



CASE NO. 8

SUP25-0036
5305 & 5321 Monroe St. & 4700
Nantuckett Dr.

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

April 14, 2026

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 Gasoline and Fuel Sales at 5305 and 5321 Monroe and 4700 Nantuckett Drive.
REF: SUP25-0036

The Toledo City Plan Commission considered the above-referenced request at its meeting on May 14, 2026 at 2:00 P.M. Plan Commission has **no recommendation** for City Council. There are forty-four (44) conditions of approval with the case.

Attached is the staff report and supporting documents for the request. Please contact our office with any questions or concerns.

Respectfully Submitted,

Lisa Cottrell
Secretary

CC: Skilken Gold Development LLC; 4270 Morse Rd; Columbus OH 43230
Grimon Properties Limited; 4442 Alexis Road; Toledo OH 43623
Sheetz Inc; 5700 Sixth Avenue; Altoona PA 16602
Civil & Environmental Consultants Inc; 8800 Lyra Drive Suite 3300; Columbus OH 43240

APPLICATION FOR SPECIAL USE PERMIT FOR GAS & FUEL SALES STATION

APPLICATION #: **SUP25-0036**
APPLICANT: Sheetz, Inc.
OWNER: Grimon Properties Limited
ADDRESS: 5305 and 5321 Monroe Street and 4700 Nantuckett Drive
PARCEL(S): 24-43774, 24-43769, 24-43766, and 24-43771
ZONING: CR-Regional Commercial
NEIGHBORHOOD: Franklin Park West
REPORT DATE: May 1, 2026
HEARING DATE: May 14, 2026
STAFF REVIEWER: Reising

Details of Special Use Permit Request:

1104.0100 Use Table and 1111.0700 – Special Uses Special use permit approval for gasoline and fuel sales at 5303 and 5321 Monroe Street and 4700 Nantuckett Drive.

Parcel History

Platted in 1967 and annexed into the City of Toledo in 1977 with C-3 Commercial Zoning. Plat was amended in 1979 to remove the sidewalk requirement on the east side of Nantuckett Drive.

Existing Conditions:

The subject property consists of ±4.44 acres and is located southeast of the intersection of Monroe Street and Nantuckett Drive. The site is currently occupied by a multi-tenant commercial structure, a vacant restaurant, and off-street parking.

Proposed Project:

The applicant is proposing to redevelop the site with a gas station, convenience store and quick service restaurant with a drive-thru which is permitted in the current CR Regional Commercial zoning district. A Special Use Permit is required for Gasoline and Fuel Sales in the CR Zoning District per TMC§1104.0100. In addition, gas stations are subject to the use regulations of TMC§1104.0900 - Gasoline and Fuel Sales. Staff is recommending **approval** of the Special Use Permit.



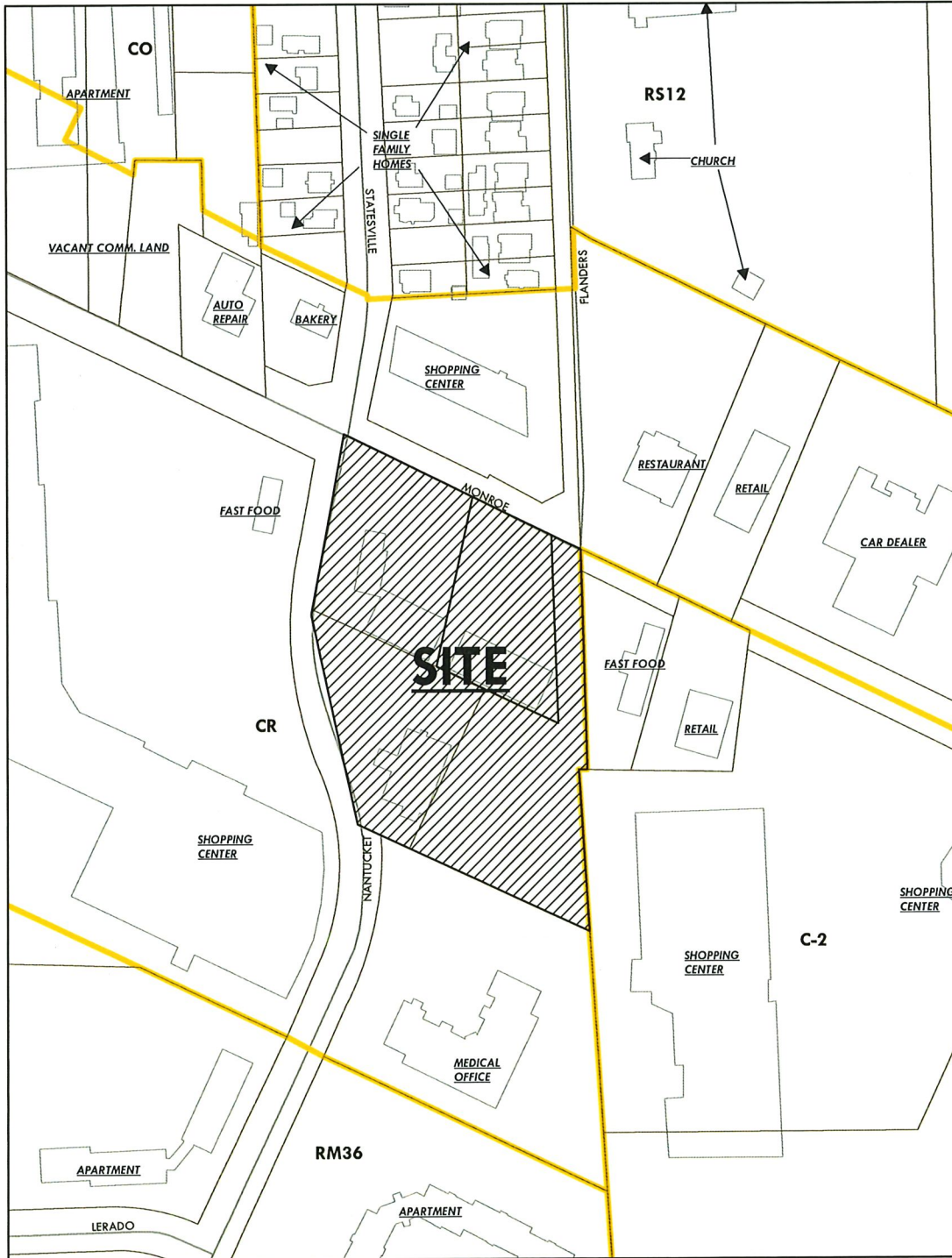
Aerial image of the subject property from Plan Commission GIS.



