

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 14, 2022

REF: SUP-5005-22

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 new school at 5561 Elmer Drive

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

GENERAL INFORMATION

Subject

| | | |
|-----------|---|---|
| Request | - | Special Use Permit for School |
| Location | - | 5561 Elmer Drive |
| Applicant | - | Board of Education, Toledo Public Schools 1609 N Summit Street Toledo, OH 43604 |
| Owner | - | Board of Education, Toledo Public Schools 1609 N Summit Street Toledo, OH 43604 |
| Engineer | - | Lewandowski Engineers 234 N Erie Street Toledo, OH 43604 |
| Architect | - | SSOE Group 1001 Madison Avenue Toledo, OH 43604 |

Site Description

| | | |
|--------------|---|--|
| Zoning | - | RS9 / Single Family Residential |
| Area | - | ±10.0 acres |
| Frontage | - | ±327' along Elmer Drive ±30' along Tara Way |
| Existing Use | - | School |
| Proposed Use | - | School |

GENERAL INFORMATION (cont'd)

Area Description

| | | |
|-------|---|---|
| North | - | Single family dwellings / RS9, R-A (<i>Sylvania Township</i>) |
| South | - | Schools, single family dwellings / RS9, RS6 |
| East | - | Metropark / POS |
| West | - | Single family homes / RS9 |

Parcel History

| | | |
|---------|---|---|
| M-27-73 | - | Review of a proposed Horticulture Center located on the southwest corner of Elmer and Olimphia Drives. Plan Commission approved 12/13/1973. |
|---------|---|---|

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a school located at 5561 Elmer Drive. The site is ±10.0 acres, zoned RS9-Single Family Residential, and is the location of the Natural Science Technology Center, a waterway (Hill Ditch), and undeveloped land. Surrounding land uses include single family homes to the north, the Toledo Botanical Gardens to the east, Hawkins Elementary and a church to the south, and single-family homes to the west.

The applicant Toledo Public Schools is proposing an expansion of the Natural Science Technology Center. Modifications to the site include demoing a metal shed, constructing an 11,360 square foot building expansion, constructing a new 1,558 square foot building, and parking lot modifications. The Natural Science Technology Center is a Toledo Public Schools career training center for high school students. Programs include animal science, wildlife and sustainability, and urban agriculture and hydroponics. Toledo Public Schools is planning on expanding these programs, and will need the additional building space for educational purposes. Additionally, they are looking to improve the circulation and layout of the onsite parking lot. The school was constructed prior to the requirement for school to obtain a Special Use Permit, and per TMC 1104.1000, the use requires a Special Use Permit in all residential zoning districts.

STAFF ANALYSIS (cont'd)

Parking and Circulation

The layout of the school's parking lot is proposed to be modified in order to provide more parking for students and staff, and provide better circulation for ingress and egress. There will be sixty-one (61) total spaces on site, and seven (7) spaces on the adjacent Toledo Botanical Gardens parking lot. Per TMC§1107.0304 – Schedule A, high schools require one (1) space per ten (10) students, plus one (1) space per faculty member, plus one (1) space per three (3) staff members, plus one (1) space per fifty (50) students for pickup and drop off. The school has a maximum enrollment of 244, twenty (20) faculty, and ten (10) staff, requiring fifty-four (54) spaces. The proposed sixty-one (61) spaces is appropriate per the high school parking requirements.

A portion of the total number of required off-street parking spaces must be specifically designated, located, and reserved for use by persons with physical disabilities. According to the table in TMC§1107.1701 – *Number of Required Parking Spaces for Persons with Disabilities*, the applicant is required to provide at least one (1) van accessible space with an eight foot (8') drive aisle and two (2) car accessible spaces with five foot (5') drive aisles for persons with physical disabilities. The off-street parking includes four (4) van accessible spaces and complies with the accessible parking requirements.

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. A bicycle rack is proposed near the accessible parking and is acceptable.

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 site plan depicts a thirty-foot (30') frontage greenbelt along Elmer Drive with more than six (6) trees to remain. These are credited per TMC§1108.0407(1)(B), and count as thirty-six (36) trees due to their caliper. The frontage greenbelt requires eleven (11) trees, and thirty-six (36) are credited, meeting the requirement.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

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. TMC§1108.0204 – Parking Lot Landscaping (Interior and Perimeter) states a perimeter landscape buffer shall be provided abutting the parking area and to visually screen all off-street loading facilities from view of Residential districts and public right-of-ways. A minimum of at least one (1) canopy tree must be provided for each thirty (30) linear feet, plus a continuous shrub with a minimum height of eighteen inches (18”). The site plan depicts existing trees to the north with shrubs to the south along Olimphia Road. Perimeter shrubs shall be provided where parking is facing Olimphia Road to the north of the site. Additionally, perimeter shrubs shall be provided in the eighteen (18) space parking lot closest to Elmer Drive, but only for the nine (9) spaces facing the building. The nine (9) spaces facing Elmer Drive abut a substantial slope and headlights will not bleed into Elmer Street.

