



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-1003-19

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

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

SUBJECT: Request for an Institutional Campus (IC) Master Plan 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 | - | Institutional Campus (IC) Master Plan |
| Location | - | 5901 Airport Highway |
| Applicant | - | St. John's Jesuit High School and Academy 5901 Airport Highway Toledo, Ohio |
| Engineer | - | Donald L. Feller, P.E. Feller, Finch & Associates, Inc. 1683 Woodlands Drive Maumee, Ohio 43537 |

Site Description

| | | |
|-------------------|---|--|
| Zoning | - | IC / Institutional Campus (<i>proposed</i>) |
| Area | - | ± 52 acres |
| Frontage | - | ± 1,300' along Airport Highway ± 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 |

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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 on the SE corner of Airport Highway and Holland-Sylvania Road (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-1002-19 | - | Zone change from RS12 Single-Dwelling Residential & RD6 Duplex Residential to IC Institutional Campus at 5901 Airport Highway (<i>companion case</i>). |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- TMC Chapter 1111.1300
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting the adoption of an Institutional Campus (IC) Master Plan for St. John's Jesuit High School and Academy. The adoption of this master plan is required to allow for the future improvements to the St. John's Jesuit campus in a phased approach. Each phase of the project will be required to obtain Site Plan Review to insure minimum municipal standards are being met. A companion Zone Change request (Z-1002-19) from RS12 and RD6 to IC accompanies this case.

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STAFF ANALYSIS (cont'd)

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.

At this time, the purpose of the adoption is to set the Master Plan in place. The only modification to the existing campus is a future locker room/multi-purpose building north of the stadium.

PROPOSED INSTITUTIONAL CAMPUS MASTER PLAN

The following is the proposed Institutional Campus Master Plan for the project site. This proposed plan is responsive to the factors listed in Toledo's Zoning Code at Section 1111.1304, each of which are set forth below along with the applicant's response.

TMC 1111.1304(A): Planning Horizon: Expiration and Lapse of Approval. The Institutional Master Plan shall cover at least a 6-year period unless City Council approves a different Planning Horizon at the time of Institutional Master Plan approval.

RESPONSE: St. John's Jesuit High School & Academy (St. John's Jesuit) is a private, Jesuit, college preparatory high school and academy for young men in grades 6-12. Over the past 50 years of growth and development, the campus has grown to meet the academic and athletic needs of our students. The master plan for development over the next 10 years includes the final improvements to complete the campus development.

TMC 1111.1304(B): Mission and Objectives. The Institutional Master Plan shall include a statement that defines the organizational mission and objectives of the institution and description of how all development contemplated or defined by the Institutional Master Plan advances the goals and objectives of the institution. The statement should describe the population to be served by the institution, and any projected changes in the size or composition of that population. It should also specify any services to be provided to residents in adjacent neighborhoods and in other areas of the region.

RESPONSE: St. John's Jesuit's mission is to develop Christian leaders. As a Catholic school in the Jesuit tradition, we inspire each student to achieve his greatest potential in a diverse, Christ-centered atmosphere distinguished by academic success and service as a man for others. St. John's is rooted in Ignatian teachings, forming our students to be open to growth, intellectually competent, religious, loving and committed to doing social justice.

St. John's Jesuit is accredited by the State of Ohio, the Ohio Catholic Schools Accrediting Association, the North Central Association of Colleges and Schools, and the Jesuit Schools Network.

STAFF ANALYSIS (cont'd)

TMC 1111.1304(C): Existing Property and Uses. The Institutional Master Plan shall include a description of land, buildings, and other structures occupied by the institution as of the date of submission of the Institutional Master Plan. At a minimum, the following information shall be required: 1. Illustrative site plans showing the footprints of each existing and proposed building and structure, roads, sidewalks, parking, landscape features and other significant site improvements; 2. Land and building uses; 3. Floor area in square feet; 4. Building height in stories and feet; 5. Landscaping and lighting concept plans; and 6. A description of off-street parking and loading areas and facilities, including a statement of the approximate number of parking spaces in each area or facility.

