

GENERAL INFORMATION

Subject

- Request - Downtown Overlay District Review of New Parking Lot
- Location - 1913 Spielbusch Avenue
- Applicant / Owner - City of Toledo
One Government Center
Toledo, OH 43604
- Civil Engineer - The Mannik & Smith Group
1800 Indian Wood Circle
Maumee, OH 43537

Site Description

- Zoning - CO & IL / Office Commercial, Limited Industrial
- Overlay - Downtown Overlay District
- Area - ±0.65 acres
- Frontage - ±145' along Spielbusch Avenue
±185' along Southard Avenue
- Existing Use - Vacant Lot
- Proposed Use - Parking Lot

Area Description

- North - Lucas County Vehicle Maintenance / CO & IL
- South - Lucas County Juvenile Justice Center / CD
- East - Lucas County Court of Appeals and Parking / CO
- West - Vacant Industrial and Commercial Parking Lot / IL

Parcel History

- M-5-72 - Plans for Municipal Courts & City Offices Facilities (PC approved 3/2/1972).
- M-6-92 - Review and Adoption of ToledoVision Strategic Master Plan for Downtown Toledo as an amendment to the Master Plan for the City of Toledo (PC approved 4/2/1992; CC approved 4/28/1992 via Ord. 327-92).

GENERAL INFORMATION

Parcel History (cont'd)

- | | | |
|----------|---|---|
| M-4-96 | - | Review of the Warren Sherman Area Council Strategic Plan (PC approved 3/14/1996; CC approved 4/2/1996 via Ord. 231-96). |
| M-22-16 | - | Review of 2016 Downtown Toledo Master Plan (PC rec. approval 12/12/2016; CC approved 1/24/2017 via. Ord. 46-17). |
| M-8-19 | - | Amendment to the DOD Regulations concerning parking lots (PC rec. approval 6/13/2019; CC approved 7/23/2019 via Ord. 355-19). |
| DOD-1-23 | - | Review of Building Demolition (PC approved 4/13/2023). |

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- Downtown Toledo Master Plan

STAFF ANALYSIS

The applicant, the City of Toledo, is requesting a Major Site Plan Review for a sixty-nine (69) space parking lot at 1913 Spielbusch Avenue. The ±0.65 acre site is currently vacant and is located northwest of the intersection of Spielbusch Avenue and Southard Avenue. The Plan Commission granted approval in 2023 through DOD-1-23 to demolish the existing building on the site to make way for the proposed parking lot. The east half of the subject parcel is zoned CO Office Commercial, and the west half is zoned IL Limited Industrial. Both of these zoning districts permit off-street parking lots for permitted uses. Surrounding land uses include the Lucas County Vehicle Maintenance building to the north; the Lucas County Juvenile Justice Center to the south; the Lucas County Court of Appeals and parking lots to the east; and vacant industrial buildings and a commercial parking lot to the west.

A Downtown Overlay District Review is required as the subject parcel is located within the Downtown Overlay District (DOD). In addition, a Major Site Plan Review is required per TMC§1111.0802(B), as the proposed off-street parking lot consists of sixty (60) or more parking spaces. The Major Site Plan Review is being completed in companion case SPR25-0004.

STAFF ANALYSIS (cont'd)

Downtown Overlay District

TMC§1103.0207 outlines special design standards for surface parking lots within the DOD. However, the subject parcel is exempt from these standards per TMC§1103.0207(H) as it is located within the exempted area that is bounded by Woodruff Avenue, Cherry Street, Spielbusch Avenue, Southard Street, Jackson Street and 13th Street. One of the special design standards is that surface parking lots shall be bordered along public rights of way by black wrought iron or black heavy gauge aluminum tube fencing that is at least four feet high with brick or thin brick columns that are at least 4'6" high and at least 18" wide or greater. While exempt from this requirement, staff has worked with the applicant and they will be providing a forty-two inch (42") high black metal decorative fence along Spielbusch and Southard Avenues similar to that required in the DOD without the brick columns.

