TOLEDO - LUCAS COUNTY PLAN COMMISSIONS
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REF: PUD24-0001
DATE: February 14, 2025

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Planned Unit Development for Multiple Commercial Buildings on a Lot at 3027 Alexis Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on February 13, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Planned Unit Development for Multiple Commercial Buildings on a lot
Location	-	3027 Alexis Road
Applicant/ Owner	-	Board of Trustees of the Toledo Lucas County Public Library 325 Michigan Street Toledo, OH 43604
Architect	-	Bostwick Design Partnership 2729 Prospect Avenue Cleveland, OH 44115
Engineer	-	DGL Consulting Engineers 3455 Briarfield Blvd, Suite E Maumee, OH 43537

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 8.0 Acres
Frontage	-	± 440' along Alexis Road ± 400' along Tremainsville Road
Existing Use	-	Fitness center, restaurant and vacant commercial
Proposed Use	-	Washington Branch Library and associated library buildings

GENERAL INFORMATION (cont'd)

Area Description

North	-	Alexis Road, commercial uses and single-family homes / CR and RS6
South	-	Tremainsville Road, apartments and single-family homes / CO and RS6
East	-	Single-Family homes, church and school / RS6 and CO
West	-	Commercial uses, single-family home, apartments, and Chippewa Road / CR

Parcel History

Z-21-C35	-	Zone Change request from R-2 Single Family to C-2 General Commercial District. Lucas County Planning Commission returned request to Washington Township Trustees without recommendation on 11/1/1956. Washington Township Trustees approved request on 1/8/1957.
M-20-62	-	Interim zoning for area to be annexed to the City of Toledo (PC rec. approval 8/23/1962).
SUP-7002-05	-	Special Use Permit for a Charter School at 3025 West Alexis Road (PC rec. approval 8/11/2005; CC approved 10/4/2005 via Ord. 689-05).

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting approval of a Planned Unit Development (PUD) for multiple commercial buildings on a lot at 3027 Alexis Road. The site consists of three parcels totaling ± 8.0 acres. There are three buildings situated on the site including a strip style shopping center along Alexis Road currently occupied by the Star Diner and Glass City CrossFit; a vacant strip style shopping center in the center of the site facing Alexis Road that was once occupied by Food Town grocery store and Phoenix Academy; and a warehouse storage building along Tremainsville Road. Surrounding land uses include commercial uses and single-family homes north across Alexis Road; apartments and single-family homes south across Tremainsville Road; single-family homes, a church and a school to the east; and commercial uses, apartments and a single-family home to the west.

STAFF ANALYSIS (cont'd)

The applicant is proposing to develop the site in three different phases. Phase I will include the demolition of the vacant strip style shopping center and warehouse storage building and associated parking and drives. A ± 19,735 square foot building will be constructed along with parking and landscaping. The new building will serve as the Washington Branch Library and include expanded collections, access to technology, six (6) study rooms, a large conference room, a forty-eight (48) person multi-purpose room, a ninety-six (96) person community room, and a partially covered outdoor space. Phase II of the project will involve redevelopment of the south part of the site with a library operations center building that will provide administrative offices and storage for library operations. Phase III will involve the renovation of the current occupied strip style shopping center to be used for the Friends of the Library operations.

Library facilities are a permitted use in the CR – Regional Commercial zoning district for which the subject property is zoned. However, a PUD is required for this project to allow for multiple buildings on a lot in a commercial zoning district per TMC§1106.0300. The applicant will also be required to replat the subject property as part of the development process per TMC§1103.1010(C).

Intensity and Dimensional Standards

The Commercial Standards for PUD's in TMC§1103.1008(E) state that there are no minimum lot size, lot width, or building or structure setback requirements for a PUD, that are typically applicable to developments as outlined in the Intensity and Dimensional Standards Tables. Maximum building height, floor area ratio and building coverage would however still apply. The proposed library building height is thirty-seven feet (37'), which is less than the permitted maximum building height of sixty-five feet (65'). Therefore, the proposal complies with the maximum building height.

Per TMC§1103.1008(D), no more that seventy percent (70%) of the gross site acreage may be covered by buildings, structures, street, driveway and parking area pavement. Based on the submitted site plan, the proposal meets this requirement as only forty-five percent (45%) of the site will be covered with impervious surfaces such as buildings, drive aisles, and parking areas. The proposal is therefore also in compliance with maximum floor area ratio and building coverage as the PUD Commercial Standards require a more restrictive coverage requirement.

STAFF ANALYSIS (cont'd)

Parking and Circulation

One ingress/egress point is proposed along Alexis Road just east of the existing occupied strip style shopping plaza. The new Washington Branch Library building will be constructed on the opposite side of the drive, or east of the drive, and front along Alexis Road. This ingress/egress point will provide access to the parking area that is located behind the existing and proposed buildings in Phase I. There will also be an egress only point on the eastern most side of the site from the parking area to Alexis Road. This egress point will serve as access to the drive up window and book drop off area located on the east side of the new library building. Parking and circulation have not been included on the submitted PUD for Phase II, as the design has not been started for this phase. Once the design has been completed for Phase II, an amendment to the PUD will be required to be submitted and reviewed for compliance with the Planning and Zoning Code.

Parking for the PUD is required based on an aggregate total for each proposed use on the site per TMC§1107.0304 – Off-Street Parking Schedule "A". A library is required to have one (1) space per 1,000 square feet of building area which equals twenty (20) required parking spaces for the new library building. In addition, parking spaces in the amount of seventy-eight (78) are needed for the existing building that includes a gym and a diner, for a total of ninety-eight (98) required parking spaces. Once the existing building is renovated for use by the Friends of the Library, as noted in Phase III, forty (40) parking spaces, for a total of sixty (60) parking spaces will be required. The site plan depicts 129 parking spaces. While this is in excess of the required spaces, TMC§1103.1010(E) allows for the number of off-street parking and loading spaces to be decreased or increased during the PUD review process. The applicant has provided information that shows that the proposed parking to square foot ratio (1 parking spot:154 square foot) is consistent with other Lucas County Branch Libraries: King Road Branch (1:125), Sylvania Branch (1:300), Oregon Branch (1:190), Mott Branch (1:190) and Holland Branch (1:215). Since the library will serve as a community anchor and hub, and will offer both a multi-purpose room, community room and outdoor gathering area, staff is supportive of the requested parking spaces and is included as a condition of approval.

Four (4) auto-accessible parking spaces and one (1) van-accessible parking space are required for the proposed 129 parking spaces per TMC§1107.1701. The site plan depicts a total of seven (7) accessible parking spaces, four (4) of which are van-accessible. Additional accessible parking spaces are provided; therefore, the proposal is in compliance with the minimum number of required accessible parking spaces.

In addition to auto parking spaces, thirteen (13) bicycle slots are required based on the 129 provided parking spaces. The site plan depicts five (5) bicycle slots. The applicant has noted that they would like to initially provide the five (5) bicycle slots and add additional bicycle parking slots in the future if there is a greater demand. Since the library will serve as a community anchor and hub, and pedestrian access has been provided from both Tremainsville Road and Alexis Road, staff recommends that all of the thirteen (13) required bicycle parking slots be provided. This is listed as a condition of approval.

