



## **City Council Zoning & Planning Committee**

**Theresa Morris, Chair**

**Adam Martinez, Vice Chair**

**Wednesday, May 14, 2025**

**One Government Center 1st Floor 4:00 P.M.**

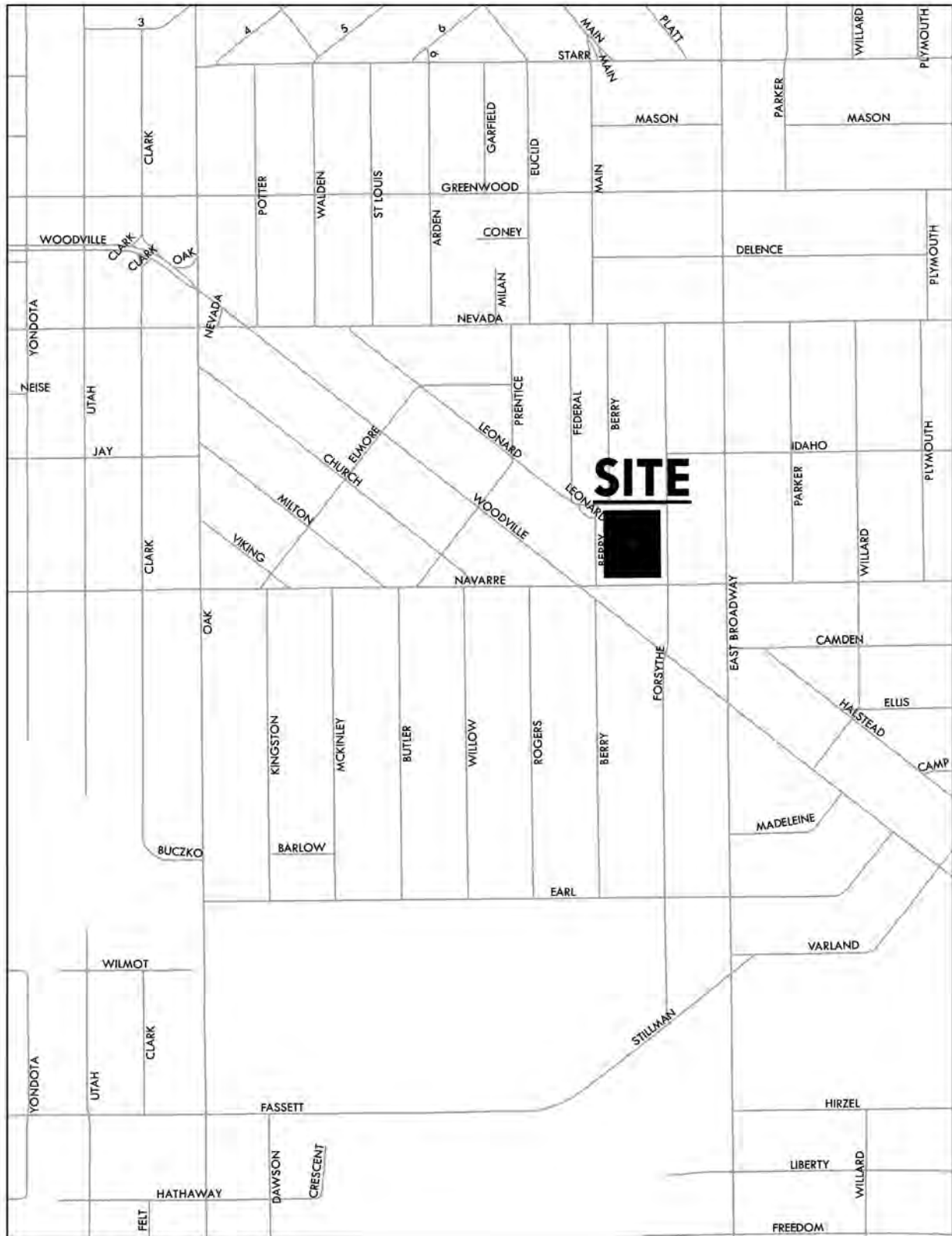
1. Request for a zone change from “RD6” Duplex Residential to “CM” Mixed-Commercial Residential for the property located at 815 Navarre Ave. (Z24-0007).  
The Plan Commission recommends approval.  
(District 3)
2. Request for a zone change from “IL” Limited Industrial to “RD6” Duplex Residential for the property located at 1692 Nebraska Ave. (Z25-0006).  
The Plan Commission recommends approval.  
(District 3)
3. Request for a zone change from “CR” Regional Commercial to “RD6” Duplex Residential for the property located at 3305 Franklin Ave. (Z25-0009).  
The Plan Commission recommends approval.  
(District 4)
4. Request for Special Use Permit for a stand-alone solar array for the property located at 0 Dura Ave. (SUP254-0010).  
The Plan Commission recommends approval subject to 30 conditions and 4 waivers.  
(District 6)
5. Request for a vacation of all that portion of Whitmer Drive lying between W. Alexis Road and Lyceum Place (V-58-25)  
The Plan Commission recommends approval.  
(District 6)
6. Request for a zone change from “CR” Regional Commercial & “RS6” Single-dwelling Residential to “CR” Regional Commercial for the property located at 4404 Secor Road. (Z25-0008).  
The Plan Commission recommends approval.  
(District 5)
7. Request for Special Use Permit for a Residential Group Home (Small) for the property located at 1111 Mason Street (SUP25-0009).  
The Plan Commission recommends approval subject to 8 conditions.  
(District 3)

8. Request for a zone change from “RS6” Single-Dwelling Residential to “IG” General Industrial for the property located at 4004 Angola Road (Z25-0001).  
The Plan Commission recommends disapproval.  
(District 1)
9. Request for a zone change from “RS6” Single-Dwelling Residential and “IL” Limited Industrial to “IG” General Industrial for the property located at 0 S. Byrne Road (Z25-0002).  
The Plan Commission recommends disapproval.  
(District 2)
10. Request for a zone change from “IL” Limited Industrial to “IG” General Industrial for the property located at 3920 Angola Road (Z25-0007).  
The Plan Commission recommends disapproval.  
(District 1)
11. Comprehensive Study of Historical Community Importance and Potential Long-Term Preservation Strategies (M-7-24).
12. Study of Limiting Number of Dogs in Residential Zoning (M-14-24)  
The Plan Commission recommends no change at this time.
13. Study of Small Box Discount Stores (M-6-24)  
The Plan Commission recommends approval of the text amendment.
14. Review of outstanding studies within the Plan Commission.
15. Review of upcoming moratorium expiration dates.

**City Council’s office supports the provisions of the Americans’ with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1065.**

