

**GENERAL INFORMATION**

Subject

- Request - Amendment to a Special Use Permit for Community Recreation (Active)
- Location - 120 Wayman Palmer Court
- Owner - City of Toledo  
One Government Center  
Suite 2250  
Toledo, OH 43604
- Applicant - YMCA of Greater Toledo  
6465 Sylvania Avenue  
Sylvania, OH 43560
- Architect - The Collaborative  
One Seagate Park, Level 118  
Toledo, OH 43604
- Engineer - Kleinfelder  
101 Clinton Street, Suite 1300  
Defiance, OH 43512

Site Description

- Zoning - POS (Parks & Open Space)
- Area - ±3.39 acres
- Frontage - ±60' along Wayman Palmer Court  
±349' along N 14<sup>th</sup> Street
- Existing Use - Wayman D. Palmer Community YMCA
- Proposed Use - Inez Nash Park (Community Recreation (Active))

Area Description

- North - POS, RS6, CN / YMCA, Single Family Homes, Offices
- South - RD6 / Apartments
- East - RS6, RM36 / Single Family Homes, Apartments
- West - CR, RD6 / Shopping Center, Apartments

**GENERAL INFORMATION (cont'd)**Parcel History

M-42-77	-	Site plan review for Bancroft-Kent Multi-purpose facility to replace Bancroft-Kent Rec. Center (PC approved 9/2/77)
V-58-79	-	Declaring intent to vacate portions of right-of-way Linwood Ave., Beacon St., 12th St., 13th St. & Woodruff Ave. (PC approved 2/23/79, CC approved via Ord. 38-86).
Z-147-85	-	Zone change from "P" to R-2 in the Warren-Sherman Area, Vermont Ave., south at Bancroft (CC approved Via Ord. 599-85).
M-14-85	-	Closure of the alley on the block bounded by Adams, Jackson, Superior, and Huron (CC approved via Ord. 769-85).
V-280-23	-	Vacation of a portion of Wayman Palmer Court (CC approved via Ord. 564-23)
SUP-5008-23	-	Special Use Permit for Community Recreation (Active) (CC approved via Ord. 503-23)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

**STAFF ANALYSIS**

The applicant, the YMCA of Greater Toledo, in coordination with the City of Toledo, is requesting an amendment to a Special Use Permit for community recreation (active) at 120 Wayman Palmer Court. On 9/12/2023 City Council approved Ord. 503-23, a special use permit to construct a new YMCA on the site of the old Inez Nash Park – directly north of this site. Now that construction has begun on said new YMCA, the applicant is proposing a new Inez Nash Park on the site of the old Wayman D. Palmer Community YMCA. The ±3.39-acre site is zoned POS (Parks and Open Space), which permits community recreation (active) by Special Use Permit. To the north of the site are single family homes and offices, to the south of the site are apartments, to the east are single family homes and apartments, and to the west are apartments and a shopping center.

**STAFF ANALYSIS (cont'd)**

Intensity and Dimensional Standards

TMC§1106.0800 *Parks and Open Space District intensity and dimensional standards* requires any playground, sport court, or other active recreation area to be at least fifty feet (50') from any RS or RD district and at least twenty-five feet (25') from any other residential or commercial district. The semi-formal soccer field shown near N 14<sup>th</sup> Street is twenty-six feet (26') from an RD district. Staff is supportive of a waiver of this requirement as the soccer field will only be formalized during certain events held by the YMCA / Department of Parks and Youth Services. At other times, it will be a grass field.

Parking and Circulation

Pursuant to TMC§1107.0600 – Off-Street Parking Schedule “D”, Community Recreation facilities have a wide variety of parking demand characteristics making it difficult to specify a single off-street parking standard. Therefore, Schedule “D” parking allows the minimum off-street parking requirements to be established via a parking study provided by the applicant. As part of SUP-5008-23, a special use permit for the new Wayman Palmer YMCA, the applicant provided documentation that was accepted as a traffic study. The provided one-hundred thirty-seven (137) parking spaces, to be shared between the YMCA and Park, is adequate per the study.