Pursuant to TMC§1108.0204(B), the total interior landscaping required for parking lots is twenty (20) square feet per parking space. The site’s parking lots contain a total of sixty-one (61) parking spaces, which requires a minimum of 1,220 square feet for interior landscaping provided within the parking lots. Additionally, two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot. One (1) canopy tree may substitute for three (3) shrubs. A total of thirteen (13) trees and thirty-seven (37) shrubs are required in the interior parking. The site plan shows three (3) 12” caliper trees and one (1) 8” caliper tree to remain, crediting the site with fourteen (14) interior trees. However, the site does not have shrubs. Shrubs shall be provided in the landscape islands and peninsulas as a condition of approval.

Building Design and Materials

The submitted building elevations do not show the types of materials being used for the site. Revised elevations listing the building materials as well as the percentage the material on each façade shall be provided as a condition of approval.

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 school is compatible with Single Family Residential land uses.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the Special Use Permit for a school at 5561 Elmer Drive 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-5005-22, a Special Use Permit for a school at 5561 Elmer Drive, 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-5005-22, a Special Use Permit for a school at 5561 Elmer Drive, to the Toledo City Council, subject to the following **thirty-nine (39)** 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

4. The Division of Engineering Services has no comments with respect to the public water system. The Division of Water Distribution may provide comments regarding existing and/or proposed private water mains and/or service lines.
5. No stormwater objection to site plan. Submittals needed to initiate stormwater review are:
 - Items are listed on the regional SWP3 submittal coversheet: <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>
6. When a site is adjacent to the receiving stream, water quality volume (WQv) should be provided above the receiving stream's 25-year hydraulic grade. Flood control volume above the WQv elevation can be provided contiguously with the stream's floodplain and doesn't have to be physically separated from the stream. Show the flood hazard zones and stream setbacks on submittals. Being in or adjacent to a flood hazard zone, this area is subject to Toledo Municipal Code, Chapter 1110, which must be complied with in full, and upon which stormwater approval, and approval to terminate the SWP3, are dependent.
7. Following the stormwater review, additional items are needed for final approval:
 - a. As listed on the regional SWP3 submittal cover sheet. The signed agreement will be through a covenant which will need to be recorded **and/or satisfactory amendment to the TPS catalogue of coordinated O&M activities at multiple properties.**
 - b. Fee and a Toledo Licensed Sewer Contractor for the sewer construction permit.
 - c. Construction inspection and completion of obligations in the stormwater permit.
8. At the time of approval of stormwater plans, the applicant will likely be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program. Information on the application process can be found at <https://toledo.oh.gov/business/environment/storm-water-program>
9. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
10. 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

11. Any sanitary sewer manholes, on the property shall have solid lids installed on them.

Water Distribution

12. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
13. Detailed plans for the proposed water main shall be submitted to the Division of Water Distribution for review and approval.
14. 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.
15. 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.
16. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
17. Plans must be submitted and approved by Fire Prevention (Lynn Thompson: lynn.thompson@toledo.oh.gov, 419-245-1263).

PLAN COMMISSION RECOMMENDATION (cont'd)

Water Distribution (cont'd)

18. Sheet 1 of 1

- a. Show how the new building(s) is(are) being supplied with water.
- b. Add "Oak Openings Regions Note" below to the plans:

This project is located within the Oak Openings Region, a significant, high quality, environmental resource. Dredging, filling, clearing, or otherwise altering Category 3 Wetlands (see OAC 3745-1-54 for Wetland Category definitions) within the Oak Openings Region is prohibited. Dredging, filling, clearing, or otherwise altering Category 1 or 2 Wetlands within the Oak Openings Region is strongly discouraged, and is prohibited without first providing proof of compliance with the following permits: Section 401 of the Clean Water Act, Ohio EPA Isolated Wetland Permit, and Section 404 of the Clean Water Act. If a permit does not apply, provide a letter from a qualified professional certifying that they have surveyed the site and determined that the permit is not applicable. All certifications and delineations shall include notification of and concurrence from the U.S. Army Corps of Engineers and/or Ohio EPA, as appropriate, in accordance with protocols currently accepted by the U.S. Army Corps of Engineers. Any mitigated wetlands provided in accordance with said permits shall be located within the Oak Openings Region.

Environmental Services

19. 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.
20. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
21. 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Environmental Services (cont'd)

22. 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
23. 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.

Fire Prevention

24. The structure must comply with all the requirements for the purpose and use of the addition, including separation requirements, structural load requirements and all fire safety requirements.
25. The proposed new addition will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.
26. Approved Premises identification is required.

Plan Commission

27. A cross access easement shall be obtained with Parcel 20-10086 (Toledo Botanical Gardens property).
28. Per TMC§1107.0600 – Off-Street Parking Schedule “A” Per Parking Schedule A, the minimum number of parking spaces required for a high school is one (1) per ten (10) student, plus 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. **Acceptable as depicted.**
29. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. **Acceptable as depicted.**
30. Per TMC§1107.0400, Off-Street Parking Schedule “A” requires one (1) bicycle parking slot per ten (10) parking spaces. **Acceptable as depicted.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

