

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: September 12, 2022
REF: SUP-7005-22

TO: President Matt Cherry and Members of Council, City of Toledo

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

SUBJECT: Amendment to Special Use Permit, originally granted by Ord. 409-13, for building addition to school

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 8, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Amendment to Special Use Permit, originally granted by Ord. 409-13, for building addition to school
Location	-	5025 Glendale Avenue
Applicant	-	Northwest Ohio Classical Academy 5025 Glendale Avenue Toledo, OH 43614
Owner	-	Northwest Ohio Classical Academy Foundation 5025 Glendale Avenue Toledo, OH 43614
Engineer	-	Lewandowski Engineers 234 N Erie Street Toledo, OH 43604

Site Description

Zoning	-	RS12 / Single Family Residential
Area	-	±13.6 acres
Frontage	-	±750.92' along Glendale Avenue ±308.55' along Ryan Road
Existing Use	-	School
Proposed Use	-	School
Proposed Use	-	School

GENERAL INFORMATION (cont'd)

Area Description

North	-	School / RS12
South	-	Nursing home and single-family homes / RM36 & RS9
East	-	Single family homes / RS12
West	-	School, retail, daycare, and nursing home / CR-SO & RM36

Parcel History

SUP-125-84	-	Request for a Special Use Permit for a Daycare Center located at 5025 Glendale Avenue. Res. 125-84 approved by Plan Commission on 9/6/84, City Council approved on 9/19/84, Ord. 716-84.
SUP-6025-13	-	Special Use Permit for a school at 5025 Glendale Avenue. Plan Commission recommended approval 8/8/13. City Council recommended approval 8/14/13. Ord. 409-13 passed 8/20/13.

Applicable Regulations

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

STAFF ANALYSIS

The applicant, Northwest Ohio Classical Academy, is requesting an amendment to a Special Use Permit for a school at 5025 Glendale Avenue. The ±13.6-acre site initially opened as a K-8 charter school and plans to provide K-12 by the 2023/2024 school year. They are proposing a building addition of twelve (12) classrooms and a gymnasium. Surrounding land uses include Maumee Valley Country Day School to the north, single-family homes to the east, single-family homes to the south, and a nursing home, school, daycare, and retail to the west.

The Northwest Ohio Classical Academy is a tuition-free charter school with a focus on liberal arts and sciences. The building was originally the Calvary Church of God and has since undergone interior modifications to suit a school. The additional classrooms are needed to facilitate the additional grades the school will be serving. Financing for the 11,000 square foot gymnasium is pending, and renderings of the site both with and without the gymnasium are provided. A Special Use Permit amendment is required as the proposal includes a building addition.

STAFF ANALYSIS (cont'd)

Parking and Circulation

The site includes an existing parking lot with 361 parking spaces. Due to the addition, this number will be reduced to 299 spaces. Schools require one (1) parking space for each faculty member, plus one (1) space per three (3) staff members, plus one (1) space per fifty (50) students for pick up and drop off. High schools also require one (1) space per ten (10) students in addition to the standard school requirements.

The school plans on having sixty-eight (68) faculty and 700 students total, with fifty-two (52) to fifty-four (54) students per grade. The total number of parking spaces required per the TMC§1107.0304 requirements is 104, and the maximum allowed is 156. The applicant expects a total of 193 to 218 parking spaces needed for faculty, students, and student events. As the number of existing parking spaces is being reduced, the applicant's alternative parking plan is acceptable.

Per TMC§1107.1701 – *Number of Required Parking Spaces for Persons with Disabilities* site requires at least six (6) auto-accessible spaces and one (1) van accessible space. No modifications to the accessible parking are proposed and the site has adequate accessible parking. The site plan shows at least twelve (12) accessible spaces with either five foot (5') or eight foot (8') abutting aisles adjacent to them.

Bicycle parking is required pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per three (3) students, plus one (1) space per ten (10) parking spaces for faculty and staff. No more than fifty (50) bicycle parking slots are required per TMC§1107.0901(C). A bicycle rack for fifty (50) bicycles shall be provided on a revised site plan.

