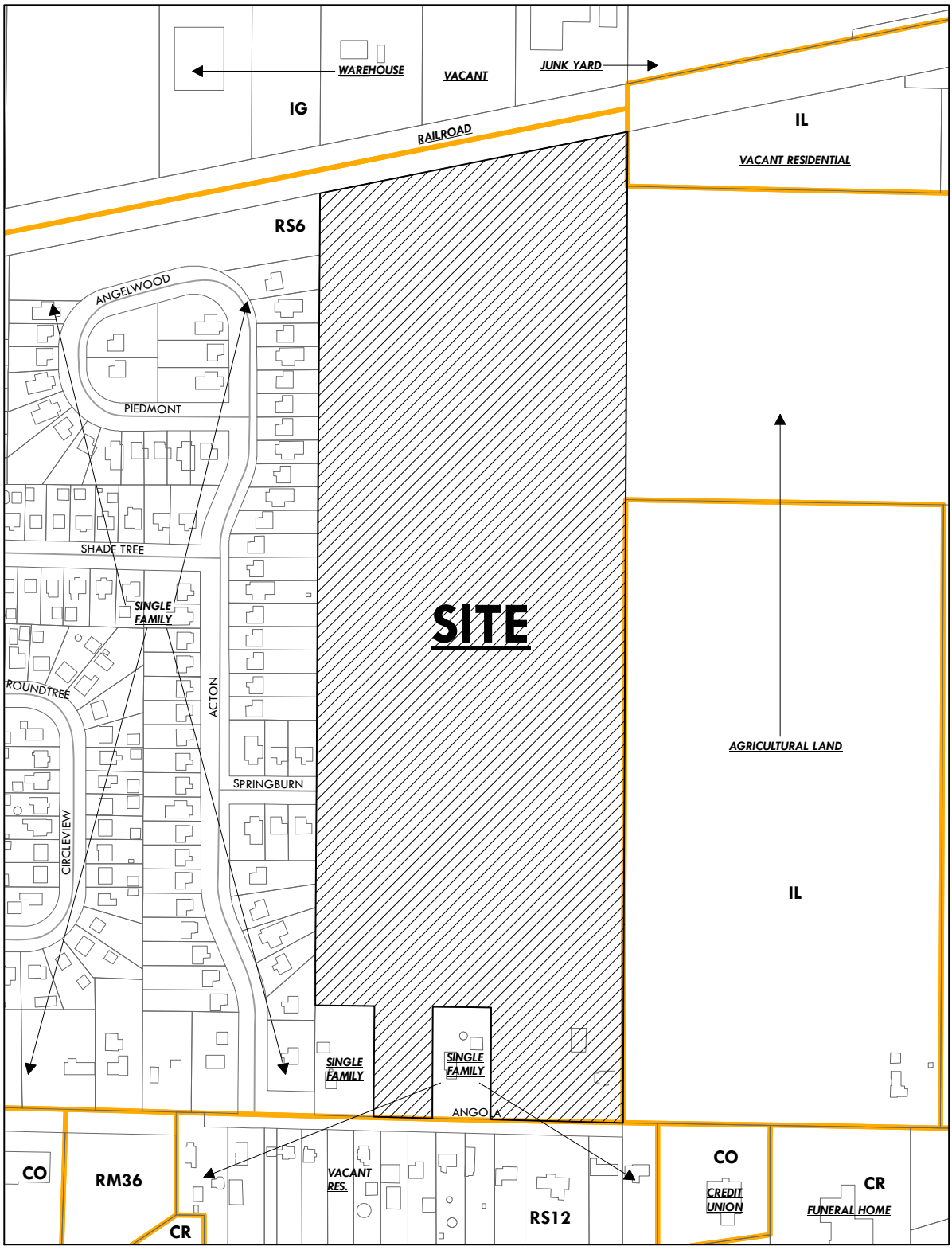

SITE PLAN

Z25-0001
ID 84

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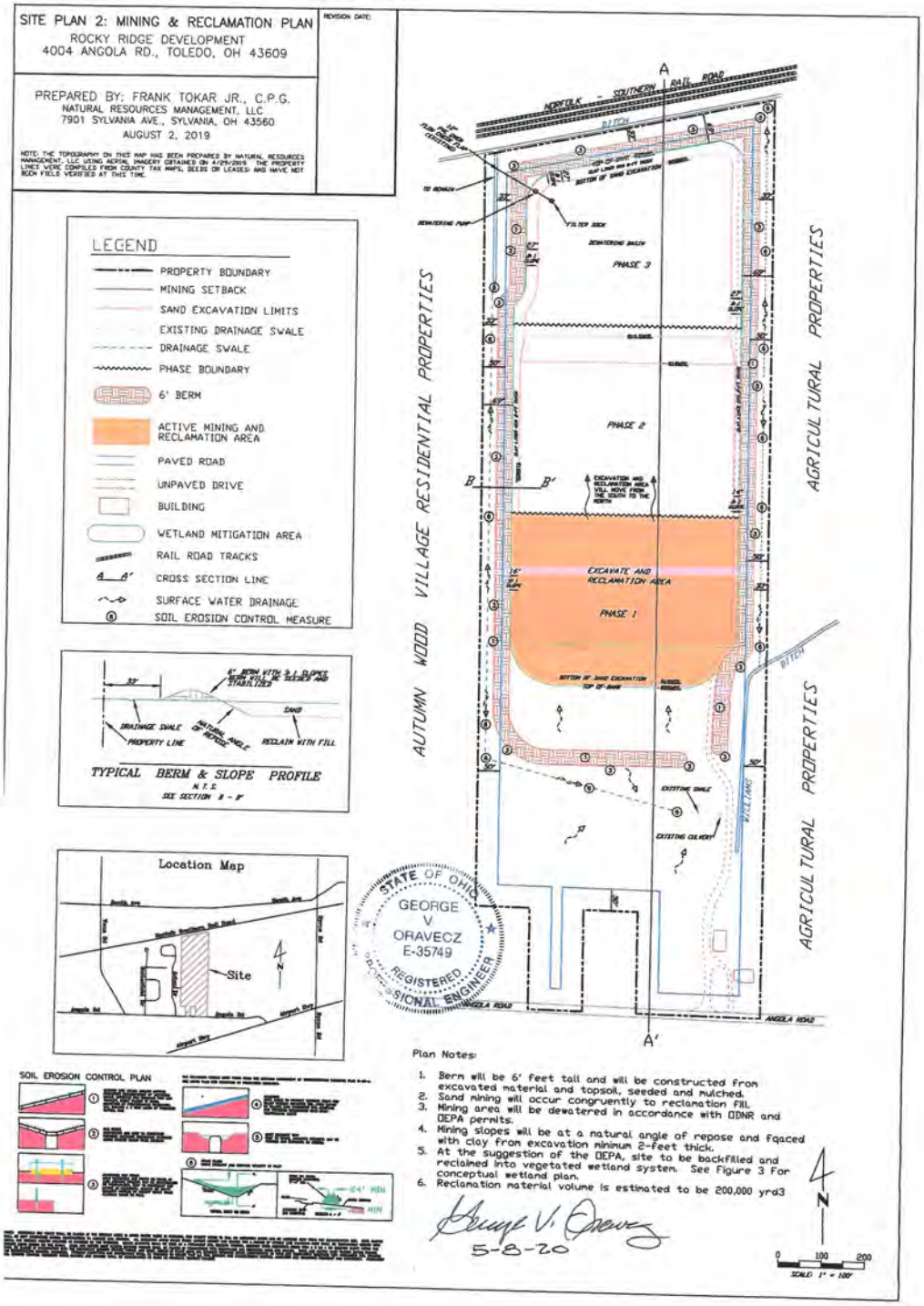

GENERAL LOCATION

Z25-0002
ID 84

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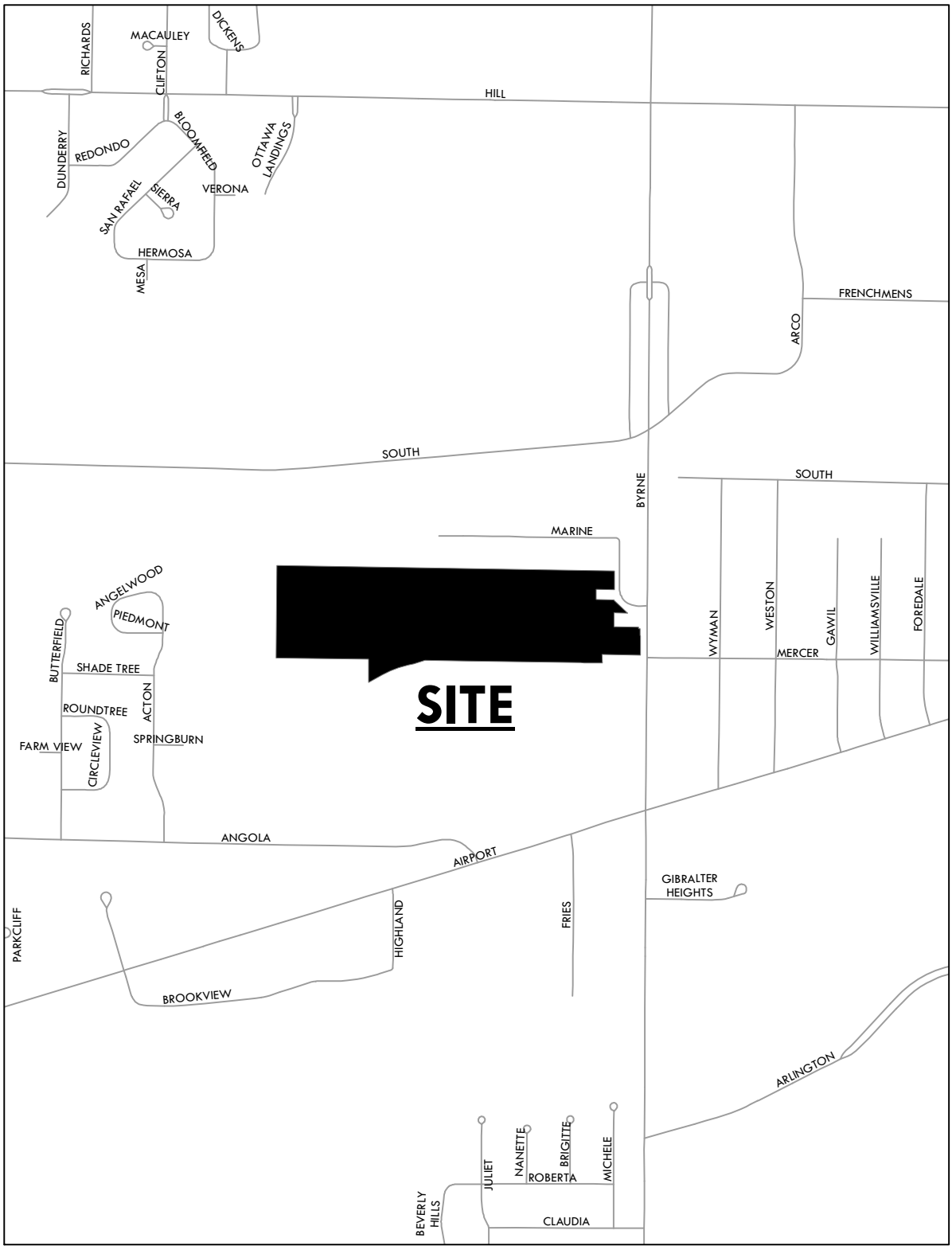

