

City Council Zoning & Planning Committee

Theresa Morris, Chair

Adam Martinez, Vice Chair

Wednesday, April 15, 2026

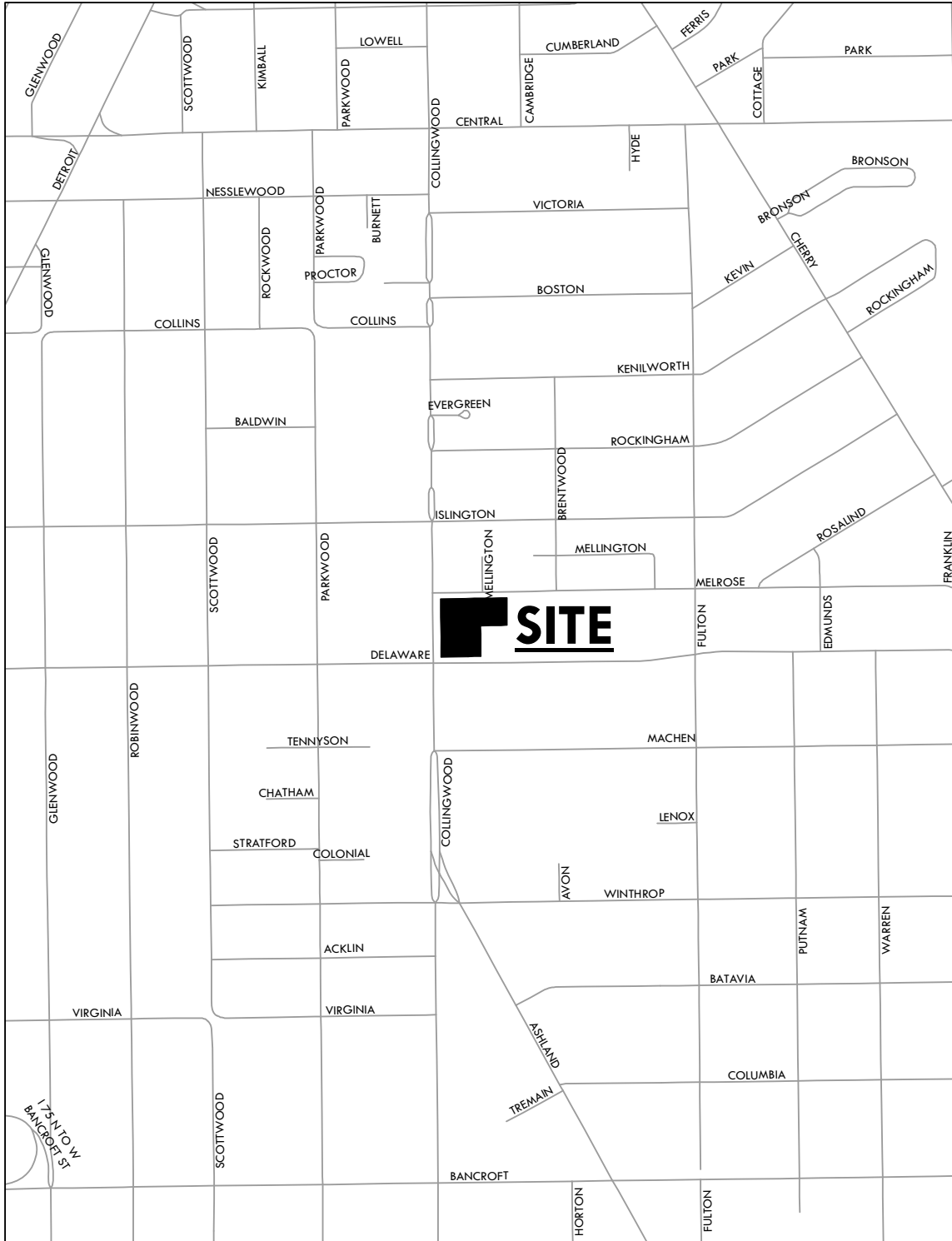
One Government Center 1st Floor 4:00 P.M.

1. Request for a zone change from “CN” Neighborhood Commercial and “RS6” Single Dwelling Residential to “CO” Office Commercial for the property located at 2500 Collingwood Blvd. (Z26-0002).
The Plan Commission recommends approval.
(District 4)
2. Request for a zone change from “CO” Office Commercial to “RD6” Duplex Residential for the property located at 4019 Roanoke Road (Z26-0003).
The Plan Commission recommends approval.
(District 5)
3. Request for a zone change from “CS” Storefront Commercial to “CM” Mixed Commercial-Residential for the property located at 2855 – 2857 Lagrange St. (Z26-0004).
The Plan Commission recommends approval.
(District 4)
4. Request for a Special Use Permit for Major Public Utility-Schneider Park Water Tower for the property located at 0 S. Detroit Ave. (SUP26-0001).
The Plan Commission recommends approval, subject to 21 conditions.
(District 2)
5. Request for an amendment to a Special Use Permit for a Gas Station Expansion for the property located at 4486 Monroe St. (SUP25-0048).
The Plan Commission recommends approval, subject to 19 conditions and 2 waivers.
(District 5)
6. Request for a Special Use Permit for Gasoline and Fuel Sales for the property located at 5305 and 5321 Monroe Street and 4700 Nantuckett Dr. (SUP25-0036).
The Plan Commission recommends disapproval. (District 5)
This matter will be referred back to the Plan Commission per their request.
7. Review of outstanding studies within the Plan Commission.
8. Review of upcoming moratorium expiration dates.

City Council’s office supports the provisions of the Americans’ with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1065.

