

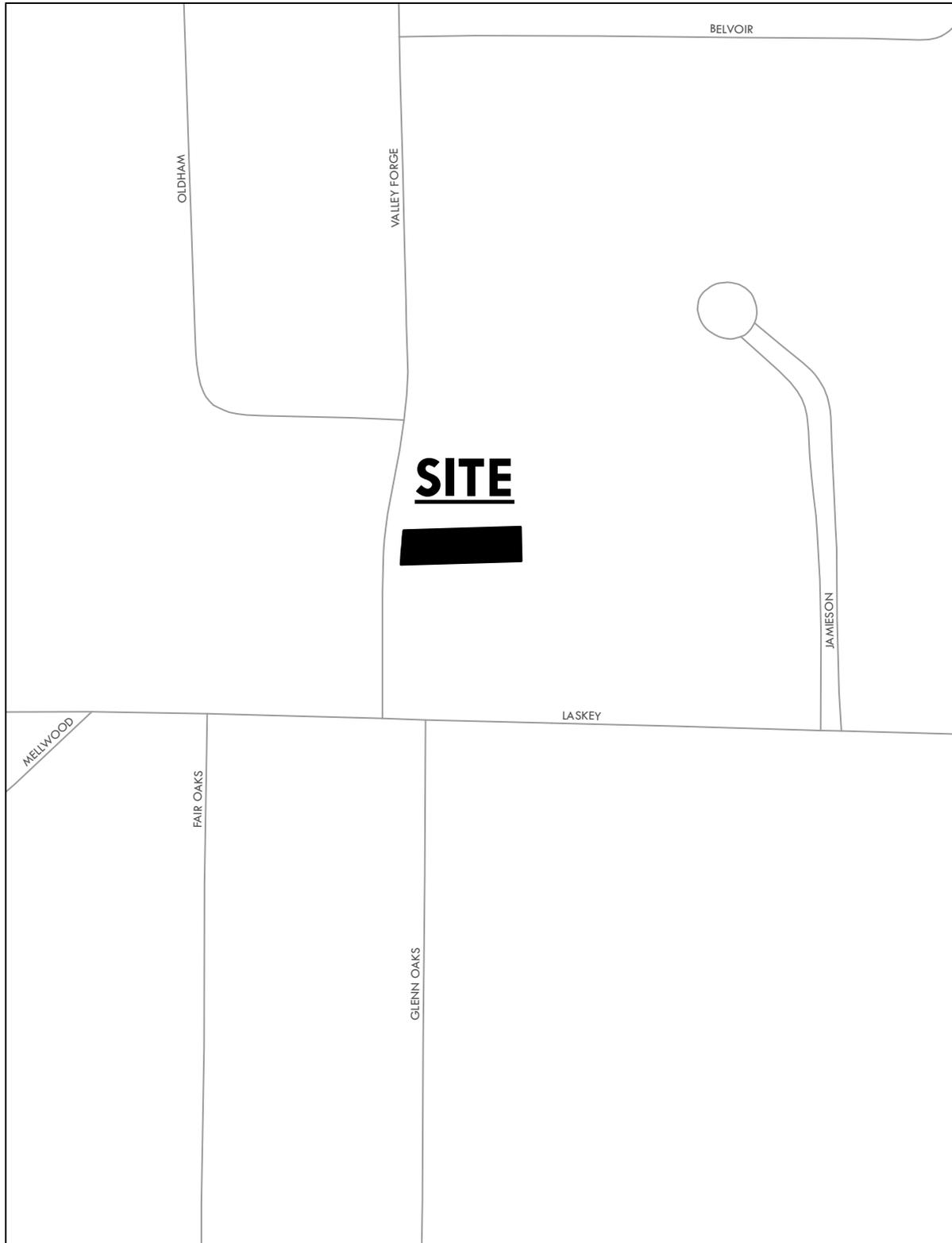
City Council Zoning & Planning Committee
Chairman Matt Cherry/Vice Chair Theresa Morris
Wednesday, May 17, 2023,
One Government Center 1st Floor 4:00 P.M.

