

GENERAL INFORMATION

- Location - 2388 Tremainsville Road,
2317-2360 Rood Street,
2229-2237 McKeever Road,
2230, 2232, 2235, 2236 Gilliotte Avenue,
& 2312 Mellwood Avenue

- Applicant / Owner - WeTally, LLC
5439 Lewis Avenue
Toledo, OH 43612

- Surveyor / Engineer - Lewandowski Engineers, A Verdantas Company
234 N. Erie Street
Toledo, OH 43604

Site Description

- Current Zoning - RS6 (Single-Dwelling Residential) & RM36 (Multi-Dwelling Residential)

- Proposed Zoning - RM12 (Multi-Family Residential)

- Area - ± 7.07 acres

- Frontage - ± 198' along Rood Street
± 412' along Gilliotte Avenue
± 138' along Tremainsville Road
± 50' along Mellwood Avenue

- Existing Use - Open Space, Single Dwelling Home

- Proposed Use - Duplex and Triplex Residential Neighborhood

Area Description

- North - CR / Auto Sales, Auto Repair, Office Building

- South - RS6 / Single Dwelling Homes

- East - RM36, RS6 / Apartments & Single Dwelling Homes

- West - CR, RS6 / Apartments, Moving Company, Locksmith, Single Dwelling Homes

Parcel History

- M-38-60 - Interim Zoning for an area bounded by Tremainsville, Rowland, Semoff, Recamper, and the Michigan state line, Washington Twp. (P.C. approved 10/6/60)

GENERAL INFORMATION (cont'd)Parcel History (cont'd)

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|----------|---|---|
| M-20-62 | - | Interim Zoning for an area bounded by Talmadge, State Line, Semoff, Winona, Rowland, Laskey, Oak Grove, Tremainsville, and McGregor (P.C. approved 8/23/62) |
| V-951-98 | - | Vacation of a portion of McKeever Ave. (P.C. approved 9/24/98; C.C. approved 8/17/99, Ord. 676-99) |
| V-952-98 | - | Vacation of a portion of Rood Ave. between Gilliotte and McKeever (P.C. approved 9/24/98; C.C. approved 8/17/99, Ord. 675-99) |
| S-11-02 | - | Preliminary Drawing for Tremain Place (P.C. approved 8/8/02) |
| S-11-02 | - | Extension of Preliminary Plat approval for Tremain Place (P.C. approved 8/9/07) |

Applicable Plans & Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Subdivision Rules and Regulations for the City of Toledo
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant has submitted a Preliminary Drawing in order to develop an eighteen (18) lot duplex and triplex subdivision located at 2388 Tremainsville Road, 2317-2360 Rood Street, 2229-2237 McKeever Road, 2230, 2232, 2235, 2236 Gilliotte Avenue, & 2312 Mellwood Avenue. Pursuant to §307 of the *Subdivision Rules and Regulations for the City of Toledo*, subdivisions involving the creation of more than five (5) lots – or one (1) which creates, widens, or extends a public or private street – must be platted in accordance with major subdivision procedures. Surrounding land uses include commercial businesses to the north fronting on Laskey Road, abutting apartments to the east and west, and surrounding single dwelling homes to the south, east, and west fronting on Tremainsville Road and Mellwood Avenue.

Preliminary Drawing

The applicant has submitted a Preliminary Drawing for review and tentative approval prior to the formulation and submittal of detailed construction drawings. Preliminary Drawings are reviewed for the applicant's benefit and at their discretion. Approval of a Preliminary Drawing by the Toledo City Plan Commission shall be effective for a maximum of three (3) years from the date of its approval unless an extension of the approval has been granted by the Plan Director.