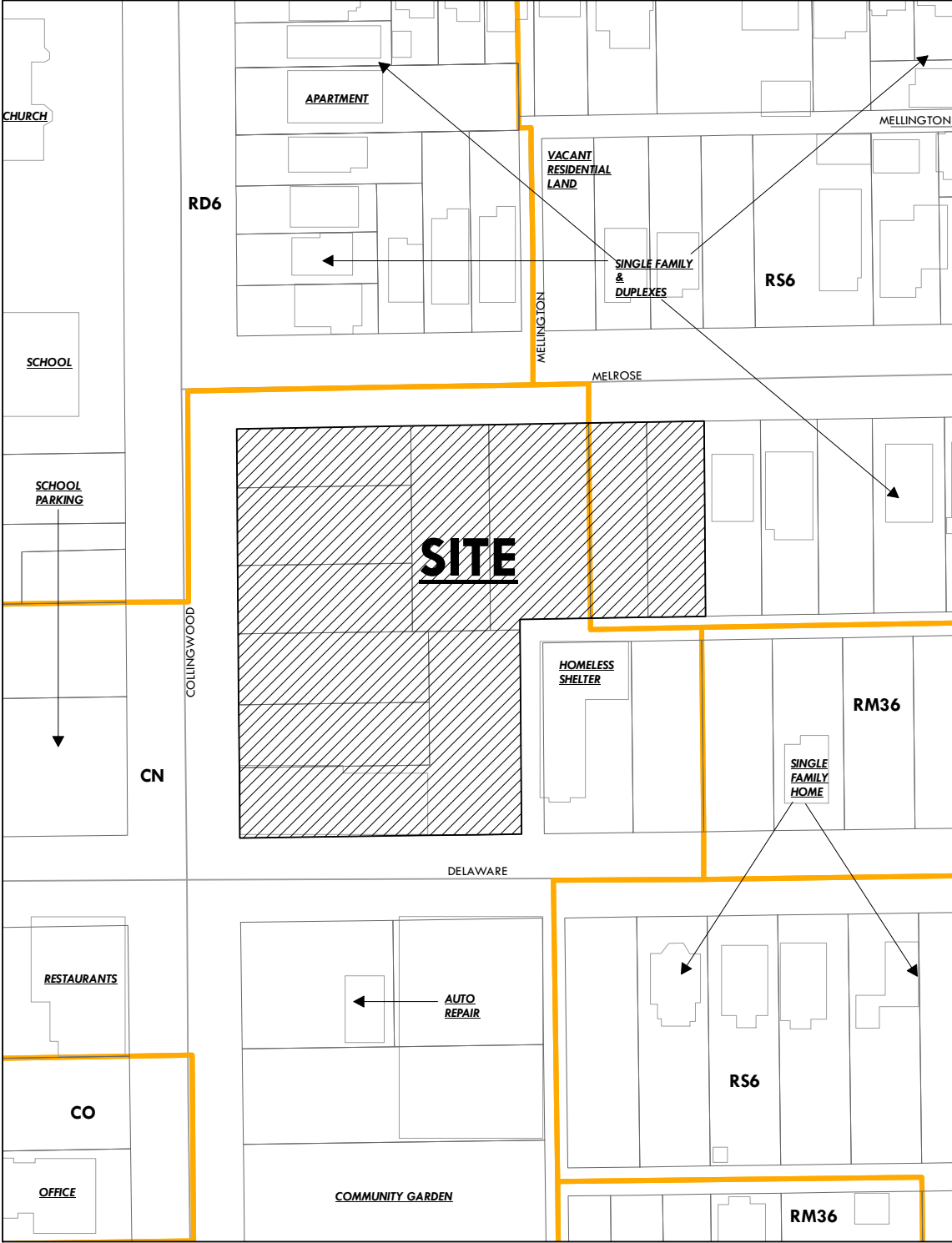
GENERAL LOCATION

Z26-0002
ID 15



ZONING & LAND USE

Z26-0002
ID 15



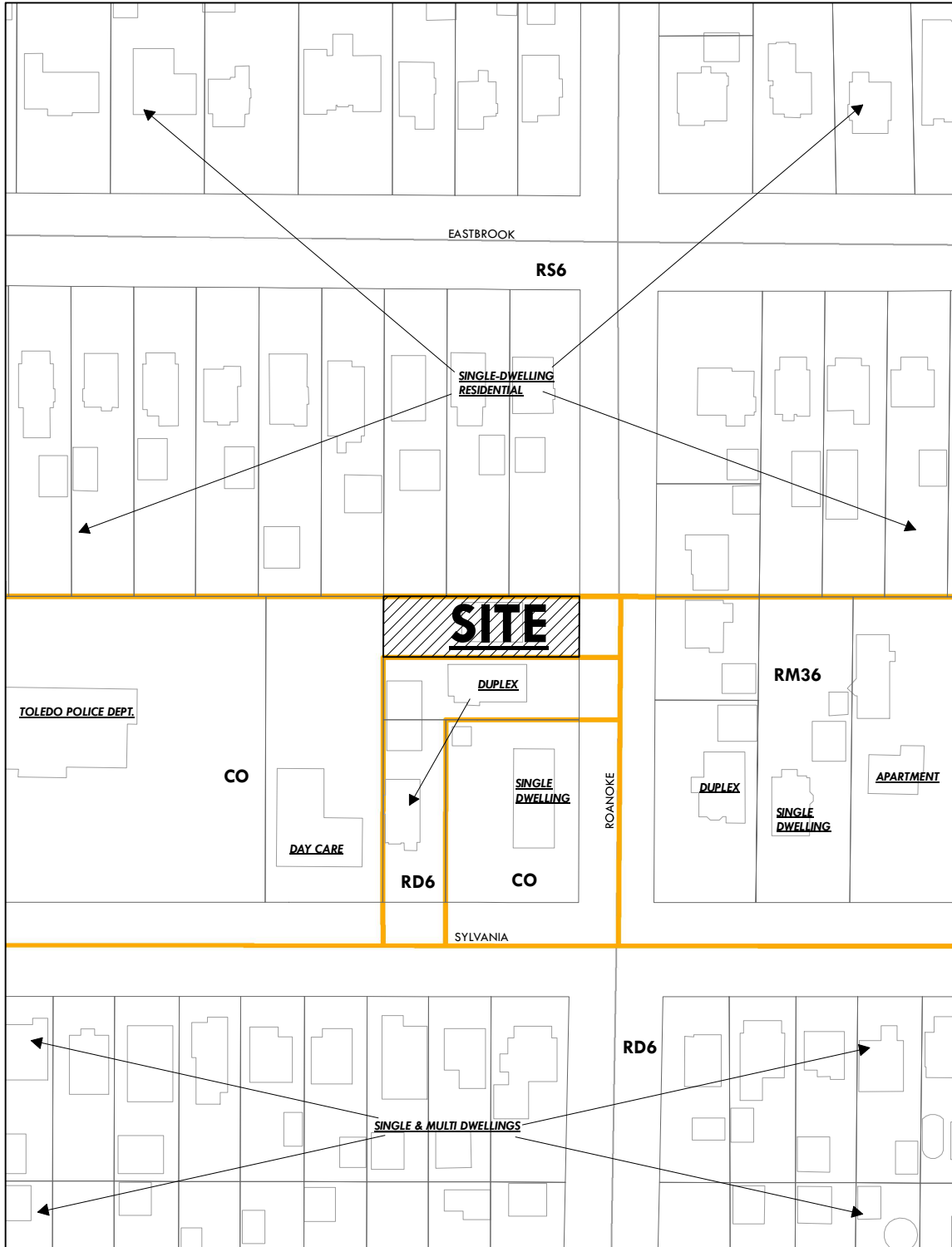
GENERAL LOCATION

Z26-0003
ID 40



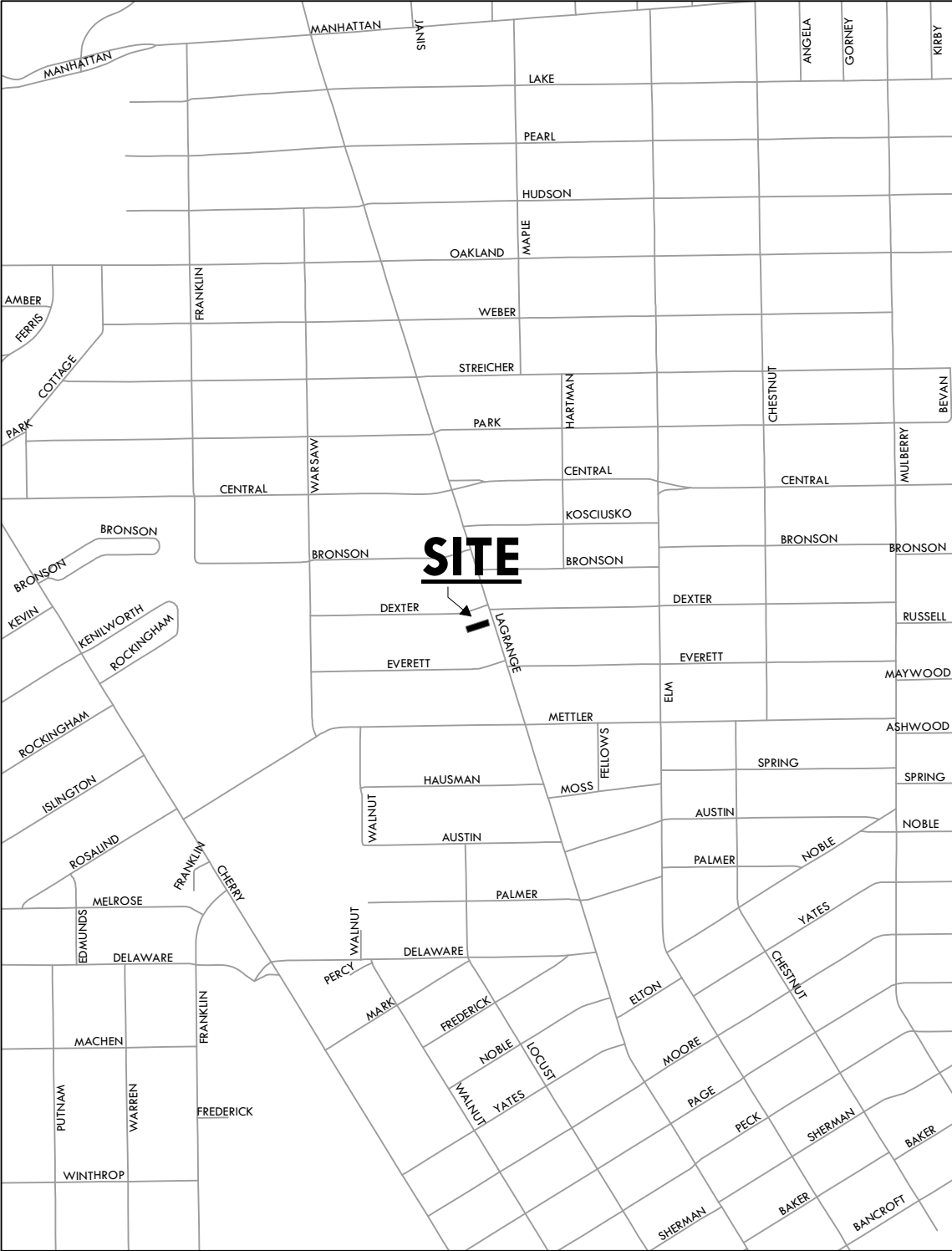
ZONING & LAND USE

Z26-0003
ID 40



GENERAL LOCATION

Z26-0004
ID 8



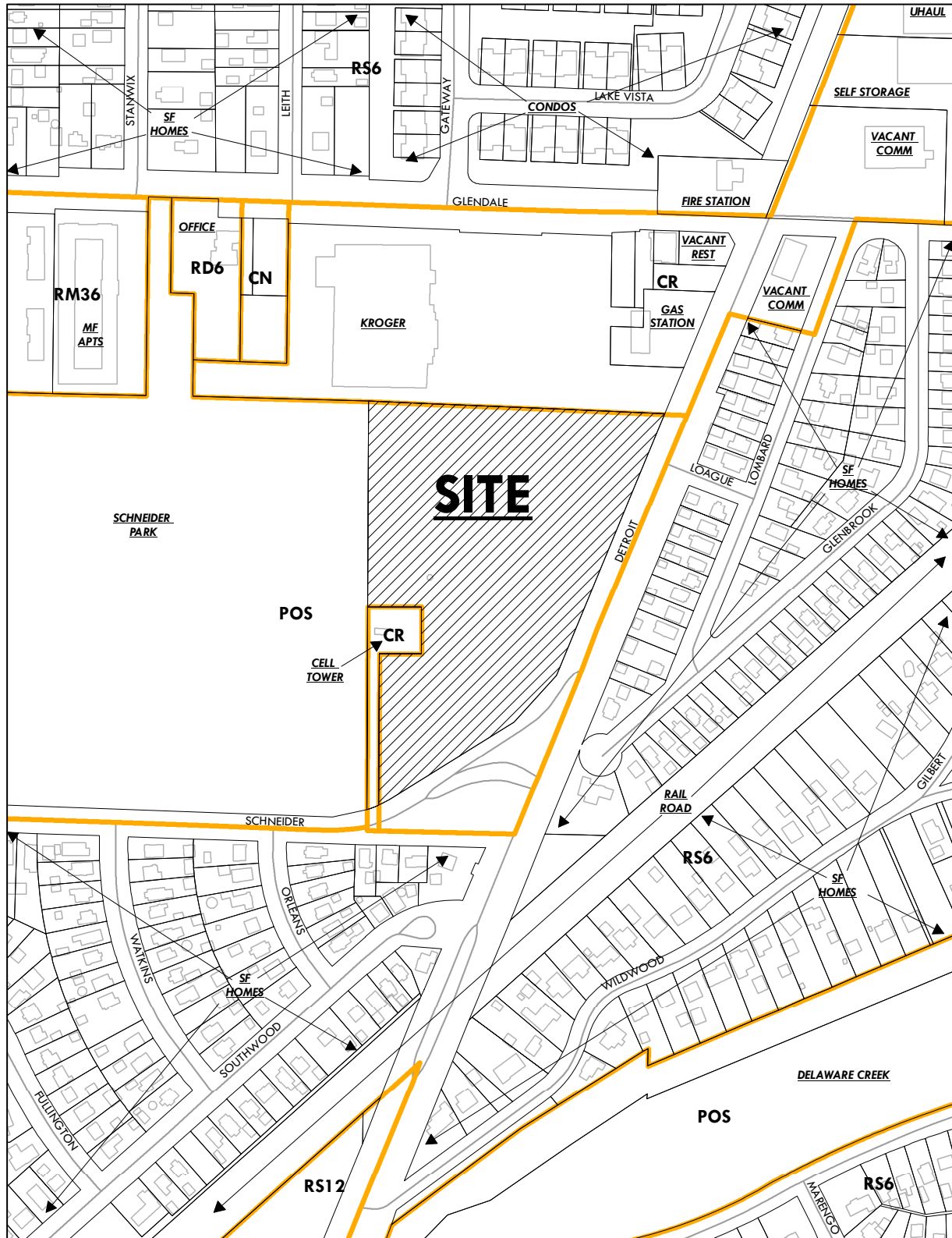
ZONING & LAND USE

Z26-0004
ID 8



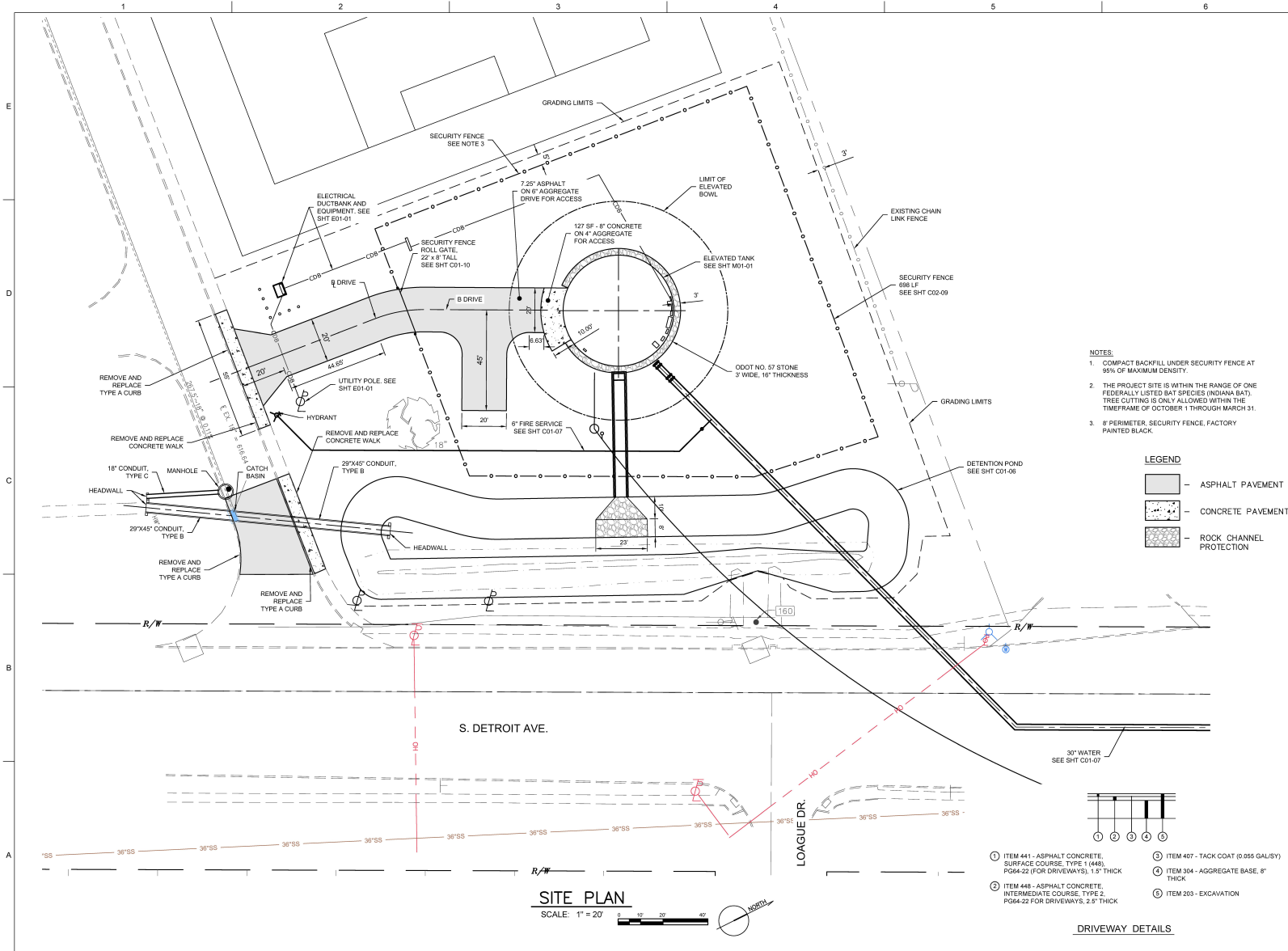
ZONING & LAND USE

SUP26-0001



SITE PLAN

SUP26-0001



- NOTES:**
1. COMPACT BACKFILL UNDER SECURITY FENCE AT 95% OF MAXIMUM DENSITY.
 2. THE PROJECT SITE IS WITHIN THE RANGE OF ONE FEDERALLY LISTED BAT SPECIES (INDIANA BAT). TREE CUTTING IS ONLY ALLOWED WITHIN THE TIME FRAME OF OCTOBER 1 THROUGH MARCH 31.
 3. 8' PERIMETER SECURITY FENCE, FACTORY PAINTED BLACK.

- LEGEND**
- ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - ROCK CHANNEL PROTECTION

- DRIVEWAY DETAILS**
- ① ITEM 441 - ASPHALT CONCRETE, SURFACE COURSE, TYPE 1 (445), PG64-22 (FOR DRIVEWAYS), 1.5" THICK
 - ② ITEM 448 - ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG64-22 FOR DRIVEWAYS, 2.5" THICK
 - ③ ITEM 467 - TACK COAT (0.855 GAL/SY)
 - ④ ITEM 304 - AGGREGATE BASE, 8" THICK
 - ⑤ ITEM 203 - EXCAVATION

ARCADIS
LEGAL ENTITY:
ARCADIS U.S., INC.

