

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: September 12, 2022
REF: SUP-7007-22

TO: President Matt Cherry and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary
SUBJECT: Special Use Permit for a school addition

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 8, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

- Request - Special Use Permit for school addition
- Location - 4909 W Sylvania Avenue
- Applicant - Toledo First Seventh Day Adventist Church
4909 W Sylvania Avenue
Toledo OH 43623
- Owner - Ohio Conference Association of the Seventh Day
Adventist
4909 W Sylvania Avenue
Toledo OH 43623
- Engineer - Poggemeyer Design Group
1168 N Main Street
Bowling Green OH 43402

Site Description

- Zoning - RS12 / Single Family Residential
- Area - ±6.9 acres
- Frontage - ±778.29' along Sylvania Avenue
- Existing Use - Religious Assembly and School
- Proposed Use - Religious Assembly and School

GENERAL INFORMATION (cont'd)

Area Description

North	-	Single Family Homes / A-4 (<i>Sylvania Township</i>)
South	-	Interstate & Single Family Homes / RS12
East	-	Single Family Homes / RS6
West	-	Religious Assembly / RS12

Parcel History

S-5-60	-	Preliminary Drawing for Turnbrook Subdivision at the southeast corner of the intersection of Corey and Sylvania, Sylvania Township. Disapproved 9/15/60.
S-30-66	-	Preliminary Drawing for Turnbrook Subdivision at the southeast corner of Sylvania and Corey. Disapproved 1/26/67.
Z-25-85	-	Proposed Zone Change from R-A Single Family Residence to R4-A Multiple Dwelling District. Withdrawn by applicant 4/24/85.
Z-101-85	-	Proposed Zone Change from R-A Single Family Residence to R-2A Restricted Multiple Dwelling District. City Council disapproved 7/24/85.
S-4-88	-	Preliminary Drawing for Turnbrook Estates, east of Corey Road. Approved 3/17/88.
CUP-8-88	-	Community Unit Plan for 5 single 88 family residences on the south side of Sylvania Avenue, east of Corey Road. Ord. 320-88 passed 4/12/88.
SUP-3052-97	-	Special Use Permit for cellular tower. Plan Commission recommended approval 5/8/97. City Council recommended approval 5/28/97. Ord. 372-97 passed 6/10/97.

Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant, Toledo First Seventh Day Adventist Church, is requesting an amendment to a Special Use Permit for a school at 4909 W Sylvania Avenue. There is an existing church and elementary school at the ±6.9-acre site. They are proposing a building addition of two (2) classrooms, offices, ancillary support rooms, and a gymnasium. Surrounding land uses include single-family homes to the north, single-family homes to the east, I-475 and single-family homes to the south, and a religious assembly to the west.

The Toledo First Seventh Day Adventist Church was constructed in the 1980s. Enrollment of the elementary school is expanding and the church plans to enroll junior high students as well. The additional classrooms are needed to facilitate the additional grades the school will be serving. The classroom elevations will be of brick to match the existing structure, and the gymnasium elevations feature architectural metal. A Special Use Permit is required for all schools within Residential Zoning Districts.

Parking and Circulation

The site includes an existing parking lot with 109 parking spaces. Due to the addition, spaces are being relocated and the number will be increased to 110 spaces. Religious Assemblies require one (1) space per six (6) person capacity or one (1) space per 400 square feet, whichever is greater. Schools require one (1) parking space for each faculty member, plus one (1) space per three (3) staff members, plus one (1) space per fifty (50) students for pick up and drop off. The church is 2,500 square feet and requires thirty-four (34) spaces. The school will have six (6) faculty and eighty (80) students, requiring eight (8) spaces. Forty-two (42) spaces are required, and a maximum of sixty-three (63) are allowed. The applicant shall provide an alternative parking plan addressed to the Director explaining the need for excess parking.

Per TMC§1107.1701 – *Number of Required Parking Spaces for Persons with Disabilities* site requires at least four (4) auto-accessible spaces and one (1) van accessible space. The site plan states that six (6) accessible spaces are available. Two (2) van accessible spaces are proposed at the southern entrance of the addition and are acceptable as depicted.