Downtown Toledo Master Plan

The subject site is located within the Civic Center area of downtown. The Downtown Toledo Master Plan recommends identifying strategic redevelopment and infill sites within the downtown. While the Plan states that surface parking lots adjacent to sidewalks interrupt the walkability of streets and divide areas of downtown and sections of streets into separate nodes of activity, the proposed parking lot serves as infill development that improves an existing vacant lot for which there is no immediate plan for redevelopment as a building site. Requiring perimeter landscaping and trees in or along public sidewalks will also help to improve the public streetscape. As the Downtown Toledo Master Plan states the use of the lot for off-street parking could serve as a "temporary" development condition until such surface lots are redeveloped as buildings and/or structured parking across time.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates this site as Neighborhood Mixed-Use. Neighborhood Mixed-Use land uses are a mix of multi-family uses and small-and medium-scale commercial operations such as restaurants, specialized retail, small offices and galleries. Industrial uses that are well-designed and do not generate excess traffic or other negative impacts are compatible. Parking in these areas should be shared and buildings should be located near each other. The proposed parking lot is on the periphery of the group of buildings that surround the Civic Center Mall. The proposed parking lot is intended to support the function of the City offices, and may as well serve the Civic Center Mall and other surrounding uses. A parking lot that is constructed to the standards of the Planning and Zoning Code including the required landscaping, will provide for an athletically pleasing lot as opposed to the lot remaining vacant.

Staff recommends approval of the new parking lot at 1913 Spielbusch Avenue as it is consistent with the Forward Toledo Plan and the proposed use is allowed in the district in which it is located.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission **approve** DOD-3-25, a Downtown Overlay District Review of New Parking Lot at 1913 Spielbusch Avenue for the following **three (3) reasons**:

1. The proposed use is permitted in the zoning district in which it is located;
2. The proposed use complies with the Forward Toledo Comprehensive Land Use Plan; and
3. The proposal is compatible with the Downtown Overlay District regulations in TMC§1103.0200.

The staff further recommends that the Toledo City Plan Commission recommend approval of DOD-3-25, a Downtown Overlay District Review of New Parking Lot at 1913 Spielbusch Avenue, to the Toledo City Council, subject to the following **five (5) conditions**:

Plan Commission

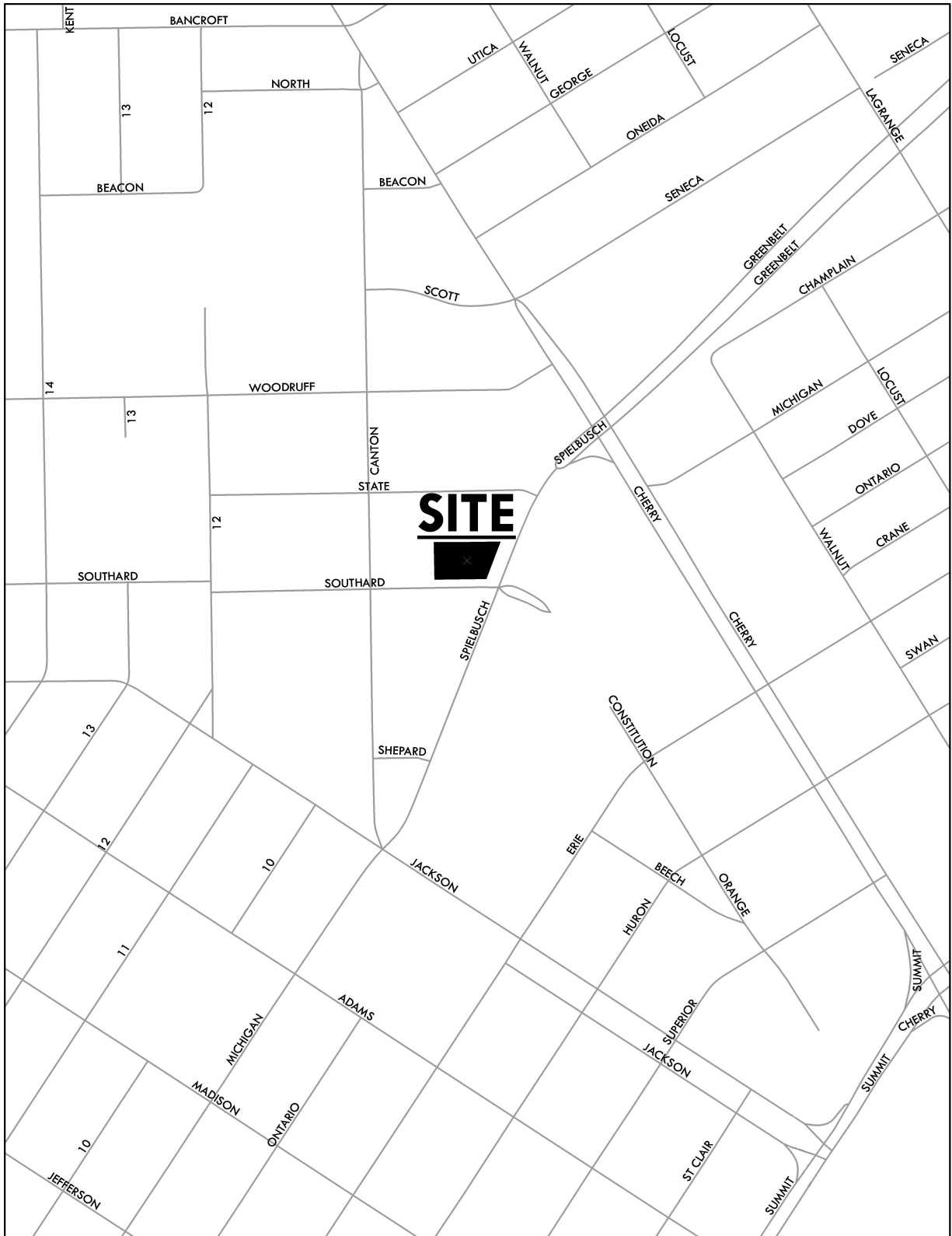
1. The proposed forty-two inch (42”) high black metal decorative fence along Spielbusch and Southard Avenues is acceptable as depicted on the Landscape Notes and Details as parking lot fencing.
2. Approval of the companion case SPR25-0004, a Major Site Plan Review for New Parking Lot at 1913 Spielbusch Avenue.
3. Compliance with all the conditions of approval for SPR25-0004, a Major Site Plan Review for New Parking Lot at 1913 Spielbusch Avenue.
4. Any future signage shall be subject to additional review by the Plan Commission staff to ensure compliance with the requirements of the Downtown Overlay District.
5. 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

DOWNTOWN OVERLAY DISTRICT
TOLEDO CITY PLAN COMMISSION
REF: DOD-3-25
DATE: March 13, 2025
TIME: 2:00 P.M.