Google Street view image of existing shopping plaza to be demolished.

ZONING & LAND USE

SUP25-0036
ID 105



Analysis

This case was initially heard at the January 2026 Plan Commission Hearing. At the Hearing, the Plan Commission requested a traffic impact study for the Monroe and Nantuckett intersection from the applicant. A traffic impact study was delivered to the City of Toledo Division of Traffic Management on February 12, 2026. Staff reviewed the study and determined no modifications to the site design were required.

The case was next heard at the March 2026 Plan Commission Hearing. The Plan Commission voted two (2) in favor of and two (2) against the proposal. The Commission then moved the item forward to City Council's Planning & Zoning Committee with a recommendation of disapproval. After consultation with the Department of Law, it was determined that the Plan Commission can only recommend approval, disapproval, or no recommendation of a case and the majority of Commission members must agree and have consensus on the recommendation. The case is being brought before the Plan Commission to rectify the error in the recommendation to City Council. The March staff report is attached for reference.

Since the March Hearing, the applicant has made two (2) amendments to the site plan. One, to meet condition 41 of the conditions of approval the applicant has agreed to remove the onsite billboard. Two, the curb cut onto Nantuckett Drive is now right-out only onto Nantuckett, encouraging traffic to move towards Monroe Street.

The applicant is still requesting a waiver of TMC§1104.0901(H), which limits hours of operation to 5:30 a.m. to 1 a.m. for gasoline and fuel sales. Staff recommends approval of the waiver to allow twenty-four (24) hours of operation each day, seven (7) days a week. The proposed waiver will not negatively impact the surrounding area as Monroe Street is a major commercial corridor, and residences do not abut the site.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Plan designates the subject property as a General Commercial (GC) Use. The General Commercial (GC) The General Commercial land use designation provides space for auto-oriented and large-scale commercial operations which may also cater to regional demand. Parking should be shared between large commercial anchors and smaller commercial users with adequate landscaping and open space. In addition, the proposal includes a restaurant component with both indoor and outdoor seating areas. The proposed use is consistent with the Forward Toledo Plan.

Development Approval Criteria

The site is being razed and a new gas station is being proposed. The gas station must comply with all Toledo Zoning Code requirements. See attached March staff report for analysis.

Recommendation:

1111.0700 Special Use Permit – APPROVE – Special Use Permit to allow gasoline and fuel sales at 5305 Monroe and 5321 Monroe Street and 4700 Nantuckett Drive, subject to forty-six (46) conditions.

Findings:

- (1) The site is Zoned appropriately for the proposed use and is compatible with abutting properties.
- (2) A traffic impact study showed an increase in traffic flow towards Monroe Street, and little change to the traffic going south on Nantuckett Drive. The applicant has modified the curb cut to right-out-only, which residents requested at the neighborhood meeting held by the applicant and the Plan Commission Hearings.
- (3) Applicant has agreed to remove the onsite billboard.

Conditions of Approval

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP25-0036, request for a Special Use Permit for gas and fuel sales at 5305 and 5321 Monroe Street and 4700 Nantuckett Drive, to Toledo City Council, subject to the following **forty-seven (47)** 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 and Construction Management

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 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.

Conditions of Approval (cont'd)

Division of Engineering and Construction Management (cont'd)

4. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
5. The stormwater proposal is acceptable for site planning, but the dry detention basin design will need confirmed during engineering plan review and possibly enlarged to provide for the required water quality volume, flood control, and restricted discharge rate. The footprint and geometrics need to also address the design guidance (Chapter 2.7 of the Ohio Rainwater Manual) including but not limited to side slopes, flow length, sediment storage, and wet forebay or alternative pretreatment.
6. A full submittal for stormwater requires submittal of the regional SWP3 submittal coversheet as provided to applicant, and its items 1.a. - 1.g. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit are listed on the SWP3 submittal cover sheet, items 2a. - 2.c., as well as the sewer fee for plan review and field inspection.
7. If parcel consolidation is unfinished as of the stormwater engineering approval, the standard timeline for finalizing the stormwater operation & maintenance covenant will be automatically extended, and the stormwater engineering approval will be granted with a condition that the covenant shall be finalized in a timely manner following the parcel work.
8. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
9. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
10. 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.
11. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
12. 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.
13. All sanitary sewer manholes in the project area shall have solid lids installed on them.

Conditions of Approval (cont'd)

Division of Environmental Services

14. 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).
15. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
16. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
17. 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.
18. 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
19. 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.
20. Applicant shall install at least a 1000-gallon (two compartment) outdoor grease separator/trap or submit plans from a State of Ohio registered design professional who has calculated the proper size of the grease separator/trap with menu and cooking activities included in the calculation.

