



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 14, 2021

REF: SUP-11005-20

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 School

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 14, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for School
Location	-	401 Adams Street, Third Floor
Applicant	-	The Bounty Collegium, an Ohio Nonprofit Corp. 5530 Little Road Sylvania, OH 43560
Engineer	-	Lewandowski Engineers 234 N Erie Street Toledo, Ohio 43604

Site Description

Zoning	-	CD / Downtown Commercial
Area	-	± 0.299 acres
Frontage	-	± 124' along Adams St.
Existing Use	-	Vacant office space
Proposed Use	-	School grades 6-12

Area Description

North	-	Downtown Commercial / CD
South	-	Downtown Commercial / CD
East	-	Downtown Commercial / CD
West	-	Downtown Commercial / CD

GENERAL INFORMATION (cont'd)

Parcel History

M-8-19 - Text Amendment of downtown Overlay District regulations regarding parking lots: PC approved 6-13-19, CC approved 7-17-19 Ord. 355-19

Applicable Regulations

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

STAFF ANALYSIS

The applicant, The Bounty Collegium, is requesting a Special Use Permit for a school, grades 6 through 12 to be located at 401 Adams Street on the third floor. The facility will accommodate 23 students and 10 staff members. Built in 1920, the multi-story building occupies the entire lot at 401 Adams Street. Current tenants in the building include a title company and restaurant.

Parking and Circulation

A school typically requires off-street parking per TMC 1107.0300 *Parking, Loading and Access, Schedule A*. However, due to the unique characteristics of the downtown business district, combined with public transit access and nearby parking garages, allowable non-residential uses in the Commercial Downtown zoning are exempt from providing off street parking.

The applicant has indicated that parking will be available for driving students and staff at the adjacent parking garage, Superior Parking Garage on N St. Clair. Additionally, student drop-off and pickup to the site will use the one way alley between the building at 401 Adams and the abutting parking garage.

Landscaping

Landscaping will not be required because the site exists and occupies the entire parcel.

Building Design

There are no proposed modifications to the building at this time. Any future modifications would require Downtown Overlay District (DOD) review.

The Toledo 20/20 Comprehensive Plan targets this area for mixed commercial residential land uses which in turn will encourage Activity, Access, and Aesthetics. While the intent of this designation is to accommodate commercial, it also includes those residential uses that are compatible with commercial areas. A school located in the Downtown would provide a needed resource for local families. The proposed use complies with the future land use designation identified in the 20/20 Comprehensive Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of a Special Use Permit for a school located at 401 Adams, third floor, to Toledo City Council for the following three (3) reasons:

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

The Toledo City Plan Commission recommends approval of SUP-11005-20, a request for a Special Use Permit for a school, grades 6-12 at 401 Adams Street, third floor, to Toledo City Council subject to the following **nineteen (19)** 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.

Engineering Services

1. A pre-submittal meeting is not required, however one may be requested. Contact information is as follows:
Division of 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: Andy Stepnick 419-245-1338; Lorie Haslinger 419-245-3221
Sanitary Sewers: Mike Elling 419-936-2276
2. 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.

PLAN COMMISSION RECOMMENDATION (Cont'd)
Engineering Services (Cont'd)

3. 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.
4. 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.
5. Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.
6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. 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 (419-936-2839) to verify the backflow prevention requirements for this site.
8. The design professional or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service line, 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.
9. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.

Fire Prevention

10. There are no objections to a school facility at this site. However, the facility must comply with the building and fire code requirement for the use of the space. More information is required to determine egress requirements and fire-sprinkler/fire-alarm requirements.

PLAN COMMISSION RECOMMENDATION (Cont'd)

Environmental Services

11. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
12. 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 stormwater impacts from the modification, 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.
13. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
14. 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.

Transportation

15. The Division of Transportation does not object to the approval of the site plan by the Plan Commission.
16. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
17. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
18. 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.
19. 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.

