

GENERAL INFORMATION

Subject

- Request - Major Site Plan Review for a New Parking Lot
- Location - 1913 Spielbusch Avenue
- Applicant / Owner - City of Toledo
One Government Center
Toledo, OH 43604
- Civil Engineer - The Mannik & Smith Group
1800 Indian Wood Circle
Maumee, OH 43537

Site Description

- Zoning - CO & IL / Office Commercial, Limited Industrial
- Overlay - Downtown Overlay District
- Area - ±0.65 acres
- Frontage - ±145' along Spielbusch Avenue
±185' along Southard Avenue
- Existing Use - Vacant Lot
- Proposed Use - Parking Lot

Area Description

- North - Lucas County Vehicle Maintenance / CO & IL
- South - Lucas County Juvenile Justice Center / CD
- East - Lucas County Court of Appeals and Parking / CO
- West - Vacant Industrial and Commercial Parking Lot / IL

Parcel History

- M-5-72 - Plans for Municipal Courts & City Offices Facilities (PC approved 3/2/1972).
- M-6-92 - Review and Adoption of ToledoVision Strategic Master Plan for Downtown Toledo as an amendment to the Master Plan for the City of Toledo (PC approved 4/2/1992; CC approved 4/28/1992 via Ord. 327-92).

GENERAL INFORMATIONParcel History (cont'd)

M-4-96	-	Review of the Warren Sherman Area Council Strategic Plan (PC approved 3/14/1996; CC approved 4/2/1996 via Ord. 231-96).
M-22-16	-	Review of 2016 Downtown Toledo Master Plan (PC rec. approval 12/12/2016; CC approved 1/24/2017 via. Ord. 46-17).
M-8-19	-	Amendment to the DOD Regulations concerning parking lots (PC rec. approval 6/13/2019; CC approved 7/23/2019 via Ord. 355-19).
DOD-1-23	-	Review of Building Demolition (PC approved 4/13/2023).

Applicable Regulations

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

STAFF ANALYSIS

The applicant, the City of Toledo, is requesting a Major Site Plan Review for a sixty-nine (69) space parking lot at 1913 Spielbusch Avenue. The ±0.65 acre site is currently vacant and is located northwest of the intersection of Spielbusch Avenue and Southard Avenue. The Plan Commission granted approval in 2023 through DOD-1-23 to demolish the existing building on the site to make way for the proposed parking lot. The east half of the subject parcel is zoned CO Office Commercial, and the west half is zoned IL Limited Industrial. Both of these zoning districts permit off-street parking lots for permitted uses. Surrounding land uses include the Lucas County Vehicle Maintenance building to the north; the Lucas County Juvenile Justice Center to the south; the Lucas County Court of Appeals and parking lots to the east; and vacant industrial buildings and a commercial parking lot to the west.

A Major Site Plan Review is required per TMC§1111.0802(B), as the proposed off-street parking lot consists of sixty (60) or more parking spaces. In addition, a Downtown Overlay District Review is required as the subject parcel is located within the Downtown Overlay District. The Overlay District Review is being completed in companion case DOD-3-25.

STAFF ANALYSIS (cont'd)Parking and Circulation

Two points of access are provided to the off-street parking lot, one from Spielbusch Avenue and one from Southard Avenue. These access points are located the furthest points possible from the intersection of Spielbusch and Southard Avenues. There are sixty-nine (69) parking spaces depicted on the site plan, three (3) of which are van accessible spaces. The proposal complies with the required accessible parking spaces as two (2) auto accessible and one (1) van accessible parking spaces are required based on the number of parking spaces provided.

Bicycle parking slots are required per the Off-Street Parking Schedule in TMC§1107.0304, in the amount of one (1) bicycle parking slot per ten (10) parking spaces. Seven (7) bicycle parking slots are therefore required. The applicant has indicated that the parking lot is to be used by City of Toledo employees that are employed at nearby City offices and facilities. As a condition of approval, staff recommends that the required seven (7) bicycle parking slots be provided at nearby City facilities that lack adequate bicycle parking slots for City employees. No less than two (2) bicycle parking slots shall be provided at any one facility.

