



REF: SUP25-0032

DATE: November 6, 2025

TO: President Vanice Williams and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Request for a Special Use Permit for a Day Care Center at 2894 Tremainsville Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 6, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Day Care Center
Location	-	2894 Tremainsville Road
Applicant + Owner	-	Breana Elias 2894 Tremainsville Road Toledo, OH 43613
Architect	-	Kevin Brown CENiC Architecture 325 Superior Street Unit A Rossford, OH 43460

Site Description

Zoning	-	RS6 / Single-Family Residential
Area	-	± 0.51 acres
Frontage	-	± 134' along Tremainsville Road
Existing Use	-	Type A Family Day Care
Proposed Use	-	Day Care Center

Area Description

North	-	RS6 / Single-Family Residential
South	-	CR / Bar & Grill
East	-	CR and RS6 / Single Family Residential
West	-	CR / Assisted Living

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|-------------|---|---|
| Z-4005-17 | - | Zone Change from CR-Regional Commercial to RS6-Single Family Residential at 2894 Tremainsville. (Approved by Council 06/27/2017). |
| SUP-1001-20 | - | Special Use Permit for Type A Family Daycare at 2894 Tremainsville. (PC approved March 12, 2020. Ord 152-20 passed 04/22/2020). |

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a Day Care Center at 2894 Tremainsville Road. The ±0.51-acre site is zoned RS6 Single-family Residential which requires a Special Use Permit to operate a day care center. Surrounding land uses include single family homes to the north and east, multifamily and parking lots to the west, and retail and a bar to the south.

Day Care Center Requirements

Per TMC§1104.0703(B), Daycare Centers must have building frontage on a major street. According to the Toledo-Lucas County Major Street and Highway Plan, Tremainsville Road is classified as a Major Collector and is thus a major street. Additionally, in accordance with TMC§1104.0703(D)&(E), the facility is required to provide at least thirty-five (35) square feet of usable indoor space for each person in care and sixty (60) square feet of outdoor space for each person in care using the outdoor area at any one time. The site plan submitted depicts a fenced play area that is ±875 square feet, which is more than enough to accommodate the maximum number of twelve (12) persons in a Type A Family Day Care. A drop-off and pick-up area is required, and shall be depicted on a revised site plan.

Parking and Circulation

Pursuant to TMC§1104.0703(F), a paved off-street area for dropping off and picking up persons in care at the facility must be provided and approved by the Division of Transportation. The site has an existing driveway, and there is an off-street parking lot across Whitmer Drive. The applicant must reach out to the Division of Traffic Management and provide a revised site plan depicting a pickup and drop off location.

STAFF ANALYSIS

Landscaping

As required under TMC§1104.0701(E), sixty (60) square feet of useable outdoor space must be provided for each person in care using the outdoor area at any time. Additionally, a Type B landscape buffer shall be provided around the outdoor space in accordance with TMC§1108.0203(F). This buffer shall be a minimum of ten-feet (10') in width and consist of four (4) canopy trees and fifteen (15) shrubs installed every 100 linear feet. Pursuant to TMC§1108.0203(D)(2), a fence, wall, or berm six-feet (6') to eight-feet (8') in height may be used and can substitute for the shrub requirements.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this area for Neighborhood Mixed Use. This Use Category is characterized by a mix of multi-family uses and small-and medium-scale commercial operations such as restaurants, specialized retail, small offices, and galleries. The proposed use of a Day Care Center supports the Plan's goals of Supporting Childhood Development, Business Creation and Strengthen Neighborhoods. Staff recommends approval of the proposed use as it conforms with goals identified in the Forward Toledo Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP25-0032, a Special Use Permit for a Day Care Center at 2894 Tremainsville Road, to 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) – *Review & Decision-Making Criteria*], and
2. The proposed use is compatible with adjacent uses in terms of scale, site design and operating characteristics [TMC§1111.0706(C) – *Review & Decision-Making Criteria*].

The Toledo City Plan Commission recommends approval of SUP25-0032, a Special Use Permit for a Day Care Center at 2894 Tremainsville Road, to Toledo City Council subject to the following **twenty (20)** conditions.

Division of Sewer and Drainage Services

1. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
2. 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 RECOMMENDATION (cont'd)

Division of Environmental Services

3. 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.
4. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
5. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
6. 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.
7. 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
8. 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.

Fire Prevention

9. This location will be considered an 'E' Educational occupancy in the Ohio Fire Code. A fire protection sprinkler system may be required. (OFC 903.2.3).

