

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: April 18, 2022

REF: SUP-3002-22

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 building addition and parking lot modifications at 333 14th Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 14, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for building addition and parking lot modifications
Location	-	333 14 th St
Applicant + Owner	-	Toledo School for the Arts 333 14 th St Toledo, Ohio 43604
Architect	-	Thomas Porter Architects 8 North St. Clair Toledo, Ohio 43604-1028

Site Description

Zoning	-	CD / Downtown Commercial
Overlay	-	Uptown District Urban Neighborhood Overlay
Area	-	± 2.2 Acres
Frontage	-	± 205' Along Adams ± 205' Along Madison ± 478' Along 15 th ± 478' along 14 th
Existing Use	-	School
Proposed Use	-	School

GENERAL INFORMATION (cont'd)

Area Description

North	-	CR / Parking, Restaurant, Commercial, Community Garden
South	-	CR / Toledo Club, Jefferson Center, Light Warehousing
East	-	CM, CD, IL / Apartments
West	-	CR, CM / Retail, Tattoo Shop, Parking, Apartments

Parcel History

Z-4004-04	-	Zone Change from C-3 and M-1 to C-3 (PC denied 5/13/04, CC Approved Ord. 434-04)
UDARC-6-21	-	Uptown District Review for building addition, parking lot modification, new storefronts, and new signage at 333 14 th St (UDARC Approved 11/16/21)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit (SUP) in order to modify an existing building and parking lot at 333 14th St. The building, utilized by Toledo School for the Arts (TSA), occupies a ± 2.2 acres site, consisting mostly of paved area for parking and a former industrial building. This site is located in the Uptown Neighborhood. To the north of the site is Adams St, a primary retail and entertainment corridor in Uptown. Along Adams is parking, restaurants, commercial photography studios, and other commercial uses. To the east of the site are apartments, to the south is the Toledo Club, Jefferson Center, and light warehousing, and to the west is additional parking, apartments, a tattoo shop, and retail uses. TSA was established prior to the requirement for schools to obtain an SUP. This application is required because all site modifications on schools require SUP amendments, if granted this application shall operate as the foremost Special Use Permit for site.

The proposed expansion to the building houses a Performing Arts Classroom and theater, a dance studio, gallery, and a renovated stairwell. Additionally, modifications to the existing structure add a store-front system to the Adams Street façade – creating a ‘community portal’ and integrating the school into the streetscape more thoroughly. The portion of the existing parking lot between Adams and the retaining wall on 15th street shall also be undergoing modifications.

STAFF ANALYSIS (cont'd)

Parking and Circulation

TSA serves both middle and high school level students. Parking for middle schools require one (1) per faculty member, one (1) per three (3) staff members, and one (1) drop off/pick up space per fifty (50) students. High schools require an additional one (1) parking space per ten (10) students enrolled. Of the seven-hundred (700) TSA students three-hundred (300) are middle-school level, and four-hundred (400) are High School level. Additionally, forty-five (45) faculty and forty (40) staff members work at the site. Based on these calculations the site requires one-hundred-twelve (112) parking spaces. One-hundred ten (110) spaces are provided.

The applicant has clarified that additional parking agreements exist with surrounding lots to ensure available parking for students. An alternative parking plan shall be submitted to the Planning Director for approval.

The project also involves the construction of a curb bump-out at the corner of 15th & Adams. The bump out would be similar to the existing bump-out on 14th & Adams. The modification decreases the time pedestrians spend in the road, and better defines a smaller more urban streetscape. Work in the right-of-way shall be coordinated with appropriate city departments.

Landscaping

Landscaping requirements can be found within TMC§1108.0303 *Urban Commercial Landscape Standards* for this site due to its location in the Uptown District. All portions of the building not built to the Right-of-way shall be required to install and maintain foundation planting. Any part of the lot area not used for buildings, other structures, or for roads, walks, parking, service areas, or accessways must be landscaped with a combination of groundcover, trees and shrubs. The applicant shall coordinate with the Division of Forestry to ensure the installation of landscape improvements including one (1) understory tree for every thirty (30) feet of frontage within the right-of-way. The existing concrete wall around the parking area shall be replaced by a similar wall, or by a fence that meets the fence criteria of the Uptown district.