STAFF ANALYSIS (cont'd)

Sidewalks are also required for PUD developments per TMC§1103.1010(D). This Section requires PUD developments to provide sidewalks, built to city specifications along both sides of all streets, public or private. Sidewalks or other approved pedestrian walkways must be provided to link nonresidential areas with residential areas, both inside and outside the PUD. The proposed PUD has provided for a thorough sidewalk network for pedestrian access from Tremainsville Road and Alexis Road as well as through the site. The site plan depicts a sidewalk connection from the exiting sidewalk along the easterly side of Tremainsville Road, continuing north to the proposed parking area. There are both park benches and pedestrian type lighting proposed along the pathway. Designated pedestrian pathways, with speed tables in the drive aisles, are also provided for safe pedestrian access through the parking area to the entry of the proposed library building. In addition, a sidewalk is proposed from Alexis Road south along the west side of the building to the main entrance at the rear of the building. A sidewalk is also proposed along the east edge of the site from Alexis Road south to the rear of the building and the main entrance.

Open Space Requirements

Commercial PUD developments are required to maintain open space areas along all perimeter property lines (except frontages) per TMC§1103.1008(B). These open space areas shall maintain a minimum depth of thirty feet (30') on all perimeter property lines and a minimum depth of sixty feet (60') when abutting a Residential District. This open space area must be void of buildings, structures, parking areas and other above ground improvements. A portion of the east perimeter of the property abuts a Residential District, and therefore requires sixty feet (60') of open space depth to be provided. The required thirty-foot (30') open space depth has been provided along all other perimeters where possible. The existing building that will become the Friends of the Library building in Phase III is located within this area. The submitted site plans and elevations show that a portion of the main building roof, the drive-up material return and service window roof, the drive through lane, a sidewalk, a transformer and a condenser will be located within the required sixty- foot (60') open space along the east side of the site.

The proposed library development is intended to serve the surrounding neighborhood. Providing a sidewalk and drive-up material return and service window are beneficial to neighborhood patrons. Location of the noted items is necessary because of physical constraints created by the location of the existing building. The site has been designed placing more intense outdoor spaces on the west side of the building. In addition, the necessary mechanical equipment has been located on the east side of the building as this is where the mechanical room is located in the building. The applicant is providing a six-foot (6') high privacy fence and canopy trees along the property line, and shrubs around the mechanical equipment to minimize any impact on adjacent residential properties to the east. Staff is supportive of the location of the noted items in the required open space. The applicant will need to secure a waiver from the required sixty-foot (60') open space depth.

STAFF ANALYSIS (cont'd)

Usable, accessible and consolidated common open space areas in the amount of no less than ten percent (10%) of the gross site acreages is required to be allocated in PUD's per TMC§1103.1008(C). This open space cannot include any part of a required yard or perimeter open space, and only one-third of the common open space may consist of a storm detention or retention area. There is open space provided on the south portion of the site that accounts for more than ten percent (10%) of the gross site acreage and which is not included in any part of a required yard or perimeter open space. The proposed detention basin is depicted within the open space area; however, it constitutes less than one-third of the provided open space. The proposal therefore meets this requirement.

Commercial PUD developments must also include some noncommercial amenities within required common open space areas, such as open or closed plazas or mall areas, benches, tables, statuary, fountains, kiosks, pergolas and areas for public enjoyment. The site plan depicts an outdoor reading garden with a long seating bench and tables to the west of the new library building. In addition, park benches are depicted along the pedestrian walkway from Tremainsville Road to the proposed parking area. The proposed PUD meets both the common open space and amenities requirement.

Landscaping and Screening

In addition to open space requirements, PUD's are required to meet landscape and screening requirements of TMC§1108. A minimum 30-foot-wide frontage greenbelt along both Alexis Road and Tremainsville Road is required per TMC§1108.0202. This greenbelt must contain at least one (1) tree for every thirty feet (30') of frontage. Fifteen (15) trees are required along Alexis Road and fourteen (14) trees are required along Tremainsville Road. The submitted tree planting plan meets this requirement as fifteen (15) trees are depicted along Alexis Road and twenty-three (23) trees depicted along Tremainsville Road. Some of these trees are depicted as evergreen trees. While evergreen trees are permitted within the frontage greenbelt, they will need to be installed a minimum of eighteen feet (18') from the curb or pavement edge per TMC§1107.2000 as a condition of approval.

Buffer and screening requirements are also required per TMC§1108.0203. A Type A buffer is required along a portion of the east property line as the site in zoned CR – Regional Commercial and the abutting property is zoned RS6 – Single-Family Residential. A six foot (6') high cedar privacy fence is proposed along this area and therefore four (4) canopy trees and fifteen (15) shrubs per 100 linear feet are required. A Type B Buffer is required along the other potion of the east property line as the abutting property is zoned CO – Office Commercial. A fence is not proposed in this location and is not required. The Type B Buffer also requires four (4) canopy trees and fifteen (15) shrubs per 100 linear feet. In total thirty-four (34) canopy trees and 127 shrubs are required along the eastern property line. The landscape plan depicts twenty-seven (27) canopy trees and twelve (12) understory trees for an equivalent of thirty-five (35) canopy trees. The site plan also depicts 136 shrubs. The submitted tree planting plan and shrub planting plan therefore meet the buffer and screening requirements along the east property line. Since the abutting property to the south and west is zoned CR as the subject site is, buffer and screening is not required. The applicant is however providing a mix of shrubs and trees along the other property lines.

STAFF ANALYSIS (cont'd)

Both interior and perimeter parking lot landscaping is required per TMC§1108.0204. Two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces. A total of twenty-six (26) trees and seventy-eight (78) shrubs are required in the interior of the parking lot based on the proposed 129 parking spaces. The submitted tree planting plan and shrub planting plan depict thirty (30) trees and forty-six (46) shrubs. To meet the interior parking lot landscaping requirement, an additional thirty two (32) shrubs are required as a condition of approval. For perimeter parking lot landscaping, one (1) canopy tree for each thirty linear feet (30') and a continuous shrub hedge to screen headlights from surrounding areas is required. Perimeter parking lot landscaping is shown on the west side of the parking lot. The proposed continuous shrub hedge depicted on shrub planting plan, shall be extended to the south to include the drive aisle as a condition of approval. In addition, the applicant shall obtain a waiver of the perimeter parking lot requirement along the east side of the site or provide the required continuous shrub hedge as a condition of approval. The applicant is proposing a six-foot (6') high cedar privacy fence along the east property line in this location. Since the parking lot abuts the rear of the surrounding residential uses, staff supports the installation of the proposed fence in lieu of the required continuous shrub hedge.

In addition to the other landscape requirements for buffer areas, frontage greenbelts, and landscaping for parking lots, TMC§1108.0205(B) requires the following: one 2-inch caliper tree for every 1,000 square feet of building coverage, foundation plantings along all portions of the building that are visible from the public rights-of-way, and landscaping at all major building entrances. Based on the total building square footage, thirty (30) trees are required. Foundation plantings are also required along the north, west and east sides of the new library building. There are in excess of thirty (30) trees provided in the interior of the site. In addition, there are trees noted around the north, west and east sides of the proposed library building. There does not however appear to be any shrubs provided as foundation plantings, but there is some type of ground cover depicted on the shrub planting plan. While there is a plant schedule on the plan, the individual shrubs and ground cover are not labeled as is typical for landscape plans. A mix of trees, shrubs and groundcover shall be provided as foundation plantings along the entirety of the north, west and east sides of the building as well as at the main entrance as a condition of approval. In addition to revising the landscape plan to include the additional required plantings, a landscape plan shall be submitted that includes all proposed plant materials that are labeled as a condition of approval.

