



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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REF: SUP25-0042

DATE: January 16, 2026

TO: President Vanice Williams and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Amendment to Special Use Permit originally granted by Ord. 218-19, for Christ the King Church & School site expansion at 4757 Monroe Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 15, 2026 at 2:00 P.M.

GENERAL INFORMATION

Subject

- Request - Amendment to Special Use Permit originally granted by Ord. 218-19, for Christ the King Church & School site expansion.
- Location - 4757 Monroe Street
- Applicant - Brian Smith
Christ the King Church & School
4100 Harvest Lane
Toledo, OH 43623
- Owner - Roman Catholic Diocese of Toledo
1933 Spielbusch Avenue
Toledo, OH 43604
- Architect - Mark Shambarger
Coger/Shambarger Architects
4427 Talmadge Rd, Suite H
Toledo, OH 43623

Site Description

- Zoning - CR / Regional Commercial
- Area - ±1.72 Acres
- Frontage - ±348' Feet along Monroe Street
- Existing Use - Vacant Commercial
- Proposed Use - Parking for Christ the King Church & School

GENERAL INFORMATION (cont'd)

Area Description

North	-	Restaurants, Offices, Apartments / CR & RM36
South	-	Offices / RS9 & CO
East	-	Retail, Offices, Restaurants / CR & RM36
West	-	Christ the King Church & School, Apartments, Offices, Retail / CR, RM36 CO

Parcel History

BSP-1-77	-	Multiple Buildings on a Lot request for a new activities building. (PC approved on 3/10/77. Board of Zoning Appeals approved on 3/21/77).
SPR-45-05	-	Major site plan review for new restaurant construction at 4757 Monroe Street. (PC approved 09/08/2005).
SUP-1007-19	-	Special Use Permit for a Community Recreation, Active Use at Christ the King Church. (PC approved on 03/14/2019, CC approved on 04/30/2019 by Ord. 218-19).

Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The Roman Catholic Diocese of Toledo have proposed site expansions for Christ the King Church & School at 4757 Monroe Street. The ±1.72-acre lot is zoned CR – Regional Commercial and is adjacent east of the existing campus of Christ the King Church & School located at 4100 Harvest Lane. The request is for an Amendment to Special Use Permit originally granted by Ord. 218-19, for Christ the King Church & School site expansion. Pursuant to TMC§1111.0708(A), expansions greater than ten (10%) percent of a site require an amendment to an approved Special Use Permit. The scope of this review is for the proposed expansion area.

The area proposed for site expansion is currently a vacant commercial property. The applicant has demolished the building that was located on this site; and intends to utilize the existing parking lot as an extension of the campus. Adjacent uses of the subject site include restaurants, offices, and apartments to the north across Monroe Street; offices to the south across Sylvania Avenue; retail, offices, and restaurants to the east; and Christ the King Church & School adjacent to the west and across Harvest Lane are apartments, offices, and retail.

STAFF ANALYSIS (cont'd)

The existing site of Christ the King is split-zoned between RM36 – Multi-Dwelling Residential and CR – Regional Commercial zoning. The applicant does not have current development plans for the subject site however, new buildings may be considered in the future. Staff has suggested Christ the King develop an Institutional Campus Master Plan and to consolidate the existing campus and area of expansion under the IC – Institutional Campus zoning classification.

An Institutional Master Plan provides a framework for large institutions and permits flexibility in site development. These plans are specifically intended to protect the integrity of adjacent land uses, ensure safe and adequate pedestrian and vehicular movements; and offer predictability for institutions. The applicant has agreed that an IC Master Plan will be beneficial for the future of the campus and intends to complete a campus study and develop a plan for the overall site. Furthermore, the existing site is comprised of two (2) separate parcels, it was a requirement of Ord. 218-19 that the parcels be combined. The combination of parcels for the existing campus area has not been completed, this is listed as a condition of approval.

