

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 14, 2023

REF: SUP-5008-23

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

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

SUBJECT: Special Use Permit for a Community Recreation-Active at 2053 N 14th St.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 13, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for Community Recreation-Active
Location	-	2053 N 14 th Street
Applicant	-	Brad Toft, President YMCA of Greater Toledo 6465 Sylvania Ave Sylvania, OH 43560
Owner	-	City of Toledo 1 Government Center Suite 2250 Toledo, OH 43604
Engineer	-	Kleinfelder 101 Clinton St, Suite 1300 Defiance, OH 43512
Architect	-	The Collaborative One Seagate Park, Level 118 Toledo, OH 43604

Site Description

Zoning	-	POS / Parks and Open Space
Area	-	±6.81 Acres

GENERAL INFORMATION (cont'd)

- | | | |
|--------------|---|--|
| Frontage | - | ±375' along N 14 th Street
±290' along E Bancroft St
±70' along Wayman Palmer Court |
| Existing Use | - | Park and YMCA |
| Proposed Use | - | Park and YMCA |

Area Description

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

Combined 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 (*Companion Case*)

Applicable Regulations

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

STAFF ANALYSIS

The applicant, the Toledo YMCA, in coordination with the City of Toledo, is requesting a Special Use Permit for Community Recreation-Active at 2053 N 14th Street in order to construct a new YMCA building. The ±6.81 acre site is compromised of two parcels and a portion of Wayman Palmer Court (which the applicant has petitioned to vacate in companion case V-280-23). The northern parcel is occupied by Inez Nash Park, a public park containing a walking path, playground, and shelter. The southern parcel is occupied by the current Wayman Palmer YMCA, and its associated parking lot. 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. A Special Use Permit is required for community recreation-active in POS Parks and Open Space Zoning. The current Wayman Palmer YMCA was constructed prior to the requirement for a Special Use Permit, therefore there is no SUP on file to amend.

The new layout for the site relocates the YMCA building to the northern portion of the site, bringing it closer to Bancroft – the nearest major road. The southern portion is planned to become a new park, however the creation of said park’s amenities is not within the scope of this SUP.

Community Recreation – Active

Per TMC§1106.0800 – Parks and Open Space Dimensional Standards, buildings must be set back at least twenty feet (20’) from side and rear lot lines that abut RS or RD districts. Buildings may be no taller than thirty-five feet (35’). The proposed structure conforms to these requirements. Buildings must be at least twenty-five feet (25’) from all street and place rights-of-way. The proposed structure is ten-feet (10’) from the right-of-way line abutting Bancroft. A waiver shall be required, however staff supports the waiver because Bancroft historically was characterized by minimized setback and pre-sprawl building patterns.

Additionally, any playground, sport court, or other active recreation are must be set back at least fifty (50) feet from any RS or RD district. The site plan proposes an outdoor play-area just over sixteen (16) feet from the property line abutting an RS district. A waiver shall be required, however because this space is intended for supervised care during operating hours and not public use, staff supports this waiver.

Parking and Circulation

The new layout moves parking to the northern portion of the site to serve the new YMCA building. Parking enters from the vacated section of Wayman Palmer Court (Companion Case V-280-23), and introduces a second drive-way from Bancroft. The new parking area provides one-hundred and thirty-seven (137) parking spaces. 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

STAFF ANALYSIS (cont'd)

parking study provided by the applicant. The applicant shall be required to submit justification for the proposed one-hundred and thirty-seven (137) spaces.

A portion of the total number of required off-street parking spaces must be specifically designated, located, and reserved for use by persons with physical disabilities. According to the table in TMC§1107.1701 – *Number of Required Parking Spaces for Persons with Disabilities*, the applicant is required to provide at least one (1) van accessible space with an eight-foot (8') drive aisle and four (4) car accessible spaces with five-foot (5') drive aisles for persons with physical disabilities. The parking area provides eight (8) van accessible areas, and is acceptable as depicted. Per comments from the Division of Transportation, accessible spaces shall be moved closer to the primary accessible entrance.

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 proposed plan requires fourteen (14) bicycle parking spaces. A bicycle rack area is shown to the west of the building. Hardware and spacing of bicycle parking spaces is not indicated and shall be required on a revised site plan. Based on the forty-four (44) foot pad, it is estimated twenty-two (22) bicycle spaces can fit in the area. The applicant is strongly encouraged to locate a set of bike racks on the southern edge of the parking lot as well, to accommodate park usage.

Additionally, there must be safe, adequate, and convenient arrangement of pedestrian walkways, bikeways, roads, driveways, and off-street parking and loading spaces within off-street parking areas. The proposed plan provides pedestrian access from Bancroft, N 14th, and Wayman Palmer Court. Crossings and a clear pedestrian path is provided through the parking lot. The proposed pedestrian flow is adequate.

Landscaping

Per **TMC§1108.0202 – Frontage Greenbelts**, sites are required to provide a minimum thirty-foot (30') wide frontage greenbelt and contain at least one (1) tree for every thirty feet (30') of frontage. Staff support for the waiver of building setback extends to support for the waiver of the thirty-foot (30') greenbelt. In lieu, a ten-foot (10') greenbelt is provided along Bancroft. Landscaping shown in the right-of-way shall be preserved per the provided landscaping plan. However, additional plantings shall be required within the properties boundaries. Nine (9) trees shall be provided within the ten (10) to thirty (30) feet of the property line along Bancroft. Landscaping in the southern portion of the site shall be reviewed in full at the time of park redevelopment. Where facing the roadway, shrubs are required along all parking lots. A solid row of ever-green shrubs shall be required along the northern sidewalk adjacent to the splash pad. A continuous line of shrubs shall also be required to the east of the parking lot where the parking area is visible from abutting residential properties.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

Within parking lots two (2) canopy trees are required per each ten (10) parking spaces. Additionally, six (6) shrubs are required per ten (10) parking spaces. Trees and shrubs do not have to be equally spaced, but may be grouped. Twenty-seven (27) trees, and eighty-four (84) shrubs are required. Twenty (20) interior trees are provided, an additional seven (7) trees shall be required. The total one-hundred and sixty-one (161) provided interior shrubs are acceptable as depicted. Due to the size of the building, forty-three (43) trees are required per TMC§1108.0205. The applicant intends to use three (3) trees greater than 36-inch caliper for a total of thirty (30) tree credits, as well as six (6) trees worth one credit a piece. Combined with proposed plantings the total number of trees. Given the adjacent park, and ample plantings provided, the reduction is acceptable as depicted. Foundation planting is required along all portions of the building visible from the roadway. Foundation plantings shall be required along the front of the building facing Bancroft. A six-foot privacy fence is proposed adjacent to the neighboring residential uses, and is acceptable as depicted. In order to assist in screening the building a type A landscape buffer per TMC§1108.0203E shall be required including one fifteen (15) shrubs and four (4) trees per one-hundred linear feet adjacent to the residentially zoned parcels to the east.