TO: President Cherry and Members of Council
January 14, 2021
Page 6

REF: SUP-11005-20

PLAN COMMISSION RECOMMENDATION (cont'd)
Plan Commission

Respectfully Submitted,

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

Thomas C. Gibbons
Secretary

NH

Three (3) sketches follow

Cc: The Bounty Collegium, an Ohio Nonprofit Corp, Applicant
Lisa Cottrell, Administrator
Nancy Hirsch, Planner



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: December 21, 2020
REF: SUP-11005-20
PLANNER: Hirsch

NOTICE OF PUBLIC HEARING

on

Date: **Thursday, January 14, 2020**

Request: Special Use Permit for a school

Location: 401 Adams Street, Third Floor

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, January 14, 2021** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attendee" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

Zoom Link:

Join from PC, Mac, Linux, iOS or Android: <https://toledo-oh-gov.zoom.us/j/81582335037>

Or Telephone:

Dial:

USA 602 333 2017

USA 8882045987 (US Toll Free)

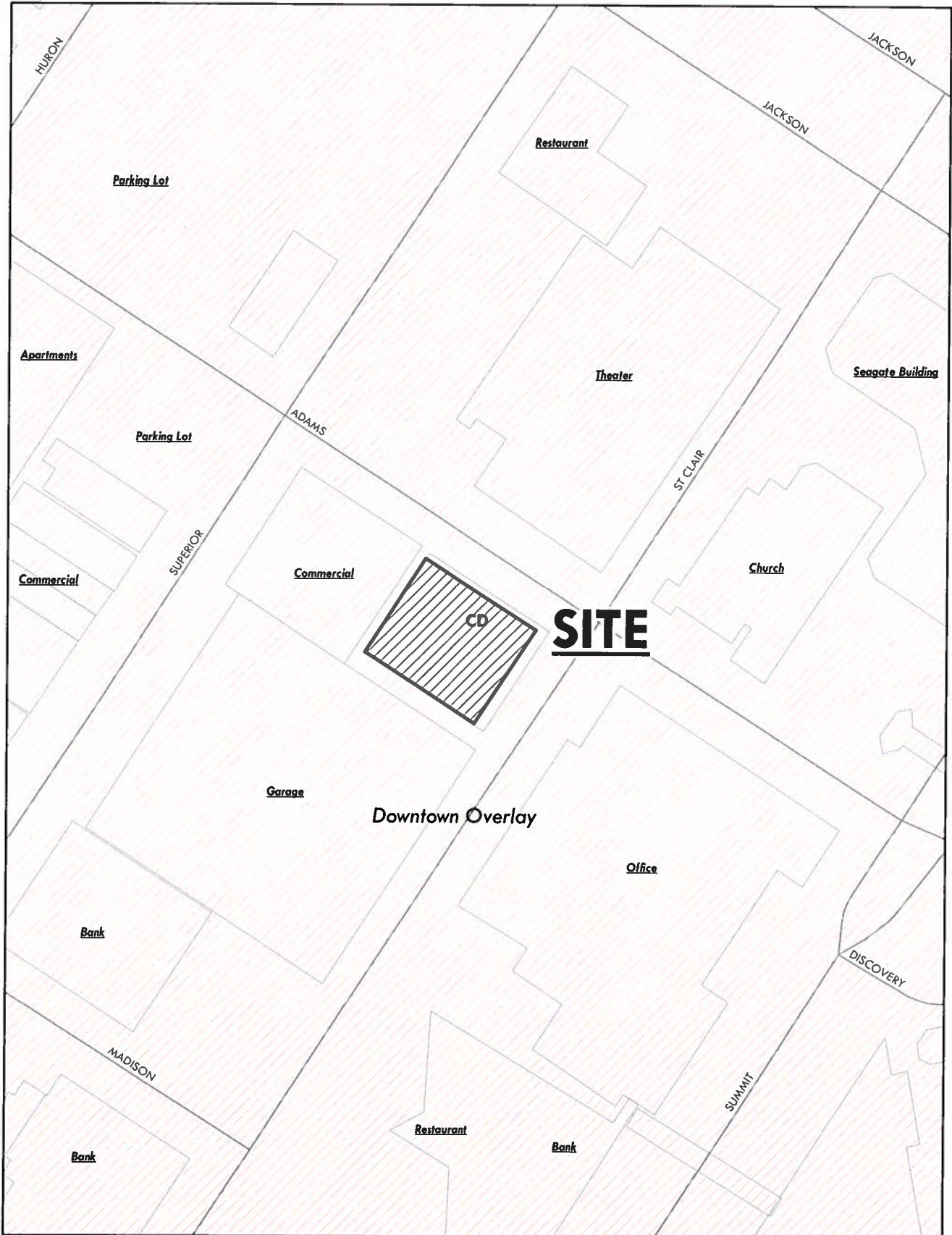
Conference code: 165882

You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at nancy.hirsch@toledo.oh.gov. We will ensure that your comments are incorporated as part of the public record.