# GENERAL LOCATION

Z24-0007



# ZONING & LAND USE

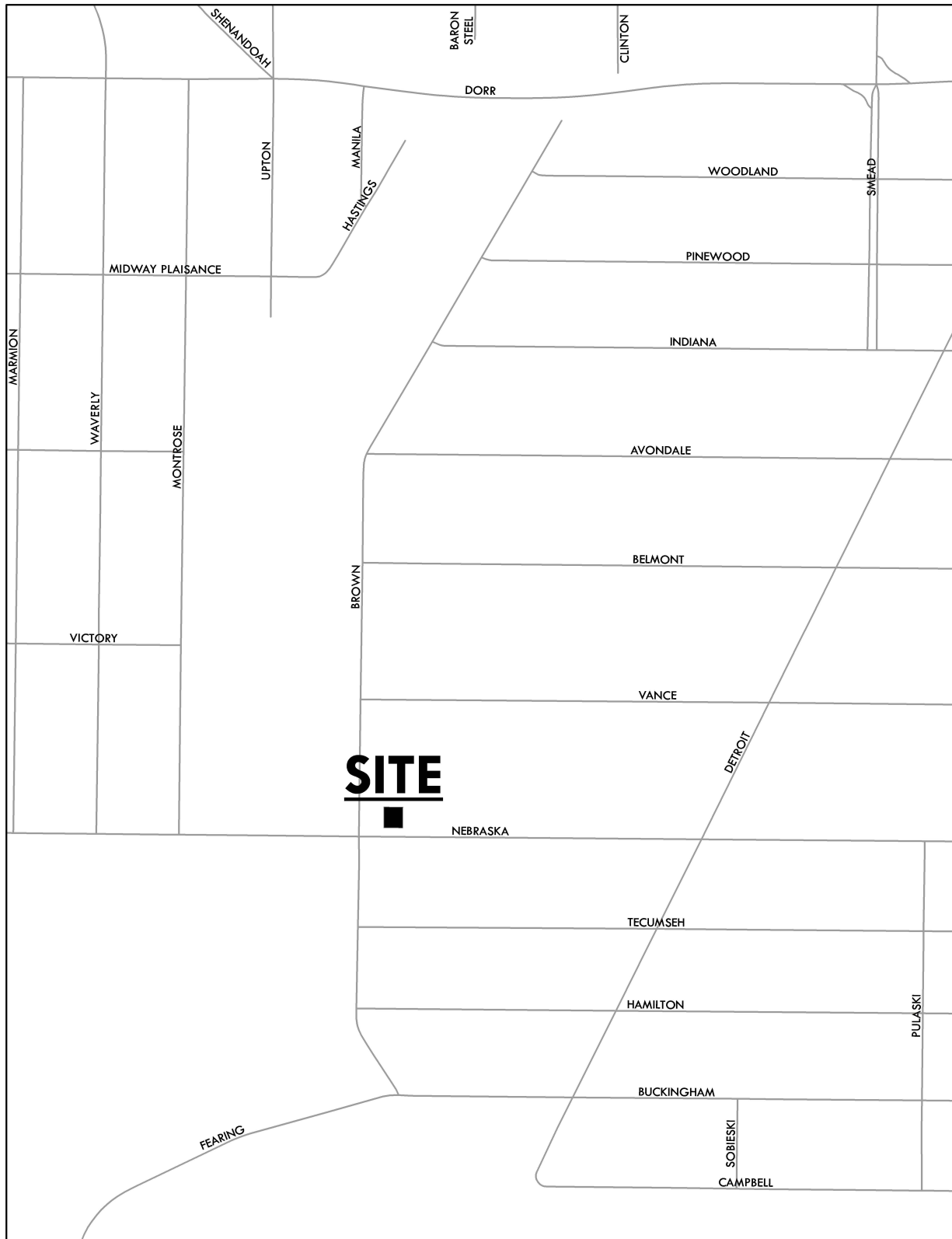
Z24-0007





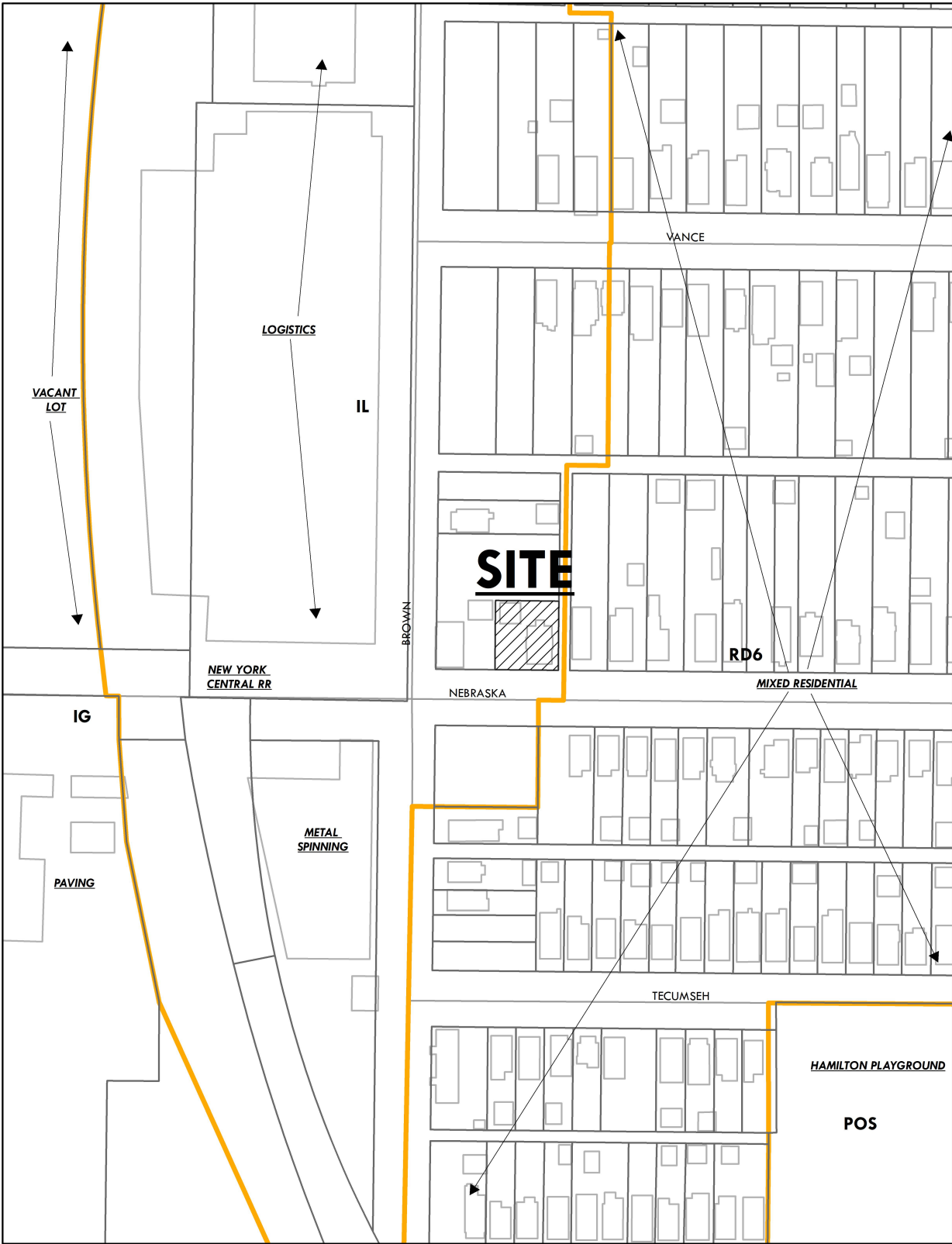
# GENERAL LOCATION

Z25-0006



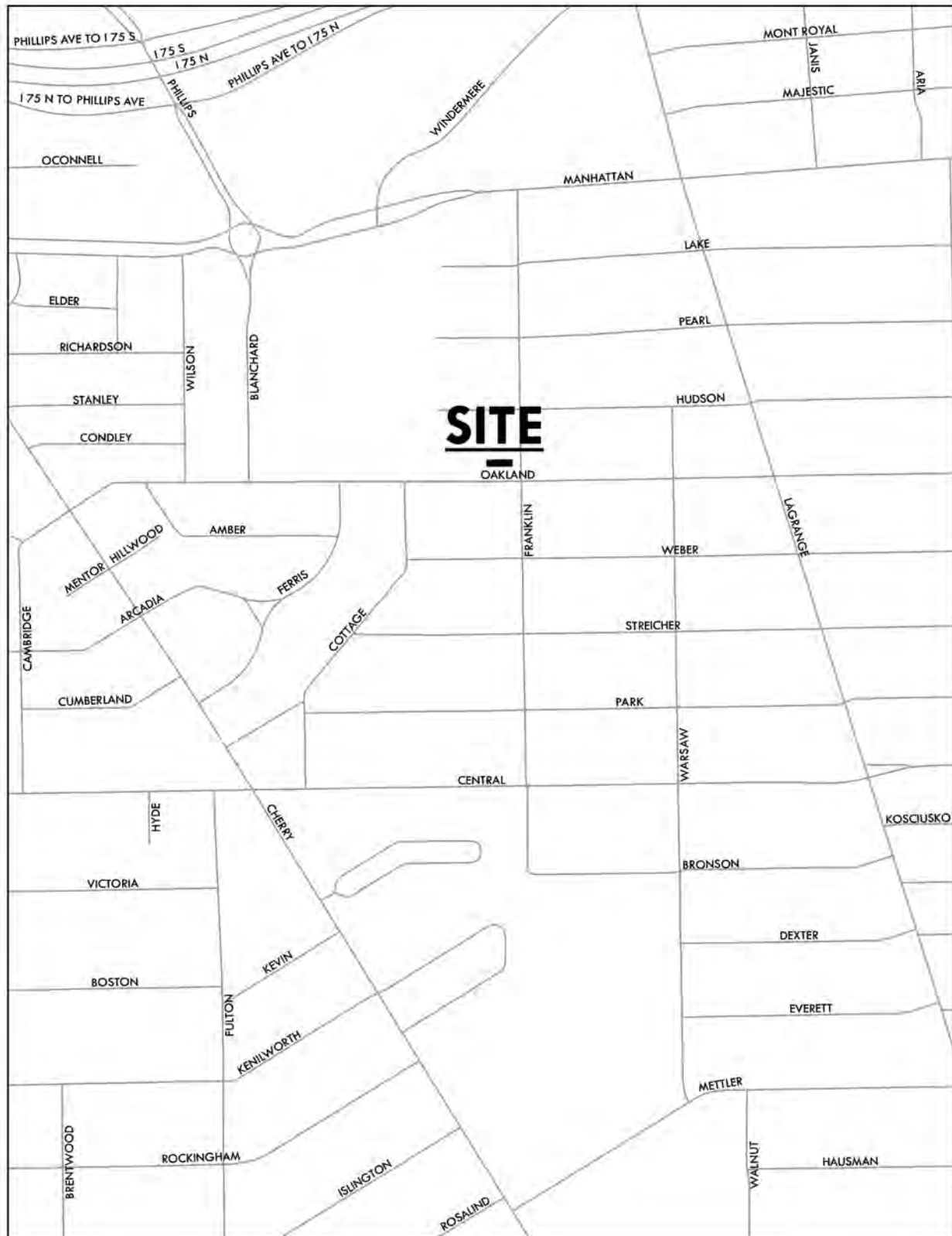
**ZONING & LAND USE**

**Z25-0006**



# GENERAL LOCATION

Z25-0009



# ZONING & LAND USE

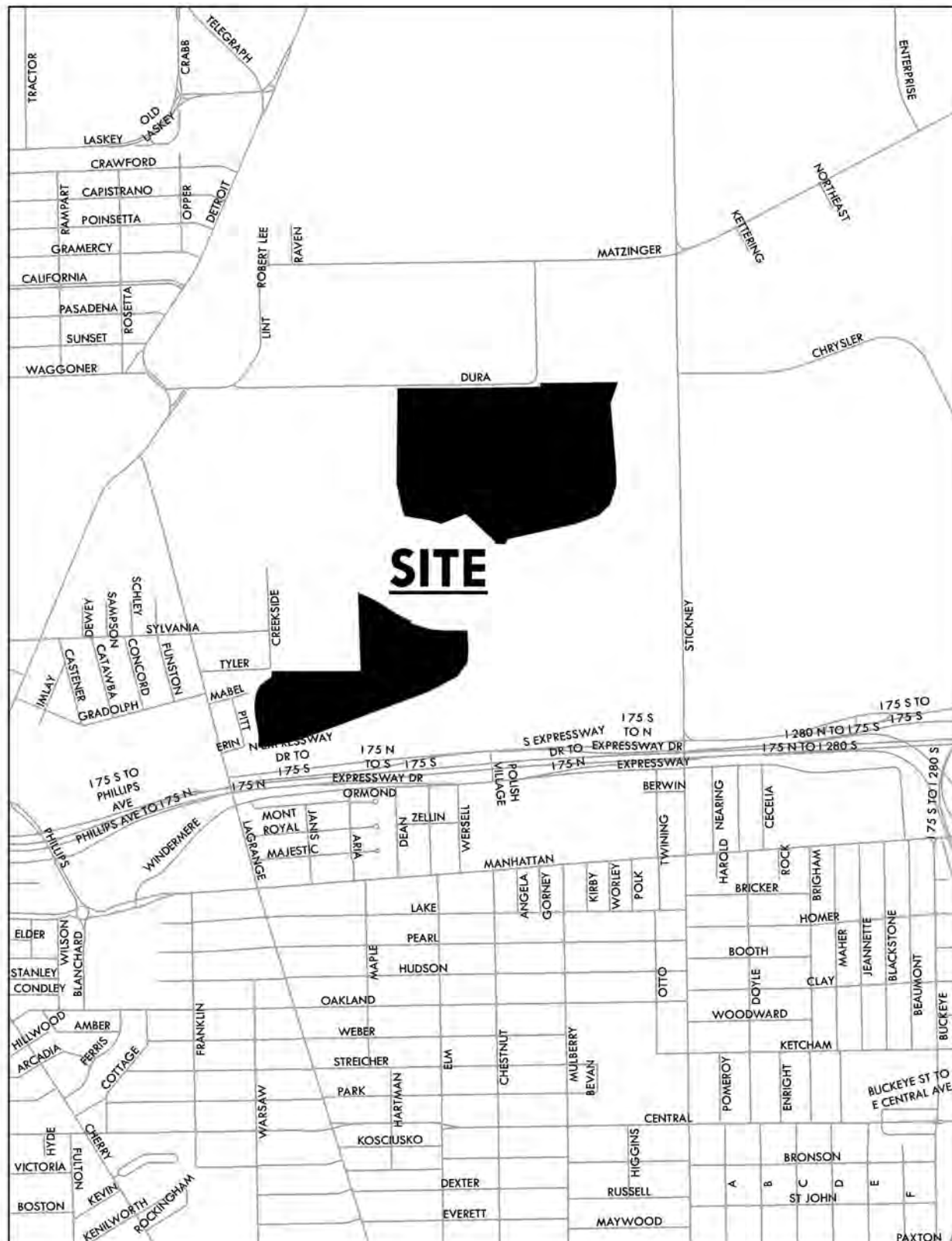
Z25-0009





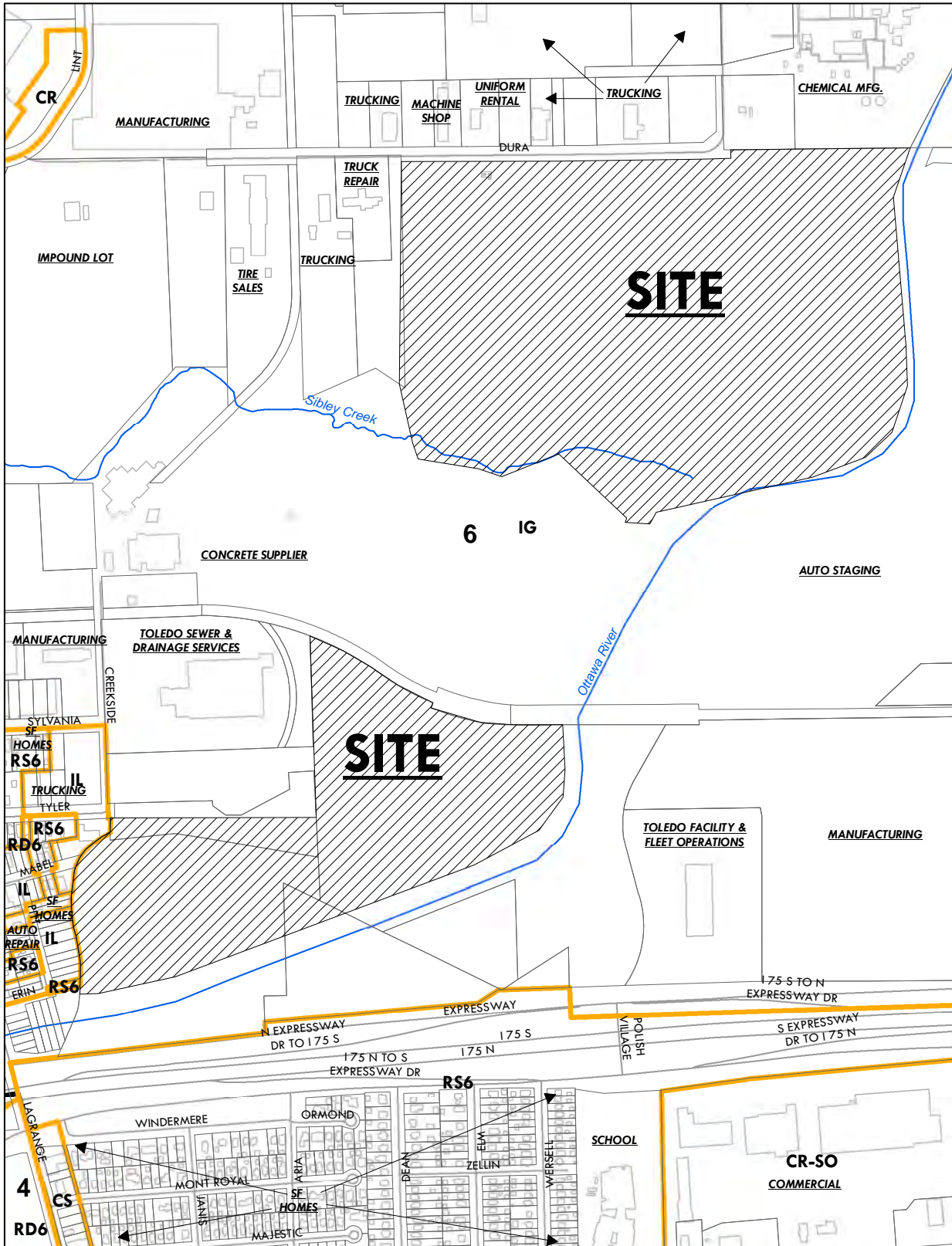
# GENERAL LOCATION

SUP25-0010



## ZONING & LAND USE

**SUP25-0010**



# SITE PLAN 1

SUP25-0010



**PROJECT : 52832**  
**CONTRACT : I-19256**  
**I-19595**

PRELIMINARY PROJECT DETAILS	
PV PLANT:	DURA LANDFILL
LONGITUDE:	41.0
INTERCONNECT VOLTAGE:	12.47 KV
FENCED AREA:	63.3 ACRES
FENCE LENGTH:	5,740 LF
DC CAPACITY:	13.80 MW
AC CAPACITY (GROSS OUTPUT):	12.80 MW
DC/AC RATIO:	1.108
STRUCTURE:	17000 FT (OR DEGREES)
AZIMUTH:	180 DEGREES
GCR:	47.6%
MODULE:	75-6475/15 (5 G17s)
MODULE CAPACITY:	410 W
MODULE QUANTITY:	26,800
INVERTER:	SMA Sunny Highpower 150-20
INVERTER CAPACITY:	150 KW / 150 KVA
INVERTER QUANTITY:	54

**NOTICE**  
THE LOCATION OF SOLAR MODULES AND OTHER SOLAR ELECTRIC GENERATING FACILITY COMPONENTS ARE SHOWN FOR GENERAL ARRANGEMENTS; HOWEVER, THE FINAL LOCATION AND CONFIGURATION MAY CHANGE DURING FINAL DESIGN. ANY LAYOUT CHANGES WILL STILL BE WITHIN THE IDENTIFIED PROJECT PARCELS AND REQUIRED SETBACKS.

NAD-83, GEOID 18US  
STATE PLANE COORDS.  
OHIO N. 3401 GRID  
SCALE FACTOR: 1.0000230191  
ELLIPSOID: 471.42  
ARC GIS: 10.8



**SITE MAP**

**verdantas**

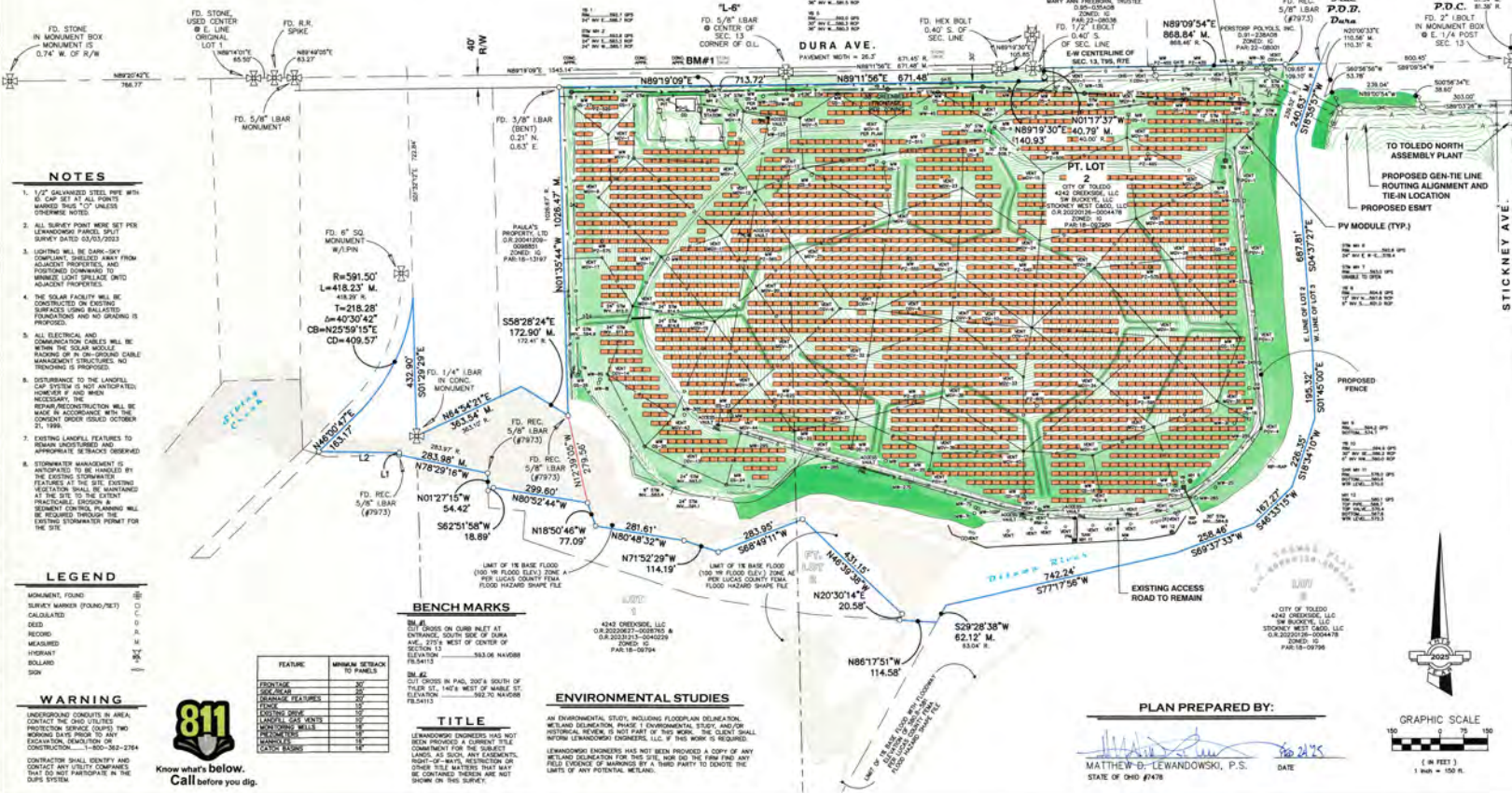


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CITY OF TOLEDO - LUCAS COUNTY - OHIO  
**J. THOMAS PLAT**  
**PART OF LOT 2**

**SPECIAL USE PERMIT**

APPLICATION NO.	02/24/2025
DATE	
SCALE	1"=150'
SHEET	1 OF 1





# SITE PLAN 2

SUP25-0010



PROJECT : 52832  
CONTRACT : I-19256  
I-19595

NAD-83, GEOID 18US  
STATE PLANE COORDS.  
OHIO N. 3401 GRID  
SCALE FACTOR: 1.0000230191  
ELLIPSOID: 471.42  
ARC GIS: 10.8



verdant  
THE LAND AND WATER  
CONSULTANTS  
TOLEDO, OHIO 44007  
TEL: 419.362.0518



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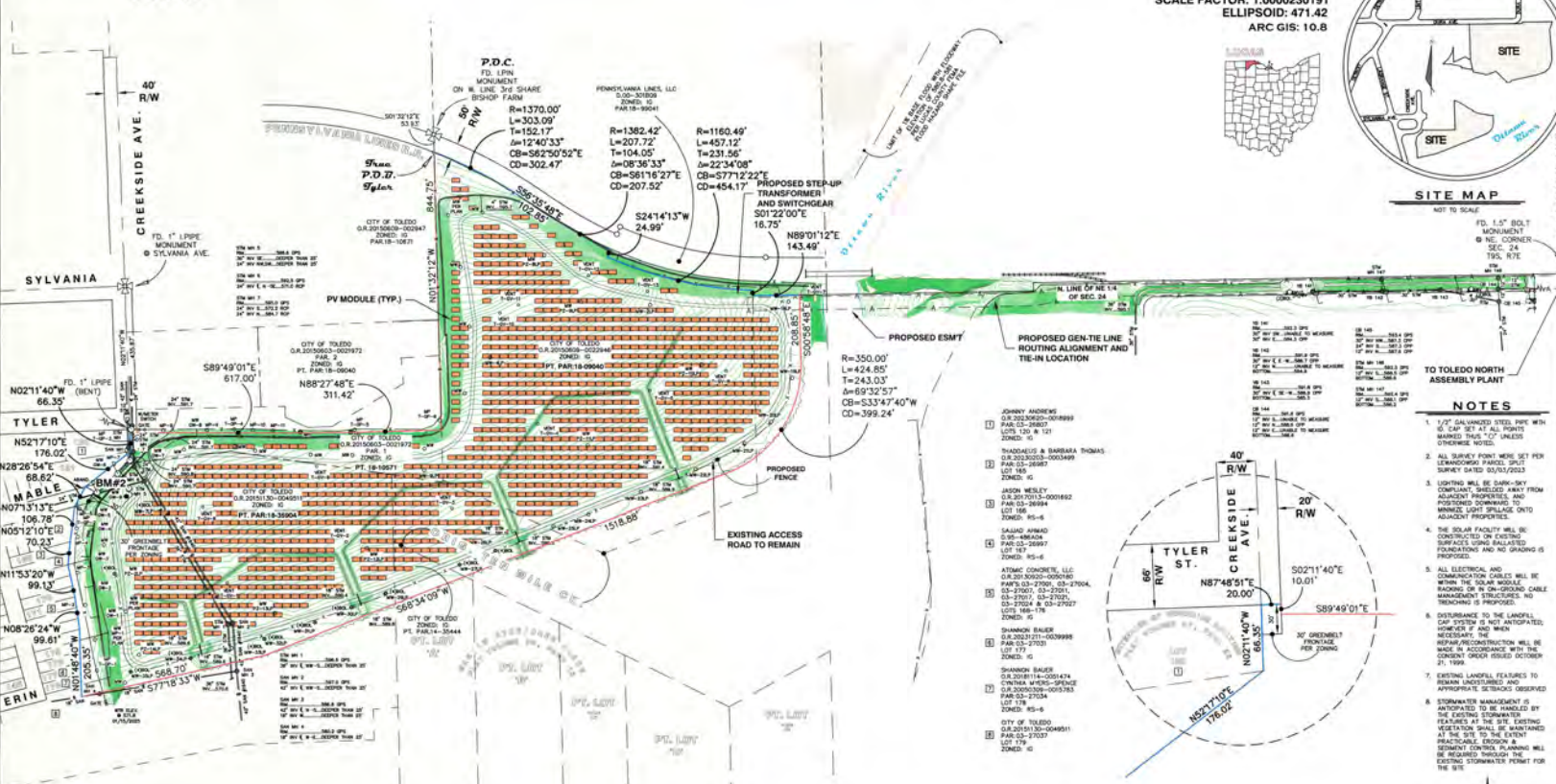
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**LEGEND**

MONUMENT, FOUND  
SURVEY MARKER (ROUND/RECT)  
CALCULATED  
DEED  
RECORD  
MEASURED  
HYDRAULIC  
BOLLARD  
SIGN

**WARNING**

UNDERGROUND CONDUITS IN AREA  
CONTACT THE OHIO UTILITIES  
PROTECTION SERVICE (OUPS) TWO  
WORKING DAYS PRIOR TO ANY  
CONSTRUCTION. 1-800-362-2264  
CONTRACTOR SHALL IDENTIFY AND  
CONTACT ANY UTILITY COMPANIES  
THAT DO NOT PARTICIPATE IN THE  
OUPS SYSTEM

**811**  
Know what's below.  
Call before you dig.

**BENCH MARKS**

BM 1  
BM 2  
BM 3  
BM 4  
BM 5  
BM 6  
BM 7  
BM 8  
BM 9  
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**TITLE**

LEWANDOWSKI ENGINEERS HAS NOT  
COMMITTED FOR THE SUBJECT  
LANDS. IF SUCH ANY LANDS  
RIGHT-OF-WAY, RESTRICTION OR  
OTHER TITLE MATTERS THAT MAY  
BE CONTAINED THEREIN ARE NOT  
SHOWN ON THIS SURVEY.

**PRELIMINARY PROJECT DETAILS**

PV PLANT  
LATITUDE  
LONGITUDE  
INTERCONNECT VOLTAGE  
FENCED AREA  
FENCE LENGTH  
DC CAPACITY  
AC CAPACITY (GROSS OUTPUT)  
DC/AC RATIO  
STRUCTURE  
ADJUSTMENT  
GOR  
MODULE  
MODULE CAPACITY  
MODULE QUANTITY  
INVERTER  
INVERTER CAPACITY  
INVERTER QUANTITY

TYLER LANDFILL  
41.93  
40.43  
12.47 MV  
31.65 ACRES  
0.94 LF  
1.38 MW  
3.92 MW  
1.208  
160 DEGREES  
47.67%  
75-640P-PV-G16  
410 W  
16.44  
SMA Sunny Highpower 150-30  
150 kW / 160 KVA  
40

**ENVIRONMENTAL STUDIES**

AN ENVIRONMENTAL STUDY, INCLUDING FLOODPLAIN DELINEATION,  
WETLAND DELINEATION, PHASE 1 ENVIRONMENTAL STUDY, AND FOR  
HISTORICAL REVIEW IS NOT PART OF THIS WORK. THE CLIENT SHALL  
OBTAIN ENVIRONMENTAL STUDIES FROM LEWANDOWSKI ENGINEERS, LLC IF THIS WORK IS REQUIRED.

LEWANDOWSKI ENGINEERS HAS NOT BEEN PROVIDED A COPY OF ANY  
FIELD EVIDENCE OF MARKING BY A THIRD PARTY TO DENOTE THE  
LIMITS OF ANY POTENTIAL WETLAND.

**NOTICE**

THE LOCATION OF SOLAR MODULES AND  
OTHER SOLAR ELECTRIC GENERATING FACILITY  
COMPONENTS ARE SHOWN FOR GENERAL  
ARRANGEMENT; HOWEVER, THE FINAL  
LOCATION AND CONFIGURATION MAY CHANGE  
DURING FINAL DESIGN. ANY LAYOUT CHANGES  
WILL BE WITHIN THE IDENTIFIED PROJECT  
PARCELS AND REQUIRED SETBACKS.

