

REF: S-4-23
DATE: August 10, 2023

REVISED

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Preliminary Drawing of Dorr Street Station |
| Location | - | Northeast corner of Dorr Street & Interstate-475 |
| Applicant | - | Lois M. Reau Successor Trustee 6405 Dorr Street Toledo, OH 43615 |
| Engineer | - | George V. Oravec Oravec & Associates 5333 Secor Road, Suite 2 Toledo, OH 43623 |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | C-2 General Commercial & CR Regional Commercial |
| Area | - | ± 21.8-acres |
| Frontage | - | ± 350' along Dorr Street |
| Existing Use | - | Former greenhouse & nursery |
| Proposed Use | - | Commercial land |
| Overlay | - | Dorr Street Interchange Overlay (-DSIO) |

Area Description

- | | | |
|-------|---|---|
| North | - | Multi-family apartments / RD6, RM12, RS6 |
| East | - | Single-family homes / RS6 |
| South | - | Dorr Street, single-family residential / RS6, POS |
| West | - | Interstate-475 / C-2 (<i>Springfield Twp.</i>) |

Combined Parcel History

- | | | |
|---------|---|---|
| Z19-C94 | - | Zone Change from R-A to M-1 in Springfield Twp. North of Dorr Street, East of McCord Road in Garden Land Subdivision Lot 55 (P.C. disapproved 4/27/1967). |
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GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

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|-----------|---|---|
| Z19-C253 | - | Zone Change from R-A to M-1 for a site north of Dorr between I-475 & Saturn Dr. @ 6340 Dorr St. (P.C. approved on 8/30/1979). |
| Z-3064-96 | - | Zone Change from R-2 to M-1 at 6340 Dorr Street (P.C. disapproved request but recommended approval for Special Use Permit to operate Nursery on 5/9/1996, C.C. approved on 5/28/1996 by Ord. 378-96). |
| Z-8007-08 | - | Zone Change from RS6 to IL at 6340 Dorr Street (<i>case withdrawn</i>). |
| Z19-C648 | - | Zone Change from R-A to C-2 at 6304 Dorr Street (P.C. approved on 2/28/2018, Trustees approved 4/2/2018). |
| Z19-C649 | - | Zone Change from M-1 to C-2 at 6340 Dorr Street (P.C. approved on 2/28/2018, Trustees approved 4/2/2018). |
| Z19-C654 | - | Text Amendment adding Section 17.60, establishing the Dorr Street Interchange Overlay District (P.C. approved on 4/25/2018, Trustees approved 11/5/2018). |
| Z19-C654 | - | Amendment of the Dorr Street Interchange Overlay District concerning Signage and Lighting (P.C. approved on 8/28/19, Trustees approved 10/7/2019). |
| Z-4001-19 | - | Zone Change from RS6 Single-Dwelling Residential to CR Regional Commercial at 6340 Dorr Street (PC approved on 9/12/2019, C.C. meeting on 10/16/2019). |
| Z19-C649 | - | Zone Change from M-1 Limited Industrial to C-2 General Commercial (PC Rec Approval 2/28/18, Trustees Approved 4/2/18) |

GENERAL INFORMATION (cont'd)

Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Toledo Subdivision Rules and Regulations
- Lucas County Subdivision Rules and Regulations
- Dorr Street Interchange Overlay (-DSIO)

STAFF ANALYSIS

The applicant is requesting a review of a Preliminary Drawing of Dorr Street Station located at the northeast corner of Dorr Street & Interstate-475 in the City of Toledo and Springfield Township. The ±21.8-acre site splits jurisdictional boundaries with Springfield Township and was previously occupied by a former greenhouse and nursery business. Surrounding land uses include a multi-dwelling apartment complex to the north, single-family homes immediately to the east and south across Dorr Street and Interstate-475 to the west. **This case was previously approved on May 24, 2023; however, a change in three conditions, numbers 53, and 64 have been modified to reflect the appropriate jurisdiction. No additional changes will occur to the past approval.**

The applicant intends to market the property for commercial uses to support the new Dorr Street interchange at Interstate-475. The overall site proposed for redevelopment crosses jurisdictional boundaries into Springfield Township. The property along I-475 in Springfield Township is currently zoned C-2 General Commercial, whereas the portion of the site in the City of Toledo is currently zoned RS6 Single-Dwelling Residential. Commercial land uses are not allowed in residential zoning districts. Therefore, the applicant has requested a Zone Change (Z-4001-19) from RS6 to CR Regional Commercial as a companion case.

In November 2018, the Springfield Township Trustees established the Dorr Street Interchange Overlay (DSIO) in anticipation of the proposed interchange at I-475 and Dorr Street. All uses of the site must comply with the permitted uses in the C-2 Zoning District and Overlay as identified in Section 13 of the Springfield Township Zoning Resolution.

