

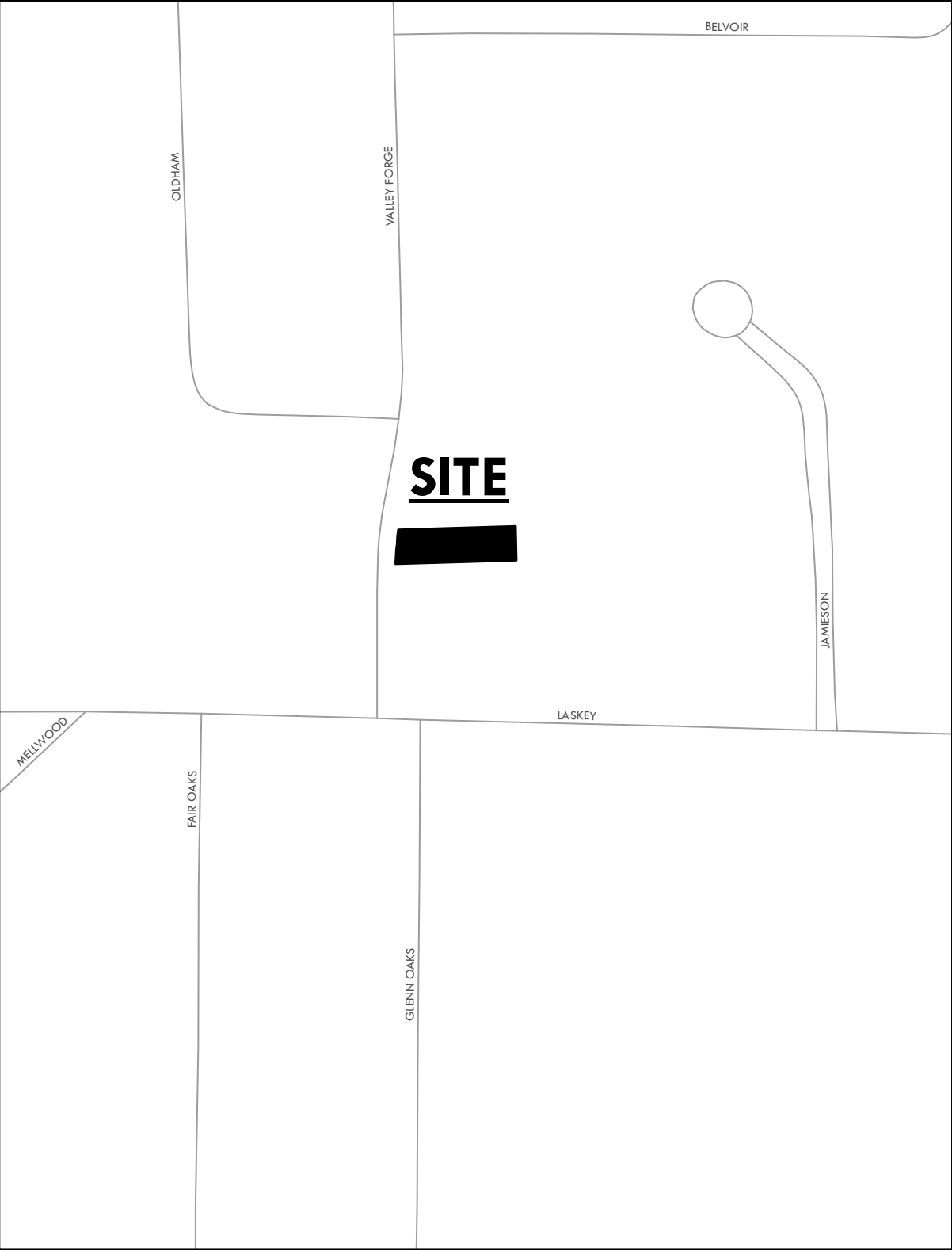
City Council Zoning & Planning Committee
Chairman Matt Cherry/Vice Chair Theresa Morris
Wednesday, May 17, 2023,
One Government Center 1st Floor 4:00 P.M.

