

GENERAL INFORMATION

Subject

- | | | |
|-------------------------|---|---|
| Request | - | Major Site Plan Review for multiple buildings on a lot |
| Location | - | 213-229 18 th Street (5 lots), 208-232 19 th Street (8 lots), 0 & 230 20 th Street, 1803-1919 Madison Avenue (7 lots), & 1802-1902 Jefferson Avenue (6 lots) |
| Applicant/
Developer | - | The Windsor Companies
71 Seldom Seen Road
Powell, OH 43065 |
| Engineer | - | Lewandowski Engineers, A Verdantas Company
219 S. Erie Street
Toledo, OH 43604 |

Site Description

- | | | |
|------------------|---|--|
| Zoning | - | CM / Mixed Commercial-Residential |
| Overlay District | - | UpTown Urban Neighborhood Overlay District |
| Area | - | ± 4.27 Acres |
| Frontage | - | ± 354' along Madison Avenue
± 478' along 18 th Street
± 374' along Jefferson Avenue
± 246' along 20 th Street |
| Existing Use | - | Vacant commercial buildings and undeveloped land |
| Proposed Use | - | A multiple building mixed use development with multi-dwelling residential and retail |

Area Description

- | | | |
|-------|---|--|
| North | - | Madison Street, OhioLink, Uptown Green Park, Promedica Ebeid Center / CM & POS |
| South | - | Jefferson Street, service station and homeless shelter / CO |
| East | - | 18 th Street and vacant industrial building / CO |
| West | - | Day care center, 20 th Street and apartments / CO |

GENERAL INFORMATION (cont'd)Parcel History

- SPR-16-21 - Major Site Plan Review for the Village of the Green, a mixed-use multi-family development (PC approved 6/10/21).
- UDARC-3-21 - UpTown District Architectural Review Committee review of Village on the Green, a mixed-use, multifamily development (UDARC approved 5/25/21).
- V-257-21 - Vacation of Alley bounded by Madison and Jefferson Avenues between 19th and 20th Streets (PC approved 6/10/21; CC approved 11/9/21 by Ord. 569-21).
- V-256-21 - Vacation of Alley bounded by Madison and Jefferson Avenues between 18th and 19th Streets (PC approved 6/10/21; CC approved 11/9/21 by Ord. 568-21).
- V-255-21 - Vacation of "Pawlonia" Alley between 19th and 20th Streets (PC approved 6/10/21; CC approved 11/9/21 by Ord. 567-21).
- V-254-21 - Vacation of "Pawlonia" Alley between 18th and 19th Streets (PC approved 6/10/21; CC approved 11/9/21 by Ord. 566-21).
- V-253-21 - Vacation of 19th Street between Madison and Jefferson Avenues (PC approved; CC approved 11/9/21 by Ord. 565-21).
- Z-3004-20 - Zone Change from CO Office Commercial to CM Mixed Commercial Residential at 1817 Madison Avenue (*withdrawn*).
- PUD-3005-20 - Planned Unit Development for the "Village on the Green" a 120-unit apartment complex at 1817 Madison Avenue (*withdrawn*).
- UDARC-3-20 - UpTown District Architecture Review Committee review of 120-unit apartment complex at 1817 Madison Avenue (UDARC approved 5/28/2020).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

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|-----------|---|---|
| M-5-19 | - | Review & adoption of the Uptown Master Plan Update as an amendment to the 20/20 Plan (PC approved 6/13/2019; CC approved 7/23/2019 by Ord. 353-19). |
| M-4-12 | - | Review & Adoption of the Uptown District Neighborhood Plan (PC approved 12/5/2013; CC approved 1/14/2014 by Ord. 19-14). |
| Z-7002-12 | - | Zone Change Request from CO to CR for a Rooming House at 232 19th Street (PC deferred case on 9/13/12 and 11/1/12, case withdrawn). |
| V-228-99 | - | Vacation of a portion of alley in block bounded by 18 th & 19 th Street, Jefferson & Madison Avenue (PC approved 5/13/1999; CC approved 12/21/1999 by Ord. 980-99). |
| V-988-98 | - | Vacation of alley between 18 th & 19 th Street (PC approved 5/13/1999; CC approved 12/21/1999 by Ord. 979-99, <i>conditions of approval were not met</i>). |
| V-263-80 | - | Vacation of alley between 19 th & 20 th Street, adjacent to Lots 144, 145, 146, 147, 169 & 175 in the Hunt's Addition (PC approved 11/16/1980; CC approved Res. 263-80 on 8/23/1980, <i>incomplete</i>). |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Forward Toledo Comprehensive Land Use Plan
- UpTown District Urban Neighborhood Overlay District
- 2019 UpTown Master Plan

STAFF ANALYSIS

The Applicant is requesting a Major Site Plan Review for the mixed-use development named "Village on the Green" located at 213-229 18th Street, 208-232 19th Street, 0 & 230 20th Street, 1803-1919 Madison Avenue, and 1802-1902 Jefferson Avenue. The ±4.27 acre site is comprised of twenty-eight (28) parcels and includes the majority of the property situated between

STAFF ANALYSIS (cont'd)

Madison Avenue and Jefferson Street from 18th Street to 20th Street. Two properties located in this area are not included in the development. These include the Sandy's Sandbox Day Care and Education Center at 1920 Jefferson Avenue and an office building at 1817 Madison Avenue. The site is predominantly vacant with two remaining buildings and parking lots. The applicant intends to clear the site for redevelopment. Surrounding land uses include commercial properties, a park and mixed-use building to the north across Madison Avenue; a service station and homeless shelter to the south across Jefferson Street, a vacant industrial building to the east across 18th Street; and a day care and education center to the west, and apartments to the west across 20th Street.

The Applicant is proposing to construct two (2) mixed-use buildings, with commercial space and a mix of residential units, that are four (4) stories tall on the site. Building 1, located south of the Madison Avenue and 20th Street intersection, will have 4,705 square feet of retail space, and 129 dwelling units comprised of 32 studio, 78 one-bedroom, and 19 two-bedroom units. Building 2, located north of the Jefferson Avenue and 18th Street intersection, will have 4,414 square feet of retail space and 101 dwelling units comprised of 33 studio, 49 one-bedroom, and 19 two-bedroom units. A Major Site Plan Review is required per TMC§1111.0802(B) because a multi-family development containing 40 or more dwelling units is proposed. The proposed site plan also shows a future six (6) unit townhouse building at the intersection of Madison Avenue and 18th Street. Since the building is proposed for the future and elevations have not been included for review, the building is not included in this review and will require review at a later date.

In 2021, the Plan Commission reviewed and approved a similar proposal in Plan Case SPR-16-21. Since this time the alleys within the site have been vacated, and the Applicant has acquired the lot at 1902 Jefferson Avenue. This lot is now included in the proposed development. The Applicant is requesting a Zone Change for this lot in companion case Z-6006-24. The Applicant has also submitted an UpTown District Architectural Review Committee (UDARC) application for review and approval (UDARC-5-24).

Intensity and Dimensional Standards

The site currently consists of multiple parcels. Before development begins, the Applicant will need to combine the parcels into one parcel, which is listed as a condition of approval. A development with multiple buildings on a lot is permitted in the CM zoning district, for which the properties are zoned, per TMC§1106.0300 when all of the building are intended to be operated as a single enterprise and owned by a single entity.

Based on the ±4.27 acre site, the CM zoning district would permit a maximum of 265 units to be developed on the site. The Applicant is proposing a total of 230 units and therefore is in compliance with the maximum permitted density requirements for the CM zoning district. In addition, the CM zoning district requires that a minimum of fifty percent (50%) of the floor area of the proposed buildings be allocated to residential dwelling units per TMC§1106.0600. The proposed residential areas for each of the buildings comprise more than ninety-five percent (95%) of the total building square footage and therefore meets this requirement. The proposed development also complies with all other intensity and dimensional standards.

