


TOLEDO - LUCAS COUNTY PLAN COMMISSION

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

 SUP25-0035
 1920 Eastgate Rd.

 REF: SUP25-0035
 DATE: November 7, 2025

TO: President Vanice Williams and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Request for a Special Use Permit for Type A Family Day Care at 1920 Eastgate Rd.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 6th, 2025 at 2:00 P.M.

GENERAL INFORMATION
Subject

Request	-	Special Use Permit for Type A Family Day Care
Location	-	1920 Eastgate Road
Applicant + Owner	-	Debra Stanley 1920 Eastgate Rd Toledo, OH 43614

Site Description

Zoning	-	RS12 / Single-dwelling Residential
Area	-	± 0.895 acres
Frontage	-	± 151' along Eastgate Rd
Existing Use	-	Residence
Proposed Use	-	Type A Family Day Care

Area Description

North	-	CO, CR, RM36 / Medical offices, Bank, Shopping Plaza, Restaurants, Apartments.
South	-	RS12 / Single-Dwelling houses
East	-	RS12 / Single-Dwelling houses
West	-	RS12 / Single-Dwelling houses

GENERAL INFORMATION (cont'd)

Parcel History

SUP-2001-12 - Special Use Permit for a Type A Family Day Care at 1920 Eastgate Road. (PC approved 04/12/2012. CC approved on 05/22/2012 by Ord. 264-12).

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a Type A Family Day Care at 1920 Eastgate Road. The ±0.859-acre site is zoned RS12 (Single-Dwelling Residential) and is currently occupied by an existing single-family residence. Type A Family Day Cares are permitted within Residential zoning districts with an approved Special Use Permit. The applicant had operated as a Type B Family Day Care since 1992. In 2012 the applicant was approved to operate a Type A Family Day Care at the subject site via Ord. 264-12. The applicant had a two (2) year hiatus from providing day care services and is ready to re-open a Type A Family Day Care, thus the request for a new Special Use Permit.

Surrounding land uses include medical offices and a bank north of the site, north east across Eastgate Road is a commercial shopping plaza, restaurants, and apartments. To the east, west, and south of the subject site are single-dwelling houses.

Use Regulations for Type A Day Cares

Per TMC§1104.0701(C), Type A Family Day Cares must have building frontage on a major street. According to the Toledo-Lucas County Major Street and Highway Plan, Eastgate Road qualifies as a major street. Additionally, in accordance with TMC§1104.0701(D)&(E), the facility is required to provide at least thirty-five (35) square feet of usable indoor space for each person in care and sixty (60) square feet of outdoor space for each person in care using the outdoor area at any one time. The site plan submitted depicts a sufficiently sized home and a fenced play area that is ± 2,156 square feet, which is enough to accommodate the maximum number of twelve (12) individuals allowed in care for Type A Family Day Cares. TMC§1104.0701(E) further requires a Type B landscape buffer around the play area. The site has a forty-two (42) inch fence and row of ± twenty (20) canopy trees surrounding the play area and is acceptable as existing on site. Lastly, TMC§1104.0701(F); requires a paved area for drop off and pick up of individuals in care subjected to the approval of the Division of Traffic Management. The site plan depicts a 112' x 20' paved drive-way area that has been approved by the Division of Traffic Management.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Map identifies the subject site as Low Density Residential (LR). Typical land uses in the LR designation are primarily single-dwelling homes on individual lots. Low-impact institutional, public, and commercial uses such as churches, schools, parks, and day cares are also appropriate when located along higher traffic corridors. The use of a Type A Day Family Care at 1920 Eastgate Road conforms to the Comprehensive Land Use Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP25-0035, a Special Use Permit for Type A Family Day Care at 1920 Eastgate Road., to Toledo City Council for the following **two (2)** reasons:

1. The proposed use is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code [TMC§1111.0706(A) – *Review & Decision-Making Criteria*], and
2. The proposed use complies with all applicable provisions of this Zoning Code [TMC§1111.0706(B) – *Review & Decision-Making Criteria*].

The Toledo City Plan Commission further recommends approval of SUP25-0035, a Special Use Permit for Type A Family Day Care at 1920 Eastgate Road., subject to the following **nine (9)** conditions.

The site plan was reviewed by the following departments: Division of Engineering Services, Division of Environmental Services, Division of Traffic Management, and Bureau of Fire Prevention. Each department has approved of the Special Use Permit without any conditions nor concerns.