Bicycle parking is required pursuant to Off-Street Parking Schedule “A” (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. The previous SUP provided an estimated twenty-two (22) bicycle parking spaces, while this SUP amendment is proposing sixteen (16) additional spaces. This exceeds the requirement, and staff appreciates the abundance of bicycle parking.

Since the parking field for the proposed use was approved in the previous SUP, the proposed SUP amendment meets all other requirements of TMC Chapter 1107 *Parking, Loading and Access*.

Landscaping and Screening

Pursuant to TMC§1108.0202 *Frontage Greenbelts*, sites are required to provide a minimum thirty-foot (30') wide frontage greenbelt which contain at least one (1) tree for every thirty feet (30') of frontage. Eleven (11) trees are provided along N 14<sup>th</sup> Street, twelve (12) are required. The southernmost tree is an existing tree. If the tree has at least a four inch (4”) caliper, it can be credited as more than one tree pursuant to TMC§1108.0407(B) *Existing Landscape Material Credits*. The applicant will need to identify the tree’s species and caliper in order to receive this credit. Seven (7) of the provided trees are in the right-of-way, which is not permitted pursuant to TMC§1108.0202(A). The Plan Director agrees to waive this requirement as this is a city park whose landscaping will be maintained by the city. Since trees in the right-of-way are also maintained by the city, this requirement serves no meaningful purpose.

There are a number of existing trees on this site. The applicant shall save as many existing trees as practicable, especially those labeled as “tree to be confirmed for removal by city” on the site demolition plan. Such saved trees shall be shown on a final landscape plan.

**STAFF ANALYSIS (cont'd)**

Landscaping and Screening (cont'd)

All plantings must meet the standards delineated in TMC§1108.0401 *Quality & Installation*, TMC§1108.0403 *Plant Material Size*, and TMC§1108.0405 *Maintenance*. The proposed SUP amendment meets all other requirements of TMC Chapter 1108 *Landscaping and Screening*.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Park and Open Space use. The parks and open space land use designation is intended to preserve and enhance major open space and recreational areas. The proposed community recreation-active conforms to the Toledo 20/20 Comprehensive Plan. Staff recommends approval of the Special Use Permit as the proposed use meets the stated purpose of the Zoning Code and the proposed use is compatible with adjacent land uses.

**STAFF RECCOMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-1021-24, a Special Use Permit for Community Recreation (active) at 120 Wayman Palmer Court, to the Toledo City Council, for the following two (2) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (**TMC§1111.0706(A)**); and;
2. The proposed use is compatible with adjacent land uses (**TMC§1111.0706(B)**).

The staff further recommends that the Toledo City Plan Commission recommend approval of the following waiver:

**Chapter 1106 – Intensity and Dimensional Standards**

**1106.802 – Minimum Required Setbacks**

- C. Any playground, sport court or other active recreation area must be set back at least 50 feet from any RS or RD District and at least 25 feet from any other Residential or Commercial District.

Approve of a waiver to allow a setback less than fifty feet (50') from RS or RD districts for semi-formal soccer field. The proposed semi-formal soccer field will be formalized only during certain events held by the YMCA / Department of Parks and Youth Services. The space will usually be a grass field.

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-1021-24, a Special Use Permit for Community Recreation (active) at 120 Wayman Palmer Court, to the Toledo City Council, subject to the following **thirty (30)** conditions:

**STAFF RECCOMENDATION (cont'd)**

The following 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. Contact Joe Warnka at (419)-245-1341 for inspection of above-mentioned items.
5. The portion of existing water main in vacated Linwood Avenue, between vacated Beacon Street and the south property line, shall be abandoned. The portion of the existing water main to remain in service, in vacated Linwood Avenue south of the property line, shall become property of the property owner to the south of the property line.
6. The portion of existing water main to remain in service, in vacated Beacon Street from N 14<sup>th</sup> Street to the west, shall become the property of the Wayman Palmer YMCA.
7. The stormwater design in substantially complete for site plan purposes, and is under stormwater engineering review. Following the stormwater review, additional items are needed to complete the application:
  - a. As outlined on the regional SWP3 submittal cover sheet, submittal step 2.
  - b. Fee and a Toledo Licensed Sewer Contractor for the sewer construction permit.
8. The underground detention system (UDS) is proprietary and outside the scope of the City’s services for sewer inspection. The following notes shall be added to the plans:

**STAFF RECCOMENDATION (cont'd)**

Engineering Services (cont'd)

- a. The Contractor shall have the underground detention system manufacturer's representative on-site during the installation of the UDS. This representative shall advise the contractor as to the required installation procedures for the UDS.
  - b. The City of Toledo will be provided with an as-built signature by an Ohio P.E. representing the detention system manufacturer with the certification statement to the effect of: 'I certify that the underground detention system was installed in accordance with the manufacturer's installation requirements and that the underground detention system will function as designed in accordance with the contract documents.'
9. Provide 10' diameter flat work zone around sanitary mh P2.
  10. Connect storm mh P15 into site storm water detention system.
  11. All lines to be abandoned shall be plugged inside of the manhole.
  12. All manholes shall be readily accessible by sewer maintenance vehicles.

Water Distribution

No comments or concerns.

Division of Sewer & Drainage Services

13. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
14. 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

15. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
  - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities

**STAFF RECCOMENDATION (cont'd)**

Division of Environmental Services (cont'd)

- b. Construction BMPs shall be in place prior to the start of construction activities.
  - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours.
16. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
17. Applicant is strongly encouraged to include multiple green infrastructure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
18. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from [https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives\\_to\\_ohio\\_invasive\\_plant\\_species.pdf](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf)
19. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Bureau of Fire Prevention

No comments or concerns.

Division of Transportation

No comments or concerns.

Plan Commission

20. All conditions of approval of SUP-5008-23, a Special Use Permit for Community Recreation (Active) at 5053 N 14<sup>th</sup> Street, shall remain in effect.
21. Per TMC§1107.0600 – Off-Street Parking Schedule “D”, the applicant shall submit an off-street parking study to ensure parking is adequate. **Provided documentation is acceptable as depicted.**
22. In the event parking demand increases or is found to be greater than originally estimated, parking needs shall be accommodated so as not to negatively impact surrounding properties.

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

23. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule “A” (TMC§1107.0300). One bicycle parking slot shall be provided per every ten (10) parking spaces for a total of fourteen (14) spots. **Acceptable as depicted.**
24. All playground, sport court or other active recreation areas must be a minimum of fifty (50) feet from adjacent residential uses. **A waiver shall be obtained or the semi-formal soccer field shall be removed / informalized.**
25. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. A thirty-foot (30’) frontage greenbelt is required along N. 14<sup>th</sup> Street and shall include one (1) tree per every thirty feet (30’) of frontage. Twelve (12) trees shall be required within thirty feet (30’) of the property line. **Acceptable as depicted if existing trees are shown on landscape plan and included in count.**
  - b. The applicant shall save as many existing trees as practicable, especially those labeled as “tree to be confirmed for removal by city” on the site demolition plan. Such saved trees shall be shown on the final landscaping plan.
  - c. Topsoil must be back filled to provide positive drainage of landscaped areas.
  - d. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
  - e. 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*.
  - f. The site is larger than ½ acre: landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted and must contain all construction details.
  - g. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
26. No new free-standing signs greater than forty-two inches (42”) from grade are permitted – any proposed signage must meet the requirements if low-profile signs per Toledo Municipal Code Title Nine – Sign Code.

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

27. 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.
28. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
29. 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.
30. 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.