STAFF ANALYSIS (cont'd)Parking and Circulation

Since the proposed buildings contain both commercial and residential uses, parking is required for each of the uses. Per the Off-Street Parking Schedule A in TMC§1107.0304, multi-dwelling structures are required to provide one and one-half (1.5) parking spaces for each dwelling unit plus one (1) parking space per ten (10) units for visitor parking. Calculations using 1.5 parking spaces for each dwelling unit (345) and visitor parking (23) result in 368 parking spaces required for the residential use. Additionally, retail store parking is determined by the building floor area and required to provide one (1) parking space for every 300 square feet of floor area. With a total floor area of 9,119 square feet, thirty-one (31) parking spaces are required for the retail use. A total of 399 parking spaces are required for the entire site in order to meet the minimum number of off-street parking requirements.

The site plan submitted depicts 163 off-street parking spaces for the entire development, well below the required 399 parking spaces. Given the potential traffic associated with the number of units and retail space, the proposed off-street parking may not adequately provide enough parking for each specific use within the development. As stated in TMC§1107.1400, the Planning Director is authorized to approve parking reductions if the applicant demonstrates the proposed plan will not adversely affect surrounding neighborhoods, traffic congestion and circulation, and will have a positive effect on the economic viability of the project. This is documented through the submission of an Alternative Access and Parking Plan. The site plan also depicts fourteen (14) on-street parallel parking spaces being proposed located within the right-of-way abutting the development along 18th and 20th Streets. Although the proposed on-street parking is not credited toward the minimum number of off-street parking requirements, it may be considered credit towards an alternative access and parking plan. Additionally, pursuant to TMC§1107.1407(E), the Planning Director may authorize up to a twenty percent (20%) reduction in the number of required off-street parking spaces for developments that provide transit stops. While there are current transit stops near the development, due to the limited amount of parking proposed, a transit stop and shelter need to be provided for this development as part of an alternative access and parking plan. Since the proposed parking does not meet the minimum parking requirements, an alternative access and parking plan shall be submitted to the Planning Director for review, including a transit stop and shelter, as a condition of approval.

Based on the 163 off-street parking spaces provided, six (6) of the required parking spaces shall be designated as accessible parking for physically disabled persons and adhere to the requirements of TMC§1107.1700. One (1) space shall be van accessible and five (5) car accessible spaces. The site plan submitted depicts ten (10) accessible spaces, five (5) in the parking lot for Building 1 and five (5) in the parking lot in the parking lot for Building 2. There are no accessible parking spaces provided for the parking area with access from Jefferson Avenue. As a condition of approval, one (1) van accessible parking space shall be provided in this parking lot.

In addition to the minimum number of off-street parking and accessible parking spaces, bicycle parking is also required in the Off-Street Parking Schedule A in TMC§1107.0300. A minimum of one (1) bicycle slot shall be provided for every ten (10) automobile parking spaces. The proposed 163 parking spaces on-site require seventeen (17) bicycle parking slots to be

STAFF ANALYSIS (cont'd)

provided throughout the site. The site plan indicates thirty-five (35) bicycle parking slots, which complies with the requirements. Staff recommends that the bicycle racks are located throughout the site in order to separate residential and visitors/customer bike parking. Staff also encourages the consideration of indoor bicycle parking for the apartment buildings.

Per TMC§1107.1907, whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed. No wheel stops are depicted on the submitted site plan; therefore, wheel stops shall be provided and depicted on a revised site plan as a condition of approval.

Landscaping and Screening

The CM Mixed Commercial Residential Zoning District and Uptown District Urban Neighborhood Overlay requires developments to adhere to the Urban Commercial Landscape Standards. The intent of these standards is to recognize that compliance with the landscape standards of TMC§1108.0200 may be difficult or impossible for urban, pedestrian-oriented developments and therefore provide more flexible landscape standards for infill developments.

As stated in the Urban Commercial Landscape Standards of TMC§1108.0300, any part of a lot area not used for buildings, other structures, or for roads, walks, parking, service areas or access ways must be landscaped with a combination of groundcover, trees and shrubs. Grasses may be used in conjunction with other plant material. Landscape improvements must be provided in the sidewalk or other paved area in front of a building with tree grates, or other walkable surface material treatment for open tree pits, in the form of one (1) shrub or understory tree for every thirty-feet (30') of lot frontage. The landscaping plan depicts interior site landscaping that includes foundation plantings around the two proposed buildings, parking lot island landscaping, and trees located throughout the site. In addition one (1) tree is provided for every thirty-feet (30') along each frontage in the development, with the exception of the area along Monroe Street at the front façade of Building 2. Trees shall be provided in this area and the landscape plan revised as a condition of approval.

Buffers and screening is also required when deemed necessary by the Plan Director to provide an effective visual screen per TMC§1108.0304(A). In this case, the Plan Director is requiring that the parking areas adjacent to Sandy's Sandbox Day Care and Education Center at 1920 Jefferson Avenue be screened with a continuous evergreen hedge as a condition of approval. The Engineer for the Applicant has indicated that trash services will be provided within the building; therefore, no dumpsters are identified on the site. Should dumpsters be provided they are required to be screened and shall be separated from the main circulation and parking areas, when applicable per TMC§1108.0304(B). Additionally, should mechanical equipment for the development be installed on the ground, outside of the building, its location and required screening shall be shown on a revised site and landscaping plan and approved by the Plan Director as a condition of approval.

STAFF ANALYSIS (cont'd)

Pursuant to TMC§1108.0305, perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway. Perimeter landscaping shall include one of the following: a landscaped area at least five-feet (5') wide, planted with at least one (1) shrub for every three (3) to five-feet (5') of property line; a three and one-half foot (3½) decorative fence, with at least one (1) shrub for every three (3) feet of property line planted on the outside of the fence; or a solid 3½ foot high masonry wall installed around the parking lot areas. Furthermore, any lighting for the parking lot areas shall be subject to the Urban Neighborhood Overlay regulations stated in TMC§1103.1612(C). The landscaping plan submitted depicts decorative fencing along the front of the parking lots on 18th Street, 20th Street, and Jefferson Street as was requested by planning staff and UDARC under the previous review of this development. Shrubs are no longer shown on the landscaping plan for this area as required. A revised landscaping plan shall be submitted depicting the required shrubs as a condition of approval. In addition, since the townhomes shown on the site plan are not being reviewed at this time, the landscaping plan shall be revised to show the area where the townhomes are located as green space with a continuous row of evergreen shrubs provided along the parking lot as a condition of approval. Finally, a site lighting plan also needs to be submitted that meets the requirements of TMC§1103.1612(C) as a condition of approval.

In addition to the proposed landscaping, the Applicant has proposed a series of arches to accent the proposed pedestrian corridor between the two buildings. The arches are intended to reflect the arches of the building situated south of the intersection of 20th Street and Madison Avenue. This building will be demolished as a part of the project. Final location of the arches shall be reviewed and approved by UDARC and the Plan Director as a condition of approval.

Building Design

At least one (1) main entrance of any commercial or mixed-use building shall face and open directly onto a five-foot (5') wide connecting walkway to the street sidewalk without requiring pedestrians to walk around the building or parking lots which are not aligned to a logical route (TMC§1109.0204(A)(1)). Additionally, building entrances must include architectural elements that emphasize the entrances per TMC§1109.0205(C)(4). The front entrances to the two buildings face a public street and therefore meet this requirement. However, all of the entrances to the buildings are difficult to distinguish and the commercial and residential entrances are indistinguishable from one another. The elevations shall be revised to include architectural elements that emphasize the entrances and distinguish the commercial and residential entrances from one another as a condition of approval.