The purpose of this Preliminary Drawing is to create a commercial subdivision with ten (10) total lots, two (2) of the lots are for detention purposes and a new public street to access the development. The site will be accessed via a single point along Dorr Street and terminates into a cul-de-sac on the north side of the proposed development. Since the proposed site splits jurisdictions, both the Lucas County and City of Toledo Subdivision Rules & Regulations apply per their respective jurisdictions. The Lucas County Subdivision Rules & Regulations will govern the Springfield Township side of the development, while the City of Toledo Subdivision Rules & Regulations will govern the portion in Toledo.

STAFF ANALYSIS (cont'd)

Proposed Layout

The proposed subdivision is titled Dorr Street Station; however, there is an existing subdivision within the City of Toledo titled Dorr Street Station Addition recorded in 1898. As a condition of approval, the Preliminary Drawing shall be modified to include “in Springfield Township” or “Second Addition” to distinguish the proposed subdivision from existing subdivisions. The applicant has indicated the title of the Preliminary Drawing will be modified to Dorr Street Station Second Addition and indicated on the Final Plat.

Proposed Layout (cont'd)

The Preliminary Drawing depicts a total of ten (10) lots in the subdivision with two (2) lots designated as “lettered” lots (Lots A & B) intended for conservation and stormwater detention purposes. Lots 1 (± 1.35 acres), 2 (± 1.26 acres), 4 (± 1.52 acres) and Lots A (± 1.44 acres) & B (± 2.89 acres) will be in the City of Toledo. Lot 3 (± 2.38 acres), 4 (± 1.059 acres) 7 (± 2.40 acres) and 8 (± 2.40 acres) are located within Springfield Township. Lot B is proposed as a stormwater drainage area that is shared by all eight (8) lots through a drainage easement. Of particular concern are the proposed lots that split both jurisdictions. Lot 6 (± 3.06 acres) & 7 (± 1.11 acres) cross both jurisdictions and shall be transferred together in perpetuity, which is listed as a condition of approval.

A limited access right-of-way is proposed along the remainder of Dorr Street and I-475. As a result, an anti-vehicular access easement shall be placed along Lots 1, 3, 4, 7 & 8 and the detention area located in the southwest corner of the site where the site abuts Dorr Street and I-475. Additionally, an agreement shall be established with ODOT and noted on the Final Plat. Any future limited access driveways or roads required for the site and/or the adjacent property along Dorr Street shall be established and maintained with ODOT and indicated on the Final Plat.

The proposed lot dimensions and sizes comply with the City of Toledo Subdivision Rules & Regulations. However, since the site is located within the DSIO, the lots within Springfield Township are subject to a minimum 150' lot frontage requirement. Lot frontage is measured at the setback line or thirty-five (35') feet in the C-2 zoning district. Lot 7 appears to not meet the minimum 150' lot width requirement, although there is adequate space in the adjacent lots to adjust the property lines. Being a newly established overlay, any waiver of the frontage requirement would set a precedent for future developments. Lot 7 shall be modified to comply with the minimum frontage requirements of the DSIO and listed as a condition of approval. As a result, the Preliminary Drawing shall be approved with modifications.

STAFF ANALYSIS (cont'd)

Street Design & Construction Standards

The proposed roadway within the commercial subdivision will be public with sixty-feet (60') of right-of-way. Per the Subdivision Rules & Regulations, sidewalks shall be required along all public right-of-ways. Sidewalks shall be designed in accordance with ADA standards and shall be completely handicap accessible. A continuous sidewalk shall be installed through each of the proposed lots and along the Dorr Street frontage. This will provide for a safe pedestrian environment within and around the development. The Final Plat shall depict the proper location for sidewalks to be installed and listed as a condition of approval.

Street Design & Construction Standards

The City of Toledo Division of Transportation has also reviewed the proposed subdivision and included conditions of approval. First, sidewalks are required in all subdivisions and shall be required on both sides of the street per the City of Toledo Subdivision Rules & Regulations. Secondly, pursuant to Section 506.2, the maximum length allowed for a cul-de-sac is six-hundred feet (600'). This is to allow a safe distance for safety forces to access the parcels if access is blocked at Dorr Street. The applicant shall obtain a waiver to allow for the proposed cul-de-sac which does not conform to the Subdivision Rules & Regulations. Staff is supportive of the waiver due to the location of the site along an interstate with a majority of the perimeter restricted by limited access.

The Ohio Department of Transportation (District 2) reviewed the proposed subdivision and did not oppose the approval; however, they have provided two (2) comments included as conditions of approval. First, a Traffic Impact Study must be performed to determine the potential number of trips that would be utilizing the development. Until the traffic volumes are known it is difficult to quantify the impacts/improvement needed by this development on Dorr Street or the proposed interchange area. Second, access to Bancroft Street should be explored to help with the proposed traffic flow in and out of the development. If the proposed plan changes because of these conditions, a revised drawing shall be submitted for review and approval.

