

REF: SUP25-0013
DATE: June 12, 2025

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Type A Family Day Care Facility
Location	-	2225 Dorr Street
Applicant	-	Blondell Thomas 2225 Dorr Street Toledo, OH 43607
Engineer/Architect	-	CENIC Architecture 325 Superior Street Rossford, OH 43460

Site Description

Zoning	-	RM36 / Multi-Family Residential
Area	-	± 0.09 acres (4,200 sq ft)
Frontage	-	± 35' along Dorr Street
Existing Use	-	Type B Family Day Care Facility
Proposed Use	-	Type A Family Day Care Facility

Area Description

North	-	RS6 / Dorr Street, Calvary Cemetery
South	-	RD6 / Single-dwelling residential
East	-	RM36 / Single-dwelling residential
West	-	CR / Single-dwelling residential

Parcel History

SUP-2004-14	-	Special Use Permit for Residential Facility, Large. (PC approved 05/08/14, CC approved on 08/26/14 by Ord. 375-14).
-------------	---	---

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 Facility at 2225 Dorr Street. The site is currently operating as a Type B Family Day Care Facility and is zoned as RM36 Multi-Dwelling Residential. This site was previously used as a large residential facility starting in 2014. Since then, the use has changed to a Type B Family Day Care Facility. The applicant is requesting a Special Use Permit to increase the number of children in care. While the growth of business in Toledo is a great thing, the purpose of the Plan Commission review is to ensure that local residents and citizens are safe in a suitable location for the proposed expansion. To the north is Calvary Cemetery across Dorr Street; single-dwelling residential and Shirley Avenue to the east; and single-dwelling residential to the south and west.

Use Specific Regulations

- a. Type A Family Day Care facilities are subject to TMC§1104.0701 – *Type A Family Day Care Home*. Per TMC§1104.0701(E), sixty square feet (60 sq ft) of outdoor space must be provided for each person in care using the outdoor space at any one time. The site plan does not provide any outdoor space. If approved, a revised site plan shall be submitted depicting the required outdoor space as listed in Exhibit “A”.
- b. The applicant has stated that she has an agreement with the owner of 2241 Dorr Street to use the vacant lot as an outdoor space. To be usable as an outdoor space under TMC§1104.0701(E), the section of property designated for the outdoor space must be bordered by a Type B Landscape Buffer. If approved, a revised site plan shall be submitted depicting the required Type B Landscape Buffer as listed in Exhibit “A”.
- c. Per TMC§1104.0701(F), a paved, drop-off/pick-up area must be provided with the approval of the Division of Transportation. The site plan does not show any dedicated area for drop-off/pick-up and the Division of Transportation has objected to the approval of the proposed special use. The applicant has stated that clients use Shirley Avenue on-street parking for this purpose, which is not a suitable alternative as stated by the Division of Transportation. If approved, a revised site plan shall be submitted depicting an appropriate drop-off/pick up area approved by the Division of Transportation as listed in Exhibit “A”.
- d. Type A Family Day Care facilities are subject to TMC§1104.1000 – *Group Living and Day Care – Spacing*. This location is more than 500 feet away from any other Group Living facility, Type A Family Day Care Home and Nonresidential Drug and Alcohol Center that is also subject to this spacing requirement.

Parking

- a. Type A Family Day Care facilities require one (1) off-street parking space in addition to the requirement for the dwelling (TMC§1107.0304 – *Schedule A*). Two (2) off-street parking spaces are required for a detached house, totaling three (3) required off-street parking spaces.

STAFF ANALYSIS (cont'd)

- b. The site plan does not include any off-street parking spaces. If approved, a revised site plan shall be submitted depicting an appropriate drop-off/pick up area approved by the Division of Transportation as listed in Exhibit “A”.

