



Legislation Text

File #: O-191-24, Version: 1

Zoning & Planning Committee
5901 Airport Hwy

Granting an amendment to an Institution Campus (IC) Master Plan originally granted by Ordinance 221-19, to add additional buildings to a school for a site located at 5901 Airport Highway, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.

SUMMARY & BACKGROUND:

By application (SUP-1020-24) filed with the City of Toledo Central Permit Center, a request for an amendment to an Institution Campus (IC) Master Plan to add additional buildings to a school for a site located at 5901 Airport Highway, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On March 14, 2024, the Toledo City Plan Commission recommended approval for the request for an Institution Campus Master Plan to add additional buildings to school for a site located at 5901 Airport Highway, in the City of Toledo, Lucas County, Ohio.

On April 16, 2024 Toledo City Council, Planning and Zoning Committee reviewed, and recommended approval the request for an Institution Campus Master Plan to add additional buildings to school for a site located at 5901 Airport Highway, in the City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

NOW THEREFORE Be it ordained by the Council of the City of Toledo:

SECTION 1. That an Institution Campus Master Plan to add additional buildings to school for a site located at 5901 Airport Highway, in the City of Toledo, Lucas County, Ohio; be and the same is hereby approved, subject to the conditions contained in Section 2 hereof which must be complied with, as to the property more fully described as follows:

A parcel of land being part of the Southeast quarter (1/4) of Section Fourteen (14) Town Two (2) in the United States Reserve in the City of Toledo, Lucas, County, Ohio.

Beginning at the intersection of the westerly line of said Southwest quarter (1/4) of Section Fourteen (14) with the centerline of Airport Highway;

Thence in a northeasterly direction along the said centerline of Airport Highway, having an assumed bearing of North twenty-three (23) degrees, zero (00) minutes, thirty-three (33) seconds East, a distance of zero and ninety-five hundredths (0.95') feet to a road point delta, said point being State Highway station 564 + 90.03;

Thence North seventy-five (75) degrees, twenty-two (22) minutes, three (03) seconds East along said centerline of Airport Highway, a distance of one thousand two hundred thirty-seven and sixteen hundredths (1,237.16') feet to a point of curve to the left or East;

Thence in an easterly direction along said curve, having a delta of zero (00) degrees, forty (40) minutes fifty-five (55) seconds and a radius of one thousand two hundred seventy-six and seventy-nin hundredths (1,276.79') feet, an arc distance of one hundred forty-six and ten hundredths (146.10') feet, more or less, to the intersection of the westerly line of the said East half (1/2) of the Southwest quarter (1/4) of Section Fourteen (14);

Thence South twenty-six (26) degrees, fifty-five (55) minutes, thirty-two (32) seconds East along a line, a distance of seventy-one and forty-six hundredths (71.46') feet to a point, said point being on the southerly right-of-way line of said Airport Highway and the westerly line of Bernath Village Plat I;

Thence continuing South twenty-six (26) degrees, fifty-five (55) minutes, thirty-two (32) seconds East along the westerly line of Bernath Village Plat I, a distance of thirty-four and two hundredths (34.02') feet to a point on the centerline of Good Ditch and the westerly line of Bernath Villag Plat I;

Thence in a southeasterly direction along said centerline of Good Ditch and the westerly line of Bernath Village Plat I are the following described courses:

Thence South thirty-seven (37) degrees, twenty-eight (28) minutes, thirty-one (31) seconds East, a distance of one hundred and seventy-two hundredths (100.72') feet;

Thence South thirty (30) degrees, three (03) minutes, thirty-four (34) seconds East, a distance of one hundred and one hundredths (100.01') feet;

Thence South twenty-seven (27) degrees, forty-six (46) minutes, twelve (12) seconds East, a distance of one hundred and thirteen hundredths (100.13') feet;

Thence South thirty-one (31) degrees, twelve (12) minutes, twenty (20) seconds East, a distance of one hundred and one hundredths (100.01') feet;

Thence South twenty-five (25) degrees, twenty-nine (29) minutes, twenty-three (23) seconds East, a distance of one hundred and forty hundredths (100.40') feet;

Thence South twenty-seven (27) degrees, forty-six (46) minutes, twelve (12) seconds East, a distance of one hundred and thirteen hundredths (100.13') feet;

Thence south twenty-three (23) degrees, fifty-five (55) minutes, twenty-three (23) seconds East, a distance of one hundred and eight hundredths (100.08') feet;

Thence South thirty-eight (38) degrees, twenty-eight (28) minutes, fifty-five (55) seconds East, a distance of one hundred two and ninety-eight hundredths (102.98') feet;

Thence South thirty-nine (39) degrees, thirty-two (32) minutes, thirty (30) seconds East, a distance of three hundred and seventeen hundredths (300.17') feet;

Thence South thirty-one (31) degrees, fifty-five (55) minutes, nineteen (19) seconds East, a distance of fifty and forty-five hundredths (50.45') feet;

Thence South thirty-three (33) degrees, twenty (20) minutes, twelve (12) seconds East, a distance of one hundred two and forty-nine hundredths (102.49') feet;

Thence South forty (40) degrees, fifty-six (56) minutes, sixteen (16) seconds East, a distance of forty and zero hundredths (40.00') feet;

Thence South twenty-three (23) degrees, twenty-two (22) minutes, thirty-five (35) seconds East, a distance of one hundred twelve and eleven hundredths (112.11') feet;

Thence South two (02) degrees, thirty-nine (39) minutes, forty-one (41) East, a distance of forty-five and zero hundredths (45.00') feet;

Thence South fourteen (14) degrees, sixteen (16) minutes, thirteen (13) seconds West, a distance of two hundred twelve and zero hundredths (212.00') feet;