Plan Commission

11. Thirty-five (35) square feet of useable indoor space per person in care must be regularly available to the Type A Day Care. **Acceptable as depicted on site plan.**
12. Sixty (60) square feet of useable outdoor space must be provided for each person in care using the outdoor area at any one time. A Type B landscape buffer shall be provided around the outdoor space. **Acceptable as depicted.**
13. A paved off-street area for dropping off and picking up persons in care at the facility must be provided and approved by the Division of Transportation; **Acceptable as depicted.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

14. A detailed site, lighting, fencing and landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Per **TMC§1108.0203(F)**, a Type B landscape buffer shall be a minimum of ten-feet (10') in width and consist of four (4) canopy trees and fifteen (15) shrubs installed every 100 linear feet. Pursuant to **TMC§1108.0203(D)(2)**, a fence, wall, or berm six-feet (6') to eight-feet (8') in height may be used and can substitute for the shrub requirements. **Acceptable as existing on site.**
 - b. 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.
 - c. 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 Planning Director for review or approval.
 - d. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties; and
 - e. 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.
15. Any new signage shall be in compliance with the regulations of TMC§ Chapter 1113 – *Signs*.
16. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
17. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in **TMC§1111.0707** have not been met.
18. 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.

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PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

19. 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,



Lisa Cottrell
Secretary

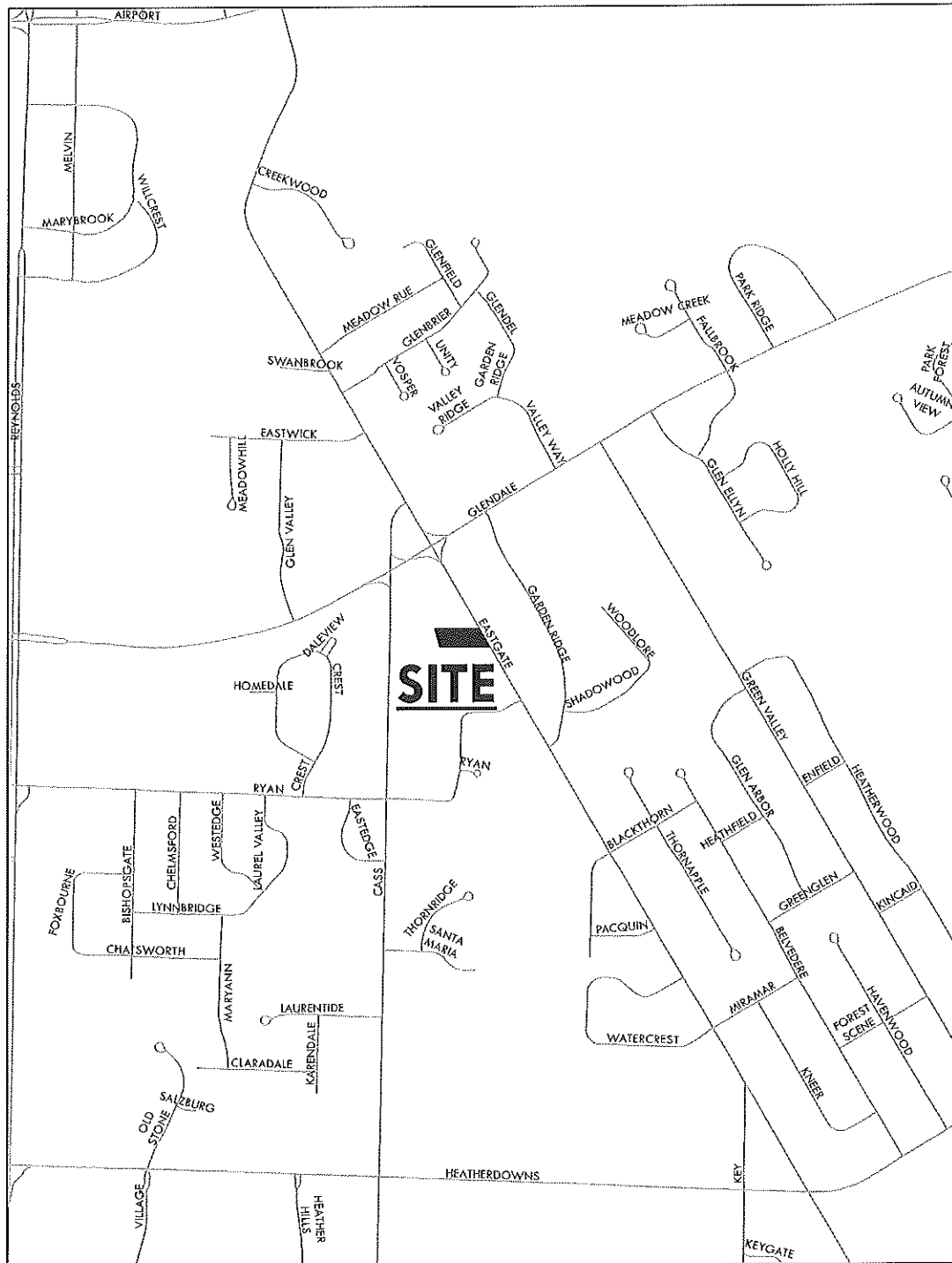
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Three (3) sketches follow