31. 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.
32. 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)).
33. 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 or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code. **Acceptable as depicted on site plan.**
34. 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 Elmer Drive and shall include one (1) tree per every thirty feet (30') of frontage; **acceptable as depicted,**
 - b. Perimeter landscaping shall be installed along any parking lot area adjacent to a street, place, or driveway and shall be provided abutting the parking area to visually screen all off-street loading facilities from view of public rights-of-way. A minimum of at least one canopy tree must be provided for each thirty (30) linear feet, plus a continuous shrub with a minimum height of eighteen inches (18"); **not acceptable as depicted on site plan, perimeter shrubs shall be provided where parking is facing Olimphia Road to the north of the site and along the eighteen (18) space parking lot closest to Elmer Drive, but only for the nine (9) spaces facing the building.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- c. Interior landscaping required in parking lots is 20 sqft per parking space. Two (2) canopy trees are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot. Six (6) shrubs are required to be installed in interior landscape areas of each ten (10) parking spaces within the parking lot; **not acceptable as depicted on site plan, a minimum of thirty-seven (37) shrubs shall be provided in the landscape islands and peninsulas.**
 - d. Topsoil must be back filled to provide positive drainage of the landscape areas;
 - 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 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;
 - g. 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;
 - h. The location, height, and materials for any fencing to be installed and maintained;
 - i. The location and direction of any proposed lighting.
35. Building elevations shall be of quality materials as stated in TMC§1109.0500. **Not acceptable as depicted, building materials shall be provided on revised elevations.**
36. 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.
37. 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.
38. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.

TO: President Cherry and Members of Council
July 14, 2022
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PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

39. 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

Five (5) sketches follow

Cc: Robert Mendenhall, Board of Education Toledo Public Schools, 1609 N Summit Street,
Toledo OH 43604

Lance Mushing, SSOE Group, 1001 Madison Avenue, Toledo OH 43604

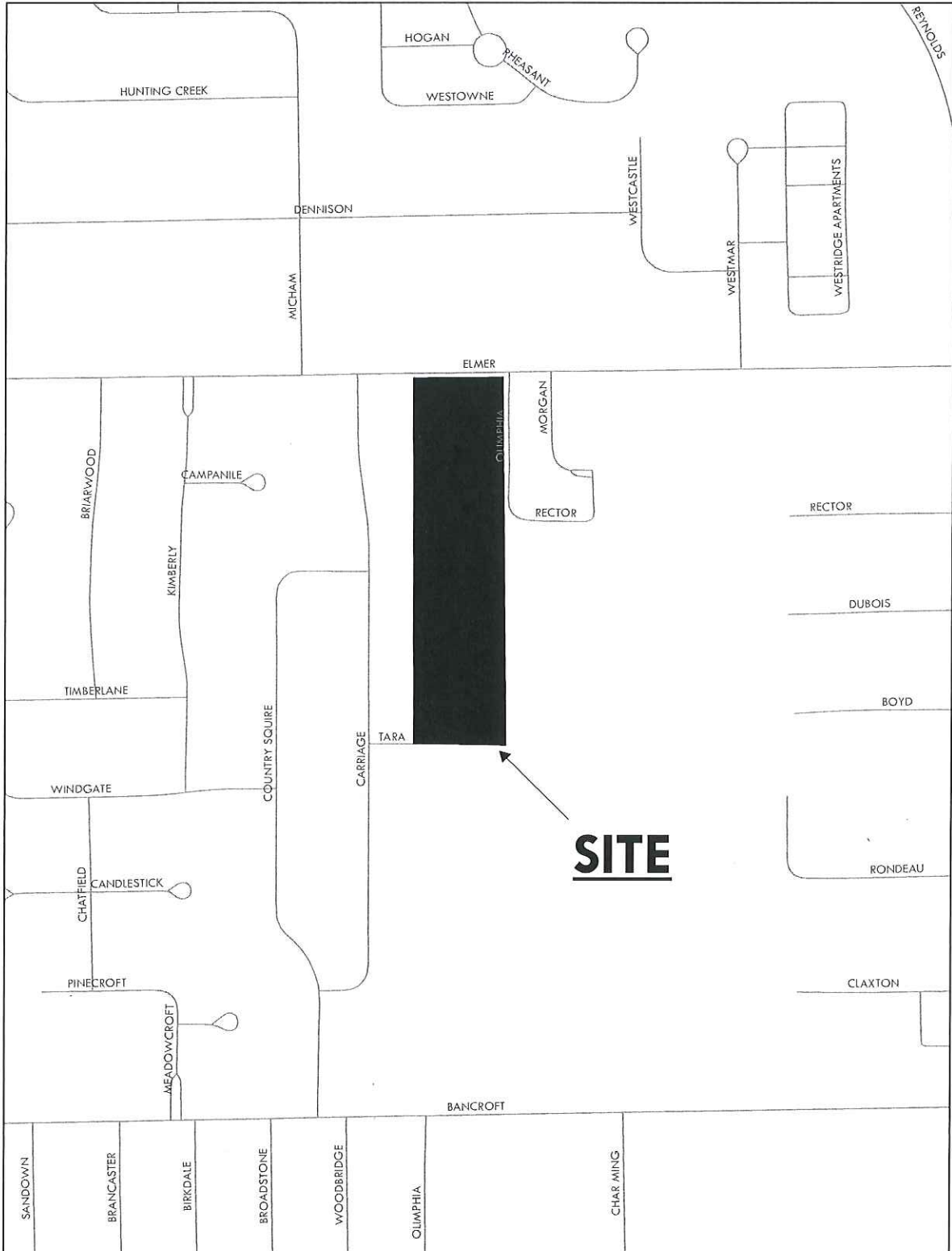
Matthew Lewandowski, Lewandowski Engineers, 234 N Erie Street, Toledo OH 43604