ZONING & LAND USE

Z25-0002
ID 84

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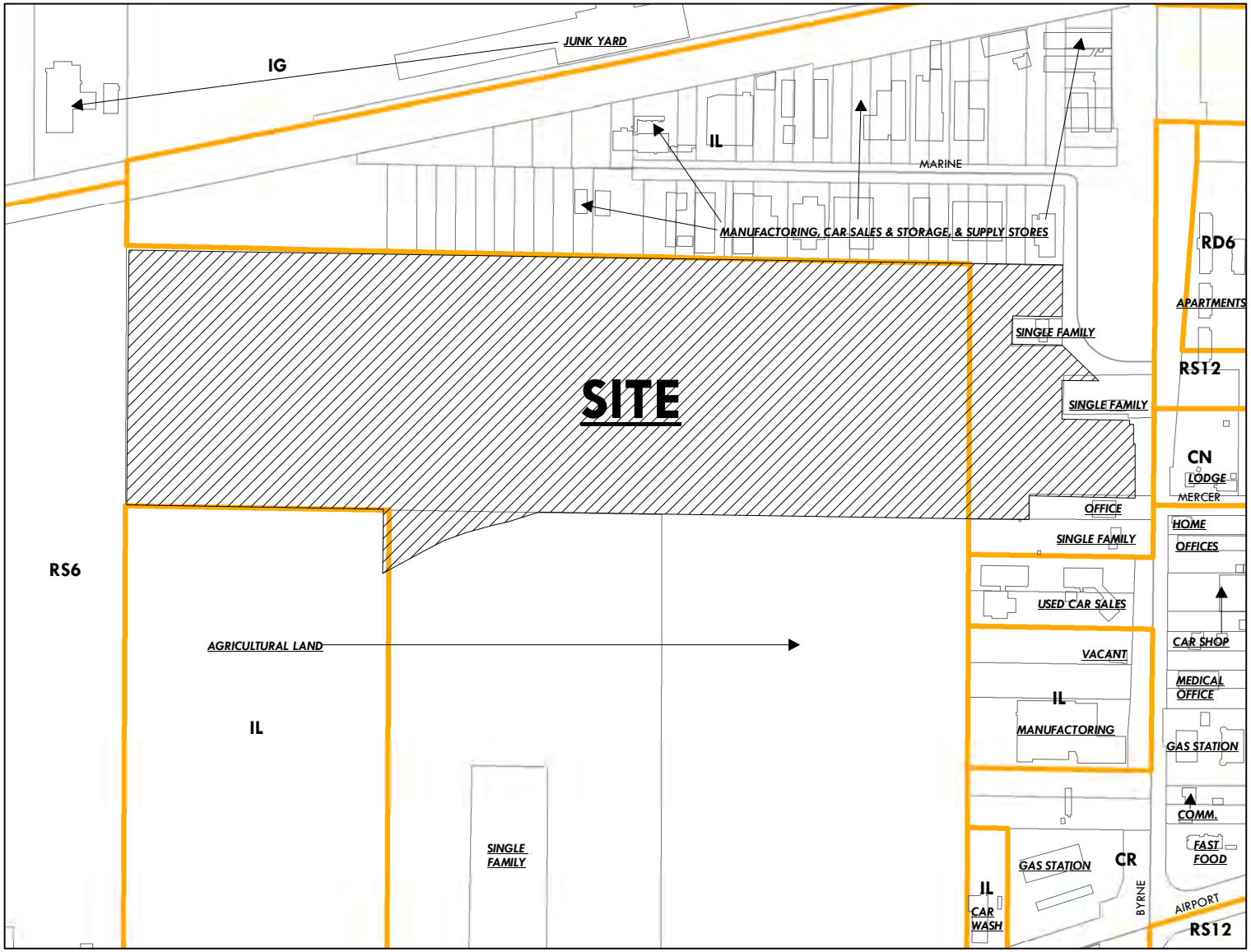

SITE PLAN

Z25-0002
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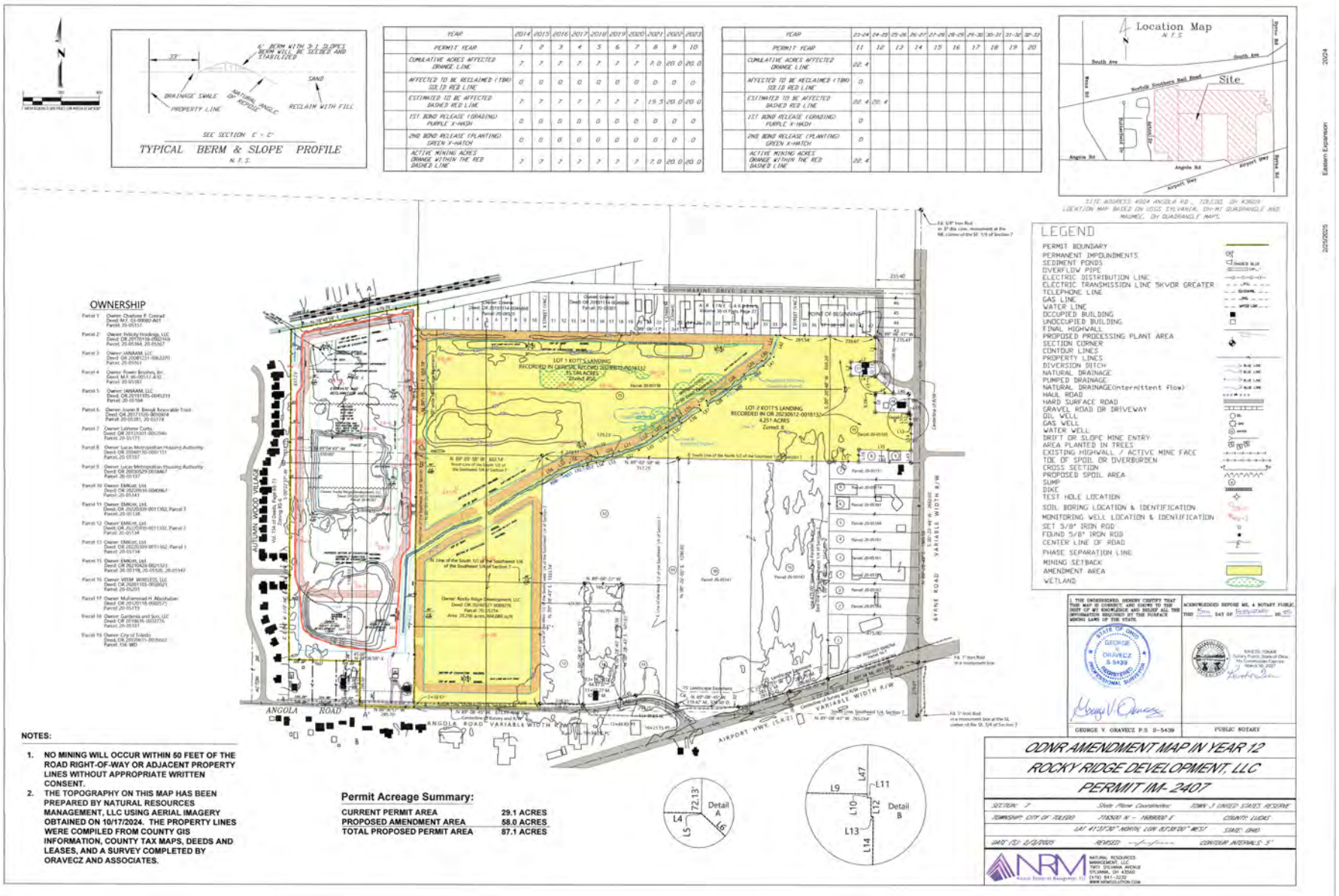

GENERAL LOCATION

Z25-0007
ID 84

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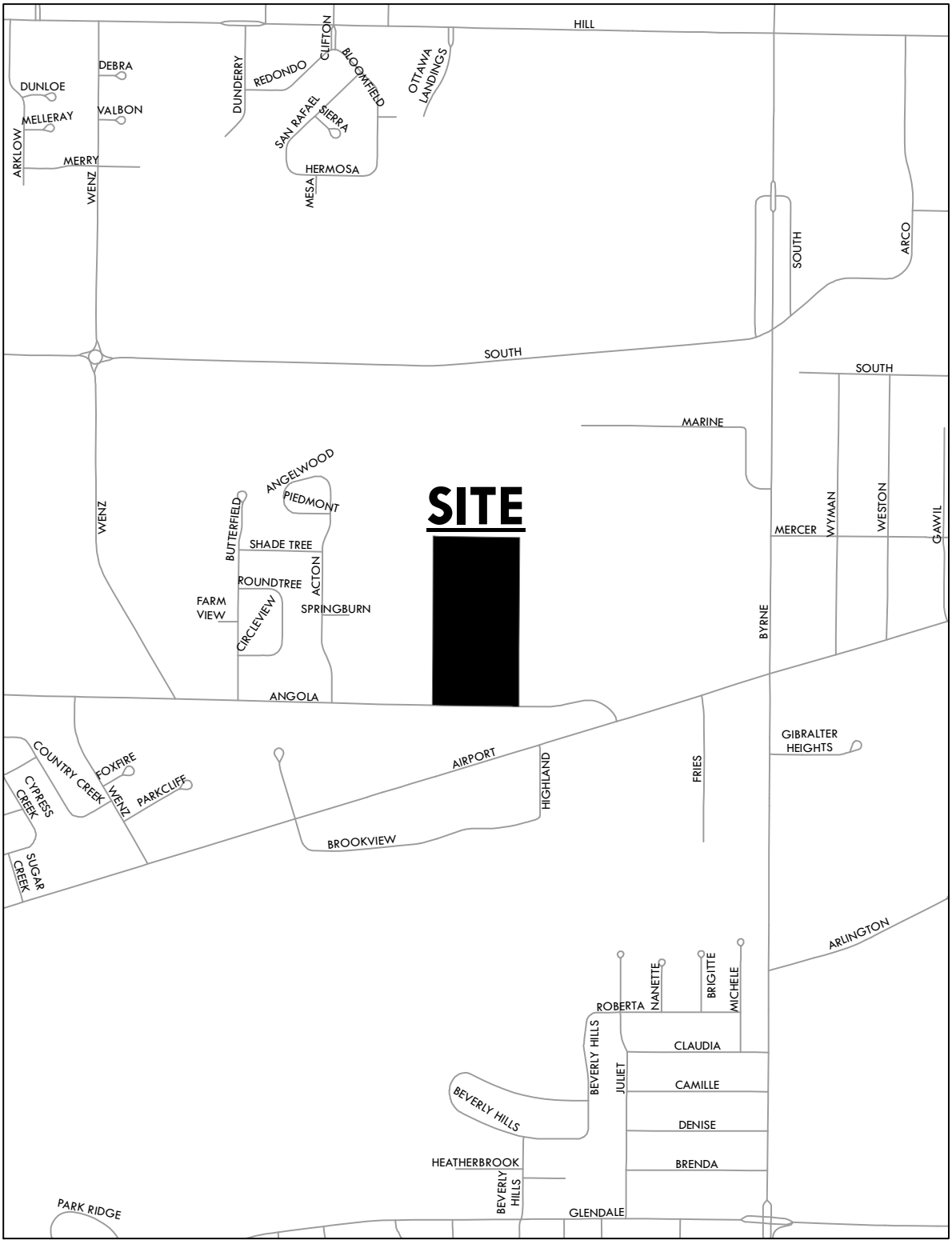

