



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: June 14, 2019

REF: PUD-4005-19

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

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

SUBJECT: Request for an Amendment to a Planned Unit Development, originally approved by Ord. 240-77, for an apartment complex at 6047 Whiteford-Center Road.

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

GENERAL INFORMATION

Subject

Request	-	Amendment to Planned Unit Development, originally approved by Ord. 240-77, for an apartment complex
Location	-	6047 Whiteford-Center Road
Applicant	-	JDD New Choice Investments Ltd. 2251 Woodville Road Oregon, OH 43616
Engineer	-	Bryan Ellis, P.E., P.S. Glass City Engineering & Surveying 2001 River Road Maumee, OH 43523
Architect	-	John Ciampa 6725 W. Central Avenue Toledo, OH 43617

Site Description

Zoning	-	RS6 & CR / Single-Dwelling Residential & Regional Commercial (<i>RM24 proposed</i>).
Area	-	± 2.904 acres
Frontage	-	± 275' along Whiteford Center Road
Existing Use	-	Apartment building and undeveloped land
Proposed Use	-	Multiple building apartment complex

GENERAL INFORMATION (cont'd)

Site Description (cont'd)

Neighborhood Org.	-	None
Overlay	-	None

Area Description

North	-	Single-dwelling residential / RS6
East	-	Single-dwelling residential, comm. supply / CR
South	-	Single-dwelling residential, used auto sales / RS6 & CR
West	-	Single- dwelling residential / RS6

Parcel History

Z-283-67	-	Rezone from R-2 and C-3 to R-4 for an area West of Whiteford Center Road, 200' North of Otjen Road (P.C. disapproved on 11/2/1967).
Z-276-72	-	Rezone from R-2 & C-3 to R-3 for an area West of Whiteford Center Road, North of Otjen Road (P.C. approved on 11/2/1972, C.C. repealed on 12/12/1972 by Res. 336-72; withdrawn)
Z-277-72	-	Community Unit Plan (CUP) for an area West of Whiteford Center Road, North of Otjen Road (P.C. approved on 11/2/1972, C.C. repealed by Res. 337-72; withdrawn)
P-2-73	-	Off-street Parking for 6 family apartment buidling at 6047 Whiteford Center (P.C. approved on 02/16/1973).
Z-32-77	-	Community Unit Plan (CUP) at 6047 Whiteford-Center Road (P.C. approved on 2/10/1977. C.C. approved on 4/6/1977 by Ord. 240-77).
Z-266-78	-	Proposed change in zoning from at 6047 Whiteford Center Road (P.C. approved on 11/2/1978, C.C. repealed on 12/20/1978 by Res. 91-87).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|------------|---|--|
| CUP-267-78 | - | Amendment to Community Unit Plan (CUP) at 6047 Whiteford Center Road (P.C. approved on 11/2/1978, C.C. approved on 12/20/1978 by Ord. 240-77, repealed by Res. 91-98). |
| Z-4004-19 | - | Zone Change from RS6 Single Dwelling Residential & CR Regional Commercial to RM24 Multi-Dwelling Residential at 6047 Whiteford-Center Road (<i>companion case</i>). |

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting an amendment to a Planned Unit Development (PUD), originally approved by Ord. 240-77, for an apartment complex at 6047 Whiteford-Center Road. The ±3-acre site is currently occupied by a six (6) unit apartment building and split zoned RS6 Single Dwelling Residential & CR Regional Commercial. Surrounding land uses include single family homes to the north, single family homes and a commercial gas supplier across Whiteford Center Road to the east, a 100' wide utility easement and used auto sales facility to the south, and single family homes to the west.

The existing six (6) unit apartment building on site was part of a larger PUD for a 31-unit apartment complex that was approved in 1977(Z-32-77) but never constructed. This PUD remains in effect and can be built today as it was proposed. The applicant is requesting the Amendment to the existing PUD in order to allow for a higher density and an increase of seven (7) dwelling units. A companion Zone Change request to RM24 Multi-Dwelling Residential (Z-4004-19) was submitted with this request in order to allow for the amendment. Additionally, the applicant will be required to replat the subject property as part of the PUD development process and listed as a condition of approval.