Landscaping

Per TMC§1108.0202 – *Frontage Greenbelts*, sites over five (5) acres are required to provide a thirty-foot (30') frontage greenbelt and contain at least one (1) tree for every thirty feet (30') of frontage. The submitted landscape plan depicts a thirty-foot (30') frontage greenbelt along Glendale Avenue and along Ryan Road. The Glendale Avenue greenbelt includes four (4) existing trees to remain which are credited per TMC§1108.0407(1)(B), and count as twenty-four (24) trees due to their caliper. The Glendale Avenue frontage greenbelt requires twenty-five (25) trees. The landscape plan depicts an additional twenty (20) trees along Glendale Avenue to further beautify the site. The Ryan Road greenbelt includes eleven (11) new trees and also meets the greenbelt requirement.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

A Type B Landscape Buffer is required where RS-Single Family Districts abuts RM-Multifamily Districts. The nursing facility to the south is Zoned RM36-Multifamily Residential, and a Type B Buffer is required. A Type B Buffer requires four (4) canopy trees and fifteen (15) shrubs per 100 linear feet. There is an existing fence which may substitute for the shrub requirement. A revised landscape plan depicting at least twenty-eight (28) trees where the subject site abuts the nursing facility is required as a condition of approval.

Parking lot landscaping is essential to prevent headlights from being seen from public rights-of-way, curb the urban heat island effect, as well as beautify the site. Per TMC§1108.0204(A), parking lot landscaping is required for the entire site only if the parking lot is being expanded by 20% or more. As the parking lot is being reduced, no landscaping is required.

Building Design and Materials

The proposed addition is subject to TMC§1109.0200-*Commercial, Mixed Use, and Institutional Design Standards*. These standards require pedestrian connectivity and well-designed architecture achieved through variations in massing, character and image, and building façade treatments and materials. These standards are based on site specific context and overall visibility from public view. The building layout is acceptable as depicted.

In addition to the building layout, the building materials and colors are reviewed per TMC§1109.0500-*Building Façade Materials and Color*. Predominant materials shall consist of eighty percent (80%) of building facades visible from the right-of-way. The submitted elevations depict brick for the northern, eastern and western elevations, with EIFS on the southern elevation. The gymnasium, which will be built at a later date, will connect to the structure at the southern elevation. The EIFS is permitted as it is a temporary façade material.

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 school is compatible with Single Family Residential land uses.

Staff recommends approval of the Special Use Permit amendment for a school at 5025 Glendale Avenue 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-7005-22, an amendment to a Special Use Permit for a school at 5025 Glendale Avenue, 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,
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)).

The Toledo City Plan Commission further recommends approval of SUP-7005-22, an amendment to a Special Use Permit for a school at 5025 Glendale Avenue, to the Toledo City Council, subject to the following **thirty-six (36)** 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.
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, from One Stop Shop, (419) 245-1220.
4. A full stormwater review requires submittal of multiple items.
 - As outlined on the regional SWP3 submittal cover sheet <https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>
 - 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>

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

5. 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.
 - c. Construction inspection and completion of obligations in the stormwater permit.
6. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
7. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
8. All sanitary sewer manholes in the area shall have solid lids installed on them.

Water Distribution

9. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
10. Detailed plans for the proposed water main shall be submitted to the Division of Water Distribution for review and approval.
11. 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.
12. 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 (419-392-2032) to verify the backflow prevention requirements for the site.
13. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
14. Detailed water plans shall also be submitted to Fire Prevention (Lynn Thompson, lynn.thompson@toledo.oh.gov, (419) 245-1263) for review and approval.

PLAN COMMISSION RECOMMENDATION (cont'd)

Water Distribution (cont'd)

15. Sheet 7 of 11:

- a. There appears to be a water main stub to the east, south of the proposed hydrant with no length, or where/how the main goes/ends.
- b. Maintain a minimum 18" clearance at crossings with existing utilities (storm on sheet 7, gas on sheet 8).

16. Sheet 9 of 11:

- a. Tap note should read, "Proposed 8" tapping sleeve and 8" gate valve by City of Toledo at developer's expense. Excavation, shoring, valve box and restoration by contractor."

Environmental Services

17. 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 (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.

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

19. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.

20. 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

PLAN COMMISSION RECOMMENDATION (cont'd)

Environmental Services (cont'd)

21. 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.

