

GENERAL INFORMATION

Subject

Request	-	Preliminary Drawing for Fieldview Addition Being a Replat of Gardenvue Acres Lot 1
Location	-	0 Greystone Parkway
Applicant / Developer	-	Deon Davis 2460 N. Reynolds Road Toledo, OH 43615
Surveyor / Engineer	-	Lewandowski Engineers, A Verdantas Company 219 S. Erie Street Toledo, OH 43604

Site Description

Zoning	-	RS6 / Single-Dwelling Residential (<i>RD6 / Duplex Residential proposed</i>)
Area	-	±2.6 acres
Frontage	-	50' on Greystone Parkway
Existing Use	-	Undeveloped land
Proposed Use	-	Residential subdivision with four (4) single-family home sites & five (5) duplex sites

Area Description

North	-	Undeveloped residential land and apartments / RS6 & RM12
East	-	Single-family homes and duplexes / RD6
South	-	Single-family homes / RS6
West	-	Single-family homes / RS6

Parcel History

M-9-62	-	Interim Zoning for area proposed for annexation to the City of Toledo. Subject property proposed R-B Single-Family Residence (PC approved 5/3/1962; CC approved 1/21/1963 via Ord. 25-63).
Z-14-81	-	Zone Change from R-B Single-Family Residential to R-3 Two-Family Residential of ±60 acres located between Angola Road and Airport Highway, east of Seymour Road (PC rec. approval 7/9/1981; CC approved 7/21/1981 via Ord. #449-81).

GENERAL INFORMATION (cont'd)
Parcel History (cont'd)

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| CUP-15-81 | - | Community Unit Plan of ±60 acres located between Angola Road and Airport Highway, east of Seymour Road (PC rec. approval 7/9/1981; CC approved 7/21/1981 via Ord. #450-81). |
| S-1-81 | - | Preliminary Drawing for Biniker's Country Trail Estates, Plat 3 (PC approved 7/9/1981). |
| S-33-89 | - | Preliminary Drawing for Greystone Village, a mobile home subdivision (PC disapproved with no prejudice 2/15/1990). |
| | | Revised Preliminary Drawing submitted as companion case to CUP-44-90 (PC approved 7/12/1990). |
| CUP-44-90 | - | Amendment to a Community Unit Plan approved by Ord. 641-79 (PC rec. approval 7/12/1990; CC approved 9/4/1990 via Ord. 899-90). |
| Z-8007-91 | - | Zone Change from R-2 Single-Family Residential to R-3 Two-Family Residential for proposed Greystone Village (PC rec. approval 9/5/1991; CC approved 9/24/1991 via Ord. 741-91). |
| Z-10006-97 | - | Zone Change from R-2, R-B and R-3 to R-MH Residential Mobile Home located at 4646 Airport Highway (PC rec. disapproval 11/6/1997; CC disapproved 12/9/1997, Ord. FAILED). |
| S-3-01 | - | Preliminary Drawing for Garden View Acres (PC approved 3/8/2001). Final Plat for Garden View Acres (PC approved 12/5/2002). |
| S-13-11 | - | Final Plat of Fieldview Addition, a Replat of Garden View Acres Lots 67 thru 76 (PC disapproved with no prejudice 1/12/2012. PC approved 10/11/2012). |
| V-78-12 | - | Vacation of a portion of Greystone Parkway abutting Lots 67 thru 76 in Garden View Acres (PC approved 4/12/2012. CC approved 8/28/2012 via Ord. 448-12). |

GENERAL INFORMATION (cont'd)Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo Subdivision Rules and Regulations
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant has submitted a Preliminary Drawing in order to develop a ten (10) lot subdivision located at 0 Greystone Parkway. Pursuant to §307 of the *Subdivision Rules and Regulations for the City of Toledo*, subdivisions involving the creation of more than five (5) lots, or one which creates, widens, or extends a public or private street, must be platted in accordance with major subdivision procedures. The subject property is currently undeveloped and consists of ±2.6 acres. Surrounding land uses include undeveloped residential land and apartments to the north, single-family homes and duplexes to the east, and single-family homes to the south and west.