Thence South four (04) degrees, thirty-two (32) minutes, thirty-eight (38) seconds West, a distance of sixty and zero hundredths (60.00') feet;

Thence South nine (09) degrees, forty-six (46) minutes, thirty-nine (39) seconds East, a distance of fifty-four and seventy-one hundredths (54.71') feet;

Thence South forty-seven (47) degrees, ten (10) minutes, seventeen (17) seconds East, a distance of forty-nine and ninety-seven hundredths (49.97') feet;

Thence South thirty-six (36) degrees, eleven (11) minutes, fifty-six (56) seconds East, a distance of sixty-six and zero hundredths (66.00') feet;

Thence South sixty-nine (69) degrees, fifty-three (53) minutes, thirty-six (36) seconds East, a distance of one hundred sixty-five and zero hundredths (165.00') feet;

Thence South thirty-one (31) degrees, thirty-five (35) minutes, fifty-one (51) seconds West, a distance of seventy-five and zero hundredths (75.00') feet;

Thence South one (01) degree, fifty-one (51) minutes, one (01) second West, a distance of one hundred thirty-three and twenty-one hundredths (133.21') feet to the South line of Section Fourteen (14);

Thence South eighty-nine (89) degrees, fifty-two (52) minutes, fourteen (14) seconds West along the southerly line of Section Fourteen (14), a distance of nine hundred fifty-six and sixty-eight hundredths (956.68') feet, more or less, to a point on the westerly line of the East half (1/2) of the Southwest quarter (1/4) of Section Fourteen (14);

Thence North zero (00) degrees, five (05) minutes, sixteen (16) seconds East along the said westerly line of the East half (1/2) of the Southwest quarter (1/4) of Section Fourteen (14), a distance of eight hundred seventeen and one hundredths (817.01') feet, more or less;

Thence South eighty-nine (89) degrees, fifty-nine (59) minutes, two (02) seconds West, a distance of one thousand three hundred thirty-five and thirty-four hundredths (1,335.34') feet to the West line of Section Fourteen (14), said West line also being the centerline of Holland-Sylvania Road;

Thence North zero (00) degrees, fourteen (14) minutes, forty-two (42) seconds West along the centerline of Holland-Sylvania Road, a distance of eight hundred thirteen and zero hundredths (813.00') feet to the intersection of the centerline of Holland-Sylvania Road with the intersection of Airport Highway, said point being the Point of Beginning.

SECTION 2. That the approval of the Institution Campus (IC) Master Plan to add additional buildings to a school for a site located at 5901 Airport Highway, in the City of Toledo, Lucas County, Ohio, be subject to compliance with the 25 conditions as follows:

The following twenty-five (25) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

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.
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. Additional development or redevelopment of the institutional campus will necessitate review and approval of stormwater management planning according to the Rules and Regulations of the Department of Public Utilities.
6. An institutional campus stormwater drawing, similar for this IC Master Plan amendment shall accompany the narrative for the site's reporting for its participation in the utility rate reduction program. As the site is further developed, additional stormwater controls shall be added to the drawing, and specific O&M instructions for stormwater controls shall be incorporated.

7. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

8. A single sanitary tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap when available.

Division of Sewer & Drainage Services

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

10. 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

11. Operation and Maintenance plans developed for SWP3 compliance of future site development shall be added to an Institutional Campus stormwater drainage plan and reported on annually to TOL ENV. For existing stormwater control measures without specific O&M plans, industry standards and/or manufacturer recommendations may be used to assess the condition and maintenance needs.

Bureau of Fire Prevention

12. The proposed new building will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.

13. Approved fire apparatus access roads shall be provided for all new facilities, buildings or portion of a facility or building constructed or moved into the jurisdiction which are not readily accessible from a public and/or private street. The access road shall extend to within 150' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building.

14. Fire apparatus access roads shall have an unobstructed width of not less than 20' and an unobstructed vertical clearance of not less than 13'6".

15. Fire apparatus access roads shall be designed and maintained to support imposed loads of fire apparatus and shall be surfaced to support all- weather driving capabilities.

16. Private fire service mains and appurtenance will be required.

17. Public and private hydrant locations to be approved by the site engineer and the Fire Prevention Dept.

Division of Transportation

18. Bicycle parking is required per TMC§1107.0900.

19. Sidewalk is required to be installed along Airport Highway and Holland-Sylvania Road per TMC§1107.1300.

20. All parking space locations, drive aisles and driveways must be clearly dimensioned and shown to comply with TMC§1107.1911.

Plan Commission

21. Per TMC§1111.1304, the Institutional Master Plan must include the average daily traffic and peak hour traffic numbers must be provided. This shall be provided to the Toledo Plan Commission staff and kept on file for future development reference.

22. Any future development projects will require a Site Plan Review to determine compliance with the City of Toledo Municipal Code minimum standards.

23. 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. Note that the submittal must include 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 Standards,

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.

24. Minor adjustments to the Master 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.

25. 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.

SECTION 3. That when the conditions contained herein above have been complied with, the Secretary of the Toledo City Plan Commission be and he is hereby directed to change the zoning maps to conform with the within Ordinance.

SECTION 4. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that the Ordinance must be immediately effective in order to provide for the orderly regulation and use of the property and to protect the land value in the area.

Vote on emergency clause: yeas 12, nays 0.

Passed: April 24, 2024, as an emergency measure: yeas 12, nays 0.

Attest:

Julie A. Gibbons
Clerk of Council

Carrie Hartman
President of Council

Approved: April 24, 2024
 Wade Kapszukiewicz
 Mayor