



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: November 2, 2018

REF: SUP-9004-18

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

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

SUBJECT: Request for an Amendment to Special Use Permit for a school at 4025 Indian Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 1, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Amendment to Special Use Permit originally approved by Ord. 519-84 and Ord. 579-92 and amended administratively by SUP-2003-18
Location	-	4109 Indian Road
Applicant	-	St. Ursula Academy 4025 Indian Road Toledo, OH 43606
Agent	-	Matthew D. Lewandowski, P.L.S. Lewandowski Engineers 234 N. Erie Street Toledo, OH 43604

Site Description

Zoning	-	RS9/Single Dwelling Residential
Area	-	± 13.533 acres
Frontage	-	± 1225.62' along Indian Road
Existing Use	-	Private school

GENERAL INFORMATION (cont'd)

Area Description

North	-	Senior Residential Facility / RS9 Single Family Residential / Ottawa Hills
South	-	Single Family Residential / Ottawa Hills
East	-	Single Family Residential / Ottawa Hills
West	-	Nursing Home / RS9 Single Family Residential / Ottawa Hills

Parcel History

Z-302-62	-	Established permanent zoning, R-1 Single Family for area annexed to the City of Toledo on 12/17/62 (Ord. 724-62).
PL-4-98	-	Site plan administratively approved for parking lot improvement on 1/29/99.
SUP-2003-18	-	Minor Amendment to Special Use Permit for site modifications (parking, drive aisle) administratively approved on 4/13/18.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting an amendment to a Special Use Permit, originally approved by Ord. 519-84 and Ord. 579-92 and amended administratively by SUP-2003-18, for a school at 4109 Indian Road. Schools require an SUP when located in any "R" or "C" zone district. The ± 13.533 acre site fronts onto Indian Road and is occupied by a ±140,227 square foot building, multiple parking areas, and recreational fields/open space. Surrounding land uses include; single-family on all sides (all within the Village of Ottawa Hills); a senior residential care facility to the northeast, zoned RS9, Single Dwelling; and a convent/nursing home, affiliated with the applicant, abutting the subject property to the northwest.

STAFF ANALYSIS (cont'd)

The applicant's proposed scope of work includes building additions, parking lot additions/reconfiguration, and athletic field separation and reconstruction. Specifically, the submitted site plan details the following projects;

- Revise easterly parking lot, reducing the number of spaces from 194 to 118
- Revise westerly drive and parking
- Revise northerly parking lot along Indian Road
- Add parking along westerly drive
- Add parking behind school
- Add building additions (2)
- Relocate softball field
- Relocate soccer/lacrosse field
- Add detention area
- Reconstruct existing detention area
- Relocate existing site sign
- Revise/add parking lot lighting
- Add amphitheater area (alternate)

Parking and Circulation

The site is accessed via three (3) curb cuts onto Indian Road. No new curb cuts are proposed at this time. In April of 2018, minor modifications to the parking lot/circulation pattern were approved via an administrative review.

The current proposal includes a reduction and reconfiguration of the easterly parking lot to accommodate a proposed softball diamond and soccer/lacrosse field. Parking lot revisions are also proposed for the northerly parking lot along Indian Road. Further revisions are planned for the westerly drive and parking area including additional parking spaces and the construction of a new parking lot at the southwest corner of the main building.

The proposed modifications will result in a reduction in parking from 329 to 304 spaces. The site plan indicates 304 total proposed parking stalls. This exceeds the 133 spaces required based upon the applicant's provided number of enrolled students and employed faculty and staff at the school (TMC§1107.0304). Based on the proposed quantity of spaces, a minimum of eight (8) spaces must be provided for accessible parking for physically disabled persons (TMC§1107.1700). The submitted site plan does not indicate bicycle parking. However, the Zoning Code requires at least fifty (50) bicycle parking slots for the proposed use (TMC§1107.0901[C]).

STAFF ANALYSIS (cont'd)

Building/Site Additions

The applicant proposes two (2) additions to the “field house” section of the main building; a 2700 square foot addition on the southwest side of the building, and a 2,336 square foot addition on the south side. The proposed façade material for the additions is metal. This is acceptable because the additions are not visible from any right-of-way and they match the existing building materials.

A large portion of the easterly parking lot will be removed and the parking area reconfigured to accommodate a proposed softball diamond. A proposed soccer/lacrosse field will be sited west of the softball diamond and south of the school building.

A new detention area is proposed in the southwest corner of the property.

Landscaping/Screening

Per TMC§1108.0202 – *Frontage Greenbelts*, sites over five (5) acres are required to provide a thirty-foot (30’) frontage greenbelt along the rights-of-way. The applicant is requesting a waiver on the width requirement.

The existing frontage greenbelt along the northerly parking lot along Indian Road is currently compliant with a thirty-foot (30’) width. However, the applicant wishes to reduce this greenbelt width to 17’8” in order to accommodate proposed revisions to the northerly parking lot. Staff is not supportive of this waiver because the site exceeds the minimum parking requirements by 171 spaces. The reduction of landscaping in this area to accommodate additional parking is not necessary.

The existing frontage greenbelt on the easterly parking lot is currently non-conforming with variable width of ±11.4’ to ±12.7’. The applicant wishes to reduce this greenbelt to 10’5” in order to accommodate the proposed modifications to the easterly parking lot. Staff supports this waiver request.

The frontage greenbelt also shall include at least one (1) tree for every thirty-foot (30’) of lot frontage. Based on this, the 1226’ of frontage requires 41 trees. The applicant is providing 55 trees (9 new and 46 existing). Additionally, the applicant shall provide 117 evergreen shrubs to meet the requirement for a continuous hedge to screen the parking lots. This is listed as a condition of approval.

