

GENERAL INFORMATION

Subject

- Request - Major Site Plan Review for sign waivers in a CR–SO district
- Location - 5080 Monroe Street
- Applicant - JHS Detroit LLC
3440 Secor Road
Toledo, OH 43606
- Expediter - Expedite the Diehl
6487 Hilliard Drive
Canal Winchester, OH 43110

Site Description

- Zoning - CR-SO (Regional Commercial Shopping Center Sign Control Overlay)
- Area - ±1.94 acres
- Frontage - ±170’ along Monroe Street
- Existing Use - Vacant Commercial
- Proposed Use - Restaurant

Area Description

- North - CR-SO / Shopping Center, Restaurant
- South - C-2 (Sylvania Twp) / Grocery Store, Restaurants, Shopping Center
- East - CR-SO / Restaurants
- West - CR / Auto Center, Bridal Shop, Furniture Store

Combined Parcel History

- Z-57-83 - Request for zone change R-B Single Family Residential and C-3 General Commercial to C-4 Commercial Shopping Center (P.C. approved 5/19/83; Council Ord. 543-83).
- Z-57-83 - Minor Change request to modify parking layout, and add covered drive-thru pickup facility. (P.C. approved drive-thru pickup facility on 12/1/94; City Council Ord.706-94).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

- Z-57-83 - Request for amendment to commercial plat site plan, originally approved by Ord. 543-83 and amended by Ord. 1022-87, Ord. 711-93, and Ord. 706-94 to remove landscaping for parking expansion (withdrawn 1/22/02).
- Z-57-83 - Request for amendment to commercial plat site plan, originally approved by Ord. 543-83 and amended by Ord. 1022-87, Ord. 711-93, and Ord. 706-94 to allow for sandwich board signs, (P.C. disapproved 7/11/02. Applicant withdrew on 7/24/02, C.C. P&Z accepted withdrawal 8/12/02).
- S-18-83 - The ANDERSONS COMMERCIAL PLAT (P.C. approved Preliminary Drawing on 2/16/84; Final Plat on 3/22/84).
- S-18-83 - Commercial Plat site plan amendment for restaurant on transfer parcel (P.C. approved 11/5/87).
- S-18-83 - Request for commercial plat site plan amendment for THE ANDERSONS COMMERCIAL PLAT 1, for restaurant development on transfer parcel (P.C. approved 10/7/93).
- S-18-83 - Amend commercial plat site plan to modify parking layout and to add covered drive-thru pickup facility, change the parking lot flow, relocate parking spaces, and remove landscaping. (Plan Commission approved addition of drive-thru pickup facility on 12/1/94, City Council approved on 12/20/94, Ord. 706-94).
- T-163-87 - Request for deed transfer for restaurant on Monroe Street frontage (P.C. approved 11/5/87).
- Z-202-87 - Amend C-4 site plan, approved by Ord. 543-83, (P.C. approved 11/5/87, City Council approved 11/18/87, Ord.1022-87).
- S-18-93 - Commercial Plat site plan amendment for second restaurant (P.C. approved 10/7/93).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

- Z-7034-93 - Request for amendment to commercial plat site, originally approved by Ord. 543-83 and amended by Ord. 1022-87 for restaurant site (P.C. approved 10/7/93; C.C. approved 11/1/93, Ord. 711-93).

- T-107-93 - Deed Transfer appeal for restaurant parcel along Talmadge Road (P.C. approved 10/7/93).

- SPR-50-09 - Request for addition to Andersons store (P.C. approved 2/11/10).

- SPR-31-10 - Request for Andersons minor parking lot revisions, (administratively approved 10/15/10).

- S-26-19 - Final plat of Talmadge Crossing, a replat of The Andersons commercial Plat 1, located west of Talmadge Road, north of Monroe Street (approved 11/7/19).

- SPR-10-20 - Major Site Plan Review for three new buildings/parking lots (P.C. approved 6/11/2020).

