



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: December 6, 2024

REF: SUP24-00106

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Special Use Permit for new building for school at 2323 W Bancroft Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 5, 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for new building for school
Location	-	2323 W. Bancroft Street
Owner	-	Oblates of St. Francis de Sales High School 2323 Bancroft Street Toledo, OH 43607
Architect	-	Dave Koppelman 3232 Central Park West Toledo, OH 43607

Site Description

Zoning	-	RS9 & CO / Single-Dwelling Residential & Office Commercial
Area	-	± 26 acres
Frontage	-	± 1,375' along Bancroft Street
Existing Use	-	School
Proposed Use	-	School

Area Description

North	-	POS / Ottawa Park
South	-	RS9 / Calvary Cemetery
East	-	RS9 / School, church
West	-	RD6 & CO / Single-family Homes

GENERAL INFORMATION (cont'd)

Parcel History

SPR-20-05 - Minor Site Plan Review for parking lot expansion at St. Francis DeSales High School. Approved administratively with conditions 4/20/05.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant, St. Francis de Sales High School, is requesting a Special Use Permit for a new building on the south side of its property, adjacent to Don Kober baseball field. This new building (2,560 sf) will serve as storage and house two existing batting cages to support the development of the school's athletic training programs. Adjacent land uses include Ottawa Park to the north, Calvary Cemetery to the south, a school and church to the east, and single-family homes to the west.

Parking and Circulation

There are no proposed changes to the site's parking and circulation. The proposed new building will not increase parking demand or trigger need for parking improvements.

Landscaping

Per the Planning Director's request, the applicant has provided landscape screening along the western side of the site where the proposed new building abuts a residential district. The site plan depicts an existing fence with the addition of twelve (12) trees, the quantity of which is acceptable for the ninety-eight-foot (98') length of fence where they are proposed. The applicant shall submit type and species of the proposed trees to the Planning Director for final approval. No other landscape improvements are required.

Elevations

Institutional buildings are subject to TMC§1109.0500 *Building Façade Materials and Color*. The proposed metal material will be 26-gauge minimum and is considered a predominant material. Staff requests that the proposed exposed fasteners be revised and kept to a minimum. Due to the proximity of the proposed structure to the abutting residential district, the Planning Director also requested that the applicant revise the original elevations to depict earth-tone colors. In response, revised elevations were submitted that depict brown, charcoal, and slate shades, which are acceptable earth-tone colors.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan designates this area for institutional land uses, which is intended to preserve regional and local anchors which require large campus areas, such as high schools, colleges, and hospitals. Expansion should be sensitive to the well-being of neighbors. Staff recommends approval of the proposed new building as it is aligned with the Forward Toledo Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP24-00106, a Special Use Permit for new building for school at 2323 W. Bancroft Street, to 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)** – *Review & Decision-Making Criteria*], and
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics. [**TMC§1111.0706(B)** – *Review & Decision-Making Criteria*].

The Toledo City Plan Commission recommends approval of SUP24-00106, a Special Use Permit for new building for school at 2323 W. Bancroft subject to the following **eighteen (18)** conditions.

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. Drainage may not be directed or allowed to flow across the property line.

Water Distribution

2. Taps 2” and smaller do not require plan submittal and approval by Water Department; standards water fees apply.
3. Taps larger than 2” must submit detailed site utility plan for review, approval and fee assessment by Water Engineer. Plans must show all utilities within the right-of-way, water feature sizes and distances; include callouts for any new taps by the City of Toledo or tees by the contractor (example tap callout: “8”x4” tapping sleeve and valve by the City of Toledo at owner’s expense. Excavation, shoring, valve box, backfill and restoration by Contractor”).

PLAN COMMISSION RECOMMENDATION

Water Distribution (cont'd)

4. All supply lines to fire sprinkler systems must be at least 6" and must have a PIV (Post Indicator Valve) properly protected against mechanical damage.
5. Maintain 18" vertical clearance and 10' horizontal clearance with all other utilities.
6. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense (water kill permit).
7. All Commercial, Irrigation and Domestic services (in which there is a lawn irrigation system downstream of the Domestic Meter), must have a containment-type backflow device (RPZ) installed at the meter. A backflow assembly diagram has to be submitted and approved by Backflow Coordinator.
8. Water service is subject to the Rules and Regulations of the Department of Public Utilities.
9. See current Construction Standards for allowed materials.
10. Current Water General Notes must be included on plans.

Division of Sewer and Drainage Services

11. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
12. 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 two (2) years. An electronic copy (DVD/memory stick) shall be provided to S&SD demonstrating the lines cleaning and integrity.

Plan Commission

13. 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. Landscape screening along the western edge of the proposed new building to offer screening to the abutting residential district. **The twelve (12) proposed trees are**

PLAN COMMISSION RECOMMENDATION

Plan Commission (cont'd)

acceptable in terms of quantity, but the type and species shall be clarified on a revised landscape plan for final approval.