Division of Traffic Management

10. Per TMC§1104.0700(F), a paved off-street area for dropping off and picking up persons in care at the facility must be provided and approved by the Division of Traffic Management. **Not acceptable as submitted. A revised site plan depicting a pick-up and drop off location shall be submitted and approved by the Division of Traffic Management.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission

11. Sixty (60) square feet of useable outdoor space must be provided for each person in care using the outdoor area at any one time. **Acceptable as depicted.**
12. 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.
13. Per TMC§1104.0700(F), a paved off-street area for dropping off and picking up persons in care at the facility must be provided and approved by the Division of Traffic Management. **Not acceptable as submitted. A revised site plan depicting a pick-up and drop off location shall be submitted and approved by the Division of Traffic Management.**
14. A detailed site, lighting, and fencing shall be depicted on a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Per TMC§1108.0203(F), a Type B landscape buffer shall be provided around the outdoor space. This buffer shall be a minimum of ten-feet (10') in width and consist of four (4) canopy trees and fifteen (15) shrubs installed every 100 linear feet. Pursuant to TMC§1108.0203(D)(2), a fence, wall, or berm six-feet (6') to eight-feet (8') in height may be used and can substitute for the shrub requirements. **Not acceptable as depicted. Existing four-foot (4') chain link fence is not an acceptable buffer unless there is also a continuous shrub row. The four-foot (4') chain link shall be removed and a six-foot (6') privacy fence shall be installed to screen the outdoor play area to satisfy the condition of approval.**
 - b. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage;
 - c. Topsoil must be back filled to provide positive drainage of the landscape area;
 - d. 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;
 - e. The location, height and materials for any fencing to be installed and maintained;
 - f. The location and specifications of any proposed signage. Signs shall be made of a durable material and shall comply with TMC§1113-Signs.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- g. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
- 15. 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.
- 16. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in **TMC§1111.0707** have not been met.
- 17. Per **TMC§1111.0814**, if a building permit is not issued within one (1) year of this approval date then the site plan approval shall become null and void.
- 18. 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.
- 19. 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