Sewer & Drainage

22. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
23. 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 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.

Fire Prevention

24. The proposed new building addition will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.

Transportation

25. Bicycle parking is required per TMC 1107.0900.
26. All parking spaces are required to be a minimum size of 9'X8' including accessible parking spaces per TMC 1107.1911.
27. If one does not already exist, a cross access agreement is required with adjacent property owner to the West.

Plan Commission

28. Per TMC§1107.0600 – Off-Street Parking Schedule “A” Per Parking Schedule A, the minimum number of parking spaces required for a school is 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. High schools also require one (1) per ten (10) students.
Acceptable as depicted, parking is being reduced.

PLAN COMMISSION RECOMMENDATION (cont'd)

Environmental Services (cont'd)

29. 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 fifty (50) spaces.**
30. 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.
31. 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)).
32. 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. A thirty-foot (30') frontage greenbelt is required along Glendale Avenue and Ryan Road and shall include one (1) tree per every thirty feet (30') of frontage; **acceptable as depicted,**
 - b. A Type B Landscape buffer is required where RS-Single Family Districts abut RM-Multifamily Districts. A Type B buffer requires four (4) canopy trees and fifteen (15) shrubs per 100 linear feet. Fencing may substitute for the shrub requirement; **not acceptable as depicted, a total of twenty-eight (28) canopy trees shall abut the nursing facility property to the south.**
 - c. Topsoil must be back filled to provide positive drainage of the landscape areas;
 - d. 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;
 - 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;

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- f. If the site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details;
 - g. The location, height, and materials for any fencing to be installed and maintained;
 - h. The location and direction of any proposed lighting.
33. Building elevations shall be of quality materials as stated in TMC§1109.0500.
Acceptable as indicated.
34. 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.
35. 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.
36. 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

Seven (7) sketches follow

Cc: Matthew Dietrich, Northwest Ohio Classical Academy, 5025 Glendale Avenue, Toledo OH 43614

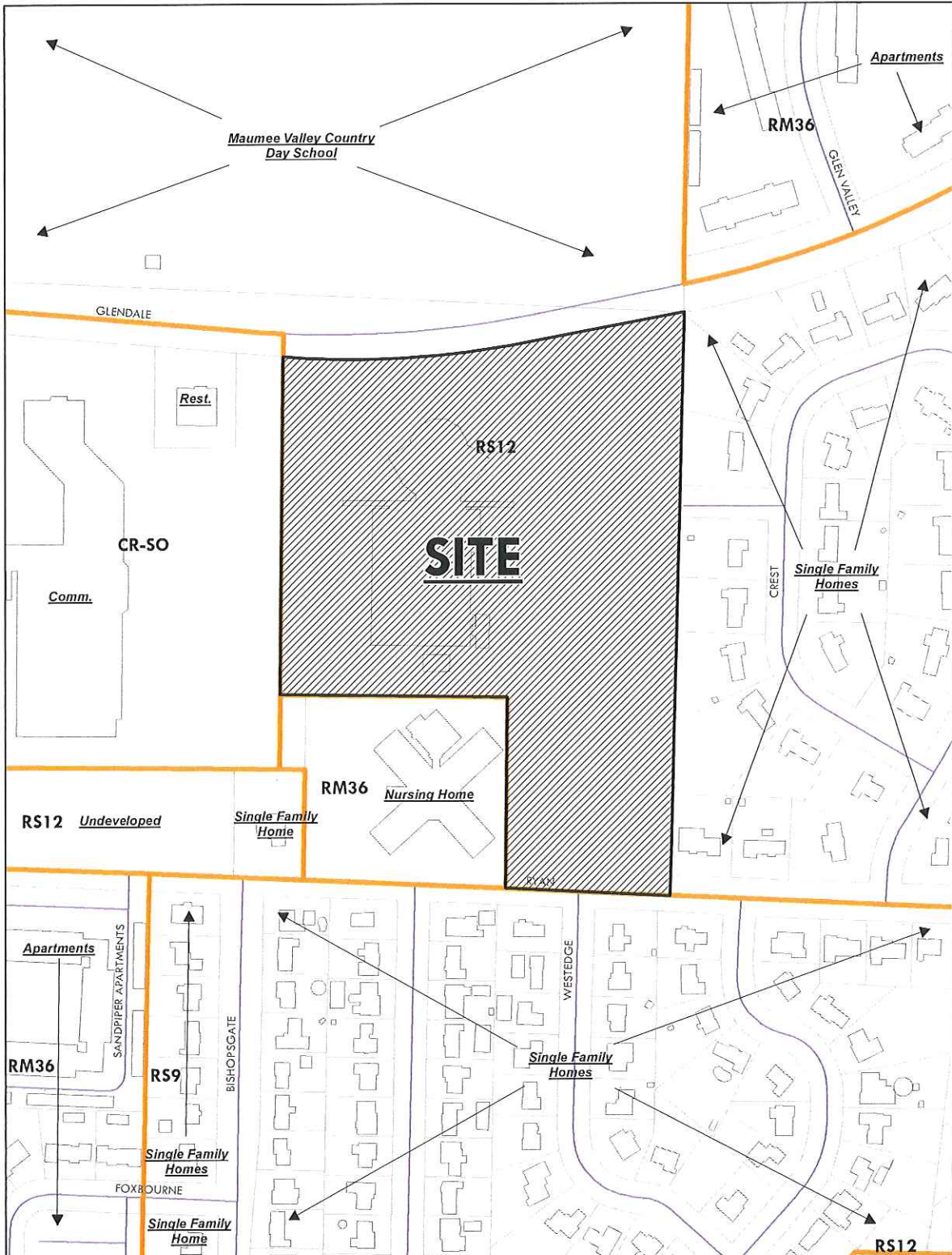
Matthew Lewandowski, Lewandowski Engineers, 234 N Erie Street, Toledo OH 43604