In accordance with Section 7 of the City of Toledo and Lucas County Subdivision Rules & Regulations, street trees shall be installed along all streets in a major subdivision. The planting of trees shall be coordinated with utilities, roadways, sidewalks, sight easements, or streetlights. Only those species of trees as listed on an approved list on file at the Toledo-Lucas County Plan Commissions Office shall be installed. Additionally, pursuant to the DSIO regulations, a twenty-five foot (25') frontage landscape strip is required for all new developments located within 1,500 feet of Dorr Street. A complete Street Tree Plan shall be submitted depicting the proper location for future street trees to be installed and listed as a condition of approval. As individual lots are developed, they will be subject to further landscaping requirements during the Site Plan Review process.

STAFF ANALYSIS (cont'd)

Setbacks & Easements

As stated in the Subdivision Rules & Regulations Section 311, any topographic features within and adjacent to the plat for a minimum distance of 200 feet shall be indicated on the Preliminary Drawing. This includes the locations of any floodways, floodplains, wetlands, and any potentially known hazardous areas. Furthermore, as stated in Section 406, easements shall be provided for storm drainage purposes. Such easements shall conform substantially with the lines of any natural water course, channels, streams or creeks which traverse the subdivision. Such easements shall not be less than twenty (20') feet for enclosed sewers and for open ditches shall extend from top of bank to top of bank plus twenty (20') feet on one (1) side. Provisions of an easement shall in no way make any political subdivision responsible for maintenance of storm facilities. Haefner Ditch runs along the northern boundary of the site and shall be depicted on the Final Plat. A ditch easement, with dimensions specified, shall be provided for Haefner Ditch and listed as a condition of approval.

Each of the numbered lots include a twenty-five foot (25') building setback line along the proposed roadway. Additionally, all lots along the roadway will include a fifteen-foot (15') public utilities easement. Per Section 406 of the Subdivision Rules & Regulations, the location of private utility line easements shall be outside the road right-of-way and shall be subject to the approval by the various utility providers. Utility easements may also be located along the front lot line or on the rear or side lot lines as necessary for utility lines. Easements shall give access to every lot, park or public grounds, and must be a minimum width of ten-feet (10').

It is recommended that public sanitary sewers, storm sewers, and waterlines be constructed in the public right-of-way and be a minimum distance of ten-feet (10') from the right-of-way line. In the event an easement is necessary, a minimum width of twenty (20') feet is required and it should be centered on the pipeline. The proposed public utilities easement meets the minimum width for public utilities. The easement should be dedicated for sanitary sewer, storm sewer or water main use only. The easement shall be dedicated to the City of Toledo and Springfield Township to allow for future maintenance and the easement language in Section 9 shall appear on the Final Plat and listed as a condition of approval.

Future Developments

Upon any future development of the site, a Site Plan Review in accordance with TMC§1111.0800 will be required for each lot to ensure compliance with the standards of the Zoning Code and protect neighboring residential properties. Through the Site Plan Review process, efforts shall be included to minimize land use conflicts, encourage a compatible physical design and arrangement of buildings, off-street parking areas, lighting, landscaping, drainage, vehicle and pedestrian access, all in a manner that will promote public safety and preserve property values. Additionally, as stated in Section 22 of the Springfield Township Zoning Resolution, a Site Plan Review is required for all new main buildings. These Site Plan Reviews are required for future developments in either jurisdiction and listed as conditions of approval.

STAFF ANALYSIS (cont'd)

The proposed use of this site is more intense than designated in the future land use plan but permitted by right in the proposed CR Regional Commercial zoning district. With an increase in traffic from the new Dorr Street interchange, and the ability to support commercial land uses, a commercial subdivision for the subject property is justified. However, supporting frontage waivers for this development within the Dorr Street Interchange Overlay would be precedent setting for future developments. Staff recommends the Preliminary Drawing be approved with modifications. Lot 5 shall be modified to comply with the minimum lot width requirements of the Dorr Street Interchange Overlay and the Springfield Township Zoning Resolution. Staff is supportive of the proposed subdivision since it is permitted in the proposed zoning district. Additionally, staff recommends approval of the Preliminary Drawing since it meets the purpose and intent of the City of Toledo and Lucas County Subdivision Rules & Regulations. Finally, the proposed Preliminary Drawing allows for the orderly development of land with safe and convenient pedestrian circulation.

STAFF RECOMMENDATION

The staff recommends that the Toledo-Lucas County Plan Commissions approve S-4-23, the Preliminary Drawing of Dorr Street Station located at the northeast corner of Dorr Street & Interstate-475, for the following two (2) reasons:

1. The proposed subdivision meets the purpose and intent of the City of Toledo and Lucas County Subdivision Rules & Regulations; and
2. The proposed subdivision allows for the orderly development of land with safe and convenient pedestrian circulation.

The staff recommends that the Toledo-Lucas County Plan Commissions make the following action on the waiver requested for the Preliminary Drawing of Dorr Street Station located at the northeast corner of Dorr Street & Interstate-475:

Section 5 – STREET DESIGN AND CONSTRUCTION STANDARDS

Sec. 506.2 Special Street Types

Except in those situations where unusual circumstances exist, cul-de-sac streets shall not exceed a length of six-hundred feet (600') measured to the center of the radius of the turnaround. The terminus shall be circular with a minimum radius that conforms to the standards of the Division of Transportation.