STAFF ANALYSIS (cont'd)

Density

The proposed RM24 zoning allows for a total of fifty-five (55) units or 19 units per acre. The applicant is proposing a total of thirty-eight (38) units divided between five (5) buildings on the site. Therefore, the RM24 Multi-Dwelling Residential with a PUD is the most appropriate zoning for the proposed density. The current proposal has incorporated the existing six (6) unit building into the larger development.

Parking and Circulation

The site is accessed by one (1) curb cut from Whiteford Center Road. Pursuant to TMC§1107.0304 – *Off-Street Parking Schedule "A"*, Multi-Dwelling Structures are required to provide one and one-half (1.5) parking spaces for each dwelling unit plus one (1) parking space per ten (10) units for visitor parking. Furthermore, one (1) bicycle parking slot is required per ten (10) parking spaces. Calculations using 1.5 parking spaces for each dwelling unit and visitor parking indicate a total of sixty (60) parking spaces are required for the site. Three (3) of the required parking spaces shall be designated as accessible parking with one (1) van-accessible space and two (2) car-accessible spaces.

The site plan submitted depicts a total of sixty-five (65) parking spaces however none of them were identified as accessible parking for physically disabled persons. Additionally, the site plan submitted did not depict the required six (6) bicycle parking spaces. The required accessible parking and bicycle parking shall be depicted on a revised site plan and are listed as a conditions of approval.

Open Space Requirements

Pursuant to TMC1103.1007(C), no more than forty percent (40%) of the gross site acreage shall be devoted to coverage by buildings, structures, streets, driveways and parking areas pavement. The applicant is proposing a total impervious surface area of 1.16 acres or thirty-nine percent (39%) impervious coverage and in compliance with the applicable regulation.

Additionally, a PUD is required to provide fifteen percent (15%) of gross site acreage for usable, accessible and consolidated open space, none of which is part of any required yard or perimeter open space. One-third (1/3) of this consolidated open space area may be used for detention/retention purposes. The applicant is proposing a consolidated open space area (15.8% of gross parcel acreage) in the rear of the property however it does not indicate any amenities are provided (i.e. picnic tables, grill, playground, etc.). As a condition of approval, a shared amenity shall be provided in the consolidated open space area in order to satisfy the PUD requirement.

STAFF ANALYSIS (cont'd)

Open Space Requirements (cont'd)

A residential PUD that is abutting residential zoning is required to offer a perimeter open space area that is equivalent to the rear yard setback of the PUD's underlying zoning district. The north, west and southern property lines of the development abut residential zoning and therefore required to have a twenty-five foot (25') perimeter open space area. The site plan submitted depicts the perimeter open space area surrounding the development and in compliance with the regulation.

Landscaping

Per TMC§1108.0202, a greenbelt is required along frontages that abut public right-of-ways. The frontage greenbelt shall be a minimum of fifteen-feet (15') wide measured perpendicular from the street or place right-of-way abutting the property. The frontage greenbelt shall include at least one (1) tree for every thirty-feet (30') of lot frontage. With 275' of frontage along Whiteford Center Road, a total of nine (9) trees are required to be installed in the greenbelt. The site plan submitted depicts seven (7) trees in the greenbelt area which does not meet the minimum greenbelt requirements. As a condition of approval, staff is requiring an additional two (2) trees be installed within the frontage greenbelt.

A Type A & B landscaping buffers shall be required along the entire property where the site abuts residential zoning. Said screen and buffer shall consist of a minimum ten-feet (10') wide buffer with four (4) canopy trees and fifteen (15) shrubs for every 100 linear feet of property line. The Type A landscape buffer shall include a solid six-foot (6') to eight-foot (8') tall privacy fence or provide a twenty-five foot (25') wide buffer. As a condition of approval, the appropriate number of canopy trees and shrubs shall be installed in the landscaping buffers and depicted on a revised site plan.