STAFF ANALYSIS (cont'd)

Landscaping/Screening (cont'd)

The submitted landscape plan indicates that the applicant meets, or exceeds, all other landscape and screening requirements for parking lots and interior areas of the site. No landscape or screening is required on the south side of the property along the abutting residential uses (with the exception of the parking areas). Nevertheless, staff is requiring the placement of vegetative screening for the protection of the neighboring single-family properties from any adverse impact of the proposed athletic fields and this is listed as a condition of approval.

Signage

An existing monument sign is located in the approximate center of the Indian Road frontage. The applicant proposes to relocate the existing sign west, near the westerly ingress drive from Indian Road. All signage must meet the criteria of TMC Part 13 Building Code, Title 9 Sign Code and is listed as a condition of approval.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan recommends *Single Family* uses for this area of Indian Road; “*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.*” (Toledo 20/20 Comprehensive Plan/Appendix D, Legend)

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-9004-18, a request for an Amendment to Special Use Permit originally approved by Ord. 519-84 and Ord. 579-92 and amended administratively by SUP-2003-18, at 4109 Indian Road, to Toledo City Council for the following four (4) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A) – *Review & Decision Making Criteria*).
2. The request is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C) – *Review & Decision-Making Criteria*); and
3. The proposed use will not have any adverse land or environmental impacts. (TMC§1111.0706(F) – *Review & Decision Making Criteria*)

PLAN COMMISSION RECOMMENDATION (cont'd)

4. The proposed use is consistent with the goals of the 20/20 Comprehensive Plan.

The Toledo City Plan Commission recommends the following recommendations to the Toledo City Council on the waiver requested for SUP-9004-18, request for Amendment to Special Use Permit originally approved by Ord. 519-84 and Ord. 579-92 and amended administratively by SUP-2003-18, at 4109 Indian Road:

Chapter 1108 Landscape Standards

Sec. 1108.0202 Frontage Greenbelt.B.3

Frontage greenbelts shall be a minimum width of 15 feet. For properties over 5 acres and/or those with over 500 feet of frontage, the frontage greenbelt shall be a minimum of 30 feet wide measured perpendicular from the street or place right-of-way abutting the property.

Approve a waiver of 12'4" of the required minimum width of 30' for the frontage greenbelt, to allow a 17'8" wide frontage greenbelt along the northerly parking lot.

Approve a waiver of 19'5" of the required minimum width of 30' for the frontage greenbelt, to allow a 10'5" wide frontage greenbelt along the easterly parking lot.

The Toledo City Plan Commission further recommends approval of SUP-9004-18 Amendment to Special Use Permit originally approved by Ord. 519-84 and Ord. 579-92 and amended administratively by SUP-2003-18, at 4109 Indian Road, to Toledo City Council subject to the following **fifty-one (51)** conditions:

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

Division of Engineering Services

1. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka, 419-245-1341

Roadway: Tim Grosjean, 419-245-1344

Water: Andrea Kroma, 419-936-2163

Stormwater Drainage: Lori Haslinger, 419-245-3221; Andy Stepnick, 419-245-1338

Sanitary Sewers: Mike Elling, 419-936-2276

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

2. All **existing standard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to current City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
3. 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.
4. 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.
5. 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.
6. Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.
7. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
8. Based on the inspector copy of the plan for the existing 8-inch diameter private water main, the water main will be in conflict with the proposed building additions. Plans for relocation of the water main shall be submitted to the Division of Engineering Services for review and approval. Maintain a minimum of 5 feet separation between the existing/proposed water main and the proposed building foundation.
9. Plan design and submittal shall comply with the current version of the City of Toledo DPU Infrastructure Design and Construction Requirements.
10. The current version of "WATER GENERAL NOTES FOR CITY OF TOLEDO PRIVATE WATER MAINS, FIRE LINES AND LARGE SERVICES" shall be included on the plans and can be obtained from the City of Toledo Division of Engineering Services.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

11. 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. In the case of renovation, expansion or modification projects, all existing backflow devices must be verified and registered. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-245-1395) to verify the backflow prevention requirements for this site.
12. The design professional and/or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service, meter setting or backflow protection device and that these devices are properly installed, tested and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo standards.
13. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
14. Contractors performing work on new or existing fire systems shall be licensed by the State of Ohio Fire Marshall and certified by the City of Toledo Fire & Rescue Department.
15. The plan submitted for plan commission review indicates earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, Stormwater Pollution Prevention Plan (SWP3) , calculations, plans for stormwater service and a maintenance plan & maintenance agreement for Post-Construction Stormwater Best Management Practices (BMP's) for this project shall be submitted directly to the Division of Engineering Services for stormwater review & approval.
16. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/engineering-services/plan-review-process/>, including the requirements for stormwater detention and post-construction stormwater BMP's. Drainage from the St. Ursula site drains into Ottawa Hills MS4. The City will require approval of the detention and post-construction BMPs requirements from Ottawa Hills. A meeting was held in February to discuss this coordination and stormwater requirements to satisfy both municipalities. It is our understanding that the Design Team was going to look at utilizing the existing detention and stormwater post construction BMP, provided that it had the additional capacity to treat and detain the additional impervious surfaces plan. And ensure that the existing facility was maintained and functioning to capacity.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

17. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs) to provide sediment and erosion control during construction. Construction BMP's shall be designed and installed per the latest Ohio EPA General Stormwater NPDES permit.
18. All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
19. All sites disturbing 2,500 sq. ft. or more shall develop a site specific Stormwater Pollution Prevention Plan (SWP3) which shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit and shall be submitted with a completed submittal cover sheet, contact list, contractor certification form and the Ohio EPA SWP3 Checklist. The links to these documents can be found at <http://www.tmacog.org/storc/swp3.htm>.
20. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.
21. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
22. No construction work, including any earth disturbing work will be permitted without approved plans and inspection.
23. Dredging, filling, clearing, or otherwise altering wetlands 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 written 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.
24. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Water Distribution

No comments received at time of print.