Connecting walkways must be provided for internal pedestrian circulation within the site to connect to street or place sidewalks and to connect parking spaces with the main building entrance. Walkways to the front and rear entrances of Building 1 have been provided; however, only a walkway to the front entrance of Building 2 has been provided. A sidewalk needs to be provided from 18th Street to the rear entrance of Building 2. The site plan also depicts an interconnected system of sidewalks throughout the site. In two instances these sidewalks end in parking lots requiring users to utilize parking areas for pedestrian access. In these two instances, the sidewalks shall be continued along the building to the rear building entrances. The site plan shall be revised to reflect the additional sidewalks as a condition of approval.

STAFF ANALYSIS (cont'd)

Pursuant to TMC§1109.0205(A), the design of a building shall reduce its apparent mass by dividing the building into smaller masses. The building elevations submitted depict multiple architectural features including balconies, and multiple building materials, textures and colors which satisfy the design standards of TMC§1109.0205(A). Any mechanical equipment installed on the roof of the building(s) shall be hidden from public right-of-way by incorporating a raised parapet or screening wall.

As stated in TMC§1109.0205(C)(1), exterior walls shall be articulated in order to add interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. Articulation shall be visually established by using architectural features such as columns, ribs or pilasters, piers, and fenestration pattern. All sides of the buildings shall include compatible materials and design characteristics consistent with those on the primary façade. The building elevations submitted depict multiple architectural features on each façade visible from the right-of-way and satisfy the minimum articulation requirements stated in TMC§1109.0205(C)(1).

Building Materials

Based on the overall layout of the site, all four (4) sides of the buildings shall be subject to the façade material standards as listed in TMC§1109.0500. For façades visible from the public right-of-way, predominant exterior materials must comprise at least eighty percent (80%) of the total wall area of the façade. Predominant exterior building materials include brick, stone, glass, architectural metals, and materials with a brick-like appearance or similar material. Accent exterior building materials include stucco, wood, concrete blocks, fiber cement board, vinyl or composite siding, glass block or exterior insulation and finish systems (EIFS); and may not comprise more than 20% of facades visible from the public right-of-way. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors subject to the approval of the Planning Director.

A material percentage breakdown of the façade materials for each side of the buildings were included with the submittal. The materials primarily proposed on the elevations consist of brick cast stone, fiber cement panels and glass. The buildings will also include metal accents and details in the copings, railings, and balconies. The color palette for the buildings are intended to match the existing mural on the Promedica Ebeid Center building north of the site across Madison Avenue. As submitted the elevations do not comply with the material standards of TMC§1109.0501 as more than twenty percent (20%) of the elevations consist of fiber cement panels, which is considered an accent material. A rendering provided by the Engineer and reviewed by UDARC shows that previously noted fiber cement board will be brick. Revised elevations shall be submitted to illustrate the proposed materials and compliance with material standards as a condition of approval.

STAFF ANALYSIS (cont'd)UpTown District

The property is located within the UpTown District Urban Neighborhood Overlay (UNO), which was established out of the 2013 UpTown District Plan. Updated in March 2019, the UpTown Master Plan identified the importance of mixed-use developments and residential housing opportunities within the UpTown District. As an outcome, one (1) of the six (6) priority projects of the 2019 Plan was a focus on “Increased Market Rate Housing” within the UpTown District. Additionally, the Plan identified the subject site specifically as a “target zone” for new housing with semi-public green space. As stated in the 2019 Plan, *“A major opportunity for significant new housing construction is bounded by Madison and Monroe, 17th and 21st. This area is adjacent to UpTown Green and contains a significant portion of the neighborhood’s existing vacant land”*. Recognizing this need for new residential housing opportunities, the Plan estimated 225 units could be developed around UpTown Green Park. The proposed mixed-use multifamily development conforms to the vision and framework of the 2019 UpTown Master Plan and the Urban Neighborhood Overlay district.

Per the procedures for the UpTown UNO Regulations as defined in TMC§1103.1600, an Architectural Review Committee has been established to review and make recommendations for proposed physical changes to structures and public space within the UpTown District. In the event the property is modified in the future by any physical changes that are visible from the right-of-way and constitute more than ten percent (10%) of the appraised value through the County auditor’s office then there will be a separate review process by the UpTown District Architectural Review Committee (UDARC). Additionally, any building demolition and/or signage associated with the proposed development shall be subject to review and approval by the UDARC as a condition of approval. The applicant submitted a separate UDARC application for this Major Site Plan Review, which was reviewed and approved at the August 20, 2024 meeting with the condition that additional information be provided concerning the proposed balconies, window tint and material colors; that landscaping be required along the parking areas where the townhomes were to be; and a lighting plan be submitted that meets UDARC requirements. UDARC review of these items shall be a condition of approval.

Toledo 20/20 Comprehensive Plan and Forward Toledo Comprehensive Land Use Plan

The Toledo 20/20 Comprehensive Plan targets this area as Urban Village. The Urban Village future land use district was intended as a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The Forward Toledo Plan targets this site for Neighborhood Mixed-Use. The Neighborhood Mixed-Use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. The CM Mixed Commercial-Residential Zoning District, for which the subject property is zoned, requires buildings to be oriented in a pedestrian based design that requires distinct architecture and allows a mix of land uses. The proposed mixed-use development meets the requirements and CM Zoning District and is therefore consistent with the Urban Village and Neighborhood Mixed-Use designations.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the proposed site plan for the mixed-use development because it is consistent with the existing land uses of properties within the general vicinity of the site. In addition, the proposed development conforms to the Toledo 20/20 Comprehensive Plan, the Forward Toledo Comprehensive Land Use Plan, and the stated purpose of the Zoning Code. The proposed development also conforms to the vision and framework of the 2019 UpTown Master Plan.

STAFF RECOMMENDATION

Staff recommends that the Toledo City Plan Commission approve SPR-32-24, Major Site Plan Review Multiple Buildings at 213-229 18th Street, 208-232 19th Street, 0 & 230 20th Street, 1803-1811, 1903, 1907 & 1919 Madison Avenue and 1802-1818 Jefferson Avenue for the following **three (3) reasons**:

1. The request conforms to the Toledo 20/20 Comprehensive Plan, the Forward Toledo Comprehensive Land Use Plan, and the stated purpose of the Zoning Code (TMC§1111.0809(A)).
2. The request conforms to the vision and framework of the 2019 UpTown Master Plan.
3. The request is compatible with existing land uses within the general vicinity of the subject property (TMC§1111.0809(B)).

The staff further recommends that the Toledo City Plan Commission approve SPR-32-24, Major Site Plan Review Multiple Buildings at 213-229 18th Street, 208-232 19th Street, 0 & 230 20th Street, 1803-1811, 1903, 1907 & 1919 Madison Avenue and 1802-1818 Jefferson Avenue, subject to the following **fifty-one (51) 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.
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 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.

STAFF RECOMMENDATION (cont'd)

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.

Contact Taylor Heldman at (419) 245-1341 for inspection of above-mentioned items.