Per TMC§1108.0204(9)(a), a minimum ten-foot (10') perimeter landscaping buffer is required along any parking lot area adjacent to a street, place, or driveway, or which is visible from an immediately adjacent property. Perimeter landscaping must consist of a landscape area at least ten-feet (10') in width, exclusive of sidewalks, walkways, trails, or right-of-way and must be located between the parking lot and the property line. The site plan submitted did not depict any perimeter landscaping around the parking lot. As a condition of approval, the applicant shall submit a revised landscaping plan depicting the perimeter landscaping along the proposed parking lot areas and driveway.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

Additionally, staff is requesting the applicant substitute one of the proposed tree plantings to include a native species. The proposed tree species Capital Pear (*Pyrus Calleryana*) is considered invasive as listed by the Ohio Invasive Plants Council, effective January 2018. An alternative native plant species shall be provided in substitution of the twenty (20) Capital Pear trees proposed. A revised plan shall be submitted depicting a different tree species and listed as a condition of approval.

Building Design

Pursuant to TMC§1109.0500 – *Building Façade Materials and Color*, predominate exterior building materials shall be high-quality materials. For facades visible from the public right-of-way, predominate materials must comprise at least seventy-five percent (75%) of the total wall area of the façade. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods as a predominant material. The building elevations submitted depict the building façade material as stone veneer and brick veneer which conforms with the Design Standards of TMC§1109.0500.

Neighborhood Meeting

Due to the potential impact on the surrounding neighborhood, staff requested the applicant host a neighborhood meeting for the proposed PUD prior to the Plan Commission hearing. Meeting notifications were sent to a mailing address list provided to the applicant generated by Plan Commission staff. The neighborhood meeting was held on May 22, 2019 at the Trilby Methodist Church. The meeting was attended by five (5) people including the City Councilmember for the District. Concerns raised by attendees of the meeting include; type of housing, traffic impact on surrounding neighborhood, and the potential impact on property/housing values.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area and the neighborhood around the site for Single-Family Residential land uses, although it may include PUD's that are typically compatible with residential neighborhoods. Staff recommends approval of the proposed PUD since it conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code. Additionally, this site was previously approved for a multi-family PUD and physically suitable for the development. Finally, staff recommends approval of the PUD because it is compatible with the adjacent land uses and will function as a transition from the abutting higher intensity commercial land uses to the southeast and the lower intensity single family homes to the north and west.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of PUD-4005-19, a request for an amendment to a Planned Unit Development, originally approved by Ord. 240-77, for an apartment complex at 6047 Whiteford Center Road, to the Toledo City Council for the following four (4) reasons:

1. The request conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A) – *Review and Decision Making Criteria*).
2. The request is compatible with existing land uses within the general vicinity of the subject property and will function as a transition from the abutting higher intensity commercial land uses (TMC§1111.0606(B) – *Review and Decision Making Criteria*).
3. The physical suitability of the subject property for the uses permitted under the proposed RM24 Multi-Dwelling Residential zoning classifications (TMC§1111.0606(D) – *Review & Decision-Making Criteria*); and
4. A Planned Unit Development currently exists on this site. The proposed amendment allows for a better development incorporating the 2004 Zoning Code design, landscaping, and open space requirements.

The Toledo City Plan Commission further recommends approval of PUD-4005-19, a request for an amendment to a Planned Unit Development, originally approved by Ord. 240-77, for an apartment complex at 6047 Whiteford Center Road, to the Toledo City Council subject to the following **fifty-two (52)** 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.

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

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

2. Minimum 4-foot barrier free sidewalk shall be placed along the frontages of all public streets in the development and shall extend through drive approaches. Pedestrian curb ramps shall be placed at all intersections.
3. All proposed drive approaches, sidewalk, and curb shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, and Toledo Municipal Code. All drive approaches, and sidewalk through the drives, shall be 6-inch thick concrete residential. 8-inch thick concrete commercial. No curb shall be permitted in the right-of-way along either side of the drive approach. **No horizontal curb cutting will be permitted.**
4. Substandard drive approaches, sidewalk, and curb sections that exist within the public right-of-way abutting the site shall be replaced in accordance with City of Toledo Construction Standards, Specifications, and Toledo Municipal Code.
5. Improvements per City of Toledo Infrastructure Design and Construction requirements.
6. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419)-245-1220.

Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.

7. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
8. Detailed plans for the water service lines 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.
9. The current version of "WATER GENERAL NOTES FOR CITY OF TOLEDO PRIVATE WATER MAINS, FIRE LINES AND LARGE SERVICES" shall be included on the plans and can be obtained from the City of Toledo Division of Engineering Services.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

10. Plans for water meter settings shall be submitted to the Division of Water Distribution for review and approval.
11. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ 800-414-4990. Contact the Division of Water Distribution (419-936-2839) to verify the backflow prevention requirements for this site.
12. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
13. New water services taps will be installed by City of Toledo at the developer's expense.
14. Plans for the water service shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service.
15. Stormwater detention and post-construction stormwater best management practices (BMP's) are required but are not indicated on the plan. Future site plan revisions that include stormwater practices within the landscape will be referred to Plan Commission for additional review prior to stormwater approval.
16. No construction work, including any earth disturbing work will be permitted without approved site plans that comply with the latest version of the City of Toledo's Infrastructure Design and Construction Requirements, <http://toledo.oh.gov/services/public-utilities/engineering-services/plan-reviewprocess/>. Submit the following for review & approval:
 - Engineering drawings and calculations compliant with the City of Toledo Infrastructure Design and Construction Requirements.
 - Detailed site grading plan
 - Plans and calculations for storm sewer service, stormwater detention and post-construction BMP's.
 - A Storm Water Pollution Prevention Plan (SWP3) including a completed submittal cover sheet, contact list, contractor certification form and Ohio EPA SWP3 checklist. The links to these documents can be found at <http://www.tmacog.org/storc/swp3.htm>.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

- Long term maintenance plan and maintenance agreement for Detention and Post-Construction BMP's for long term maintenance of the private facilities. Stormwater Detention and Post-Construction BMP's are required to be maintained into perpetuity.
17. All storm drainage must be internal and not run off onto adjacent properties.
18. Nonresidential properties which have designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and may be eligible for a percent reduction in the property's storm water utility fee through the Stormwater Credit Program. Information on this program can be found at <http://toledo.oh.gov/services/publicutilities/engineering-services/stormwater-utility-credit-program/>
19. If proprietary stormwater detention and post-construction stormwater BMP's will be used, requirements include:
- The Contractor / Project Owner shall have a representative of the proprietary manufacturer on-site to advise contractor on installation procedure.
 - The Contractor / Project Owner will provide the City of Toledo with as-built plan sheets certifying the correct installation and function of the system.
 - The site designer's maintenance plan shall be reviewed and approved by the proprietary system manufacturer prior to submitting to the city for review and approval.
20. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
21. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.

Sewer & Drainage Services

22. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.

PLAN COMMISSION RECOMMENDATION (cont'd)

Sewer & Drainage Services (cont'd)

23. S&DS requires that the private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to Sewer & Drainage Services demonstrating the lines cleaning and integrity.

Division of Environmental Services

24. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
25. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
26. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.
27. Applicant shall maintain compliance with the City of Toledo's stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential stormwater impacts from the modification, including but not limited to long-term operation and maintenance of both structural and non-structural Best Management Practices.
28. Any effort made to plant non-invasive trees, shrubs and perennials is highly encouraged. http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_Ohio_Invasive_Plant_Species.pdf
29. Applicant shall maintain compliance with the City of Toledo and State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to Asbestos and the Anti-Noise Laws.

Fire Prevention

30. Fire hydrants are required within 400' of the buildings. On site hydrants may be needed.
31. Dead end fire apparatus access roads in excess of 150 feet shall be provide with an approved area for turning around fire apparatus.

PLAN COMMISSION RECOMMENDATION (cont'd)

Fire Prevention (cont'd)

32. Approved Premises identification is required.

Division of Transportation

33. One van accessible parking space with 8' aisle and two car accessible parking spaces with 5' aisle required per TMC 1107.
34. Bicycle parking spaces required per TMC 1107.

