



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: August 15, 2025

REF: PUD25-0002

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

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

SUBJECT: Amendment to Planned Unit Development, Originally Granted by Ord. 150-25, for a New Library and Storage Building

The Toledo City Plan Commission considered the above-referenced request at its meeting on August 14, 2025 at 2:00 P.M.

### Subject

|                     |   |                                                                                                                  |
|---------------------|---|------------------------------------------------------------------------------------------------------------------|
| Request             | - | Amendment to Planned Unit Development, originally granted by Ord. 150-25, for a new library and storage building |
| Location            | - | 3027 Alexis Road                                                                                                 |
| Applicant/<br>Owner | - | Board of Trustees of the Toledo Lucas County<br>Public Library<br>325 Michigan Street<br>Toledo, OH 43604        |
| Architect           | - | Bostwick Design Partnership<br>2729 Prospect Avenue<br>Cleveland, OH 44115                                       |
| Engineer            | - | DGL Consulting Engineers<br>3455 Briarfield Blvd, Suite E<br>Maumee, OH 43537                                    |

### Site Description

|              |   |                                                             |
|--------------|---|-------------------------------------------------------------|
| Zoning       | - | CR / Regional Commercial                                    |
| Area         | - | ± 8.5 Acres                                                 |
| Frontage     | - | ± 440' along Alexis Road<br>± 527' along Tremainsville Road |
| Existing Use | - | Fitness center, restaurant and vacant commercial            |
| Proposed Use | - | Washington Branch Library and Operations Center             |

**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 and RS6 |

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).                                                                                                                              |
| PUD24-0001  | - | PUD for multiple buildings on a lot - new library and operations building (PC rec. approval 2/13/2025; CC approved 4/8/2025 via Ord. 502-23).                                                                                                                      |
| S25-0004    | - | Final Plat of Toledo Lucas County Public Library Washington Branch Campus subdivision (PC approved 6/12/2025).                                                                                                                                                     |

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 an Amendment to a Planned Unit Development (PUD) for a new library and storage building at 3027 Alexis Road. Since the approval of the original PUD by the Plan Commission in February 2025, additional parcels have been purchased along Tremainsville Road. The site now consists of five (5) parcels totaling  $\pm$  8.5 acres. In addition, the vacant strip style shopping center that was once occupied by Food Town grocery store, and a warehouse storage building along Tremainsville Road have been demolished. The strip style shopping center along Alexis Road currently occupied by the Star Diner and Glass City CrossFit is the only remaining building on the site. 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.

The applicant is still proposing to develop the site in three (3) different phases. Phase I, which is underway, includes the construction of a new building that will serve as the Washington Branch Library. Phase II of the project will involve redevelopment of the south part of the site with a library operations center building. Phase III will involve the renovation of the current occupied strip style shopping center for Library operations to be determined. The original PUD submittal only noted that Phase II would be for a library operations building. Specifics pertaining to the building were not included. The Amendment to the PUD includes details for the second phase which consists of a 36,288 square feet proposed operations center and associated parking on the southern portion of the site. The amendment also includes additional land acquired along Tremainsville Road, a revised detention pond location, and the redesign of public open space.

Library facilities are a permitted use in the CR – Regional Commercial zoning district for which the subject property is zoned. However, a PUD was required for this project to allow for multiple buildings on a lot in a commercial zoning district per TMC§1106.0300. The applicant was also required to replat the subject property as part of the development process per TMC§1103.1010(C). A final plat was approved for the Toledo Lucas County Public Library Washington Branch Campus subdivision by the Plan Commission in June 2025.

### Intensity and Dimensional Standards

The Commercial Standards for PUD's in TMC§1103.1008(E) state that there is 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 of TMC§1106. Maximum building height, floor area ratio and building coverage would however still apply. The proposed operations center building height is twenty-four feet (24'), which is less than the permitted maximum building height of sixty-five feet (65'). The proposed library building met this requirement previously; therefore, the PUD complies with the maximum building height.

**STAFF ANALYSIS (cont'd)**  
**Intensity and Dimensional Standards (cont'd)**

Per TMC§1103.1008(D), no more than 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 PUD meets this requirement as approximately forty-three percent (43%) 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.

**Parking and Circulation**

One (1) access point is proposed along Tremainsville Road to access the library operations center building. The operations center will house the Technical Service department, storage and processing for the Purchasing department, warehouse space, and will be the main logistics hub for the Library system. Since the building will be primarily accessed by staff and not by the general public, a separate access point and parking lot are provided for the building. The access points approved for the Washington Branch Library building will remain the same. One (1) ingress/egress point is provided along Alexis Road just east of the existing occupied strip style shopping plaza and one (1) egress only point is provided on the eastern most side of the site from the parking area to Alexis Road.