RESPONSE: The St. John's Jesuit campus is situated on approximately 50 acres at the southeast corner of Airport Highway on Holland-Sylvania Road. The campus consists of one main building with classrooms, school offices, two gymnasiums, chapel, common area, music center and garage. There is also an accessory storage building. 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.

The main building is a 2-story structure, 27 feet high consisting of 250,000 square feet. There are parking areas on the north, west and south sides of the main building that provide 460 parking spaces for students, faculty, staff and visitors. In addition, the loading area to the rear of the main building provides 6 spaces for school vans and trailers. There are also 3 spaces for school bus parking.

TMC 1111.1304(D): Needs of the Institution. The Institutional Master Plan shall include a summary and projection of the institution's current and future needs for the following facilities: 1. Academic; 2. Service; 3. Research; 4. Office; 5. Housing; 6. Patient care; 7. Public assembly; 8. Parking; and 9. Other facilities related to the institutional use.

RESPONSE: St. John's was founded in 1898 when the Jesuits first opened the doors of "St. John's College". It was originally located in a three-story residence on Superior Street in downtown Toledo.

The original St. John's closed in 1936 because of the depression. In 1965, the Jesuit's re-established "St. John's High School" on Airport Highway as a four-year, college preparatory high school for young men. In 2004, St. John's Jesuit established the Academy for seventh and eighth grade students, and in 2011, a sixth grade was added to the Academy.

The school currently has an enrollment of approximately 673 students, with 512 students attending the High School and 161 students attending the Academy. In addition, there are about 140 full and part time faculty and staff members.

STAFF ANALYSIS (cont'd)

The original facility and subsequent expansions were designed and constructed to accommodate 800- 1,000 students. Based on current demographics and future population base, we anticipate future enrollment of 700-800 students which our facility is adequate to accommodate. Our only anticipated need is for a locker room/concession/restroom facility to accommodate our athletes and spectators at our multi-use athletic field. We are also considering a second floor medical/rehab facility to enable our many athletes to conveniently obtain rehab services for injuries.

TMC 1111.1304(E): Development Envelope. The Institutional Master Plan shall include a description of the land area and "development envelope" within which future development will occur. The development envelope shall be described in narrative and through the use of drawings or models. The intent of this provision is to provide the institution with certainty regarding the future development potential of the site subject to the Institutional Master Plan while protecting the integrity of adjacent neighborhoods. The Institutional Master Plan shall include the following in describing the development envelope: 1. Floor area ratio; 2. Average daily and peak-hour traffic; 3. Height; 4. Setbacks; 5. Total site area of open space; and 6. Total number of parking spaces to be provided.

RESPONSE: The only future development anticipated is a locker room, concession, restroom and medical rehab/office building oriented to sports medicine, therapy and medical health and wellness. The proposed building is anticipated, at this time, to be located between the north end of the multi-use athletic field and the adjacent parking lot. The north side of the building adjacent to the parking lot will be 1 story and the south side of the building adjacent to the athletic field will be 2 stories due to elevation differences between the parking lot and the athletic field. The proposed building will consist of approximately 20,000 square feet. The proposed building will be setback approximately 20 feet from the right-of-way of Airport Highway. Parking will be provided by existing parking adjacent to the building.

TMC 1111.1304(F): Transportation Management Plan. The Institutional Master Plan shall include a transportation and parking management plan that identifies any traffic mitigation measures to be employed.

RESPONSE: St. John's Jesuit High School and Academy currently has 2 entrances to the property. There is a signalized entrance at Airport Highway opposite the Home Depot Entrance. The St. John's drive consists of 3 lanes; 1 lane entering the property, 1 left turn lane leaving the property, and 1 through/right turn lane leaving the property. There is a westbound left turn lane on Airport Highway into the St. John's property. There is also a non-signalized entrance at Holland-Sylvania Road opposite Henthorn Drive. The St. John's drive consists of 3 lanes; 1 lane entering the property, 1 left turn/through lane leaving the property, and 1 right turn lane leaving the property. Both entrances to the St. John's property are interconnected through the existing drive and parking area. No additional traffic mitigation measures are needed or anticipated.