Plan Commission

35. A Zone Change from RS6 Single Dwelling Residential & CR Regional Commercial to RM24 Multi-Dwelling Residential shall be obtained for the entire site in order to allow for the proposed density.
36. Per TMC§1103.1007(D), a PUD is required to provide fifteen percent (15%) of gross site acreage for usable, accessible and consolidated open space, none of which is part of any required yard or perimeter open space. One-third (1/3) of this consolidated open space area may be used for detention/retention purposes. **Not acceptable as depicted on site plan. The consolidated open space area does not indicate any amenities are provided (i.e. walking path, picnic table, grill, playground, etc.). A shared amenity shall be provided in the consolidated open space area and depicted on revised site plan.**
37. Pursuant to TMC§1103.1010(C), all PUD's shall be platted according the Subdivision Rules & Regulations for the City of Toledo.
38. Approval of the Planned Unit Development (PUD) will lapse after two (2) years, and the site will revert to the original zoning classification prior to the PUD, if construction has not begun, per TMC§1103.1014.
39. Pursuant to TMC§1103.1007(H), all telephone, electrical, cable, and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened.
40. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700; **not acceptable as depicted on site plan. A minimum of one (1) van accessible space and two (2) car accessible spaces shall be provided on site and depicted on a revised site plan.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

41. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300), which requires one (1) bicycle parking slot per ten (10) parking spaces; **not acceptable as depicted on site plan. A minimum of six (6) bicycle spaces shall be provided on site and depicted on a revised site plan.**
42. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities (TMC§1107.1906).
43. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
44. Sidewalks must be provided along the street or place property line, pursuant to TMC§1107.1300. Connecting Walkways must also be provided for internal pedestrian circulation within the site to connect to street or place sidewalks and to connect parking spaces with the main building entrance. Connecting walkways may cross parking aisles or driveways if distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt to enhance pedestrian safety and comfort. Raised walkways may be installed if elevated 6 inches with tapered side slopes and meet ADA standards.
45. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code; **not acceptable as depicted on the site plan submitted. Dumpster screening/enclosure shall be depicted on a revised site plan.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

46. The building design shall meet the requirements of TMC§1109.0500 – *Building Façade Materials and Color*. Predominate exterior building materials shall be high-quality materials. For facades visible from the public right-of-way, predominate materials must comprise at least seventy-five percent (75%) of the total wall area of the façade. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods as a predominant material. EIFS may not constitute more than 15% of the exterior for facades visible from the public right-of-way. **Acceptable as depicted on elevations submitted.**
47. Facade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors subject to the approval of the Planning Director.
48. No free-standing signs greater than forty-two inches (42”) from grade are permitted – any proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code.
49. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A fifteen-foot (15’) greenbelt is required along the Whiteford Center Road frontage and shall include one (1) tree per every 30 feet of frontage. Trees are not required to be evenly spaced and may be clustered. **Not acceptable as depicted on site plan submitted. A minimum of nine (9) trees shall be installed along Whiteford Center Road and depicted on a revised plan.**
 - b. A Type A landscape buffer shall be required along the rear, western, property line where the site abuts a residential zoning district. Said landscaping buffer shall include a minimum buffer width of ten-feet (10’) and include four (4) canopy trees and fifteen (15) shrubs for every 100 linear feet of property line and a solid six-foot (6’) to eight-foot (8’) tall privacy fence, or a twenty-five feet (25’) buffer width without fencing required. **Not acceptable as depicted on site plan submitted. A total of nine (9) canopy trees and thirty-three (33) shrubs shall be installed along the rear property line in the Type A landscape buffer area and depicted on a revised plan.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- c. A Type B landscape buffer shall be required along the north and south property lines where the site abuts a residential zoning district. Said landscaping buffer shall be a minimum width of ten-feet (10') and include four (4) canopy trees and fifteen (15) shrubs for every 100 linear feet of property line. **Not acceptable as depicted on site plan submitted. Twenty (20) canopy trees and seventy-four (74) shrubs shall be installed along the northern property line. Twenty-six (26) canopy trees and ninety-eight (98) shrubs shall be installed along the southern property line. Both of these Type B landscape buffers shall be depicted on a revised plan.**
- d. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property, and shall be ten feet (10') in width; **not acceptable as depicted on site plan. Shall be depicted on a revised plan.**
- e. Two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot; **not acceptable as depicted on site plan submitted. A total of thirteen (13) canopy trees and thirty-nine (39) shrubs shall be installed in interior landscape areas and depicted on a revised plan.**
- f. Total interior landscaping shall be 20 square feet per parking space. Landscape areas within the parking area shall be peninsular or island types and must be constructed with 6-inch by 18-inch concrete curbing; **acceptable as depicted on site plan.**
- g. Stormwater facilities and bioretention areas are subject to all applicable requirements as listed in TMC§1108.0203(I) & TMC§1108.0206.
- h. Foundation plantings are required for the full street-facing building elevation; and landscape areas at major building entrances; **not acceptable as depicted on site plan submitted. Shall be depicted on a revised plan.**
- i. All parking spaces must be within 100 linear feet of a landscaped area; **acceptable as depicted on landscaping plan.**
- j. Topsoil must be back filled to provide positive drainage of the landscape area;