Lisa Cottrell, Administrator

Dana Reising, Associate Planner

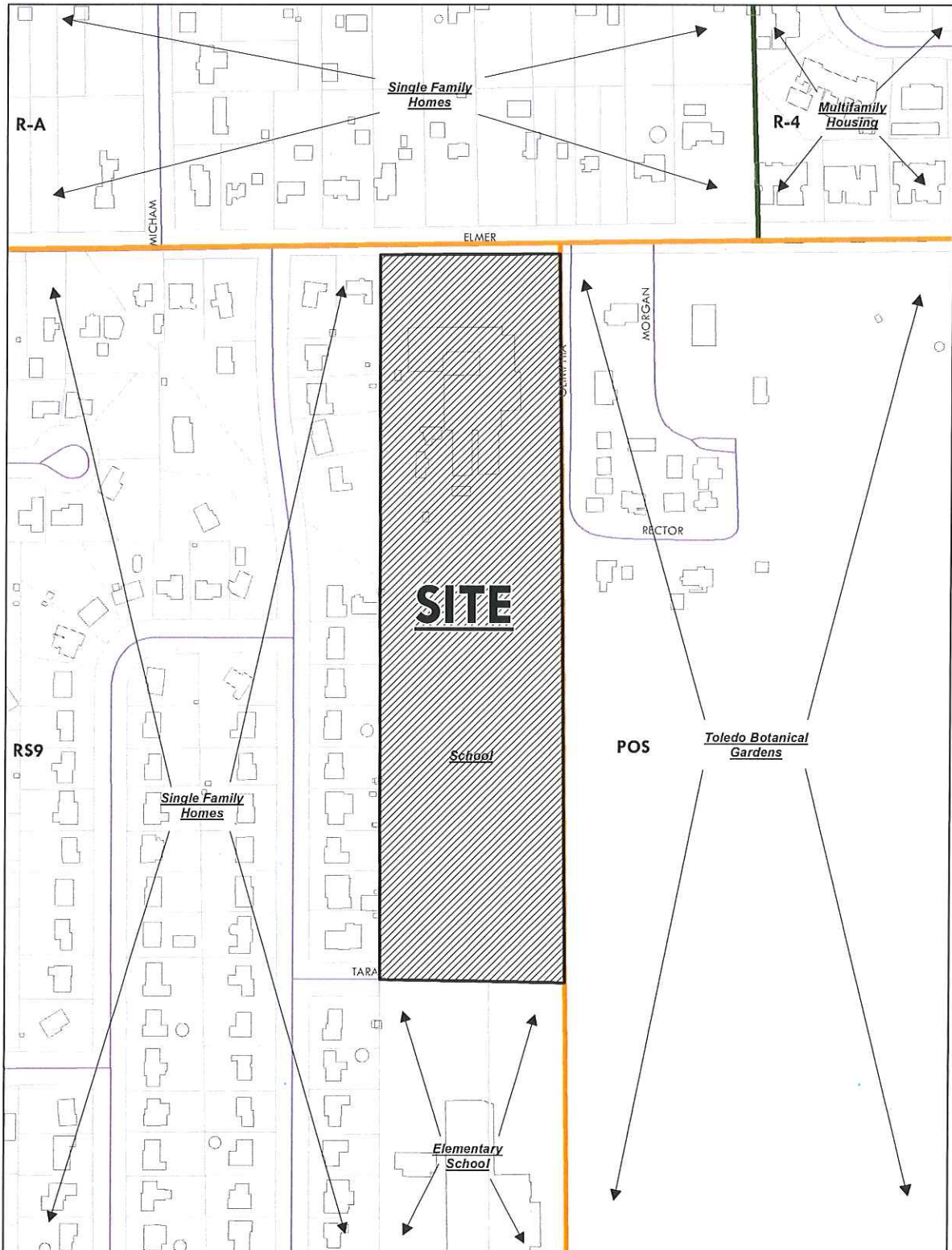
GENERAL LOCATION

SUP-5005-22
ID 117



ZONING & LAND USE

SUP-5005-22
ID 117



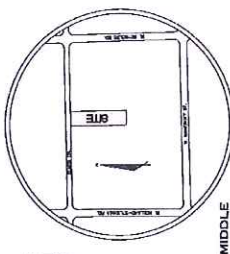
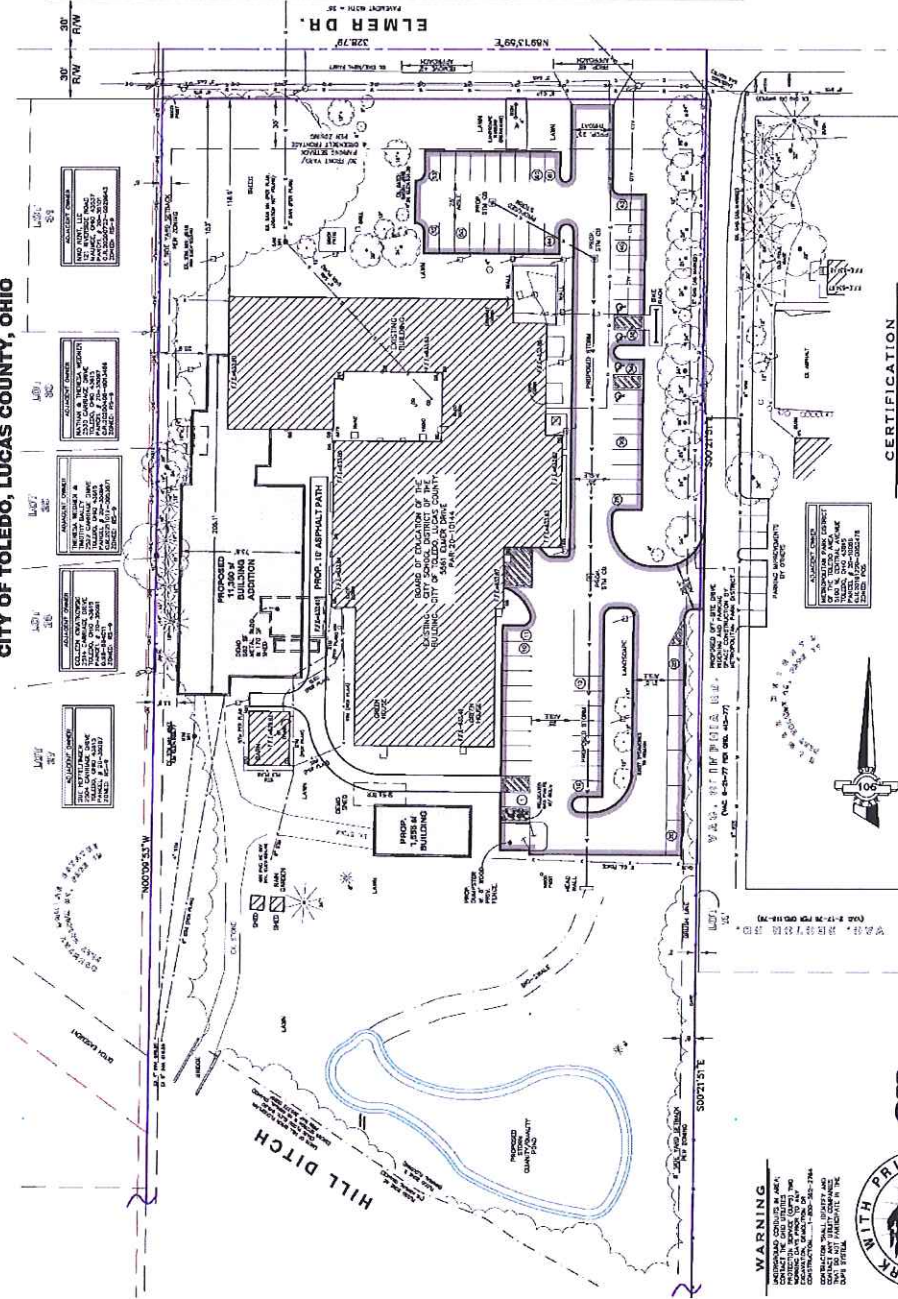


SUP-5005-22
ID 117

SITE PLAN

LE PROJECT : TPS ELMER MP
CONTRACT : 1-18914

MAJOR SITE PLAN FOR: TOWN 9 SOUTH, RANGE 6 EAST PART OF THE NORTH 1/2 OF THE WEST 1/4 OF SECTION 26 OF THE SOUTHWEST 1/4 OF SECTION 26 CITY OF TOLEDO, LUCAS COUNTY, OHIO



ELEMENTARY/MIDDLE SCHOOL PARKING
LOT 10000 S17
LOT 10000 S18

OWNER
THE BOARD OF EDUCATION OF THE CITY OF TOLEDO, LUCAS COUNTY, OHIO
10000 S17
10000 S18

FLOOD PLAIN
FLOOD PLAIN ZONE
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ZONING
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OWNER
THE BOARD OF EDUCATION OF THE CITY OF TOLEDO, LUCAS COUNTY, OHIO
10000 S17
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OWNER
THE BOARD OF EDUCATION OF THE CITY OF TOLEDO, LUCAS COUNTY, OHIO
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OWNER
THE BOARD OF EDUCATION OF THE CITY OF TOLEDO, LUCAS COUNTY, OHIO
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THE BOARD OF EDUCATION OF THE CITY OF TOLEDO, LUCAS COUNTY, OHIO
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ZONING DISTRICT: M-1

LEWANDOWSKI ENGINEERS
CIVIL ENGINEERS & SURVEYORS
THE CHIEF ENGINEER: ANDREW J. LEWANDOWSKI, P.E.
LEWANDOWSKI.COM
OFFICE: 419.252.4111

MAJOR CITY PLAN FOR TOWN 9 SOUTH, RANGE 6 EAST
CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: 02/27/2022
SCALE: 1" = 30'
DRAWN BY: ANDREW J. LEWANDOWSKI
CHECKED BY: ANDREW J. LEWANDOWSKI
PROJECT NO.: 2018-001
SHEET NO.: 1 OF 2

CERTIFICATION
I, THE ENGINEER, CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF OHIO AND I AM THE DESIGNER OF THIS PROJECT.