Telephone, electrical, cable and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened per TMC§1103.1008(F). A dumpster is depicted in the parking area south of the existing building that will eventually house the Friends of the Library. While a dumpster enclosure is depicted, information is not provided on the height or proposed materials for the enclosure. Dumpster enclosure details shall be provided as a condition of approval.

Traditional detention/retention ponds are prohibited in the front yard per TMC§1108.0206(D). Stormwater treatment facilities shall also meet the approval of the City of Toledo's Division of Engineering Services. One detention basin is depicted on the site plan that is located in the front yard along Tremainsville Road. The proposed detention basin will need to be relocated so that it is not in the front yard and approved by the Division of Engineering Services as a condition of approval.

STAFF ANALYSIS (cont'd)

Building Design and Materials

The building design is subject to the standards outlined in TMC§1109 – Design Standards. This review includes consideration of the following elements: scale and proportion, suitability of building materials, design in relation to surrounding area and buildings, design in relation to proposed landscaping, and aesthetics of proposed buildings. In addition, per TMC§1109.0500 building material standards apply to all facades that are visible from the right-of-way and building color standards apply to all exterior elevations regardless of right-of-way visibility. The submitted elevations show a mix of proposed building materials including brick, stainless steel wall tiles, ultra-high performance concrete panels, and aluminum composite panels. Final building materials and colors have not been decided. Staff has been working with the architect to ensure the building meets the requirements of this Chapter. Final elevations that include final building materials and colors will need to be submitted that meet the standards of TMC§1109 as a condition of approval.

Neighborhood Meeting

This project was deemed to require a neighborhood meeting pursuant to TMC§1111.0200 – Neighborhood Meetings by the Director. Toledo Municipal Code requires applicants invite neighboring property owners via mail to the meeting. The applicant hosted a neighborhood meeting on February 6, 2025 at 5:30 pm at the old Food Town at 3025 Alexis Road. The meeting was attended by over sixty (60) people. There was a lot of positive input received at the meeting concerning the proposed library. One main issue raised, was concerning the one entry to the site from Alexis Road, and a concern for turning left out of the site onto Alexis Road. Staff contacted Gary Stookey, Senior Professional Engineer for the City of Toledo. Mr. Stookey noted that the library use would be less intense than the commercial development previously on the site and that traffic volumes on Alexis Road would not warrant a traffic light at this location. Should issues arise, they would be addressed.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates this site as Public Space. The Public Space land use designation provides spaces for civic, and quasi-public uses. Public Space uses are community-focused uses such as police and fire stations, libraries, community centers, and other government owned civic buildings. Physical characteristics of this district include modern architecture and design for new buildings that should complement existing structures and pedestrian connectivity to neighboring residential, commercial and public areas. The Forward Toledo Plan also depicts the site within a potential walkable neighborhood and targets the area for Walkable Oriented Development. The proposed PUD for development of multiple commercial buildings on a lot at 3027 Alexis Road is consistent with the Forward Toledo Plan in that it is intended to be developed with a multiple building library facility with proposed pedestrian enhancements that will provide important pedestrian connections from Tremainsville Road and Alexis Road in the neighborhood.

Staff recommends approval of the Planned Unit Development as it is consistent with the Forward Toledo Plan and the stated purpose of the Zoning Code, the proposed library use is permitted in the current zoning district, and it is compatible with the existing land uses in the general vicinity.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends **approval** of PUD24-0001, a request for Planned Unit Development for multiple commercial buildings on a lot at 3027 Alexis Road to Toledo City Council for the following **two reasons:**

1. The Planned Unit Development is consistent with the Forward Toledo Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A)); and

2. The proposed use is consistent with the existing land uses in the general vicinity of the property (TMC1111.0606(C)).

The Toledo City Plan Commission also recommends **approval** of the following **waiver** to the Toledo City Council:

Chapter 1103 - Overlay Zoning Districts

Section 1103.1008(B) Commercial Planned Unit Development Overlay District

The Plan Commission recommends **approval** of a waiver from the required sixty-foot (60') open space area void of buildings, structures, parking areas, or other above ground improvements on all perimeter property lines for the north portion of the eastern property line. The applicant is providing a six-foot (6') high privacy fence and canopy trees along the property line, and shrubs around the mechanical equipment to minimize any impact on adjacent residential properties to the east.

The Toledo City Plan Commission further recommends **approval** of PUD 24-0001, a request for a Planned Unit Development for Multiple Commercial Buildings on a lot at 3027 Alexis Road, to the Toledo City Council subject to the following **forty-four (44) 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.

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.

PLAN COMMISSION RECOMMENDATION (cont'd)

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.

4. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.

5. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.

6. Water service is available from an 8-inch diameter water main on the north side of W. Alexis Road. The 16-inch diameter water main on the south side of Alexis Road is a water transmission main and in not available for domestic usage.

7. Refer to comments provided by the Division of Water and Distribution regarding private water mains and/or service lines.

8. If Plan Commission requires a change to the storm management location, or the location changes to provide stormwater compliance after additional engineering evaluation following site plan approval, further coordination with the Plan Commission would be required, upon which stormwater approval is dependent.

9. A full stormwater review for comments requires an engineering submittal of multiple items, listed as items 1.a - 1.g. on the SWP3 submittal coversheet provided to applicant's engineer. The cover sheet includes a web link to Toledo's 2014 Infrastructure Requirements document.

10. SWP3 activities and sequencing shall account for demolition, since demolition permitting could occur prior to construction permitting.

11. Following the stormwater review, additional items are needed to receive construction permission:

    a. As listed on the SWP3 submittal cover sheet, items 2.a. - 2.c.

    b. Sewer fee and subcontracting for construction by a Toledo Licensed Sewer Contractor.

    c. Project team shall provide advance copy of sample stormwater permit to bidders and with the contract for construction. It states conditions for precon notifications, field inspection, and permit closure.

    d. An electronic copy and one full size paper set of the civil drawings as issued for construction. Delivery to the same address as on the provided Sewer Fee form.

PLAN COMMISSION RECOMMENDATION (cont'd)

12. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

13. A single sanitary sewer tap from this site shall be allowed into the public sanitary system. Developer shall use exiting sanitary tap, when available.

14. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developers cost.

15. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

16. All sanitary sewer manholes in the project area shall have solid lids installed on them.

Fire Prevention

17. The proposed new building will require compliance with all applicable Fire Sprinkler and Alarm, Building, Mechanical and Plumbing code requirements.

18. Private hydrant(s) are required in a location approved by the Fire Prevention Bureau.

19. Fire apparatus shall have an unobstructed width of not less than 20' and an unobstrcuted vertival clearance of not less than 13'6".

20. Key box(s) for access to buildings and areas restricted by fences, gates, etc…

21. Approved premises identification is required.

Division of Environmental Services

22. Applicant shall maintain compliance with the City of Toledo's Storm Water 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.

    a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.

    b. Construction BMPs shall be in place prior to the start of construction activities.

    c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours. (This comment is specific for sites above 2,500 square feet.)

PLAN COMMISSION RECOMMENDATION (cont'd)

23. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.

24. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.

25. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.

26. 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

27. 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.

Division of Traffic Management

28. "Do Not Enter" signage is required at the 18' wide driveway to prevent wrong way traffic flow.

29. Sidewalk must continue through driveways along Alexis Road.

Plan Commission

30. Per TMC§1103.1010(C), all PUDs shall be platted according the Subdivision Rules & Regulations for the City of Toledo. **Final Plat shall be submitted for review.** No building permits shall be approved until platting is complete.

