

## GENERAL INFORMATION

### Subject

Request	-	Amendment to Institution Campus (IC) Master Plan, originally granted by Ord. 221-19 to add additional buildings to a school
Location	-	5901 Airport Highway
Applicant + Owner	-	Mark Swentkofske St. John's Jesuit High School 5901 Airport Highway Toledo, OH 43615
Design Professionals	-	Rusty Wilke The Collaborative One Seagate, Park Level 118 Toledo, OH 43615
Engineer	-	D.R. Frederick & Associates, LLC 4645 North Summit Street Toledo, OH 43611

### Site Description

Zoning	-	IC / Institutional Campus
Area	-	±52.32 Acres
Frontage	-	±1,223' along S. Detroit Avenue ±744' along Holland Sylvania Road
Existing Use	-	St. John's Jesuit High School
Proposed Use	-	St. John's Jesuit High School

### Area Description

North	-	CR-SO, CO, CR, CN / Home Depot, Office building, Retail Store
South	-	RS9, RS12 / Single-family Homes, Open Space, Vacant Lot
West	-	Springfield Township
East	-	IC, RD6, CN / Condominiums, Apartments, Shopping Center

**GENERAL INFORMATION (cont'd)**Parcel History

P-22-64	-	Off-street parking for St. John's High School located on the southeast corner of Airport Highway and Holland-Sylvania Road. (PC approved 10/01/1964)
SPR-38-10	-	Minor Site Plan Review for Greenhouse at 5901 Airport Highway (Admin approved 10/19/2010)
SUP-9002-11	-	Special Use Permit for St. John's Jesuit High School Stadium at 5901 Airport Highway. (Approved by Ord. 581-11)
Z-1002-19	-	Zone Change from RS12 & RD6 to IC at 5901 Airport Highway. (Approved by Ord. 220-19)
Z-1003-19	-	Approval of Institutional Campus Master Plan at 5901 Airport Highway. (Approved by Ord. 221-19)

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting an amendment to the Institutional Campus (IC) Master Plan, originally granted by Ordinance 221-19 in order to add a building to the school. The adoption of this master plan is required to allow for future improvements to the St. John's Jesuit campus in a cohesive manner and allow a phased approach to development. Each proposed project will require a Site Plan Review to ensure minimum municipal standards are being met. Surrounding land uses include Home Depot, office building and retail store to the north, condominiums, apartments and shopping center to the east, single-family homes, open space and a vacant lot to the south, and Springfield Township to the west.

The site is currently occupied by the St. John's Jesuit High School and is intended to remain as such. The applicant is proposing to amend the approved Master Plan to include a Locker Room and Concession building south of the football field. This is intended to provide locker rooms, restrooms and shower facilities to support sport events of the school. The proposed location of the building is central to the football field, soccer fields and baseball fields with common access via the existing walking paths to all team and spectator areas. The building will enhance the athlete's experience, improve the overall team facilities, centralize the support facility and provide spectators with improved amenities for concessions and restrooms.

**STAFF ANALYSIS (cont'd)**Proposed Institutional Campus Master Plan

The following is the proposed Institutional Campus Master Plan for the project site. This proposed plan is responsive to the requirements listed in Toledo's Zoning Code in Section 1111.1304. Each requirement is listed below along with the applicant's response.

**A. Planning Horizon; Expiration and Lapse of Approval:** The Institutional Master Plan shall cover at least a 6-year period unless City Council approves a different Planning Horizon at the time of Institutional Master Plan Approval.

**RESPONSE:** St. John's Jesuit High School & Academy (St. John's Jesuit) is a private, Jesuit, college preparatory high school and academy for young men in grades 6-12. Over the past 50 years of growth and development, the campus has grown to meet the academic and athletic needs of our students. The Amended Master Plan for development campus over the next 10 years includes the final improvements to complete the campus development.

