



## Legislation Text

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**File #: O-189-24, Version: 2**

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Zoning & Planning Committee  
1825 Glendale

**Granting a Special Use Permit for Community Recreation-Active for a site located at 1825 Glendale Avenue, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.**

### SUMMARY & BACKGROUND:

By application (SUP-1016-24) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit for Community Recreation-Active for a site located at 1825 Glendale Avenue, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On March 14, 2024, the Toledo City Plan Commission recommended approval for the request for granting a Special Use Permit for Community Recreation-Active for a site located at 1825 Glendale Avenue, in the City of Toledo, Lucas County, Ohio.

On April 16, 2024 Toledo City Council, Planning and Zoning Committee reviewed, and recommended approval the request for a Special Use Permit for Community Recreation-Active for a site located at 1825 Glendale Avenue, in the City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

NOW THEREFORE Be it ordained by the Council of the City of Toledo:

SECTION 1. That granting a Special Use Permit for Community Recreation-Active for a site located at 1825 Glendale Avenue, in the City of Toledo, Lucas County, Ohio; be and the same is hereby approved, subject to the conditions contained in Section 2 hereof which must be complied with, as to the property more fully described as follows:

Property Address 1: 1825 Glendale, Toledo, OH 43614

Legal Description 1: GLENDALE BY RIVER EXT LOT 123 ELY 175 FT ON BDWA Y BY 195.2 FT ON GLENDALE AVE

Property Address 2: 3020 River Rd, Toledo, OH 43614

Legal Description 2: GLENDALE BY RIVER EXT LOT 124 & WLY 25 FT STRIP 123

Property Address 3: 3024 River Rd, Toledo, OH 43614

Legal Description 3: GLENDALE BY RIVER EXT LOT 9 125 & NE 27 FT 153

Property Address 5: 3042 River Rd, Toledo, OH 43614

Legal Description 5: GLENDALE BY RIVER EXT LOT 151 NE 40.25 FT & SW 13 FT 152

Property Address 6: 3056 River Rd, Toledo, OH 43614

Legal Description 6: GLENDALE BY RIVER EXT LOT 150 NE 37 FT & SW 9.75 FT 151

SECTION 2. That the approval of the granting of a Special Use Permit for Community Recreation-Active for a site located at 1825 Glendale Avenue, in the City of Toledo, Lucas County, Ohio, be subject to compliance with the 19 conditions as follows:

The following nineteen (19) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Bureau of Fire Prevention

1. It appears that this building or portions of will undergo a change of use. This will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements. Compliance can not be determined without detailed plans.

Division of Transportation

2. Bicycle parking is required per TMC 1107.0900.
3. Sidewalk is required along Hedge Lane per TMC 1107.1300.
4. Accessible parking signage must be clearly shown and is required to be no less than 60" and no more than 72" above pavement level per TMC 1107.1704.
5. Wheel stops required at parking spots abutting property lines, planting strips, sidewalks and buildings per TMC 1107.1907 where curbs or expanded sidewalks are not present.
6. Angled parking is required to meet Dimension size requirements per TMC 1107.1911.
7. The 4 parking spots adjacent to the existing dumpster enclosure must be removed. A 25' wide drive aisle is required to enter and exit the 4 parking spots per TMC 1107 .1911.
8. "Do Not Enter" signage is required at River Road driveway to prevent wrong way traffic flow.

Plan Commission

9. Per TMC§1107.0600 - Off-Street Parking Schedule "D", "Day Care Center" parking regulations will be applied, which require one (1) parking spot per six (6) person-capacity. Sixteen (16) parking spaces are required. **Acceptable as depicted.**
10. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. One (1) van accessible space with an eight-foot (8') drive aisle and one (1) car accessible space with five-foot (5') drive aisles are required. **Acceptable as depicted.**
11. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A," (TMC§1107.0300). Minimum number of bicycle parking slots required for a community recreation - active is one (1) per ten (10) parking spaces. **Not acceptable as depicted. Applicant shall provide five (5) bicycle parking slots on revised site plan.**
12. 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)).

13. 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. **Acceptable as depicted.**
14. 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') landscaped frontage greenbelt is required along Glendale Avenue and River Road. At least one (1) tree must be provided for every thirty (30) feet of lot frontage or fraction thereof. **Acceptable as depicted with existing tree credits;**
  - b. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway, or which is visible from an immediately adjacent property, and must include a continuous shrub row with a minimum height of eighteen inches (18"). **Not acceptable as depicted. A continuous shrub row shall be provided along both the west and east sides of the western parking lot off of Hedge Lane, between the parking lot and neighboring houses;**
  - c. Topsoil must be back filled to provide positive drainage of the landscape areas;
  - d. 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;
  - e. 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;
  - f. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval;
  - g. The location, height and materials for any fencing to be installed and maintained.
  - h. The location and direction of any proposed **lighting (any lighting is to be directed away from adjacent residential properties).**
15. No new 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.
16. 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.
17. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
18. 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.
19. 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.

SECTION 3. That when the conditions contained herein above have been complied with, the Secretary of the Toledo City Plan Commission be and he is hereby directed to change the zoning maps to conform with the within Ordinance.

SECTION 4. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after

its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that the Ordinance must be immediately effective in order to provide for the orderly regulation and use of the property and to protect the land value in the area.

Vote on emergency clause: yeas 12, nays 0.

Passed: April 24, 2024, as an emergency measure: yeas 12, nays 0.

Attest:

Julie A. Gibbons  
Clerk of Council

Carrie Hartman  
President of Council

Approved:

April 24, 2024  
Wade Kapszukiewicz  
Mayor