- b. Top soil must be back filled to provide positive drainage of the landscaped area;
 - c. 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;
 - d. 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;
 - e. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval;
 - f. Because the site is greater than ½ acre large, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details;
 - g. The location, height and materials for any fencing to be installed and maintained.
 - h. The location and direction of any proposed lighting shall be identified (lights are to be directed away from adjacent residential properties).
14. Elevations must adhere to TMC§1109.0500 *Building Façade Materials and Color*. **The proposed metal material will be 26-gauge minimum and is considered a predominant material and is acceptable, however, Staff requests that the proposed exposed fasteners be revised and kept to a minimum.**
15. 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 Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.

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PLAN COMMISSION RECOMMENDATION

Plan Commission (cont'd)

16. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in **TMC§1111.0707** have not been met.
17. 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. Major adjustments will require an amendment to the Special Use Permit.
18. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

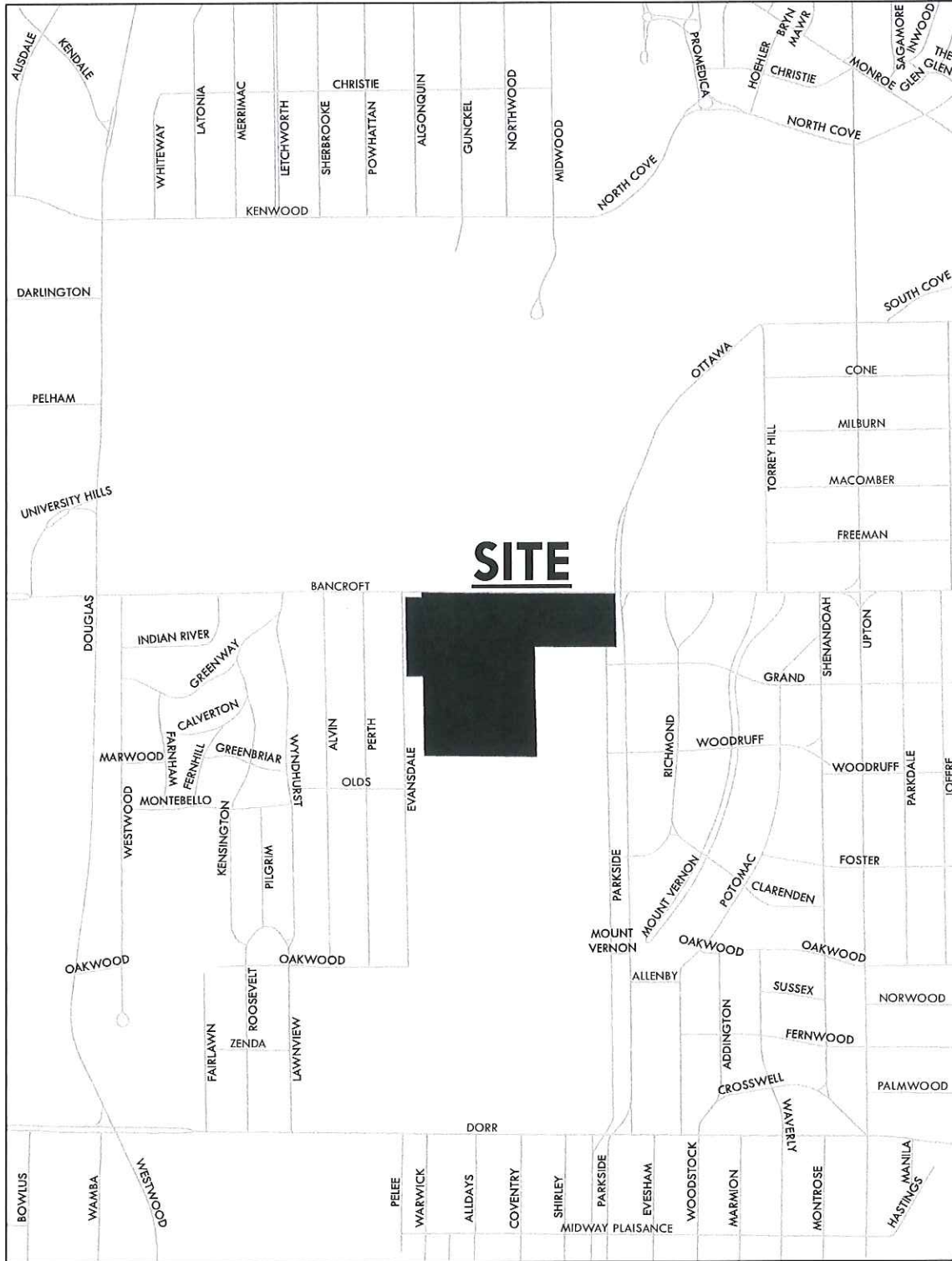
MJM

Five (5) sketches follow

Cc: Dave Koppelman, 3232 Central Park West, Toledo, OH 43607
Oblates of St. Francis de Sales High School, 2323 W Bancroft Street, Toledo, OH 43607
Lisa Cottrell, Deputy Director
Mara Momenee, Planner