Parking and Circulation

The area of expansion contains an existing one-hundred and ten (110) space parking lot, an adequate storm detention area, and a grassy lawn where a restaurant building previously stood. The site plan depicts the removal of six (6) parking spaces and relocation of accessible parking spaces. A new drive aisle between the parking lot and existing campus is proposed along the western boundary. Pedestrian walkway connections from the parking area to the main campus are also proposed. With the proposed modifications of this site; one-hundred and six (106) parking spaces will remain. Pursuant to TMC§1107.1701; four (4) car-accessible and one (1) van-accessible spaces with abutting five (5') foot-wide and eight (8') foot-wide aisles respectively are required. The site plan indicates a total of five (5) accessible parking spaces however, the abutting aisles are not dimensioned. Therefore, as a condition of approval a revised site plan shall be submitted indicating the accessible parking abutting aisle widths in compliance with this section.

Per TMC§1107.0304; one (1) bicycle parking space is required per ten (10) parking spaces. A revised site plan depicting the addition and location of eleven (11) bicycle parking spaces shall be provided, and is listed as condition of approval.

The maximum parking spaces allowed for the overall campus of Christ the King may be exceeded. However, the applicant has indicated new building developments in the future that will increase the need for parking. Additionally, the intent to utilize the parking lot is for overflow church parking, enhance traffic flow for pick-up and drop-off of the campus preschool; and to alleviate campus traffic congestion from the primary school.

STAFF ANALYSIS (cont'd)

Landscaping

The submitted site plan does not indicate landscaping; however, the site underwent a Major Site Plan review in 2005 as case number SPR-45-05. The review for a new restaurant building required ample landscaping within the interior and perimeter of the parking lot. Existing landscaping that remains may count towards the requirements for the expansion area review under the provisions of TMC§1108.0407 – *Tree Preservation and Credit for Existing Landscape Materials*. As a condition of approval, a revised landscape plan that meets the applicable regulations of Chapter 1108 – *Landscaping*, shall be submitted to the Plan Director.

TMC§1108.0202 requires a fifteen-foot (15') frontage greenbelt with one (1) tree provided for every thirty feet (30') of frontage along Monroe Street. Additionally, the frontage greenbelt shall include a solid evergreen hedge planting to screen the parking lot so that no headlights of any vehicles can be seen from the public street.

TMC§1108.0204 requires interior and perimeter landscaping within the parking lot. Total interior landscaping required is twenty (20) square feet per parking space. Interior parking lot landscape areas must be peninsular or island types and be constructed with 6-inch by 18-inch concrete curbing. The site plan indicates existing peninsular and landscape islands to remain, however, landscape materials are not depicted. Two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot; and all parking spaces must be within one-hundred (100') linear feet of a landscaped area.

Lastly, perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property. Per TMC§1108.0204(B)(9) perimeter landscaping must be ten feet (10') in width along the eastern property boundary and include one (1) canopy tree for every thirty (30') linear feet, plus a continuous shrub with a minimum height of eighteen-inches (18") when installed.

Signage

Pursuant to TMC§1113.0702(B), if a site undergoes Plan Commission review, any nonconforming signage on the premises shall be brought fully into compliance with the Sign Code as a part of the review and approval process. The site plan indicates the existing sign to remain, however, it is not compliant with current sign code regulations.

The CR – Regional Commercial District permits a High-Profile Ground Sign. A High-Profile ground sign is limited to a maximum height of twelve feet (12'); maximum face area of ninety (90) square feet; and maximum width of twenty feet (20'). Furthermore, for every three (3) square feet of sign face area, the sign shall also include at least one (1) square foot of brick, stone, or metal. Lastly, TMC§1113.0403 requires the supporting structure beneath the sign element which contains the copy to be the same width or wider than the copy element. The copy area may not extend beyond the width of the supporting structure.

STAFF ANALYSIS (cont'd)

Signage (cont'd)