STAFF ANALYSIS (cont'd)Street Design and Layout

The preliminary drawing proposes right-of-way expansions to widen existing Rood Street and Gilliotte Avenue to sixty feet (60') where the applicant's property ownership allows. Some portions of Rood Street and Gilliotte Avenue retain a fifty-foot (50') right-of-way in those areas. The preliminary drawing also proposes a new street labeled "Firefly Lane". Proposed Firefly Lane would intersect Tremainsville at 2388 Tremainsville and extend east intersecting with Rood Street. The proposed street would then continue east to the eastern edge of the drawing, ending at an adjacent developed property similar to Gilliotte Avenue.

Permanent dead-end streets are not permitted per §307 of the *Subdivision Rules and Regulations for the City of Toledo*, hereby Subdivision Rules. Temporary dead-ends are permitted subject to certain rules; however, Firefly Lane dead-ends into a developed parcel, making the dead-end permanent rather temporary. The best solution to comply with the Subdivision Rules would be to turn Firefly Lane into a cul-de-sac; however, the site's unique layout constrains this possibility. Any redesign of Firefly Lane into a cul-de-sac would reduce the number of developable parcels, reducing the number of housing units provided by this missing-middle proposal. Leaving the dead-end as proposed, and applying the requirements of temporary dead-end streets, may also leave open the possibility of extending Firefly Lane in the far future. Staff recommends a waiver of this requirement as strict application of this regulation will result in an unnecessary hardship due to the site's unique existing conditions. As a condition of approval, a two foot (2') wide anti-vehicular access easement shall be incorporated into the Final Plat to preclude access until the right-of-way is extended.

Gilliotte Avenue currently exists as a permanent dead-end street due to its age and a series of vacations. A waiver is not required for this existing condition; however, a two foot (2') wide anti-vehicular access easement shall be incorporated into the Final Plat to preclude access until the right-of-way is extended. The dead-ends of both Firefly Lane and Gilliotte Avenue shall incorporate turnarounds satisfactory to the Division of Transportation and the Bureau of Fire Prevention, which is included as a condition of approval.

Sidewalks are shown as required by §517 of the Subdivision Rules; however, the Division of Traffic Management requests additional information on pedestrian ramps and crosswalks. The applicant shall submit any requested additional information on pedestrian circulation to the Division of Traffic Management for their review and approval.

Street lighting and street trees shall be installed along the proposed right-of-way. Lighting shall be of a quantity to sufficiently light the street and trees shall be spaced according to Section 703 of the Subdivision Rules.

Road design standards shall be in accordance with the requirements and specifications of the Division of Engineering Services and the Division of Transportation. All pavement, sanitary, water line and storm drainage improvements, sidewalk, seeding, mulching, monuments, landscape requirements and other public improvements as listed on the Preliminary Drawing and engineering plans shall be completed before the signing of the Final Plat. The developer shall

STAFF ANALYSIS (cont'd)

Street Design and Layout (cont'd)

complete these improvements to the satisfaction of the Division of Engineering Services, or other appropriate agency, or the subdivider/developer shall insure their completion with a performance guarantee acceptable to the Platting Commissioner.

Lot Layout

The preliminary drawing proposes eighteen (18) lots – three (3) reserved for triplexes and fifteen (15) reserved for duplexes. The fifteen (15) lots reserved for duplexes are spread out along Firefly Lane, Rood Street, and Gilliotte Avenue. These lots are roughly sixty-one feet (61') wide by one-hundred-ten feet (110') in length totaling an average of 6,710 square feet each. Two (2) of the three (3) lots reserved for triplexes are located at the corners of Firefly Lane and Rood Street while the last is located behind 2394 and 2402 Tremainsville Road. These lots are roughly one-hundred feet (100') by one-hundred-ten feet (110') totaling an average of 11,000 square feet each. The applicant has submitted companion case Z24-0010 to rezone all lots to RM12 Multi-Dwelling Residential, which would permit the requested density of the duplexes and triplexes. Additionally, all the proposed lots meet the fifty foot (50') minimum lot width requirement of TMC§1106.0101.

