



City of Toledo
Zoning & Planning Committee
Formal Agenda

One Government Center
Toledo, OH 43604

Wednesday, February 18, 2026

4:00 PM

City Council Chambers

The purpose of the meeting is to discuss:

[ZPC20260218](#)

Zoning & Planning Committee Meeting: Agenda
Attached

Attachments:

[Zoning agenda February 18](#)

[February 18 Z&P](#)

[#1 3360 Monroe vacation](#)

[#2 1839 Tremainsville zone](#)

[#3 4757 Monroe SUP amend](#)

[#4 Vistula Study & Map amend](#)

[#5 TA Storage Units](#)

[#6 TA Density Bonuses requirements](#)

[#7 TA Legacy Zone Changes](#)

Any other matter that may properly come before the Committee

The Clerk of Council's Office supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at 419-245-1060 for arrangements.



City of Toledo

One Government Center
Toledo, OH 43604

Legislation Text

File #: ZPC20260218, Version: 1

Zoning & Planning Committee Meeting: Agenda Attached



City Council Zoning & Planning Committee

Theresa Morris, Chair

Adam Martinez, Vice Chair

Wednesday, February 18, 2026

One Government Center 1st Floor 4:00 P.M.

1. Request for vacation of the 15' alley running east-west adjacent to Lots 17 and 18; and the southern 55 feet of Lot 17 in Clifton Park Plat (V-435-25).
The Plan Commission recommends disapproval.
(District 4)
2. Request for a zone change from "CO" Office Commercial to "RD6" Duplex Residential for the property located at 1839 Tremainsville Road (Z25-0037).
The Plan Commission recommends approval.
(District 1)
3. Request for an amendment to a Special Use Permit originally granted by Ord. 218-19, for Christ the King Church and School site expansion for the property located at 4757 Monroe Street (SUP25-0042)
The Plan Commission recommends approval, subject to 24 conditions.
(District 5)
4. Zoning Study and Map Amendment of the Vistula Neighborhood (M-9-25).
The Plan Commission recommends approval.
5. Request for a Text Amendment Modifying TMC Section 1104.0100 Use Table, Adding Special Use Requirement for Storage Units (M-21-25).
The Plan Commission recommends approval.
6. Request for a Text Amendment Modifying TMC Section 1106.0400 Multi-Dwelling Lot Area Bonuses and Amenities in CM and CD to Remove the Major Site Plan Requirement for Density Bonuses and Replace with an Administrative Review (M-22-25).
The Plan Commission recommends approval.
7. Request for a Text Amendment regarding Legacy Zone Changes (M-13-25).
The Plan Commission recommends approval.
8. Review of outstanding studies within the Plan Commission.
9. Review of upcoming moratorium expiration dates.

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City Council Zoning & Planning Committee

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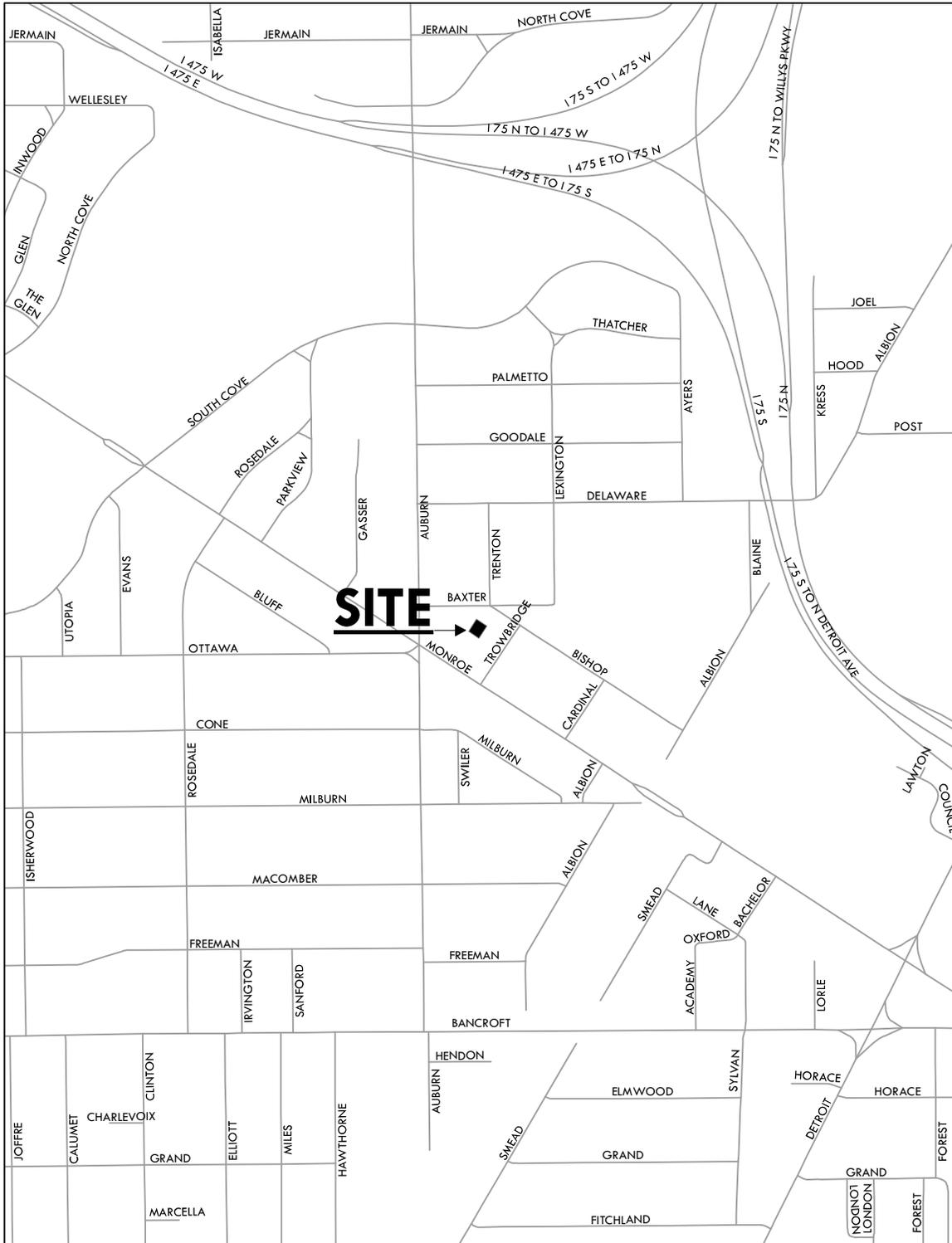
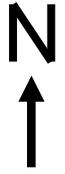
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GENERAL LOCATION

