



Legislation Text

File #: O-352-19, Version: 1

Zoning & Planning Committee

Granting a Special Use Permit, for a Non Residential Drug and Alcohol Treatment Facility for a site located at 4747 Monroe Street, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.

SUMMARY & BACKGROUND:

By application (SUP-4006-19) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit for Non Residential Drug and Alcohol Treatment Facility for a site located at 4747 Monroe Street, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On June 13, 2019, the Toledo City Plan Commission recommended approval for the request for a Special Use Permit, for a Non Residential Drug and Alcohol Treatment Facility for a site located at 4747 Monroe Street, in the City of Toledo, Lucas County, Ohio.

On July 17, 2019, Toledo City Council, Planning and Zoning Committee reviewed, and sent as approved a request for a Special Use Permit for a Non Residential Drug and Alcohol Treatment Facility for a site located at 4747 Monroe Street, 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 a Special Use Permit for a Non Residential Drug and Alcohol Treatment Facility for a site located at 4747 Monroe Street, 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:

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SECTION 2. That the approval of the Special Use Permit for a Non Residential Drug and Alcohol Treatment Facility for a site located at 4747 Monroe Street Hospital for a site located at 3837 Secor Road, in the City of Toledo, Lucas County, Ohio; shall be subject to compliance with the 16 conditions as follows:

The following sixteen (16) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

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: 419-245-1341

Roadway: 419-245-1344

Water: 419-936-2163

Stormwater Drainage: 419-245-3221; 419-245-1338

Sanitary Sewers: 419-936-2276

2. All proposed sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening. Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
4. 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 (419) 245-1341 for inspection of above mentioned items.

Sewer & Drainage Services

5. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
6. 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 to the public sewer system if this has not been done in the past (2) two years. An electronic (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Fire Department

7. Approved premises identification is required.

Transportation

8. All parking space must be a minimum of 9'X18' including accessible parking spaces per TMC 1107.
9. Wheel stops required at all parking spots that abut sidewalks and buildings per TMC 1107.
10. If not already established, cross access agreements shall be formalized with adjacent property owner to the West and to the South.

Plan Commission

11. One hundred four parking spaces requires a total of eleven bicycle parking spaces. The plan shows a ten (10) space bicycle rack, which is one (1) short of the requirement. Spaces shall be a minimum of 2 feet by 6 feet per parking spot. A reduction of one (1) space is acceptable as submitted, but all spaces shall comply with dimensional requirements.
12. Landscaped terminal islands shall be provided at both ends of the fifty space interior parking area. Landscaping areas shall occupy the equivalent of two (2) parking spaces on each side of the parking area and include appropriate plantings. Landscaping shall be installed and maintained indefinitely. Shall be submitted on a revised plan and include planting details subject to the review and approval of the Plan Director.
13. 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.
14. 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 Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
15. 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. Major adjustments will require an amendment to the Special Use Permit.
16. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City 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 _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____
Clerk of Council