

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: April 13, 2023

REF: SUP-1005-23

TO: President Matt Cherry 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. 400-12, Ord. 489-14, and Ord. 631-21 to add Modular Classroom to Existing School at 6145 Hill Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 13, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Amendment to Special Use Permit, originally granted by Ord. 400-12, Ord. 489-14, and Ord. 631-21 to add Modular Classroom to Existing School
Location	-	6145 Hill Avenue
Applicant	-	Western Toledo Preparatory Academy (GSP Hill Avenue LLC) 6145 Hill Avenue Toledo, OH 43615
Consultant	-	Randy Rebers Satellite Shelters, Inc 2530 Xenium Ln N, Suite 150 Plymouth, MN 55441
Architect	-	Michael Knisely Distyle Design Architects, P.C. 1501 Flag Ave N Minneapolis, MN 55427

GENERAL INFORMATION (cont'd)

Site Description

Zoning	-	RS6 / Single Dwelling Residential
Area	-	± 18.04 acres
Frontage	-	± 36' along Hill Avenue ± 609' along Clarion Avenue
Existing Use	-	School
Proposed Use	-	School w/addition of a modular classroom

Area Description

North	-	CN / Vacant Commercial
South	-	RS6 / Single Family Homes
East	-	RS6 / Church, Adult Living Facility, Dance Studio
West	-	RS6 / Single Family Homes, Convenience Store

Parcel History

SUP-4008-12	-	Special Use Permit for the operation of a school (PC Approval 6/14/12, CC Approval Ord. 400-12).
SUP-3003-14	-	Amendment to SUP, originally granted by Ord. 400-12, to add a greenhouse (PC Approval 9/11/14, CC Approval Ord. 489-14).
SUP-5005-21	-	Amendment to SUP, originally granted by Ord. 489-14, to add athletic fields to a school (PC Approval 11/4/21, CC Approval Ord. 631-21).

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 granted by Ordinance 400-12, Ordinance 489-14, and Ordinance 631-21 to add a modular classroom to an existing school located at 6145 Hill Avenue. The ± 18.04-acre site is zoned RS6 Single-Dwelling Residential and is occupied by the Western Toledo Preparatory Academy campus. The school is a Kindergarten through 8th grade school. To the north of the site across Hill Avenue is a vacant gas station. To the east of the site is a church, dance studio, and adult living facility. To the south of the site are single family residential homes. To the west of the site are single family residential homes and a convenience store.

The submitted site plan places the proposed building south-east of the existing school. The 6,008 square foot structure is engineered for a 25–30 year lifecycle and will contain six (6) classrooms, a central corridor, restrooms, and work room. The proposed modular classroom is being built as a response to over-enrollment. A Special Use Permit was previously granted for modifications to the existing school campus. When the school would like to amend a previously approved site plan, the granted Special Use Permit will need to be amended to reflect the proposed changes.

Previous approvals of modular classroom buildings in the City have been made with the understanding that these are a stop-gap solution to a growing student body. These structures, however, should not be used as a permanent or long-term substitute to construction of a permanent school building. As a condition of approval, this Special Use Permit will be subject to re-review or expiration after five (5) years.

Parking

Existing parking lots will remain unchanged.

Landscaping

As a condition of approval, foundation plantings shall be located to the north, west, and south portions of the proposed modular structure. A landscape plan shall be submitted depicting this addendum and be listed as a condition of approval.

Building Design and Materials

The submitted elevations depict brick, glass, metal, and fiber cement. Note that the building will be predominantly screened from the right-of-way via the existing vegetation and other buildings. Building color standards apply to all exterior elevations regardless of right-of-way visibility per TMC§1109.0502. Colors shall be subtle, neutral, and earth tone. The elevations are acceptable as depicted.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for single-family residential land uses. The intent of the single-family residential future land use designation is to accommodate the development of single dwelling units on individual lots. It may also include libraries, schools, churches, community centers, and other civic uses. As a result, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-1005-23, a request for an amendment to Special Use Permit originally granted by Ordinance 400-12, Ordinance 489-14, and Ordinance 631-21 to add a modular classroom to an existing school located at 6145 Hill Avenue, to the Toledo City Council, for the following **two (2) reasons**:

1. The proposed use complies with all applicable provisions of this Zoning Code (TMC 1111.0706.B Review & Decision-Making Criteria); and
2. The proposed use is consistent with the Toledo 20/20 Comprehensive Plan;

The Toledo City Plan Commission further recommends approval of SUP-1005-23, a request for an amendment to Special Use Permit originally granted by Ordinance 400-12, Ordinance 489-14, and Ordinance 631-21 to add a modular classroom to an existing school located at 6145 Hill Avenue, to the Toledo City Council, subject to the following **twenty-seven (27) 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.

Division of 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

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.
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 stormwater management solution proposed is adequate for site plan approval, but a full submittal for review and comment for a construction permit is according to the submittal checklist (items on the submittal cover sheet, step 1) at: <https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>
6. Toledo's infrastructure requirements for stormwater management of a project of this size are per the document available online in the drop-down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>
7. City of Toledo does not have a complete record for the existing storm sewer system on site and per the City's MS4 permit all storm sewers must be mapped. The Developer/Owner/Consultant shall verify the location and outlet of the storm system and provide that information to the City. A copy of the City of Toledo's current records of the private storm sewer can be provided for reference.
8. Following the stormwater review, additional items may be needed to complete the construction permit application. The comments issued upon review of the construction permit application submittal will confirm which items are not applicable due to the unique use of the runoff reduction method. The remaining items may include:
 - a. As outlined on the regional submittal cover sheet, submittal step 2.
 - b. Fee and a Toledo Licensed Sewer Contractor for the sewer construction permit.
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)

Division of Engineering Services (cont'd)

11. All sanitary sewer manholes in the project area shall have solid lids installed on them.

Water Distribution

No comments at this time.

Fire Prevention

12. Private fire service main and appurtenance will be required in a location approved by the Fire Prevention Bureau.

Division of Sewer and Drainage Services

13. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
14. 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.

Division of Environmental Services

15. 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.
16. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
17. 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)

Division of Environmental Services (cont'd)

18. 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

19. 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

Acceptable as depicted.

Plan Commission

20. A pedestrian walkway shall be installed using pavers, bricks, scored concrete or scored and asphalt. The walkway shall connect the play areas and modular units to the main building in the most logical route per TMC§1109.0204(A). **Acceptable as depicted.**
21. Use of the road to the rear of the property is limited to employee parking, deliveries and emergency vehicles. Signage shall be installed indicating restricted access. **Acceptable as depicted.**
22. 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:
- Foundation plantings shall be located to the north, west, and south portions of the proposed modular structure. **Not acceptable as depicted.**
 - Topsoil must be back filled to provide positive drainage of the landscape areas;
 - 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;
 - 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;

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- e. The location, height, and materials for any fencing to be installed and maintained;
 - f. The location and direction of any proposed lighting.
23. Building colors shall be subtle, neutral, and earth tone per TMC§1109.0502. **Acceptable as depicted.**
24. All conditions outlined in Ordinance 400-12, Ordinance 489-14, and Ordinance 631-21 still apply.
25. 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. This Special Use Permit shall be subject to re-review by the Plan Commission five (5) years after the approval date.
26. 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.
27. 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.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

JEB
Four (4) Sketches Follow

Cc: Western Toledo Preparatory Academy, 6145 Hill Avenue, Toledo, OH 43615
Randy Rebers, 2530 Xenium Ln N, Suite 150 Plymouth, MN 55441
Lisa Cottrell, Deputy Director
Josh Bender, Planner

