

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: June 10, 2022

REF: SUP-4010-22

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 at 2416 Seaman Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 9, 2022 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Special Use Permit for a School
Location	-	2416 Seaman Street
Applicant + Owner	-	Genacross Lutheran Services 2021 N McCord Rd. Toledo, OH 43615

#### Site Description

Zoning	-	RM36 / Multi-Dwelling Residential
Area	-	± 2.22 acres
Frontage	-	± 660' along Seaman Street
Existing Use	-	Vacant Building
Proposed Use	-	School

#### Area Description

North	-	RD6 / Office, Church, Nursing Home, Single Family Homes, Parking
South	-	RM36, Oregon / Apartments, School, Retirement Home
East	-	RM36, Oregon / Apartments, Woodlands
West	-	RM36 / Single Family Homes

## GENERAL INFORMATION (cont'd)

### Parcel History

Z-2-60 - Special Use Authorization for shelter for Lutheran Orphan and Old Folks Home at Van Buren St. S. of Seaman St. (PC Approved 2/18/60).

### Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

## STAFF ANALYSIS

The applicant is requesting a Special Use Permit (SUP) for a school located at 2416 Street. The ± 2.22 acres site is occupied by a 4,384 square foot single-story building constructed in 1960 which was previously used as the Oregon Career & Technology Center. To the north of the site is an office, church, nursing home, parking lot, and single-family homes. To the south of the site are apartments, a school, and a retirement home. To the east of the site are apartments and undeveloped woodland. To the west of the site is a single-family neighborhood.

Genacross Lutheran Services is applying for the SUP in order for The Eagle Learning Center to operate out of the existing building. The school shall be focused on students 16-21 who did not receive their high school diploma. No structural or site changes are proposed in within the application. Due to the shift in operational characteristics as well as extended vacancy of the structure a Special Use Permit is required.

### Parking and Circulation

The site includes an existing parking lot with thirteen standard (13) parking spaces, two (2) auto accessible spaces, and a drop off pick up area. The parking lot is accessed from Seaman Street via a driveway leading to the rear of the property. The parking area is set up as a loop around the structure. If one has not already been established, a cross access agreement shall be required for the two parcels sharing the driveway with the site. The Division of Transportation has provided conditions of approval, listed at the end of this report, to bring the parking lot closer to compliance with the current Toledo Municipal Code Parking and Circulation standards.

Furthermore, institutional uses such as schools have walkway requirements to ensure safe pedestrian flow. A paved walkway, at least five-feet in width, shall be provided from Seaman St to the building per TMC§1109.0204.

### Landscaping

No landscaping modifications are proposed and none are required.

**STAFF ANALYSIS** (cont'd)

Elevations

No building modifications are proposed and none are required.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan recommends this site for Multi-family uses. This category accommodates large multiple family residential development or a large area of contiguous small to medium scale multiple family residential development. The designation is intended to create, maintain, and promote higher density housing opportunities in areas with good transportation access. The proposed use of a school is compatible with residential characteristics and complies to the Toledo 20/20 Comprehensive Plan.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommend approval of SUP-4010-22, a request for a Special Use Permit for a School located at 2416 Seaman St, to the Toledo City Council, for the following **two (2) reasons**:

1. The use complies with all applicable provisions of the Zoning Code **TMC 1111.0706.A**; and
2. The use is compatible with adjacent uses in terms of operating characteristics (such as noise, traffic generation, and other impacts associated with the use's operation) **TMC 1111.0706.C**.

The Toledo City Plan Commission further recommends approval subject to the following **thirty-five (35) 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
4. The Division of Engineering Services has no comments with respect to the public water system. The Division of Water Distribution will provide comments regarding proposed private water mains and/or service lines.

Division of Water Distribution

5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Detailed plans for the proposed water main shall be submitted to the Division of Water Distribution for review and approval if applicable.
7. The water meter setting detail, including meter bypass (if applicable) and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S Erie Street, Toledo, OH 43604 for review and approval. Approval of site utility plan is contingent on approval of meter setting and backflow preventer.
8. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ (800) 414-4990. Contact the Division of Water Distribution to verify the backflow prevention requirements for the site.
9. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense if applicable.
10. Plans must be submitted and approved by Fire Prevention.