TOLEDO CITY PLAN COMMISSION

ZONING & LAND USE

SUP-11005-20
ID 9



CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: December 21, 2020
Ref: SUP-11005-20

NOTICE OF PUBLIC HEARING

Wednesday, February 17, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, February 17, 2021 at 4:00 p.m., will consider the following request:

Special Use Permit for a School

When: Dec 9, 2020 04:00 PM Eastern Time (US and Canada)
Topic: Toledo City Council Zoning & Planning Committee Meeting

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/84938443246?pwd=bn5DVjVvNEtQcnJlN2ZlY2h5SWVY0dz09>

Passcode: 253123

Or Telephone:

Dial:
USA 602 333 2017
USA 8882045987 (US Toll Free)
Conference code: 623767

Julie Gibbons
Assistant Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL



SUP-11005-20
ID 9

SITE PLAN

SPECIAL USE PERMIT FOR: THEATRE BLOCK BUILDING ONE CONDOMINIUMS LOT 164 AND PART OF LOT 165 IN PORT LAWRENCE DIVISION CITY OF TOLEDO, LUCAS COUNTY, OHIO

LE PROJECT : 51606
CONTRACT : L-18220

ZONING
This project is located in the Theatre Block Building One Condominiums, which is zoned as a residential medium density (R-2) district. The project is located on a lot that is zoned as a residential medium density (R-2) district. The project is located on a lot that is zoned as a residential medium density (R-2) district.

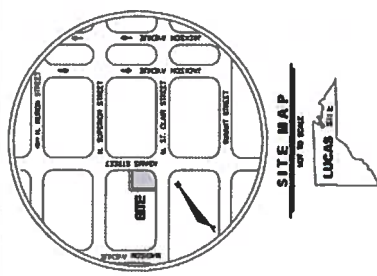
PARKING
The project is located on a lot that is zoned as a residential medium density (R-2) district. The project is located on a lot that is zoned as a residential medium density (R-2) district. The project is located on a lot that is zoned as a residential medium density (R-2) district.

LEGEND
CHES: CHES SIGN
VHS: VHS LIGHT
STREET LIGHT
STREET SIGN
PAVING LETTER
RELANDING CHES
BURNED SIGN (FRONT)
COURT SIGN
SIGNAGE

WARNING
This project is located on a lot that is zoned as a residential medium density (R-2) district. The project is located on a lot that is zoned as a residential medium density (R-2) district. The project is located on a lot that is zoned as a residential medium density (R-2) district.



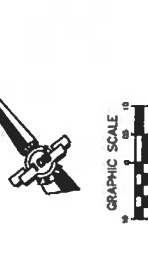
811
Call before you dig.