Building Design Standards

For purposes of this report, the proposed building addition can be considered in four (4) distinct parts. First, the modification of the existing façade with installation of a glass storefront system. The proposed modifications introduce pedestrian-scale entries on Adams street, as well as increase the total amount of glazing along the roadway. This portion is appropriate in context with the existing structure and surrounding commercial architecture. Second, the addition of a one-hundred-seventy-two-foot (172') stair tower in the rear of the building. The majority of this addition is comprised of founders brick, longboard panel siding, and windows. Third, the connecting portion of the building with a distinct section of façade housing the gallery, dance studio, changing rooms, and storage – as well as the connection to the existing building. This portion uses a metal canopy to extend the horizontal datum created by the materials on the existing

STAFF ANALYSIS (cont'd)

Building Design Standards (cont'd)

building. There are also additional entrances along this portion and sufficient glazing. Longboard paneling, siding, and founders brick are used. These portions comply with the standards of TMC§1109.

The performing arts classroom, measuring approximately thirty-five feet (35') tall, is framed with a longboard panel. The modern design is entirely black founders brick using shades of gray in horizontal bands to accent it. The Zoning Code requires that institutional building design contributes to the uniqueness

of established neighborhoods by harmonizing design elements of the adjacent architecture such as scale and massing, roof, fenestration, and materials. TMC§1109.0200 – *Commercial, mixed use and institutional design standards* also requires a minimum wall articulation including elements that subdivide walls greater than fifty feet (50') into human scale proportions.

The performing arts classroom is primarily a theater space – staff acknowledges the difficulty of integrating traditional storefront façade elements into the intended use. The designers and plan commission staff have worked closely to ensure that elevations meet the intent of the code using base treatments, banding, and variation of color and texture to contribute to the existing streetscape along Adams Street. The unique design pays homage to the “black-box” theater housed within.

Uptown Master Plan

The Toledo School for the Arts is listed as a neighborhood anchor in the Uptown Master Plan (2019). The masterplan framework puts forth redevelopment strategies including new construction on corner properties, enhancement of the public realm along Adams street, and strategic infill along Adams and Madison. Furthermore, among the enumerated priority projects is the goal to highlight Adams Street as the City’s premier Arts District. One explicit goal of the plan is to replace existing corner parking lots with consolidated and shared mid-block parking. Expansion of TSA’s building would meet these objectives. Approval of this special use permit complies with the Uptown Master Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Urban Village land use. According to the Toledo 20/20 Comprehensive Plan, Urban villages are walkable, have a mix of land uses which consist of nonresidential activities at corners as well as various housing densities throughout the area and a diversity in land use and population. Furthermore, they have a balance of between automobile and pedestrian. Streets are “calmed” by narrow pavements on-street parking, and landscape features. Conversely, sidewalks are wider and curb radii are shorter to give a more “welcome” space to the person who chooses to walk in the neighborhood. Another key feature cited in the Comprehensive Plan is that Urban Village areas include important public spaces

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan (cont'd)

in the form of parks, schools, libraries, and churches. The proposed expansion conforms to the Toledo 20/20 Comprehensive Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-3002-22, a Special Use Permit for building addition and parking lot modifications 333 14th St, to 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) – *Review & Decision Making Criteria*], and
2. Whether the proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation)

The staff recommends that the Toledo City Plan Commission approve the request for SUP-3002-22, a Special Use Permit for building addition and parking lot modifications 333 14th St subject to the following **twenty-eight (28)** conditions.

