



CASE NO. 5

SUP26-0014
617 City Park Ave.

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: April 14, 2026
REF: SUP26-0014

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 Community Recreation (Active) at 617 City Park Avenue

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 for Community Recreation (Active)
Location	-	617 City Park Avenue
Owner	-	City of Toledo One Government Center Suite 2250 Toledo, OH 43604
Architect	-	Thomas Porter Architects 8 N St. Clair Street Toledo, OH 43604

Site Description

Zoning	-	POS (Parks & Open Space)
Area	-	±7.96 acres
Frontage	-	±620' along Vance Street ±513' along City Park Avenue ±640' along Nebraska Avenue ±520' along Elizabeth Street
Existing Use	-	Rev. H. V. Savage Park
Proposed Use	-	Rev. H. V. Savage Park

GENERAL INFORMATION (cont'd)

Area Description

North	-	RM36 & CR / Single family homes and religious assembly
South	-	RM36 & CR / Single family homes, multifamily homes, and convenience store
East	-	CR, CO & RM36 / Single family homes, funeral services, religious assembly
West	-	RM36 / Single family homes, religious assembly

Parcel History

M-16-83	-	Proposed Plans for Riverside Park, Navarre Park, City Park, and Danny Thomas Park. Plan Commission approved 12/01/1983.
Z-111-94	-	Request for Zone Changes to "P" Parks District at Rev. H. V. Savage Park, Gunckel Park, Superior Park, Friendship Park, Sleepy Hollow Park, Cass-Ryan-Eastgate Park, and Toledo Botanical Garden.

Applicable Plans & Regulations

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

STAFF ANALYSIS

The applicant, the City of Toledo, is requesting a Special Use Permit for community recreation (active) at 617 City Park Avenue. This is the location of Rev. H. V. Savage Park, and the City wishes to upgrade the facility with improved amenities and landscaping. To the north of the site are single family homes and a church; to the south are single-family homes, apartments, and a convenience store; to the east is a funeral home, churches, and single-family homes; and, to the west are single family homes and a church.

The City Department of Parks and Youth Services is looking to revitalize Rev. H. V. Savage Park, including demolition of the existing above-ground pool and restrooms, construction of a 1,100-square-foot one-story restroom addition to the existing community building, and replacement of the existing splash pad and parking lot (no expansion). The project also includes installation of bioswales, landscaping, sidewalks, and interpretive signage. The site will maintain existing traffic circulation patterns, and all proposed improvements are intended to comply with applicable Toledo Municipal Code requirements.

STAFF ANALYSIS (cont'd)

Intensity and Dimensional Standards

TMC§1106.0800 *Parks and Open Space District intensity and dimensional standards* requires any playground, sport court, or other active recreation area to be at least fifty feet (50') from any RS or RD district and at least twenty-five feet (25') from any other residential or commercial district. The proposed changes are all setback the appropriate amount from the surrounding RM36-Multifamily Residential and various Commercial Zoning Districts.

Parking and Circulation

Pursuant to TMC§1107.0600 – Off-Street Parking Schedule “D”, Community Recreation facilities have a wide variety of parking demand characteristics making it difficult to specify a single off-street parking standard. Therefore, Schedule “D” parking allows the maximum off-street parking requirements to be established via a parking study provided by the applicant. The site is existing and the project includes repaving an existing parking lot. The Division of Traffic Management is requesting the parking lot space dimensions be brought up to code, and a condition of approval is to stripe the parking lot with nine foot (9') wide parking spaces.

Accessible off-street parking is required per TMC§1107.1700 at a rate of one (1) car accessible parking space, with at least a five-foot (5') wide aisle abutting the designated space, and one (1) van accessible parking space, with at least an eight-foot (8') wide aisle abutting the designated parking space, are required when there are twenty-six (26) to fifty (50) total parking spaces. The proposed site plan meets this requirement as two (2) van accessible parking spaces are provided.

Bicycle parking is required pursuant to Off-Street Parking Schedule “A” (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. At least three (3) bicycle parking spaces shall be provided as a condition of approval.

Landscaping and Screening

There are a number of mature, existing trees onsite at the park, and per TMC§1108.0407 There are eleven (11) existing trees in the area where construction will take place. These trees may be counted towards landscaping requirements, and are credited per TMC§1108.0407.

A frontage greenbelt is required for all developments along public rights-of way. At least one tree must be provided for every 30 feet of lot frontage or fraction thereof. Trees are not required to be evenly spaced and may be clustered. The site is surrounded on all sides by right-of-way, and total frontage is ±2,293 feet, requiring seventy-six (76) trees. There are at least eight (8) trees over thirty-six inches (36') in caliper bordering the property, and are credited as eighty (80) trees, meeting the frontage greenbelt requirement.