CONSULTANTS
Tt
TETRA TECH



CITY OF TOLEDO, OHIO
TOL
City of Toledo
DISTRIBUTION SYSTEM
IMPROVEMENTS
ELEVATED STORAGE
TANKS - PHASE 2

REVISIONS

NO.	DATE	ISSUED FOR	BY

NO. DATE ISSUED FOR BY
COPYRIGHT: ARCADIS U.S., INC. 2024
DATE: AUGUST 2025
PROJECT NO.: 30226390
DESIGNED BY: R. SLOVAK
DRAWN BY: W. JOHNSON
CHECKED BY: A. LANGENDERFER

SHEET TITLE
CIVIL
SCHNEIDER PARK
ELEVATED TANK
SITE PLAN
SCALE: 1" = 20'
DRAWING NO.: C01-04
SHEET NO.: OF

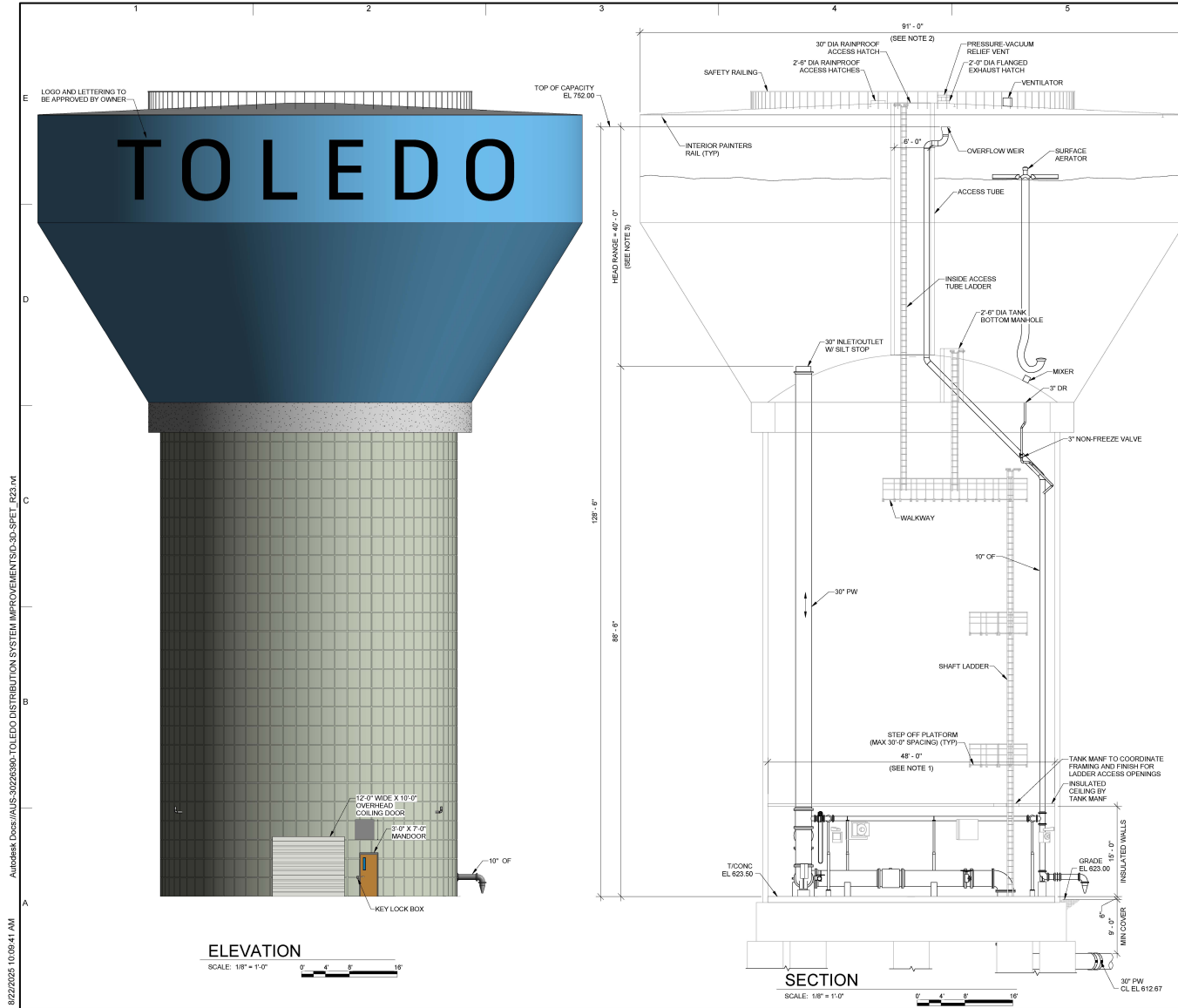
10 - 10

\\hp-russ\h01\TABEX\Spec\AS-NC\BMOD\Fire\CAD\CCDC\ARCADIS_ACC\USAUS\30226390_TOLEDO_DISTRIBUTION_SYSTEM_IMPROVEMENTS\PROJECT_FILES\10_WPI\10T_ARC_CIVIL\C01-04.DWG Scale: 1:1 Saved Date: 7/23/2023 Time: 09:59 Plot Date: 7/23/2023, 22:24 Layout: TT

WATER TANK ELEVATION & SECTION

SUP26-0001

11 - 01



- NOTES:
1. ELEVATED TANK SHAFT DIAMETER VARIES BY MANUFACTURER. SHAFT INSIDE DIAMETER MAY RANGE BETWEEN 41'-0" AND 53'-0".
 2. ELEVATED TANK BOWL DIAMETER VARIES BY MANUFACTURER. BOWL DIAMETER MAY RANGE BETWEEN 91'-0" AND 95'-0".
 3. ELEVATED TANK HEAD RANGE VARIES BY MANUFACTURER. HEAD RANGE MAY RANGE BETWEEN 40'-0" AND 45'-0".



LEGAL ENTITY:
ARCADIS U.S., INC.

CONSULTANTS



City of Toledo, Ohio
TOL
City of Toledo
DISTRIBUTION SYSTEMS
IMPROVEMENTS
ELEVATED STORAGE
TANKS - PHASE II