V-435-25
ID 17



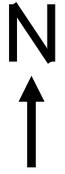
ZONING & LAND USE

V-435-25
ID 17



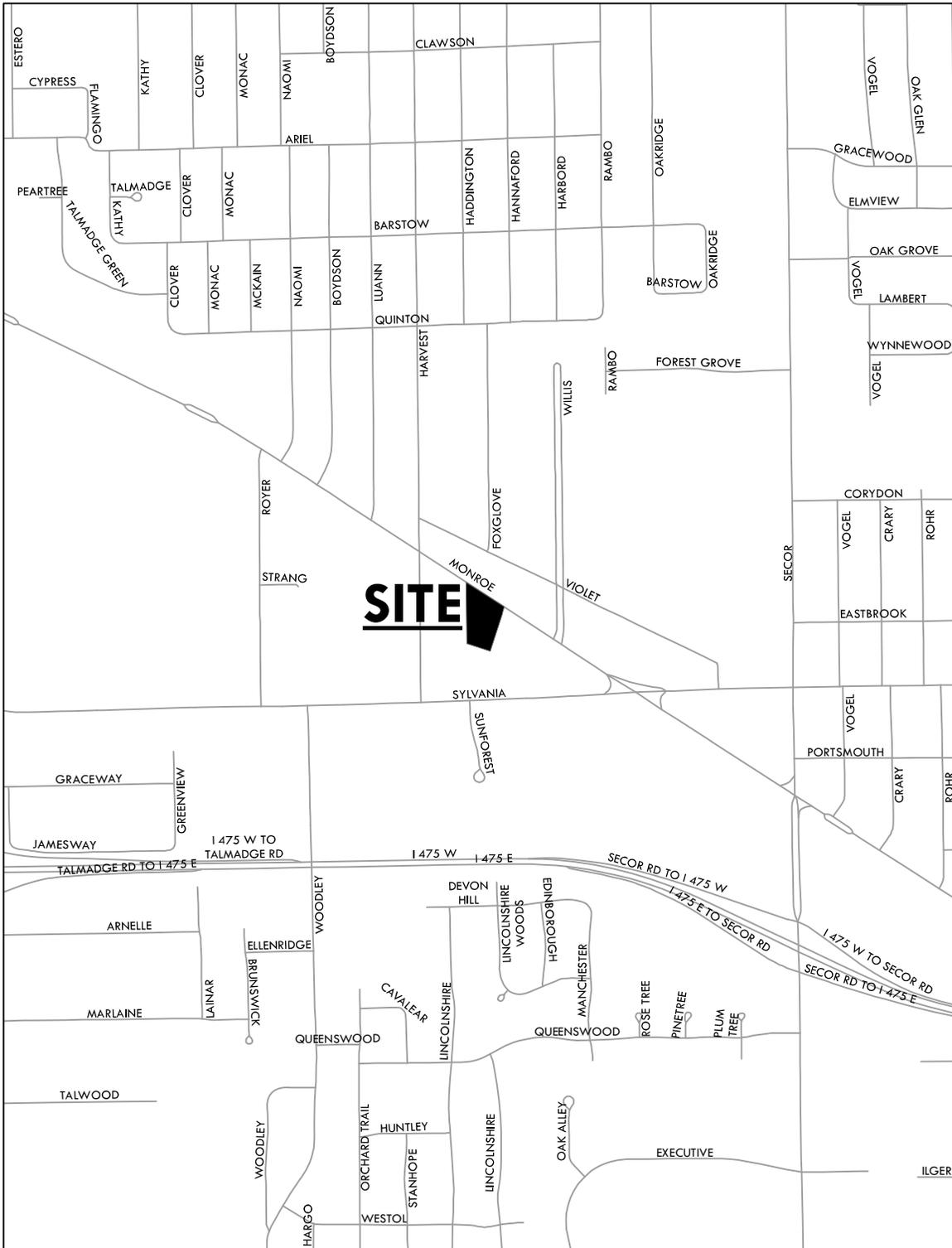
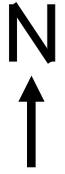
ZONING & LAND USE