As shown in the Parcel History section, the subject parcel and the surrounding property have been considered for a variety of development forms from Community Unit Plans, Residential Mobile-Home, Duplexes and Single-Family Residential. Most recently the subject parcel was platted as part of the Garden View Acres. This Plat included ten (10) lots for the development of single-family homes for the subject parcel. The proposed subdivision with the companion Zone Change request, will permit four (4) additional residential units than the previous Garden View Acres Subdivision.

This case and companion case Z-24-0002 were deferred for sixty (60) days at the January 16, 2025 Plan Commission meeting, to allow the applicant to hold a neighborhood meeting to discuss the proposal with surrounding neighbors. A neighborhood meeting was held on February 11, 2025 at the Heatherdowns Branch Library with five (5) community members in attendance. At the meeting, an additional meeting at a later time was requested. The applicant will hold another neighborhood meeting before the Plan Commission meeting on March 13, 2025 as requested.

Subdivision Design

The applicant is proposing the dedication of right-of-way for access to the site by extending Greystone Parkway. Greystone Parkway currently extends north from Airport Highway to the subject parcel. This portion of Greystone Parkway was dedicated in the Plat of Greystone Village. The extension of Greystone Parkway will run east-west and extend approximately two-hundred feet (200') before terminating in a cul-de-sac, similar to Blue Rock Court to the south. Currently this is the only access to public right-of-way, as the property to the north is undeveloped and is not owned by the developer.

STAFF ANALYSIS (cont'd)

All ten (10) proposed lots, ranging from 6,038 square feet to 10,875 square feet square feet, will front on Greystone Parkway. The applicant is proposing single-dwelling homes for four (4) of the lots and duplexes on five (5) of the lots, with the remaining lot to be used for open space and stormwater detention. All lots meet the fifty-foot (50') minimum lot width requirement for the proposed RD6-Duplex Residential zoning designation (*companion case Z24-0002*), as specified in TMC§1106.0101. Minimum setbacks from TMC§1106.0101 are also shown on the Preliminary Drawing, with the building envelope size depicted for each proposed lot.

Easements

Utility easements are shown on the Preliminary Drawing. The location of utility line easements is depicted outside the road right-of-way as required (except public utilities) and shall be subject to approval by the various utility providers. Utility easements may be located along the front lot line or on the rear or side lot lines as necessary for utility lines. Such easements shall be a minimum of ten feet (10') wide. Easements provided for storm drainage purposes shall not be less than twenty feet (20') wide for enclosed sewers. All utilities shall be placed underground, according to the standards of the appropriate utility company and listed as a condition of approval.

Street Design and Construction Standards

The proposed Greystone Parkway extension and cul-de-sac is considered a minor street and meets the requirements of this street type as specified in Section 508 of the *Subdivision Rules and Regulations for the City of Toledo*. Sidewalks shall be constructed within the right-of-way on both sides of the street, and shall be built to the standards outlined in Section 517 of the Subdivision Rules. In addition, street lighting and street trees shall be installed along the proposed right-of-way. Lighting shall be of a quantity to sufficiently light the street and trees shall be spaced according to Section 703 of the Subdivision Rules.

Street design standards shall be in accordance with the requirements and specifications of the Division of Engineering Services and the Division of Transportation. All pavement, sanitary, water line and storm drainage improvements, sidewalk, seeding, mulching, monuments, landscape requirements and other public improvements as listed on the Preliminary Drawing and engineering plans shall be completed before the signing of the Final Plat. The subdivider/developer shall complete these improvements to the satisfaction of the Division of Engineering Services, or other appropriate agency, or the subdivider/developer shall insure their completion with a performance guarantee acceptable to the Platting Commissioner.

STAFF ANALYSIS (cont'd)Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this area for Low-Density Residential land uses. The intent of the Low-Density Residential land use designation is to provide space for contemporary auto-oriented suburban style neighborhoods in the city. Land uses within this designation are primarily single-dwelling homes on individual lots, as well as duplexes when designed compatibly with neighborhood character. Staff recommends approval of the Preliminary Drawing because it is consistent with the Forward Toledo Plan as it supports the development of additional low-density housing within the city. Additionally, staff recommends approval because the proposed development meets the requirements of the Subdivision Rules and Regulations.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission **approve** S24-0016, a Preliminary Drawing for Fieldview Addition Being a Replat of Gardenview Acres Lot 1, for the following **two (2) reasons**:

1. The proposed development is consistent with the Forward Toledo Comprehensive Land Use Plan; and
2. The proposed development meets the requirements for the City of Toledo's Subdivision Rules and Regulations.