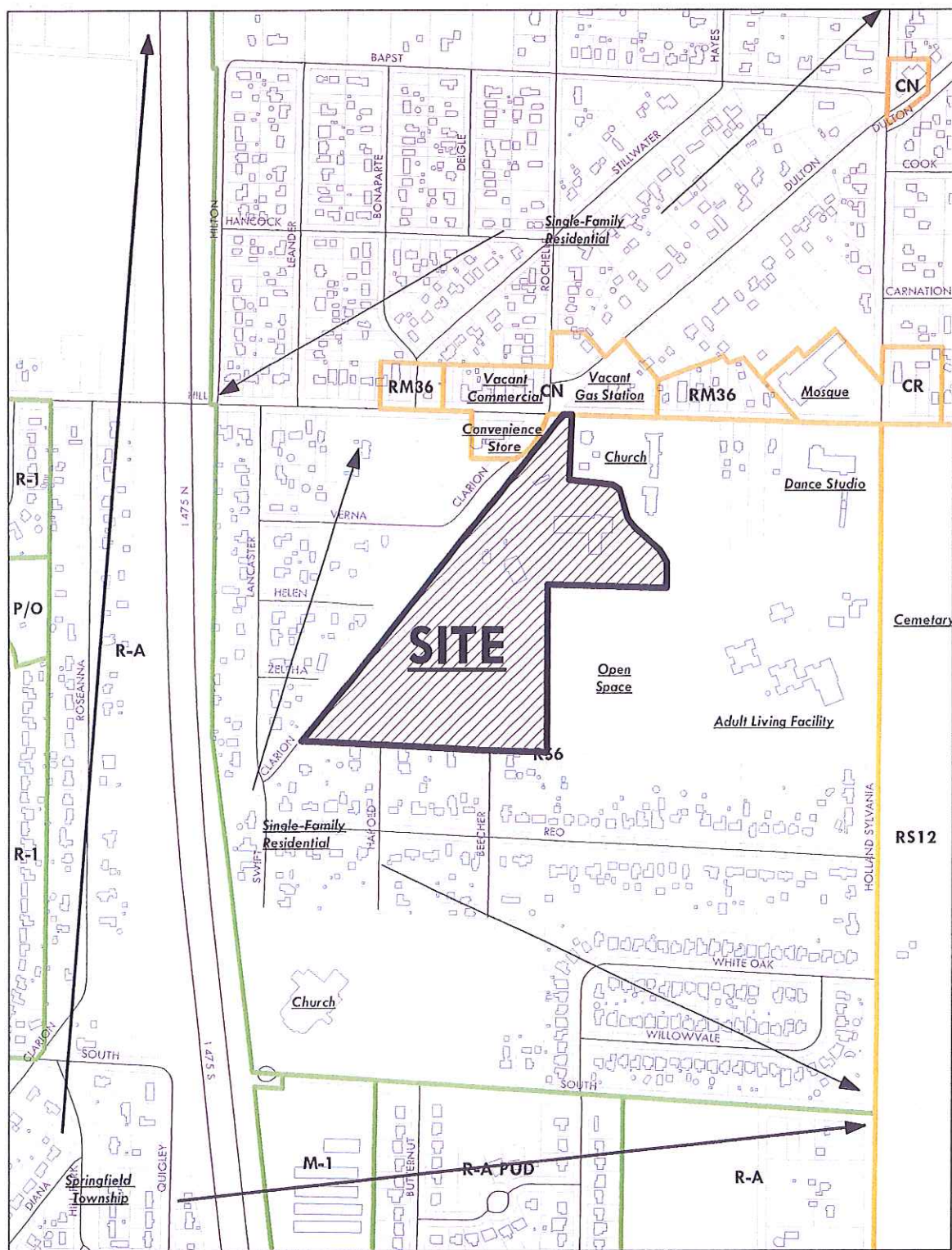
GENERAL LOCATION

SUP-1005-23
ID 128



ZONING & LAND USE

SUP-1005-23
ID 128



SUP-1005-23
ID 128



620 Riverside Ave., N.
Suite 11B
Minneapolis, Minnesota
[763] 591-0966

WEST TOLEDO
PREPARATORY
ACADEMY

6145 Hill Avenue
Toledo OH 43615-5600

ADJACENT PROPERTY INFORMATION

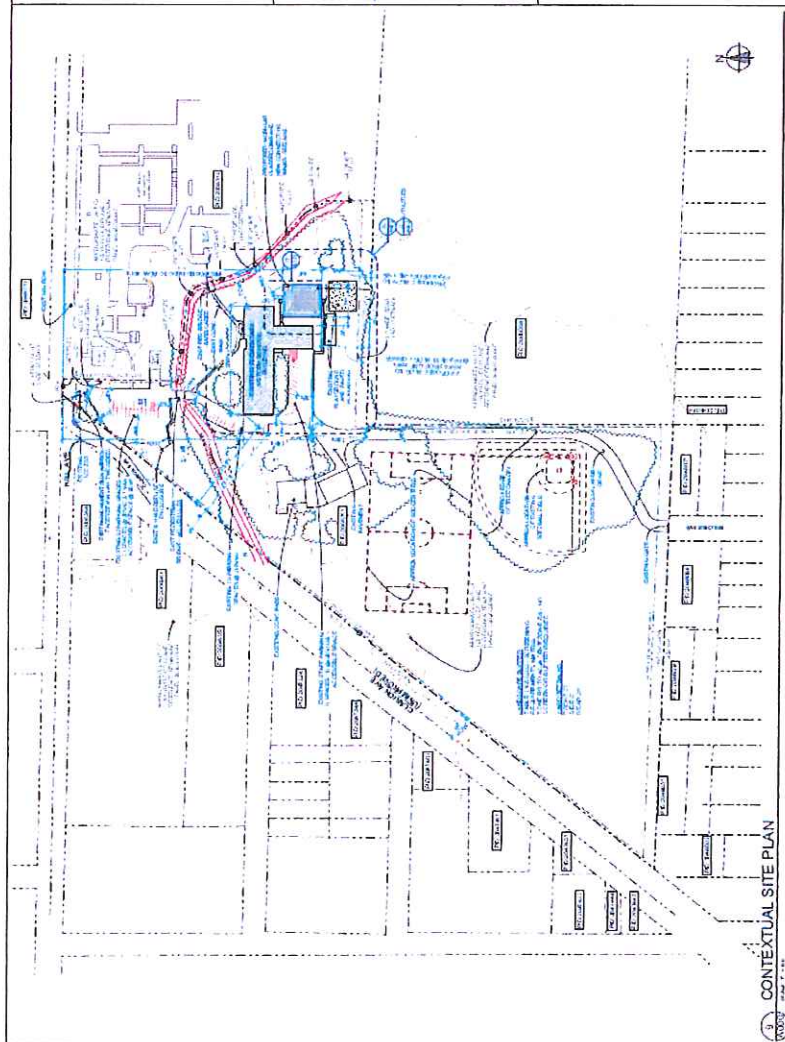
Case study	Research topic	Researcher	Setting
1	Effect of social media on mental health	Dr. A. Smith	Urban, USA
2	Impact of remote work on productivity	Dr. B. Jones	Rural, UK
3	Role of artificial intelligence in education	Dr. C. Lee	Urban, China
4	Effect of climate change on agriculture	Dr. D. Brown	Rural, Australia
5	Impact of urbanization on biodiversity	Dr. E. Green	Urban, Brazil
6	Role of renewable energy in sustainable development	Dr. F. White	Rural, Germany
7	Effect of digital marketing on consumer behavior	Dr. G. Black	Urban, India
8	Impact of globalization on cultural identity	Dr. H. Grey	Rural, Japan
9	Role of nanotechnology in healthcare	Dr. I. Blue	Urban, South Korea
10	Effect of space exploration on Earth's environment	Dr. J. Yellow	Rural, USA
11	Impact of blockchain technology on supply chain management	Dr. K. Purple	Urban, Canada
12	Role of quantum computing in cryptography	Dr. L. Pink	Rural, France
13	Effect of virtual reality on mental health treatment	Dr. M. Brown	Urban, Italy
14	Impact of autonomous vehicles on traffic congestion	Dr. N. Green	Rural, Spain
15	Role of artificial intelligence in financial markets	Dr. O. White	Urban, Russia
16	Effect of climate change on sea level rise	Dr. P. Black	Rural, Norway
17	Impact of urbanization on air quality	Dr. Q. Grey	Urban, Sweden
18	Role of renewable energy in reducing carbon footprint	Dr. R. Blue	Rural, Denmark
19	Effect of digital marketing on brand loyalty	Dr. S. Yellow	Urban, Finland
20	Impact of globalization on trade agreements	Dr. T. Purple	Rural, Iceland
21	Role of nanotechnology in environmental remediation	Dr. U. Pink	Urban, Netherlands
22	Effect of space exploration on international relations	Dr. V. Brown	Rural, Belgium