Landscaping

Since the site is located within the Downtown Overlay District, the parking lot is subject to the Urban Commercial Landscape Standards as outlined in TMC§1108.0300. Any part of a lot area not used for buildings, other structures, roads, walks, parking, service areas or accessways must be landscaped with a combination of groundcover, trees and shrubs. The landscape plan complies with this requirement with the exception of the area along Spielbusch and Southard Avenues between a proposed fence and the parking spaces where mulch is indicated. The Urban Commercial Landscape Standards also require perimeter landscaping to be installed along any parking lot area adjacent to a street. The applicant is proposing a forty-two inch (42") high black metal decorative fence at the edge of a five-foot (5') wide mulched area along Spielbusch and Southard Avenues. Per TMC§1108.0305(A.2), providing a forty-two inch (42") high metal tube or solid bar fence, with at least one shrub (planted outside the fence) for every three (3) feet of property line would meet this requirement. To achieve this, the proposed fence would need to be moved closer to the parking spaces and shrubs planted in the amount of thirty-six (36) shrubs along Spielbusch Avenue and fifty-one (51) shrubs along Southard Avenue. Doing so would not only meet the parking lot landscaping requirements, but also the area required to be landscaped on the subject parcel per the Urban Commercial Landscape Standards. Moving the proposed fence and providing the required shrubs is listed as a condition of approval.

Additionally, landscape improvements must be provided in the sidewalk per TMC§1108.0303(B). One (1) shrub or understory tree must be provided for every thirty feet (30') of frontage. Tree grates, or other walkable surface material treatments for the open pits, shall be required. Based on this requirement, four (4) trees are required along Spielbusch Avenue and five (5) trees along Southard Avenue. The landscape plan depicts three (3) trees along Spielbusch Avenue and one (1) tree along Southard Avenue within the subject site. While these are not within the sidewalk, staff has included them in the required number of trees. Therefore, one (1) additional tree shall be provided along Spielbusch Avenue and four (4) additional trees along Southard Avenue as a condition of approval.

STAFF ANALYSIS (cont'd)Downtown Toledo Master Plan

The subject site is located within the Civic Center area of downtown. The Downtown Toledo Master Plan recommends identifying strategic redevelopment and infill sites within the downtown. While the Plan states that surface parking lots adjacent to sidewalks interrupt the walkability of streets and divide areas of downtown and sections of streets into separate nodes of activity, the proposed parking lot serves as infill development that improves an existing vacant lot for which there is no immediate plan for redevelopment as a building site. Requiring perimeter landscaping and trees in or along public sidewalks will also help to improve the public streetscape. As the Downtown Toledo Master Plan states the use of the lot for off-street parking could serve as a “temporary” development condition until such surface lots are redeveloped as buildings and/or structured parking across time.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates this site as Neighborhood Mixed-Use. Neighborhood Mixed-Use land uses are a mix of multi-family uses and small-and medium-scale commercial operations such as restaurants, specialized retail, small offices and galleries. Industrial uses that are well-designed and do not generate excess traffic or other negative impacts are compatible. Parking in these areas should be shared and buildings should be located near each other. The proposed parking lot is on the periphery of the group of buildings that surround the Civic Center Mall. The proposed parking lot is intended to support the function of the City offices, and may as well serve the Civic Center Mall and other surrounding uses. A parking lot that is constructed to the standards of the Planning and Zoning Code including the required landscaping, will provide for an athletically pleasing lot as opposed to the lot remaining vacant.

Staff recommends approval of the Major Site Plan Review for a New Parking Lot at 1913 Spielbusch Avenue as it is consistent with the Forward Toledo Plan and the proposed use is allowed in the district in which it is located.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission **approve** SPR25-0004, a Major Site Plan Review for a New Parking Lot at 1913 Spielbusch Avenue for the following **two (2) reasons**:

1. The request is consistent with the Forward Toledo Comprehensive Land Use Plan (TMC§1111.0809(A)); and
2. The proposed use is permitted in the district in which it is located (TMC§1111.0809(B)).