Conditions of Approval (cont'd)

Division of Sewer & Drainage Services

21. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
22. 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 two (2) years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Division of Traffic Management

23. All driveway entrances not being utilized on Monroe and Nantuckett must be shown as being removed with new curb, grass and sidewalk to match existing adjacent areas.
24. If one does not exist, a cross access agreement is required with the adjacent property owner to the East.

Fire Prevention Bureau

25. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC 105.1 & 101.4)
26. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1)
27. All permits for new UST systems for this fueling station to be submitted to the State of Ohio Fire Marshal's Office BUSTR (Bureau of Underground Storage Tank Registration) ORC 1301:7-9-10 Permits for UST systems.
28. Any addition of cooking equipment and suppression system for same will need plans submitted for review by the Building Department, Health Department, and the Fire Department (OFC 104.2 & OFC 901.2).

Plan Commission

29. The subject property consists of multiple parcels under single ownership. **The parcels shall be combined through the Lot Combination Application process with the Lucas County Auditor.**
30. Hours of operation are limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, to reduce detriment to the area.

Conditions of Approval (cont'd)

Plan Commission (cont'd)

31. Free air shall be provided and maintained during operating hours of the station per TMC§1104.0903(D). Two (2) air stations are illustrated on the site plan. These air stations shall be free of charge.
32. Should charging stations for electric vehicles be provided, they shall meet the requirements of TMC§1105.1300.
33. Parking is allowed up to the amount stated in TMC§1107. Applicant is permitted a maximum of forty-two (42) spaces and have provided forty (40) marked spaces. **Acceptable as depicted.**
34. Bicycle parking slots shall be provided per TMC§1107.0304 Schedule A for the proposed gas station and restaurant uses. Four (4) bicycle parking slots are required. The site plan depicts four (4) bicycle parking slots and meet the requirement. **Acceptable as depicted.**
35. Accessible off-street parking spaces shall be provided per TMC§1107.1700. A minimum of one (1) car accessible space and one (1) van accessible space is required for the site. The site plan depicts two (2) van accessible spaces. **Acceptable as depicted.**
36. Sidewalks shall be provided along all public streets in commercial districts per TMC§1107.1303. **Acceptable as depicted.**
37. 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.
38. A detailed site lighting, fencing and landscape plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A fifteen-foot (15') frontage greenbelt along Monroe Street and Nantuckett Drive is required per TMC§1108.0202. **Not acceptable as depicted. One (1) additional tree is required in the frontage greenbelt.**
 - b. Dumpster screening is required per TMC§1108.0203(G). **Acceptable as depicted.**
 - c. Parking lot perimeter landscaping is required per TMC§1108.0204(B)(9) and must be installed along any parking lot area adjacent to a street, place, or driveway, or is visible from an immediately adjacent property. **Acceptable as depicted.**

Conditions of Approval (cont'd)

Plan Commission (cont'd)

- d. Interior parking lot landscaping is required per TMC§1108.0204. Eight (8) canopy trees and twenty-three (24) shrubs are to be provided. Trees and shrubs in excess of this amount are provided. **Acceptable as depicted.**
 - e. Interior site landscaping is required per TMC§1108.0205. Seven (7) trees, landscaping at major building entrances, and foundation plantings are required. **Acceptable as depicted.**
 - f. Topsoil must be back filled to provide positive drainage of the landscape area.
 - g. 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.
 - h. 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 preserved. **Acceptable as depicted.**
 - i. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406.
 - j. 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 Plan Director for review or approval.
 - k. The location, height and materials for any fencing to be installed and maintained.
 - l. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.
39. At least one (1) main entrance of the building shall face and open directly onto a 5-foot-wide connecting walkway to the street sidewalk per TMC1109.0204(A). **Acceptable as depicted.**
40. Transparent windows shall be provided on the north and east building elevations per TMC1109.0205(C.3). **Acceptable as depicted.**
41. All building elevations shall meet building material and color standards per TMC§1109.0500 since they are visible from a right-of-way. **Acceptable as depicted.**

Conditions of Approval (cont'd)

Plan Commission (cont'd)

42. All proposed signage shall meet the standards of TMC§1113 – Signs. **Onsite billboard shall be removed per TMC§1113.0702(B).**
43. Applicant shall obtain appropriate permits for any proposed signage.
44. 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.
45. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
46. 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.
47. 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.

GENERAL INFORMATION

Subject

- Request - Special Use Permit for Gasoline and Fuel Sales
- Location - 5305 and 5321 Monroe and 4700 Nantuckett (2 parcels)
- Applicant / Developer - Skilken Gold Development, LLC
4270 Morse Rd
Columbus, OH 43230
- Owner - Grimon Properties Limited
4442 Alexis Road
Toledo, Ohio 43623
- Tenant - Sheetz, Inc.
5700 Sixth Avenue
Altoona, PA 16602
- Engineer - Civil & Environmental Consultants, Inc.
8800 Lyra Drive Suite 300
Columbus, OH 43240

Site Description

- Zoning - Regional Commercial / CR
- Area - ± 4.44 acres
- Frontage - ± 360' along Monroe Street
- Frontage - ± 550' along Nantucket Drive
- Existing Use - Multitenant commercial, restaurant, parking
- Proposed Use - Gasoline and Fuel Sales, convenience store and quick service restaurant with drive-thru

Area Description

- North - Commercial, retail, single dwelling residential / CR & RS12
- South - Commercial, medical offices / CR and RM36
- East - Retail / CR and C-2
- West - Shopping plaza, single dwelling residential / CR, R-A

GENERAL INFORMATION (cont'd)

Parcel History

- S-18-67 - Preliminary drawing of Westchester Fashion Square approved and recorded. Subsequent renaming to WESTCHESTER VILLAGE, Plat II.