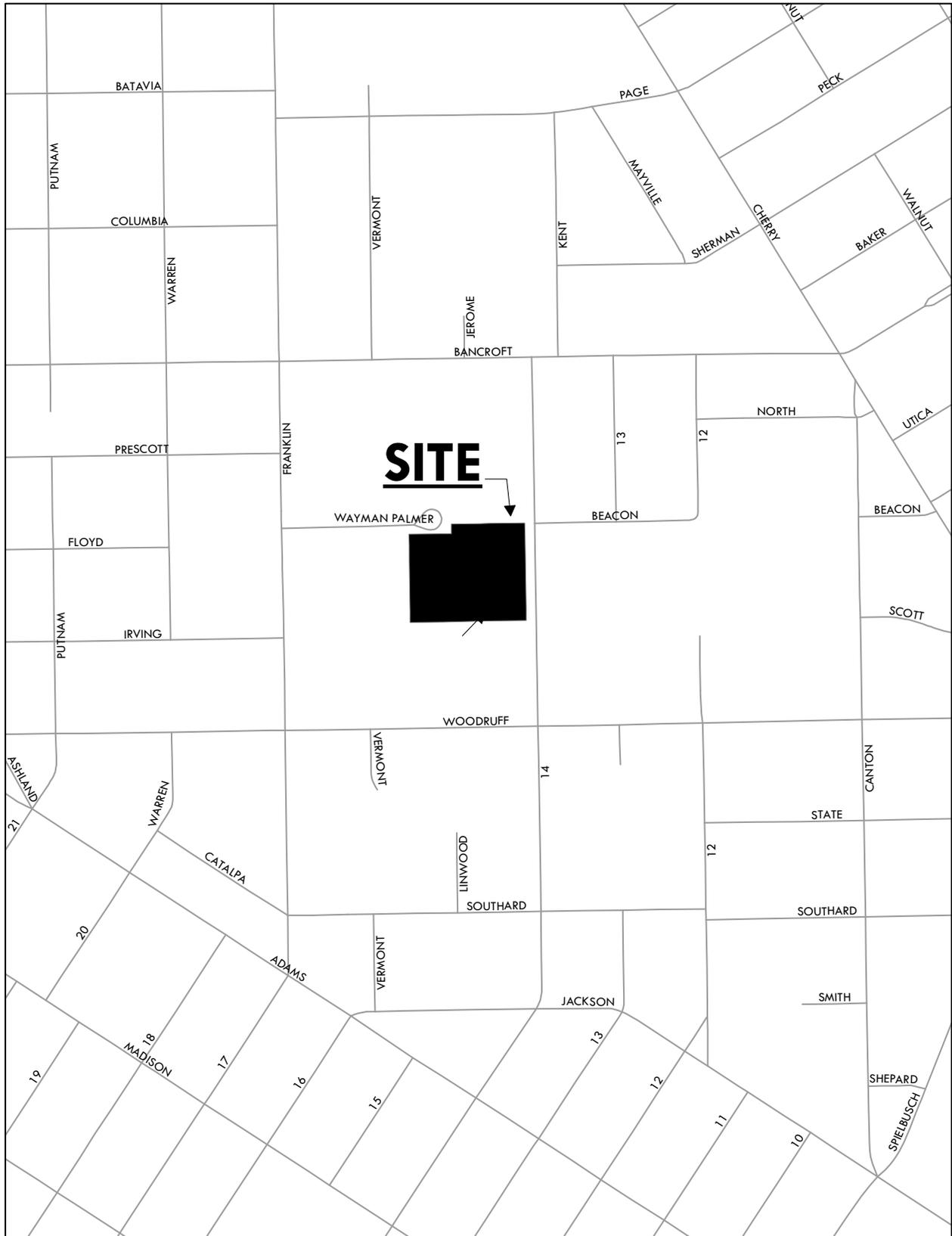
SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP-1021-24  
DATE: March 14, 2024  
TIME: 2:00 P.M.

CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: April 16, 2024  
TIME: 4:00 P.M.