- SPR-29-21 - Major Site Plan Review for sign waivers in a Regional Commercial Shopping Center Sign Control Overlay (CR-SO) at 4655 Talmadge Road (P.C. approved 8/12/21)

- SPR-51-21 - Major Site Plan Review for sign waivers in a Regional Commercial Shopping Center Sign Control Overlay (CR-SO) at 4655 Talmadge Road (P.C. disapproved 1/13/22)

- S-6-22 - Final plat of the Replat of Lot 1 in Talmadge Crossing, located at the NW corner of Monroe St & Talmadge Road (P.C. approved 4/14/22)

- S-9-22 - Final plat of the 2nd replat of lot 2 in Talmadge Crossings located at Monroe & Talmadge (P.C. approved 7/14/22)

- SPR-5-24 - Minor Site Plan Review for a new restaurant at 5080 Monroe Rd (Administratively approved 4/18/24)

GENERAL INFORMATION (cont'd)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Major Site Plan Review for sign waivers in a Regional Commercial Shopping Center Sign Control Overlay (CR-SO) at 5080 Monroe Street. A minor site plan review, SPR-5-24, approved the construction of a new Raising Cane’s restaurant on this ±1.94-acre site on April 18, 2024. Construction is currently underway.

The Shopping Center Sign Control Overlay (-SO) regulates the number, type, and location of signs on shopping center sites and other properties within the boundaries of the designated overlay district. The regulations are intended to encourage unified sign plans for multi-tenant shopping center sites and reduce overall visual noise in the area. Per TMC§1107.0707(D), a maximum of two (2) building signs are permitted for individual businesses when the building is located on an outlot of a shopping center. The applicant is requesting a waiver to install four (4) building signs: two (2) traditional wall signs featuring the company’s name “Raising Cane’s Chicken Fingers” and two (2) branded “mural” signs. Per the Law Department, all murals are considered wall signs with regards to the -SO Sign Control Overlay standards.

The nearby Cooper’s Hawk restaurant applied for a similar -SO Sign Control Overlay waiver in 2021. Cooper’s Hawk originally requested four signs – three (3) traditional wall signs and one (1) mural sign. Planning Staff opposed this request on the basis that the applicant did not demonstrate a hardship nor was the request compatible with efforts to improve overall signage aesthetics within the City. A compromise was reached prior to the Plan Commission hearing to reduce the restaurant’s signage down to two (2) traditional wall signs and one (1) mural sign. Staff was supportive of such a waiver.

This request is similar in that it is for four (4) overall signs consisting of traditional wall signs and mural signs. Staff recommends disapproval of the request for similar reasons, but it is supportive of a waiver to permit two (2) traditional wall signs and one (1) mural sign instead.

This application is being reviewed solely for compliance with the –SO regulations in the Zoning Code. As stated in TMC§1103.0707(E), the maximum square footage and location of all signs shall be in accordance with TMC§1113.0303 of the Sign Code. The applicant shall obtain all appropriate permits for proposed signage.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for general commercial land uses. The General Commercial land use designation provides space for auto-oriented and large-scale commercial operations which may also cater to regional demand. The proposed use is compatible with the Forward Toledo Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission disapprove SPR-50-24, a request for a Major Site Plan Review for sign waivers in a CR–SO district at 5080 Monroe Street to increase the number of building signs to four (4) for the following two (2) reasons:

1. The applicant has not demonstrated a hardship; and
2. The request is incompatible with the efforts that the Plan Commission has made to improve overall signage and aesthetics within the City.

Although staff recommends that the Toledo City Plan Commission disapprove of the request for sign waivers to increase the number of building signs to four (4), staff would recommend approval of a request for sign waivers to increase the number of building signs to three (3), limiting such signage to two (2) traditional wall signs and one (1) branded mural sign, for the following reason:

1. The CR-SO waiver request is similar to existing uses within the general vicinity of the subject property.

The staff would further recommend that the Toledo City Plan Commission approve SPR-50-24, a request for a Major Site Plan Review for sign waivers in a CR–SO district at 5080 Monroe Street to increase the number of building signs to three (3), subject to the following **three (3)** conditions:

1. Applicant shall obtain any necessary permits for the two (2) traditional wall signs and one (1) branded mural sign through the City of Toledo Division of Building Inspections, the Toledo-Lucas County Plan Commissions, and the Toledo Arts Commission.
2. Per TMC§1111.0814, if a sign permit is not issued within one (1) year of this approval date (10/10/2024) then the site plan approval shall become null and void.
3. 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.

