

GENERAL INFORMATION

Subject

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| Request | - | Special Use Permit for Community Recreation – Active |
| Location | - | 2858 and 2860 Lagrange Street |
| Applicant | - | Shivella Vonner 1568 W Sylvania Avenue Suite 12020 Toledo, OH 43612 |
| Owner | - | Deavonte Williams Miss A Management & Development LLC 2720 Hoehler Drive Toledo, OH 43606 |
| Architect | - | Kevin Brown CENiC Architecture 325 Superior Street Rossford, Ohio 43460 |

Site Description

| | | |
|--------------|---|---|
| Zoning | - | CS-Storefront Commercial |
| Area | - | ± 0.17 acres |
| Frontage | - | ± 72' along Lagrange Street ± 150' along Dexter Street |
| Existing Use | - | Vacant office building |
| Proposed Use | - | Community Recreation – Active |

Area Description

| | | |
|-------|---|--------------------------------------|
| North | - | RD6 / Vacant church, storefronts |
| South | - | CS / Storefronts, Neighborhood parks |
| East | - | RD6 / Single family and duplexes |
| West | - | CS / Convenience store, offices |

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|-----------|---|---|
| Z-33-84 | - | Preliminary designation as C-6 District; Zone Change from C-3 and R-3 to C-6 at 2200-2500 block of Lagrange St. and 2700-3500 block of Lagrange St. Plan Commission recommended approval 4/19/1984. City Council recommended approval 5/1/1984. Approved via Ord. 341-84 on 5/8/1984. |
| Z-128-84 | - | Final designation as a C-6 District; Zone Change from C-3 and R-3 to C-6 at 2200-2500 block of Lagrange St. and 2700-3500 block of Lagrange St. Plan Commission recommended approval 8/23/84. City Council recommended approval 9/19/1984. Approved via Ord. 730-84 on 10/10/1984. |
| SPR-40-06 | - | Major Site Plan Review for commercial rehab in a C-6 District. Plan Commission administratively approved 9/14/2006. |
| SPR-40-20 | - | Minor Site Plan Review for day care center at 2858 Lagrange Street. Plan Commission administratively approved with conditions 1/7/2021. |
| SPR-46-23 | - | Minor Site Plan Review for an adult day care center at 2856 Lagrange Street. Plan Commission administratively approved 1/8/2024. |

Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- Lagrange-Central Neighborhood Business District Regulations, C-6

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for Community Recreation – Active at 2860 and 2858 Lagrange Street for community behavioral health services. The ±0.17-acre site is zoned CS-Storefront Commercial, thus requiring a Special Use Permit for this use. Surrounding land uses include the former St. Hedwig's Church to the north; vacant storefront commercial, retail, and parks to the south; single family homes to the east; and a convenience store, vacant storefront commercial and offices to the west across Lagrange Street.

STAFF ANALYSIS (cont'd)

The applicant is requesting to occupy a commercial tenant space in an existing structure. The building, located at Lagrange and Dexter, is zoned CS-Storefront Commercial, which is intended to preserve and revitalize the commercial businesses, and encourage walkability within the neighborhood. The facility will provide structured programming for youth and adults, including therapeutic groups, skill-building workshops, and employment preparation services. Hours of operation will be Monday through Friday, 9:00 a.m. to 7:00 p.m., with occasional weekend workshops as needed.

Parking and Circulation

Pursuant to TMC§1107.0600 – *Off-Street Parking Schedule “D”*, Community Recreation facilities have a wide variety of parking demand characteristics making it difficult to specify a single off-street parking standard. The applicant will occupy an existing structure with parking in the rear, which is preferred by the Lagrange Street C-6 District Regulations. The parking is shared with the other tenant spaces, and a cross access and shared parking agreement shall be submitted as a condition of approval. The site plan depicts twenty-four (24) total parking spaces, with two (2) car accessible spaces with five-foot drive aisles abutting the spaces. One of the accessible spaces shall be converted to a van accessible space with an eight-foot abutting aisle shall be provided as a condition of approval.

Bicycle parking is required pursuant to Off-Street Parking Schedule “A” (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. Three (3) bicycle spaces are required; however, no bicycle parking is depicted on the site plan. This requirement shall be shown on a revised site plan and is listed as a condition of approval.

Landscaping

The CS-Storefront Commercial Zoning District requires Urban Commercial Landscape Standards listed in TMC§1108.0300. Per these standards, a frontage greenbelt consisting of street trees or shrubs shall be provided along the sidewalk and be protected by tree grates. Trees must be a minimum of thirty feet (30') apart. There are existing trees along Lagrange Street which the property owner shall be responsible for maintaining. Maintaining the trees shall be a condition of approval.