The existing sign is nonconforming as it is well above the maximum height allowed of twelve feet (12'), it does not include brick, stone, or metal; and the copy area is wider than the supporting structure. The exact height and sign face dimensions are unknown to staff. The existing sign cabinet could potentially be approved for re-use at this site however, the design and height of the overall sign is required to be brought into compliance, or removed from the site and is listed as condition of approval.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Map identifies the subject site for GC – General Commercial. The intent of the GC land use designation provides space for auto-oriented and large-scale commercial operations. Heavily traveled major streets such as Sylvania Avenue and Monroe Street; nearby Interstate-475 access/exit points; and close proximity to a regional attraction such as Franklin Park Mall suggest the identification for GC designation at this site. The campus is a large-scale institution that attracts a regional demand for its church and school operations. The use of a church and school campus meets the intent of the General Commercial designation. Additionally, the proposed Amendment to Special Use Permit originally granted by Ord. 218-19, for Christ the King Church & School site expansion at 4757 Monroe Street is supported by the Plan's Goal of Supporting Childhood Development and conforms to the Comprehensive Land Use Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommend **approval** of SUP25-0042, an Amendment to Special Use Permit originally granted by Ord. 218-19, for Christ the King Church & School site expansion at 4757 Monroe Street, to the Toledo City Council, for the following **two (2)** reasons:

1. The request is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0706(A)); and
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C)).

The Toledo City Plan Commission further recommends **approval** of SUP25-0042, an Amendment to Special Use Permit originally granted by Ord. 218-19, for Christ the King Church & School site expansion at 4757 Monroe Street, to the Toledo City Council, with the following **twenty-four (24)** 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)

Division of Engineering Services

1. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

Division of Sewer and Drainage Services

2. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
3. S&DS requires that then 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 to the public sewer system if this has not been done in the past (2) two years. An electronic (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Division of Environmental Services

4. Applicant must prove the existing Stormwater Control Measure on site is in effective operational condition, and if not, restored to proper functioning condition. This shall be determined by a registered professional.
5. Applicant shall operate, maintain and document all inspections and maintenance of any Stormwater Control Measures on site, and submit an inspection and maintenance report annually due by December 31st.
6. Operation and Maintenance plans developed for Stormwater Pollution Prevention Plan 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.
7. Applicant shall maintain compliance with the City of Toledo's Stormwater 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.
8. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

9. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
10. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
11. 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
12. 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.

Division of Traffic Management

13. Bicycle parking is required per TMC§1107.0900
14. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC§1107.1704.
15. All drive approaches, driveways, parking spaces and drive aisles must be clearly dimensioned per TMC§1107.1911.
16. If one does not already exist, a cross access agreement is required with adjacent property owner to the west.

Plan Commission

17. Parcels 22-15773 and 22-15792 shall be combined as approved by Ord. 218-19.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

18. Based on the one-hundred and six (106) parking spaces, four (4) car-accessible spaces with abutting five (5') foot-wide aisle; and one (1) van-accessible space with an eight (8') foot-wide aisle are required per TMC§1107.1701. **The number of spaces provided is acceptable; however, the width of required abutting aisles are not depicted and shall be shown on a revised site plan.**
19. A total of eleven (11) bicycle spaces are required. Individual spaces shall be at least 2' by 6' per slot per TMC§1107.0902(A). **Not depicted, shall be shown on a revised site plan.**
20. A detailed site, lighting, fencing and landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A fifteen (15') foot frontage greenbelt with one (1) tree provided for every thirty (30') feet of frontage, and a solid evergreen hedge planting is required along Monroe St. **Not depicted, a revised landscape plan shall be submitted.**
 - b. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property. Perimeter landscaping must be ten feet (10') in width along the eastern property boundary and include one (1) canopy tree for every thirty (30') linear feet, plus a continuous shrub with a minimum height of eighteen (18") inches when installed. **Not depicted, a revised landscape plan shall be submitted.**
 - c. Total interior landscaping shall be 20 square feet per parking space. Landscape areas within the parking area shall be peninsular or island types.
 - d. Two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot.
 - e. All parking spaces must be within 100 linear feet of a landscaped area.
 - f. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area.
 - g. 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- h. 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.
 - i. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per **TMC§1107.1908**; and
 - j. 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 plantings to be retained. Applicant has the option to request credit for the existing tree under TMC§1108.0407. **Not depicted, applicant shall provide a landscape plan showing detail of existing and proposed landscape materials.**
21. Signage shall be in compliance with the regulations of TMC Chapter 1113 – Signs.
22. 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.
23. 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.
24. 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,

Lisa Cottrell
Secretary

TO: President Williams and Members of Council
January 16, 2026
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Three (3) sketches follow

Cc: Brian Smith, Christ the King Church & School, 4100 Harvest Lane Toledo, OH 43623
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ZONING & LAND USE

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