ZONING & LAND USE

Z25-0007
ID 84

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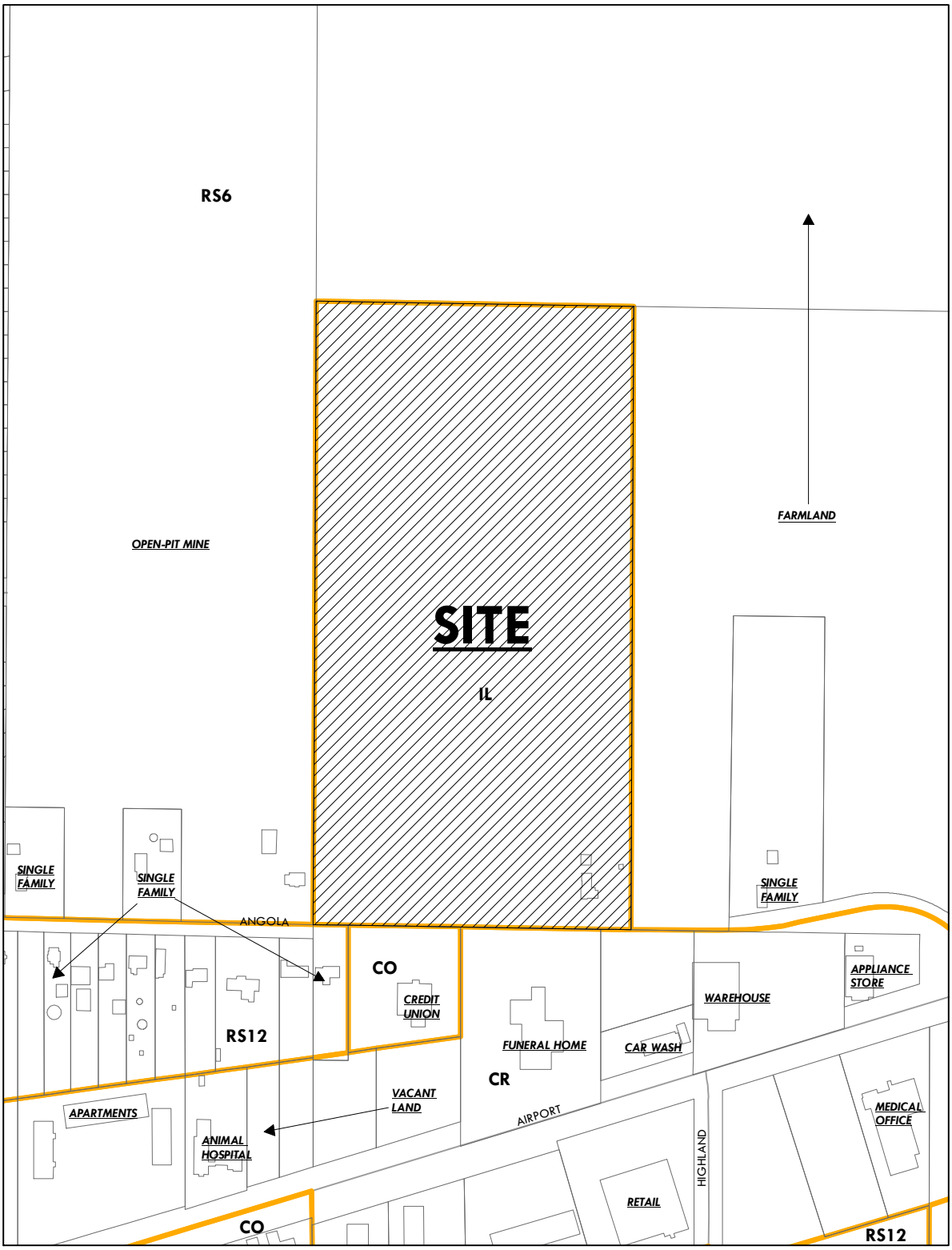

SITE PLAN

Z25-0007
ID 84

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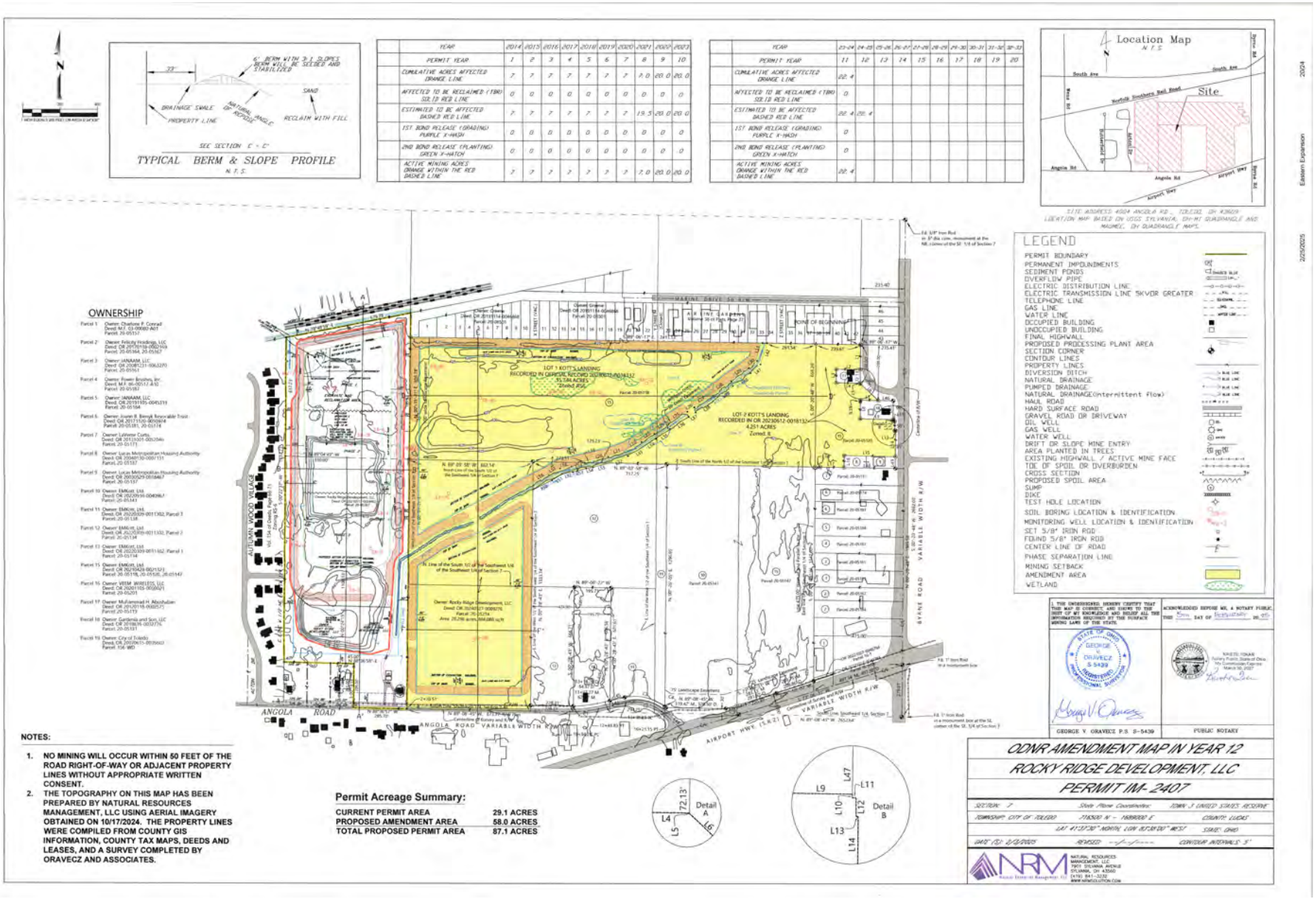


Proposed Zoning Change

4004 Angola,3920 Angola, & 0 Byrne RD.

Presentation to Toledo City Council Zoning & Planning Committee

5/14/25

RRD
Rocky Ridge Development, LLC
• Excavation
• Reclamation
• Beneficial Reuse

PURPOSE

Item #Z25-0001 - requesting a zoning change from RS6 to IG at 4004 Angola Rd. (30 acres - active site)

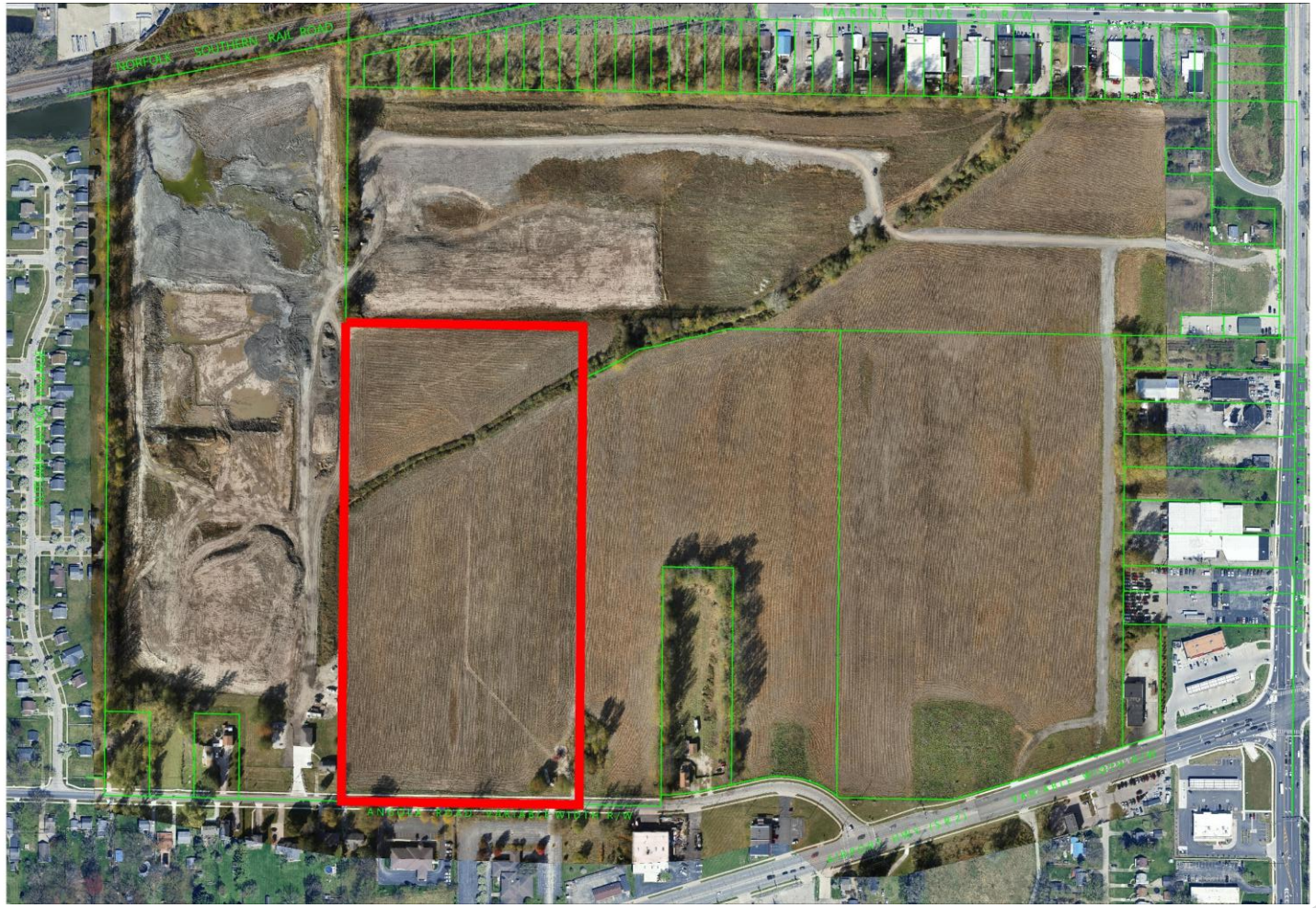
RRD
Rocky Ridge Development, LLC
• Excavation
• Reclamation
• Beneficial Reuse

