

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Type A Family Day Care
Location	-	6118 Secor Road
Applicant	-	Timbalina Minor 6118 Secor Road Toledo, OH 43613
Property Owner	-	Theodore Brockett, Trustee 6118 Secor Road Toledo, OH 43613

Site Description

Zoning	-	RS6 / Single-Dwelling Residential
Area	-	± 0.12 acres
Frontage	-	± 42 feet along Secor Road ± 126 feet along Brock Drive
Existing Use	-	Single-family home with Type B Family Day Care
Proposed Use	-	Single-family home with Type A Family Day Care

Area Description

North	-	Brock Drive, single-family homes / RS6
South	-	Single-family homes / RS6
East	-	Single-family homes / RS6
West	-	Secor Road, single-family homes / RS6

Parcel History

No parcel history on record.

Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to operate a Type A Family Day Care at the property located at 6118 Secor Road. The ± 0.12 acre site is located southeast of the intersection of Secor Road and Brook Drive, and is occupied by a single-family residence. The surrounding land uses to the south and east, and to the north and west across Brock Drive and Secor Road respectively, are single-family homes.

The applicant rents and resides in the home on the subject property. In addition, the applicant currently operates an existing Type B Family Day Care in the home in shifts, twenty-four (24) hours per day, seven (7) days a week. The applicant is requesting the Special Use Permit for a Type A Family Day Care to be able to provide care for more children and to employ an additional staff person. The subject property, as well as that which surrounds it, is zoned RS6 – Single-Family Residential. A Special Use Permit is required per the Use Table in TMC§1104.0100 for a Type A Family Day Care in the RS6 zoning district. In addition, Type A Family Day Cares are subject to the spacing standards of TMC§1104.1000 and the use regulations of TMC§1104.0701.

Spacing Standards for Type A Family Day Cares

TMC§1104.1001 requires that a Type A Family Day Care be at least 500 feet from a site with any other group living facility, Type A Family Day Care, and nonresidential drug and alcohol center that is also subject to the spacing requirement. The proposal meets this requirement as no such facilities were found within 500 feet of the subject property.

Use Regulations for Type A Family Day Cares

TMC§1104.0701 requires that Type A Family Day Care facilities meet the following requirements:

- The owner/lessee of the dwelling shall be the licensee and the administration of the Type A Day Care and the licensee/administrator shall be an individual person and resident of the subject home. In addition, each licensee/administrator is limited to one (1) Type A Day Care facility in the City of Toledo. The applicant meets this requirement as this will be the only Type A facility the applicant will operate and they will be the licensee/administrator and reside in the dwelling.
- A Type A Family Day Care must have building frontage on a major street in residential zoning districts. According to the Toledo-Lucas County Major Street and Highway Plan, Secor Road qualifies as a major street.
- A minimum of thirty-five (35) square feet of usable indoor space for each person in care must be available. The site plan and data reviewed from the Lucas County Auditor's Real Estate Information System shows that the first floor of the dwelling, that will be used for the day care, is in excess of the square footage required to accommodate the maximum number of individuals allowed at a Type A Day Care.

STAFF ANALYSIS (cont'd)

- A minimum of sixty (60) square feet of useable outdoor space must be provided for each person using the outdoor area at any one time. In addition, a Type B landscape buffer shall be provided around the outdoor space. The site plan shows that both the yard in front of the house and in the rear of the house will be used as a play area. The rear yard itself is sufficiently sized to accommodate the maximum number of individuals allowed in care in a Type A Family Day Care. The rear yard is surrounded by a wood privacy fence. As such, one (1) shade tree is required to be provided in the rear yard play area. The front yard play area is surrounded by a chain link fence. To meet the intent of the Type B landscape buffer, two (2) shade trees shall be provided along Secor Road and eight (8) shrubs shall be provided along the chain link fence on the south property line. The required landscaping and clarification of fence material and height is listed as a condition of approval.
- A paved area for dropping off and picking up persons in care at the day care is required with the approval of the Division of Transportation. The lot is a corner lot with frontage on Secor Road and Brock Drive. There is no access from Secor Road. The lot has been developed up to the existing sidewalk along Brock Drive with a planting bed and garage. Therefore, the right-of-way has been used for parking and site access and is currently paved. The applicant is proposing to continue using this area for parking and as a drop-off and pick-up area. The front entrance of the dwelling is used for the day care. Parents either park and walk their children to the front door, or call and the applicant goes out and gets the children. The Division of Transportation has reviewed the site plan and has not objected to this proposal.