Two (2) lettered lots are reserved on the preliminary drawing: one (1) for proposed detention and the other to preserve a wetland area. The detention lot is proposed behind lots one (1) through four (4) south-west of Rood Street and south-east of Firefly Lane. Stormwater lines are shown draining towards this lot. The proposed wetland conservation lot is located between lots eight (8) and nine (9) north-west of Firefly Lane.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this area for Neighborhood Residential land uses. The Neighborhood Residential land use designation provides space for low- and medium-density housing demands in the city while making best use of neighborhoods with constraints such as narrow lots. Physical characteristics of the neighborhood residential designated areas should include higher unit count homes designed to match visual scale and character of nearby single-family houses. The proposed preliminary drawing is compatible with the Forward Toledo Plan as it proposes higher unit count homes designed to match the visual scale and character of nearby single-family homes. The proposal also supports the Plan's Promote Housing Variety and Addressing Housing Affordability goals.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve S24-0008, a Preliminary Drawing for Tremainsville Farms, for the following **two (2)** reasons:

1. The proposed development is consistent with the Forward Toledo Comprehensive Land Use Plan; and
2. The proposed plat meets the requirements for the City of Toledo's Subdivision Regulations.

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission approve of the following waiver:

Section 5 – Street Design and Construction Standards

506 – Special Street Types

1. Permanent dead-end streets shall not be permitted. Temporary dead-end streets shall be permitted only as a segment of a continuing street plan subject to its extension into undeveloped acreage.

Approve of a waiver to allow a permanent dead-end street. A redesign of the current layout to comply with this standard would reduce the number of developable parcels, reducing the number of housing units provided by this missing-middle proposal. Leaving the dead-end as proposed, and applying the requirements of temporary dead-end streets, may also leave open the possibility of extending Firefly Lane in the far future.

The staff further recommends approval of S24-0008, a Preliminary Drawing for Tremainsville Farms, subject to the following **thirty-three (33)** 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.

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 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 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. The typical section for the pavement in the public right-of-way needs to be constructed in accordance with the City of Toledo Construction Standards.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities. Plans shall be submitted to the Division of Engineering and Construction Management for review and approval.
6. The stormwater planning is adequate for a preliminary plat, although Toledo has not received engineering work by which it could be confirmed that the proposed detention will suffice for stormwater management needs. The basin design shall conform to the Toledo Infrastructure Standards and Ohio CGP and it shall be drained by gravity unless a defense is made and accepted that a pump must be used. Should any stormwater landscape changes be made in the process of receiving engineering approval, further coordination with the Plan Commission may be required to receive engineering approval.
7. Toledo's stormwater review excludes review of the surface water delineation. Dredging, filling, clearing, or working in and near wetlands is subject to the Clean Water Act Sections 401 and/or 404 and may require permit(s) from other agencies. If a permit does not apply, provide a letter from a qualified professional certifying that they have surveyed the site and determined that the permit is not applicable. All certifications and delineations shall include written concurrence from the U.S. Army Corps of Engineers and/or Ohio EPA, as appropriate, in accordance with protocols currently accepted by the U.S. Army Corps of Engineers.
8. Shared private storm lines within the subdivision shall have accompanying private easements shown on the plat.
9. Sanitary sewer service for this development is available subject to the Rules and Regulations for the Department of Public Utilities.
10. Sanitary sewer shall be completely within the proposed right-of-way. Sanitary sewer shall be a minimum of 10 feet inside the proposed right-of-way.
11. 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 developer's cost.

Chief Surveyor

12. Approved as noted. Mark-ups provided to applicant and surveyor.

Lucas County Health Department

13. Any well or septic concerns shall be forwarded to this department.

Lucas County Tax Map

No comments or concerns.

STAFF RECOMMENDATION (cont'd)

Columbia Gas

No comments received at time of publication.

Toledo Edison

No comments received at time of publication.

Buckeye Broadband

No comments received at time of publication.

