City Council Zoning & Planning Committee

Theresa Morris, Chair

Adam Martinez, Vice Chair

Tuesday, July 16, 2024

One Government Center 1st Floor 4:00 P.M.

1. Request for a zone change from CR Regional Commercial to IL Limited Industrial for the property located at 3922 Haverhill Drive (Z-4006-24).
The Plan Commission recommends approval. (6)

2. Request for a zone change from RS6 Single-family Residential & IL Limited Industrial to IL Limited Industrial for the property located at 0 N. Michigan Street, 1934-1945 Champlain Street, 914-926 Rex Street & proposed vacated alley (Z-4009-24).
The Plan Commission recommends approval. (4)

3. Request for a vacation of a portion of Champlain Street and abutting alley, located west of Michigan Street, north of Rex Street (V-244-24).
The Plan Commission recommends approval subject to 8 conditions. (4)

4. Request for a vacation of a 12-foot wide alley, located between the 100 blocks of Eastern Avenue and Western Avenue (V-254-23).
The Plan Commission recommends approval subject to 5 conditions. (3)

5. Request for a zone change from IL Limited Industrial to RS6 Single-dwelling Residential for the property located at 538 W. Sylvania Avenue (Z-4005-24).
The Plan Commission recommends approval. (6)

6. Request for a zone change from CS Storefront Commercial to CM Mixed Commercial-Residential for the property located at 3101, 3111, 3113 and 3115 Lagrange Street (Z-4007-24).
The Plan Commission recommends approval. (4)

7. Request for a Special Use Permit for a school for the property located at 1501 N. Ontario Street (SUP-4001-24).
The Plan Commission recommends approval subject to 34 conditions. (4)

8. Request for a Special Use Permit for a tobacco shop for the property located at 4103 Monroe Street (SUP-1018-24).
The Plan Commission recommends approval subject to 28 conditions. (5)

9. Request for a Text Amendment removing detention/retention ponds and swales from front yards (M-3-19).
The Plan Commission recommends approval.

10. Request for a study of UpTown District Boundary amendment to include those parcels abutting Monroe Street, east of Collingwood Boulevard (M-1-22).
The Plan Commission recommends approval.

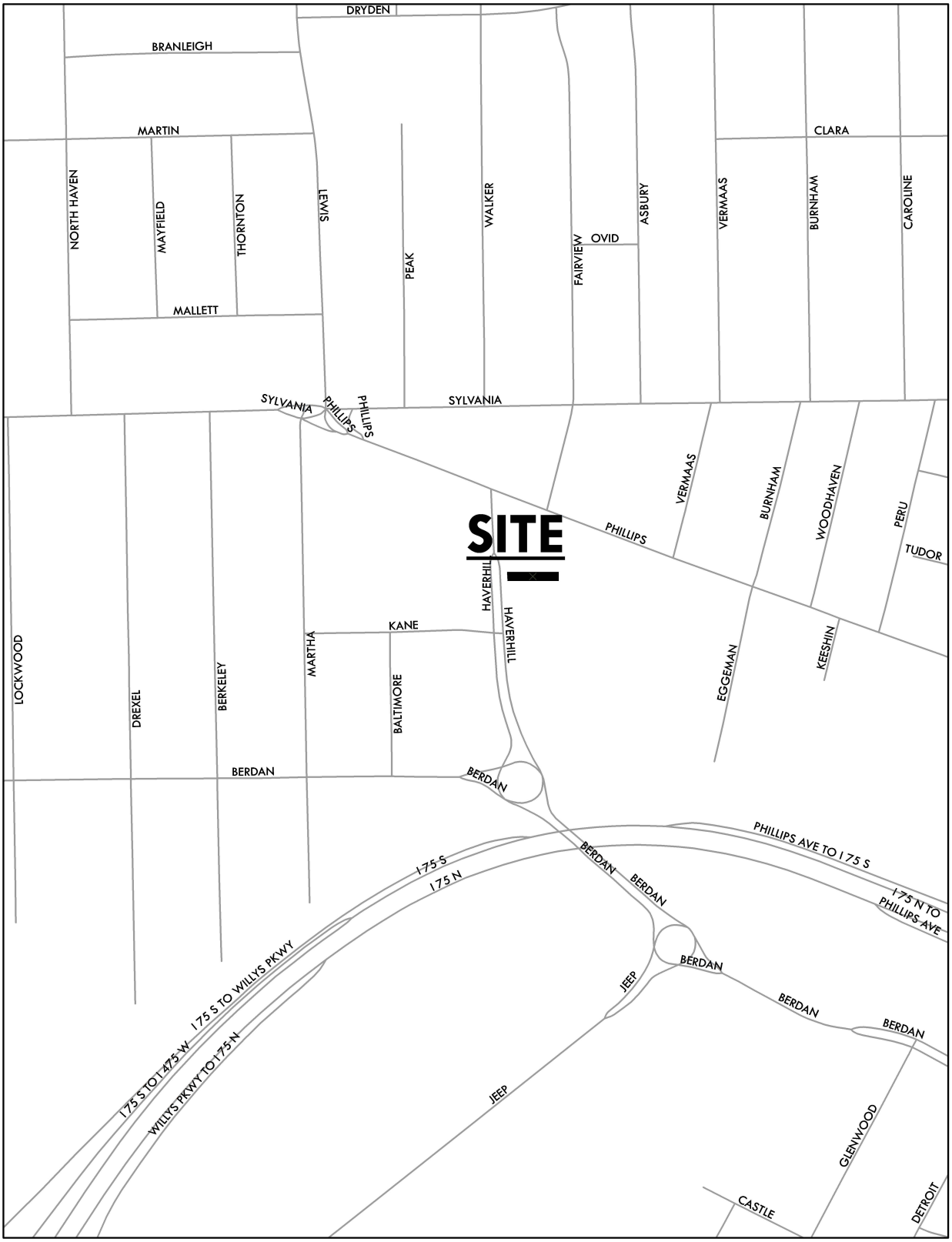
11. Request for a Minor Site Plan Review for the property located at 4505 N. Summit Street (SPR-23-24)
The Plan Commission recommends disapproval. (6)

City Council's office supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1065.