31. Off-street parking shall be provided per TMC§1107.0304 Schedule A for the proposed library development. A total of ninety-eight (98) parking spaces are currently required. The site plan depicts 129 parking spaces. TMC§1103.1010(E) allows for the number of off-street parking and loading spaces to be decreased or increased during the PUD review process. Since the library will serve as a community anchor and hub, and will offer both a multi-purpose room, community room and outdoor gathering area, the additional parking is appropriate. **Acceptable as depicted.**

PLAN COMMISSION RECOMMENDATION (cont'd)

32. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. A minimum of four (4) car accessible spaces and one (1) van accessible space is required for the site. The site plan depicts a total of seven (7) accessible parking spaces, four (4) of which are van accessible spaces. **Acceptable as depicted.**

33. Per TMC§1107.0304, the Off-Street Parking Schedule requires one bicycle parking slot per 10 parking spots, requiring a total of thirteen (13). Five (5) bicycle slots are depicted on the site plan. **Not acceptable as depicted. Eight (8) additional bicycle slots shall be provided.**

34. Per TMC§1103.1010(D) PUD developments are required to provide sidewalks, built to city specifications along both sides of all streets, public or private. An extensive network of sidewalks is depicted on the site plan. **Acceptable as depicted.**

35. Per TMC§1103.1008(B) commercial PUD developments shall maintain a minimum open space depth of 30 feet on all perimeter property lines and a minimum open space depth of 60 feet when abutting a Residential District. This open space area must be void of buildings, structures, parking areas and other above ground improvements. The submitted site plans and elevations show that a portion of the main building roof, the drive-up material return and service window roof, the drive through lane, a sidewalk, a transformer and a condenser will be located within the required sixty foot (60') open space along the east side of the site. **Not acceptable as depicted. The applicant shall obtain a waiver for the required open space depth where it does not comply.**

36. Usable, accessible and consolidated common open space areas in the amount of no less than ten percent (10%) of the gross site acreages is required to be allocated in PUD's per TMC§1103.1008(C). More than ten percent (10%) open space is depicted on the site plan. **Acceptable as depicted.**

37. Commercial PUD developments must include some noncommercial amenities within required common open space areas, such as open or closed plazas or mall areas, benches, tables, statuary, fountains, kiosks, pergolas and areas for public enjoyment. The site plan depicts an outdoor reading garden with a long seating bench and tables to the west of the new library building. In addition, park benches are depicted along the pedestrian walkway from Tremainsville Road to the proposed parking area. **Acceptable as depicted.**

38. Traditional detention/retention ponds are prohibited in the front yard per TMC§1108.0206(D). Stormwater treatment facilities shall also meet the approval of the City of Toledo's Division of Engineering Services. **Not acceptable as depicted. The proposed detention basin will need to be relocated so that it is not in the front yard and approved by the Division of Engineering Services.**

PLAN COMMISSION RECOMMENDATION (cont'd)

39. A detailed site, lighting, fencing, and four (4) copies of a landscape plan (separate from building and site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:

    a. Per TMC§1108.0202, a minimum 30-foot-wide frontage greenbelt along public right-of-ways is required that contains at least one (1) tree for every thirty feet (30') of frontage. This applies to the north and south sides of the property. **Acceptable as depicted. While acceptable as depicted, any evergreen trees installed in the frontage greenbelt must be a minimum of eighteen feet (18') from the curb or pavement edge per TMC§1107.2000.**

    b. Per TMC§1108.0203, a Type A buffer is required along a portion of the east property line and a Type B Buffer is required along the other potion of the east property line. These two (2) buffers require a total thirty-four (34) canopy trees and 127 shrubs along the eastern property line. The landscape plan depicts twenty-seven (27) canopy trees and twelve (12) understory trees for an equivalent of thirty-five (35) canopy trees. The site plan also depicts 136 shrubs. **Acceptable as depicted.**

    c. Per TMC§1108.0204, two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas in a parking lot for each ten (10) parking spaces. A total of twenty-six (26) trees and seventy-eight (78) shrubs are required in the interior of the parking lot based on the proposed 129 parking spaces. The submitted tree planting plan and shrub planting plan depict thirty (30) trees and forty-six (46) shrubs. **Not acceptable as depicted. An additional thirty two (32) shrubs are required.**

    d. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property. The tree planting plan and shrub planting plan depict trees and shrubs along the west side of the parking lot, and trees and a six-foot (6') high cedar privacy fence along the east side of the parking lot. **Not acceptable as submitted. The proposed continuous shrub hedge depicted on the shrub planting plan along the west side of the parking lot shall be extended to the south to include the drive aisle. The shrub hedge shall consist of evergreen shrubs. The privacy fence is acceptable in lieu of the required continuous shrub hedge along the east side of the parking lot per the Plan Director.**

    e. Per TMC§1108.0205(B), one 2-inch caliper tree for every 1,000 square feet of building coverage, foundation plantings along all portions of the building that are visible from the public rights-of-way, and landscaping at all major building entrances are required. **Not acceptable as depicted. A mix of trees, shrubs and groundcover shall be provided as foundation plantings along the entirety of the north, west and east sides of the building as well as at the main entrance.**

PLAN COMMISSION RECOMMENDATION (cont'd)

f. Per TMC§1103.1007(H), all telephone, electrical, cable, and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened. **Not acceptable as depicted. Dumpster enclosure details shall be provided.**

g. Per TMC§1103.1209(A.3), grade level mechanical equipment shall be screened from adjoining residential parcels and from the right of way(s).

h. Per TMC§1108.0204(B.6), 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. The proposed rock mulch is not permitted.

i. Topsoil must be back filled to provide positive drainage of the landscape area.

j. 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. **Not acceptable as depicted. A landscape plan shall be submitted that includes all proposed plant materials that are appropriately labeled.**

k. The location, height and materials for any fencing to be installed and maintained.

l. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406. If a subsurface irrigation system is used, irrigation plans must be submitted with development plans and must contain all construction details. If xeriscaping is used, a xeriscaping plan must be submitted to the Plan Director containing a watering plan during plant establishment (approximately 3 years) and detailed depictions of xeriscaping features and techniques used, including soil type, drainage, topography, and plant cultivars/nativars.

m. Lights and light fixtures used to illuminate any parking or loading area must be selected and arranged to direct and reflect the light away from any adjacent residential property and public ways and away from the sky above the light fixture per TMC§1107.1908.

n. The location, lighting, and size of any signs.

40. Landscaping shall be installed and maintained indefinitely.

41. Building elevations must meet TMC§1109 – Design Standards. The submitted elevations show a mix of proposed building materials including brick, stainless steel wall tiles, ultra-high performance concrete panels, and aluminum composite panels. Final building materials and colors have not been decided. **Not acceptable as submitted. Final elevations that include building materials and colors will need to be submitted that meet the standards of TMC§1109.**

PLAN COMMISSION RECOMMENDATION (cont'd)

42. 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.

43. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval then the Planned Unit Development approval shall become null and void.

