
APPLICATION FOR A SPECIAL USE PERMIT

APPLICATION #: SUP25-0037
APPLICANT: I.B.B. Prestige Inc.
OWNER: I.B.B. Prestige Inc
ADDRESS: 2485 N. Detroit Avenue
PARCEL(S): 09-64564, 09-64561, 09-64557, & 09-64551
ZONING: Regional Commercial (CR)
NEIGHBORHOOD: Overland
REPORT DATE: July 31, 2026
HEARING DATE: August 13, 2026
STAFF REVIEWER: Schultz

Details of Major Site Plan Review Request:

The applicant is requesting a Special Use Permit for a Gas Station at 2485 N. Detroit Avenue. A special use permit is required to reopen a gas station that has been closed for more than one (1) year.

Parcel History

A gas station has occupied this site since 1964. The station has closed several times since its original construction, with new applications to reopen the station occurring in 1979 and 1997. By 2007 the site was abandoned. An application to convert the site into a used car dealership was approved in 2015, however the dealership never opened.

Existing Conditions

The subject property is currently a vacant gas station originally built in 1964.

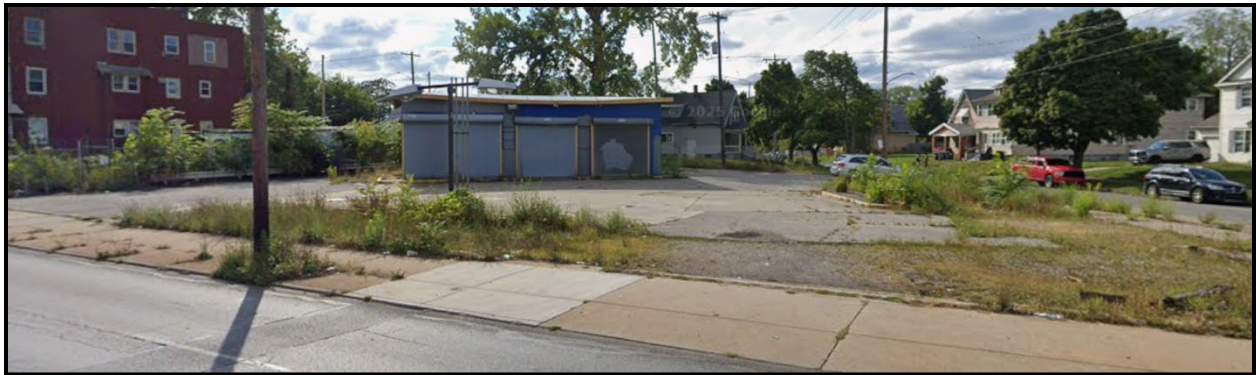
Proposed Project

The applicant is asking to reopen the gas station with improvements including a new canopy over some of the existing pump islands, new pumps at said islands, and aesthetic improvements such as fencing and new pavement.

Staff is recommending **approval** of the Special Use Permit subject to thirty-eight (38) conditions.



Image of the subject property from Detroit Avenue in 1965 two years after it opened.