STAFF ANALYSIS (cont'd)

TMC 1111.1304(G): Pedestrian Circulation Plan. The Institutional Master Plan shall include pedestrian circulation guidelines and objectives, including a description of the circulation system to be provided through the campus and plans for ensuring the accessibility of pedestrian areas and open spaces.

RESPONSE: St. John's Jesuit High School and Academy currently provides accessible pedestrian walks along the existing parking areas which provide pedestrian access to all building entrances and exists. In addition, there are accessible pedestrian walkways from the north and south parking areas to the Academy/office wing. There is also an accessible pedestrian walkway from the north and south parking lots to and around the multipurpose athletic field. There is also an accessible pedestrian walkway from the north parking lot to the soccer and baseball fields. This walkway is also connected to the walkway around the multipurpose athletic field which provides pedestrian access to all outdoor athletic fields from all points of the school facilities. No additional pedestrian walkways are anticipated at this intersection.

TMC 1111.1304(H): Urban Design Guidelines. The Institutional Master Plan shall include design guidelines and objectives for new and renovated buildings and structures to assure their appropriateness with surrounding neighborhoods and districts and to minimize potential adverse impacts on such neighborhoods. Urban design guidelines shall include listings of appropriate materials, height, bulk, massing, and colors that will be used to guide the course of proposed and future development.

RESPONSE: The proposed locker room building will be constructed of materials, colors and architectural style to match the existing main building on the St. John's Jesuit High School and Academy Campus. The location of the building adjacent to the multipurpose athletic field will minimize the impact on the adjacent residential neighborhoods.

TMC 1111.1304(I): Neighborhood Protection Strategy. The Institutional Master Plan shall identify standards and programs that will be put in place to ensure that the quality of the surrounding neighborhoods is maintained or enhanced.

RESPONSE: The proposed locker room facility will primarily be utilized during athletic events and will not involve additional use beyond what is currently occurring, thereby it will not provide any additional impact on surrounding neighborhoods. The use of the proposed locker room facility during the day will involve minimal activity and traffic from the existing parking lot and school facilities. This will not impact the surrounding neighborhoods beyond what they currently experience.

STAFF ANALYSIS (cont'd)

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 adoption of the IC Master Plan because it is consistent with the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code. Additionally, the proposed Master Plan complies with all applicable provisions of the Zoning Code. Finally, the proposed Master Plan will not result in significant adverse impacts to other property in the vicinity of the subject tract or to the natural environment.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-1003-19, a request for an Institutional Campus Master Plan at 5901 Airport Highway, to Toledo City Council for the following three (3) reasons:

1. The proposed use is consistent with the adopted Toledo 20/20 Comprehensive Plan and the stated purposes of the Zoning Code (TMC§1111.1309(A) – *Review & Decision-Making Criteria*).
2. The proposed use complies with all applicable provisions of the Zoning Code (TMC§1111.1309(B) – *Review & Decision-Making Criteria*); and
3. The proposed use will not result in significant adverse impacts to other property in the vicinity of the subject tract or to the natural environment (TMC§1111.1309(C) – *Review & Decision-Making Criteria*).

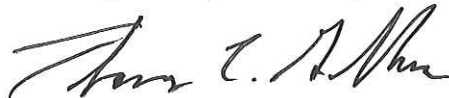
The Toledo City Plan Commission further recommends approval of Z-1003-19, a request for an Institutional Campus Master Plan at 5901 Airport Highway, to Toledo City Council subject to the following **four (4)** conditions:

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission

- 1) Any future development projects, including the locker room/multipurpose building, will require a Site Plan Review to determine compliance with the City of Toledo Municipal Code minimum standards (design standards, drive aisle and parking stall widths, etc...).
- 2) Each Site Plan Review will require a detailed site, lighting, fencing and landscaping plan to be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. 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, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standard.
 - b. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties; and
 - c. The location, height and materials of any fencing to be installed and maintained.
- 3) 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.
- 4) No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission.

