

**TOLEDO - LUCAS COUNTY PLAN COMMISSIONS**

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

REF: SUP-1017-24  
DATE: March 14, 2024

TO: President Carrie Hartman and Members of Council, City of Toledo  
FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary  
SUBJECT: Amendment to Special Use Permit originally granted by Ord. 269-07 to add modular classroom to school

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 14, 2024 at 2:00 P.M.

**GENERAL INFORMATION**

- Request - Amendment to Special Use Permit originally granted by Ord. 269-07 to add modular classroom to school
- Location - 4255 Bellevue Road
- Applicant + Owner - Reverend Michael A. Geiger  
The Most Blessed Sacrament Parish  
2240 Castlewood Drive  
Toledo, OH 43613
- Architect - Mark Shambarger  
Coger/Shambarger Architecture, Inc.  
4427 Talmadge Road, Suite H  
Toledo, OH 43623

Site Description

- Zoning - RS6 / Single-dwelling Residential
- Area - ± 4.75 acres
- Frontage - ± 281' along Grantwood Drive
- Existing Use - Church & School
- Proposed Use - Church & School

Area Description

- North - RS6 / Single-family Homes
- South - RS6 / Single-family Homes, Church
- East - POS, RS6 / Open Space, Single-family Homes
- West - RS6 / Single-family Homes

**GENERAL INFORMATION (cont'd)**

Parcel History

P-7-64	-	Off-Street Parking for the Blessed Sacrament Church to be located on the south portion of Lots 208, 209 and 210 Home Acres south of Grantwood Drive. PC approved 04/30/1964.
SUP-1003-07	-	Special Use Permit for Blessed Sacrament Middle School at 4227 Bellevue Drive. Approved by Ord.269-07

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 the Special Use Permit that was approved by Ordinance 269-07 at 4255 Bellevue Road. The ± 4.75-acre site is Zoned RS6 Single-dwelling Residential and home to the Most Blessed Sacrament Parish and School. Adjacent land uses include single-family homes to the north, west and south, and open space and single-family homes to the east.

The Most Blessed Sacrament Parish is applying for the Special Use Permit in order to temporarily operate part of the existing K-8 school in mobile classrooms. The K – 8 school has been housed in two separate buildings for the last 17 years. In 2022, the parish researched into renovating the 100-year-old elementary school and found that there were many structural problems with the building. Following this, part of the elementary school was moved out of the building in early 2023 and the rest was moved out of the building before the start of the new school year. The middle school which was originally designed for four grades is currently being used for all nine grades. This was done by converting the conference room into three temporary classrooms and adding removable panels. Curriculum materials for these classes are stored onto mobile carts and headphones are provided to students to help with the noise.

The Parish intends to expand the middle school building, add classrooms and bathrooms to the existing 17-year-old structure and demolish the old elementary building. The only way to continue to operate the school is to temporarily use the mobile classrooms for three of the grades for the 2024/2025 school year until the old elementary building is demolished and the new middle school is expanded.

## STAFF ANALYSIS (cont'd)

### Use Specific Regulations

There are no use specific land use regulations for this use type.

### Parking and Circulation

No additional parking spaces are being proposed. Furthermore, the temporary classrooms will utilize existing parking on site which has been reviewed by staff and determined to be sufficient.

### Landscaping

No landscaping modifications are proposed and none are required since these are being used as temporary classrooms.

### Elevations

The proposed mobile classrooms will be used temporarily until the middle school is expanded. Hence, the applicant is not required to meet the current design standards. However, the façades shall be updated to meet the design standards after two years if the mobile classrooms are still being used.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Single-Family land uses. Single Family land uses typically include the development of single-dwelling units on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. The Single-Family Residential 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 use is a compatible use for this designation and the proposed special use permit conforms to the Toledo 20/20 Comprehensive Plan.

## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-1017-24, a request to amend Special Use Permit originally granted by Ord. 269-07 to add modular classroom to school at 4255 Bellevue Road 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) – *Review & Decision-Making Criteria*], and

**PLAN COMMISSION RECOMMENDATION (cont'd)**

2. 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 further recommends approval of SUP-1017-24, a request to amend Special Use Permit originally granted by Ord. 269-07 to add modular classroom to school at 4255 Bellevue Road, subject to the following **twenty-five (25)** 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 Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.

4. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
5. The proposal shows under 2,500 sq. ft. of earthwork, so no further stormwater is needed. If the plan changes to exceed that, applicant shall coordinate with the City to receive additional stormwater submittal instructions, review and approval.
6. Provide details of temporary sanitary sewer connection to the public sewer.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Bureau of Fire Prevention

7. The proposed new classroom buildings will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
8. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1)
9. Fire Department to be notified and present for all fire systems acceptance testing. (OFC 901.5)
10. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2)

Division of Transportation

11. Bicycle parking is required per TMC§1107.0900.

Division of Environmental Services

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 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.
13. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
14. 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.
15. 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](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf)
16. 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.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Division of Sewer and Drainage Services

17. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
18. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Plan Commission

19. Façades of the mobile classrooms shall be upgraded to meet the design standards of **TMC§1109.0200** after two years if the mobile classrooms are still being used.
20. Any future development projects shall require a Special Use Permit Review to determine compliance with the City of Toledo Municipal Code minimum standards.
21. Per **TMC§1107.1906** All off-street parking, loading, and other vehicle circulation areas shall be graded and continuously maintained and designed to preclude free flow of stormwater across or onto adjacent lots, properties, or streets.
22. 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 Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
23. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in **TMC§1111.0707** have not been met.
24. 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. Major adjustments will require an amendment to the Special Use Permit.
25. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.

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Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'T. C. Gibbons', written in a cursive style.