**B. Mission and Objectives:** The Institutional master Plan shall include a statement that defines the organizational mission and objectives of the institution and description of how all development contemplated or defined by the IC Master Plan advances the goals and objectives of the institution. The statement should describe the population to be served by the institution, and any projected changes in the size or composition of that population. It should also specify any services to be provided to residents in adjacent neighborhoods and in other areas of the region.

**RESPONSE:** St. John's Jesuit's mission is to develop Christian leaders. As a Catholic school in the Jesuit tradition, we inspire each student to achieve his greatest potential in a diverse, Christ-centered atmosphere distinguished by academic success and service as a man for others. St. John's is rooted in Ignatian teachings, forming our students to be open to growth, intellectually competent, religious, loving, and committed to doing social justice. St. John's Jesuit is accredited by the State of Ohio, the Ohio Catholic Schools Accrediting Association, the North Central Association of Colleges and Schools, and the Jesuit Schools Network.

The construction of the proposed 5,800 square foot locker room and concession facility located south of the multi-purpose field will provide:

- An enhancement for the athletic facilities for the athletes
- Improves the experience for both the athletes and spectators.
- Permanent restroom facilities for both the athletes and spectators.

**STAFF ANALYSIS (cont'd)**Proposed Institutional Campus Master Plan (cont'd)

**C. Existing Property and Uses:** The Institutional Master Plan shall include a description of land, buildings, and other structures occupied by the institution as of the date of submission of the Institutional Master Plan. At a minimum, the following information shall be required: 1. Illustrative site plans showing the footprints of each existing and proposed building and structure, roads, sidewalks, parking, landscape features and other significant site improvements; 2. Land and building uses; 3. Floor area in square feet; 4. Building height in stories and feet; 5. Landscaping and lighting concept plans; and 6. A description of off-street parking and loading areas and facilities, including a statement of the approximate number of parking spaces in each area or facility.

**RESPONSE:** The St. John's Jesuit campus is situated on approximately 50 acres at the southeast corner of Airport Highway on Holland-Sylvania Road. The campus consists of one main building with classrooms, school offices, two gymnasiums, chapel, common area, music center and garage. There is also an accessory storage building. In addition to the buildings, the campus includes a multi-use athletic stadium, soccer field, baseball field, track and field facilities, a green house, and parking.

The main School building is a 2-story structure, 27 feet high consisting of 250,000 square feet. There are parking areas on the north, west, and south sides of the main school building that provides 460 parking spaces for students, faculty, staff, and visitors. Additionally, the loading area is located to the rear of the main school building which provides 6 spaces for school vans and trailers. There are also 3 spaces dedicated for school bus parking.

**D. Needs of the Institution:** The Institutional Master Plan shall include a summary and projection of the institution's current and future needs for the following facilities: 1. Academic; 2. Service; 3. Research; 4. Office; 5. Housing; 6. Patient care; 7. Public assembly; 8. Parking; and 9. Other facilities related to the institutional use.

**RESPONSE:** St. John's was founded in 1898 when the Jesuits first opened the doors of "St. John's College". It was originally located in a three-story residence on Superior Street in downtown Toledo. The original St. John's closed in 1936 because of the depression. In 1965, the Jesuit's re-established "St. John's High School" on Airport Highway as a four-year, college preparatory high school for young men. In 2004, St. John's Jesuit established the Academy for seventh and eighth grade students, and in 2011, a sixth grade was added to the Academy.

As of December 2024, the school currently has an enrollment of approximately 735 students:

- 551 students attending the High School
- 121 students attending the Academy

**STAFF ANALYSIS (cont'd)**Proposed Institutional Campus Master Plan (cont'd)

In addition, there are about 121 full and part time faculty and staff members. The original facility and subsequent expansions were designed and constructed to accommodate 800-1,000 students. Based on current demographics and future population base, we anticipate future enrollment of 700-800 students, which our facility is adequate to accommodate. Our only anticipated need is for a locker room/concession/restroom facility to accommodate our athletes and spectators at our multi-use athletic field. We are also considering a second floor medical/rehab facility to enable our many athletes to conveniently obtain rehab services for injuries.