GENERAL LOCATION

Z-4006-24

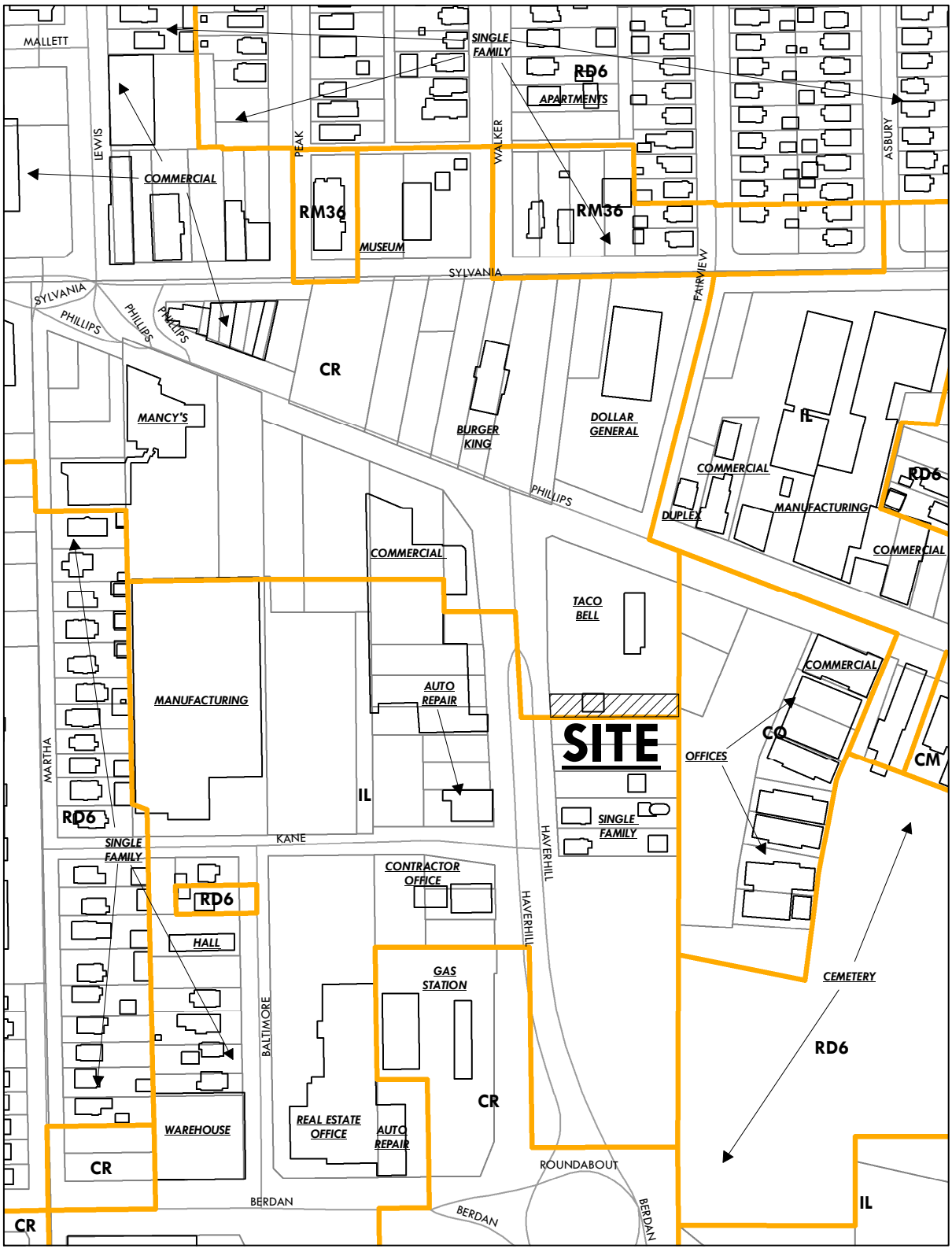
N



ZONING & LAND USE

Z-4006-24

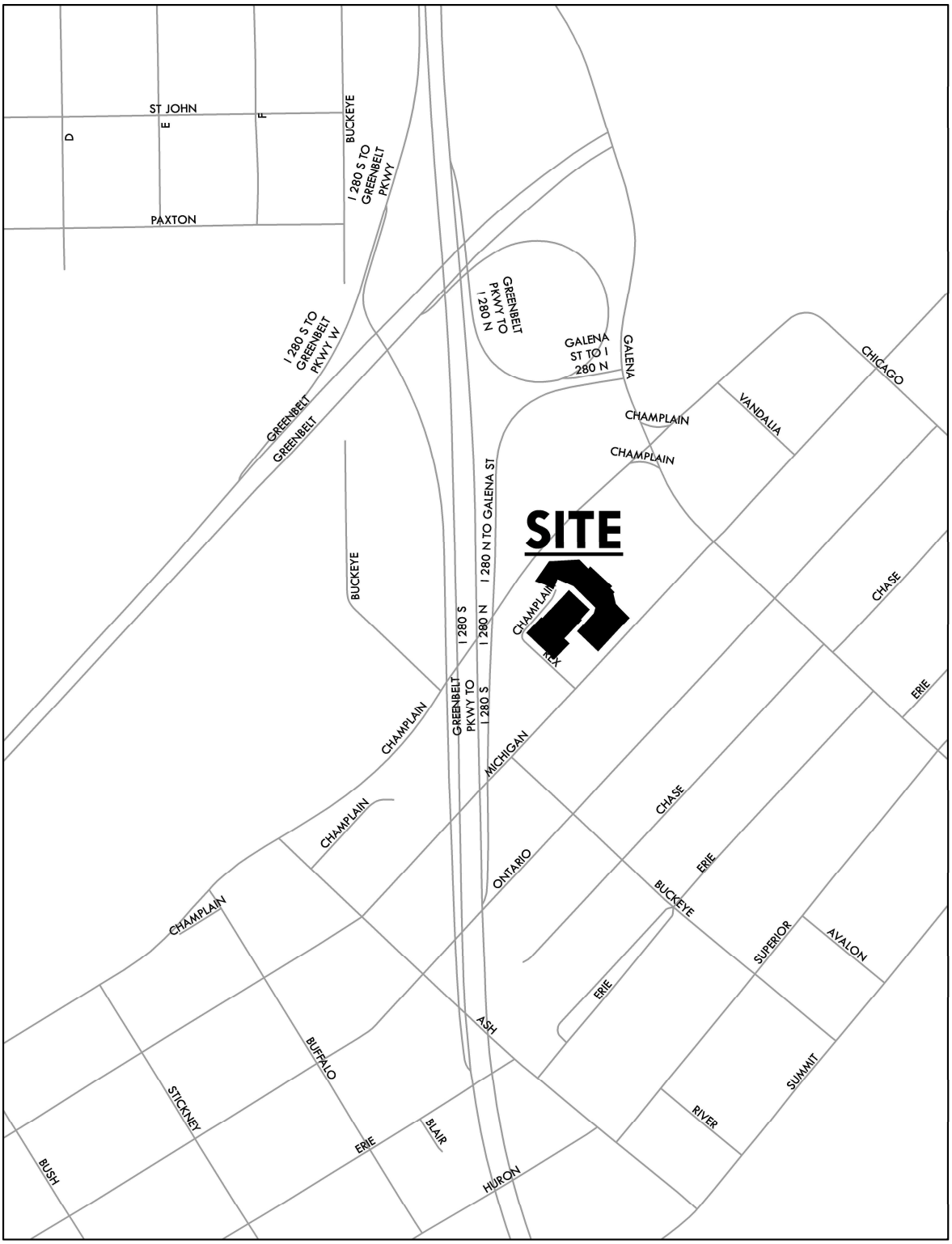
N



GENERAL LOCATION

Z-4009-24

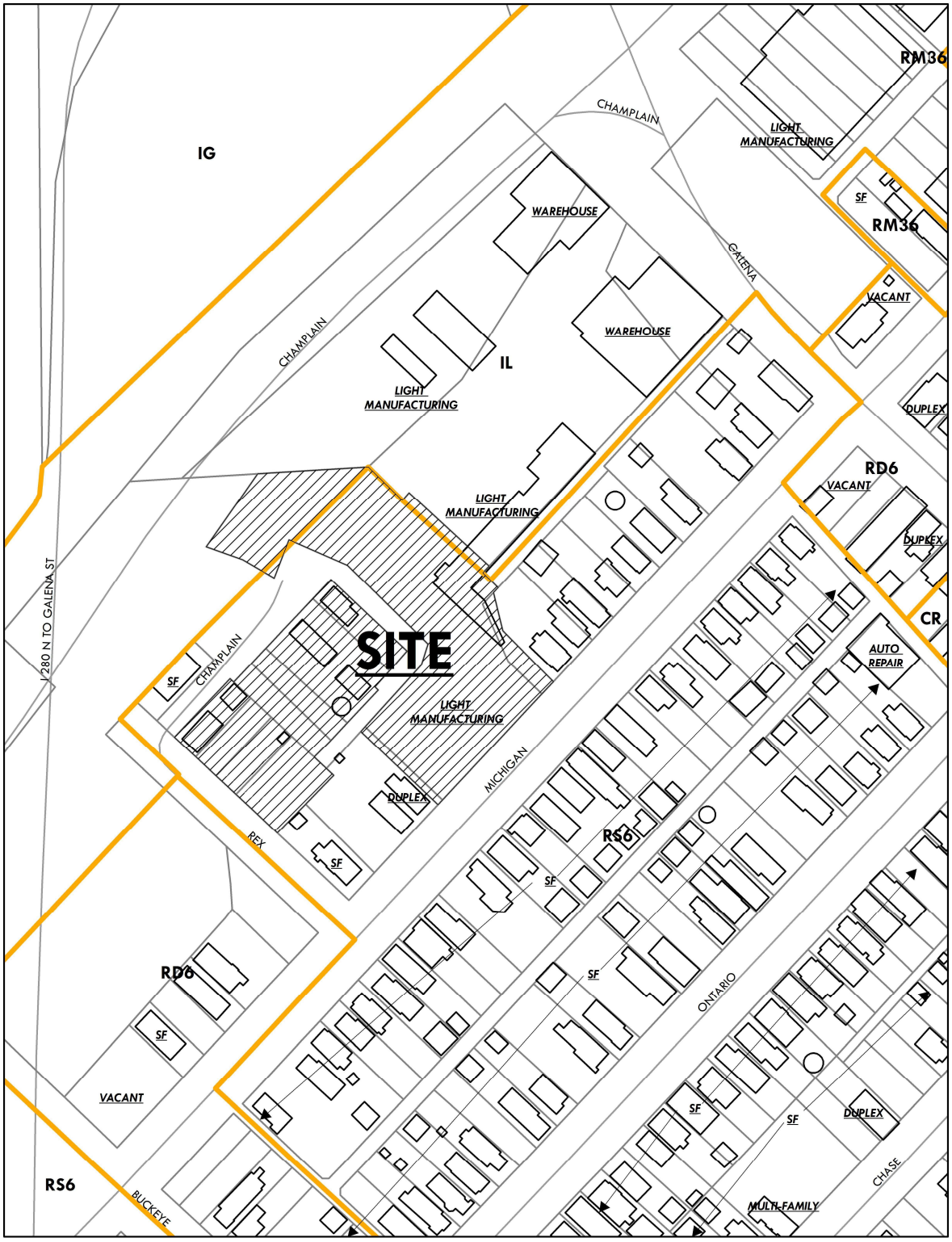
N



ZONING & LAND USE

Z-4009-24

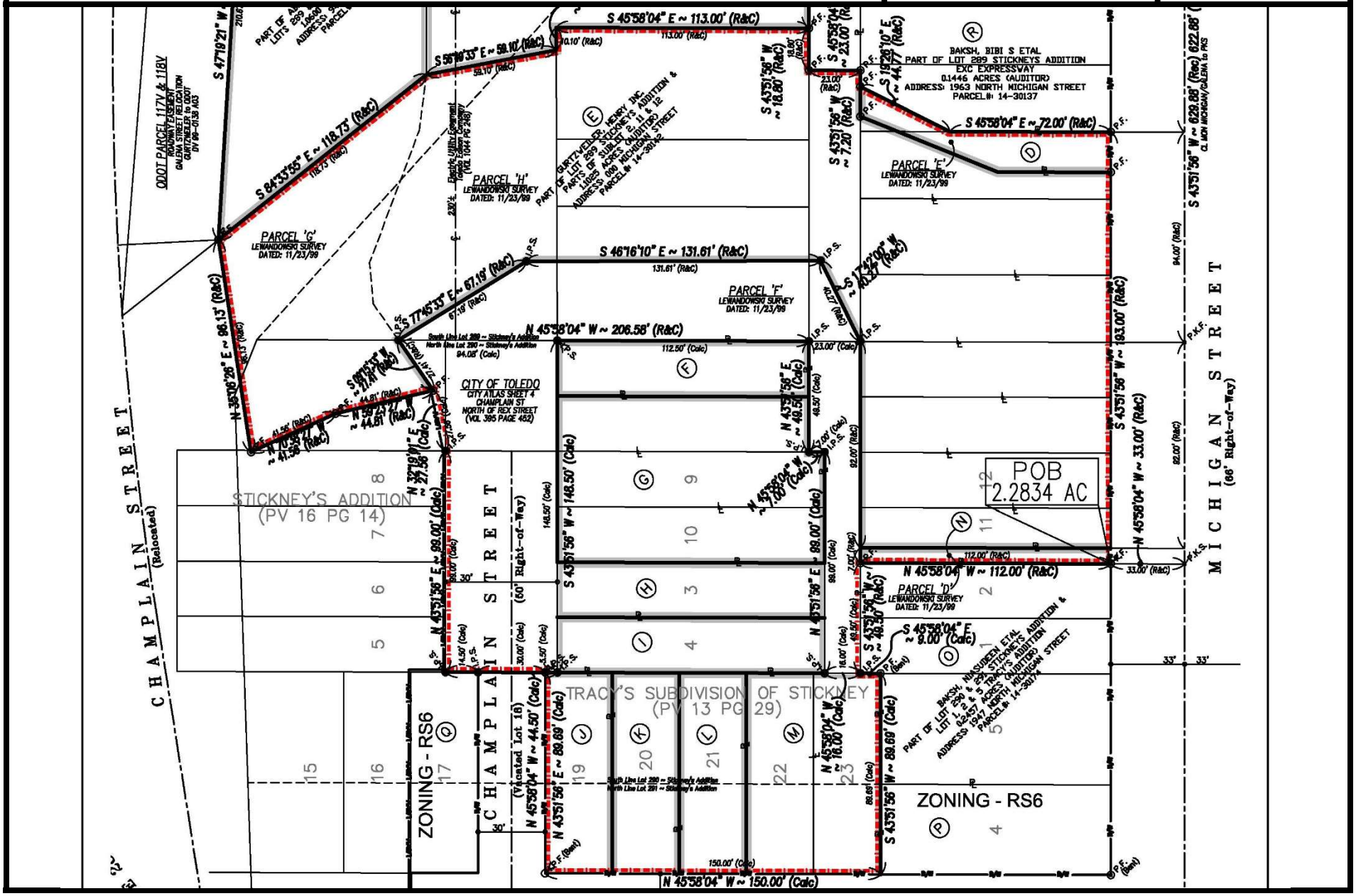
N



SURVEY

Z-4009-24

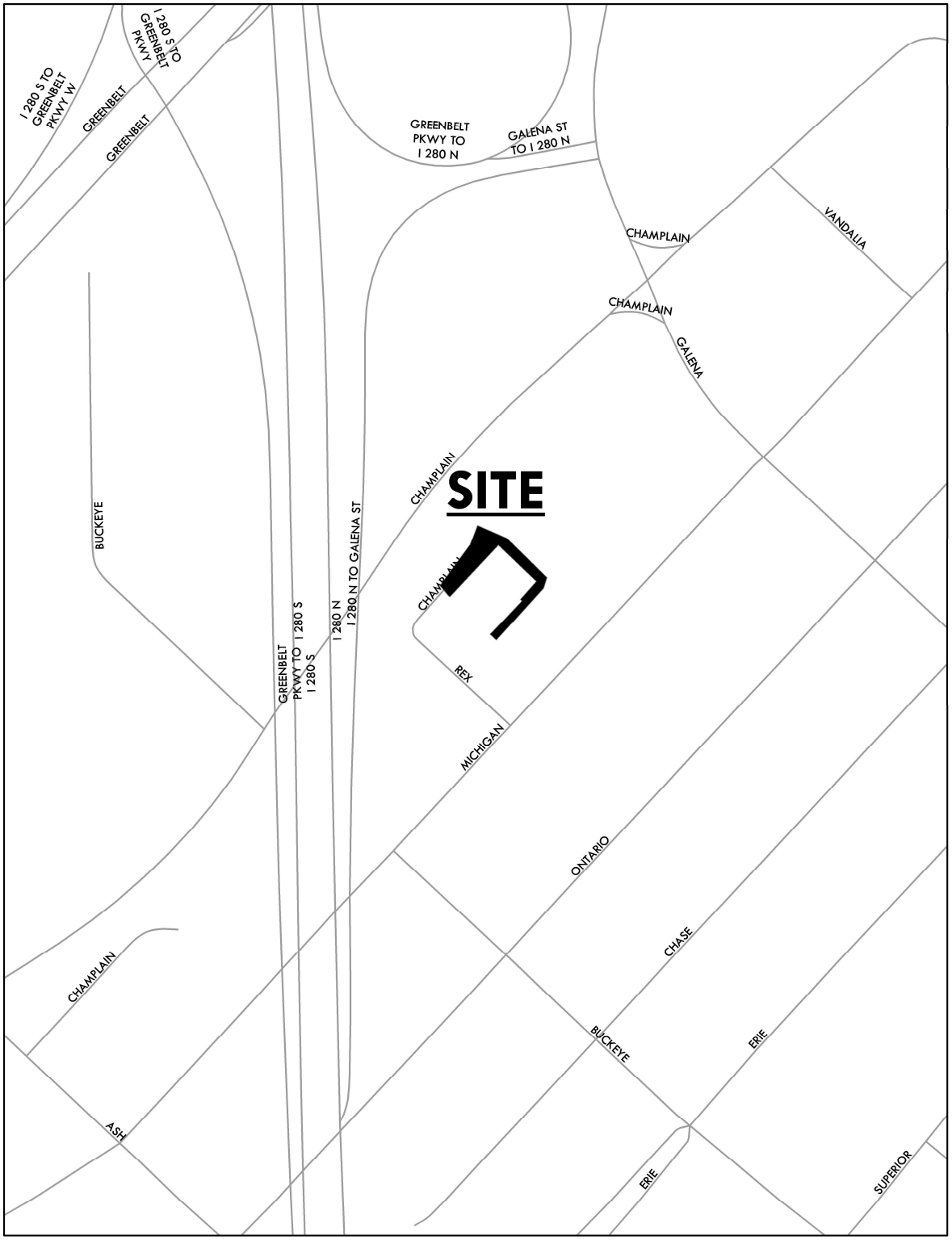
N



GENERAL LOCATION

V-244-24

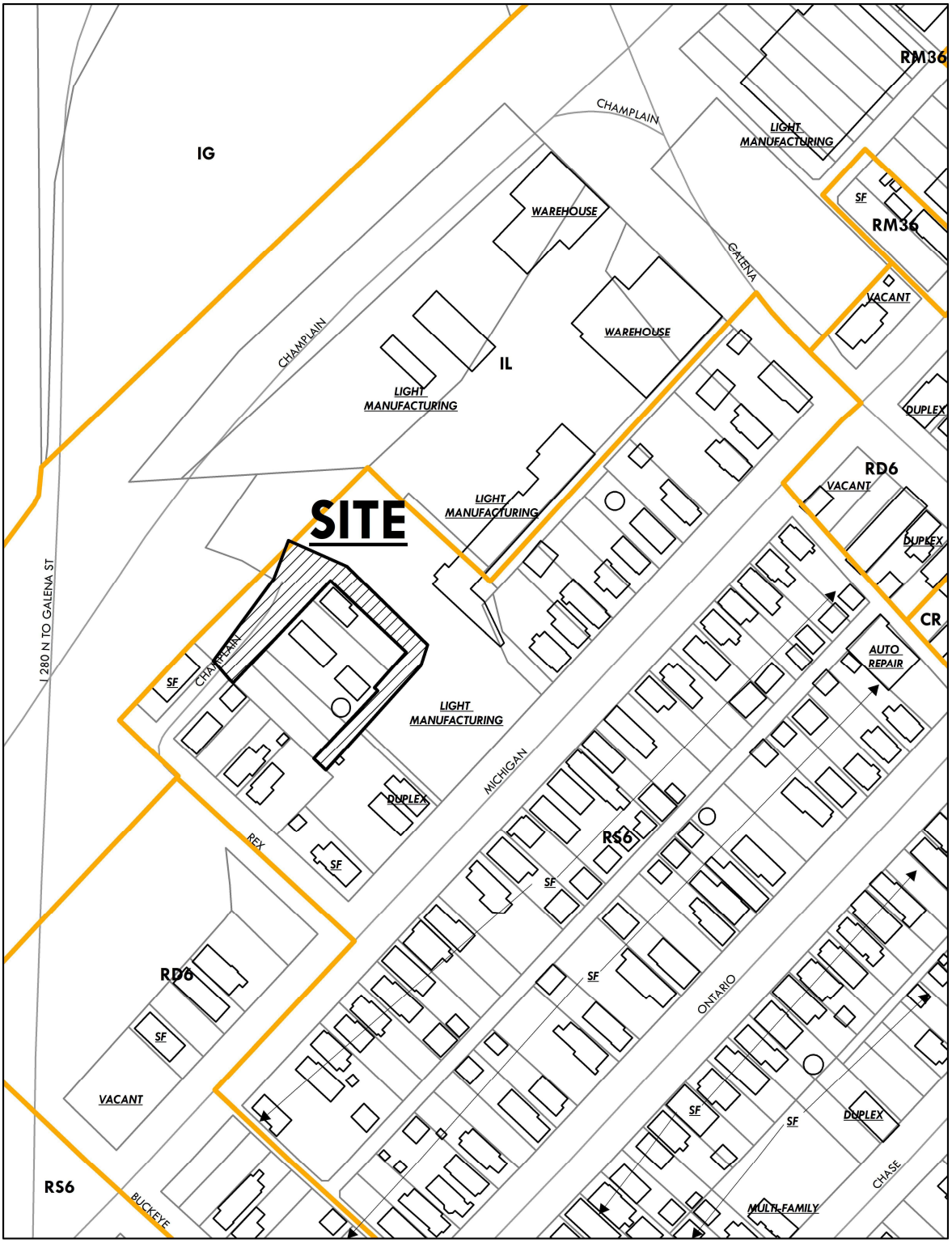
N



ZONING & LAND USE

V-244-24

N



SURVEY

V-244-24