1. Request for a Zone Change from CR Regional Commercial to RS6 Single Dwelling Residential for the property located at 5024 Valley Forge Drive. (Z-2003-23) The Plan Commission recommends approval. (6)
2. Request for a Zone Change from CR Regional Commercial to RS6 Single Dwelling Residential for the property located at 1955 Starr Avenue. (Z-2002-23) The Plan Commission recommends approval. (3)
3. Request for an amendment to a Special Use Permit, originally granted by Ord. 400-12, Ord. 489-14 and Od. 631-21 to add modular classrooms to an existing school for the property located at 6145 Hill Avenue (SUP-1005-22) The Plan Commission recommends approval subject to 27 conditions. (2)

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

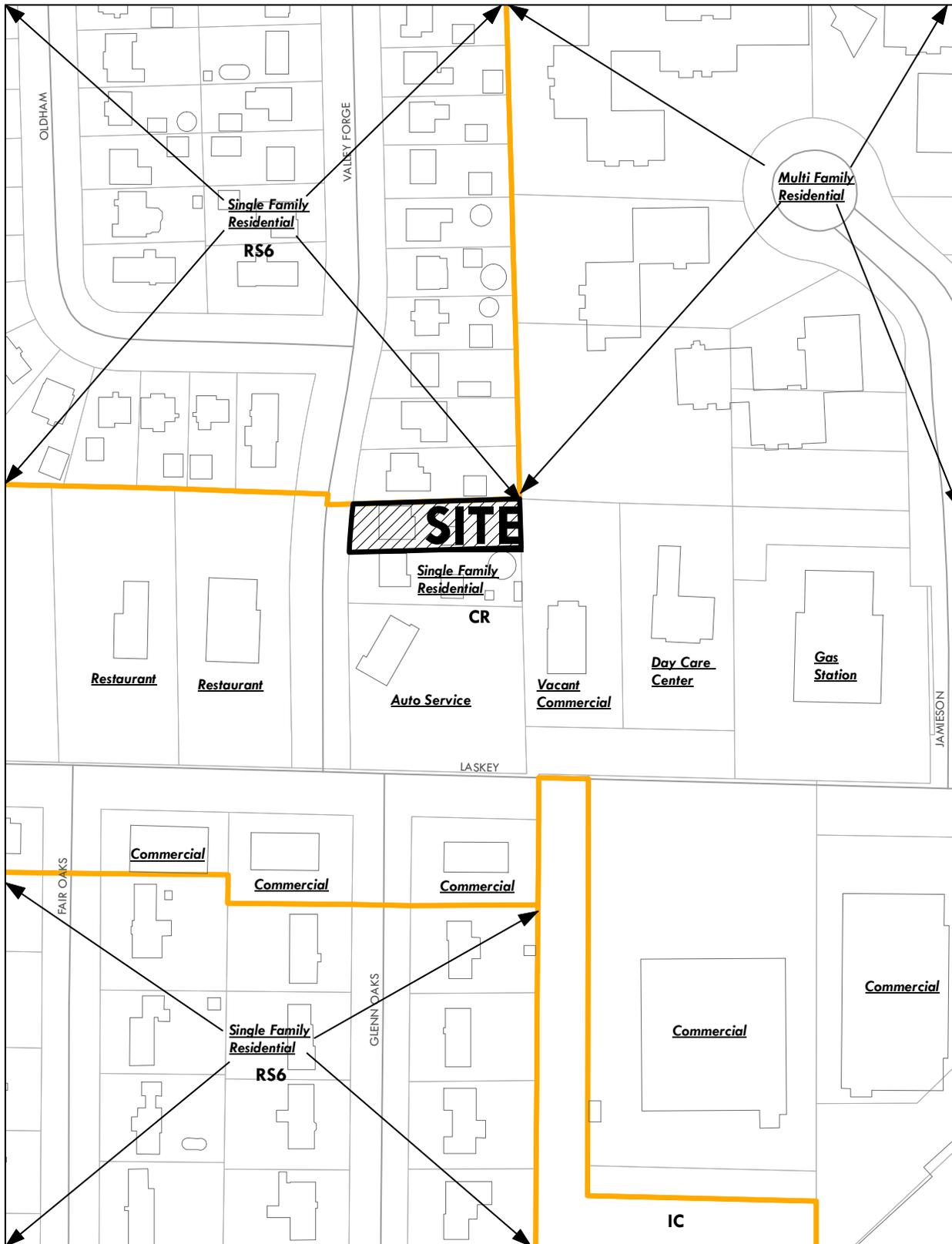
