
APPLICATION FOR A MAJOR SITE PLAN REVIEW

APPLICATION #: SPR26-0030
APPLICANT: Douglas Glover (representative)
OWNER: Bohl Enterprises LTD
ADDRESS: 5315 Stickney Avenue
PARCEL(S): 22-07040
ZONING: General Industrial (IG)
NEIGHBORHOOD: Industrial North
REPORT DATE: July 31, 2026
HEARING DATE: August 13, 2026
STAFF REVIEWER: Vachon

Details of Major Site Plan Review Request:

The request is for a new Manufacturing Facility with adjoining parking lot to be located at 5315 Stickney Avenue. The proposal is a greenfield development.

Parcel History

City Council disapproved Resolution No. 84-73 requesting a Special Use Permit for a sanitary landfill at the site on 2/26/1974. The property has been utilized for agricultural purposes.

Existing Conditions

The ±21.26-acre lot is currently vacant land. General Industrial (IG) zoning and land uses surround the subject site. There are three (3) single-dwelling homes north of the site.

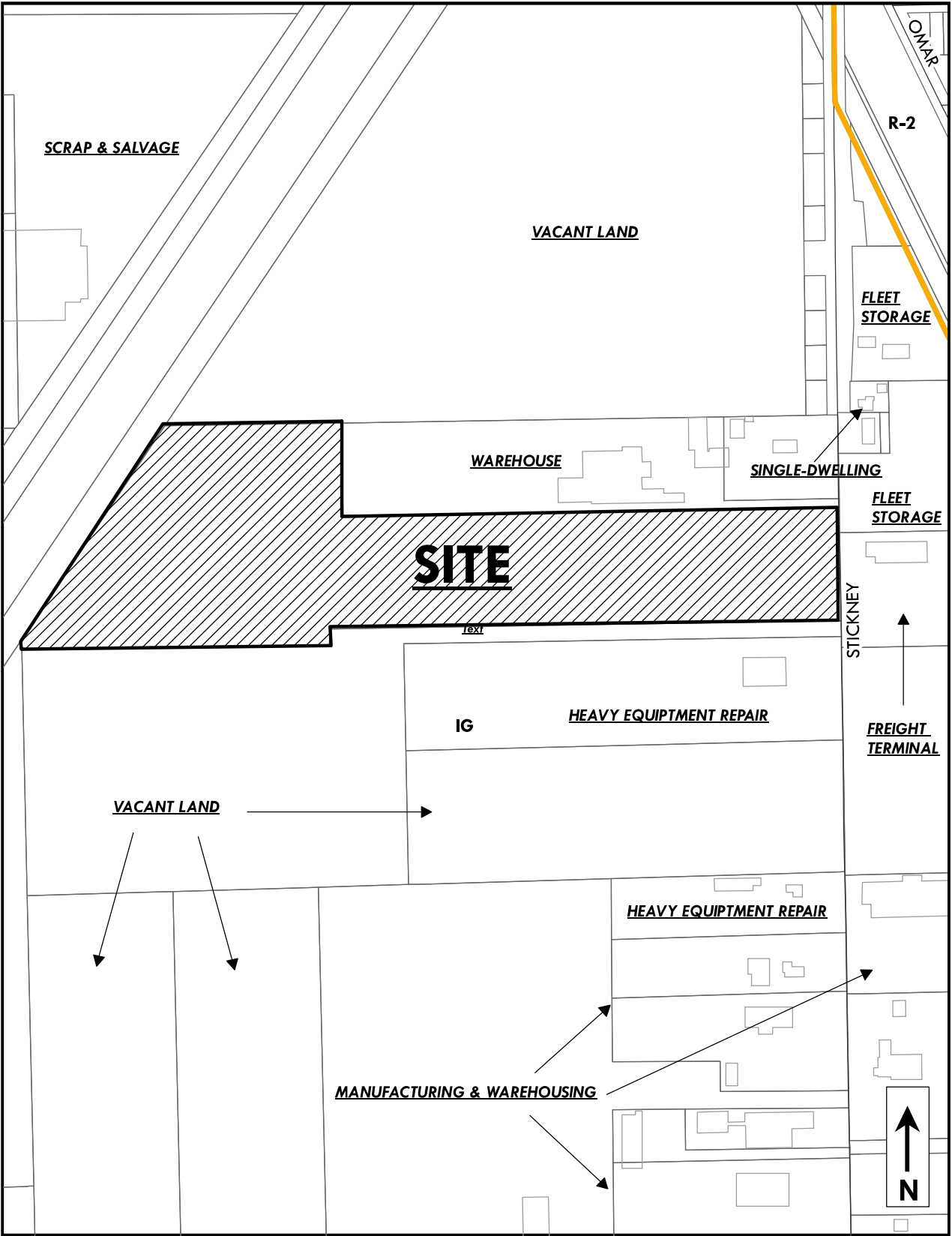
Proposed Project

The applicant is proposing site and utility improvements, a 72,000-sf pre-engineered metal building to support manufacturing, service/repair, parts storage, and office support spaces. A new parking lot for employees and customers, and landscape improvements are also proposed.

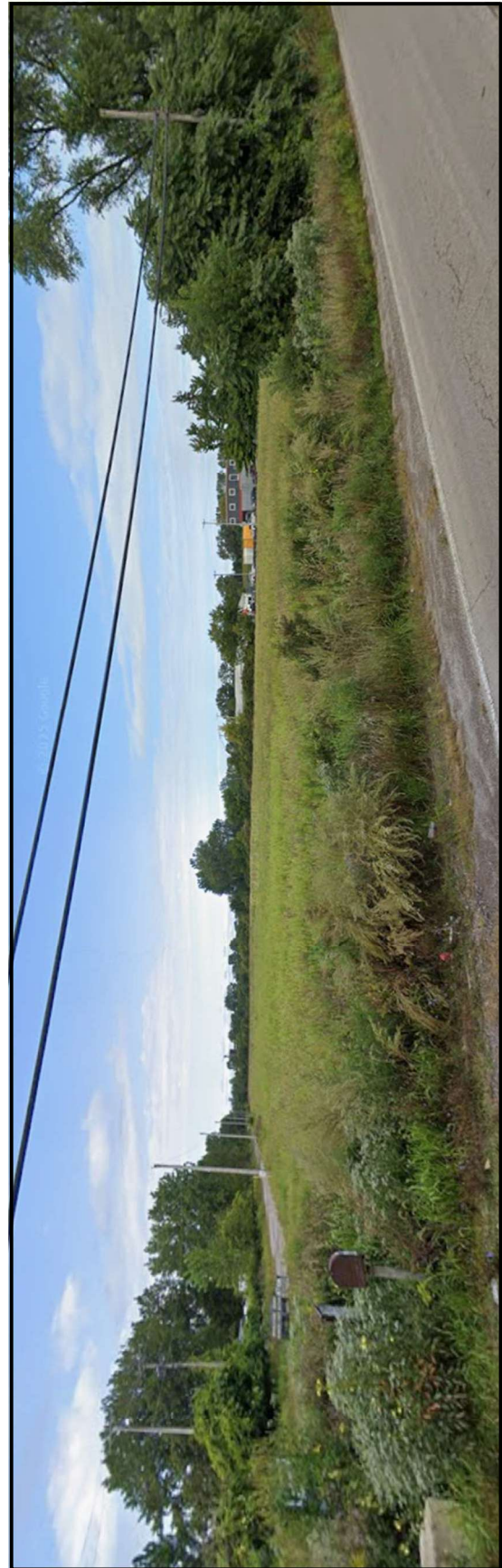
Staff is recommending **approval** of the Major Site Plan Review subject to thirty-four (34) conditions.