Respectfully Submitted,



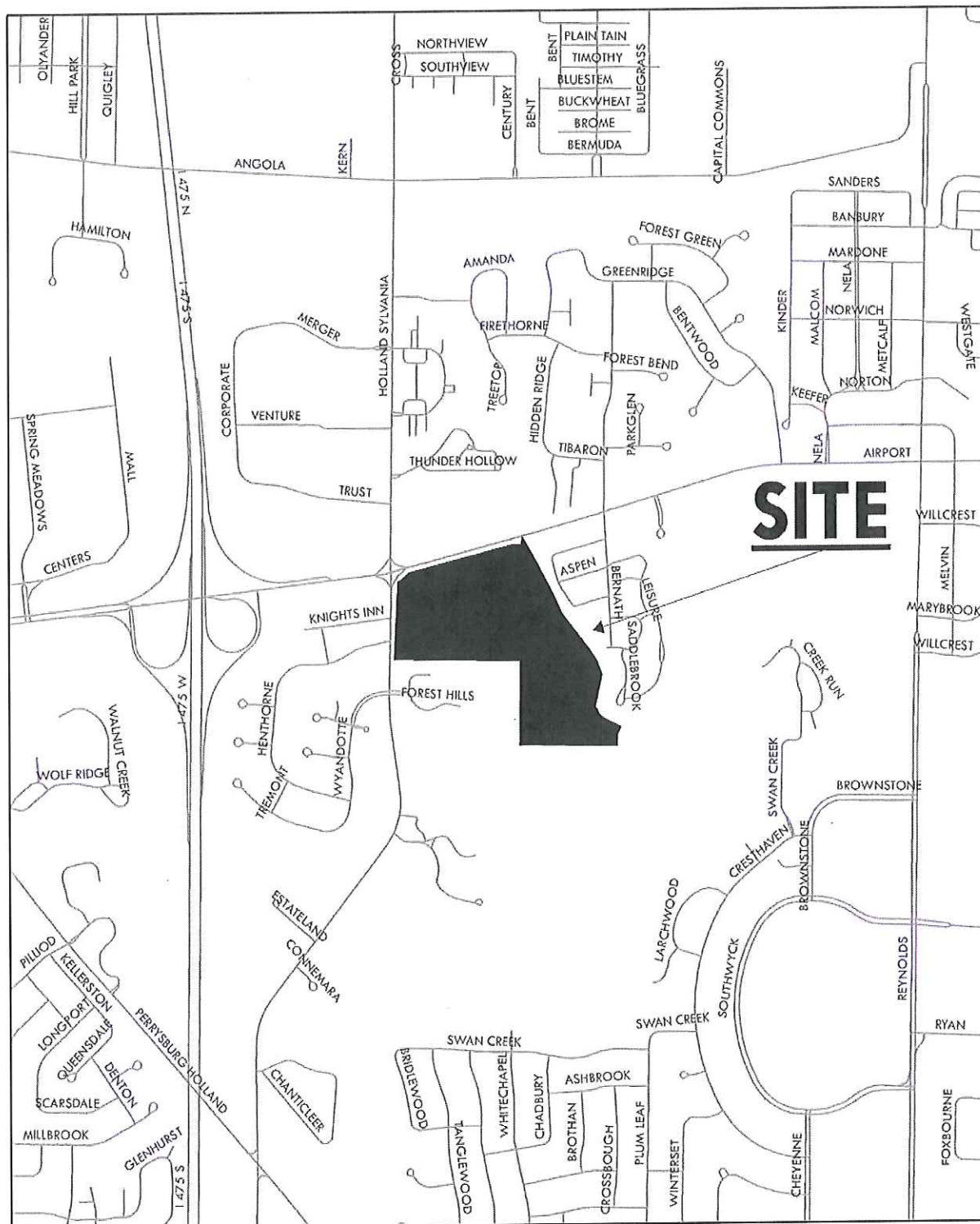
Thomas C. Gibbons
Secretary

Three (3) sketches follow

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

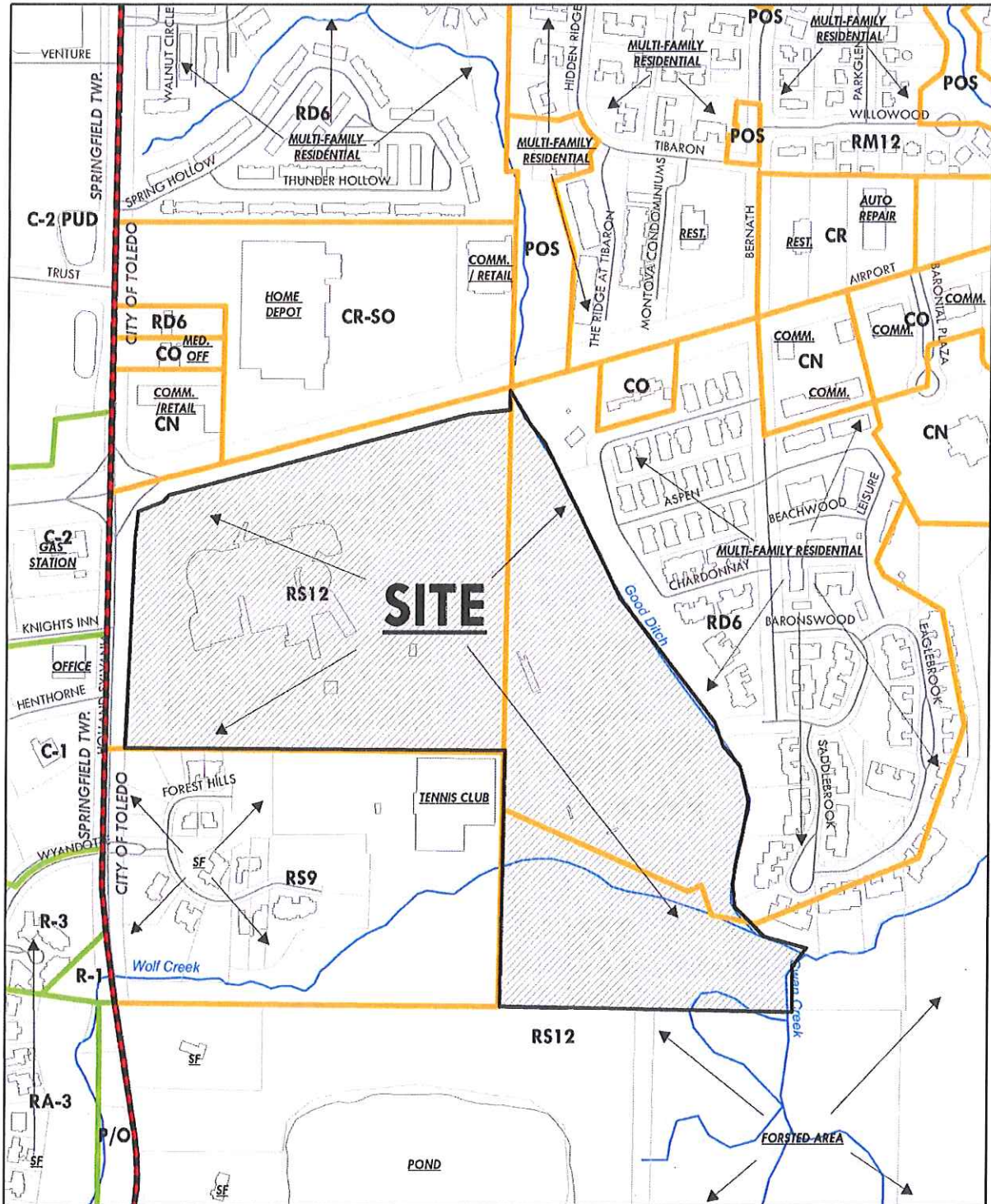
GENERAL LOCATION

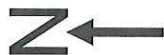
**Z-1002-19 &
Z-1003-19
ID 139**



ZONING AND LAND USE

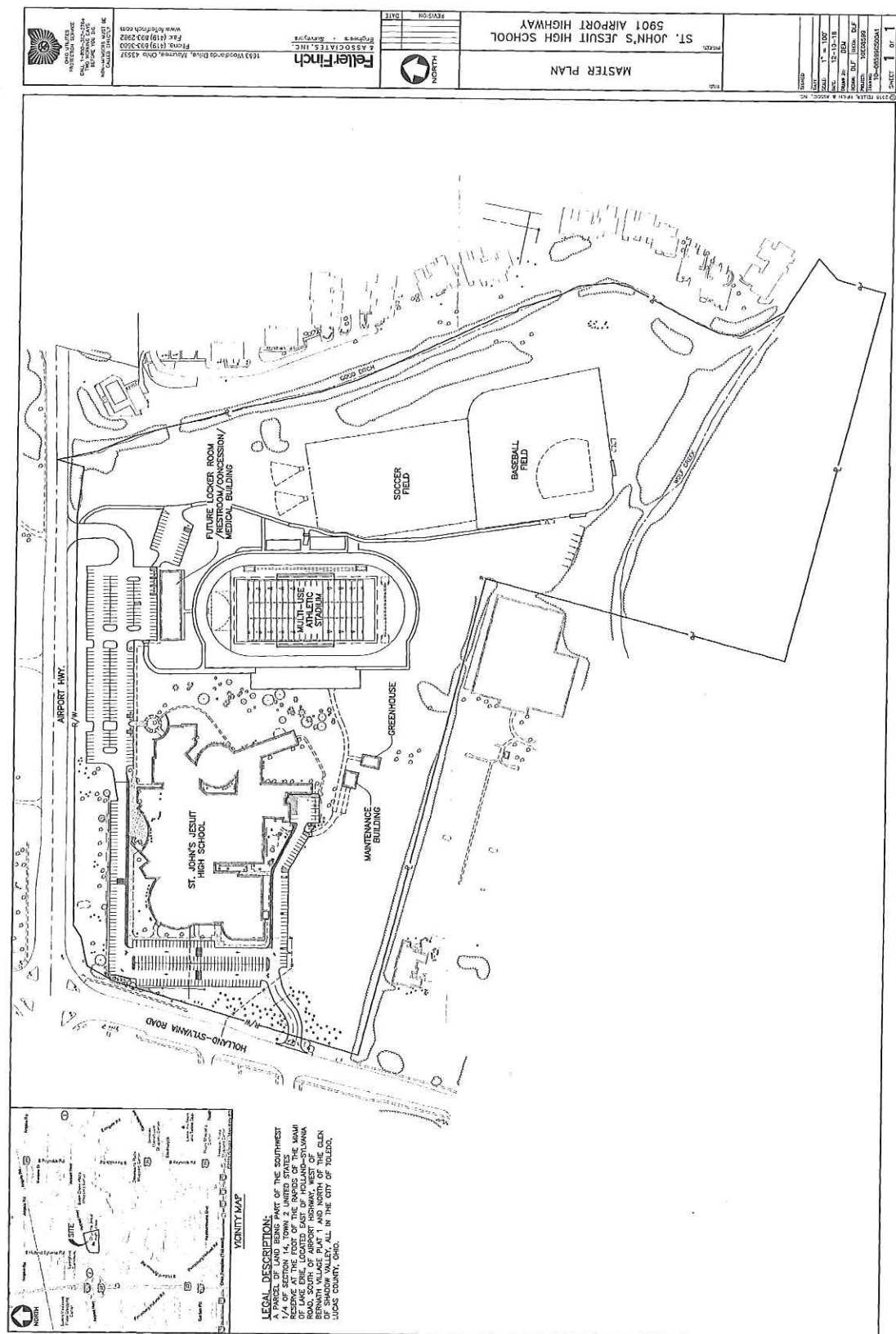
Z-1002-19 &
Z-1003-19
ID 139





Z-1003-19
ID 139

SITE PLAN



Institutional Master Plan

For



St. John's Jesuit High School and Academy
5901 Airport Highway
Toledo, Ohio

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St. John Jesuit – Institutional Master Plan

A. Planning Horizon; Expiration and Lapse of Approval

The Institutional Master Plan shall cover at least a 6-year period unless the City Council approves a different Planning Horizon at the time of Institutional Master Plan approval.

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St. John's Jesuit is accredited by the State of Ohio, the Ohio Catholic Schools Accrediting Association, the North Central Association of Colleges and Schools, and the Jesuit Schools Network.