A Type B Family Day Care allows for the care of up to six (6) children at one time; whereas a Type A Family Day Care allows for the care of up to twelve (12) children at one time. The applicant is currently caring for the maximum children allowed per shift. Approval of the Special Use Permit for a Type A Family Day Care will allow the applicant to have an assistant and increase the number of children in their care per shift. The site and operation of the day care will for the most part remain the same, with added landscaping. Based on this fact and the fact that the proposal meets the Type A Family Day Care standards, staff is supportive of the Special Use Permit request.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the site for Low-Density Residential. The Low-Density Residential (LR) Land Use designation is intended to provide space for contemporary auto-oriented suburban style neighborhoods that consist of mostly single-family homes on larger lots. It may also include low-impact uses such as churches, schools, parks and day cares, as well as two-, three-, and four-family homes where compatible with the surrounding neighborhood and along major roads and transportation corridors. The property the proposed day care will be operated on is located along a major road (Secor Road) and is therefore consistent with the Forward Toledo land use designation.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP26-0009, a request for a Special Use Permit for a Type A Family Day Care at 6118 Secor Road, to Toledo City Council for the following **two (2) reasons**:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A)); and
2. The proposed use is compatible with the Forward Toledo Land Use Plan.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP26-0009, a request for a Special Use Permit for a Type A Family Day Care at 6118 Secor Road, to Toledo City Council subject to the approval of the following **eleven (11) conditions**:

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

Fire Prevention Bureau

1. The day care shall be in compliance with the Department of Commerce Type A family day care facilities inspection standard checklist. (OFC121.1.3.1)

Division of Traffic Management

No comments or objections.

Plan Commission

2. The owner or lessee of the subject dwelling shall be both the licensee and the administrator of the day care operation. Each licensee/administrator is limited to one (1) Type A Family Day Care facility in the City of Toledo. The licensee/administrator shall be an individual person and resident domiciliary of the subject home. **Acceptable as submitted.**
3. Thirty-five (35) square feet of useable indoor space per person in care must be regularly available for the day care operation. **Acceptable as depicted.**
4. Sixty (60) square feet of useable outdoor space must be provided for each person in care using the outdoor area at any one time for the day care operation. **Acceptable as depicted.**
5. A paved area for dropping off and picking up persons in care at the facility must be provided with the approval of the Division of Transportation. **Acceptable as depicted.**

STAFF RECOMMENDATION

Plan Commission (cont'd)

6. A detailed site, lighting, fencing and landscape plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A Type B landscape buffer shall be provided around the outdoor space. The site plan shows that both the yard in front of the house and in the rear of the house will be used as a play area; however, there is no landscape shown. **Not Acceptable as depicted.** The rear yard is surrounded by a wood privacy fence. As such, one (1) shade tree is required to be provided in the rear yard play area. The front yard play area is surrounded by a chain link fence. To meet the intent of the Type B landscape buffer two (2) shade trees shall be provided along Secor Road and eight (8) shrubs shall be provided along the chain link fence on the south property line.
 - b. 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.
 - c. The location, number, height, diameter and species of any materials to be planted and maintained.
 - d. 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.
 - e. The height and material for any fencing to be installed or maintained.
7. All proposed signage shall meet the standards of TMC§1113 - Signs and any required permits secured.
8. 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.
9. 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.
10. 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.
11. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707(A) have not been met.