Item #Z25-0002 - requesting a zoning change from RS6 and IL to IG (3 parcels) – 0 Byrne Rd. (38 acres)

RRD
Rocky Ridge Development, LLC
• Excavation
• Reclamation
• Beneficial Reuse

Item #Z25-0007 – requesting a zoning change from IL to IG at 3920 Angola Rd.(20 acres)

RRD
Rocky Ridge Development, LLC
• Excavation
• Reclamation
• Beneficial Reuse



RRD
Rocky Ridge Development, LLC

- Excavation
- Reclamation
- Beneficial Reuse

PROJECT

PROJECT OVERVIEW

RRD
Rocky Ridge Development, LLC
• Excavation
• Reclamation
• Beneficial Reuse

Mission: RRD's goal is to assist the City of Toledo, and its regional partners, with providing high-quality, safe and economical drinking water for its consumers through the beneficial reuse of drinking water treatment material (DWTM) from the Collins Park Drinking Water Treatment Plant.

Land Use Plan: Sand and clay will be removed and replaced with DWTM, which is, in the simplest terms, calcium-rich clay. The excavated sand and clay will then be beneficially reused in local construction projects.

End Goal: Complete project activities in phases and restore the site to a beautiful, publicly-accessible wetland/parkland over a ten-year period.

PROJECT BENEFITS

Economic Impact

- The City of Toledo currently contracts with RRD for the 100% beneficial reuse of DWTM through the end of 2025 – with three, one-year renewal options
- The expansion of project will provide the City with a sustainable reuse of DWTM, resulting in cost savings for Toledo and the Regional Water Commission for years to come
- Economic growth through a $2.5 million new construction project bringing 25 new jobs to the historic Birmingham Neighborhood
- Potential for revenue share back to Toledo on the sale of waste-to-value products upon development

Environmental Impact

- Sustainable DWTM reuse methodology endorsed by OEPA and ODNR
- Creation of a bio-diversity enhanced wetland/parkland

RRD
Rocky Ridge Development, LLC
• Excavation
• Reclamation
• Beneficial Reuse

COMMUNITY INPUT

COMMUNITY MEETING

A community meeting was held 2/24/25 at the American Legion Post on Byrne Rd., to gather community input on the proposed RRD rezoning application.

- **20 people total in attendance**
  - **5 residential neighbors**
  - **7 representatives from Marine Dr. businesses**
  - **3 City of Toledo employees**
  - **5 RRD employees**

COMMUNITY CONCERNS

The community meeting produced three specific concerns and they are:

1. DWTM Composition/Impact on Groundwater
2. Dust/Air Quality
3. Truck Traffic

COMMUNITY CONCERNS

DWTM Composition & Safety

DWTM Facts

- Collins Park Water Treatment Plant uses lime as a softening agent and coagulant for source water that settles out during the filtration and sedimentation phase
- This sediment becomes calcium-rich clay, referred to as DWTM
- Four agencies oversee the quality and safety of the material, and they are:
  - ✓ Ohio Department of Natural Resources
  - ✓ Ohio EPA
  - ✓ Ohio Department of Agriculture
  - ✓ City of Toledo DPU
- The material is tested annually and consistently falls below all maximum contamination levels and meets all regulatory standards

COMMUNITY CONCERNS

RRD Rocky Ridge Development, LLC
• Excavation
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DWTM Composition & Safety

"Not only are drinking water treatment residuals harmless, but they have also been used for over 30 years for the purpose of cleaning up contaminated soils. Contaminated soil (with heavy metals) from superfund sites are often treated with drinking water treatment residuals to reduce the metals toxicity. They are also used to absorb and filter excess phosphorus in the environment that causes algal blooms in Lake Erie. I can provide hundreds of peer reviewed journal articles on such beneficial re-use of drinking water treatment residuals, especially used in the construction of wetlands for filtering water."

Dr. Chad Penn

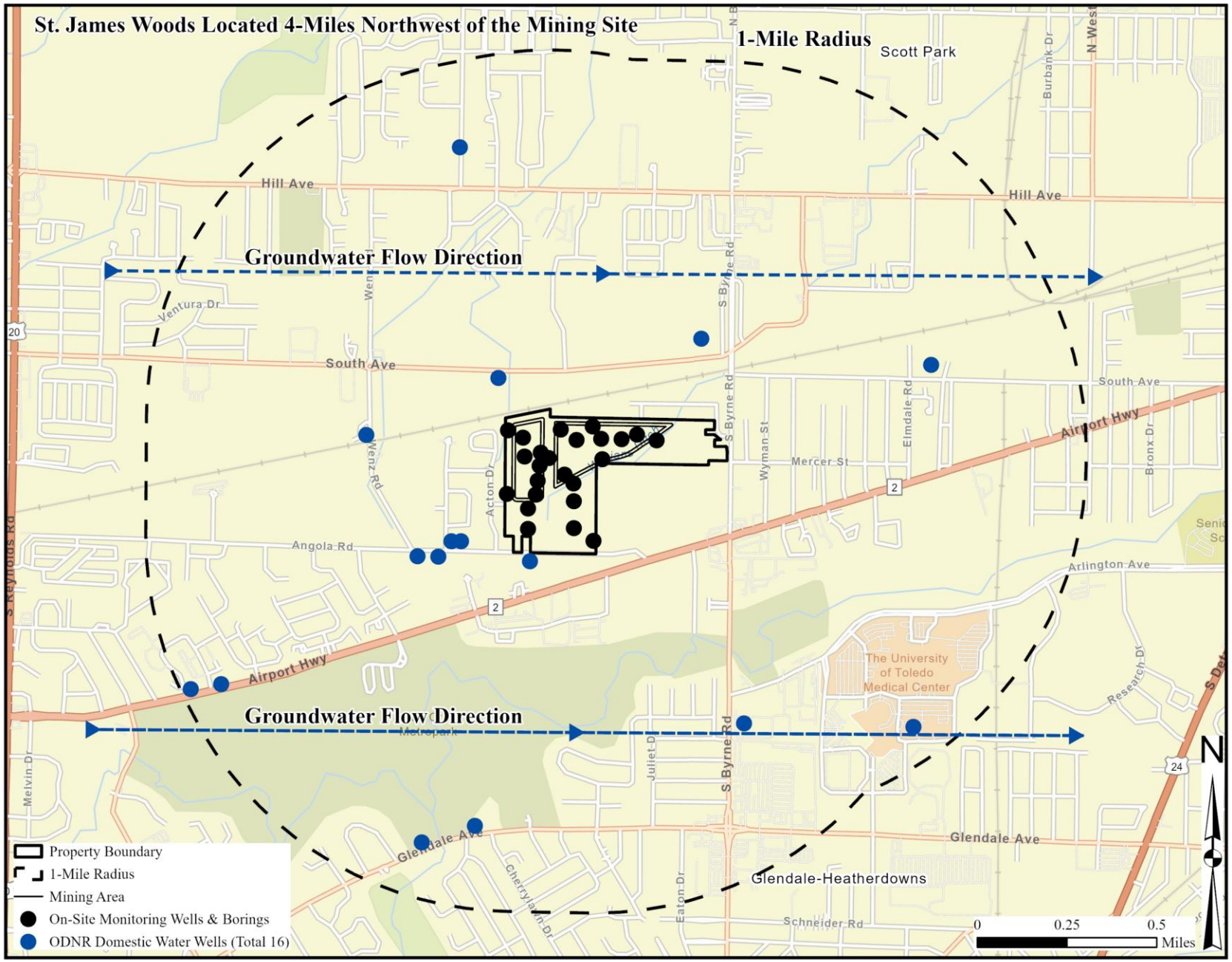
Adjunct Professor of Agronomy: Purdue University

COMMUNITY CONCERNS

Groundwater Quality

- *Potential for material to impact groundwater aquifer beneath excavation site and area wells*

  - Excavation limited to 20-25 feet with 80-foot clay barrier below the bottom of the excavation
  - Aquifer lies within limestone bedrock protected by an 80-foot clay barrier
  - Limited number of groundwater wells in the immediate vicinity of the site



