



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 15, 2021

REF: M-15-20

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

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

SUBJECT: Detachment of Parcel 23-30057 from the City of Toledo

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

GENERAL INFORMATION

Subject

Request	-	Detachment of Parcel 23-30057 from the City of Toledo
Applicant	-	Washington Local Schools 3505 W Lincolnshire Blvd. Toledo OH 43606
Architect	-	Rusty Wilke The Collaborative One Seagate, Park Level 118 Toledo, OH 43604
Construction Manager	-	Keith Recknagel Program Solutions 1718 Indian Wood Circle, Suite D Maumee, OH 43537
Engineer	-	ESA Engineers, Surveyors and Associates 5353 Secor Road Toledo, OH 43623

Site Description

Zoning	-	RS6 / Single Family Residential
Area	-	±1.75 acres
Frontage	-	±180' along East Harbor Avenue
Existing Use	-	Undeveloped Land
Proposed Use	-	Parking Lot

Area Description

North	-	School / R-1A
South	-	Single family homes / RS6
East	-	School / R-2
West	-	Single family homes / RS6

Parcel History

S-28-62	-	Request for preliminary drawing review for SARASOTA HEIGHTS subdivision, (case never completed).
S-1-63	-	Request for preliminary drawing review for GROSSE POINT MANOR PLAT 5 subdivision, (PC approved on 01/28/63, Final Plat approved 06/20/63).
V-537-07	-	Vacation of a portion of East Harbor Drive. (PC recommended approval 12/06/07. City Council approved 02/13/08. Ord. 24-09 passed 01/06/09).
SPR21-1-20	-	Washington Township Site plan review for new school at 21570 and 2158 East Harbor Avenue (Administratively approved on December 8, 2020).
SUP-9003-20	-	Special Use Permit for a new school at 2032 E Harbor Avenue (PC recommended approval 11/5/20).

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting the detachment of Parcel 23-30057 from the City of Toledo. This is to facilitate the consolidation of the Washington Local Schools property and allow the construction of a new school and parking areas. The site is ± 1.75 acres and is zoned RS6 Single-Family Residential. The school will serve grades K-5, and 700 students are expected to be enrolled. Surrounding land uses include single family homes to the south and west, and a school to the north and east.

The new school building and the entire school property (except for the parcel in questions) is located in Washington Township. However, the western portion of the proposed parking lot is currently located in the City of Toledo. By consolidating the parcels into a single jurisdiction, this will allow the applicant to be assured who will respond in emergency events, provide essential services (plow streets and refuse collection) and work with a single jurisdiction in design, planning and safety related issues.

Staff requested agency comments from both City of Toledo and Lucas County agencies. The City of Toledo agencies have noted that there is no major infrastructure located within the area of the Detachment that will need to be relocated. Lucas County agencies have indicated the intent to assume all responsibility for future services to the site.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Single Family Residential land uses. Single Family Residential Districts are intended to accommodate the development of single dwelling units on individual lots. 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. Elementary Schools are often permitted and located in neighborhoods they serve with very few negative secondary effects. The proposed use conforms to the Toledo 20/20 Comprehensive Plan.

PLAN COMMISSION RECOMMENDATION

The Plan Commission recommends that the City Council approve M-15-20, a Detachment of Parcel 23-30057 from the City of Toledo, for the following two (2) reasons:

1. The proposed Detachment will permit Washington Local Schools to consolidate of all school property and assure the schools on who will respond in emergency events, provide essential services (plow streets, sewer connections, water services and refuse collection) and work with a single jurisdiction in design, planning and safety related issues in the future.

2. The proposed Detachment conforms to the Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) – *Review & Decision-Making Criteria*).

The Plan Commission further recommends approval of M-15-20, the request for the Detachment of Parcel 23-30057 to Toledo City Council subject to the following **six (6)** conditions:

The conditions of approval are as follows and listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Engineering Services

1. 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.

2. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
3. The Lucas County Engineer's office has agreed to take responsibility for the portion of the site that is in the City; Lucas County stormwater staff will review and approve the entirety of this site, and provide construction inspection, and the monitoring of the stormwater controls over the years for the entirety of the site. Therefore, for stormwater SUP approval conditions, refer to the concurrent Lucas County SPR conditional approval letter.
4. New school shall discharge into existing Lucas County sanitary sewer.

Sewer & Drainage Services

5. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm and sanitary) be cleaned and inspected.
6. S&DS requires that the private sanitary lines (after they have 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.

Economic Development

No comments or objections.

Toledo Edison

No comments received at time of print.

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Columbia Gas

No comments received at time of print.

Buckeye Telesystems

No objections to Detachment Vacation.