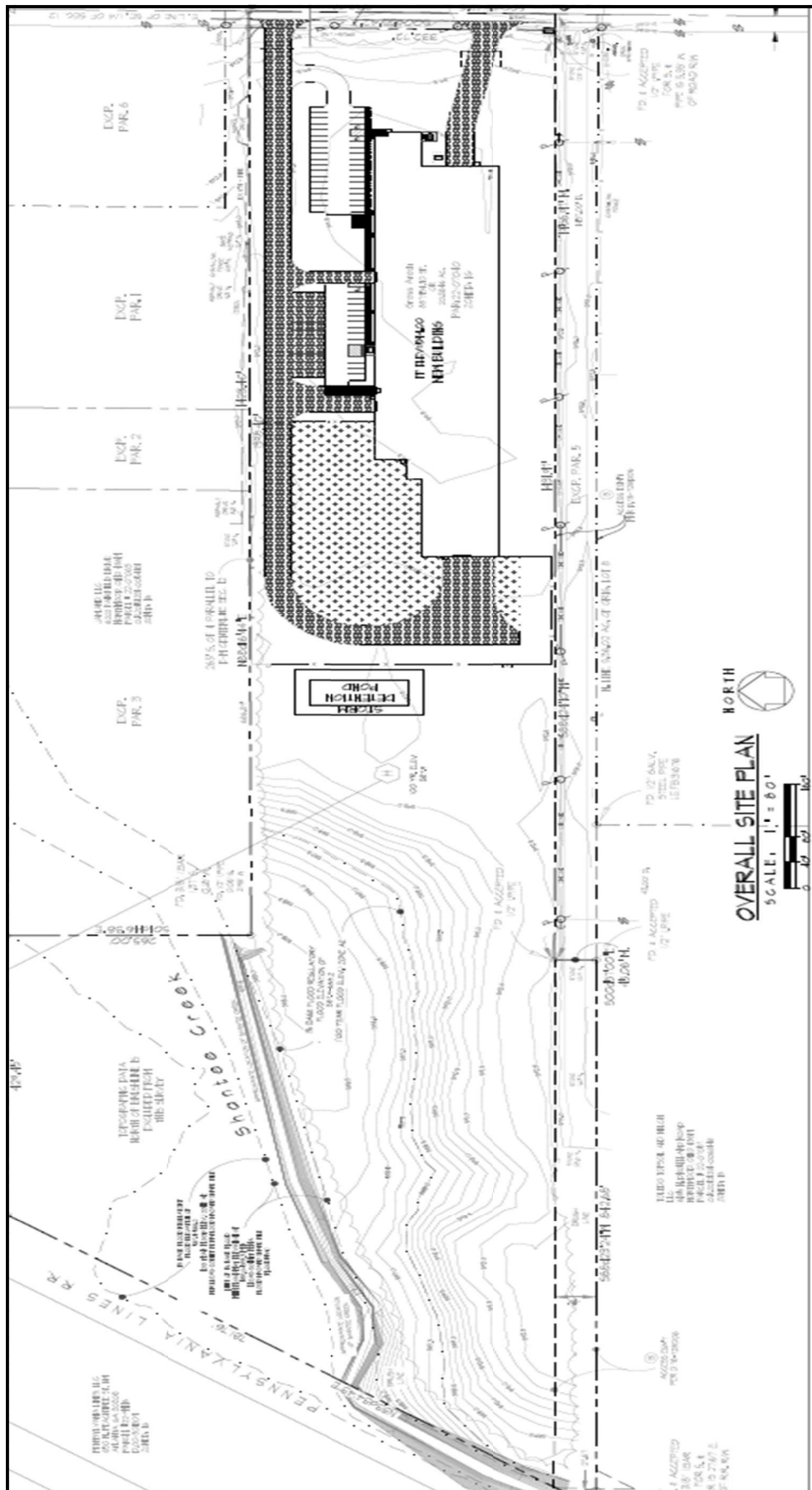
Aerial image of the subject property from the Plan Commissions GIS.