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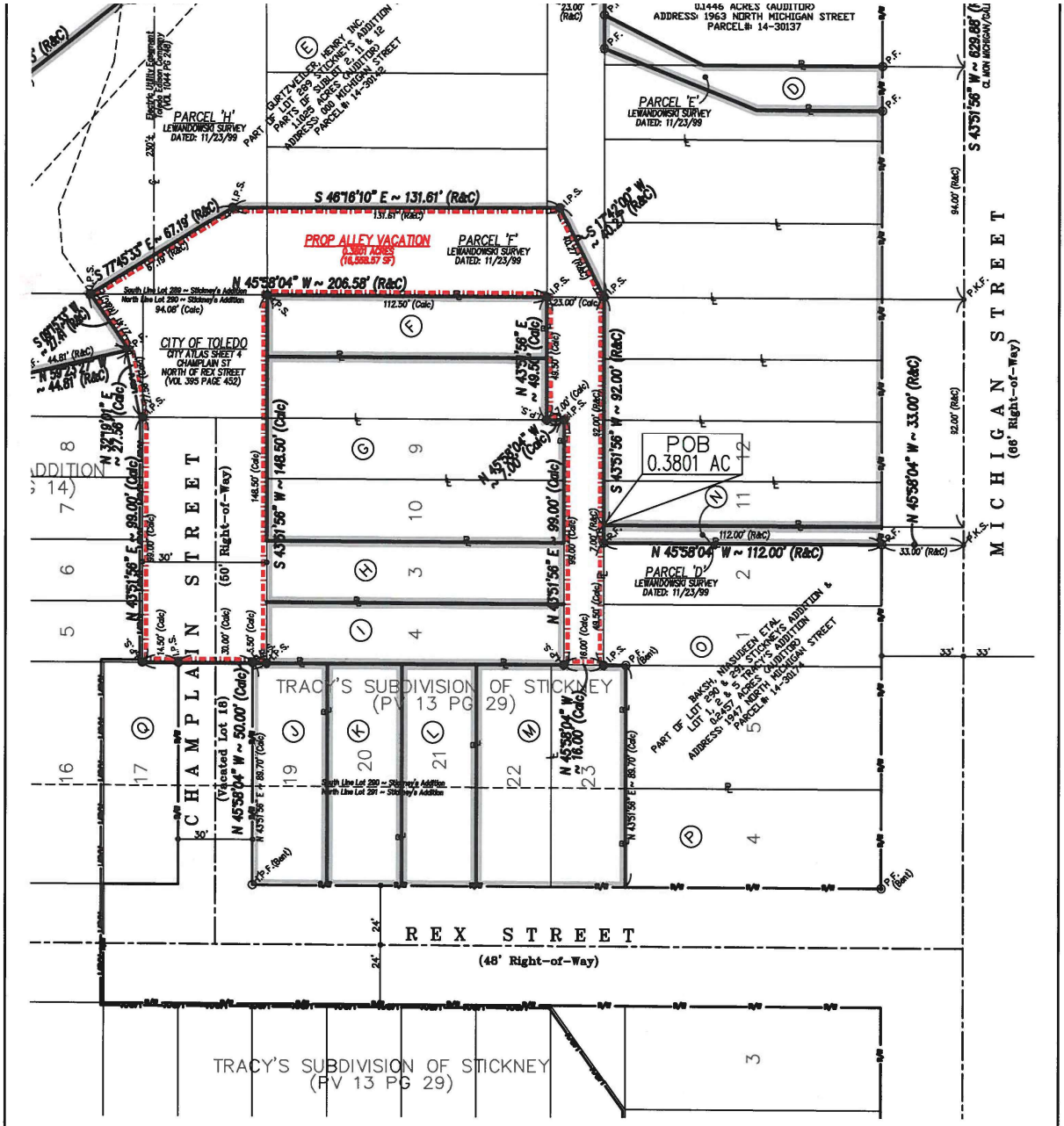


FREDERICK ASSOCIATES

ENGINEERS - SURVEYORS - PLANNERS

4645 NORTH SUMMIT STREET
TOLEDO, OHIO 43611

PHONE 419-340-2650
FAX 419-726-1995

4/26/24	
SCALE: 40	
DRAWN: ASR	
CHECKED: DRF	REV-01 4/26/24 INITIAL ALLEY EXHIBIT

ALLEY VACATION

HENRY GURTZWEILER, INC
0.3801 ACRES
PART OF LOT 290 & LOT 291
STICKNEY'S 3RD ADDITION (PV 2A PG 2)
STICKNEY'S ADDITION OF LOT 290 (PV 16 PG 14)
CITY OF TOLEDO
LUCAS COUNTY, STATE OF OHIO