Division of Engineering Services

1. The stormwater plan is not known to be substantially complete, as no supporting information has been received, yet finalization is unlikely to affect the site plan. In the event of site plan changes made during stormwater finalization, they shall be done with coordination with the Plan Commission, upon which stormwater approval is dependent.
2. A full stormwater review requires submittal of multiple items.
 - a. As outlined on the regional SWP3 submittal cover sheet
<https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>
 - b. 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>
3. 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

4. At the time of approval of stormwater plans, the developer will likely be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program. Application would be necessary in order to receive the fee reduction. Information on the application process can be found at <https://toledo.oh.gov/business/environment/storm-water-program>
5. The underground detention system (UDS) is proprietary and outside the scope of the City's services for sewer inspection. The following notes shall be added to the plans:
 - a. The Contractor shall have the underground detention system manufacturer's representative on-site during the installation of the UDS. This representative shall advise the contractor as to the required installation procedures for the UDS.
 - b. The City of Toledo will be provided with an as-built signature by an Ohio P.E. representing the detention system manufacturer with the certification statement to the effect of: 'I certify that the underground detention system was installed in accordance with the manufacturer's installation requirements and that the underground detention system will function as designed in accordance with the contract documents.'

Division of Sewer and Drainage Services

6. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
7. 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

8. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

- 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.
 - d. Current stormwater control measures on site, including the bioswale and green roof, need to be inspected for proper functioning, and repairs/maintenance to be undertaken, if necessary.
9. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
 10. Applicant is strongly encouraged to include multiple green infrastructure measures that can be included to minimize runoff and increase infiltration.
 11. 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
 12. 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.

Division of Transportation

13. 4 auto and 1 van accessible parking spots are required with 8' loading aisle for van and 5' loading aisle for auto per TMC 1107.1701 and 1107.1702.
14. Existing shipping containers and dumpsters are taking up parking locations and said parking locations cannot be included in available parking count. Said parking spots need to be delineated for the dumpsters and shipping containers if they are to remain.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Transportation (cont'd)

15. Transportation recommends a crosswalk on 15th street to adjacent parking area that is designated for "Toledo School for the Arts" for safe movement of pedestrian traffic. (Owners input is required.)
16. Bus Stop must be accommodated on Adams Street between 15th and 14th streets.

Plan Commission

17. Elevations are required to meet the design criteria set forth in **TMC§1109** and shall be submitted and approved by the Plan Director prior to the issuance of any permits. **Full-color elevations shall be required for all elevations.**
 - a. The modified storefront system creates new pedestrian-scale entrances and increases glazing on Adams Street. **Design acceptable as submitted.**
 - b. The portion of the façade facing Adams Street, primarily housing the gallery, signage, and screen – as well as the stair tower visible from Adams, are composed of Metal, Longboard, Glazing, and Founders brick are **acceptable as submitted.**
 - c. The parking lot elevation composed of Founders Brick, Longboard Siding, and Longboard Fascia Panel. The context and change of grade between this elevation and Madison have been noted. **Acceptable as submitted.**
 - d. The portion of the building housing the theater, visible from the Adams Street and 15th Street elevations shall include variation in massing, base and top treatment, and other pedestrian scale elements per TMC§1109.0205. **Acceptable as submitted.**
18. Per TMC§1107.0400, Off-street Parking Schedule "A" requires one (1) bicycle parking slot per ten (10) parking spaces. **Acceptable as depicted.**
19. An alternate parking plan shall be submitted and approved by the director. **Not submitted.**
20. UDARC review and approval shall be required for revisions to elevation from UDARC-6-21.
21. 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. **No new dumpsters proposed, Existing dumpsters shall be screened.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

22. 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 system subject to the regulations and approval of the Department of Public Utilities.
23. 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. Understory street trees to match the existing pattern along 14th St and Madison, approximately one per thirty (30) feet, shall be installed in coordination with the division of forestry. **Not acceptable as depicted.**
 - b. Foundation plantings are required along the addition in the portion of the site between the building and the sidewalk. **Not acceptable as depicted.**
 - c. 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 All landscape material must be properly maintained.
 - d. 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.
 - e. 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.
 - f. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties;