**PLAN PREPARED BY:**

MATTHEW D. LEWANDOWSKI, P.E.  
STATE OF OHIO #47167

**GRAPHIC SCALE**

1" = 150'  
1" = 150'

**NOTES**

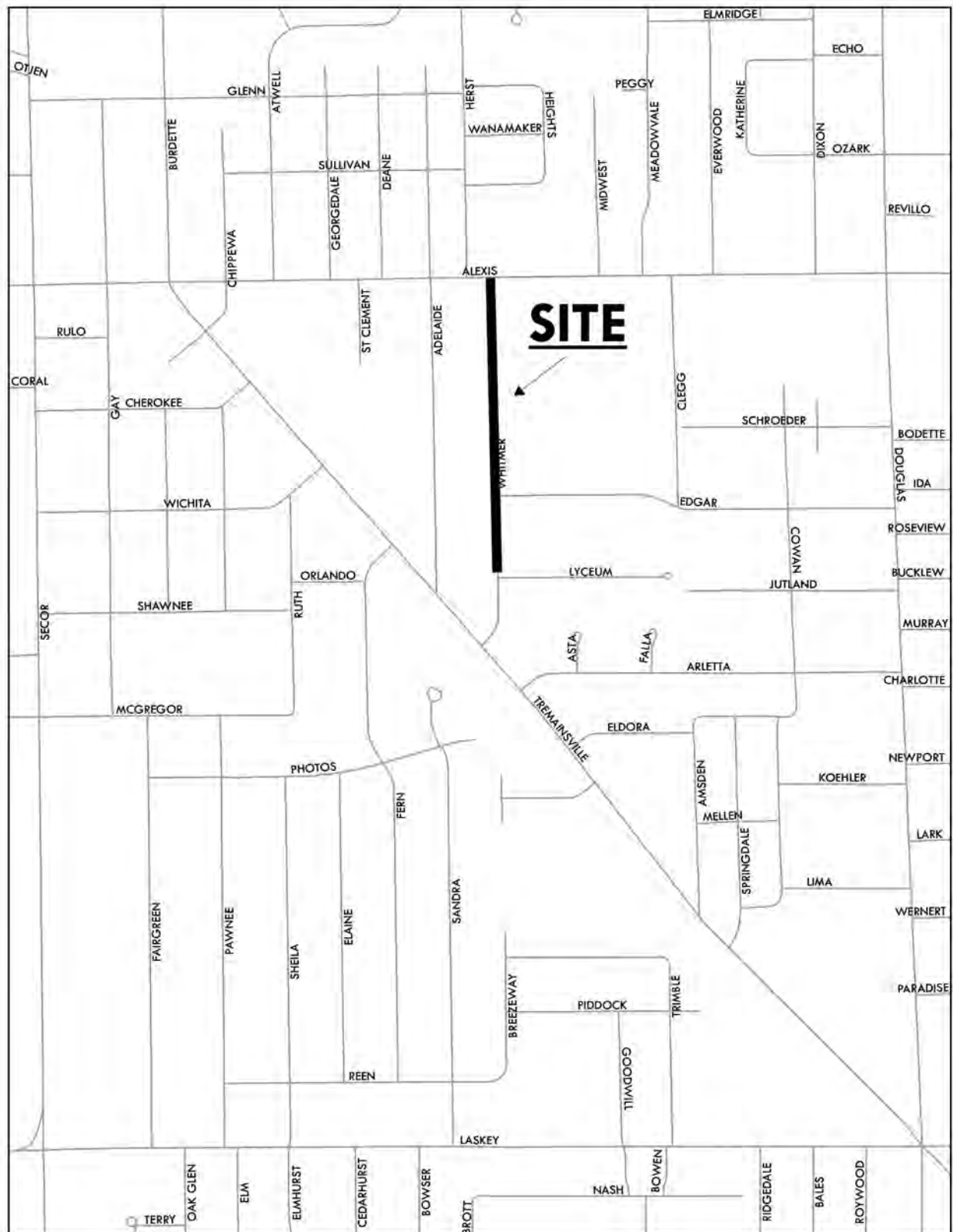
1. 1/2" GALVANIZED STEEL PIPE WITH  
1/2" CAP SET AT ALL POINTS  
MARKED THEREON UNLESS  
OTHERWISE NOTED.
2. ALL SURVEY POINT MARKS SET PER  
LEWANDOWSKI ENGINEERS, LLC  
SURVEY DATED 05/13/2013
3. LOTTING WILL BE SURVEYED  
COMPLIANT, SHELLED AWAY FROM  
ADJACENT PROPERTIES, AND  
POSITIONED DOWNWARD TO  
MINIMIZE SPILLAGE ONTO  
ADJACENT PROPERTIES.
4. THE SOLAR FACILITY WILL BE  
CONSTRUCTED ON EXISTING  
SURFACE USING EXISTING  
FOUNDATIONS AND NO GRADING IS  
PROPOSED.
5. ALL ELECTRICAL AND  
COMMUNICATION CABLES WILL BE  
WITHIN THE SOLAR MODULE  
TRACKING OR IN ON-GROUND CABLE  
MANAGEMENT STRUCTURES AND  
NO BENDING IS PROPOSED.
6. DISTURBANCE TO THE LANDFILL  
CAP SYSTEM IS NOT ANTICIPATED  
HOWEVER IF AND WHEN  
NECESSARY, THE  
REPAIR/RECONSTRUCTION WILL BE  
MADE IN ACCORDANCE WITH THE  
CONCRETE ORDER ISSUED OCTOBER  
31, 1998.
7. EXISTING LANDFILL FEATURES TO  
BEHOLD UNDISTURBED AND  
APPROPRIATE SETBACKS OBSERVED
8. STORMWATER MANAGEMENT IS  
ANTICIPATED TO BE HANDLED BY  
FEATURES AT THE SITE. EXISTING  
VEGETATION SHALL BE MAINTAINED  
AT THE SITE TO THE EXTENT  
PRACTICABLE. EROSION &  
SEDIMENT CONTROL PLANNING WILL  
BE REQUIRED THROUGH THE  
STORMWATER PERMIT FOR THE  
SITE.

CITY OF TOLEDO - LUCAS COUNTY - OHIO  
T9S, R7E, PT. OF THE NW, 1/4 OF SEC. 24,  
PT. 1ST & 3RD SHARES OF BISHOP FARM  
& PT. LOT "A" IN MARTIN STREICHER PLACE  
SPECIAL USE PERMIT