Approve a waiver for a cul-de-sac to exceed a length of six-hundred feet (600').

STAFF RECOMMENDATION (cont'd)

The staff further recommends the Toledo-Lucas County Plan Commissions approve S-10-19, the Preliminary Drawing of Dorr Street Station located at the northeast corner of Dorr Street & Interstate-475, subject to the following **sixty-nine (69)** conditions.

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

City of Toledo 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 419-245-1344p

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. 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.
3. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
4. Detailed plans for water service mains outside the City of Toledo shall be submitted to the Lucas County Sanitary Engineer's Office, as well as the Division of Engineering Services, for review and approval. Plan design and submittal shall comply with the Lucas County Sanitary Engineer's Office requirements.
5. A valve will be required where the water main transitions from City of Toledo ownership to Lucas County ownership.
6. Detailed plans for water service mains within the City of Toledo shall be submitted to the Division of Engineering Services for review and approval. Plan design and submittal shall comply with the current version of the City of Toledo DPU Infrastructure Design and Construction Requirements.
7. The current version of the Water General Notes for City Subdivisions shall be included on the plans and can be obtained from the City of Toledo Division of Engineering Services.
8. Water mains within the City of Toledo shall be located in the proposed City right-of-way. Location in a utility easement will not be approved.

STAFF RECOMMENDATION (cont'd)

City of Toledo Division of Engineering Services (cont'd)

9. Hydrants within the City of Toledo shall have a maximum spacing of 350 feet. Refer to the City of Toledo DPU Infrastructure Design and Construction requirements for this and other City water main standards.
10. This project is located within the Oak Openings Region. The following "Oak Openings Region" note must be placed on the plans and the conditions set forth in the note must be complied with.

OAK OPENINGS REGION

THIS PROJECT IS LOCATED WITHIN THE OAK OPENINGS REGION, A SIGNIFICANT, HIGH QUALITY, ENVIRONMENTAL RESOURCE. DREDGING, FILLING, CLEARING, OR OTHERWISE ALTERING CATEGORY 3 WETLANDS (SEE OAC 3745-1-54 FOR WETLAND CATEGORY DEFINITIONS) WITHIN THE OAK OPENINGS REGION IS PROHIBITED. DREDGING, FILLING, CLEARING, OR OTHERWISE ALTERING CATEGORY 1 OR 2 WETLANDS WITHIN THE OAK OPENINGS REGION IS STRONGLY DISCOURAGED, AND IS PROHIBITED WITHOUT FIRST PROVIDING PROOF OF COMPLIANCE WITH THE FOLLOWING PERMITS: SECTION 401 OF THE CLEAN WATER ACT, OHIO EPA ISOLATED WETLAND PERMIT, AND SECTION 404 OF THE CLEAN WATER ACT. IF A PERMIT DOES NOT APPLY, PROVIDE A LETTER FROM A QUALIFIED PROFESSIONAL CERTIFYING THAT THEY HAVE SURVEYED THE SITE AND DETERMINED THAT THE PERMIT IS NOT APPLICABLE. ALL CERTIFICATIONS AND DELINEATIONS SHALL INCLUDE NOTIFICATION OF AND CONCURRENCE FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR OHIO EPA, AS APPROPRIATE, IN ACCORDANCE WITH PROTOCOLS CURRENTLY ACCEPTED BY THE U.S. ARMY CORPS OF ENGINEERS. ANY MITIGATED WETLANDS PROVIDED IN ACCORDANCE WITH SAID PERMITS SHALL BE LOCATED WITHIN THE OAK OPENINGS REGION.

11. Plans for the water mains shall be submitted to and approved by the Ohio EPA prior to starting construction of the water mains.
12. A ditch easement shall be provided for existing Haefner ditch, with dimensions as provided by the City Surveyor.
13. Plat approval with Lot B as shown shall not be taken as acceptance that a pond within Lot B will suffice for all future subdivision development. Requirements shall be met on individual parcels as needed to supplement the shared pond if the shared pond is insufficient.
14. A portion of the site is shown draining directly to Dorr Street. All site development requires stormwater management, including this portion.

STAFF RECOMMENDATION (cont'd)

City of Toledo Division of Engineering Services (cont'd)

15. All stormwater pipes, stormwater features for detention and/or water quality, and all yard drains located outside of the public right-of way are to be private and operated and maintained privately (either by the adjacent properties or a subdivision association). If multiple lots will drain to one common detention or water quality feature, the ownership of the private stormwater feature shall be indicated on the record plat. All drainage easements for the above-mentioned stormwater facilities shall be noted and recorded as private. The above information shall appear on the site plans, record plat, and in property deeds. It shall also appear in any subdivision or association rules or covenants.
16. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
17. Sanitary sewer shall be completely within the proposed right-of-way. Sanitary sewer shall be a minimum of 10 feet inside of the proposed right-of-way.
18. 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.
19. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.