Cc: Debra Stanley, 1920 Eastgate Rd Toledo, OH 43614
Alaya Vachon, Planner

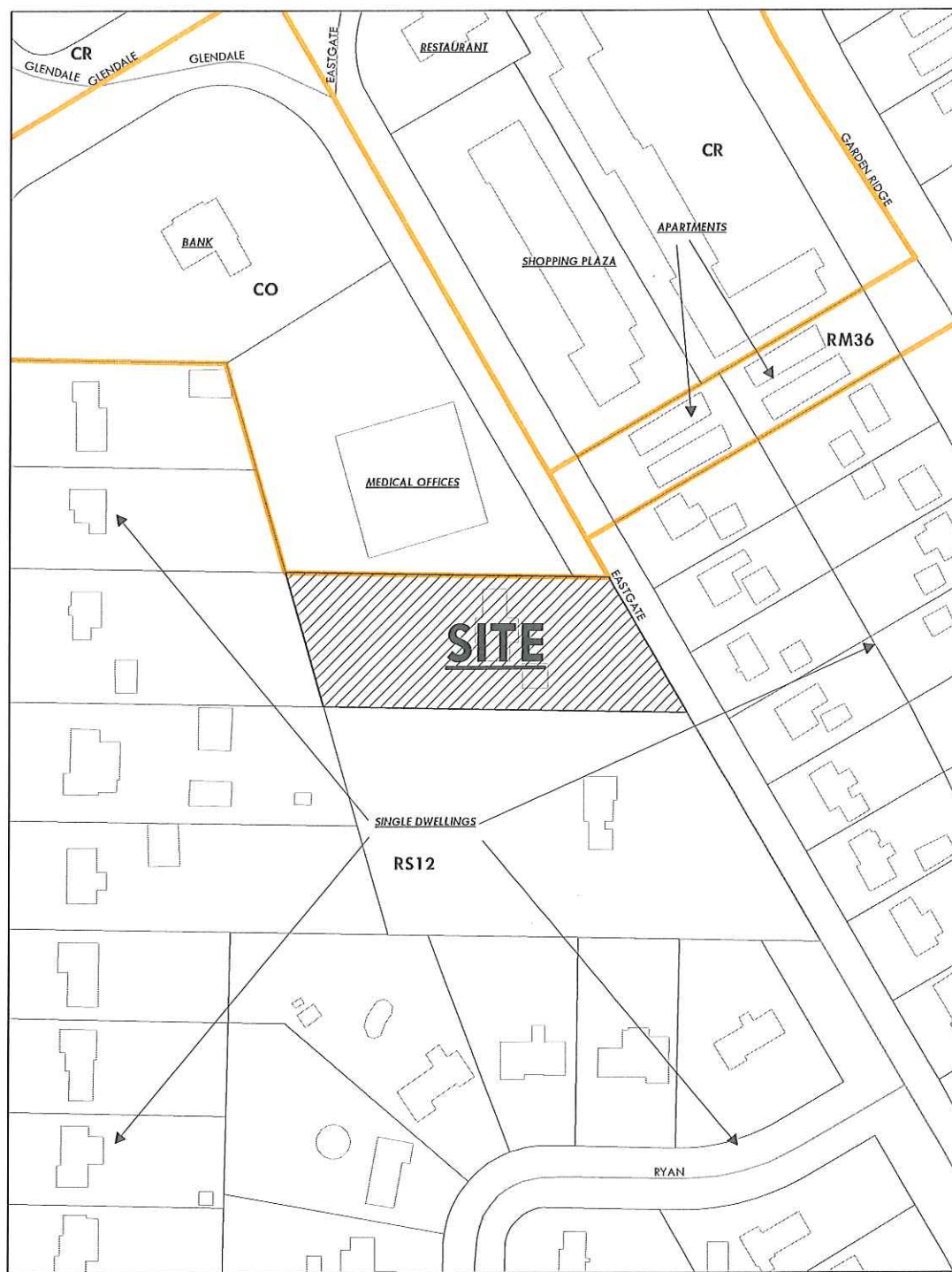
GENERAL LOCATION

SUP25-0035
ID 141



ZONING & LAND USE

SUP25-0035
ID 141



SUP25-0035
ID 141

Site Plan Details:

- Property Dimensions:**
 - Front: 137 Ft.
 - Left: 168 Ft.
 - Right: 308 Ft.
 - Back: 348 Ft.
- Internal Dimensions:**
 - House: 27' x 27' (main), 10' x 8' (extension), 15' x 10' (detached)
 - Garage: 30' x 18'
 - Play Area: 21' x 16' (fenced)
 - Driveway: 112 Ft.
 - Gravel Drive: 6.08'
 - Grass Area: 71' x 26'
- Adjacent Properties:**
 - North: 1905 Eastgate Drive
 - West: 2041584 R10
 - East: 2001584 R10
 - South: 2001584 R10

Location Map:

- Streets: Garden Ridge, Eastgate, Glenfield
- Site: Indicated by a black square on Eastgate

Table: Adjacent Residences

Address	Owner
2041584 R10	2001584 R10
2001584 R10	2001584 R10
2001584 R10	2001584 R10
2001584 R10	2001584 R10