GENERAL LOCATION

Z-2003-23
ID 56



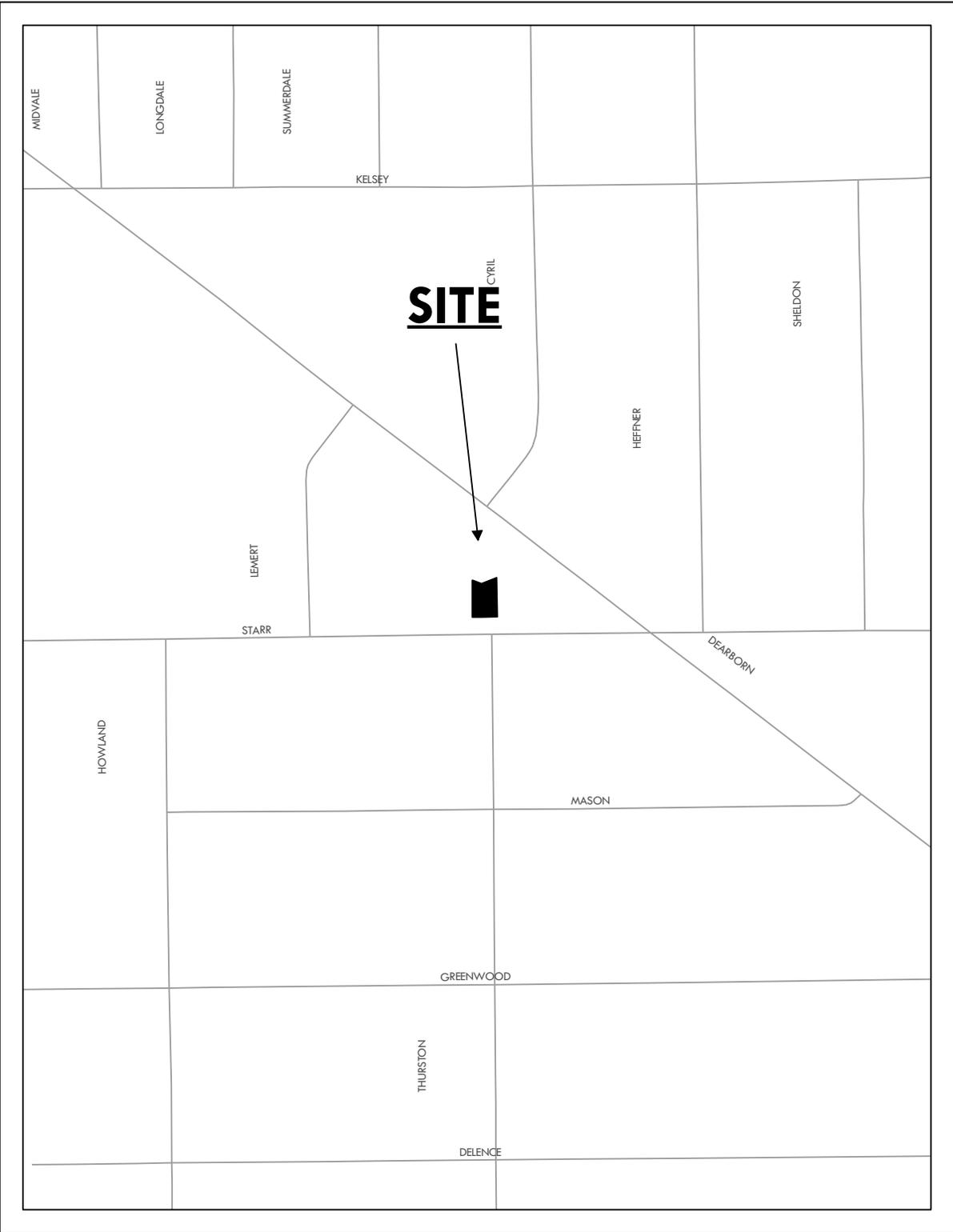
Zoning and Land Use

Z-2003-23
ID 56



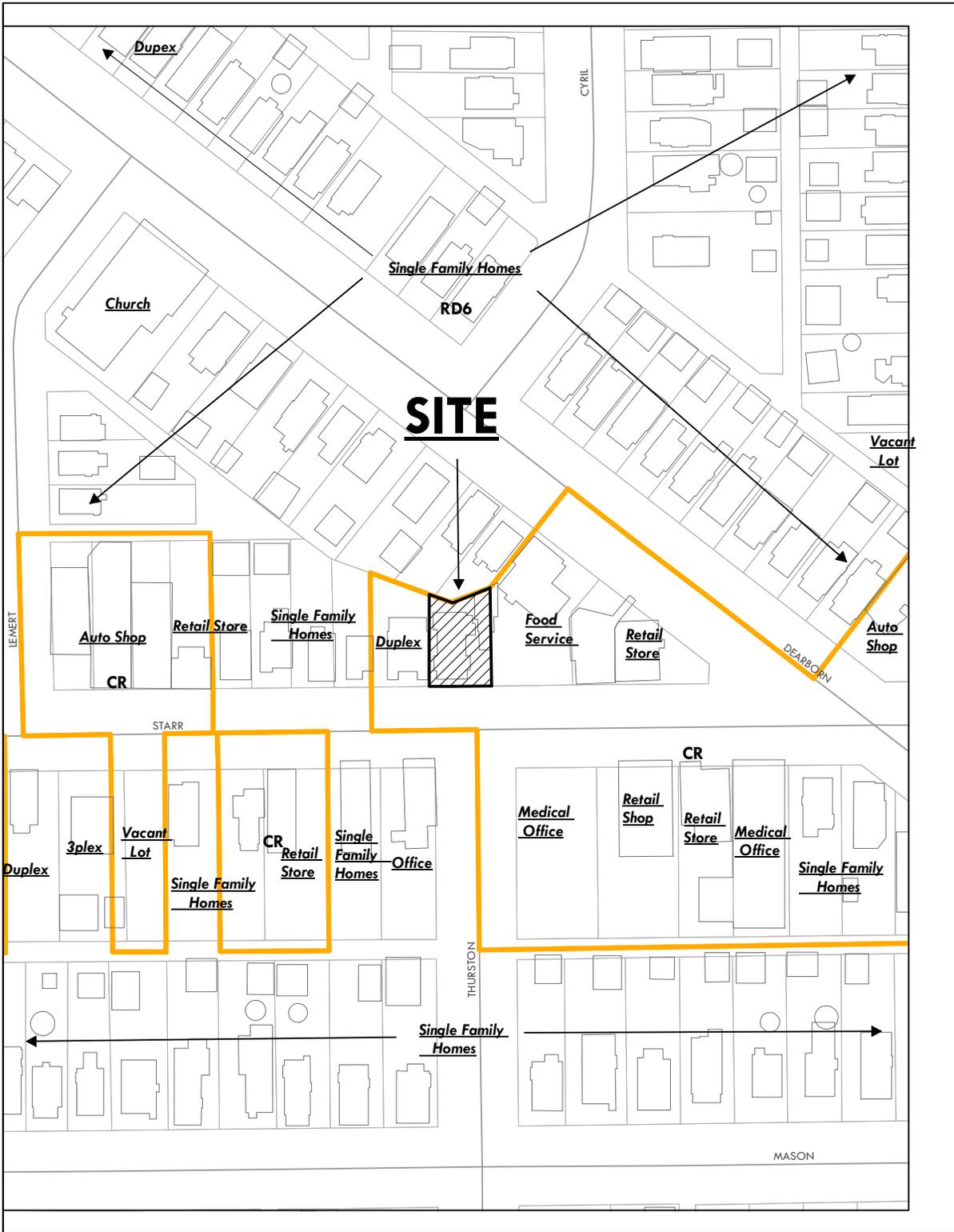
GENERAL LOCATION

Z-2002-23



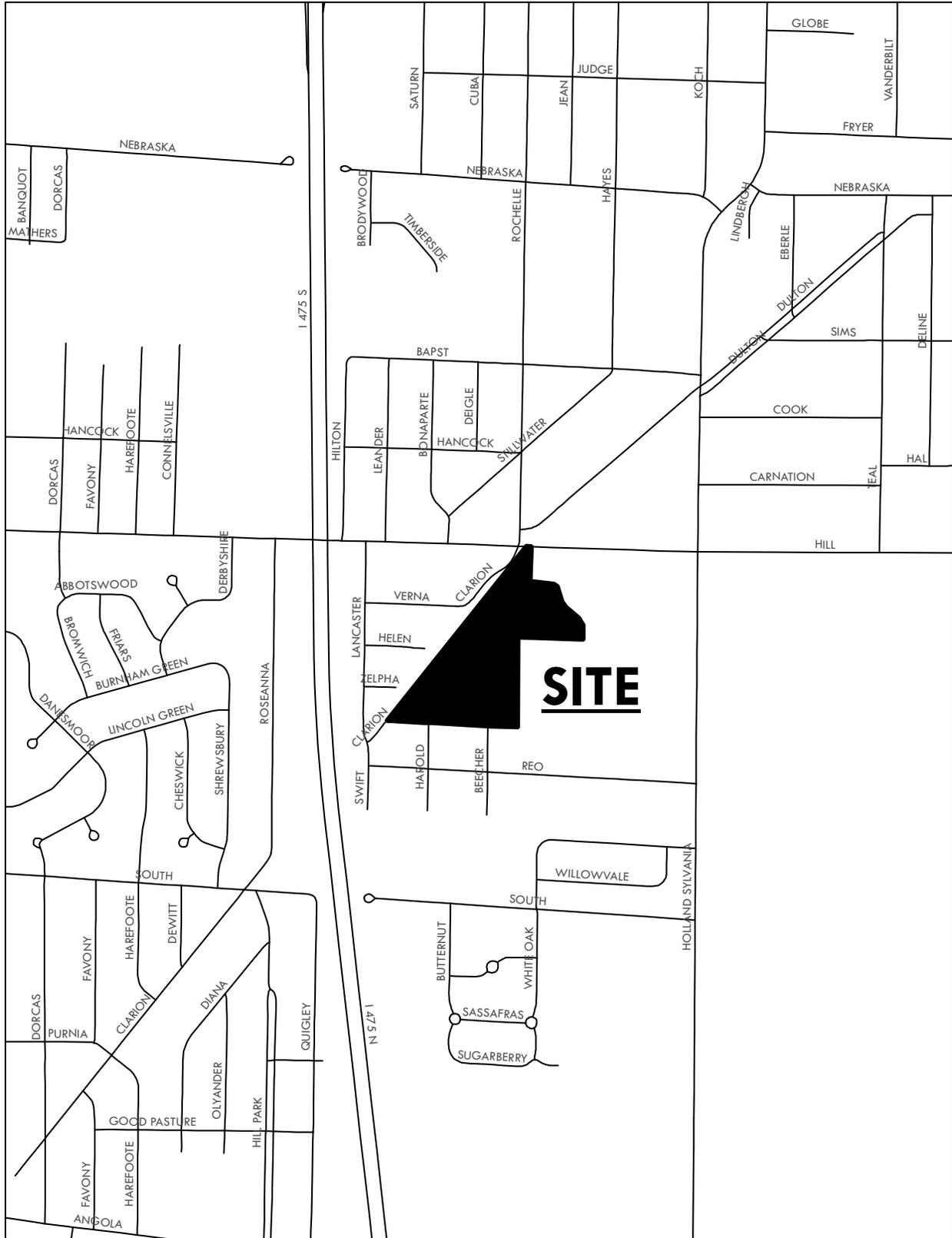
ZONING & LAND USE

Z-2002-23



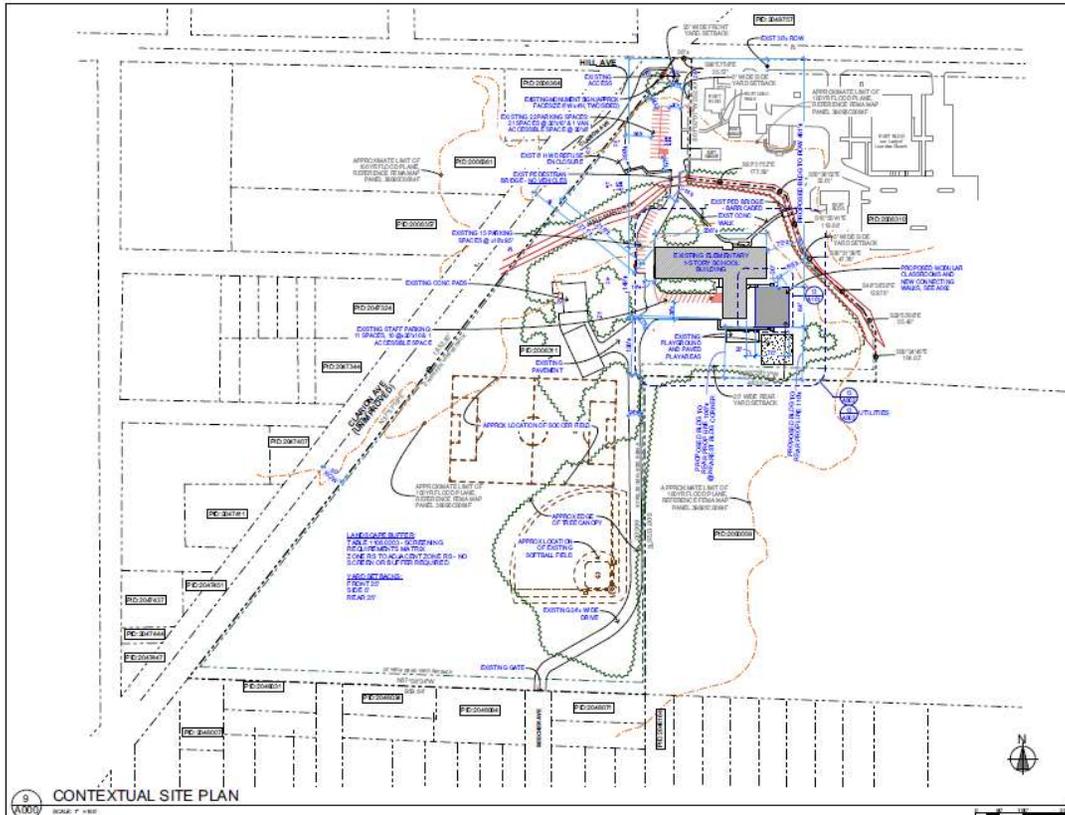
GENERAL LOCATION

SUP-1005-23
ID 128



SITE PLAN

SUP-1005-23
