

GENERAL INFORMATION

Subject

- Request - Special Use Permit for a Charter School
- Location - 3300 Glendale Avenue
- Applicant - Oakmont Education
481 N Cleveland-Massillon Road
Akron, OH 44333
- Owner - DWJS, LLC
3440 Secor Road
Toledo, OH 43606
- Architect - FMC Architects
1440 Rockside Road
Parma, OH 44134

Site Description

- Zoning - CR-SO / Regional Commercial – Sign Overlay
- Area - ± 15.55 acres
- Frontage - ± 209.87' along Glendale Avenue
- Existing Use - Vacant Commercial Space
- Proposed Use - Charter School

Area Description

- North - RM36 / Apartment Complex, Radio Station
- South - CR-SO & CO / Bank, Restaurants, Car Wash, Auto Repair, Glendale Avenue, Medical Offices
- East - RS12 & RM36 / UTMC & Apartment Complex
- West - CR-SO & RM36 / Apartments, Restaurants, Shopping Center, Byrne Road

Parcel History

- S-29-57 - Review of the preliminary plat of the Great Southern Shopping Center on the NE corner of Glendale and Byrne (P.C. approved 8/8/57).

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

- S-29-57 - Review of the final plat of the Great Southern Shopping Center on the NE corner of Glendale and Byrne (P.C. approved 1/26/61).
- M-40-60 - Interim Zoning for the area bounded by Byrne, Glendale, City boundary, Swan Creek in Adams Twp. (P.C. approved 11/3/60).
- Annexed into City of Toledo (Council approved 12/2/1960; Ord. 828-60).
- Z-281-60 - Permanent Zoning for the area roughly bounded by Glendale, Byrne, Swan Creek, Brest and the Terminal Railroad (P.C. approved 1/12/61; Council approved 4/3/61, Ord. 207-61)
- S-2-73 - Final Plat of the Replat of Toledo's Great Southern Shopping Center (P.C. approved 1/8/73).
- S-6-86 - Final Plat of the Replat of the Replat of Toledo's Great Southern Shopping Center (P.C. approved 1/8/87).
- Z-88-87 - Amendment to C-4 Site Plan at Southland Shopping Center (Ord. 1091-87).
- S-16-95 - Final plat for the Replat of the Replat of the Replat of Toledo's Great Southern Shopping Center (P.C. approved 11/9/95).
- S-35-19 - Final Plat of the Replat of the Replat of the Replat of the Replat of Toledo's Great Southern Shopping Center (P.C. approved 1/8/20).
- S-4-22 - Final Plat of the Replat of the Replat of the Replat of the Replat of the Replat of Toledo's Great Southern Shopping Center (Withdrawn by applicant 7/20/23).
- SUP24-00101 - Special Use Permit for a Community Center at 1339 S. Byrne Road (P.C. approved 11/7/24; Council approved 12/18/24, Ord. 638-24)

GENERAL INFORMATION (cont'd)

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 Charter School at 3300 Glendale Avenue. A special use permit is required to open a new school. The school is proposed in the southern-most tenant space in the Southland Shopping Center.

Surrounding land uses include restaurants, a bank, a car wash, an auto repair shop, and an apartment building on Southland Shopping Center out-lots to the west and south, the main Southland Shopping Center buildings to the north and west, and UTMC and an apartment complex to the east.

Pick-Up/Drop-Off, Parking, and Circulation

The applicant is occupying a tenant space in an existing shopping center. As is typical of shopping centers, a plethora of parking is available in front of the tenant space between which is a drive aisle with a loading zone. While parking is not an issue for this site, schools generally generate a significant amount of traffic for pick-up / drop-off in the mornings and afternoons. The applicant has proposed a pick-up / drop-off route at the rear of the property near the proposed student entrance. The Division of Traffic Management has approved this pick-up/drop-off route as acceptable.