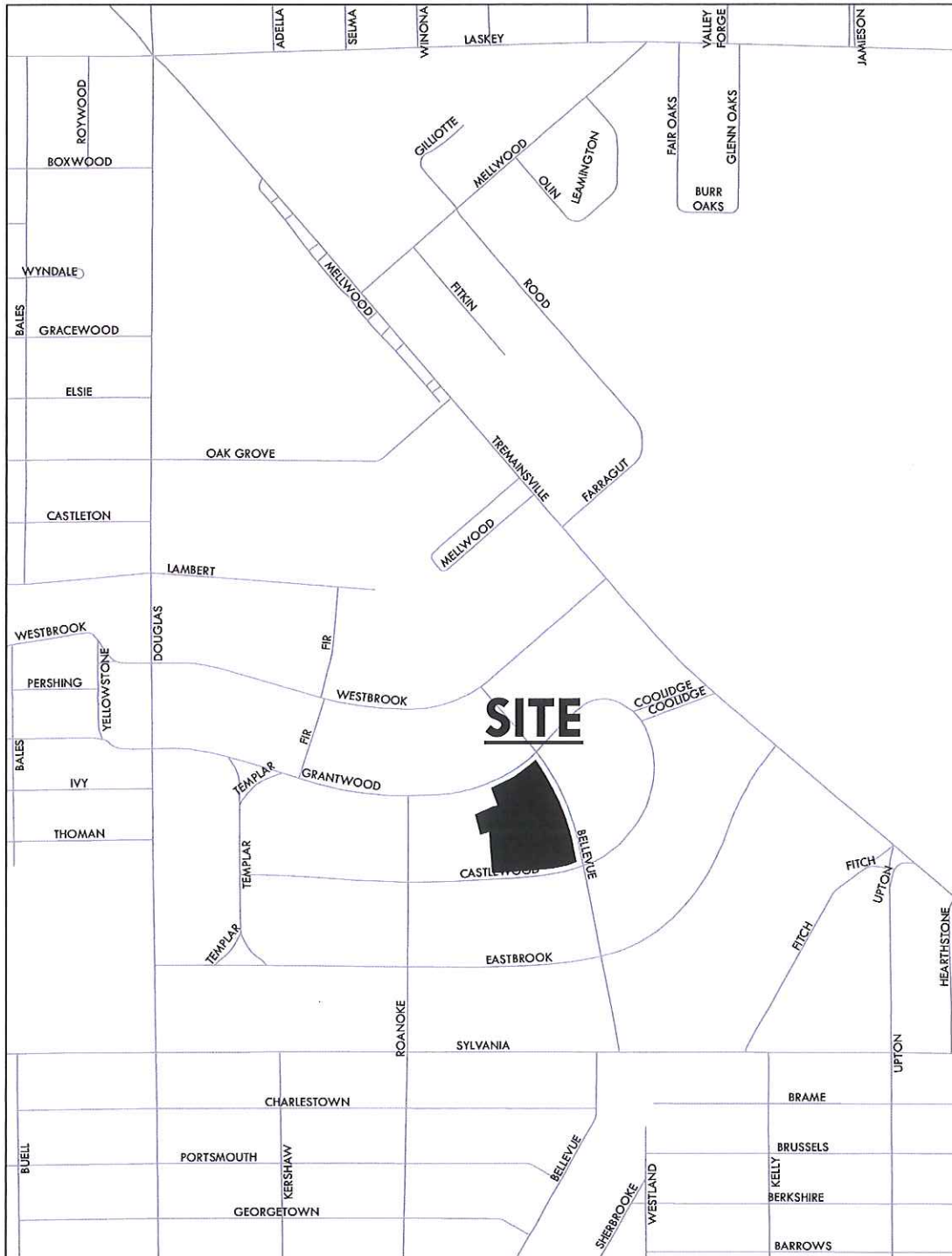
Thomas C. Gibbons

Secretary

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Five (5) Sketches Follow