The staff further recommends that the Toledo City Plan Commission approve SPR25-0004, a Major Site Plan Review for a New Parking Lot at 1913 Spielbusch Avenue, subject to the following **twenty-six (26) conditions**:

STAFF RECOMMENDATION (cont'd)

The following 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 Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. For a full review, submit items according to the SWP3 submittal cover sheet which has been provided to the designer (items 1.a. - 1.g). The O&M manual (1.g) would only pertain if the underground detention needs special periodic maintenance to function. Oversize pipe would not require special maintenance; use of an isolation row would. An isolation row for water quality treatment is not required due to this project's runoff draining to the wastewater treatment plant.
5. Following the plan review, submit additional items according to the 2nd step on the submittal cover sheet, and provide the permit fee and name of the Toledo Licensed Sewer Contractor for the stormwater construction permit.
6. The underground detention can be provided in the form of oversize pipe to the specifications of the City's Infrastructure Requirements, otherwise it will be considered a proprietary system that falls outside of the scope of the City's construction monitoring. If a proprietary is proposed, include on the construction drawings the special notes for construction coordination, monitoring, and acceptance, which have been provided to the designer for use in such a case. The licensed sewer contractor and the manufacturer shall coordinate and install the system to specifications according to these plan notes, shop drawings, manufacturer's instructions, and stormwater construction permit.
7. SWP3 activities and sequencing shall account for demolition, since demolition permitting could occur prior to construction permitting.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

8. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
9. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developers cost.
10. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

Sewer & Drainage Services

Comments not received at time of print.

Division of Environmental Services

11. 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 specific for sites above 2,500 square feet)
12. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
13. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
14. 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.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

15. 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
16. 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.

Division of Transportation

17. Accessible parking signage must be posted directly in front of the parking space at a height no less than 60 inches and no more than 72 inches above pavement level per TMC§ 1107.1704.
18. If one does not exist, a cross access agreement is required between property owners.

Plan Commission

19. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. A minimum of two (2) car accessible and one (1) van accessible space shall be provided. Three (3) van accessible parking spaces are depicted on the site plan. **Acceptable as depicted.**
20. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A," (TMC§1107.0300). Seven (7) bicycle parking slots are required; however, no bicycle parking slots are proposed. **Not acceptable as submitted. The required seven (7) bicycle parking slots shall be provided at nearby City facilities that lack adequate bicycle parking slots. No less than two (2) bicycle parking slots shall be provided at any one facility.**
21. Off- street parking and loading spaces, parking lots, maneuvering 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

22. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Per the Urban Commercial Landscape Standards of TMC§1108.0300, any part of a lot area not used for buildings, other structures, or for roads, walks, parking, service areas or access ways must be landscaped with a combination of groundcover, trees and shrubs. The Urban Commercial Landscape Standards also require perimeter landscaping to be installed along any parking lot area adjacent to a street. The landscape plan depicts a forty-two inch (42") high black metal decorative fence at the edge of a five-foot (5') wide mulched area along Spielbusch and Southard Avenues. **Not acceptable as depicted. The proposed fence shall be moved closer to the parking spaces and shrubs planted in front of the fence in the amount of thirty-six (36) shrubs along Spielbusch Avenue and fifty-one (51) shrubs along Southard Avenue.**
 - b. The Urban Commercial Landscape Standards also require one shrub or understory tree to be provided for every thirty (30) feet of frontage, with a minimum tree pit size of four (4) feet by four (4) feet, as outlined in TMC§1108.0303(B). Tree grates, or other walkable surface material treatments for the open pits, shall be required. Four (4) trees are required along Spielbusch Avenue and five (5) trees along Southard Avenue. The landscape plan depicts three (3) trees along Spielbusch Avenue and one (1) tree along Southard Avenue within the subject site. While these are not within the sidewalk, staff has included them in the required number of trees. **Not acceptable as depicted. Five street trees or shrubs per frontage shall be required. One (1) additional tree shall be provided along Spielbusch Avenue and four (4) additional trees shall be provided along Southard Avenue.**
 - c. Topsoil must be back filled to provide positive drainage of the landscape area.
 - d. 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. **Acceptable as submitted.**
 - e. 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