44. 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,

Thomas C. Gibbons
Secretary

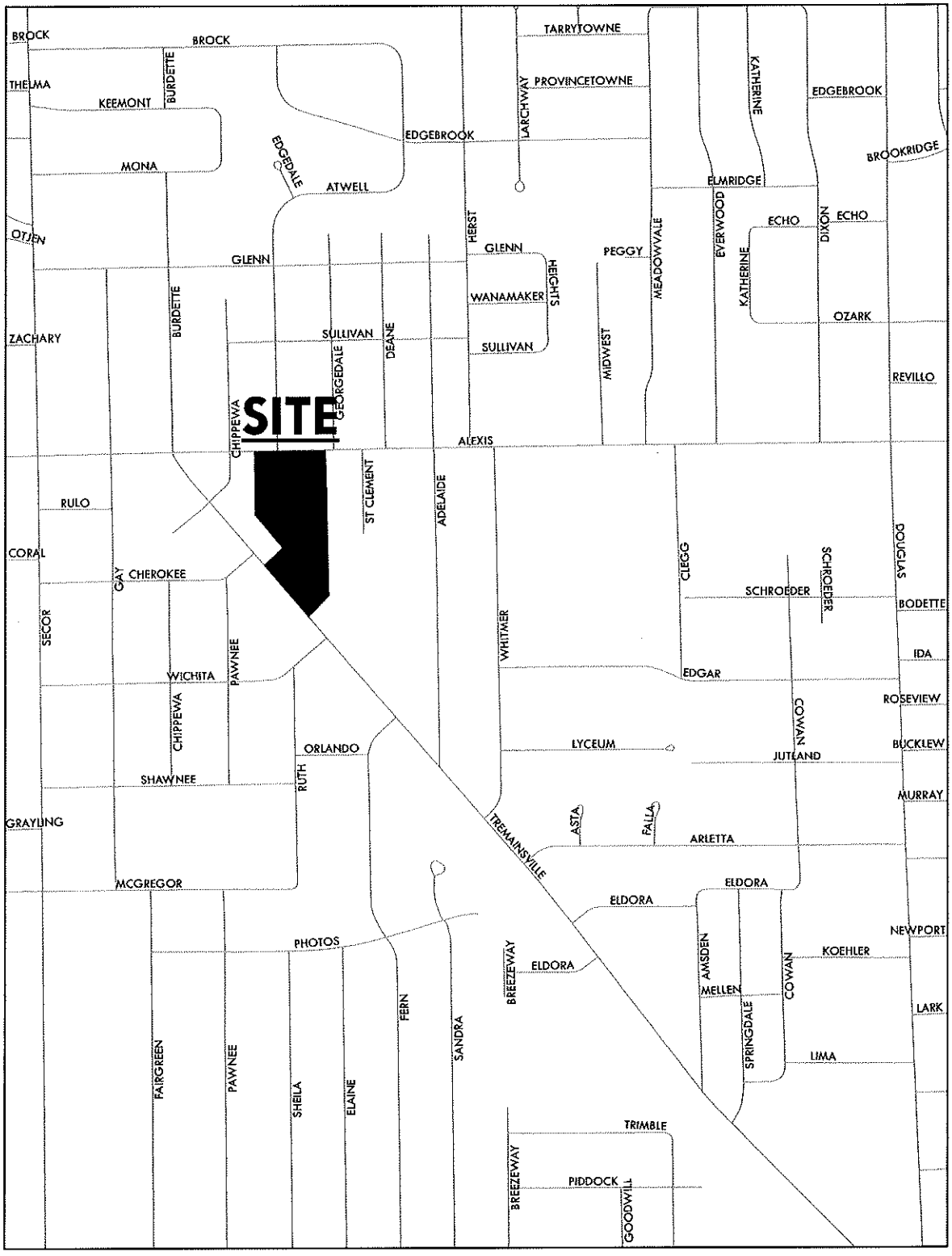
LK
Seven (7) sketches follow

cc: Stephanie Peters, Bostwick Design Partnership, 2729 Prospect Ave, Cleveland, OH 43537
Mike Graybeal, Toledo Lucas Public Library, 325 Michigan Street, Toledo, OH 43604
Lisa Cottrell, Deputy Director
Lisa Karcher, Planner

GENERAL LOCATION

PUD24-0001

N



ZONING & LAND USE

PUD24-0001

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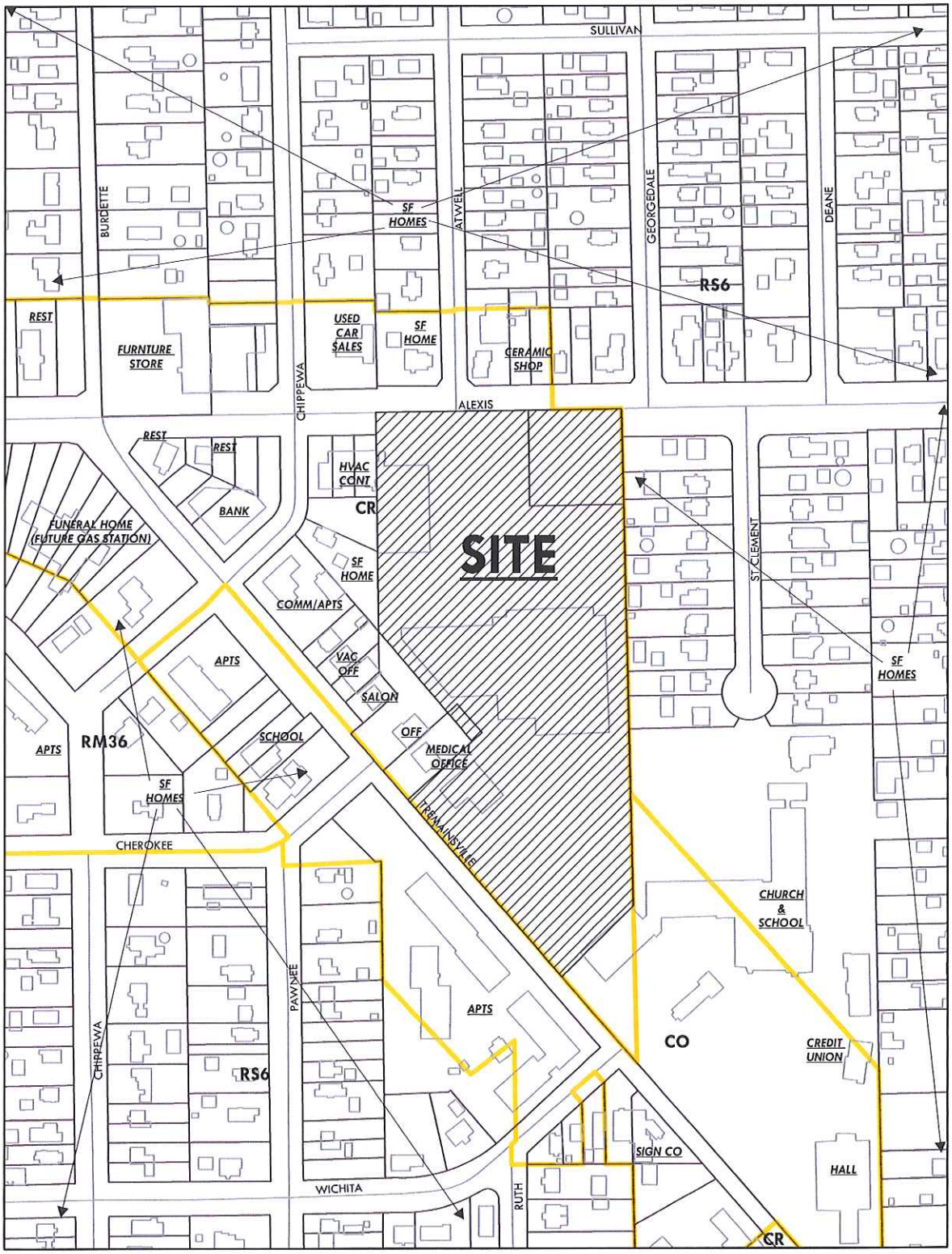