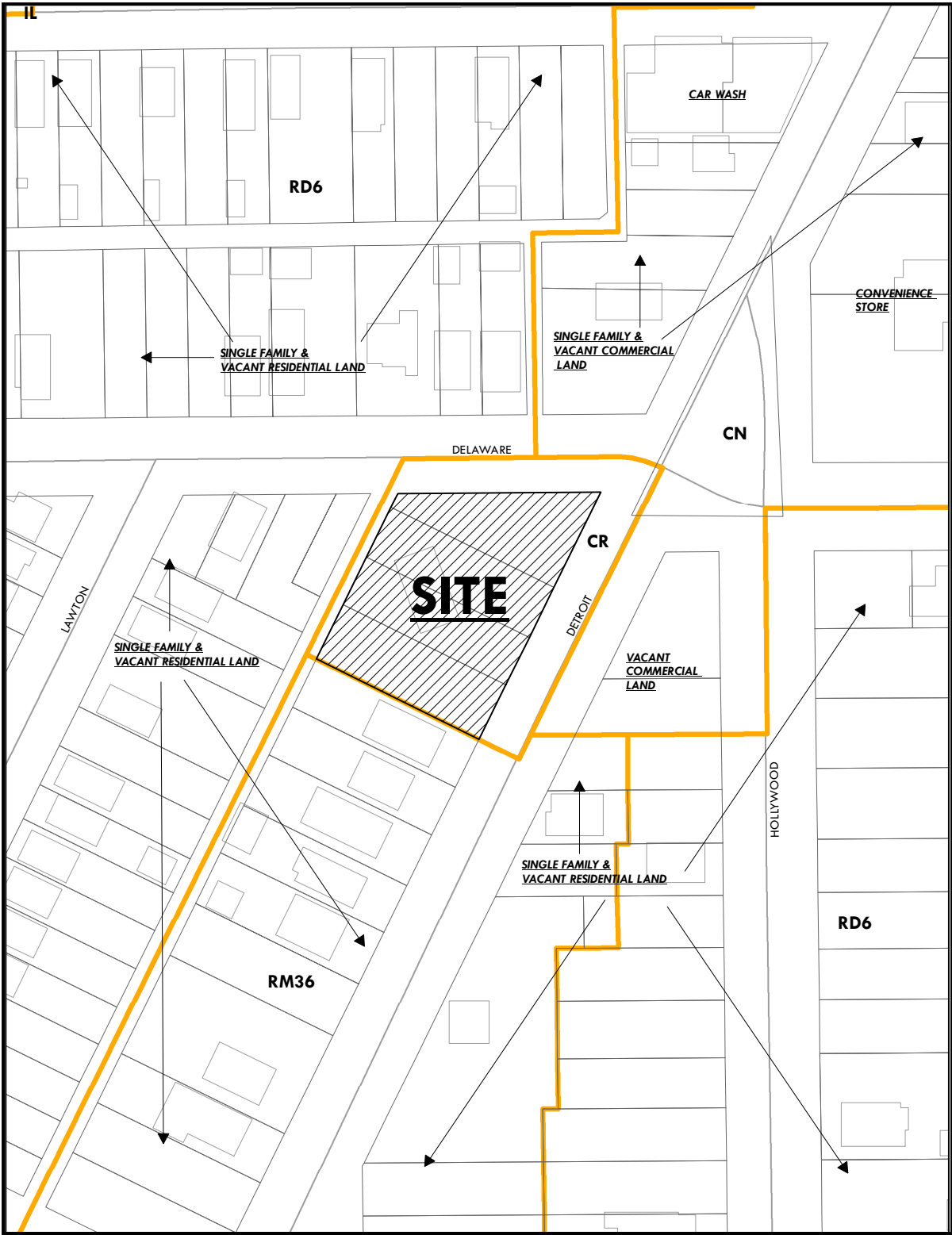
Google street view image of the subject property from Detroit Avenue.