DEVELOPER
MRS. ANN WALKER
1000 W. 12TH ST.
TOLEDO, OH 43610
(419) 247-1100

FLOODPLAIN
FLOOD ZONE: 100 YEAR
FLOOD PROTECTION: 100 YEAR

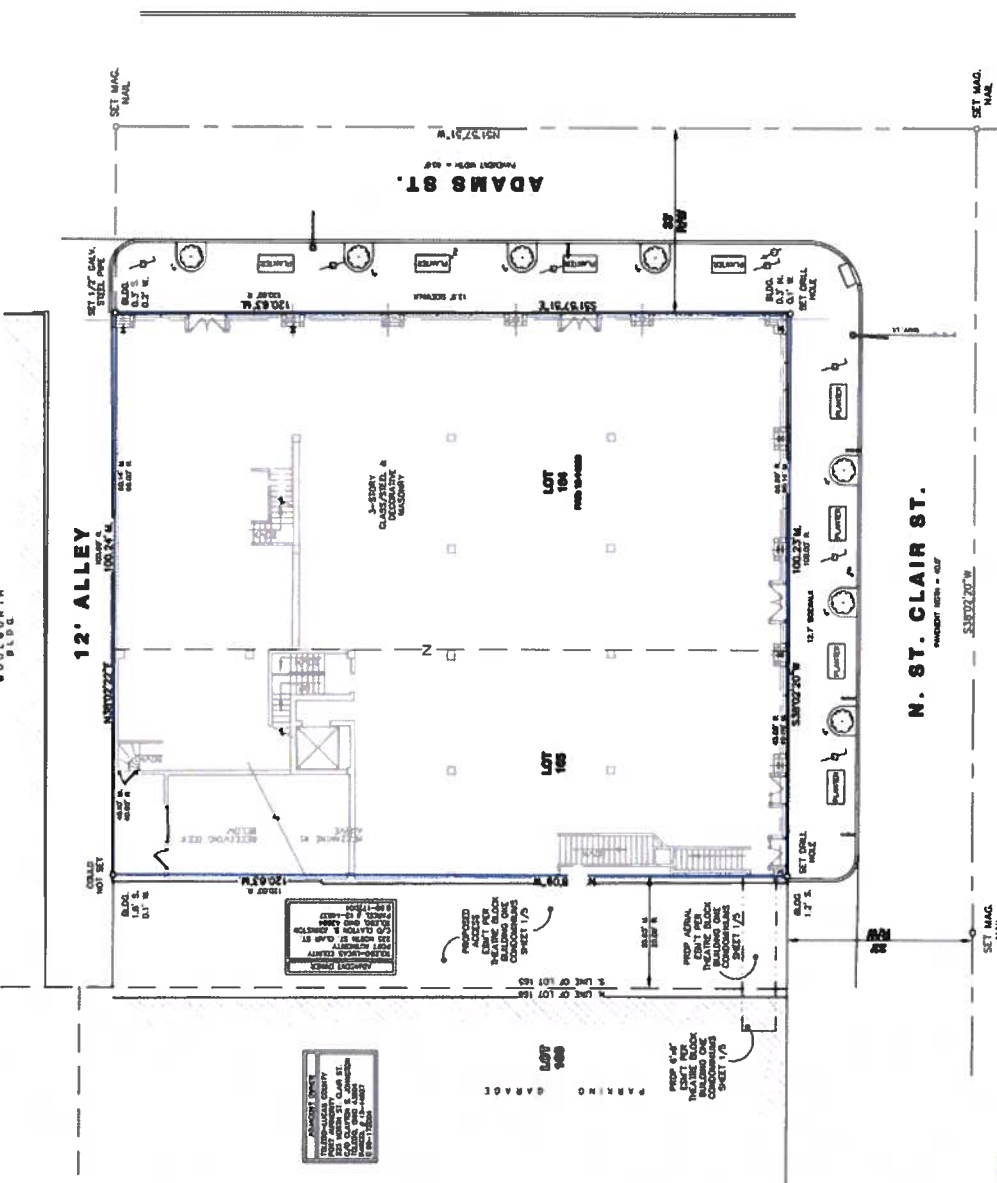
LEGAL DESCRIPTION
LOT 164, PART OF LOT 165, AND PART OF LOT 166, IN THE THEATRE BLOCK BUILDING ONE CONDOMINIUMS, LOT 164 AND PART OF LOT 165, IN THE PORT LAWRENCE DIVISION, CITY OF TOLEDO, LUCAS COUNTY, OHIO, AS SHOWN ON THE PLAT OF THE THEATRE BLOCK BUILDING ONE CONDOMINIUMS, CITY OF TOLEDO, LUCAS COUNTY, OHIO, DATED 11/14/2020.