4. There are two public water mains located in 19th Street between Madison Avenue and Jefferson Avenue: a 4-inch diameter water main and a 12-inch diameter water main.
 - a) Properties presently tapped on the 4-inch diameter water main will be re-tapped onto the 12-inch water main by the City of Toledo, and the 4-inch diameter water main will be abandoned by the City of Toledo, all at the developer's expense.
 - b) Ordinance 565-21 states that a full-width easement through vacated 19th Street shall be retained by the City. This easement shall be shown on the plans. No permanent structures shall be constructed within the easement area or within 10 feet of the existing 12-inch diameter water main. If 10 feet clearance cannot be provided, the 12-inch diameter water main shall be replaced, within the easement area, such that a minimum of 10 feet clearance is provided.
 - c) Plans for relocated public water mains shall be submitted to the Ohio EPA for review and approval.
5. Hydrant flow tests are recommended to ensure that the available water flow and pressure in the area meet the anticipated demands of the facilities. The Division of Water Distribution performs flow tests for a fee of \$150. Contact the Division of Water Distribution to schedule flow tests.

Comments regarding existing and/or proposed private water mains and/or service lines will be provided by the Division of Water Distribution.

6. Designer shall review the recent tele-inspection reports of the existing 24" brick sewers where storm taps from the underground detention systems are proposed and consider the feasibility of re-use of existing tap connections instead of new. New taps may require the lining of sewers and installation of new structures at the tap locations.
7. A full stormwater review requires submittal of the following:
 - a) Engineering drawings and calculations compliant with the City of Toledo Infrastructure Design and Construction Requirements.
 - b) Long term operations and maintenance (O&M) plan for Post-Construction BMP's, if they require maintenance. (This site drains to the combined sewer and a Water Quality design for post-construction is not required, so a maintenance free underground system is allowable).

STAFF RECOMMENDATION (cont'd)

- c) A Storm Water Pollution Prevention Plan (SWP3) including a completed Ohio EPA SWP3 checklist.
8. Following the review process, the following will be needed for final stormwater approval:
 - a) Fee for the sewer construction permit, which also requires a sewer contractor, licensed with the City of Toledo, to be named for the project.
 - b) SWP3 contact list for responsible parties. (TMACOG form)
 - c) Covenant for the approved O&M plan, if the underground system requires maintenance to function as intended.
 9. The underground detention system (UDS) is proprietary and outside the scope of the City's services for sewer inspection. The licensed sewer contractor and the manufacturer shall coordinate and install the system to specifications according to the plan notes, stormwater construction permit, shop drawings and manufacturer's instructions.
 10. At the time of approval of stormwater plans, the applicant will likely be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program. Information on the application process can be found at <https://toledo.oh.gov/business/environment/storm-water-program>
 11. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
 12. 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.
 13. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
 14. Sanitary tap for 1817 Madison runs thru property. Need to make provisions for them.
 15. 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.

Water Distribution

No proposed water utility shown. No comments at this time.

Sewer and Drainage Services

16. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.

STAFF RECOMMENDATION (cont'd)

17. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Division of Environmental Services

18. 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.
19. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
20. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
21. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
22. 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
23. 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.

STAFF RECOMMENDATION (cont'd)

Fire Prevention Bureau

24. The proposed new buildings will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
25. Private hydrants and water mains may be required, more information on the proposed buildings needs to be submitted for determination. These mains and hydrants shall be supplied by at least an 8 inch main and of the same type used by Public Utilities Department, Water distribution. Plans for private mains shall be submitted to the Chief of the Fire Prevention Bureau for approval prior to installation. (OFC507.5.3, TMC 1511.03, Rule 5, #2)
26. Building construction plans to be submitted to the FD for review in addition to the Building Inspection Department plan submittal. (OFC104.2, OBC107.4.5)
27. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1)
28. A Knox Box key box is required for after hours access for life saving and fire fighting purposes (OFC 506.1)

Division of Transportation

29. Accessible parking signage is required and must comply with TMC§1007.1704.
30. ADA compliant directional crosswalks required at 20th Street & Madison Avenue and at 18th Street & Madison Avenue.

Plan Commission

31. The subject property consists of multiple parcels that are under the ownership of the Applicant. **The parcels shall be combined through the Lot Combination Application process with the Lucas County Auditor.**
32. A Zone Change from CO Office Commercial to CM Mixed Commercial Residential shall be obtained for 1902 Jefferson Avenue to allow for the proposed development.
33. An Alternative Access and Parking Plan, in accordance with TMC§1107.1400, shall be submitted to the Planning Director to allow for a reduction of the required minimum off-street parking spaces. This plan shall include a transit stop and shelter to serve the development.
34. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. **Not acceptable as depicted. A minimum of one (1) van accessible space shall be provided in the parking lot with access to Jefferson Street and depicted on a revised site plan.**

STAFF RECOMMENDATION (cont'd)

35. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300), which requires one (1) bicycle parking slot per ten (10) parking spaces. Seventeen (17) bicycle parking slots shall be provided. The site plan depicts thirty-five (5) bicycle parking slots. **Acceptable as depicted.** While the required number of bicycle parking slots are provided, staff recommends that the bicycle racks are located throughout the site in order to separate residential and visitors/customer bike parking. Staff also recommends indoor bicycle parking for the apartment buildings.
36. Off-street parking and loading spaces, parking lots, maneuvering aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water toward the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities (TMC§1107.1906).
37. Wheel stops shall be provided per TMC§1107.1907(A). There are no wheel stops depicted on the site or landscaping plan. **Not acceptable as depicted. Wheel stops shall be provided and the site plan revised to illustrate the wheel stops.**
38. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
- a. Urban Commercial Landscape Standards of TMC§1108.0300, any part of a lot area not used for buildings, other structures, or for roads, walks, parking, service areas or access ways must be landscaped with a combination of groundcover, trees and shrubs. **Acceptable as depicted.**
 - b. Landscape improvements must also be provided in the sidewalk or other paved area in front of a building with tree grates, or other walkable surface material treatment for open tree pits, in the form of one (1) shrub or understory tree for every thirty-feet (30') of lot frontage. **Not acceptable as depicted. Trees shall be provided in front of Building 2 along Jefferson Avenue.**
 - c. Screening in the form of a continuous evergreen hedge shall be provided along the parking areas adjacent to Sandy's Sandbox Day Care and Education Center at 1920 Jefferson Street.
 - d. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code, **if applicable.**
 - e. Mechanical equipment for the development installed on the ground, outside of the building, its location and required screening shall be shown on a revised site and landscaping plan and approved by the Plan Director as a condition of approval, **if applicable.**

STAFF RECOMMENDATION (cont'd)

- f. Pursuant to TMC§1108.0305, perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway. A decorative fence is depicted on the landscape plan; however, the required shrubs are not. **Not acceptable as depicted. The required shrubs shall be provided and the landscaping plan revised to illustrate the shrubs.**
 - g. Since the townhomes shown on the site plan are not being reviewed at this time, the landscaping plan shall be revised to show the area where the townhomes are located as green space with a continuous row of evergreen shrubs provided along the parking lot.
 - h. Topsoil must be back filled to provide positive drainage of the landscape area.
 - i. 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.
 - 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, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards. **Acceptable as depicted.**
 - k. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details.
 - l. The location, height and materials for any fencing to be installed and maintained. **Acceptable as depicted.**
 - m. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties). A lighting plan has not been submitted as required. **A separate lighting plan shall be submitted in compliance with TMC§1103.1612(C).**
 - n. Landscaping shall be installed and maintained indefinitely.
39. Final location of the proposed decorative arches on the site shall be reviewed and approved by UDARC and the Plan Director.
40. Per TMC§1109.0204(A), at least one (1) main entrance of any commercial, mixed-use, or institutional building shall face and open directly onto a five-foot (5') wide connecting walkway to the street sidewalk without requiring pedestrians to walk around buildings or around parking lot outlines which are not aligned to a logical route. **Acceptable as depicted.**