Parking for the PUD is required based on an aggregate total for each proposed use on the site per TMC§1107.0304. The parking lot for the library building has been modified to allow for the expansion of the public green space just south of the existing building that houses the Star Diner and CrossFit. This has resulted in a decrease of two (2) parking spaces. This is still in excess of the required spaces. Staff is supportive of the requested parking spaces 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 required parking spaces for the operations center is based on the rate of one (1) parking space per 300 square feet of building area allocated for office space and one (1) parking space per 1,000 square feet of building area allocated for storage. Based on these rates, sixty-five (65) parking spaces are required. The site plan illustrates thirty (30) parking spaces in the parking lot to the south of the operations center. While this is significantly less than what is required, 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 indicated that the parking spaces provided are adequate for the proposed facility. Should additional parking be needed, parking spaces in the library lot to the north can be used. Staff is supportive of the requested parking spaces for the PUD 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 library and one (1) car accessible space and one (1) van-accessible space are required for the operations center per TMC§1107.1701. The site plan depicts four (4) auto-accessible and four (4) van accessible parking spaces for the library and one (1) auto-accessible and one (1) van-accessible parking spaces for the operations center. The proposal therefore complies with this requirement.

**STAFF ANALYSIS (cont'd)**  
**Parking and Circulation (cont'd)**

In addition to auto parking spaces, thirteen (13) bicycle slots are required for the library based on the 127 provided parking spaces, and three (3) bicycle slots are required for the operations center based on the thirty (30) provided parking spaces. The landscape plan depicts sixteen (16) bicycle slots for the library and six (6) bicycle slots north of the operations center and six (6) bicycle slots south of the operations center. The proposal therefore complies with this requirement.

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 amendment 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 northeasterly to the proposed library 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 be modified for a library use in Phase III is located within this area. The submitted site plan for the operations center shows that the building will be located within the required sixty-foot (60') open space along the east side of the site. The waiver was granted in the original PUD review for a portion of the library building roof and drive-up material return/service window to be located within this setback. The operations center has been located as far south as possible to allow for a more expansive green space and a tree-lined connection between Tremainsville Road and the library is proposed. In addition, the six-foot (6') tall privacy fence will be continued along the east property line with a required landscape buffer where the subject property abuts a Residential District. Staff is supportive of the proposed building location in the required open space. The applicant will need to secure a waiver from the required sixty-foot (60') open space depth or revise the site plan to comply with this requirement and listed as a condition of approval.

**STAFF ANALYSIS (cont'd)**  
**Open Space Requirements (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 between the library parking lot and the operations center 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, less than one-third of the provided open space is accounted for by the detention basin. 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. An outdoor reading garden with a long seating bench and tables to the west of the new library building were approved in the original PUD review. In addition, the landscape plan depicts bicycle parking, a plaza area with seating, and park benches along the pedestrian walkway that traverses throughout the open space. The proposed PUD meets both the common open space and amenities requirement.

**Landscaping and Screening**

For the purpose of this section, a review is not included for the library portion of the PUD, as it was completed with the requirements in the original PUD approval. Additionally, no changes are proposed for this area. The applicant shall submit revised plans that include the library portion of the PUD that complies with the original PUD approval in Ord. 150-25 as a condition of approval.

In addition to open space requirements, PUD's are required to meet landscape and screening requirements of TMC§1108. A minimum thirty-foot (30') wide frontage greenbelt along Tremainsville Road is required per TMC§1108.0202. This greenbelt must contain at least one (1) tree for every thirty-feet (30') of frontage. Nineteen (19) trees are required along Tremainsville Road. The tree planting plan depicts fifteen (15) trees along Tremainsville Road. An additional four (4) trees shall be provided as a condition of approval. Additionally, the frontage greenbelt shall include a solid evergreen hedge as a parking area is proposed to be developed in the front of the property. The shrub planting plan does not show the required evergreen hedge; therefore this requirement shall be required and listed as a condition of approval.

**STAFF ANALYSIS (cont'd)**  
**Landscaping and Screening (cont'd)**

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 is 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 portion 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 nineteen (19) canopy trees and seventy-one (71) shrubs are required along the eastern property line. The tree planting plan depicts fifteen (15) canopy trees and eight (8) understory trees for an equivalent of twenty (20) canopy trees. The shrub planting plan also depicts twenty-five (25) shrubs. The submitted tree planting plan meets the buffer and screening requirements along the east property line; however, the shrub planting plan does not. An additional forty-six (46) shrubs shall be provided on a revised landscape plan and listed as a condition of approval.