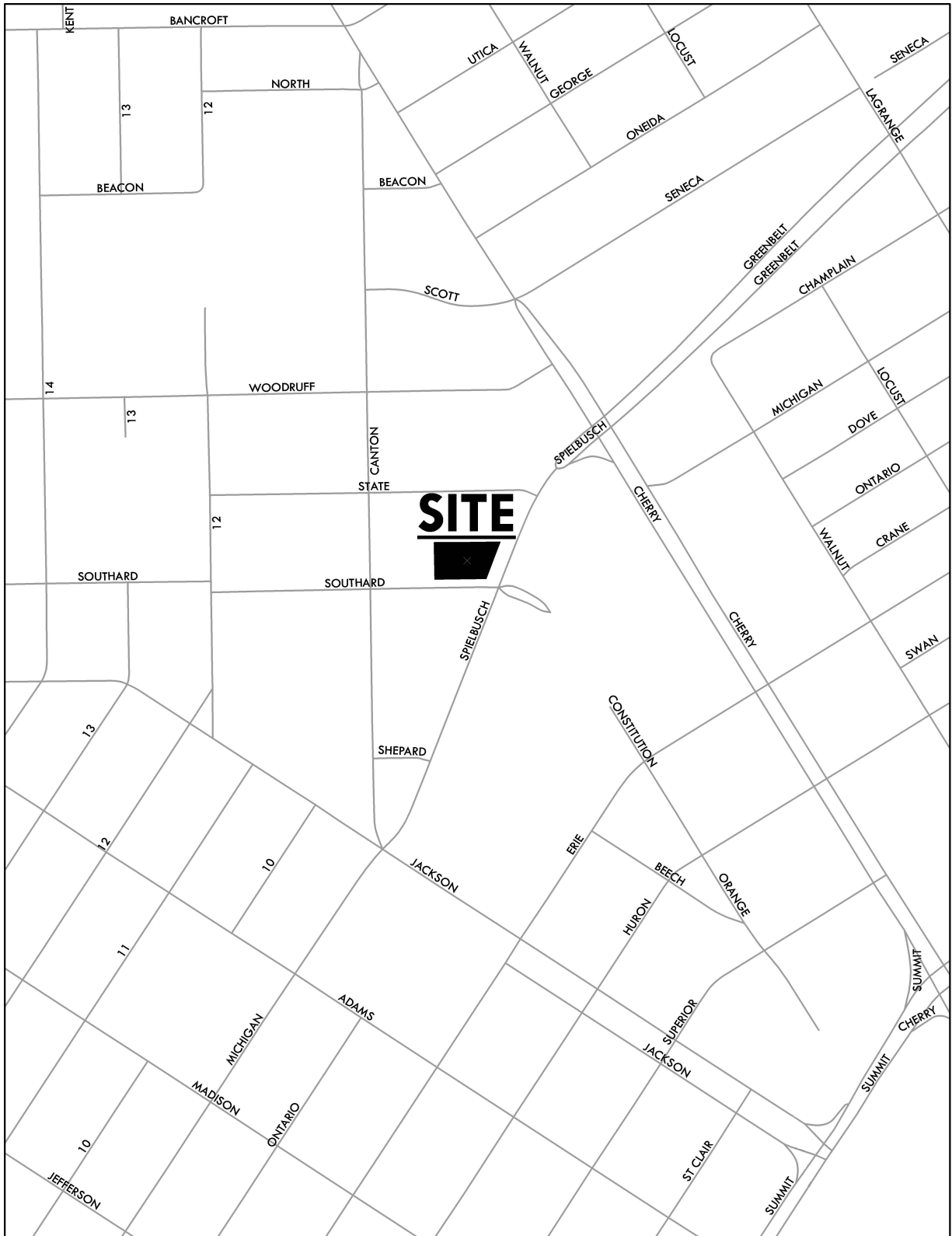
- f. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406. If a subsurface irrigation system is used, irrigation plans must be submitted with development plans and must contain all construction details. If xeriscaping is used, a xeriscaping plan must be submitted to the Plan Director containing a watering plan during plant establishment (approximately 3 years) and detailed depictions of xeriscaping features and techniques used, including soil type, drainage, topography, and plant cultivars/nativars.
 - g. Lights and light fixtures used to illuminate any parking area must be selected and arranged to direct and reflect the light away from any adjacent residential property and public ways and away from the sky above the light fixture per TMC§1107.1908.
 - h. The location, lighting, and size of any signs.
 - i. Landscaping shall be installed and maintained indefinitely.
23. All proposed signage for the site shall be meet the requirements of TMC§1113.000. A sign permit application and Downtown Development Overlay review application shall be submitted and approved for all signage.
24. 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.
25. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval date then the site plan approval shall become null and void.
26. 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
TOLEDO CITY PLAN COMMISSION
REF: SPR25-0004
DATE: March 13, 2025
TIME: 2:00 P.M.