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-50-24
DATE: October 10, 2024
TIME: 2:00 P.M.

AS
Six (6) sketches follow

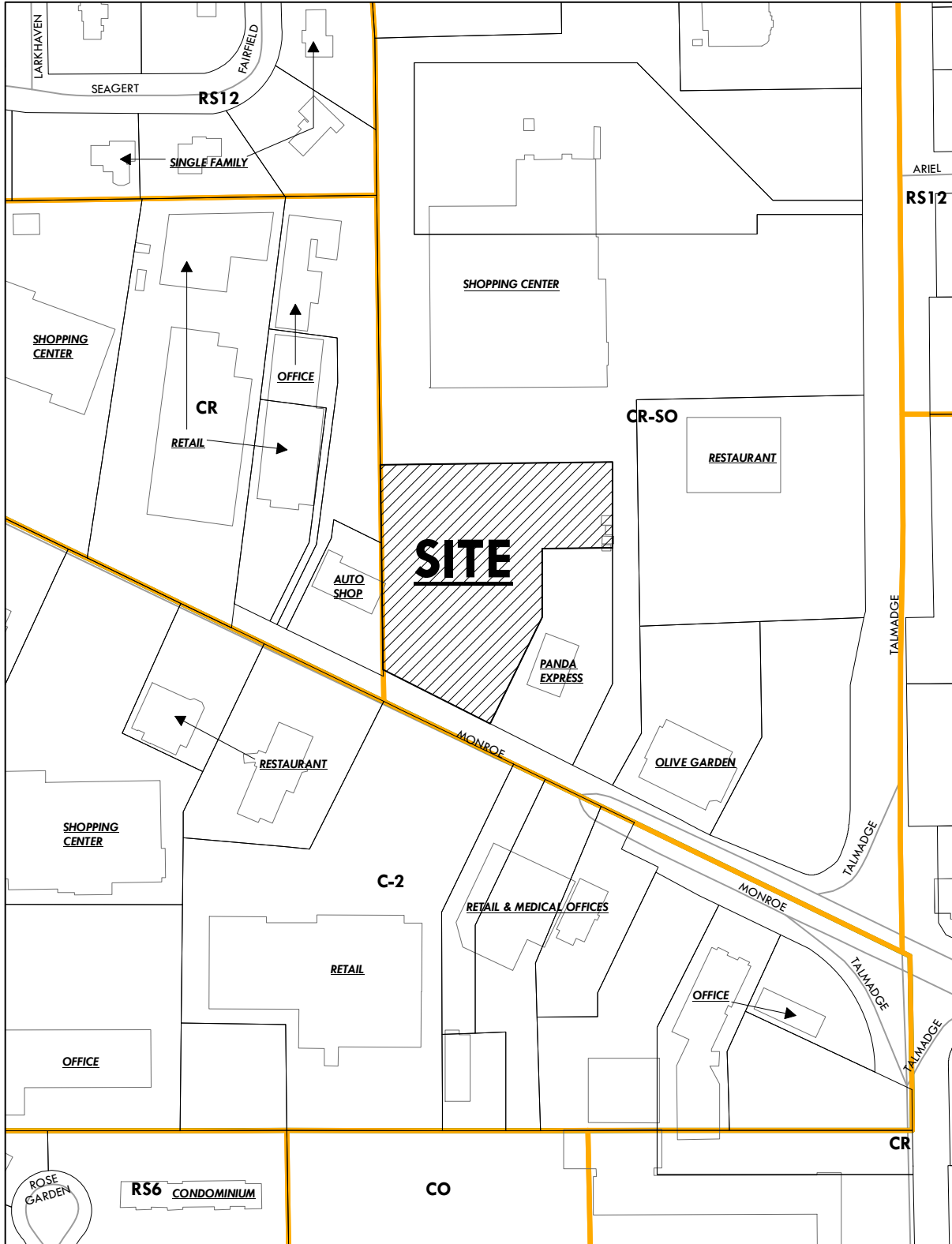
GENERAL LOCATION

SPR-50-24
ID 105



ZONING & LAND USE

SPR-50-24
ID 105



FRONT & DRIVE THRU ELEVATIONS

SPR-50-24
ID 105



ELEVATIONS



QTY.	CODE	DESCRIPTION
A	2	WS-8FT 4x8 Wall Sign
B	1	ONS Open Sign
C	1	CFNS Chicken Fingers Neon Sign