Both interior and perimeter parking lot landscaping is required per TMC§1108.0204. For interior parking lot landscaping, 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 six (6) trees and eighteen (18) shrubs are required in the interior of the parking lot based on the proposed thirty (30) parking spaces. There is no landscaping provided for the parking lot. The required trees and shrubs shall be included on a revised landscape plan and listed as a condition of approval.

Parking lot perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway, or is visible from an immediately adjacent property. 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. In this case, the frontage greenbelt will count towards perimeter landscaping requirements along Tremainsville Road as noted above for the frontage greenbelt. The proposed trees in the Type B Buffer along the east property line will count towards the perimeter landscaping requirements; however, a solid evergreen hedge is required along the parking area to shield headlights from adjacent properties. The solid evergreen hedge requirement shall be depicted on a revised landscape plan and listed as a condition of approval.

**STAFF ANALYSIS (cont'd)**

**Landscaping and Screening (cont'd)**

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, seventy-six (76) trees are required. Foundation plantings are also required along the west and northwest sides of the proposed operations center. There are in excess of seventy-six (76) trees provided in the interior of the site. In addition, there are trees noted along the northwest side of the proposed operations center; however, there are no shrubs provided as foundation plantings. A mix of trees, shrubs and groundcover shall be provided on a revised landscape plan with foundation plantings along the west and northwest sides of the building as well as at the main entrance, which is included as a condition of approval.

**Building Design and Materials**

Connecting walkways and pedestrian connections are required per TMC§1109.0204(A). At least one (1) main entrance shall face and open directly onto a five-foot (5') wide connecting walkway to the street sidewalk. The walkways must also be distinguished from driving surfaces if it crosses parking aisles or driveways. Since the main entrance to the building is in the rear of the building where the parking lot is located, a five-foot (5') wide connecting walkway from this entrance to the existing sidewalk on Tremainsville Road is required as a condition of approval.

Building design is subject to the standards outlined in TMC§1109.0200 which outlines design standards for commercial use type buildings. The standards are intended to promote the design of an urban environment that is built to human scale, encourage attractive street fronts, and accommodate pedestrians while also accommodating vehicular movement. Buildings should be designed to ensure a base level of quality architecture that is responsive to its context and contributes to the established architectural character of an area rather than a design solution that is based on a standardized formula or market prototype superimposed on the selected site. In multiple building developments, each individual building shall include predominant characteristics shared by all buildings in the development so the development forms a cohesive sense of place. In addition, building material standards also 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 per TMC§1109.0500.

**STAFF ANALYSIS (cont'd)**

**Landscaping and Screening (cont'd)**

The submitted building elevations show the use of two (2) different architectural metal panels with differing profiles (varying panel reveal widths) that will be alternated on the building facades in a diagonal pattern. The color palette has not been finalized; however, the elevation details show four (4) different shades of grey. While the architectural metal panels are considered a predominant building material and therefore acceptable for use on the building facades, the building material and proposed colors are not consistent with the materials proposed for the library building to the north. In addition, the building materials as proposed do not assist with addressing the mass and scale of the building. The height of the building that is visible from Tremainsville Road is twenty-four feet (24') and includes one (1) long massing wall with minimal windows and no building articulation.

While the use of the building will include storage and supportive services for the library system, it is located in the CR Regional Commercial zoning district and subject to commercial design standards to ensure compatibility with surrounding properties. In addition, the applicant has created a unique open space within the PUD north of the proposed building. Having a structure that reflects the human/pedestrian scale is not only important along Tremainsville Road, but also as it acts as boundary or enclosure along one side of the entrance into the open space and the open space itself. It is important to note that self-storage facilities are permitted uses in the CR zoning district. These types of facilities also provide storage. In two (2) recent plan review cases involving self-storage facilities located in a CR zoning district, building design was required to meet the standards in TMC§1109. The proposed elevations for the operation center do not meet the building design standards outlined in TMC§1109 - Design Standards. Revised building elevations that meet these standards shall be submitted for review and approval by the Plan Director. This is listed as a condition of approval.

The applicant provided renderings of the building facades for the Plan Commission meeting that illustrated a building blue in color. The submitted renderings do not meet the building design requirement of the Planning and Zoning Code. The applicant requested a waiver from the building design standards based on these renderings at the Plan Commission meeting as noted below. Staff and the Plan Commission are not in support of this waiver. The building renderings are attached.