Lucas County Engineer

20. A Traffic Impact Study shall be performed for the overall development to determine the impacts and possible improvements needed on the proposed subdivision roadway, at the proposed intersection with Dorr Street and possibly at the proposed interchange.
21. In accordance with the Subdivision Regulations, a stub street should be provided along the northerly plat line.
22. A site grading plan for the project shall be submitted to the Lucas County Engineer's Office for approval as a part of the paving and storm drainage plans.
23. The construction plans shall provide for the installation of all interior street monuments. If not completed, a performance guarantee shall be provided for all other monuments that are not a part of the construction plans.
24. Storm sewer taps shall be provided to all lots and the allowable drainage discharge for each lot to the storm sewer system shall be indicated on the Site Grading Plan.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

25. Pavement grading on the proposed entrance road shall direct storm water runoff away from the Dorr Street pavement.
26. A thirty-one (31) foot wide pavement measured from back of curb to back of curb is required for commercial streets in accordance with Lucas County Engineer Standards. A pavement section will need to be designed based on the type and volume of the proposed development traffic and the existing soil subgrade conditions. A wider pavement section may be required to provide turn lanes as to be determined by the traffic impact study.
27. In the event that earth mounds and landscaping are proposed along Dorr Street, the locations for these items shall be outside the right-of-way.
28. In accordance with subdivision regulations and to improve safety, sidewalks shall be constructed on both sides of all streets in the subdivision. The sidewalks on Dorr Street will be constructed with the proposed Dorr Street Improvement Project.
29. A two (2) foot wide buffer lot, guardrail barrier and temporary turnaround shall be provided at the end of the street if the development is built in phases.
30. Utility crossovers on Dorr Street shall be installed by boring or jacking and open cutting of the pavement will not be permitted.
31. Drainage easements shall be a minimum of twenty (20) foot in width as required per Lucas County Requirements.
32. The plat shows the proposed waterline located outside of the proposed storm sewers and a few sections of the storm sewer mainline running under the new pavement. This is opposite of the Standard Lucas County design and the storm sewer mainline shall not be located longitudinally under the proposed new roadway. Dedicated easements for drainage shall be provided for sections where the storm sewers are located outside of the right of way.
33. The drainage and grading design for each lot located in the Township shall be approved by the County Engineer through the Springfield Township Site Plan approval process
34. Haefner Ditch running along the northerly plat line has a regulated F.E.M.A. floodplain and floodway. A riparian setback shall be provided in accordance with Lucas County Regulations. Minimum first floor elevations shall be at least one foot above the 100 year flood elevation for Haefner Ditch.
35. A drainage easement for Haefner Ditch shall be platted with a width from top of bank to top of bank plus 20 feet on one side.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

36. A drainage study and design calculations shall be submitted to the County Engineer prior to development of final plans. The study shall evaluate and address the following:
 - a. Storm water detention will be required to limit peak drainage discharges to existing natural undeveloped conditions. Allowable drainage outlet flows to the Haefner Ditch or the drainage outlet shall be determined. Allowable flows will be based on the contributing drainage areas in existing conditions and the design capacity of the outlet. Haefner Ditch shall be cleaned along the northerly property line.
 - b. The storm water detention areas should be constructed on a separate, non-buildable lots. Plat recitations and deed covenants will be required to address ownership and maintenance of detention areas, and to prohibit filling, alteration and obstruction of the areas.
 - c. The plans shall include measures to control soil erosion and sedimentation and provide for storm water quality measures for the construction and post-construction activities. Such measures shall meet the requirements of the current Ohio EPA, N.P.D.E.S. permit, including providing a Post Construction BMP for the outlet(s).
37. An SWP3 Review Application Form and Submittal Checklist for subdivisions is required to be completed and submitted as per Lucas County requirements. All of the required items shall be submitted, preferably in a binder or folder.
38. The street name shall be approved by the Tax Map Department and township fire department.
39. The street system and water lines must be constructed to the satisfaction of the Township Fire Chief and the Lucas County Building Regulations Department to accommodate emergency operations prior to the issuance of building permits.
40. Street lighting shall be provided in the subdivision using the lighting district petition process through the Township Trustees or by the developer.
41. The Developer shall make arrangements with the Township for removal of mud and dirt from streets, shall contain construction debris on-site, and shall clean up any construction debris off-site.
42. The developer shall be responsible for the actual plan review and construction inspection time performed by the County Engineer's Office associated with the pavement and drainage improvements. The hours worked in the performance of these tasks will be periodically billed to the developer.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer's Tax Map Department

43. The street is coming off of Dorr Street, if you call it Dorr Street Meadows Drive then someone in an emergency, who only knows the street is called Dorr Street something, will not get the help they need in a timely manner as the Emergency Services drive up and down Dorr Street trying to find the correct place.
44. Meadows is used in almost 30 other streets and could lead to confusion with nearby streets using Meadows.
45. The number of characters in the name is too many. There are 25 characters including spaces in Dorr Street Meadows Drive, the recommended maximum number is 18 including spaces.