STATE OF OHIO
DEAN R. FREDERICK
8131
REGISTERED
PROFESSIONAL SURVEYOR

DATE: APR 2024
JOB No: 23-2397
SHEET 1/3

DFREDERICK@FREDERICKASSOC.COM

GENERAL LOCATION

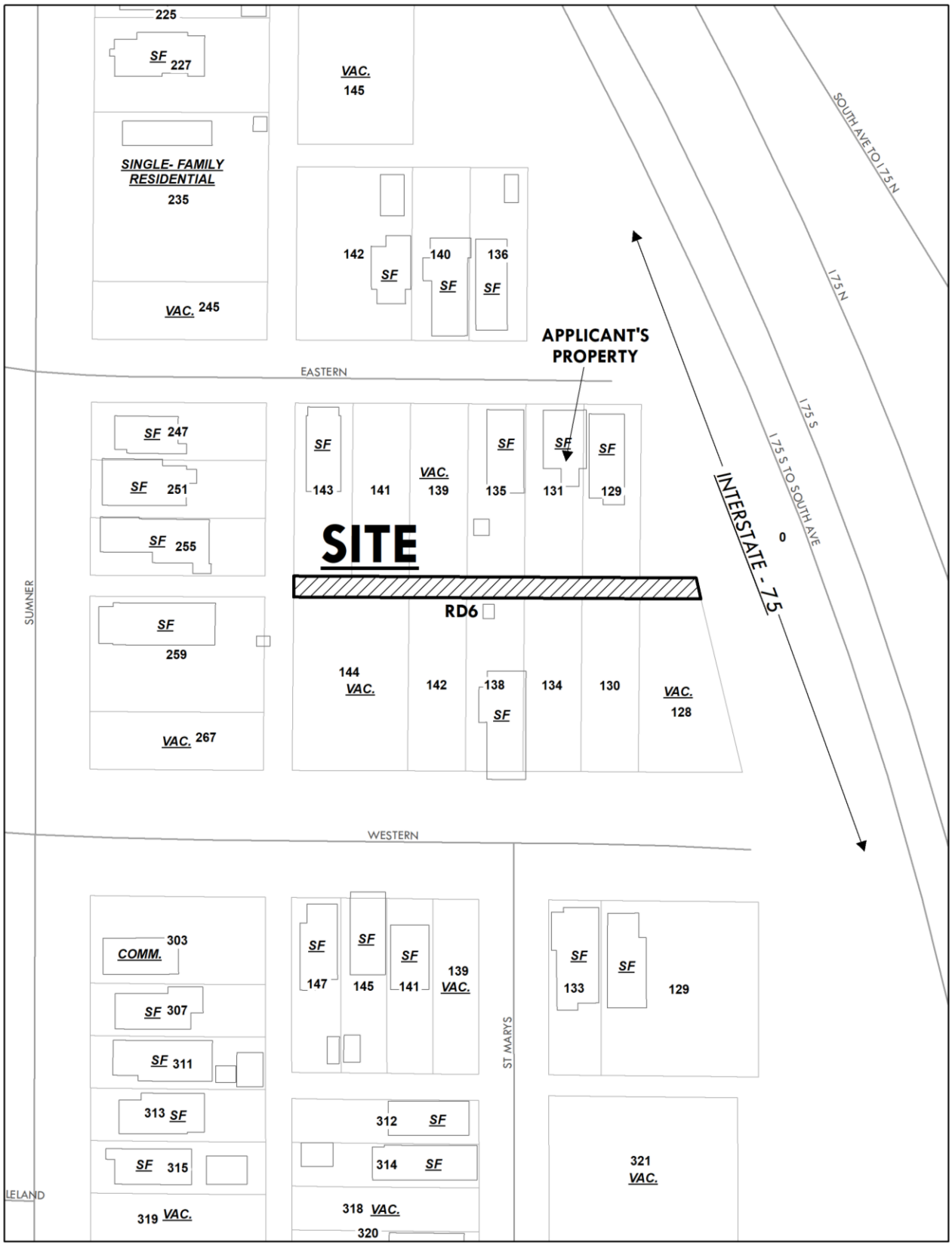
V-254-23
ID 126

N

ZONING & LAND USE

V-254-23
ID 126

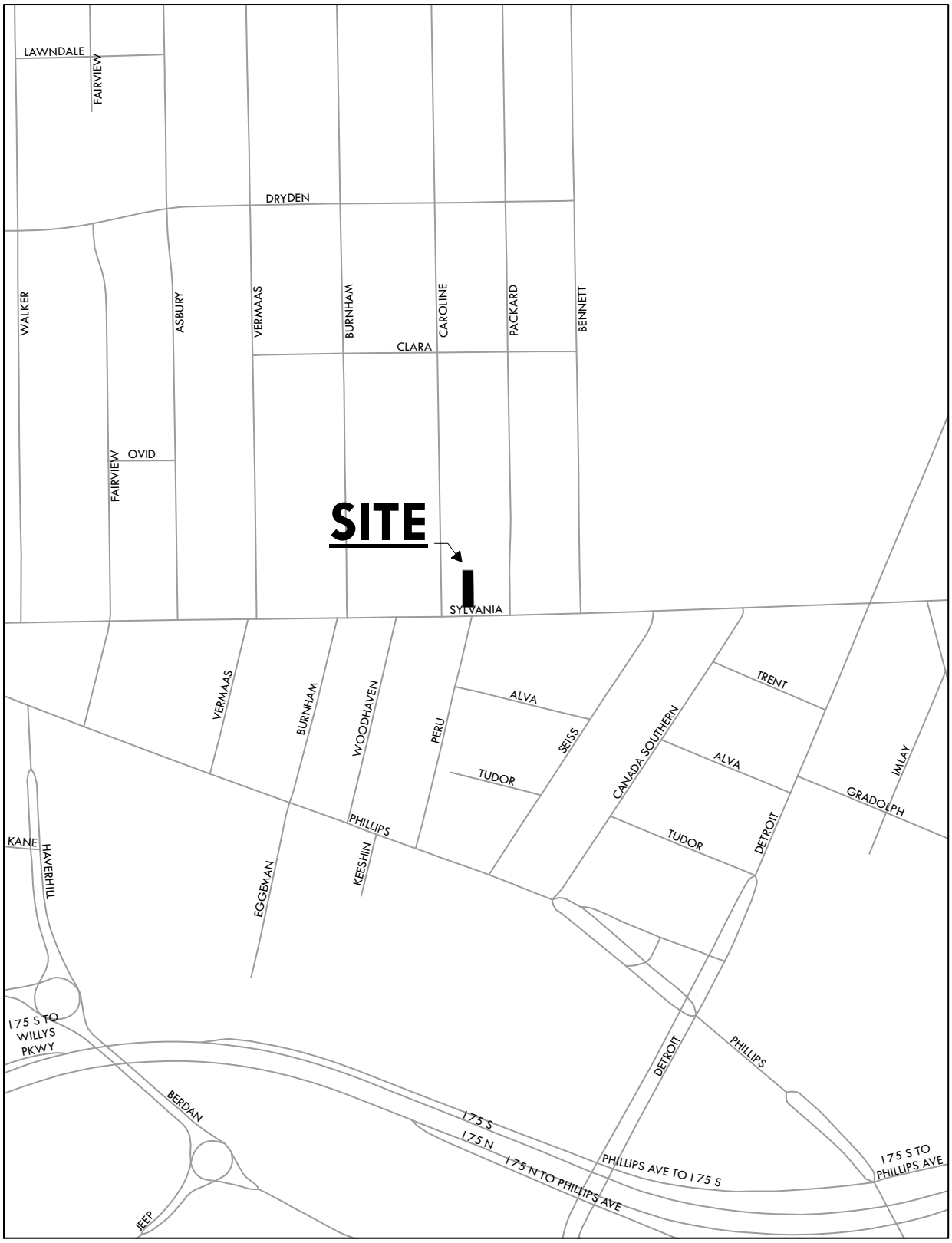
N



GENERAL LOCATION

Z-2005-24
ID 38

N



ZONING & LAND USE

Z-2005-24
ID 38

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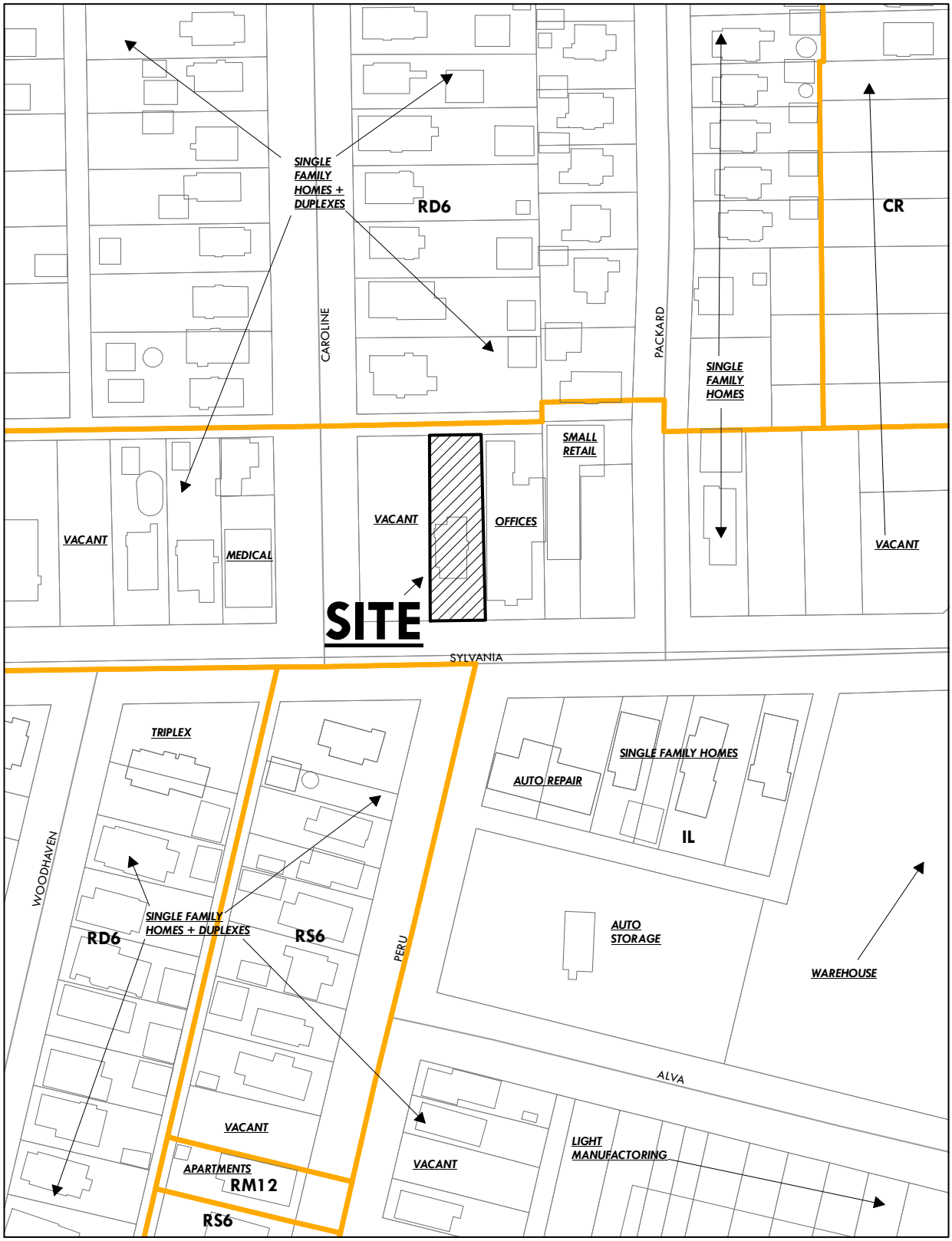
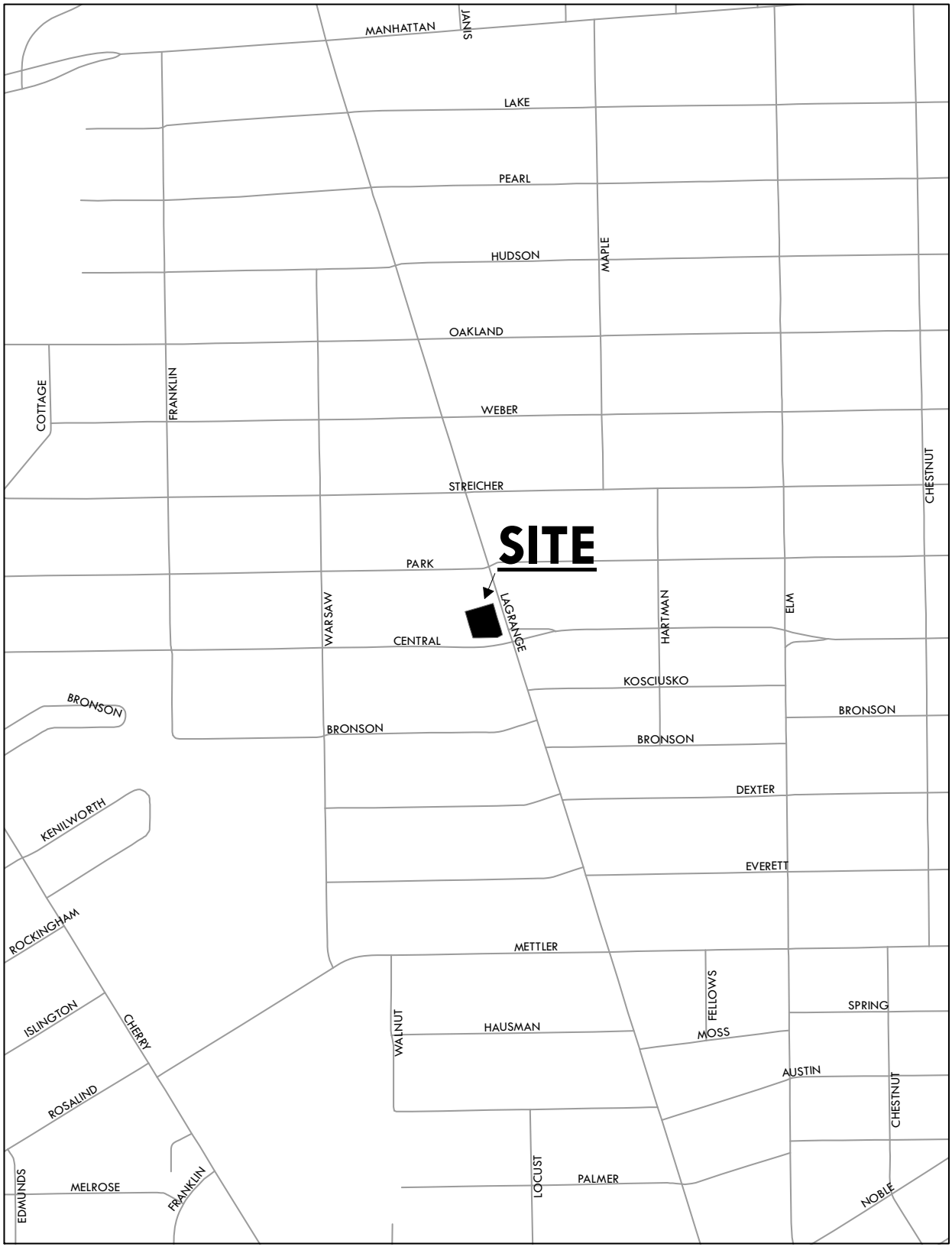