Lisa Cottrell, Administrator

Dana Reising, Associate Planner

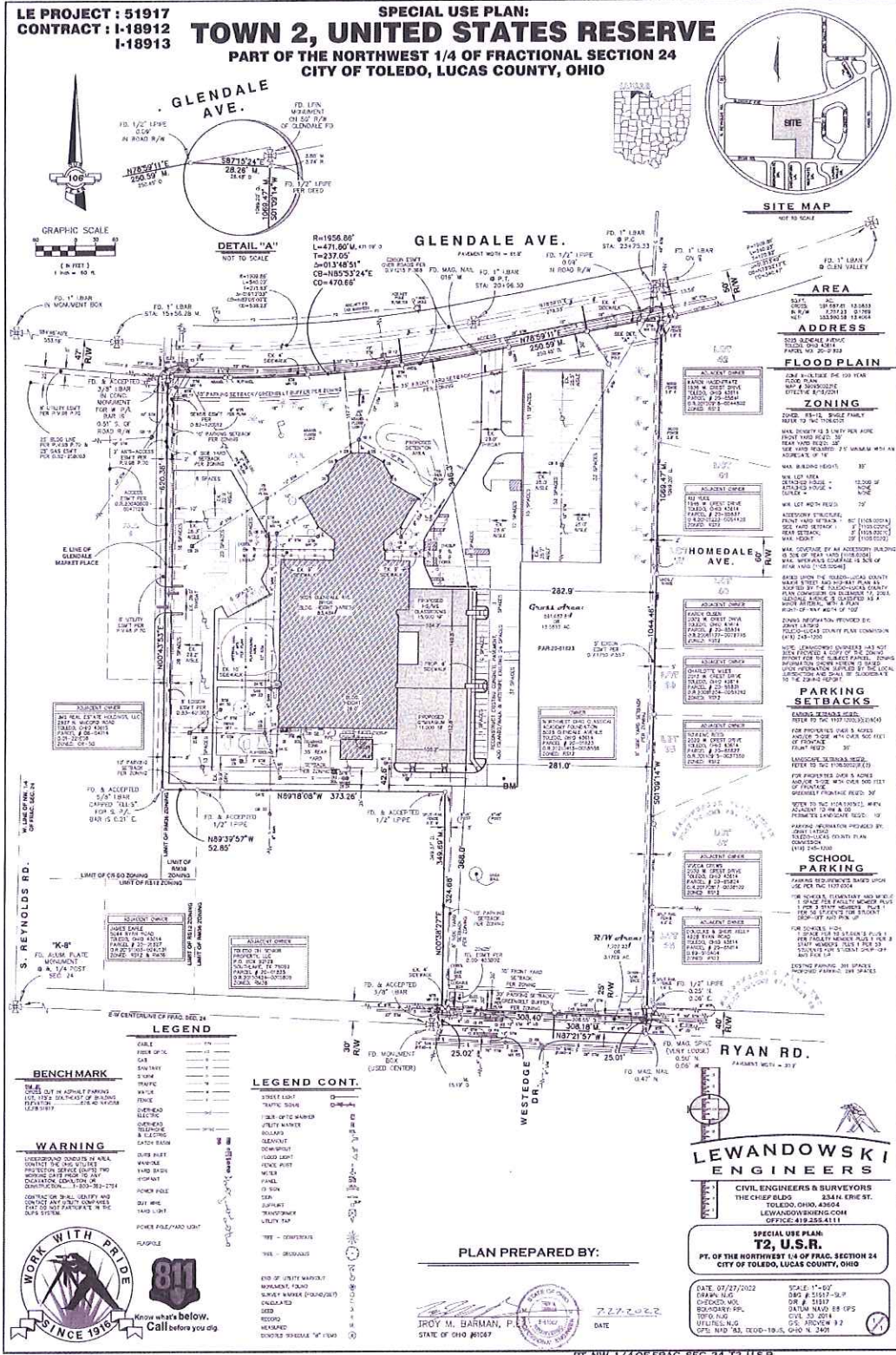
ZONING & LAND USE

SUP-7005-22
ID 141



SITE PLAN

SUP-7005-22
ID 141



LANDSCAPE PLAN

SUP-7005-22
ID 141

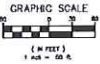