LEWANDOWSKI ENGINEERS
CIVIL ENGINEERS & SURVEYORS
116 CEMP BLVD. SUITE 204
TOLEDO, OH 43604
TEL: 419-247-1100
FAX: 419-247-1101
L.S. # 10320, S.S. # 10321

THEATRE BLOCK BUILDING ONE CONDOMINIUMS
LOT 164 AND PART OF LOT 165
CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: 11/14/2020
SCALE: 1"=40'
DRAWN BY: J. WALKER
CHECKED BY: J. WALKER
TOPIC: S.U.P.
JOB NO.: 2019-01
CITY: TOLEDO, OH
COUNTY: LUCAS



ENVIRONMENTAL STUDIES
An environmental study was conducted to determine if the proposed project would have a significant impact on the environment. The study was conducted in accordance with the requirements of the Ohio Environmental Code. The study was conducted by an independent environmental consultant. The study was conducted by an independent environmental consultant.

owner	mailing address 1	mailing address 2
TRINITY EPISCOPAL CH	316 ADAMS ST FL 1	TOLEDO OH 43604
TOLEDO-LUCAS COUNTY PORT AUTHORITY	P O BOX 10086	TOLEDO OH 43699
THEATRE BUILDING UNIT ONE LLC	420 MADISON AVE	TOLEDO OH 43604
RENAISSANCE II SENIOR HOUSING LIMITED PA	2335 NORTH BANK DR	COLUMBUS OH 43220
DOWNTOWN CDC LLC	6450 WEATHERFIELD CT STE 1A	MAUMEE OH 43537 9149
TOLEDO CULTURAL ARTS CENTER INC	410 ADAMS ST	TOLEDO OH 43604 1402
CAD TAVERN INC AN OHIO CORPORATION	420 MADISON AVE STE 103	TOLEDO OH 43604
Council Member Vanice Williams, District 4	ONE GOVERNMENT CENTER SUITE 2250	TOLEDO OH 43604



January 11, 2021

The Toledo-Lucas County Plan Commission
One Government Center,
Suite #1620
Toledo, Ohio 43604

Dear City of Toledo Plan Commissioners,

Inclusive for Women Inc. DBA Women of Toledo is a 501c3 non-profit organization serving the Greater Toledo community that is committed to advocating for Diversity & Inclusion with a focus on Economic Development and Empowerment. Our mission is to Educate, Engage and Empower women & youth to keep moving forward. The organization effectively offers meaningful program and services in workplace, marketplace, community and family with a goal to improve quality of lives of our community. Currently our office is located at **425 Jefferson Ave, 3rd Floor Toledo OH 43604.**

I am writing in support of The Bounty Collegium joining the fast-growing Toledo downtown area. The Bounty Collegium values philanthropic work as an important part of their student's education as it builds character and gives the students the opportunity to live with a purpose and understand the importance of being part of a community.

In their efforts to educate their students in this area they have reached out to our organization for service learning, volunteering, and collaborative opportunities. Our organization is delighted to learn that they are moving to the downtown area. In interacting with The Bounty Collegium students, our program facilitators have realized their students' level of maturity and appreciated their enthusiasm.

Women of Toledo looks forward to continuing this partnership, and actively collaborating with The Bounty Collegium. We in support of their existing in the heart of downtown Toledo.

If you have any questions, please do not hesitate to reach out to me directly.

Thank you.

Sincerely,

Nina Corder
Managing Director, Women of Toledo
419.377.5457
Nina@womenoftoledo.org

To Whom It May Concern,

My name is Zobaida Falah, I am a social entrepreneur whose business integrates social need into market sustainable business practice. I founded my company, CURE in 2016 right here in Toledo and have received tremendous support from the community at large. I feel very blessed to have been given the opportunities I have received on this journey and I attribute much of my success to the leadership of this city for granting me the ability to grow as well as continuously supporting my efforts. I feel a continuous duty to give back to my city as it has opened so many doors for me from providing me with countless media coverage to awarding me with the 20 Under 40 community achievement award.

I am writing to you regarding The Bounty Collegium, a passion project based private school geared towards fostering innovative leaders of tomorrow. Beyond achieving impressive milestones in their short lifetime, The Bounty Collegium has become an inclusive place for creatives to challenge the status quo and break barriers. I have seen firsthand the impact that this establishment has had on the youth and often wish I had such an institution to attend while growing up. Many of the students hold patents for projects such as an antibacterial shin guard and a shock absorbent boxing glove, to name a few. Recently, The Bounty Collegium has moved to the Downtown Toledo which allows the students to utilize the resources the downtown area provides. From study groups in the library, to lunch breaks at the art museum, the Bounty collegiate students are well rounded, focused and determined to become and remain upstanding members of this community. I am happy to hear of their move and am excited to see what more this school accomplishes in the future.