AS  
Six (6) sketches follow

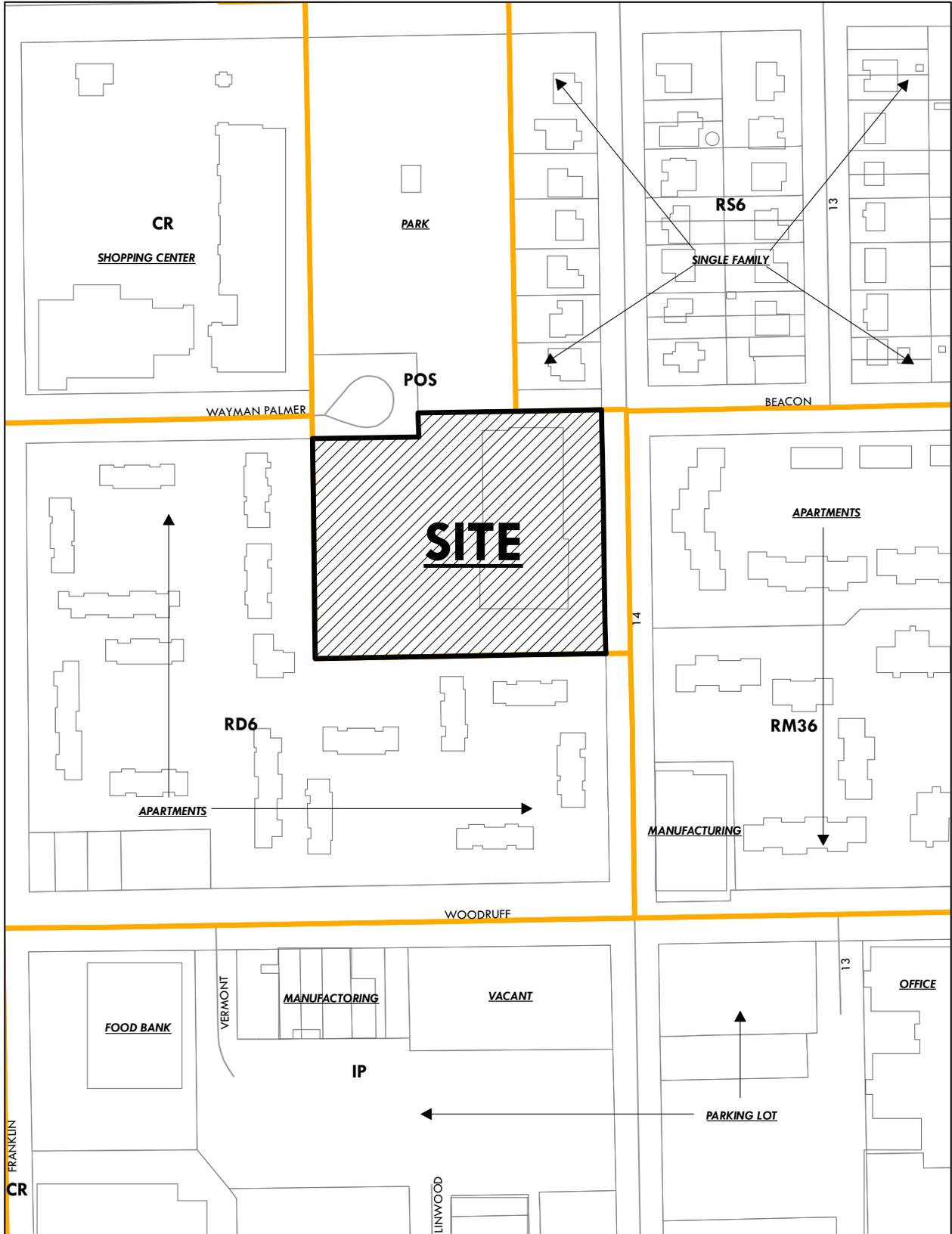
# GENERAL LOCATION

SUP-1021-24  
ID 9



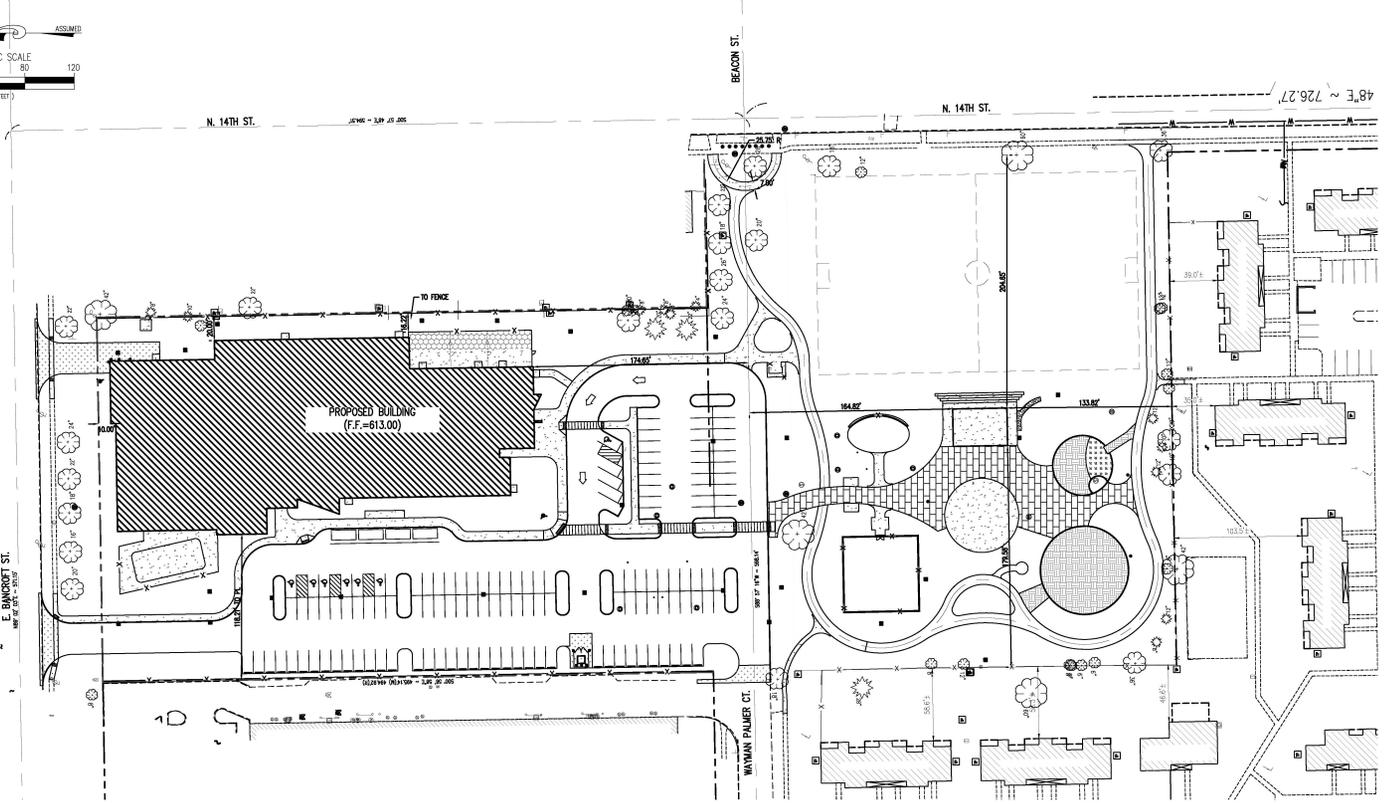
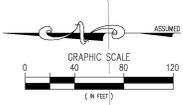
# ZONING & LAND USE

SUP-1021-24  
ID 9



# SITE PLAN

SUP-1021-24  
ID 9

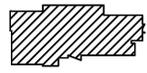


NOTES:  
PLEASE REFER TO LANDSCAPE PLANS  
FOR INEZ NASH PARK DETAILS

**PROPOSED LEGEND**

	PROPOSED ASPHALT PAVEMENT		PROPOSED PAVERS
	PROPOSED CONCRETE PAVEMENT		PROPOSED PLAY SURFACE
	PROPOSED CONCRETE WALK		PROPOSED DRAVEL PATH
	PROPOSED RUBBER MULCH		PROPOSED SAND PIT