Z25-0037
ID 40



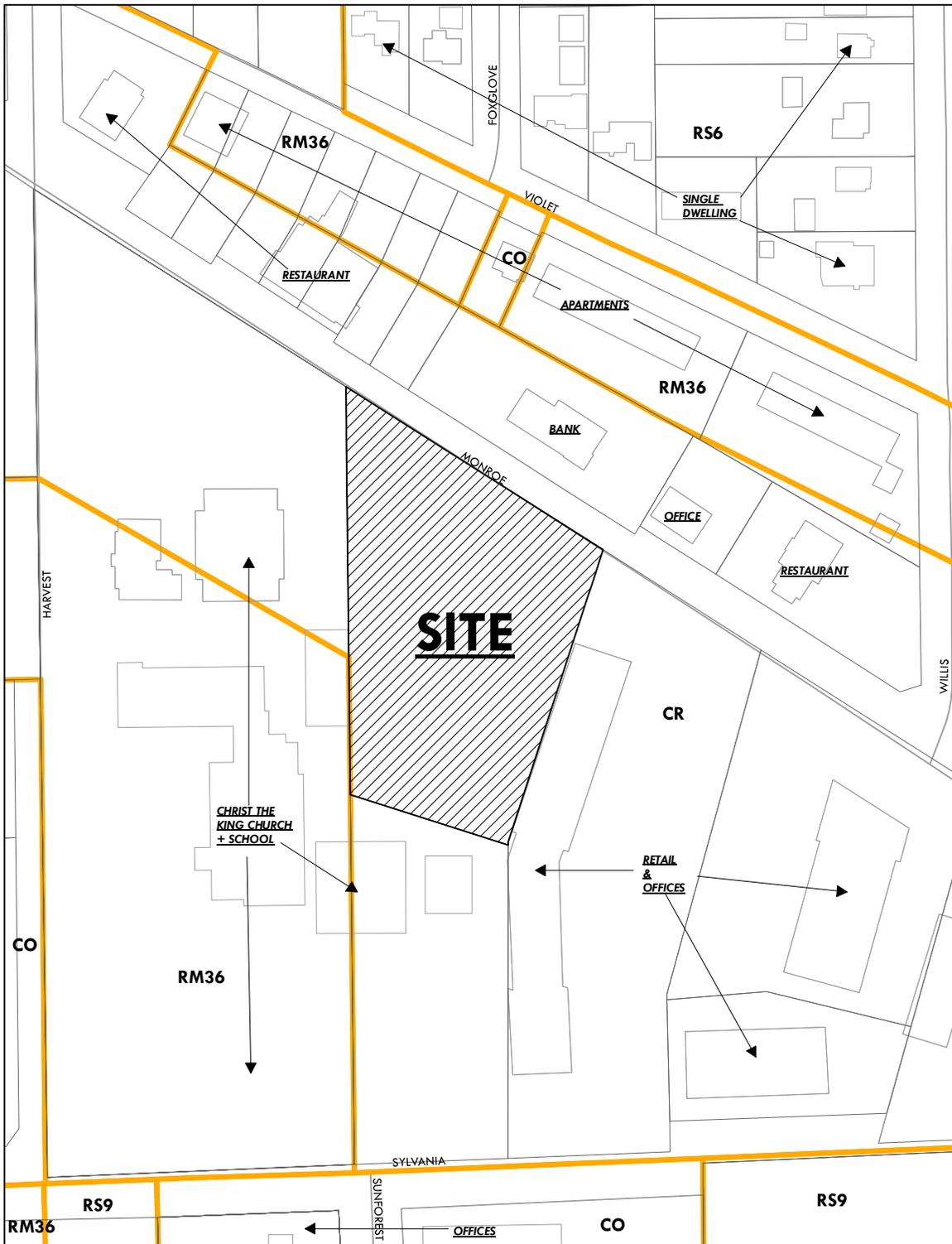
GENERAL LOCATION

SUP25-0042
ID 77



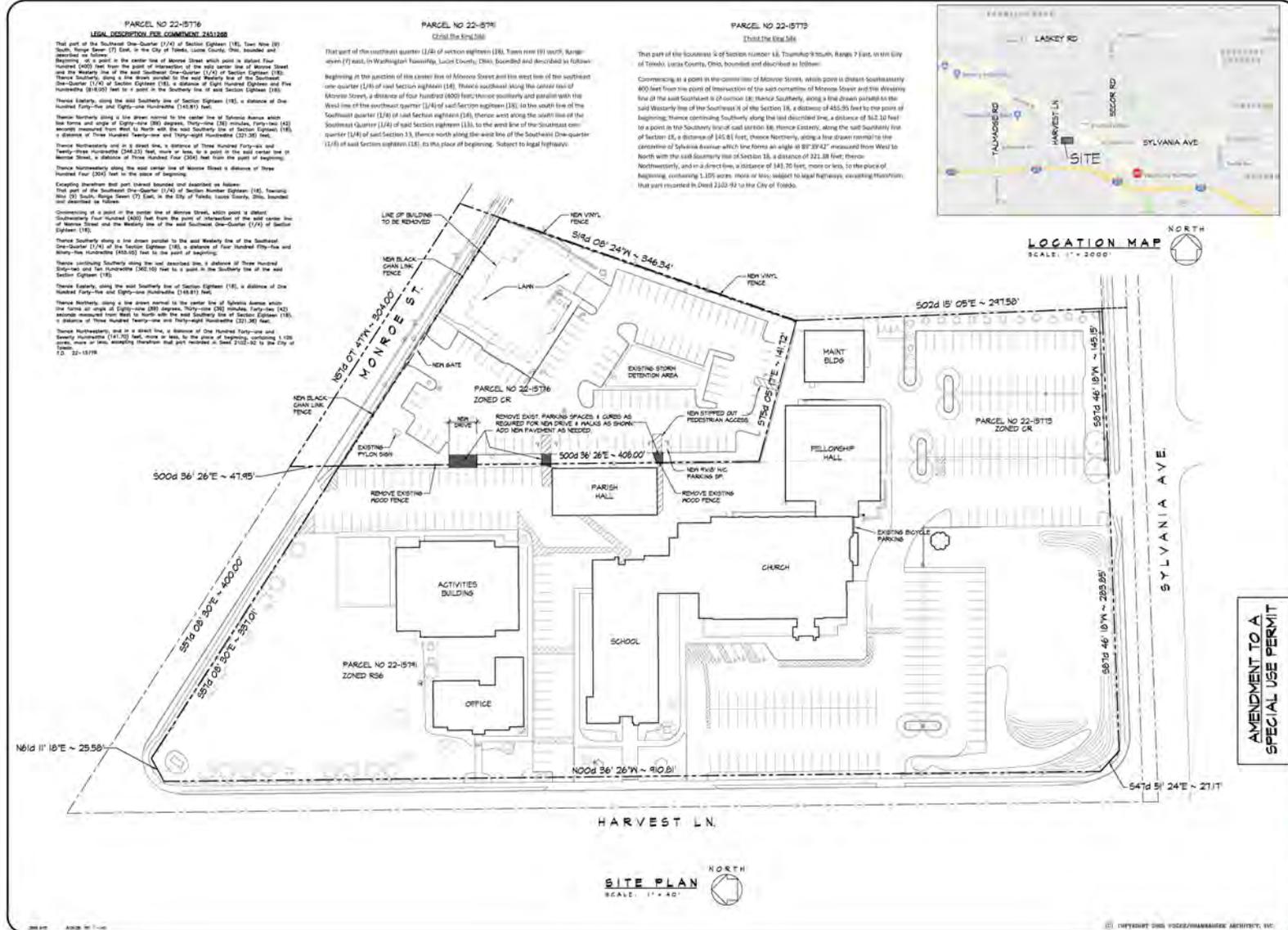
ZONING & LAND USE

SUP25-0042
ID 77



SITE PLAN

SUP25-0042
ID 77



LOCATION MAP
SCALE: 1" = 2000'