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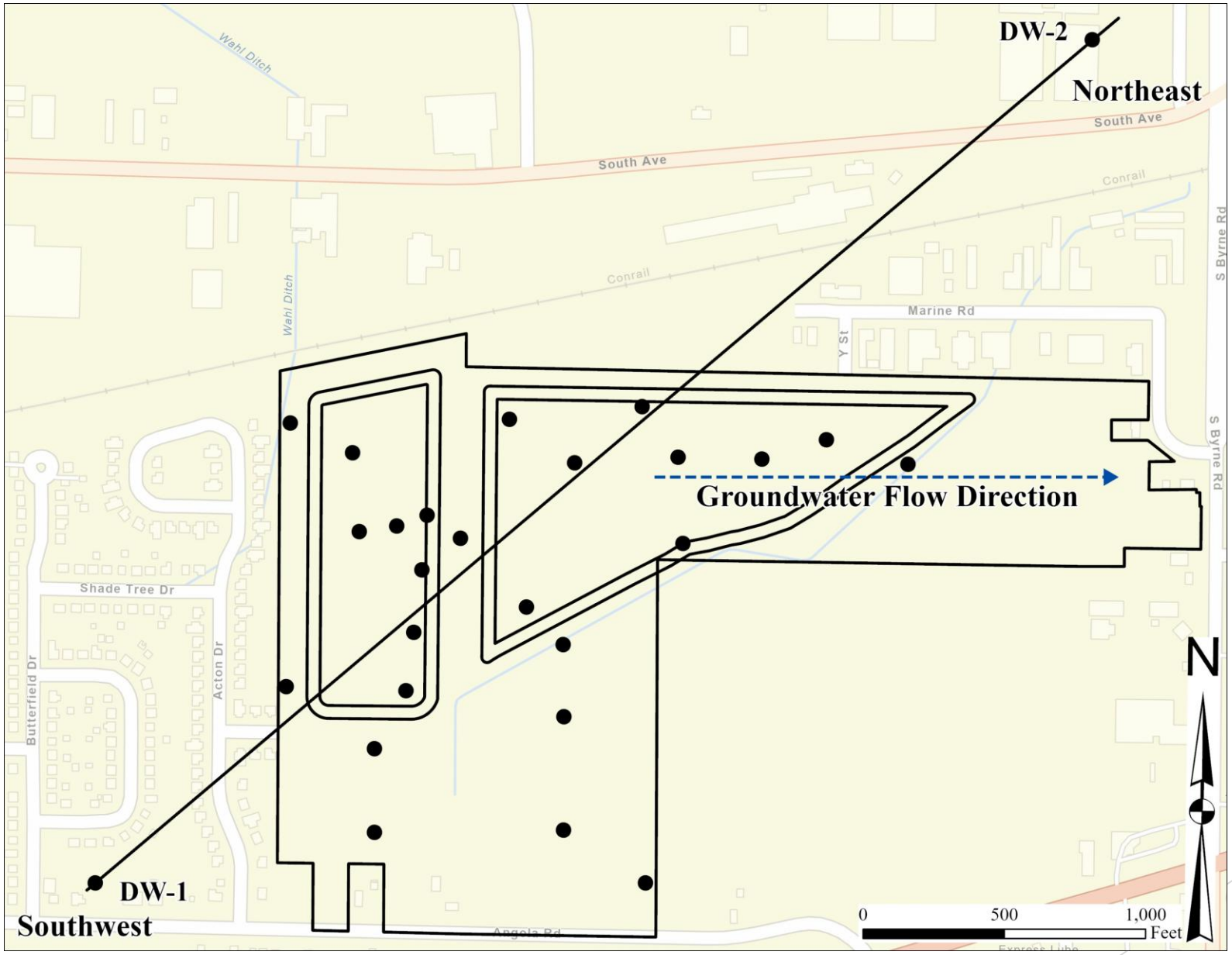

RRD
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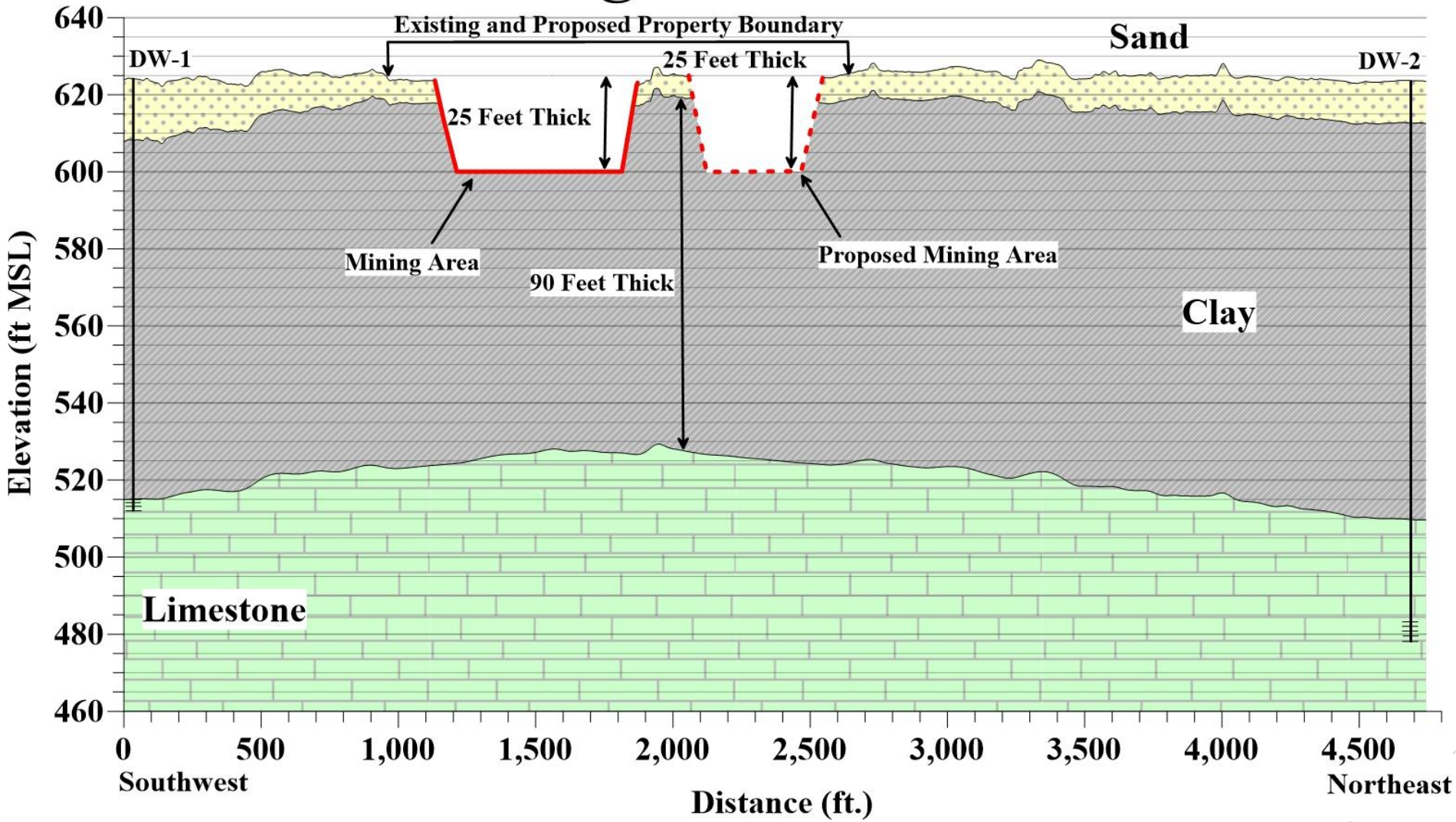
Geologic Cross-Section



RRD
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• Excavation
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COMMUNITY CONCERNS

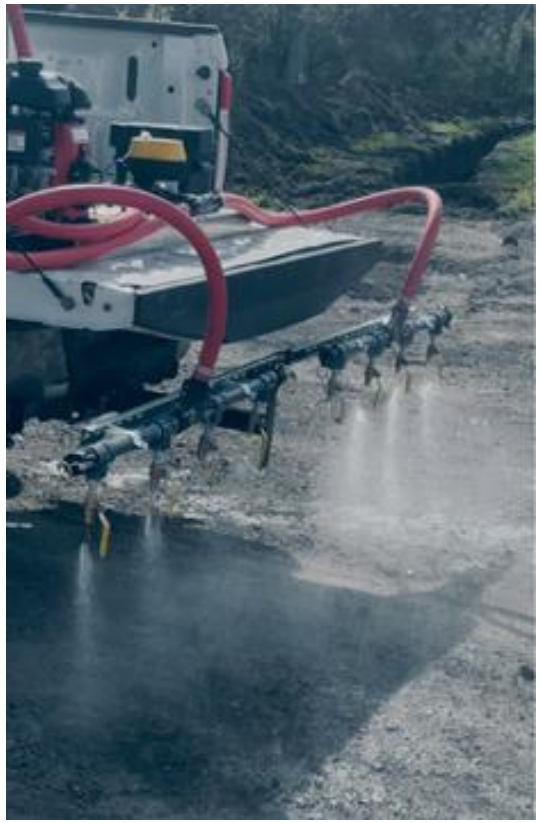
Dust/Air Quality

- Community concerned about dust/air quality around site
- RRD has implemented a Five-Point Dust Mitigation Plan
  1. Periodic air quality testing program
  2. Road spray treatment controls fugitive dust with an environmentally-friendly synthetic polymer spray treatment
  3. Concrete drive approach at the Angola Rd. entrance to control dust on Angola Rd.
  4. Track-out mats at the Angola Rd. entrance and Byrne Rd. exit to ensure wheel debris stays on site
  5. RRD has agreed to implement conservation easements onsite –
     - ✓ 100’ west easement and 200’ north easement – with tree screening

Five-Point Dust Mitigation Program

NOTE:
DRAWING IS FOR CONCEPTUAL USE ONLY, NOT FOR CONSTRUCTION.

Five-Point Dust Mitigation Program



Five-Point Dust Mitigation Program

RRD
Rocky Ridge Development, LLC
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COMMUNITY CONCERNS

RRD Rocky Ridge Development, LLC
• Excavation
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Truck Traffic

- Daily truck traffic approximately 8 loads per day (1/hr.), for 10 months of the year. Increased traffic of approximately 40 loads per day (5/hr.), during July and August, when excavated dirt is moved off-site.
- June 2024, caused 3 of the 4 City Works documented complaints since 2020 due to RRD trucking 50,000 tons of dirt to the City of Toledo Demolition Program – free of charge.
- New traffic pattern in and out of site will recognize weather conditions and adjust routes to decrease dirt tracking on Angola Rd. and Byrne Rd.

4034 Angola Rd. – Owner Concerns

- RRD followed up with the family after the meeting, and has had numerous conversations along with a visit to their home.
- **RRD has agreed to the perform following work at the 4034 Angola Rd to mitigate dust:**
  - RRD has agreed to remove a dead tree, that is a nuisance – **Dead tree removed - DONE!**
  - RRD has agreed to gift a portion of its property to the west, to provide additional mitigation and to give them more recreational area and add value to their property. **Agreement signed and property will transfer once the split gets approved by Plan Commission.**
  - RRD has agreed to pipe surface water to the ditch to relieve excess water that the owner has experienced in their backyard – Pipe installed - **Done!**
  - RRD has agreed to relocate the excavated dirt behind their house to further reduce fugitive dust – **Dirt will be moved off-site once it clears soil testing for construction project**

4034 Angola Rd.

PLAN COMMISSION INPUT

RRD
Rocky Ridge Development, LLC
• Excavation
• Reclamation
• Beneficial Reuse

PLAN COMMISSION INPUT

RRD
Rocky Ridge Development, LLC
• Excavation
• Reclamation
• Beneficial Reuse

Current Zoning Does not Allow Mining Operations

- Per City of Toledo code – mining is the excavation & removal of sand/clay/minerals along with the act of removing the material from the site
- Primary reason for asking for zoning change
- Excavation phase is out of zoning compliance – end use meets the needs of the community

What is the guarantee that the property won't be sold with the IG zoning once project is complete?