A masonry trash enclosure with a louvered gate is proposed on the eastern portion of the parking area. Said dumpster location is not acceptable due to its close proximity to residential parcels per TMC§1108.0203G5. The dumpster shall need to be relocated nearer to the interior of the site or the commercial uses to the west.

Building Design and Materials

The proposed structure is subject to TMC§1109.0500 building façade materials and color. Furthermore, it is subject to the design standards of TMC§1109.0200 Commercial, mixed use, and institutional design standards. Each elevation submitted shall be addressed individually:

The south elevation, which faces the new area planned to be the park, is composed of 31.2% dark-colored architectural metal siding (shown on the plan as MP-2), 15.9% split-face architectural brick (shown on the plan as BRK-1), 35.1% light-colored architectural metal siding (shown on the plan as MP-3), 9% fiber-cement plank (shown on the plan as FC-1), 6.9% glazing, and 2% perforated metal screening (MP-1). The south elevation is acceptable as depicted. Architectural elements such as a brick base treatment, windows, and varied massing break up the elevation for an appealing pedestrian scale.

The north elevation, which faces Bancroft, is composed of 19.1% dark-colored architectural metal siding, 34.7% split-face architectural brick, 0% light-colored architectural metal siding, 0% fiber-cement plank, 9.5% glazing, and 36.7% perforated metal screening. The materiality is acceptable. The elevation prominently features "TOL" as a decorative element. The right half of the elevation is broken up adequately. A one-inch (1") recess is provided on the left half to minimize the massing. The north elevation is acceptable as depicted.

STAFF ANALYSIS (cont'd)

Building Design and Materials (cont'd)

The east elevation, which faces the neighboring residences, is composed of 49.6% dark-colored architectural metal siding, 12.3% split-face architectural brick, 33.6% light-colored architectural metal siding, 0.8% fiber-cement plank, 2.6% glazing, and 1% perforated metal screening. A change in color of the metal is utilized to reduce the apparent massing of the wall. Furthermore, a brick base treatment is applied to the elevation to add a distinct base to the elevation. The proposed design is acceptable as presented.

The west elevation, facing the neighboring commercial plaza and the interior parking lot, is composed of 18.3% architectural metal siding, 19.6% split-face architectural brick, 21.2% light-colored architectural metal siding, 8.3% fiber-cement plank, 14.7% glazing, and 17.9% perforated metal screening. The elevation is broken up by several design elements and includes ample glazing. The west elevation is acceptable as presented.

Neighborhood Meeting

Pursuant to TMC§1111.0200 – Neighborhood Meetings, the Director has determined the application warrants a neighborhood meeting to be held prior to the Plan Commission hearing. The neighborhood meeting is scheduled for July 11th, 2023 at 6:15 p.m. at the existing Wayman Palmer YMCA.

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.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-5008-23, a Special Use Permit for Community Recreation-Active at 2053 N 14th Street 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 Toledo City Plan Commission recommend approval of the following three (3) waivers:

PLAN COMMISSION RECOMMENDATION (cont'd)

Chapter 1106.0800 – Parks and Open Space District Intensity and Dimensional Standards
1106.0802 – Minimum Required Setbacks

- A. Building and off-street parking areas must be set back at least 25 feet from all street and place rights-of-way

Approve of a waiver to allow ten-foot (10') setback from Bancroft in order to help establish a street-wall in an older neighborhood, and create a welcoming entrance to the facility and park.

Chapter 1106.0800 – Parks and Open Space District Intensity and Dimensional Standards
1106.0802 – 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 from RS or RD districts for the outdoor play area shown on the plan. The proposed play area is screened with a separate gate, and not intended for public use outside of supervised hours.

Chapter 1108.0200 – Landscape Standards
1108.0202 – Frontage Greenbelt

3. Frontage greenbelts shall be a minimum width of 15 feet. For properties over 5 acres and/or those with over 500 feet of frontage, the frontage greenbelt shall be a minimum of 30 feet wide measured perpendicular from the street or place right-of-way abutting the property.

Approve of a waiver to allow ten-foot (10') greenbelt from Bancroft in order to help establish a street-wall in an older neighborhood, and create a welcoming entrance to the facility and park.

The Toledo City Plan Commission recommends approval of SUP-5008-23, a Special Use Permit for Special Use Permit for Community Recreation-Active at 2053 N 14th, to the Toledo City Council, subject to the following **fifty-two (52)** 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

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.
4. Existing utility easements and/or right-of-way, over existing public water mains that will remain City-owned and in service, shall be retained by the City of Toledo.
5. Contact the Division of Engineering and Construction Management for information regarding alignment of existing water mains and water service lines, and revise accordingly.
6. Privately-owned fire hydrants shall be installed on private property and not in the City right-of-way or easement areas. For example, the proposed private hydrant along Bancroft shall be installed outside of the City right-of-way. The existing hydrant proposed to be relocated, will be removed by the City of Toledo and a main-line valve shall be installed just outside of City right-of-way and easements. The portion of the existing water line from the newly installed valve in the relocated hydrant will convert to a privately owned water main and will no longer be the responsibility of the City of Toledo.
7. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
8. The stormwater plan can be considered substantially complete for site plan purposes, but further stormwater review is necessary for approval of a construction permit. The review necessary for it begins with a full submittal of multiple items as outlined on the regional submittal cover sheet, listed under the heading for submittal step 1: <https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>
9. Toledo infrastructure requirements for stormwater management of a project of this size are per the document available online in the drop down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

10. Following the stormwater review, additional items are needed for final approval:
 - 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.

11. 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:
 - 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.'