TMC§1107.0300 also requires a minimum of one (1) bicycle parking space for every three (3) students plus one (1) per ten (10) parking spaces for faculty and staff. The applicant has given a rough estimate of 200 students within two (2) sessions, equally roughly 400 students enrolled in the school. Per TMC§1107.0901, no more than fifty (50) bicycle parking spaces may be required for a given use category. The Plan Director has reduced the requirement for this proposed school down to twenty-six (26). Such bicycle parking spaces shall be placed near various entrances used by students, staff, faculty, and visitors. Bicycle parking spaces must meet the standards of TMC§1107.0902. The applicant shall submit a revised plan depicting a minimum of twenty-six (26) bicycle parking spaces meeting the standards of TMC§1107.0902. This has been included as a condition of approval.

While this school is not within or adjacent to a traditional neighborhood, it may still generate pedestrian traffic from nearby bus stops or apartment buildings. Increasing connectivity and specifically strengthening pedestrian connections to and from schools is an essential strategy within the Forward Toledo Comprehensive Land Use Plan. As such, the applicant shall ensure a safe pedestrian connection exists between the proposed school and Glendale Avenue through the use of pedestrian crosswalks and/or separated walkways. Existing infrastructure may allow this to be achieved using only pedestrian crosswalks. Such crosswalks must meet the standards of TMC§1109.0304(D).

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site for Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Parking areas should be consolidated serving multiple users and pedestrian connection should be prioritized. Institutional uses such as schools are compatible. The proposed charter school is not only consistent with the Future Land Use Map, it is also consistent with the Forward Toledo goals of Support Childhood Development and Workforce Opportunities.

Staff recommends approval of the requested Special Use Permit because the use complies with the stated purpose of the Zoning Code, is consistent with the Forward Toledo Plan, and is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP26-0010, a Special Use Permit for a Charter School at 3300 Glendale Avenue, to Toledo City Council, for the following **three (3) reasons**:

1. The proposed use meets the stated purpose of the Zoning Code (**TMC§1111.0706(A)**);
2. The proposed use complies with all applicable provisions of the Zoning Code (**TMC§1111.0706(B)**); and
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (**TMC§1111.0706(C)**).

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP26-0010, a Special Use Permit for a Charter School at 3300 Glendale Avenue, to the Toledo City Council, subject to the following **thirteen (13) 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.

Fire Prevention Bureau

1. It appears this suite will undergo a change of use. This will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC 105.1 & 101.4)
2. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (This includes rear doors for each tenant. OFC 403.11.1.5) (OBC 501.2 & OFC 505.1)

STAFF RECOMMENDATION (cont'd)

Fire Prevention Bureau (cont'd)

3. A Knox Box key box is required for after hours access for life saving and fire fighting purposes. (OFC 506.1)
4. Any addition of cooking equipment and suppression system for same will need plans submitted for review by the Building Department, Health Department, and the Fire Department. (OFC 104.2, OFC 901.2)

Division of Traffic Management

5. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC§1107.1704.

Plan Commission

6. A minimum of twenty-six (26) bicycle parking spaces shall be provided for the school per TMC§1107.0901. Such bicycle parking spaces shall meet the standards of TMC§1107.0902. **Not acceptable as depicted. The applicant shall submit a revised site plan depicting a minimum of twenty-six (26) bicycle parking spaces at various entrances for students, staff, faculty, and visitors. Detail shall be provided ensuring bicycle parking meets the standards of TMC§1107.0902.**
7. A safe and direct pedestrian connection shall be installed between the proposed school and Glendale Avenue. Such pedestrian connection may use pedestrian crosswalks and/or walkways. Any pedestrian crosswalks must meet the standards of TMC§1109.0304(D). **Not acceptable as depicted. The applicant shall submit a revised site plan depicting a safe and direct pedestrian connection between the proposed school and Glendale Avenue.**
8. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.
9. Proposed future signage shall meet the standards of TMC§1113 *Signs* and TMC§1103.0700 *Shopping Center Sign Control Overlay*. Proposed future signage shall obtain separate sign permits.
10. 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.
11. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

12. 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.
13. 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.