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- k. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
 - l. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards. **one (1) species proposed is not acceptable as noted/depicted on the landscaping plan. Capital Pear (*Pyrus Calleryana*) is considered invasive as listed by the Ohio Invasive Plants Council, effective January 2018. An alternative plant species shall be provided in substitution of the twenty (20) Capital Pear trees and noted/depicted on a revised landscaping plan.**
 - m. If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details.
 - n. The location, height and materials for any fencing to be installed and maintained; and
 - o. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
50. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. **Landscaping shall be installed and maintained indefinitely.**
51. 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.
52. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

TO: President Cherry and Members of Council
June 14, 2019
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Respectfully Submitted,

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

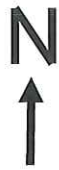
Thomas C. Gibbons
Secretary

Seven (7) sketches follow

Cc: Marty Fritts; 220 Southview Drive, Toledo, OH 43609
JDD New Choice Investments Ltd.; 2251 Woodville Road, Oregon, OH 43616
Bryan Ellis; Glass City Engineering & Surveying, 2001 River Road, Maumee, OH 43523
John Ciampa; 6725 W. Central Avenue, Toledo, OH 43617
Lisa Cottrell, Administrator
Ryne Sundvold, Associate Planner

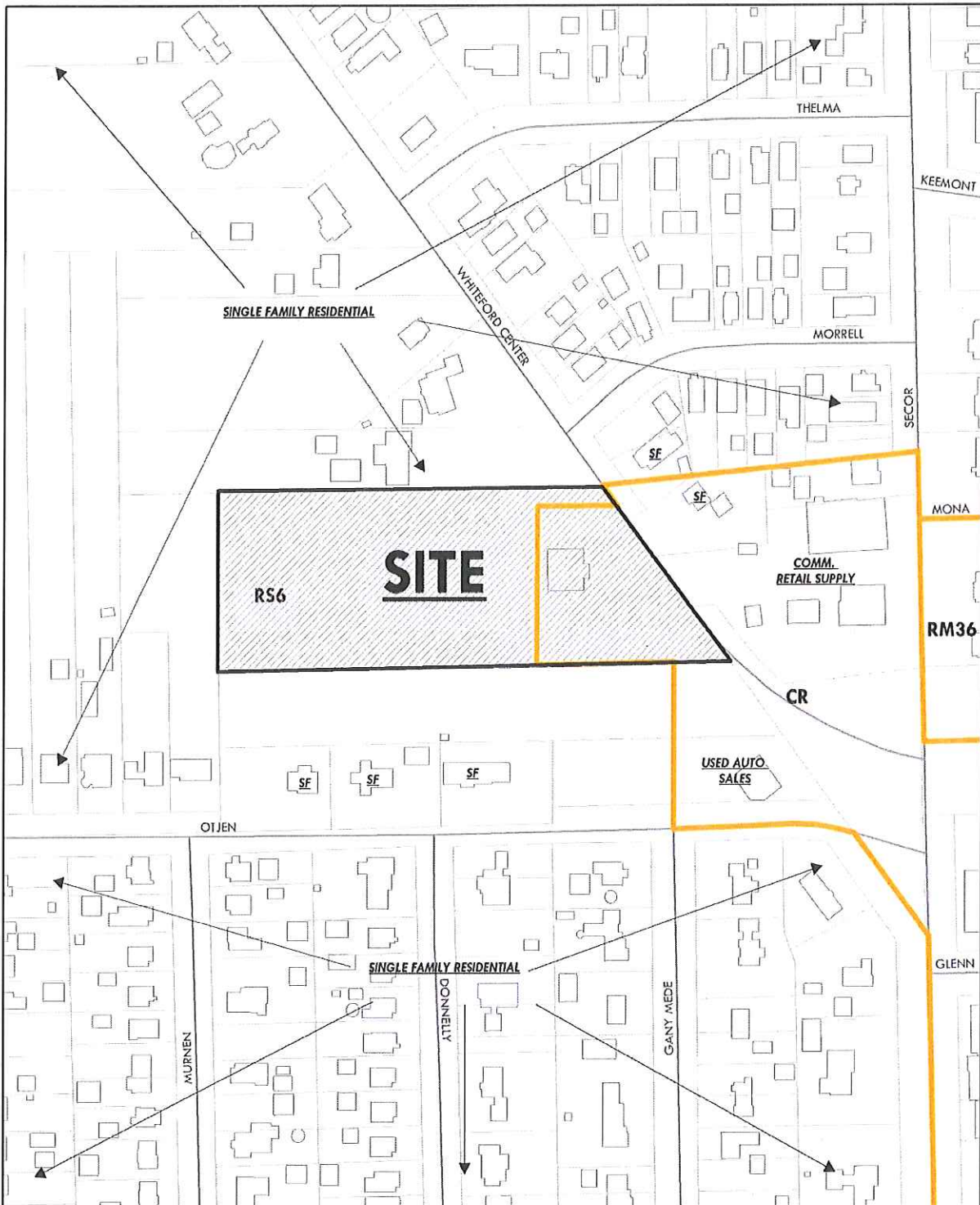
GENERAL LOCATION

PUD-4005-19
ID 75



ZONING AND LAND USE

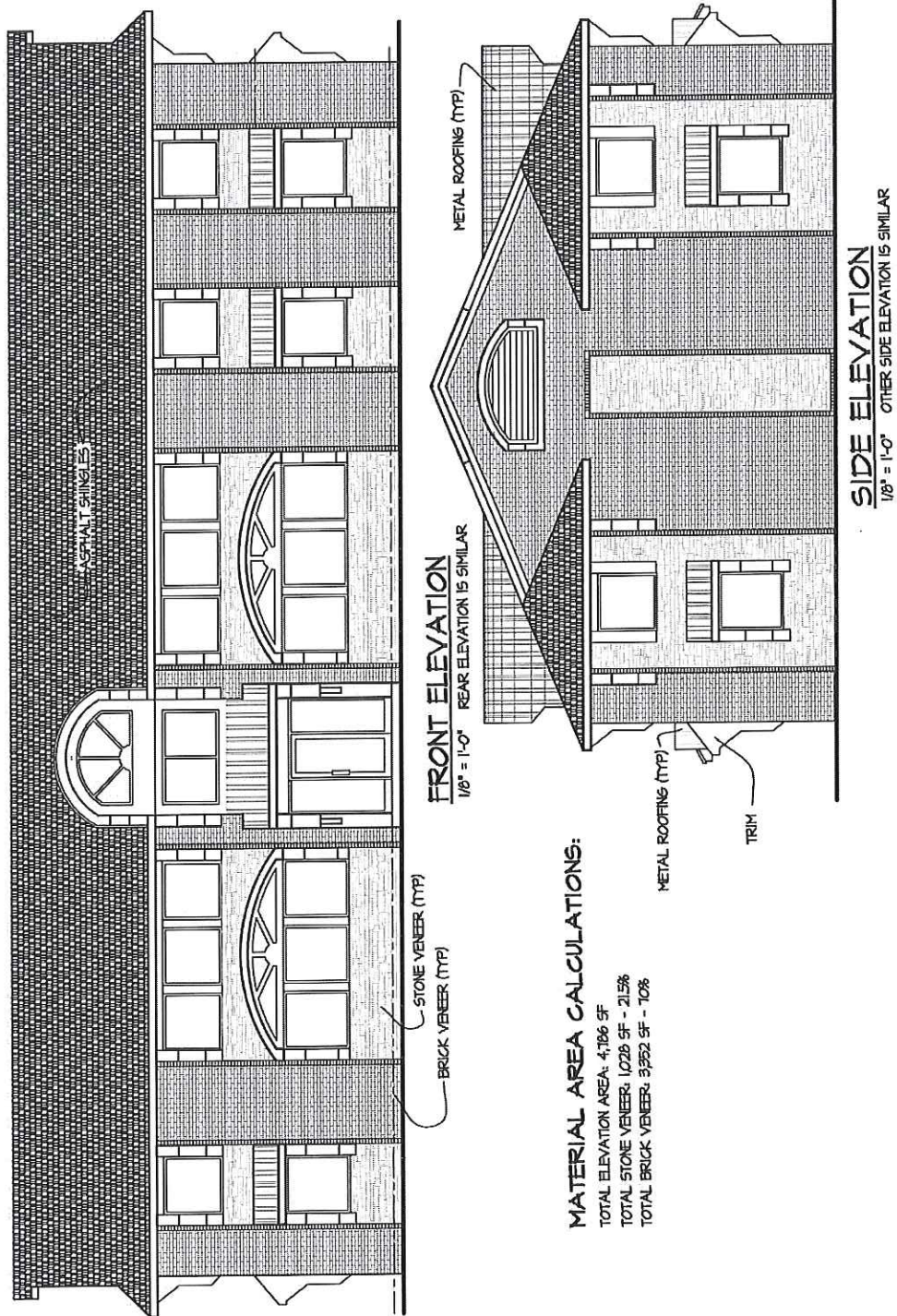
PUD-4005-19
ID 75



ELEVATIONS

PUD-4005-19
ID 75

ELEVATIONS	DATE	DESCRIPTION
NEW HOUSING PROJECT	4-1-19	REVIEW
6041 WHITFORD CENTER ROAD		
TOLEDO, OH		
JOHN CIAMPA ARCHITECT 6726 W CENTRAL AVE TOLEDO, OHIO 43617 419/386-8670 jciampa@ciampa.net		



ELEVATION NORTH

PUD-4005-19
ID 75



VIEW LOOKING NORTH

		JOHN CIAMPA ARCHITECT		6725 W CENTRAL AVE TOLEDO, OHIO 43617		jean@ex.net		419/385-8670	
RENDERINGS		NEW HOUSING PROJECT		6047 WHITFORD CENTER ROAD TOLEDO, OH					
DATE		4-2-19							