Forward Toledo Comprehensive Land Use Plan

The *Forward Toledo Comprehensive Land Use Plan* targets this site for Neighborhood Mixed Use. This designation is intended to preserve and promote pedestrian-orientated commercial and mixed-use areas. These areas are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. The proposed special use permit fits within the intent of Neighborhood Mixed-Use as it combines a residential and commercial component. However, the goal of combining residential and commercial uses should not be at the expense of safety or meeting the requirements in the Zoning Code.

Staff recommends disapproval due to the lack of a suitable drop-off/pick-up location near the property. The drop-off/pick-up location is intended as a way to lessen the impact of the business on the neighbors and to provide a safe location for the dropping off and picking up of the people under the business’ care. Without the dedicated location present, it will move the process of drop-off/pick-up to the side streets near the building, thereby putting local residents and clients at greater risk. If approved, a revised site plan shall be submitted in order to satisfy the conditions of approval listed in Exhibit “A”.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommends disapproval of SUP25-0013, a Special Use Permit for a Type A Family Day Care Facility at 2225 Dorr Street, to the Toledo City Council, for the following **two (2) reasons**:

1. The proposed use cannot meet the requirements of TMC§1104.0701(F). (TMC§1111.0706 (B) – *Reviews and Decision-Making Criteria*); and
2. The proposed use is incompatible with adjacent uses in terms of scale due to an increased number of clients. (TMC§1111.0706 (B) – *Reviews and Decision-Making Criteria*).

Although the staff recommends disapproval, the conditions of approval can be found in Exhibit “A”.

REF: SUP25-0013. . .June 12, 2025

STAFF RECOMMENDATION (cont'd)

SPECIAL USE PERMIT
TOLEDO PLAN COMMISSION
REF: SUP25-0013
DATE: June 12, 2025
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: July 16, 2025
TIME: 4:00 P.M.

ZM

One (1) Exhibit “A” and Three (3) sketches follows.

EXHIBIT “A”

The following **eleven (11)** conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Division of Fire Prevention

1. The daycare shall be in compliant with the Department of Commerce Type A family daycare facilities inspection standard checklist.