## **STAFF ANALYSIS (cont'd)**

### Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates this site as Public Space (PS). 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 (WOD). The PUD amendment is consistent with the Forward Toledo Plan as the subject property will be developed with a library facility and associated operations center. Additionally, a sidewalk network is proposed that will provide important pedestrian connections from Tremainsville Road and Alexis Road in the neighborhood as well as connections to pedestrian enhancements such as open space and a plaza with seating.

Staff recommends approval of the Amendment to the Planned Unit Development as it is consistent with the Forward Toledo Plan and the stated purpose of the Zoning Code. Additionally, 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 that the Toledo City Council **approve** PUD25-0002, a request for Amendment to a Planned Unit Development, originally granted by Ord. 150-25, for a new library and storage building at 3027 Alexis Road to Toledo City Council, for the following **two (2) 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 Plan Commission also makes the following recommendations to Toledo City Council regarding the waivers requested for Amendment to Planned Unit Development, originally granted by Ord. 150-25, for a new library and storage building at 2027 Alexis Road:

## **PLAN COMMISSION RECOMMENDATION (cont'd)**

### **Chapter 1103 - Overlay Zoning Districts**

#### **Section 1103.1008(B) Commercial Planned Unit Development Overlay District**

Plan Commission recommends that the Toledo City Council **approve** 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 proposed operations center. The operations center has been located as far south as possible to allow for a more expansive green space and a tree-lined connection between Tremainsville Road and the library is proposed. In addition, the proposed six-foot (6') tall privacy fence will be continued along the east property line with a required landscape buffer where it abuts a Residential District.

### **Chapter 1107 - Parking, Loading and Access and Chapter 1109 - Design Standards**

#### **Section 1107.1300 Sidewalks and Section 1109.0204(A) Connecting Walkways**

Plan Commission recommends that the Toledo City Council **disapprove** a waiver from the requirement to provide a connecting walkway from the existing street sidewalk along Tremainsville Road to the main entrance for employees on the south side of the proposed building. Plan Commission recommends that a sidewalk segment from the street sidewalk to the proposed parking lot be installed and a pedestrian "walk-way" be designated through the parking lot via pavement striping. This will ensure safe travel for employees traveling to and from work on foot or bicycle.

### **Chapter 1109 - Design Standards**

#### **Section 1109.0200 Commercial, mixed use and institutional design standards**

Plan Commission recommends that the Toledo City Council **disapprove** a waiver from the design requirements of Chapter 1109 and recommend that revised elevations that meet these standards be submitted. All development within the City is required to meet the design standards in Chapter 1109. Waiving this section without specific reasoning or hardship, would set a serious precedent.

The Plan Commission further recommends that the Toledo City Council recommend **approval** of PUD25-0002, a request for Amendment to Planned Unit Development originally granted by Ord. 150-25, for a new library and storage building at 3027 Alexis Road, to the Toledo City Council, subject to the following **thirty-seven (37) 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.

**PLAN COMMISSION RECOMMENDATION (cont'd)**  
**Division of Engineering Services (cont'd)**

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 Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
5. The stormwater basin footprint and size will need confirmed, and possibly enlarged to provide for the required water quality volume, flood control, and restricted discharge rate. The footprint and geometrics need to also address the design guidance (Chapter 2.7 of the Ohio Rainwater Manual) including but not limited to side slopes, flow length, sediment storage, and wet forebay or alternative pretreatment.
6. A full submittal for stormwater requires submittal of the regional SWP3 submittal coversheet as provided to applicant, and its items 1.a. - 1.g. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit are listed on the SWP3 submittal cover sheet, items 2.a. - 2.c., as well as the sewer fee for plan review and field inspection.
7. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
8. A single sanitary sewer tap from this site shall be allowed into the public sanitary system. Developer shall use existing sanitary tap, when available.
9. 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.
10. 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.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Division of Environmental Services

11. 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.)
12. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
13. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
14. 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.
15. 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](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf)
16. 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

17. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC§1107.1704.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

**Division of Traffic Management (cont'd)**

18. Wheel stops are required at all property lines, sidewalk, planting strips and buildings per TMC§1107.1907.
19. Provide sidewalk connection from building sidewalk to existing sidewalk along Tremainsville Road per TMC§1107.1300.
20. "Do Not Enter" signage is required to prevent wrong way traffic flow.
21. Provide ground painted arrows to indicate one-way traffic to prevent wrong-way traffic flow.