- M-1-77 - Annexation to the City of Toledo and interim Zoning to C-3 Commercial and R-4 Multiple Dwelling Districts. (Plan Commission approved 1/4/1977).

- Z-4-77 - Permanent Zoning of C-3 Commercial for Lots numbered 23 and 24 and R-4 Residential for Lots numbered 21, 22, and 25, WESTCHESTER VILLAGE, Plat II. (Plan Commission approved 3/7/1977. City Council Ord. 262-77 approved 4/20/77).

- S-5-79 - Sidewalk amendment to the recorded plat of WESTCHESTER VILLAGE, Plat II. Deletion of sidewalk requirement on east side of Nantucket. (Plan Commission approved 5/24/79).

Applicable Regulations

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

STAFF ANALYSIS

This case was initially heard at the January Plan Commission Hearing. The case was deferred due the Plan Commission's request for a traffic impact study for the Monroe and Nantuckett intersection. A traffic impact study was delivered to the City of Toledo Division of Traffic Management on February 12, 2026. Staff reviewed the study and determined no modifications to the site design were required.

The applicant is requesting a Special Use Permit for Gasoline and Fuel Sales at 5305 and 5321 Monroe and 4700 Nantuckett Drive (2 parcels). The subject property consists of ± 4.44 acres and is located southeast of the intersection of Monroe Street and Nantuckett Drive. The site is currently occupied by a multitenant commercial structure, a vacant restaurant, and off-street parking. Surrounding land uses include commercial businesses and single-family homes to the north across Monroe Street; commercial and retail businesses to the east; medical offices and multifamily to the south; and a shopping plaza (multitenant commercial) to the west across Nantuckett Drive.

STAFF ANALYSIS (cont'd)

The applicant is proposing to redevelop the site with a gas station, convenience store and quick service restaurant with a drive-thru which is permitted in the current CR Regional Commercial zoning district. However, a Special Use Permit is required for Gasoline and Fuel Sales in the CR Zoning District per TMC§1104.0100. In addition, gas stations are subject to the use regulations of TMC§1104.0900 - Gasoline and Fuel Sales.

Gasoline and Fuel Sales Regulations

The use regulations found in TMC§1104.0900 - Gasoline and Fuel Sales, outline the design criteria for gas stations in terms of site layout, location and general requirements. More specifically the location and setbacks for gas pump, pump islands, gas canopies and non-petroleum displays. In addition, material standards and colors are identified for gas canopies and support columns. The submitted site plans meet these requirements.

This section also requires that free air, water, and restrooms shall be provided and maintained during operating hours and that the hours of operation may be limited to 5:30 a.m. to 1:00 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, to reduce detriment to the area. Two (2) air stations are illustrated on the site plan. To be compliant with this section, they must be free of charge to customers. The applicant has requested that they be permitted to operate the business twenty-four (24) hours a day, seven (7) days a week. Free air, water, and restrooms is listed as a condition of approval.

Parking and Circulation

The site will have two (2) access drives, one (1) from Monroe Street and one (1) from Nantuckett Drive. The primary façade of the building will face Monroe Street and the majority of the parking will be located along the north, east and west building facades. A drive-thru is located along the western and southern portions of the site, with vehicle stacking beginning at the northwest portion. There is an existing sidewalk along Monroe Street, and the applicant is proposing to install a sidewalk along Nantuckett Drive.

Off-street parking is allowed according to TMC§1107.0304. The maximum number of parking spaces permitted is determined by the uses at the site, which include: gasoline and fuel sales which are allowed to have one (1) parking space per pump plus one (1) per 200 square feet of building area, and for the sit-down restaurant, one (1) per two (2) employees plus 1 per 75 square feet of customer area. The site plan depicts seven (7) double sided gas pumps, and based on information provided in the submittal, a maximum of forty-two (42) marked parking spaces are allowed in addition to parking spaces at the gas pumps. The site plan meets this requirement.

Bicycle parking is required per TMC§1107.0304 Schedule A at a rate of one (1) bicycle parking slot per 10 parking spaces. Based on the forty (40) marked parking spaces provided, four (4) bicycle slots are required. The site plan illustrates that four (4) bicycle slots will be provided along Nantuckett Drive and connected to the proposed Nantuckett Drive sidewalk. The site plan meets this requirement.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

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.

Landscaping and Screening

A minimum 15-foot (15') wide frontage greenbelt per TMC§1108.0202, is required along both Monroe Street and Nantuckett Drive. This greenbelt must contain at least one (1) tree for every thirty feet (30') of frontage. A total of twenty-two (22) trees are required for the site. The landscape plan depicts a total of twenty-one (21) trees with eight (8) along Monroe Street and thirteen (13) along Nantuckett Drive. Additionally, a shrub row is depicted along the perimeter of the parking lot to shield headlights. One (1) additional tree is required in the frontage greenbelt as a condition of approval.

The site is surrounded by CR-Regional Commercial Zoning (Toledo) and C-2 General Commercial Zoning (Sylvania Township). Landscape buffers are not required when an abutting property has the same Zoning District. The Sylvania Township C-2 General Commercial Zoning District is equivalent to the City of Toledo CR-Regional Commercial Zoning District and no buffers are required.

Parking lot perimeter landscaping is required per TMC§1108.0204(B)(9) and must be installed along any parking lot area adjacent to a street, place, or driveway, or is visible from an immediately adjacent property. The trees in the frontage greenbelt are allowed to fulfill this requirement if the parking lot is along a right-of-way per TMC§1108.0204(D)(1). A shrub row is depicted surrounding the parking lot as well, and the proposed perimeter parking lot landscaping is acceptable as depicted.