Fire Prevention

No comments or concerns.

Division of Environmental Services

25. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
26. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
27. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.
28. Applicant shall maintain compliance with the City of Toledo's stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential stormwater impacts from the modification, including but not limited to, long-term operation and maintenance of existing structural and non-structural Best Management Practices.
29. Any effort made to plant non-invasive trees, shrubs and perennials is highly encouraged.
<http://ohiodnr.gov/portals/0/pdfs/invasives/ohio-invasive-plants-r0400.pdf>
30. 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.

Division of Transportation

31. Aisle widths for two way traffic need to be a Minimum of 25' per TMC 1107.
32. 7 car and 1 van handicap accessible parking spots required per TMC 1107.
33. Bicycle parking slots shall be provided subject to the review and approval of the Director of the Plan Commission.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Transportation (cont'd)

34. Provide do not enter and one way signage at entrances where required.
35. Provide arrows and one way signage within the parking lot to facilitate proper traffic flow.

Plan Commission

36. 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)).
37. No new free-standing signs greater than forty-two inches (42") from grade are permitted – any proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code. New signage must meet the criteria listed in TMC Part 13 Building Code, Title 9 Sign Code
38. 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.
39. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700.
40. The minimum number of parking spaces designed for persons with disabilities that must be provided shall adhere to the table in TMC§1107.1701.
41. Required spaces for persons with disabilities must be located in close proximity to building entrances and be designed to permit occupants of vehicles to reach the building entrance on an unobstructed path.
42. Lights and light fixtures used to illuminate any parking or loading areas must be selected and arranged to direct and reflect the light away from any adjacent residential property and public ways and away from the sky above the light fixture.
43. Bicycle parking slots shall be provided subject to the review and approval of the Director of the Plan Commission.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

44. The building materials shall meet the requirements of TMC§1109.0500 *Building Façade Materials and Color*, to allow for no more than fifteen (15%) percent of exterior insulation and finish systems (E.I.F.S) or equivalent product when thirty-six (36") inches above grade. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors. **Metal is proposed as the primary façade material for the two building additions. This is acceptable because the facades are not visible from any right-of-way and the facades will match the existing building material.**
45. The building design shall meet the requirements of TMC§1109.0200 *Commercial, Mixed Use and Institutional Design Standards*. The building materials of the façade improvements shall meet the requirements of TMC§1109.0500 *Building Façade Materials and Color*. **Acceptable as depicted on building elevation.**
46. Any 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.
47. Four (4) landscaping plans separate from the Building Plans shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A thirty (30') foot frontage greenbelt is required along the Indian Road right-of-way (TMC§1108.0202[B]3) **Applicant shall obtain a waiver to TMC§1108.0202(B)3, for 12'4" reduction along the northerly parking lot to allow for the proposed 17'8" frontage greenbelt; or submit a revised site plan indicating compliance with the required greenbelt. Applicant shall obtain a waiver to TMC§1108.0202(B)3, for 19'5" reduction along the easterly parking lot to allow for the proposed 10'5" frontage greenbelt; or submit a revised site plan indicating compliance with the required greenbelt. The greenbelt requires 41 trees (55 are proposed, which is acceptable). A continuous hedge is required to screen the parking lots; 117 evergreen shrubs are required.**
 - b. Additional vegetative screening shall be added along the rear property line to protect neighboring single –family homes from any adverse impact of the proposed athletic fields. **This shall be depicted on a revised landscape plan – location and number of plantings shall meet the approval of the Plan Director.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- c. 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 cover, unless approved as part of the stormwater treatment facility;
 - d. Topsoil must be back filled to provide positive drainage of the landscape peninsula or island, unless landscape peninsula or island is being utilized as a stormwater management practice.
 - e. Foundation plantings are required along all portions of the building that are visible from the public right-of-ways and landscaping at all major building entrances.
 - f. 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.
 - g. 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, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards.
 - h. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval;
 - i. The land owner, or successors in interest, or agent, if any, or lessee must be jointly responsible for the regular maintenance of all landscape materials as well as any plant material removed;
 - j. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties)
48. 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.
49. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year.

TO: President Cherry and Members of Council
November 2, 2018
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PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

50. Per TMC§1111.0814, if a building permit is not issued within one year of the approval date, then the site plan approval shall become null and void.
51. 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