SITE PLAN

PUD24-0001

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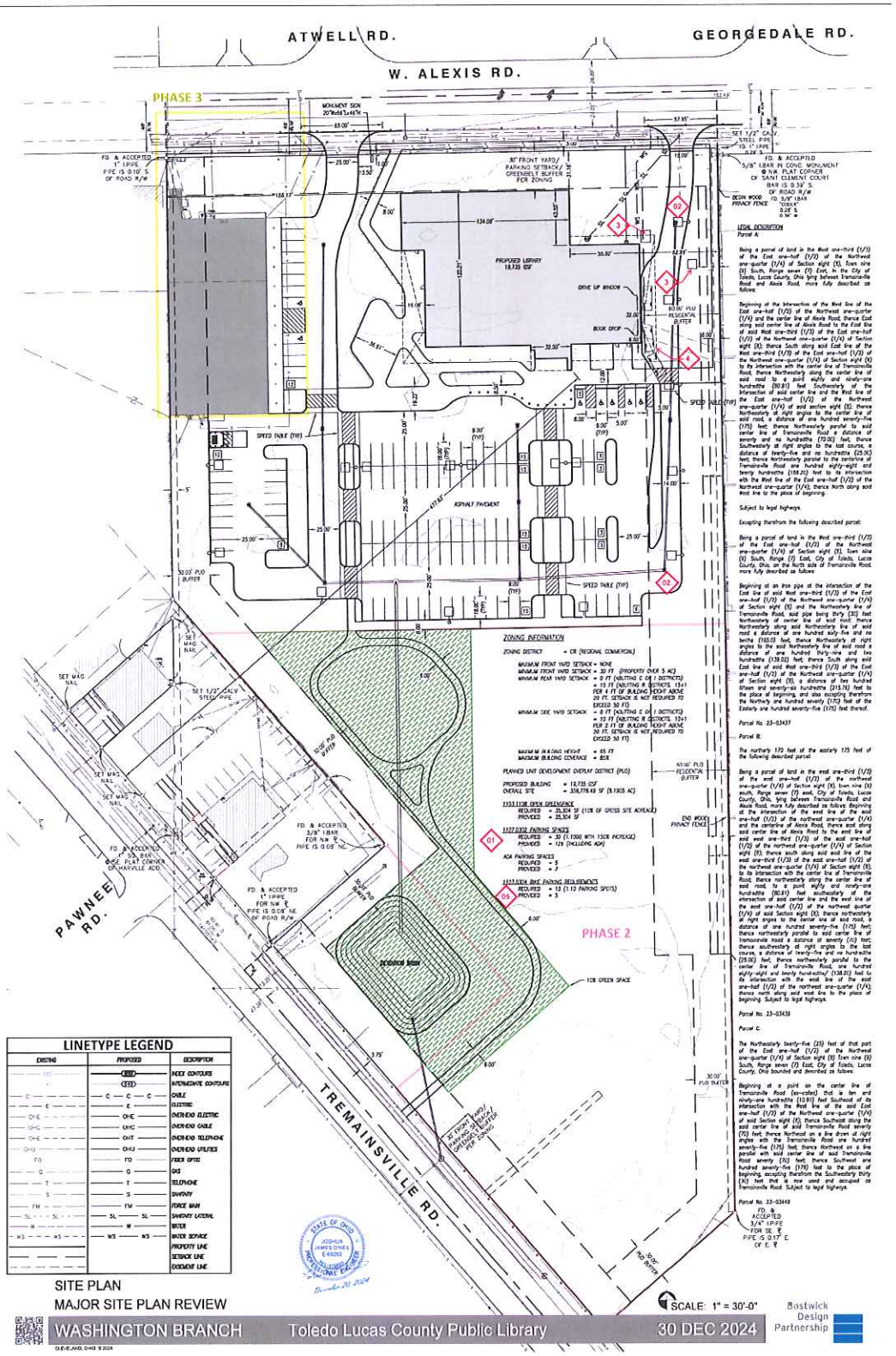

LANDSCAPE PLAN

PUD24-0001

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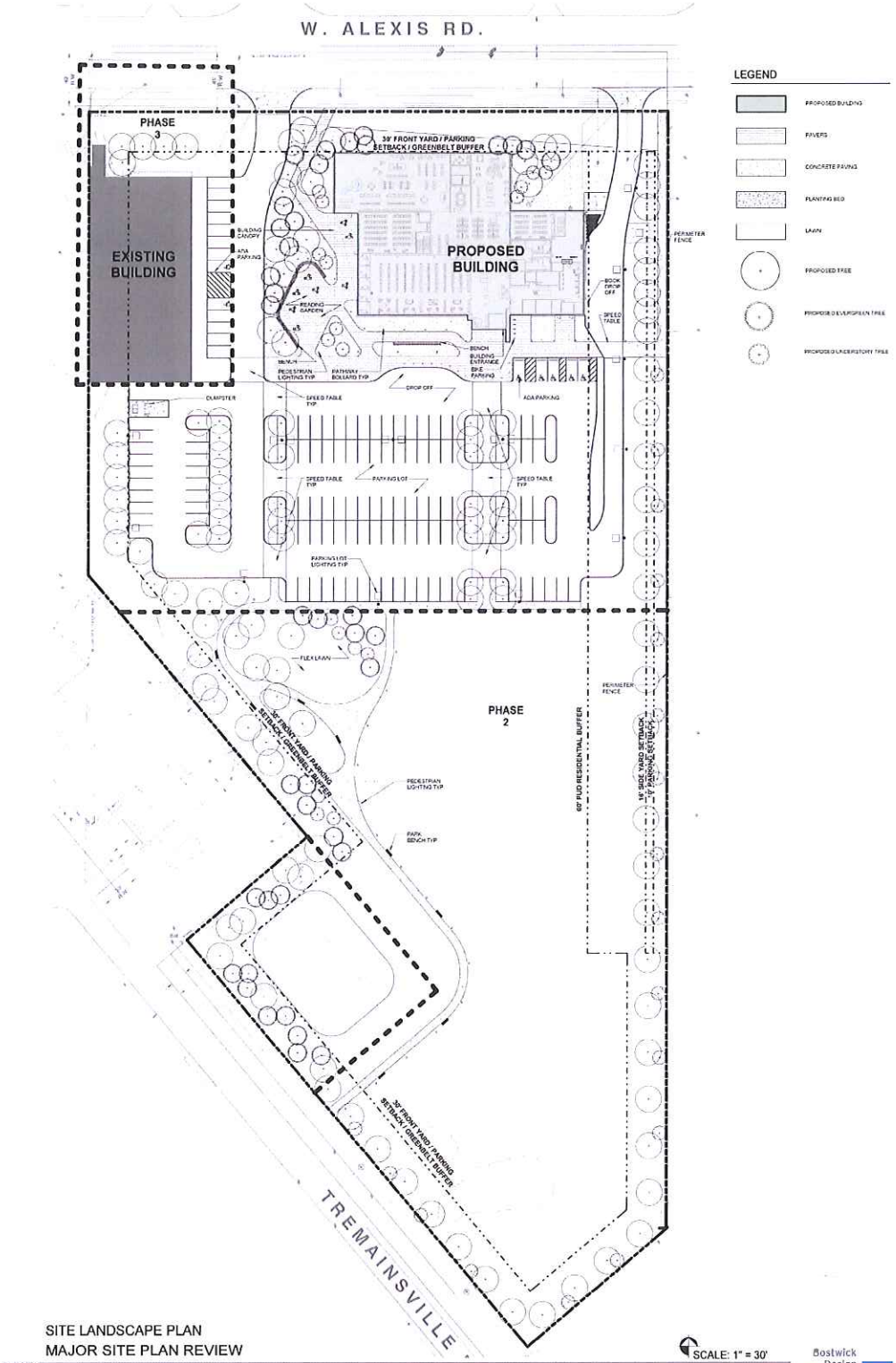