- RRD has agreed to deed-restrict the property so that it can only be used for green space
- City of Toledo Purchase Option w/endowment – ensuring property becomes public space

Land-Use Alignment & Zoning Needs

- Members of the Toledo Plan Commission staff noted that the requested zoning change does not align with the area that the project is being built
  - 4004 Angola is recommended for parkland/wetland in the Forward Toledo plan, while 3920 Angola and 0 Byrne Rd. are both recommended for light industrial development
  - All three of the proposed land uses recommended by Forward Toledo are possible with this project

ALIGNMENT WITH FORWARD TOLEDO PLAN

- **Environmental Sustainability**
  - Conversion to wetlands aligns with "Sustain" theme which emphasizes:
    - ✓ Preserving open space
    - ✓ Protecting Natural Environments
    - ✓ Environmental Sustainability
- **Public Access & Recreation**
  - Creation of a publicly accessible wetland aligns with Forward Toledo's "Play" theme which emphasizes:
    - ✓ Increasing park access
    - ✓ Creating recreational opportunities
    - ✓ Supporting public green spaces
- **Public-Private Partnership**
  - RRD's proposed collaboration with the City of Toledo is consistent with Forward Toledo's implementation strategies:
    - ✓ Transfer of property ownership
    - ✓ Creation of endowment for development
    - ✓ Deed restriction ensuring continued public/open space use
- **Long-Term Community Benefit**
  - The proposed use aligns with the expanding community amenities and environmental stewardship goals:
    - ✓ Enhanced biodiversity
    - ✓ Stormwater management
    - ✓ Public green space

ALIGNMENT WITH C.O.T. STRATEGIC PRIORITIES

- **Environmental Priority**
  - Conversion to wetlands supports Toledo's goal to "promote conservation of natural resources" and "implement sustainable practices".
  - DWTM reuse program aligns with "environmental sustainability"
  - Project supports Toledo's stormwater management objective.
- **Quality Investment Priority**
  - The plan aligns with the objective to "develop & sustain infrastructure including parks and green spaces".
  - The project supports "sustainable community development" through its brownfield redevelopment on Consaul Street.
  - The creation of 25 new jobs supports economic development goals.
- **Basic Services Priority**
  - The DWTM reuse program supports the city's objective to "provide quality city services such as... waste management services that encourage reuse".
  - The cost reduction for water treatment material disposal aligns with "efficient use of tax-payer dollars".
  - The project demonstrates "partnerships and innovation" in service delivery.
- **Customer Service Priority**
  - RRD has shown responsiveness to community concerns through:
    - ✓ Holding community meetings
    - ✓ Developing specific solutions for dust/air quality concerns
    - ✓ Creating conservation easements
    - ✓ Establishing clear timelines and communication channels

RRD
Rocky Ridge Development, LLC
• Excavation
• Reclamation
• Beneficial Reuse

END USE OF SITE

Marine Drive
200' Buffer
20' high - 10/1 slope
200' Buffer
20' high - 10/1 slope
Future Parkland
with walking trails
100' Buffer
100' Buffer
Acton Drive
Future Parkland
with walking trails
Future Parking
Angola Road
Airport Highway
Byrne Road

INVESTING IN TOLEDO

RRD
Rocky Ridge Development, LLC
• Excavation
• Reclamation
• Beneficial Reuse

RRD TOLEDO INVESTMENT

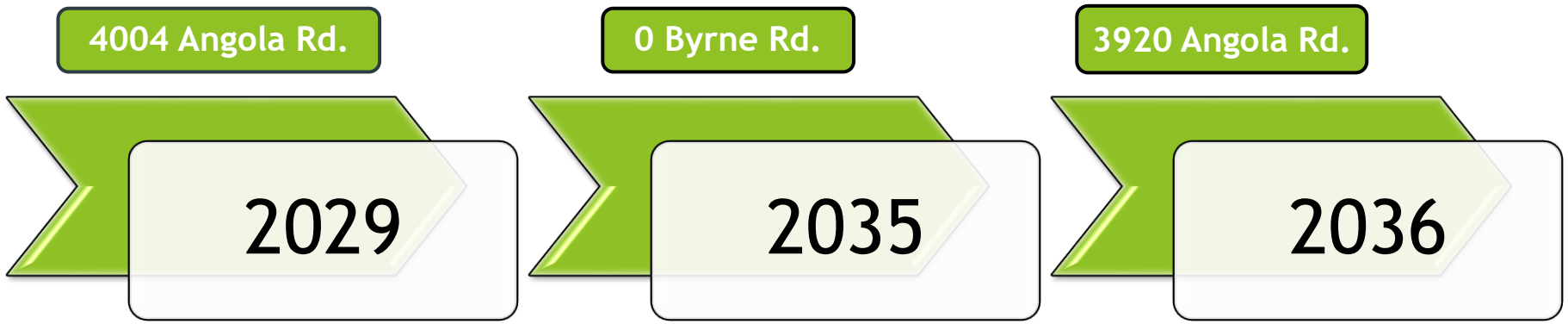
RRD Rocky Ridge Development, LLC
• Excavation
• Reclamation
• Beneficial Reuse

RRD is Committed to Toledo!

- Proposed project will generate direct and indirect prevailing wage employment opportunities for Toledo
- Creates long-term cost savings for the region, leading to investment in more important needs of the regional water system
- Cleanup and redevelopment of a brownfield site on Consaul St. that has been an eyesore to the community for years
- After the remediation and construction, RRD will move its headquarters and a truck repair facility to the historic Birmingham neighborhood in east Toledo bringing up to 25 new jobs to Toledo. Construction to begin June 2025
- Phase II of Consaul Project would see a DWTM pelletizer (patent pending) being constructed, potentially adding more jobs to the community by 2029

PROJECT COMPLETION DATES

RRD
Rocky Ridge Development, LLC
• Excavation
• Reclamation
• Beneficial Reuse



SUMMARY

- **RRD has addressed all community concerns related to this project:**
  - ✓ Factual information provided on the composition & safety of DWTM
  - ✓ Scientific evidence of how DWTM will not harm the regional aquifer
  - ✓ Five-Point Dust Mitigation Plan
  - ✓ Strategically-planned trucking routes to minimize Angola Rd. traffic
- **RRD has addressed all Toledo City Plan Commission concerns related to this project:**
  - ✓ End-use of project aligns with Forward Toledo Plan
  - ✓ Deed restriction and gifting of property to Toledo ensures future parkland/wetland use
  - ✓ RRD is seeking the requested zoning changes to comply with Toledo zoning codes
- **RRD is Committed to Toledo!**

RRD
Rocky Ridge Development, LLC
• Excavation
• Reclamation
• Beneficial Reuse
Thank you
DO YOU HAVE ANY QUESTIONS

Exhibit “A”

Canadates for Local Landmark Designation

1307 BROADWAY

- Year Built: 1888
- Condition: Good
- Architect: Norval Bacon
- Use: Religious Assembly

1411 BROADWAY

- Year Built: 1921
- Condition: Good
- Architect: Spier & Gehrke
- Use: Religious Assembly

1630 BROADWAY

- Year Built: 1928
- Condition: Fair
- Architect: Langdon & Hohly
- Use: Religious Assembly

902 BROADWAY

- Year Built: 1920
- Condition: Fair
- Use: Residential

2125 ARLINGTON

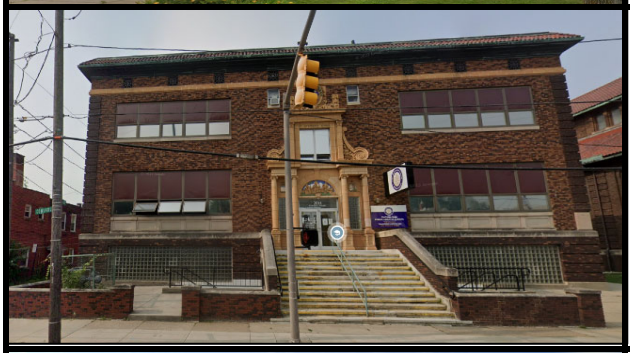
- Year Built: 1921
- Condition: Good
- Use: Residential

439 EASTERN

- Year Built: 1892
- Condition: Good
- Architect: Edward Fallis
- Use: Religious Assembly

1719 BLUFF

- Year Built: 1925
- Condition: Good
- Architect: Horace W. Wachter / C.C. Britsch
- Use: Religious Assembly



2014 CONSAUL

- Year Built: 1958
- Condition: Good
- Use: Charter School

1119 BANCROFT

- Year Built: 1905
- Condition: Good
- Architect: John Comes
- Use: Religious Assembly

1664 BANCROFT

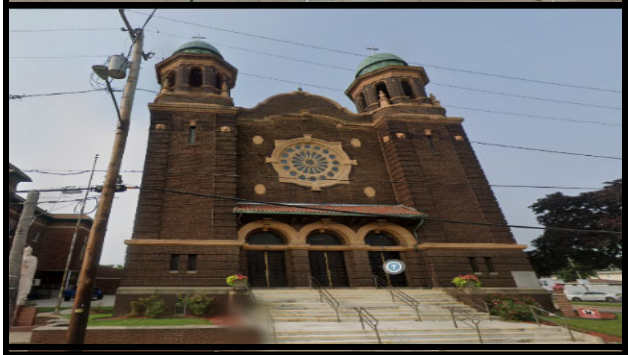
- Year Built: 1926
- Condition: Below Average
- Architect: Wilbur R. Heuby
- Use: Religious Assembly

509 OSWALD

- Year Built: 1900
- Condition: Fair
- Use: Vacant Religious Assembly

601 JUNCTION

- Year Built: 1890
- Condition: Fair
- Use: Religious Assembly



1880 GENESSE

- Year Built: 1949
- Condition: Good
- Architect: Joseph C. Huber & John T. Comet
- Use: Religious Assembly

2565 YORK

- Year Built: 1958
- Condition: Good
- Use: Religious Assembly

2411 SEAMAN

- Year Built: 1918
- Condition: Fair
- Use: Nursing Home

2471 SEAMAN

- Year Built: 1928
- Condition: Good
- Use: Religious Assembly

617 NEVADA

- Year Built: 1892
- Condition: Good
- Use: Religious Assembly

1430 IDAHO

- Year Built: 1957
- Condition: Fair
- Use: Charter School

652 HAMILTON

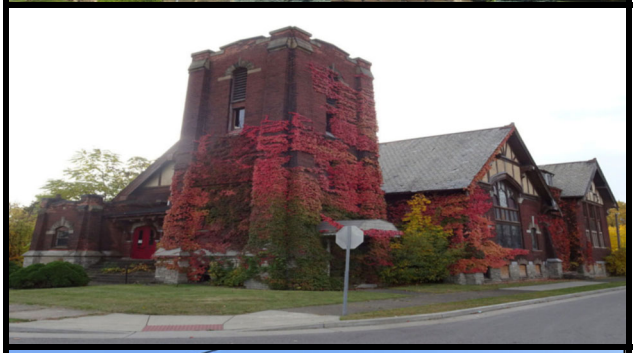
- Year Built: 1870
- Condition: Poor
- Use: Religious Assembly

2916 LAGRANGE

- Year Built: 1887
- Condition: Fair
- Use: Religious Assembly

550 CLARK

- Year Built: 1900
- Condition: Fair
- Use: Religious Assembly



749 NORWOOD

- Year Built: 1900
- Condition: Below Average
- Use: Religious Assembly

420 SANDUSKY

- Year Built: 1897
- Condition: Good
- Use: Religious Assembly

2017 LAWRENCE

- Year Built: 1923
- Condition: Good
- Use: Religious Assembly

701 CENTRAL

- Year Built: 1912
- Condition: Fair
- Use: Religious Assembly

3887 MARTHA

- Year Built: 1910
- Condition: Good
- Use: Religious Assembly

3887 MARTHA

- Year Built: 1910?
- Condition: Good
- Use: Charter School

INVERNESS CLUB CLUBHOUSE

- Year Built: 1918
- Condition: Excellent
- Architect: The DeVore Co
- Use: Golf Couse Clubhouse