Chief Surveyor

46. Dorr Street Station Addition is named on an existing subdivision within the City of Toledo. The Preliminary Drawing shall be renamed to include "in Springfield Township" or "Second Addition".
47. Access to Bancroft Street should be explored to help with the proposed traffic flow in and out of the development.

Lucas County Dept of Health

48. Any & all well & septic issues shall be handled through the Toledo-Lucas County Health Department.

Fire Prevention

49. The turning radius of the cul-de-sac needs to be able to accommodate the largest piece of fire apparatus in the Fire Dept. fleet.

Division of Transportation

50. Sidewalk is required in all subdivisions and shall be required on both sides of the street per the City of Toledo Subdivision Rules and Regulations.
51. The maximum length allowed for a cul-de-sac is six-hundred feet (600') per the City of Toledo Subdivision Rules and Regulations. This is to allow a safe distance for safety forces to access the parcels if access is blocked at Dorr Street.

STAFF RECOMMENDATION (cont'd)

Plan Commission

52. The following recitations shall be placed on the Final Plat:
- Drive-thru fast food restaurants are prohibited on Lot 8.
 - Additional landscaping and evergreen trees shall be provided where necessary to maintain the Conservation Area, per the Plan Director approval.
 - Lighting on Lot 8 and Lot "B" shall have zero lumens at the east property line.
53. ~~The split jurisdictional parcels (Lot 6 & 7) shall be transferred together in perpetuity.~~
All zoning regulations for parcels with split jurisdictions shall be subject to the regulations of the Toledo Municipal Code. A citation shall be placed on the Final Plat noting this requirement.
54. Any future limited access agreements, driveways or roads required for the site and/or the adjacent property along Dorr Street shall be established and maintained with ODOT and indicated on the Final Plat.
55. An anti-vehicular access easement shall be placed along the entire frontage of Lots 1, 3, 4, 7 & 8 where abutting Dorr Street & Interstate-475. **Shall be depicted and noted on the Final Plat.**
56. The minimum lot frontage of new subdivision lots in the Dorr Street Interchange Overlay shall be a minimum 150' width, measured along the building setback line. **Not acceptable as depicted on Preliminary Drawing. Lot 7 shall be modified in order to meet the minimum lot frontage of 150' and depicted on the Final Plat.**
57. Lots A & B shall be maintained indefinitely by either the developer or the subdivision association. The owner shall indemnify and hold the City of Toledo, Lucas County and the Township harmless from any liability to any person for their neglect, failure or refusal in performing such duty.
58. Cross-access and shared parking agreements may need to be established and maintained between affected parcels and shall be delineated and/or denoted on the Final Plat.
59. Per Section 311, any topographic features within and adjacent to the plat for a minimum distance of 200 feet shall be indicated on the Preliminary Drawing. This includes the locations of any floodways, floodplains, wetlands, and any potentially known hazardous areas. **Not acceptable as depicted on Preliminary Drawing. A ditch easement, with dimensions specified, shall be provided for Haefner Ditch and depicted on the Final Plat**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

60. Per Section 406, the location of utility line easements shall be outside the road right-of-way and shall be subject to the approval by the various utility providers. Utility easements may also be located along the front lot line or on the rear or side lot lines as necessary for utility lines. Easements shall give access to every lot, park or public grounds, and must be a minimum width of ten-feet (10'). Additionally, it is recommended that public sanitary sewers, storm sewers, and waterlines be constructed in the public right-of-way and be a minimum distance of ten-feet (10') from the right-of-way line. In the event an easement is necessary, a minimum width of twenty (20') feet is required and it should be centered on the pipeline. The easement should be dedicated for sanitary sewer, storm sewer or water main use only. The easement shall be dedicated to the City of Toledo and Springfield Township to allow for future maintenance and the easement language in Section 9 shall appear on the Final Plat.
61. Per Section 406, easements shall be provided for storm drainage purposes. Such easements shall conform substantially with the lines of any natural water course, channels, streams or creeks which traverse the subdivision or for any new channel which is established to substitute for an existing natural watercourse, channel, stream or creek. Such easements shall be of sufficient width to provide adequate area for maintenance however shall not be less than twenty (20') feet for enclosed sewers and for open ditches shall extend from top of bank to top of bank plus twenty (20') feet on one (1) side. Provisions of an easement shall in no way make any political subdivision responsible for maintenance of storm facilities. **Not acceptable as depicted on Preliminary Drawing. A ditch easement, with dimensions specified, shall be provided for Haefner Ditch and depicted on the Final Plat**
62. Per Section 5 of the City of Toledo and Lucas County Subdivision Rules & Regulations, sidewalks shall be installed on both sides of the proposed roadway in the subdivision and along Dorr Street. The sidewalks shall be four-inches (4") in depth except at drives where six-inch (6") depth shall be provided for the full width of the drive. Sidewalks shall be designed in accordance with ADA standards and shall be completely handicap accessible. **Shall be depicted on Final Plat.**
63. Per Section 7 of the City of Toledo and Lucas County Subdivision Rules & Regulations, street trees shall be installed along all streets in a major subdivision and shall meet the spacing criteria of said section. The planting of trees shall be coordinated with utilities, roadways, sidewalks, sight easements, or streetlights. Only those species of trees as listed on an approved list on file at the Toledo-Lucas County Plan Commissions Office shall be installed. **A complete Street Tree Plan shall be submitted for review and approval.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