PARCEL NO 22-5776
LEGAL DESCRIPTION FOR COMMENT 2431288
That part of the Southeast One-Quarter (1/4) of Section Eighteen (18), Town Nine (9) South, Range Seven (7) East, in the City of Toledo, Lucas County, Ohio, bounded and described as follows:
Beginning at a point in the center line of Monroe Street which point is distant Four Hundred (400) feet from the point of intersection of the east corner line of Monroe Street and the Westery line of the east Southwest One-Quarter (1/4) of Section Eighteen (18); thence Southwesterly, along a line drawn parallel to the east Westery line of the Southeast One-Quarter (1/4) of Section Eighteen (18), a distance of Four Hundred (400) feet to a point in the Southern line of said Section Eighteen (18); thence Southwesterly, along the east Southern line of Section Eighteen (18), a distance of One Hundred Forty-five (145) feet to a point in the center line of Sylvania Avenue which line bears and angle of Eighty-nine (89) degrees, Thirty-one (31) minutes, Forty-two (42) seconds measured from West to North with the east Southern line of Section Eighteen (18), a distance of Three Hundred Twenty-nine and Thirty-eight (367.62) feet;
thence Northwesterly and in a straight line, a distance of Three Hundred Forty-six and Twenty-three (369.53) feet, more or less, to a point in the east corner line of Monroe Street, a distance of Five Hundred Four (504) feet from the point of beginning;
thence Northwesterly along the east corner line of Monroe Street a distance of Three Hundred Four (304) feet to the place of beginning.
Excepting therefrom that part thereof bounded and described as follows:
That part of the Southeast One-Quarter (1/4) of Section Number Eighteen (18), Township Nine (9) South, Range Seven (7) East, in the City of Toledo, Lucas County, Ohio, bounded and described as follows:
Commencing at a point in the center line of Monroe Street, which point is distant Southwesterly Four Hundred (400) feet from the point of intersection of the east corner line of Monroe Street and the Westery line of the east Southwest One-Quarter (1/4) of Section Eighteen (18); thence Southwesterly along a line drawn parallel to the east Westery line of the Southeast One-Quarter (1/4) of Section Eighteen (18), a distance of Four Hundred Forty-five (445) feet to the point of beginning;
thence Southwesterly along the east Southern line of Section Eighteen (18), a distance of One Hundred Forty-five (145) feet to a point in the center line of Sylvania Avenue which line bears and angle of Eighty-nine (89) degrees, Thirty-one (31) minutes, Forty-two (42) seconds measured from West to North with the east Southern line of Section Eighteen (18), a distance of Three Hundred Twenty-nine and Thirty-eight (367.62) feet;
thence Northwesterly and in a straight line, a distance of One Hundred Forty-five and Twenty-three (172.53) feet, more or less, to the place of beginning, containing 1.026 acres, more or less, excluding therefrom that part hereinafter described in Book 2122-52 to the City of TO, 22-1578

PARCEL NO 22-5774
Legal Description
That part of the southeast quarter (1/4) of section eighteen (18), Town nine (9) south, Range seven (7) east, in Washington Township, Lucas County, Ohio, bounded and described as follows:
Beginning at the junction of the center line of Monroe Street and the west line of the southwest one-quarter (1/4) of said section eighteen (18), thence southwesterly along the center line of Monroe Street, a distance of four hundred (400) feet; thence southwesterly and parallel with the West line of the southeast quarter (1/4) of said section eighteen (18), to the south line of the Southwest quarter (1/4) of said section eighteen (18), thence west along the south line of the Southwest quarter (1/4) of said section eighteen (18), to the west line of the Southeast one-quarter (1/4) of said section 18, thence north along the west line of the Southeast One-quarter (1/4) of said section eighteen (18), to the place of beginning. Subject to legal highways.

PARCEL NO 22-5773
That the like life
That part of the southeast 1/4 of Section number 18, Township 9 south, Range 7 East, in the City of Toledo, Lucas County, Ohio, bounded and described as follows:
Commencing at a point in the corner line of Monroe Street, which point is distant Southwesterly 400 feet from the point of intersection of the east corner of Monroe Street and the Westery line of the east Southwest 1/4 of Section 18, thence Southwesterly, along the east Southern line of the said Westery line of the Southeast 1/4 of the Section 18, a distance of 455.95 feet to the point of beginning; thence continuing Southwesterly along the east Southern line, a distance of 312.10 feet to a point in the Southern line of said section 18, thence Eastery, along the east Southern line of Section 18, a distance of 145.81 feet, thence Northwesterly, along a line drawn parallel to the center line of Sylvania Avenue which line bears an angle of 89° 31' 42" measured from West to North with the east Southern line of Section 18, a distance of 221.38 feet; thence Northwesterly, and in a direct line, a distance of 145.80 feet, more or less, to the place of beginning, containing 1.026 acres, more or less, subject to legal highways, excluding therefrom that part hereinafter in Book 2122-52 to the City of Toledo.

