

GENERAL INFORMATION

Subject

Request - Minor Site Plan Review
Location - 4505 N. Summit Street
Applicant + Owner - Gary Blackwood
4505 N. Summit Street
Toledo, OH 43611
Architect - David Koppelman
Architects Forum Midwest
26610 Eckel Road, Suite 1
Perrysburg, OH 43551

Site Description

Zoning - CR / Regional Commercial
Area - ± 0.71 Acres
Frontage - ± 127' along N. Summit Street
Existing Use - Auto Shop
Proposed Use - Auto Shop

Area Description

North - CR / Duplex, Daycare
South - CR / Retail, Post Office, Shopping Center
East - CR, RS6 / Maumee River, Restaurant
West - RS6/ Single-family Homes

Parcel History

None on file

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting an appeal of the administratively reviewed and disapproved case SPR-23-34, a Minor Site Plan Review for a new commercial building. The area is surrounded by a duplex and daycare to the north, to the west is a predominantly single-family neighborhood, to the south is a retail store, post office and shopping center, and to the east is the Maumee River and a restaurant.

The request is for reconstructing an automotive shop at 4505 N. Summit Street. The shop was damaged by the June 15, 2023 tornado that hit parts of the City. The owner sought to rebuild and had reached out to staff about his options. The applicant was informed that the new building will have to be rebuilt to meet the regulations under Toledo Municipal Code Part Eleven, Planning and Zoning or match the previous design which was considered legal non-conforming under **TMC§1114 – Nonconformities**.

All proposed commercial building designs are subject to the regulations under **TMC§1109.0200 – Commercial, Mixed Use and Institutional Design Standards**. Additionally, the building is located at the corner of Summit Street and 101st Street making all sides of the building are visible from the right-of-way. Therefore, all facades of the building must adhere to **TMC§1109.0500 – Façade Materials and Color**. The proposed Minor Site Plan Review was **disapproved** as it does not meet neither **TMC§1109.0200** nor **TMC§1109.0500**. The submitted elevation drawing shows prefinished metal siding for the west, south, east and north facades which is a prohibited building material under **TMC§1109.0500 – Façade Materials and Color**. The east façade also featured some stone.

Staff typically has disapproved Minor Site Plan review requests that do not meet the design guidelines to avoid precedent-setting action which could lead to future unwanted designs in the Commercial Zoning Districts. An example of such case that was disapproved is **SPR-2-23**. Furthermore, **TMC§1114.0500 – Appearance Upgrade for Nonconforming Development** permits exterior changes that are in conformance with the Zoning Code and such changes must bring the site closer into conformance. It also states that, exterior changes shall be in accordance with the Façade Material and Color provisions of **TMC§1109.0500**. The submitted elevation drawings does not meet this requirement and further expands the nonconformity.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission disapprove SPR-23-24, a request for Minor Site Plan Review at 4505 N. Summit Street for the following **three (3) reasons**:

1. The proposed building does not meet the design requirements of **TMC§1109.0200 and TMC§1109.0500**;
2. The proposed design expands the nonconformity;

STAFF RECOMMENDATION (cont'd)

3. The request is incompatible with the efforts the Plan Commission has made to improve overall building design and aesthetics within the City.