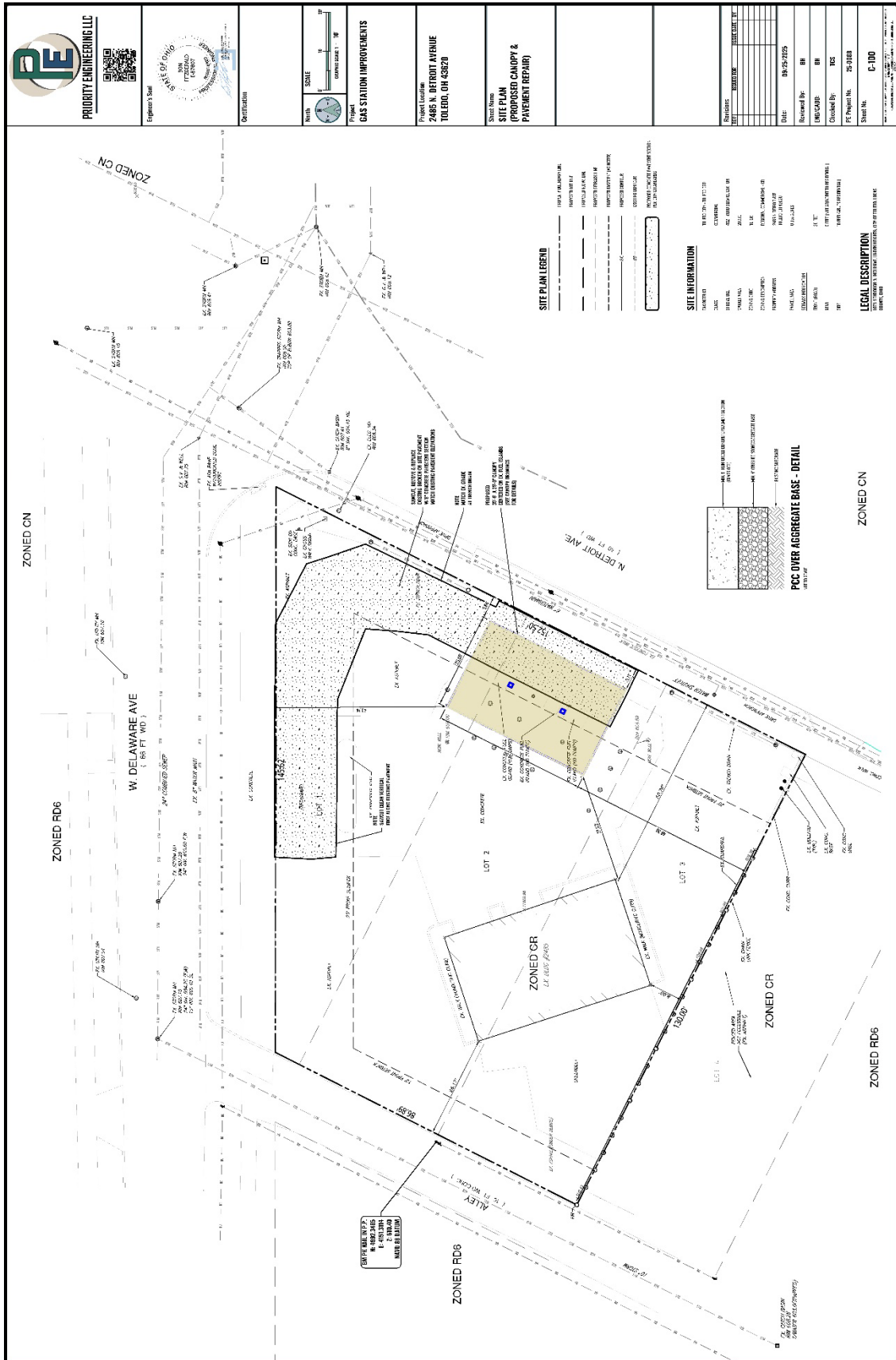
Google street view image of the subject property from Delaware Avenue.



Aerial image of the property.



Zoning & Land Use of the property.



Proposed Site Plan

Analysis

Chapter 1104 – Use Regulations

- (a) *Gasoline and Fuel Sales, Review Items (1104.0901)*. The intensity, location, and screening of proposed outside lighting, including canopies, should be reviewed as part of any proposed gas station. The hours of operation may be limited to reduce detriment to the area. – The applicant shall submit a lighting plan ensuring all lighting is selected and arranged to direct and reflect light away from any adjacent residential property or public right-of-way. The hours of operation shall also be limited from 5:30 a.m. to 1 a.m.
- (b) *Gasoline and Fuel Sales, General Requirements (1104.0903)*. Canopies shall be set back a minimum of 10 feet from the property line, and shall be designed to be consistent with the building materials and colors of the principal building. Support columns shall be brick, brick base, or other durable materials compatible with the principal building. – Canopy location is acceptable as depicted. Canopy elevations shall be provided ensuring its design is consistent with this section.