LK
Four (4) sketches follow

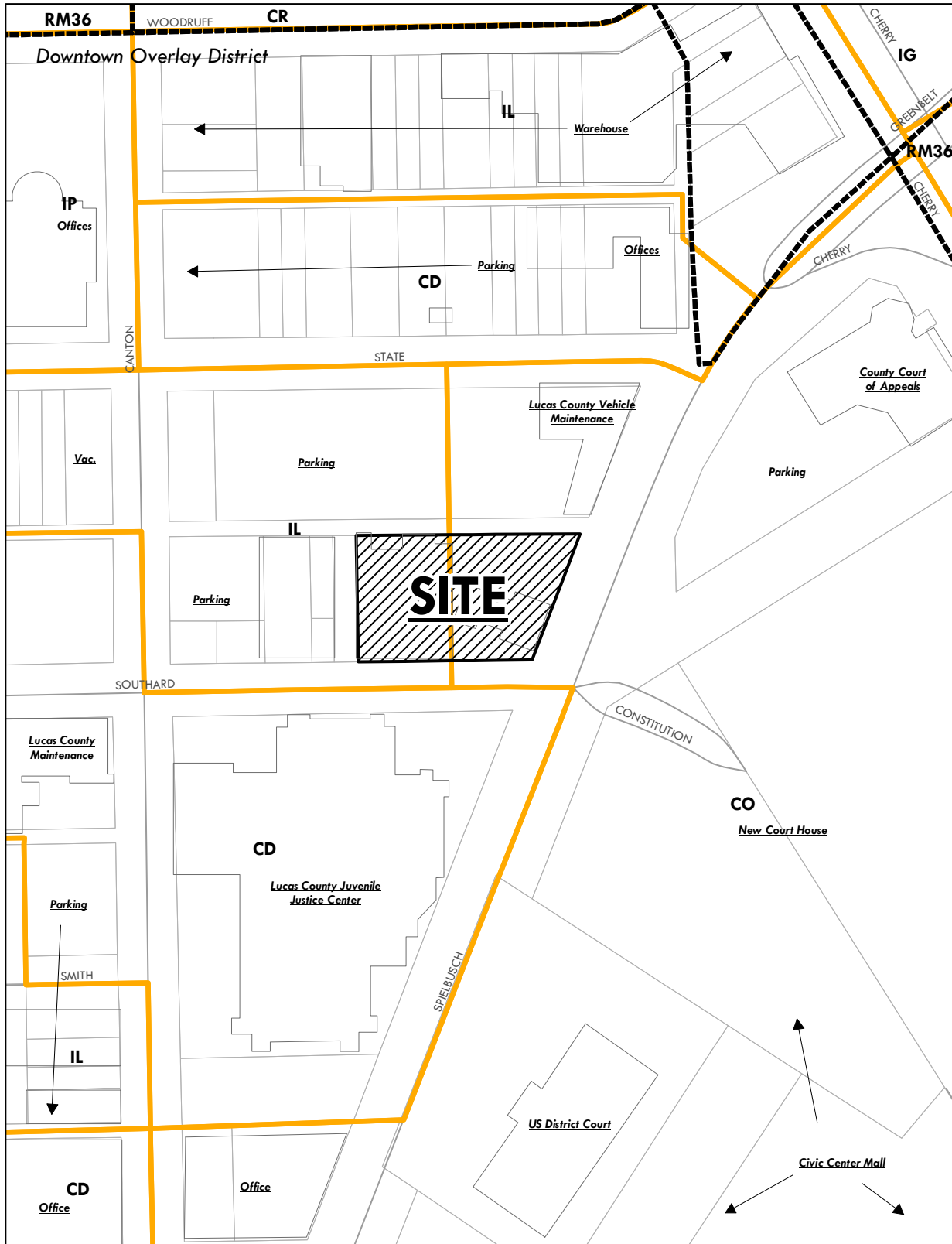
GENERAL LOCATION

SPR25-0004



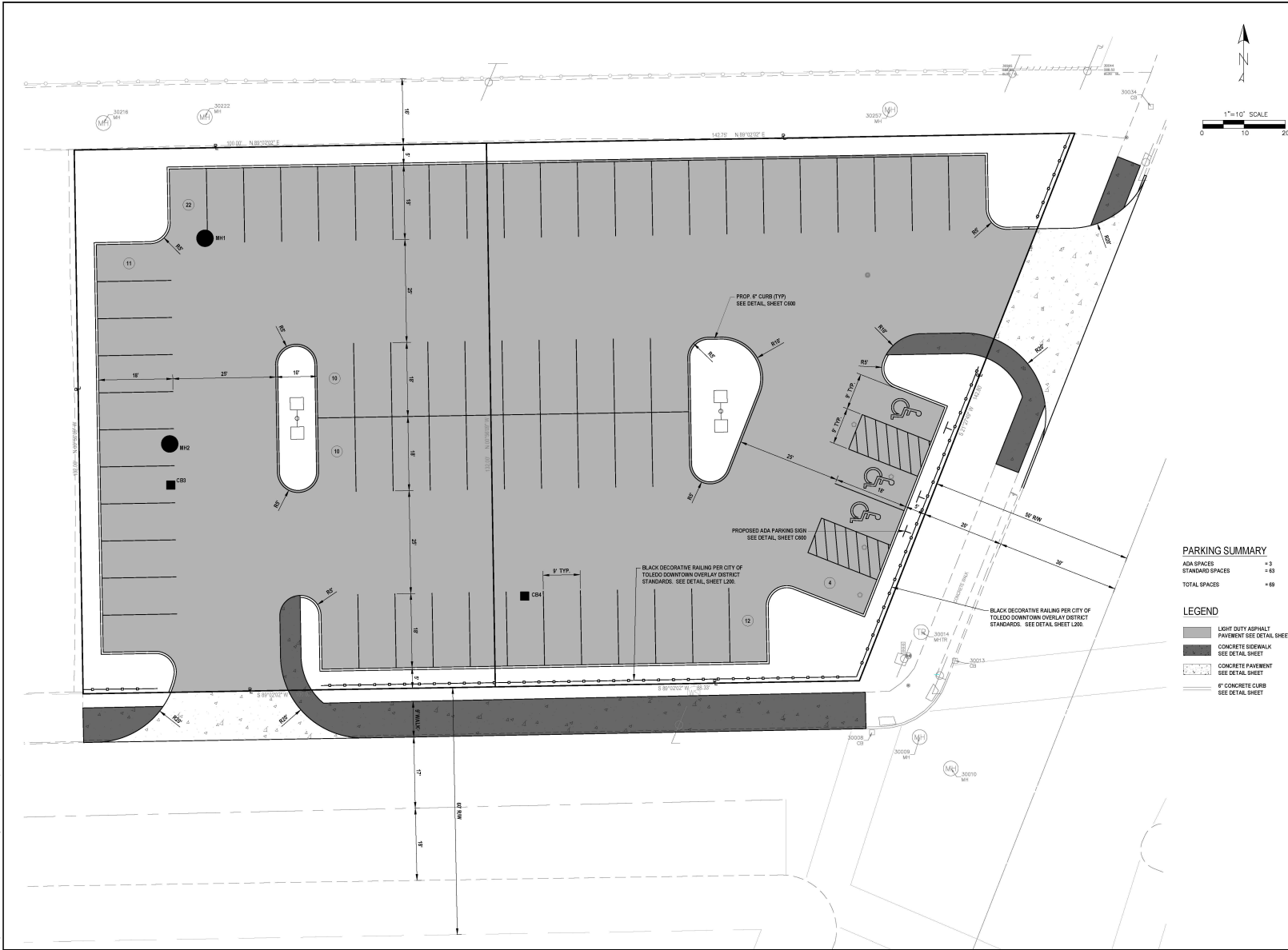
ZONING & LAND USE

SPR25-0004



SITE PLAN

SPR25-0004

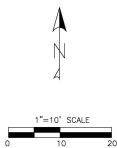


PARKING SUMMARY

ADA SPACES	+ 3
STANDARD SPACES	+ 63
TOTAL SPACES	+ 66

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT SEE DETAIL SHEET
- CONCRETE SIDEWALK SEE DETAIL SHEET
- CONCRETE PAVEMENT SEE DETAIL SHEET
- 6\"/>