*Extension of 2019 approved Campus Master Plan:*

Continued consideration for the future 20,000 square foot building north of the multi-purpose field to accommodate office/education facilities, medical rehab & treatment along with additional restrooms and support facilities for the athletic complex.

*Amendment to Campus Master Plan:*

The construct of a proposed 5,800 square feet locker room and concession facility south of the multi-purpose field provides an enhancement for the athletic facilities and further improves the St. John's High School experience for the students, athletes and spectators. The proposed building is shown on the site plan. Addition of a new building shall require site plan review prior development.

- E. **Development Envelope:** The Institutional Master Plan shall include a description of the land area and "development envelope" within which future development will occur. The development envelope shall be described in narrative and through the use of drawings or models. The intent of this provision is to provide the institution with certainty regarding the future development potential of the site subject to the Institutional Master Plan while protecting the integrity of adjacent neighborhoods. The Institutional Master Plan shall include the following in describing the development envelope: 1. Floor area ratio; 2. Average daily and peak-hour traffic; 3. Height; 4. Setbacks; 5. Total site area of open space; and 6. Total number of parking spaces to be provided.

**RESPONSE:** Future development anticipated:*Extension of 2019 approved Campus Master Plan:*

The future 20,000 square foot building approved as part of the previous Campus Master Plan will continue as part of the Master Plan & Campus development. The anticipated use will be for additional restrooms, medical rehab/office building oriented to sports medicine, therapy, education and medical health and wellness. This would be located between the north end of the multi-use athletic field and the adjacent parking lot.

**STAFF ANALYSIS (cont'd)**Proposed Institutional Campus Master Plan (cont'd)

The north side of the building adjacent to the parking lot will be 1-story and the south side of the building adjacent to the athletic field will be 2-story due to elevation differences between the parking lot and athletic field. The proposed building will setback approximately 220 feet from the right-of-way of Airport Highway. Parking will be provided within the existing parking adjacent to the building & multi-use field.

*Amendment development anticipated:*

Proposed construction of a 5,800 square feet athletic facility including home & visitor locker rooms, concession, public restroom and medical therapy area. The proposed building is anticipated to be located at the south end of the multi-use athletic field. This location is adjacent to the access paths, soccer field and baseball field promoting utilization by all sports. The building is to be a one-story structure and will consist of approximately 5,800 square feet. The proposed building will setback approximately 865 feet from the right-of-way of Airport Highway & approximately 1,255 feet from the right-of-way of Holland-Sylvania Road. There will be no additional parking added to accommodate the proposed building. Parking will be provided within the existing parking adjacent to the building & multi-use field.

F. **Transportation Management Plan:** The Institutional Master Plan shall include a transportation and parking management plan that identifies any traffic mitigation measures to be employed.

**RESPONSE:** St. John's Jesuit High School and Academy currently has two (2) entrances to the property. There is a signalized entrance at Airport Highway opposite the Home Depot Entrance. The St. John's drive consists of three (3) lanes. One (1) lane entering the property, one (1) left turn lane leaving the property, and one (1) through/right turn lane leaving the property. There is a westbound left turn lane on Airport Highway into the St. John's property. There is also a non-signalized entrance at Holland-Sylvania Road opposite Henthorn Drive. The St. John's drive consists of three (3) lanes. One (1) lane entering the property, one (1) left turn/through lane leaving the property, and one (1) right turn lane leaving the property. Both entrances to the St. John's property are interconnected through the existing drive and parking area. No additional traffic mitigation measures are needed or anticipated.