**Plan Commission**

22. The applicant shall submit revised plans that include the library portion of the PUD that complies with the original PUD approval in Ord. 150-25 as a condition of approval.
23. Off-street parking shall be provided per TMC§1107.0304 Schedule A for the proposed PUD. A total of ninety-eight (98) parking spaces are currently required for the library and a total of sixty (65) are currently required for the operations center. The site plan depicts 127 parking spaces and thirty (30) parking spaces respectively. 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. **Acceptable as depicted.**
24. 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) auto-accessible parking spaces and one (1) van-accessible parking space are required for the library and one (1) car accessible space and one (1) van-accessible space are required for the operations center. The site plan depicts four (4) auto-accessible and four (4) van accessible parking spaces for the library and one (1) auto-accessible and one (1) van-accessible parking spaces for the operations center. **Acceptable as depicted.**
25. Per TMC§1107.0304, the Off-Street Parking Schedule requires one bicycle parking slot per ten (10) parking spots, requiring a total of thirteen (13) spaces for the library and three (3) for the operations center. The landscape plan depicts sixteen (16) bicycle slots for the library and six (6) bicycle slots north of the operations center and six (6) bicycle slots south of the operations center. **Acceptable as depicted.**
26. 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.**

**PLAN COMMISSION RECOMMENDATION (cont'd)**  
Plan Commission (cont'd)

27. Per TMC§1103.1008(B) commercial PUD developments shall maintain a minimum open space depth of thirty feet (30') on all perimeter property lines and a minimum open space 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. The submitted site plans and elevations show that the operations center 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 or revise the site plan to comply with this requirement.**
28. 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.**
29. 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. **Acceptable as depicted.**
30. A detailed site, lighting, fencing, and 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 thirty-foot-wide frontage greenbelt along public rights-of-way is required that contains at least one (1) tree for every thirty-feet (30') of frontage. Nineteen (19) trees are required along Tremainsville Road and the tree planting plan depicts fifteen (15). Additionally, the frontage greenbelt shall include a solid evergreen hedge, which is not provided. **Not acceptable as depicted. An additional four (4) trees and a solid evergreen hedge shall be provided.**
  - 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 portion of the east property line. These two (2) buffers require a total nineteen (19) canopy trees and seventy-one (71) shrubs along the eastern property line. The tree planting plan depicts fifteen (15) canopy trees and eight (8) understory trees for an equivalent of twenty (20) canopy trees. The shrub planting plan also depicts twenty-five (25) shrubs. **Not acceptable as depicted. An additional forty-six (46) shrubs shall be provided.**

**PLAN COMMISSION RECOMMENDATION (cont'd)**  
Plan Commission (cont'd)

- 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 six (6) trees and eighteen (18) shrubs are required in the interior of the parking lot based on the proposed thirty (30) parking spaces. There is no landscaping provided for the parking lot. **Not acceptable as depicted. The required six (6) trees and eighteen (18) shrubs shall be provided.**
- d. Perimeter landscaping must be installed along the parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property. The frontage greenbelt counts toward perimeter landscaping requirements along Tremainsville Road. The proposed trees in the Type B Buffer along the east property line count towards the perimeter landscaping requirements; however, a solid evergreen hedge is required along the parking area to shield headlights from adjacent properties. **Not acceptable as submitted. A continuous shrub hedge shall be provided along the east side of the parking lot.**
- 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. There are in excess of the required seventy-six (76) trees provided in the interior of the site; however, foundation plantings and landscaping at the major building entrances are not provided. **Not acceptable as depicted. A mix of trees, shrubs and groundcover shall be provided as foundation plantings along the west and northwest sides of the building and landscaping provided at the main entrance.**
- f. Per TMC§1103.1007(H), all telephone, electrical, cable, and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened.
- 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.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- k. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406.
  - l. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Plan Director for review or approval.
  - m. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.
  - n. The location, height and materials for any fencing to be installed and maintained.
  - o. Dumpster locations shall be clearly marked on the site plan and located and screened per TMC§1108.0203(G).
  - p. The location, lighting, and size of any signs.
31. Connecting walkways and pedestrian connections are required per TMC§1109.0204(A). At least one (1) main entrance shall face and open directly onto a five-foot (5') wide connecting walkway to the street sidewalk. **Not acceptable as depicted.** A five-foot (5') wide connecting walkway shall be provided from the main entrance at the rear of the building to the existing sidewalk on Tremainsville Road. The walkways shall be distinguished from driving surfaces where it crosses parking aisles or driveways.
32. Building elevations must meet TMC§1109 – Design Standards. **Not acceptable as submitted. Revised elevations that meet these standards shall be submitted for review and approval by the Plan Director.**
33. All proposed signage shall meet the standards of TMC§1113 - Signs.
34. Applicant shall obtain appropriate permits for any proposed signage.
35. 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.
36. 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.