ENVIRONMENTAL STUDIES
AN ENVIRONMENTAL STUDY, INCLUDING GEOLOGICAL, BOTANICAL, AND ARCHAEOLOGICAL INVESTIGATIONS, WAS CONDUCTED AT THE PROJECT SITE. THE STUDY IDENTIFIED NO SIGNIFICANT ADVERSE EFFECTS ON THE ENVIRONMENT FROM THE PROPOSED DEVELOPMENT.

GRAPHIC SCALE
1" = 30'

GRAPHIC SCALE
1" = 30'

WARNING
THIS SITE PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF TOLEDO AND LUCAS COUNTY. ANY CHANGES TO THE DESIGN MUST BE APPROVED BY THE ENGINEER AND THE CITY.

TITLE
MAJOR SITE PLAN FOR TOWN 9 SOUTH, RANGE 6 EAST, PART OF THE NORTH 1/2 OF THE WEST 1/4 OF SECTION 26 OF THE SOUTHWEST 1/4 OF SECTION 26, CITY OF TOLEDO, LUCAS COUNTY, OHIO.

811
Call before you dig



WORK WITH PRIDE
SINCE 1918

Pt. N. 1/2, W. 1/2, E. 1/4, SW. 1/4, SEC. 26, T. 9S, R. 6E

ELEVATIONS

SUP-5005-22
ID 117



DATE: 11/11/2022
TIME: 10:00 AM
USER: J. BROWN

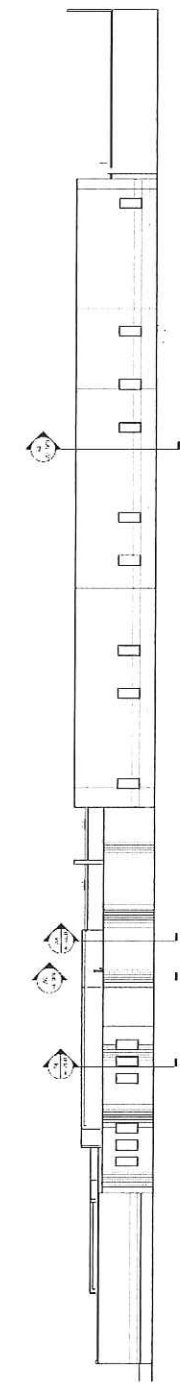
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CLIENT: TOLEDO PUBLIC SCHOOLS DEPARTMENT OF EDUCATION

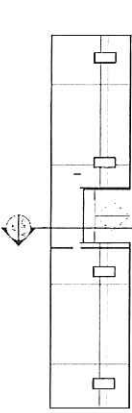
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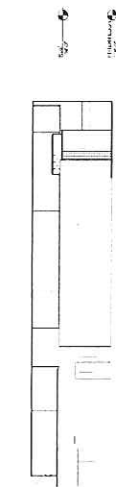
NORTH ELEVATION - NEW ADDITION
DATE: 11/11/2022




WEST ELEVATION - NEW ADDITION
DATE: 11/11/2022



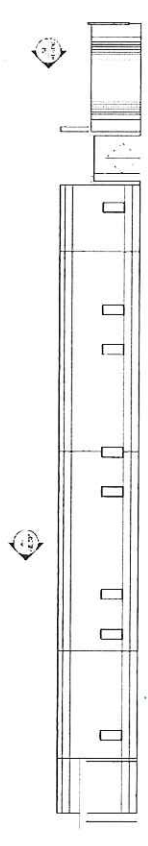
EAST ELEVATION - NEW ADDITION
DATE: 11/11/2022



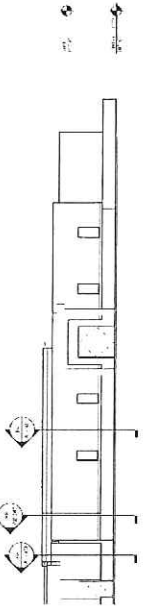
WEST ELEVATION - EXISTING BUILDING
DATE: 11/11/2022



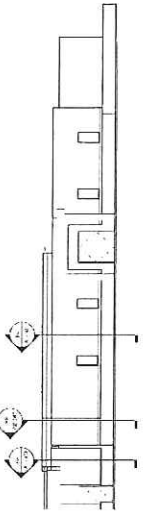
SOUTH ELEVATION - NEW ADDITION
DATE: 11/11/2022