LK
Four (4) sketches follow

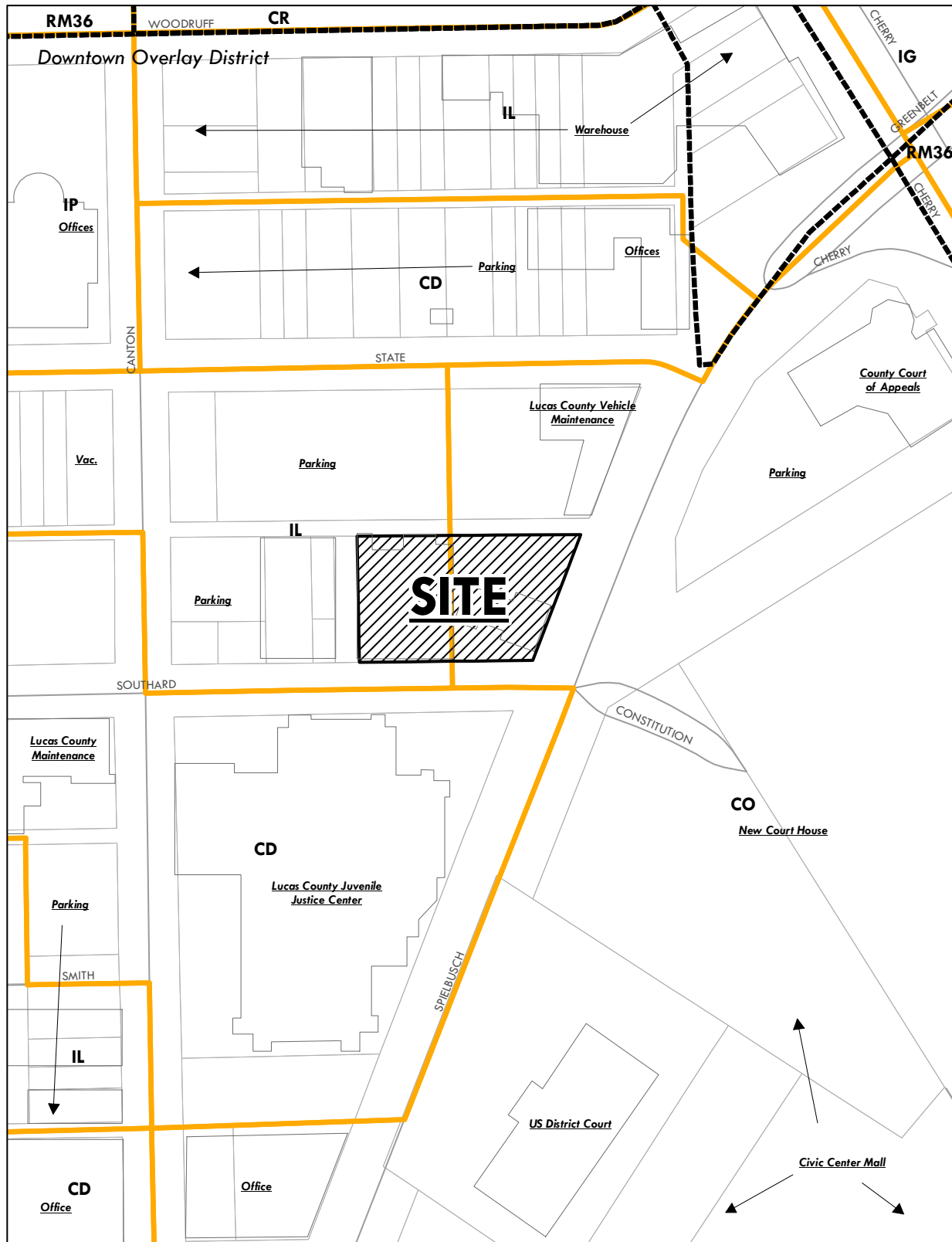
GENERAL LOCATION

DOD-3-25



ZONING & LAND USE

DOD-3-25

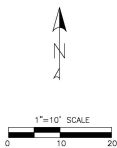
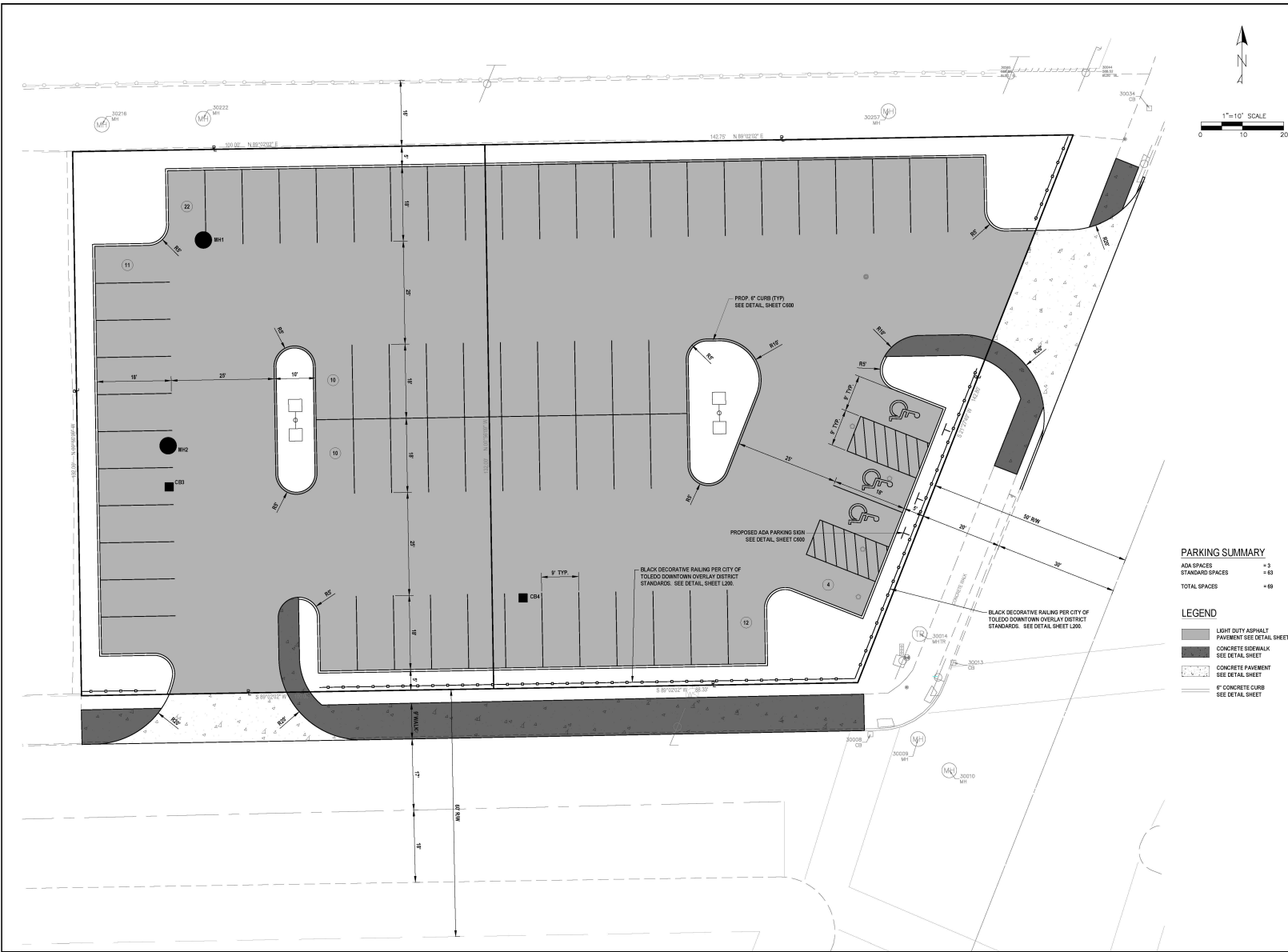


SITE PLAN

DOD-3-25



3-7



PARKING SUMMARY

ADA SPACES	+ 3
STANDARD SPACES	+ 63
TOTAL SPACES	+ 66

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT SEE DETAIL SHEET
- CONCRETE SIDEWALK SEE DETAIL SHEET
- CONCRETE PAVEMENT SEE DETAIL SHEET
- 6\"/>