*Amendment development anticipated:*

The development of the 5,800 square feet athletic facility including home & visitor locker rooms, concession, public restroom and medical therapy area will not generate additional parking needs. It will utilize the current Campus parking & access facilities which is the same as the current athletic field events. The building may be considered a support structure for the existing athletic complex. With the construction of the building, those who have already been participating in sports & attending sporting events will have an enhanced experience at the SJJ Athletic complex.

**STAFF ANALYSIS (cont'd)**Proposed Institutional Campus Master Plan (cont'd)

**G. Pedestrian Circulation Plan:** The Institutional Master Plan shall include pedestrian circulation guidelines and objectives, including a description of the circulation system to be provided through the campus and plans for ensuring the accessibility of pedestrian areas and open spaces.

**RESPONSE:** St. John's Jesuit High School and Academy currently provides accessible pedestrian walks along the existing parking areas which provide pedestrian access to all building entrances and exits. In addition, there are accessible pedestrian walkways from the north and south parking areas to the Academy/Office wing. There is also an accessible pedestrian walkway from the north and south parking areas to and around the multi-purposed athletic field. There is also an accessible pedestrian path from the north parking lot to the soccer and baseball fields. This walkway is also connected to the walkway around the multi-purpose athletic field which provides pedestrian access to all outdoor athletic fields from all points of the school facilities. No additional pedestrian walkways are anticipated at this intersection.

*Amendment development anticipated:*

The development of the 5,800 square foot athletic facility including home & visitor locker rooms, concession, public restroom and medical therapy area will utilize the existing access and walking paths within the athletic complex. The location of the proposed building was selected so it could service all of the current athletic fields – multi-purpose field, football, baseball & soccer. The building will be within 375' of all field locations and spectator bleachers.

**H. Design Guidelines:** The Institutional Master Plan shall include design guidelines and objectives for new and renovated buildings and structures to assure their appropriateness with surrounding neighborhoods and districts and to minimize potential adverse impacts on such neighborhoods. Urban design guidelines shall include listings of appropriate materials, height, bulk, massing, and colors that will be used to guide the course of proposed and future development.

**RESPONSE:** The proposed locker room/concessions/restroom building will be constructed of materials, colors, and architectural style to match the existing main building on the Saint John's Jesuit High School and Academy Campus. The proposed building is located well within the overall Campus site & centrally located to service all sports fields. This location will minimize the impact on the adjacent residential neighborhoods. Given the nature of the building, it will be utilized by those already participating in or attending the athletic events.

**STAFF ANALYSIS (cont'd)**Proposed Institutional Campus Master Plan (cont'd)

**I. Neighborhood Protection Strategy:** The Institutional Master Plan shall identify standards and programs that will be put in place to ensure that the quality of the surrounding neighborhoods is maintained or enhanced.

**RESPONSE:** The proposed locker room/concessions/restroom building will primarily be utilized during athletic events and will not involve additional use beyond what is currently occurring within the athletic complex. The proposed facility will not require any additional impact on surrounding neighborhoods. It will serve to reduce the need for portable restroom and concession facilities within the athletic complex during sporting events.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Plan Future Land Use Map targets this site and the surrounding area for Single-family Residential land uses. Single Family land uses typically include the development of single-dwelling units on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. The Single-family Residential district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods. Due to the scale, range of offerings, and history of the site as an Institutional use the IC Master Plan is appropriate and conforms to the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the adoption of the IC Master Plan because it is consistent with the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code. Additionally, the proposed Master Plan complies with all applicable provisions of the Zoning Code. Finally, the proposed Master Plan will not result in significant adverse impacts to other property in the vicinity of the subject tract or to the natural environment.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of Z-1020-24, a request to amend Institution Campus (IC) Master Plan, originally granted by Ord. 221-19 at 5901 Airport Highway for the following three (3) reasons:

1. The proposed use is consistent with the adopted Toledo 20/20 Comprehensive Plan and the stated purposes of the Zoning Code (**TMC§ 111.1309(A)**);
2. The proposed use complies with all applicable provisions of the Zoning Code (**TMC§ 111.1309(B)**); and
3. The proposed use will not result in significant adverse impacts to other property in the vicinity of the subject tract or to the natural environment (**TMC§ 111.1309(C)**).