1. Request for a Zone Change from CR Regional Commercial to RS6 Single Dwelling Residential for the property located at 5024 Valley Forge Drive. (Z-2003-23) The Plan Commission recommends approval. (6)
2. Request for a Zone Change from CR Regional Commercial to RS6 Single Dwelling Residential for the property located at 1955 Starr Avenue. (Z-2002-23) The Plan Commission recommends approval. (3)
3. Request for an amendment to a Special Use Permit, originally granted by Ord. 400-12, Ord. 489-14 and Od. 631-21 to add modular classrooms to an existing school for the property located at 6145 Hill Avenue (SUP-1005-22) The Plan Commission recommends approval subject to 27 conditions. (2)

City Council's office supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1065

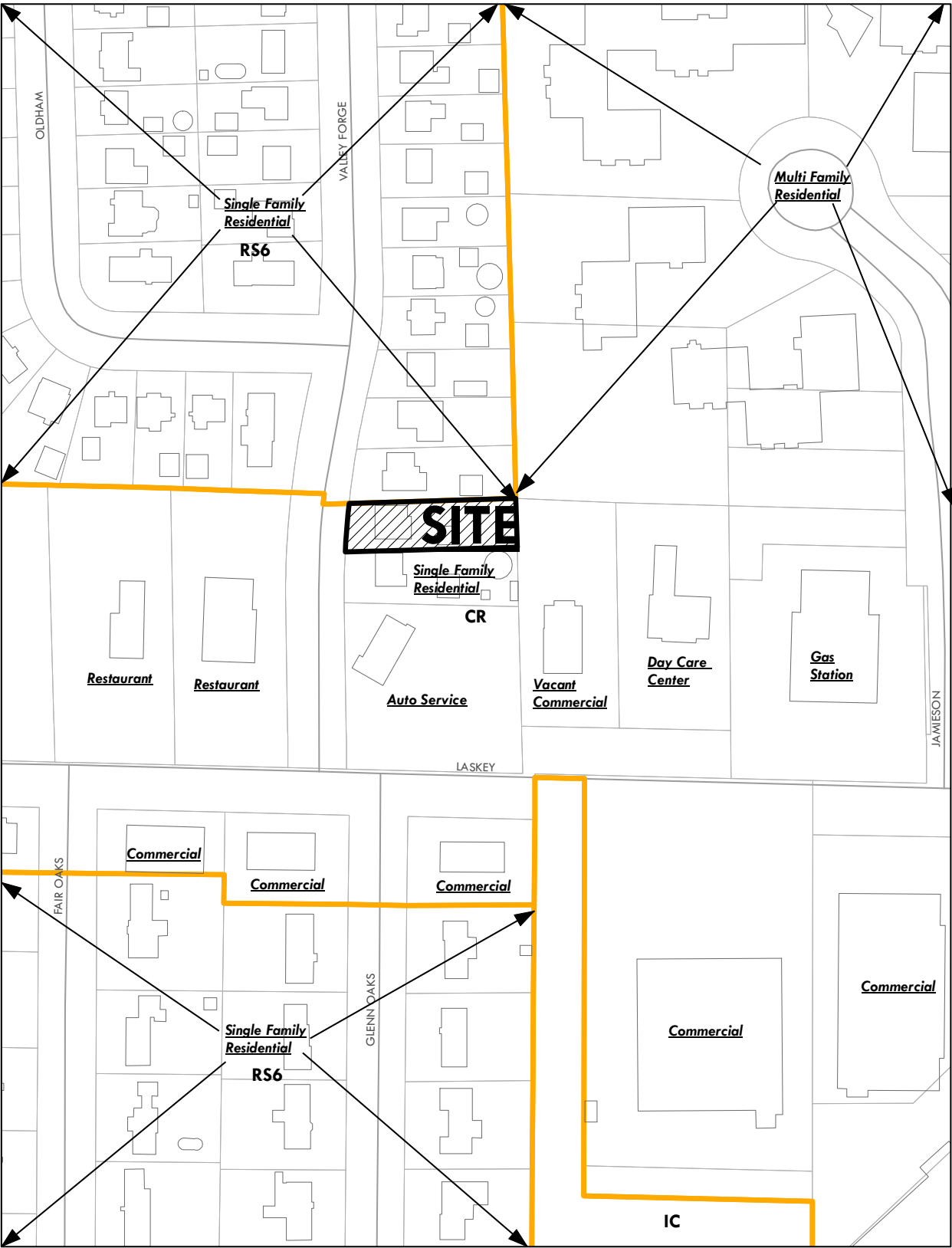
GENERAL LOCATION

Z-2003-23
ID 56



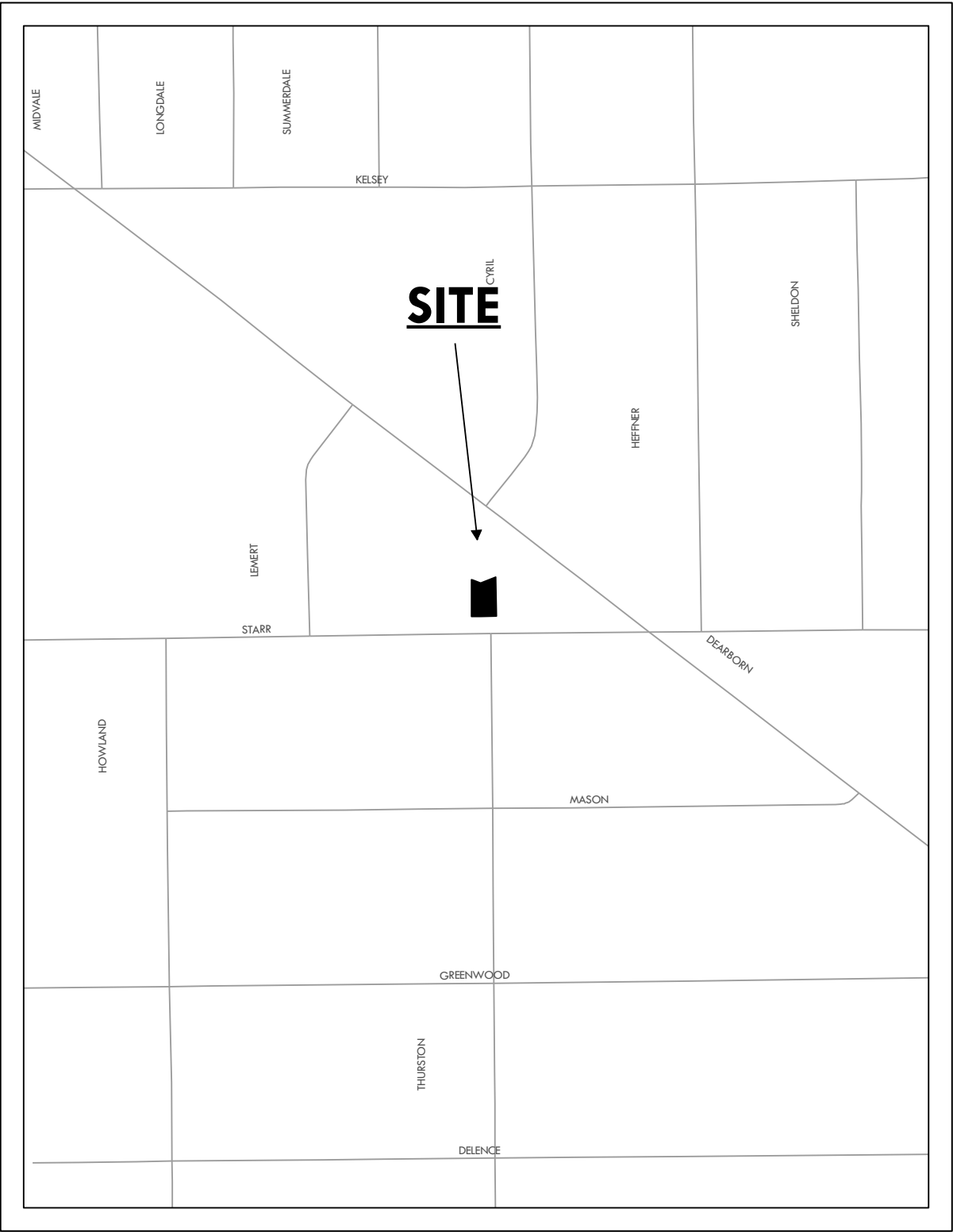
