



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: September 14, 2018

REF: SUP-7004-18

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 a Special Use Permit for a School at 902 N. Superior Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 13, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Amendment to a Special Use Permit for a School originally granted by Ord. 87-02.
Location	-	902 N. Superior Street
Applicant	-	JES NWO, Inc. P.O. Box 1387 Toledo, OH 43603
Architect	-	Paul R. Sullivan JR. AIA LLC 23 S. St. Clair-Lower Toledo Ohio 43604

Site Description

Zoning	-	RM36 / Multi Dwelling & IL / Limited Industrial
Area	-	± .277 acres
Frontage	-	± 149' along N. Superior Street ± 80' along Locust Street
Existing Use	-	Vacant
Proposed Use	-	Gymnasium (Private School)
Overlay	-	Vistula Historic District Summit Street Corridor Redevelopment UNO (Urban Neighborhood Overlay) District

GENERAL INFORMATION (cont'd)

Area Description

North	-	Multi Family, Single Family Residential / RM36
South	-	Commercial Warehouse / IL
East	-	Parking Lot / RM36
West	-	Multi Family, vacant lot / RM36

Parcel History

Z-227-78	-	Zone Change from R-5 Multi Family to M-1 Restricted Industrial ((Plan Commission recommended approval on 9/21/78, City Council approved on 11/15/78 by Ord. 19-79).
M-11-08	-	Adoption of Summit Street Corridor Redevelopment Overlay District (Plan Commission recommended approval on 12/04/2008, City Council approved on 1/20/2009 by Ord. 38-09).
Z-7006-18	-	Zone Change from RM36 Multi Dwelling & IL Limited Industrial to RM36 Multi Dwelling at 902 N. Superior Street (<i>companion case</i>).

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a school at 902 N. Superior Street. The ± .277 acre site is currently occupied by a vacant church building formerly used as a gymnasium. It is the applicant's intent for the facility to be used as a private gym for the Maritime Academy of Toledo (803 Water Street). A companion zone change (Z-7006-18) accompanies this case.

The site is located within both the Vistula Historic District and the Summit Street Corridor Redevelopment UNO (Urban Neighborhood Overlay) District. Exterior modifications require approval of the Toledo City-wide Historic District (TCWHD). The TCWHD voted to approve the proposed modification at its August 27, 2018 hearing.

STAFF ANALYSIS (cont'd)

Surrounding land uses include a mix of single-family and multi-dwelling homes to the north, a parking lot and a single-family dwelling to the east, commercial warehousing to the south, and multi-dwelling homes and a vacant lot to the west.

The site is mixed-zoned, RM36 Multi Dwelling & IL Limited Industrial. An SUP is required for a school use in any RM district. A school is not a permitted use in an IL zoned district. The applicant has submitted a companion Zone Change request (Z-7006-18) to RM36 in order to legalize this SUP request.

The Plan Commission approved the construction of the original facility, now occupied by the Maritime Academy of Toledo, at 803 Water Street on 12/6/2001 (MRO-1-01). A companion case for a zone change from M-1 Restricted Industrial to C-5 Central Business District was recommended for approval by the Plan Commission at that time (Z-10009-01) and received approval from City Council on 1/29/2002 (ORD 87-02).

The applicant states that the facility will be used only by the Maritime Academy and only during school hours daily. It will be used only as a gym and not for any other uses or functions.

Parking and Circulation

The subject site is served by an adjoining parking lot that is accessed via Ostrich Lane. However, it the intent of the Maritime Academy to walk or shuttle the students to and from the proposed gym. The Zoning Code allows for the Planning Director to permit the required off-street parking to be located on a separate lot from which the subject use is located provided that that off-site parking is located no more than 1,320' (walking route) from the primary entrance of the subject use. (TMC§1107.1407[C] {1}) – *Alternative Access and Parking Plans*). The proposed use meets this requirement of the Zoning Code.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan recommends *Urban Village* uses for this area of Superior Street; “*A specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character.*” (Toledo 20/20 Comprehensive Plan/Appendix D, Legend)

STAFF RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-7004-18, a request for an amendment to a Special Use Permit for a school, originally granted by Ord. 87-02, at 902 N. Superior Street, to Toledo City Council for the following four (4) reasons:

STAFF RECOMMENDATION (cont'd)

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A) – *Review & Decision Making Criteria*).
2. The proposed use complies with all applicable provisions of the Zoning Code (TMC§1111.0706(B) – *Review & Decision Making Criteria*).
3. 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
4. The proposed use will not have any adverse land or environmental impacts. (TMC§1111.0706(F) – *Review & Decision Making Criteria*)

The Toledo City Plan Commission further recommends approval of SUP-7004-18, an amendment to a Special Use Permit for a school, originally granted by Ordinance 87-02, at 902 N. Superior, to Toledo City Council subject to the following **six (6)** 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

Plan Commission

1. The approval of the Special Use Permit is subject to the approval of the companion Zone Change (Z-7006-18) from RM36 Multi Family Dwelling and IL Limited Industrial to RM36 Multi Family Dwelling, which allows for the School Use.
2. All original conditions of approval from Ordinance 87-02 remain in effect.
3. 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.
4. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
5. 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.