**STAFF RECOMMENDATION (cont'd)**

The staff further recommends that the Toledo City Plan Commission recommend approval of Z-1020-24, a request to amend Institution Campus (IC) Master Plan, originally granted by Ord. 221-19 at 5901 Airport Highway to the Toledo City Council, subject to the following **twenty-five (25)** 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.
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 Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
5. Additional development or redevelopment of the institutional campus will necessitate review and approval of stormwater management planning according to the Rules and Regulations of the Department of Public Utilities.
6. An institutional campus stormwater drawing, similar for this IC Master Plan amendment shall accompany the narrative for the site's reporting for its participation in the utility rate reduction program. As the site is further developed, additional stormwater controls shall be added to the drawing, and specific O&M instructions for stormwater controls shall be incorporated.
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 tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap when available.

**STAFF RECOMMENDATION (cont'd)**Division of Sewer & Drainage Services

9. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
10. 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 (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Division of Environmental Services

11. Operation and Maintenance plans developed for SWP3 compliance of future site development shall be added to an Institutional Campus stormwater drainage plan and reported on annually to TOL ENV. For existing stormwater control measures without specific O&M plans, industry standards and/or manufacturer recommendations may be used to assess the condition and maintenance needs.

Bureau of Fire Prevention

12. The proposed new building will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.
13. Approved fire apparatus access roads shall be provided for all new facilities, buildings or portion of a facility or building constructed or moved into the jurisdiction which are not readily accessible from a public and/or private street. The access road shall extend to within 150' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building.
14. Fire apparatus access roads shall have an unobstructed width of not less than 20' and an unobstructed vertical clearance of not less than 13'6".
15. Fire apparatus access roads shall be designed and maintained to support imposed loads of fire apparatus and shall be surfaced to support all- weather driving capabilities.
16. Private fire service mains and appurtenance will be required.
17. Public and private hydrant locations to be approved by the site engineer and the Fire Prevention Dept.

**STAFF RECOMMENDATION (cont'd)**Division of Transportation

18. Bicycle parking is required per TMC§1107.0900.
19. Sidewalk is required to be installed along Airport Highway and Holland-Sylvania Road per TMC§1107.1300.
20. All parking space locations, drive aisles and driveways must be clearly dimensioned and shown to comply with TMC§1107.1911.

Division of Water Distribution

No comments or concerns.

Plan Commission

21. Per TMC§1111.1304, the Institutional Master Plan must include the average daily traffic and peak hour traffic numbers must be provided. This shall be provided to the Toledo Plan Commission staff and kept on file for future development reference.
22. Any future development projects will require a Site Plan Review to determine compliance with the City of Toledo Municipal Code minimum standards.
23. Each Site Plan Review will require a detailed site, lighting, fencing, and landscaping plan to be submitted to the Plan director for review and approval. Note that the submittal must include shall include:
  - a. 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 trees, shrubs and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards,
  - b. The location, type, and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties; and,
  - c. The location, height, and materials of any fencing to be installed and maintained.
24. Minor adjustments to the Master 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.
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.

REF: Z-1020-24... March 14, 2024

INSTITUTIONAL CAMPUS MASTER PLAN

TOLEDO PLAN COMMISSION

REF: Z-1020-24

DATE: March 14, 2024

TIME: 2:00 P.M.

TOLEDO CITY COUNCIL

ZONING AND PLANNING COMMITTEE

DATE: April 16, 2024

TIME: 4:00 P.M.

