



CASE NO. 6

SUP26-0002
1910 Northover Rd.

TOLEDO - LUCAS COUNTY PLAN COMMISSION
One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: April 14, 2026
REF: SUP26-0002

TO: President Vanice S. Williams and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary
SUBJECT: Special Use Permit for Major Public Utility – Water Towers at 1910 Northover Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on April 9, 2026 at 2:00 P.M.

GENERAL INFORMATION

Subject

- Request - Special Use Permit of Major Public Utility - Water towers
- Location - 1910 Northover Road
- Applicant - City of Toledo Dept. of Public Utilities
420 Madison Avenue, 4th Floor
Toledo, OH 43604
- Owner - City of Toledo
One Government Center
Toledo, OH 43604

Site Description

- Zoning - POS / Parks & Open Space
- Area - ± 2.0 acres
- Frontage - ± 310' along Northover Road
- Existing Use - Open space
- Proposed Use - Water towers

Area Description

- North - Single family homes / RS6
- South - Single family homes / RS6
- East - Single family homes / RS6
- West - School, single family homes / RS6

GENERAL INFORMATION (cont'd)

Parcel History

Z-238-84 - Zone Change from Varied Zoning District to P-Park District for twelve (12) city-owned parks in West Toledo. Plan Commission recommended approval 1/24/1985. City Council recommended approval 2/6/1985. Ordinance 103-85 passed 2/12/1985.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The City of Toledo Department of Public Utilities is requesting a Special Use Permit for two (2) elevated tanks, or water towers, at 1910 Northover Road. Water towers are considered a Major Public Utility per the Toledo Municipal Code's land use regulations. A Special Use Permit is required for the Major Public Utilities when located in the POS-Parks & Open Space Zoning District. The site is surrounded by single family residences to the north, south, and east, and a school to the west.

The City of Toledo Department of Public Utilities is proposing to construct two (2) elevated tanks to increase finished water storage capacity within the City's potable water distribution system. The tanks are part of a larger General Plan completed in 2020, and were mandated by the Ohio Environmental Protection Agency to mitigate system pressure loss and improve operational flexibility. The towers will be approximately 135' tall and the tanks will be approximately ninety feet (90') wide. Each tank will provide two million gallons of additional storage for the Toledo region. Construction is expected to be completed for the North tank by July 2027 and the South tank by September 2028.

In addition to the water towers, a boardwalk for the neighboring Silver Creek Elementary School will be constructed immediately to the west, between the water towers and the school. This land use is classified as Passive Recreation, and is permitted by right in the POS-Parks and Open Space District. Construction permits shall be applied for as a condition of approval.

STAFF ANALYSIS (cont'd)

Parking

The water towers will be accessed off of Northover Road via an asphalt drive. The drive is twenty-feet (20') in width and leads to a locked gate. Pursuant to TMC§1107.0600 - Off-Street Parking Schedule "D", Major Public Utilities have a wide variety of parking demand characteristics, making it difficult to specify a single off-street parking standard. The Director may determine the parking requirement specified for the listed use that is deemed most similar to the proposed use. No parking is proposed, which is acceptable as vehicles will only be present during tower maintenance.

Landscaping

The site is undeveloped land with overgrowth vegetation. Although Major Utilities are a Public Land Use, the industrial nature of the property necessitates screening as single-family homes and an elementary school directly abut the site. A Type A Landscape buffer shall be provided with fencing compliant in Residential Zoning Districts. A revised landscape plan submitted March 24, 2026 depicts various native plants including purple coneflower, milkweed, and cardinal flowers to both beautify the site and to mitigate stormwater runoff. Additionally, the existing mature trees to the east will not be disturbed, and neither will the trees and oak saplings along Northover just west of the proposed driveway.

Building Materials

The structure is built per Environmental Protection Agency standards. The City will partner with the Arts Commission on a final design for the two (2) water towers.