TO: President Hartman and Members of Council  
August 15, 2025  
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REF: PUD25-0002

**PLAN COMMISSION RECOMMENDATION (cont'd)**  
Plan Commission (cont'd)

37. 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,

A handwritten signature in black ink, appearing to read "Lisa Cottrell", written in a cursive style.

Lisa Cottrell  
Secretary

LK  
Sixteen (16) 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 Karcher, Planner

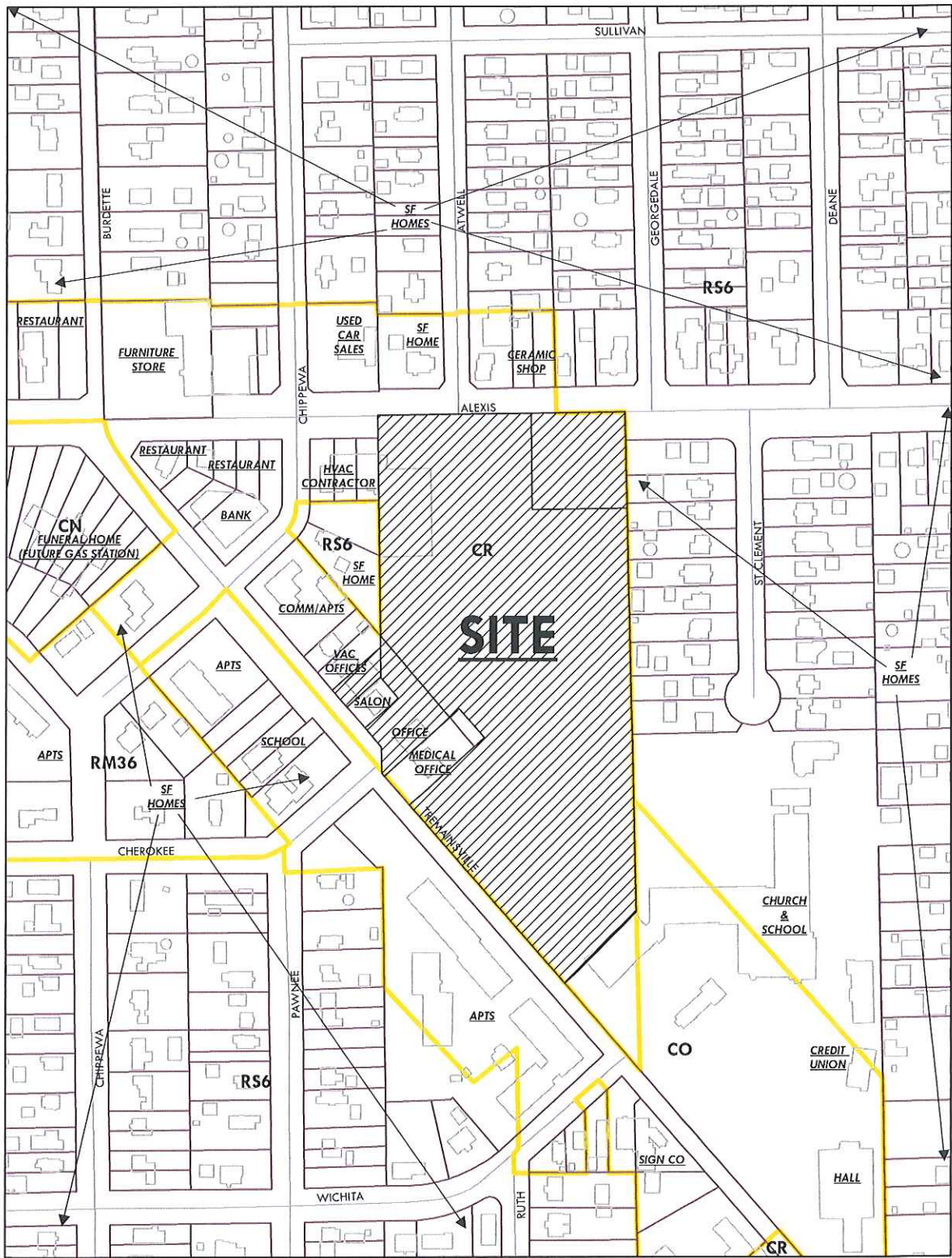
# GENERAL LOCATION

PUD25-0002



# ZONING & LAND USE

PUD25-0002



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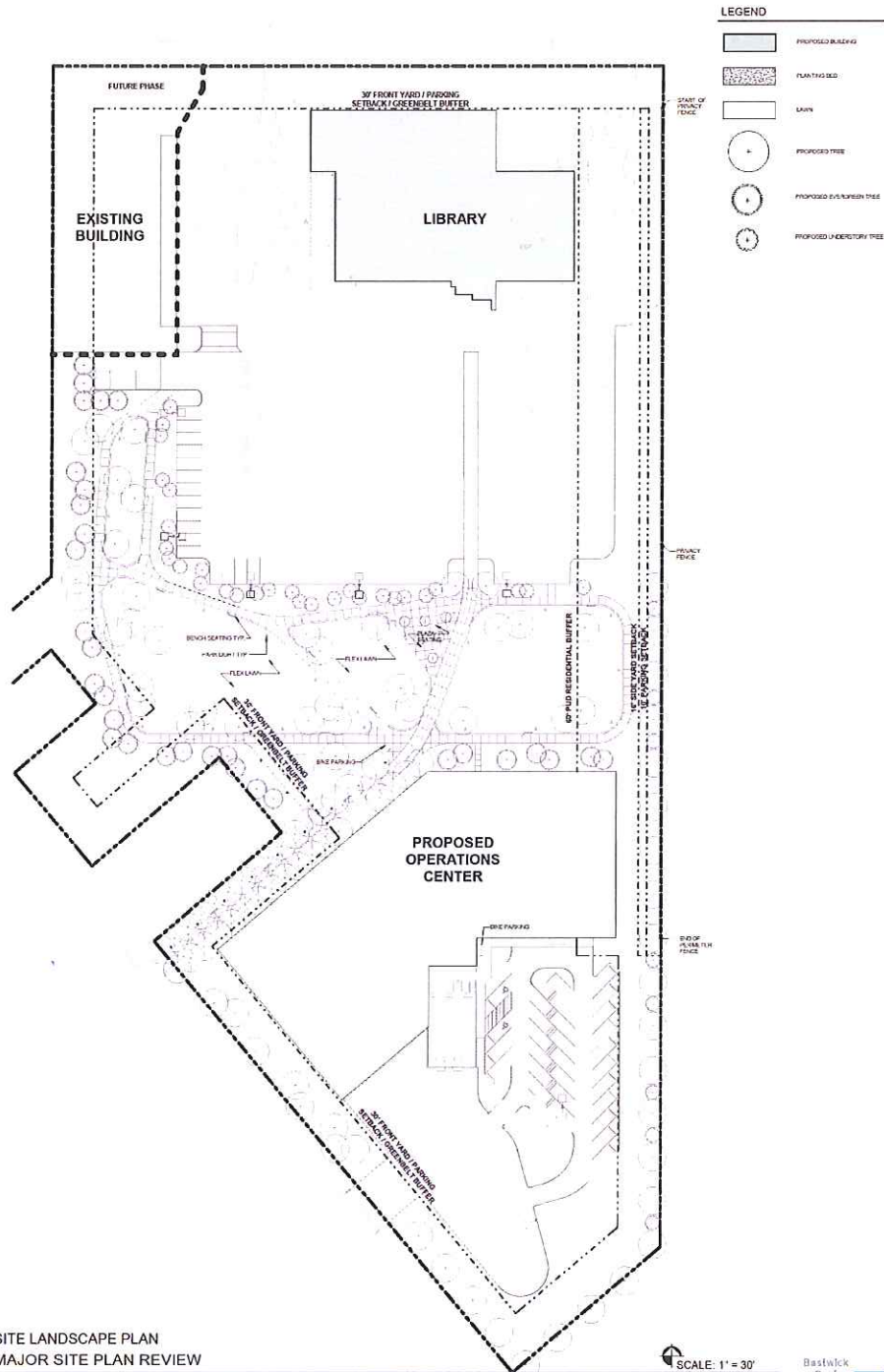


# LANDSCAPE PLAN

**PUD25-0002**



AMENDMENT REF PUD24-0001



SITE LANDSCAPE PLAN  
MAJOR SITE PLAN REVIEW



WASHINGTON BRANCH CAMPUS - PHASE 2  
OPS CENTER

Toledo Lucas County Public Library

SCALE: 1" = 30'