The staff further recommends approval of S24-0016, a Preliminary Drawing for Fieldview Addition Being a Replat of Gardenview Acres Lot 1, subject to the following **twenty-five (25) conditions**.

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Engineering Services

1. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All residential drive approaches, (along with the sidewalk through the drive) shall be constructed with 6" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

4. The typical section for the pavement in the public right-of-way needs to be constructed in accordance with the City of Toledo Construction Standards.
5. Water service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Maintain a minimum of 10 feet of clearance between the proposed water main and proposed storm and sanitary sewers. Maintain a minimum of 10 feet of clearance between proposed hydrants and proposed storm and sanitary sewers.
7. The stormwater planning is adequate for a preliminary plat, although Toledo has not received engineering work by which it could be confirmed that the proposed detention will suffice for stormwater management needs. Confirmation is recommended prior to the final plat. The basin design shall conform the Toledo Infrastructure Standards and Ohio CGP and it shall be drained by gravity unless a defense is made and accepted that a pump must be used. Should any stormwater landscape changes be made in the process of receiving engineering approval, further coordination with the Plan Commission may be required to receive engineering approval.
8. Shared private storm lines within the subdivision shall have accompanying private easements shown on the plat.
9. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
10. Sanitary sewer shall be completely within the proposed right-of-way. Sanitary sewer shall be a minimum of 10 feet inside of the proposed right-of-way.
11. Each lot shall have a separate sanitary sewer tap from the main line.

Chief Surveyor

12. Markups on the preliminary drawing submitted by the Chief Surveyor on 12/11/24 shall be addressed on the final plat.

Lucas County Health Department

No comments received at time of publication.

Lucas County Tax Map

No objections.

Columbia Gas

No comments received at time of publication.

STAFF RECOMMENDATION (cont'd)

Toledo Edison

No comments received at time of publication.

Buckeye Broadband

No comments received at time of publication.

Fire Prevention

13. A Fire Hydrant is required to be placed on the extension of Greystone Pkwy. The closest fire hydrant is on Greystone at Shale Lane, which puts the end of Greystone Pkwy addition at 500 feet from the closest hydrant. Toledo Municipal Code requires a hydrant within 350 feet and the Ohio Fire Code requires a hydrant within 400 feet. (OFC 507.1 and 507.5.1, TMC 1511.03, rule 5, #1)

Division of Transportation

14. Sidewalks are required per TMC§1107.1301 and shall be constructed at the time of development.

Plan Commission

15. The Zone Change request in Companion Case Z24-0002 shall be approved by the Plan Commission and City Council prior to the approval of a Final Plat.
16. The east-west portion of the proposed right-of-way shall be an extension of Greystone Parkway and shall be named as such on the Final Plat. Street addresses shall be assigned by the Division of Engineering Services.
17. The location of utility line easements shall be subject to approval by the various utility providers and shall be a minimum width of ten feet (10').
18. All utilities shall be placed underground, according to the standards of the appropriate utility company.
19. Per Section 703 of the City of Toledo Subdivision Regulations, street trees shall be installed along all streets in a major subdivision and shall meet the spacing criteria of said section. A street tree plan shall be submitted to the Plan Director for review and approval prior to the approval of a Final Plat.
20. Per Section 517 of the City of Toledo Subdivision Regulations, sidewalks shall be required along all streets.
21. Per Section 518 of the City of Toledo Subdivision Regulations, street lights shall be required along all streets and walkways. A street lighting plan shall be submitted to the Plan Director for review and approval prior to the approval of a Final Plat.

STAFF RECOMMENDATION (cont'd)

Planning (cont'd)