D	1	OLH One Love Heart
E	1	PAMRL Painted Arrow Mural
F	2	DTMB DT Menuboard
G	1	DTPS Pre Sell Board
H	2	DTSP Speaker Post
I	1	MTM Multi-Tenant Monument
J	1	DIR Directional

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Location: Toledo, OH
Site ID: RC1168

Date: 01/05/2024
AGI PM: Kristin McCroan

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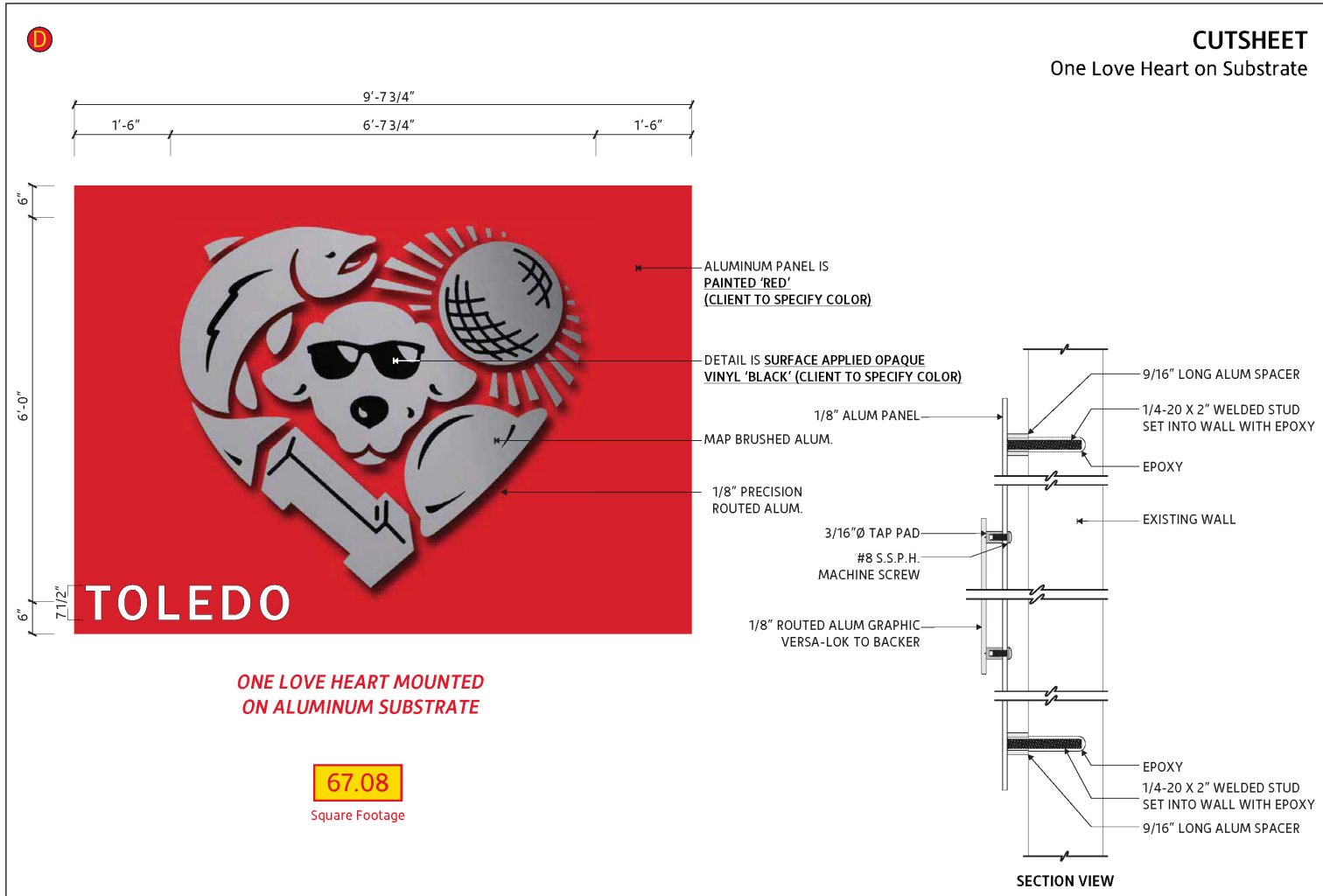
SIGN A