GENERAL LOCATION

Z-4007-24
ID 7

N



ZONING & LAND USE

Z-4007-24
ID 7

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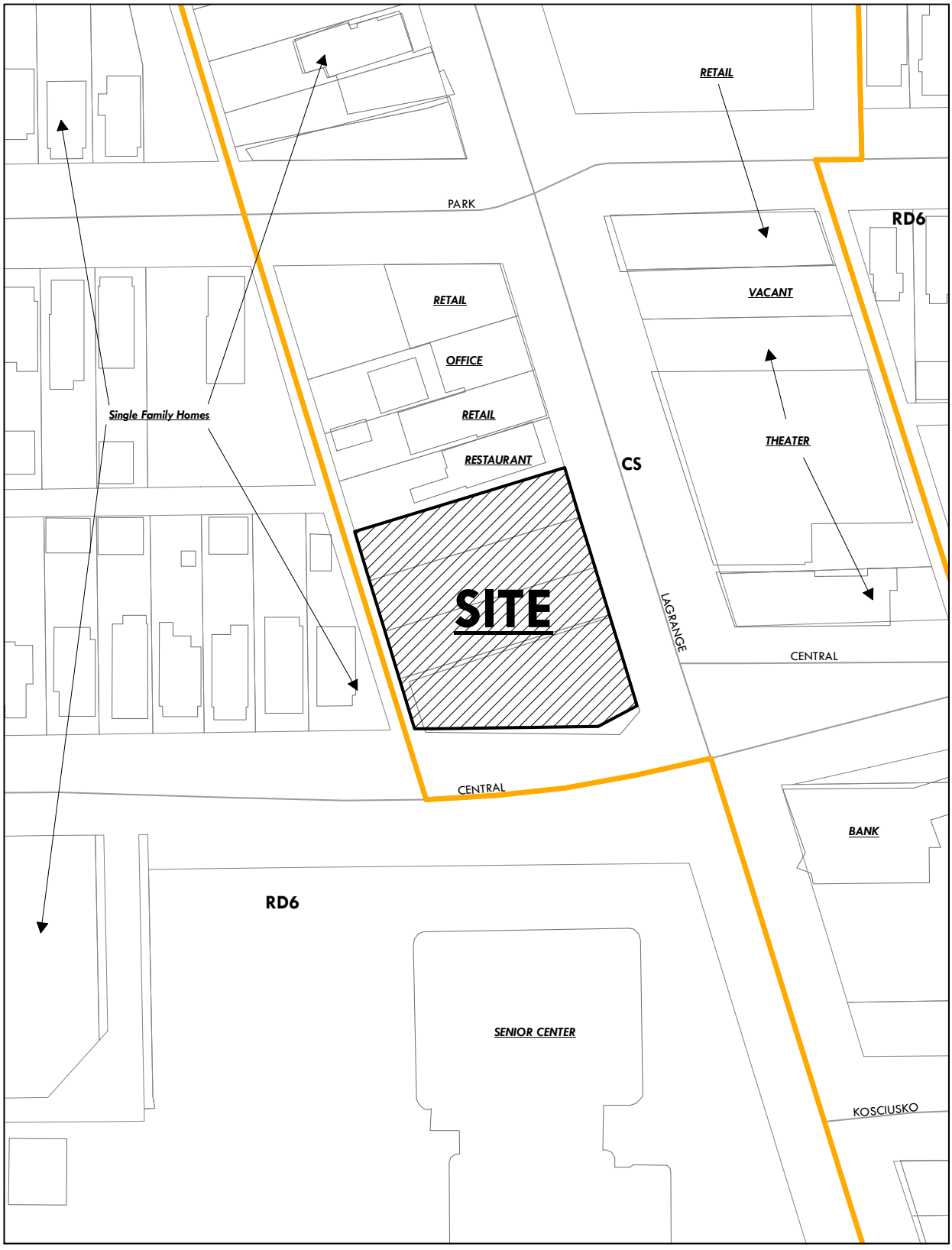
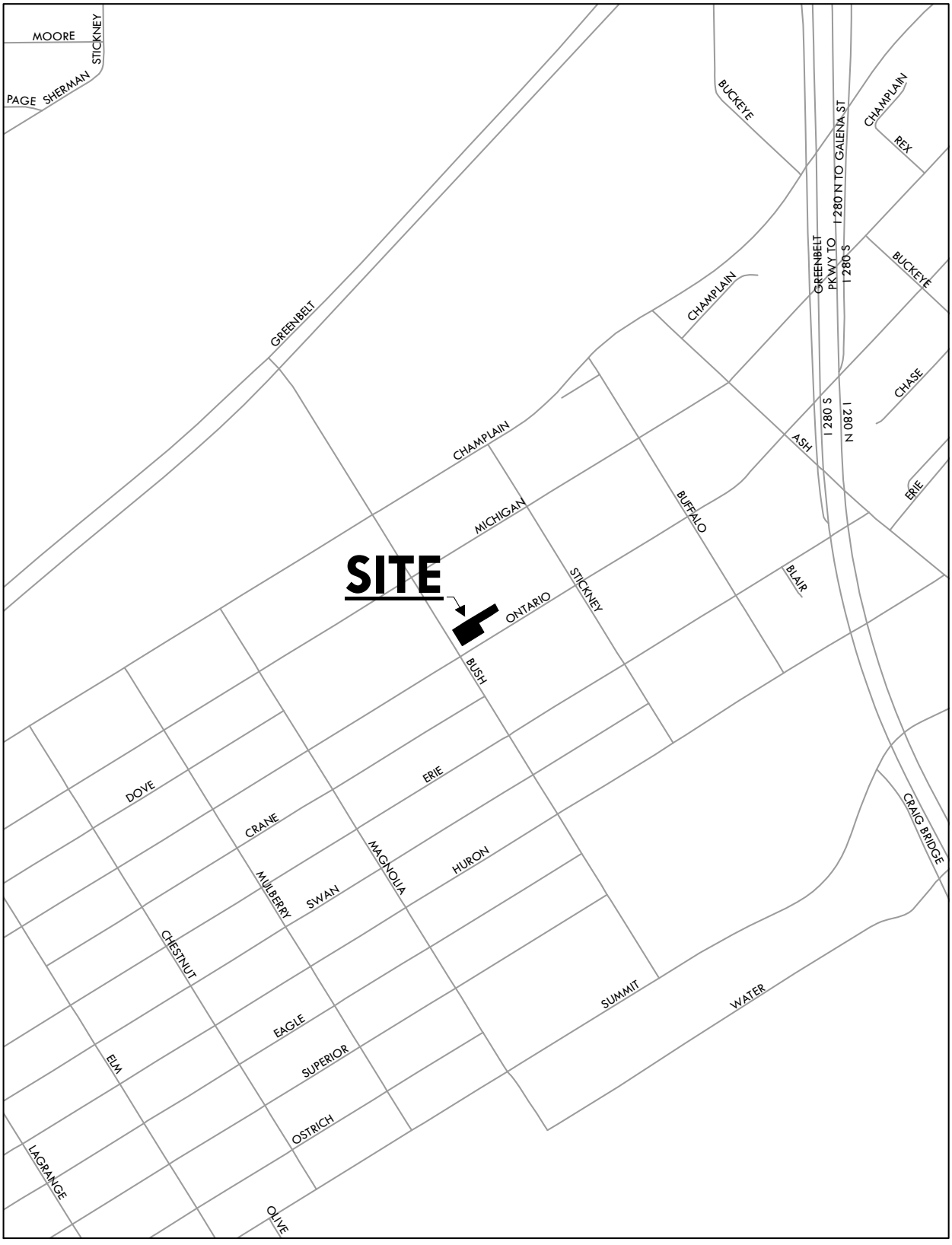


GENERAL LOCATION

SUP-4001-24
ID 4

N



ZONING & LAND USE

SUP-4001-24
ID 4

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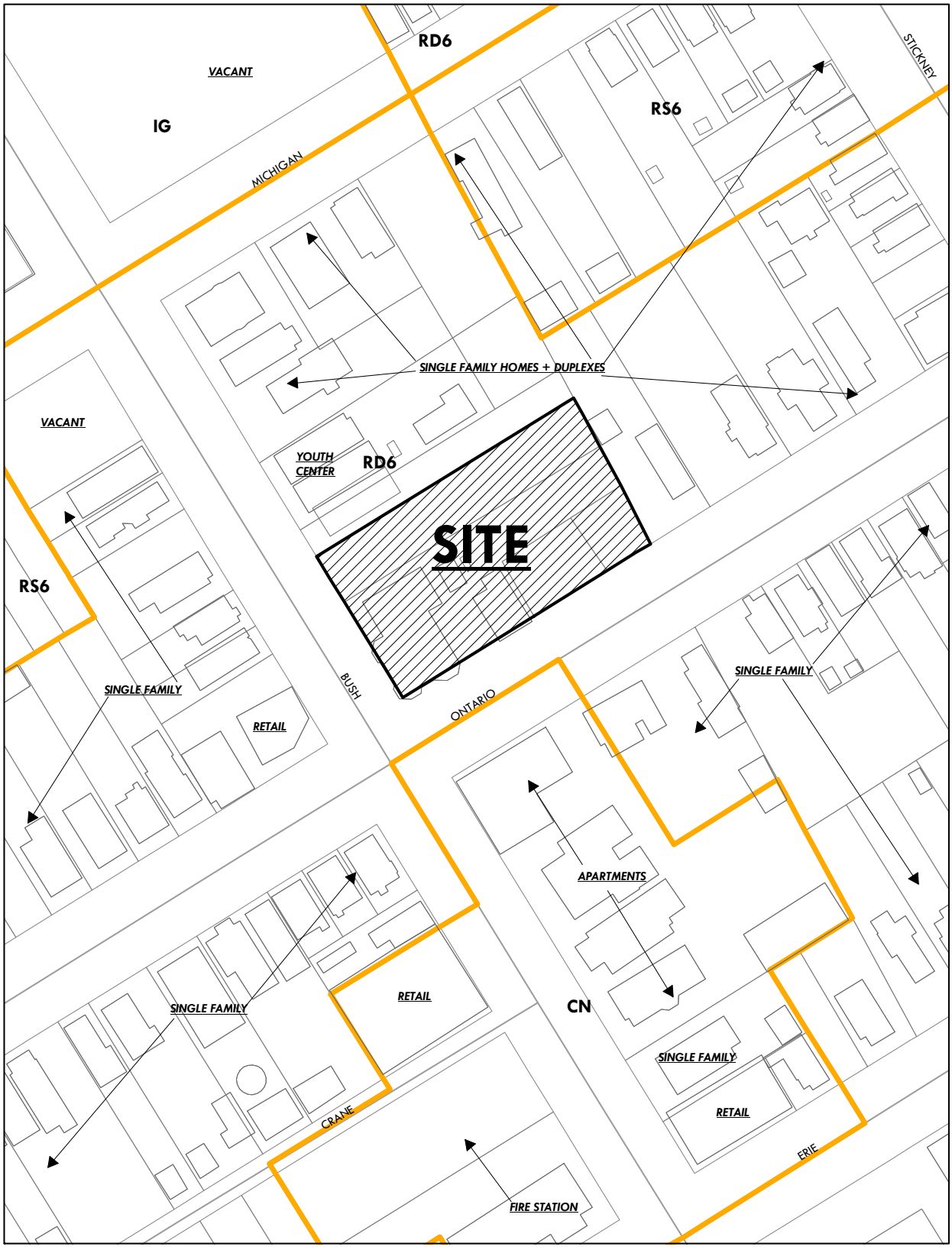
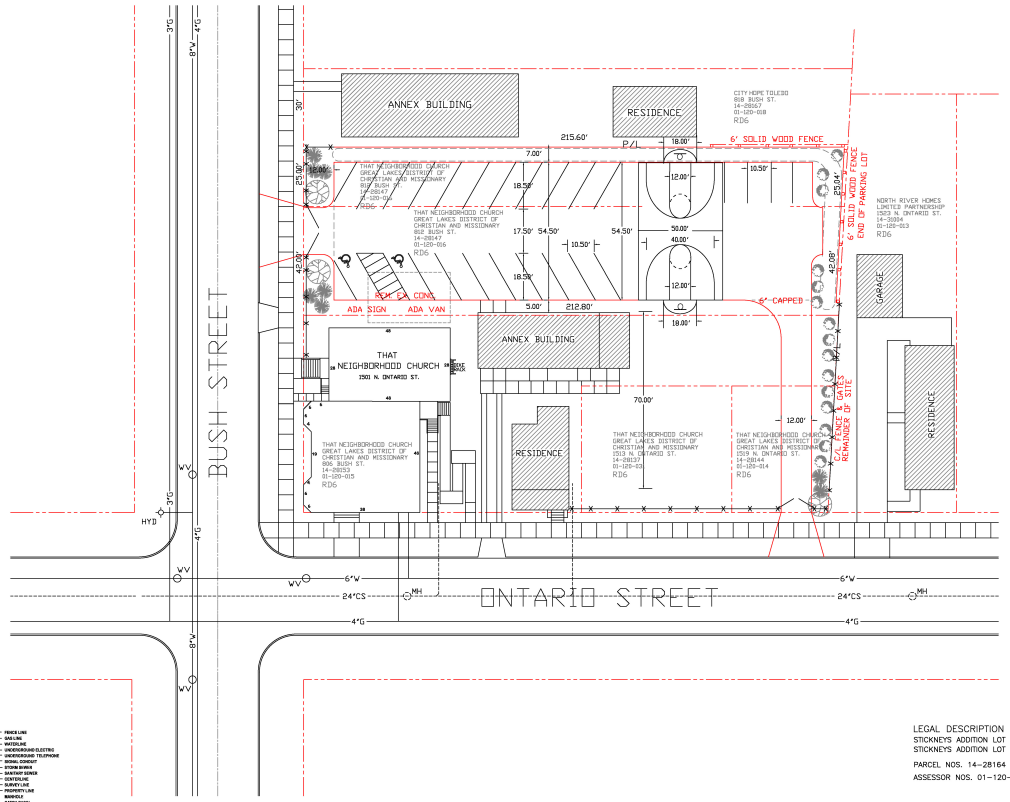


SITE PLAN

SUP-4001-24
ID 4

N

THE NEIGHBORHOOD CHURCH
1501 N. ONTARIO ST.
SPECIAL USE PERMIT



LOCATION MAP

LEGEND

LEGAL DESCRIPTION :
STICKNEYS ADDITION LOT 113 NW 1/2 SE 1/2
STICKNEYS ADDITION LOT 112 NW 17 FT & SE 25 FT LOT 113

PARCEL NOS. 14-28164 & 14-28147

ASSESSOR NOS. 01-120-017 & 01-120-016

ENGINEER : MICHAEL CAPPELLETTY, P.E.
6145 DOUGLAS RD.
TOLEDO, OHIO 43613
PHONE/FAX (419) 475-8200

General Notes

No.	Revision/Issue	Date

Firm Name and Address
CAPPELLETTY
ENGINEERING-CONSTRUCTION
6145 DOUGLAS RD. TOLEDO, OHIO 43613
PHONE AND FAX NO. (419) 475-8200