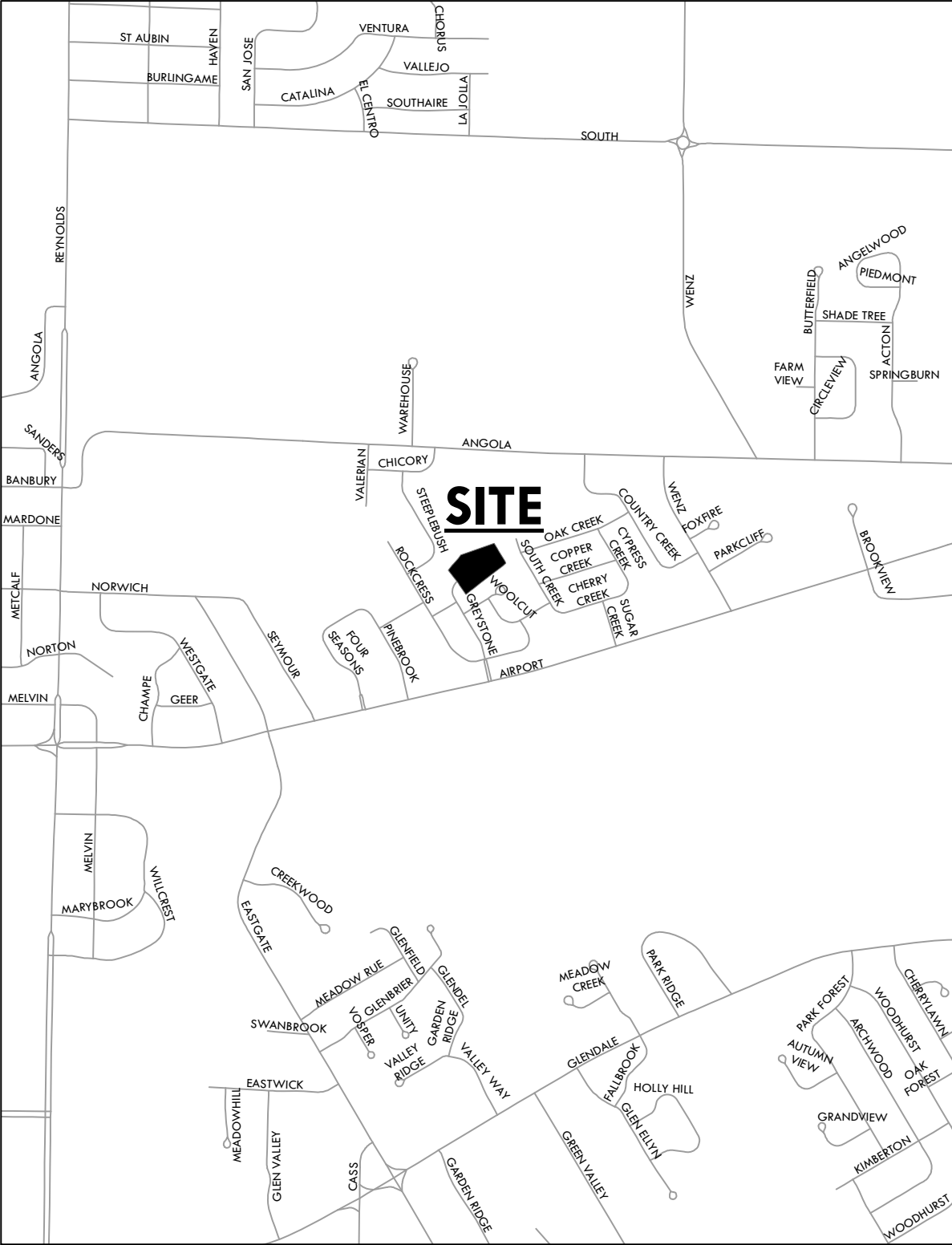
22. A statement on the Final Plat shall indicate: The owner of each lot shall provide a minimum four-foot (4') wide sidewalks along all street frontage within the subdivision where required. The sidewalks will be four-inches (4") in depth except at drives where six-inch (6") depth will be provided for the full width of the drive. It is the duty of each lot owner, at his/her expense, to keep and maintain the sidewalks adjacent to his/her lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and any other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold the City of Toledo harmless from any liability to any person for his/her neglect, failure or refusal in performing such duty.
23. A statement on the Final Plat shall indicate: All open space and/or detention areas within this plat and future plats of Fieldview Addition shall be the responsibility of a homeowners' association whose membership includes the owners of all lots within this plat and future plats of Fieldview Addition. The homeowners' association shall be responsible for the maintenance and property tax liability. In the event a homeowner's association is not formed or ceases to exist, the property tax liability and maintenance of the open space and/or detention area(s) shall be equally shared and assessed to each individual lot owner within the plat and future plats of Fieldview Addition.
24. 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.
25. The Preliminary Drawing shall be valid for a three (3) year period from the date of approval by the Planning Commission.