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

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

14. The existing portion of the public sewer on the property, which is not being abandoned, shall become private and the responsibility of the property owner to maintain.

Water Distribution

15. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.

16. Detailed plans for the proposed water main shall be submitted to the Division of Water Distribution for review and approval.

17. The water meter setting detail, including meter bypass (if applicable) and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S Erie Street, Toledo, OH 43604 for review and approval. Approval of site utility plan is contingent on approval of meter setting and backflow preventer.

PLAN COMMISSION RECOMMENDATION (cont'd)

Water Distribution (cont'd)

18. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ (800) 414-4990. Contact the Division of Water Distribution to verify the backflow prevention requirements for the site.
19. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
20. Plans must be submitted to Fire Prevention review and approval.
21. Sheet C3.00:
 - a. Have the existing water kills called out (redline plans attached to email, available in Plan Commission offices).
 - b. Call out the relocation of the existing fire hydrant.
22. Sheet C6.01:
 - a. Coordinate revisions with Sheets C3.00 and C6.03.
23. Sheet C6.03:
 - a. Show valve box located near the tap. May want to move proposed water main east so valve box doesn't fall in curb line.
 - b. Revise per sketch provided on attached markups.
24. Sheet C8.02:
 - a. Provide updated Water General Notes (attached to e-mail, available in Plan Commission offices).

Sewer & Drainage Services

Comments not received at time of print.

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PLAN COMMISSION RECOMMENDATION (cont'd)

Environmental Services

25. 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.
 - 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.
26. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
27. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
28. 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
29. 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.

Fire Prevention

30. The fire hydrant proposed for the SW corner of the building needs to be supplied by an eight (8) inch water main per City of Toledo Municipal Code, Rule 6 Fire Services Features, #2, Section 507.5.3 #a.
31. The proposed new building will require compliance with all applicable fire sprinkler and alarm, building, electrical, mechanical and plumbing code requirements.

Transportation

32. Painted ground directional arrows are required to indicate where one-way traffic is being utilized to prevent wrong way traffic flow.

PLAN COMMISSION RECOMMENDATION (cont'd)

Transportation (cont'd)

33. The accessible parking space must be the closest space to the accessible entrance per the Americans with Disabilities Act (ADA. (Accessible parking in question is shown on south side of building).
34. Traffic Management recommends angled parking to be changed to perpendicular parking if one-way traffic is not being utilized.

Plan Commission

35. Per TMC§1107.0600 – Off-Street Parking Schedule “D”, the applicant shall submit an off-street parking study to ensure parking is adequate. **Applicant shall provide documentation stating the potential number of attendees, hours of operation, and details of the uses contained within the center.**
36. Wayman Palmer Court as utilized within the scope of this plan shall be vacated.
37. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. Four (4) Car spaces and one (1) van spaces are required. **Acceptable as depicted.**
38. Per TMC§1107.0400, Off-Street Parking Schedule “A” requires one (1) bicycle parking slot per ten (10) parking spaces. **Not acceptable as depicted, exact rack placement shall be specified, location and dimensions acceptable.**
39. Future redevelopment of Inez Nash Park shall require an amendment to the Special Use Permit.
40. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities.
41. All outdoor play areas must be a minimum of fifty (50) feet from adjacent residential uses. **A waiver shall be obtained or the play area shown to the east of the building shall be relocated.**
42. A minimum twenty-five-foot setback from the right-of-way shall be maintained. **A waiver shall be obtained or the building shall be relocated. Relocation may require an amendment of this Special Use Permit.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

43. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
44. The location of the dumpster is **not acceptable as depicted**. The six-foot masonry enclosure is acceptable, however shall be moved to the interior of the site or nearer the commercial uses and away from the residential district to the east.
45. Color elevations, including a breakdown of materials by percentage for each elevation, shall be submitted. **Acceptable as submitted**
Elevations breakdown by material as follows:
 - a. South: 31.2% dark-colored architectural metal siding (shown on the plan as MP-2), 15.9% split-face architectural brick (shown on the plan as BRK-1), 35.1% light-colored architectural metal siding (shown on the plan as MP-3), 9% fiber-cement plank (shown on the plan as FC-1), 6.9% glazing, and 2% perforated metal screening (MP-1)
 - b. North: 19.1% dark-colored architectural metal siding, 34.7% split-face architectural brick, 0% light-colored architectural metal siding, 0% fiber-cement plank, 9.5% glazing, and 36.7% perforated metal screening
 - c. East: 49.6% dark-colored architectural metal siding, 12.3% split-face architectural brick, 33.6% light-colored architectural metal siding, 0.8% fiber-cement plank, 2.6% glazing, and 1% perforated metal screening.
 - d. West: 18.3% architectural metal siding, 19.6% split-face architectural brick, 21.2% light-colored architectural metal siding, 8.3% fiber-cement plank, 14.7% glazing, and 17.9% perforated metal screening
46. 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. The minimized ten-foot (10') greenbelt is acceptable as depicted in width, however one (1) tree per thirty (30) feet of frontage is required. Nine (9) trees shall be required within thirty (30) feet of the property line adjacent to Bancroft. Trees in the right-of-way shall not be credited. **Not acceptable as depicted**.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

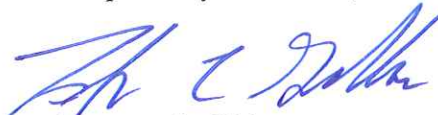
- b. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway, or which is visible from an immediately adjacent property, and must include a continuous shrub row with a minimum height eighteen inches (18"). **Not acceptable as depicted: Additional shrubs required along the northern portion of the parking lot facing Bancroft and eastern portion facing residential.**
- c. Interior landscaping must be installed in all parking areas including twenty (20) square feet of landscaped area per parking space and two (2) trees per ten parking spaces and six (6) shrubs per ten (10) parking spaces. **Acceptable as depicted.**
- d. Concrete drainage structures must be located to provide maximum benefit for stormwater treatment effectiveness, and must also be mostly concealed within the side slope, and be surrounded by landscape screening rather than visibly protruding into the landscaping.
- e. Foundation plantings shall be provided along the northern and eastern elevations. **Not acceptable as depicted.**
- f. Screening shall be provided between the structure and residences to the east. **Acceptable as depicted.**
- g. Topsoil must be back filled to provide positive drainage of the landscape areas;
- h. 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;
- i. 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;
- j. The location, height, and materials for any fencing to be installed and maintained;
- k. 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;
- l. The location and direction of any proposed lighting (**any lighting is to be directed away from adjacent residential properties**).