HARVEST LN.
SITE PLAN
SCALE: 1" = 40'

COGER/SHAMBARGER
ARCHITECT, INC.
414-527-7650 FAX: 414-527-4688
4187 TALLMAGE ROAD SUITE B
TOLEDO, OHIO 43623

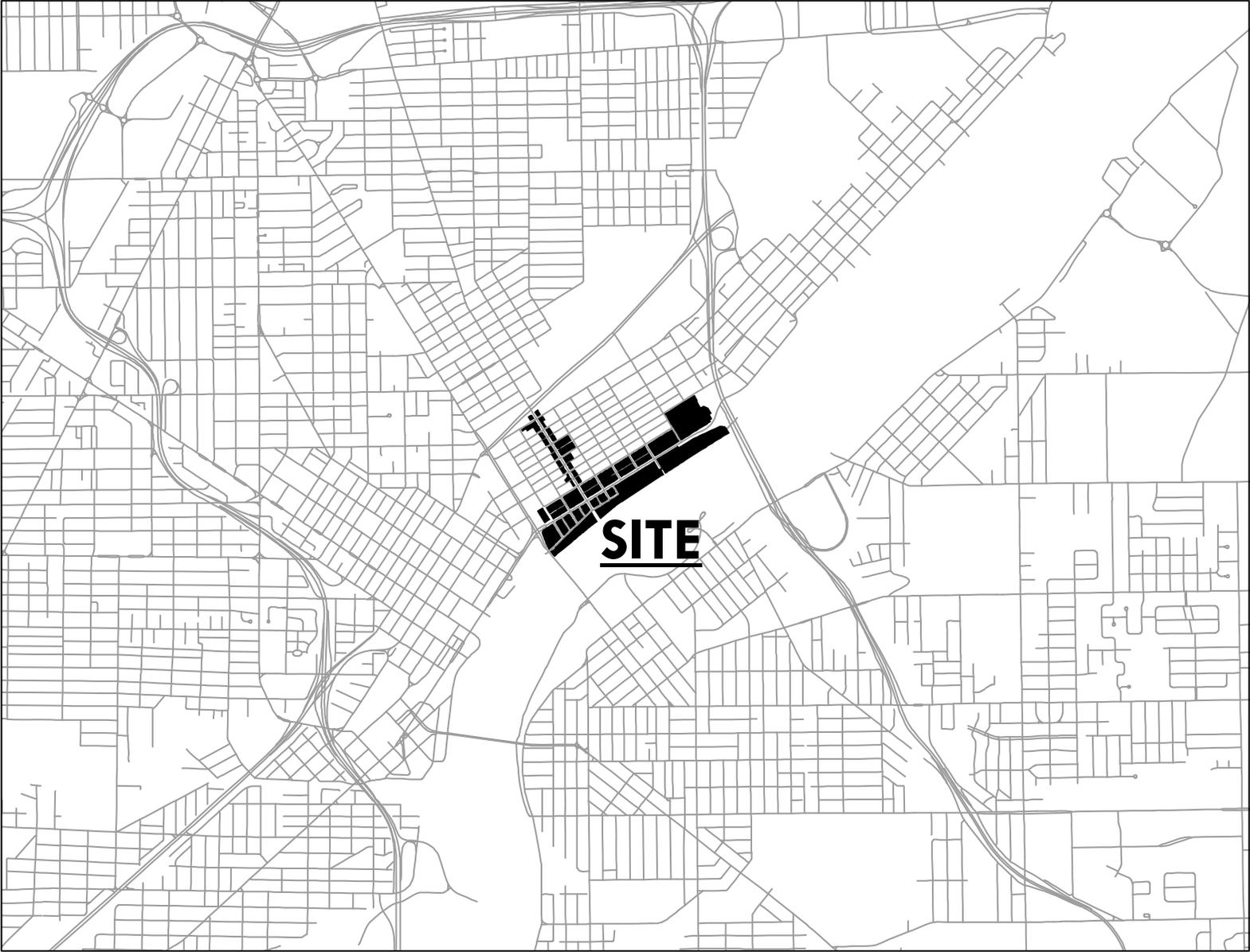
CHRIST THE KING CHURCH