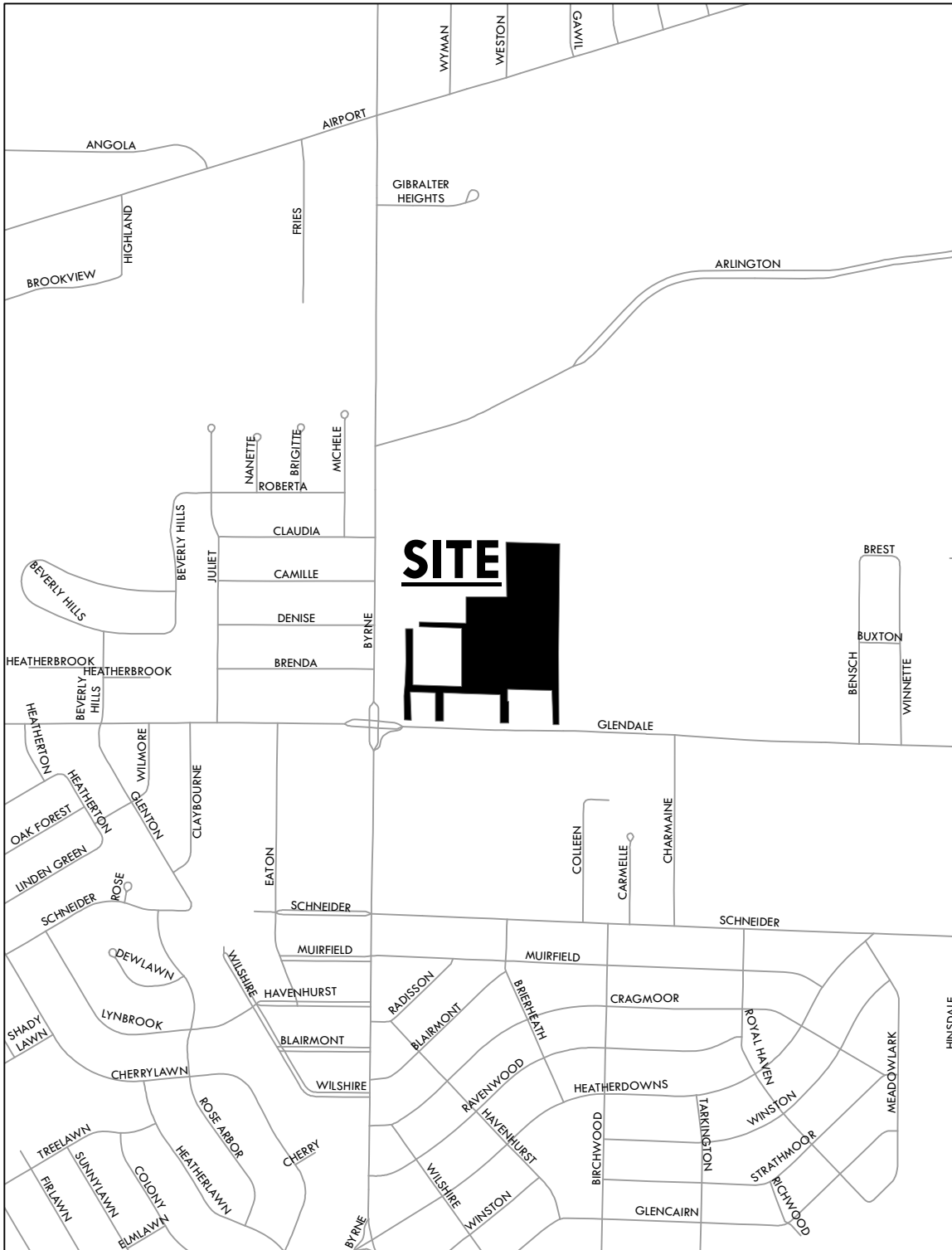
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP26-0010
DATE: April 9, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: May 20, 2026
TIME: 4:00 P.M.