STAFF ANALYSIS (cont'd)

Landscaping and Screening (cont'd)

A perimeter landscape buffer shall be provided abutting the parking area and to visually screen all off-street loading facilities from view of Residential districts and public rights-of-ways. A minimum of at least one canopy tree must be provided for each 30 linear feet, plus a continuous shrub with a minimum height of 18 inches (when installed so as to achieve full screening at maturity). The landscape plan depicts three (3) hackberry trees, which are native to the Toledo area and are acceptable as depicted. A shrub row is required as a condition of approval, and native evergreens are recommended.

Elevations

Elevation drawings were submitted for an addition to the existing building at the park. The 1,100 square foot addition will house restrooms and a room for mechanical equipment. Building materials proposed include metal siding designed to look like wood, split face CMU, and split face masonry along the base of the western elevation. Per TMC§1109.0500, building material standards apply to all facades that are visible from the right-of-way. Revised elevations showing the percentage breakdown of each building material. Additionally, proposed elevations do not meet the material standards. Architectural metal shall be smooth flat or flat embossed. Striations, planking, ribbing, or variations in height or depth are discouraged. The material is intended to look like wood planking, which is subject to Planning Director approval. Applicant shall provide material specifications to ensure the material meets the intent of the code.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Park Land Use. The Park Land designation provides space for parks, gathering spaces, recreation areas, open spaces, and nature conservation areas for public use. Land uses within this designation provide public benefit and enjoyment without payment, membership, or other form of exclusivity. This use designation is separate from other public spaces in acknowledgment of the vital role parks play in quality of life for Toledo's residents. Preservation of existing parks is a key priority of this land use designation. The proposal meets the intent of this land use designation.

PLAN COMMISSION RECOMENDATION

The Toledo City Plan Commission recommends approval of SUP26-0014, a Special Use Permit for Community Recreation (active) at 617 City Park Avenue, to the 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 complies with all applicable provisions of this Zoning Code (**TMC§1111.0706(C)**)

PLAN COMMISSION RECOMENDATION (cont'd)

The Toledo City Plan Commission further recommends approval of SUP26-0014, a Special Use Permit for Community Recreation (active) at 617 City Park Avenue, to the Toledo City Council, subject to the following **twenty-five (25)** 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.

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.
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.
4. Stormwater planning is sufficient for the site plan, but stormwater engineering and pollution prevention planning will require some revision and final approval for construction.
5. The bioretention stormwater practice will require some ongoing maintenance. In lieu of a legal agreement to operate and maintain (O&M) the stormwater areas, an O&M plan shall be provided by the site designer and reviewed and revised to the satisfaction of the Parks Dept. for adding to their list of O&M activities throughout the park system.
6. Provide solid lids on any sanitary sewer manholes in the area.

Division of Sewer & Drainage Services

7. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
8. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

PLAN COMMISSION RECOMENDATION (cont'd)

Division of Environmental Services

9. Applicant shall maintain compliance with the City of Toledo's Stormwater 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.
10. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
11. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
12. 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.
13. 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
14. 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.

Bureau of Fire Prevention

No comments or concerns.

Division of Transportation

15. Bicycle parking is required per TMC 1107.0900.
16. All parking spaces are required to be a minimum of 9'x18' per TMC1107.1911 (8' wide parking is not permitted).

Plan Commission

17. Per TMC§1107.0600 – Off-Street Parking Schedule “D”, the applicant shall submit an off-street parking study to ensure parking is adequate. **Acceptable as submitted. Existing parking lot will be repaved.**

PLAN COMMISSION RECOMENDATION (cont'd)

Plan Commission (cont'd)

18. Per TMC§1107.1911, parking spaces laid out at a 90-degree angle shall have a width of at least nine feet (9'). **Not acceptable as depicted. A revised site plan with parking spaces nine feet (9') in width.**
19. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). One bicycle parking slot shall be provided per every ten (10) parking spaces for a total of at least three (3) spots. **Not acceptable as depicted.**
20. 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. A thirty-foot (30') frontage greenbelt is required along all public rights-of-way and shall include one (1) tree per every thirty feet (30') of frontage. Existing trees shall be counted towards the total. **Acceptable as depicted.**
 - b. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway, or which is visible from an immediately adjacent property, and must include a continuous shrub row with a minimum height eighteen inches (18") to screen headlights. **Not acceptable as depicted. A revised landscape plan with a shrub row facing Elizabeth Street is required.**
 - c. Topsoil must be back filled to provide positive drainage of landscaped areas.
 - 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.
 - 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*.
 - f. The site is larger than ½ acre: landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted and must contain all construction details.
 - g. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
21. Any proposed signage must meet the requirements of Toledo Municipal Code Title Nine –Sign Code.