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- g. 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
 - h. The location, lighting, and size of any signs.
24. No new free-standing signs greater than forty-two inches (42") from grade are permitted – any proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code.
25. 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. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
26. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in **TMC§1111.0707** have not been met.
27. 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.
28. 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

JGL

Four (4) sketches follow

Cc: TSA, 333 14th St, Toledo OH 43604
Andy Knopp, Thomas Porter Architects, 8 North St Clair, Toledo, OH 43604
Lisa Cottrell, Administrator
Jonny Latsko, Planner

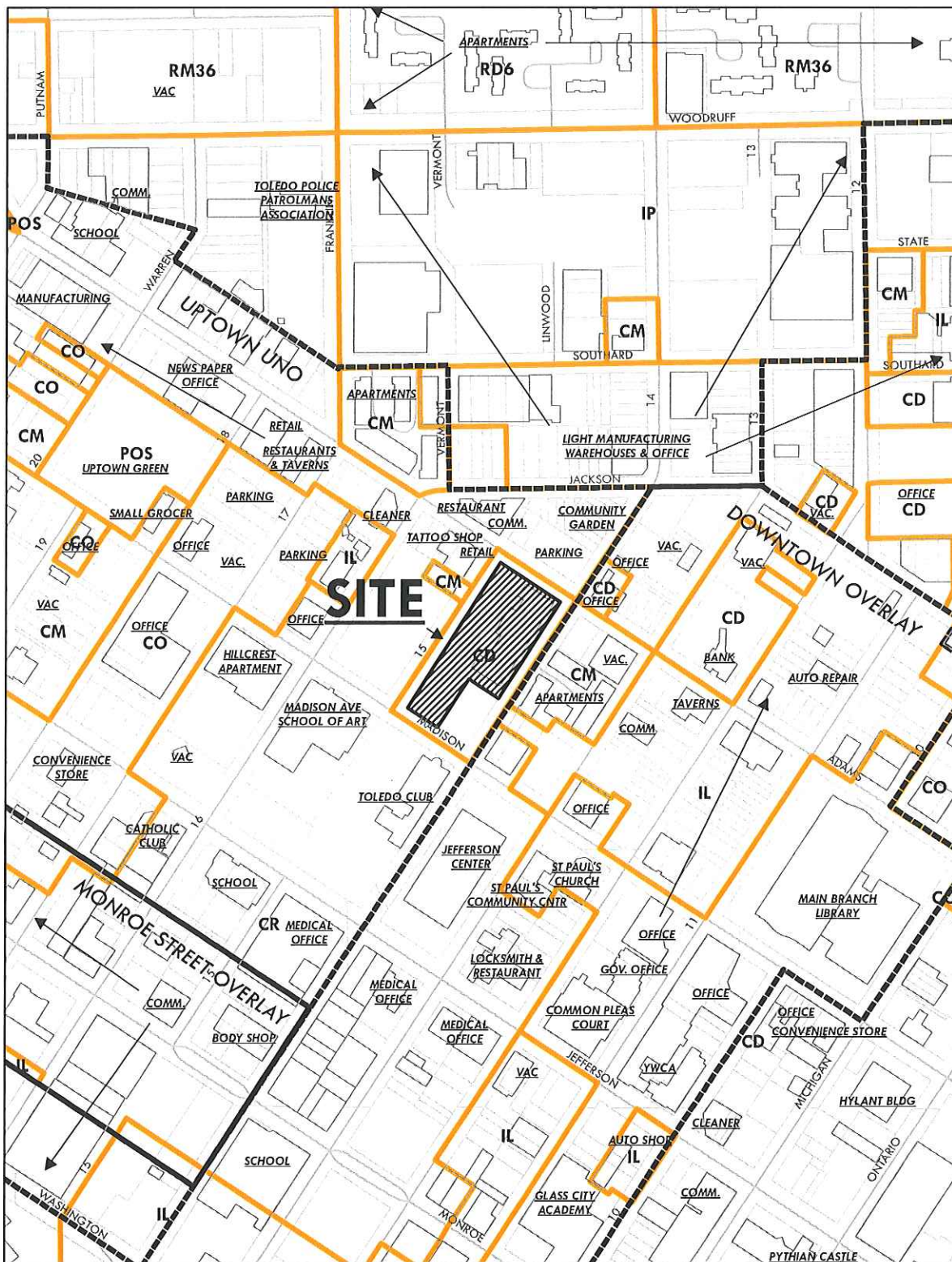
GENERAL LOCATION