THE  
COL  
LAB  
ORAT  
IVE



KEY PLAN

PROJECT TITLE  
City of Toledo  
Wayman Palmer  
YMCA and Inez  
Nash Park


DATE: 01/20/24    DRAWN FOR: PREPARE

TC JOB NO. 107087  
OWNER JOB NO.  
KLEINFELDER JOB NO. 20230469-001A

SHEET TITLE  
SITE DIMENSION  
PLAN

SHEET NO.  
C4.00



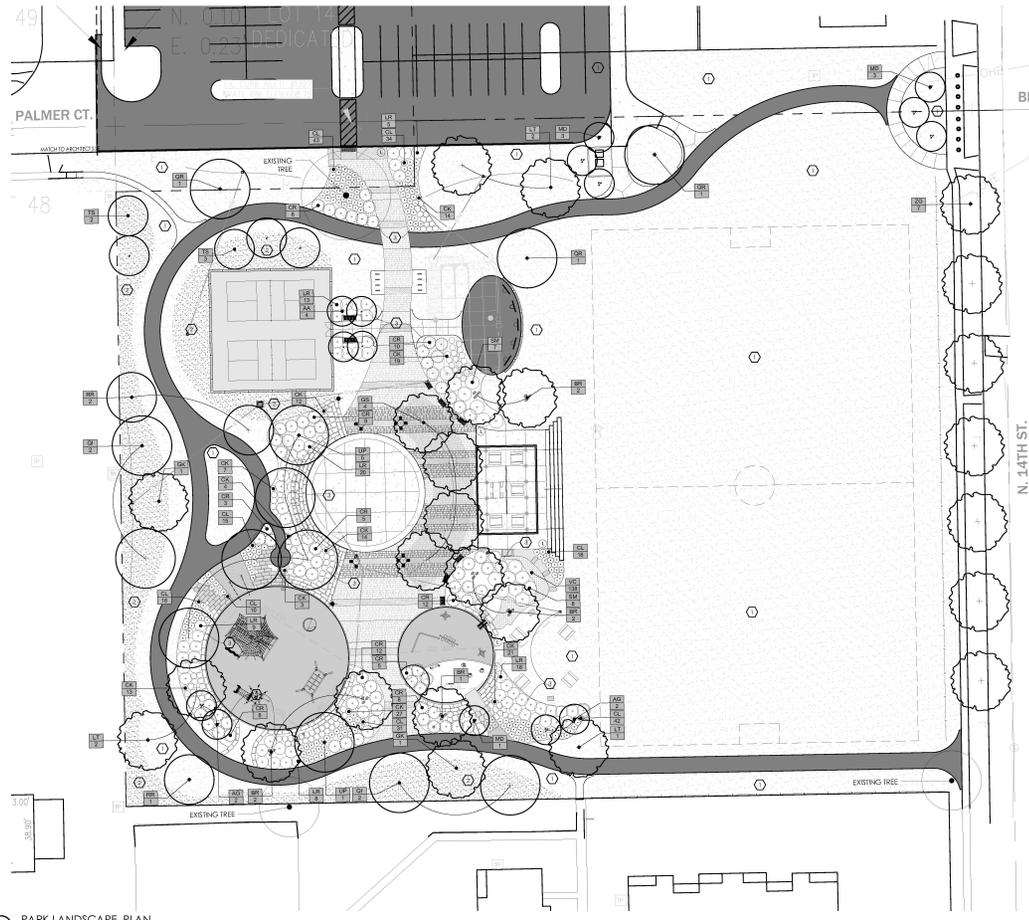
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# LANDSCAPE PLAN

SUP-1021-24  
ID 9



**GENERAL LANDSCAPE NOTES:**

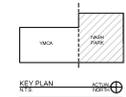
1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE IF THE RED LINE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR; REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL REED OR SOO ALL AREAS DISTURBED DURING CONSTRUCTION; SEE PLAN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSEYMEN STANDARDS.

**LANDSCAPE CONSTRUCTION NOTES:**

- ① LAWN AREA - PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. SEE SPECIFICATIONS FOR SEED MIX.
- ② NO MOW LAWN AREA - PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. SEE SPECIFICATIONS FOR SEED MIX.
- ③ LANDSCAPE AREA - REMOVE ALL EXISTING VEGETATION AND CONSTRUCTION DEBRIS FROM BED. FILL AREA WITH 12" TOPSOIL FROM ON-SITE STOCKPILE. MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. PROVIDE 3" MULCH BED OVER ENTIRE PLANT BED.