PLAN COMMISSION RECOMENDATION (cont'd)

Plan Commission (cont'd)

22. 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.
23. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
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. 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,



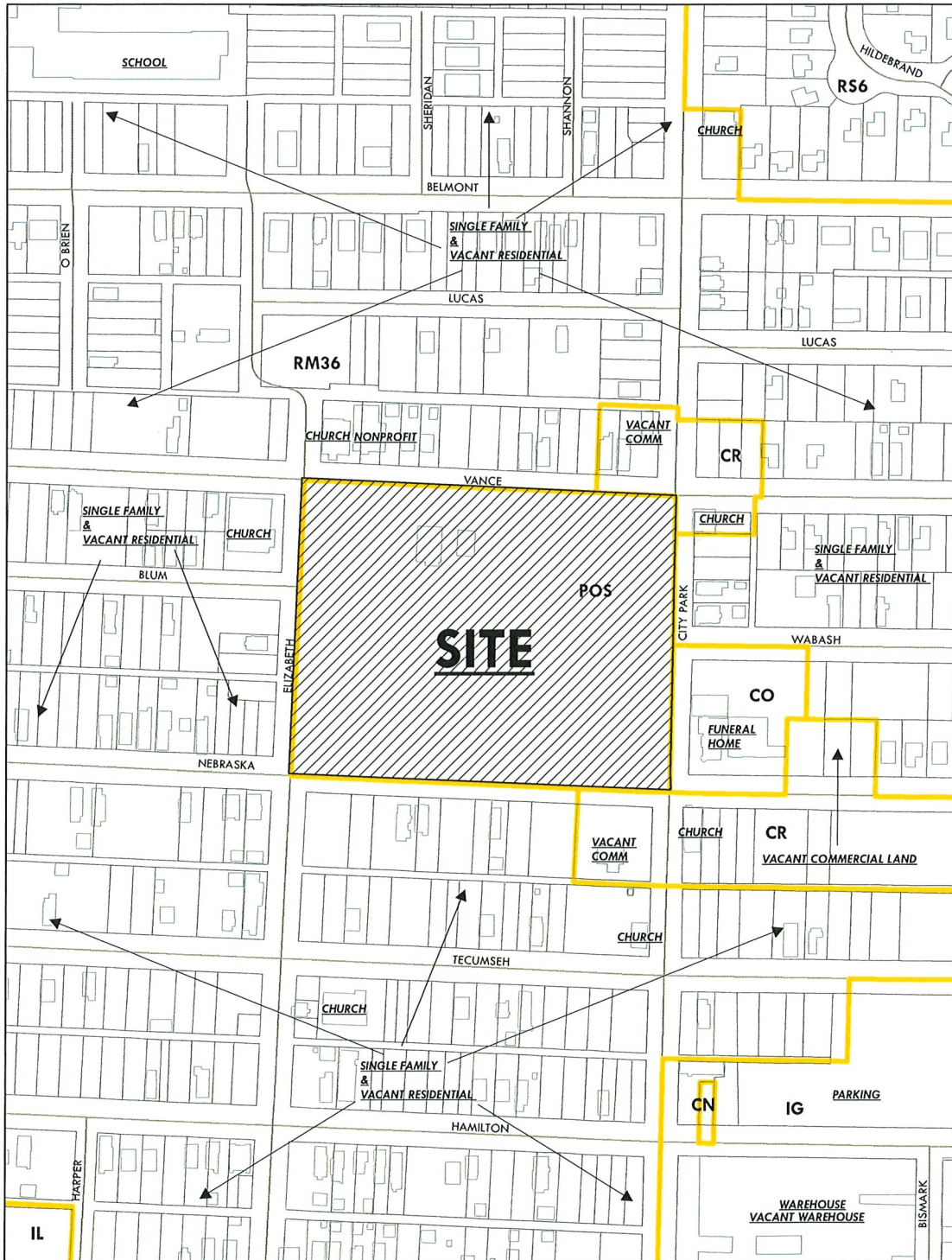
Lisa Cottrell
Secretary

DR
Six (6) sketches follow

CC: Joe Fausnaugh, City of Toledo, One Government Center Suite 2250, Toledo OH 43604
Andrew Hofbauer, Thomas Porter Architects, 8 N St. Clair Street, Toledo OH 43604