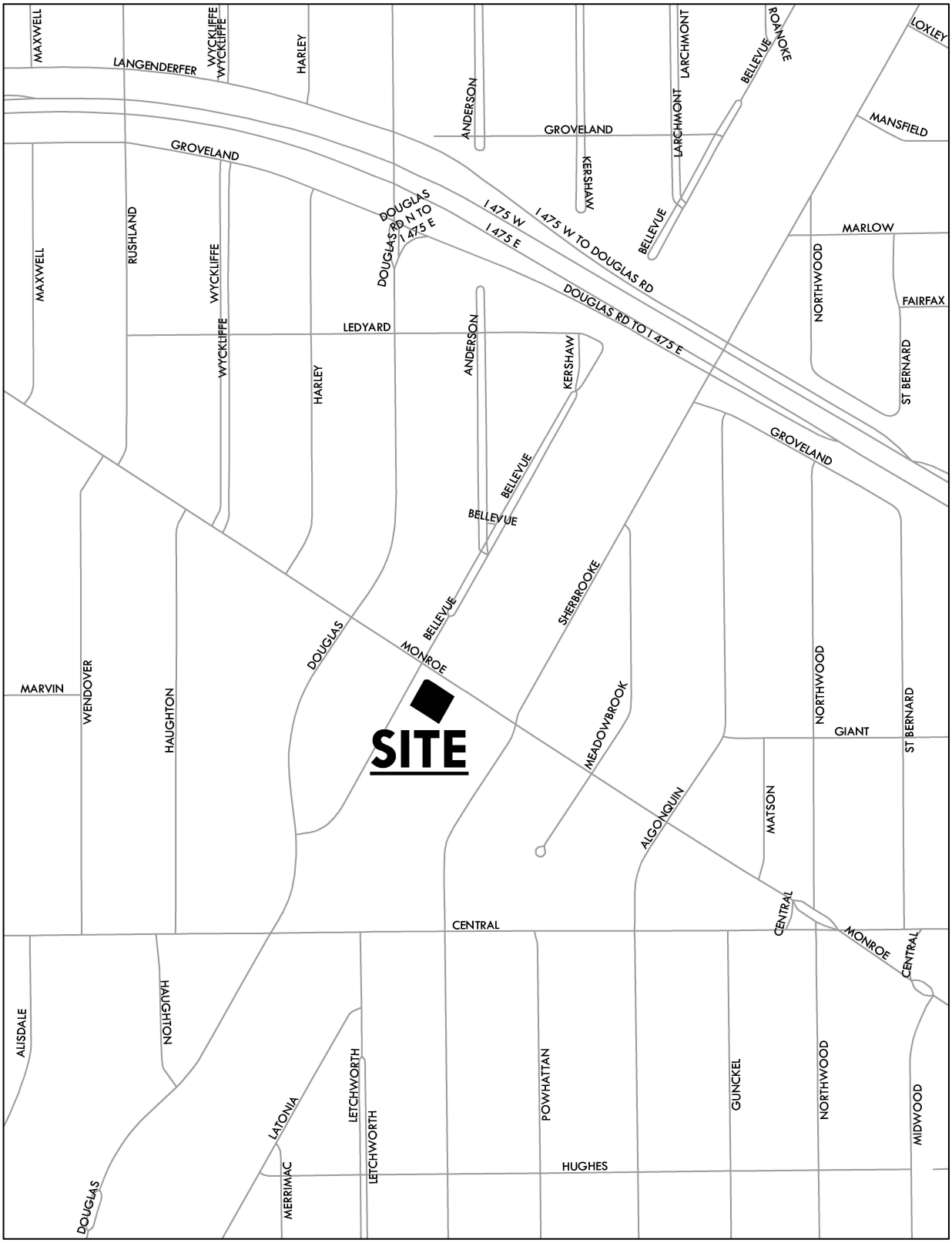
Project Name and Address
SITE PLAN

Project	Sheet 1 OF 2
Date 10/17/14	
Scale 1"=20'	

GENERAL LOCATION

SUP-1018-24

N



ZONING & LAND USE

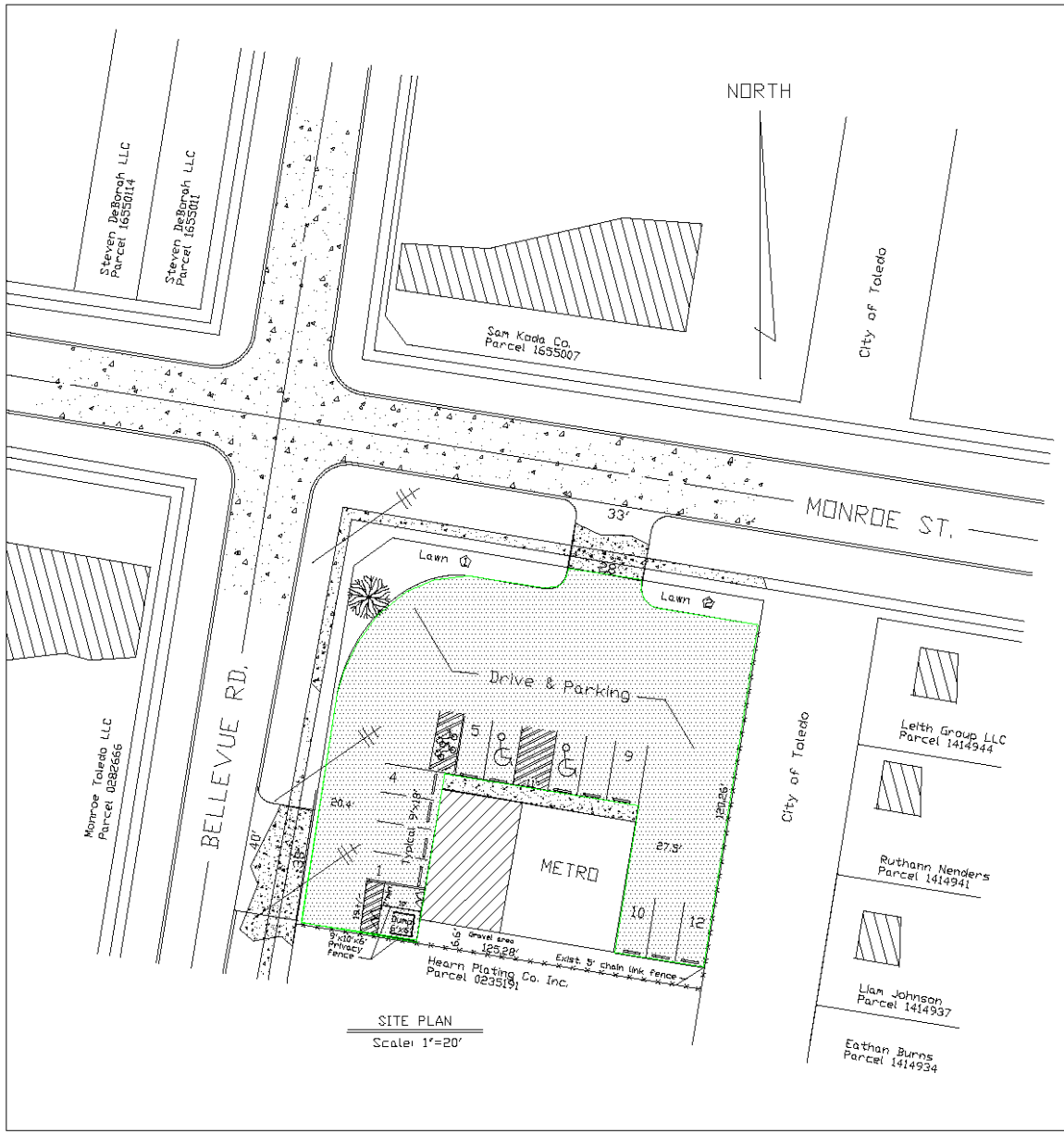
SUP-1018-24

N

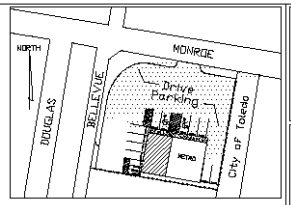
SITE PLAN

SUP-1018-24

N



SITE PLAN
Scale: 1"=20'



SITE INFORMATION & DATA

Building Code	OBC 2017
Proposed Occupancy	M Mercantile
Construction Type	IIB
Building Exterior	No changes
Building Interior	Occupancy Use
Zoning	10-CR
Site Area	15,070
Building Area	2,400sf
Project Area	1,000sf
Pavement Area	8,050sf
Parking	11
Bicycle Racks	2
Dumpster	1
Occupancy Load	16+/-
Customers	13
Staff	3 Actual
Egress width	36" & Dbl 36"
Exits required	2
Exits Supplied	2
Unisex Toilet	1-WC, 1-Lav

Power Pole

Trees
(existing, unknown species)

PLANTINGS
Lawn 1
175sf, Flowers, Shrubs
Lawn 2
85sf, Flowers, Shrubs

PROPERTY DATA
Owner 5745-39W HOLDINGS LLC
Parcel 0235001

SUBMITTED FOR OCCUPANCY

JOHN A. WEITHMAN, P.E.
P.O. BOX 216
GENOA, OHIO 43430
ENGINEERING SURVEYING
Ph 419-902-9323
email: john.rnsstoledo@gmail.com