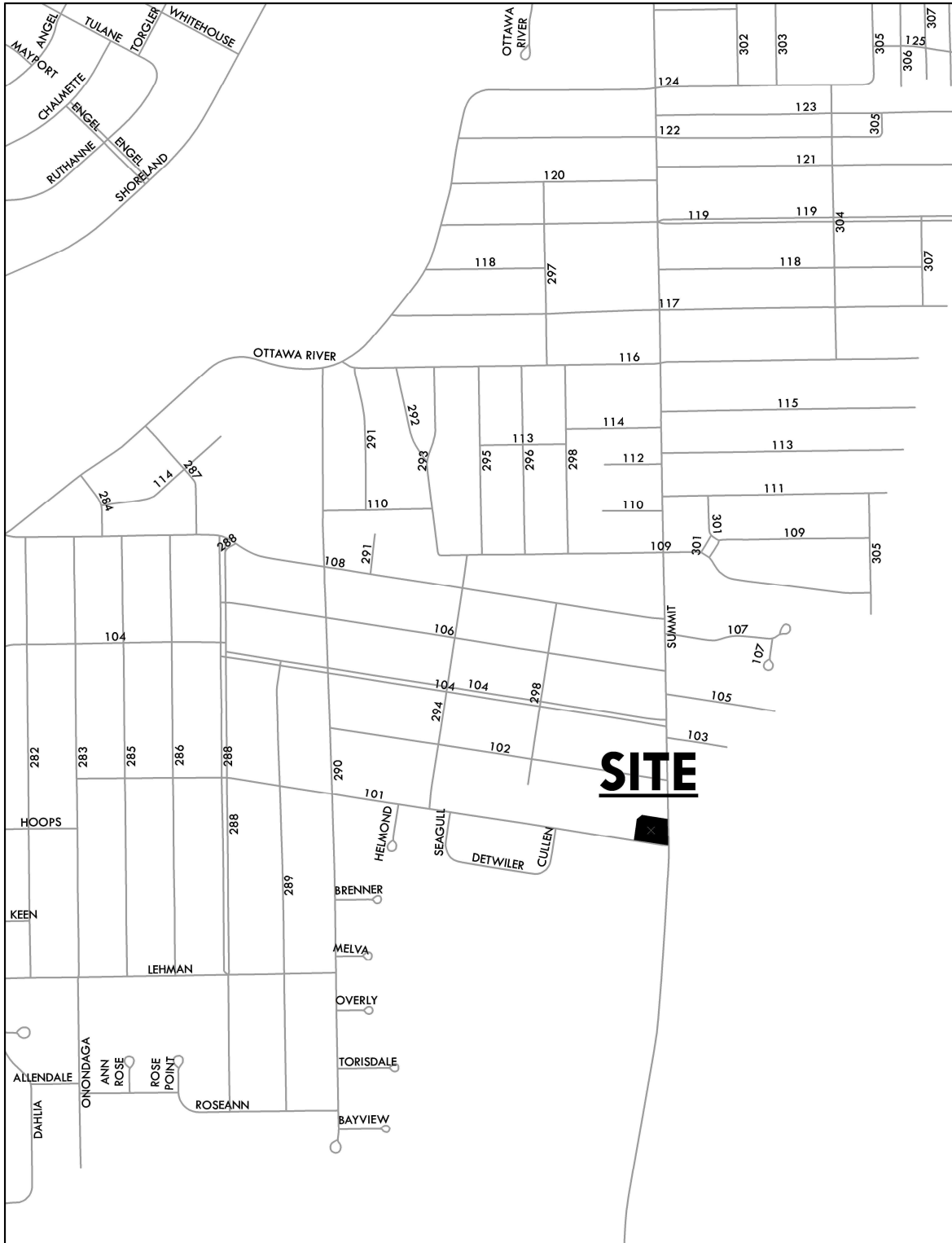
MINOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-23-24
DATE: June 13, 2024
TIME: 2:00 P.M.