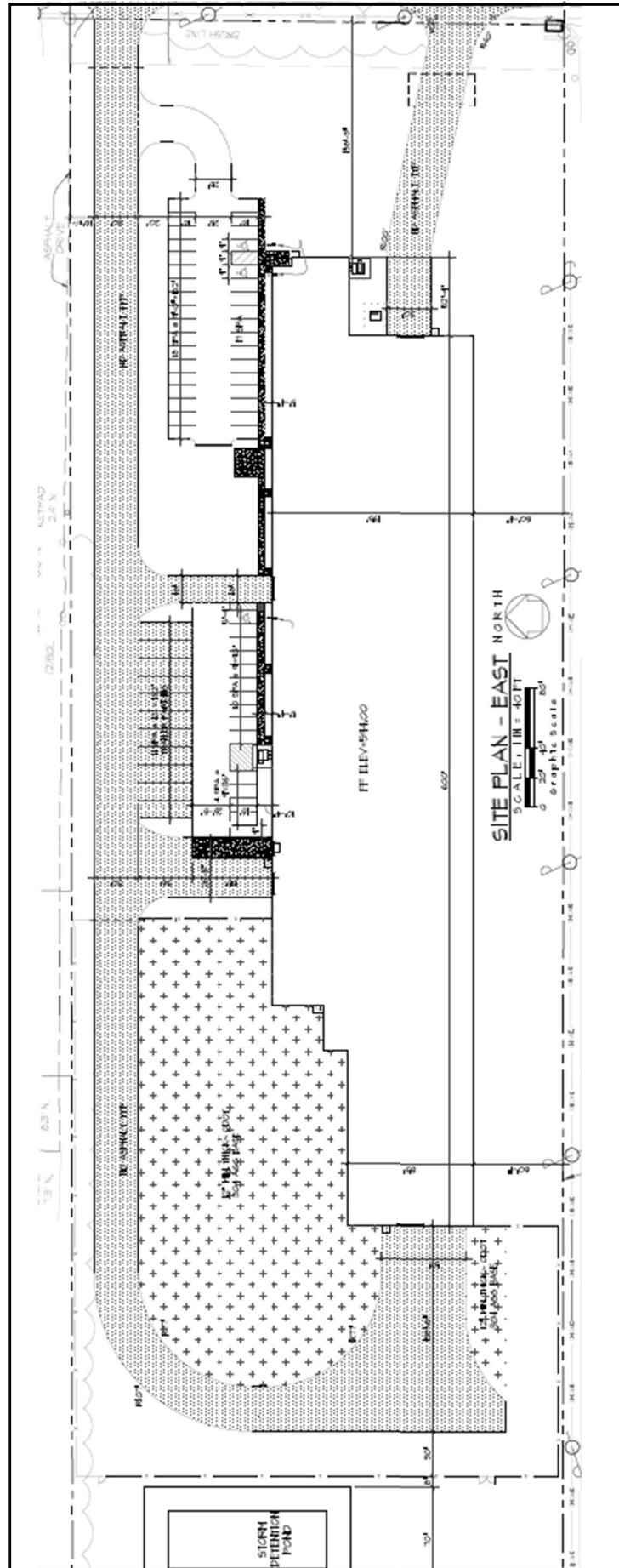
Zoning and Land Use Map.