REF: SUP26-0009...April 9, 2026

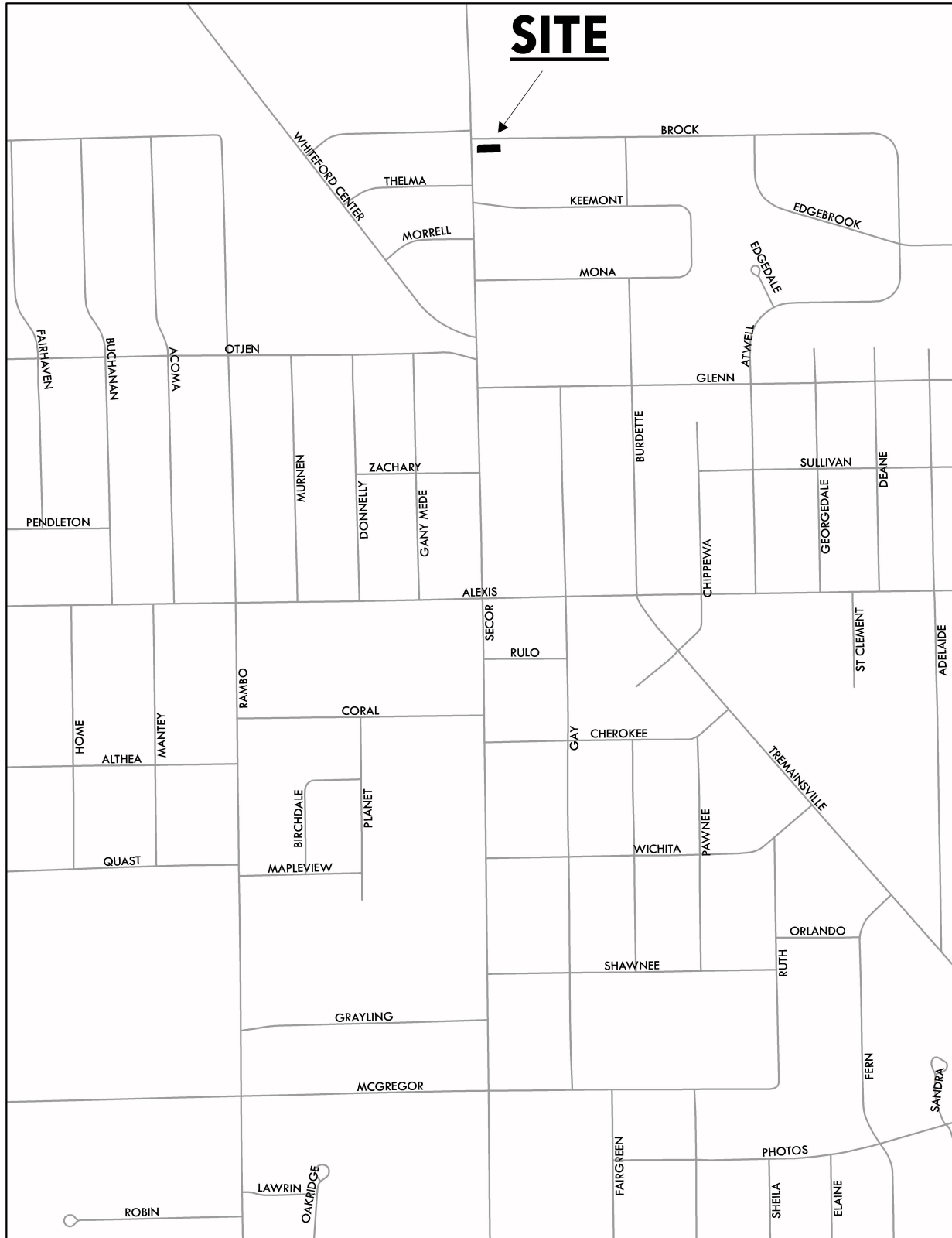
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP26-0009
DATE: April 9, 2026
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