PLANT ID	BOTANICAL NAME
CONIFER TREES	
BT	BALTO RINGS
CB	COASTAL BLUE PINES
CC	COASTAL BLUE PINES
CD	COASTAL BLUE PINES
CE	COASTAL BLUE PINES
CF	COASTAL BLUE PINES
CG	COASTAL BLUE PINES
CH	COASTAL BLUE PINES
CI	COASTAL BLUE PINES
CJ	COASTAL BLUE PINES
CK	COASTAL BLUE PINES
CL	COASTAL BLUE PINES
CM	COASTAL BLUE PINES
CN	COASTAL BLUE PINES
CO	COASTAL BLUE PINES
CP	COASTAL BLUE PINES
CQ	COASTAL BLUE PINES
CR	COASTAL BLUE PINES
CS	COASTAL BLUE PINES
CT	COASTAL BLUE PINES
CU	COASTAL BLUE PINES
CV	COASTAL BLUE PINES
CONIFER TREES	
AA	AMERICAN SPRUCE
AB	AMERICAN SPRUCE
AC	AMERICAN SPRUCE
AD	AMERICAN SPRUCE
AE	AMERICAN SPRUCE
AF	AMERICAN SPRUCE
AG	AMERICAN SPRUCE
AH	AMERICAN SPRUCE
AI	AMERICAN SPRUCE
AJ	AMERICAN SPRUCE
AK	AMERICAN SPRUCE
AL	AMERICAN SPRUCE
AM	AMERICAN SPRUCE
AN	AMERICAN SPRUCE
AO	AMERICAN SPRUCE
AP	AMERICAN SPRUCE
AQ	AMERICAN SPRUCE
AR	AMERICAN SPRUCE
AS	AMERICAN SPRUCE
AT	AMERICAN SPRUCE
AU	AMERICAN SPRUCE
AV	AMERICAN SPRUCE
AW	AMERICAN SPRUCE
AX	AMERICAN SPRUCE
AY	AMERICAN SPRUCE
AZ	AMERICAN SPRUCE
BRUSH	
BA	BURNING BUSH
BB	BURNING BUSH
BC	BURNING BUSH
BD	BURNING BUSH
BE	BURNING BUSH
BF	BURNING BUSH
BG	BURNING BUSH
BH	BURNING BUSH
BI	BURNING BUSH
BJ	BURNING BUSH
BK	BURNING BUSH
BL	BURNING BUSH
BM	BURNING BUSH
BN	BURNING BUSH
BO	BURNING BUSH
BP	BURNING BUSH
BQ	BURNING BUSH
BR	BURNING BUSH
BS	BURNING BUSH
BT	BURNING BUSH
BU	BURNING BUSH
BV	BURNING BUSH
BW	BURNING BUSH
BX	BURNING BUSH
BY	BURNING BUSH
BZ	BURNING BUSH
SHRUBS	
CA	CAMPANULA
CB	CAMPANULA
CC	CAMPANULA
CD	CAMPANULA
CE	CAMPANULA
CF	CAMPANULA
CG	CAMPANULA
CH	CAMPANULA
CI	CAMPANULA
CJ	CAMPANULA
CK	CAMPANULA
CL	CAMPANULA
CM	CAMPANULA
CN	CAMPANULA
CO	CAMPANULA
CP	CAMPANULA
CQ	CAMPANULA
CR	CAMPANULA
CS	CAMPANULA
CT	CAMPANULA
CU	CAMPANULA
CV	CAMPANULA
CV	CAMPANULA

THE COLLABORATIVE



PROJECT TITLE  
City of Toledo  
Wayman Palmer  
YMCA and  
Nash Park

200 E Bancroft St  
Toledo, OH 43620

TO: JOB NO. 10509  
OWNER: OWNER  
SHEET TITLE  
PARK  
LANDSCAPE  
PLAN

SHEET NO.  
L4.01

7 - 15

1 PARK LANDSCAPE PLAN