Chapter 1107 – Parking, Loading and Access

- (a) *Vehicle Stacking Areas (1107.1600)*. A minimum of one (1) vehicle stacking space is required for each gasoline pump island. Such spaces shall be a minimum of ten feet (10') by twenty feet (20'). – See Traffic Management conditions. All gas pumps must be clearly shown and noted where a blank side of a pump is going to be on a revised site plan.
- (b) *Accessible Parking (1107.1700)*. A minimum of one (1) van-accessible parking space is required. – Number, location, and signage is acceptable as depicted. An accessible ramp is required for the existing raised sidewalk around the building to the accessible entrance.
- (c) *Wheel Stops (1107.1907)*. Wheel stops are required whenever a parking lot extends to a property line, sidewalk, planting strip, or building. – Shall be shown on a revised site plan.

Chapter 1108 – Landscaping and Screening

- (a) *Applicability (1108.0102)*. While the proposed project does not result in an increase in building area or the size of an off-street parking area, it does somewhat change the premises. The applicant has therefore proposed a forty-two-inch (42") high decorative fence along W Delaware Avenue and some planter boxes along the edge of the existing building. Adjustments to the proposed planter box locations must be made to ensure adequate ADA accessibility. A revised landscape plan shall be submitted. This is otherwise acceptable.
- (b) *Dumpster/Trash Receptacle Screening (1108.0203(G))*. All four sides of the dumpster must be screened at a minimum height of six feet (6'). Screen materials can be any combination of evergreen plantings, fence or wall structure. – Acceptable as depicted.

Analysis (continued)

Chapter 1109 – Design Standards

- (a) *Building Façade Materials and Color (1109.0500)*. At least 80% of each elevation visible from the right-of-way shall be comprised of predominant materials as defined by this section. No more than 20% of each elevation visible from the right-of-way shall be comprised of accent materials as defined by this section. – If the applicant proposes different building materials from existing, building elevations shall be submitted showing compliance with this section

Chapter 1113 – Signs

- (a) *Permit Required (1113.0102)*. All proposed signs shall obtain a separate sign permit. – Such proposed signage shall meet the requirements of Chapter 1113.
- (b) *Loss of Nonconforming Status (1113.0703)*. A sign loses its legal nonconforming status if the site that the sign advertises is vacant for more than six (6) months. When a sign loses its legal nonconforming status it shall be removed. – Current signage on the site has lost its nonconforming status and must be removed or brought into conformance.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan Future Land Use Map identifies this site for Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Auto-oriented uses such as the proposed gas station are compatible with this land use designation. However, due to the site's existing history as a gas station the reuse of the site would be consistent with the Building Preservation and Business Creation goals. The proposed gas station is consistent with the goals of the Forward Toledo Plan.

Neighborhood Meeting

A neighborhood meeting was held on February 28, 2026 at the Kent Branch Library. No neighbors were in attendance.

A second neighborhood meeting is scheduled for August 4, 2026 at the Kent Branch Library at the request of the Old West End Association and several other nearby neighborhood groups.

Findings

1. The proposed gas station would reuse a vacant gas station site.

Development Approval Criteria

1. The proposed use meets the stated purpose of the zoning code (TMC§1111.0706(A)); and,
2. The proposed use complies with all applicable provisions of the zoning code (TMC§1111.0706(B)).

Recommendation

1111.0706 Review and Decision-Making Criteria – APPROVE – Special Use Permit for a Gas Station at 2485 N. Detroit Avenue.

Conditions of Approval

Staff further recommends approval of the Special Use Permit subject to the following **thirty-eight (38)** conditions:

Division of 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 **proposed** commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8” 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. No horizontal curb cutting will be permitted to create a curb drop/opening. Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Steve Kessinger at (419) 245-1347 or steve.kessinger@toledo.oh.gov. The application can be obtained at Toledo.oh.gov search: Right of Way opening permit.
4. Contact Dusty May at (419) 936-2697 or dusty.may@toledo.oh.gov for inspection of above-mentioned items. Do not contact John Williams like the Right of Way Permit says.
5. Trace out any drainage pipes on site, notably from the ex. Trench drain on the site plan to its connection to a city basin or city pipe. Add the information to the site plan and provide revised drawing to Andy.Stepnick@toledo.oh.gov. 419-245-1338.

