



REF: SUP25-0004

DATE: March 17, 2025

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for a Special Use Permit for a Renovated Soccer/Lacrosse Field at 3535
W. Sylvania Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 13th, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Renovated Soccer/Lacrosse Field
Location	-	3535 W. Sylvania Avenue
Applicant	-	Steve Demski – Notre Dame Academy 3535 W Sylvania Ave Toledo, OH 43623
Engineer	-	CEC One Seagate, Suite 2050 Toledo, OH 43604
Landscape Architect	-	Edge 33 S Michigan St, Suite 304 Toledo, OH 43604

Site Description

Zoning	-	RS9/ Single-Dwelling Residential – 9,000 sq ft
Area	-	±23.82 acres (1,037,643 sq ft)
Frontage	-	± 765' along Sylvania Avenue
Existing Use	-	School with sports fields
Proposed Use	-	School with sports fields

GENERAL INFORMATION (cont'd)

Area Description

North	-	CR / Commercial locations
South	-	RS9/ Interstate 475, Single-Dwelling Residential
East	-	CO, CR, RS6 / Encompass Rehabilitation Center, Commercial locations, Single-Dwelling Residential
West	-	CO, RS9 / Medical Centers, Single-Dwelling Residential

Parcel History

M-34-60	-	Interim Zoning of Area bounded by Sylvania, Central, NYC RR, Monroe and Drummond in Sylvania and Washington Townships. PC Approved on 9/15/60.
PL-2-02	-	Parking Lot Review at 3535 W. Sylvania Ave., Notre Dame Academy. PC Approved on 3/18/02.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a Renovated Soccer/Lacrosse field at 3535 West Sylvania Avenue. The site is currently occupied by Notre Dame Academy, a private high school. The overall ±23.82 acres site is zoned as RS9 Single-Dwelling Residential – 9,000 sq ft. Surrounding land uses include commercial locations, apartments and a hospital to the north; a medical facility to the east; Interstate 475 and single-dwelling residential to the south; and medical office locations to the west of the site.

Currently, Notre Dame Academy has a soccer/lacrosse field in use at the same location on the site. The renovation is to install synthetic turf, a drainage system and a four foot (4') tall chain-link fence around the field. Notre Dame Academy does not currently have a Special Use Permit to amend for this renovation, requiring a new permit to be made. There are no further site improvements, such as building additions or parking lots, that are part of this case. Landscaping improvements are not required at this time.

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STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan zones this area as Low Density Residential. This designation is intended to provide space for contemporary, auto-orientated suburban style neighborhoods in the city. Low-impact institutional, public and commercial uses, such as churches, schools, parks and day-cares are also appropriate and should be located along higher traffic corridors. The renovation of the soccer/lacrosse field fits in line with this designation and poses no significant impact to the surrounding area.

The renovation of a sports field would improve the quality of recreational opportunities at Notre Dame Academy and help childhood development through participation in school sports. This special use would further the goals of Promoting Recreational Opportunities and Supporting Childhood Development as outlined in the Forward Toledo Comprehensive Land Use Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP25-0004, a Special Use Permit for a renovated soccer/lacrosse field located at 3535 Sylvania Avenue, to the Toledo City Council, for the following **two (2) reasons**:

1. The proposed use meets the stated purpose of the zoning code and goals of the Forward Toledo Comprehensive Land Use Plan (TMC§1111.0706(A) - *Review and Decision-Making Criteria*); and,
2. The proposed use is compatible with adjacent uses in terms of scale, site design and operating characteristics. (TMC§1111.0706(C) - *Review and Decision-Making Criteria*);

The Toledo City Plan Commission recommends approval of SUP25-0004, a Special Use Permit for a renovated soccer/lacrosse field located at 3535 Sylvania Avenue, subject to the following **ten (10) conditions**:

Division of Environmental Services

1. 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.
2. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.