ZONING & LAND USE

SUP26-0014
ID 13

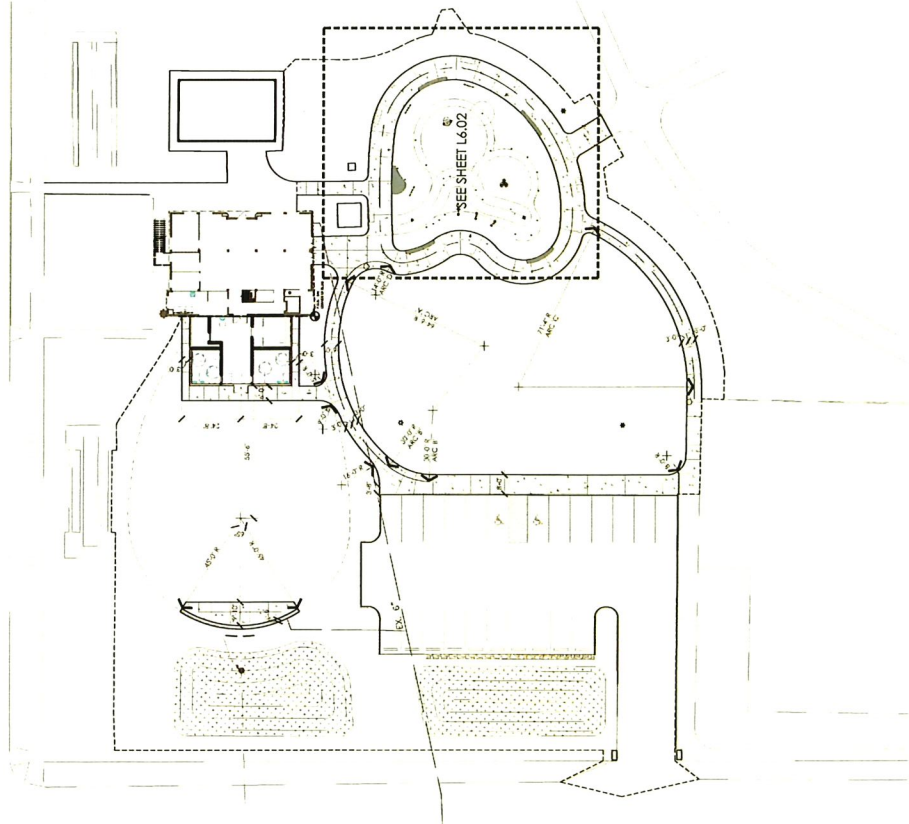


SITE PLAN

SUP26-0014
ID 13



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50



- GENERAL NOTE:**
1. ALL DIMENSIONS USING CURBS, WALLS OR FINISH GRADES UNLESS NOTED OTHERWISE. CURBS, FINISH FACED WALL OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
 2. PROJECTING ALL EXISTING UTILITIES.
 3. LOCATION OF EXISTING AND PROPOSED UTILITIES TO BE MAINTAINED OR REMOVED SHALL BE VERIFIED BY THE OWNER OR HIS REPRESENTATIVE.
 4. LOCATION OF EXISTING UTILITIES PRIOR TO COMMERCIAL WORK SHALL BE RESPONSIBLE FOR THE OWNER OR HIS REPRESENTATIVE.
 5. UTILITIES SHALL NOTIFY THE OWNERS REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY WITH A DIMENSION IN THE FIELD IS OBSERVED.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.
 7. EXISTING PAVEMENT ELEVATIONS AT BUILDING FINISHES ARE TO BE FURNISHED BY THE CONTRACTOR AND SHALL BE RESPONSIBLE FOR ALL UTILITIES AND EXISTING CONDITIONS WITH PROPOSED DRAWINGS.

CURVE DATA

MADE POINTS ARE DETERMINED FROM THE POINT OF BEGINNING (P.O.B. OR WADEN) TO THE CENTERLINE OF THE ARC, UNLESS OTHERWISE NOTED.

ARC "A" CURVE POINT = 425'0" / 12.60' W
 AS "A" POINT = 425'0" / 12.60' W
 RADIUS = 144' 0"

ARC "B" CURVE POINT = 467'1" / 14.38' W
 AS "B" POINT = 467'1" / 14.38' W
 RADIUS = 150' 0"

ARC "C" CURVE POINT = 462'1" / 13.64' W
 AS "C" POINT = 462'1" / 13.64' W
 RADIUS = 154' 0"

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SAVAGE PARK REVITALIZATION
 DEPT. OF PARKS AND YOUTH SERVICES
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 TOLEDO, OHIO 43624

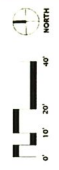
CITY OF TOLEDO

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SCALE: AS SHOWN
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1 OVERALL LAYOUT PLAN
SCALE: 1" = 20'



OVERALL LAYOUT PLAN
L4.01