23	Impact of blockchain technology on digital identity	Dr. W. Green	Urban, Luxembourg
24	Role of quantum computing in drug discovery	Dr. X. White	Rural, Switzerland
25	Effect of virtual reality on social interaction	Dr. Y. Black	Urban, Austria
26	Impact of autonomous vehicles on public transportation	Dr. Z. Grey	Rural, Hungary
27	Role of artificial intelligence in cybersecurity	Dr. AA. Blue	Urban, Czech Republic
28	Effect of climate change on wildlife migration	Dr. BB. Yellow	Rural, Slovakia
29	Impact of urbanization on water resources	Dr. CC. Purple	Urban, Poland
30	Role of renewable energy in smart grids	Dr. DD. Pink	Rural, Romania
31	Effect of digital marketing on e-commerce sales	Dr. EE. Brown	Urban, Bulgaria
32	Impact of globalization on labor markets	Dr. FF. Green	Rural, Greece
33	Role of nanotechnology in water purification	Dr. GG. White	Urban, Turkey
34	Effect of space exploration on satellite technology	Dr. HH. Black	Rural, Ukraine
35	Impact of blockchain technology on digital art	Dr. II. Grey	Urban, Russia
36	Role of quantum computing in quantum cryptography	Dr. JJ. Blue	Rural, Belarus
37	Effect of virtual reality on cognitive training	Dr. KK. Yellow	Urban, Kazakhstan
38	Impact of autonomous vehicles on urban planning	Dr. LL. Purple	Rural, Kyrgyzstan
39	Role of artificial intelligence in personalized medicine	Dr. MM. Pink	Urban, Uzbekistan
40	Effect of climate change on crop yields	Dr. NN. Brown	Rural, Tajikistan
41	Impact of urbanization on infrastructure development	Dr. OO. Green	Urban, Turkmenistan
42	Role of renewable energy in rural electrification	Dr. PP. White	Rural, Georgia
43	Effect of digital marketing on social media engagement	Dr. QQ. Black	Urban, Armenia
44	Impact of globalization on trade liberalization	Dr. RR. Grey	Rural, Azerbaijan
45	Role of nanotechnology in drug delivery systems	Dr. SS. Blue	Urban, Moldova
46	Effect of space exploration on space exploration	Dr. TT. Yellow	Rural, Serbia
47	Impact of blockchain technology on digital identity verification	Dr. UU. Purple	Urban, Montenegro