4000 HARVEST LANE
TOLEDO, OHIO 43623
SITE PLAN

DATE: 8-20-25
REVISED: 8-20-25

S1
25-35

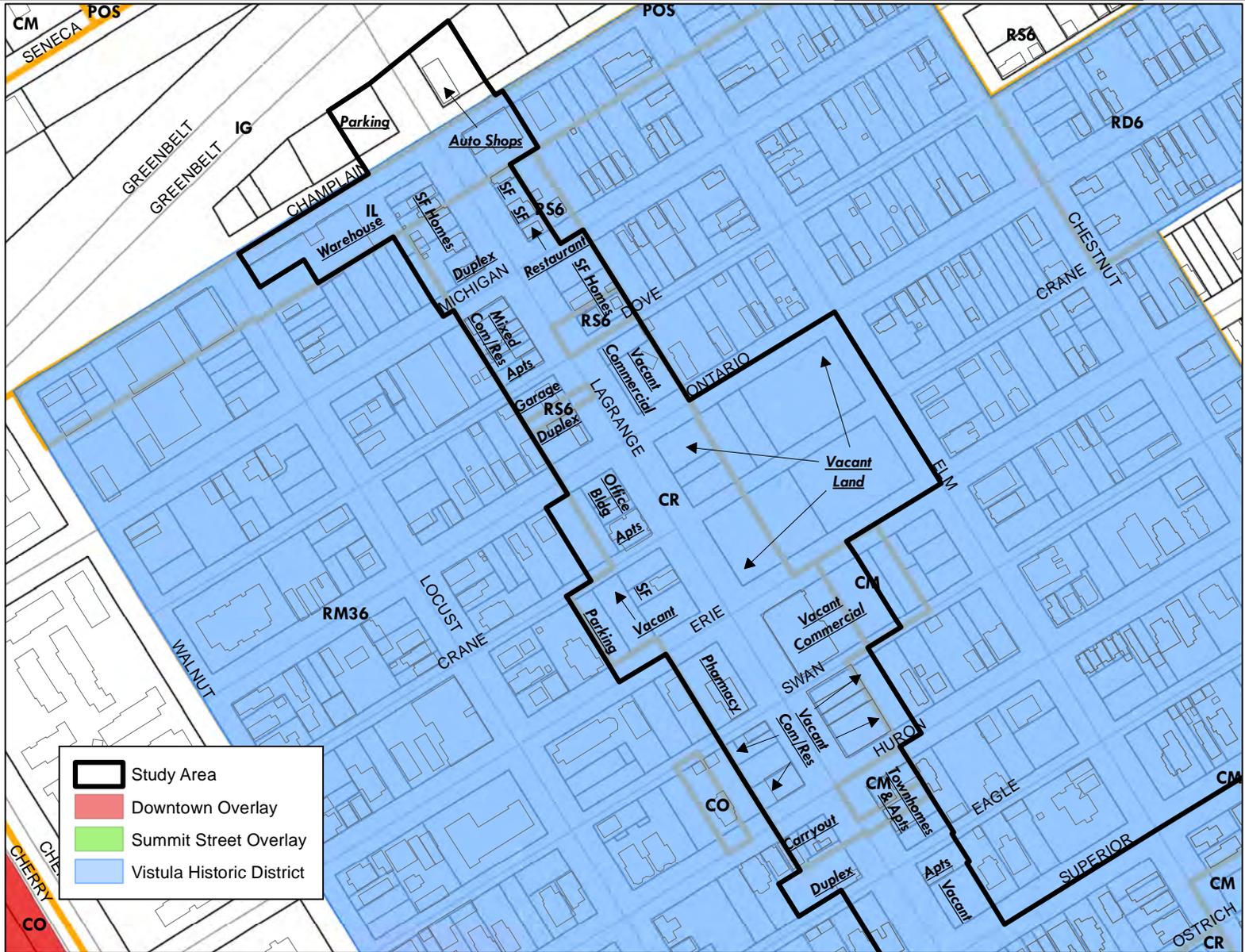
GENERAL LOCATION

**M-9-25
ID 4 & 9**



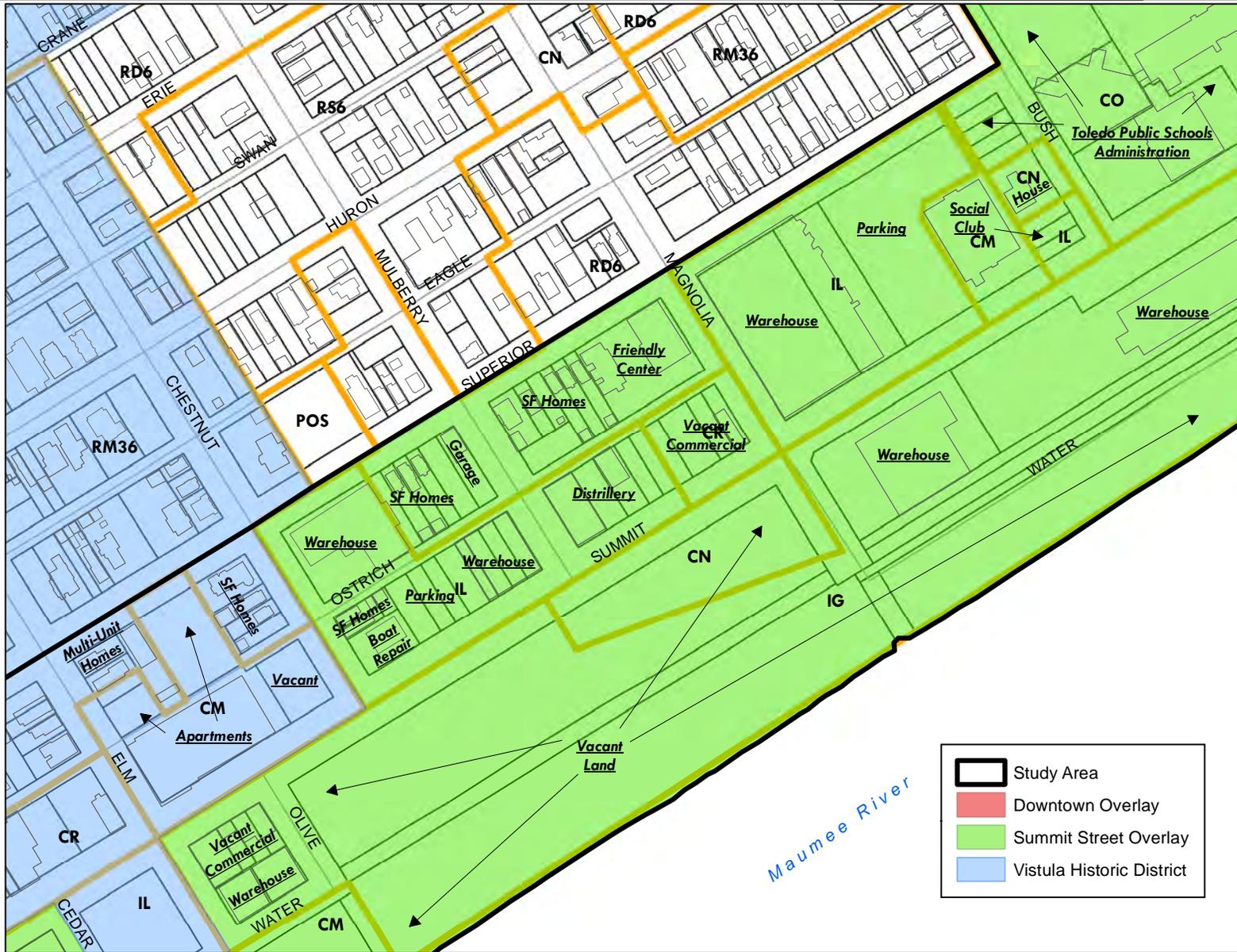
ZONING & LAND USE LAGRANGE