STAFF RECOMMENDATION (cont'd)

41. Building entrances must include architectural elements that emphasize the entrances per TMC§1109.0205(C)(4). All of the entrances to the buildings are difficult to distinguish and the commercial and residential entrances are indistinguishable from one another. **Not acceptable as depicted. The elevations shall be revised to include architectural elements that emphasize the entrances and distinguish the commercial and residential entrances from one another.**
42. Connecting walkways must be provided for internal pedestrian circulation within the site to connect to street or place sidewalks and to connect parking spaces with the main building entrance. **Not acceptable as depicted. A sidewalk needs to be provided from 18th Street to the rear entrance of Building 2. In addition, the two sidewalks that end in parking lots shall be continued along the buildings to the rear building entrances. The site plan shall be revised to reflect the additional sidewalks.**
43. Pursuant to TMC§1109.0205(A), the design of a building shall reduce its apparent mass or bulk by dividing the building into smaller masses. The internal function of the building may indicate a logical hierarchy for breaking the mass of the building. **Acceptable as depicted.**
44. Pursuant to TMC1109.0205(C)(1), exterior walls shall be articulated in order to add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. Articulation shall be visually established by using architectural features such as columns, ribs or pilasters, piers, and fenestration pattern. **Acceptable as depicted.**
45. All four (4) sides of both of the buildings shall be subject to the façade material standards as listed in TMC§1109.0500. The color palette for the building is intended to match the existing mural on the Promedica Ebeid Center building, north of the site across Madison Avenue. The materials primarily proposed on the elevations consist of brick, cast stone, fiber cement panels and glass. More than 20% of each faced includes an accent material. **Not acceptable as depicted. Revised elevations shall be submitted to illustrate compliance with material standards.**
46. Any proposed building demolition shall be reviewed by UDARC per TMC§1103.1617.
47. Final building elevations along with the requested information concerning the proposed balconies, window tint and building material colors shall be reviewed and approved by UDARC.
48. All proposed signage for the site shall be meet the requirements of TMC§1113.000. A sign permit application and UpTown District Urban Overlay review application shall be submitted and approved for all signage.
49. Per TMC§1111.0814 if a building permit is not issued within one year of the Site Plan approval, the approved plan shall lapse and become null and void.

STAFF RECOMMENDATION (cont'd)

50. 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.
51. 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.

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR-32-24
DATE: September 12, 2024
TIME: 2:00 P.M.