Neighborhood Meeting

The case was deferred from the March Plan Commission hearing in order for the applicant to hold another neighborhood meeting. The Department of Public Utilities held a neighborhood meeting in summer of 2025; however, another meeting was recommended by the Plan Commission to give newer residents an understanding of the project and to provide residents a project update. A neighborhood meeting is scheduled for March 30, 2026.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP26-0002, a Special Use Permit for a major public utility – water towers at 1910 Northover Road, to Toledo City Council for the following **one (1)** reason:

1. The City and other service providers will be able to provide sufficient public safety, transportation, and utility facilities and services to the subject property while maintaining sufficient levels of service for existing development (TMC§1111.0706(E))

PLAN COMMISSION RECOMMENDATION (cont'd)

The Toledo City Plan Commission further recommends approval of SUP26-0002, a Special Use Permit for a major public utility – water towers at 1910 Northover Road, to Toledo City Council subject to the following **thirty (30)** conditions:

The conditions of approval are as follows and 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 proposed 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 Steve Kessinger. He can be reached at (419) 245-1347 or Steve.Kessinger@toledo.oh.gov . The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

Fire Prevention

4. A Knox Box key box is required for afterhours access for life saving and firefighting purposes (OFC 506.1).
5. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements (OBC 501.2 & OFC 505.1).
6. Security gates/fences shall have an approved means of emergency operations (OFC506.1).

Water Distribution

7. Taps 2" and smaller do not require plan submittal and approval by Water Department; standard water fees apply.

PLAN COMMISSION RECOMMENDATION (cont'd)

Water Distribution (cont'd)

8. Taps larger than 2" must submit detailed site utility plan for review, approval and fee assessment by Water Engineer. Plans must show all utilities within the right-of-way, water feature sizes and distances; include call outs for any new taps by the City of Toledo or tees by the contractor (example tap callout: "8"x4" tapping sleeve and valve by the City of Toledo at owner's expense. Excavation, shoring, valve box, backfill and restoration by Contractor").
9. All supply lines to fire sprinkler systems must be at least 6" and must have a PIV (Post Indicator Valve) properly protected against mechanical damage.
10. Maintain 18" vertical clearance and 10' horizontal between proposed water main and sanitary/storm sewers; maintain 12" vertical and 4' horizontal clearance with all other utilities.
11. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense (water kill permit).
12. All Commercial, Irrigation, and Domestic services (in which there is a lawn irrigation system downstream of the Domestic Meter), must have a containment-type backflow device (RPZ) installed at the meter. A backflow assembly diagram has to be submitted and approved by Backflow Coordinator.
13. Water service is subject to the Rules and Regulations of the Department of Public Utilities.
14. See current Construction Standards for allowed materials.
15. Current Water General Notes must be included on the plans.

Environmental Services

16. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
 - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
 - b. Construction BMPs shall be in place prior to the start of construction activities.
 - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours (this comment is specific for sites above 2,500 square ft).

PLAN COMMISSION RECOMMENDATION (cont'd)

Environmental Services (cont'd)

17. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
18. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
19. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
20. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Traffic Management

21. Any and all sidewalk in the right-of-way being removed must be replaced to match adjacent sidewalk areas to comply with City of Toledo Complete Streets Ordinance ORD. 391-23 and TMC 1107.1300.

Plan Commission

22. A boardwalk is proposed on the abutting property to the west. Building permits shall be applied for prior to construction.
23. Per TMC§1107.0600 – Off-Street Parking Schedule “D”, the Planning Director must apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use. **Acceptable as submitted.**
24. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations and approval of the Department of Public Utilities. **Acceptable as depicted.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

25. The use of barbed wire, razor wire, concertina wire or the like shall not be permitted in any zoning district except the Industrial districts and then only in the side and rear yards which not within 50 feet of a Residential district, not in the front yard setback and not anywhere along a street right-of-way. **Not acceptable as depicted. Six-foot (6'), epoxy coated chain link, black, with barb wire is not permitted within Residential Zoning Districts. Revised site plan showing fencing appropriate in Residential Zoning Districts is required.**
26. A detailed site, lighting, fencing and a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A Type A Landscape buffer is required where Industrial Zoning Districts abut Residential Zoning Districts. A Type A Landscape buffer is required around the perimeter of the site to screen the base of the towers and equipment from abutting residential uses. **Acceptable as depicted.**
 - 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, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards.
 - 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 location, height and materials for any fencing to be installed and maintained. **Not acceptable as depicted. Fencing which is permitted in Residential Zoning is required.**
 - f. The location and direction of any proposed lighting shall be identified (lights are to be directed away from adjacent residential properties). **Acceptable as depicted.**
27. 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

28. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
29. 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.
30. 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.