If you have any questions, please do not hesitate to contact me.

Happy New Year!

Zobaida Falah

President, CURE M, LLC | (859) 760-1614 | Zobaida@cureyourworld.com

www.cureyourworld.com



To the City of Toledo Plan Commission,

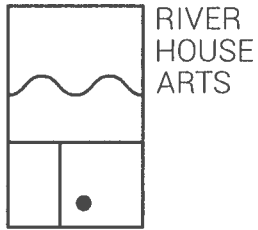
I am writing this letter in support of granting The Bounty Collegium the Special Use Permit required for them to continue operation. The Bounty Collegium is more than just a new school in the Toledo area, but an incubator for the dreams and passions of our community. The unique curriculum put in place at this school focuses on each student as an individual rather than one part of a class. Students are pushed to find their passion and apply what they learn in each subject to that passion in some way under professional, passion-specific guidance from their mentors. Students graduate from this program and go onto to chase their dreams with an advantage of the individual guidance and experience that comes from this program.

I have known the founders of this school since my own elementary school days, well before I joined the team four years ago, and I can say with sincerity that these are people who genuinely have the community's best intentions at heart. They show this not only through the work with their students but their growing philanthropic presence in our city. This year alone they served over a thousand people in our community by providing food, hygiene products, schools supplies and winterwear during their Day of Dignity event which they plan to make an annual occurrence. They also distributed free turkeys just before Thanksgiving to ensure everyone could have a dinner during what was a hard Covid era holiday season. The Bounty Collegium has already brought a new branch of life to our downtown area and I strongly implore this commission to continuing serving our community by granting them a Special Use Permit so they can do the same.

Best,

A handwritten signature in black ink that reads "Youseff Baddar". The signature is written in a cursive style and is underlined.

Youseff Baddar



January 12, 2021

The Toledo-Lucas County Plan Commission
One Government Center, Suite #1620
Toledo, Ohio 43604

Dear City of Toledo Plan Commissioners:

River House Arts Gallery is thrilled to welcome Bounty Collegium to Downtown Toledo! We are confident the presence of the entire Bounty community - staff, students, families - will enhance the city's vibrancy and vitality.

Having worked with Bounty Collegium students and faculty in the past, I can vouch for the high level of enthusiasm, integrity, and responsibility the school environment fosters. I have no doubt in their ability to achieve whatever individual or collective goals they set and look forward to a continued partnership with Bounty on arts-related endeavors. In fact, we have already launched plans to coordinate activities this coming season of the Art Commission's sponsored Art Loop.

Should you have any questions, please feel free to call or write.

Thank you,

Paula Baldoni
pb@river-house-arts.com

River House Arts
www.riverhousearts.com
Contemporary Art Toledo
www.catoledo.org
425 Jefferson Avenue
419-441-4025 (phone)
419-494-6536 (mobile)

PUBLIC HEARING

CASE NO. SUP-11005-20

REQUEST: Special Use Permit for a school at 401 Adams Street, Third Floor

APPLICANT NAME: The Bounty Collegium, an Ohio Nonprofit Corp.

ADDRESS: 5530 Little Road, Sylvania, OH 43560

DATE: January 14, 2020 TIME: 2:00 p.m.

Contact Person: Nancy Hirsch

Contact Person Phone Number: 419-936-2585

PLACE: Council Chamber, 1st Floor, One Government Center
Jackson & Erie Streets, Toledo, OH

**For Further Information, Contact
The Toledo-Lucas County Plan Commissions**

PHONE: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304

CITY OF TOLEDO

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk (or edge of public street).** Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

4. PERIOD OF POSTING

- A. Signs must be posted from (dates) _____ to _____.

5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

(Applicant or Agent)

(Print Name or Organization)

(Telephone No.)

I issued _____ signs for this application _____
(Date)

(Staff Member)

Location of sign(s) _____

CASE NUMBER _____