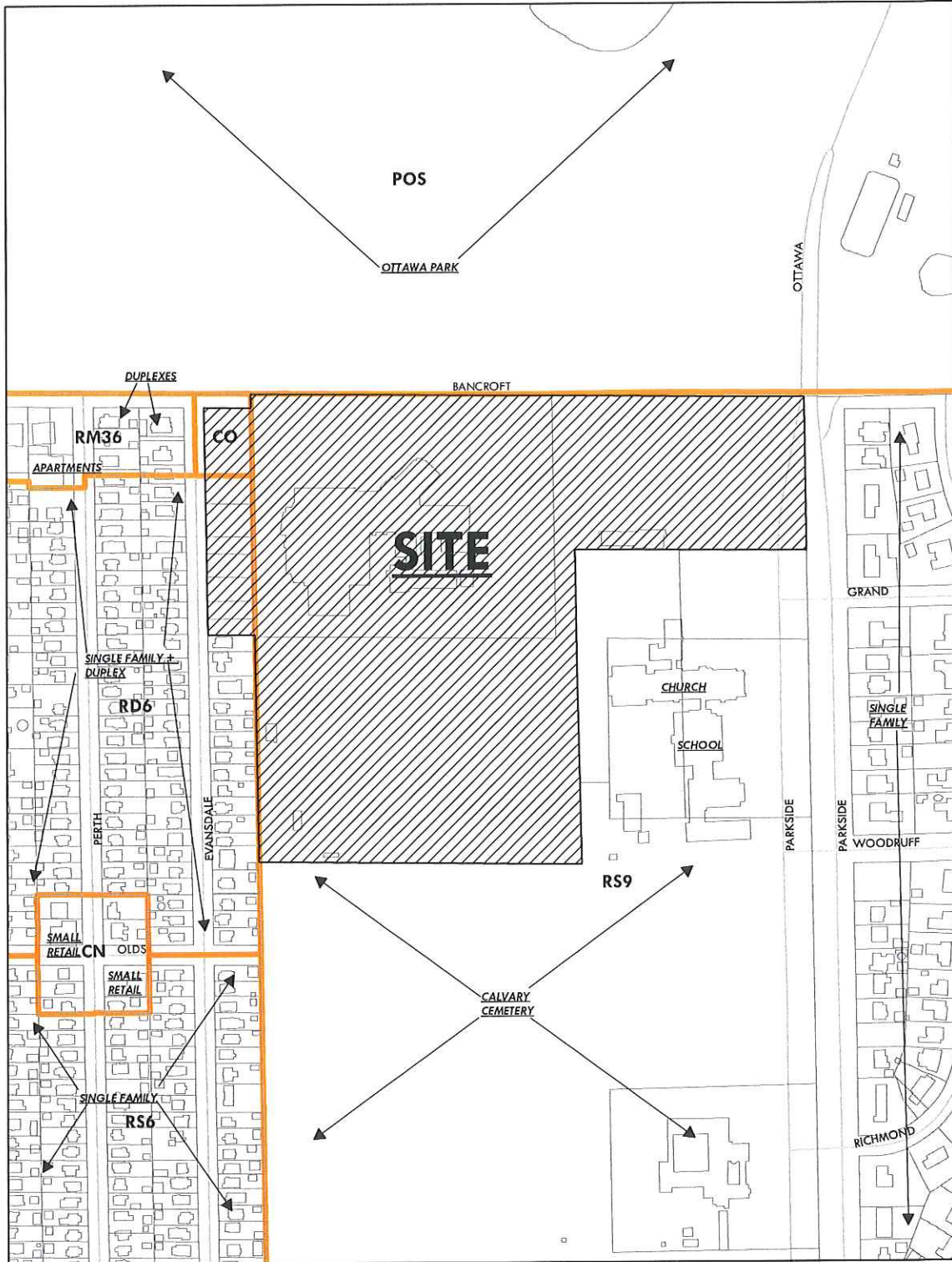
GENERAL LOCATION

SUP24-00106
ID 36



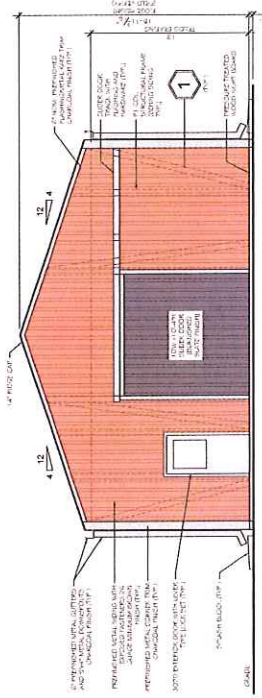
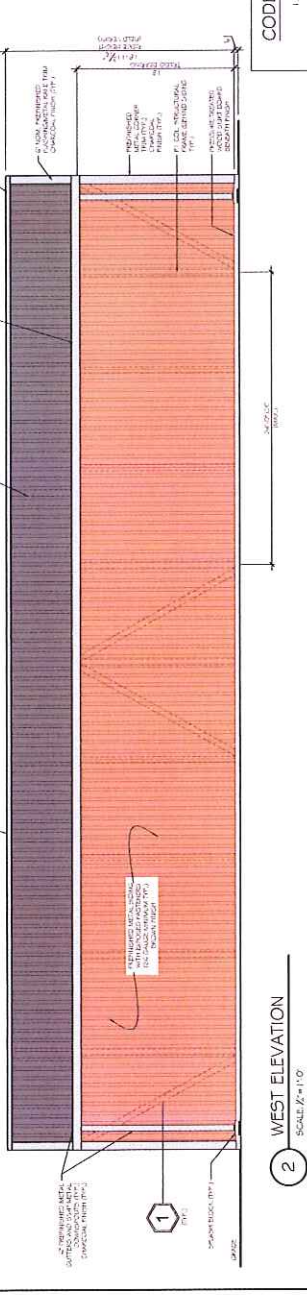
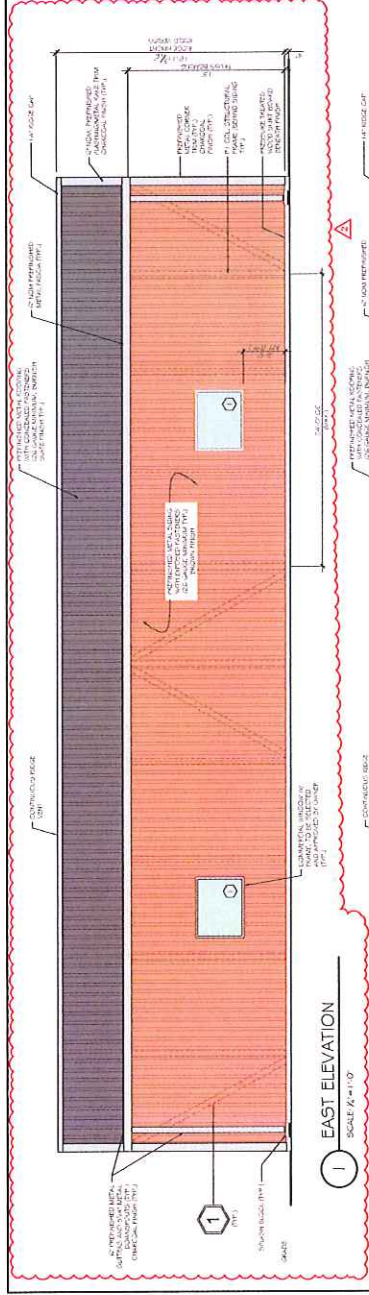
ZONING & LAND USE

SUP24-00106
ID 36



ELEVATIONS

SUP24-00106
ID 36



NOTE: NORTH ELEVATION TYPICAL OPPOSITE HAND

1 CODED NOTE

1. SEE GENERAL NOTES FOR FINISH REQUIREMENTS
2. INSTALL BRACES ON BACKSIDE OF WALL CIPS ANCHOR TO COLUMN BASE AT SIGHT BOARD TRANSITION
3. EXTEND BRACES UP AND ANCHOR TO COLUMN AT HEADER TRANSITION (TYP.)

GENERAL NOTES

1. REFER TO CONTRACT FOR MATERIALS AND FINISHES. SEE CONDITIONS.
2. REFER TO SCHEDULE FOR MATERIALS AND FINISHES. SEE CONDITIONS.
3. REFER TO SCHEDULE FOR MATERIALS AND FINISHES. SEE CONDITIONS.
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EXTERIOR FINISH KEY

- PREPARED METAL SHEET AND FINISH
- PREFINISHED METAL SHEET
- PREFINISHED METAL SHEET WITH FINISH
- PREPARED METAL SHEET AND FINISH

ISSUED FOR REVIEW
11/13/2024

ST FRANCIS DE SALES HIGH SCHOOL
ATHLETIC PRACTICE BUILDING
2323 BANCROFT ST., TOLEDO, OHIO 43607

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NO.	REVISION	DATE
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ELEVATIONS

NO.	REVISION	DATE
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