ET

Four (4) sketches follow

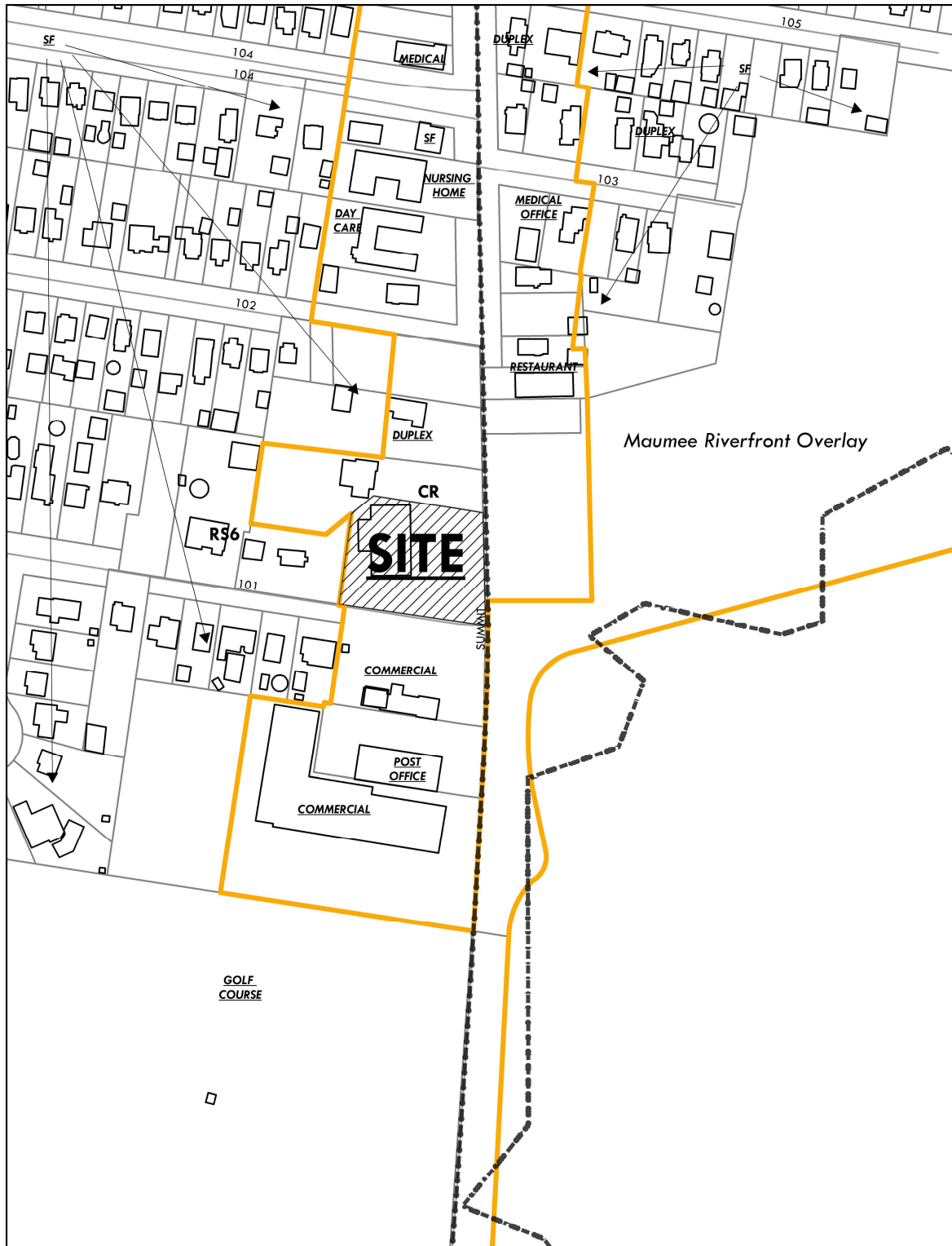
GENERAL LOCATION

SPR-23-24



ZONING & LAND USE

SPR-23-24

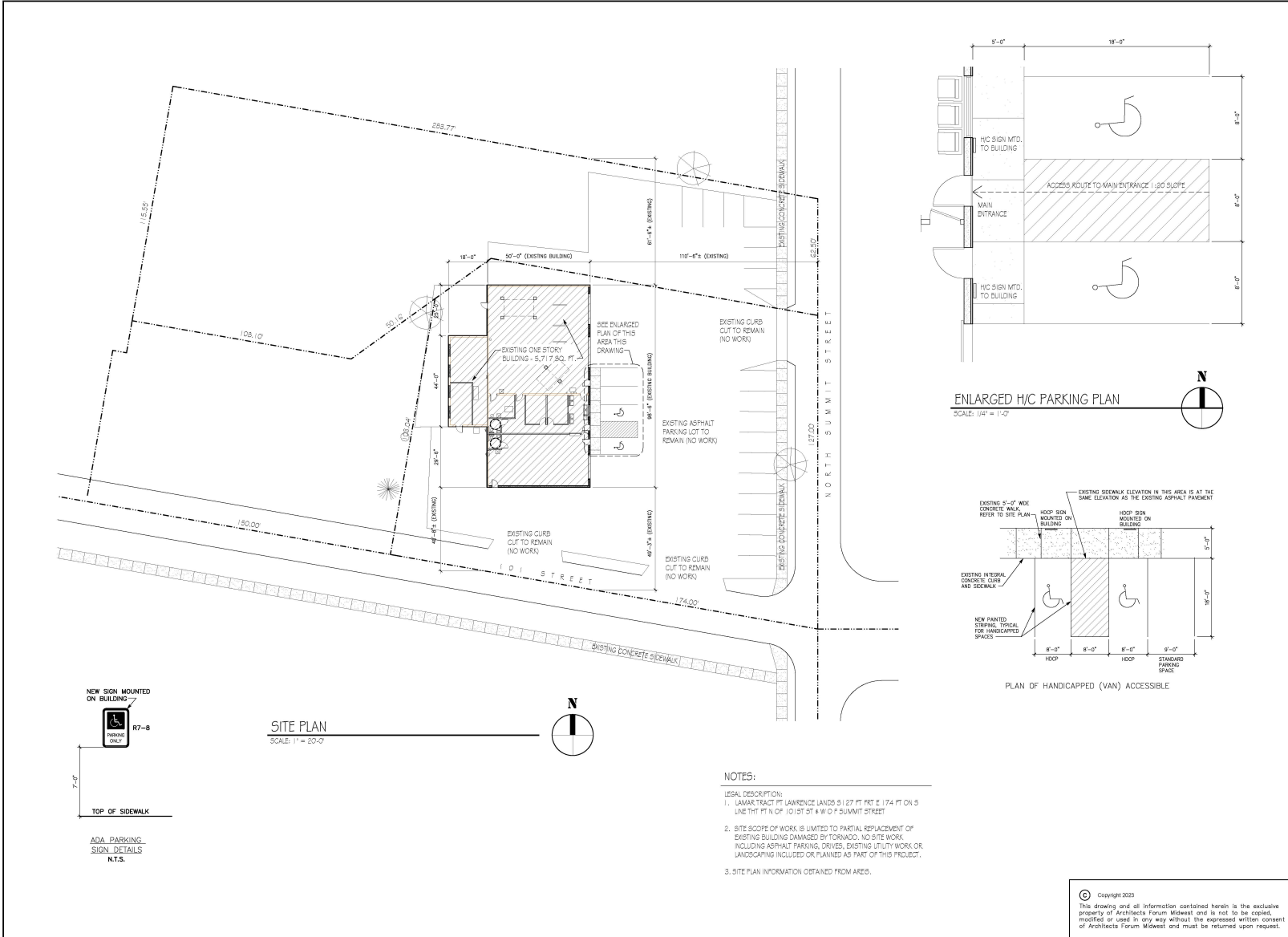


SITE PLAN

SPR-23-24



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ALTERATIONS FOR GARY'S AUTOMOTIVE
4505 NORTH SUMMIT STREET, POINT PLACE OHIO 43011

NO.	REVISIONS	DATE	BY
1	ISSUES	3-27-24	

DRAWN BY	CHK FILE NAME
DESIGNED BY	SCALE
APPROVED BY	DATE
PROJECT NO.	

DRAWING TITLE	SITE PLAN
DRAWING NO.	C100

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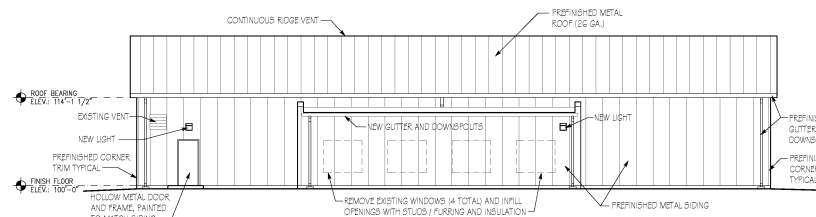
ADA PARKING SIGN DETAILS N.T.S.

SITE PLAN
SCALE: 1" = 20'-0"



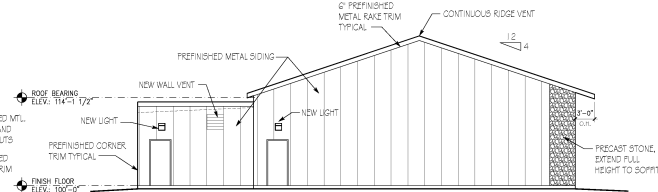
ELEVATION