ID 128



CONTEXTUAL SITE PLAN
SCALE: 1" = 40'

GENERAL DEVELOPMENT NOTES

- WEST TOLEDO PREPARATORY ACADEMY IS PROPOSING TO CONSTRUCT A NEW MODULAR BUILDING ON THE SITE OF THEIR EXISTING SCHOOL TO PROVIDE SIX NEW CLASSROOMS WITH SEPARATE TOILET ROOMS.
- THE PROPOSED NEW BUILDING WILL BE LOCATED IN AN OPEN GRASSY AREA SOUTH OF THE SCHOOL BUILDING, ADJACENT TO THE SPRAWL-WING OF THE SCHOOL.
- THE MODULAR BUILDING IS A SINGLE-STORY, 48X6 SP-WOOD-FRAMED STRUCTURE, CONSTRUCTED ON SUPPORTING PILES BEHIND A 36-INCH-HIGH EXISTING WALL. THE BUILDING WILL BE CONNECTED TO THE EXISTING SCHOOL SYMMELISM BY WAY OF A NEW EXTERIOR WALKWAY RAMP, AND NEW DOUBLE DOORS OFF THE GYM.
- CURRENT ZONING IS RESIDENTIAL, R3A. PROPOSED DEVELOPMENT REQUIRES A SPECIAL USE PERMIT APPLICATION.