OWNER/OPERATOR
Yazeed Qalmari
419-490-8080
Yqalmari@aol.com

GET SMOKED VAPE AND TOBACCO
4103 MONROE ST. TOLEDO, OHIO

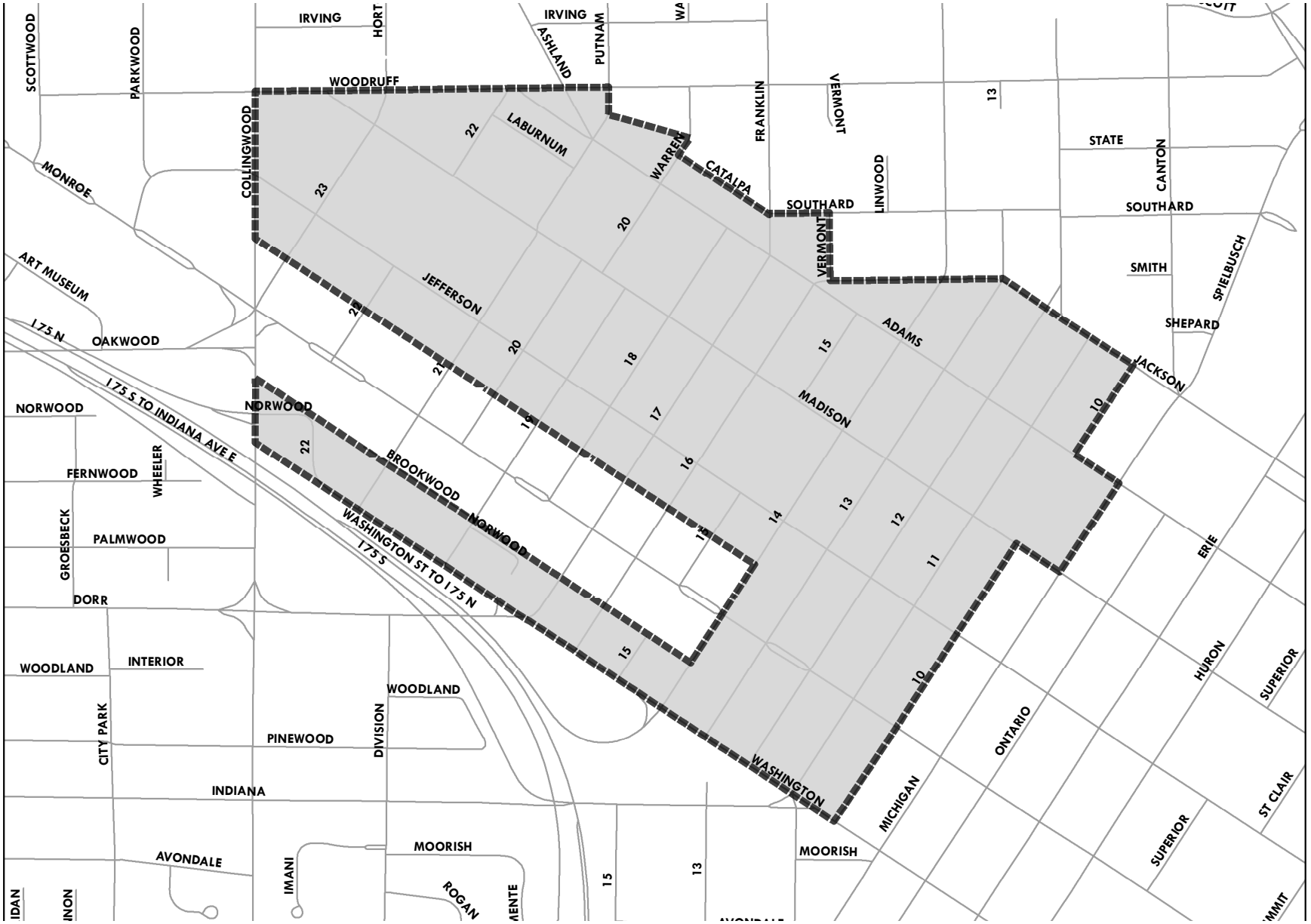
SITE PLAN, FLOOR PLAN & INFORMATION

REVISED 03/07/24
DRAWN BY JW
DRAWING DATE 01/20/24
DRAWING 1/1

UPTOWN UNO DISTRICT BOUNDARIES - EXISTING

M-1-22

N



UPTOWN UNO DISTRICT BOUNDARIES - PROPOSED

M-1-22

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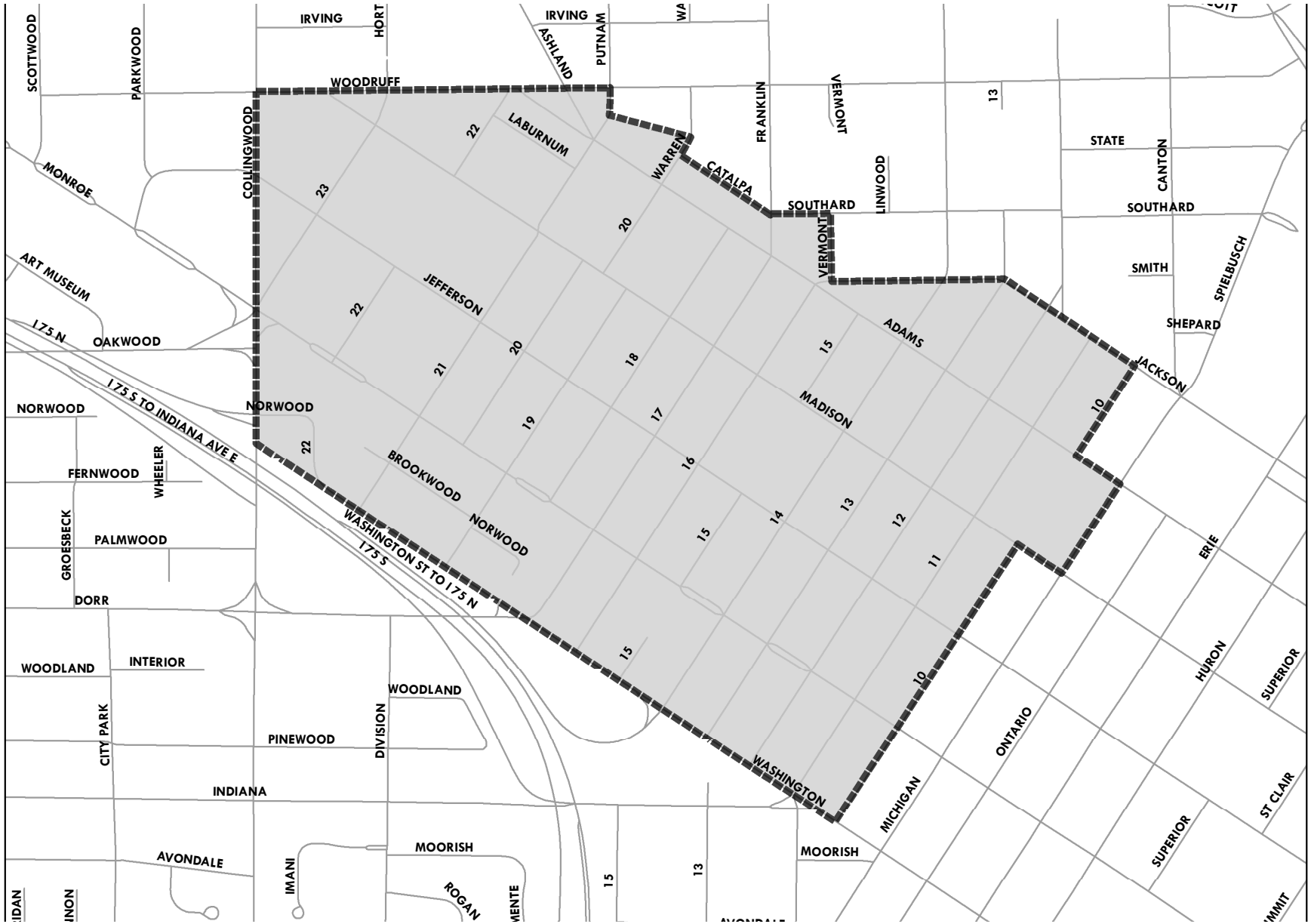
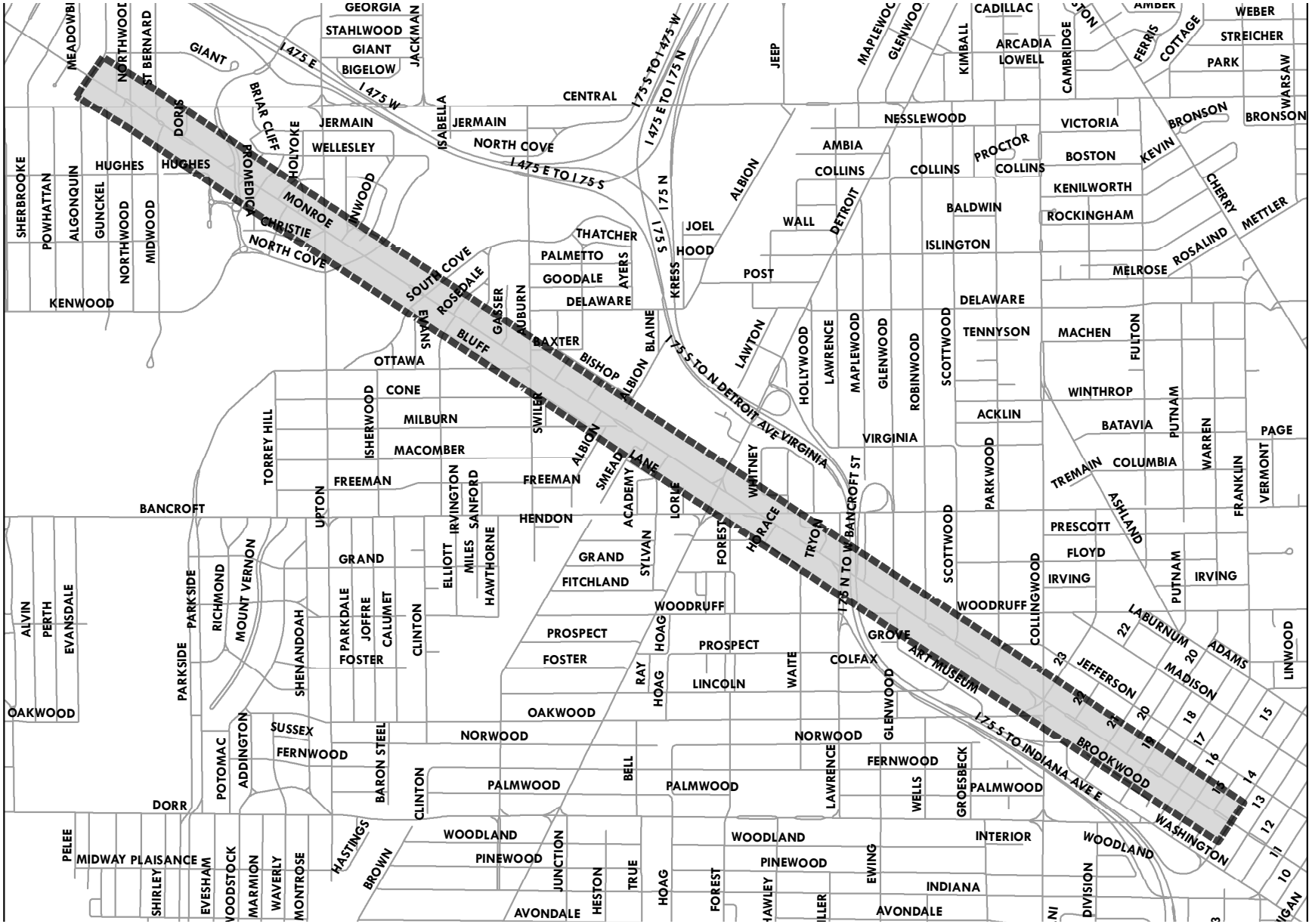


