



## 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: March 15, 2019

REF: Z-1002-19

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for a Zone change from RS12 Single-Dwelling Residential & RD6 Duplex Residential to IC Institutional Campus at 5901 Airport Highway.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 14, 2019 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

|           |   |  |
|-----------|---|--|
| Request   | - | Zone change from RS12 Single-Dwelling Residential & RD6 Duplex Residential to IC Institutional Campus    |
| Location  | - | 5901 Airport Highway   |
| Applicant | - | St. John's Jesuit High School and Academy<br>5901 Airport Highway<br>Toledo, Ohio                        |
| Engineer  | - | Donald L. Feller, P.E.<br>Feller, Finch & Associates, Inc.<br>1683 Woodlands Drive<br>Maumee, Ohio 43537 |

#### Site Description

|                   |   |  |
|-------------------|---|--|
| Zoning            | - | RS12 & RD6 / Single Dwelling & Duplex Residential                    |
| Area              | - | ± 52 acres   |
| Frontage          | - | ± 1,300' along Airport Highway<br>± 800' along Holland-Sylvania Road |
| Existing Use      | - | St. John's Jesuit High School  |
| Proposed Use      | - | St. John's Jesuit High School  |
| Required Parking  | - | 222 spaces   |
| Existing Parking  | - | 460 spaces   |
| Neighborhood Org. | - | None   |
| Overlay           | - | None   |

## GENERAL INFORMATION (cont'd)

### Area Description

|       |   |   |
|-------|---|---|
| North | - | Commercial retail, Home Depot / CN, CR-SO                   |
| South | - | Tennis club, single-family residential / RS9, RS12          |
| East  | - | Multi-family residential / RD6                              |
| West  | - | Gas station, offices / <i>Springfield Township (C2, C1)</i> |

### Combined Parcel History

|             |   |  |
|-------------|---|--|
| P-22-64     | - | Off-street parking lot for St. John's High School at 5901 Airport Highway (P.C. approved on 10/1/64).  |
| SPR-38-10   | - | Minor Site Plan Review for a greenhouse at St. John's High School at 5901 Airport Highway (P.C. approved on 10/19/10).                                     |
| SUP-9002-11 | - | Special Use Permit for new stadium at St. John's High School at 5901 Airport Highway (P.C. approved on 11/3/11, C.C. approved on 12/13/11 by Ord. 579-11). |
| Z-1003-19   | - | Institutional Master Plan for St. John's High School at 5901 Airport Highway ( <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 Zone Change from RS12 Single Dwelling Residential & RD6 Duplex Residential to IC Institutional Campus at 5901 Airport Highway. The purpose of the Zone Change request is in order to allow for the adoption of an Institutional Campus (IC) Master Plan, which accompanies this case (*Z-1003-19*). Surrounding land uses include commercial retailers to the north across Airport Highway, multi-family residential to the east, single-family residential and tennis club to the south, along with commercial uses across Holland-Sylvania to the west. A Zone Change to IC Institutional Campus will allow the applicant to submit a Master Plan for future improvements to the St. John's Jesuit Campus in a phased approach. Each development project will be required to obtain Site Plan Review to insure minimum municipal standards are being met.



### **STAFF ANALYSIS (cont'd)**

St. John's Jesuit is a private, Jesuit, college preparatory high school situated on approximately 52 acres at the southeast corner of Airport Highway on Holland-Sylvania Road. Over the past 50 years of development, the campus has grown to meet the academic and athletic needs of the students. The master plan for development over the next 10 years includes the final improvements to complete the campus development.

The campus consists of one main building with classrooms, school offices, two gymnasiums, chapel, common area, music center and garage. In addition to the buildings, the campus includes a multi-use athletic stadium, soccer field, baseball field, track and field facilities, a greenhouse and parking lot. At this time, the only anticipated development need is for a locker room/concession/restroom facility to support the multi-use athletic field. The school is also considering a second floor medical/rehab facility to enable athletes to conveniently obtain rehab services for injuries.

### **Toledo 20/20 Comprehensive Plan**

The Toledo 20/20 Comprehensive Plan targets the site for Single Family Residential land uses. The Single Family Residential designation is intended to accommodate the development of single-dwelling units on individual lots. This land use designation may also include libraries, schools, churches, and community centers. The Institutional Campus future land use designation is intended to accommodate large institutional uses in campus-like settings, such as hospitals, schools and colleges. The IC Zoning District is intended to promote and enhance the development and expansion of medical, educational and other institutional uses.

Staff recommends approval of the Zone Change request because it conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code. Additionally, the subject property is physically suitable for the IC Institutional Campus zoning classification. Finally, the proposed use IC Institutional Campus zoning classification will provide a predictable framework for the school's future developments and expansions.

