

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 28, 2021

REF: SUP-5007-21

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 4930 Flanders Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 8, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for school
Location	-	4930 Flanders Road
Applicant	-	Emmanuel Christian School 4607 W Laskey Road Toledo, OH 43623
Owner	-	Trinity Church of the Nazarene 4930 Flanders Road Toledo, OH 43623
Engineer	-	Mark Smoley The Mannik Smith Group 1800 Indian Wood Circle Maumee, OH 43537

Site Description

Zoning	-	RS12 / Single Family Residential
Area	-	±7.44 acres
Frontage	-	±495' along Laskey Road ±535' along Flanders Road
Existing Use	-	Religious Assembly
Proposed Use	-	Religious Assembly and School

GENERAL INFORMATION (cont'd)

Area Description

North	-	Single family dwellings / R-2 & R-A (<i>Sylvania Township</i>)
South	-	Restaurant, retail, commercial / CR (<i>City of Toledo</i>) & C-2 (<i>Sylvania Township</i>)
East	-	School / RS12
West	-	Single family homes / R12

Parcel History

None on file.

Applicable Regulations

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

STAFF ANALYSIS

The applicant, Emmanuel Christian School, is requesting a Special Use Permit for a school located at 4930 Flanders Road. The ±7.44-acre site is an existing religious assembly, the Toledo Trinity Church of the Nazarene. Emmanuel Christian School, abutting the site directly to the east, is applying for the Special Use Permit with the intent of using four (4) existing classrooms in the church for their classes. Surrounding land uses include single family homes to the north, the Emmanuel Christian School to the east, a restaurant and retail to the south, and single-family homes to the west.

The Toledo Trinity Church of the Nazarene is allowing Emmanuel Christian School to utilize their existing classrooms, which are used for Sunday School, for classes during the week. Emmanuel Christian Schools have a need for more space, as the COVID-19 pandemic has caused concerns about ensuring classrooms are not overcrowded. The additional rooms will provide larger classrooms with adequate social distancing. Students will travel to the site via a proposed walkway on the Emmanuel Christian Schools property and will be escorted by teachers in between class periods. No structural or site changes are proposed. Per TMC 1104.1000, the use is classified as a “school” and requires a Special Use Permit in all residential and commercial Zoning Districts.

STAFF ANALYSIS (cont'd)

Parking and Circulation

The site includes an existing parking lot with 196 parking spaces with three (3) car-accessible spaces. Access is off of Flanders Road, and the number of parking spaces was permitted when the structure was built in 1969. The school will not use the parking lot for buses or pick-up and drop-off, and the parking lot at Emmanuel Christian School will continue to be the only parking lot to serve the school. The Division of Transportation has provided conditions of approval to bring the parking lot closer in compliance with the current Toledo Municipal Code Parking and Circulation standards.

Landscaping

No landscaping modifications are proposed and none are required.

Building Design and Materials

No building modifications are proposed and none are required.

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 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. The proposed community recreational use is compatible with Single Family Residential land uses.

Staff recommends approval of the Special Use Permit for a school at 4930 Flanders Road 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-5007-21, a Special Use Permit for a school at 4930 Flanders Road, 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,

PLAN COMMISSION RECOMMENDATION (cont'd)

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)).

Toledo City Plan Commission further recommends approval of SUP-5007-21, a Special Use Permit for a school at 4930 Flanders Road, to the Toledo City Council, subject to the following **twenty-two (22)** 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. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka 419-245-1341

Roadway: Tim Grosjean 419-245-1344

Water: Andrea Kroma 419-936-2163

Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338

Sanitary Sewers: Mike Elling 419-936-2276

2. 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.
3. 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.
4. 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.

Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.

5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services

6. 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. In the case of renovation, expansion or modification projects, all existing backflow devices must be verified and registered. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-392-2032) to verify the backflow prevention requirements for this site.
7. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
8. Applicant and site plan Engineer are advised that underground stormwater utilities are shown incorrectly. City Stormwater Engineering has the correct layout on record. No further action needed; no stormwater objection to SUP on account of this.

Fire Prevention

9. It appears that this building will undergo a change of use. This will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.

Transportation

10. Four (4) auto and (1) van accessible parking spot is required with 5' loading aisle for auto and 8' aisle for van per TMC 1107.1701 & 1107.1702.
11. Accessible parking signage must comply with TMC 1107.1704.
12. A minimum of 25' wide drive aisle is required from driveway to parking lot and all drive aisles in parking lot for two-way traffic per TMC 1107.1911.
13. Bicycle parking is required per TMC 1107.0900.
14. Parking lots, maneuvering areas, aisles and driveways shall be surfaced with concrete, asphalt, or other dust-free material other than gravel or loose fill per TMC 1107.1906.
15. Parking is not permitted to be located in front of a dumpster.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission

16. Per TMC§1107.0400, Off-Street Parking Schedule “A” requires one (1) bicycle parking slot per ten (10) parking spaces. **Not acceptable as depicted. Applicant shall provide a bicycle rack with twenty (20) spaces.**
17. 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.
18. 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)).
19. 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. **No modifications are proposed, site plan acceptable as depicted. Note conditions below for any future development.** Such plan shall include:
 - a. See TMC Chapter 1108 for required landscaping buffers.
 - b. Topsoil must be back filled to provide positive drainage of the landscape areas;
 - 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 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;
 - e. The location, height, and materials for any fencing to be installed and maintained;
 - f. The location and direction of any proposed lighting.