Bicycle parking is required pursuant to Off-Street Parking Schedule “A” (TMC§1107.0300). For the church, one (1) space shall be provided for each ten (10) parking spaces. For the school, a minimum of one (1) bicycle space shall be provided per three (3) students, plus one (1) space per ten (10) parking spaces for faculty and staff. The school requires twenty-eight (28) spaces and the church requires eleven (11) spaces. There are eighteen (18) bicycle parking spaces provided on site, and the applicant is requesting a waiver to this requirement.

STAFF ANALYSIS (cont'd)

Landscaping

The site is heavily landscaped with mature trees and shrubs. The addition will be located where an existing parking lot is located, and the construction will be of minimal disturbance to the existing landscaping. A new twenty-three (23) space parking lot is being constructed which requires landscaping per TMC§1108.0204. Two (2) trees and six (6) shrubs are required for each ten (10) parking spaces. The applicant has proposed six (6) trees and twenty-three (23) shrubs in the new parking peninsulas which meets the requirements. Foundation plantings are also provided around the addition and at entrances.

The applicant is proposing a stormwater management area which will be six feet (6') deep and be surrounded by a six-foot (6') chain link fence. The stormwater facility shall meet the approval of the Division of Engineering Services.

Building Design and Materials

The proposed structure is subject to TMC§1109.0200-*Commercial, Mixed Use, and Institutional Design Standards*. These standards require pedestrian connectivity and well-designed architecture achieved through variations in massing, character and image, and building façade treatments and materials. These standards are based on site specific context and overall visibility from public view. The building layout is acceptable as depicted.

In addition to the building layout, the building materials and colors are reviewed per TMC§1109.0500-*Building Façade Materials and Color*. Predominant materials shall consist of eighty percent (80%) of building facades. The submitted elevations depict brick and windows where the classrooms will be, and architectural metal for the gymnasium. The gymnasium features clerestory windows and a pattern of varying browns, tans, and grays will be featured on the architectural metal panels. The elevations are acceptable as depicted.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Single Family Residential land uses. This district is intended to accommodate the development of single-family dwelling units on individual lots. This district may also include libraries, schools, churches, and community centers. The school and church are compatible with Single Family Residential land uses.

Staff recommends approval of the Special Use Permit for a school at 4909 Glendale Avenue as the proposed use meets the stated purpose of the Zoning Code and is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-7007-22, a Special Use Permit for a school at 4909 Sylvania Avenue, to the Toledo City Council, for the following two (2) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A)) and,
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operative characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC§1111.0706(C)).

The Toledo City Plan Commission further recommends approval of the following waiver to Toledo City Council:

Chapter 1107 Parking, Loading, and Access

Sec. 1107.0304, Schedule A – the minimum number of bicycle parking slots required for a school is one (1) per three (3) students plus one (1) per ten (10) parking spaces for faculty and staff.

Approve a waiver to allow the proposed eighteen (18) bicycle parking slots. Twenty-eight (28) slots are required per the school's enrollment and faculty numbers. The church requires eleven (11). The eighteen (18) slots are adequate for the site.

The Toledo City Plan Commission further recommends approval of SUP-7007-22, a Special Use Permit for a school at 4909 Sylvania Avenue, to the Toledo City Council, subject to the following **thirty-three (33)** 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 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

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.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.
4. A full stormwater review requires submittal of multiple items.
 - As outlined on the regional SWP3 submittal cover sheet <https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>
 - Plans according to the 2014 Infrastructure Requirements document found in the drop down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>
5. Following the stormwater review, additional items are needed:
 - a. As outlined on the regional SWP3 submittal cover sheet
 - b. Fee and a Toledo Licensed Sewer Contractor for the sewer construction permit.
 - c. Construction inspection and completion of obligations in the stormwater permit.
6. Stormwater O&M obligations shall include the outfall at the receiving stream.
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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Environmental Services

9. 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.
10. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
11. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
12. 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
13. 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.

Sewer & Drainage

14. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
15. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned by 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Fire Prevention

16. The proposed new buildings will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.
17. Approved Premises identification is required.