SPR-23-24



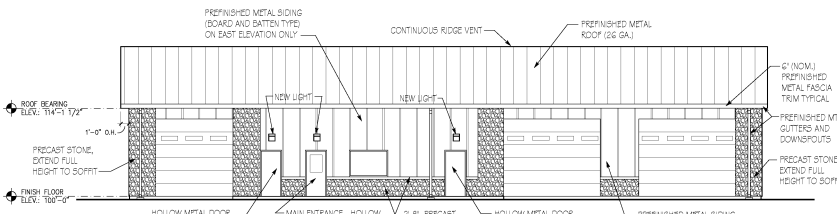
WEST ELEVATION

SCALE: 1/8" = 1'-0"



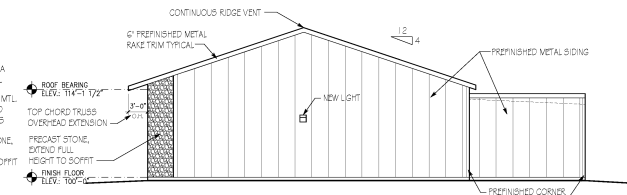
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



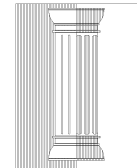
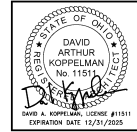
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



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ALTERATIONS FOR GARY'S AUTOMOTIVE
4505 NORTH SUMMIT STREET, POINT PLACE, OHIO 43011

NO.	DATE	BY	REVISIONS

DRAWN BY	DATE FILE NAME
CREATED BY	SCALE
	AS NOTED
APPROVED BY	DATE
	1-4-24
PROJECT NO.	

ISSUED FOR: **EXTERIOR ELEVATIONS**
DRAWING NO: **A200**

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