The off-street parking area is enclosed by a privacy fence, which shall be maintained as a condition of approval to screen vehicles from the abutting residences to the east. TMC§1108.0305 also calls for perimeter parking lot landscaping, which must be placed between the parking lot and the property line. The site is existing, and there is an existing landscape island located at the northeastern corner of the site. As the applicant is not proposing any exterior alternations and is leasing the space, the required perimeter parking lot landscaping is in compliance as long as the existing fence and landscaping is maintained.

STAFF ANALYSIS (cont'd)

Building Design and Materials

There are no changes proposed for the exterior of the building. Any future modifications to the building design and materials shall be subject to the Toledo Zoning Code design standards.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land use designation supports preservation and promotion of pedestrian-oriented commercial and mixed-use areas. Typical land uses of the NM designation include pedestrian-oriented commercial uses, mixed-use residential and commercial, middle- and high-density residential, institutional and public uses, and offices. The reuse of the office building as a Community Recreation – Active is an appropriate use within the Neighborhood Mixed-Use designation, and is aligned with the Forward Toledo Comprehensive Land Use Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP25-0046, a Special Use Permit for Community Recreation – Active at 2858 and 2860 Lagrange Street to the Toledo City Council, for the following two (2) reasons:

1. The proposed use meets the stated purpose of the Forward Toledo Comprehensive Land Use Plan, and the Zoning Code (TMC§1111.0706(A)); and;
2. The proposed use is compatible with adjacent land uses (TMC§1111.0706(C)).

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP25-0046, a Special Use Permit for Community Recreation – Active at 2858 and 2860 Lagrange Street to the Toledo City Council, subject to the following **twenty-nine (29)** 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.

Engineering and Construction Management

1. It is recommended for the owner to modernize the property with a sewage check valve to protect against basement sewage backup that could occur in the event of surcharge of the city sewer main.
2. 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.

STAFF RECOMMENDATION (cont'd)

Environmental Services

3. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
4. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
5. 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.
6. 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
7. 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.
8. Applicant shall install at least a 1000-gallon (two compartment) outdoor grease separator/trap or submit plans from a State of Ohio registered design professional who has calculated the proper size of the grease separator/trap with menu and cooking activities included in the calculation.

Bureau of Fire Prevention

9. The proposed use of this building will require compliance with all applicable Building, Fire, Electrical, Mechanical, and Plumbing code requirements (OBC 105.1 & 101.4).
10. A Certificate of Occupancy is required to be obtained. A responsible person shall maintain a copy of the certificate of occupancy for a structure regulated by the building code and make it available to the fire code official upon request (OFC 102.3.2).

Sewer & Drainage Services

11. 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)

Sewer & Drainage Services (cont'd)

12. 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 two (2) years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Division of Transportation

13. Bicycle parking is required per TMC 1107.0900.
14. One van accessible parking spot with an 8' loading aisle is required per TMC 1107.1701 & 1107.02.
15. Accessible parking signage must be posted directly in front of the parking space at a height of no less than sixty inches (60") and no more than seventy-two inches (72") above pavement level per TMC 1107.1704 (A detail showing the accessible parking sign height is required).
16. All drive approaches, driveways, parking spaces, and drive aisles must be clearly dimensioned per TMC 1107.1911.
17. If one does not already exist, a cross access agreement with the adjacent property owners to the South is required.
18. The portions of the drive approach not being utilized on Dexter Street must be removed and narrowed for the driveway being utilized (remove and replace unused curb cut and drive apron with new curb and grass to match adjacent areas).
19. Access to Lagrange Street must be shown on drawings.
20. "Do Not Enter" / "One Way" signage shall be installed where applicable.
21. Angled parking spaces shall not "T" into accessible parking spaces.

Plan Commission

22. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. One (1) van accessible space with an eight-foot (8') drive aisle abutting the space is required. **Not acceptable as depicted. Parking shall be restriped and at least one (1) accessible space shall have an eight foot (8') abutting aisle.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

23. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule “A,” (TMC§1107.0300). Minimum number of bicycle parking slots required for Community Recreation – Active is one (1) per ten (10) parking spaces. **Not acceptable, applicant shall provide three (3) bicycle parking slots on revised site plan.**
24. A detailed site, lighting, fencing and a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
- a. 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 shrub or understory tree for every 30 feet of lot frontage. The minimum tree pit size will be 4 feet by 4 feet unless otherwise approved by the Planning Director. **Street trees along Lagrange are to be maintained indefinitely. Owner may contact Engage Toledo to assist with street tree maintenance and services.**
 - b. If applicable, 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§1108.0304(B).
 - c. Parking lot landscaping shall be provided per TMC§1108.0305 – Parking Lot Landscaping. Landscaping may include a solid three and a half foot (3 ½) solid brick or stone wall. **Existing perimeter parking lot fence shall be maintained indefinitely.**
 - d. Topsoil must be back filled to provide positive drainage of the landscape areas.
 - e. 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.
 - f. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval.
 - g. 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 pursuant to TMC§1107.1908.
25. Any future signage shall meet the requirements of TMC§1113 – *Signs*.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

26. 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.
27. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
28. 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.
29. 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.