Transportation

18. Wheel stops are required at all parking spaces abutting sidewalks, property lines, planting strips and buildings per TMC 1107.1907.
19. All parking space locations, drive aisles and driveways must be clearly dimensioned and shown to comply with TMC 1107.1911 (25' drive aisle is required for two way traffic locations.)
20. All parking spaces are required to be a minimum size of 9'X8' including accessible parking spaces per TMC 1107.1911.
21. "Do Not Enter" signage is required at exit onto W. Sylvania Avenue to prevent wrong way traffic flow.
22. Painted directional arrows on pavement are require to prevent wrong way traffic flow.

Plan Commission

23. Parcels 24-06111 and 24-06073 shall be combined.
24. Per TMC§1107.0600 – Off-Street Parking Schedule "A" Per Parking Schedule A, the minimum number of parking spaces required for a school is one (1) per faculty member, plus one (1) per three (3) staff members, plus one (1) space per fifty (50) students for student drop-off and pick-up. The minimum number of spaces for a religious assembly is one (1) per six (6) seats or one (1) per 100 square feet of seating area, whichever is greater. **Both the school use and the religious assembly require a total of at least forty-three (43) and no more than sixty-two (62) spaces. Applicant provided an alternative parking plan to state the reason for parking in excess of sixty-two (62) spaces, which was received 09/07/2022. Plan Director approves of the alternative parking plan.**
25. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. **Acceptable as depicted.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

26. Per TMC§1107.0400, Off-Street Parking Schedule "A" requires one (1) bicycle parking slot per ten (10) parking spaces. **Not acceptable as depicted. School use requires twenty-eight (28) spaces and the religious assembly use requires eleven (11). Eighteen (18) spaces exist. Applicant is requesting a waiver of this requirement.**
27. Off-street parking and loading spaces, parking lots, maneuvering areas, 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 towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities.
28. 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 to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
29. Building elevations shall be of quality materials as stated in TMC§1109.0500. **Acceptable as depicted.**
30. 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. Perimeter landscaping shall be installed along any parking lot area adjacent to a street, place, or driveway and shall be provided abutting the parking area to visually screen all off-street loading facilities from view of public rights-of-way. A minimum of at least one canopy tree must be provided for each 30 linear feet, plus a continuous shrub with a minimum height of 18 inches; **acceptable as depicted,**
 - b. Interior landscaping required in parking lots is 20 square feet per parking and stacking space. Two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot. One (1) canopy tree may substitute for three (3) shrubs. Trees do not need to be equally spaced; **acceptable as depicted,**
 - c. Topsoil must be back filled to provide positive drainage of the landscape areas;

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- d. 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;
 - e. 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;
 - f. If the site is ½ acre or larger, 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;
 - g. Dumpster location and screening, **Dumpster location subject to Plan Director approval;**
 - h. The location, height, and materials for any fencing to be installed and maintained;
 - i. The location and direction of any proposed lighting.
31. 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.
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. 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.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

TO: President Cherry and Members of Council
September 12, 2022
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REF: SUP-7007-22

DR

Five (5) sketches follow

Cc: Toledo First Seventh Day Adventist Church, 4909 W Sylvania Avenue, Toledo OH 43623
Bill Steele, Poggemeyer Design Group, 1168 N Main Street, Bowling Green OH 43402
Lisa Cottrell, Administrator
Dana Reising, Associate Planner