PRELIMINARY PLAT
TOLEDO CITY PLAN COMMISSION
REF: S24-0016
DATE: March 13, 2025
TIME: 2:00 P.M.

LK
Four (4) sketches follow

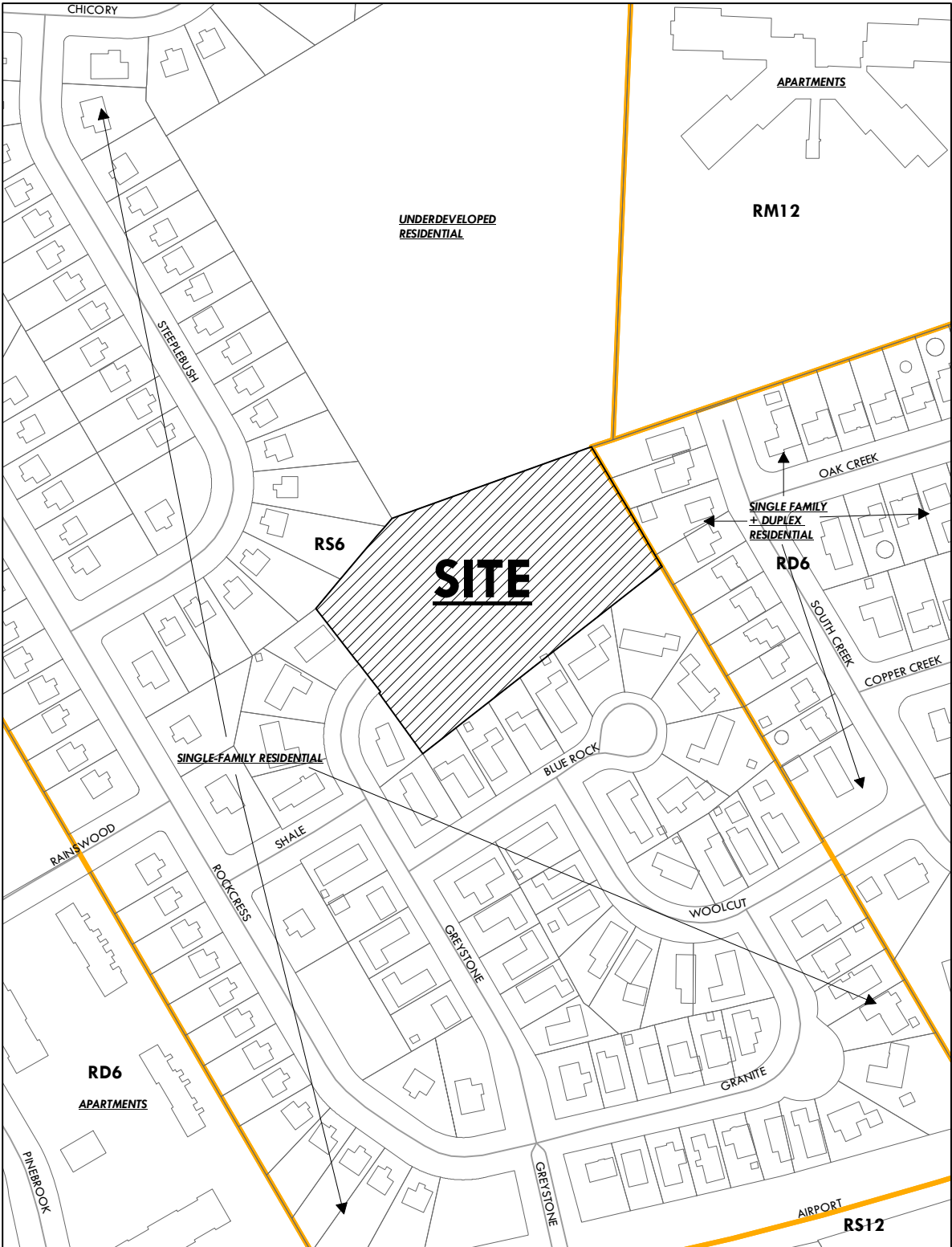
GENERAL LOCATION

S24-0016
ID 140



ZONING & LAND USE

S24-0016
ID 140



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PRELIMINARY PLAT WITH BUILDINGS

S24-0016
ID 140