### **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-1002-19, a Zone Change from RS12 Single Dwelling Residential & RD6 Duplex Residential to IC Institutional Campus at 5901 Airport Highway, to Toledo City Council for the following three (3) reasons:

1. The proposed IC Institutional Campus zoning classification conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A) – *Review and Decision Making Criteria*).
2. The subject property is physically suitable for the IC Institutional Campus zoning classification (TMC§1111.0606(D) – *Review & Decision-Making Criteria*); and

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

3. The proposed IC Institutional Campus zoning classification will provide a predictable framework for the school's future developments and expansions.

Respectfully Submitted,

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

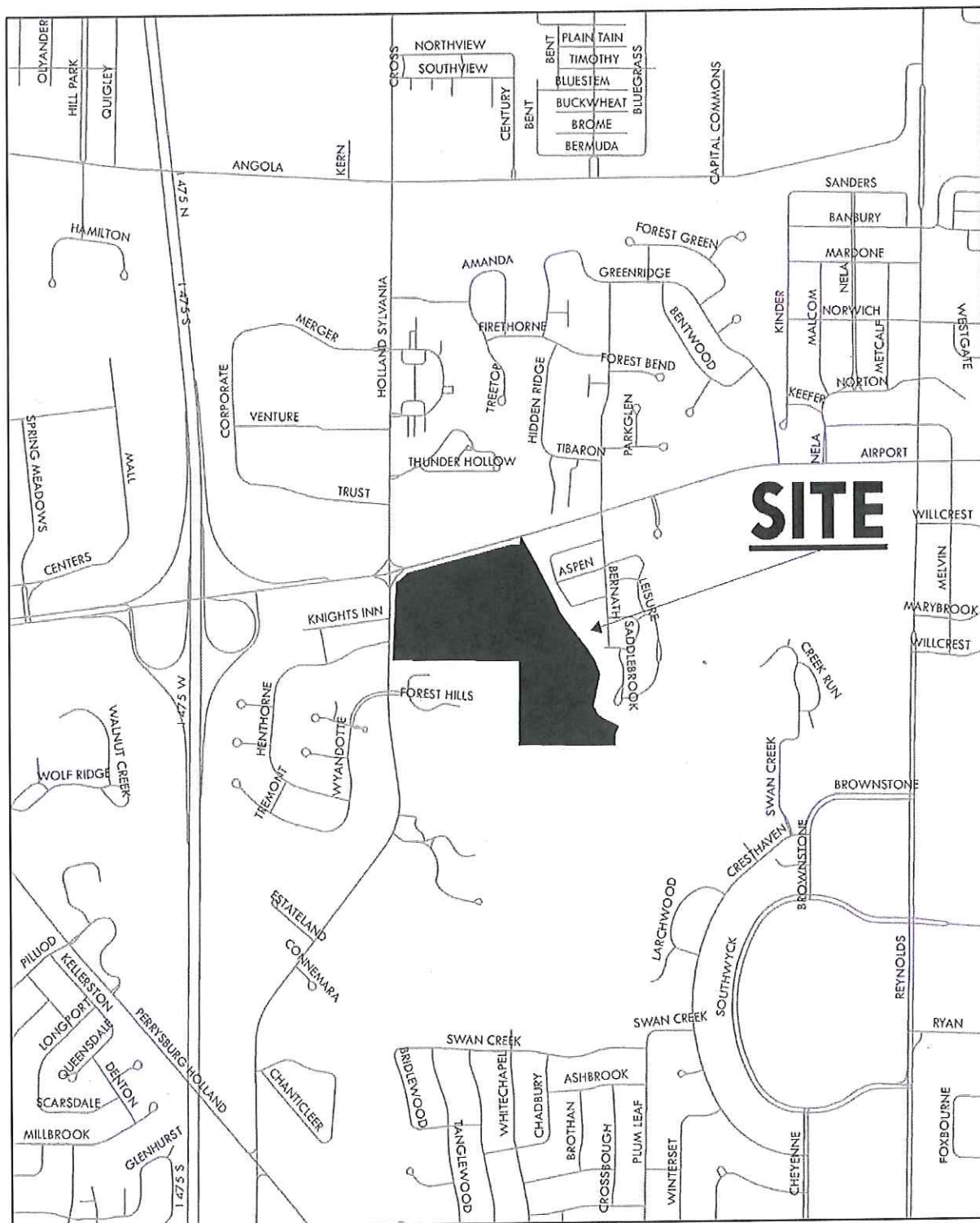
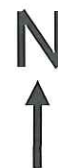
Thomas C. Gibbons  
Secretary

Two (2) sketches follow

Cc: Donald L. Feller; Feller, Finch & Associates, 1683 Woodlands Drive, Maumee, Ohio 43537  
Lisa Cottrell, Administrator  
Ryne Sundvold, Planner

# GENERAL LOCATION

**Z-1002-19 &  
Z-1003-19  
ID 139**





# ZONING AND LAND USE

Z-1002-19 &  
Z-1003-19  
ID 139