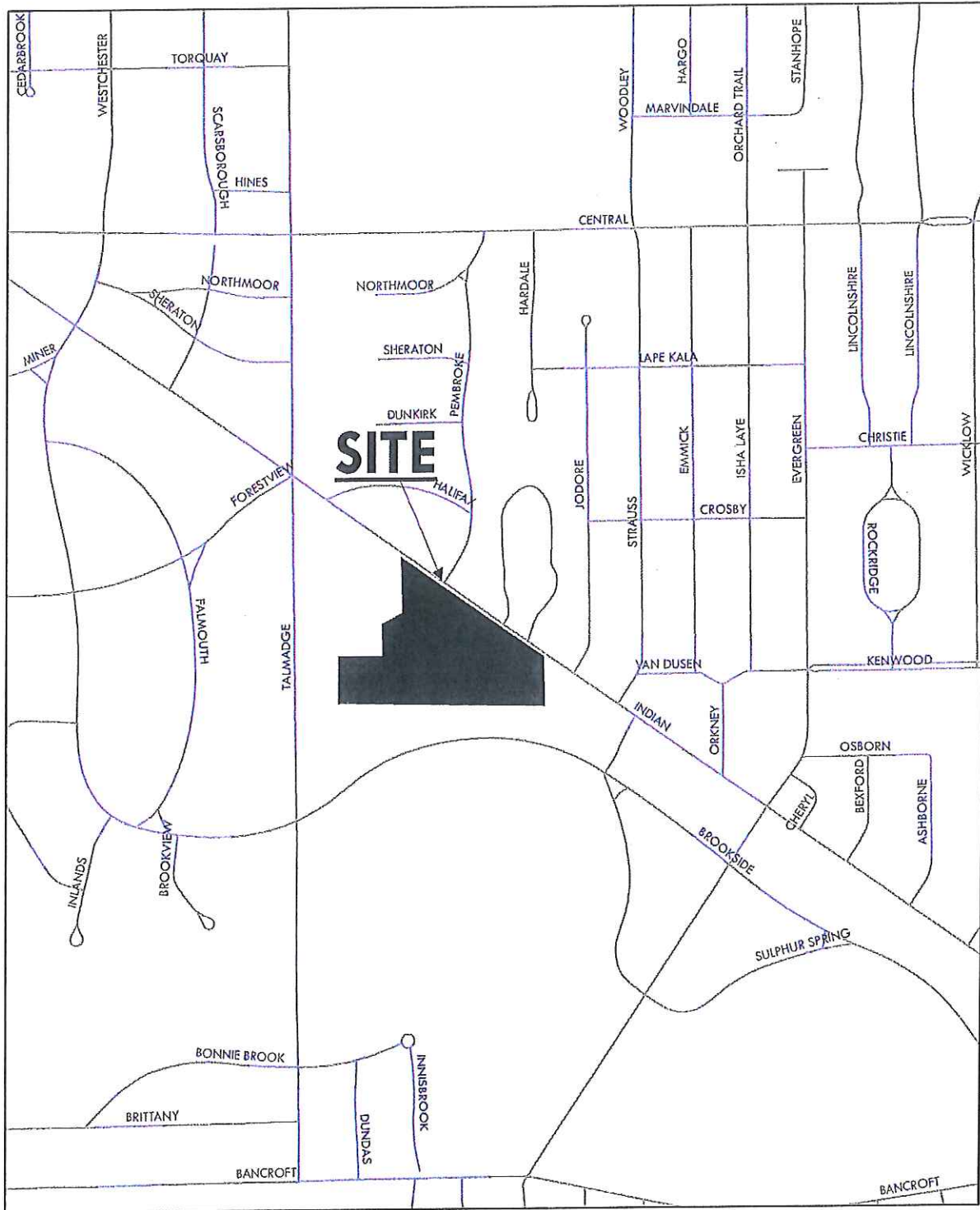
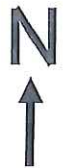
Three (6) sketches follow
CC: Lisa Cottrell, Administrator
Daryl Graus, Planner

St. Ursula Academy of Toledo
4025 Indian Road
Toledo, OH 43606

Matthew D. Lewandowski, PLS
Lewandowski Engineers
234 N. Erie Street
Toledo, OH 43604