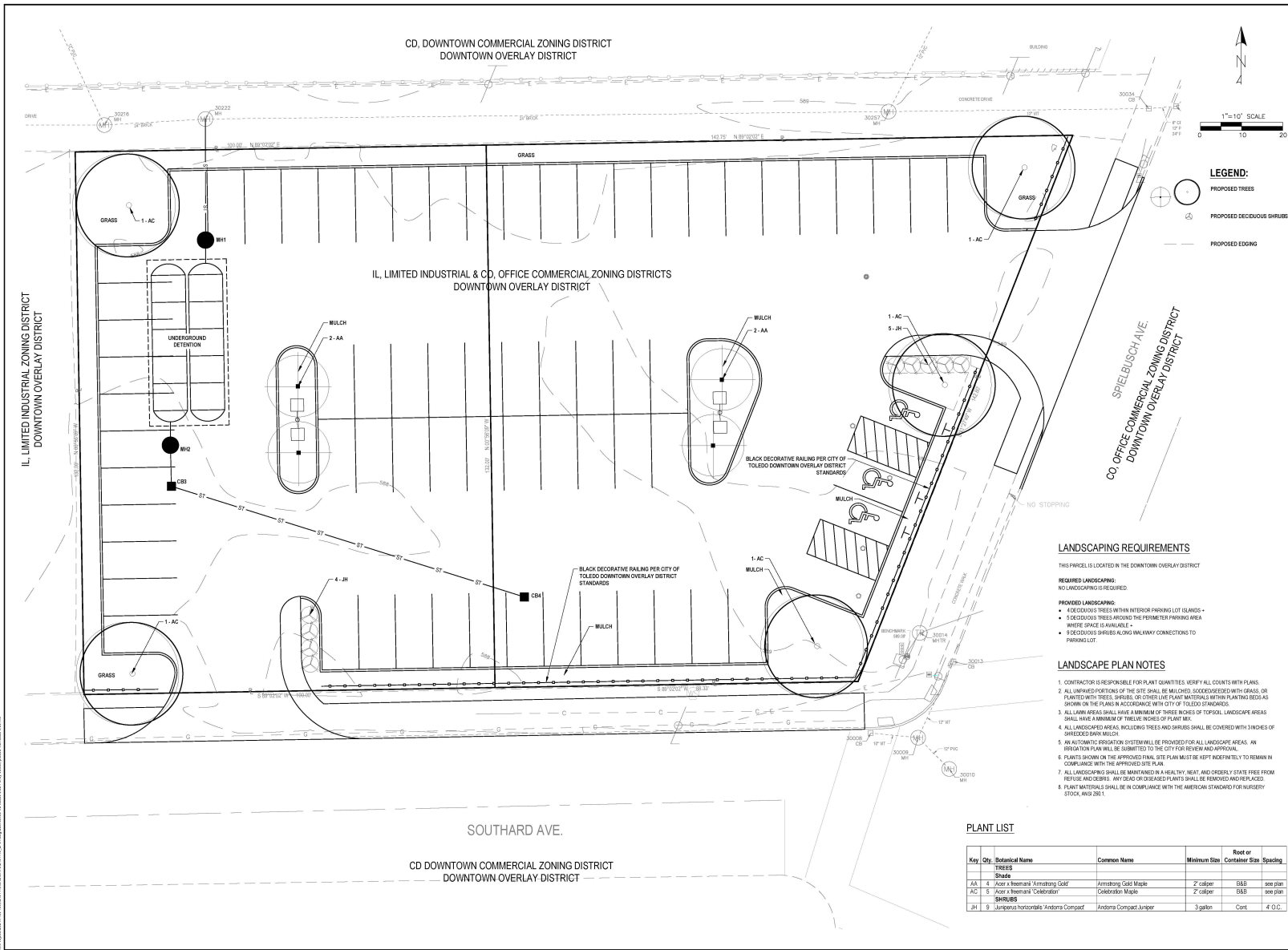
<p>PREPARED FOR THE CITY OF TOLEDO 411 S. W. 1ST ST. 43527 TOLEDO, OH 43622</p>	<p>PROJECT NO. 10250-0004</p> <p>DATE 10/20/2025</p> <p>BY [Signature]</p>	<p>1800 AARON WOOD CHURCH TEL: 419.891.2222 FAX: 419.891.1256</p> <p>PROJECT NAME 10250</p> <p>PROJECT NO. 10250-0004</p> <p>CHECKED BY [Signature]</p>	<p>1800 AARON WOOD CHURCH TEL: 419.891.2222 FAX: 419.891.1256</p> <p>PROJECT NAME 10250</p> <p>PROJECT NO. 10250-0004</p> <p>CHECKED BY [Signature]</p>
<p>PREPARED FOR THE CITY OF TOLEDO 411 S. W. 1ST ST. 43527 TOLEDO, OH 43622</p>		<p>Mannik Smith GROUP www.MannikSmithGroup.com</p>	
<p>SITE IMPROVEMENT PLAN FOR SPIELBUSCH PARKING LOT</p>		<p>1813 SPIELBUSCH AVE. TOLEDO, OH 43604</p>	
<p>SITE PLAN</p>		<p>C200</p>	