REVISIONS

NO.	DATE	ISSUED FOR	BY

NO.	DATE	ISSUED FOR	BY
0	08/22/2025	BID SET	

COPYRIGHT: ARCADIS U.S., INC. 2024

DATE: AUGUST 2025
PROJECT NO.: 30225390
DESIGNED BY: L. SPENCER
DRAWN BY: C. WIECHERS
CHECKED BY: B. HTTS

SHEET TITLE
MECHANICAL
SCHNEIDER PARK
ELEVATED TANK
TANK ELEVATION AND
SECTION

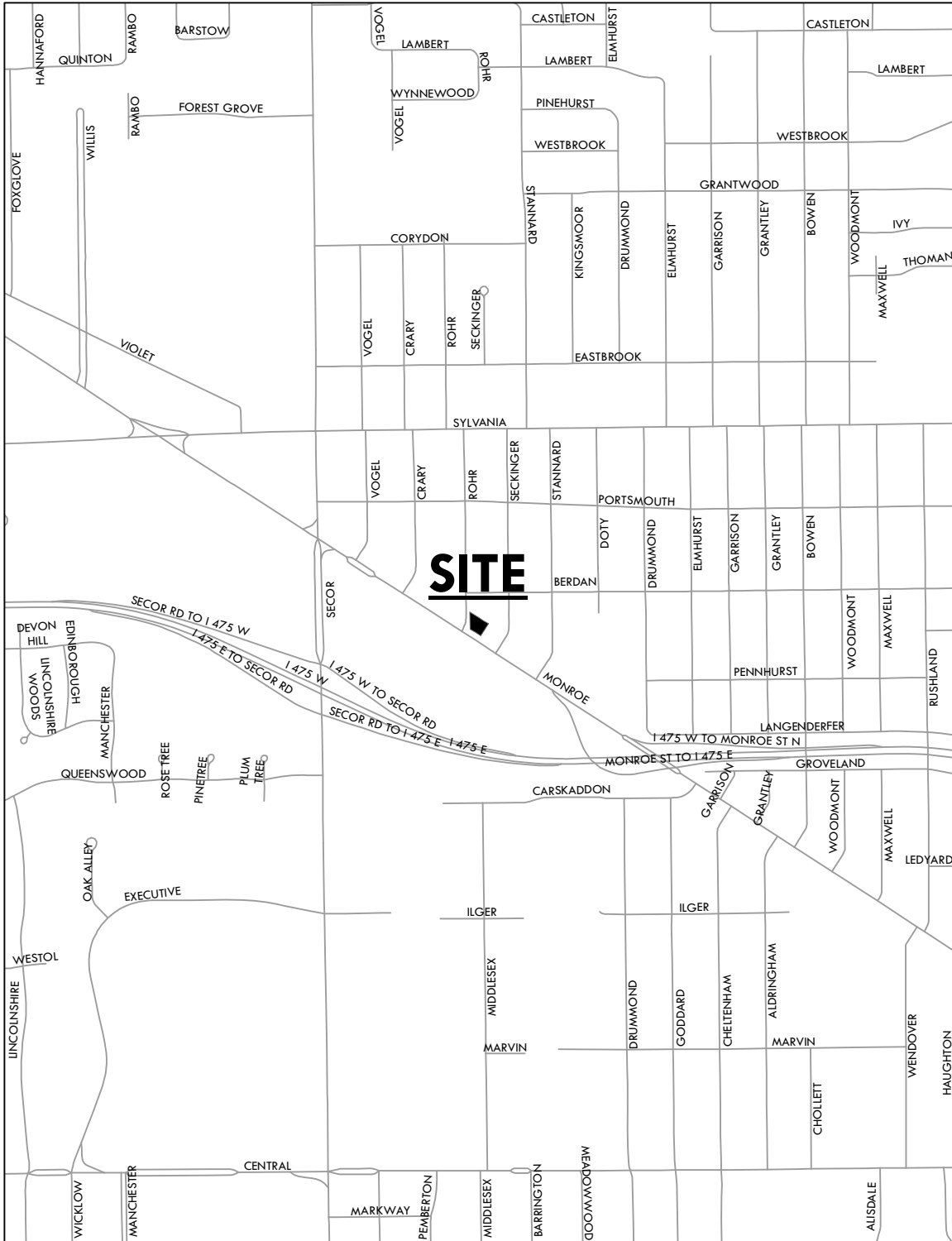
SCALE: 1/8" = 1'-0"

DRAWING NO.: M01-03
SHEET OF

9/22/2025 10:09:41 AM Autodesk Docs\\AUS-30225390-TOLEDO DISTRIBUTION SYSTEM IMPROVEMENTS\\SD-SPEF_T225.rvt

GENERAL LOCATION

SUP25-0048
ID 46



ZONING & LAND USE

SUP25-0048
ID 46

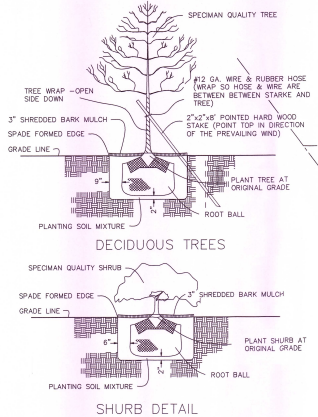
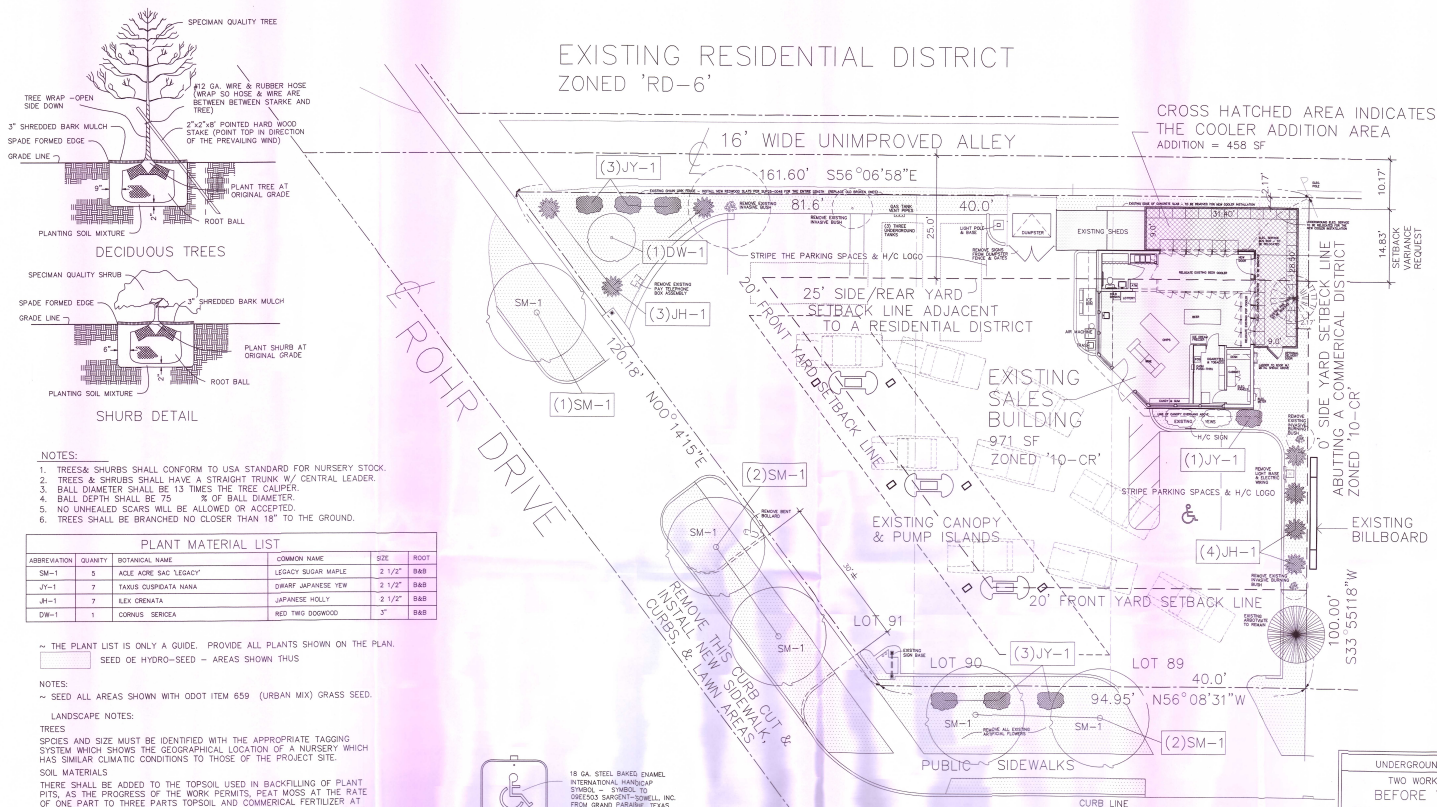


SITE PLAN

SUP25-0048
ID 46



THIS DRAWING IS THE LEGAL PROPERTY OF THE ARCHITECT, AND IS CONSIDERED AN "INSTRUMENT OF SERVICE" AND IT MAY NOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT



NOTES:

1. TREES & SHRUBS SHALL CONFORM TO USA STANDARD FOR NURSERY STOCK.
2. TREES & SHRUBS SHALL HAVE A STRAIGHT TRUNK W/ CENTRAL LEADER.
3. BALL DIAMETER SHALL BE 13 TIMES THE TREE CALIPER.
4. BALL DEPTH SHALL BE 75 % OF BALL DIAMETER.
5. NO UNHEALED SCARS WILL BE ALLOWED OR ACCEPTED.
6. TREES SHALL BE BRANCHED NO CLOSER THAN 18" TO THE GROUND.

PLANT MATERIAL LIST					
ABBREVIATION	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
SM-1	5	ACLE ADONIS SAC LEGACY	LEGACY SUGAR MAPLE	2 1/2"	B&B
JY-1	7	TAXUS CUSPIDATA NANA	DWARF JAPANESE YEW	2 1/2"	B&B
JH-1	7	ILEX ORENATA	JAPANESE HOLLY	2 1/2"	B&B
DW-1	1	CORNUS SERICEA	RED TWIG DOGWOOD	3"	B&B

~ THE PLANT LIST IS ONLY A GUIDE. PROVIDE ALL PLANTS SHOWN ON THE PLAN.
 ~ SEED OR HYBRID-SEED - AREAS SHOWN THUS

NOTES:
 ~ SEED ALL AREAS SHOWN WITH ODOT ITEM 659 (URBAN MIX) GRASS SEED.

LANDSCAPE NOTES:
TREES
 SPECIES AND SIZE MUST BE IDENTIFIED WITH THE APPROPRIATE TAGGING SYSTEM WHICH SHOWS THE GEOGRAPHICAL LOCATION OF A NURSERY WHICH HAS SIMILAR CLIMATIC CONDITIONS TO THOSE OF THE PROJECT SITE.