LEGAL DESCRIPTION
2.5641 UN INCORPORATED 183.86 AC PLOT 2 OF HILL AVE & SE CLARENCE AVE REAS 25 FT FT CITY LINE HILL AVE PS&MT'S LINE

EXISTING CONDITIONS NOTE:
EXISTING SITE FEATURES, DIMENSIONS AND STRUCTURES ARE SHOWN BASED ON SURVEY FIELD OBSERVATIONS AND IMAGERY, AND SHALL BE CONFIRMED AND VERIFIED BY SURVEY PREPARED PRIOR TO FINAL DOCUMENTATION AND CONSTRUCTION PERMIT APPLICATION.



ADJACENT PROPERTY INFORMATION

Parcel #/PID	Adjacent Owner	Address	Dating	Last Use
30001	LEONORA HANCOCK & ASSOCIATES	855 CLARENCE AVE TOLEDO OH 43605	488	R - SINGLE FAMILY
30002	ROSEMARY HANCOCK	205 HILL AVE TOLEDO OH 43605	488	R - SINGLE FAMILY
30003	FLACK KORMAN SALTZER	275 HILL AVE TOLEDO OH 43605	488	R - SINGLE FAMILY
30004	STACY CANNON	225 HILL AVE TOLEDO OH 43605	488	R - SINGLE FAMILY
30005	LEONORA HANCOCK	225 HILL AVE TOLEDO OH 43605	488	R - SINGLE FAMILY
30006	DR. HANCOCK & ASSOCIATES	225 HILL AVE TOLEDO OH 43605	488	R - SINGLE FAMILY
30007	JENNIFER LUT FOUNDRATION	225 HILL AVE TOLEDO OH 43605	488	C - COMMERCIAL HOLDING
30008	ELIZABETH WILLIAMS	225 HILL AVE TOLEDO OH 43605	488	R - CHURCH/CH-ETC
30009	FOUR HEALTY INVESTMENTS	412 MONROE ST TOLEDO OH 43605	4812	C - SMALL COMMERCIAL
30010	DR. JAMES H.	11 HILL AVE TOLEDO OH 43605	4812	C - SMALL COMMERCIAL
30011	LEONORA HANCOCK & ASSOCIATES	275 HILL AVE TOLEDO OH 43605	488	R - TWO-FAMILY
30012	LEONORA HANCOCK & ASSOCIATES	275 HILL AVE TOLEDO OH 43605	488	R - RESIDENTIAL VACANT
30013	WICKETT & MATTHEW T	225 HILL AVE TOLEDO OH 43605	488	R - SINGLE FAMILY
30014	WICKETT & MATTHEW T	225 HILL AVE TOLEDO OH 43605	488	R - RESIDENTIAL VACANT
30015	WICKETT & MATTHEW T	225 HILL AVE TOLEDO OH 43605	488	R - SINGLE FAMILY
30016	WICKETT & MATTHEW T	225 HILL AVE TOLEDO OH 43605	488	R - SINGLE FAMILY
30017	WICKETT & MATTHEW T	225 HILL AVE TOLEDO OH 43605	488	R - SINGLE FAMILY
30018	WICKETT & MATTHEW T	225 HILL AVE TOLEDO OH 43605	488	R - SINGLE FAMILY
30019	WICKETT & MATTHEW T	225 HILL AVE TOLEDO OH 43605	488	R - RESIDENTIAL VACANT
30020	WICKETT & MATTHEW T	225 HILL AVE TOLEDO OH 43605	488	R - SINGLE FAMILY

DISTYLE ARCHITECTS

620 Mendelssohn Ave. N,
Suite 118
Minneapolis, Minneapolis, MN
[763] 591.0996

WEST TOLEDO PREPARATORY ACADEMY

6145 Hill Avenue
Toledo OH 43615-5600

No.	Description	Date
2	REVISED APPLICATION	2/24/2023
1	SUP APPLICATION	2/7/2023
-	SUP APPLICATION	1/23/2023