Respectfully Submitted,

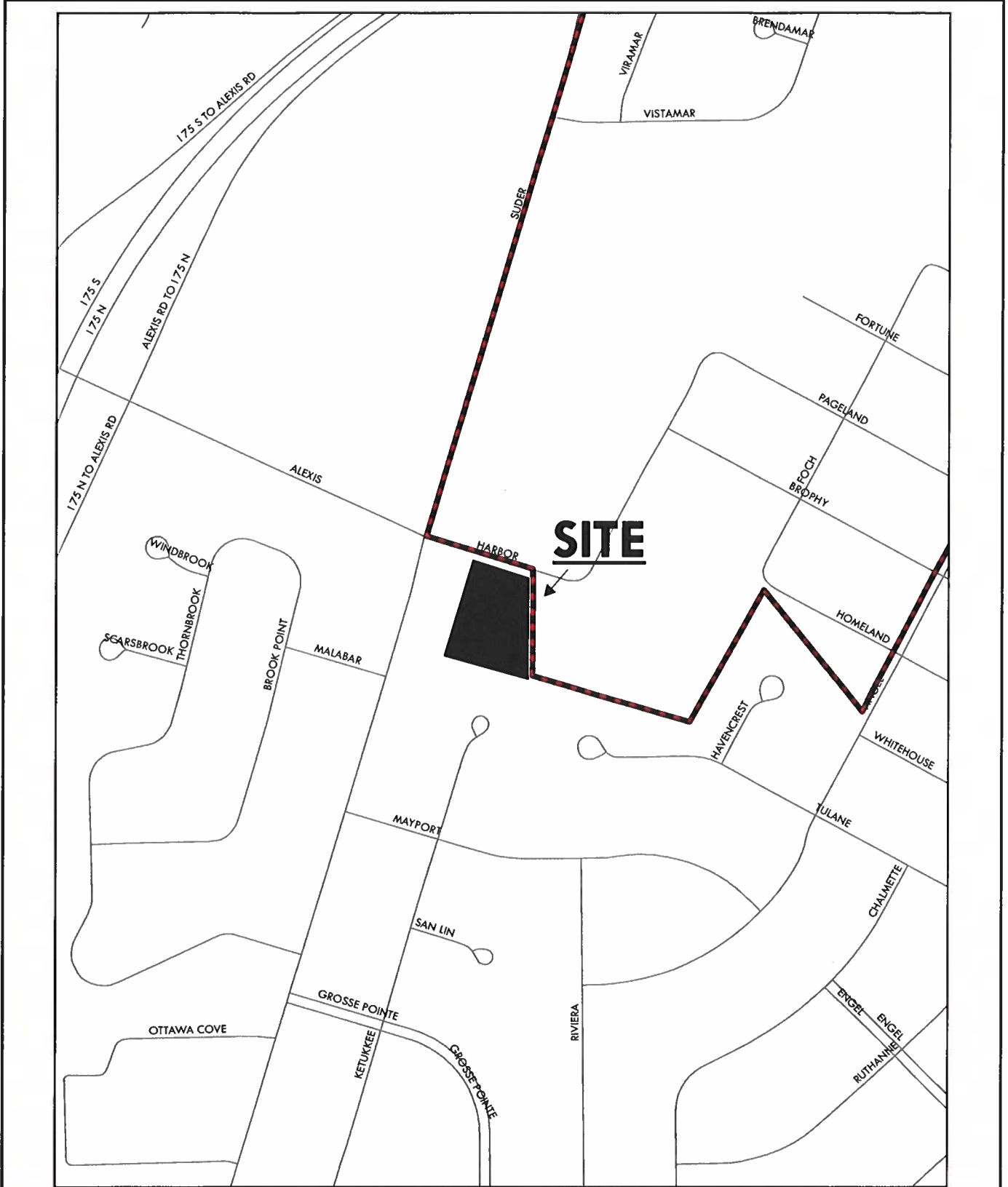
A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is fluid and cursive, with the first name "Thomas" being the most prominent.

Thomas C. Gibbons
Secretary

CC: Lisa Cottrell, Administrator
Bill Harbert, Planner
Washington Local Schools, 3505 W Lincolnshire Blvd., Toledo OH 43606
Rusty Wilke, The Collaborative, One Seagate, Park Level 118, Toledo, OH 43604
ESA Engineers, Surveyors and Associates, 5353 Secor Road, Toledo, OH 43623

GENERAL LOCATION

M-15-20
ID 64





M-15-20
ID 64

SITE PLAN

THE COL
LABORATIVE



SITE LOCATION MAP

SITE PLAN NOTES:

1. SURVEY: WASHINGTON LOCAL SCHOOLS DISTRICT, WASHINGTON, OHIO 43081
 2. PROJECT: THE COLLABORATIVE, WASHINGTON, OHIO 43081
 3. SITE ADDRESS: 39775 BERRY ROAD, WASHINGTON, OHIO 43081
 4. PROJECT: THE COLLABORATIVE, WASHINGTON, OHIO 43081
- THIS PLAN SHOWS THE PROPOSED SITE PLAN FOR THE COLLABORATIVE. THE SITE IS LOCATED AT 39775 BERRY ROAD, WASHINGTON, OHIO 43081. THE PROJECT IS A COMMERCIAL BUILDING. THE SITE PLAN SHOWS THE PROPOSED BUILDING, DRIVEWAY, AND PAVEMENT. THE SITE IS SURROUNDED BY RESIDENTIAL DEVELOPMENT. THE SITE IS ADJACENT TO BERRY ROAD AND WASHINGTON LOCAL SCHOOLS DISTRICT. THE PROJECT IS A COMMERCIAL BUILDING. THE SITE PLAN SHOWS THE PROPOSED BUILDING, DRIVEWAY, AND PAVEMENT. THE SITE IS SURROUNDED BY RESIDENTIAL DEVELOPMENT. THE SITE IS ADJACENT TO BERRY ROAD AND WASHINGTON LOCAL SCHOOLS DISTRICT.