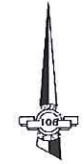


LE PROJECT : 51917
CONTRACT : I-18912
I-18913

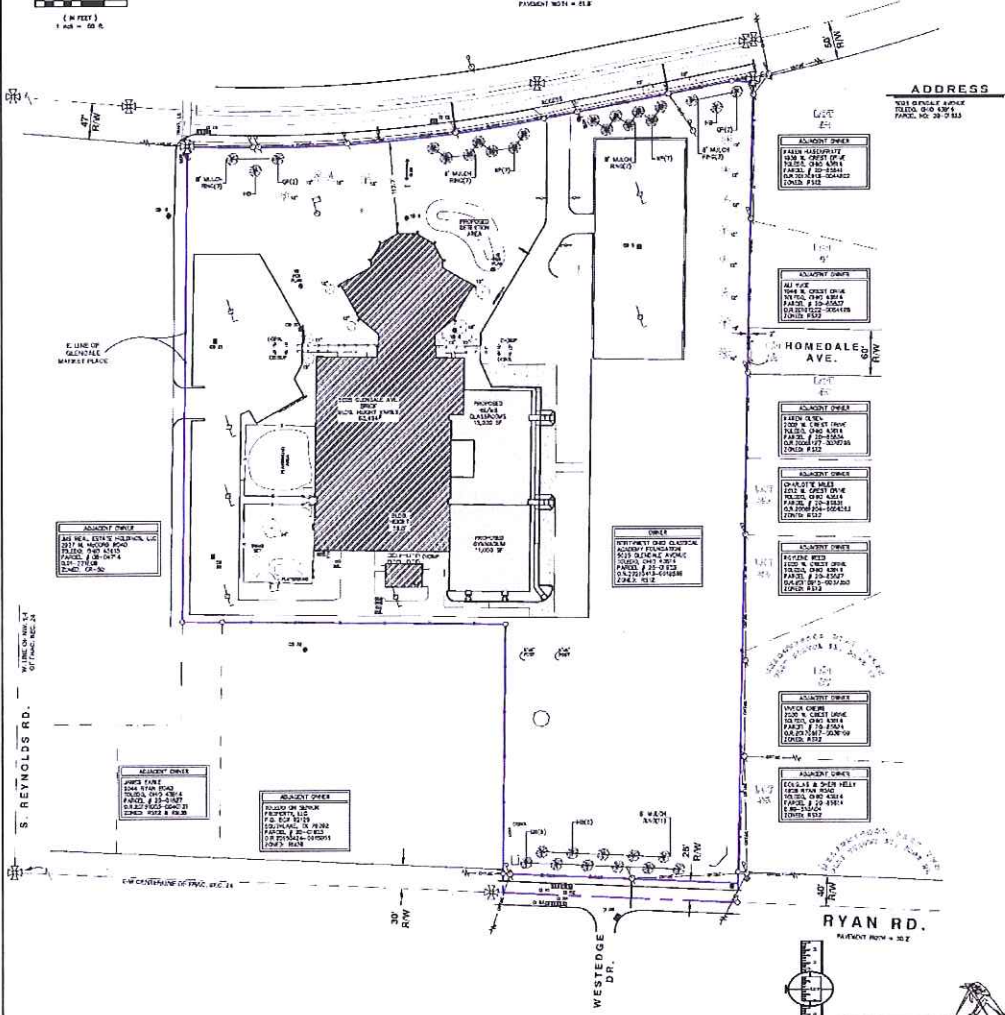
LANDSCAPE PLAN:
TOWN 2, UNITED STATES RESERVE
PART OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 24
CITY OF TOLEDO, LUCAS COUNTY, OHIO