Respectfully Submitted,



Lisa Cottrell
Secretary

DR
Seven (7) sketches follow

CC: Andy McClure, City of Toledo, Department of Public Utilities
Natalie Langenderfer, City of Toledo, Department of Public Utilities
Levi Spencer, Arcadis

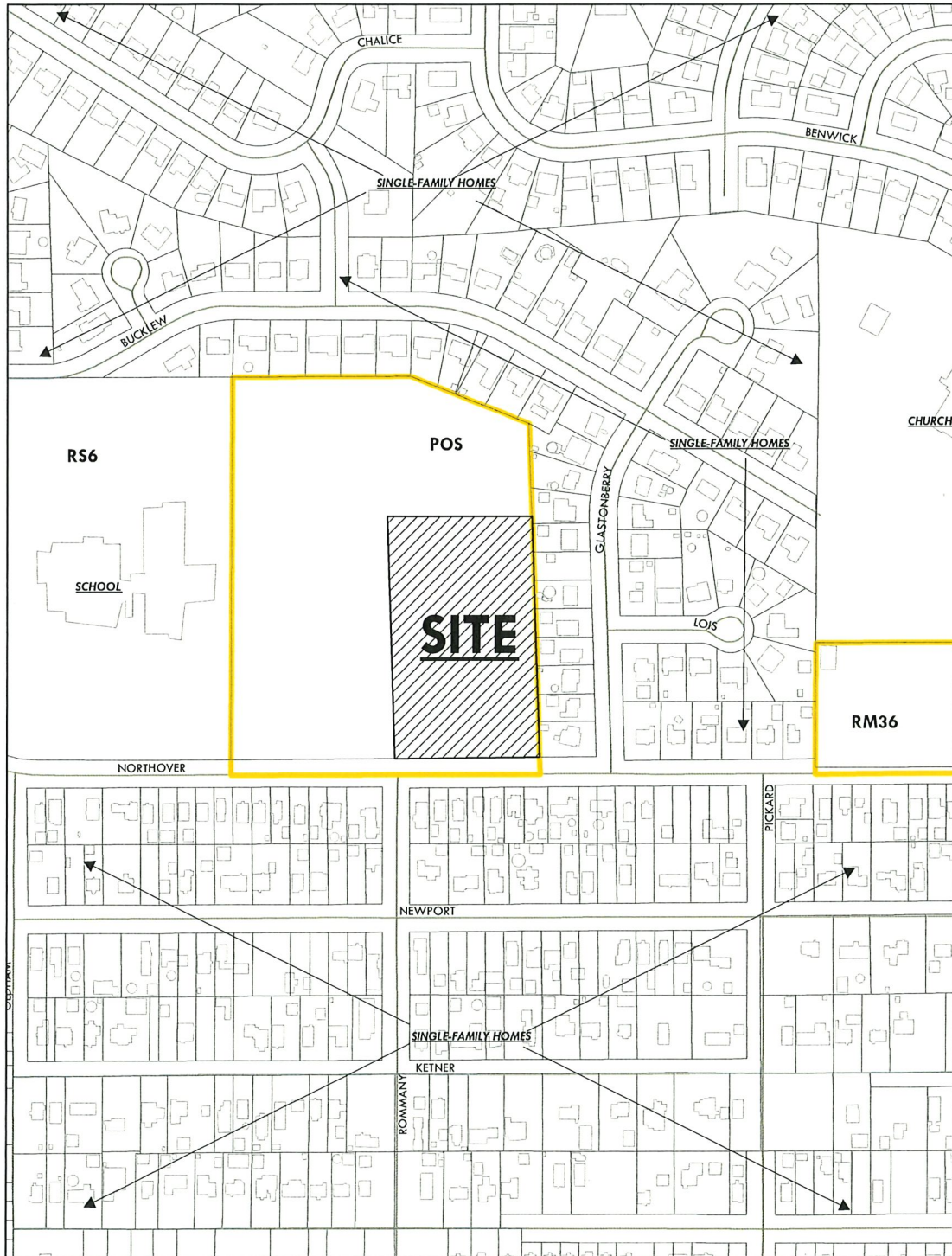
GENERAL LOCATION

SUP26-0002
ID 56



ZONING & LAND USE

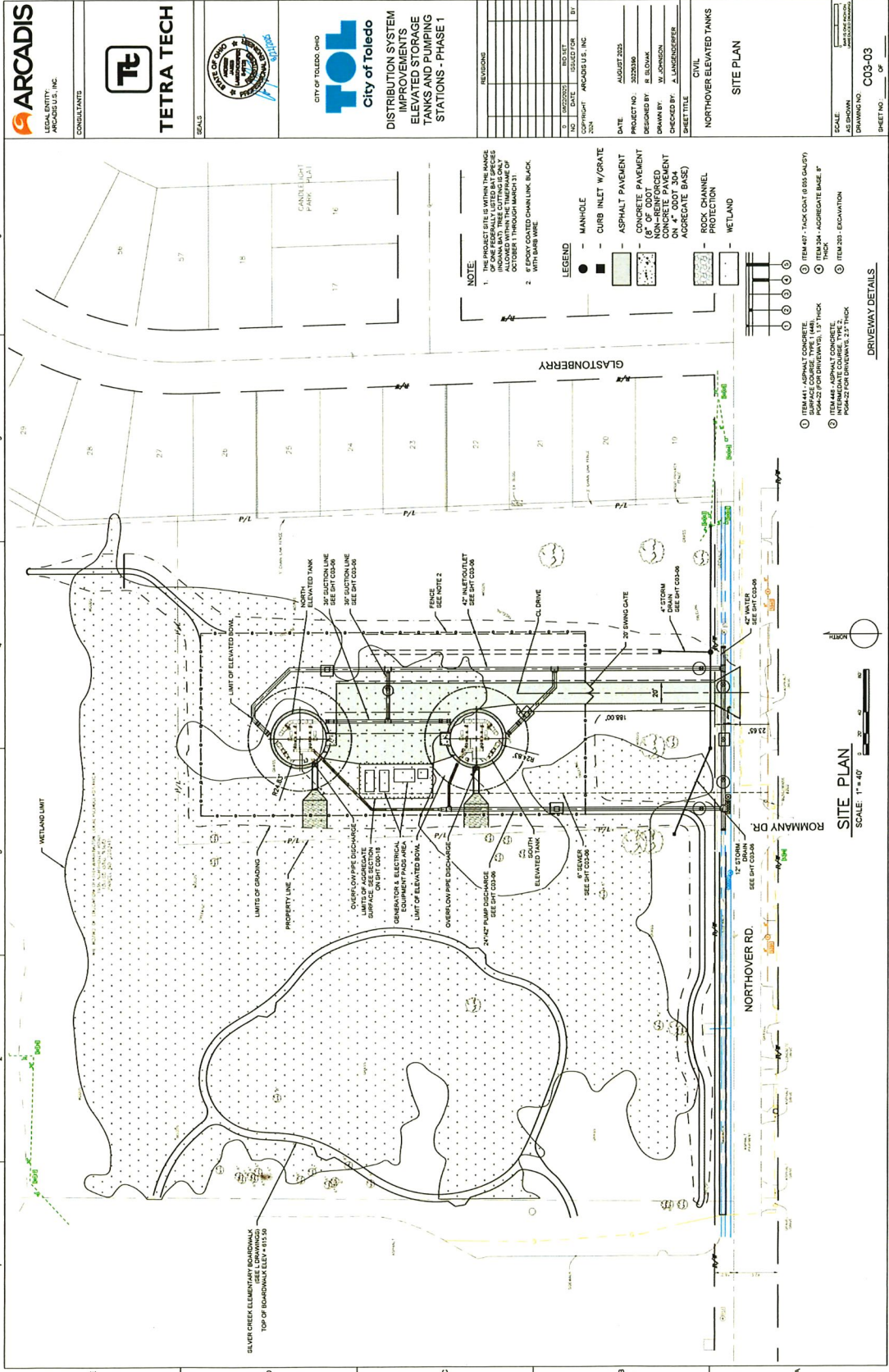
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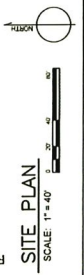
SUP26-0002
ID 56

