

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: October 8, 2020

REF: SUP-8001-20

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 tobacco shop at 2903 Dorr Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 8, 2020 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a tobacco shop
Location	-	2903 Dorr Street
Applicant	-	Kevina Thomas 3532 Willowbrook Lane Toledo, OH 43611
Architect	-	Kevin Brown CENiC Architecture 262 Jennings Road Rossford, OH 43460
Owner	-	Ben Sayed Byrndor Properties LLC 445 Earlwood, Suite 218 Oregon, OH 43616

Site Description

Zoning	-	CR & RS6 / Regional Commercial & Single Family Residential
Area	-	±1.87 acres
Frontage	-	±270' along Dorr Street
Existing Use	-	Commercial multi-tenant space
Proposed Use	-	Tobacco shop (hookah lounge)

GENERAL INFORMATION (cont'd)

Area Description

North	-	University of Toledo / CR & IL
South	-	Parking lot, single family dwellings / RS6
East	-	Religious assembly / CR
West	-	Religious assembly / CR

Parcel History

SPR-16-06	-	Minor site plan review for new building on S. side Dorr btwn Broer and Turner. Administratively disapproved 05/01/2006. Re-review submitted and approved 08/16/2006.
P-1-04	-	Off-street parking in a "R" District S. side of Dorr between Broer and Turner. PC approved 08/12/2004.
Z-3054-96	-	Zone Change at 2903-2925 Dorr Street, R-2 and C-3 to R-5. PC recommended approval 05/09/1996. CC deferred 05/22/1996. CC recommended disapproval 07/24/1996.

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a tobacco shop at 2903 Dorr Street. The property is a ±14,476 square foot multi-tenant commercial building, and the applicant will occupy Suites C & D which total ±2,735 square feet. The request is for a hookah lounge, which is classified as a "tobacco shop" per TMC§1116.0249 – *Tobacco Shop*. The site is ±1.87 acres and split zoned; the north half of the property where the building is located is zoned CR – Regional Commercial while the southern half where parking lot is located is zoned RS6 – Single Family Residential. Adjacent land uses include the University of Toledo to the north, single family dwellings to the south, a church the east, and another church to the west. A Special Use Permit is required for all Tobacco Shops.

STAFF ANALYSIS (cont'd)

An overview of project details is included in this analysis. A detailed list of all project related items is included in the agency conditions at the end of this report.

Use Specific Regulations

- a. There are no schools, public parks, public libraries, day care centers, or other uses established specifically for the activity of minors within 500 feet of the proposed facility. Although the University of Toledo is a school, it is not catered to minors.
- b. The hours of operation of a tobacco shop may be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, and this is listed as a condition of approval.

Parking

- a. The reuse of a single unit in a multi-tenant space does not typically require significant site improvements, however the Division of Transportation included conditions of approval for the existing parking lot.

Landscaping

- a. The reuse of a single unit in a multi-tenant space does not typically require significant site improvements.

Elevations

- a. There are no changes proposed for the building exterior at this time.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Neighborhood Commercial land uses. Neighborhood Commercial is defined as predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included. As the proposed use does not violate the spacing requirement and is small scale commercial that is permitted with a Special Use Permit, the proposed tobacco shop meets the intention of the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the request as the proposed use complies with all applicable provisions of the Zoning Code.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-8001-20, a request for a Special Use Permit for a tobacco shop at 2903 Dorr Street, to the Toledo City Council, for the following reason:

PLAN COMMISSION RECOMMENDATION (cont'd)

1. The proposed use complies with all applicable provisions of the Zoning Code (TMC§1111.0706(B)).

The Toledo City Plan Commission further recommends approval of SUP-8001-20, a request for a Special Use Permit for a tobacco shop at 2903 Dorr Street, to the Toledo City Council, subject to the following **five (5)** 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.

Fire Prevention

No comments or concerns.

Transportation

1. Bicycle parking required per TMC 1107.

Plan Commission

2. The hours of operation of a tobacco shop shall be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, as a condition of development approval.
3. 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.
4. 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.
5. 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

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DR

Four (4) sketches follow

Cc: Kevina Thomas, 3523 Willowbrook Lane, Toledo OH 43611
Kevin Brown, CENiC Architecture, 262 Jennings Road, Rossford OH 43460
Ben Sayed, Byrndor Properties LLC, 445 Earlwood Suite 218, Oregon OH 43616
Lisa Cottrell, Administrator
Dana Reising, Planner