NORTH ELEVATION - EXISTING BUILDING
DATE: 11/11/2022



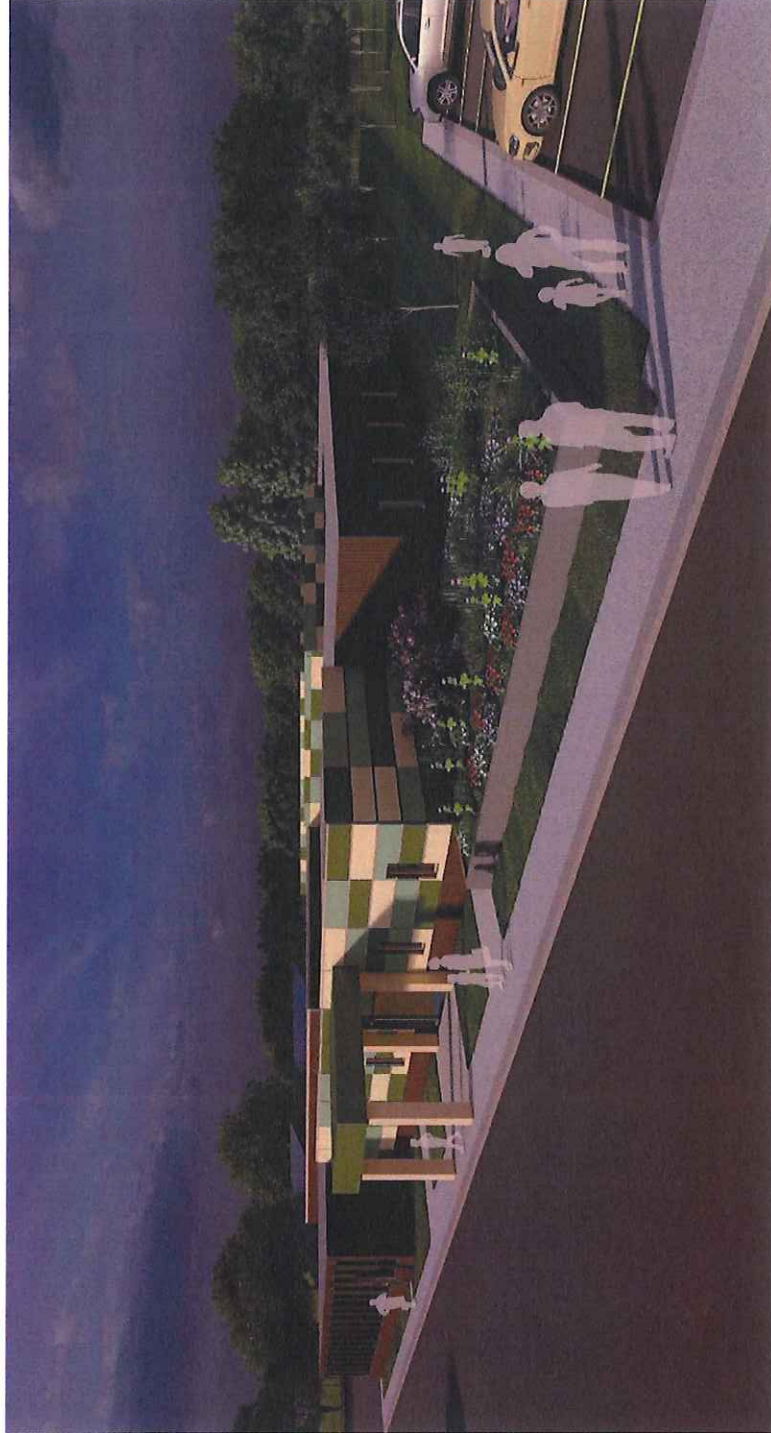
SOUTH ELEVATION - EXISTING BUILDING
DATE: 11/11/2022



RENDERING

SUP-5005-22
ID 117

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EXTERIOR - CONCEPTUAL RENDERING

