

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|-------------------------------------------------------------------|
| Request | - | Preliminary Drawing for Lughmani Villas |
| Location | - | 1800 Krieger Drive |
| Applicant | - | Lughmani Investments
7205 Oak Hill Drive
Sylvania, OH 43560 |
| Surveyor | - | FWB, Inc
5225 Secor Road
Toledo, OH 43623 |

Site Description

- | | | |
|--------------|---|-----------------------------------|
| Zoning | - | RS6 (Single-Dwelling Residential) |
| Area | - | ±7.1 acres |
| Frontage | - | ±982' along Krieger Drive |
| Existing Use | - | Undeveloped |
| Proposed Use | - | 19 Single Dwelling Homes |

Area Description

- | | | |
|-------|---|---------------------------------|
| North | - | Haefner Ditch, Apartments / RD6 |
| East | - | Apartments / RM36, RS6, RD6 |
| South | - | Roofing Contractor / CN |
| West | - | Single-Dwelling Homes / RS6 |

Parcel History

- | | | |
|-------------|---|--------------------------------------------------------------------------------------------------------------------|
| SUP-5015-04 | - | Special Use Permit for Community Recreation – Active (P.C. approved 11/1/18, C.C. approved 12/18/18, Ord. 547-18). |
|-------------|---|--------------------------------------------------------------------------------------------------------------------|

Applicable Regulations

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

STAFF ANALYSIS

The applicant has submitted a Preliminary Drawing in order to develop a nineteen (19) lot detached home subdivision located at 1800 Krieger Drive. Pursuant to §307 of the *Subdivision Rules and Regulations for the City of Toledo*, subdivisions involving the creation of more than five (5) lots – or one (1) which creates, widens, or extends a public or private street – must be platted in accordance with major subdivision procedures. Surrounding land uses include single-family residences across Krieger Drive to the west, apartments to the north and east, and commercial uses along Dorr Street to the south.

Preliminary Drawing

The applicant has submitted a Preliminary Drawing for review and tentative approval prior to the formulation and submittal of detailed construction drawings. Preliminary Drawings are reviewed for the applicant's benefit and at their discretion. Approval of a Preliminary Drawing by the Toledo City Plan Commission shall be effective for a maximum of three (3) years from the date of its approval unless an extension of the approval has been granted by the Plan Director.

Subdivision Layout

The applicant is proposing the dedication of right-of-way for access to the site. The right-of-way is proposed east-west from Krieger Drive in line with Felice Drive and turns north-south after around one-hundred-fifty feet (150'). The north-south portion dead-ends into a cul-de-sac after around two-hundred-seventy-five feet (275'). The applicant's proposed name for this right-of-way is Kunhar Street. It is acceptable for the north-south portion of the right-of-way to be named Kunhar Street; however, the east-west portion of the street shall be named Felice Drive as it is an extension of the existing east-west right-of-way. Street addresses shall be assigned by the Division of Engineering Services.

Eighteen (18) of the proposed lots will front on the proposed right-of-way while the other will maintain frontage on Krieger Drive. Ten (10) of the eighteen (18) lots proposed on Felice Drive/Kunhar Street are roughly fifty-five feet (55') wide by one-hundred-thirty feet (130') in length totaling an average of 7,150 square feet. The other eight (8) are abnormally shaped due to a cul-de-sac proposed at the end of Kunhar Street – ranging from 9,307 to 15,041 square feet for each lot. All proposed lots meet the fifty foot (50') minimum lot width requirement of TMC§1106.0101. Minimum setbacks from TMC§1106.0101 are also shown on the drawing, showing the rough permissible building envelope size for each proposed lot.

Easements

Utility easements are not shown on the preliminary drawing. The location of utility line easements shall be outside the road right-of-way (except public utilities) and shall be subject to approval by the various utility providers. Utility easements may be located along the front lot line or on the rear or side lot lines as necessary for utility lines. Such easements shall be a minimum of ten (10') feet wide. Easements provided for storm drainage purposes shall not be less than twenty feet (20') wide for enclosed sewers. All utilities shall be placed underground, according to the standards of the appropriate utility company.

STAFF ANALYSIS (cont'd)

Design and Construction Standards

The proposed Felice Drive extension and Kunhar Street are considered minor cul-de-sac streets and meet the requirements of such streets as specified in Section 508 of the *Subdivision Rules and Regulations for the City of Toledo*, hereby Subdivision Rules. Sidewalks are not shown on the preliminary drawing, but are required on both sides of the street per Section 517 of the Subdivision Rules. Sidewalks shall be placed within the right-of-way and shall be built to the standards outlined in Section 517 of the Subdivision Rules.

Street lighting and street trees shall be installed along the proposed right-of-way. Lighting shall be of a quantity to sufficiently light the street and trees shall be spaced according to Section 703 of the Subdivision Rules.