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

47. No fence, sign structure or planting which obstructs visibility between 42 inches and 84 inches above grade shall be maintained within 23 feet of the curb or pavement edge of any street.
48. No new free-standing sign greater than 42" from grade shall be permitted. Only monument signs shall be allowed.
49. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in **TMC§1111.0707** have not been met.
50. 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.
51. 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.
52. 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.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

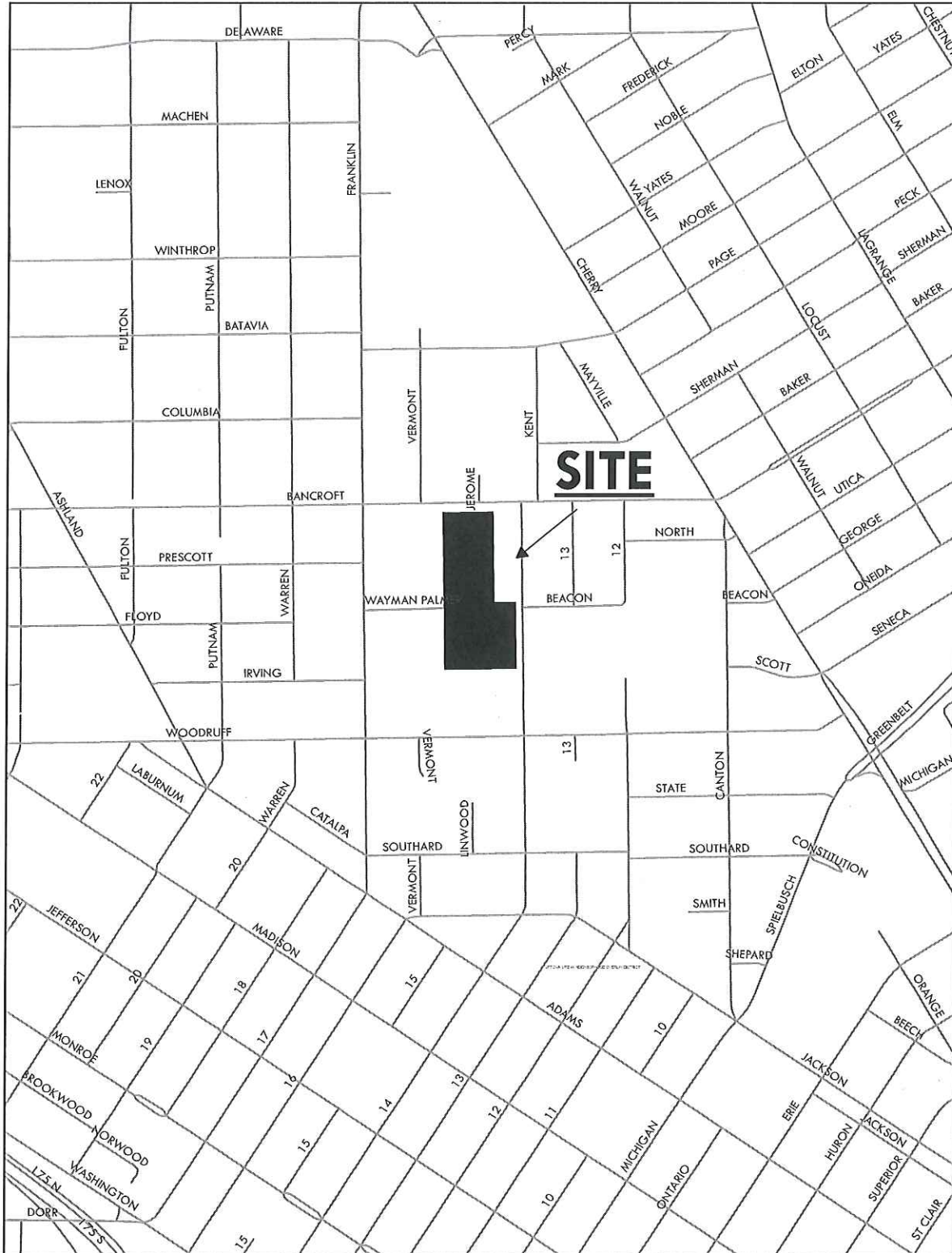
JGL

Four (4) sketches follow

Cc: Applicants
Lisa Cottrell, Administrator
Jonny Latsko, Planner
Commissioner, Division of Engineering Services
Environmental Services (*digital*)
Sewer & Drainage Services
Commissioner, Division of Transportation