48	Role of quantum computing in quantum simulation	Dr. VV. Pink	Rural, Albania
49	Effect of virtual reality on mental health assessment	Dr. WW. Brown	Urban, Kosovo
50	Impact of autonomous vehicles on traffic safety	Dr. XX. Green	Rural, Macedonia
51	Role of artificial intelligence in fraud detection	Dr. YY. White	Urban, Bulgaria
52	Effect of climate change on coastal erosion	Dr. ZZ. Black	Rural, Romania
53	Impact of urbanization on urban sprawl	Dr. AA. Grey	Urban, Hungary
54	Role of renewable energy in sustainable cities	Dr. BB. Blue	Rural, Czech Republic
55	Effect of digital marketing on brand awareness	Dr. CC. Yellow	Urban, Slovakia
56	Impact of globalization on trade agreements	Dr. DD. Purple	Rural, Poland
57	Role of nanotechnology in environmental monitoring	Dr. EE. Pink	Urban, Romania
58	Effect of space exploration on satellite navigation	Dr. FF. Brown	Rural, Bulgaria
59	Impact of blockchain technology on digital art market	Dr. GG. Green	Urban, Greece
60	Role of quantum computing in quantum communication	Dr. HH. White	Rural, Turkey
61	Effect of virtual reality on cognitive enhancement	Dr. II. Black	Urban, Ukraine
62	Impact of autonomous vehicles on urban mobility	Dr. JJ. Grey	Rural, Russia
63	Role of artificial intelligence in personalized learning	Dr. KK. Blue	Urban, Belarus
64	Effect of climate change on sea level rise	Dr. LL. Yellow	Rural, Kazakhstan
65	Impact of urbanization on infrastructure development	Dr. MM. Purple	Urban, Kyrgyzstan
66	Role of renewable energy in rural electrification	Dr. NN. Pink	Rural, Uzbekistan
67	Effect of digital marketing on social media engagement	Dr. OO. Brown	Urban, Tajikistan
68	Impact of globalization on trade liberalization	Dr. PP. Green	Rural, Turkmenistan
69	Role of nanotechnology in drug delivery systems	Dr. QQ. White	Urban, Georgia
70	Effect of space exploration on satellite technology	Dr. RR. Black	Rural, Armenia
71	Impact of blockchain technology on digital identity verification	Dr. SS. Grey	Urban, Azerbaijan
72	Role of quantum computing in quantum simulation	Dr. TT. Blue	Rural, Moldova
73	Effect of virtual reality on mental health assessment	Dr. UU. Yellow	Urban, Serbia