## PLAN COMMISSION RECOMMENDATION (cont'd)

### Sewer and Drainage Services

11. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
12. S&DS requires that the 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 to the public sewer system if this has not been done in the past (2) two years. An electronic (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

### Environmental Services

13. 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 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.
14. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
15. 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.
16. 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](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf)
17. 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.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Transportation

18. Bicycle parking is required per TMC 1107.0900.
19. Sidewalks are required along Seaman per TMC 1107.1300
20. Van and auto accessible parking spaces are required to be a minimum of 9'x18' with a 5' loading aisle for auto and 8' loading aisle for van per TMC 1107.1700
21. Wheel stops are required at property lines, sidewalks, planting strips and builders per TMC 1107.1907.
22. Dumpster locations must be shown per TMC 1107.1910.
23. Driveway needs to be 25' wide from street to the driveway fork for two-way traffic per TMC 1107.1911
24. Angled parking is required for the one-way direction pattern around the building per TMC 1107.1911.
25. "Do Not Enter" signage and directional arrow pavement markings are required at the driveway fork for one-way traffic pattern around the building.

Plan Commission

26. A cross access agreement shall be established and recorded between all properties sharing the driveway if one has not already been established.
27. Per TMC§1107.0400, Off-Street Parking Schedule "A" requires one parking space per ten (10) students, plus 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. At least ten (10) spaces are required. **Acceptable as depicted.**
28. Per TMC§1107.0400, Off-Street Parking Schedule "A" requires one (1) bicycle parking slot per three (3) students as well as one (1) spot per ten (1) sparking spaces for faculty and staff. **Not acceptable as depicted. Applicant shall provide a bicycle rack with at least ten (10) spaces.**
29. 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)).

## PLAN COMMISSION RECOMMENDATION (cont'd)

### Plan Commission

30. Per TMC§1107.1700 Accessible Parking for Physically Disabled Persons one (1) van accessible space is required. **Not acceptable, none depicted.**
31. 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 **No modifications are proposed, site plan acceptable as depicted. Note conditions below for any future development:**
  - a. All existing trees on site with a caliper of four (4") inches or more shall be shown and incorporated into the landscape plan to the maximum practical extent. Credit may be given for existing trees towards landscaping requirements based upon the crediting system outlined in TMC§1108.0407;
  - b. 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;
  - c. 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;
  - d. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties);
  - 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; and
  - f. The location, lighting, and size of any signs.
32. 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. Dumpsters may not be located in the public right-of-way. **Acceptable as depicted.**
33. 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 Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

34. 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. Major adjustments will require an amendment to the Special Use Permit.
35. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