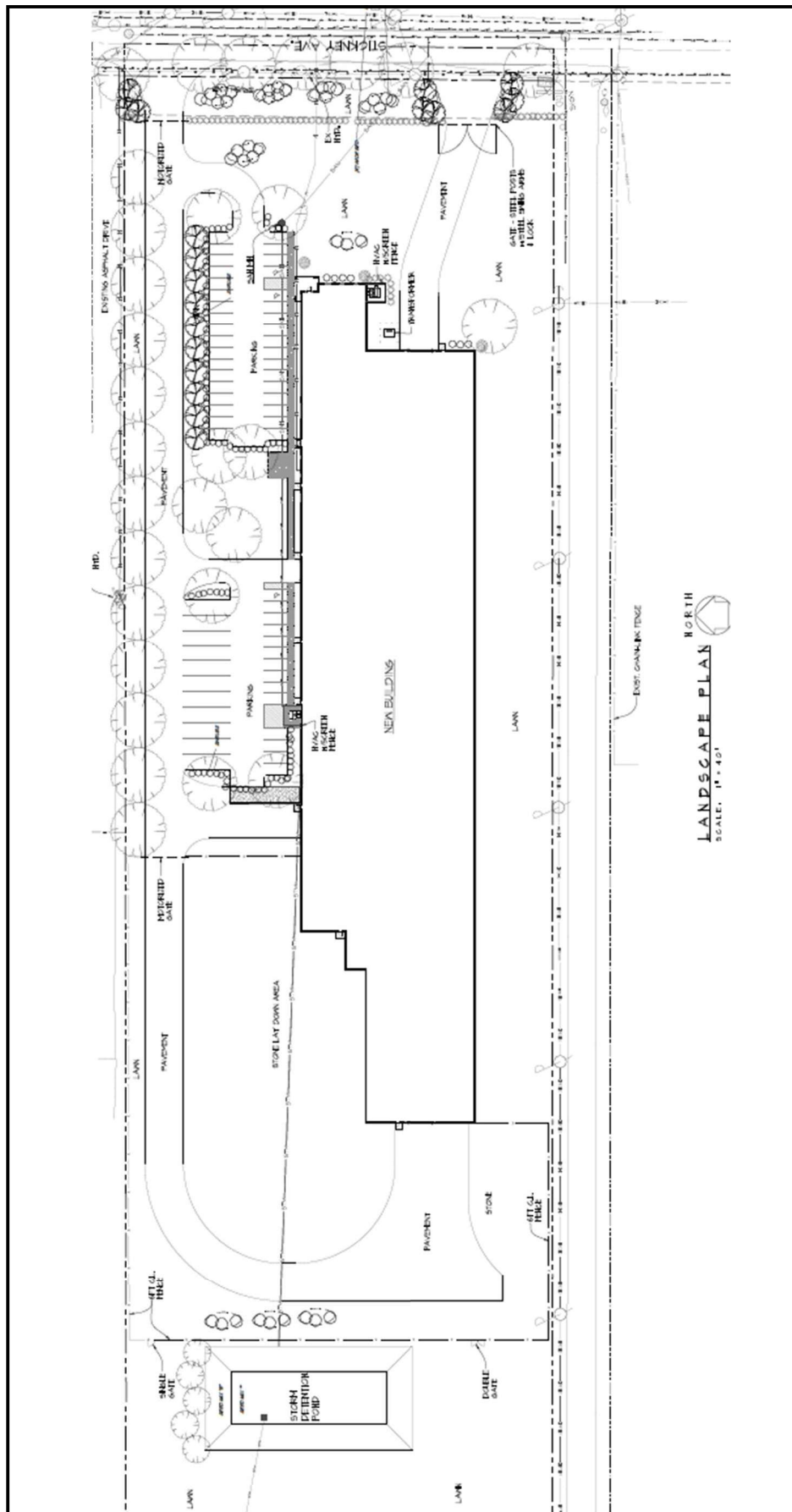
Google Street View of the subject property from Stickney Avenue.