LK
Ten (10) sketches follow

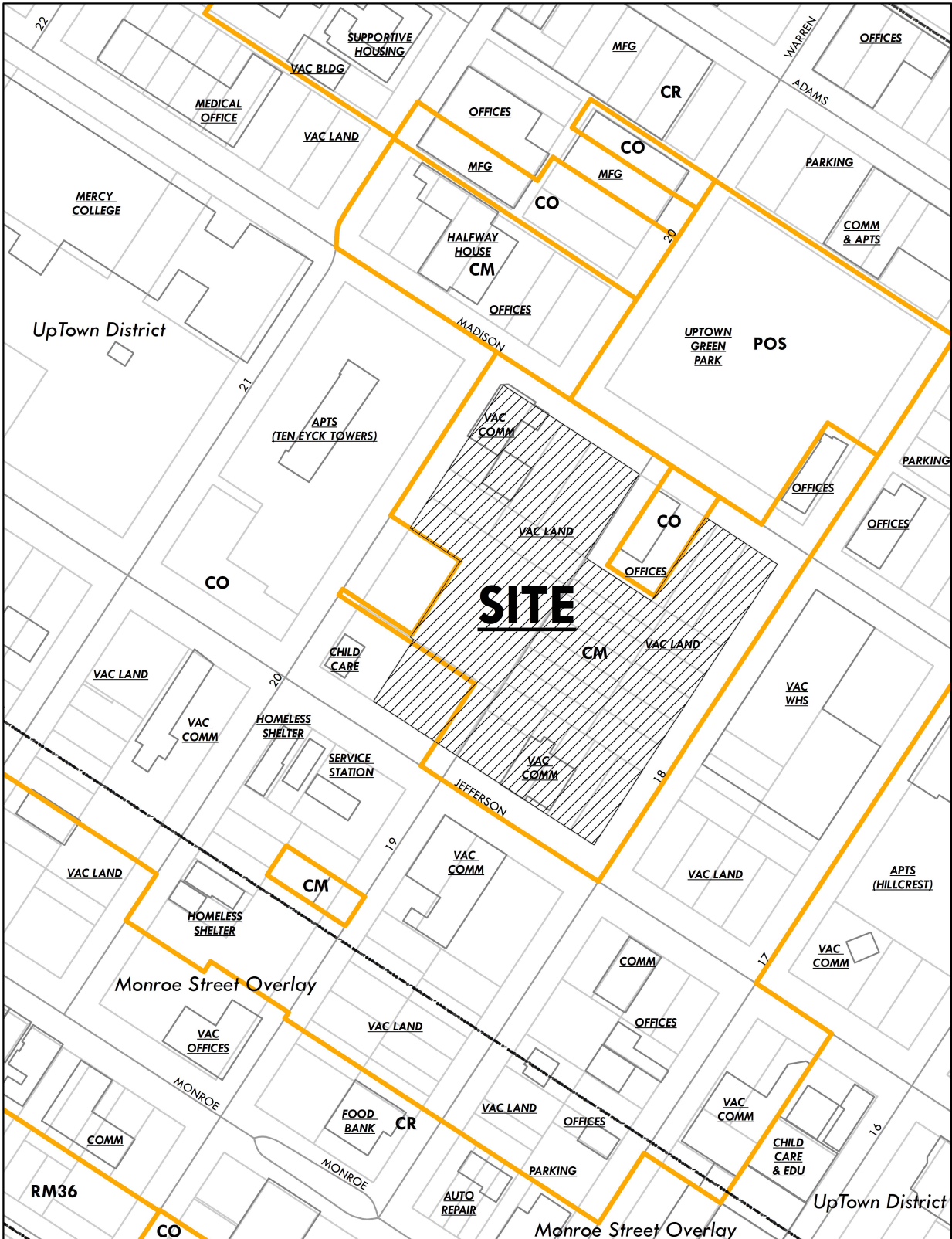
GENERAL LOCATION

SPR-32-24



ZONING & LAND USE

SPR-32-24



SITE PLAN

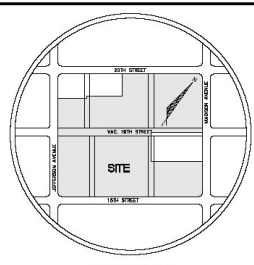
SPR-32-24



**LE PROJECT : 52229(50241)
CONTRACT : Q-7499**

MAJOR SITE PLAN AND ZONE CHANGE FOR: VILLAGE ON THE GREEN

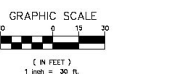
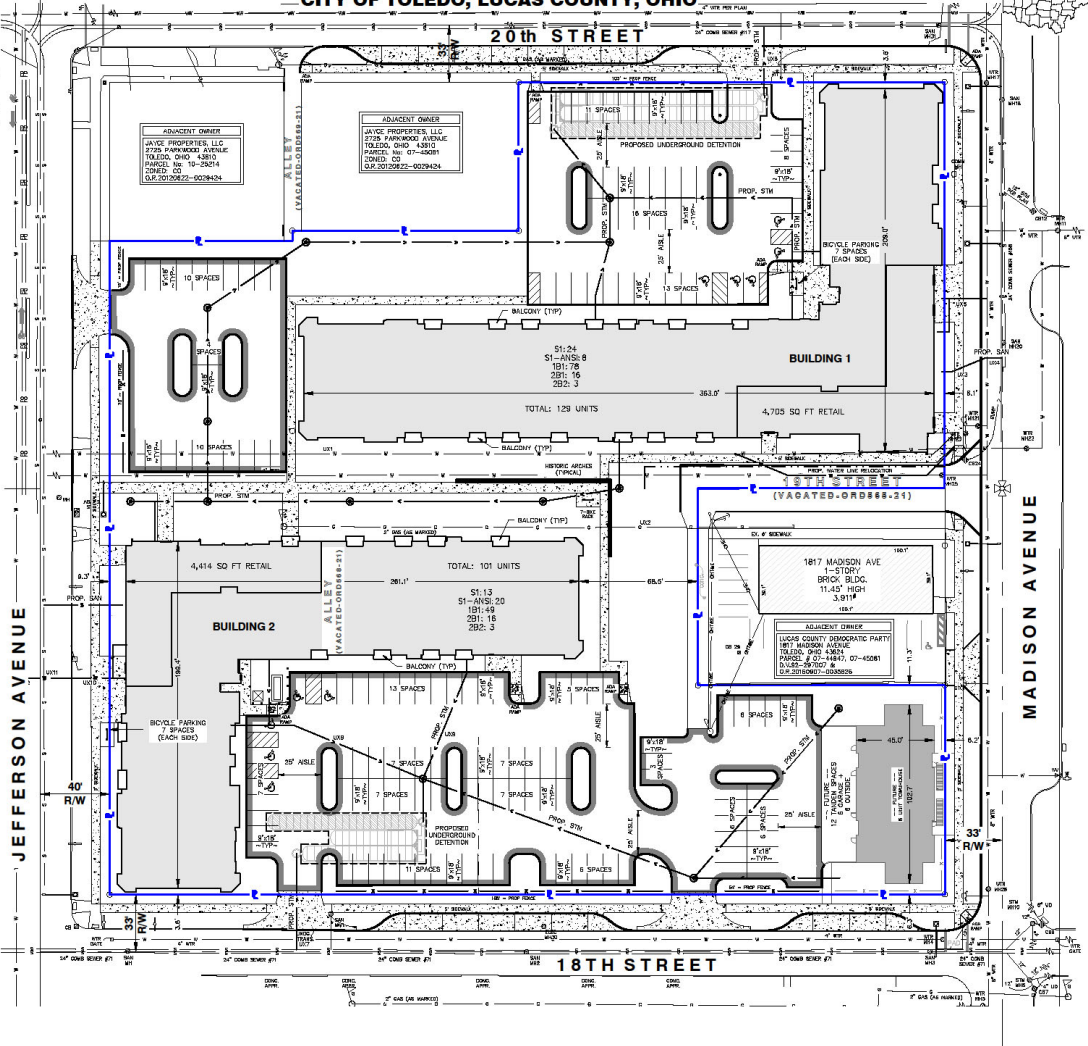
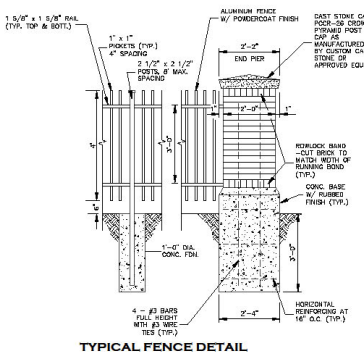
LOTS 1-13, BLOCK 50 & LOT 6, BLOCK 61 IN MOTT'S 2ND ADDITION &
LOTS 140-147, 164, 165, 172-178 & PART LOTS 166, 167, 168 & 171 IN HUNT'S ADDITION
CITY OF TOLEDO, LUCAS COUNTY, OHIO



SITE MAP
NOT TO SCALE

ADDRESS

203, 204, 205, 206, 207, 208, 209 & 210 19th Street
1903, 1904, 1905, 1906, 1907 & 1908 Madison Avenue
1909, 1910, 1911, 1912, 1913, 1914, 1915 & 1916 Jefferson Avenue
TOLEDO OHIO 43604
PARCEL ID#s: 07-46884, 07-46885, 07-46886, 07-46887, 07-46888, 07-46889, 07-46890, 07-46891, 07-46892, 07-46893, 07-46894, 07-46895, 07-46896, 07-46897, 07-46898, 07-46899, 07-46900, 07-46901, 07-46902, 07-46903, 07-46904, 07-46905, 07-46906, 07-46907, 07-46908, 07-46909, 07-46910, 07-46911, 07-46912, 07-46913, 07-46914, 07-46915, 07-46916, 07-46917, 07-46918, 07-46919, 07-46920, 07-46921, 07-46922, 07-46923, 07-46924, 07-46925, 07-46926, 07-46927, 07-46928, 07-46929, 07-46930, 07-46931, 07-46932, 07-46933, 07-46934, 07-46935, 07-46936, 07-46937, 07-46938, 07-46939, 07-46940, 07-46941, 07-46942, 07-46943, 07-46944, 07-46945, 07-46946, 07-46947, 07-46948, 07-46949, 07-46950, 07-46951, 07-46952, 07-46953, 07-46954, 07-46955, 07-46956, 07-46957, 07-46958, 07-46959, 07-46960, 07-46961, 07-46962, 07-46963, 07-46964, 07-46965, 07-46966, 07-46967, 07-46968, 07-46969, 07-46970, 07-46971, 07-46972, 07-46973, 07-46974, 07-46975, 07-46976, 07-46977, 07-46978, 07-46979, 07-46980, 07-46981, 07-46982, 07-46983, 07-46984, 07-46985, 07-46986, 07-46987, 07-46988, 07-46989, 07-46990, 07-46991, 07-46992, 07-46993, 07-46994, 07-46995, 07-46996, 07-46997, 07-46998, 07-46999, 07-47000



- ZONE CHANGE**
REQUEST A ZONE CHANGE FROM
CM-MIXED COMMERCIAL-RESIDENTIAL
FOR PARCELS 10-00152
- APPROVED VACATIONS**
16TH STREET FROM
JEFFERSON AVE. TO MADISON AVE.
ORD 580-21, 11/9/2021
PARKLINA ALLEY FROM
16TH ST. TO 16TH ST.
ORD 588-21, 11/9/2021
PARKLINA ALLEY FROM
16TH ST. TO 20TH ST.
ORD 567-21, 11/9/2021
ALLEY BEING 100'S A REPRESENT OF
JEFFERSON AVE. FROM
16TH ST. TO 16TH ST.
ORD 588-21, 11/9/2021
ALLEY BEING 100'S A REPRESENT OF
JEFFERSON AVE. FROM
16TH ST. TO 20TH ST.
ORD 588-21, 11/9/2021
- WARNING**
UNDERGROUND CONDUITS IN AREA
CONTACT THE OHIO UTILITIES
INSPECTION SERVICE (OUIS) TWO
HOURS IN ADVANCE AT THE
CONSTRUCTION 1-800-362-2764
CONTRACTOR SHALL IDENTIFY AND
CONTACT ANY UTILITY COMPANIES
THAT DO NOT PARTICIPATE IN THE
DUIS SYSTEM
- PARKING**
ADD: 10 STALLS
REMOVE: 14 STALLS
ON STREET: 14 STALLS
TOTAL: 177 STALLS
- LEGEND**
FENCE
OVERHEAD TELEPHONE
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE & ELECTRIC
MANHOLE
CATCH BASIN
HYDRANT
POWER POLE
GUY WIRE
YARD LIGHT
STREET LIGHT
BOLLARD
CLEARWAT
TAP
METER
10 BOB
SIGN
MANHOLE/REINFORCED
SURVEY MARKER (FOUND/SET)
CALCULATED GRID
RECORD
MEASURED
HISTORIC ARCH

