

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Major Site Plan Review for new industrial building |
| Location | - | 0 St. Lawrence Drive |
| Applicant | - | Brian Perz
Toledo-Lucas County Port Authority
One Maritime Plaza #701
Toledo, OH 43604 |
| Engineer | - | Stephen Way
Fishbeck
28366 Kensington Lane, Suite 3
Perrysburg, OH 43551 |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | IG / General Industrial |
| Area | - | ± 3.5 acres |
| Frontage | - | ± 719.5' along St. Lawrence Drive |
| Existing Use | - | Industrial outdoor storage / distribution |
| Proposed use | - | Industrial storage building /distribution |

Area Description

- | | | |
|-------|---|---|
| North | - | Maumee River |
| South | - | St. Lawrence Dr., Industrial storage / IG |
| East | - | Industrial storage / IG |
| West | - | Rail line, Industrial storage / IG |

Parcel History

- | | | |
|-----------|---|--|
| SPR-4-19 | - | Major Site Plan Review for new industrial buildings at 3270 St. Lawrence Drive. |
| SPR-34-20 | - | Minor Site Plan Review for site improvements at 3518 St. Lawrence Drive. |
| SPR-1-23 | - | Minor Site Plan Review for two (2) new buildings, new access drives, and tank area at 3518 St. Lawrence Drive. |

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- Maumee Riverfront Plan 1981

STAFF ANALYSIS

This request is a Maumee Riverfront Overlay District (MRO) review for a new industrial storage building at 0 St. Lawrence Drive. The site is ±3.5-acre in the Toledo-Lucas County Port Authority with frontage on St. Lawrence Drive and abuts the Maumee River. The proposed industrial building is setback ±413 feet from the Maumee River. Public access to the site is restricted from St. Lawrence Drive and internal workings of the site are private roads maintained by the Toledo-Lucas County Port Authority. Adjacent land uses surrounding the subject site include solely industrial storage and processing operations. The Toledo-Lucas County Port Authority is restricted from public access, and the proposed storage building is located on a small portion in the north western area of the greater port authority complex which is not viewable from any public right of way.

The applicant is proposing to construct an industrial storage building on the site. The site plan submitted depicts a 60,000 sq. ft. building with a new heavy duty asphalt driveway and concrete loading area and is being reviewed in companion case SPR25-0013 pursuant to TMC§1111.0802(B)(1), a Major Site Plan Review is required for all nonresidential developments with a floor area of more than 50,000 square feet.

Maumee Riverfront Plan

The MRO was enacted in the 1970s as redevelopment interests increased along the Maumee River. The overlay attempts to balance development while maximizing recreational and residential opportunities along a significant citywide asset. The overlay recommends the arrangement of land uses into three subcategories along the river and established a review for any redevelopment. This site is located within the Port Segment area of the Maumee Riverfront Plan. The Port Segment is intended to encourage water-oriented industrial uses. The proposed site developments are supported by the MRO.

STAFF ANALYSIS (cont'd)

Forward Toward Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for High Impact Industrial land uses. The High Impact Industrial designation is intended to accommodate large-scale industrial operations such as manufacturing, warehousing, distribution, and specialized industrial operations requiring good transportation access and public facilities and services. Additionally, the Toledo Vacant Industrial Land Use Report recommends the parcels in the “Front Street Corridor” to be used for industrial purposes due to the industrial nature and transportation advantages of the area (road, rail & water). The Maumee Riverfront Plan also recommends retainment of industrial uses in the “Port Segment” area of the study.

Staff recommends approval of the proposed site plan because the use is permitted in the IG General Industrial zoning district in which it is located; and the proposed use complies with all the standards of the Toledo Municipal Code, and the proposed use of this site is in compliance with the Forward Toledo Comprehensive Land Use Plan, and the Maumee Riverfront Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve MRO-2-25, a Maumee River Overlay review for a new industrial building at 0 St. Lawrence Drive for the following reason:

1. The proposed development conforms to the goals of the Maumee Riverfront Overlay District, as presented in the 1981 Maumee Riverfront Plan and the Toledo Municipal Code as outlined in TMC 1103.0400 and TMC 1111.1400.