Zoning and Land Use

Z-2003-23
ID 56



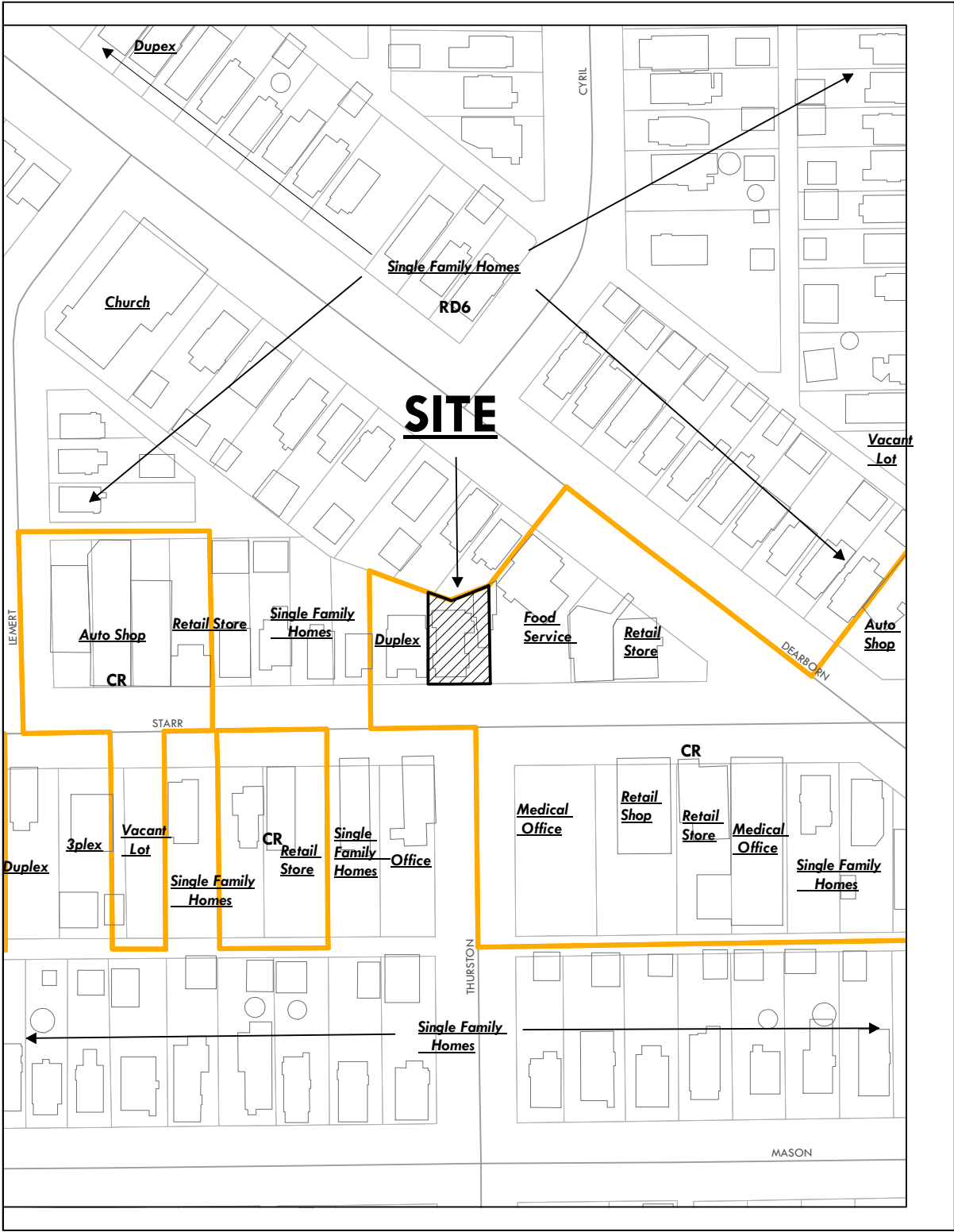
GENERAL LOCATION

Z-2002-23



ZONING & LAND USE

Z-2002-23



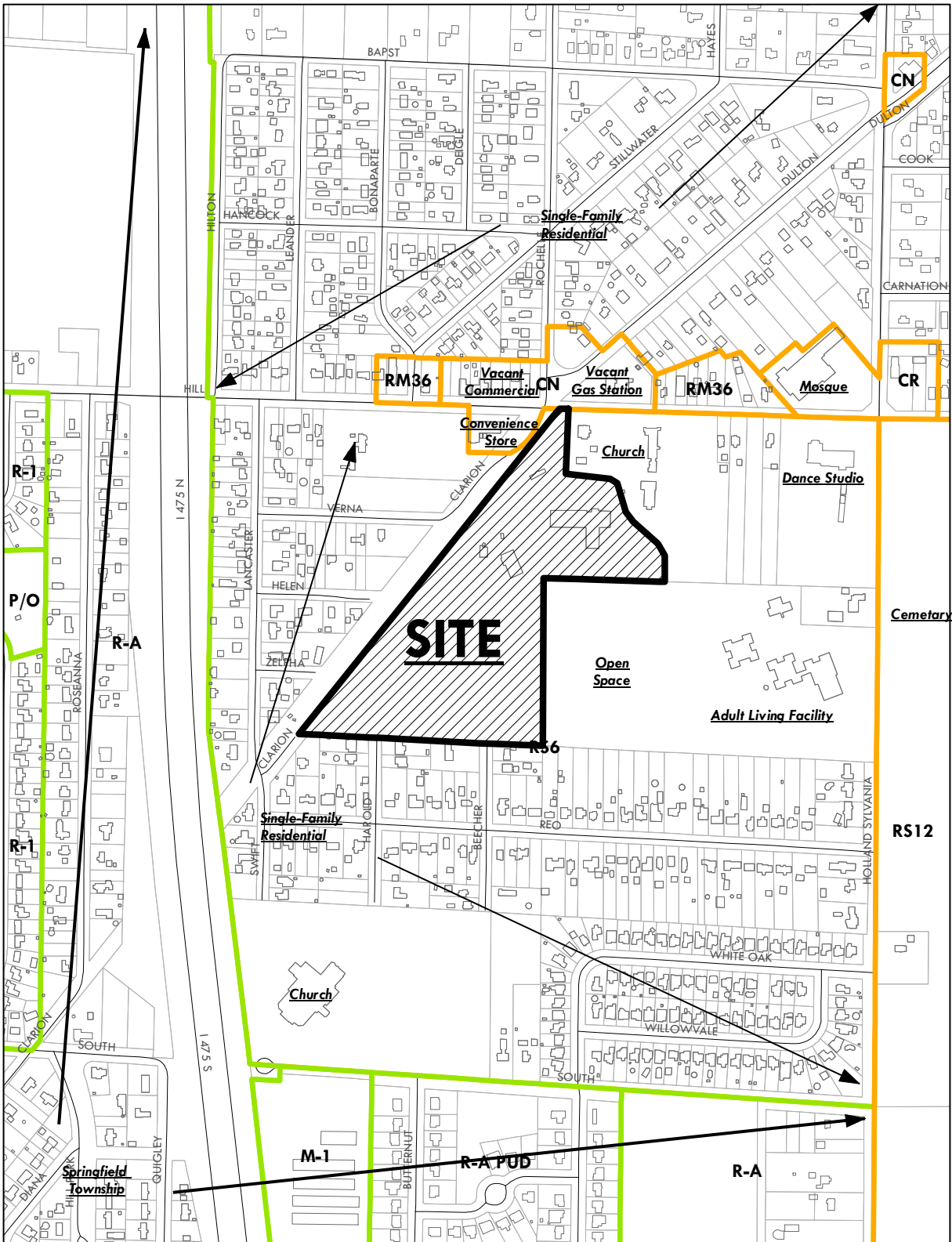
GENERAL LOCATION

SUP-1005-23
ID 128



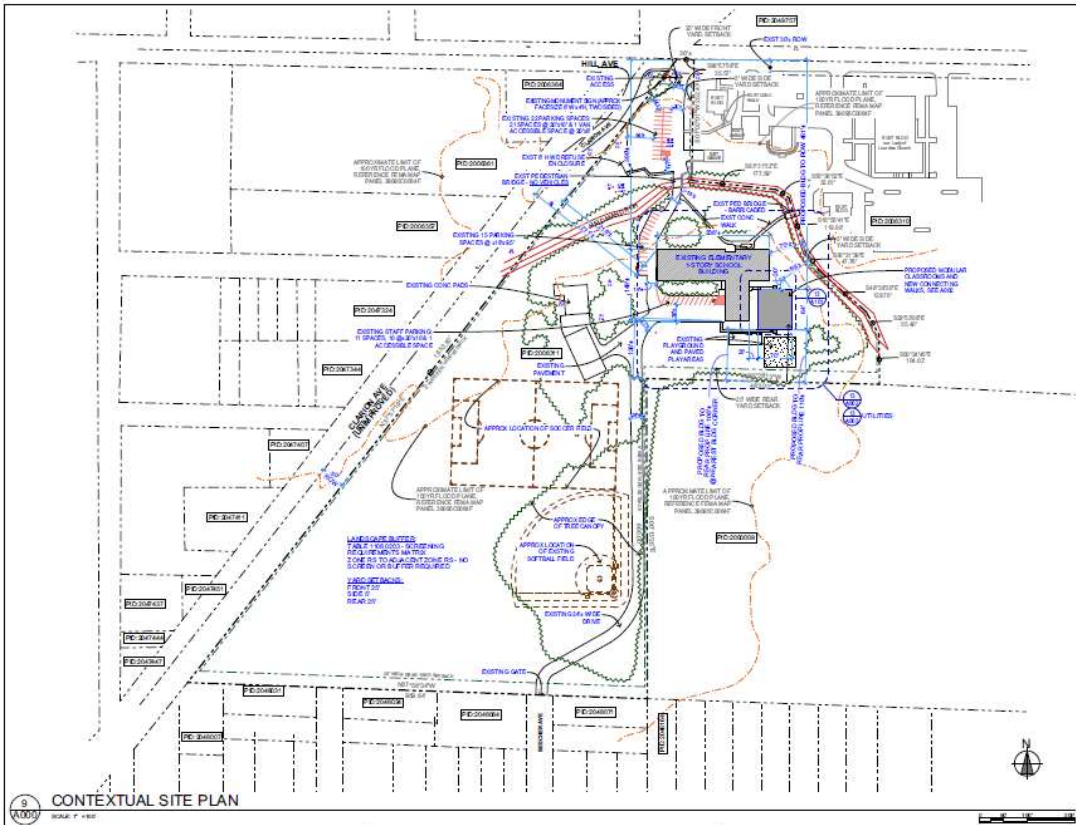
ZONING & LAND USE

SUP-1005-23
ID 128



SITE PLAN

SUP-1005-23
ID 128



9 CONTEXTUAL SITE PLAN
SCALE: 1" = 40'

GENERAL DEVELOPMENT NOTES

1. WEST TOLEDO PREPARATORY ACADEMY IS PROPOSING TO CONSTRUCT A NEW MODULAR BUILDING ON THE SITE OF THEIR EXISTING SCHOOL TO PROVIDE SIX NEW CLASSROOMS WITH SEPARATE BATH ROOMS.
2. THE PROPOSED NEW BUILDING WILL BE LOCATED IN AN OPEN GRASSY AREA, SOUTH OF THE EXISTING BUILDING, ADJACENT TO THE SYMMASUM WING OF THE SCHOOL.
3. THE MODULAR BUILDING IS A SINGLE-STORY, 4,800 SF WOOD-FRAMED STRUCTURE, CONSTRUCTED ON SUPPORTING PILES BEHIND A 36-INCH-HIGH EXISTING WALL. THE BUILDING WILL BE CONNECTED TO THE EXISTING SCHOOL SYMMASUM BY WAY OF A NEW WESTERN WALKWAY RAMP, AND NEW DOUBLE DOORS ON THE SYM.