AS
Four (4) sketches follow

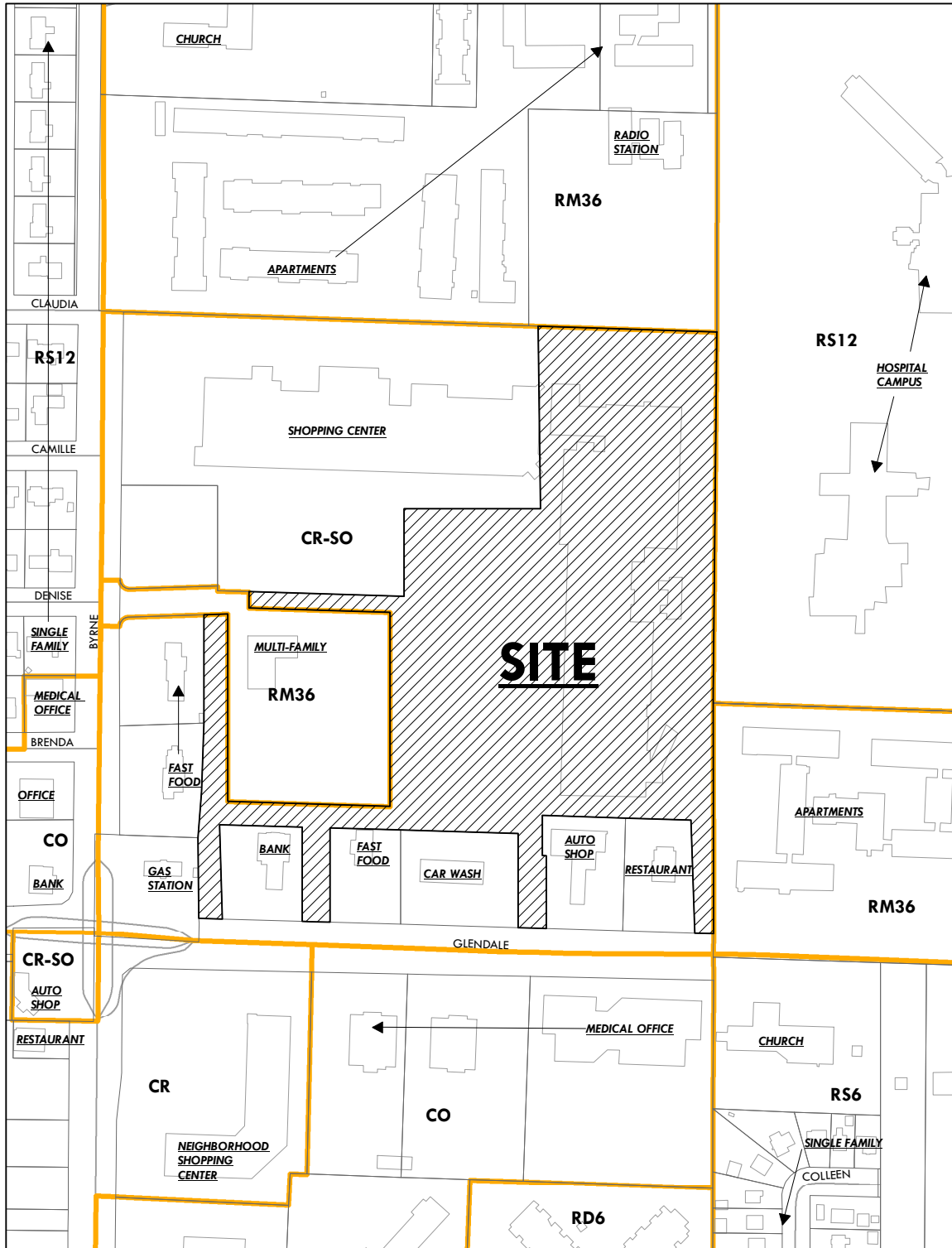
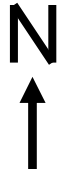
GENERAL LOCATION

SUP26-0010
ID 54



ZONING & LAND USE

SUP26-0010
ID 54



SITE PLAN

SUP26-0010
ID 54



LEGAL DESCRIPTION:

Lots number one (1), two (2), three (3), four (4), five (5) and six (6) in the Replat of the Replat of the Replat of TOLEDO'S GREAT SOUTHERN SHOPPING CENTER, City of Toledo, Lucas County, Ohio, according to the plat thereof recorded in Lucas County Plat Volume 136, Page 24.