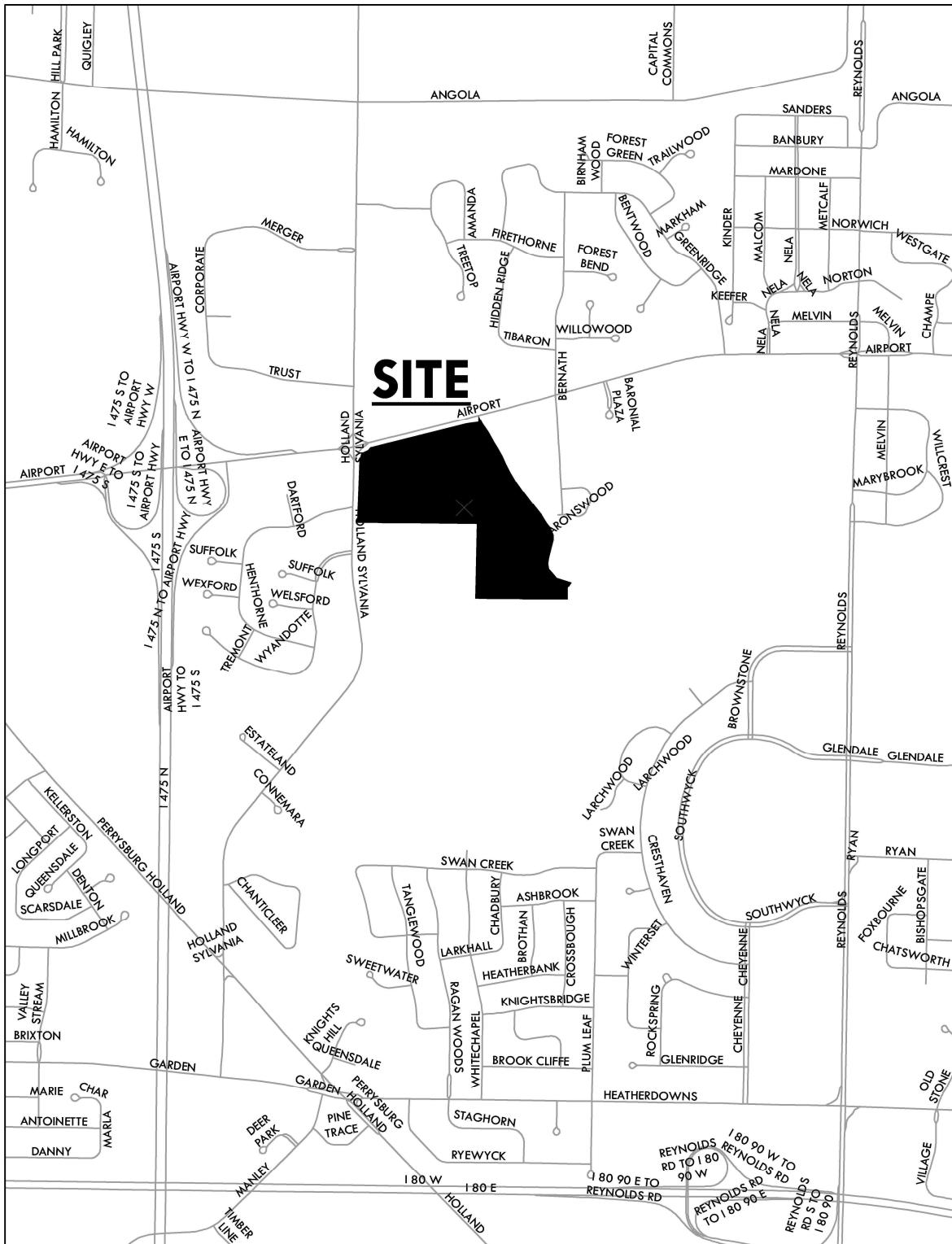
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Five (5) sketches follow