Interior landscaping for parking lots is required per TMC§1108.0204 at a rate of two (2) canopy trees and six (6) shrubs for each ten (10) parking spaces within the parking lot. With forty (40) designated parking spaces proposed, eight (8) canopy trees and twenty-four (24) shrubs are required. The submitted landscape plan complies with this requirement as it depicts ten (10) trees and shrubs in excess of this amount. The interior parking lot landscaping is acceptable as depicted.

STAFF ANALYSIS (cont'd)

Landscaping and Screening (cont'd)

Interior site landscaping per TMC§1108.0205 is required for commercial properties, in addition to other landscape requirements. This includes: one (1) 2-inch caliper tree for every 1,000 square feet of building coverage, foundation plantings along all portions of the building that are visible from a public right-of-way, and landscaping at major building entrances. The proposed building is 6,139 square feet, which requires seven (7) trees. The landscape plan depicts the required trees, foundation plantings and landscaping at building entrances and therefore complies with these standards.

Building Design and Materials

Connecting walkways and pedestrian connections are required per TMC§1109.0204(A). At least one (1) main entrance shall face and open directly onto a five-foot (5') wide connecting walkway to the street sidewalk. The walkways must also be distinguished from driving surfaces if it crosses parking aisles or driveways. The proposal meets this requirement as the site plan depicts a five-foot (5') wide connecting walkway from the main building entrance, at the west side of the building which is proposed to connect to a new sidewalk along Nantuckett Drive. The site plan notes that the walkway will have transverse striping on the pavement to delineate the pedestrian crosswalk.

Transparent windows shall occupy at least forty percent (40%) of the area between two (2) and ten (10) feet at grade from the base of the primary elevation (Monroe Street) facing the right-of-way per TMC§1109.0205(C)(4). In addition, at least twenty percent (20%) of the elevation facing the side street (Nantuckett Drive) shall have transparent windows. In this case, both elevations meet these standards.

The elevations of the proposed building are subject to building material and color standards per TMC§1109.0500. Building material standards apply to all facades that are visible from the right-of-way. Building color standards apply to all exterior elevations regardless of right-of-way visibility. At least eighty percent (80%) of each elevation shall be comprised of predominant building materials and colors; and up to twenty percent (20%) of each elevation may be comprised of accent building materials and colors. The proposed building consists of mainly brick and cast stone masonry veneer. These are considered predominant building materials. Therefore, the proposed building meets this requirement.

STAFF ANALYSIS (cont'd)

Signage

All proposed signage on site must meet the regulations in Chapter 1113 - Signs. A ground sign has been depicted on the site plan at the corner of Monroe Street and Nantuckett Drive. Based on the detail sheet submitted, the sign appears to comply with size, material and location standards. Since the ground sign includes more than one (1) color, it will be required to comply with standards pertaining to electronic message center (EMC) sign in TMC§1113.0506. Wall signs are proposed for all facades of the building and three (3) sides of the gas canopy. Per TMC§1113.0303, all building signs are limited to a maximum total area of two (2) square feet per one (1) linear foot of building wall frontage facing a public street.

Compliance with Chapter 1113 is listed as a condition of approval. The onsite billboard is a legal, nonconforming sign. Per TMC§1113.0702(B), approval for a Special Use Permit requires any nonconforming signage on the premises be brought fully into compliance with the entirety of Chapter 1113. The onsite billboard shall be removed as a condition of approval.

Neighborhood Meeting

The Plan Director determined that a neighborhood meeting was required prior to the Plan Commission public hearing per TMC§1111.0200. The applicant held a neighborhood meeting on the evening of October 30, 2025, at the Sanger Branch Library. Notices were mailed to 138 nearby properties. Ten (10) residents attended. David Bruckelmeyer (Sheetz, Inc.) and Derick Riba (CEC, Inc.) presented plans and answered questions. Residents had three major concerns with the proposal. First, residents were concerned about increased traffic on Nantuckett Drive, a narrow 24-foot, two-lane residential street with no sidewalks that serves as a cut-through between Monroe Street and Sylvania Avenue. Second, residents were concerned about the environmental impacts of new underground fuel tanks, and potential contamination. Residents mentioned other closed stations with unresolved issues throughout Toledo, and requested the developer utilize a preexisting gas station site. The Engineer stated that modern regulations prohibit tank abandonment and stricter standards are in effect. Lastly, residents were concerned about potential crime and visibility into nearby homes from a 24-hour operation.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Plan designates the subject property as a General Commercial (GC) Use. The General Commercial (GC) The General Commercial land use designation provides space for auto-oriented and large-scale commercial operations which may also cater to regional demand. Parking should be shared between large commercial anchors and smaller commercial users with adequate landscaping and open space. In addition, the proposal includes a restaurant component with both indoor and outdoor seating areas. The proposed use is consistent with the Forward Toledo Plan.

Staff recommends approval of the Special Use Permit as the proposed use meets the stated purpose of the Zoning Code, and complies with all applicable provisions of this Zoning Code.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP25-0036, a Special Use Permit for Gasoline and Fuel Sales at 5305 and 5321 Monroe and 4700 Nantuckett (2 parcels), 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(B)).

The staff further recommends that the Toledo City Plan Commission recommend approval to Toledo City Council on the following waiver:

Chapter 1104 – Use Regulations
1104.0900 – Gasoline and Fuel Sales
1104.0901 Review Items

H. Hours of operation may be limited to 5:30 a.m. to 1 a.m., or other hours consistent with a liquor permit issued by the State of Ohio, to reduce detriment to the area.