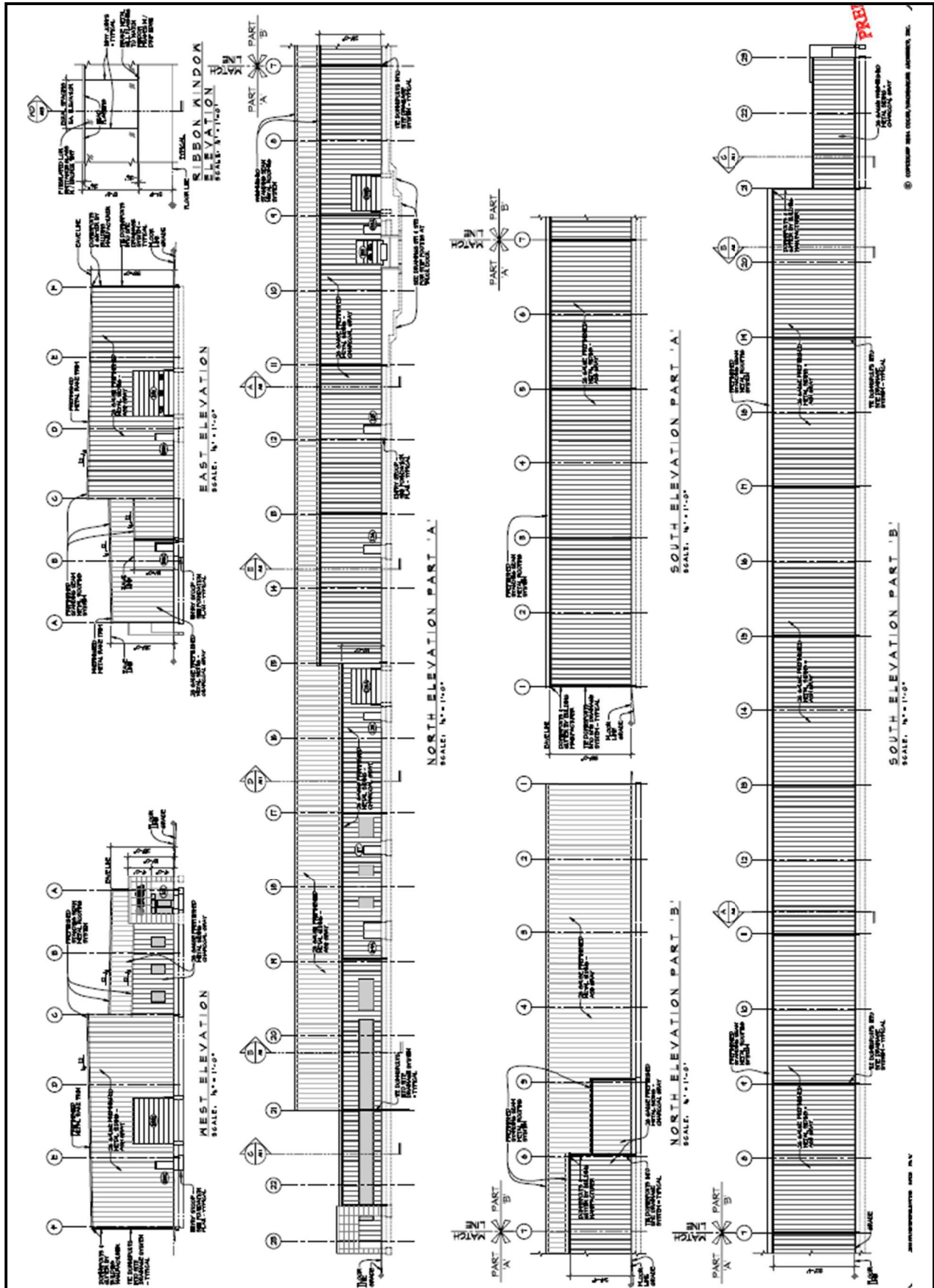
Overall Site Plan.



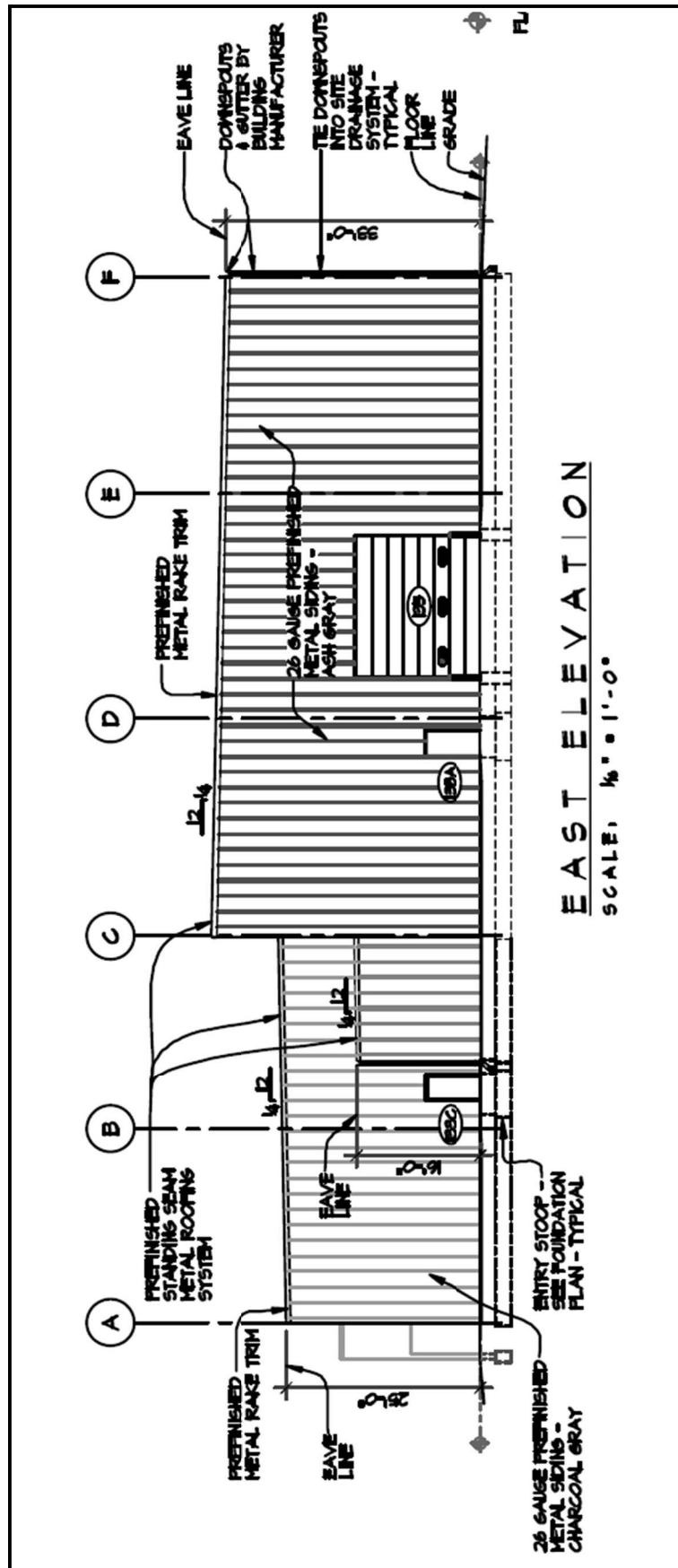
Proposed Site Plan.