4. CURRENT ZONING IS RESIDENTIAL, R3A. PROPOSED DEVELOPMENT REQUIRES A SPECIAL USE PERMIT APPLICATION.

LEGAL DESCRIPTION

3.5641 UN INCORPORATED 183.86 AC LOTS 2 OF HILL AVE & SEC CLAUDIA AVE NEAD 25.57 FT NEW LINE HILL AVE PERMITS LINE

EXISTING CONDITIONS NOTE:

EXISTING SITE FEATURES, DIMENSIONS, AND STRUCTURES ARE SHOWN BASED ON SURVEY FIELD OBSERVATIONS AND IMAGERY AND SHALL BE CONFIRMED AND VERIFIED BY SURVEY PREPARED PRIOR TO FINAL DOCUMENTATION AND CONSTRUCTION PERMIT APPLICATION.



ADJACENT PROPERTY INFORMATION

Parcel #/PID	Adjacent Owner	Address	zoning	Land Use
200001	LEONARDI PROPERTY CO. A	600 CLAYTON AVE	RES. H. SINGLE-FAMILY	
200002	ROCKAWAY HOLDINGS	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200003	FLACK KORMA SOLUTION	100 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200004	STORY CLOAKS	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200005	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200006	ON WOODLAND AVE	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200007	JORDAN LOT FOUNDATION	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200008	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200009	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200010	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200011	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200012	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200013	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200014	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200015	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200016	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200017	