SUP-3002-22
ID 9



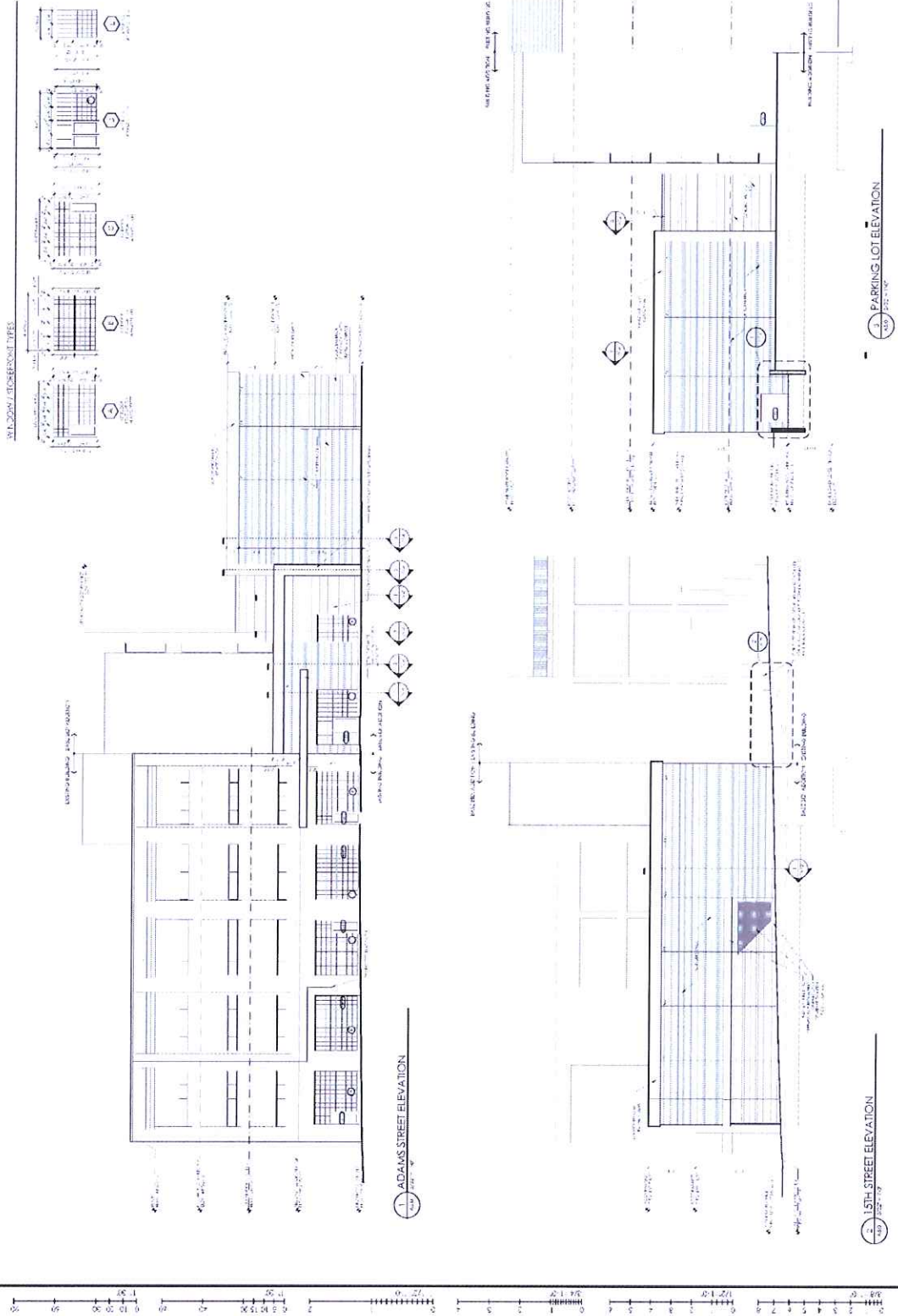
ZONING & LAND USE

SUP-3002-22
ID 9



ELEVATIONS

SPR-3002-22
ID 9



owner	mailing address 1	mailing address 2
ZDL VENTURES AN OH CORPORATION	2328 TOWNLEY	TOLEDO OH 43614
VISTULA MANAGMENT COMPANY	PO BOX 4719	TOLEDO OH 43610
TORREY HILL APARTMENTS LLC	20 BROADWAY	TOLEDO OH 43604
TOLEDO METRO FEDERAL CREDIT UNION	1212 ADAMS ST	TOLEDO OH 43604
TOLEDO INNOVATION CENTER LANDLORD LLC	700 VAN NESS AVE	FRESNO CA 93721
TOLEDO CLUB	235 14TH ST	TOLEDO OH 43604
ST PAULS METHODIST CHURCH	1201 MADISON AVE	TOLEDO OH 43604 5539
SHERER DONNIE	15 ROSALIND PL	TOLEDO OH 43610 1535
SHEETS MICHAEL	1314 ADAMS ST	TOLEDO OH 43604 5420
RG DEZIGNS LLC	1316 ADAMS ST	TOLEDO OH 43604
REINHART KEN E	327 16TH ST	TOLEDO OH 43604 5406
PASCHALIS EMMANUEL & JUDY	1850 SAMARIA RD	TEMPERANCE MI 48182
MIDLAND AGENCY OF NORTHWEST OHIO INC TRUSTE	420 MADISON AVE STE 103	TOLEDO OH 43604