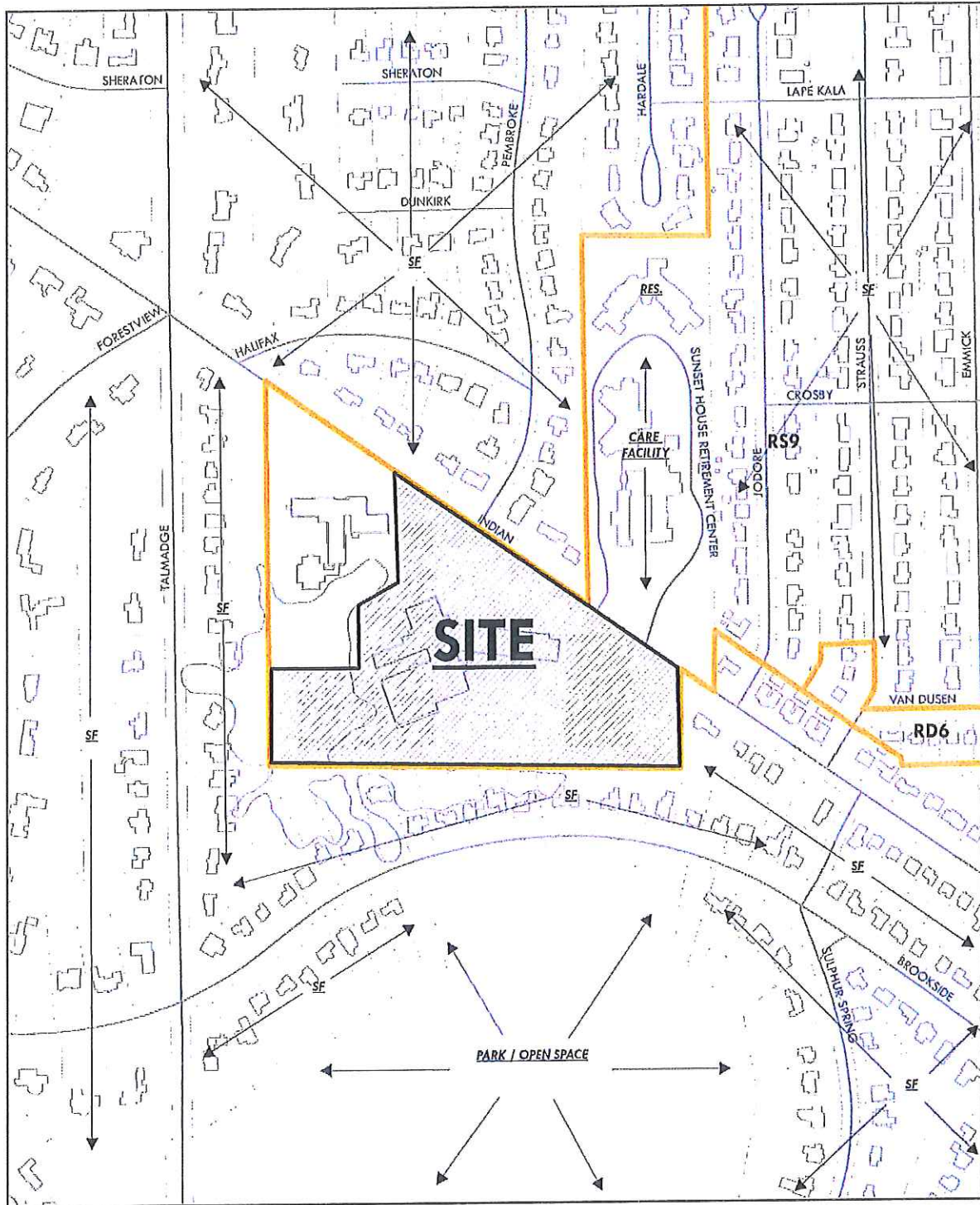
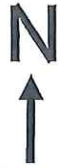
GENERAL LOCATION

SUP-9004-18
ID 79



ZONING AND LAND USE

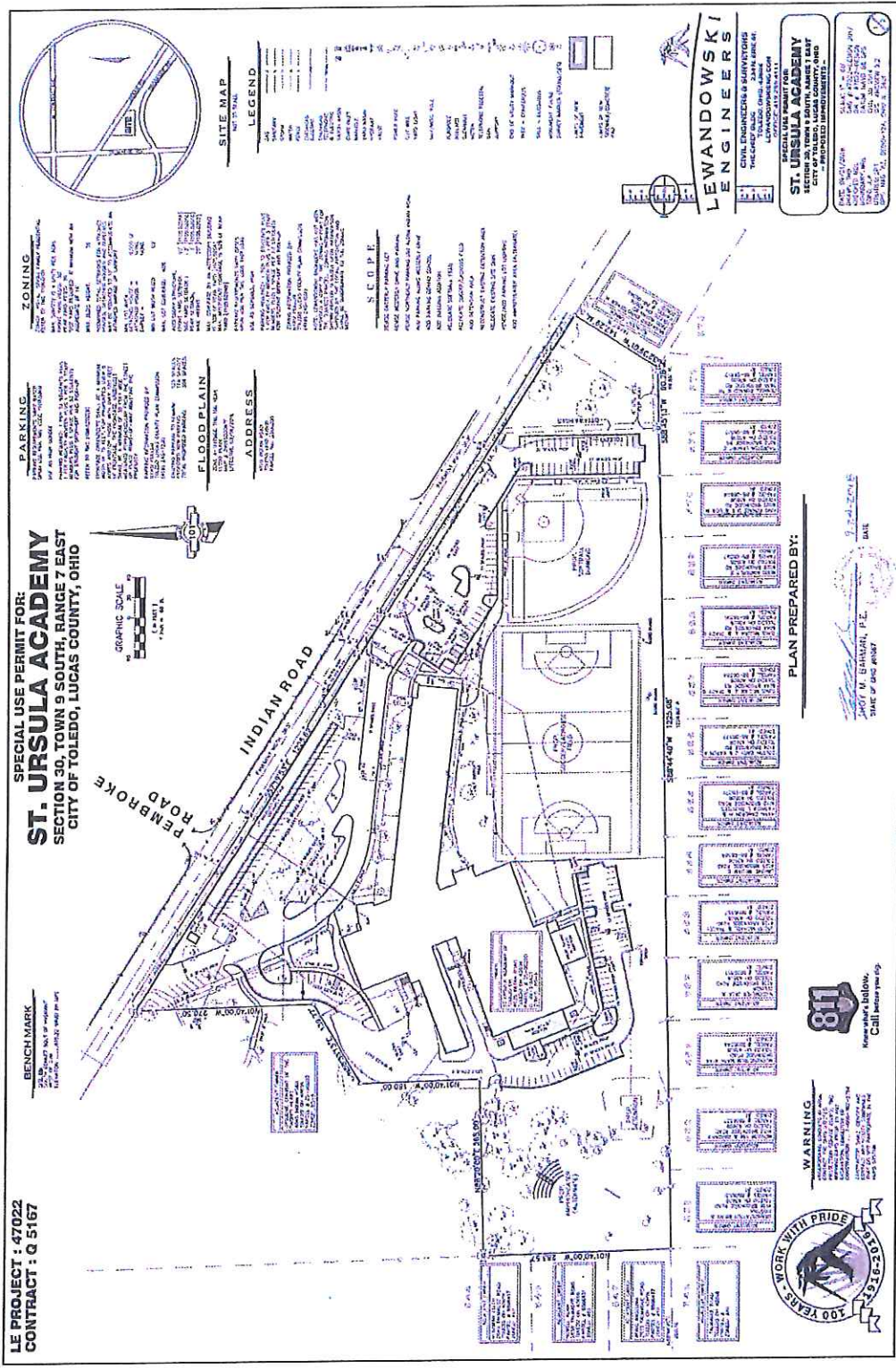
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SITE PLAN