## GENERAL LOCATION

Z-1020-24

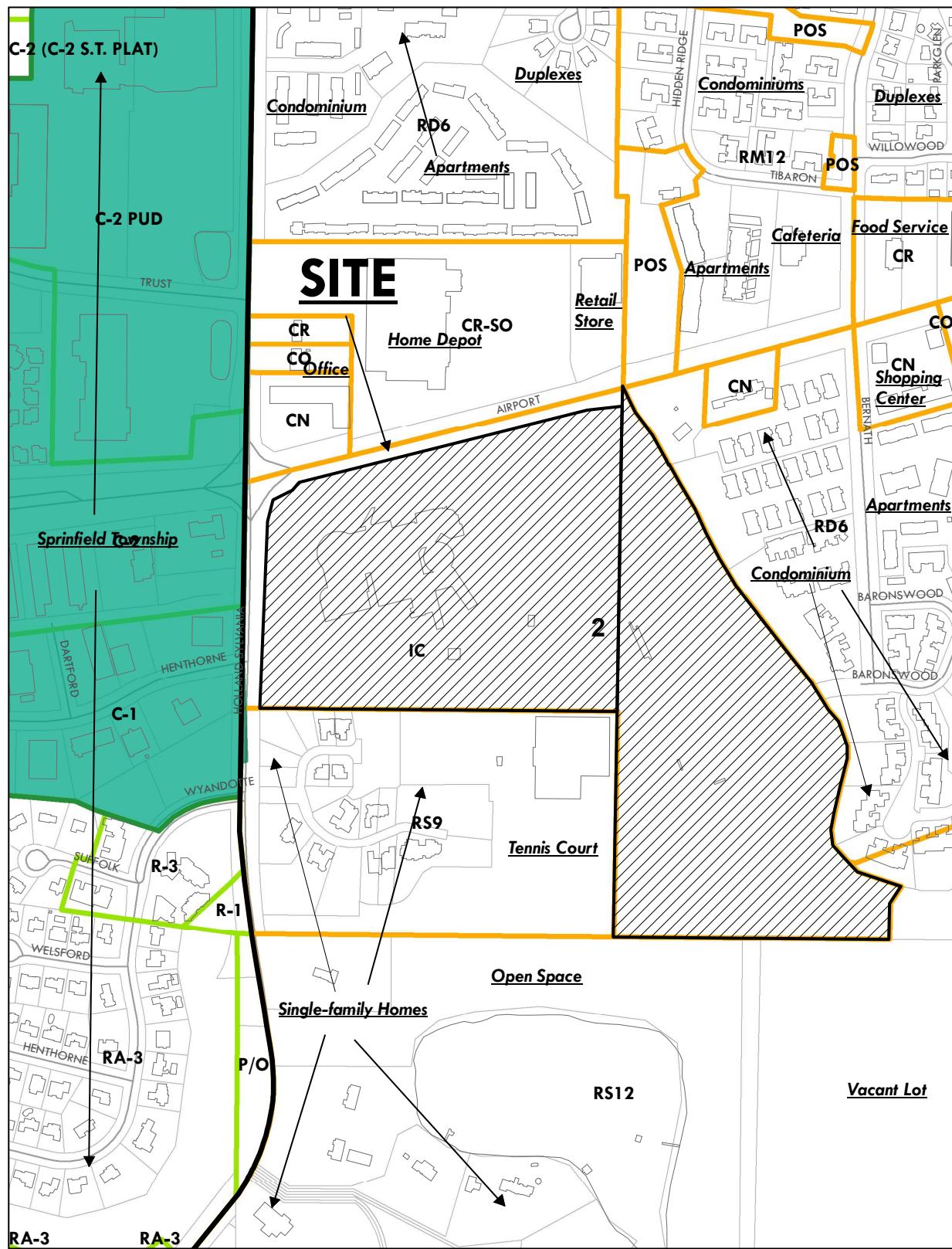
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# ZONING & LAND USE

Z-1020-24

N  
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# SITE PLAN – MAGNIFIED

Z-1020-24

N  
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