M-9-25
ID 4 & 9



ZONING & LAND USE SUMMIT - MIDDLE

M-9-25
ID 4 & 9



ZONING & LAND USE SUMMIT - UPRIVER

M-9-25
ID 4 & 9

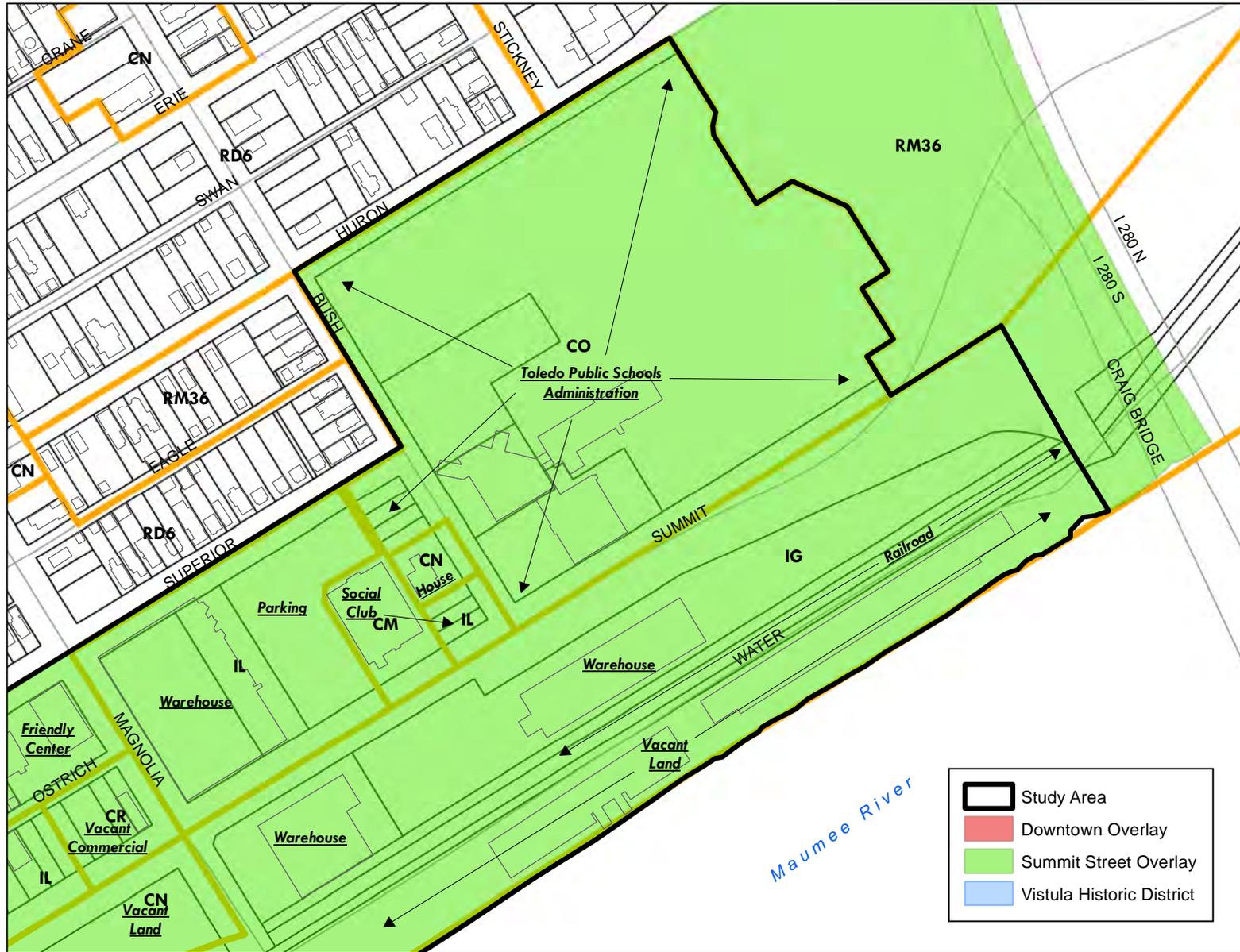
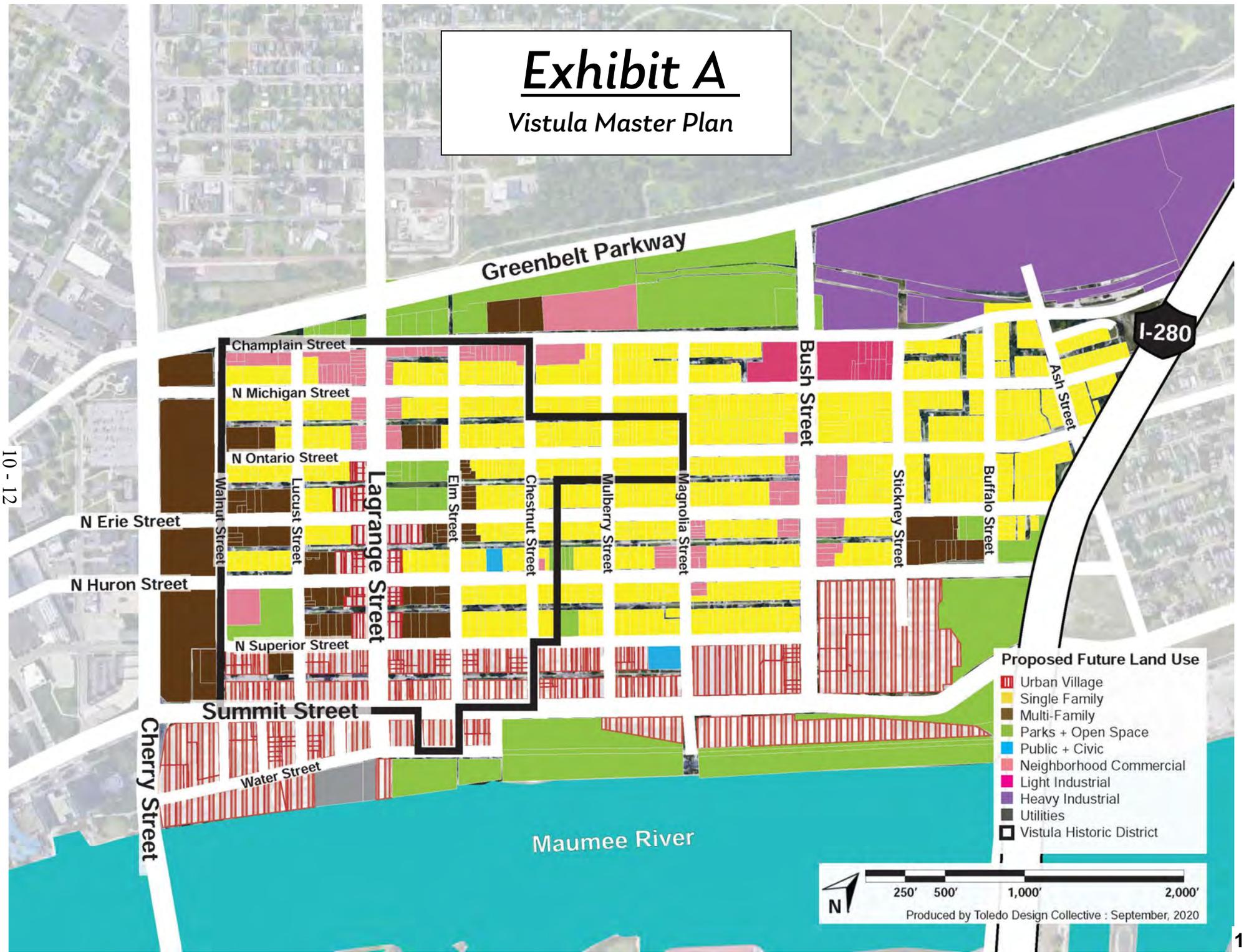