Proposed Landscape Plan.



Proposed building elevations.



East elevation facing Stickney Avenue.

Analysis

Chapter 1104 – Use Regulations

- (a) *Use Table (1104.0100)*. The manufacturing facility is classified as Industrial, General; and is a permitted use in the current zoning district.

Chapter 1106 – Intensity and Dimensional Standards

- (a) *Industrial District Standards (1106.0103)*. The proposed building meets all applicable regulations of this chapter.

Chapter 1107 – Parking, Loading, and Access

- (a) *Bicycle Parking (1107.0900)*. A minimum of one (1) bicycle parking space for every ten (10) vehicle parking spaces is required. – Not acceptable as depicted. The applicant shall submit a revised site plan.
- (b) *Wheel Stops (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 or curb shall be installed to prevent any part of a parked vehicle from overhanging onto walkways or landscaping. – Not clearly defined on site plan. Wheel stops or concrete curbing shall be provided wherever the parking lot extends onto a property line, sidewalk, building, and landscaping.

Chapter 1108 – Landscaping & Screening

- (a) *Interior Site Landscaping (1108.0205)*. Foundation plantings along all portions of the building that are visible from public street rights-of-way are required. – Not acceptable as depicted, a revised landscape plan shall be provided depicting foundation plantings along the south elevation of the building.
- (b) *Irrigation/Watering (1108.0406)*. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. All landscaped areas shall be provided with a readily available water supply. Water outlets (hose bibbs) shall be provided within 100 feet of all required plant material unless a subsurface irrigation system is used. Plantings may be further than 100 feet from water outlets in areas where sufficient xeriscaping is used. – Not depicted, applicable irrigation or xeriscaping plan shall be provided for review and approval.
- (c) *Landscape Plan (1108.0500)*. A landscape plan identifying the location, number, height, diameter and species of any materials to remain or be planted shall be provided. Trees, shrubs, and landscape materials must meet the Landscape Material Standards listed in TMC§1108.0400. – Not acceptable, the submitted landscape plan does not identify the species of materials, a revised landscape plan shall be submitted.

Analysis (continued)

Chapter 1109 – Design Standards

- (a) *Industrial Building Design Standards (1109.0401)*. Along major streets, buildings shall be sited so that at least thirty-percent (30%) of the building frontage shall not consist of a blank wall. – Not acceptable as depicted. A change in material such as windows, wainscoting, columns, or other approved design shall be provided on the east elevation.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site for Park Land. The intent for Park Land use designation is to promote preservation and restoration of greenspaces. The site was identified as a potential location for Park Land due to its large acreage of undeveloped land; proximity to Shantee Creek; and floodplain on the western portion of the site. The proposed site development aligns with the Comprehensive Plan Goal of Expanding Areas for Manufacturing.