SOIL MATERIALS
 THERE SHALL BE ADDED TO THE TOPSOIL USED IN BACKFILLING OF PLANT PITS, AS THE PROGRESS OF THE WORK PERMITS, PEAT MOSS AT THE RATE OF ONE PART TO THREE PARTS TOPSOIL AND COMMERCIAL FERTILIZER AT THE RATE OF ONE POUND OF COMPLETE FERTILIZER PER SMALL TREE, OR ONE POUND PER ONE (1") INCH FOR LARGERS TREES. THE PEAT MOSS AND FERTILIZER SHALL BE THOROUGHLY INCORPORATED WITH THE TOPSOIL IN THE PLANTING OPERATION.

SOIL AMENDMENT MATERIALS
 FERTILIZER: TYPE RECOMMENDED FOR THE PLANT MATERIAL, WITH FIFTY (50%) PERCENT OF THE ELEMENTS DERIVED FROM ORGANIC SOURCES, OF PROPORTIONS NECESSARY TO ELIMINATE ANY DEFICIENCIES OF TOPSOIL TO THE FOLLOWING PROPORTIONS: NITROGEN TWELVE (12%) PERCENT, PHOSPHORIC ACID SIX (6%) PERCENT, SOLUBLE POTASH FOUR (4%) PERCENT.

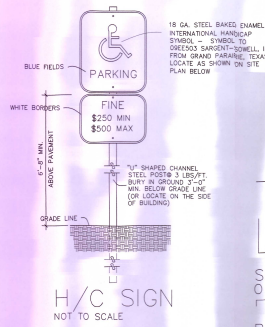
PEAT MOSS: SHREDDED, LOOSE, SPHAGNUM MOSS, FREE OF LUMPS, ROOTS, INORGANIC MATERIAL OR ACIDIC MATERIALS; MINIMUM OF EIGHTY-FIVE (85%) PERCENT ORGANIC MATERIAL, MEASURED BY OVEN DRY WEIGHT; FOUR TO FIVE PH RANGE; MOISTURE OF THIRTY (30%) PERCENT.

WATER: CLEAN, FRESH, AND FREE OF SUBSTANCE OR MATTER WHICH COULD INHIBIT VIGOROUS GROWTH OF PLANTS.

MULCH MATERIALS
 SHREDDED HARDWOOD BARK MULCH FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS.

ACCESSORIES:
 GUY WIRE FOR STAKING TREES SHALL BE TWELVE (12) GAUGER GALVANIZED. STAKING FOR TREE SUPPORT SHALL BE SOUND HARDWOOD WITH A MINIMUM CROSS SECTION DIAMETER OF TWO (2") INCHES.

PLANT PROTECTION: RUBBER SLEEVES OVER GUY WIRE SHALL BE A MINIMUM OF ONE-HALF (1/2) INCH DIAMETER, SOUND RUBBER, TWO PLY HOSE.



LANDSCAPE PLAN

SCALE 1"=10'
 0 5 10 50
 PARCEL ID. 1035294

S.F. CALCULATIONS

EXISTING BUILDING =	791 SF
COOLER ADDITION =	458 SF
TOTAL BUILDING AREA =	1,249 SF

UNDERGROUND UTILITIES
 TWO WORKING DAYS
BEFORE YOU BEGIN
 CALL 1-800-362-2764 (TOLL FREE)
 OHIO UTILITIES PROTECTION SERVICE
 NON-MEMBERS
 MUST BE CALLED DIRECTLY

SCOTT J. HEACOCK / ARCHITECT
 1303 SABRA ROAD
 TOLEDO, OHIO 43612
 419 / 260-8779
 sjharch@buckeye-express.com

SCOTT J. HEACOCK / ARCHITECT
 LICENSE # 127217
 EXPIRES 12/31/2027

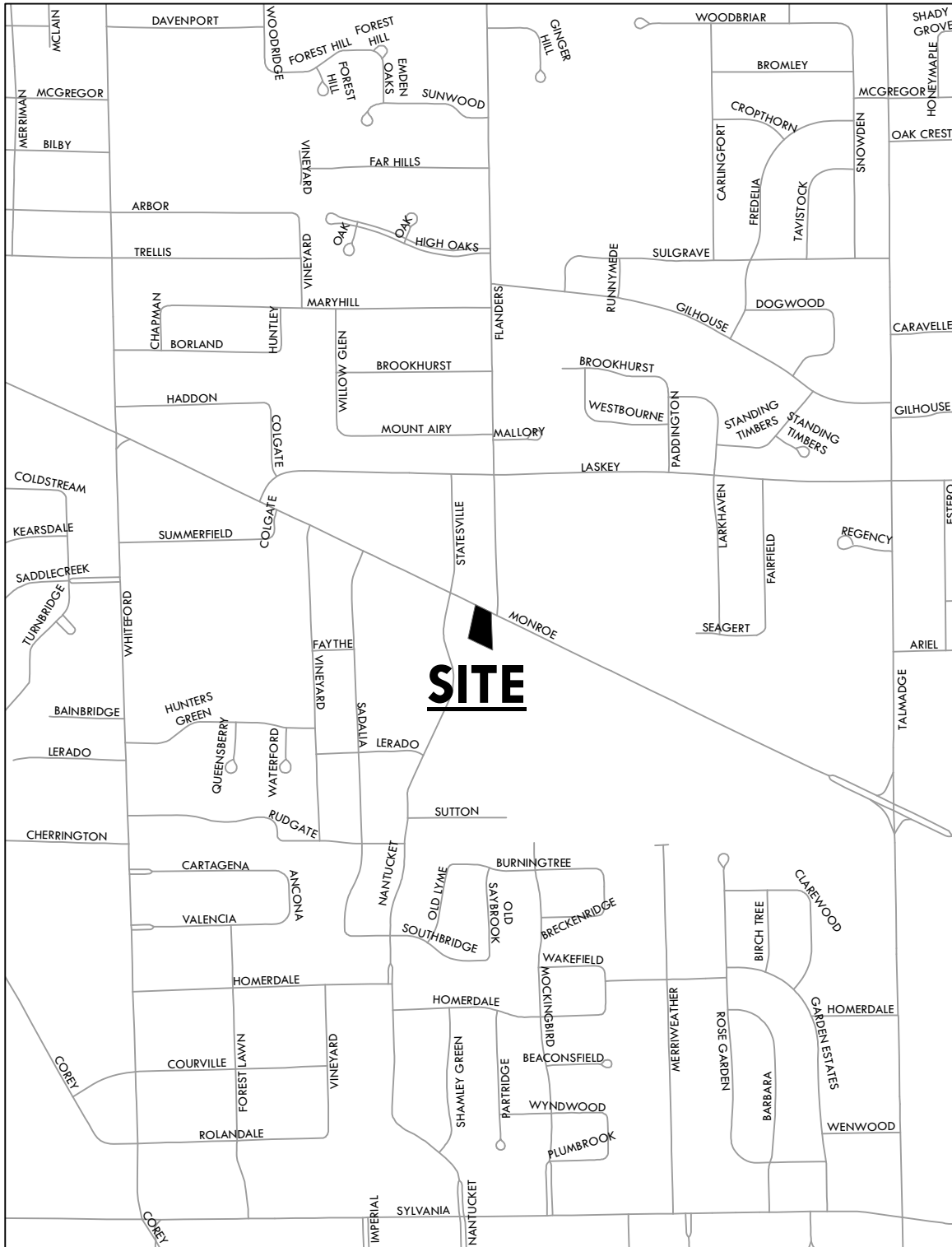
REVISED PRELIMINARY SITE PLAN for a 'SPECIAL USE PERMIT' for:
 A COOLER ADDITION TO AN EXISTING GAS STATION SALES BUILDING for:
CLARK TOLEDO PROPERTIES, LLC
 4476 MONROE STREET, TOLEDO, OHIO 43613