Being further described as:

A certain parcel of land being part of the Northwest quarter (1/4) of the Southeast quarter (1/4) of the Section 11 in Town 3 of the 3rd Range Reserve of the 1st Meridian of the 1st Range of the 1st Township of Lucas County, Ohio, the said certain parcel of land being more particularly bounded and described as follows:

Commencing at a found iron pin monument, said iron pin being the west (W) corner of the said Section 11, said iron pin also being on the centerline of Byrne Road;

Thence North 84 degrees 55' 25" East (record North 84 degrees 55' 10" East calculated) along the east and west centerline of the said Section 11, 507.25 feet to a point, said point being the intersection of the east and west centerline of the said Section 11 and the easterly right-of-way of Byrne Road; said point also being the POINT OF BEGINNING;

Thence continuing North 84 degrees 55' 25" East (record North 84 degrees 55' 10" East, calculated) along the east and west centerline of the said Section 11, a record distance of 1281.70 feet (1281.65 feet calculated) to a point, said point being the northeasterly corner of the Northwest quarter (1/4) of the Southwest quarter (1/4) of the said Section 11;

Thence South 01 degrees 54' 14" East (record, South 01 degrees 54' 38" East calculated) along the east line of the Northwest quarter (1/4) of the Southwest quarter (1/4) of the said Section 11, a record distance of 1292.62 feet (1292.62 feet calculated) to a point, said point being the intersection of the east line of Northwest quarter (1/4) of the Southwest quarter (1/4) of the said Section 11 and the northerly right-of-way line of Grandville Avenue; said point also being 500.00 feet, as measured along the east line of the Northwest quarter (1/4) of the said Section 11, a record distance of 1292.62 feet, as measured along the east line of the Northwest quarter (1/4) of the said Section 11, northerly of the south line of the Northwest quarter (1/4) of the said Section 11;

Thence North 80 degrees 02' 00" West (record and calculated) along the northerly right-of-way line of Grandville Avenue, said line also being parallel to and 500.00 feet distance from the centerline of Grandville Avenue, said line also being parallel to and 500.00 feet distance from the south line of the Northwest quarter (1/4) of the said Section 11, a record distance of 1292.62 feet (1292.62 feet calculated) to a point, said point being a found concrete monument with iron pin;

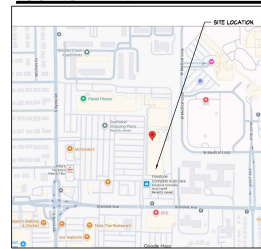
Thence North 01 degrees 50' 54" West (record, North 01 degrees 50' 54" West calculated) a record and calculated distance of 1247.17 feet to a point;

Thence North 80 degrees 02' 00" West (record and calculated) a record and calculated distance of 1847.75 feet to a point, said point being the easterly right-of-way line of Byrne Road; said point also being 500.00 feet, as measured along the east centerline of the centerline of Byrne Road; said point also being 500.00 feet, as measured along the east centerline of the west line of the said Section 11;

Thence North 01 degrees 50' 54" West (record, North 01 degrees 50' 54" West calculated) along the easterly right-of-way line of Byrne Road; said line also being parallel to and 500.00 feet distance from the centerline of Byrne Road; said line also being parallel to and 500.00 feet distance from the west line of the said Section 11, a record distance of 1281.74 feet (1281.75 feet calculated) to the POINT OF BEGINNING;

THE DESCRIPTION DESCRIBES ALL OF THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS TOLEDO NATION TITLE INSURANCE COMPANY COMMITMENT No. CLE 5783 BEARING AN EFFECTIVE DATE OF FEBRUARY 03, 2020.