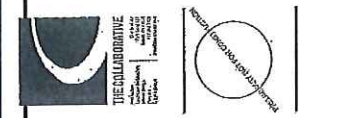


ST. URSULA ACADEMY



SUP-9004-18
ID 79

LANDSCAPE



NO.	DESCRIPTION	DATE
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KEY PLAN

PROJECT TITLE
**SAINT URSULA
 ACADEMY
 CAMPUS
 MASTER PLAN
 IMPROVEMENTS**

1515 MONROE RD.
 TOLEDO, OH

DATE: 08/11/10

DESIGNER: [Redacted]

CLIENT: [Redacted]

SCALE: [Redacted]

PROJECT NO.: [Redacted]

DATE: 08/11/10

DESIGNER: [Redacted]

CLIENT: [Redacted]

SCALE: [Redacted]

PROJECT NO.: [Redacted]

SHEET NO.
**OVERALL
 LANDSCAPE PLAN**

SHEET NO.
LI.01

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SEE SEVED LANDSCAPE NOTES

1. SEE SEVED LANDSCAPE NOTES FOR ALL PLANTING SPECIFICATIONS AND NOTES.

2. SEE SEVED LANDSCAPE NOTES FOR ALL PLANTING SPECIFICATIONS AND NOTES.

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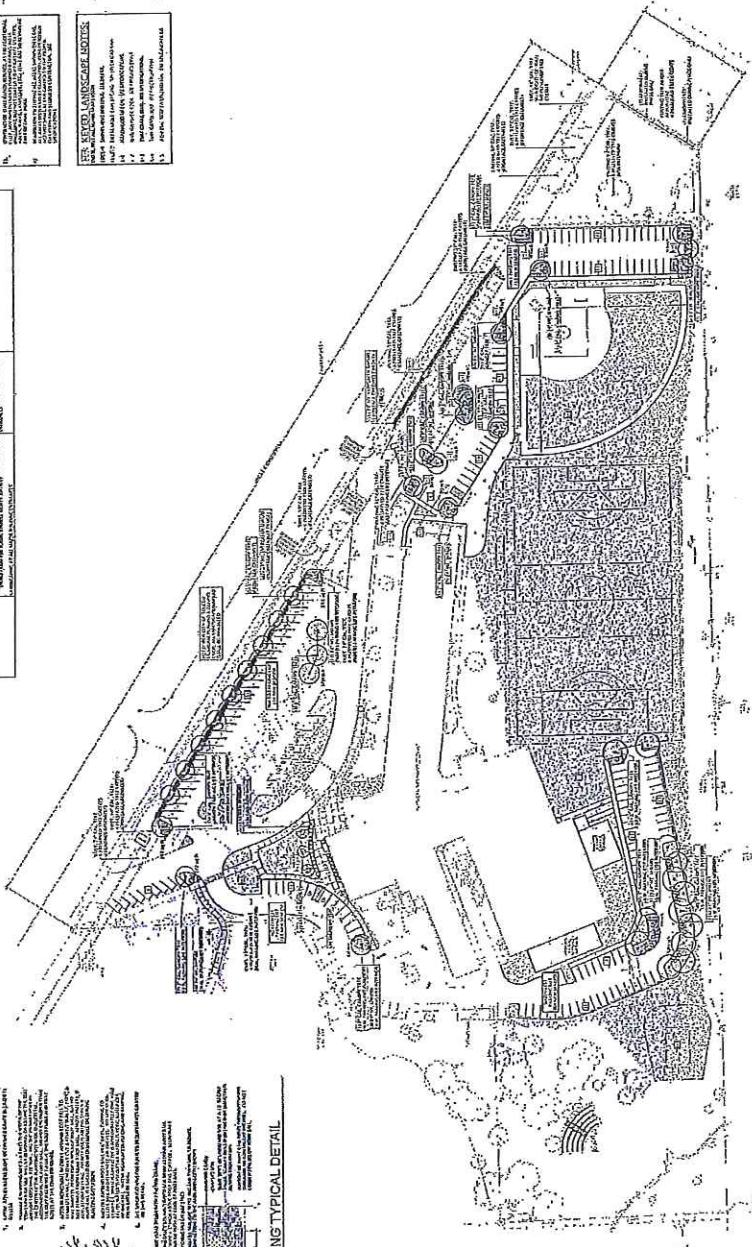
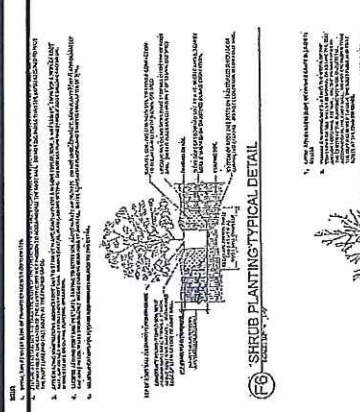
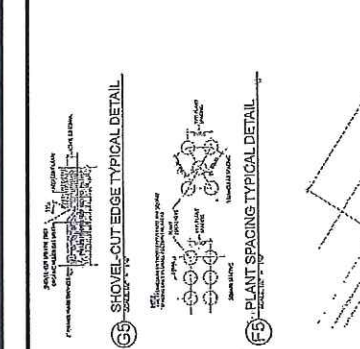
16. SEE SEVED LANDSCAPE NOTES FOR ALL PLANTING SPECIFICATIONS AND NOTES.