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200018	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200019	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200020	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200021	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
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200099	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	
200100	LEONARDI PROPERTY CO. A	200 WOODLAND AVE	RES. H. SINGLE-FAMILY	

DISTYLE
ARCHITECTS

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Minneapolis, Minnesota,
[763] 591.0996

**WEST TOLEDO
PREPARATORY
ACADEMY**

6145 Hill Avenue
Toledo OH 43615-5600

No.	Description	Date
1	REVISD APPLICATION	2/24/2023
2	SUP APPLICATION	2/27/2023
3	SUP APPLICATION	3/23/2023

DRAWING TITLE

CONTEXTUAL SITE
PLAN

DRAWING INFORMATION
PROJECT NO: 23.22.08
DRAWN BY: MDK
CHECKED BY: MDK
CAD/BIM PUBLISH DATE: 2/24/2023

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ELEVATIONS

SUP-1005-23
ID 128



MATERIAL AND PAINT COLORS:

1. EXTERIOR BRICK TO MATCH EXISTING OR ORIGINAL PROJECT BUILDING. REPAIRS TO BE DONE IN PLACE.

2. EXTERIOR GLASS AND METAL TO MATCH EXISTING OR ORIGINAL PROJECT BUILDING.

3. EXTERIOR FIBER CEMENT TO MATCH EXISTING OR ORIGINAL PROJECT BUILDING.

4. EXTERIOR FIBER CEMENT TO MATCH EXISTING OR ORIGINAL PROJECT BUILDING.

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WEST TOLEDO PREPARATORY ACADEMY

6145 Hill Avenue
Toledo OH 43615-5600

No.	Description	Date
2	REVISED APPLICATION	2/24/2023
1	SUP APPLICATION	2/7/2023
-	SUP APPLICATION	1/23/2023

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING INFORMATION

PROJECT NO: 23.22.08

DRAWN BY: DLK

CHECKED BY: MOK

CAD/3D PUBLISH DATE: 2/24/2023

A501

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