LOCATION MAP:



SITE INFORMATION

3500 GLENDALE AVE
TOLEDO, OHIO 43614
PARCEL: 200962

OWNER:
DHL LLC AN OHIO LLC
3440 SEGOR RD STE 05

PARKING REQUIREMENTS

USE CATEGORY: SCHOOLS - HIGH
PER 3 STUDENTS PLUS
PER FACULTY MEMBERS PLUS
PER 2 STAFF MEMBERS PLUS
PER 3 PER 2 STUDENTS FOR
STUDENT DROP-OFF AND PICK-UP

250 STUDENTS / 3 = 83
1 FACULTY / 1 = 1
2 STAFF / 2 = 1
250 STUDENTS / 3 = 83
TOTAL REQUIRED = 171
TOTAL PROVIDED = 48

ZONING

ZONING DISTRICT:
GR-50 - REGIONAL COMMERCIAL - U
SHOPPING CENTER SIGN CONTROL OVERLAY

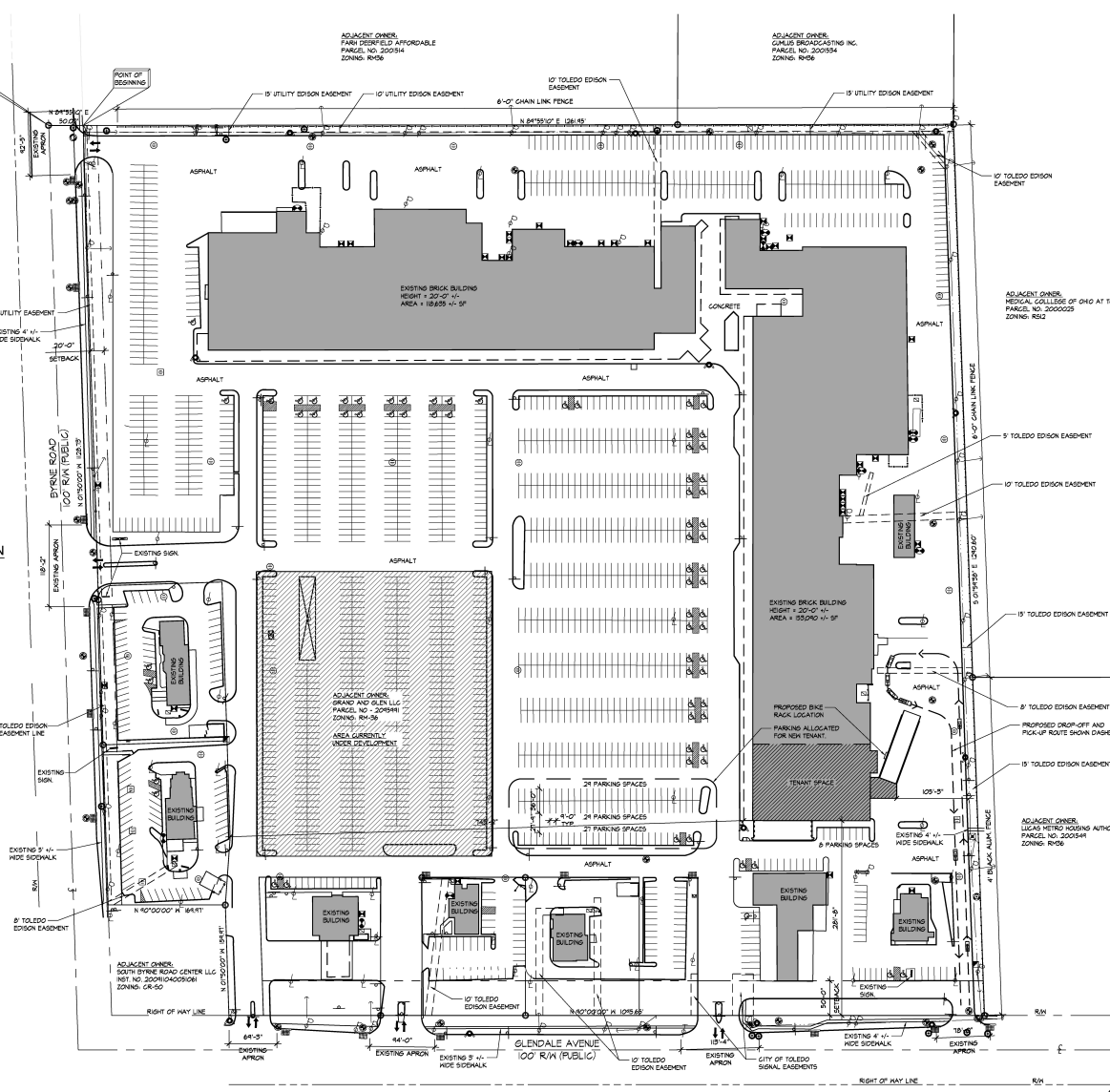
USE CATEGORY: SCHOOLS - S

LANDSCAPING REQUIREMENTS

NO CHANGE TO EXISTING LANDSCAPING AND GREEN SPACE ON SITE

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | |
|---------------------|----------------------|----------------------------|----------------------|
| POWER POLE | AIR CONDITIONER UNIT | FIRE HYDRANT | STORM MANHOLE |