Fire Prevention

14. Once streets are in – Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants (OFC 507.5.4).
15. 3 feet of clear space shall be maintained around the circumference of fire hydrants at all times (OFC 507.5.5).
16. It appears Firefly Lane and possibly Gilliotte Ave may be dead-end streets. Both are 244 from Rood St to the end, shown on the plan submitted. Turn-around provisions are needed for dead-end streets over 150 feet. Please provide turn-arounds.

Division of Transportation

17. A turn around is required at the end of Firefly Lane and Gilliotte Avenue per City of Toledo Subdivision Rules and Regulations.
18. Pedestrian ramps and crosswalks are required to be shown on drawings.

Plan Commission

19. Approval of this Preliminary Drawing is subject to the approval of Z24-0010, a Zone Change from RS6 (Single-Dwelling Residential) & RM36 (Multi-Family Residential) to RM12 (Multi-Family Residential).
20. No more than forty percent (40%) of the horizontal width of a street-facing façade on an attached house may be comprised of garage door area and all garage doors must be recessed at least four feet (4') from the front building plane (TMC§1105.0603).
21. Street addresses shall be assigned by the Division of Engineering Services.
22. A two foot (2') wide anti-vehicular access easement shall be incorporated into the Final Plat at the ends of both Firefly Lane and Gilliotte Avenue to preclude access until the right-of-way is extended.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

23. The dead-ends of both Firefly Lane and Gilliotte Avenue shall incorporate turnarounds satisfactory to the Division of Transportation and Bureau of Fire Prevention.
24. Additional pedestrian circulation information shall be provided to the Division of Traffic Management for their review and approval.
25. Per Section 703 of the City of Toledo Subdivision Regulations, street trees shall be installed along all streets in a major subdivision and shall meet the spacing criteria of said section. A street tree plan shall be submitted to the Plan Director for review and approval prior to the approval of a Final Plat.
26. Per Section 518 of the City of Toledo Subdivision Regulations, street lights shall be required along all streets and walkways. A street lighting plan shall be submitted to the Plan Director for review and approval prior to the approval of a Final Plat.
27. The location of utility line easements shall be subject to approval by the various utility providers and shall be a minimum width of ten feet (10').
28. All utilities shall be placed underground, according to the standards of the appropriate utility company.
29. Road design standards shall be in accordance with the requirements and specifications of the Division of Engineering Services and the Division of Transportation. All pavement, sanitary, water line and storm drainage improvements, sidewalk, seeding, mulching, monuments, landscape requirements and other public improvements as listed on the Preliminary Drawing and engineering plans shall be completed before the signing of the Final Plat. The subdivider/developer shall complete these improvements to the satisfaction of the Division of Engineering Services, or other appropriate agency, or the subdivider/developer shall insure their completion with a performance guarantee acceptable to the Platting Commissioner.
30. A statement on the Final Plat shall indicate: The owner of each lot shall provide a minimum four-foot (4') wide sidewalks along all street frontage within the subdivision where required. The sidewalks will be four-inches (4") in depth except at drives where six-inch (6") depth will be provided for the full width of the drive. It is the duty of each lot owner, at his/her expense, to keep and maintain the sidewalks adjacent to his/her lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and any other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold the City of Toledo harmless from any liability to any person for his/her neglect, failure or refusal in performing such duty.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