SITE PLAN



 CONSULTANTS		 SEALS		 CITY OF TOLEDO, OHIO	
 TETRA TECH		 TETRA TECH		DISTRIBUTION SYSTEM IMPROVEMENTS ELEVATED STORAGE TANKS AND PUMPING STATIONS - PHASE 1	
REVISIONS		DATE: AUGUST 2022		PROJECT NO.: 20220306	
NO. DATE DESCRIPTION		DESIGNED BY: B. BLOOM		DRAWN BY: W. JOHNSON	
1. 08/22/2022		CHECKED BY: A. LANGENBERGER		SHEET TITLE: CIVIL	
2. 08/22/2022		DATE: AUGUST 2022		PROJECT NO.: 20220306	
3. 08/22/2022		DESIGNED BY: B. BLOOM		DRAWN BY: W. JOHNSON	
4. 08/22/2022		CHECKED BY: A. LANGENBERGER		SHEET TITLE: CIVIL	
5. 08/22/2022		DATE: AUGUST 2022		PROJECT NO.: 20220306	
6. 08/22/2022		DESIGNED BY: B. BLOOM		DRAWN BY: W. JOHNSON	
7. 08/22/2022		CHECKED BY: A. LANGENBERGER		SHEET TITLE: CIVIL	
8. 08/22/2022		DATE: AUGUST 2022		PROJECT NO.: 20220306	
9. 08/22/2022		DESIGNED BY: B. BLOOM		DRAWN BY: W. JOHNSON	
10. 08/22/2022		CHECKED BY: A. LANGENBERGER		SHEET TITLE: CIVIL	

- NOTE:**
- THE PROJECT SITE IS WITHIN THE RANGE OF THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOODPLAIN MAP DATED OCTOBER 1 THROUGH MAP-311.
 - 8" EPOXY COATED CHANNEL BLACK WITH BARS W/RE
- LEGEND:**
- MANHOLE
 - CURB INLET W/GRATE
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - NON-REINFORCED CONCRETE PAVEMENT
 - CONCRETE PAVEMENT WITH REINFORCING AGGREGATE BASE
 - ROCK CHANNEL PROTECTION
 - WETLAND
- DRIVEWAY DETAILS:**
- ITEM 441: ASPHALT CONCRETE SURFACE COURSE TYPE 1, 4 IN. THICK
 - ITEM 442: ASPHALT CONCRETE INTERMEDIATE COURSE TYPE 2, 4 IN. THICK FOR DRIVEWAYS 10.25' THICK
 - ITEM 443: ASPHALT CONCRETE SURFACE COURSE TYPE 1, 4 IN. THICK
 - ITEM 444: ASPHALT CONCRETE INTERMEDIATE COURSE TYPE 2, 4 IN. THICK
 - ITEM 445: ASPHALT CONCRETE SURFACE COURSE TYPE 1, 4 IN. THICK
 - ITEM 446: ASPHALT CONCRETE INTERMEDIATE COURSE TYPE 2, 4 IN. THICK
 - ITEM 447: THICK COAT (6.55) SAFETY THICK
 - ITEM 448: AGGREGATE BASE 8" THICK
 - ITEM 449: EXCAVATION



SITE PLAN
SCALE 1" = 40'