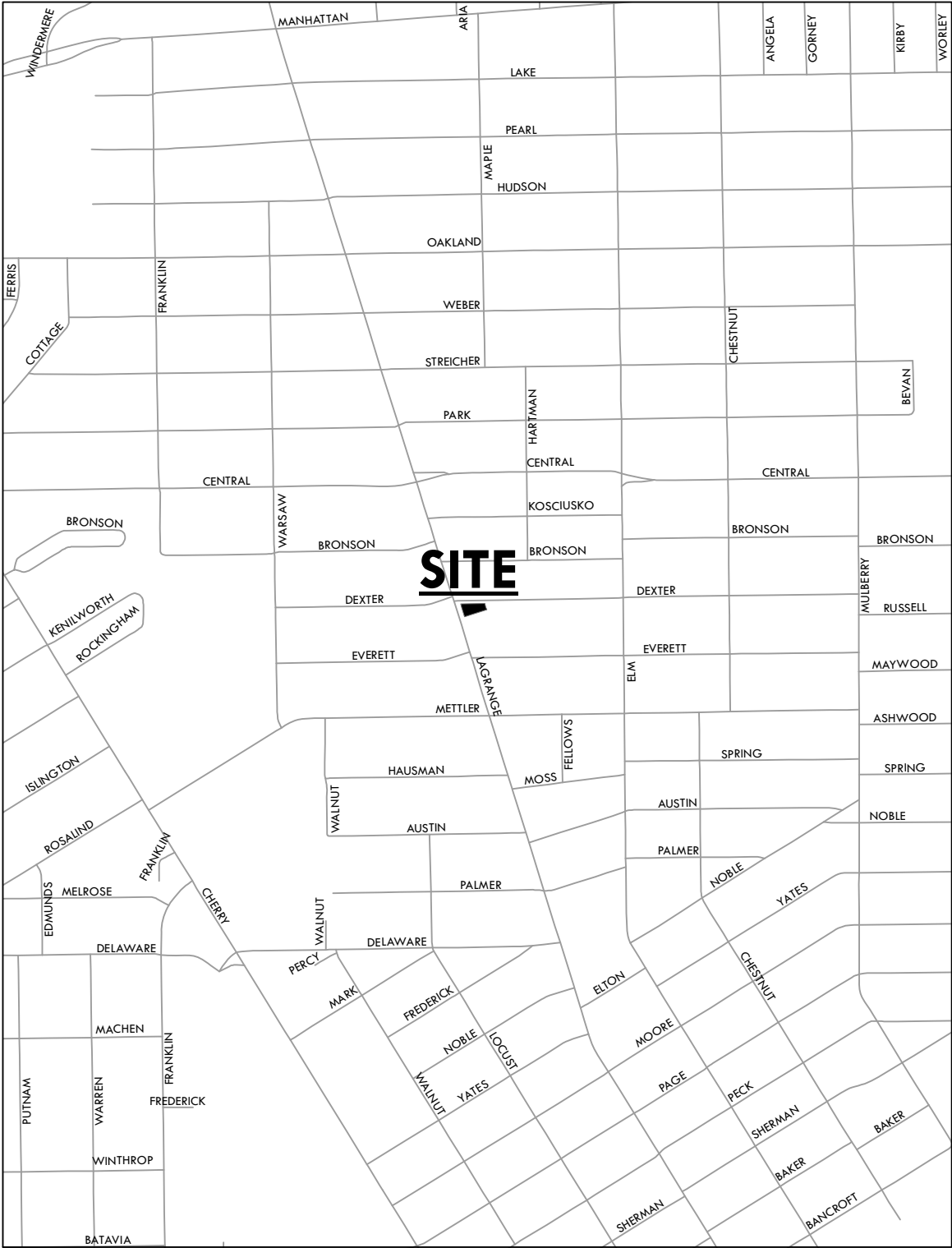
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP25-0046
DATE: February 12, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 18, 2026
TIME: 4:00 P.M.

DR
Three (3) sketches follow

GENERAL LOCATION

SUP25-0046
ID 8



ZONING & LAND USE

SUP25-0046
ID 8