APPLICATION NO.  
DATE 02/24/2025  
SCALE 1"=150'  
SHEET 1 OF 1

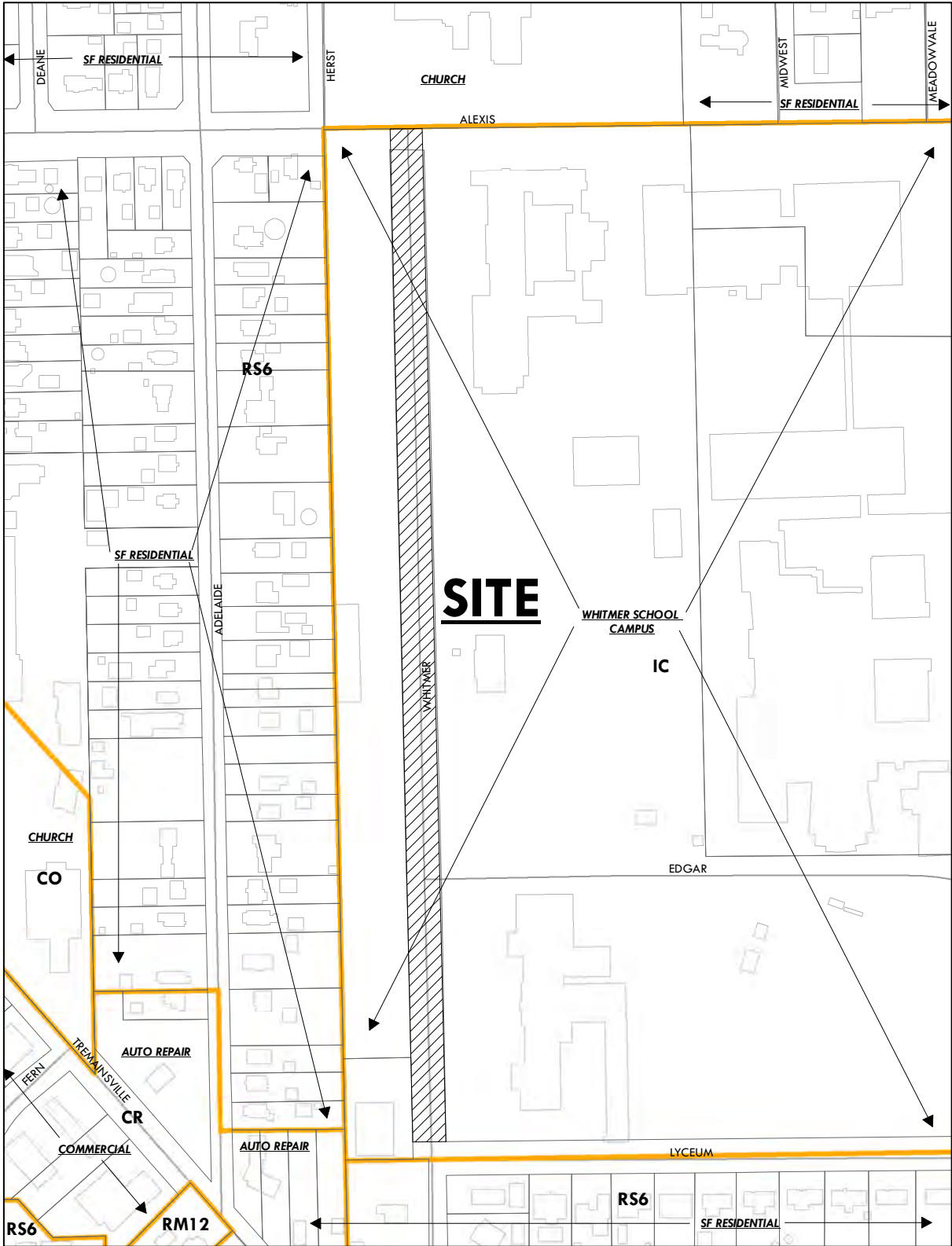


**N**  

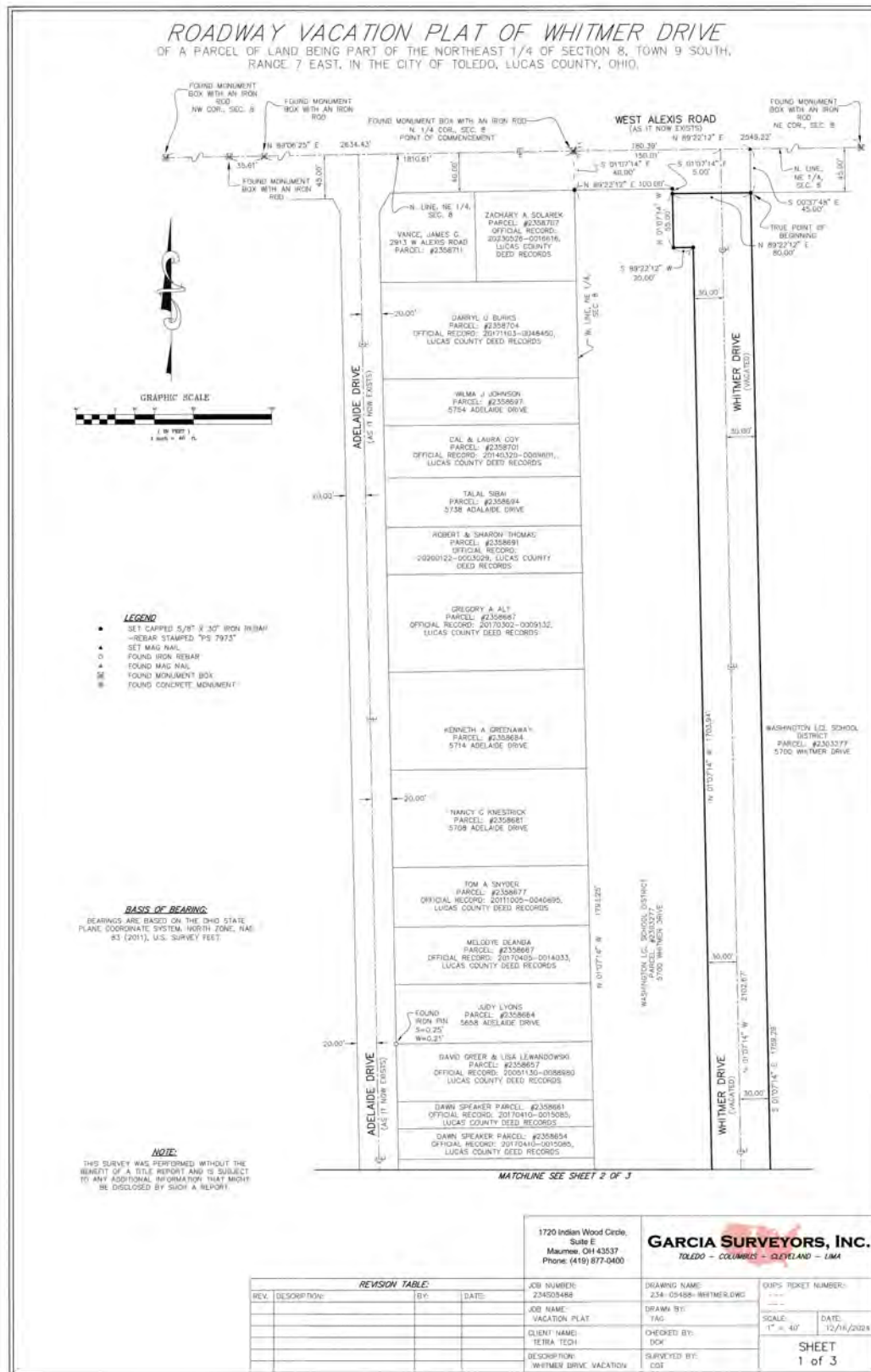
**ZONING & LAND USE**

**V-58-25**



# VACATION PLAT

V-58-25



# VACATION PLAT

V-58-25

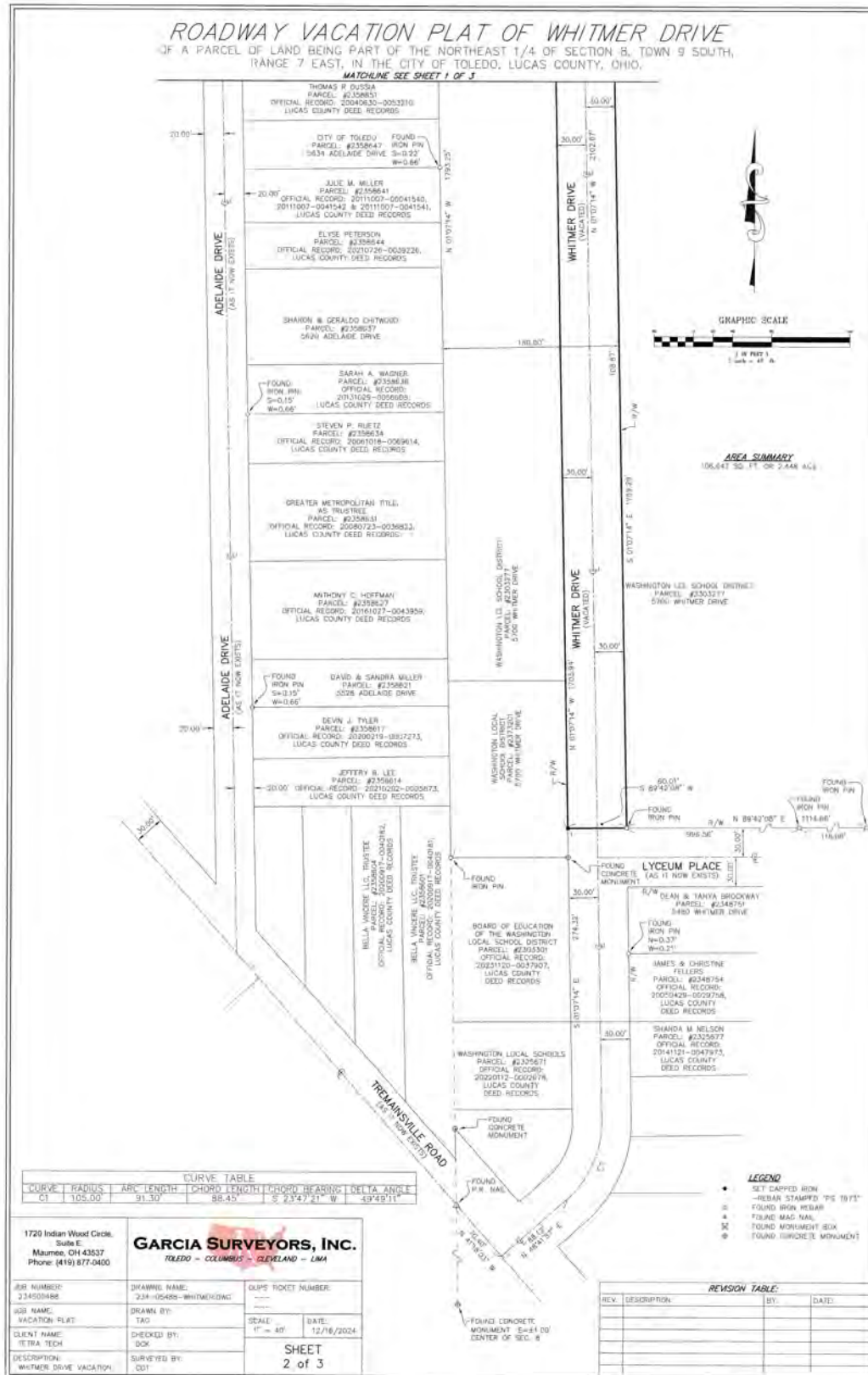


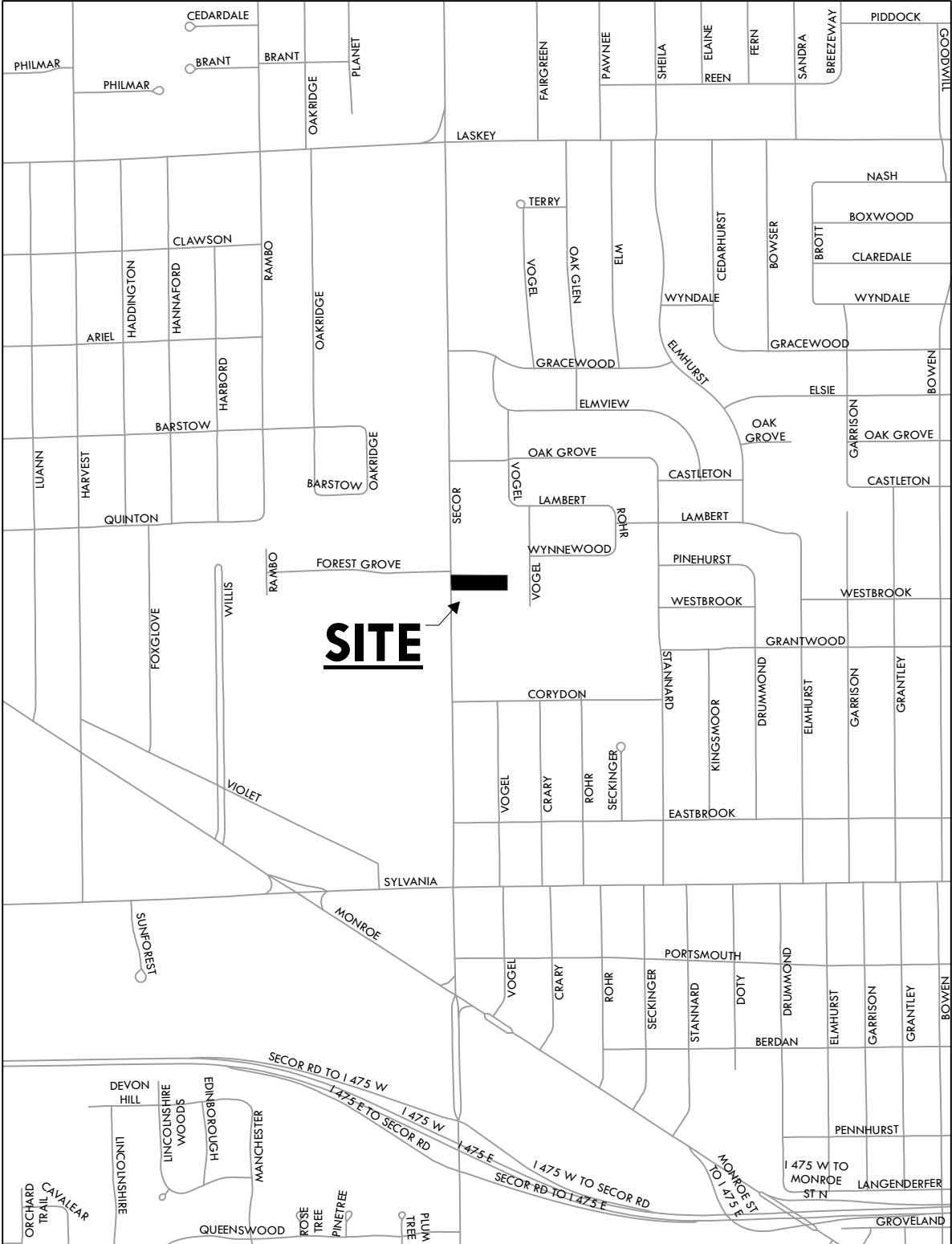


Exhibit "A"  
Division of Engineering Services Map



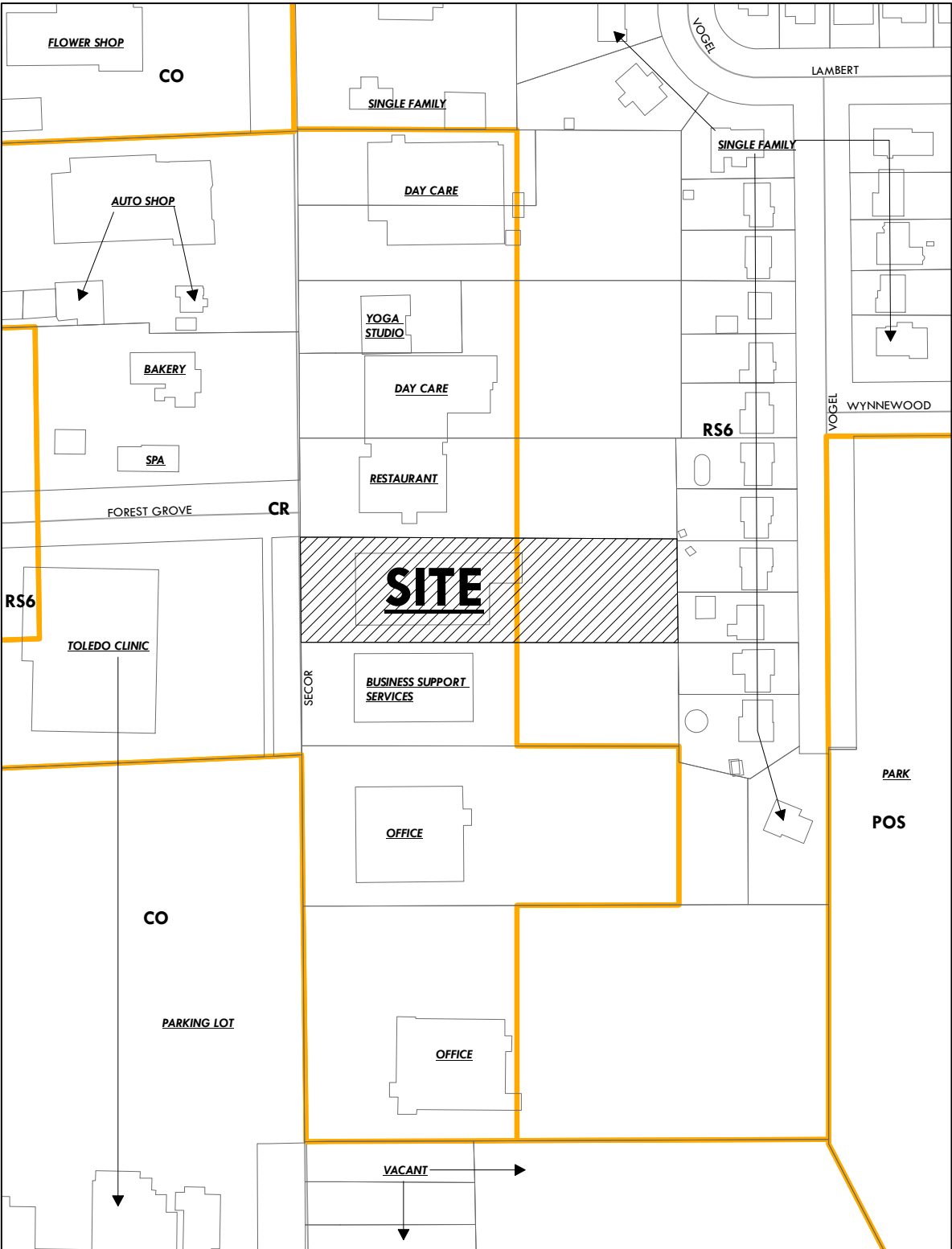
# GENERAL LOCATION

Z25-0008  
ID 49



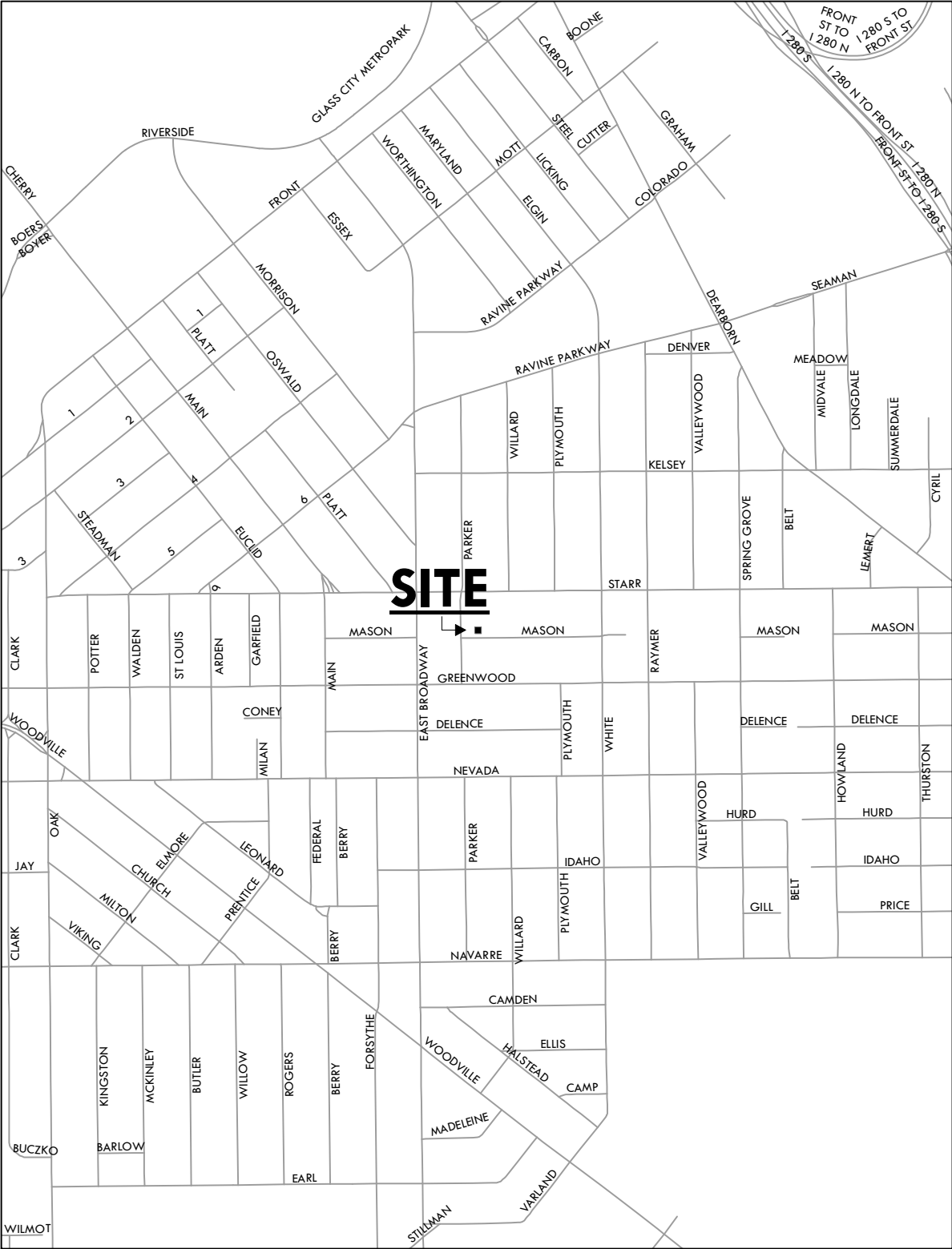
# ZONING & LAND USE

Z25-0008  
ID 49



# GENERAL LOCATION

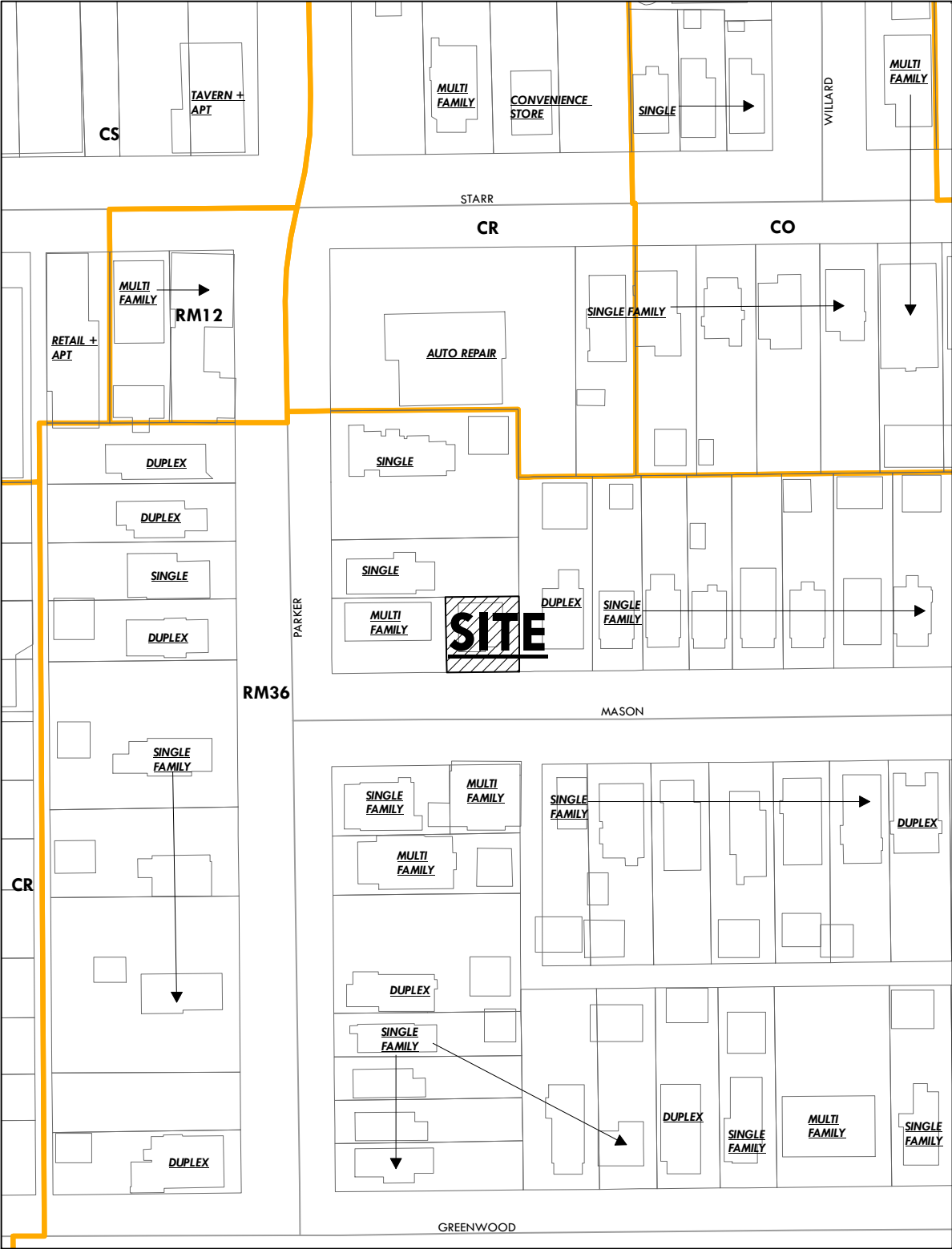
SUP25-0009  
ID 28





# ZONING & LAND USE

SUP25-0009  
ID 28





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↑

**SITE LOCATION**  
SCALE N.T.S.



1111 MASON ST.  
TOLEDO, OH



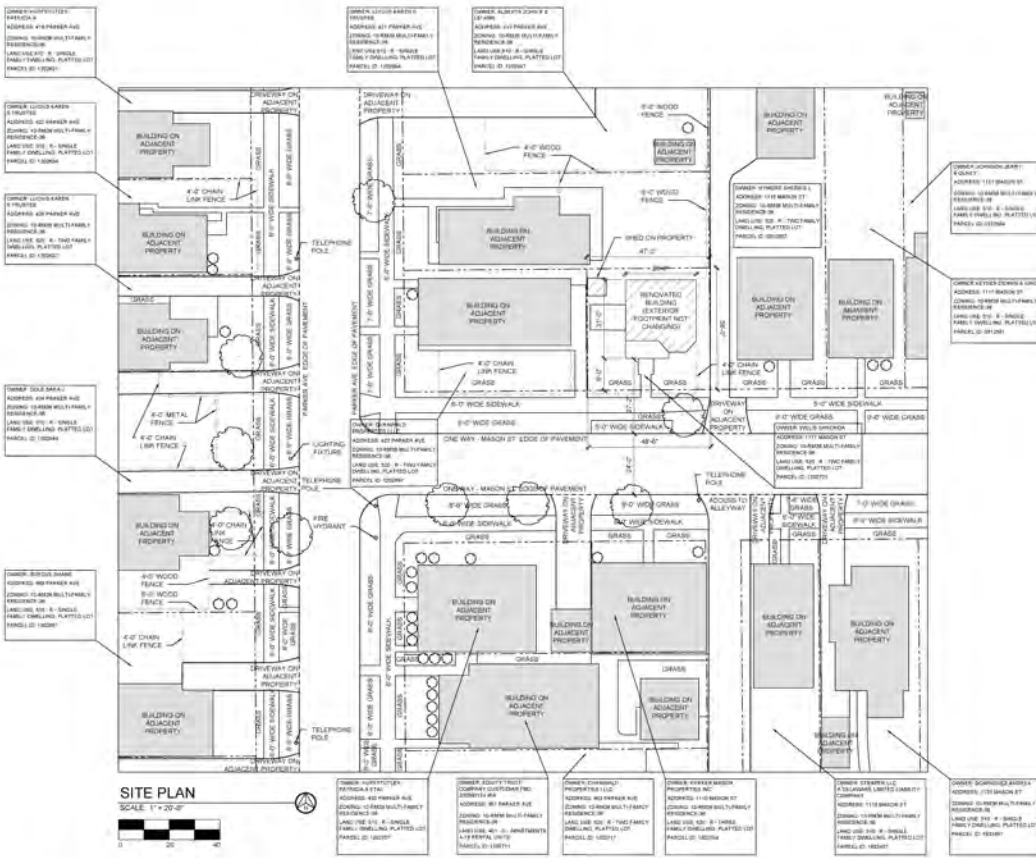
NORTH ELEVATION  
SCALE: N.T.S.



EAST ELEVATION  
SCALE: N.T.S.



SCALE: N.T.S.



## SITE PLAN

SCALE: 1" = 20'-0"

A horizontal scale bar with alternating black and white segments. Below the bar are markings for 0, 20, and 40 feet.

Kevin Brown, P.E.  
 License #0914081  
 Expiration Date 12-31-2025

STATE OF OHIO  
 KEVIN  
 MICHAEL  
 BROWN  
 0914081  
 REGISTERED ARCHITECT

**CENIC**  
ARCHITECTURE

(419) 345-0259  
WWW.CENICARCHITECTURE.COM

**SITE PLAN REVIEW**

**SPECIAL USE PERMIT**  
for

**ENT HOME HEALTH CARE LLC GROUP HOME**

**1111 MASON STREET**  
**TOLEDO, OH 43605**

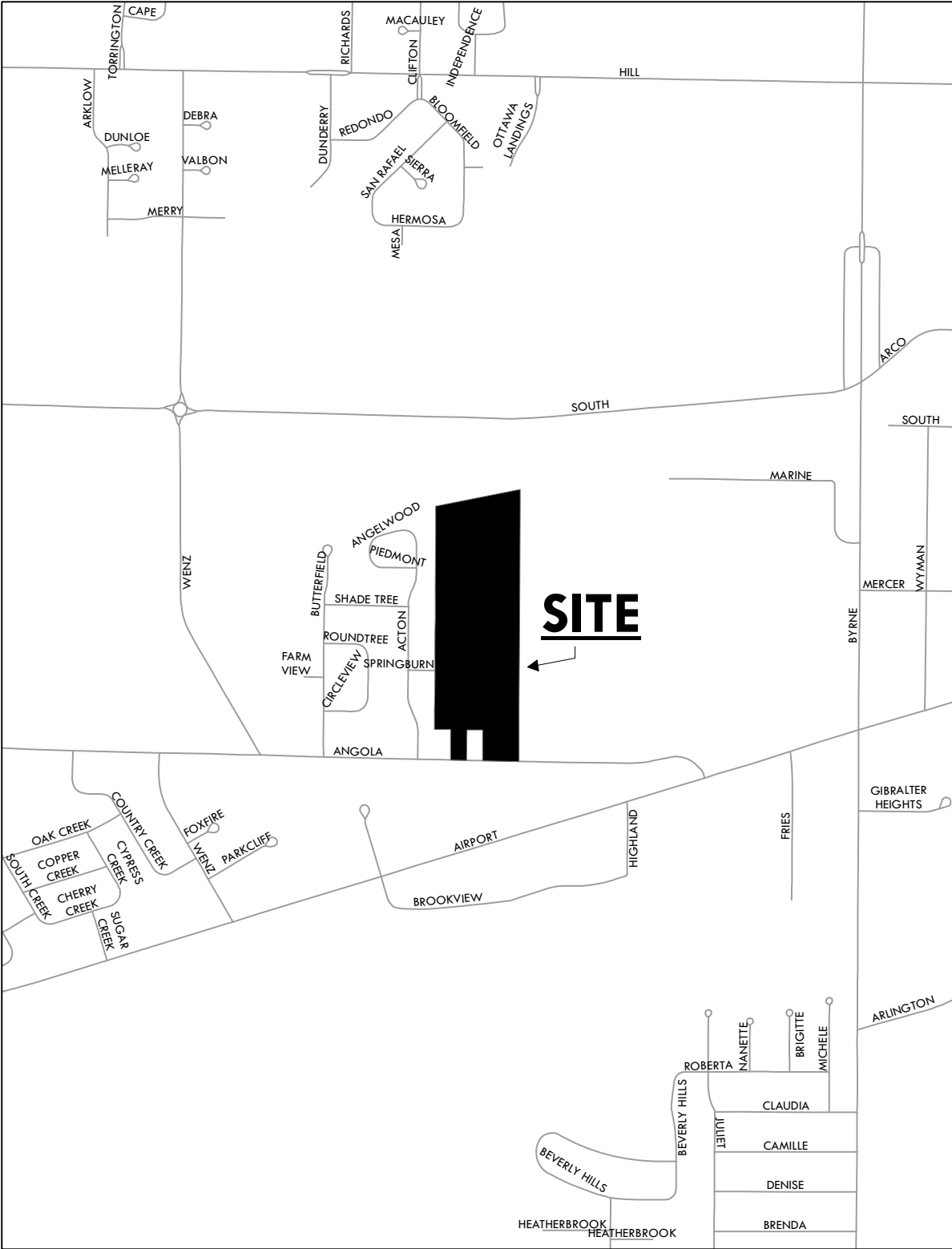
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SHEET NO.