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CIVIL ENGINEERS & SURVEYORS
210 S. ERNE STREET
TOLEDO, OHIO, 43604
LEWANDOWSKIENGINEERING.COM
OFFICE: 419-251-6111

MAJOR SITE PLAN AND ZONE CHANGE FOR:
VILLAGE ON THE GREEN
LOTS 1-13, BLOCK 50, LOT 6, BLOCK 61 IN MOTT'S 2ND
ADDITION & LOTS 140-147, 164, 165, 172-178 & PT. LOTS
166, 167, 168 & 171 IN HUNT'S ADDITION
CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: 08/07/2024 SCALE: 1"=30'
DRAWING: GUY DR # 52229 VDD-PC
CHECKED: TWB DR # 52229
BOUNDARY: RPL DATUM: NAVD 88 CPS
TOPG: N/A CIVIL 30 0023
UTILITIES: A/SI GSI: ARCHIVE 10 B
CPS: NAD '83, GEOID-1985, OHIO N. 3401

100 YEARS - WORK WITH PRIDE
1916-2016

811
Know what's below.
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LANDSCAPE PLAN

SPR-32-24



LE PROJECT :52229(50241)
CONTRACT : Q-7499

LANDSCAPE PLAN FOR: **VILLAGE ON THE GREEN** LOTS 6-13, BLOCK 50 & LOT 6, BLOCK 61 IN MOTT'S 2ND ADDITION & LOTS 140-147, 164, 165, 172-178 & PART LOTS 166, 167, 168 & 171 IN HUNT'S ADDITION CITY OF TOLEDO, LUCAS COUNTY, OHIO

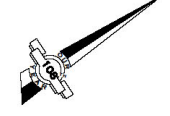
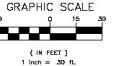
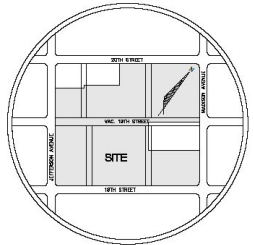
SY#	REV	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
1	01	AS	ASPHEN	1 1/2" DIA. 4' H. 1" PL.
2	01	CC	COMMON CUCKER	1 1/2" DIA. 4' H. 1" PL.
3	01	CD	COMMON DOGWOOD	1 1/2" DIA. 4' H. 1" PL.
4	01	CP	COMMON PINE	1 1/2" DIA. 4' H. 1" PL.
5	01	CR	COMMON REDWOOD	1 1/2" DIA. 4' H. 1" PL.
6	01	CS	COMMON SWEETGUM	1 1/2" DIA. 4' H. 1" PL.
7	01	CT	COMMON TULIP	1 1/2" DIA. 4' H. 1" PL.
8	01	CV	COMMON VIBURNUM	1 1/2" DIA. 4' H. 1" PL.
9	01	EW	EMULGUM	1 1/2" DIA. 4' H. 1" PL.
10	01	FL	FLORENCE	1 1/2" DIA. 4' H. 1" PL.
11	01	FR	FRAXINUS	1 1/2" DIA. 4' H. 1" PL.
12	01	GA	GAULTHERIA	1 1/2" DIA. 4' H. 1" PL.
13	01	GR	GRASS	1 1/2" DIA. 4' H. 1" PL.
14	01	HE	HEMLOCK	1 1/2" DIA. 4' H. 1" PL.
15	01	HM	HORNED MIMOSA	1 1/2" DIA. 4' H. 1" PL.
16	01	IR	IRIS	1 1/2" DIA. 4' H. 1" PL.
17	01	JA	JACARANDA	1 1/2" DIA. 4' H. 1" PL.
18	01	JE	JEANIA	1 1/2" DIA. 4' H. 1" PL.
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JEFFERSON AVENUE

MONROE STREET

18TH STREET

17TH STREET



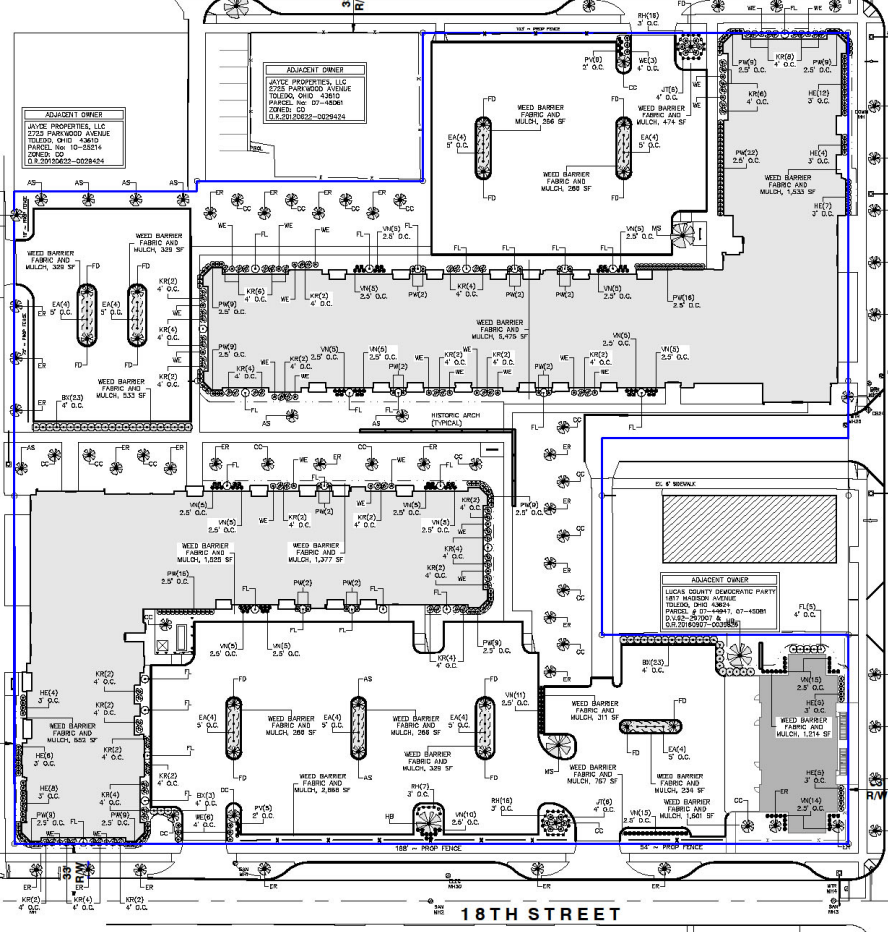
LEGEND

- CURB INLET
- HANDHOLE
- STREET LIGHT
- PROPOSED TREES

WARNING

UNDERGROUND UTILITIES IN AREA CONTACT THE OHIO UTILITIES WORKING DAYS FROM 8 AM TO 5 PM. EXCAVATION, REMEDIATION OR CONSTRUCTION... 1-800-362-3784

CONTRACTOR SHALL VERIFY AND CONTACT ANY UTILITY COMPANIES THAT DO NOT PARTICIPATE IN THE OUPS SYSTEM



MADISON AVENUE

LOTS 6-13, BLOCK 50, LOT 6, BLOCK 61 IN MOTT'S 2ND ADDITION & LOTS 140-147, 164, 165, 172-178 & PT. LOTS 166, 167, 168 & 171 IN HUNT'S ADDITION