MONROE STREET CORRIDOR UNO BOUNDARIES - EXISTING

M-1-22

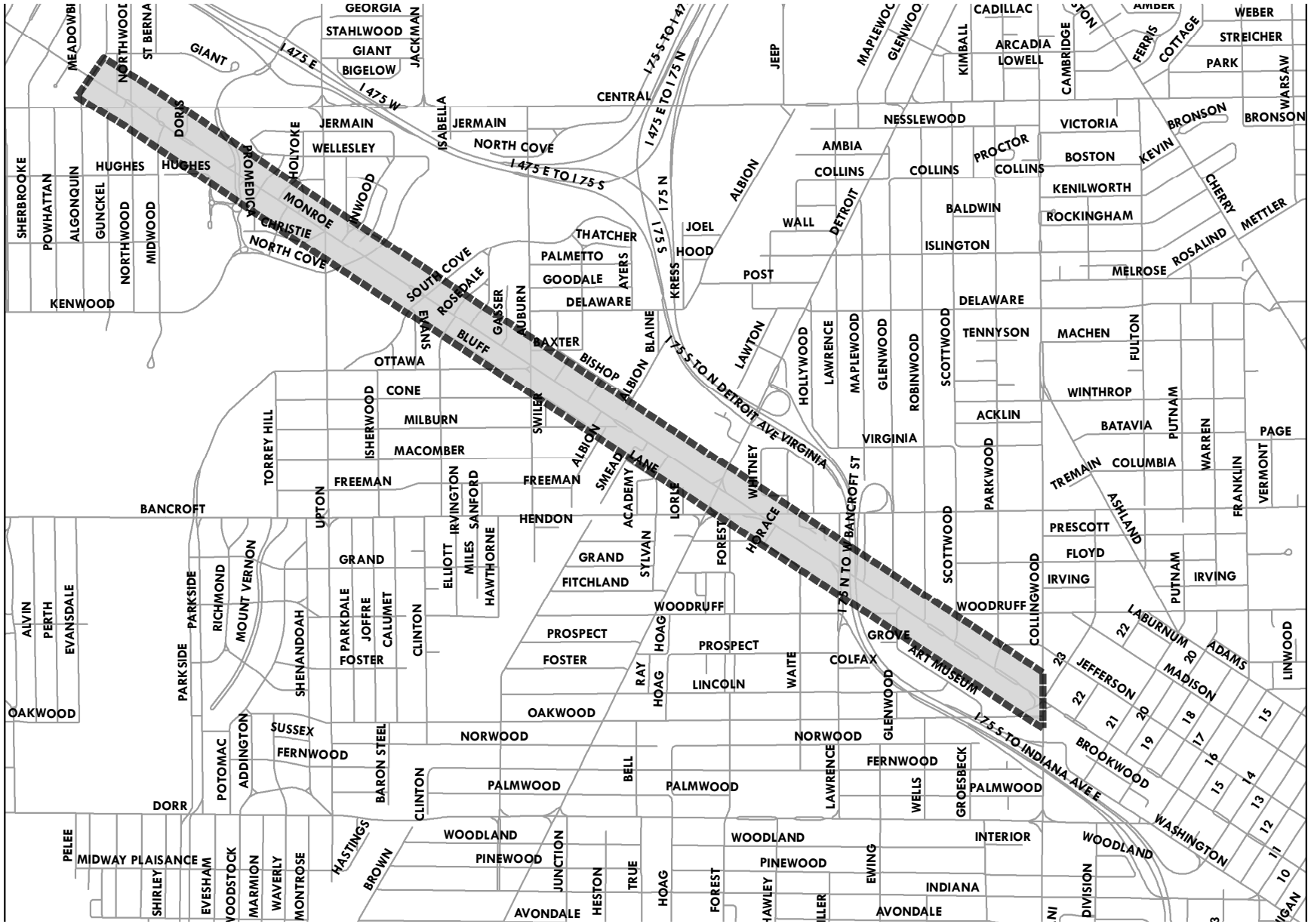
N



MONROE STREET CORRIDOR UNO BOUNDARIES - PROPOSED

M-1-22

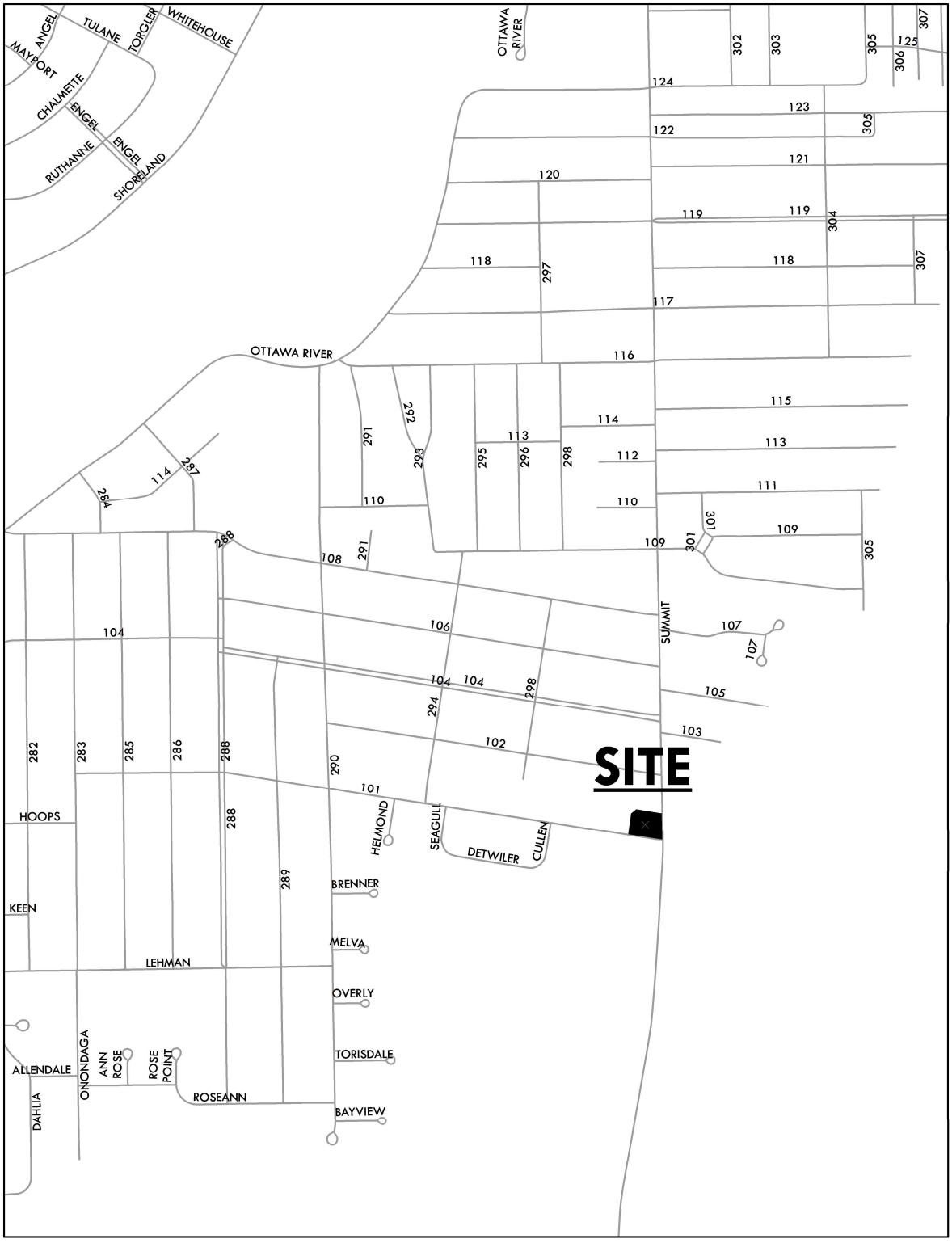
N



GENERAL LOCATION

SPR-23-24

N



ZONING & LAND USE

SPR-23-24

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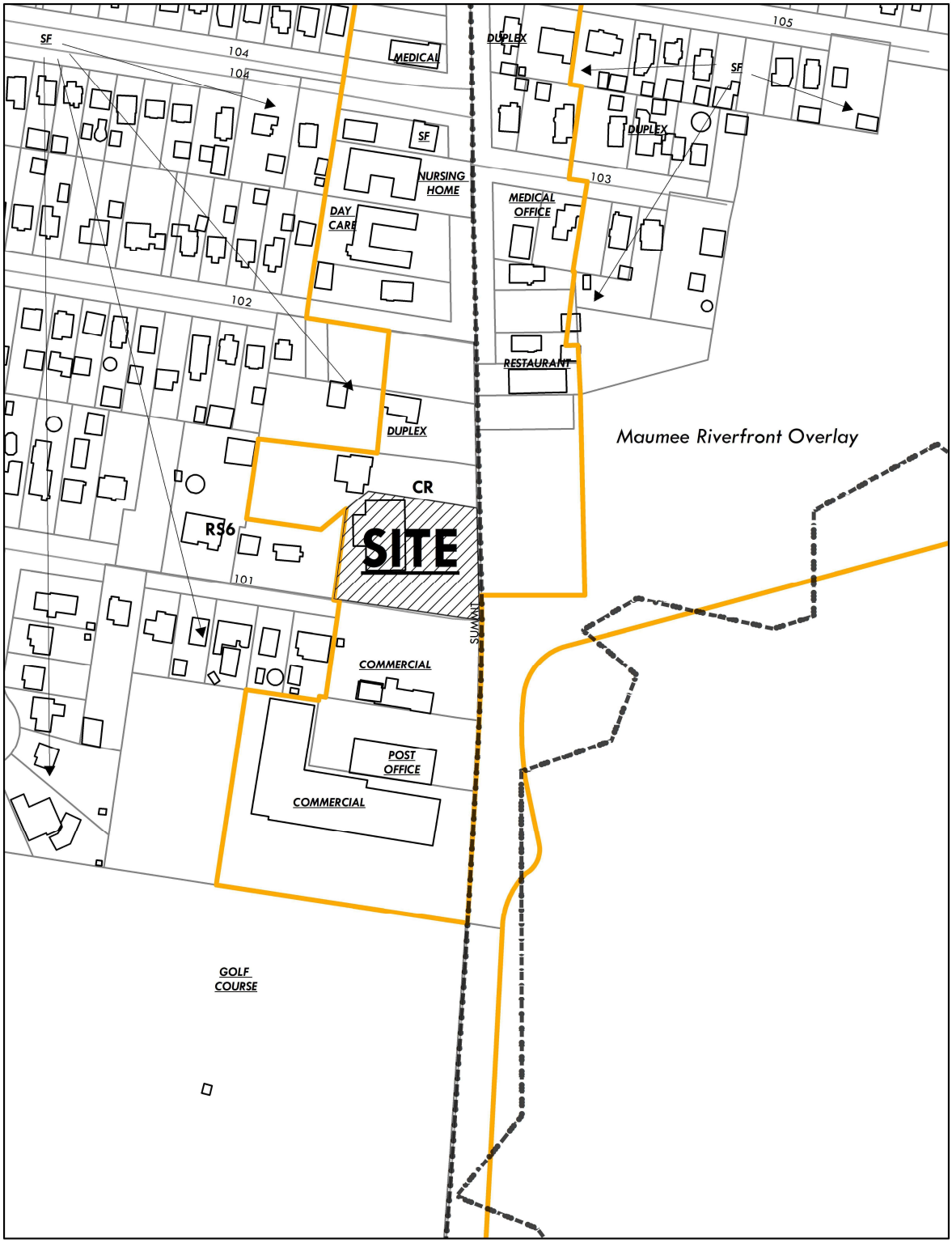
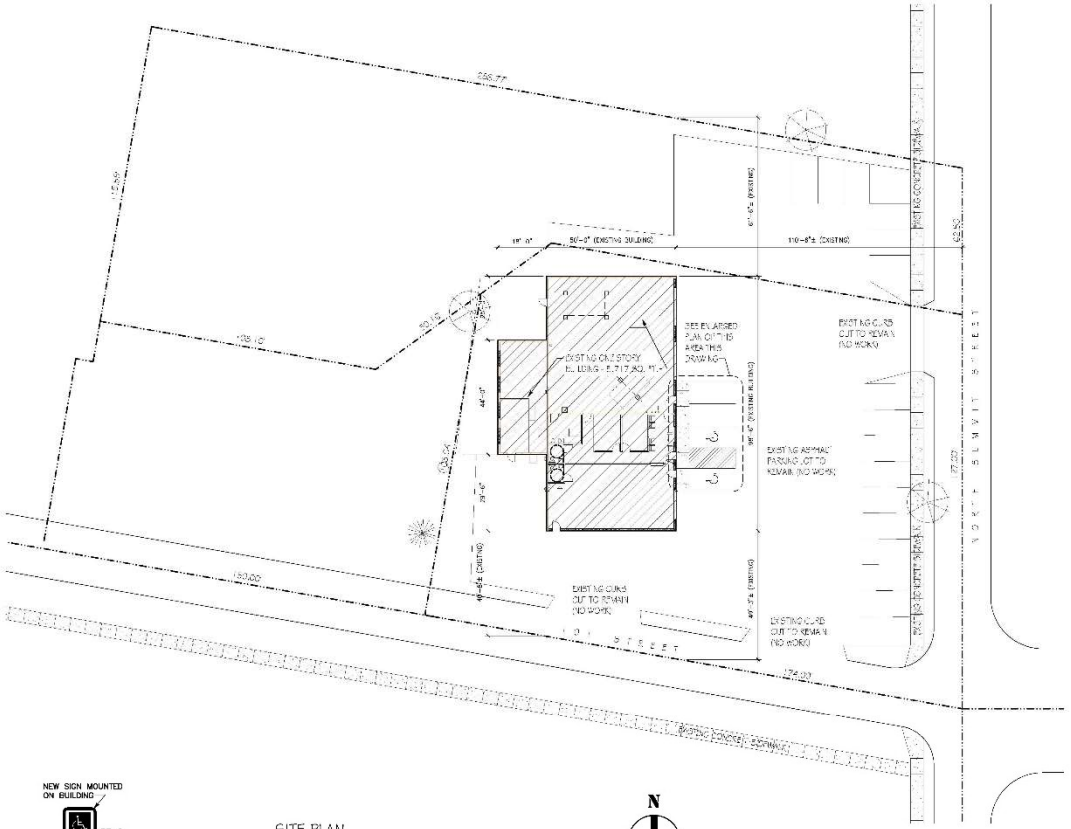
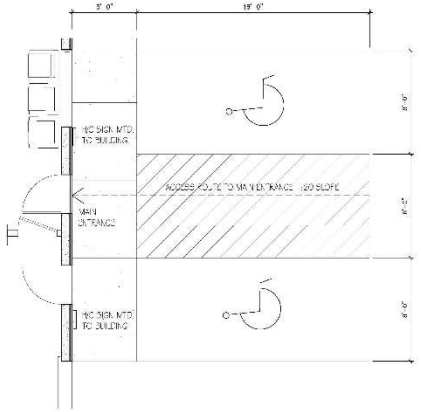


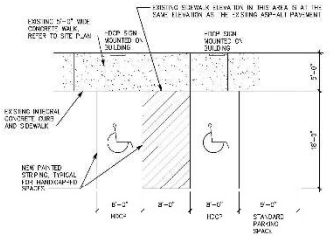
SITE PLAN

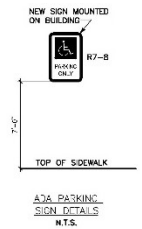
SPR-23-24

N









ADA PARKING SIGN DETAILS
N.T.S.

NOTES:

LEGAL DESCRIPTION:
1. AVAILABLE AT LAWRENCE LAND SURVEYING, INC.

2. SITE SCOPE OF WORK IS LIMITED TO PARTIAL REPLACEMENT OF EXISTING BUILDING DAMAGED BY TORNADO. NO SITE WORK INCLUDING ASPHALT PARKING, DRIVES, EXISTING UTILITY WORK OR LANDSCAPING INCLUDED OR PLANNED AS PART OF THIS PROJECT.

3. SITE PLAN INFORMATION OBTAINED FROM ARES.

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STATE OF OHIO
REGISTERED ARCHITECT
DAVID ARTHUR KOPPELMAN
No. 11511
DAVID A. KOPPELMAN, LICENSE #11511
EXPIRATION DATE 12/31/2025

AFM
Architects Forum Midwest
3909 Stern Road, Suite
Perrysburg, Ohio 43551
PH: 419-666-3180
E-mail:dkoppelman@architectsforum.com

ALTERATIONS
FOR
GARY'S AUTOMOTIVE
4505 NORTH SUMMIT STREET, POINT PLACE, OHIO 43611

SCALE:	AS NOTED
DATE:	1-4-24

SITE PLAN

C100