Approve a waiver to allow twenty-four (24) hours of operation each day, seven (7) days a week. The proposed waiver will not negatively impact the surrounding area as Monroe Street is a major commercial corridor, and residences do not abut the site.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP25-0036, a Special Use Permit for Gasoline and Fuel Sales at 5305 and 5321 Monroe and 4700 Nantuckett (2 parcels), to the Toledo City Council, subject to the following **forty-six (46) 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.

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.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
5. The stormwater proposal is acceptable for site planning, but the dry detention basin design will need confirmed during engineering plan review and possibly enlarged to provide for the required water quality volume, flood control, and restricted discharge rate. The footprint and geometrics need to also address the design guidance (Chapter 2.7 of the Ohio Rainwater Manual) including but not limited to side slopes, flow length, sediment storage, and wet forebay or alternative pretreatment.
6. A full submittal for stormwater requires submittal of the regional SWP3 submittal coversheet as provided to applicant, and its items 1.a. - 1.g. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit are listed on the SWP3 submittal cover sheet, items 2a. - 2.c., as well as the sewer fee for plan review and field inspection.
7. If parcel consolidation is unfinished as of the stormwater engineering approval, the standard timeline for finalizing the stormwater operation & maintenance covenant will be automatically extended, and the stormwater engineering approval will be granted with a condition that the covenant shall be finalized in a timely manner following the parcel work.
8. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
9. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
10. 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.
11. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
12. 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.
13. All sanitary sewer manholes in the project area shall have solid lids installed on them.

STAFF RECOMMENDATION (cont'd)

Division of Water Distribution

No comments received at time of print.

Division of Sewer & Drainage Services

14. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
15. 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 two (2) years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Division of 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).
17. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
18. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
19. 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.
20. 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

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

21. 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.
22. Applicant shall install at least a 1000-gallon (two compartment) outdoor grease separator/trap or submit plans from a State of Ohio registered design professional who has calculated the proper size of the grease separator/trap with menu and cooking activities included in the calculation.

Fire Prevention Bureau

23. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC 105.1 & 101.4)
24. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1)
25. All permits for new UST systems for this fueling station to be submitted to the State of Ohio Fire Marshal's Office BUSTR (Bureau of Underground Storage Tank Registration) ORC 1301:7-9-10 Permits for UST systems.
26. Any addition of cooking equipment and suppression system for same will need plans submitted for review by the Building Department, Health Department, and the Fire Department (OFC 104.2 & OFC 901.2).

Division of Traffic Management

27. All driveway entrances not being utilized on Monroe and Nantuckett must be shown as being removed with new curb, grass and sidewalk to match existing adjacent areas.
28. If one does not exist, a cross access agreement is required with the adjacent property owner to the East.

Plan Commission

29. The subject property consists of multiple parcels under single ownership. **The parcels shall be combined through the Lot Combination Application process with the Lucas County Auditor.**
30. Free air shall be provided and maintained during operating hours of the station per TMC§1104.0903(D). Two (2) air stations are illustrated on the site plan. These air stations shall be free of charge.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

31. Should charging stations for electric vehicles be provided, they shall meet the requirements of TMC§1105.1300.
32. Parking is allowed up to the amount stated in TMC§1107. Applicant is permitted a maximum of forty-two (42) spaces and have provided forty (40) marked spaces. **Acceptable as depicted.**
33. Bicycle parking slots shall be provided per TMC§1107.0304 Schedule A for the proposed gas station and restaurant uses. Four (4) bicycle parking slots are required. The site plan depicts four (4) bicycle parking slots and meet the requirement. **Acceptable as depicted.**
34. Accessible off-street parking spaces shall be provided per TMC§1107.1700. A minimum of one (1) car accessible space and one (1) van accessible space is required for the site. The site plan depicts two (2) van accessible spaces. **Acceptable as depicted.**
35. Sidewalks shall be provided along all public streets in commercial districts per TMC§1107.1303. **Acceptable as depicted.**
36. 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.
37. A detailed site lighting, fencing and landscape plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A fifteen-foot (15') frontage greenbelt along Monroe Street and Nantuckett Drive is required per TMC§1108.0202. **Not acceptable as depicted. One (1) additional tree is required in the frontage greenbelt.**
 - b. Dumpster screening is required per TMC§1108.0203(G). **Acceptable as depicted.**
 - c. Parking lot perimeter landscaping is required per TMC§1108.0204(B)(9) and must be installed along any parking lot area adjacent to a street, place, or driveway, or is visible from an immediately adjacent property. **Acceptable as depicted.**
 - d. Interior parking lot landscaping is required per TMC§1108.0204. Eight (8) canopy trees and twenty-three (24) shrubs are to be provided. Trees and shrubs in excess of this amount are provided. **Acceptable as depicted.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- e. Interior site landscaping is required per TMC§1108.0205. Seven (7) trees, landscaping at major building entrances, and foundation plantings are required. **Acceptable as depicted.**
 - f. Topsoil must be back filled to provide positive drainage of the landscape area.
 - g. 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.
 - h. 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 preserved. **Acceptable as depicted.**
 - i. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406.
 - j. 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 Plan Director for review or approval.
 - k. The location, height and materials for any fencing to be installed and maintained.
 - l. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.
38. At least one (1) main entrance of the building shall face and open directly onto a 5-foot-wide connecting walkway to the street sidewalk per TMC1109.0204(A). **Acceptable as depicted.**
39. Transparent windows shall be provided on the north and east building elevations per TMC1109.0205(C.3). **Acceptable as depicted.**
40. All building elevations shall meet building material and color standards per TMC§1109.0500 since they are visible from a right-of-way. **Acceptable as depicted.**
41. All proposed signage shall meet the standards of TMC§1113 – Signs. **Onsite billboard shall be removed per TMC§1113.0702(B).**
42. Applicant shall obtain appropriate permits for any proposed signage.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

43. 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.
44. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
45. 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.
46. 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.