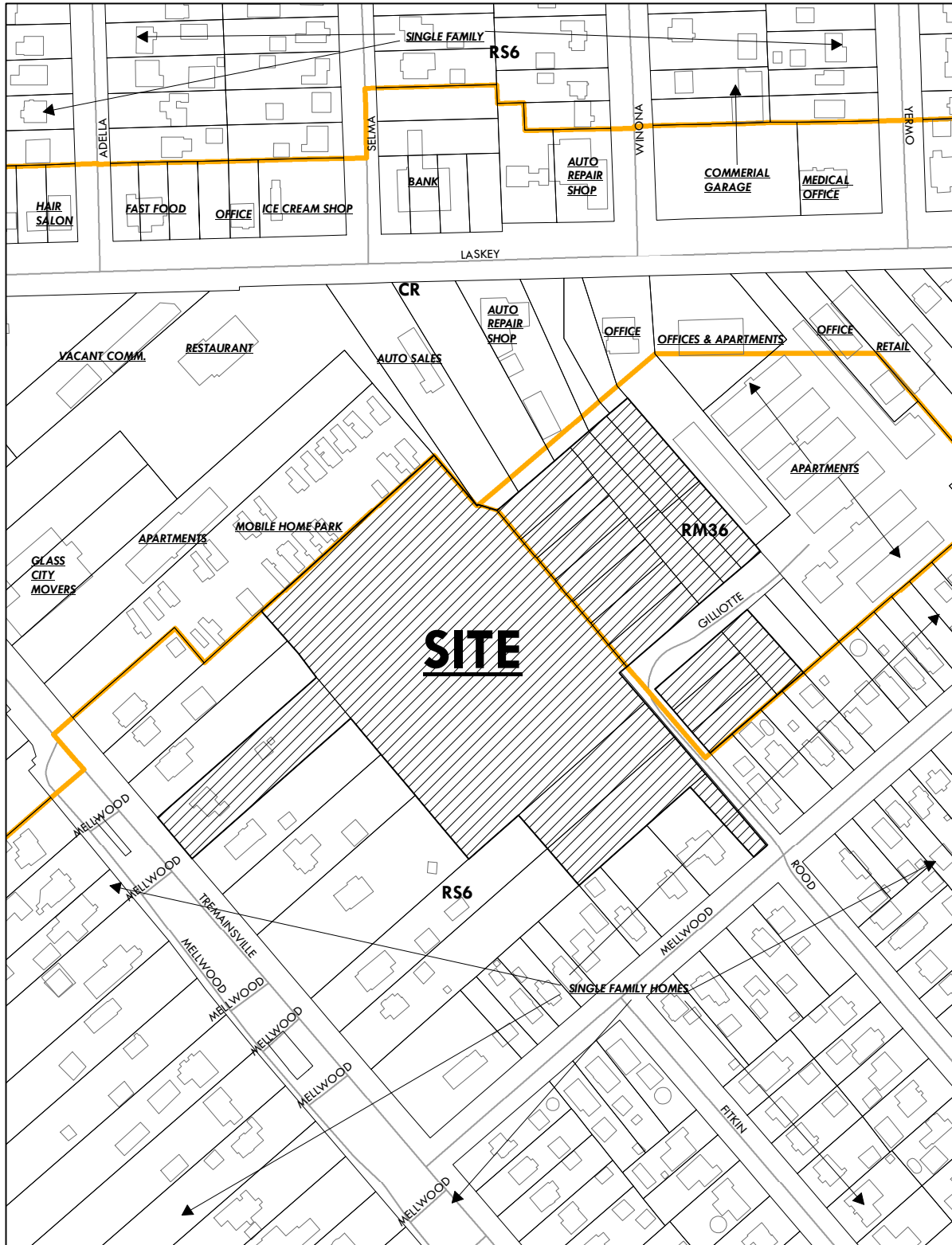
31. A statement on the Final Plat shall indicate: All open space and/or detention areas within this plat and future plats of Tremainsville Farms shall be the responsibility of a homeowners' association whose membership includes the owners of all lots within this plat and future plats of Tremainsville Farms. The homeowners' association shall be responsible for the maintenance and property tax liability. In the event a homeowner's association is not formed or ceases to exist, the property tax liability and maintenance of the open space and/or detention area(s) shall be equally shared and assessed to each individual lot owner within the plat and future plats of Tremainsville Farms.
32. 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.
33. The Preliminary Drawing shall be valid for a three (3) year period from the date of approval by the Planning Commission.

PRELIMINARY PLAT
TOLEDO CITY PLAN COMMISSION
REF: S24-0008
DATE: December 5, 2024
TIME: 2:00 P.M.