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A VERDANTAS COMPANY

CIVIL ENGINEERS & SURVEYORS
219 S. ERBE STREET
TOLEDO, OHIO, 43604
LEWANDOWSKIENR.COM
OFFICE: 419.255.4111

LANDSCAPE PLAN FOR:
VILLAGE ON THE GREEN
LOTS 6-13, BLOCK 50, LOT 6, BLOCK 61 IN MOTT'S 2ND ADDITION & LOTS 140-147, 164, 165, 172-178 & PT. LOTS 166, 167, 168 & 171 IN HUNT'S ADDITION
CITY OF TOLEDO, LUCAS COUNTY, OHIO

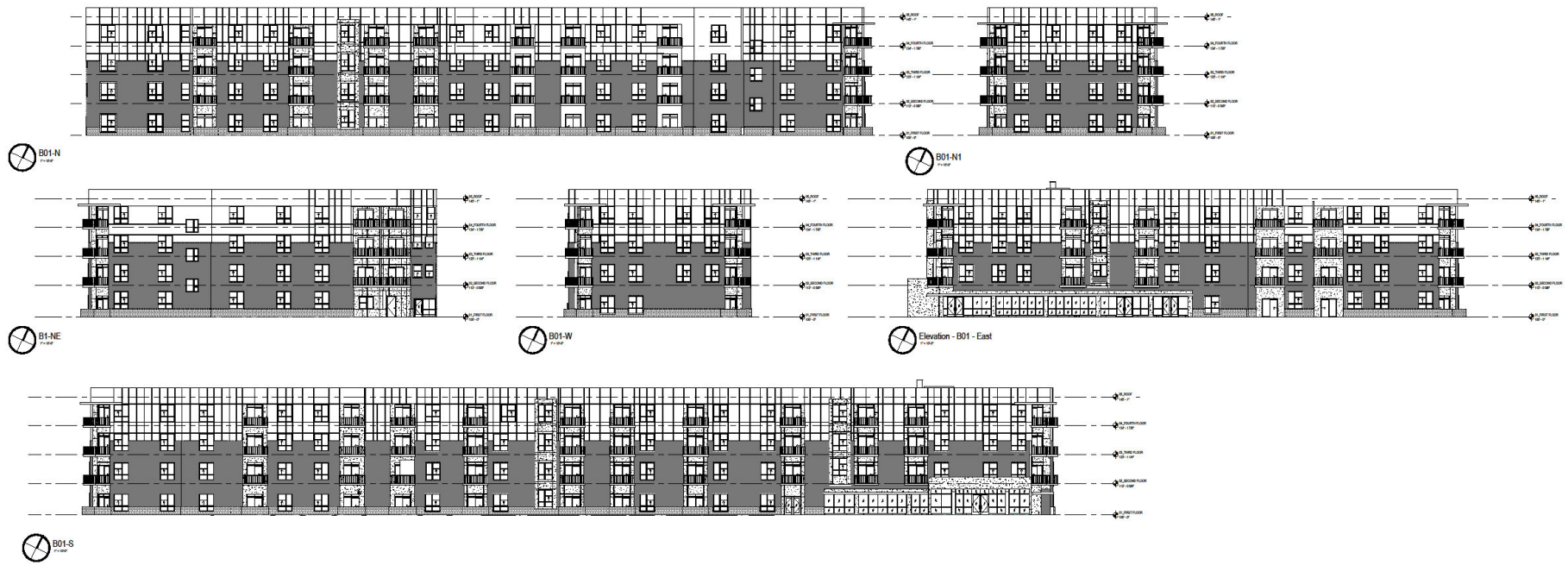
DATE: 08/07/2024 SCALE: 1"=30'
DRAWN: NUG DWG #: 52229 VOG-LANDSCAPE
CHECKED: MOL DIR #: 52229
BOUNDARY: SPL DATUM: NAVD 88 GPS
TOPO: N/A CIVIL 3D 2014
UTILITIES: N/A GDS: ARCHVIEW 10.8
GPS: NAD 83, GEOID-18US, OHIO N. 3401

ELEVATIONS - BUILDING 1

SPR-32-24

Village on the Green Building 1

Elevations



ELEVATIONS - BUILDING 2

SPR-32-24

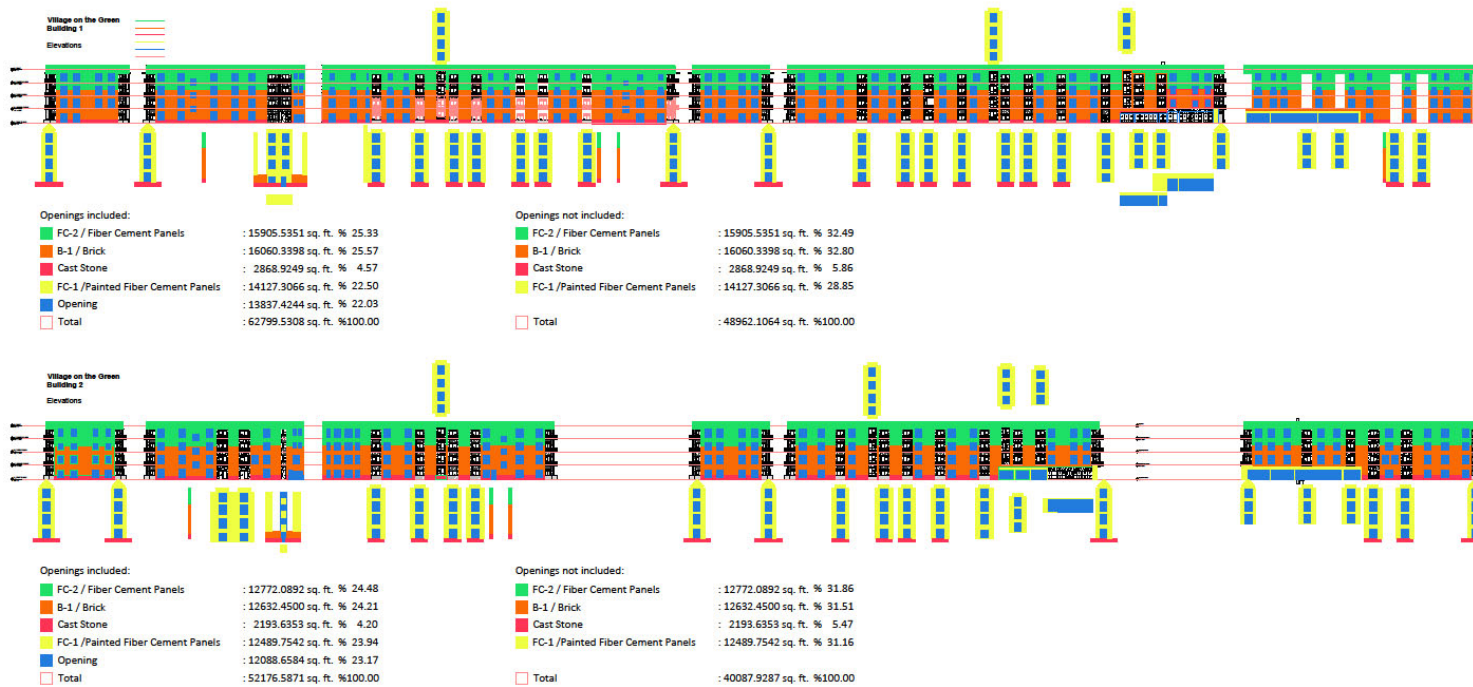
Village on the Green Building 2

Elevations



BUILDING MATERIALS

SPR-32-24



ELEVATION RENDERING

SPR-32-24



ARCHES - CONCEPT 1

SPR-32-24



ARCHES - CONCEPT 2

SPR-32-24