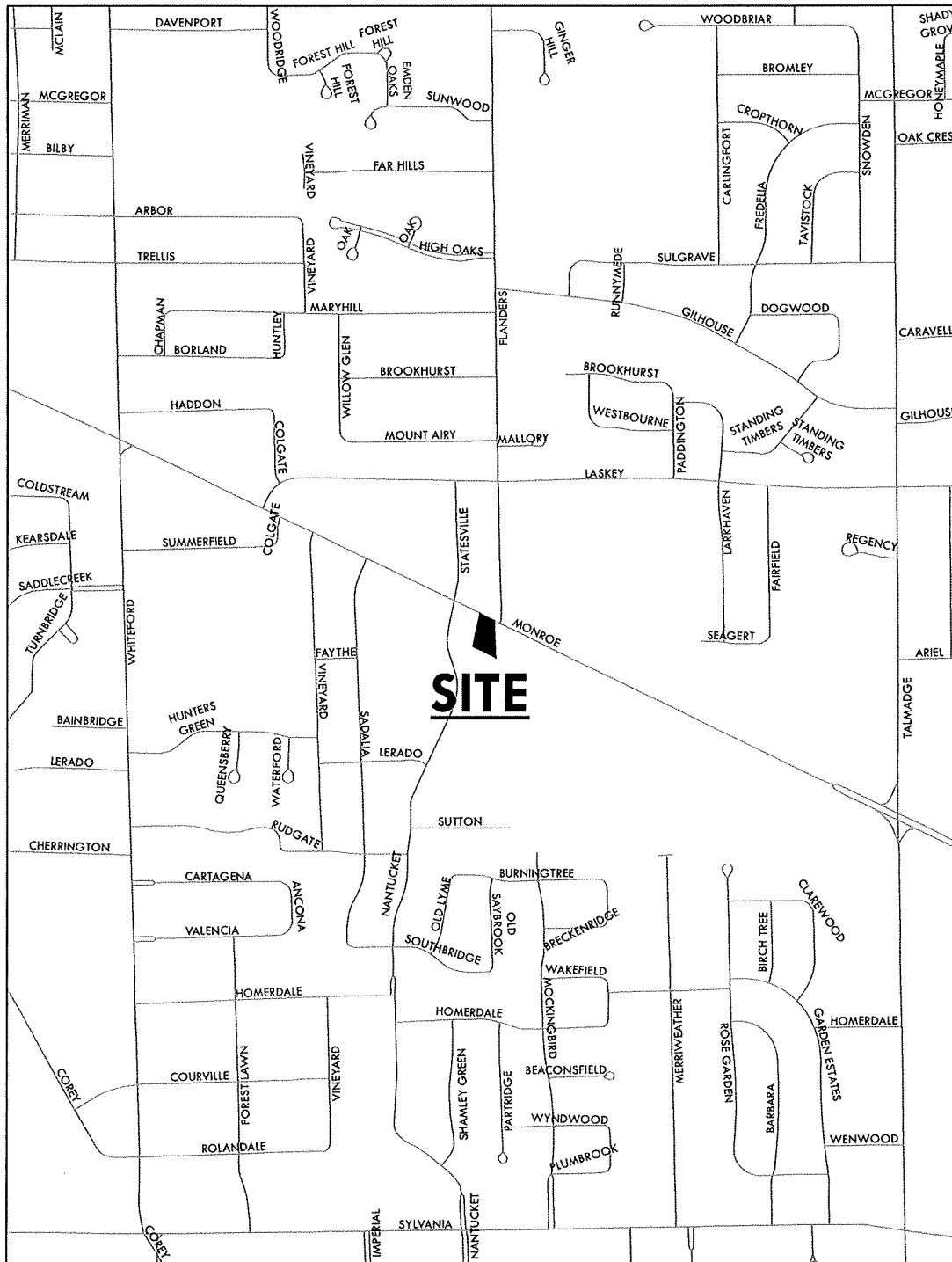
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP25-0036
DATE: March 12, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: April 15, 2026
TIME: 4:00 P.M.