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PLAN COMMISSION RECOMMENDATION (cont'd)

3. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
4. Applicant is strongly encouraged to include multiple green infrastructure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
5. 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
6. 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

7. The location, lighting and size of all signage is subject to TMC§1387. No new free-standing signs greater than forty-two inches (42") from grade are permitted - any proposed signage must meet the requirements of **TMC§1113 – Signs**.
8. 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.
9. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC 1111.0707 have not been met.
10. 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

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PLAN COMMISSION RECOMMENDATION (cont'd)

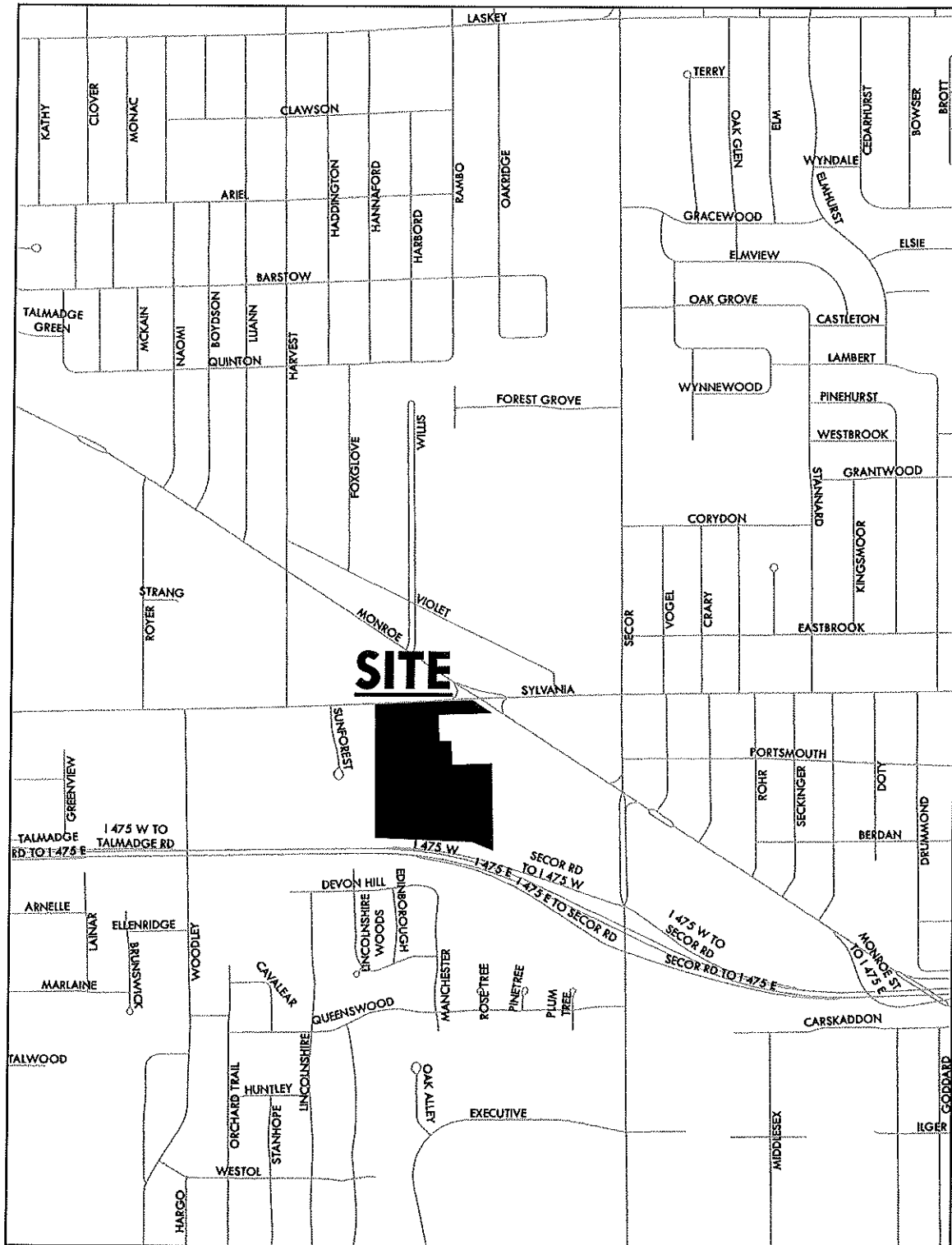
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Three (3) sketches follow.

Cc: Steve Demski, 3535 W Sylvania Ave, Toledo, OH 43623.

GENERAL LOCATION

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ZONING & LAND USE

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