Conditions of Approval (continued)

Division of Engineering Services (continued)

6. A stormwater submittal will not be required for this site plan, which indicates a total of less than 2,500 square feet of new earthwork. If the site plan were to change and have an increased amount of earthwork, the applicant will need to apply for an amendment to the special use permit to determine whether a stormwater review and approval would also be required.

Division of Environmental Services

7. Applicant shall resolve all existing Ohio BUSTR (Bureau of Underground Storage Tank Regulations) violations and provide documentation that the site is compliant.
8. Applicant shall maintain compliance with the City of Toledo's Underground Storage Tank (UST) regulations as specified in the Toledo Municipal Code and also any applicable State or Federal Regulations. This includes, but not limited to; initial notification, annual notifications, and notifications of upgrade, removal or remediation of USTs.
9. 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.
10. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
11. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
12. 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.
13. 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
14. 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.

Conditions of Approval (continued)

Fire Prevention Bureau

15. The proposed construction work will require compliance with all applicable Building, Fire, Electrical, Mechanical, and Plumbing code requirements. (OBC 105.1 & 101.4)
16. A Certificate of Occupancy is required to be obtained. A responsible person shall maintain a copy of the current certificate of occupancy for a structure regulated by the building code and make it available to the fire code official upon request. (OFC 102.3.2)
17. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements.
18. All permits for new/reactivating UST systems for this fueling station to be submitted to the State of Ohio Fire Marshal's Office BUSTR (Bureau of Underground Storage Tank Registration) ORC 1301:7-9-10 Permits for UST systems.

Division of Traffic Management

19. 10' x 20' vehicle stacking must be shown correctly at each pump being utilized per TMC 1107.1602.
20. Wheel stops are required at all parking spaces abutting property lines, planning strips and buildings per TMC 1107.1907.
21. A 25' drive aisle is required for two-way traffic measured from vehicle stacking to Building sidewalk per TMC 1107.1911.
22. All driveways, drive aisles and vehicle stacking must be clearly shown and dimensioned per TMC 1107.1911.
23. All gas pumps must be clearly shown and noted where a blank side of a pump is going to be on the drawings.
24. An accessible sidewalk ramp is be required for the existing raised sidewalk around the building to the accessible entrance per ADA (Americans with Disabilities Act).

Plan Commission

25. The hours of operation shall be limited from 5:30 a.m. to 1 a.m.
26. Free air (with the capability of filling standard automobile tires), water, and restrooms shall be provided and maintained during operating hours of the station.

Conditions of Approval (continued)

Plan Commission (continued)

27. The applicant shall submit canopy elevations to the Plan Director depicting compliance with TMC§1104.0903(A).
28. The applicant shall submit a site lighting plan to the Plan Director ensuring all lighting is selected and arranged to direct and reflect light away from any adjacent residential properties, public rights-of-way, and away from the sky above the light fixture.
29. The applicant shall submit a revised site plan to the Plan Director with bicycle parking details showing compliance with TMC§1107.0902.
30. The applicant shall submit a revised site and/or landscape plan to the Plan Director ensuring an accessible route exists from the accessible parking spot to the building's main entrance without planter boxes in the way.
31. The applicant shall install a decorative fence along Delaware Avenue. The fence must meet the requirements of TMC§1105.0300.
32. All four sides of the dumpster must be screened at a minimum height of six feet (6'). Screen materials can be any combination of evergreen plantings, fence or wall structure.
33. If building materials on the existing building are to be modified, the applicant shall submit building elevation drawings to the Plan Director showing compliance with TMC§1109.0500.
34. Nonconforming signage on the site shall be removed or brought into conformance per TMC§1113.0703.
35. Any proposed signage shall obtain a separate sign permit meeting the requirements of TMC Chapter 1113.
36. 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.
37. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
38. 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.

Conditions of Approval (continued)

Plan Commission (continued)

39. 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.