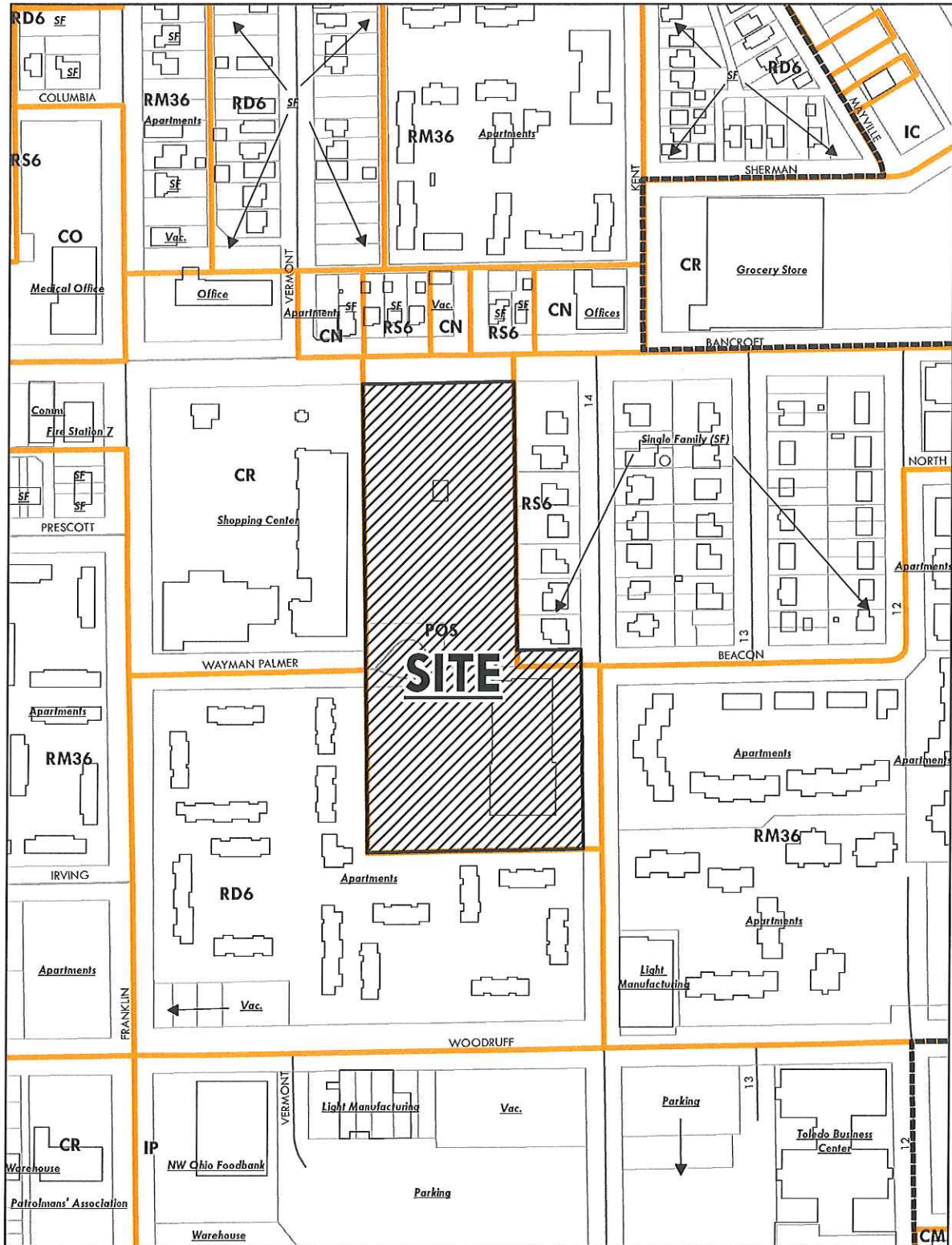
GENERAL LOCATION

SUP-5008-23
ID 9



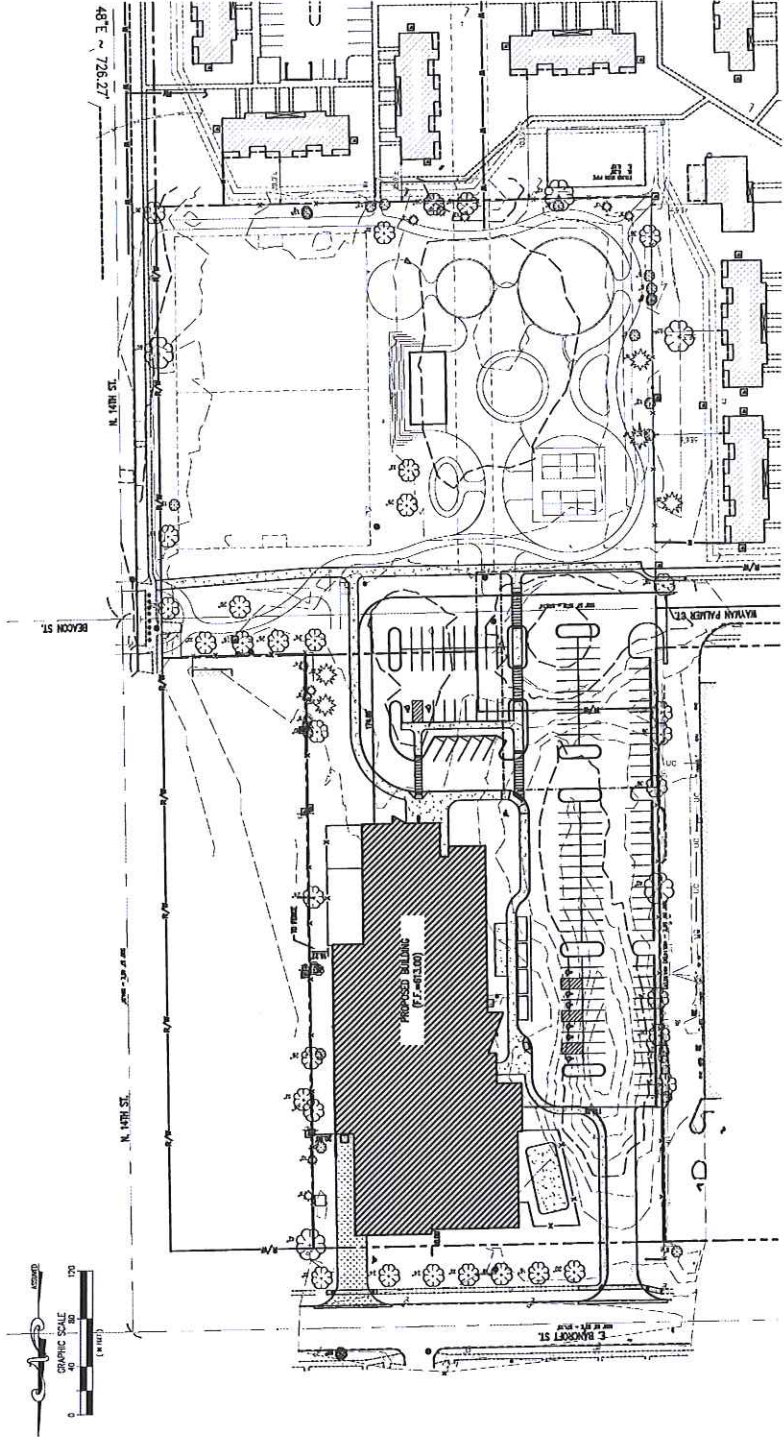
ZONING & LAND USE

SUP-5008-23
ID 9



SITE PLAN

SUP-5008-23
ID 9



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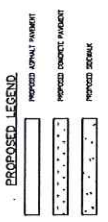
PROJECT TITLE
City of Toledo
Wayman Palmer
YMCA