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Three (3) sketches follow

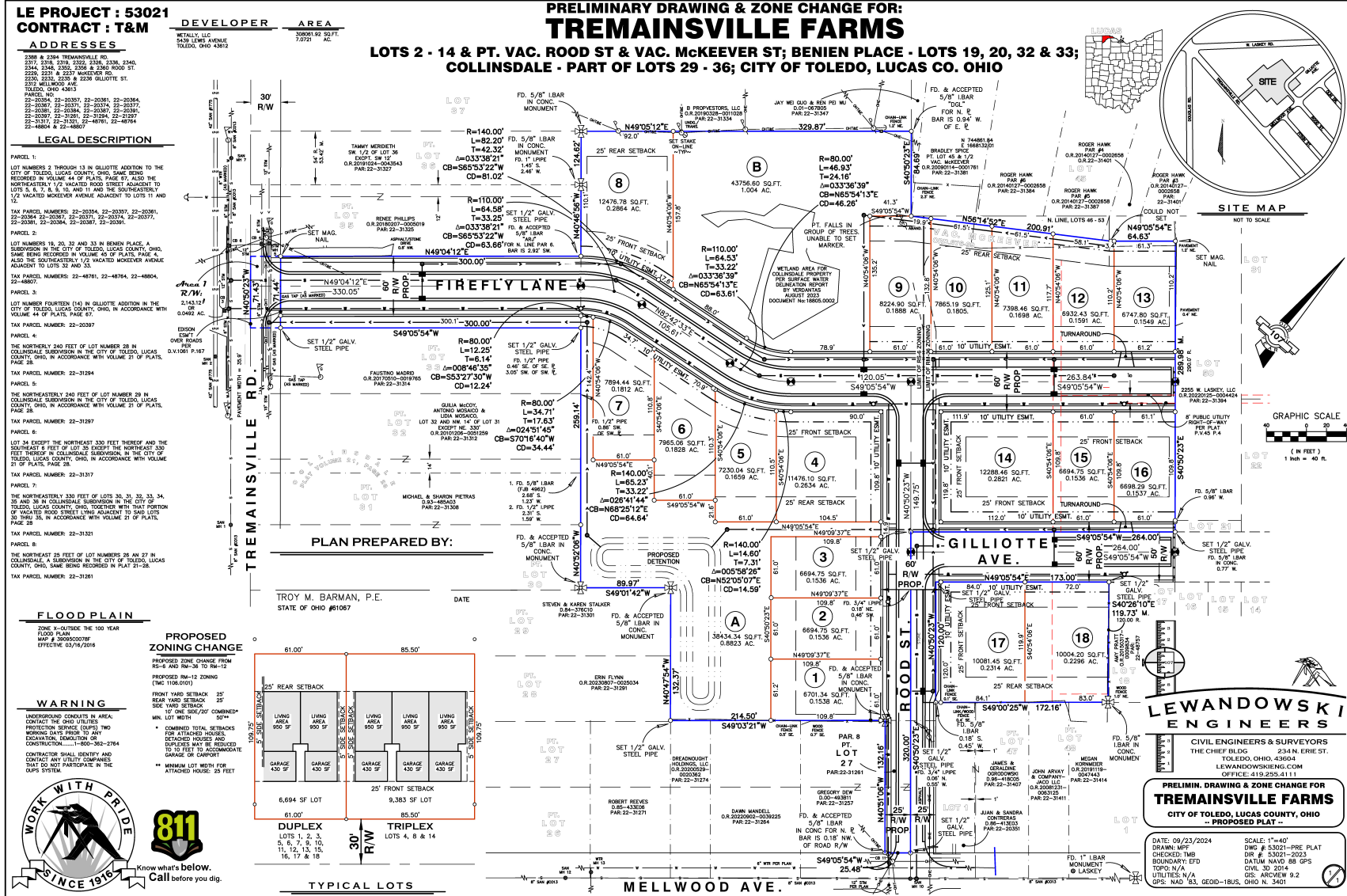
ZONING & LAND USE

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PRELIMINARY PLAT

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