# GENERAL LOCATION

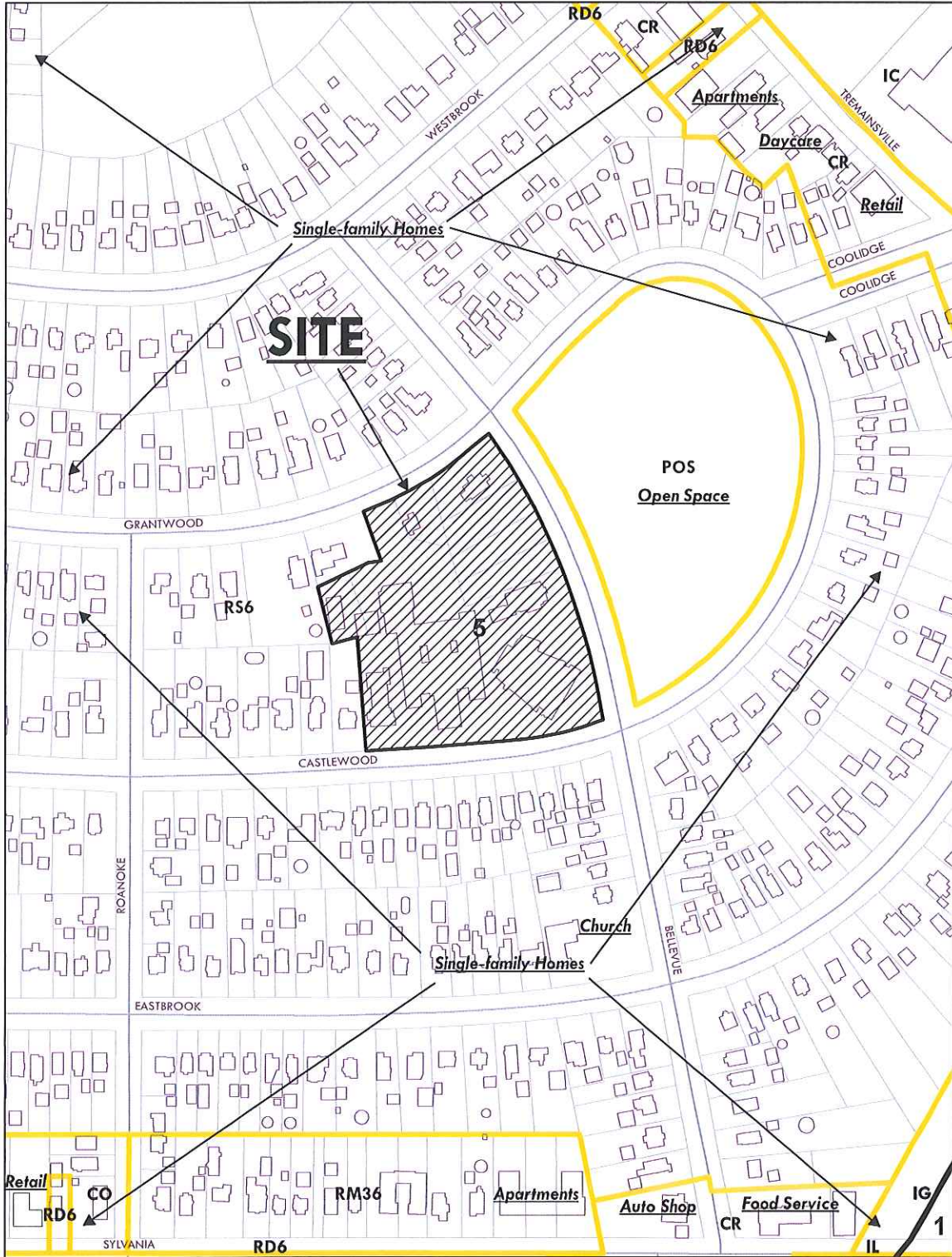
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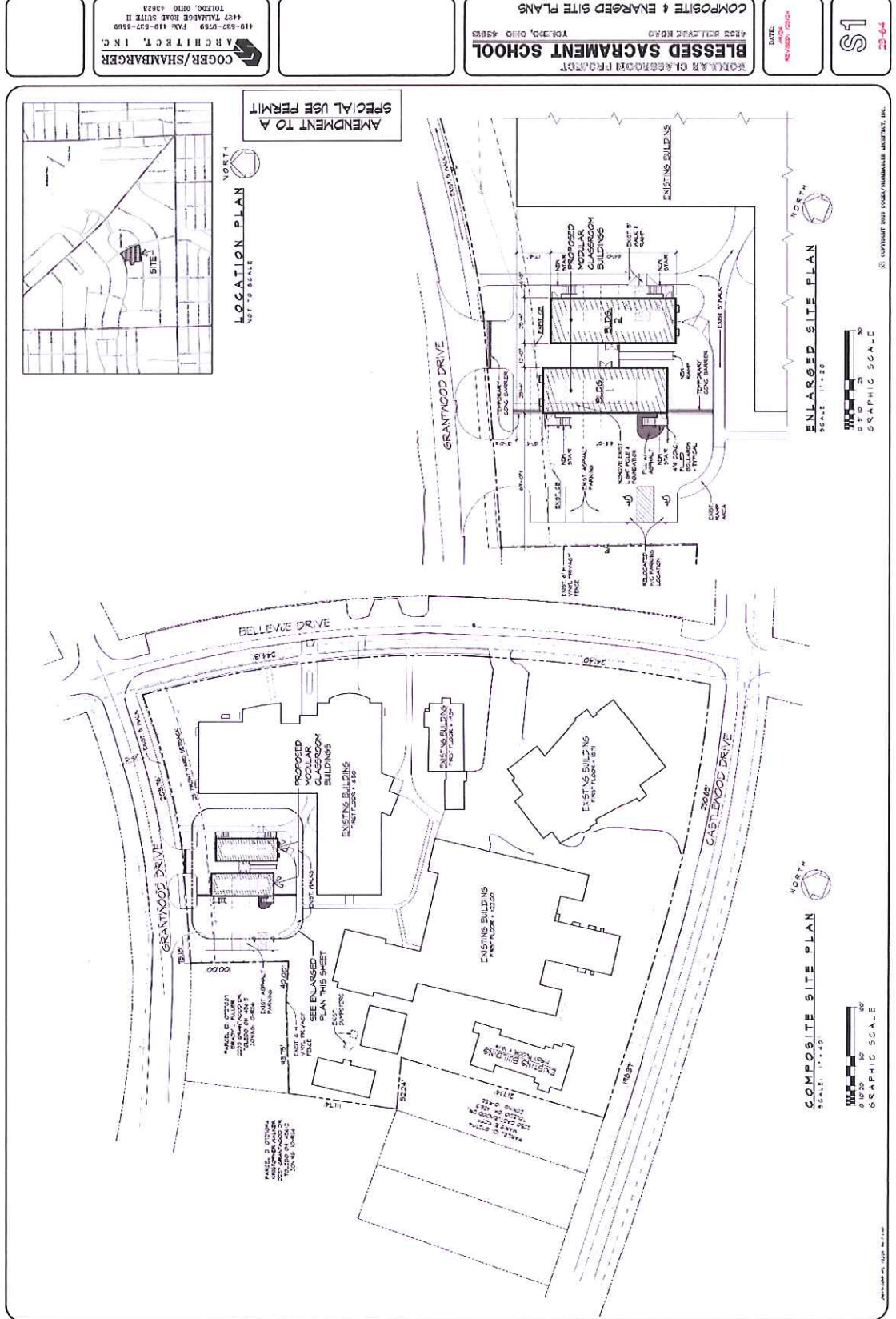
# ZONING & LAND USE