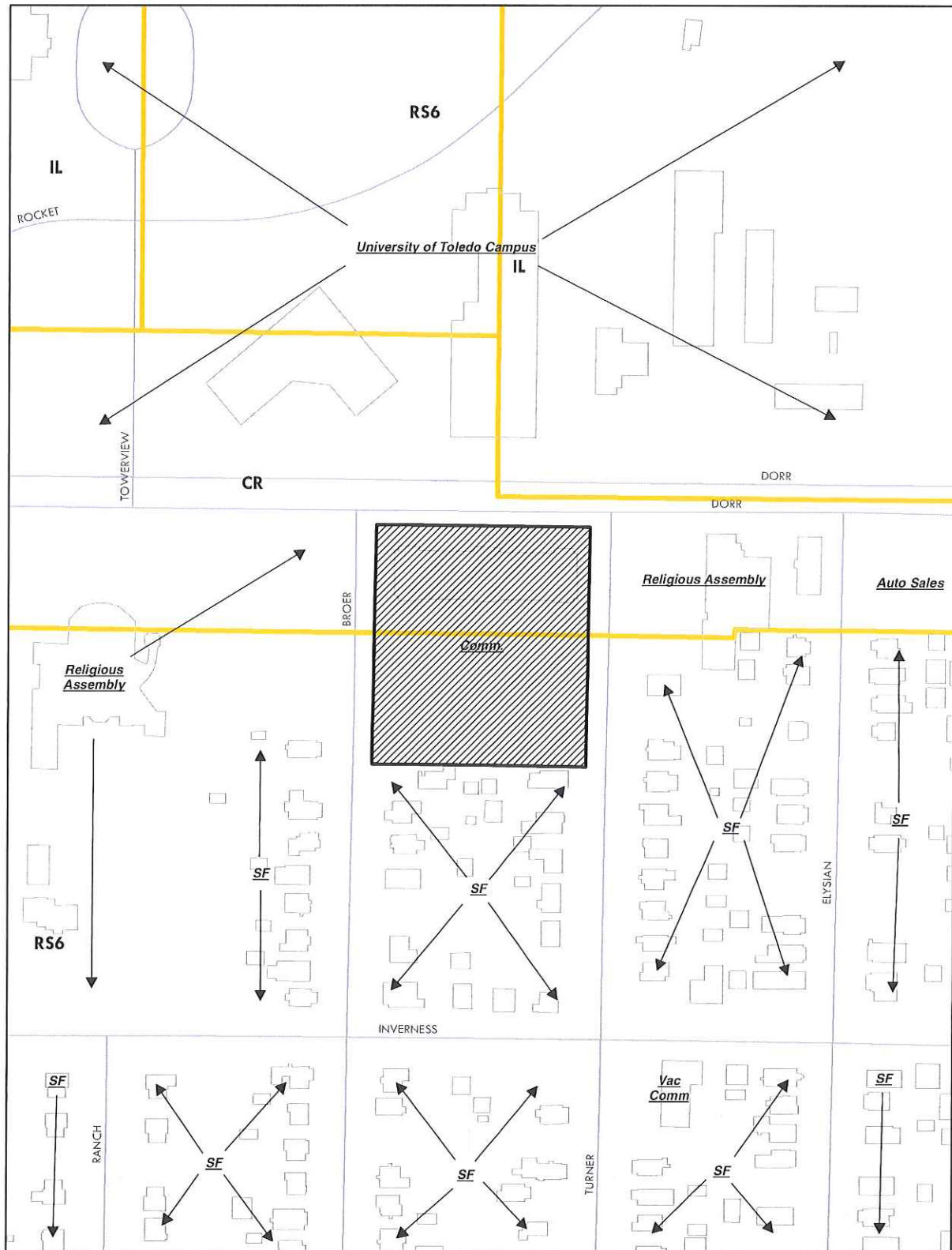
GENERAL LOCATION

SUP-8001-20
ID 52



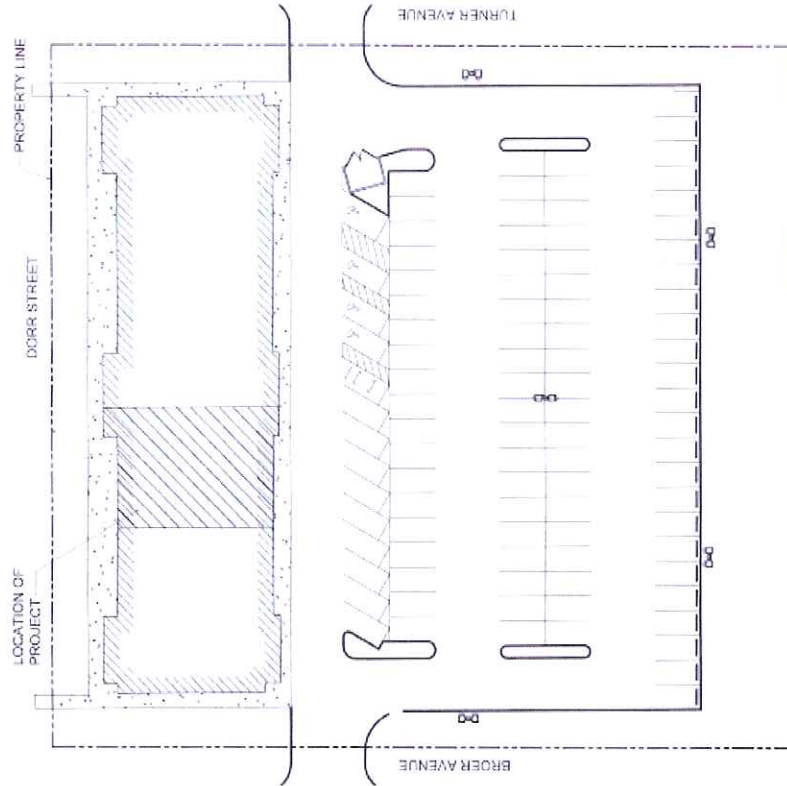
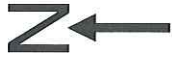
ZONING & LAND USE

SUP-8001-20
ID 52



SITE PLAN

SUP-8001-20
ID 52



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

LOCAL DESCRIPTION
IN METRIC UNITS (M/100)



AERIAL PHOTO
SCALE: 1" = 20'-0"



CENIC ARCHITECTURE
4475 56th Street
www.cenicarchitecture.com

SITE PLAN
FOR
TRANT BUILDOUT
AT
ALLIUS HOKKAU LOUNGE
2000 DORR ST., UNIT C AND D
TOLEDO OH 43007

DATE:	02/14/2024
PROJECT:	TRANT BUILDOUT
CLIENT:	ALLIUS HOKKAU LOUNGE
SCALE:	1" = 20'-0"
DATE:	02/14/2024
PROJECT:	TRANT BUILDOUT
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SCALE:	1" = 20'-0"

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