SITE LANDSCAPE PLAN
MAJOR SITE PLAN REVIEW

SCALE: 1" = 30'

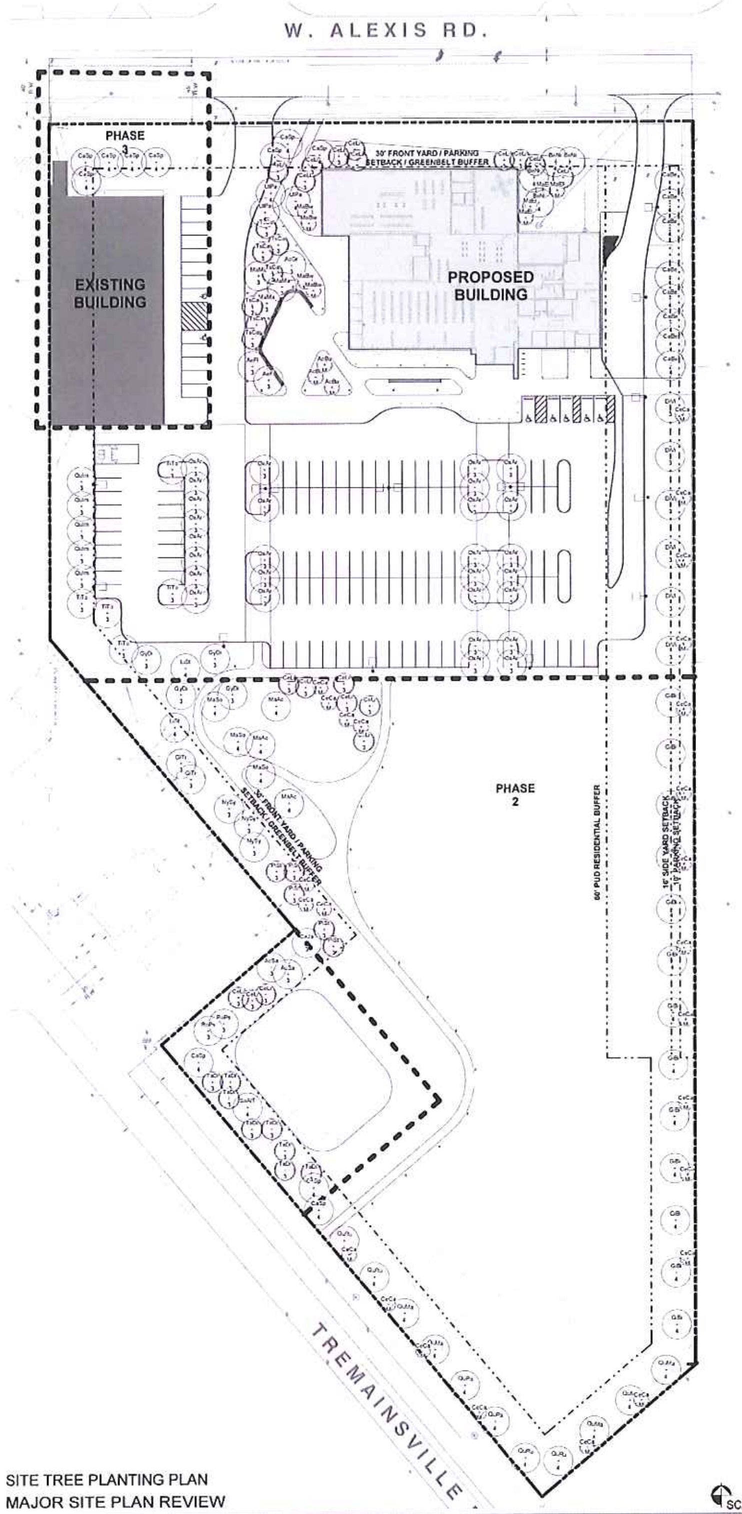
WASHINGTON BRANCH | Toledo Lucas County Public Library | 30 DEC 2024

Bostwick Design Partnership

LANDSCAPE PLAN - TREES

PUD24-0001

N



LEGEND

- PROPOSED BUILDING
- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED UNDERSTORY TREE

NOTES

1. ALL AREAS NOT COVERED BY BUILDINGS OR PAVEMENT AND WHICH HAVE BEEN GRADED OR OTHERWISE DISTURBED SHALL BE TOPSOILED AND SEEDED, UNLESS SHOWN OTHERWISE.
2. ALL TREES OUTSIDE THE BUILDING AND PAVED AREAS SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED. PRIOR TO REMOVAL, THE CONTRACTOR SHALL ARRANGE AN ON SITE MEETING WITH THE LANDSCAPE ARCHITECT TO REVIEW THE CLEARING LIMIT LINES. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR PLANT PITS.
3. P.B. = PLANT BED. MULCH ALL PLANT BEDS TO A DEPTH OF 2". BEDS SHALL BE KEPT 1" MIN AWAY FROM TRUNK OF ALL TREES, SHRUBS, TREE FERNS, AND FOLIAGE OF ALL PERENNIALS.
4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
5. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
6. ALL TREES SHALL CONFORM TO GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).
7. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE PRIOR TO DIGGING.
8. ALL PLANTS SHALL BE BALLED IN BURLAP OR CONTAINER GROWN UNLESS OTHERWISE NOTED IN THE PLANTING SCHEDULE.
9. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR ARRIVAL ON THE SITE.
10. THE CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
11. THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

Tree Schedule

Plant Common Name	Plant Scientific Name	Plant Code	Count	Plant Caliper Size (Inches)
Bald Cypress	Taxodium distichum	TaDi	9	3
Black Locust	Robinia pseudoacacia	RoPs	2	3
Bur Oak	Quercus macrocarpa	QuMa	5	4
Canadian Hemlock	Tsuga canadensis	TsCa	7	3
Cedar of Lebanon	Cedrus libani	CeLi	13	3
Cucumber Magnolia	Magnolia acuminata	MaAc	3	4
Eastern Redbud	Cercis canadensis	CeCa	25	1
Elizabeth Magnolia	Magnolia x Elizabeth	MaEl	8	2
Golden Weeping Willow	Salix alba 'Tristis'	SaAlT	1	4
Katsura Tree	Cercidiphyllum japonicum	CeJa	1	3
Kentucky Coffee Tree	Gymnocladus dioicus	GyDi	4	3
Lacebark Elm	Ulmus parvifolia	UlPa	3	4
Magnificent Maackia	Maackia amurensis JFS-Schichtel	MaMa	3	3
Majestic Black Gum	Nyssa sylvatic M.O.N. 2	NySy	3	3
Northern Catalpa	Catalpa speciosa	CaSp	11	4
Paperbark Maple	Acer griseum	AcGr	1	3
Persimmon Tree	Diospyros virginiana	DiVi	6	3
Pin Oak	Quercus palustris	QuPa	2	4
Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	GiBi	13	4
Pyramidal European Hornbeam	Carpinus betulus 'Fastigiata'	CaBe	8	4
Red Oak	Quercus rubra	QuRu	4	4
River Birch	Betula nigra	BeNi	4	4
Saucer Magnolia	Magnolia soulangiana	MaSo	3	4
Shingle Oak	Quercus imbricaria	QuIm	5	3
Silver Linden	Tilia tomentosa	TiTo	5	3
Sourwood	Oxydendrum arboreum	OxAr	20	3
Sugar Maple	Acer Saccharum Gatida FALL FIESTA	AcSa	2	3
Sweetgum	Liquidambar styraciflua 'Moraine'	LiSt	2	4
Thornless Honey Locust	Gleditsia triacanthos 'Imperial'	GlTr	2	3
Trident Maple	Acer buergerianum	AcBu	3	2
White Crabapple	Malus 'Bob White'	MaBw	4	2
White Pine	Pinus strobus	PiSt	5	3
Yellow Buckeye	Aesculus flava	AeFl	2	3