**C1.0**

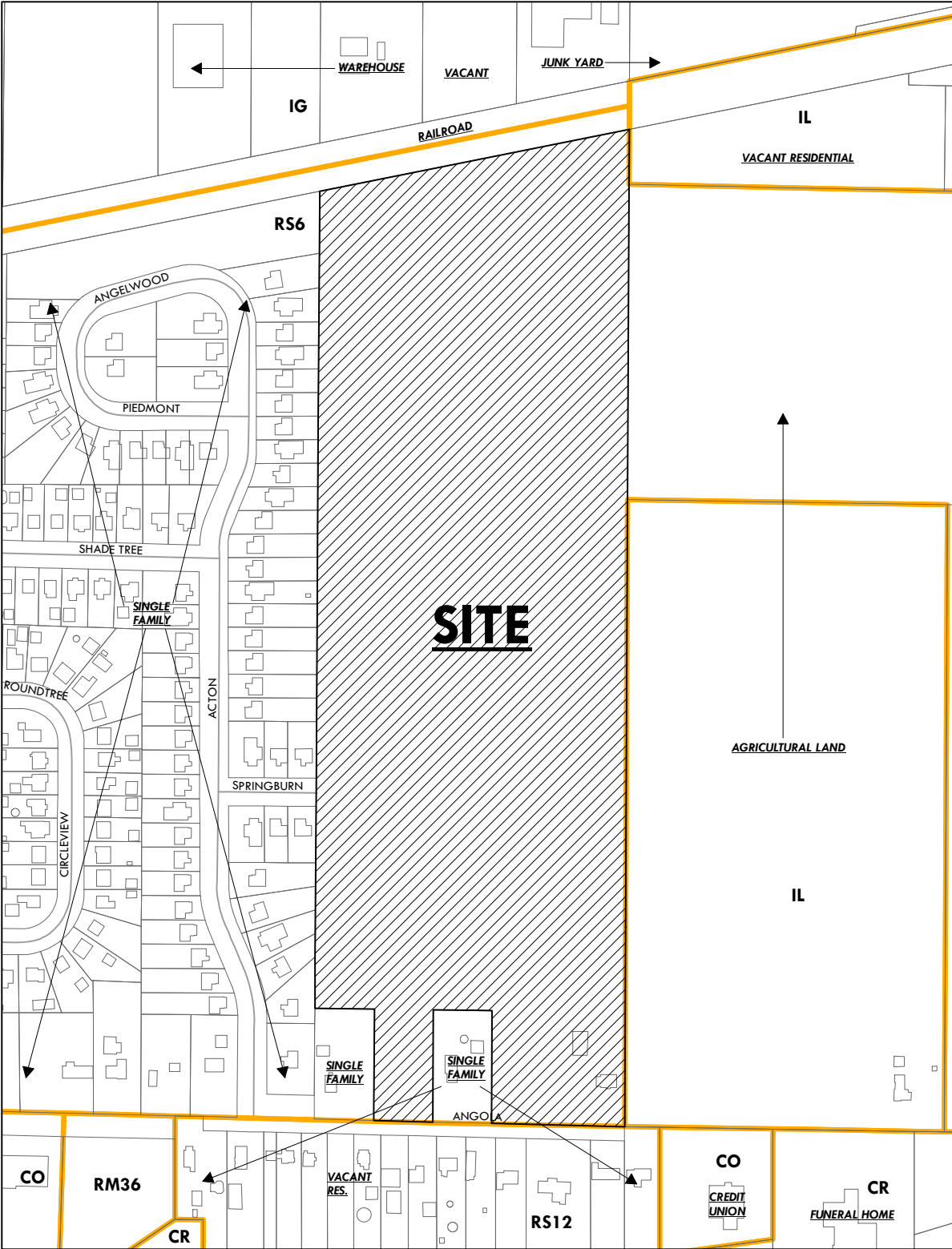
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Z25-0001  
ID 84