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PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission

20. 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.
21. 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.
22. 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

DR

Three (3) sketches follow

Cc: Lisa McCartney, Emmanuel Christian School, 4607 Laskey Road, Toledo OH 43623
Richard Ketterman, Trinity Church of the Nazarene, 4930 Flanders Road, Toledo OH 43623
Mark Smoley, The Mannik Smith Group, 1800 Indian Wood Circle, Maumee OH 43537
Lisa Cottrell, Administrator
Dana Reising, Planner

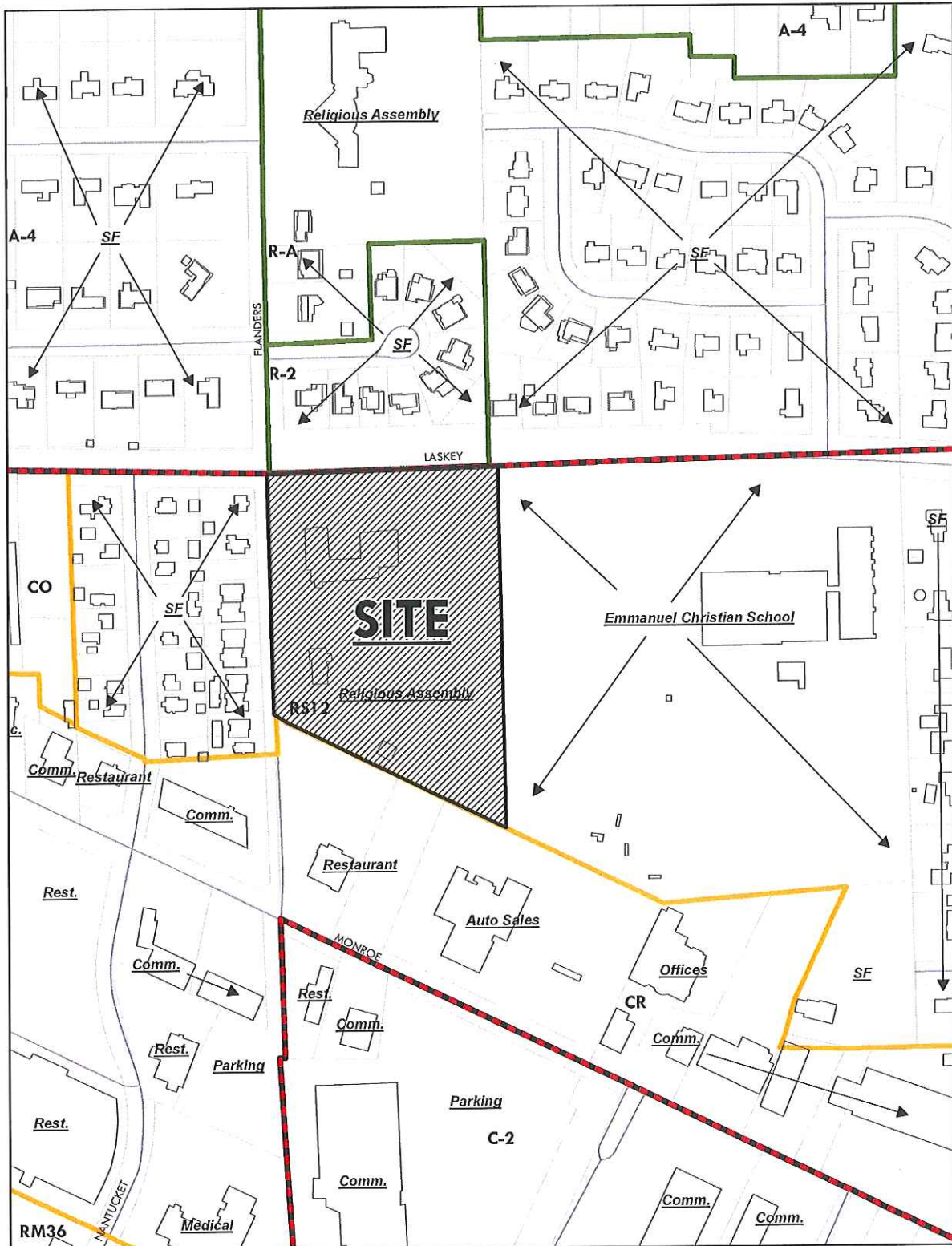
GENERAL LOCATION

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ID 105



ZONING & LAND USE

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ID 105



SITE PLAN

SUP-5007-21
ID 105



SPECIAL USE APPLICATION SITE PLAN FOR TOLEDO TRINITY CHURCH OF THE NAZARENE 4930 FLANDERS ROAD PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SEC 13, T8S, R6E, IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO

MANITIK GROUP
ENGINEERS ARCHITECTS

17724 BUCKINGHAM
TOLEDO, OHIO 43623

EMMANUEL
CHRISTIAN SCHOOL

4930 FLANDERS ROAD
TOLEDO, OHIO 43623

TRINITY CHURCH OF
THE NAZARENE

SPECIAL USE APPLICATION
SITE PLAN

SIT MAP

IFGA DESCRIP. ON

ZONING

VARIANTS REQUESTED

GENERAL NOTE

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