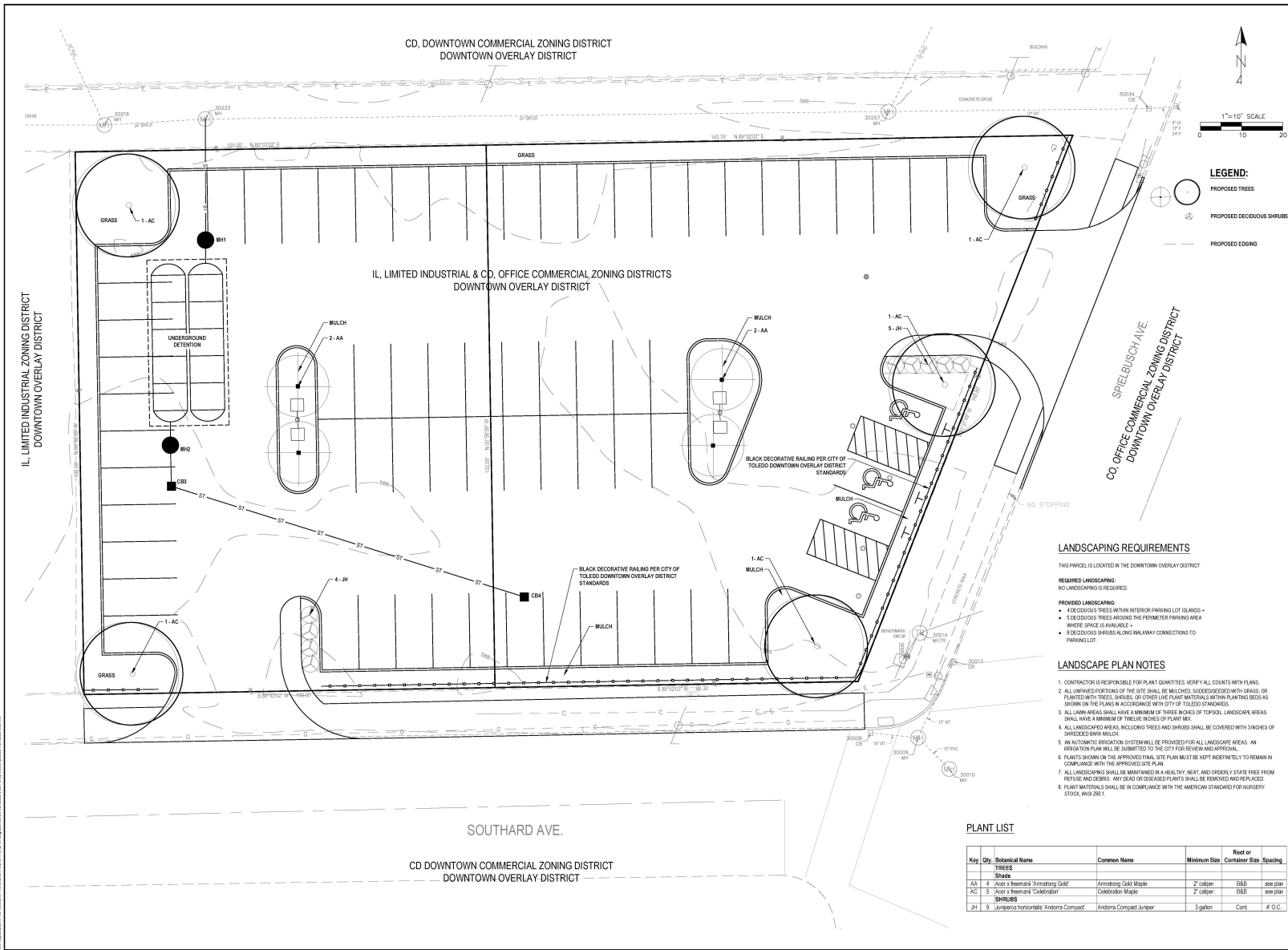
<p>1800 ADAM WOOD CHURCH TEL: 419.891.2222 FAX: 419.891.1256</p> <p>PROJECT DATE: 10/2024 PROJECT NO: 40234-140000 CHECKED BY: [Signature]</p>	<p>PREPARED FOR: THE CITY OF TOLEDO 401 S. W. 1ST STREET TOLEDO, OH 43602</p>	<p>SITE IMPROVEMENT PLAN FOR SPIELBUSCH PARKING LOT 1813 SPIELBUSCH AVE TOLEDO, OH 43604</p>
<p>C200</p>		