SPR-50-24
ID 105



CUTSHEET

One Love Heart on Substrate



**ONE LOVE HEART MOUNTED
ON ALUMINUM SUBSTRATE**

67.08
Square Footage

SECTION VIEW



Location: Toledo, OH

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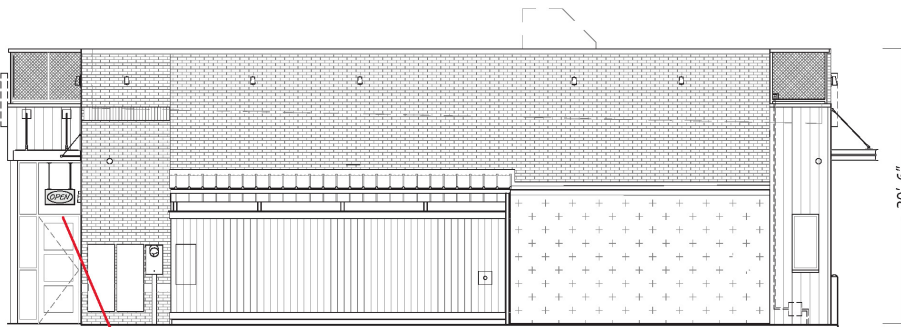
REAR & SIDE ENTRY ELEVATIONS

SPR-50-24
ID 105



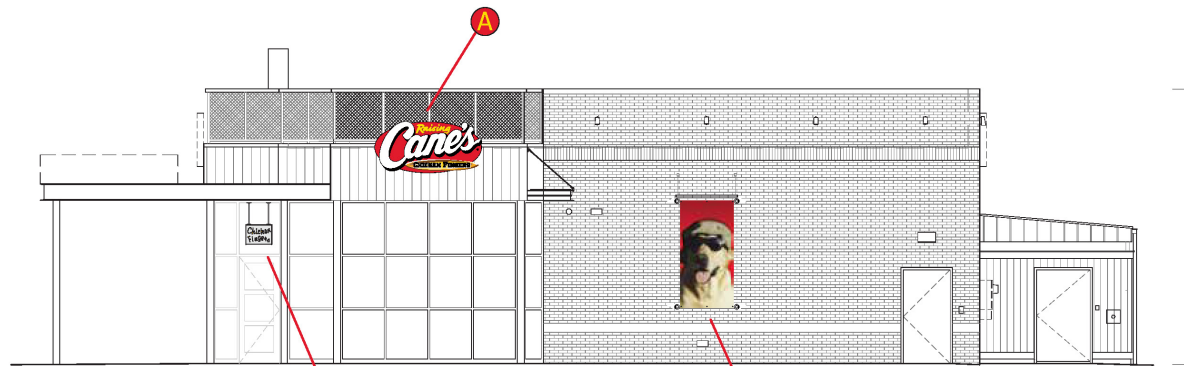
ELEVATIONS

QTY.	CODE	DESCRIPTION
A	WS-8FT	4x8 Wall Sign
B	ONS	Open Sign
C	CFNS	Chicken Fingers Neon Sign
D	OLH	One Love Heart
E	PAMRL	Painted Arrow Mural
F	DTMB	DT Menuboard
G	DTPS	Pre Sell Board
H	DTSP	Speaker Post
I	MTM	Multi-Tenant Monument
J	DIR	Directional