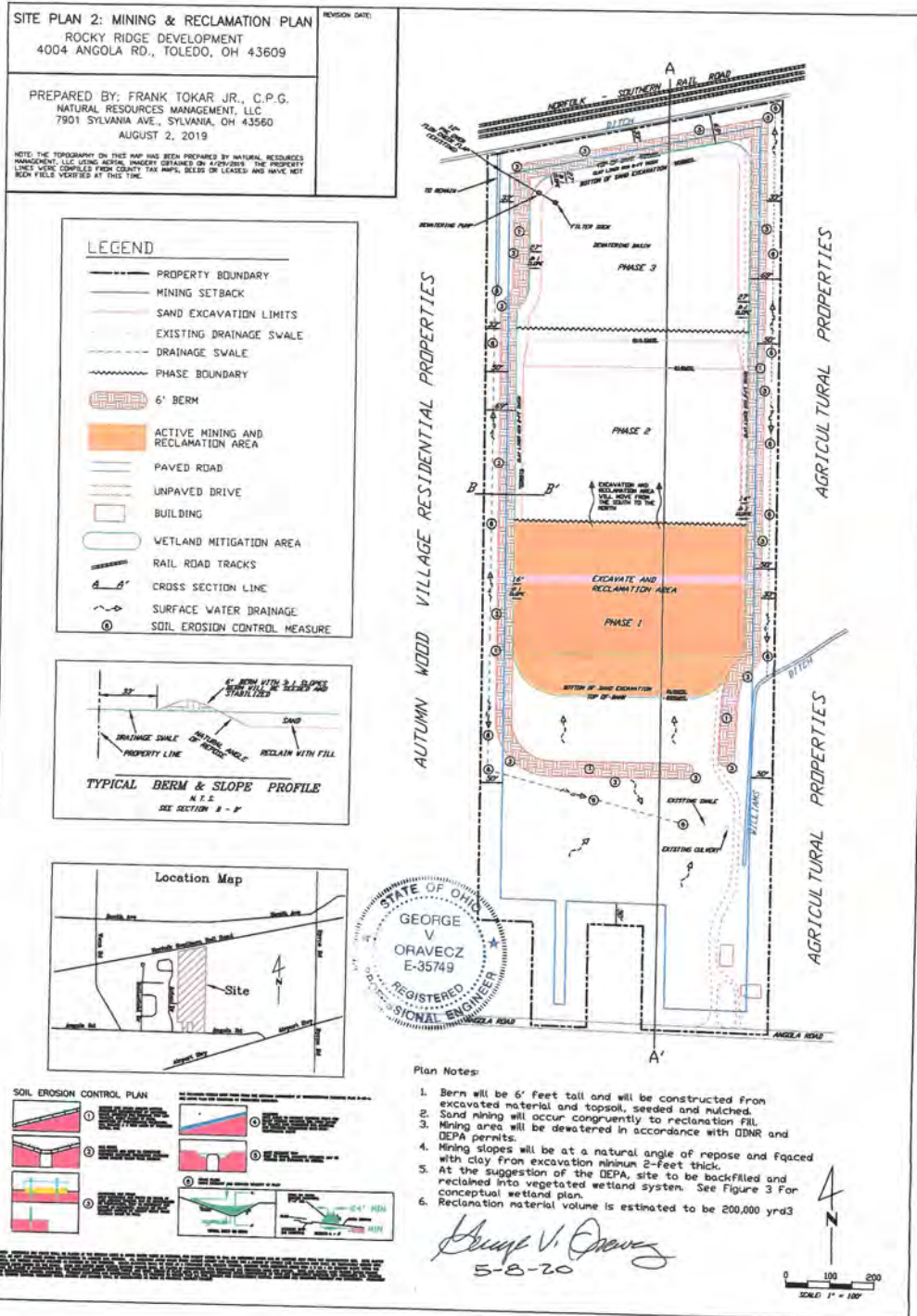
# ZONING & LAND USE

Z25-0001  
ID 84



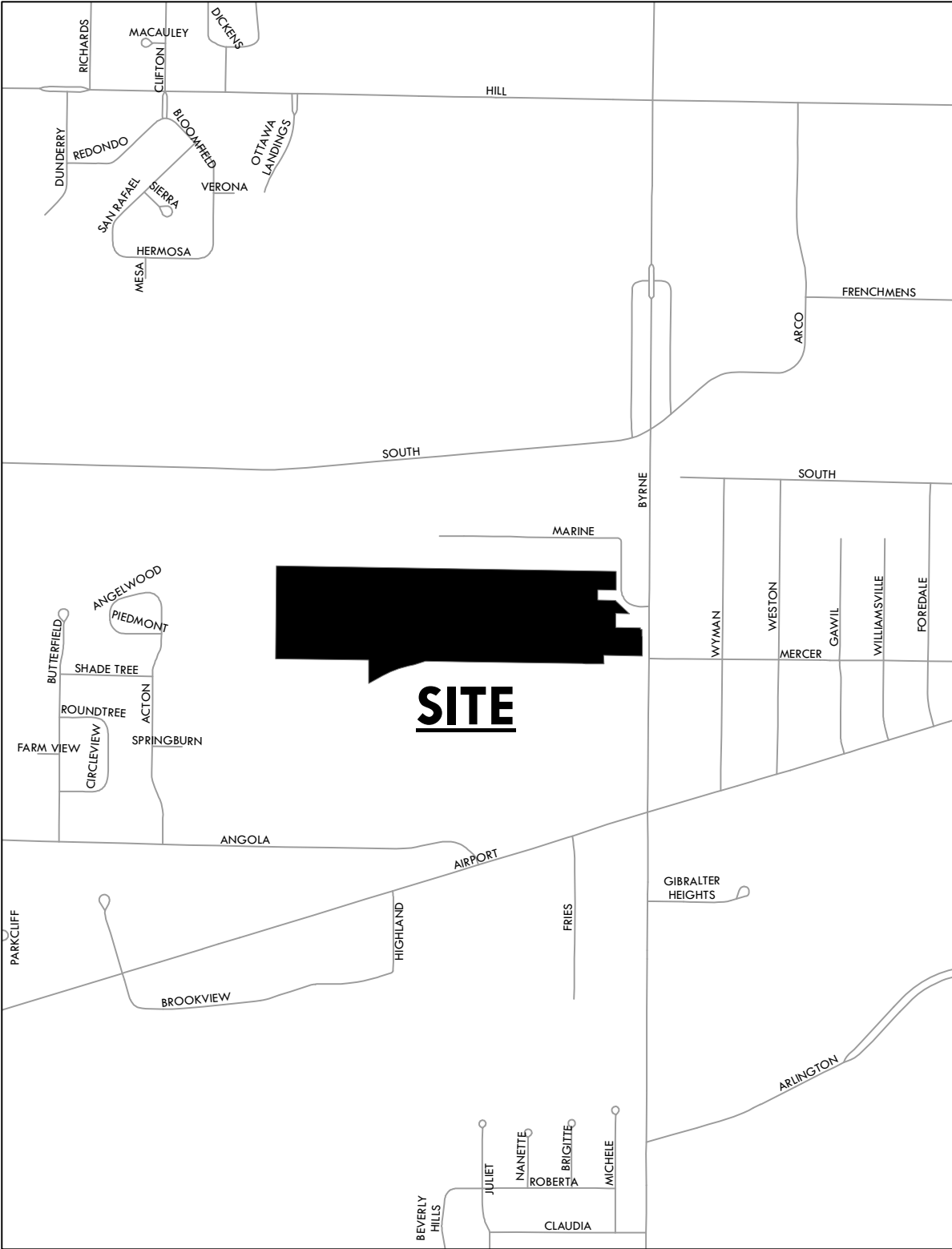
# SITE PLAN

Z25-0001  
ID 84



GENERAL LOCATION

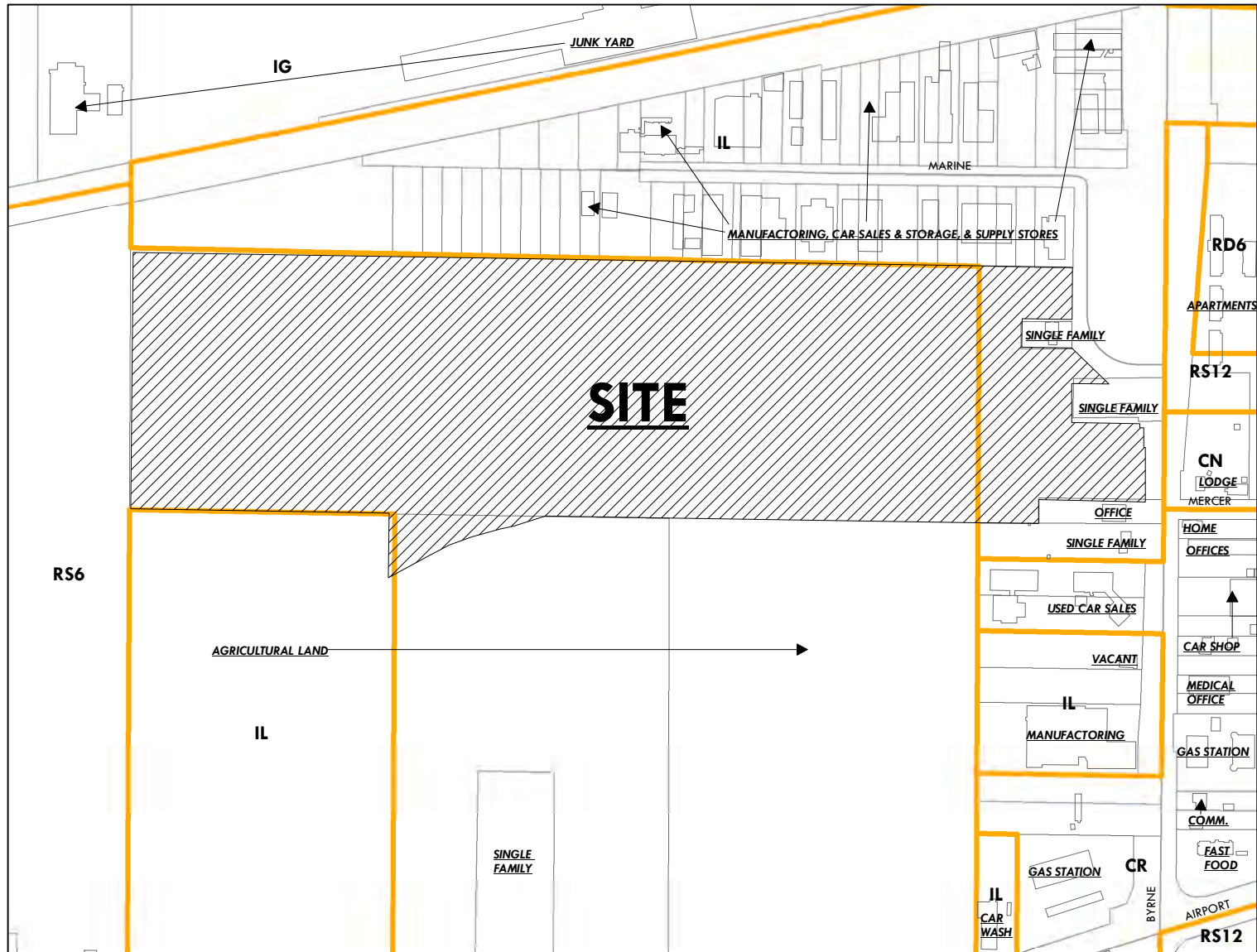
Z25-0002  
ID 84





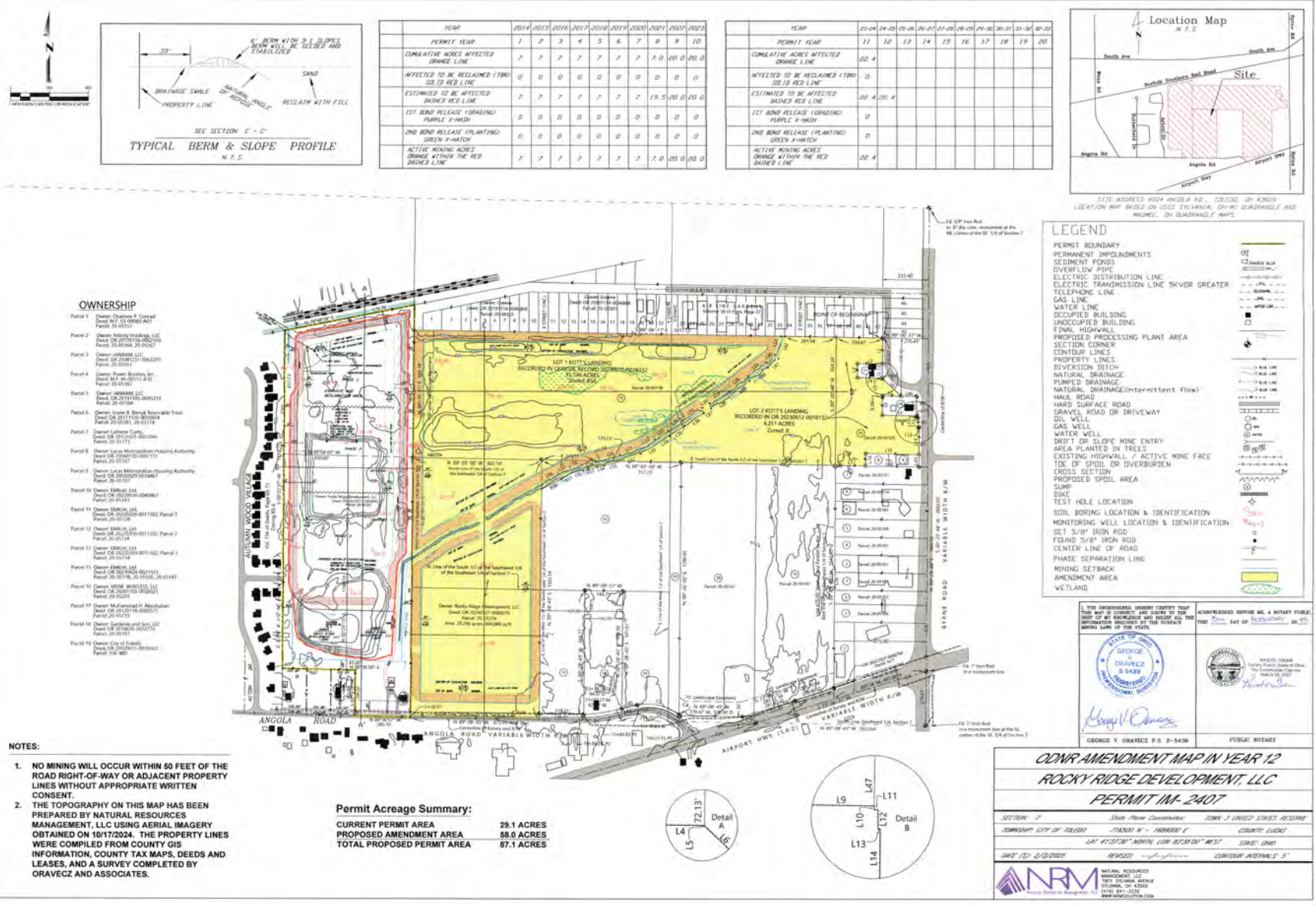
# ZONING & LAND USE

Z25-0002  
ID 84



# SITE PLAN

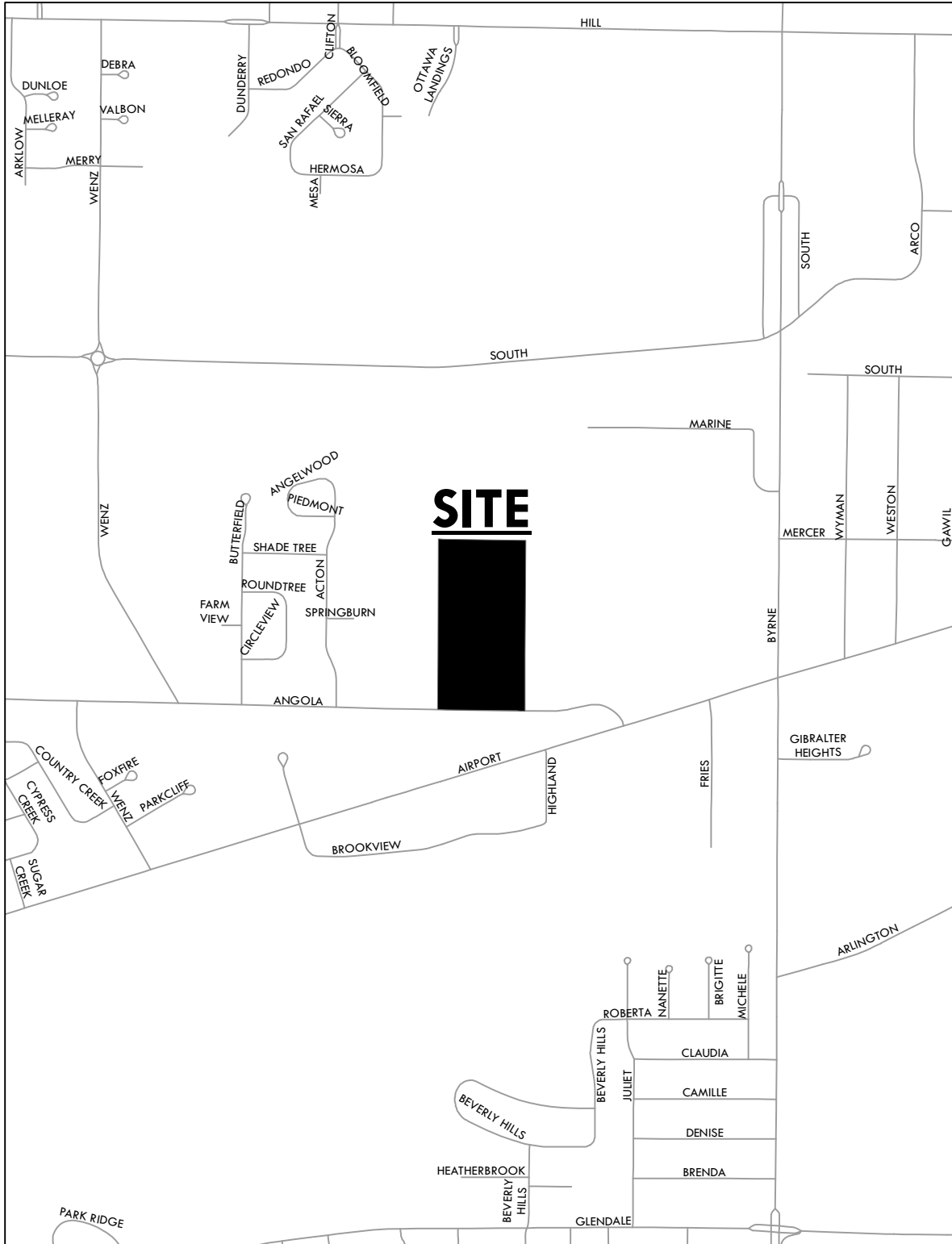
Z25-0002  
ID 84



2-7

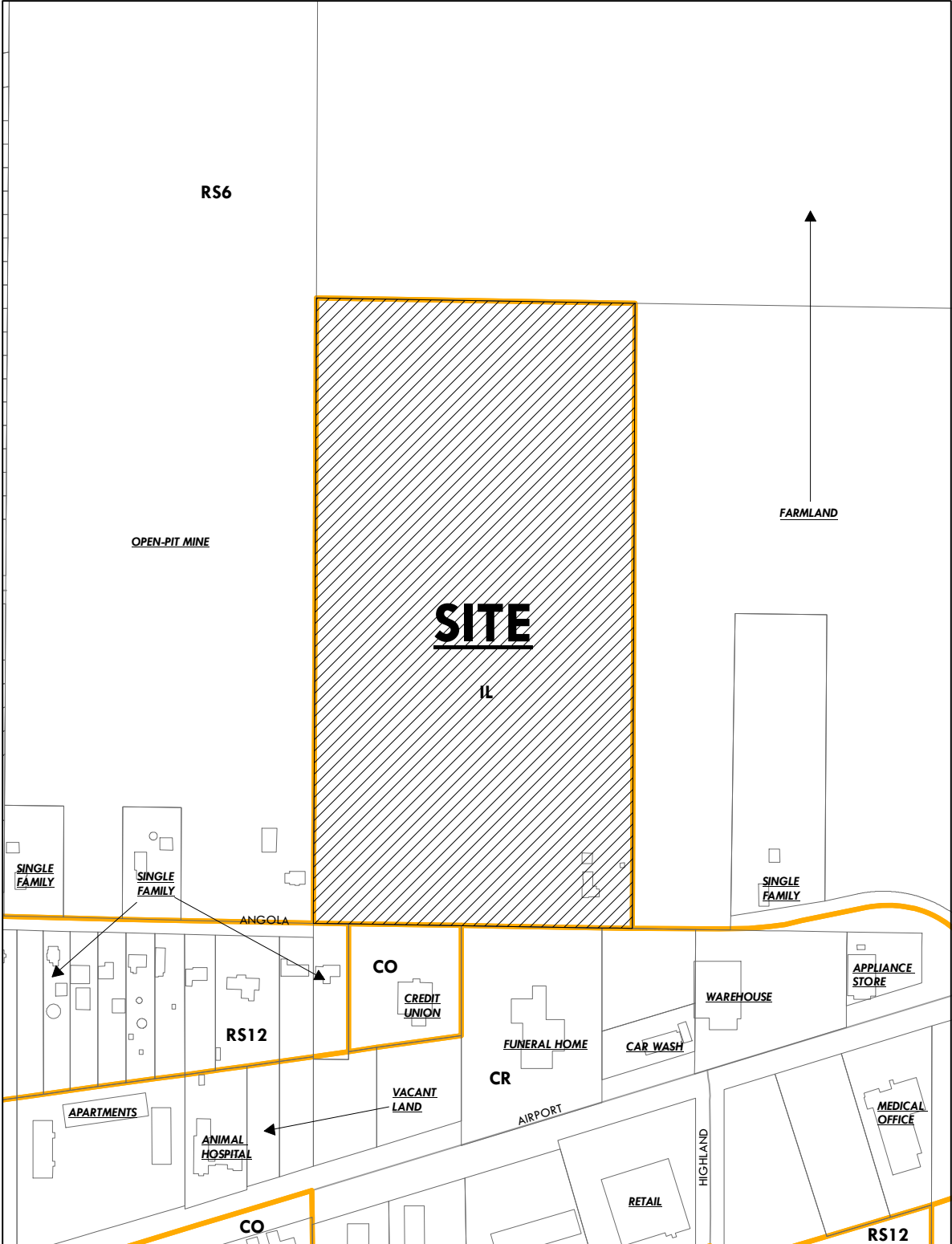
## GENERAL LOCATION

**Z25-0007**  
**ID 84**



**ZONING & LAND USE**

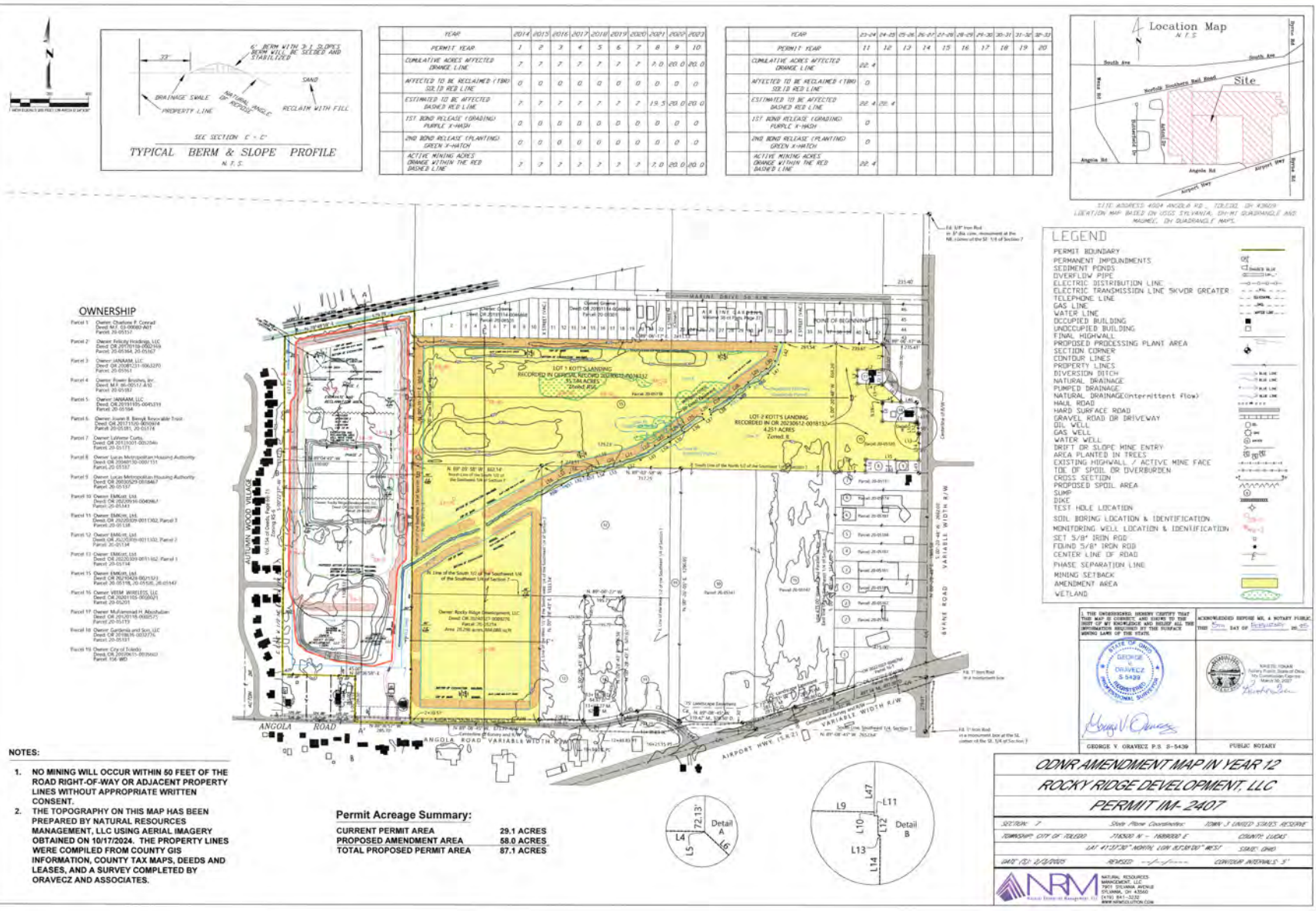
**Z25-0007**  
**ID 84**





# SITE PLAN

Z25-0007  
ID 84



# Proposed Zoning Change

4004 Angola, 3920 Angola, & 0 Byrne RD.

Presentation to Toledo City Council Zoning & Planning Committee

5/14/25

# PURPOSE



Item #Z25-0001 - requesting a zoning change from RS6 to IG at 4004 Angola Rd. (30 acres - active site)



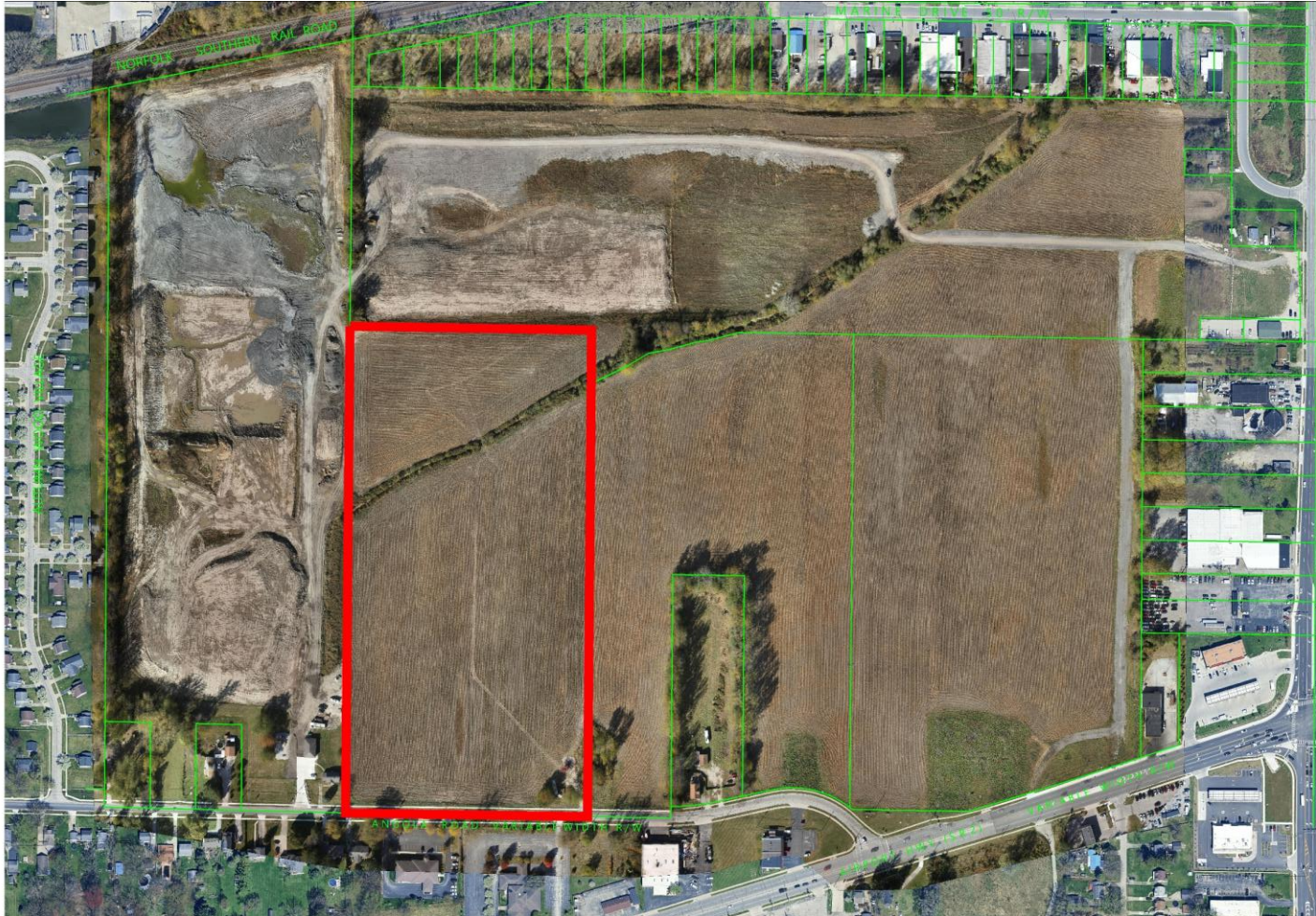


Item #Z25-0002 - requesting a zoning change from RS6 and IL to IG (3 parcels) – 0 Byrne Rd. (38 acres)





Item #Z25-0007 – requesting a zoning change from IL to IG at 3920 Angola Rd.(20 acres)



# PROJECT

# PROJECT OVERVIEW



**Mission:** RRD's goal is to assist the City of Toledo, and its regional partners, with providing high-quality, safe and economical drinking water for its consumers through the beneficial reuse of drinking water treatment material (DWTM) from the Collins Park Drinking Water Treatment Plant.

**Land Use Plan:** Sand and clay will be removed and replaced with DWTM, which is, in the simplest terms, calcium-rich clay. The excavated sand and clay will then be beneficially reused in local construction projects.

**End Goal:** Complete project activities in phases and restore the site to a beautiful, publicly-accessible wetland/parkland over a ten-year period.



# PROJECT BENEFITS



## Economic Impact

- ❑ The City of Toledo currently contracts with RRD for the 100% beneficial reuse of DWTM through the end of 2025 - with three, one-year renewal options
- ❑ The expansion of project will provide the City with a sustainable reuse of DWTM, resulting in cost savings for Toledo and the Regional Water Commission for years to come
- ❑ Economic growth through a \$2.5 million new construction project bringing 25 new jobs to the historic Birmingham Neighborhood
- ❑ Potential for revenue share back to Toledo on the sale of waste-to-value products upon development

## Environmental Impact

- ❑ Sustainable DWTM reuse methodology endorsed by OEPA and ODNR
- ❑ Creation of a bio-diversity enhanced wetland/parkland

# COMMUNITY INPUT

# COMMUNITY MEETING



A community meeting was held 2/24/25 at the American Legion Post on Byrne Rd., to gather community input on the proposed RRD rezoning application.

- ❑ 20 people total in attendance
  - 5 residential neighbors
  - 7 representatives from Marine Dr. businesses
  - 3 City of Toledo employees
  - 5 RRD employees

# COMMUNITY CONCERNS



The community meeting produced three specific concerns and they are:

1. DWTM Composition/Impact on Groundwater
2. Dust/Air Quality
3. Truck Traffic



# COMMUNITY CONCERNS



## DWTM Composition & Safety

### DWTM Facts

- Collins Park Water Treatment Plant uses lime as a softening agent and coagulant for source water that settles out during the filtration and sedimentation phase
- This sediment becomes calcium-rich clay, referred to as DWTM
- Four agencies oversee the quality and safety of the material, and they are:
  - ✓ Ohio Department of Natural Resources
  - ✓ Ohio EPA
  - ✓ Ohio Department of Agriculture
  - ✓ City of Toledo DPU
- The material is tested annually and consistently falls below all maximum contamination levels and meets all regulatory standards

# COMMUNITY CONCERNS

## DWTM Composition & Safety



*“Not only are drinking water treatment residuals harmless, but they have also been used for over 30 years for the purpose of cleaning up contaminated soils. Contaminated soil (with heavy metals) from superfund sites are often treated with drinking water treatment residuals to reduce the metals toxicity. They are also used to absorb and filter excess phosphorus in the environment that causes algal blooms in Lake Erie. I can provide hundreds of peer reviewed journal articles on such beneficial re-use of drinking water treatment residuals, especially used in the construction of wetlands for filtering water.”*