SITE MAP
NOT TO SCALE



GLENDALE AVE.
PROJECT NORTH ELEV.



ADJACENT OWNER
445 W. 4TH ST. HOLLAND, OH
1011 W. WOOD AVE.
P.O. BOX 1011
TOLEDO, OH 43604
OWNER: 419-241-1111

ADJACENT OWNER
PARKS RECREATION
1000 W. 1ST ST. W. 1ST
TOLEDO, OH 43604
OWNER: 419-241-1111

ADJACENT OWNER
ALL PACE
1000 W. 1ST ST. W. 1ST
TOLEDO, OH 43604
OWNER: 419-241-1111

ADJACENT OWNER
1000 W. 1ST ST. W. 1ST
TOLEDO, OH 43604
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1000 W. 1ST ST. W. 1ST
TOLEDO, OH 43604
OWNER: 419-241-1111

ADJACENT OWNER
1000 W. 1ST ST. W. 1ST
TOLEDO, OH 43604
OWNER: 419-241-1111

WARNING
UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. CALL 811 PRIOR TO ANY CONSTRUCTION. 1-800-368-5874



PLANT LIST

QTY	SYMBOL	ESTIMATED NAME	COMMON NAME	REMARKS
1	1	RED TILED ROOF	Red Tiled Roof	1 1/2" DIA. 8" H. 1/2" GAL.
1	2	WOODEN SIGN	Wooden Sign	1 1/2" GAL.
1	3	PAVED SIGN	Paved Sign	1 1/2" GAL.

LEWANDOWSKI ENGINEERS
CIVIL ENGINEERS & SURVEYORS
22816 BRISTOL
TOLEDO, OH 43624
LEWANDOWSKI@LEWANDOWSKI.COM
419-241-1111

LANDSCAPE PLAN:
T2, U.S.R.
PT. OF THE NORTHWEST 1/4 OF FRAC. SECTION 24
CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: 07/21/2022 SCALE: 1"=50'
DRAWN BY: D.M. DATE: 07/21/2022
CHECKED BY: D.M. DATE: 07/21/2022
DESIGNED BY: D.M. DATE: 07/21/2022
SITE: SUP-7005-22
SHEET: 141 OF 141

PT. NW. 1/4 OF FRAC. SEC. 24, T2, U.S.R.

SUP-7005-22
ID 141

ELEVATIONS

PHASE II BUILDING ADDITION AND RENOVATIONS FOR NORTHWEST OHIO CLASSICAL ACADEMY
TOLEDO, OHIO

BUHRER GROUP
architecture & engineering, inc.
116 COURT ST. SUITE 1000
TOLEDO, OHIO 44002-1000
TEL: 419.243.1100
WWW.BUHRERGROUP.COM

RENDERING

SUP-7005-22
ID 141



RENDERING WITH GYMNASIUM

SUP-7005-22
ID 141