LANDSCAPE PLAN

SPR25-0004



2 - 13



LEGEND:
 ○ PROPOSED TREES
 ⊕ PROPOSED DECIDUOUS SHRUBS
 --- PROPOSED EDGING

LANDSCAPING REQUIREMENTS

THIS PARCEL IS LOCATED IN THE DOWNTOWN OVERLAY DISTRICT
REQUIRED LANDSCAPING:
 NO LANDSCAPING IS REQUIRED.

PROVIDED LANDSCAPING:

- 4 DECIDUOUS TREES WITH INTERIOR PARKING LOT ISLANDS
- 5 DECIDUOUS TREES AROUND THE PERIMETER PARKING AREA WHERE SPACE IS AVAILABLE
- 8 DECIDUOUS SHRUBS ALONG SIDEWALK CONNECTIONS TO PARKING LOT

LANDSCAPE PLAN NOTES

- CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES. VERIFY ALL COUNTS WITH PLANS.
- ALL UNPAVED PORTIONS OF THE SITE SHALL BE MULCHED, SOAKAGEED WITH GRASS, OR PLANTED WITH TREES, SHRUBS, OR OTHER LIVE PLANT MATERIALS WITHIN PLANTING AREAS SHOWN ON THE PLANS IN ACCORDANCE WITH CITY OF TOLEDO STANDARDS.
- ALL LAWN AREAS SHALL HAVE A MINIMUM OF THREE INCHES OF TOPSOIL. LANDSCAPE AREAS SHALL HAVE A MINIMUM OF TWELVE INCHES OF TOPSOIL.
- ALL LANDSCAPED AREAS INCLUDING TREES AND SHRUBS SHALL BE COVERED WITH 3 INCHES OF SHREDDED BARK MULCH.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPE AREAS. AN IRRIGATION PLAN WILL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- PLANTS SHOWN ON THE APPROVED FINAL SITE PLAN MUST BE KEPT INDEPENDENTLY TO REMAIN IN COMPLIANCE WITH THE APPROVED PLAN.
- ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT, AND ORDERLY STATE FREE FROM WEEDS AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REMOVED AND REPLACED.
- PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1.

PLANT LIST

Key	Qty.	Botanical Name	Common Name	Minimum Size	Root or Container Size	Spacing
TREES						
Shade						
AA	4	Acer & Freeman Elmstrang Esch	Armstrong Elm Maple	2" caliper	BBB	see plan
AC	5	Acer & Freeman Cacerisley	Cacerisley Maple	2" caliper	BBB	see plan
SHRUBS						
JH	8	Juniperus horizontalis Indiana Compact	Indiana Compact Juniper	3 gallon	Cont	4 O.C.

PREPARED FOR:
THE CITY OF TOLEDO
 460 S. FULLERTON STREET
 TOLEDO, OHIO 43604

PREPARED BY:
Mannik Smith GROUP
 TECHNICAL SKILL
 CREATIVE SPIRIT
 www.MannikSmithGroup.com

PROJECT NO.: 401 281 000
 DRAWING NO.: 000
 CHECKED BY: [Signature]

CD, DOWNTOWN COMMERCIAL ZONING DISTRICT
 DOWNTOWN OVERLAY DISTRICT

IL, LIMITED INDUSTRIAL & CD, OFFICE COMMERCIAL ZONING DISTRICTS
 DOWNTOWN OVERLAY DISTRICT

CD, OFFICE COMMERCIAL ZONING DISTRICT
 DOWNTOWN OVERLAY DISTRICT

CD DOWNTOWN COMMERCIAL ZONING DISTRICT
 DOWNTOWN OVERLAY DISTRICT

LANDSCAPE PLAN
 L100