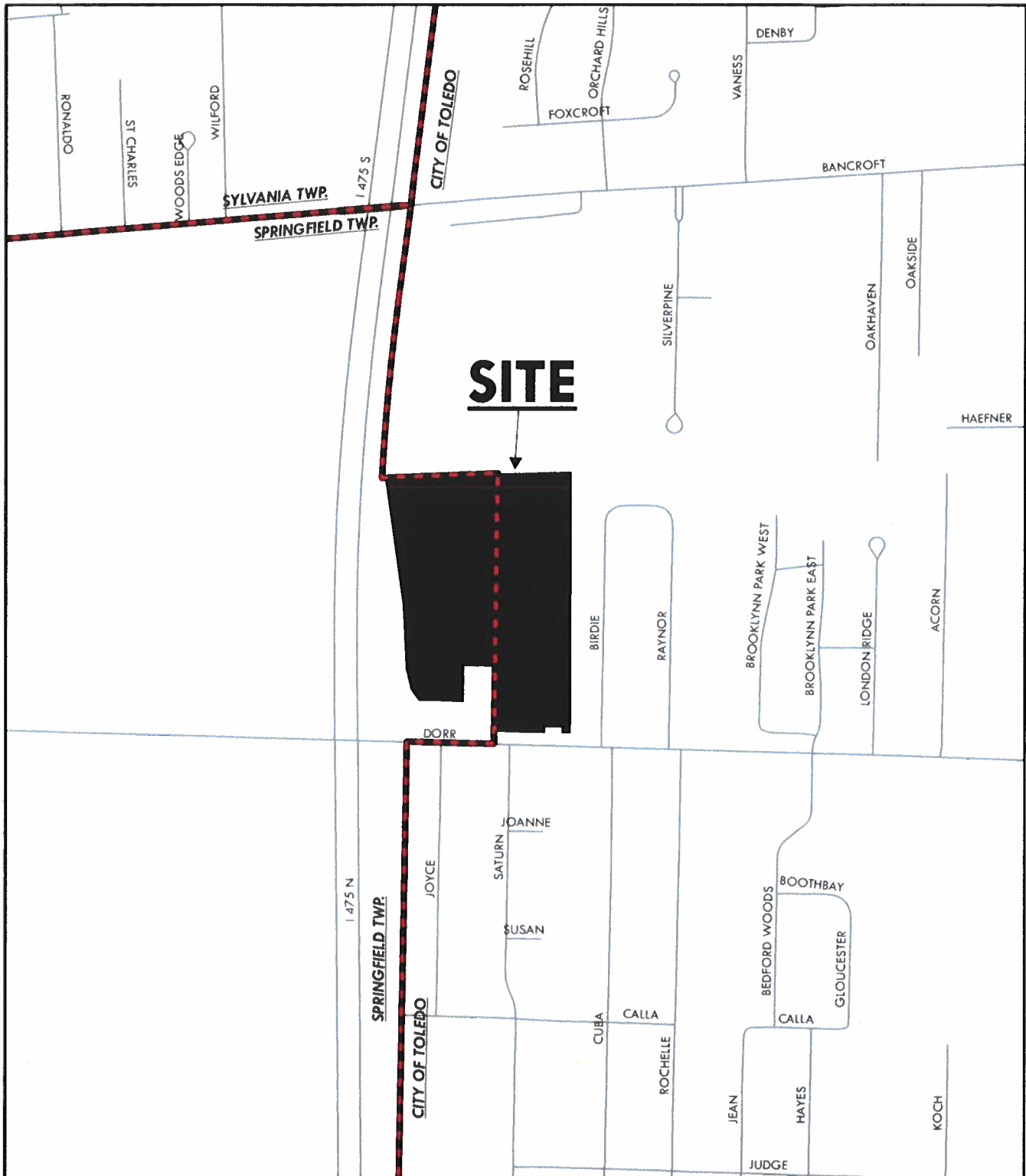
64. A Site Plan Review in accordance with TMC§1111.0800 will be required for any future developments to ensure compliance with the standards of the Zoning Code and protect neighboring residential properties. **All zoning regulations for parcels with split jurisdictions shall be subject to the regulations of the Toledo Municipal Code.**
65. A Site Plan Review is required for all new main buildings and future developments as stated in Section 22 of the Springfield Township Zoning Resolution.
66. A recitation shall be placed on the Final Plat and within the deed restrictions station that each lot owner will be responsible for an equal share of the tax liability for the conservation and storm water detention area (Lot A & B).
67. A plat recitation and deed covenant shall be provided that it is the duty of the developer, at their own expense, to keep and maintain the sidewalks adjacent to his lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold the City of Toledo, Lucas County and the Township harmless from any liability to any person for their neglect, failure or refusal in performing such duty.
68. 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.
69. The Preliminary Drawing shall be valid for a three (3) year period from the date of approval by the Planning Commission.