JGL

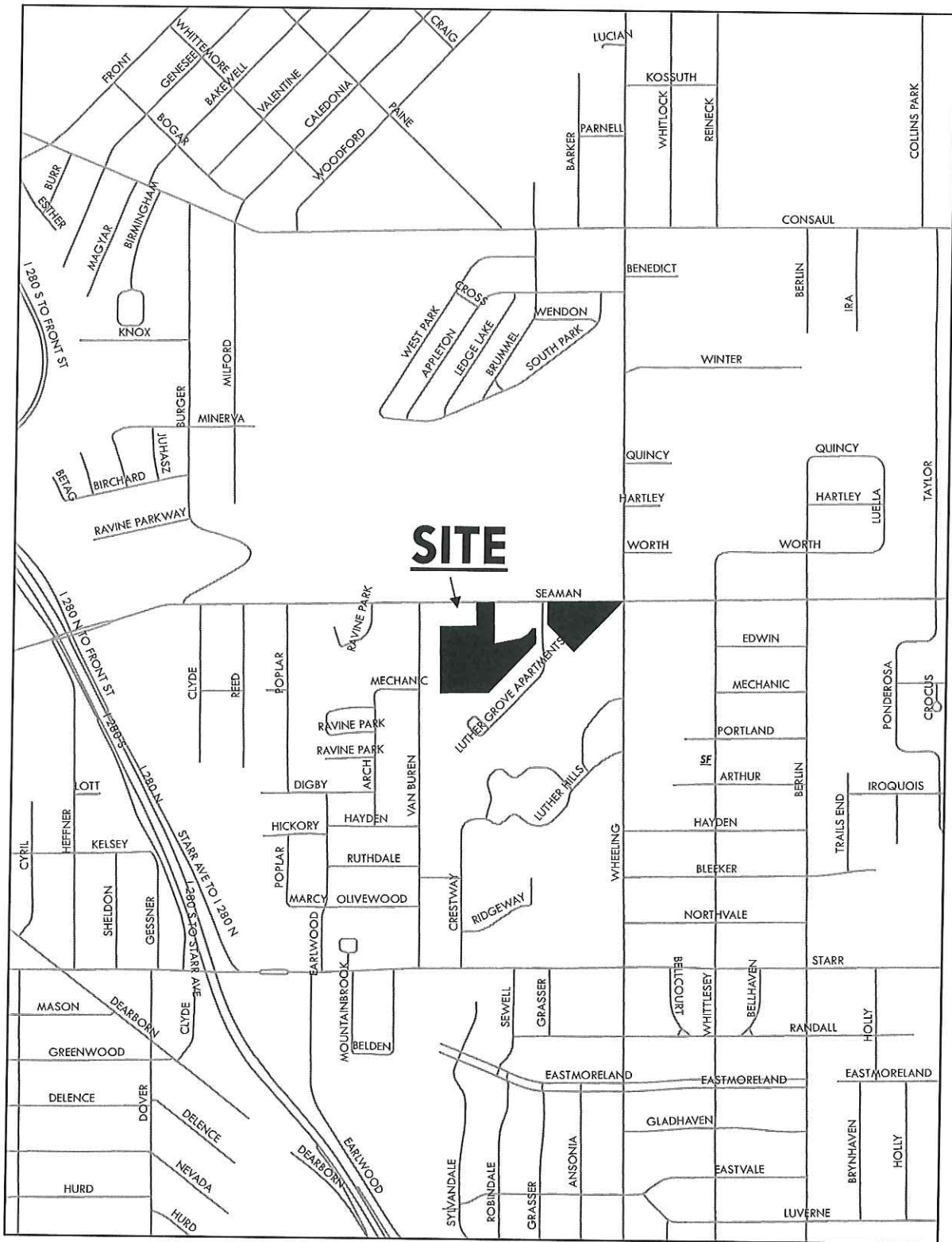
Three (3) sketches follow

Cc: Genacross Lutheran Services  
Lisa Cottrell, Administrator  
Jonny Latsko, Planner