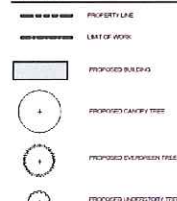
30 JUNE 202

Bastwick  
Design  
Partnership

**PUD25-0002**



### LEGEND



## NOTES

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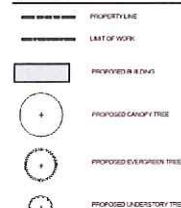
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Design  
Partnership

**PUD25-0002**



### LEGEND



## NOTES

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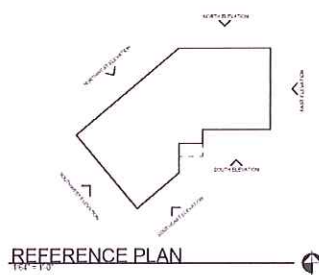
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# BUILDING ELEVATIONS

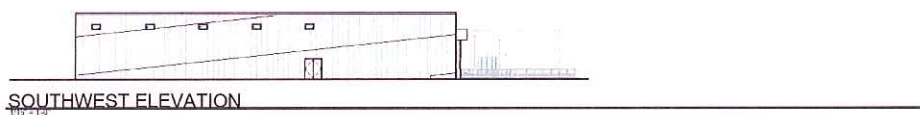
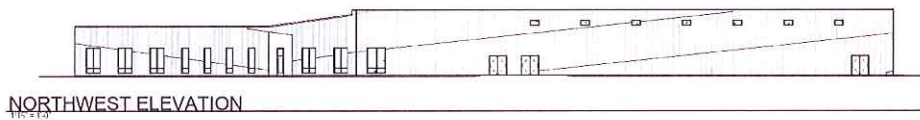
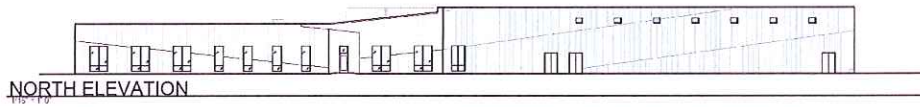
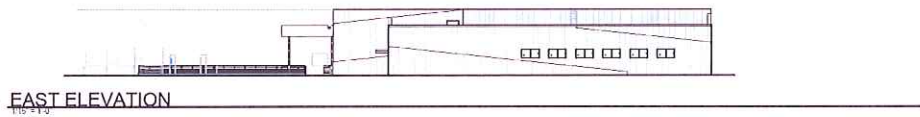
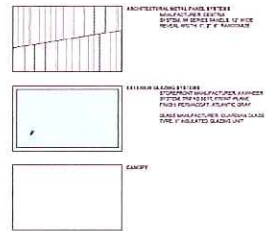
PUD25-0002



AMENDMENT RFP: PUD24-0001



## LEGEND



WASHINGTON BRANCH CAMPUS - PHASE 2  
ORS CENTER

Toledo Lucas County Public Library

30 JUNE 2025

Bestwick  
Design  
Partnership





EXTERIOR PERSPECTIVE FROM TREMAINSVILLE NORTH EXISTING

WASHINGTON BRANCH

Toledo Lucas County Public Library

08 AUG 2025

Bestwick  
Design  
Partnership





EXTERIOR PERSPECTIVE FROM TREMAINSVILLE NORTH PROPOSED

WASHINGTON BRANCH Toledo Lucas County Public Library

08 AUG 2025





EXTERIOR PERSPECTIVE FROM TREMAINSVILLE SOUTH EXISTING

WASHINGTON BRANCH Toledo Lucas County Public Library

08 AUG 2025

Blacklick  
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EXTERIOR PERSPECTIVE FROM TREMAINSVILLE SOUTH PROPOSED

WASHINGTON BRANCH Toledo Lucas County Public Library

08 AUG 2025

Bestwick  
Design  
Partnership





EXTERIOR PERSPECTIVE FROM TREMAINSVILLE SOUTH

WASHINGTON BRANCH Toledo Lucas County Public Library

08 AUG 2025





EXTERIOR PERSPECTIVE FROM TREMAINSVILLE

WASHINGTON BRANCH

Toledo Lucas County Public Library

08 AUG 2025





EXTERIOR PERSPECTIVE FROM TREMAINSVILLE NORTH

WASHINGTON BRANCH Toledo Lucas County Public Library

08 AUG 2025

Bedwick  
Design  
Partnership



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EXTERIOR PERSPECTIVE FROM PARK EAST

WASHINGTON BRANCH

Toledo Lucas County Public Library

08 AUG 2025





EXTERIOR PERSPECTIVE FROM PARK WEST

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08 AUG 2025