DESCRIPTION		REVIEW							

ELEVATION WEST

PUD-4005-19
ID 75

RENDERING	NEW HOUSING PROJECT	DATE	DESCRIPTION
4-8-19	REVIEW		
 JOHN CIAMPA ARCHITECT 6725 W CENTRAL AVE TOLEDO, OHIO 43617 419/385-8070 jca@box.net			
6047 WHITFORD CENTER ROAD TOLEDO, OH			



VIEW LOOKING WEST

ELEVATION WEST

PUD-4005-19
ID 75



VIEW LOOKING WEST

RENDERING	NEW HOUSING PROJECT		6047 WHITFORD CENTER ROAD		TOLEDO, OH	
DATE	4-8-14	REVIEW				
DESCRIPTION						
JOHN CIAMPA ARCHITECT 6725 W CENTRAL AVE TOLEDO, OHIO 43617 419/385-8670 jc@bcm.net						

JDD New Choice Investments, Ltd.

6047 Whiteford Center Rd.

Toledo, OH 43613

419-475-7850

May 16, 2019

Dear Neighbor:

JDD New Choice Investments, Ltd. has proposed with the city of Toledo for a Zone Change and Planned Development at 6047 Whiteford Center Toledo, OH 43613. This will include the development of existing land to house four, two story apartment buildings.

We would like to invite you to a neighborhood meeting on Wednesday May 22, 2019 at 7PM at Trilby United Methodist Church 5918 Secor Rd. Toledo, OH 43623. South door entrance upstairs.

Thank You

JDD New Choice Investments, Ltd.