| POWER POLE IN LIGHT | RAILROAD SIGNALS | BIWASE FIRE HYDRANT | STORM INLET (SQUARE) |
| LIGHT POLE | FOUND IRON PIN | MATER MANHOLE | STORM INLET (ROUND) |
| TELEPHONE POLE | FOUND PIN | MATER MAIN | CURB STORM INLET |
| DAY WIRE | CENTER LINE | STORM PIPE | SANITARY SEWER |
| SIGHT LIGHT | RIGHT OF WAY | SPRINKLER HEAD | SANITARY CLEAN OUT |
| GROUND LIGHT | FLAG POLE | INDICATES UNPAVED PARKING | GAS VALVE |
| ELECTRIC MANHOLE | BELL HEAD | INDICATES MUTUAL OWNERSHIP | GAS MANHOLE |
| TELEPHONE MANHOLE | WATER VALVE | | GAS METER |
| TELEPHONE PEDestal | | | GAS MARKER |
| ELECTRIC METER | | | |
| CABLE BOX | | | |



1440 Rockside Road, Suite 211
Palma, Ohio 44134
Phone: 419.871.6547
E-mail: frank@fmcarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 01/21/2026
DESIGN: []
APPROVAL: []
PERMIT: []
BID: []
CONSTRUCTION: []

Oakmont Education
Toledo
Southland Shopping Center
3300 Glendale Ave., Toledo, Ohio 43614