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# SITE PLAN

# SUP-1017-24



COGBR/SHAMBERGER ARCHITECT, INC.  
 419-537-0509 FAX 419-537-0508  
 427 TILMOR ROAD SUITE II  
 TOLEDO, OHIO 44023

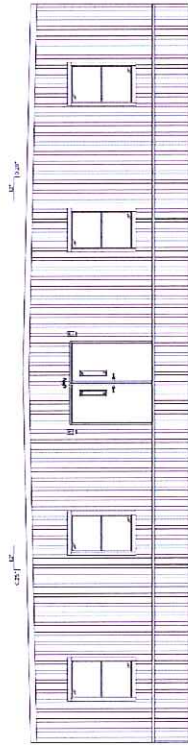
BLESSSED SACRAMENTO SCHOOL  
 4382 BELLEVUE ROAD  
 YOUNG, OHIO 43888  
 COMPOSITE & ENLARGED SITE PLANS

DATE: 08/20/2024  
 08/20/2024

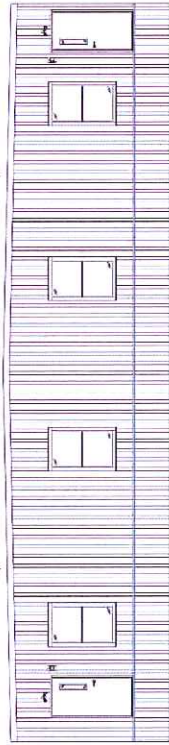


# ELEVATION

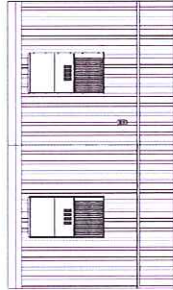
## SUP-1017-24



1 CURB SIDE ELEVATION  
1/4" = 1'-0"



3 STREET SIDE ELEVATION  
1/4" = 1'-0"



2 FRONT ELEVATION  
1/4" = 1'-0"



4 BACK ELEVATION  
1/4" = 1'-0"



**ELEVATION NOTES (TYP)**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.  
 3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.  
 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.