2547
 THE PLAN COMMISSION
 December 26, 2025
 10:00 AM - 12:00 PM

SHEET NO.
SP-1
 SET OF: 1
 11/20/26

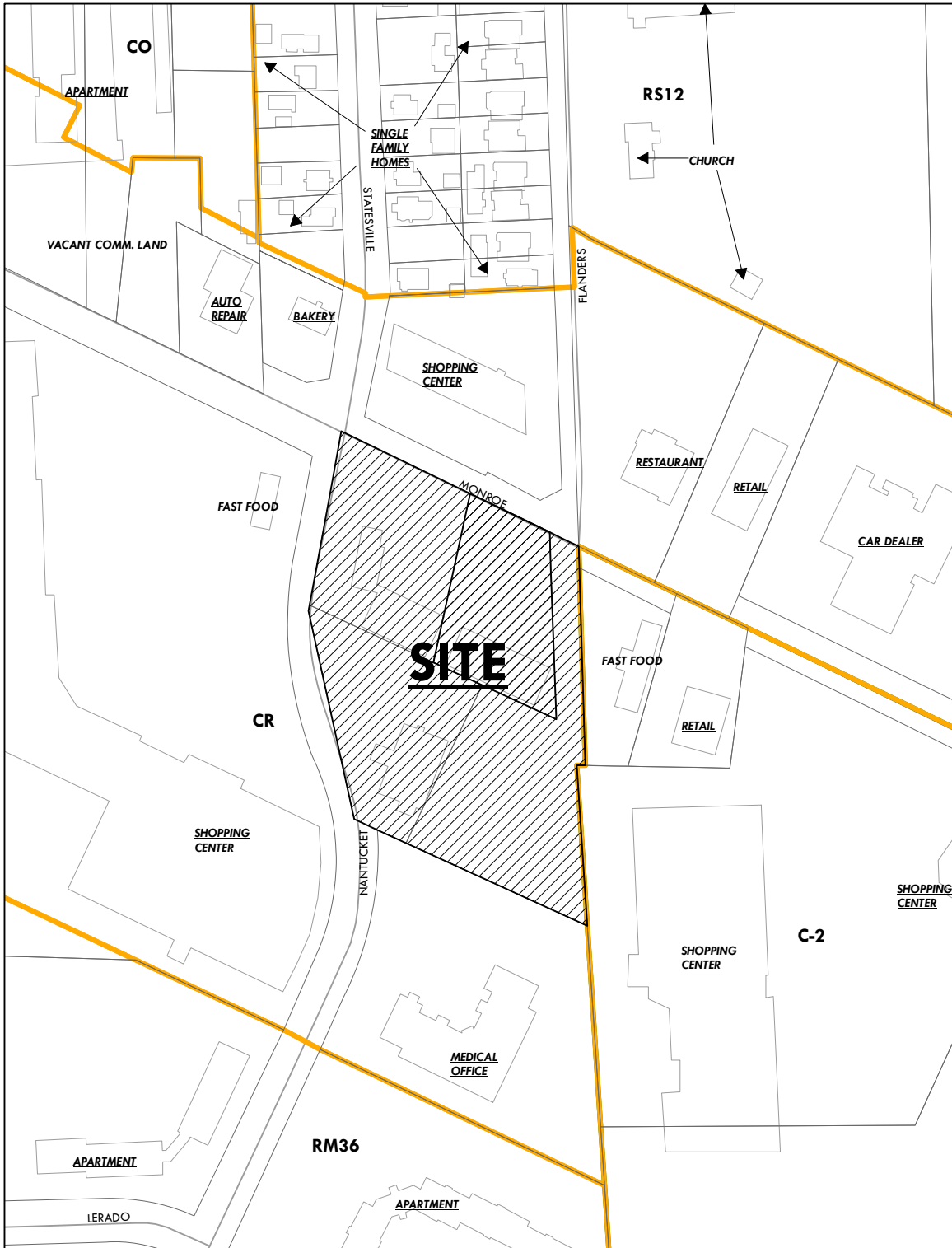
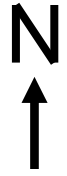
GENERAL LOCATION

SUP25-0036
ID 105



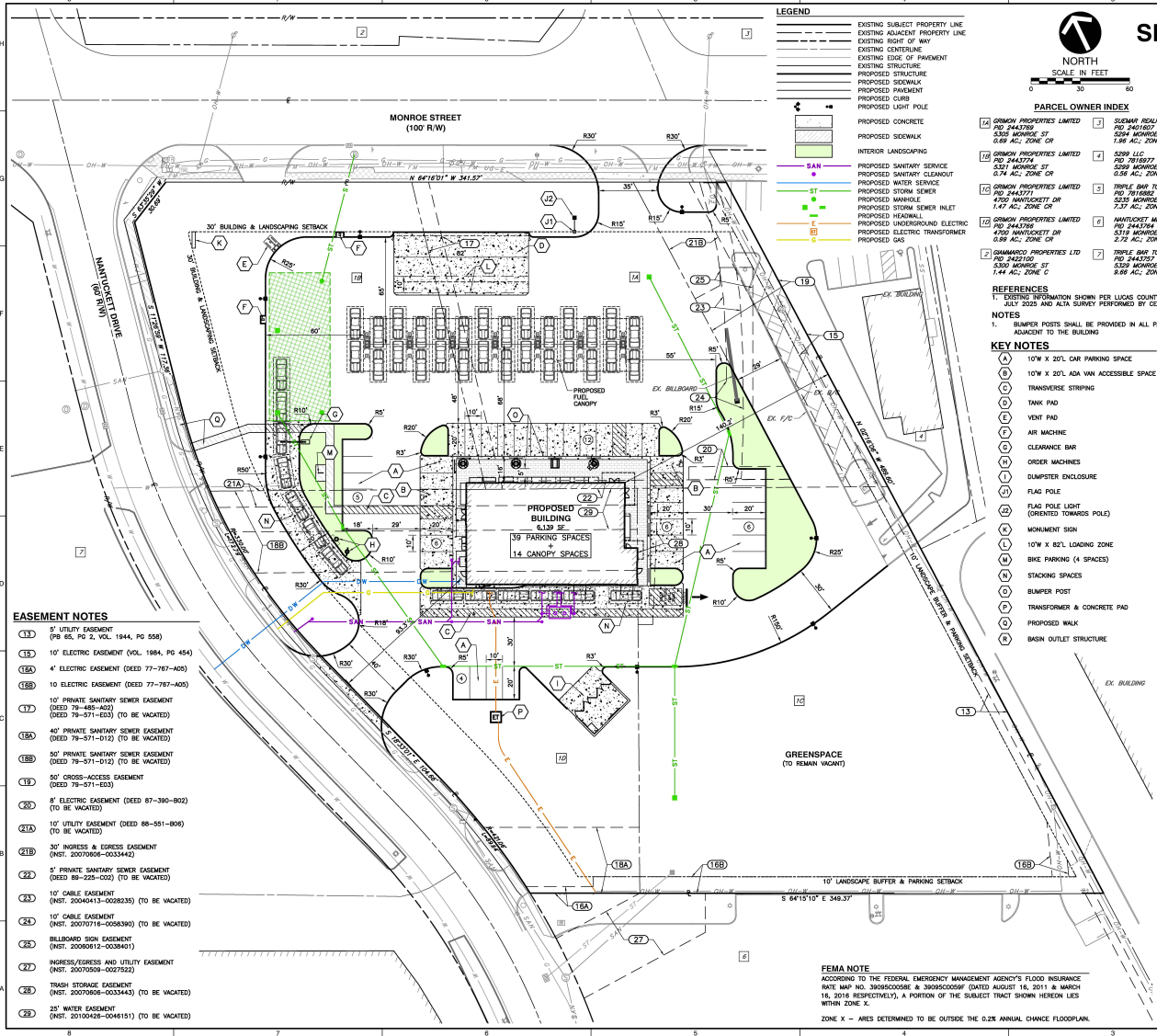
ZONING & LAND USE

SUP25-0036
ID 105

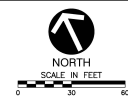


SITE PLAN

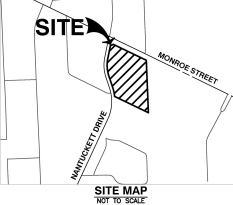
SUP25-0036
ID 105



- LEGEND**
- EXISTING SUBJECT PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY
 - EXISTING CENTERLINE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING STRUCTURE
 - PROPOSED STRUCTURE
 - PROPOSED SIDEWALK
 - PROPOSED PAVEMENT
 - PROPOSED CURB
 - PROPOSED LIGHT POLE
 - PROPOSED CONCRETE
 - PROPOSED SIDEWALK
 - PROPOSED CONCRETE
 - INTERIOR LANDSCAPING
 - PROPOSED SANITARY SERVICE
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED WATER SERVICE
 - PROPOSED STORM SEWER
 - PROPOSED MANHOLE
 - PROPOSED STORM SEWER INLET
 - PROPOSED HEADWALL
 - PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED ELECTRIC TRANSFORMER
 - PROPOSED GAS