Findings:

1. The site is physically suitable for the proposed development.
2. The proposed use is allowed in the General Industrial - IG zoning district and is compatible with surrounding land uses.

Development Approval Criteria

1. The proposed plan meets all standards of the Toledo Municipal Code, the Zoning Code and other adopted City policies (TMC§1111.0809(A));

Recommendation:

1111.0809 Approval Criteria – APPROVE – Major Site Plan Review for a new Manufacturing Facility to be located at 5315 Stickney Avenue.

Conditions of Approval

Staff further recommends approval of the Major Site Plan Review subject to the following **thirty-four (34)** conditions:

Conditions of Approval (continued)

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 proposed commercial drive approaches, (along with sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Steve Kessinger at (419) 245-1347 or steve.kessinger@toledo.oh.gov. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. Contact Dusty May at (419) 936-2697 or dusty.may@toledo.oh.gov for inspection of the above-mentioned items.
5. Being in or adjacent to a flood hazard zone, this area is subject to Toledo Municipal Code, Chapter 1110, which must be complied with in full. Coordinate as needed with the Floodplain Administrator in the Building Department.
6. The future application for a building permit will require Stormwater approval. Submit according to the Toledo Stormwater submittal cover page. Drawings by an Ohio P.E. are required, as well as a SWP3. Approval will also require a sewer construction permitting fee and sewer contractor licensure, according to the permit form from Engineering rather than from within the Building Department portal.
7. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
8. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
9. Pay cash-to-tap fee shall be paid before sanitary sewer plans are approved.

Sewer & Drainage Services

No comments received at the time of print.

Water Distribution

No comments received at the time of print.

Conditions of Approval (continued)

Division of Environmental Services

10. 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. (This comment is specific for sites above 2,500 sq. ft.)
11. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
12. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
13. Applicant is strongly encouraged to include multiple green infrastructure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
14. 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
15. 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.

Fire Prevention Bureau

16. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical, and Plumbing code requirements. (OBC105.1 & 101.4).
17. A Fire Hydrant is required to be placed on site. (OFC 507.1 and 507.5.1, TMC 1511.03, rule 5, #1). Note- the plan shows an existing hydrant on an adjoining property. Unless permission is granted by its owner and the hydrant is turned to be accessible for both properties, this hydrant cannot be considered for this property.

Conditions of Approval (continued)

Fire Prevention Bureau (continued)

18. Private 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. (OFC507.5.1, TMC 1511.03, Rule 5, #2)
19. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1)
20. A Knox Box gate key and key box are required for after-hours access. (OFC 506.1)

Division of Traffic Management

21. Accessible parking signs must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC§1107.1704.
22. Wheel stops are required at all parking spots abutting sidewalks, property lines, planting strips and buildings per TMC§1107.1907
23. Bicycle Parking is required per TMC§1107.0900.
24. Pedestrian Ramp shall be provided as needed for accessible parking to the adjacent sidewalk or entrance per TMC§1107.1705.
25. Sidewalk required along Stickney Avenue and connected to the building sidewalk.
26. The 18' drive aisle shall be 25' per TMC§1107.1911

Plan Commission

27. A minimum of one (1) bicycle parking space for every ten (10) vehicle parking spaces shall be provided.
28. Pursuant to TMC§1108.0500, a landscape plan identifying the location, number, height, diameter and species of any materials to remain or be planted shall be provided. Trees, shrubs, and landscape materials must meet the Landscape Material Standards listed in TMC§1108.0400. The landscape plan shall also include:
 - a. Foundation plantings along the south elevation of the building.
 - b. Applicable irrigation or xeriscaping plans.
 - c. Dumpster(s) shall be screened on all four sides with a six-foot tall fence, if applicable.
 - d. Pursuant to TMC§1108.0203(H), all outdoor storage shall be screened.

Conditions of Approval (continued)

Plan Commission (continued)

29. The building shall be sited so that at least thirty-percent (30%) of the building frontage (east facade) does not consist of a blank wall. Revised elevations shall be provided for review and approval.
30. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.
31. Any proposed future signage shall meet the standards of TMC§1113 *Signs* and shall obtain separate sign permits.
32. 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.
33. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval date, then the site plan approval shall become null and void.
34. 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.