EMC CONSULTANTS  
 10110 W. 10TH AVE., SUITE 100  
 DENVER, CO 80231  
 PHONE: 303.751.1111  
 FAX: 303.751.1112  
 WWW.EMCCONSULTANTS.COM

SHEET: **9** OF **10**

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**DEALER:** Name Address  
**PROJECT:** Site Location  
**DATE:** Date of Issue  
**SCALE:** Scale of Drawing  
**DRAWN BY:** Name  
**CHECKED BY:** Name  
**DATE:** Date of Issue  
**START DATE:** Start Date  
**END DATE:** End Date

**PROJ. NO.:** Project Number  
**CLIENT:** Client Name  
**DESIGNER:** Designer Name  
**DATE:** Date of Issue  
**SCALE:** Scale of Drawing  
**DRAWN BY:** Name  
**CHECKED BY:** Name  
**DATE:** Date of Issue  
**START DATE:** Start Date  
**END DATE:** End Date



# LANDSCAPE PLAN

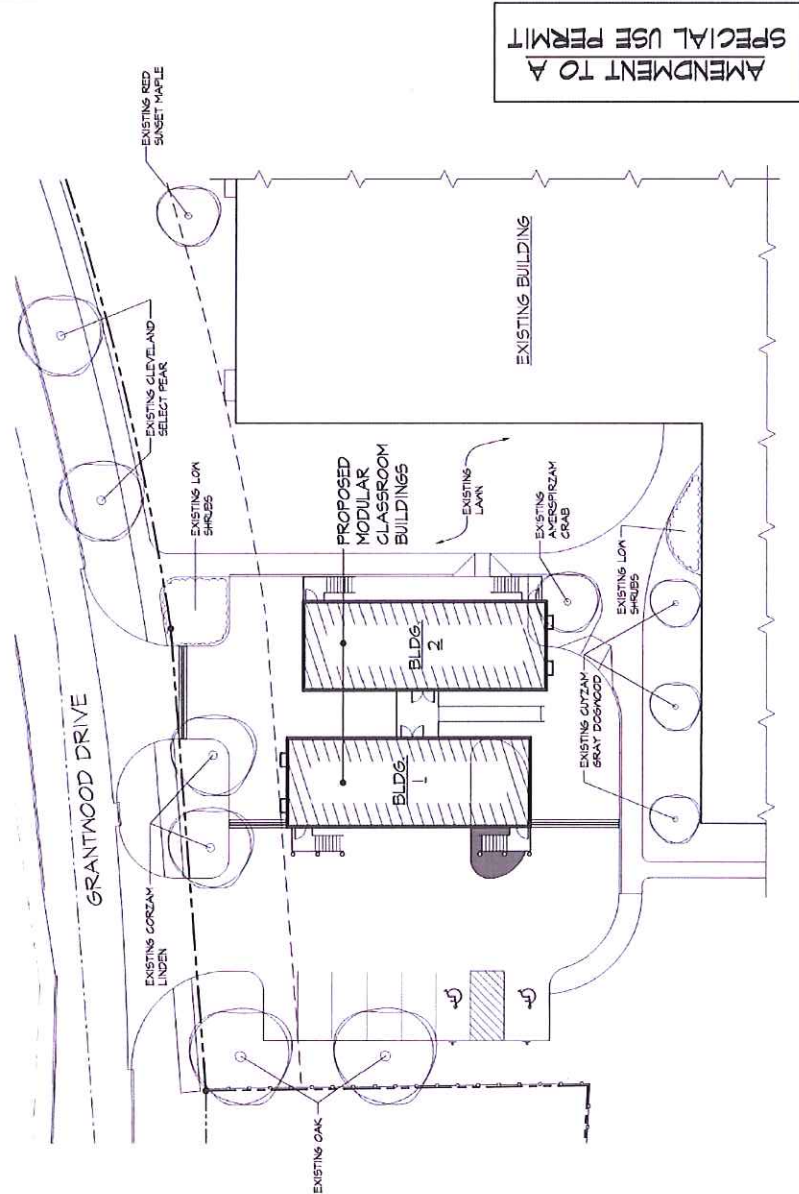
SUP-1017-24



**BLESSED SACRAMENT SCHOOL**  
MODULAR CLASSROOM PROJECT  
4285 BELLEVUE ROAD  
TOLEDO, OHIO 43613

**PARTIAL EXISTING LANDSCAPE PLAN**

DATE: 1/24/24  
REVISED: 1/28/24



**PARTIAL EXISTING LANDSCAPE PLAN**  
SCALE: 1" = 20'