C. Existing Property and Uses

The Institutional Master Plan shall include a description of land, buildings, and other structures occupied by the institution as of the date of submission of the Institutional Master Plan. At a minimum, the following information shall be required:

1. illustrative site plans showing the footprints of each existing and proposed building and structure, roads, sidewalks, parking, landscape features and other significant site improvements;
2. land and building uses;
3. floor area in square feet;
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5. landscaping and lighting concept plans; and

6. a description of off-street parking and loading areas and facilities, including a statement of the approximate number of parking spaces in each area or facility

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The main building is a 2-story structure, 27 feet high consisting of 250,000 square feet.

There are parking areas on the north, west and south sides of the main building that provide 460 parking spaces for students, faculty, staff and visitors. In addition, the loading area to the rear of the main building provides 6 spaces for school vans and trailers. There are also 3 spaces for school bus parking.

D: Needs of the Institution –

The Institutional Master Plan shall include a summary and projection of the institution's current and future needs for the following facilities: 1. academic; 2. service; 3. research; 4. office; 5. housing; 6. patient care; 7. public assembly; 8. parking; and 9. other facilities related to the institutional use.

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traffic; 3. height; 4. setbacks; 5. total site area of open space; and 6. total number of parking spaces to be provided.

The only future development anticipated is a locker room, concession, restroom and medical rehab/office building oriented to sports medicine, therapy and medical health and wellness. The proposed building is anticipated, at this time, to be located between the north end of the multi-use athletic field and the adjacent parking lot. The north side of the building adjacent to the parking lot will be 1 story and the south side of the building adjacent to the athletic field will be 2 stories due to elevation differences between the parking lot and the athletic field. The proposed building will consist of approximately 20,000 square feet. The proposed building will be setback approximately 220 feet from the right-of-way of Airport Highway. Parking will be provided by existing parking adjacent to the building.

F. Transportation Management Plan -

The Institutional Master Plan shall include a transportation and parking management plan that identifies any traffic mitigation measures to be employed.

St. John's Jesuit High School and Academy currently has 2 entrances to the property. There is a signalized entrance at Airport Highway opposite the Home Depot Entrance. The St. John's drive consists of 3 lanes. 1 lane entering the property and 1 left turn lane leaving the property and 1 through/right turn lane leaving the property. There is a westbound left turn lane on Airport Highway into the St. John's property. There is also a non-signalized entrance at Holland-Sylvania Road opposite Henthorn Drive. The St. John's drive consists of 3 lanes. 1 lane entering the property and 1 left turn/through lane leaving the property and 1 right turn lane leaving the property. Both entrances to the St. John's property are interconnected through the existing drive and parking area. No additional traffic mitigation measures are needed or anticipated.

G. Pedestrian Circulation Plan –

The Institutional Master Plan shall include pedestrian circulation guidelines and objectives, including a description of the circulation system to be provided through the campus and plans for ensuring the accessibility of pedestrian areas and open spaces.

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H. Urban Design Guidelines

The Institutional Master Plan shall include design guidelines and objectives for new and renovated buildings and structures to assure their appropriateness with surrounding neighborhoods and districts and to minimize potential adverse impacts on such neighborhoods. Urban design guidelines shall include

listings of appropriate materials, height, bulk, massing, and colors that will be used to guide the course of proposed and future development.

The proposed locker room building will be constructed of materials, colors and architectural style to match the existing main building on the St. John's Jesuit High School and Academy Campus. The location of the building adjacent to the multipurpose athletic field will minimize the impact on the adjacent residential neighborhoods.

I. Neighborhood Protection Strategy –

The Institutional Master Plan shall identify standards and programs that will be put in place to ensure that the quality of the surrounding neighborhoods is maintained or enhanced.

The proposed locker room facility will primarily be utilized during athletic events and will not involve additional use beyond what is currently occurring, thereby it will not provide any additional impact on surrounding neighborhoods. The use of the proposed locker room facility during the day will involve minimal activity and traffic from the existing parking lot and school facilities. This will not impact the surrounding neighborhoods beyond what they currently experience.