DRAWING TITLE
CONTEXTUAL SITE PLAN

DRAWING INFORMATION
PROJECT NO: 23.22.08
DRAWN BY: MDK
CHECKED BY: MDK
CAD/BIM PUBLISH DATE: 2/24/2023

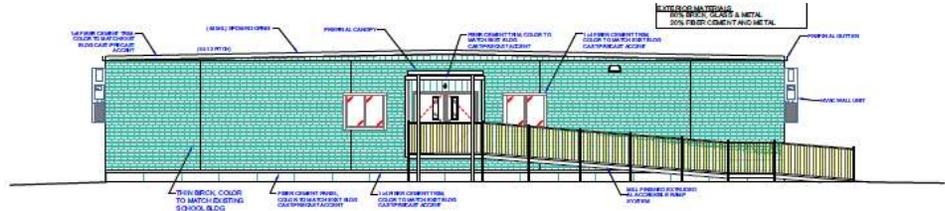
A000

COPYRIGHT © DISTYLE DESIGN ARCHITECTS, P.C.

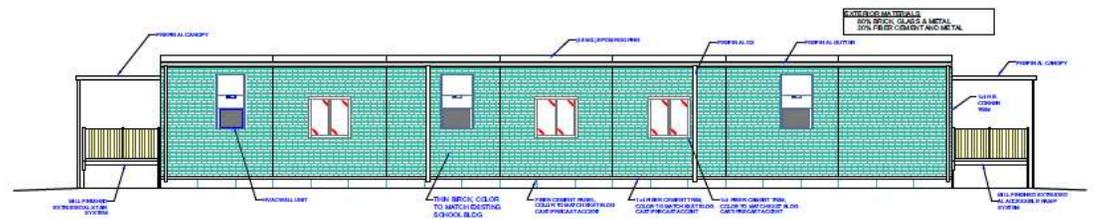
4 - 11

ELEVATIONS

SUP-1005-23
ID 128



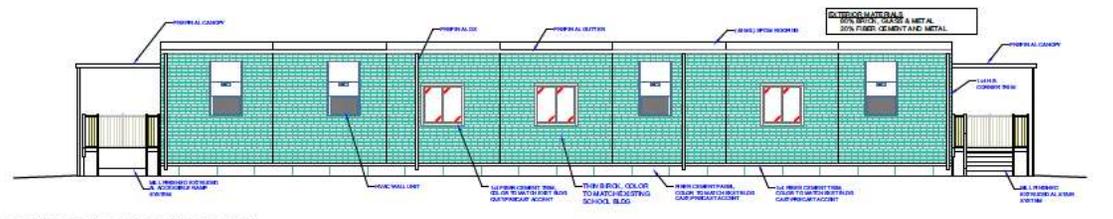
1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



5 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



9 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



13 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL AND PAINT COLORS:

1. EXTERIOR BRICK: TOLEDO CONCRETE OR ORIGINAL SCHOOL BUILDING. SEE PROJECT SPECIFICATIONS.

2. EXTERIOR METAL: ACRYLIC FLUOROPOLYMER PAINT. PROJECT SPECIFICATIONS.

3. EXTERIOR WINDOW CASINGS: WHITE. CASINGS NOT REQUIRED TO BE PAINTED UNLESS TO MATCH EXISTING FINISH.

4. EXTERIOR FIBER CEMENT: LIGHT AND DARK GRAYS TO MATCH EXISTING CONCRETE FINISHES OF SCHOOL BUILDING.

5. EXTERIOR ROOF: WHITE. SEE SPECIFICATIONS.

6. EXTERIOR DOOR AND WINDOW HOLLOW METAL PARTITIONS: TO MATCH WINDOW FINISH.

DISTYLE ARCHITECTS

620 Mendelsohn Ave. N,
Suite 118
Minneapolis, Minneapolis,
[763] 591.0996

WEST TOLEDO PREPARATORY ACADEMY

6145 Hill Avenue
Toledo OH 43615-5600

No.	Description	Date
2	REVISED APPLICATION	2/24/2023
1	SUP APPLICATION	2/7/2023
-	SUP APPLICATION	1/23/2023

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING INFORMATION

PROJECT NO: 23.22.08
DRAWN BY: DLK
CHECKED BY: MDK
CAD/BIM PUBLISH DATE: 2/24/2023

A501

4 - 12