17. SEE SEVED LANDSCAPE NOTES FOR ALL PLANTING SPECIFICATIONS AND NOTES.

18. SEE SEVED LANDSCAPE NOTES FOR ALL PLANTING SPECIFICATIONS AND NOTES.

19. SEE SEVED LANDSCAPE NOTES FOR ALL PLANTING SPECIFICATIONS AND NOTES.

20. SEE SEVED LANDSCAPE NOTES FOR ALL PLANTING SPECIFICATIONS AND NOTES.



ELEVATION

SUP-9004-18
ID 79

EXTERNAL ELEVATION LEGEND:

- 1. EXTERIOR FINISHES
- 2. EXTERIOR WALLS
- 3. EXTERIOR ROOFING
- 4. EXTERIOR FLOORING
- 5. EXTERIOR PAINT
- 6. EXTERIOR GLASS
- 7. EXTERIOR METAL
- 8. EXTERIOR WOOD
- 9. EXTERIOR CONCRETE
- 10. EXTERIOR STONE
- 11. EXTERIOR BRICK
- 12. EXTERIOR TILE
- 13. EXTERIOR PLASTER
- 14. EXTERIOR STAINLESS STEEL
- 15. EXTERIOR ALUMINUM
- 16. EXTERIOR COPPER
- 17. EXTERIOR BRASS
- 18. EXTERIOR ZINC
- 19. EXTERIOR PALLADIUM
- 20. EXTERIOR RUTHENIUM
- 21. EXTERIOR RHEINOLDFIUM
- 22. EXTERIOR SELENIUM
- 23. EXTERIOR TELLURIUM
- 24. EXTERIOR BISMUTH
- 25. EXTERIOR POLONIUM
- 26. EXTERIOR ASTATINE
- 27. EXTERIOR FRANCHISE
- 28. EXTERIOR TENNESSE
- 29. EXTERIOR MICHIGAN
- 30. EXTERIOR MONTANA
- 31. EXTERIOR NEBRASKA
- 32. EXTERIOR NEVADA
- 33. EXTERIOR NEW HAMPSHIRE
- 34. EXTERIOR NEW JERSEY
- 35. EXTERIOR NEW MEXICO
- 36. EXTERIOR NEW YORK
- 37. EXTERIOR NORTH CAROLINA
- 38. EXTERIOR NORTH DAKOTA
- 39. EXTERIOR OHIO
- 40. EXTERIOR OKLAHOMA
- 41. EXTERIOR OREGON
- 42. EXTERIOR PENNSYLVANIA
- 43. EXTERIOR RHODE ISLAND
- 44. EXTERIOR SOUTH CAROLINA
- 45. EXTERIOR SOUTH DAKOTA
- 46. EXTERIOR TEXAS
- 47. EXTERIOR UTAH
- 48. EXTERIOR VERMONT
- 49. EXTERIOR VIRGINIA
- 50. EXTERIOR WASHINGTON
- 51. EXTERIOR WEST VIRGINIA
- 52. EXTERIOR WISCONSIN
- 53. EXTERIOR WYOMING

WEST EXTERIOR ELEVATION - STORAGE AND DANCE STUDIO ADDITIONS

EAST EXTERIOR ELEVATION - DANCE STUDIO ADDITION

THE COLLABORATIVE
ARCHITECTS
1000 BROADWAY
NEW YORK, NY 10018
TEL: 212-693-1000
WWW.COLLABORATIVEARCHITECTS.COM

PROJECT TITLE:
PULASKI
ACADEMY
CAMPUS
MASTER PLAN
IMPROVEMENTS
TOLLSON, OH

DATE:
11/11/15

SCALE:
1/4" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PREPARED BY:
DVS
MAM

PROJECT NO.:
TOLLSON, OH 0010

DATE:
11/11/15

SCALE:
1/4" = 1'-0"

REVISIONS:
PARTIAL EXTERIOR
ELEVATIONS

DATE:
11/11/15

SCALE:
1/4" = 1'-0"

REVISIONS:
A3.01

ELEVATION

SUP-9004-18
ID 79

WEST EXTERIOR ELEVATION - STORAGE AND DANCE STUDIO ADDITIONS

EAST EXTERIOR ELEVATION - DANCE STUDIO ADDN

SOUTH EXTERIOR ELEVATION - STORAGE AND DANCE STUDIO ADDITIONS

EXTERIOR ELEVATION LEGEND

GENERAL EXTERIOR NOTE:

GENERAL EXTERIOR NOTES:

ST. LISIULA ACADEMY CAMPUS MASTER PLAN IMPROVEMENTS 4033 INDIAN RD TOLEDO, OH

THE COLLABORATIVE

ARCHITECT: DAVID HARRIS ARCHITECTS

DATE: 11/11/18

PROJECT: ST. LISIULA ACADEMY CAMPUS MASTER PLAN IMPROVEMENTS 4033 INDIAN RD TOLEDO, OH

PARTIAL EXTERIOR ELEVATIONS

Sheet No. A3.01



St. Ursula Academy

4025 Indian Road Toledo, Ohio 43606

Since 1854

DATE: October 30, 2018

REF: SUP-9004-18

RE: St. Ursula Academy of Toledo; Special Use Permit at 4109 Indian Road

Toledo City Plan Commission,

This letter is in reference to St. Ursula Academy's request for an Amendment to Special Use Permit originally approved by Ord.519-84 and Ord. 579-92 and amended administratively by SUP-2003-18. We received the STAFF ANALYSIS dated October 19, 2018 and would like to provide additional clarity to our request for a total of 304 parking spaces (note-this number is a reduction from the current 329 spaces) and the need for our request for a waiver of 12'4" of the required minimum width of 30' for the frontage greenbelt, to allow a 17'8" wide frontage greenbelt along the northerly parking lot along Indian Road. The impact of the STAFF disapproval of the waiver request reduces the number of parking spaces by 16 from the already reduced number of 304, or 288 spaces.