MAUMEE RIVER OVERLAY REVIEW
TOLEDO PLAN COMMISSION

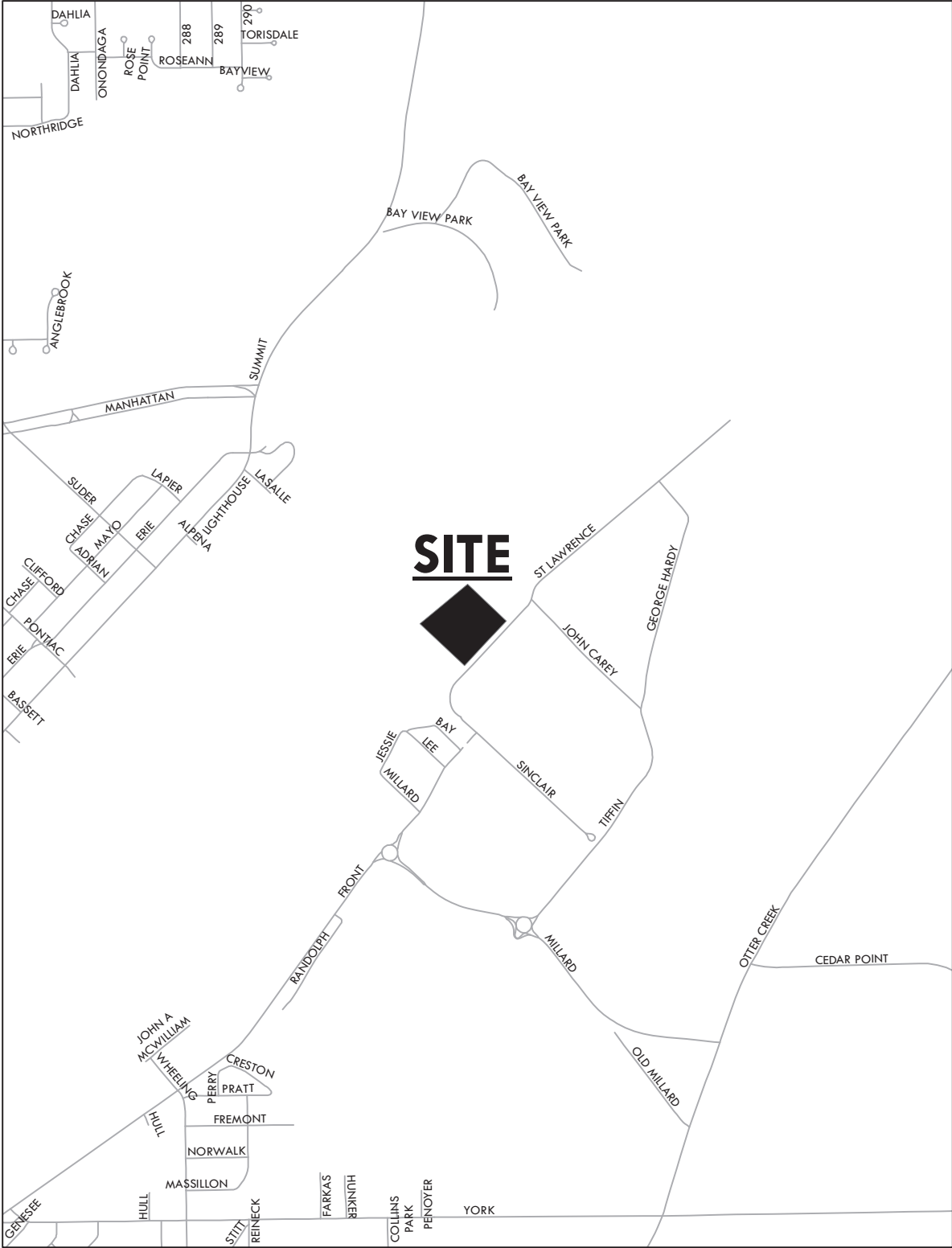
REF: MRO-2-25
DATE: May 8, 2025
TIME: 2:00 P.M.