DESIGNED BY
KLEINFELDER

DATE
10/15/13

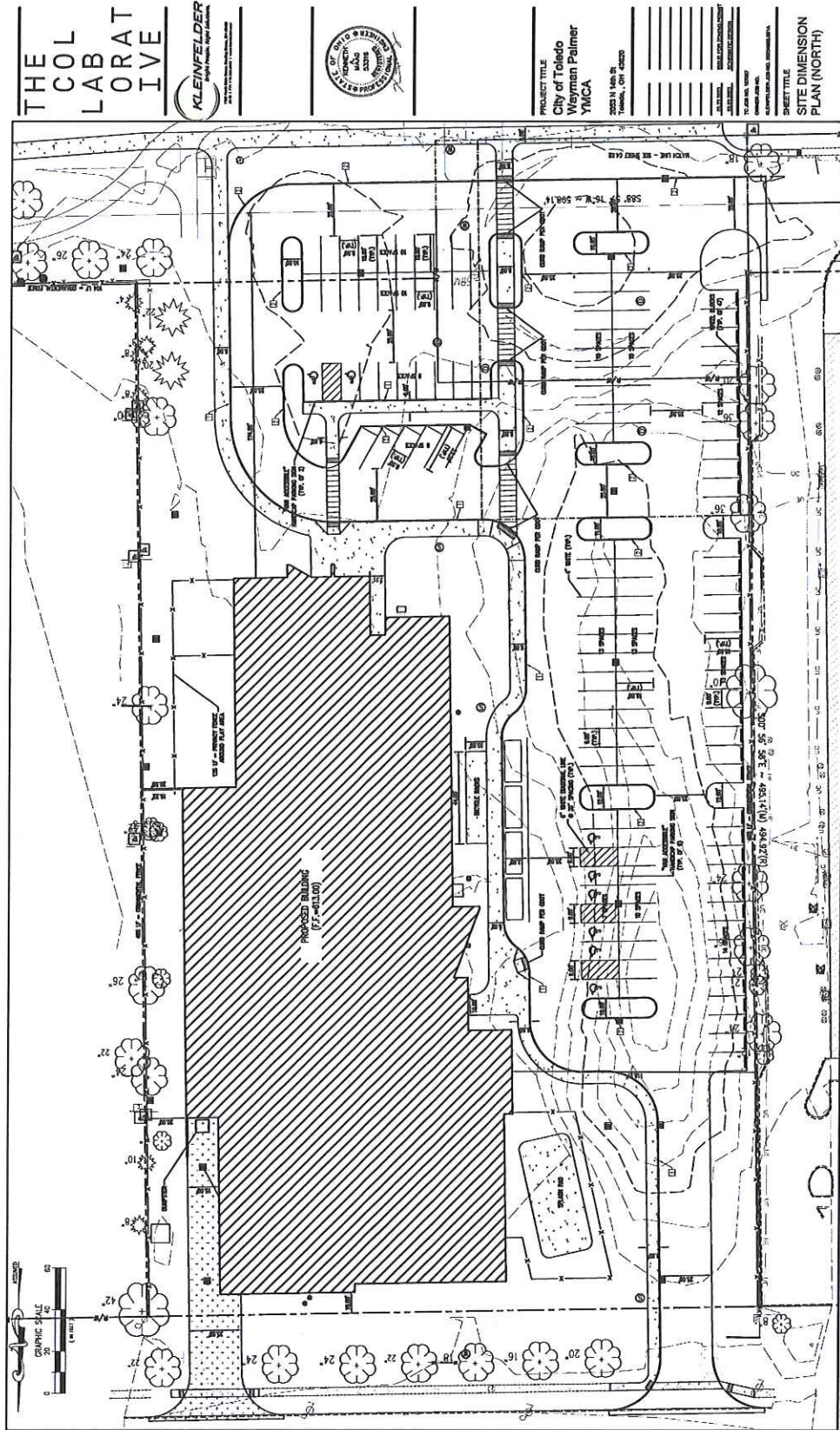
SHEET TITLE
SITE DIMENSION
PLAN

SHEET NO.
C4.00



SITE PLAN - SUBJECT SITE

SUP-5008-23
ID 9



THE COLLABORATIVE



PROJECT TITLE
City of Toledo
Wayman Palmer
YMCA

DATE: 11/14/18
DRAWN: J. D. COOPER
CHECKED: J. D. COOPER

SCALE: AS SHOWN
SHEET TITLE
SITE DIMENSION
PLAN (NORTH)

SHEET NO.
C4.01



PROPOSED LEGEND

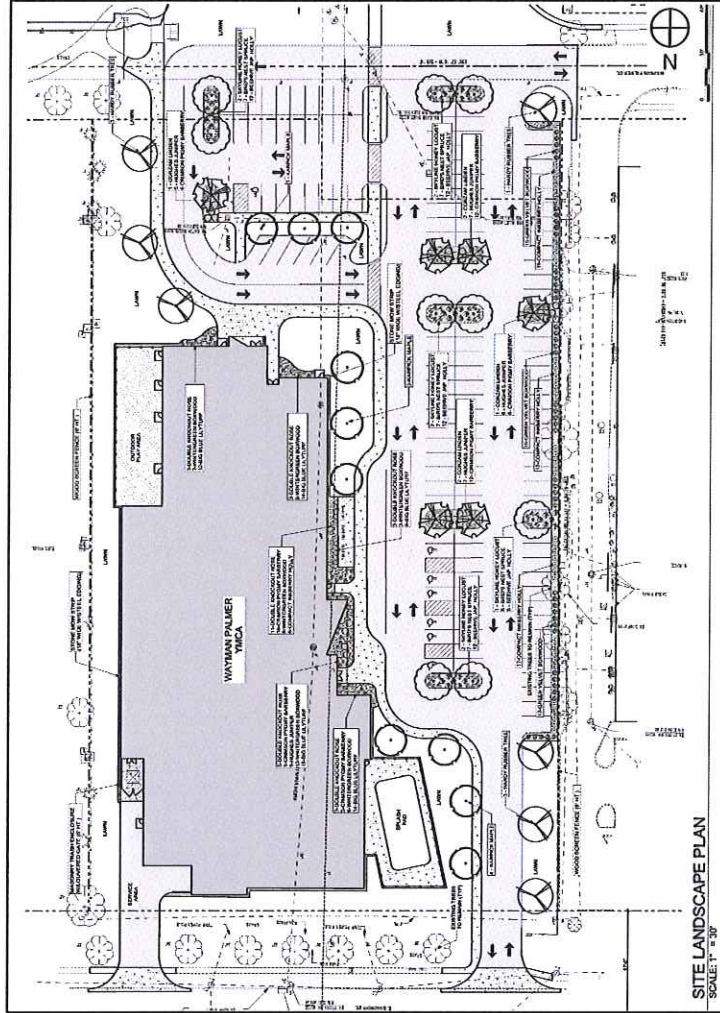
[Solid Line]	PROPOSED CONCRETE CURB
[Dashed Line]	PROPOSED ASPHALT DRIVE AND DRIVE PER
[Dotted Line]	PROPOSED DRIVEWAY
[Stippled Area]	PROPOSED DRIVEWAY
[Cross-hatched Area]	PROPOSED DRIVEWAY