SITE TREE PLANTING PLAN
MAJOR SITE PLAN REVIEW

SCALE: 1" = 30'

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Bostwick Design Partnership

LANDSCAPE PLAN - SHRUBS

PUD24-0001

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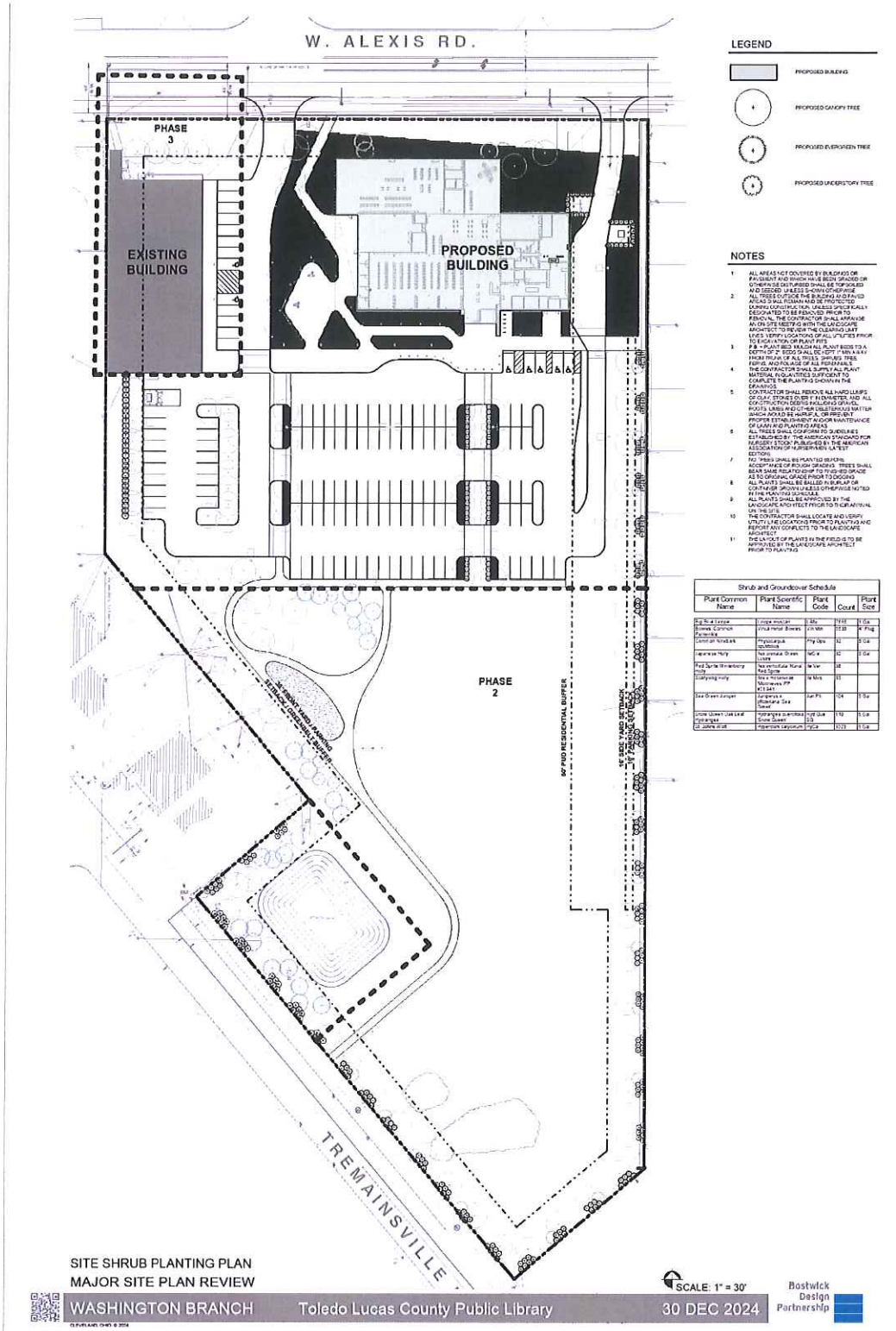

ELEVATIONS

PUD24-0001

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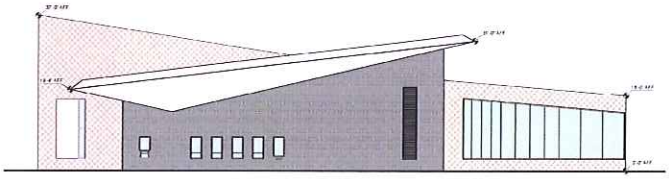
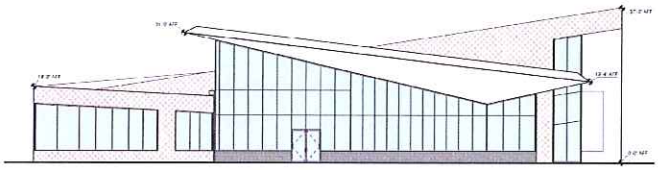
LEGEND

- BRICK MASONRY
  FACADE PERCENTAGE: 29.5%
- STAINLESS STEEL WALL TILES
  FACADE PERCENTAGE: 24.5%
- ULTRA HIGH PERFORMANCE CONCRETE PANELS (UHPC)
  FACADE PERCENTAGE: 2.5%
- GLAZING
  FACADE PERCENTAGE: 44.5%
- ALUMINUM COMPOSITE PANELS
- STANDING SEAM METAL ROOF



EAST ELEVATION
3/32" = 1'-0"



WEST ELEVATION
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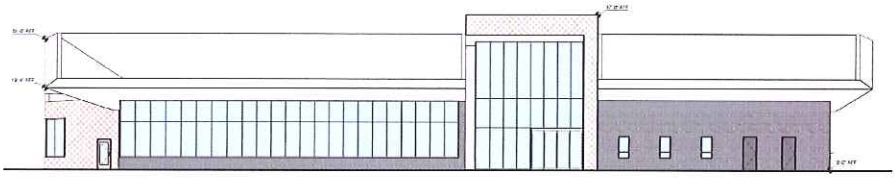
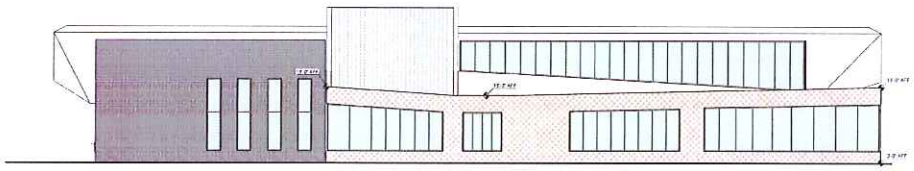


SOUTH ELEVATION
3/32" = 1'-0"



NORTH ELEVATION
3/32" = 1'-0"

EXTERIOR ELEVATIONS
MAJOR SITE PLAN REVIEW

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