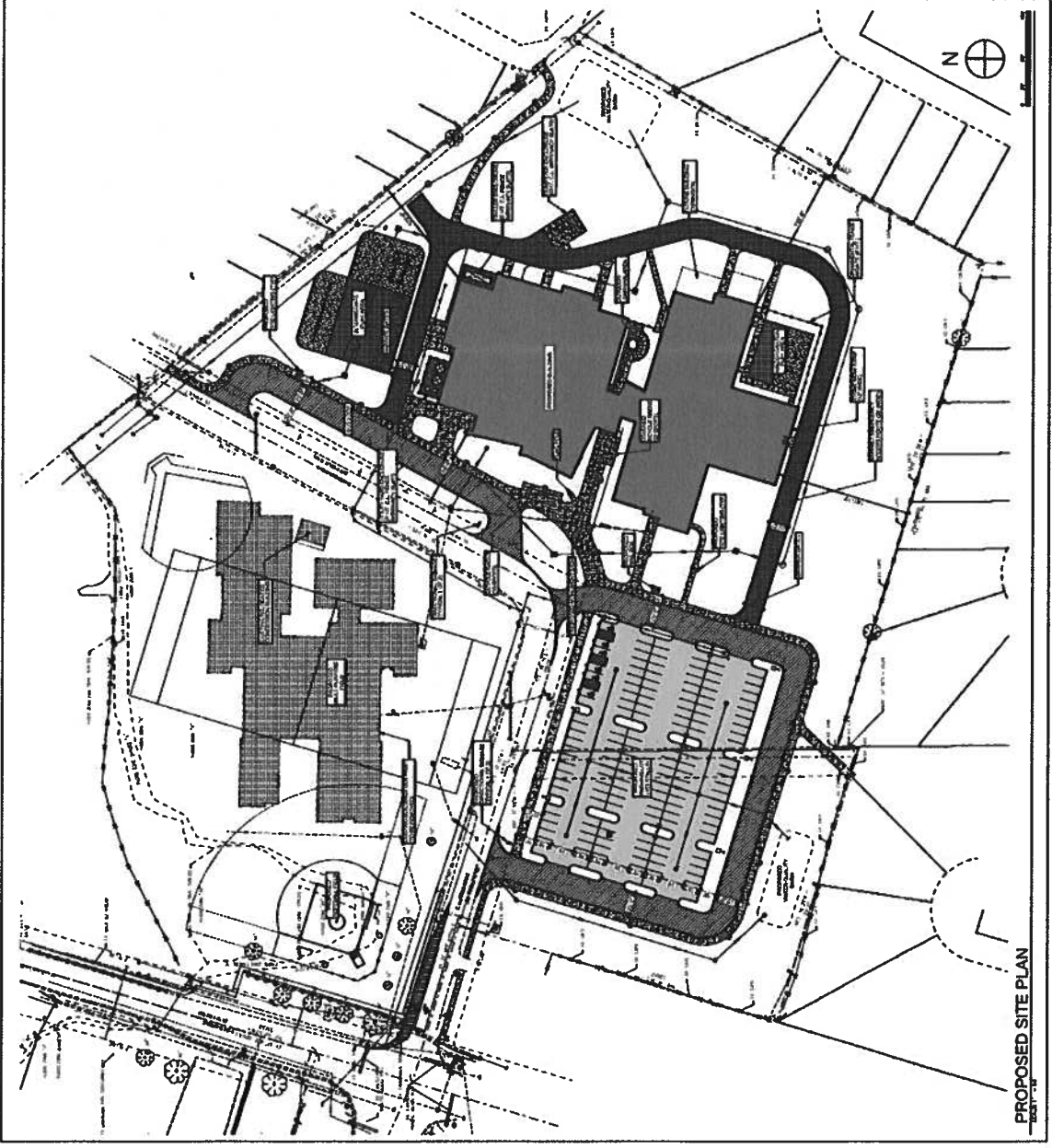


PROJECT TITLE
Washington Local Schools
Shoreland E.S.

9550 S. Oakwood Avenue
Tomball, OHIO 43081

PROJECT TITLE
PROPOSED SITE
PLAN

SHEET NO. SP1.0



PROPOSED SITE PLAN

SITE PLAN SUBMITTAL FOR
SPECIAL USE PERMIT