SSOE® | SE&W

NWO RENT LLC
121 RIVERSIDE RD
MAUMEE OH 43537

ANDERSON JAMES D
2273 CARRIAGE DR
TOLEDO OH 43615 2722

JACKSON ELAINE
2274 CARRIAGE DR
TOLEDO OH 43615

DIXON AMY L
2281 CARRIAGE DR
TOLEDO OH 43615 2722

BOSTELMAN ANDREW &
HEATHER FROST
2282 CARRIAGE DR
TOLEDO OH 43615

HOWELL HARRIET K
2282 COUNTRY SQUIRE LN
TOLEDO OH 43615

JONES CURTIS L & KAREN
2307 CARRIAGE DR
TOLEDO OH 43615 2724

CHAMPION JODI L GAERTNER-
2310 CARRIAGE DR
TOLEDO OH 43615 2725

DUNN TERRY L
2310 COUNTRY SQUIRE LN
TOLEDO OH 43615 2733

LEONARD DUANE L JR &
CATHERINE E
2315 CARRIAGE DR
TOLEDO OH 43615 2724

BUSH RICHARD A & SHARON A
2316 CARRIAGE DR
TOLEDO OH 43615 2725

KIMBROUGH ANTHONY K &
VASTELLA
2316 COUNTRY SQUIRE LN
TOLEDO OH 43615 2733

BOWMAN JANICE E
2323 CARRIAGE DR
TOLEDO OH 43615 2724

TAYLOR GERTRUDE & JAMES
2324 CARRIAGE DR
TOLEDO OH 43615 2725

GARNER LAVERN D
2324 COUNTRY SQUIRE LN
TOLEDO OH 43615 2733

PAYTON IVY C
2331 CARRIAGE DR
TOLEDO OH 43615 2724

FIGLIOMENI PAUL S
2332 CARRIAGE DR
TOLEDO OH 43615 2725

WRIGHT PERRY
2332 COUNTRY SQUIRE LN
TOLEDO OH 43615 2733

DIGGINS JOSEPH
2339 CARRIAGE DR
TOLEDO OH 43615 2724

CHAMBERS ANGELICA &
LUCAS
2340 CARRIAGE DR
TOLEDO OH 43615

BENDORAITIS VYTO A &
LINDA M
2347 CARRIAGE DR
TOLEDO OH 43615 2724

KWAIT SCOTT L & KIM
2348 COUNTRY SQUIRE LN
TOLEDO OH 43615

SMITH HARDEN K
2355 CARRIAGE DR
TOLEDO OH 43615 2724

SMITH LAMAR T
2356 COUNTRY SQUIRE LN
TOLEDO OH 43615 2733

DANE WENDY M
2403 CARRIAGE DR
TOLEDO OH 43615 2726

HUNT DANIEL E SR
2404 CARRIAGE DR
TOLEDO OH 43615 2727

PILKINTON KEITH P
2404 COUNTRY SQUIRE LN
TOLEDO OH 43615

POOLE SHEALAURIETTA R &
DONNELL POOLE
2411 CARRIAGE DR
TOLEDO OH 43615

ROGERS JIMMY G & DAWN M
2412 CARRIAGE DR
TOLEDO OH 43615

RHEINBOLT MICHELLE J
2412 COUNTRY SQUIRE LN
TOLEDO OH 43615 2735

JORDAN TIFFANY & RAMON
2417 CARRIAGE DR
TOLEDO OH 43615

SANDERS RICHARD &
PATRICIA
2420 CARRIAGE DR
TOLEDO OH 43615

BECZYNSKI DONALD T &
WANDA T
2420 COUNTRY SQUIRE LN
TOLEDO OH 43615 2735

HICKS RITA L
2425 CARRIAGE DR
TOLEDO OH 43615 2726

IRWIN SUZANNE A
2426 CARRIAGE DR
TOLEDO OH 43615 2727

SOMMERS ROBERT E II
2426 COUNTRY SQUIRE LN
TOLEDO OH 43615 2735

STEWART BRANDON M
2433 CARRIAGE DR
TOLEDO OH 43615

SCHERGER DANIEL J &
CHRISTY L
2434 CARRIAGE DR
TOLEDO OH 43615 2727

JONES ALFRED JR & LISA D
2434 COUNTRY SQUIRE LN
TOLEDO OH 43615 2735

KONRAD JODI R
2440 COUNTRY SQUIRE LN
TOLEDO OH 43615 2735

SHAW JAMIE
2442 CARRIAGE DR
TOLEDO OH 43615

TUCK JEFFREY C & NICOLE L
2450 CARRIAGE DR
TOLEDO OH 43615 2727

HUDSON MARY C
2459 CARRIAGE DR
TOLEDO OH 43615

GONZALEZ ESTEBAN R
2459 COUNTRY SQUIRE LN
TOLEDO OH 43615

PAULUS JOSHUA R & HEATHER
2460 CARRIAGE DR
TOLEDO OH 43615 2727

HULLSTRUNG RITA R
2461 COUNTRY SQUIRE LN
TOLEDO OH 43615 2734

BRUINSMA RICHARD GERARD
& SHERRY ANN
2464 COUNTRY SQUIRE LN
TOLEDO OH 43615

COLEMAN STEPHEN &
CRISTALL
2501 CARRIAGE DR
TOLEDO OH 43615 2728

HEFFELFINGER W & SUE A
2504 CARRIAGE DR
TOLEDO OH 43615 2729

MISRA ALEXIS M
2505 CARRIAGE DR
TOLEDO OH 43615

KWIATKOWSKI COLLEEN M
2514 CARRIAGE DR
TOLEDO OH 43615

WEIDNER THERESA B &
TIMOTHY F BAILEY
2522 CARRIAGE DR
TOLEDO OH 43615

STEELE PATRICK J & DONNA M
2525 CARRIAGE DR
TOLEDO OH 43615 2728

WEIDNER NATHAN & THERESA
2530 CARRIAGE DR
TOLEDO OH 43615

LAVERDE VICTORIA T
2539 CARRIAGE DR
TOLEDO OH 43615

HAYNES JACQUE SUE
2540 CARRIAGE DR
TOLEDO OH 43615

SYLVANIA TWP ZONING ATTN:
GRAUS
4927 N HOLLAND-SYLVANIA
RD
SYLVANIA OH 43560

METROPOLITAN PARK
DISTRICT OF THE TOLEDO
5100 W CENTRAL AVE
TOLEDO OH 43615

HAMMOND DAVID A &
SHERRY L
5606 TARA WAY
TOLEDO OH 43615

LUCAS CAROLYN J
5639 ELMER DR
TOLEDO OH 43615 2701

TOLEDO PLAN COMMISSION
ATTN:REISING
ONE GOVERNMENT CENTER
SUITE 1620
TOLEDO OH 43604

FADAHUNSI AYODEJI &
FUNMILOLA R
P O BOX 5177
NEWARK OH 43058

MATTHEW LEWANDOWSKI
LEWANDOWSKI ENGINEERS
234 N ERIE STREET
TOLEDO OH 43064

COUNCILMEMBER MATT
CHERRY
ONE GOVERNMENT CENTER
SUITE 2120
TOLEDO OH 43604

ROBERT MENDENHALL
TOLEDO PUBLIC SCHOOLS
1609 N SUMMIT ST
TOLEDO OH 43604

CHENG MEI-KIN & WAI CHUN
CHAN
P O BOX 352431
TOLEDO OH 43635

LANCE MUSHING
SSOE GROUP
1001 MADISON AVENUE
TOLEDO OH 43064