EXISTING LEGEND

[Dotted Line]	EXISTING DRIVE AND DRIVE PER
[Dashed Line]	EXISTING DRIVEWAY
[Stippled Area]	EXISTING DRIVEWAY
[Cross-hatched Area]	EXISTING DRIVEWAY

LANDSCAPE PLAN

SUP-5008-23
ID 9



SITE LANDSCAPE PLAN
SCALE: 1" = 30'

LANDSCAPE NOTES:

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TOLEDO LANDSCAPE PLAN SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS ARE OF THE SPECIES AND SIZE INDICATED ON THE PLAN.
3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TOLEDO LANDSCAPE PLAN SPECIFICATIONS.
4. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TOLEDO LANDSCAPE PLAN SPECIFICATIONS.
5. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TOLEDO LANDSCAPE PLAN SPECIFICATIONS.
6. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TOLEDO LANDSCAPE PLAN SPECIFICATIONS.

LANDSCAPE REQUIREMENTS:

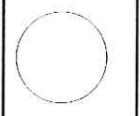
1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TOLEDO LANDSCAPE PLAN SPECIFICATIONS.
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TOLEDO LANDSCAPE PLAN SPECIFICATIONS.
3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TOLEDO LANDSCAPE PLAN SPECIFICATIONS.
4. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TOLEDO LANDSCAPE PLAN SPECIFICATIONS.
5. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TOLEDO LANDSCAPE PLAN SPECIFICATIONS.
6. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TOLEDO LANDSCAPE PLAN SPECIFICATIONS.

PLANT SCHEDULE:

NO.	PLANT SPECIES	SIZE	QUANTITY
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NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES.

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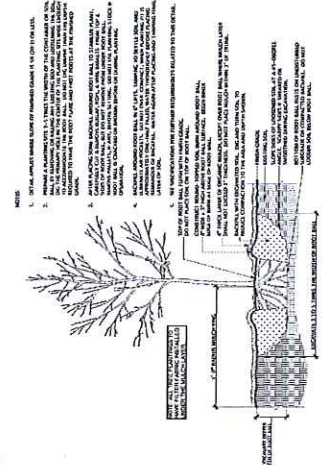
PROJECT TITLE
City of Toledo
Wayman Palmer
YMCA

2023 N 14th St
Toledo, OH 43620

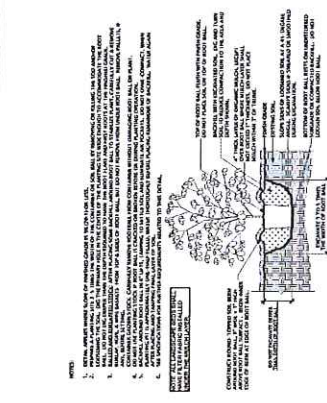
DATE: 08/20/2024
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 08/20/2024
FOR SITE PLAN APPROVAL
DATE: 08/20/2024
FOR CITY PLAN APPROVAL
DATE: 08/20/2024
FOR PUBLIC WORKS DEPARTMENT
DATE: 08/20/2024
FOR PUBLIC UTILITIES DEPARTMENT
DATE: 08/20/2024
FOR PUBLIC SAFETY DEPARTMENT
DATE: 08/20/2024
FOR PUBLIC HEALTH DEPARTMENT
DATE: 08/20/2024
FOR PUBLIC WORKS DEPARTMENT
DATE: 08/20/2024
FOR PUBLIC UTILITIES DEPARTMENT
DATE: 08/20/2024
FOR PUBLIC SAFETY DEPARTMENT
DATE: 08/20/2024
FOR PUBLIC HEALTH DEPARTMENT
DATE: 08/20/2024

SHEET TITLE
SITE
LANDSCAPE
PLAN

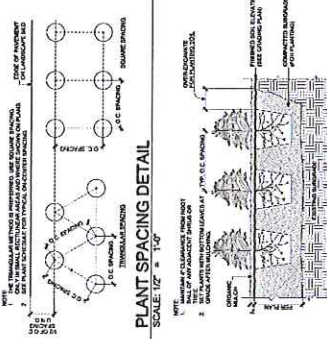
SHEET NO.
L1.00



TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



SHRUB PLANTING DETAIL
SCALE: 1/2" = 1'-0"



PERENNIAL & G.C. PLANTING DETAIL
SCALE: 1/2" = 1'-0"

ELEVATIONS

SUP-5008-23
ID 9



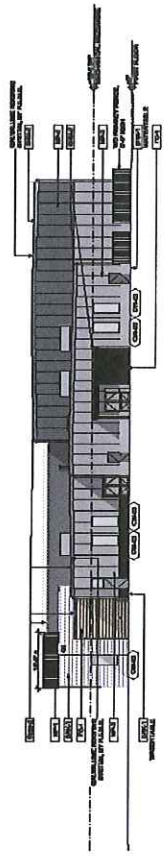
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EXTERIOR GENERAL NOTES:

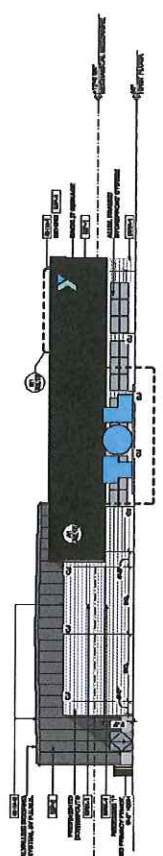
1. MATERIAL FINISHES TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
2. FINISHES TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
3. FINISHES TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
4. FINISHES TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.