Project No: 25126.04
Drawn By: FMC/PWB
Checked By: FMC

Sheet Title:
ARCHITECTURAL SITE PLAN

Sheet No:
AS-1

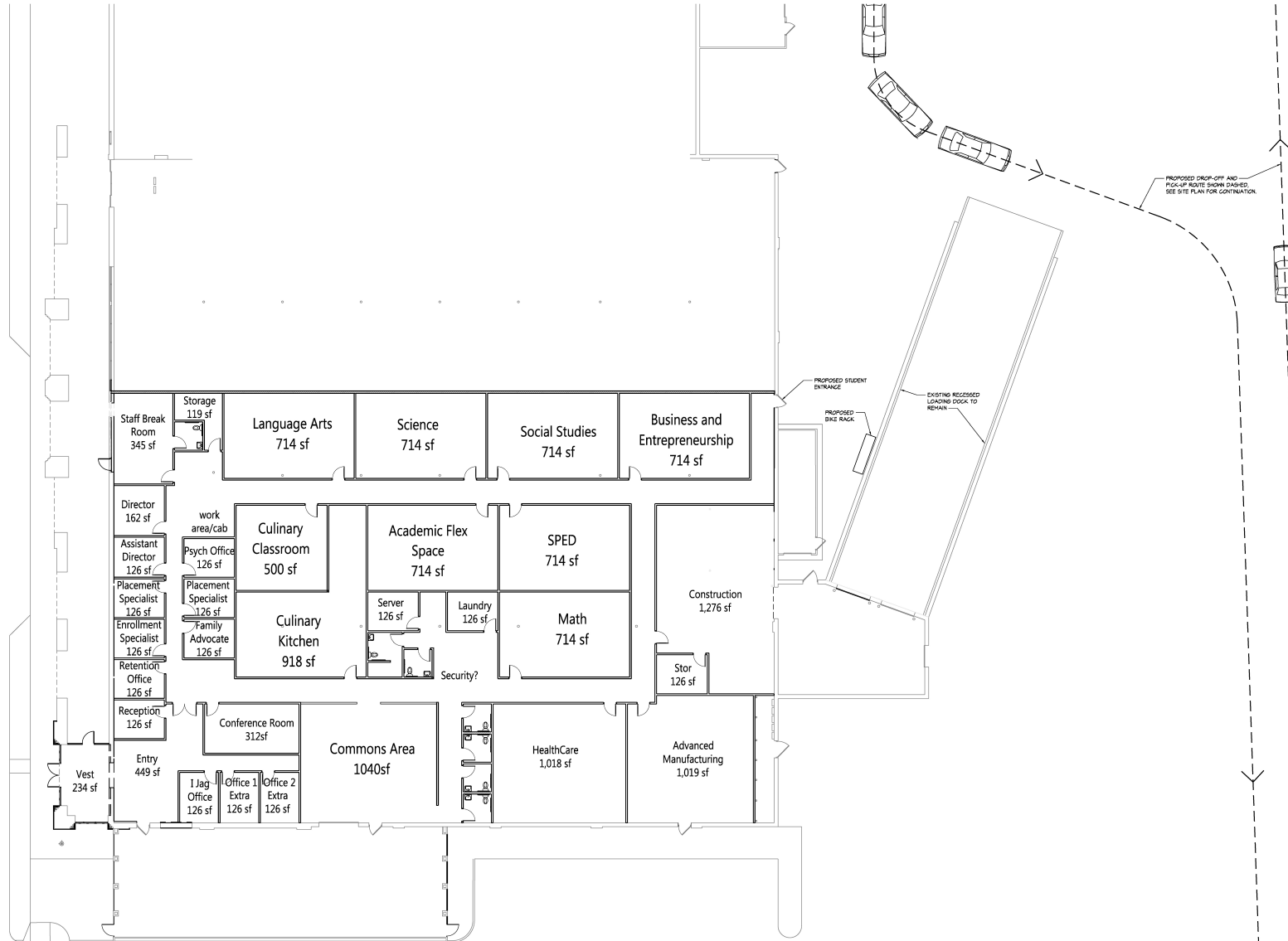
1 ARCHITECTURAL SITE PLAN
SCALE: 1"=70'-0"

FLOOR PLAN

SUP26-0010
ID 54



11 - 10



1440 Rockside Road, Suite 211
Palma, Ohio 44134
Phone: 216.287.8547
E-mail: FrankC@FMCArchitectsLLC.com

Architect Name:

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR BIDDING

Engineer Name:

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR BIDDING

NOTES:
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Oakmount Education
Toledo
Southland Shopping Center
3300 Glendale Ave., Toledo, Ohio 43614

- Design 01/21/2026
- Approval
- Permit
- Bid
- Construction

Revisions:
No. / Date / Description

Project No: 25126.04
Drawn By: FMC / PWB
Checked By: FMC

Sheet Title:
FLOOR PLAN -
ENTIRE FACILITY

Sheet No:
A1.01

1 CONCEPTUAL FLOOR PLAN
SCALE: 3/32"=1'-0"