AV

Four (4) sketches follow

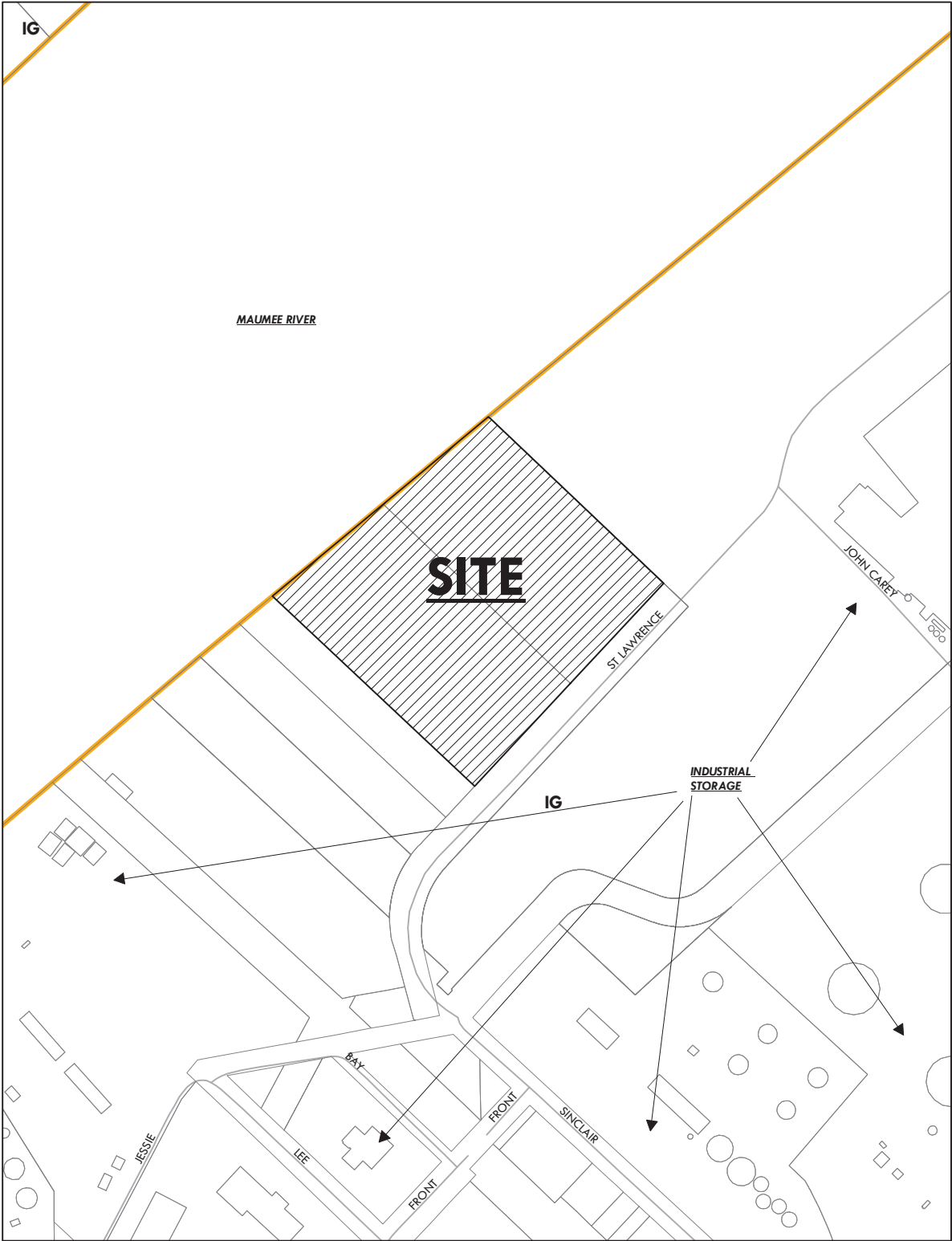
GENERAL LOCATION

MRO-2-25
ID 22



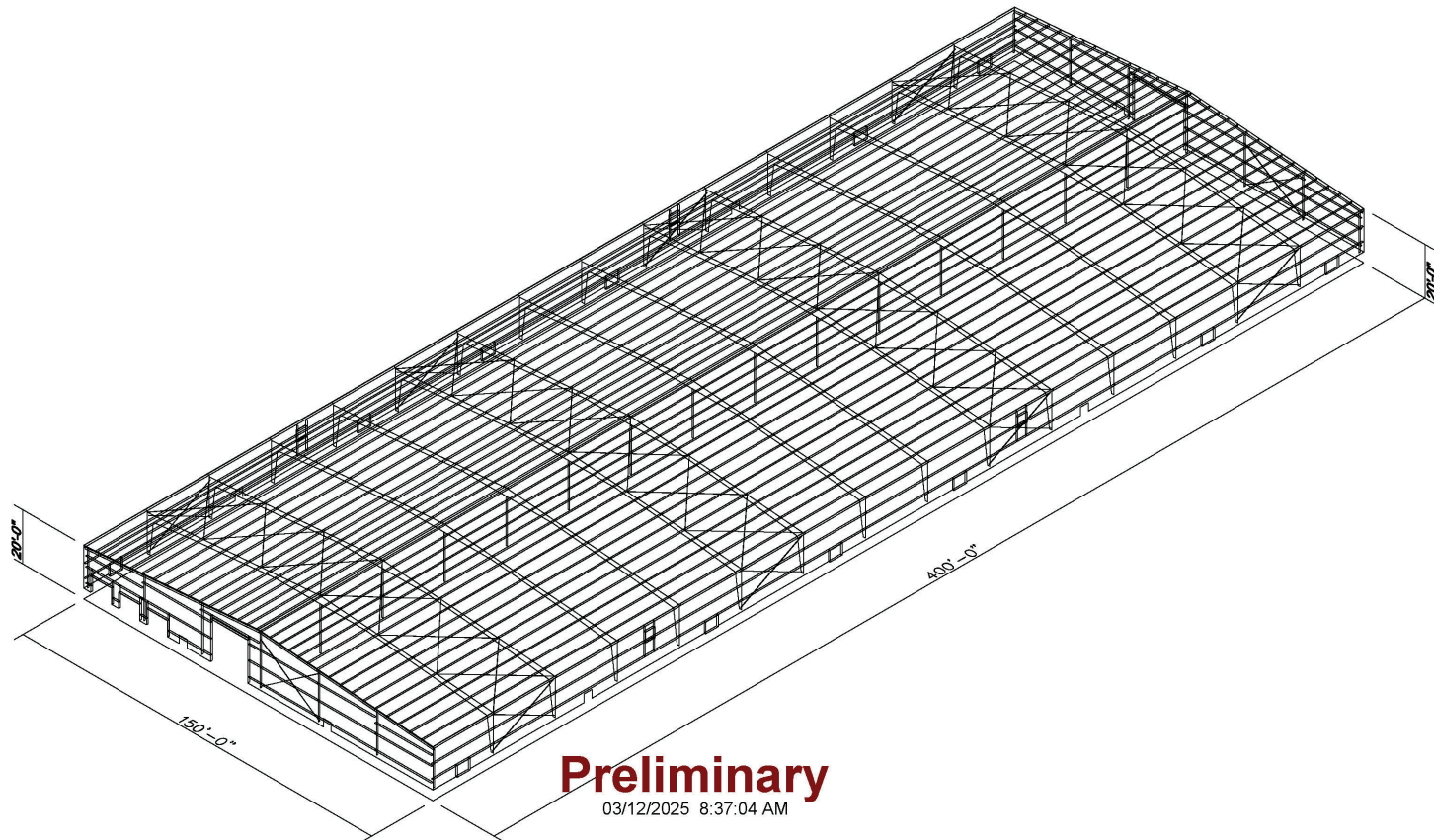
ZONING & LAND USE

MRO-2-25
ID 22



PRELIMINARY DRAWING

MRO-2-25
ID 22



Preliminary

03/12/2025 8:37:04 AM

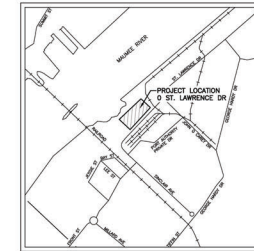
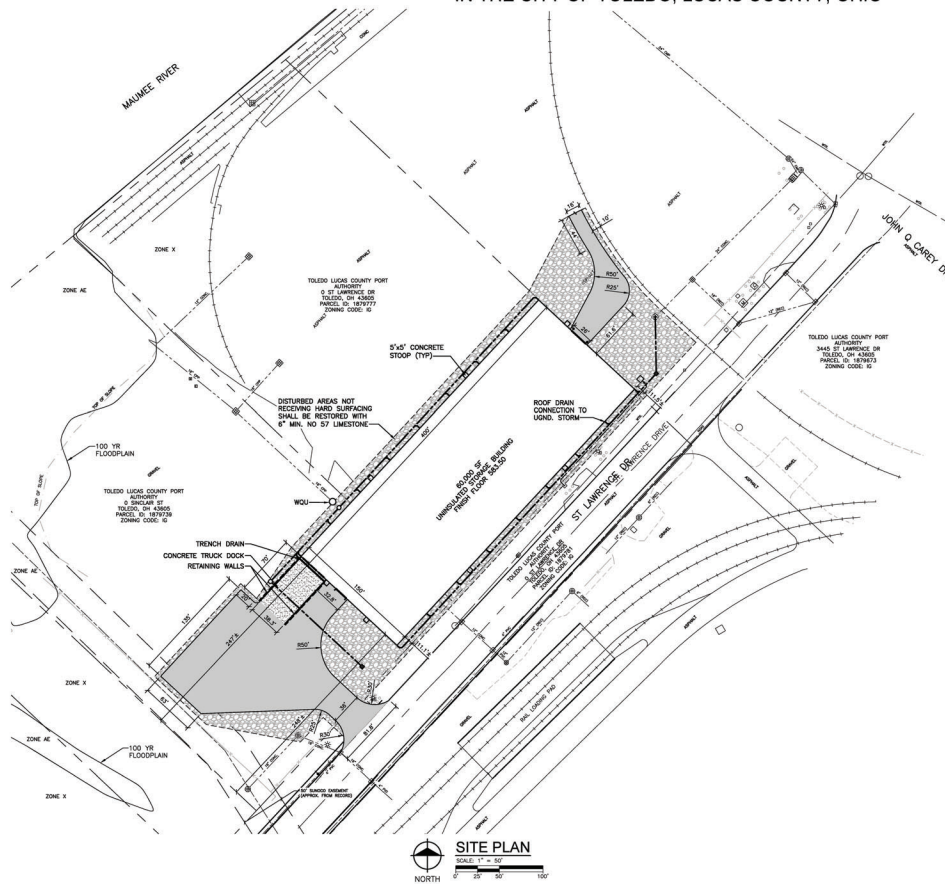
For Discussion Purposes Only

SITE PLAN

MRO-2-25
ID 22



MAJOR SITE PLAN REVIEW
0 ST. LAWRENCE DRIVE
PARTS OF WASAON, RENAU, CHENO, & NAVARRA TRACTS
IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO



LOCATION MAP
NOT TO SCALE

EXISTING SYMBOL LEGEND

- | | |
|--|------------------------------------|
| | STORM SEWER & MANHOLE |
| | NATURAL GAS |
| | WATER |
| | CATCH BASIN & CURB INLET |
| | VALVE BOX & HYDRANT |
| | METER (ELECTRIC, GAS, WATER, ETC.) |
| | ELECTRIC HANDHOLES |
| | LIGHT POLE |
| | UTILITY POLE & GUY WIRE |
| | FENCE |
| | PROPERTY LINE |
| | EASEMENT |
| | RAIL CENTERLINE |
| | PAVEMENT CENTERLINE |
| | STRAIGHT CURB |
| | SIGN |
| | BOLLARDS |

PROPOSED SYMBOL LEGEND

- | | |
|--|--------------------------|
| | STORM SEWER & MANHOLE |
| | STORM SEWER & CLEANOUT |
| | UNDERDRAIN |
| | UNGND ELECTRIC |
| | CATCH BASIN |
| | PROPOSED BUILDING |
| | HEAVY DUTY ASPHALT |
| | CONCRETE PAVEMENT |
| | NO. 57 LIMESTONE SURFACE |
| | 5'x5' DOOR STOOP |
| | BOLLARD |

STORMWATER MANAGEMENT

WATER QUANTITY CONTROL
SITE STORMWATER DISCHARGES DIRECTLY TO THE MAUMEE RIVER, AND NOT TO A CITY OF TOLEDO PUBLIC SEWER. STORMWATER DETENTION IS NOT REQUIRED.