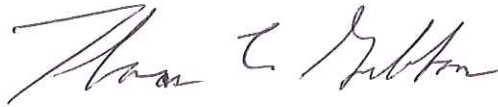
TO: President Cherry and Members of Council
September 18, 2018
Page 5

REF: SUP-7004-18

STAFF RECOMMENDATION (cont'd)

6. 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,

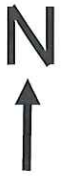
A handwritten signature in black ink, appearing to read "Thomas C. Gibbons".

Thomas C. Gibbons
Secretary

Three (3) sketches follow
CC: Lisa Cottrell, Administrator
Daryl Graus, Planner

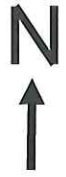
GENERAL LOCATION

SUP-7004-18
ID 09



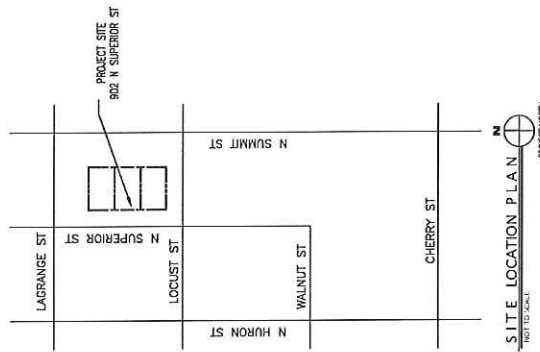
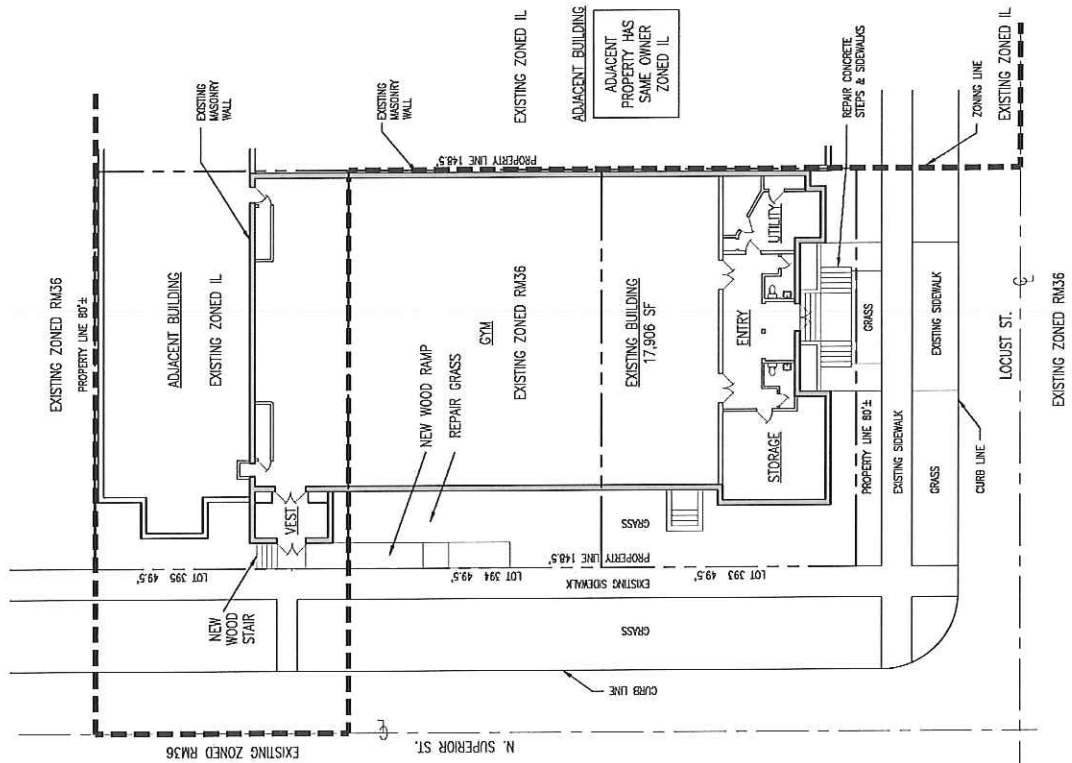
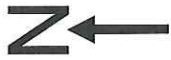
ZONING & LAND USE

SUP-7004-18
ID 9



SITE PLAN

SUP-7004-18
ID 09



SITE APPROVAL FOR HISTORIC DISTRICT REVIEW AND ZONING CHANGE PROPOSED SITE PLAN

SCALE: 1" = 20' 8/20/18

902 N. SUPERIOR ST.
SITE INFORMATION TAKEN FROM LUCAS COUNTY AREAS
PARCEL NO. 1543584
LEGAL DESCRIPTION:
VISTULA LOTS 383, 384, 395 NW HALF
GROSS BUILDING AREA 17,906± SF
ZONING CHANGE TO RM36
NO CHANGE OF USE
NO CHANGE IN OCCUPANCY



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