SPECIAL USE PERMIT
SHEETZ CONVENIENCE STORE
5305 MONROE STREET
IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO



- PARCEL OWNER INDEX**
- 14 GRIMM PROPERTIES LIMITED, PD 2443729, 5305 MONROE ST, 0.88 AC, ZONE C
 - 15 GRIMM PROPERTIES LIMITED, PD 2443724, 5311 MONROE ST, 0.74 AC, ZONE C
 - 16 GRIMM PROPERTIES LIMITED, PD 2443721, 4700 MANTOLOKETT DR, 1.17 AC, ZONE C
 - 17 GRIMM PROPERTIES LIMITED, PD 2443708, 4700 MANTOLOKETT DR, 0.98 AC, ZONE C
 - 18 SHAMARRO PROPERTIES LTD, PD 2443711, 5300 MONROE ST, 1.44 AC, ZONE C
 - 1 SUEMAR REALTY INC, PD 2401607, 5305 MONROE ST, 1.98 AC, ZONE C
 - 4 GRIMM PROPERTIES LIMITED, PD 2443724, 5311 MONROE ST, 0.74 AC, ZONE C
 - 5 TRIPLE BAY TOLEDO LLC, PD 2443721, 5305 MONROE ST, 2.07 AC, ZONE C
 - 6 MANTOLOKETT MEDICAL I LLC, PD 2443704, 5318 MONROE STREET, 2.72 AC, ZONE C
 - 7 TRIPLE BAY TOLEDO LLC, PD 2443721, 5300 MONROE ST, 3.86 AC, ZONE C

REFERENCES
1. EXISTING INFORMATION SHOWN PER LUCAS COUNTY AUDITOR, ACCESSED JULY 2025 AND ALTA SURVEY PERFORMED BY CES JULY 2025.

NOTES
1. BUMPER POSTS SHALL BE PROVIDED IN ALL PARKING STALLS ADJACENT TO THE BUILDING

- KEY NOTES**
- (A) 10'W X 20'L CAR PARKING SPACE
 - (B) TRANSVERSE STRIPING
 - (C) TANK PAD
 - (D) VENT PAD
 - (E) AIR MACHINE
 - (F) CLEARANCE BAR
 - (G) ORDER MACHINES
 - (H) DUMPSTER ENCLOSURE
 - (I) FLAG POLE
 - (J) FLAG POLE LIGHT (ORIENTED TOWARDS POLE)
 - (K) MONUMENT SIGN
 - (L) 10'W X 82'L LOADING ZONE
 - (M) BIKE PARKING (4 SPACES)
 - (N) STACKING SPACES
 - (O) BUMPER POST
 - (P) TRANSFORMER & CONCRETE PAD
 - (Q) PROPOSED WALK
 - (R) BASKIN OUTLET STRUCTURE

ZONING INFORMATION
CITY OF TOLEDO

REQUIREMENTS	REQUIRED	PROPOSED	MEETS REG. (Y/N)
CURRENT: CR, REGIONAL COMMERCIAL			
FRONT YARD BUILDING SETBACK (1108.0102)	MIN: 30'	30'	Y
SIDE/REAR BUILDING SETBACK (1108.0102)	0'	N/A	Y
CANOPY & PUMP ISLAND SETBACK (1108.0204)	CANOPY: 10' PUMP ISLANDS: 15'	CANOPY: 10' PUMP ISLANDS: 15'	Y
PARKING SETBACK (1107.1202)	30'	30'	Y
FRONT LANDSCAPE BUFFER (1108.0202)	30'	30'	Y
LANDSCAPE SCREENING BUFFER (1108.0203)	ADJUTING	NONE	10'
INTERIOR LANDSCAPING REQUIRED (1108.0204)	20 SF PER PARKING & STACKING SPACE (39 SPACES + 14 STACKING SPACES); 1,040 SF	5,835 SF	Y
MAX FLOOR AREA RATIO (1108.0102)	2.5	0.05	Y
MAX BUILDING COVERAGE (1106.0102)	80%	5.03%	Y
MAX BUILDING HEIGHT (1108.0102)	60'	25'	Y
CAR PARKING SPACES (1107.0304)			
1 PER 3 EMPLOYEES (15 EMPLOYEES)	5	STORE SPACES: 30	
1 PER 75 SF OF CUSTOMER AREA (RESTAURANT) (450 SF)	6		
1 PER PUMP (14 PUMPS) (COUNT AS IF PARKED AT PUMP)	14	PUMP SPACES: 14	
1 SPACE PER 300 SF OF RETAIL SPACE (3,254 SF)	11		
TOTAL	36	TOTAL 53	
PARKING SPACE DIMENSIONS (1107.1811)	9'W X 18'L	10'W X 20'L	Y
PARKING AISLE WIDTH (1107.1811)	25' (80' PARKING)	25' MIN.	Y
RECYCLE PARKING (SECTION 1107.0304)	1 PER 10 PARKING SPACES 36 SPACES; 4 BICYCLE SPACES	4 SPACES	Y
LOADING SPACES (1107.1811)	5,000-9,999 SF: 1 SPACE	1 SPACE	Y
LOADING SPACE DIMENSIONS (1107.1811)	10'W X 25'L	10'W X 82'L	Y
ON-SITE ACCESSIBLE PARKING (1107.1701)	1 AUTO, 1 VAN	2 VAN	Y
STACKING (1107.1601)	PUMPS: 14-10'Wx20'L SPACES (MEASURED AT PUMP ISLAND) DRIVE THRU: 7-10'Wx20'L SPACES (MEASURED FROM ORDER BOO)	PUMPS: 7 (DOUBLE SIDED) DRIVE THRU: 7	Y

PROPERTY AREA

PARCEL NUMBER(S)	2443774, 2443768, 2443766, 2443771
R/W VACATION	N/A
PROPOSED PARCEL AREA	3.89 AC.
ANTICIPATED DISTURBANCE AREA	42.80 AC.

NOTE: 1% OPERATION IS NOT ALLOWED WITHOUT A WAIVER FROM THE CITY OF TOLEDO.

- EASEMENT NOTES**
- 11 5' UTILITY EASEMENT (PER 86, PD 2, VOL. 1944, PG 558)
 - 12 10' ELECTRIC EASEMENT (VOL. 1984, PG 454)
 - 13 4' ELECTRIC EASEMENT (DEED 77-767-403)
 - 14 10' ELECTRIC EASEMENT (DEED 77-767-403)
 - 15 10' PRIVATE SANITARY SEWER EASEMENT (DEED 78-485-402)
 - 16 30' WAREHOUSE & EGRESS EASEMENT (DEED 78-571-E03) (TO BE VACATED)
 - 17 40' PRIVATE SANITARY SEWER EASEMENT (DEED 78-571-E03) (TO BE VACATED)
 - 18 50' PRIVATE SANITARY SEWER EASEMENT (DEED 78-571-D12) (TO BE VACATED)
 - 19 50' CROSS-ACCESS EASEMENT (DEED 78-571-E03)
 - 20 8' ELECTRIC EASEMENT (DEED 87-390-802) (TO BE VACATED)
 - 21 10' UTILITY EASEMENT (DEED 88-551-808) (TO BE VACATED)
 - 22 30' WAREHOUSE & EGRESS EASEMENT (INST. 20070906-0034442)
 - 23 5' PRIVATE SANITARY SEWER EASEMENT (DEED 88-225-002) (TO BE VACATED)
 - 24 10' CABLE EASEMENT (INST. 20040413-0028230) (TO BE VACATED)
 - 25 10' CABLE EASEMENT (INST. 20070718-0058390) (TO BE VACATED)
 - 26 BILLBOARD SIGN EASEMENT (INST. 20070618-0028411)
 - 27 WAREHOUSE/EGRESS AND UTILITY EASEMENT (INST. 20070509-0027822)
 - 28 TRASH STORAGE EASEMENT (INST. 20070606-0034433) (TO BE VACATED)
 - 29 25' WATER EASEMENT (INST. 20100418-0046151) (TO BE VACATED)

FEMA NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 390650058E & 390650056F (DATED AUGUST 18, 2011 & MARCH 18, 2018 RESPECTIVELY), A PORTION OF THE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE X.

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SUBMITTAL RECORD

NO.	DATE	REVISIONS	DESCRIPTION
1			

8800 Lyra Drive
Suite 300
Columbus, OH 43240
Ph: 614-540-6633
www.cccinc.com

SKILKINGOLD DEVELOPMENT, LLC
SHEETZ CONVENIENCE STORE
SPECIAL USE PERMIT
5305 MONROE STREET
CITY OF TOLEDO
LUCAS COUNTY, OHIO

SITE LAYOUT PLAN

DATE: NOVEMBER 2025 (DRAWN BY: SAJA)
DWG NO.: SUP25-0036 (CHECKED BY: SAJA)
SHEET: 1 OF 4

DRAWING NO. **C200**



City Council Zoning & Planning Committee

7. Review of outstanding studies within the Plan Commission.
8. Review of upcoming moratorium expiration dates.