TOLEDO CC CLUBHOUSE

- Year Built: 1897
- Condition: Good
- Architect: Mills & Wachter
- Use: Golf Couse Clubhouse

315 Galena

- Year Built: 1916
- Condition: Fair
- Use: Religious Assembly

1638 Broadway

- Year Built: 1917
- Condition: Good
- Use: Office

3613 Monroe

- Year Built: 1925
- Condition: Good
- Use: Religious Assembly

508 N Hawley

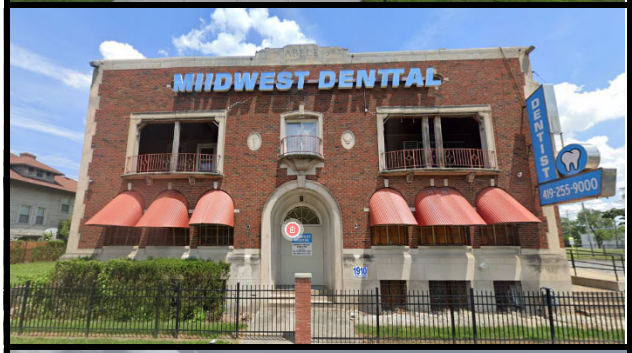
- Year Built: 1895
- Condition: Good
- Use: Office

1853 South

- Year Built: 1949
- Condition: Good
- Use: Religious Assembly

2024 Cherry

- Year Built: 1915
- Condition: Fair
- Use: Medical



1910 Cherry

- Year Built: 1910
- Condition: Fair
- Use: Office

725 Navarre

- Year Built: 1924
- Condition: Good
- Use: Religious Assembly

649 Elmore

- Year Built: 1917
- Condition: Good
- Use: Religious Assembly

1450 HARVARD

- Year Built: 1921
- Condition: Good
- Architect: Harry Wachter
- Use: Religious Assembly

Exhibit "B"

Significant List Entire City (Overlays and Non Overlays)

705 LODGE AVE	1101 N DETROIT AVE
527 SEGUR AVE	573 NEBRASKA AVE
711 EUCLID AVE	2770 W CENTRAL AVE
1946 BAKEWELL ST	3754 WOODLEY RD
3233 PIERO AVE	708 S ERIE ST
1848 N SUPERIOR ST	418 FRANK ST
4225 SYLVANIA AVE	954 BELMONT AVE
831 YONDOTA ST	1502 N DETROIT AVE
2905 N DETROIT AVE	430 N ERIE ST
2108 COLLINGWOOD BLVD	3114 S BYRNE RD
1745 PARKSIDE BLVD	701 W CENTRAL AVE
2281 PUTNAM ST	316 ADAMS ST
910 WOODVILLE RD	1302 N HURON ST
4839 DOUGLAS RD	2146 N 12TH ST
811 E BROADWAY ST	1131 CLARK ST
1311 MOORE ST	2327 COLLINGWOOD BLVD
725 NAVARRE AVE	2345 COLLINGWOOD BLVD
2009 ASHLAND AVE	2705 MONROE ST
2910 AUBURN AVE	2204 COLLINGWOOD BLVD
915 N REYNOLDS RD	902 BROADWAY
611 WOODVILLE RD	1411 BROADWAY
2440 SOUTH AVE	1630 BROADWAY
1010 W BANCROFT ST	3120 BYRNE
3016 COLLINGWOOD BLVD	2125 ARLINGTON
2315 COLLINGWOOD BLVD	1719 BLUFF
2461 SEAMAN ST	2955 DORR
1305 PARKSIDE BLVD	601 JUNCTION
1612 OTTAWA DR	2471 SEAMAN
704 BUCKEYE ST	310 STEADMAN
367 PLYMOUTH ST	617 NEVADA
1716 GLENWOOD AVE	1430 IDAHO
1342 W SYLVANIA AVE	2565 YORK
801 TORONTO AVE	TOLEDO COUNTRY CLUB CLUB HOUSE
2730 FULTON ST	INVERNESS CLUB CLUB HOUSE
2409 PARKSIDE BLVD R	439 EASTERN AVE
802 N SUPERIOR ST	1307 BROADWAY ST
2231 SECOR RD	1450 HARVARD BLVD
1235 OAK ST	1119 W BANCROFT ST
125 E WEBER ST	1664 W BANCROFT ST
130 AVONDALE AVE	1880 GENESEE ST
2043 PARKSIDE BLVD	2014 CONSAUL ST
2255 CENTRAL GROVE AVE	652 HAMILTON

Exhibit "B"

Significant List Entire City (Overlays and Non Overlays)

420 SANDUSKY ST	509 OSWALD
4227 BELLEVUE RD	2916 LAGRANGE
459 SIXTH ST	550 CLARK
509 OSWALD ST	749 NORWOOD
628 LOCUST ST	1664 BANCROFT
720 S ST CLAIR ST	2484 PARKWOOD
235 COURTLAND AVE	1203 CRYSTAL
2561 COLLINGWOOD BLVD	2017 LAWRENCE
435 EASTERN AVE	701 CENTRAL
501 CHERRY ST	705 LODGE
550 CLARK ST	2158 COLLINGWOOD
317 GALENA ST	3887 MARTHA
3215 DOUGLAS RD	3151 SUMMIT
1367 W SYLVANIA AVE	2327 COLLINGWOOD
628 ELM ST	420 SANDUSKY
	601 JUNCTION

12. Study of Limiting Number of Dogs in Residential Zoning. (M-14-24)

    The Plan Commission Recommends no change at this time.