LK
Four (4) sketches follow

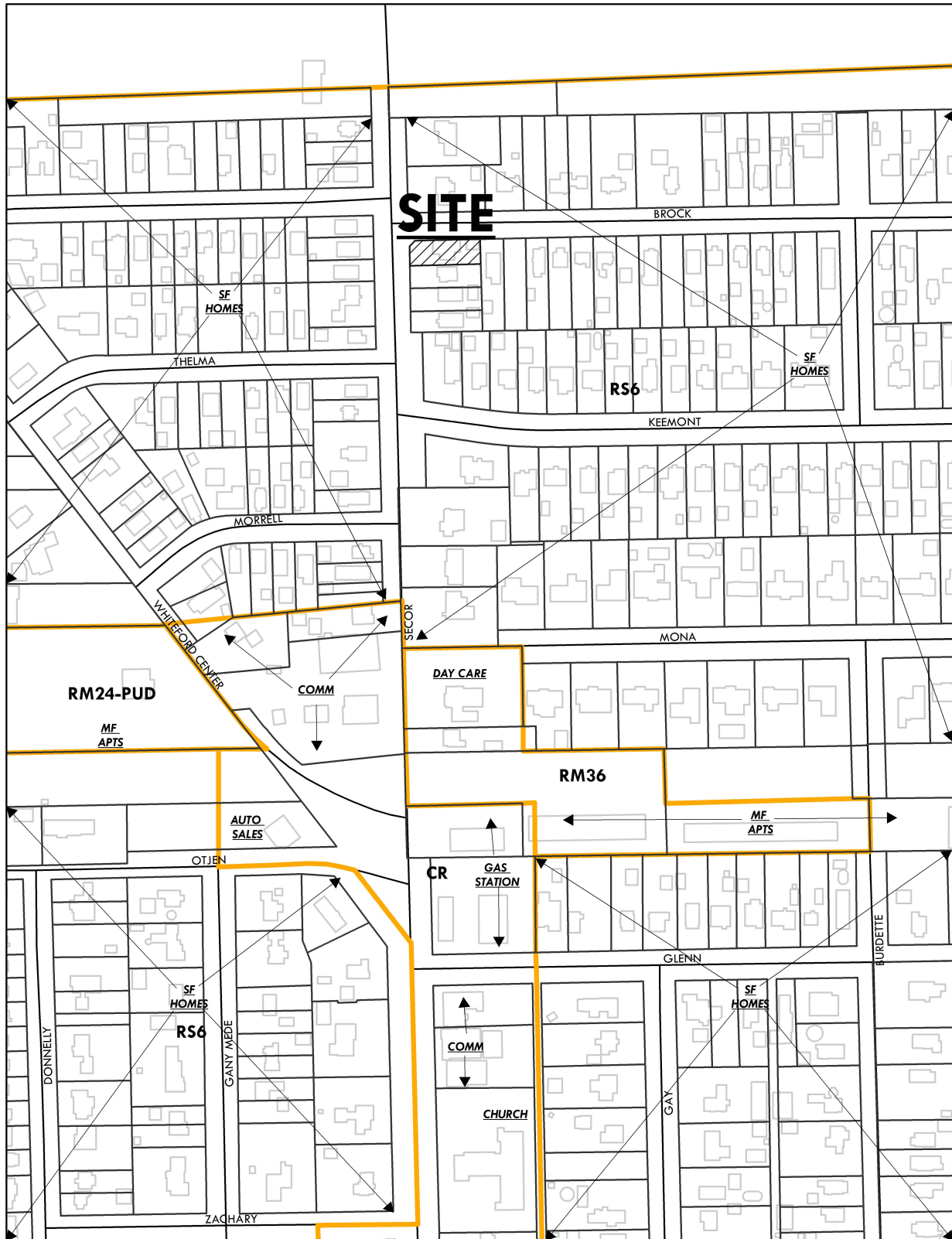
GENERAL LOCATION

SUP26-0009



ZONING & LAND USE

SUP26-0009



SITE AERIAL

SUP26-0009