Student Parking Spaces sold at SUA (last 3-year average) were 187 plus an additional 93 members of the faculty and staff, totaling 280 parking spaces. This average does not reflect a current increase in enrollment in the sophomore class (next year's drivers) of 30 additional students plus visitor parking allotment and 8 handicapped spaces as required by TMC 1107.1700.

Our students come from diverse locations around Northwest Ohio and Southeast Michigan into Toledo. In fact, 82% (280 of 341) of the members of our sophomore, junior and senior classes travel from greater than a mile and a half to St. Ursula Academy. (Of note: 10 of those 341 students live in the Village of Ottawa Hills.) Further, our parents and visitors for special events come from the same wide-spread locations into the City of Toledo necessitating an adequate number of parking spaces to accommodate our parents and visitors.

Thank you for your review and possible reconsideration of our waiver request to specifically under Sec. 1108.0202 Frontage Greenbelt.B.3.

Very truly yours,

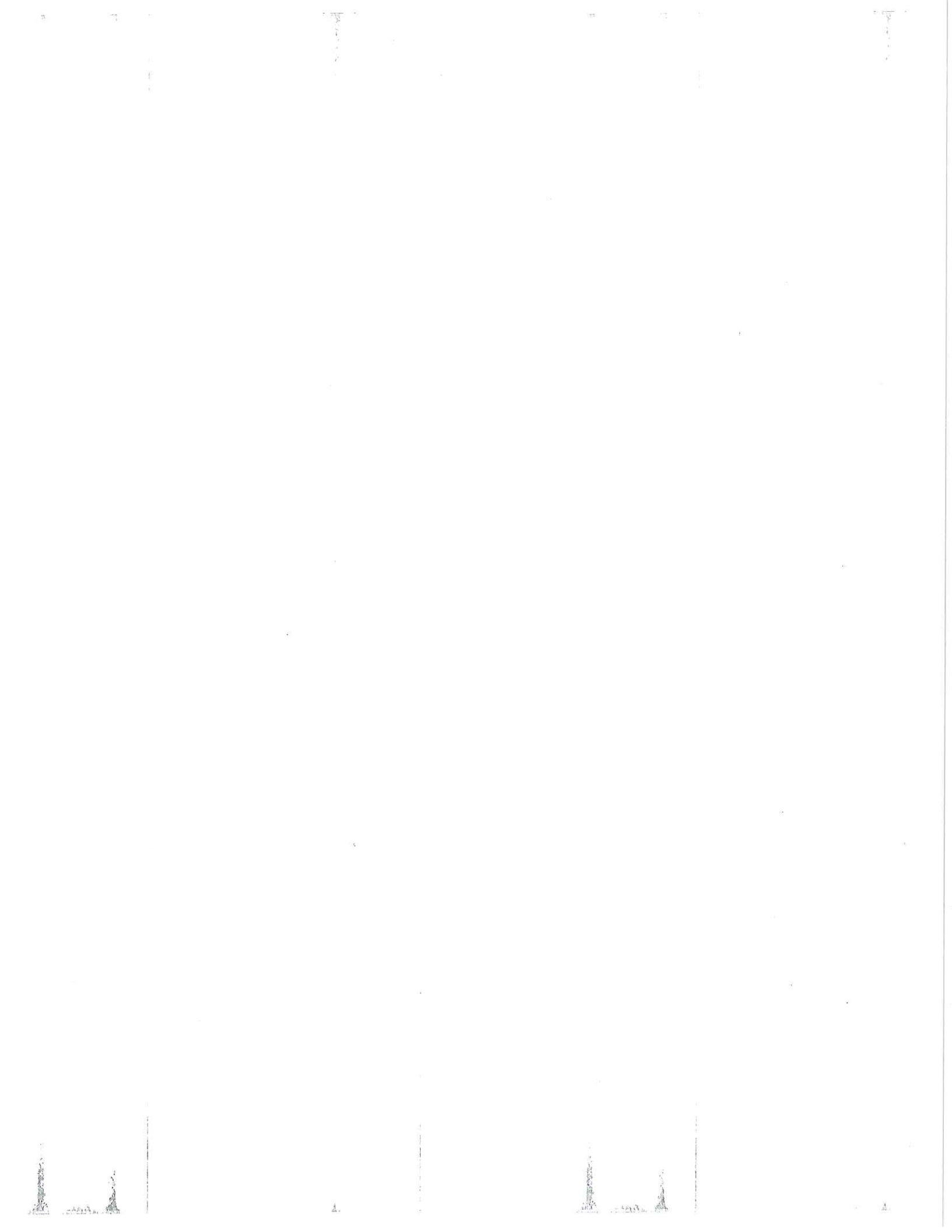
Mary C. Werner, President

I WILL SERVE

my God, my Family, my Friends, my Community, my World

SUP. 9004-18
Existing





SUB-9004-18
Proposed