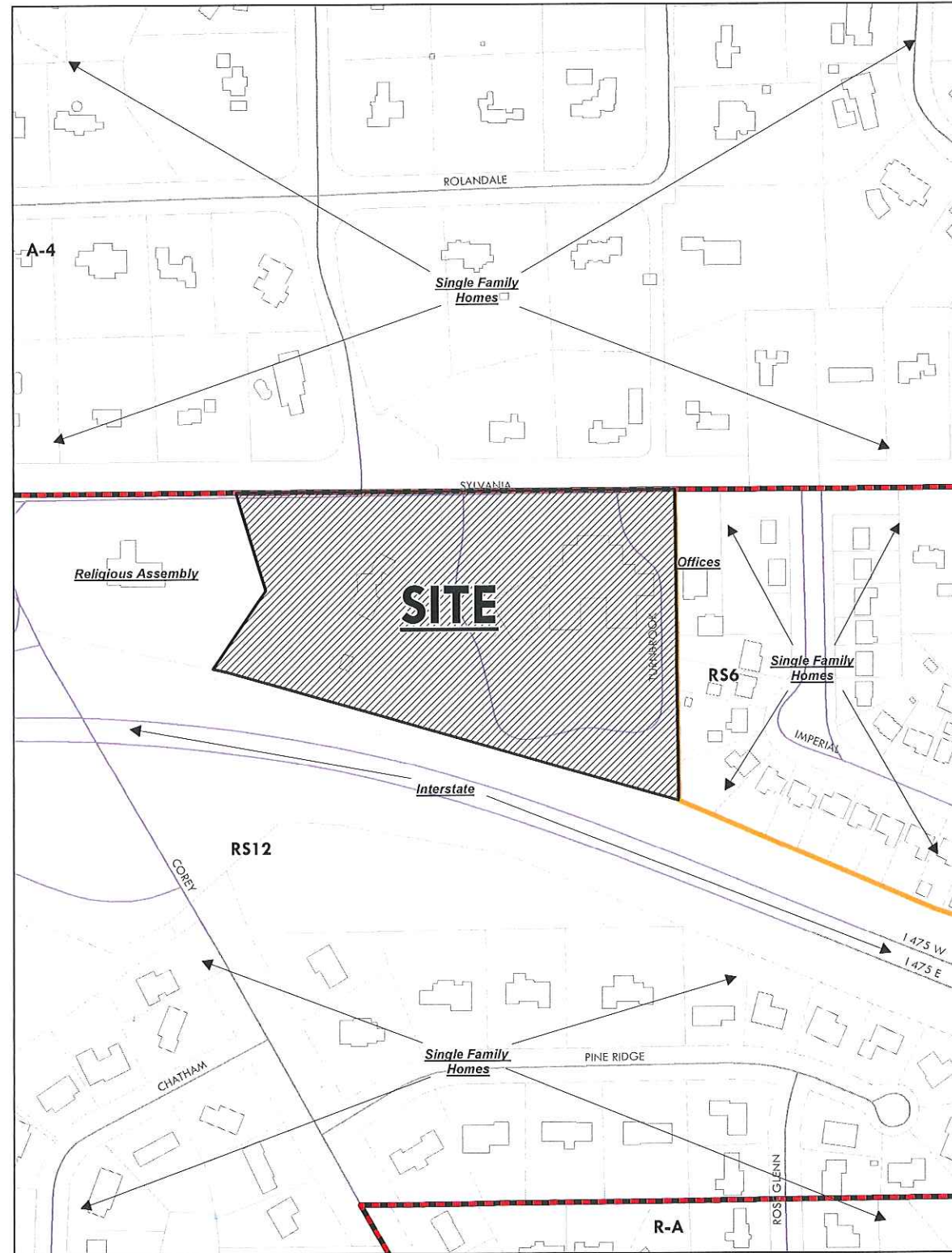
GENERAL LOCATION

SUP-7007-22
ID 106



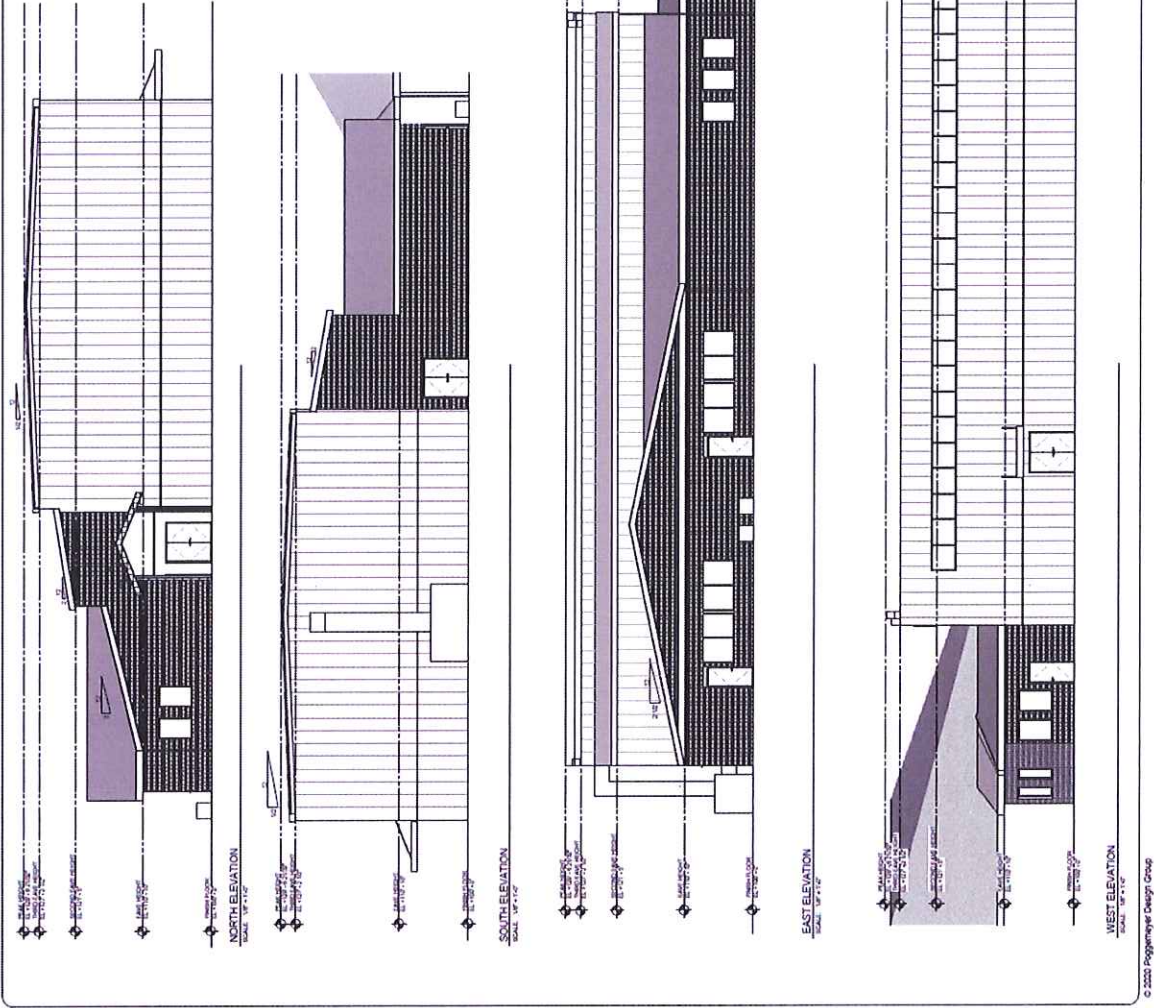
ZONING & LAND USE

SUP-7007-22
ID 106




ELEVATIONS

SUP-7007-22
ID 106



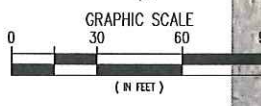
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 ROGGENEYER DESIGN GROUP ARCHITECTS 10000 UNIVERSITY AVENUE SUITE 100 TOLEDO, OH 43623	TOLEDO FIRST SEVENTH DAY ADVENTIST CHURCH 4904 W SYLVANIA AVE TOLEDO, OH 43402	EXTERIOR ELEVATIONS	Author: [Blank] Checked: [Blank]	A201 20221118.001A
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FILE No. P:\000\REF Projects\2022\185.001\A_Toldeo_Fred_Sewsmith_Adventist_Church_Addition\CAD SITE\2022\185_SITE PLAN.dwg 07/27/22 11:39 - Stanley



**POGEMEYER
DESIGN GROUP**
A KLEINFELDER COMPANY
1168 NORTH MAIN STREET
BOWLING GREEN, OH 43402
PH: (419) 352-7537

**TOLEDO FIRST SEVENTH DAY
ADVENTIST CHURCH
4909 W. SYLVANIA AVE.
TOLEDO, OHIO 43623**

**SITE TOPOGRAPHIC AND
DEMOLITION PLAN**

DESIGNED BY SRH	CHECKED BY KAM
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C201
DATE 07/27/2022
PROJECT NUMBER 20223185

REV.	DATE	DESCRIPTION
0	07/27/2022	SPECIAL USE PERMIT