Division of Transportation

2. Parking shall meet the requirements listed in TMC§1107.0304 – *Schedule A* for Type A Family Day Care Facilities.

Division of Plan Commission

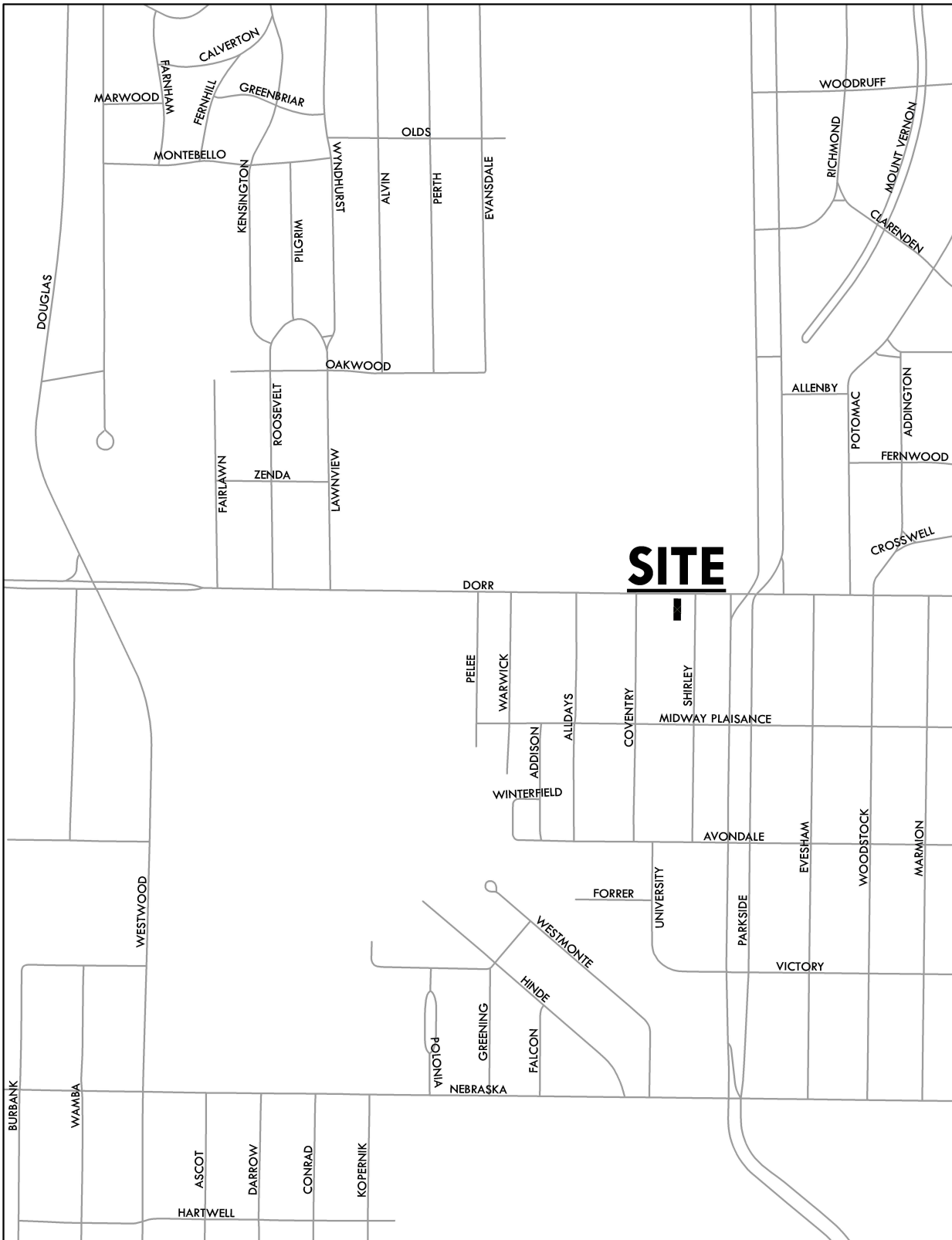
3. The proposed use must provide thirty five square feet (35 sq ft) of usable indoor space per person in care that is regularly available for the day care operation per TMC§1104.0701(D).
4. The proposed use must provide sixty square feet (60 sq ft) of useable outdoor space for each person in care using the outdoor area at any one time. A Type B landscape buffer shall be provided around the outdoor space per TMC§1104.0701(E). **Not depicted on site plan.**
5. The proposed use shall have a paved area for dropping off and picking up persons in care at the facility with the approval of the Division of Transportation per TMC§1104.0701(F). **Not depicted on site plan.**
6. A detailed site lighting, fencing and four (4) copies of a landscape plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A fifteen-foot (15’) frontage greenbelt along Dorr Street and Coventry Avenue per TMC§1108.0202. The greenbelt shall consist of four (4) trees on Dorr and four (4) trees on Coventry.
 - b. A Type “B” landscape buffer shall be installed around the outdoor space. A ten-foot (10’) wide buffer with four (4) canopy trees and fifteen (15) shrubs for every one-hundred linear feet (100’), and fractions thereof, is required around the outdoor space
 - c. Topsoil must be back filled to provide positive drainage of the landscape area.

EXHIBIT “A” (cont’d)

- d. 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.
- 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.
- f. The location and direction of any proposed lighting. Lighting shall be directed away from adjacent residential properties and use flat lens lighting.
- 7. The location, lighting and size of any signs, all signage is subject to TMC§1387. Any proposed signage must meet the requirements of **TMC§1113 – Signs**.
- 8. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. **Landscaping shall be installed and maintained indefinitely.**
- 9. 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.
- 10. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC 1111.0707 have not been met.
- 11. 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.

GENERAL LOCATION

SUP25-0013



ZONING & LAND USE

SUP25-0013

