



Legislation Text

File #: O-250-24, **Version:** 2

Zoning & Planning Committee
2820 Lagrange Street

Granting a Special Use Permit for Community Recreation-Active for a site located at 2820 Lagrange Street, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.

SUMMARY & BACKGROUND:

By application (SUP-2003-24) 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 2820 Lagrange Street, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On April 11, 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 2820 Lagrange Street, in the City of Toledo, Lucas County, Ohio.

On May 14, 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 2820 Lagrange Street, 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 2820 Lagrange Street, 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:

Ravenswood Addition Lot 12

SECTION 2. That the approval of the granting of a Special Use Permit for Community Recreation-Active for a site located at 2820 Lagrange Street, in the City of Toledo, Lucas County, Ohio, be subject to compliance with the 18 conditions as follows:

The following eighteen (18) 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. 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.
2. 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.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

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

Division of Sewer & Drainage Services

4. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
5. S&DS requires that the existing 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 S&DS demonstrating the lines cleaning and integrity.

Fire Prevention Bureau

6. It appears that this building will undergo a change of use. This will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
7. Any change of occupancy plans to be submitted to the FD for review in addition to the Building Inspection Department plan submittal. (OFC104.2, OBC107.4.5)
8. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1)
9. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2)

Division of Transportation

10. Bicycle parking is required per TMC 1107.0900.

Plan Commission

11. Per C-6 Standards and Guidelines, Section IV: Off Street Parking Requirements, the existing structure is exempted from parking requirements because it will not be structurally modified, rebuilt or altered to

the extent of more than a fifty (50) percent addition in floor area. **Acceptable as depicted.**

12. As noted in Condition 8, bicycle parking is required. Per TMC§1107.0900 a minimum of two (2) bicycle slots shall be provided. There are no bicycle parking slots indicated on the site plan. **Not acceptable as depicted. The site plan shall be revised to illustrate the location, layout and size of the two (2) required bicycle slots.**
13. Per TMC§1108.0303 landscaping is required for all undeveloped areas on the lot as well as in the sidewalk or other paved area in front of the building. Grass exists in the only open area on the site not already developed with a structure or hard surface and therefore complies with the first part of this requirement. The lack of space in front of the building, due to its construction close to the property line, and the existing concrete sidewalk do not make it feasible to require landscape in this area. **Acceptable as depicted.**
14. Trash receptacle screening is required by both the C-6 Standards and Guidelines, and the Urban Commercial Landscape Standards. **The site plan shall be revised to illustrate the location of the trash receptacles. Required screening shall also be illustrated if the trash receptacles are to be located outside of an existing structure.**
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.
16. 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.
17. 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.
18. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.

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 11, nays 0.

Passed: May 22, 2024, as an emergency measure: yeas 11, nays 0.

Attest:

Julie A. Gibbons
Clerk of Council

Carrie Hartman
President of Council

Approved:

May 22, 2024
Wade Kapszukiewicz
Mayor