PRELIMINARY DRAWING
SPRINGFIELD TOWNSHIP/CITY OF TOLEDO
TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
REF: S-4-23
DATE: August 10, 2023
TIME: 9:00 A.M.

BH/MLM
Three (3) sketches follow

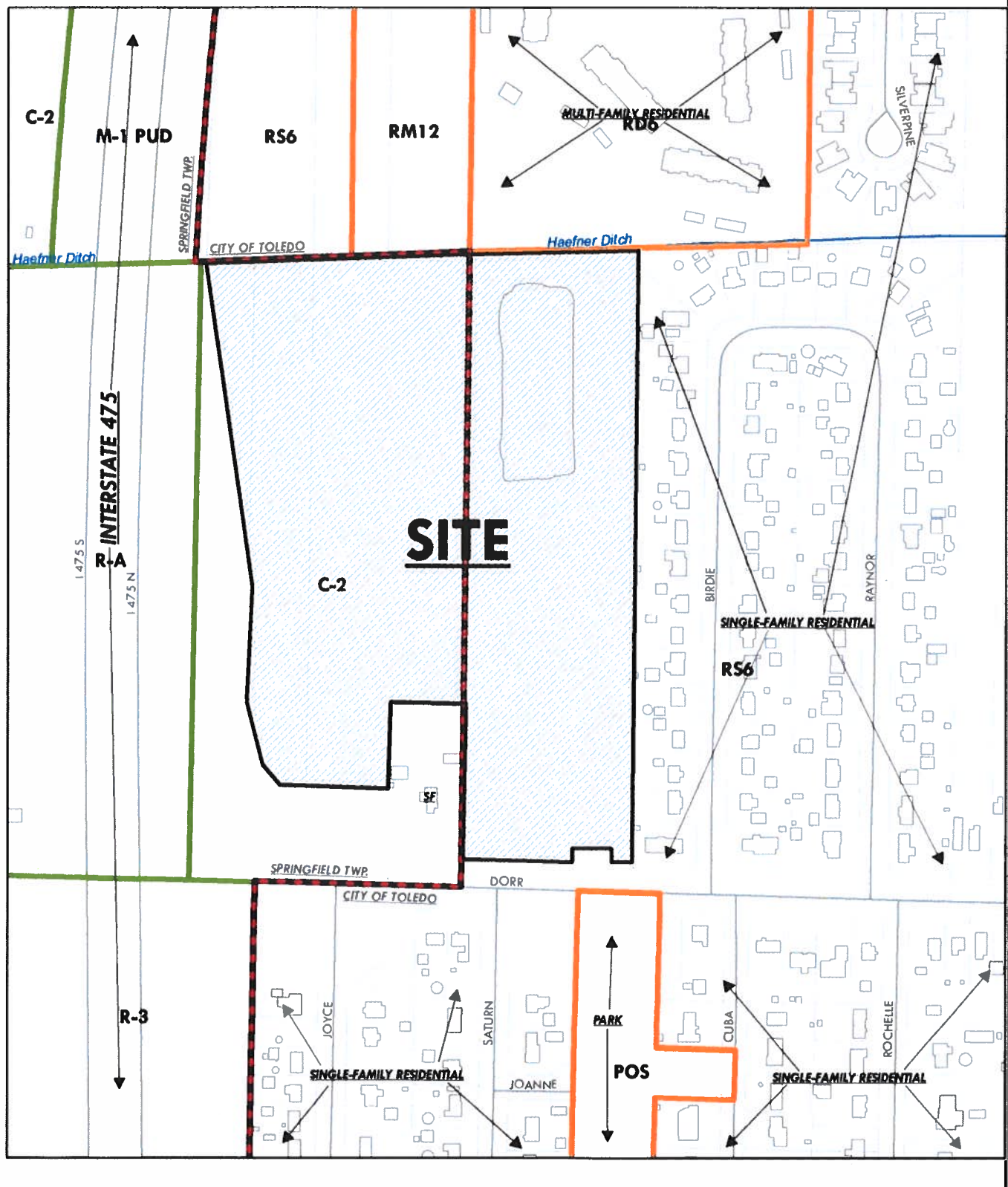
GENERAL LOCATION

S-10-19
ID 126



ZONING AND LAND USE

S-10-19
ID 126



PRELIMINARY DRAWING

S-4-23