DR
Seven (7) sketches follow

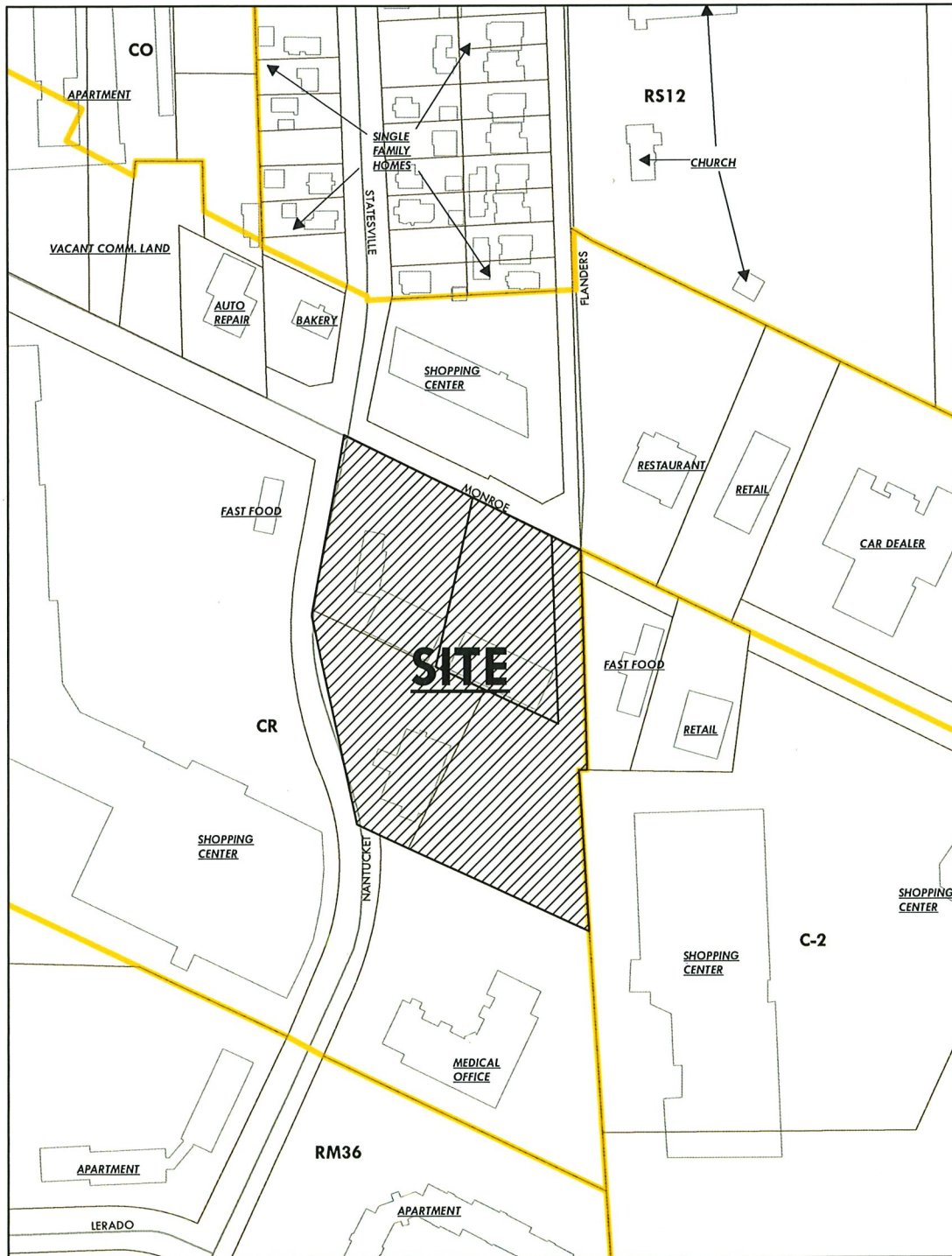
GENERAL LOCATION

SUP25-0036
ID 105



ZONING & LAND USE

SUP25-0036
ID 105





SUP25-0036
ID 105

REAR & RIGHT ELEVATION

<p>Chapman Architecture and Design P.C. 30 Sandoz Way, Chesapeake, VA 23042 Phone: 757-534-2300 Fax: 757-534-2301 www.chapmanarch.com</p> <p>PROJECT NAME: NEW SHEETZ STORE</p> <p>TOLEDO NANTUCKET DRIVE</p> <p>1611 Nantucket Drive and Marine Street Toledo, OH 43623</p> <p>DRAWN BY: SHEETZ, INC.</p> <p>CHECKED BY: CON SETH/AVE AT 10/09A, PA 10/02</p>	<p>CONSULTANT</p>	<p>PROFESSIONAL</p>	<table border="1"><thead><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>1</td><td>08.11.2025</td><td>ISSUE FOR PERMIT</td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr><tr><td>8</td><td></td><td></td></tr><tr><td>9</td><td></td><td></td></tr><tr><td>10</td><td></td><td></td></tr></tbody></table>	NO.	DATE	DESCRIPTION	1	08.11.2025	ISSUE FOR PERMIT	2			3			4			5			6			7			8			9			10		
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<p>3 REAR ELEVATION</p> <p>TYPICAL EXTERIOR ELEVATION NOTES</p> <ol style="list-style-type: none">1. SEE ARCHITECTURAL NOTES FOR MATERIALS AND FINISHES.2. ALL EXTERIOR SURFACES SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.3. ALL EXTERIOR SURFACES SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.4. ALL EXTERIOR SURFACES SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.5. ALL EXTERIOR SURFACES SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.6. ALL EXTERIOR SURFACES SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.7. ALL EXTERIOR SURFACES SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.8. ALL EXTERIOR SURFACES SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.9. ALL EXTERIOR SURFACES SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.10. ALL EXTERIOR SURFACES SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.	<p>4 RIGHT ELEVATION</p>	<p>5 GULLIA ELEVATION FROM ROOF</p>	<p>6 GULLIA ELEVATION FROM ROOF</p>
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SUP25-0036
ID 105

AWNING ELEVATION

NEW SHEETZ SITE TOLEDO
100 N. Market Street
and Huntington Drive
City of Toledo
Lucas County, Ohio

SHEETZ, INC.
8702 60TH AVE
ALTONNA, PA 19002

08/10/2023

**GAS AWNING
CONCRETE FACIA
AWNING**

**NEW SHEETZ STORE
6133 SQ. FT.**

SHEETZ

**GAS AWNING
CONCRETE FACIA
AWNING**

**CONCRETE FACIA ELEVATION
SCALE 1/8" = 1'-0"**

**STONE COLUMN BASE DETAIL
SCALE 1/4" = 1'-0"**

**CONCAVE FASCIA MOUNTING DETAIL
SCALE 1/4" = 1'-0"**

**GAS AWNING BASE ELEVATION
SCALE 1/8" = 1'-0"**

**SIDE 'D' ELEVATION
SCALE 1/8" = 1'-0"**

**SIDE 'C' ELEVATION
SCALE 1/8" = 1'-0"**

**SIDE 'A' LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"**

**SIDE 'A' RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"**

**PLAN VIEW
SCALE 1/8" = 1'-0"**

LEGEND

NOTES