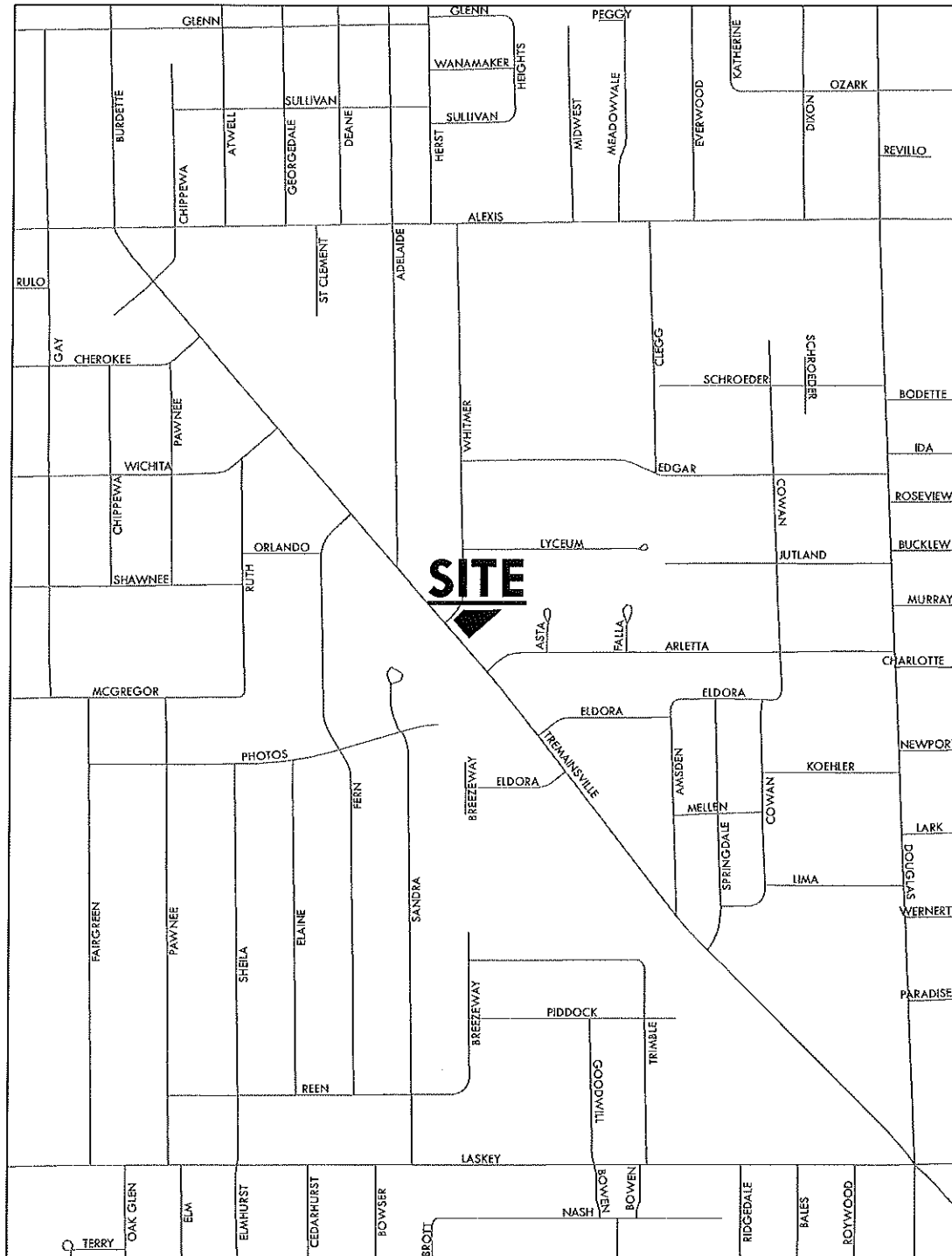
Three (3) sketches follow

Cc: Breana Elias, 2894 Tremainsville Road, Toledo OH 43613

Kevin Brown, CENiC Architecture, 325 Superior Street Unit A, Rossford OH 43460

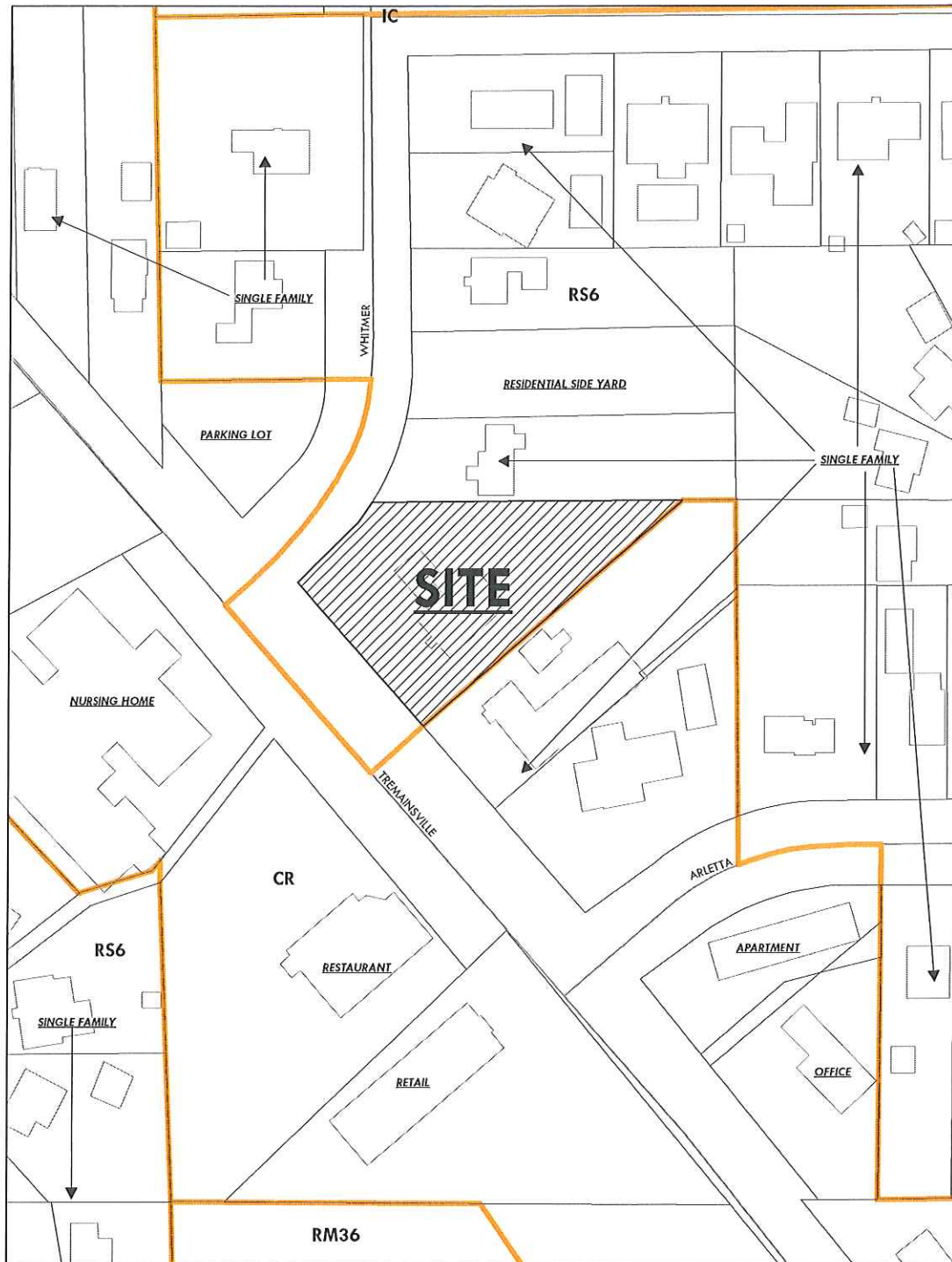
GENERAL LOCATION

SUP25-0032
ID 55



ZONING & LAND USE

SUP25-0032
ID 55



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