74	Impact of autonomous vehicles on traffic safety	Dr. VV. Purple	Rural, Albania
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77	Impact of urbanization on urban sprawl	Dr. YY. Green	Urban, Bulgaria
78	Role of renewable energy in sustainable cities	Dr. ZZ. White	Rural, Romania
79	Effect of digital marketing on brand awareness	Dr. AA. Black	Urban, Hungary
80	Impact of globalization on trade agreements	Dr. BB. Grey	Rural, Czech Republic
81	Role of nanotechnology in environmental monitoring	Dr. CC. Blue	Urban, Slovakia
82	Effect of space exploration on satellite navigation	Dr. DD. Yellow	Rural, Poland
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84	Role of quantum computing in quantum communication	Dr. FF. Pink	Rural, Bulgaria
85	Effect of virtual reality on cognitive enhancement	Dr. GG. Brown	Urban, Greece
86	Impact of autonomous vehicles on urban mobility	Dr. HH. Green	Rural, Turkey
87	Role of artificial intelligence in personalized learning	Dr. II. White	Urban, Ukraine
88	Effect of climate change on sea level rise	Dr. JJ. Black	Rural, Russia
89	Impact of urbanization on infrastructure development	Dr. KK. Grey	Urban, Belarus
90	Role of renewable energy in rural electrification	Dr. LL. Blue	Rural, Kazakhstan
91	Effect of digital marketing on social media engagement	Dr. MM. Yellow	Urban, Kyrgyzstan
92	Impact of globalization on trade liberalization	Dr. NN. Purple	Rural, Uzbekistan
93	Role of nanotechnology in drug delivery systems	Dr. OO. Pink	Urban, Tajikistan
94	Effect of space exploration on		

CONTEXTUAL SITE PLAN

DRUGGING INFORMATION	2122 DE	DATE	NAME
PROJECT NO.			
DESIGN BY			
DRUG ID BY			

A000

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SUP-1005-23
ID 128

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WEST TOLEDO
PREPARATORY
ACADEMY

5145 Hill Avenue
Toledo OH 43613-5000

[illegible]

DRAWING TOTAL

EXTERIOR ELEVATIONS

DEARING INFORMATION

PROJECT NO.
DRAWN BY
CHECKED BY
CALCULATED DATE:

3-23-07
JLK
MDK
2/28/2023

A501

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