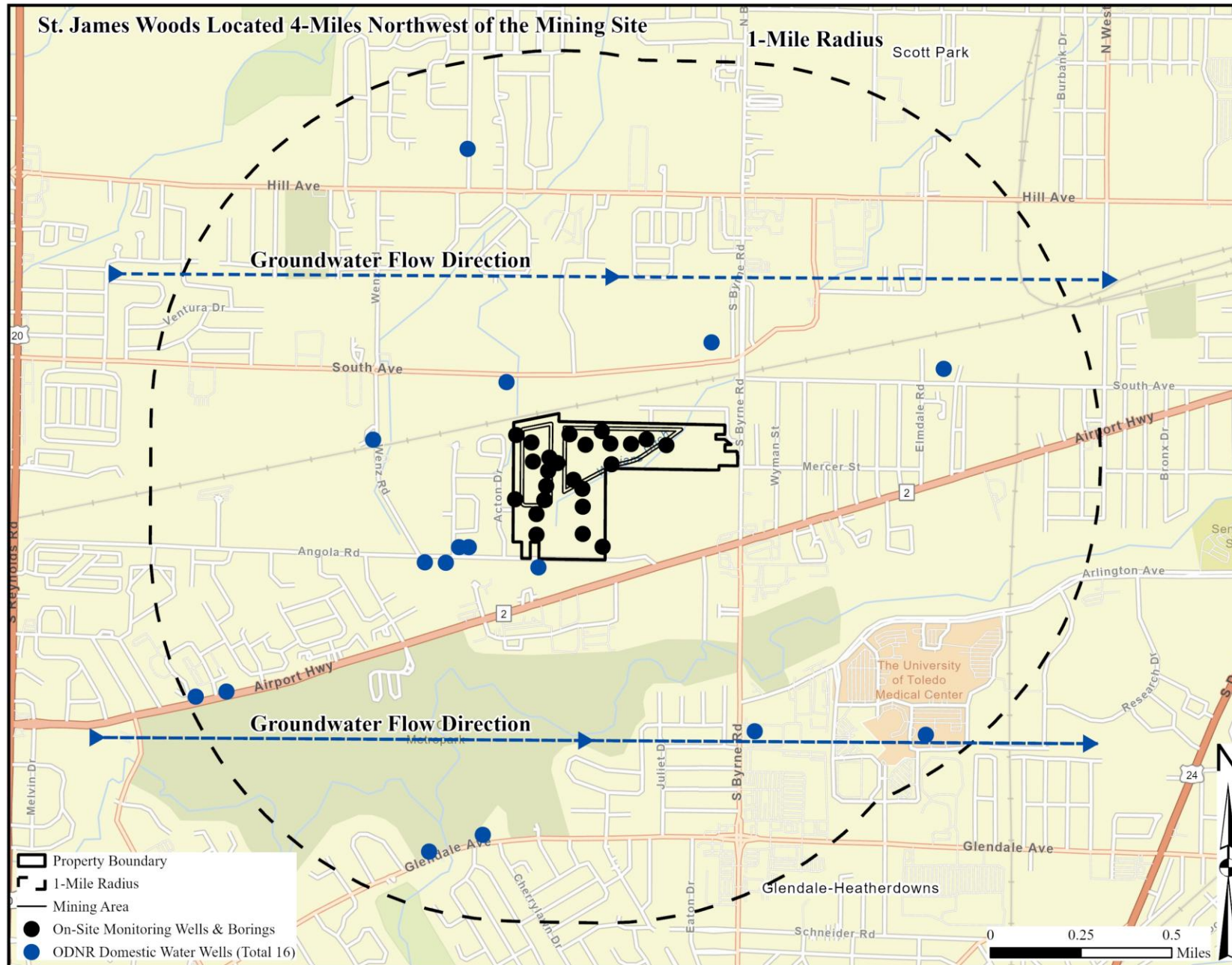
Dr. Chad Penn

Adjunct Professor of Agronomy: Purdue University

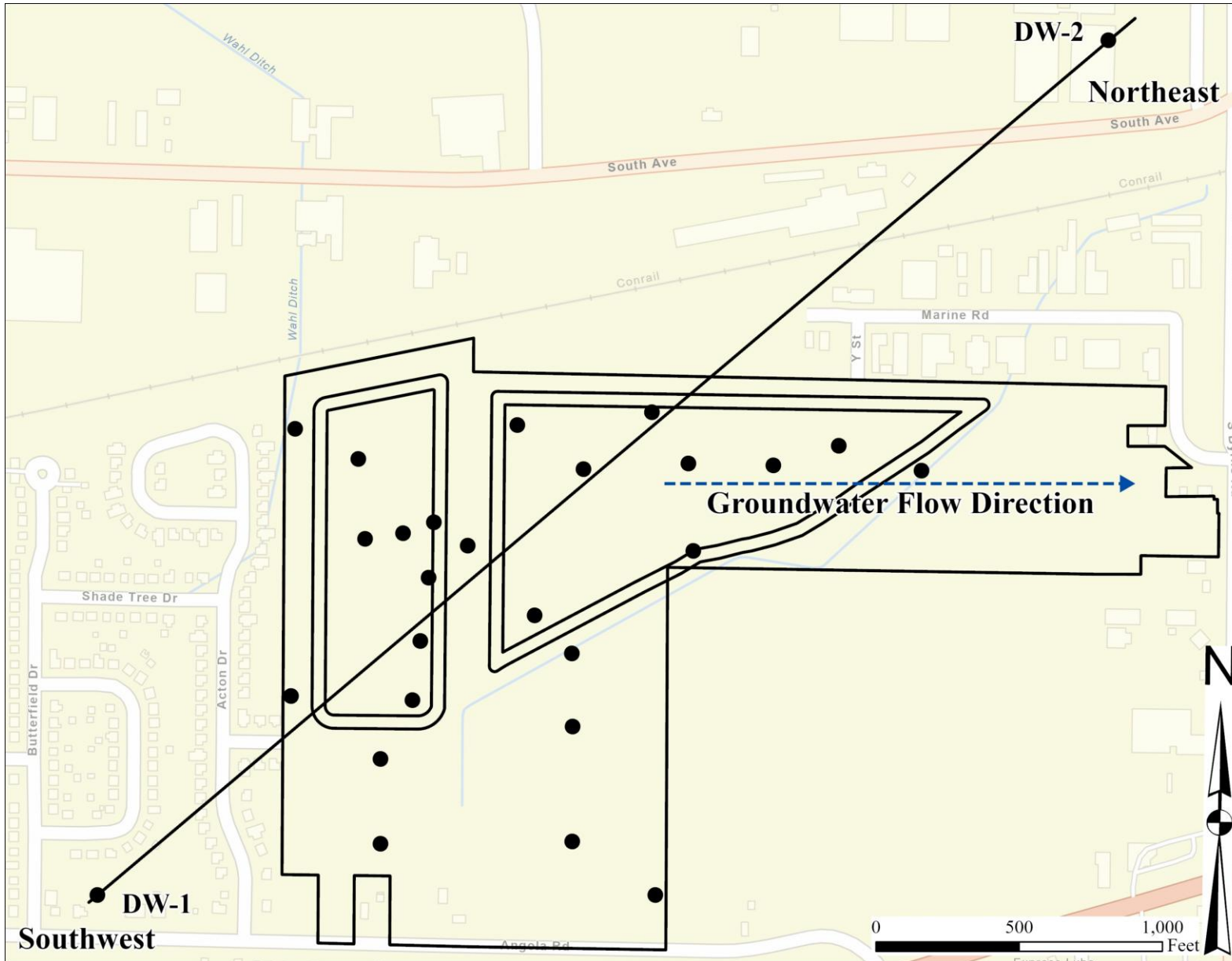
# COMMUNITY CONCERNS

## Groundwater Quality

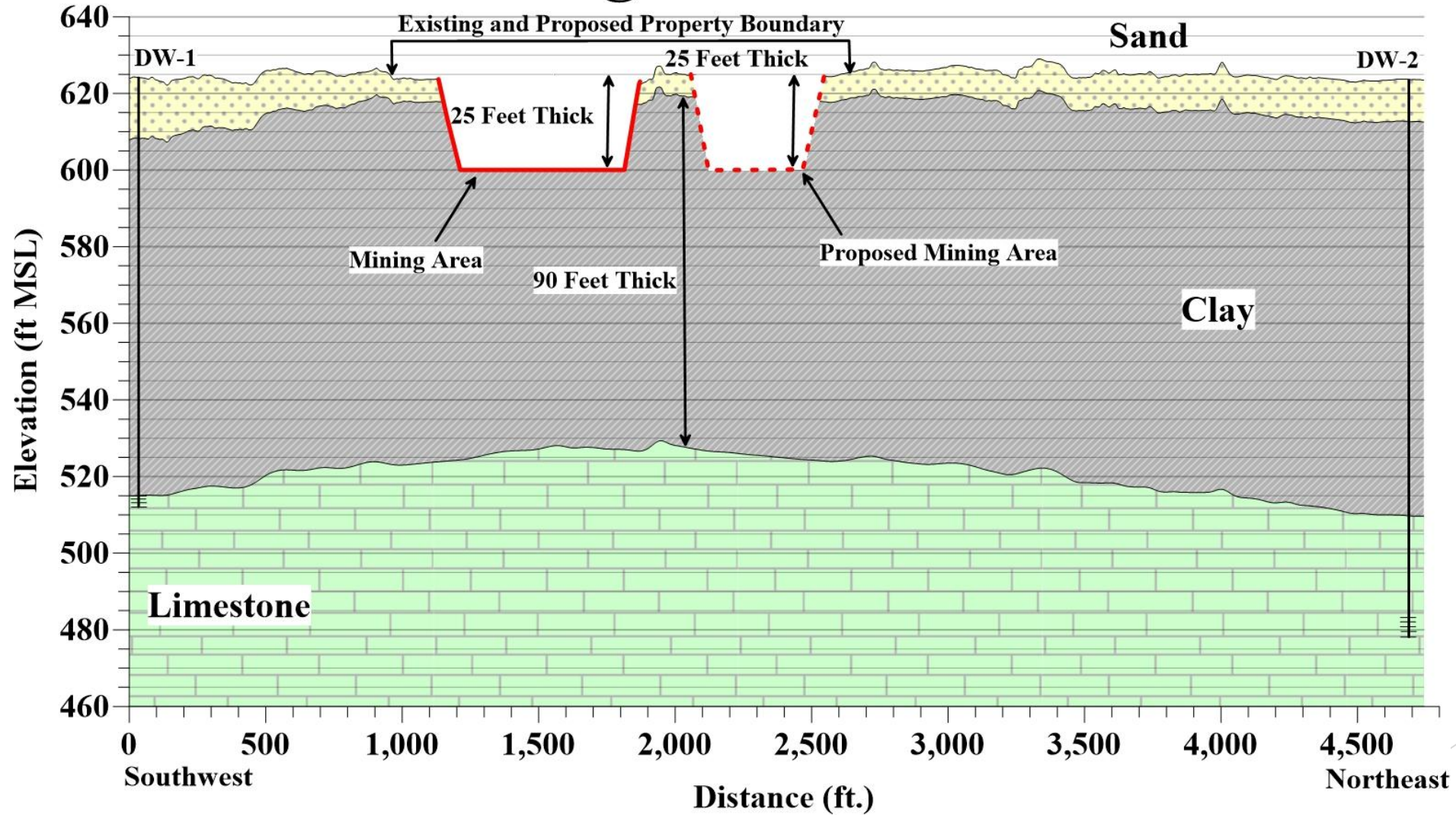
- ❑ *Potential for material to impact groundwater aquifer beneath excavation site and area wells*
  - Excavation limited to 20-25 feet with 80-foot clay barrier below the bottom of the excavation
  - Aquifer lies within limestone bedrock protected by an 80-foot clay barrier
  - Limited number of groundwater wells in the immediate vicinity of the site







# Geologic Cross-Section



# COMMUNITY CONCERNS

## Dust/Air Quality

- ❑ Community concerned about dust/air quality around site
- ❑ RRD has implemented a Five-Point Dust Mitigation Plan
  1. Periodic air quality testing program
  2. Road spray treatment controls fugitive dust with an environmentally-friendly synthetic polymer spray treatment
  3. Concrete drive approach at the Angola Rd. entrance to control dust on Angola Rd.
  4. Track-out mats at the Angola Rd. entrance and Byrne Rd. exit to ensure wheel debris stays on site
  5. RRD has agreed to implement conservation easements onsite -
    - ✓ 100' west easement and 200' north easement - with tree screening



# Five-Point Dust Mitigation Program



NOTE:  
DRAWING IS FOR CONCEPTUAL USE  
ONLY, NOT FOR CONSTRUCTION.



# Five-Point Dust Mitigation Program



# Five-Point Dust Mitigation Program



# COMMUNITY CONCERNS



## Truck Traffic

- ❑ Daily truck traffic approximately 8 loads per day (1/hr.), for 10 months of the year. Increased traffic of approximately 40 loads per day (5/hr.), during July and August, when excavated dirt is moved off-site.
- ❑ June 2024, caused 3 of the 4 City Works documented complaints since 2020 due to RRD trucking 50,000 tons of dirt to the City of Toledo Demolition Program - free of charge.
- ❑ New traffic pattern in and out of site will recognize weather conditions and adjust routes to decrease dirt tracking on Angola Rd. and Byrne Rd.

## 4034 Angola Rd. - Owner Concerns

- ❑ RRD followed up with the family after the meeting, and has had numerous conversations along with a visit to their home.
- ❑ **RRD has agreed to perform the following work at the 4034 Angola Rd to mitigate dust:**
  - RRD has agreed to remove a dead tree, that is a nuisance - **Dead tree removed - DONE!**
  - RRD has agreed to gift a portion of its property to the west, to provide additional mitigation and to give them more recreational area and add value to their property. **Agreement signed and property will transfer once the split gets approved by Plan Commission.**
  - RRD has agreed to pipe surface water to the ditch to relieve excess water that the owner has experienced in their backyard - **Pipe installed - Done!**
  - RRD has agreed to relocate the excavated dirt behind their house to further reduce fugitive dust - **Dirt will be moved off-site once it clears soil testing for construction project**



## 4034 Angola Rd.





# PLAN COMMISSION INPUT

# PLAN COMMISSION INPUT

## Current Zoning Does not Allow Mining Operations

- ❑ Per City of Toledo code - mining is the excavation & removal of sand/clay/minerals along with the act of removing the material from the site
- ❑ Primary reason for asking for zoning change
- ❑ Excavation phase is out of zoning compliance - end use meets the needs of the community

## What is the guarantee that the property won't be sold with the IG zoning once project is complete?

- ❑ RRD has agreed to deed-restrict the property so that it can only be used for green space
- ❑ City of Toledo Purchase Option w/endowment - ensuring property becomes public space

## Land-Use Alignment & Zoning Needs

- ❑ Members of the Toledo Plan Commission staff noted that the requested zoning change does not align with the area that the project is being built
  - 4004 Angola is recommended for parkland/wetland in the Forward Toledo plan, while 3920 Angola and 0 Byrne Rd. are both recommended for light industrial development
  - All three of the proposed land uses recommended by Forward Toledo are possible with this project

# ALIGNMENT WITH FORWARD TOLEDO PLAN



## □ Environmental Sustainability

- Conversion to wetlands aligns with “Sustain” theme which emphasizes:
  - ✓ Preserving open space
  - ✓ Protecting Natural Environments
  - ✓ Environmental Sustainability

## □ Public Access & Recreation

- Creation of a publicly accessible wetland aligns with Forward Toledo’s “Play” theme which emphasizes:
  - ✓ Increasing park access
  - ✓ Creating recreational opportunities
  - ✓ Supporting public green spaces

## □ Public-Private Partnership

- RRD’s proposed collaboration with the City of Toledo is consistent with Forward Toledo’s implementation strategies:
  - ✓ Transfer of property ownership
  - ✓ Creation of endowment for development
  - ✓ Deed restriction ensuring continued public/open space use

## □ Long-Term Community Benefit

- The proposed use aligns with the expanding community amenities and environmental stewardship goals:
  - ✓ Enhanced biodiversity
  - ✓ Stormwater management
  - ✓ Public green space

# ALIGNMENT WITH C.O.T. STRATEGIC PRIORITIES



## □ Environmental Priority

- Conversion to wetlands supports Toledo's goal to "promote conservation of natural resources" and "implement sustainable practices".
- DWTM reuse program aligns with "environmental sustainability"
- Project supports Toledo's stormwater management objective.

## □ Quality Investment Priority

- The plan aligns with the objective to "develop & sustain infrastructure including parks and green spaces".
- The project supports "sustainable community development" through its brownfield redevelopment on Consaul Street.
- The creation of 25 new jobs supports economic development goals.

## □ Basic Services Priority

- The DWTM reuse program supports the city's objective to "provide quality city services such as... waste management services that encourage reuse".
- The cost reduction for water treatment material disposal aligns with "efficient use of tax-payer dollars".
- The project demonstrates "partnerships and innovation" in service delivery.

## □ Customer Service Priority

- RRD has shown responsiveness to community concerns through:
  - ✓ Holding community meetings
  - ✓ Developing specific solutions for dust/air quality concerns
  - ✓ Creating conservation easements
  - ✓ Establishing clear timelines and communication channels



# END USE OF SITE



# INVESTING IN TOLEDO

# RRD TOLEDO INVESTMENT



## RRD is Committed to Toledo!

- ❑ Proposed project will generate direct and indirect prevailing wage employment opportunities for Toledo
- ❑ Creates long-term cost savings for the region, leading to investment in more important needs of the regional water system
- ❑ Cleanup and redevelopment of a brownfield site on Consaul St. that has been an eyesore to the community for years
- ❑ After the remediation and construction, RRD will move its headquarters and a truck repair facility to the historic Birmingham neighborhood in east Toledo bringing up to 25 new jobs to Toledo. Construction to begin June 2025
- ❑ Phase II of Consaul Project would see a DWTM pelletizer (patent pending) being constructed, potentially adding more jobs to the community by 2029



# PROJECT COMPLETION DATES

4004 Angola Rd.

2029

0 Byrne Rd.

2035

3920 Angola Rd.

2036

# SUMMARY



- ❑ **RRD has addressed all community concerns related to this project:**
  - ✓ Factual information provided on the composition & safety of DWTM
  - ✓ Scientific evidence of how DWTM will not harm the regional aquifer
  - ✓ Five-Point Dust Mitigation Plan
  - ✓ Strategically-planned trucking routes to minimize Angola Rd. traffic
- ❑ **RRD has addressed all Toledo City Plan Commission concerns related to this project:**
  - ✓ End-use of project aligns with Forward Toledo Plan
  - ✓ Deed restriction and gifting of property to Toledo ensures future parkland/wetland use
  - ✓ RRD is seeking the requested zoning changes to comply with Toledo zoning codes
- ❑ **RRD is Committed to Toledo!**



# Thank you

DO YOU HAVE ANY QUESTIONS

# Exhibit “A”

## Canadates for Local Landmark Designation



### 1307 BROADWAY

- Year Built: 1888
- Condition: Good
- Architect: Norval Bacon
- Use: Religious Assembly



### 1411 BROADWAY

- Year Built: 1921
- Condition: Good
- Architect: Spier & Gehrke
- Use: Religious Assembly



### 1630 BROADWAY

- Year Built: 1928
- Condition: Fair
- Architect: Langdon & Hohly
- Use: Religious Assembly



### 902 BROADWAY

- Year Built: 1920
- Condition: Fair
- Use: Residential





## 2125 ARLINGTON

- Year Built: 1921
- Condition: Good
- Use: Residential



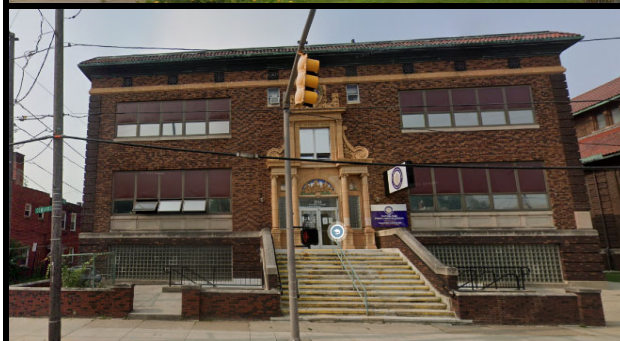
## 439 EASTERN

- Year Built: 1892
- Condition: Good
- Architect: Edward Fallis
- Use: Religious Assembly



## 1719 BLUFF

- Year Built: 1925
- Condition: Good
- Architect: Horace W. Wachter / C.C. Britsch
- Use: Religious Assembly



## 2014 CONSAUL

- Year Built: 1958
- Condition: Good
- Use: Charter School



## 1119 BANCROFT

- Year Built: 1905
- Condition: Good
- Architect: John Comes
- Use: Religious Assembly



## 1664 BANCROFT

- Year Built: 1926
- Condition: Below Average
- Architect: Wilbur R. Heuby
- Use: Religious Assembly



## 509 OSWALD

- Year Built: 1900
- Condition: Fair
- Use: Vacant Religious Assembly



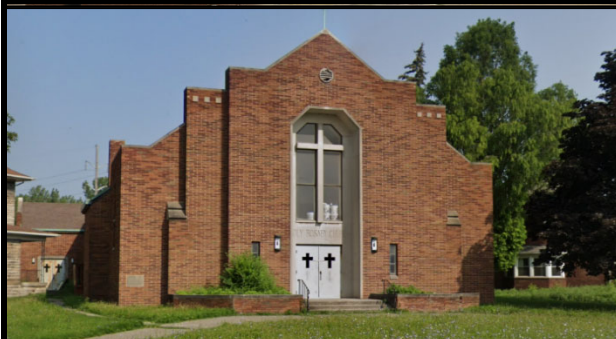
## 601 JUNCTION

- Year Built: 1890
- Condition: Fair
- Use: Religious Assembly



## 1880 GENESSE

- Year Built: 1949
- Condition: Good
- Architect: Joseph C. Huber & John T. Comet
- Use: Religious Assembly



## 2565 YORK

- Year Built: 1958
- Condition: Good
- Use: Religious Assembly





## 2411 SEAMAN

- Year Built: 1918
- Condition: Fair
- Use: Nursing Home



## 2471 SEAMAN

- Year Built: 1928
- Condition: Good
- Use: Religious Assembly



## 617 NEVADA

- Year Built: 1892
- Condition: Good
- Use: Religious Assembly



## 1430 IDAHO

- Year Built: 1957
- Condition: Fair
- Use: Charter School



## 652 HAMILTON

- Year Built: 1870
- Condition: Poor
- Use: Religious Assembly



## 2916 LAGRANGE

- Year Built: 1887
- Condition: Fair
- Use: Religious Assembly



## 550 CLARK

- Year Built: 1900
- Condition: Fair
- Use: Religious Assembly



## 749 NORWOOD

- Year Built: 1900
- Condition: Below Average
- Use: Religious Assembly



## 420 SANDUSKY

- Year Built: 1897
- Condition: Good
- Use: Religious Assembly



## 2017 LAWRENCE

- Year Built: 1923
- Condition: Good
- Use: Religious Assembly





## 701 CENTRAL

- Year Built: 1912
- Condition: Fair
- Use: Religious Assembly



## 3887 MARTHA

- Year Built: 1910
- Condition: Good
- Use: Religious Assembly



## 3887 MARTHA

- Year Built: 1910?
- Condition: Good
- Use: Charter School



## INVERNESS CLUB CLUBHOUSE

- Year Built: 1918
- Condition: Excellent
- Architect: The DeVore Co
- Use: Golf Couse Clubhouse



## TOLEDO CC CLUBHOUSE

- Year Built: 1897
- Condition: Good
- Architect: Mills & Wachter
- Use: Golf Couse Clubhouse