JESJER ENTERPRISES LLC A WYOMING LIMITED	15389 S POINT RD	FINDLAY OH 45840
I.B.C. INC AN OHIO CORPORATION	300 PHILLIPS AVE	TOLEDO OH 43612
HISTORIC HILLCREST INVESTMENT LLC AN OHI	1300 KEY TOWER 127 PUBLIC SQUARE	CLEVELAND OH 44114
GRACELAND INVESTMENT GROUP LLC	4329 BELLVUE	TOLEDO OH 43613
GMR + RRR PROPERTIES LTD AN OHIO	922 JEFFERSON AVE	TOLEDO OH 43604 2972
CREADY ROBERT A	1501 ADAMS ST	TOLEDO OH 43604
CONCOR INVESTMENTS LTD ANOHIO LIMITED LI	1600 MADISON AVE	TOLEDO OH 43624
CHARTER LC TOLEDO LLC	19950 W COUNTRY CLUB DR STE 800	AVENTURA FL 33180
CAPERNAUM INC AN OHIONON-PROFIT CORP	1201 MADISON AVE	TOLEDO OH 43604 5539
BLACKACRE BLDG CO.,LTD	412 14TH ST	TOLEDO OH 43604 5202
1301 ADAMS STREET LLC AN OHIO LIMITED LIABILITY	1301 N SUMMIT ST	TOLEDO OH 43604
COUNCIL MEMBER WILLIAMS		
DOUG MEAD	333 14TH ST	TOLEDO OH 43604
THOMAS PORTER ARCHITECTS	8 N ST CLAIR	TOLEDO OH 43604