WATER QUALITY CONTROL
THE PROJECT DISTURBED AREA WILL EXCEED 1 ACRE OF LAND. STORMWATER QUALITY REQUIREMENTS WILL BE MET WITH A COMBINATION OF RUNOFF REDUCTION AND A MANUFACTURED WATER QUALITY UNIT (WQU).

NOTES

- | | |
|---|--|
| 1. DIMENSIONS ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE. | THERE ARE NO VARIANCES REQUESTED WITH THIS SITE PLAN. |
| 2. EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE. | FLOODPLAIN |
| 3. PROPERTY LINE LOCATIONS SHOWN ARE FROM AVAILABLE RECORD DATA. | SITE IS CONSIDERED TO BE ZONE X, AREA DETERMINED TO BE OUTSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN. |

SITE ADDRESS

O ST LAWRENCE DR
TOLEDO, OH 43605

LEGAL DESCRIPTION

PARCEL 1879739.2
SUB PITS MAGASON RENUU CHENO & NAWARE TRITS PT
LOTS 9 & 10 IRREG 4.807 AC PCE NELLY OF SINGARU ST

PARCEL 1879777.2
S & B PITS MAGASON RENUU CHENO & NAWARE TRITS LOT 7
8 5/8 & 4.032AC PCE BEING 297.98 FT ON HARBOR
SIDE PT 205.99 FT ON S LINE BY 575 FT ON SW LINE
OF 7.006 AC PCE

PARCEL 1879673
SUB PITS MAUSATUN NAV RENUU RD CHENO TRITS PT
LAWRENCE LANDS SUB OF PT MAUSATUN NAV TRACT OF
DUKE CRK LOTS 107 157 REG 84.632 AC PCE BEING 2400
FT ON

PARCEL 1879781
SUB PITS MAGASON RENUU CHENO & NAWARE TRITS LOTS 7
TO 11 & LOT 18 IRREGUALL 80 FT STRIP SE OF
HARBOR LINE & NW OF JESSIE ST

* PARCELS 1879739 & 1879777 TO BE COMBINED.

OWNER

TOLEDO LUCAS COUNTY PORT AUTHORITY
ONE MARITIME PLAZA, SUITE 701
TOLEDO, OH 43604
PHONE: 419-243-8251

BUILDER

NOOTER
915 MATZINGER ROAD
TOLSON, ILL. 62450

CIVIL ENGINEER

FISHBECK
28366 KENSINGTON LANE,
PERRYSBURG, OH 43551
PHONE: 419-841-4704

ZONING

ZONED: IQ - GENERAL INDUSTRIAL
MRO - MAUMEE RIVERFRONT OVERLAY DISTRICT
FRONT YARD REQUIRED: 0'
REAR YARD REQUIRED: 0'
SIDE YARD REQUIRED: 0'
MAXIMUM BUILDING HEIGHT: NO MAX
MAXIMUM LOT COVERAGE: 100%
PARKING REQUIRED: N/A

VARIANCES REQUESTED

THERE ARE NO VARIANCES REQUESTED WITH THIS SITE PLAN.

FLOODPLAIN

SITE IS CONSIDERED TO BE ZONE X, AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM NO. 3609500115F, EFFECTIVE FEBRUARY 22, 2024.

PLAN PREPARED BY:

REGISTERED ENGINEER

fishbeck
Engineers | Architects | Scientists | Constructors

Toledo Lucas County Port Authority
Toledo, Ohio

REVISIONS

NOT FOR
CONSTRUCTION

4/7/2025 SITE PLAN REVIEW

Drawn By	CMAYER
Designer	CMAYER
Reviewer	ERANDOLPH
Manager	SNAY

Hard copy is intended to be 24"x28" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
241911
SHEET NO.

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