## 315 Galena

- Year Built: 1916
- Condition: Fair
- Use: Religious Assembly



## 1638 Broadway

- Year Built: 1917
- Condition: Good
- Use: Office



## 3613 Monroe

- Year Built: 1925
- Condition: Good
- Use: Religious Assembly



## 508 N Hawley

- Year Built: 1895
- Condition: Good
- Use: Office



## 1853 South

- Year Built: 1949
- Condition: Good
- Use: Religious Assembly





## 2024 Cherry

- Year Built: 1915
- Condition: Fair
- Use: Medical



## 1910 Cherry

- Year Built: 1910
- Condition: Fair
- Use: Office



## 725 Navarre

- Year Built: 1924
- Condition: Good
- Use: Religious Assembly



## 649 Elmore

- Year Built: 1917
- Condition: Good
- Use: Religious Assembly



## 1450 HARVARD

- Year Built: 1921
- Condition: Good
- Architect: Harry Wachter
- Use: Religious Assembly

## Exhibit "B"

### Significant List Entire City (Overlays and Non Overlays)

705 LODGE AVE	1101 N DETROIT AVE
527 SEGUR AVE	573 NEBRASKA AVE
711 EUCLID AVE	2770 W CENTRAL AVE
1946 BAKEWELL ST	3754 WOODLEY RD
3233 PIERO AVE	708 S ERIE ST
1848 N SUPERIOR ST	418 FRANK ST
4225 SYLVANIA AVE	954 BELMONT AVE
831 YONDOTA ST	1502 N DETROIT AVE
2905 N DETROIT AVE	430 N ERIE ST
2108 COLLINGWOOD BLVD	3114 S BYRNE RD
1745 PARKSIDE BLVD	701 W CENTRAL AVE
2281 PUTNAM ST	316 ADAMS ST
910 WOODVILLE RD	1302 N HURON ST
4839 DOUGLAS RD	2146 N 12TH ST
811 E BROADWAY ST	1131 CLARK ST
1311 MOORE ST	2327 COLLINGWOOD BLVD
725 NAVARRE AVE	2345 COLLINGWOOD BLVD
2009 ASHLAND AVE	2705 MONROE ST
2910 AUBURN AVE	2204 COLLINGWOOD BLVD
915 N REYNOLDS RD	902 BROADWAY
611 WOODVILLE RD	1411 BROADWAY
2440 SOUTH AVE	1630 BROADWAY
1010 W BANCROFT ST	3120 BYRNE
3016 COLLINGWOOD BLVD	2125 ARLINGTON
2315 COLLINGWOOD BLVD	1719 BLUFF
2461 SEAMAN ST	2955 DORR
1305 PARKSIDE BLVD	601 JUNCTION
1612 OTTAWA DR	2471 SEAMAN
704 BUCKEYE ST	310 STEADMAN
367 PLYMOUTH ST	617 NEVADA
1716 GLENWOOD AVE	1430 IDAHO
1342 W SYLVANIA AVE	2565 YORK
801 TORONTO AVE	TOLEDO COUNTRY CLUB CLUB HOUSE
2730 FULTON ST	INVERNESS CLUB CLUB HOUSE
2409 PARKSIDE BLVD R	439 EASTERN AVE
802 N SUPERIOR ST	1307 BROADWAY ST
2231 SECOR RD	1450 HARVARD BLVD
1235 OAK ST	1119 W BANCROFT ST
125 E WEBER ST	1664 W BANCROFT ST
130 AVONDALE AVE	1880 GENESEE ST
2043 PARKSIDE BLVD	2014 CONSAUL ST
2255 CENTRAL GROVE AVE	652 HAMILTON



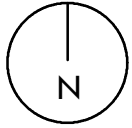
**Exhibit "B"**

**Significant List Entire City (Overlays and Non Overlays)**

420 SANDUSKY ST	509 OSWALD
4227 BELLEVUE RD	2916 LAGRANGE
459 SIXTH ST	550 CLARK
509 OSWALD ST	749 NORWOOD
628 LOCUST ST	1664 BANCROFT
720 S ST CLAIR ST	2484 PARKWOOD
235 COURTLAND AVE	1203 CRYSTAL
2561 COLLINGWOOD BLVD	2017 LAWRENCE
435 EASTERN AVE	701 CENTRAL
501 CHERRY ST	705 LODGE
550 CLARK ST	2158 COLLINGWOOD
317 GALENA ST	3887 MARTHA
3215 DOUGLAS RD	3151 SUMMIT
1367 W SYLVANIA AVE	2327 COLLINGWOOD
628 ELM ST	420 SANDUSKY
	601 JUNCTION

12. Study of Limiting Number of Dogs in Residential Zoning.  
(M-14-24)

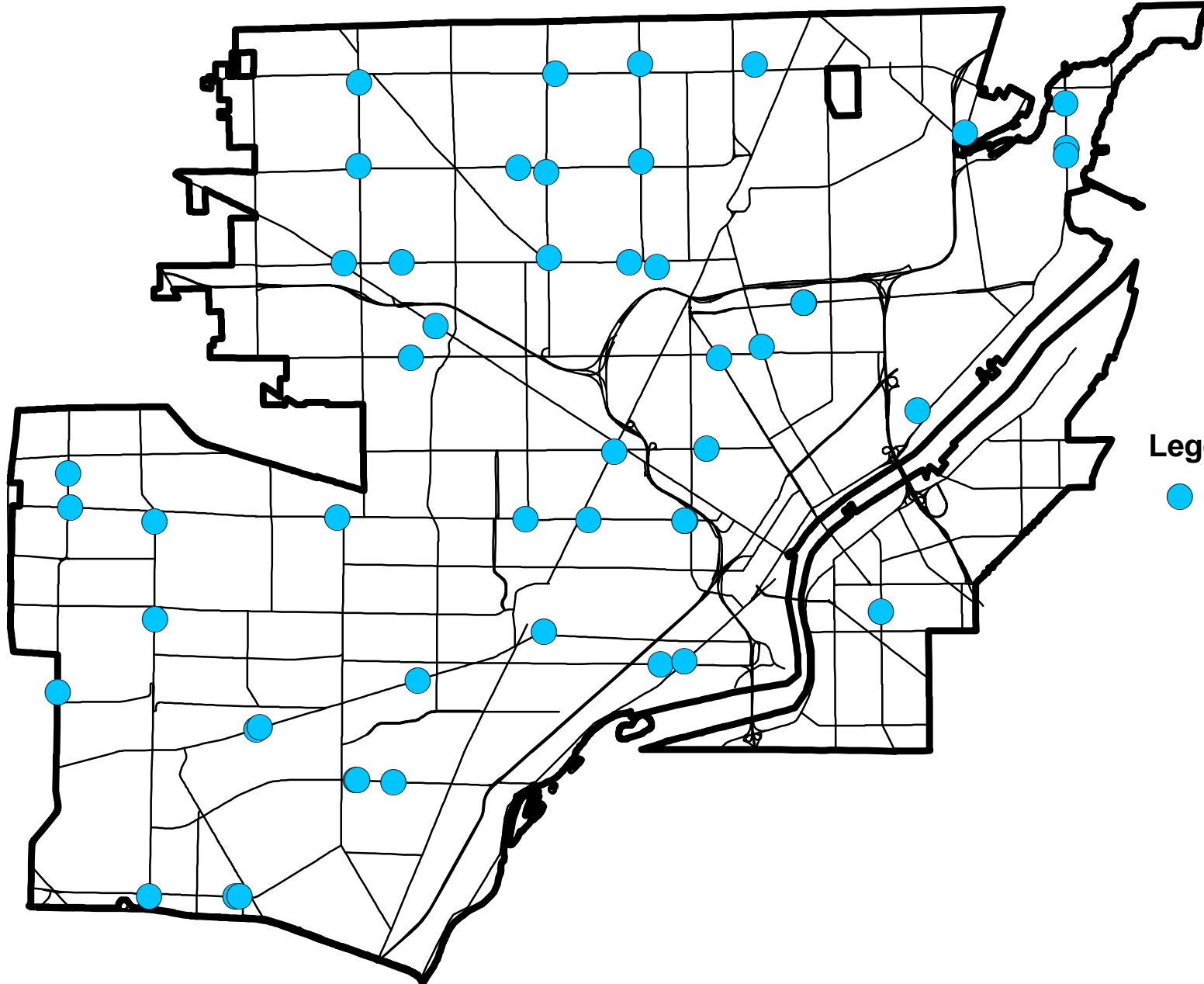
The Plan Commission Recommends no change at this time.



2  
Miles

# City of Toledo

## Dollar Stores



### Legend

● Dollar Stores

16-9

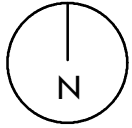
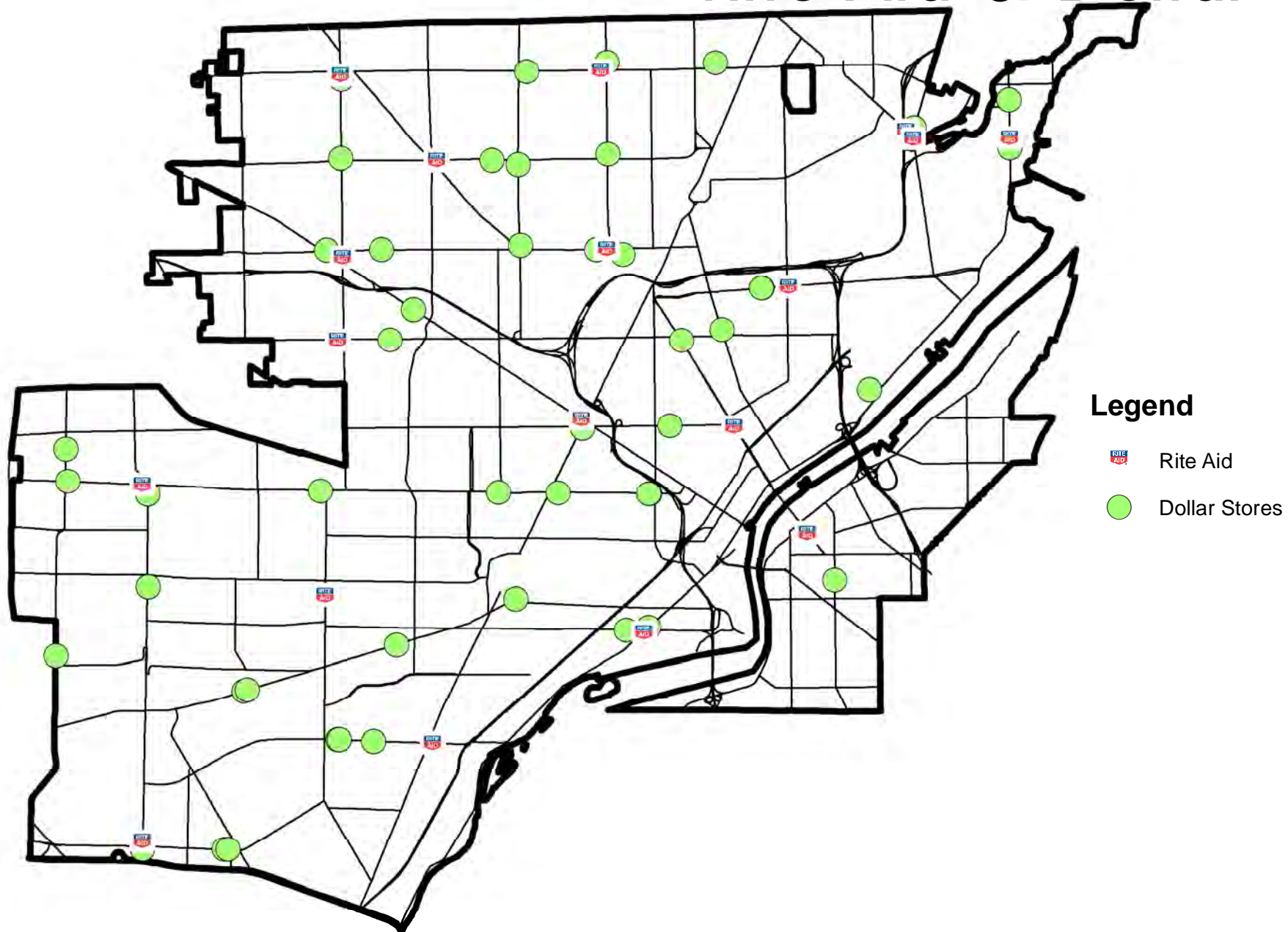


Exhibit C

2 Miles

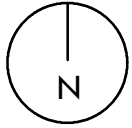
# City of Toledo

## Rite Aid & Dollar Stores



16 - 10

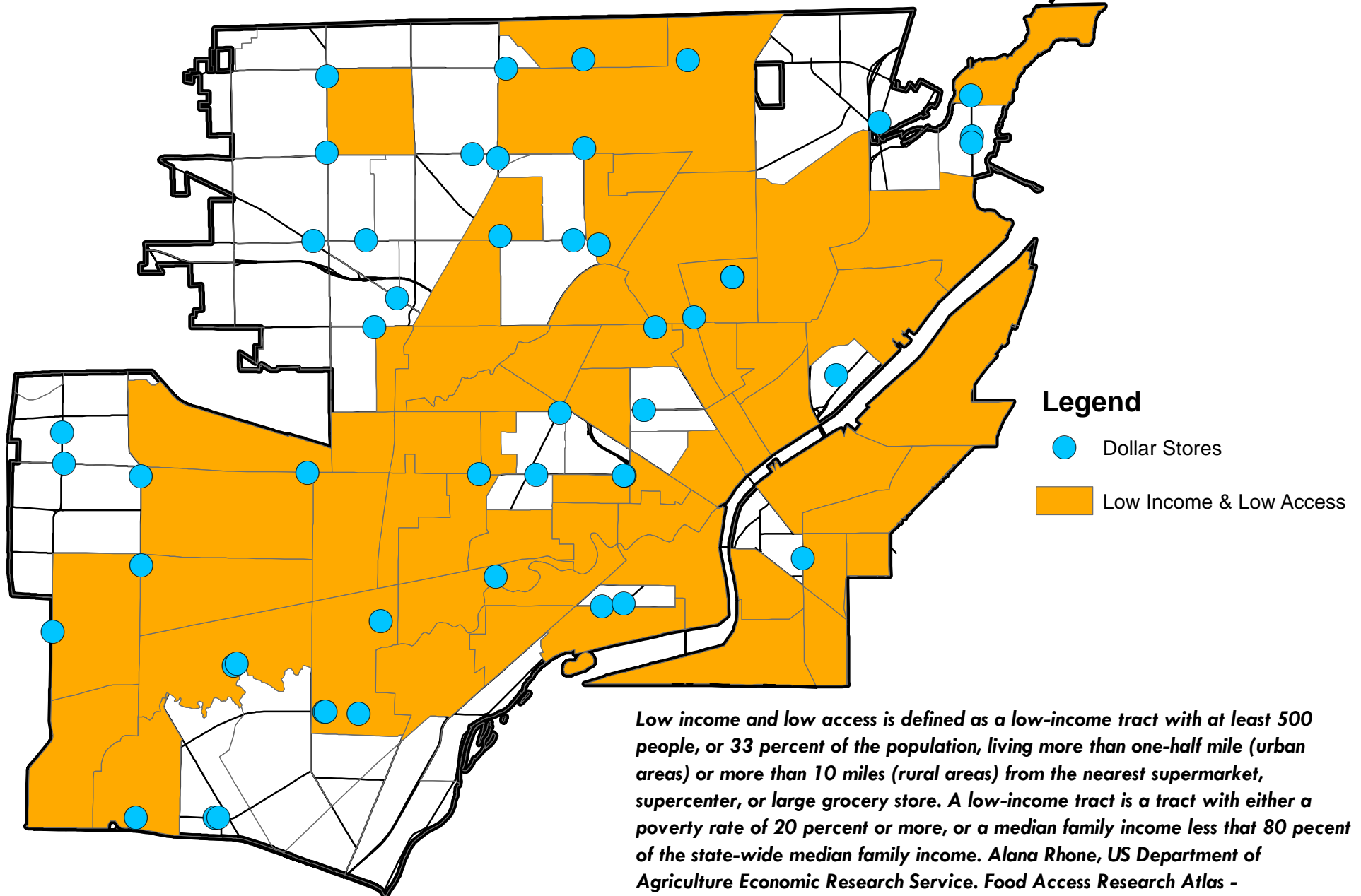




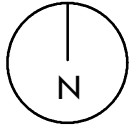
2  
Miles

# City of Toledo

## Dollar Stores & Low Income, Low Access



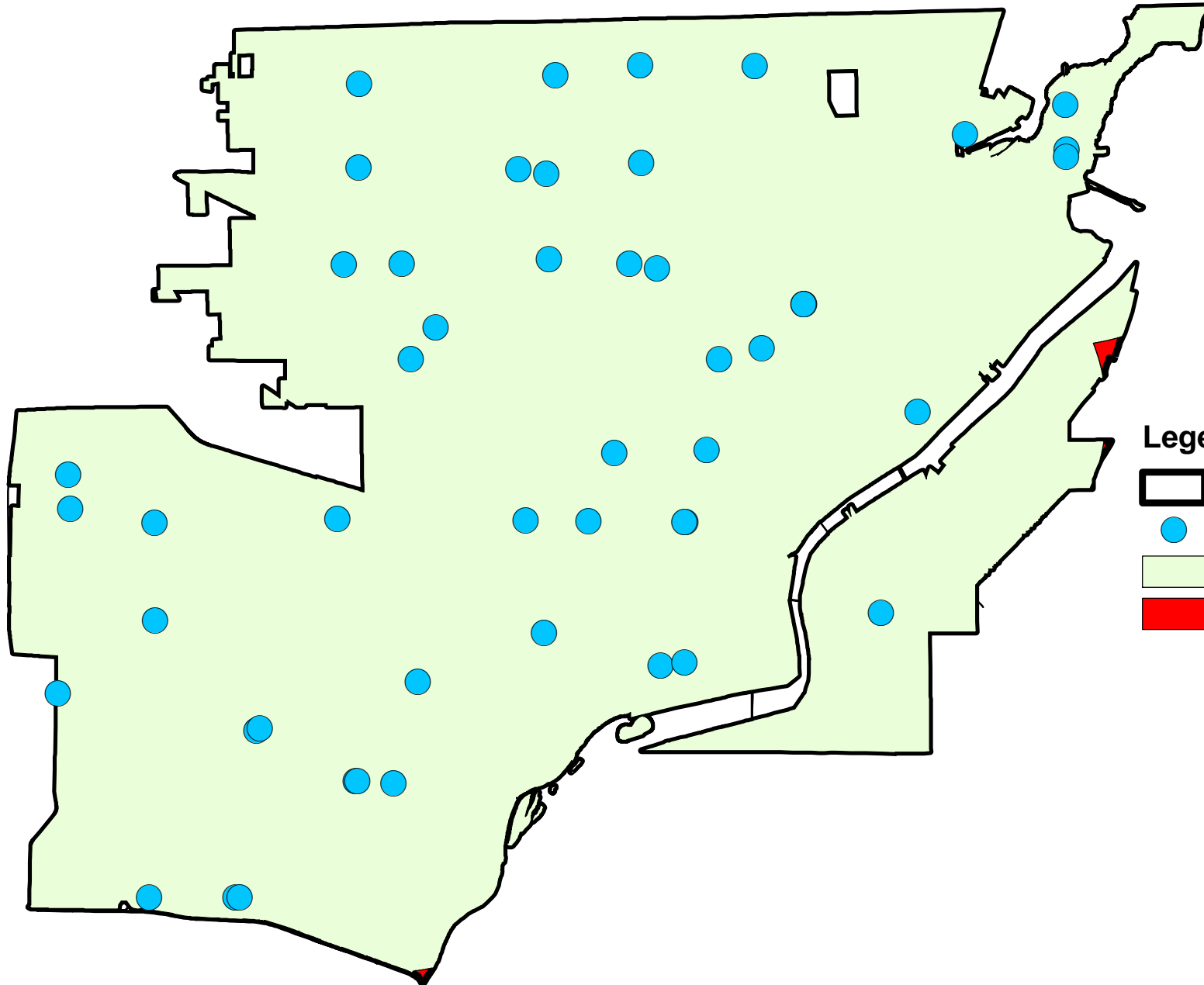
Created March 26, 2025 by the City of Toledo Planning Commission



2 Miles

# City of Toledo

## Dollar Stores 2 Mile Buffer



### Legend

- City of Toledo Border
- Dollar Stores
- Areas within 2mi of a Dollar Store
- Available

16 - 12

14. Review of outstanding studies within the Plan Commission.

15. Review of upcoming moratorium expiration dates.