EXTERIOR FINISH SCHEDULE:

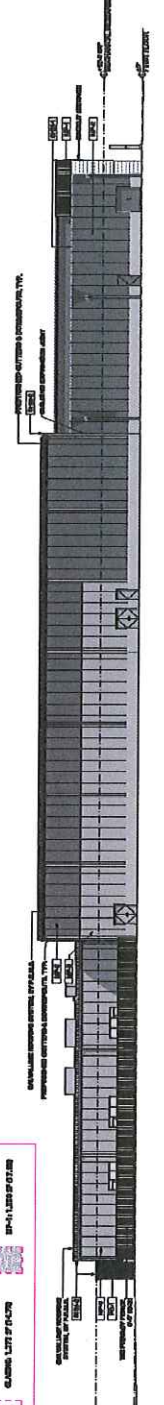
NO.	FINISH	DESCRIPTION
1	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
2	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
3	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
4	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
5	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
6	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
7	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
8	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
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11	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
12	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
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14	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
15	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
16	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
17	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
18	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
19	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
20	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
21	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
22	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
23	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
24	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.
25	PAINT	PAINT TO BE IDENTIFIED AS SPECIFIED IN THE SCHEDULE.



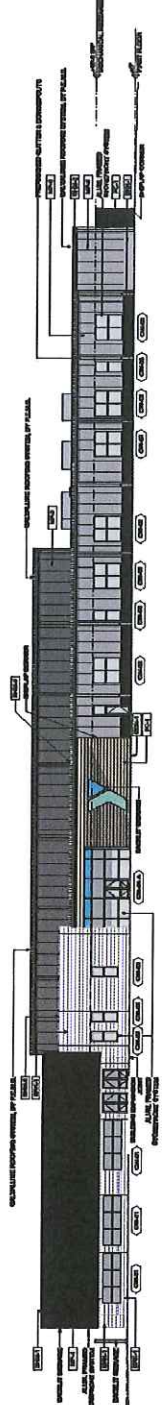
E7 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



D2 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



B1 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



A1 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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KEY PLAN
PROJECT TITLE
City of Toledo
Weiman Palmer
YICA and Inez
Muller Park
Toledo, OH 43620

ARCHITECT	WEIMAN PALMER
DATE	12/15/2023
PROJECT NO.	23-0008
SHEET NO.	A-3

EXTERIOR ELEVATIONS

SHEET NO.
A-3

Latsko, Jonathan

From: warrensherman2123@yahoo.com
Sent: Thursday, July 13, 2023 10:02 AM
To: Latsko, Jonathan
Subject: Fw: Save The Children - Artists of Toledo

Thank You

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "wandalove2123n1_2@yahoo.com" <wandalove2123n1_2@yahoo.com>
To: "Warren Sherman" <warrensherman2123@yahoo.com>, "Allison" <aamison@yourpremierbank.com>
Sent: Mon, Jul 10, 2023 at 1:05 PM
Subject: Fw: Save The Children - Artists of Toledo

----- Forwarded Message -----

From: warrensherman2123@yahoo.com <warrensherman2123@yahoo.com>
To: wandalove2123n1_2@yahoo.com <wandalove2123n1_2@yahoo.com>
Sent: Monday, July 10, 2023 at 12:11:59 PM EDT
Subject: Re: Save The Children - Artists of Toledo

The Bancroft-Kent Center was a public-private urban renewal project that was built in 1978 in the Warren Sherman neighborhood, near downtown Toledo. They built the building in a residential side street, North 14th Street. The following year there was a dedication of the sculpture, **Save The Children** in front of the new Bancroft Kent Center. Vice President Walter Mondale came to Toledo to commemorate this historical event. There were approximately 8 Projects going on at this time and was referred to:

"Something Big Is Going On"

They included the Fort Industry Square, The Warren Sherman renewal area redevelopment, Interntional Park, the Owens Illinois, Inc., world headquarters project, and 15-acre Promenade Park development, in addition to Toledo Trust's project. The **Save The Children** was the very first "1% For Art" installation. The City had passed an ordinance for the 1% of the cost of new public buildings to be used for buying and installing art. The sad news is that Save The Children was deaccessioned and removed in 1989. It was made of material that did not hold up, and it fell apart.

In 1984 the Bancroft Kent Center was renamed the Wayman D. Palmer YMCA after Wayman Palmer died in 1984. The renaming was quite appropriate, being in 1978 when the Bancroft Kent Center was built, Wayman Palmer was community development director and a supporter of this project! The rebuilding of the Wayman Palmer Center be a blessing. The new building will now be built facing the main street, Bancroft, with the parking lot approachable from Bancroft. It was stated that's good because now, you only get to the parking lot from one street over, to the west of 14th street, having to enter it on a road built through a public housing project.

It was also stated "The failure of **Save The Children** foretold the failure of the building itself. Perhaps they should have had a better approach, as front entrance was tucked away on a side street and closed, limiting personal interaction with the sculpture, **Save The Children**, which was quietly removed after 10 years.

A believer and supporter of this project states "It's weird to have witnessed the groundbreaking of this new community center and the fanfare of the **Save The Children** dedication with the Vice President of the United States being present to honor it, only to see torn down after only 42 years. It will be replaced , they say, by a really great building, but for the generations of children that have not been saved, to bad that **Save The Children** and the Bancroft-Kent Center could not have fulfilled that promise.

He further stated "With all of the heart-breaking shootings and killings of innocent children that Toledo is experiencing, I hope the current committee of judges for the new building's "1% For Art" will consider installing a new **Save The Children**, one that will persevere.

We the Members of the Warren Sherman Area Council and Community concurs with this supporter and appreciate his concern and comments regarding our children and community! We Thank you, the Planning Commission for listening to our concerns.

On Monday, June 26, 2023 at 10:23:15 AM EDT, wandalove2123n1_2@yahoo.com <wandalove2123n1_2@yahoo.com> wrote:

<https://link.edgepilot.com/s/9de03f7a/lmdLOYh4lUCqq2gX06fFeg?u=https://artistsoftoledo.com/2022/04/13/save-the-children/>

[Sent from Yahoo Mail on Android](#)

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