City of Toledo

Dollar Stores

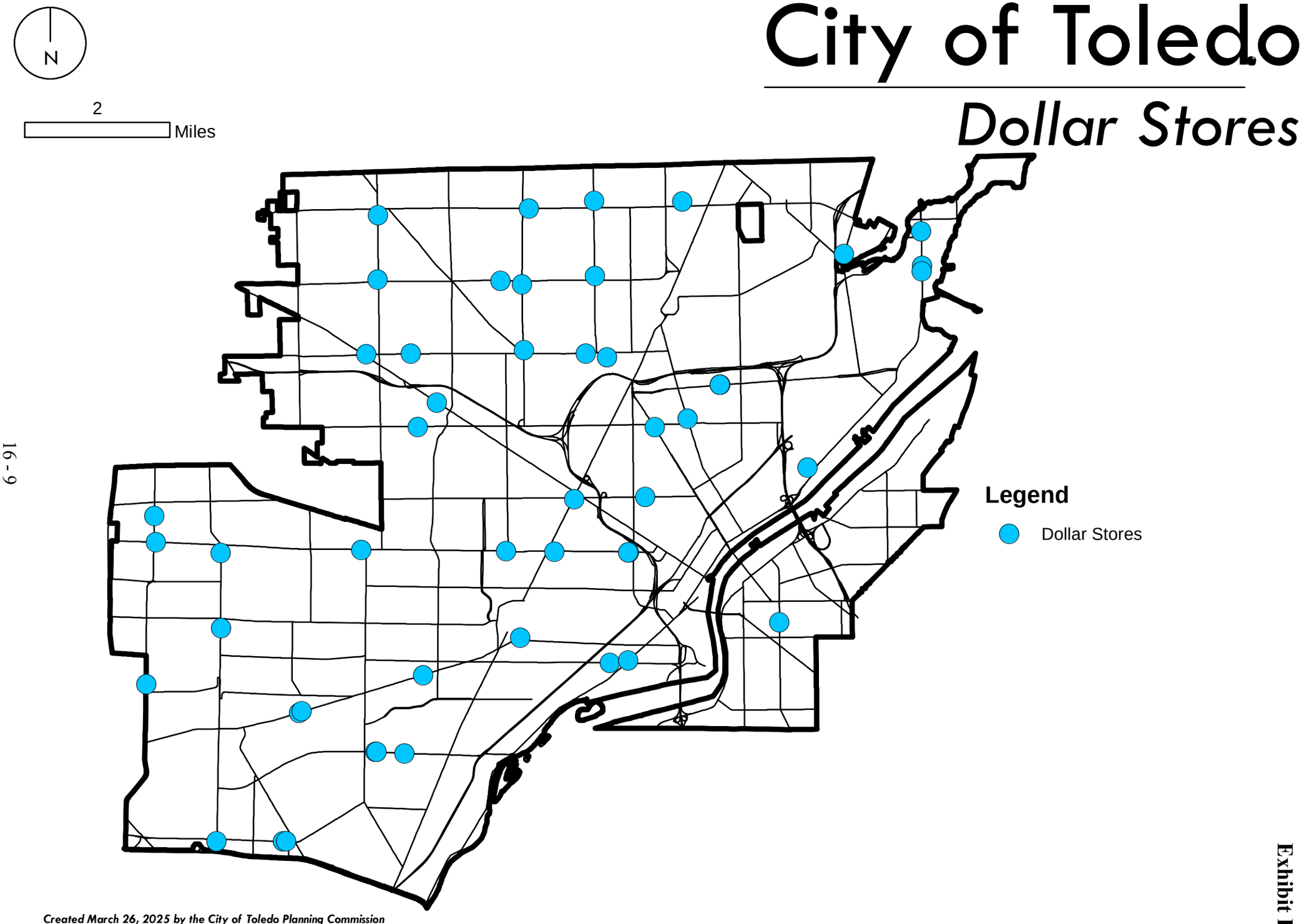


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Exhibit B

Exhibit C

City of Toledo

Rite Aid & Dollar Stores

2 Miles

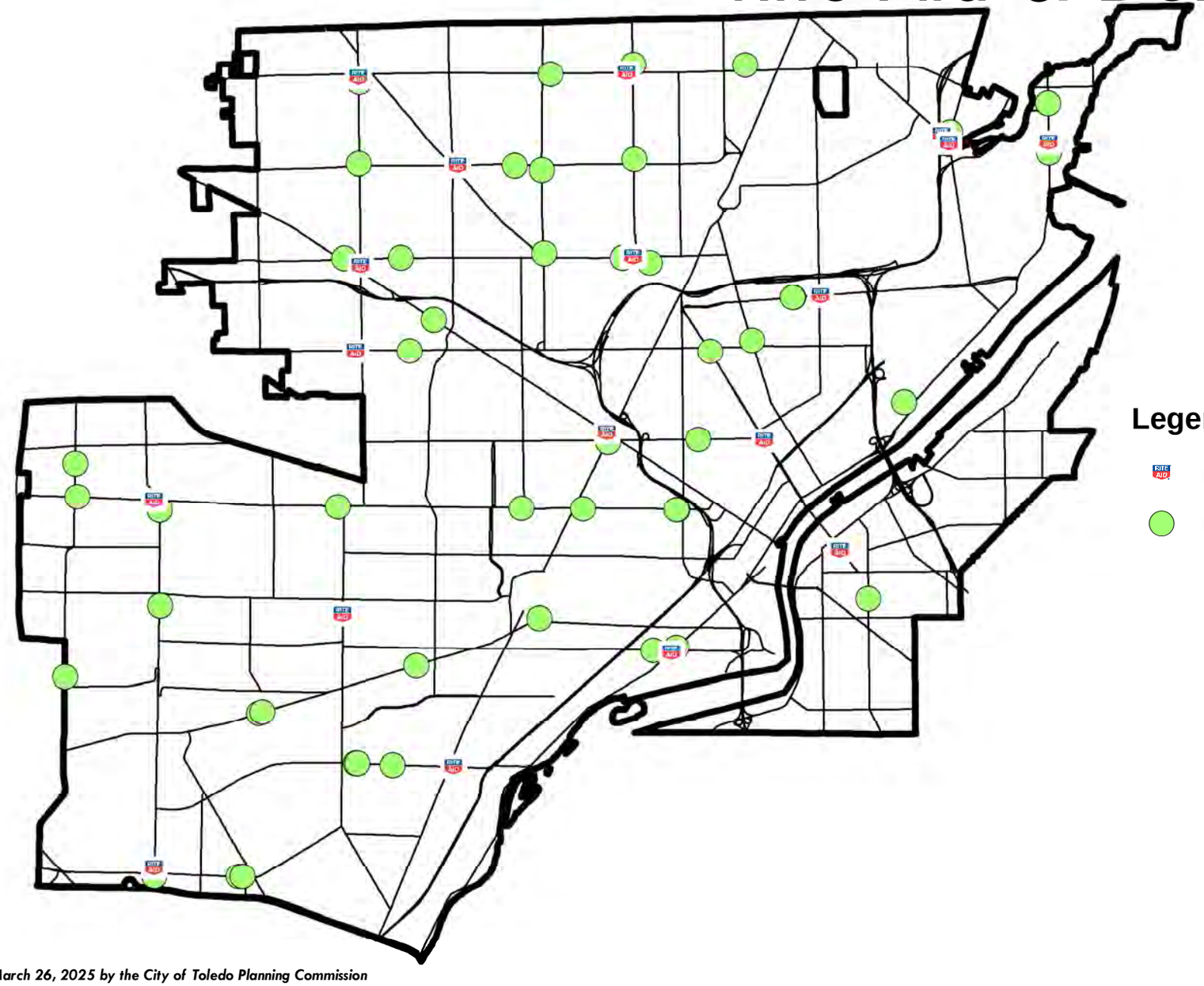

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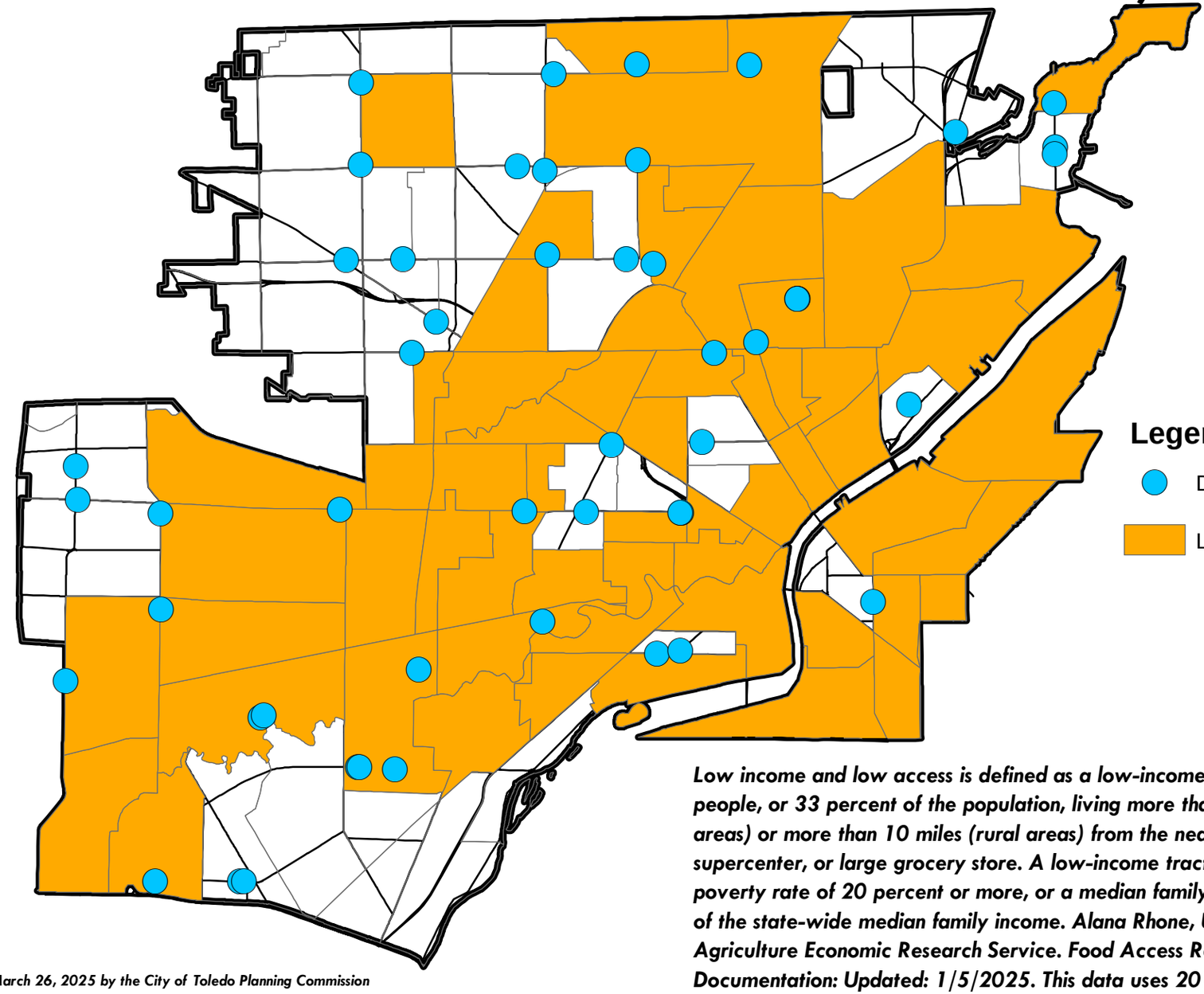
Exhibit C

City of Toledo

Dollar Stores & Low Income, Low Access

N

2 Miles



Low income and low access is defined as a low-income tract with at least 500 people, or 33 percent of the population, living more than one-half mile (urban areas) or more than 10 miles (rural areas) from the nearest supermarket, supercenter, or large grocery store. A low-income tract is a tract with either a poverty rate of 20 percent or more, or a median family income less that 80 pecent of the state-wide median family income. Alana Rhone, US Department of Agriculture Economic Research Service. Food Access Research Atlas - Documentation: Updated: 1/5/2025. This data uses 2015 Tiger Shapefiles US Census Tracts.

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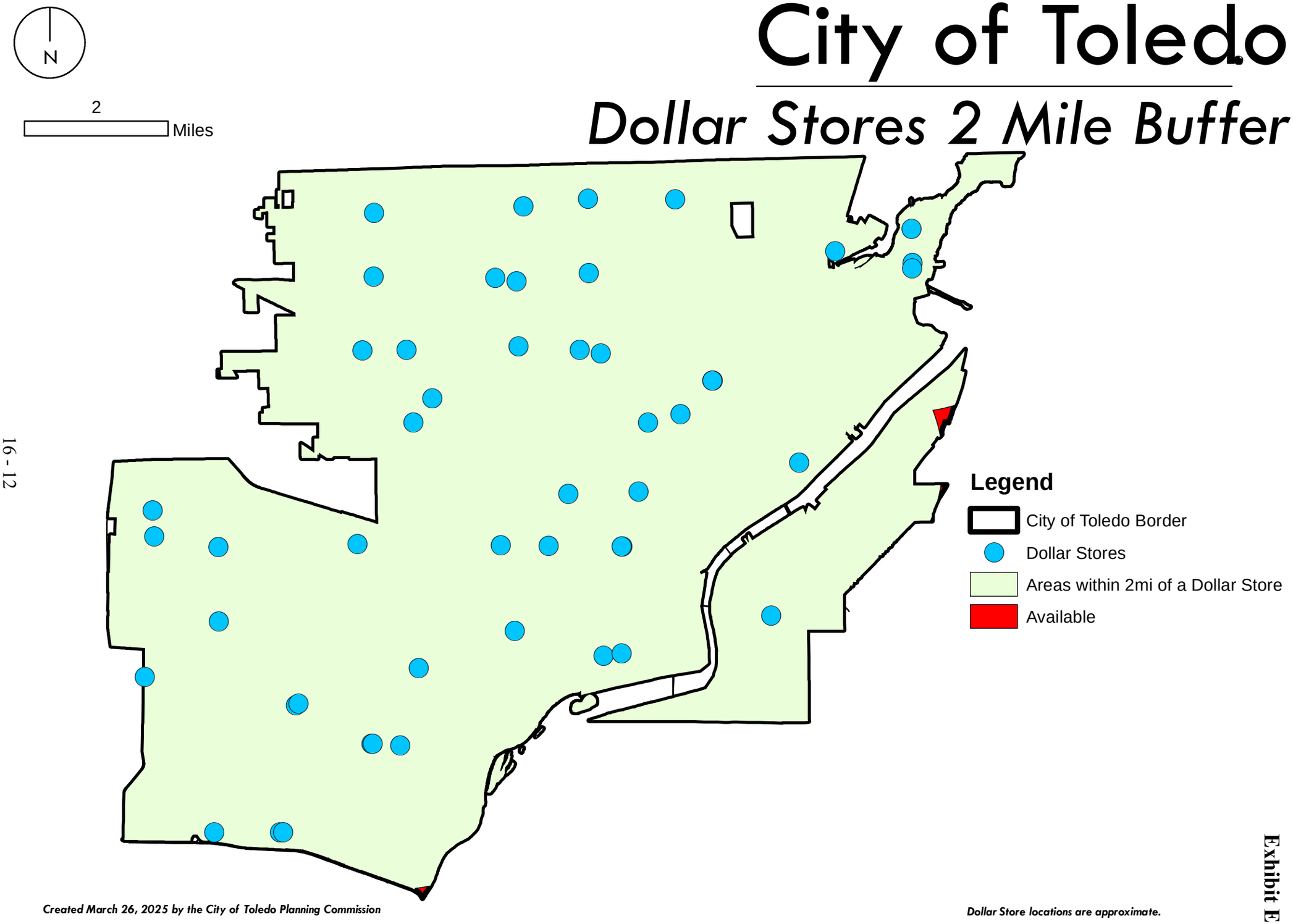
Exhibit D

City of Toledo

Dollar Stores 2 Mile Buffer



16 - 12

Created March 26, 2025 by the City of Toledo Planning Commission

Dollar Store locations are approximate.

Exhibit E

14. Review of outstanding studies within the Plan Commission.

15. Review of upcoming moratorium expiration dates.