REAR ELEVATION

61'-8"



SIDE ENTRY ELEVATION

57'-10"

Scale: 3/32"=1'



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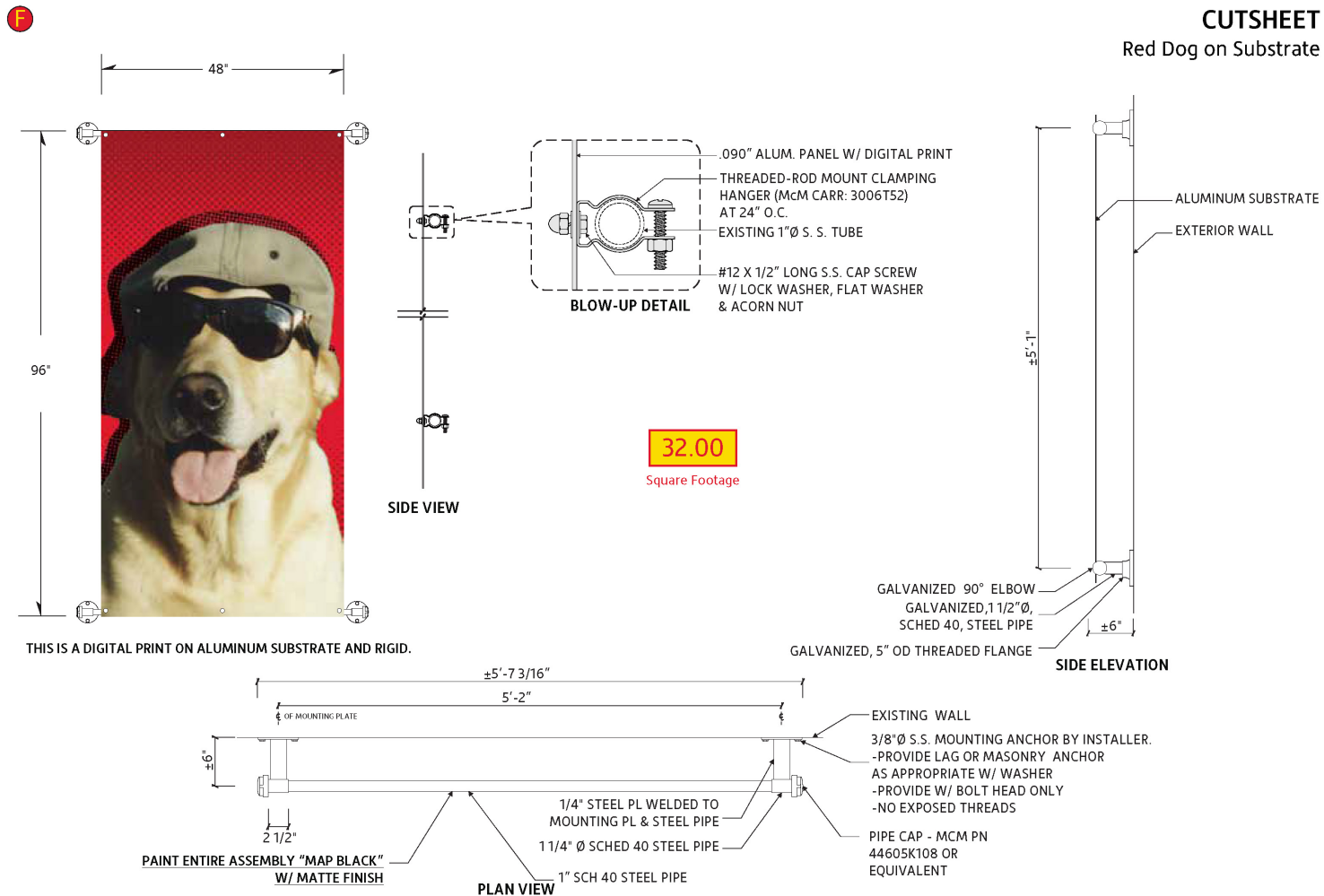


SIGN B

SPR-50-24
ID 105



CUTSHEET
Red Dog on Substrate



4 - 11



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