LANDSCAPE PLAN

DOD-3-25



8 - 3



LEGEND:
 ○ PROPOSED TREES
 ⊗ PROPOSED DECIDUOUS SHRUBS
 --- PROPOSED EDGING

LANDSCAPING REQUIREMENTS

THIS PARCEL IS LOCATED IN THE DOWNTOWN OVERLAY DISTRICT
REQUIRED LANDSCAPING:
 NO LANDSCAPING IS REQUIRED.

PROVIDED LANDSCAPING:

- 4 DECIDUOUS TREES WITH INTERIOR PARKING LOT ISLANDS
- 5 DECIDUOUS TREES AROUND THE PERIMETER PARKING AREA WHERE SPACE IS AVAILABLE
- 8 DECIDUOUS SHRUBS ALONG WALKWAY CONNECTIONS TO PARKING LOT

LANDSCAPE PLAN NOTES

- CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES. VERIFY ALL COUNTS WITH PLANS.
- ALL UNPAVED PORTIONS OF THE SITE SHALL BE MULCHED, SOAKAGEED WITH GRASS, OR PLANTED WITH TREES, SHRUBS, OR OTHER LIVE PLANT MATERIALS AS SHOWN ON THE PLANS IN ACCORDANCE WITH CITY OF TOLEDO STANDARDS.
- ALL LIVE TREES SHALL HAVE A MINIMUM OF THREE INCHES OF TOPICAL LANDSCAPE AREAS SHALL HAVE A MINIMUM OF TWELVE INCHES OF PLANT MIX.
- ALL LANDSCAPED AREAS INCLUDING TREES AND SHRUBS SHALL BE COVERED WITH 3 INCHES OF SHREDDED BARK MULCH.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPE AREAS. AN IRRIGATION PLAN WILL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- PLANTS SHOWN ON THE APPROVED FINAL SITE PLAN MUST BE KEPT IDEMPOTENTLY TO REMAIN IN COMPLIANCE WITH THE APPROVED PLAN.
- ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT, AND ORDERLY STATE FREE FROM WEEDS AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REMOVED AND REPLACED.
- PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1.

PLANT LIST

Key	Qty.	Botanical Name	Common Name	Minimum Size	Root or Container Size	Spacing
TREES						
Shade						
AA	4	Acer & Freeman Elmstrang Esch	Armstrong Elm Maple	2" caliper	BBB	see plan
AC	5	Acer & Freeman Cacerstrang	Cacerstrang Maple	2" caliper	BBB	see plan
SHRUBS						
JH	9	Juniperus horizontalis Indiana Compact	Indiana Compact Juniper	3 gallon	Curt	4 O.C.

PREPARED FOR:
THE CITY OF TOLEDO
 460 KULICKS STREET
 TOLEDO, OH 43622

PREPARED BY:
Mannik Smith GROUP
 CREATIVE GROUP
 www.MannikSmithGroup.com

PROJECT NO.: 40120180000
 DRAWING NO.: L100
 CHECKED BY: [Signature]

CD, DOWNTOWN COMMERCIAL ZONING DISTRICT
 DOWNTOWN OVERLAY DISTRICT

IL, LIMITED INDUSTRIAL & CD, OFFICE COMMERCIAL ZONING DISTRICTS
 DOWNTOWN OVERLAY DISTRICT

IL, LIMITED INDUSTRIAL ZONING DISTRICT
 DOWNTOWN OVERLAY DISTRICT

CD, OFFICE COMMERCIAL ZONING DISTRICT
 DOWNTOWN OVERLAY DISTRICT

LANDSCAPE PLAN FOR
SPIELBUSCH PARKING LOT
 1813 SPIELBUSCH AVE TOLEDO, OH 43604

L100