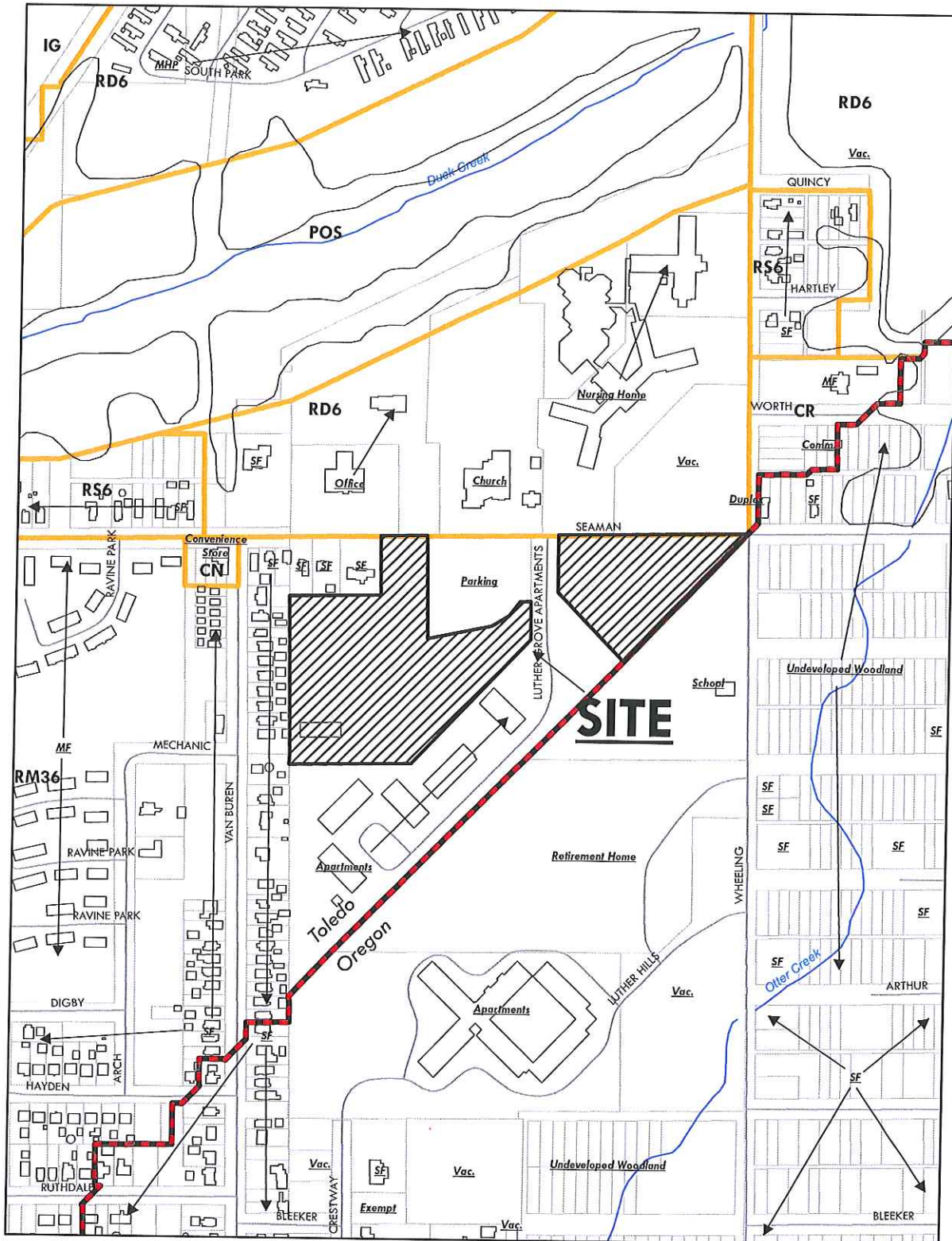
# GENERAL LOCATION

SUP-4010-22  
ID 26



# ZONING & LAND USE

SUP-4010-22  
ID 26

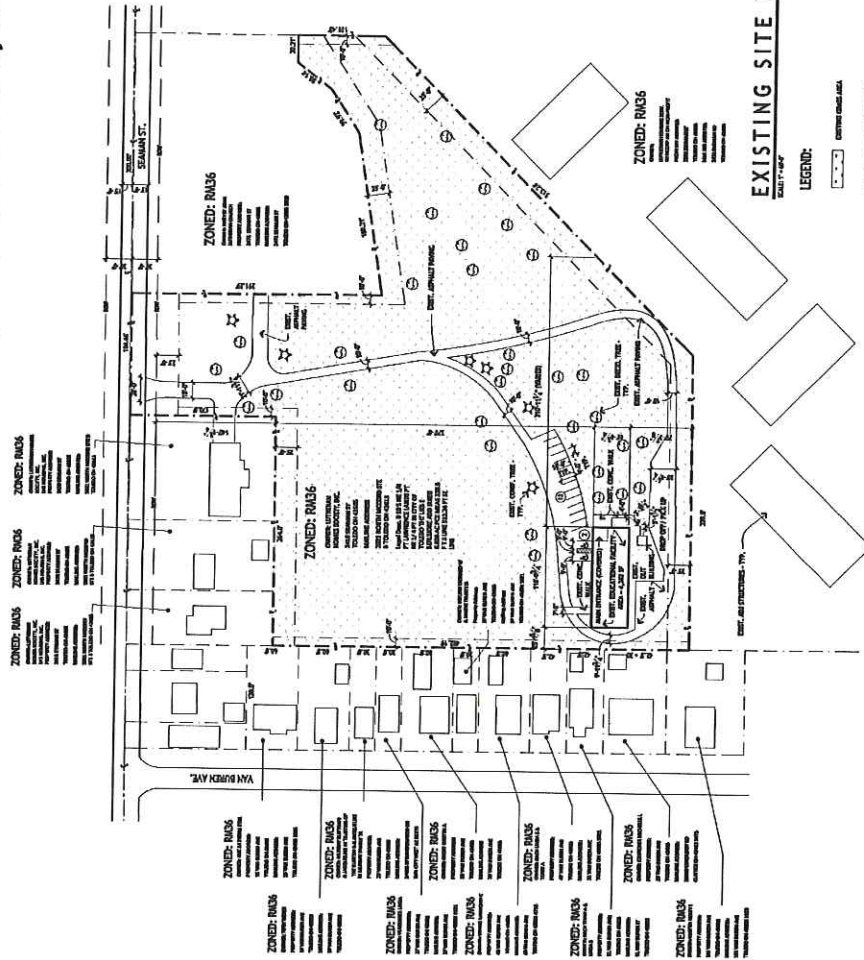


SITE PLAN

SUP-4010-22  
ID 26



EXISTING EDUCATIONAL FACILITY  
SPECIAL USE PERMIT  
2416 SEAMAN ST. TOLEDO, LUCAS COUNTY, OHIO

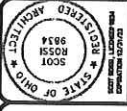


SITE LOCATION PLAN

CODE COMPLIANCE SUMMARY	
BASED ON 2017 OBC, 2019 TZEC	
USE GROUP CLASSIFICATION	E (EXIST. EDUCATIONAL, THROUGH THE ZONING CHART)
TYPE OF CONSTRUCTION	RENOVATION
FLOOR AND AREA	ALLOWED BY STORY / FLOOR S.F. ALLOWABLE 200' / 4500 S.F.
TRAVEL DISTANCE	ACTUAL LESS THAN 200'
SUPPRESSION SYSTEM	NOT REQUIRED
ROOF DRAINAGE	CLASS A
SWITCHES IN SYSTEM	MEETS ALL APPLICABLE REQUIREMENTS
WALL CLASSIFICATION	CLASS A
ACCESSIBILITY	MEETS ALL APPLICABLE REQUIREMENTS
ACCESSIBILITY ROUTING	MEETS ALL APPLICABLE REQUIREMENTS
PAVING	PER OBC
STAIRWAY SPACINGS	PER OBC
MAX. STAIRWAY SPACINGS	PER OBC
TRUCK TRAIL (MAXIMUM)	PER OBC
ZONING USE	PER OBC

EXISTING SITE PLAN

- LEGEND:
- EXISTING CURB AREA
  - EXIST. REFERENCE
  - EXIST. PROPERTY LINE
  - EXIST. CURBLINE OF ROAD
  - EXIST. RIGHT OF WAY
- SITE PLAN NOTES:  
1. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.



ROSS ASSOCIATES, LLC  
ARCHITECTURE  
1510 BROADVIEW TERRACE, SUITE 100, COLUMBUS, OHIO 43260  
614.462.1111

SPECIAL USE PERMIT  
EXISTING EDUCATIONAL FACILITY  
TOLEDO, OH  
EXISTING SITE PLAN, CODE REVIEW, SITE LOCATION PLAN  
2416 SEAMAN ST.

DATE: 11/15/2022  
SCALE: AS SHOWN  
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