Road design standards shall be in accordance with the requirements and specifications of the Division of Engineering Services and the Division of Transportation. All pavement, sanitary, water line and storm drainage improvements, sidewalk, seeding, mulching, monuments, landscape requirements and other public improvements as listed on the Preliminary Drawing and engineering plans shall be completed before the signing of the Final Plat. The subdivider/developer shall complete these improvements to the satisfaction of the Division of Engineering Services, or other appropriate agency, or the subdivider/developer shall insure their completion with a performance guarantee acceptable to the Platting Commissioner.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this area for low density residential land uses. The intent of the Low-Density Residential land use designation is to provide space for contemporary auto-oriented suburban style neighborhoods in the city. The proposed preliminary drawing is consistent with the Forward Toledo Plan as it supports the development of additional housing units within the city.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve S-13-24, a Preliminary Drawing for Lughmani Villas, for the following **two (2)** reasons:

1. The proposed development is consistent with the Forward Toledo Comprehensive Land Use Plan; and
2. The proposed plat meets the requirements for the City of Toledo's Subdivision Regulations.

The staff further recommends approval of S-13-24, a Preliminary Drawing for Lughmani Villas, subject to the following **twenty-six (26)** 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.

STAFF RECOMMENDATION (cont'd)

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 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.
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.
4. The typical section for the pavement in the public right-of-way needs to be constructed in accordance with the City of Toledo Construction Standards.
5. Southern boundary of easement in Lot A is good, but northern boundary of easement should be the northern lot line. Rather than to LCEO, note it instead as a public drainage easement.
6. Toledo has not received or reviewed engineering by which it could be confirmed that Lot A sizer will suffice for stormwater management needs. The basin design shall consider the receiving stream's level under a 25-year-storm condition according to the Toledo Infrastructure Standards, and it shall be drained by gravity unless a defense is made and accepted that a pump must be used.
7. Shared private storm lines within the subdivision shall have accompanying private easements shown on the plat.
8. Showing the infrastructure layout is helpful for the first review of the plat and layout, but it may not be correct to show infrastructure on the final plat; refer to platting requirements.
9. Please correspond with Toledo Stormwater for further comment on revisions prior to the final plat workflow, to minimize late surprises ahead of a deadline.
10. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
11. Existing and proposed sanitary sewer shall be completely within the right-of-way. Sanitary sewer shall be a minimum of 10 feet inside of the right-of-way.

STAFF RECOMMENDATION (cont'd)

Engineering Services (cont'd)

12. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate and active pipes on the property.

Chief Surveyor

13. Mark-ups provided to applicant & surveyor.

Lucas County Health Department

No comments received at time of print.

Lucas County Tax Map

14. City of Toledo, not Adams Township.

Columbia Gas

No comments received at time of print.

Toledo Edison

No comments received at time of print.

Buckeye Broadband

No comments received at time of print.

Fire Prevention

No comments at this time.

Division of Transportation

15. Sidewalk is required along the full length of Krieger Drive, Felice Drive, and Kunhar Drive per TMC 1107.1300 (Sidewalks must be a minimum of 5' wide per 517, 4. of the City of Toledo Subdivision Rules and Regulations.)
16. 2' no access easement required fully along Krieger Drive except where Felice Drive accesses Krieger Drive.

Plan Commission

17. The east-west portion of the proposed right-of-way shall be an extension of Felice Street and shall be named as such on the Final Plat. Street addresses shall be assigned by the Division of Engineering Services.
18. The location of utility line easements shall be subject to approval by the various utility providers and shall be a minimum width of ten feet (10').

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

19. All utilities shall be placed underground, according to the standards of the appropriate utility company.
20. Per Section 703 of the City of Toledo Subdivision Regulations, street trees shall be installed along all streets in a major subdivision and shall meet the spacing criteria of said section. A street tree plan shall be submitted to the Plan Director for review and approval prior to the approval of a Final Plat.
21. Per Section 517 of the City of Toledo Subdivision Regulations, sidewalks shall be required along all streets. A sidewalk plan shall be submitted to the Plan Director for review and approval prior to the approval of a Final Plat
22. Per Section 518 of the City of Toledo Subdivision Regulations, street lights shall be required along all streets and walkways. A street lighting plan shall be submitted to the Plan Director for review and approval prior to the approval of a Final Plat.
23. A statement on the Final Plat shall indicate: The owner of each lot shall provide a minimum four-foot (4') wide sidewalks along all street frontage within the subdivision where required. The sidewalks will be four-inches (4") in depth except at drives where six-inch (6") depth will be provided for the full width of the drive. It is the duty of each lot owner, at his/her expense, to keep and maintain the sidewalks adjacent to his/her lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and any other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold the City of Toledo harmless from any liability to any person for his/her neglect, failure or refusal in performing such duty.
24. A statement on the Final Plat shall indicate: All open space and/or detention areas within this plat and future plats of Lughmani Villas shall be the responsibility of a homeowners' association whose membership includes the owners of all lots within this plat and future plats of Lughmani Villas. The homeowners' association shall be responsible for the maintenance and property tax liability. In the event a homeowner's association is not formed or ceases to exist, the property tax liability and maintenance of the open space and/or detention area(s) shall be equally shared and assessed to each individual lot owner within the plat and future plats of Lughmani Villas.
25. 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.
26. The Preliminary Drawing shall be valid for a three (3) year period from the date of approval by the Planning Commission.

REF: S-13-24. . . October 10, 2024
PRELIMINARY PLAT
TOLEDO CITY PLAN COMMISSION
REF: S-13-24
DATE: October 10, 2024
TIME: 2:00 P.M.

AS
Three (3) sketches follow

ZONING & LAND USE

S-13-24
ID 118