Exhibit A

Vistula Master Plan



10 - 12

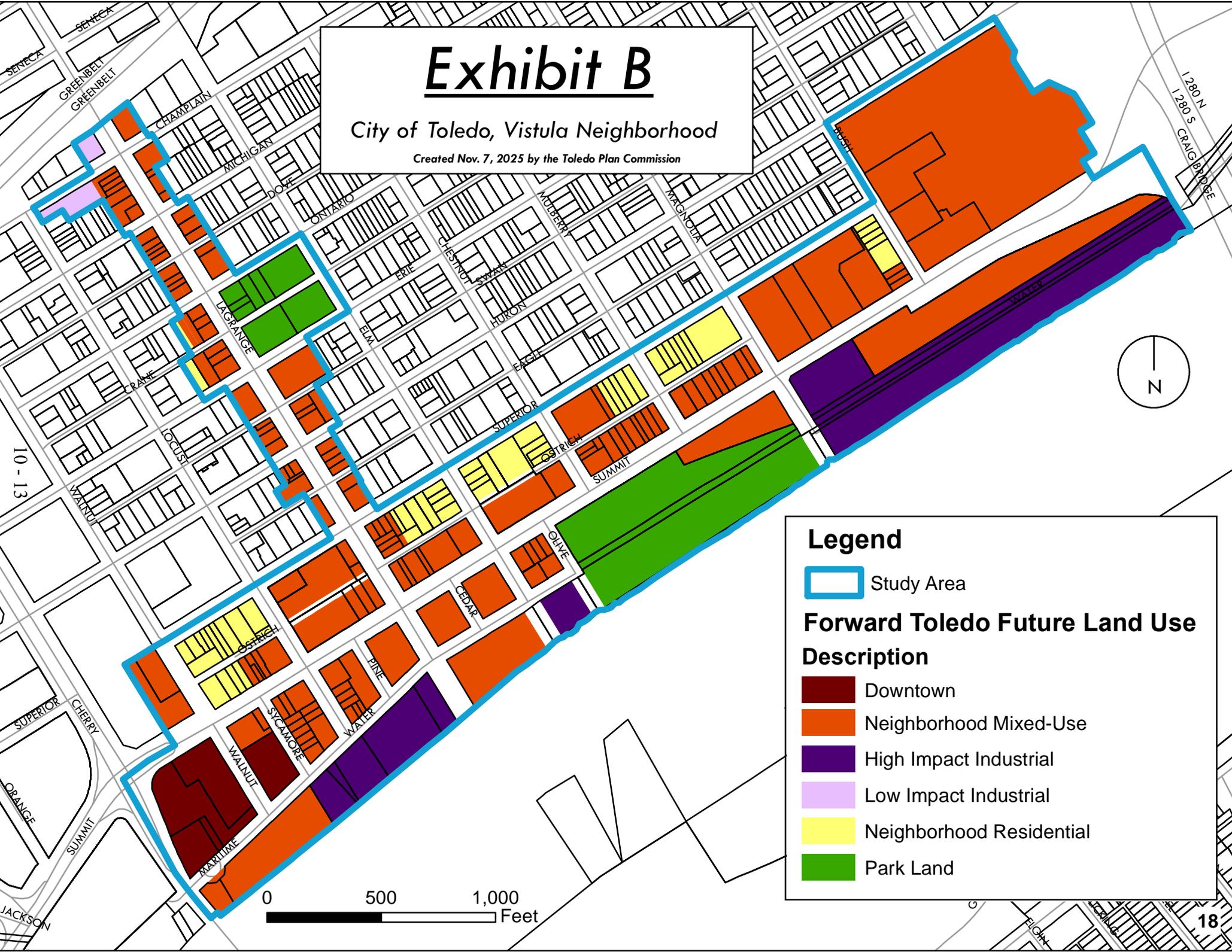
- Proposed Future Land Use**
- Urban Village
 - Single Family
 - Multi-Family
 - Parks + Open Space
 - Public + Civic
 - Neighborhood Commercial
 - Light Industrial
 - Heavy Industrial
 - Utilities
 - Vistula Historic District



Exhibit B

City of Toledo, Vistula Neighborhood

Created Nov. 7, 2025 by the Toledo Plan Commission



Legend

 Study Area

Forward Toledo Future Land Use Description

-  Downtown
-  Neighborhood Mixed-Use
-  High Impact Industrial
-  Low Impact Industrial
-  Neighborhood Residential
-  Park Land

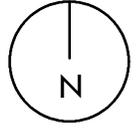
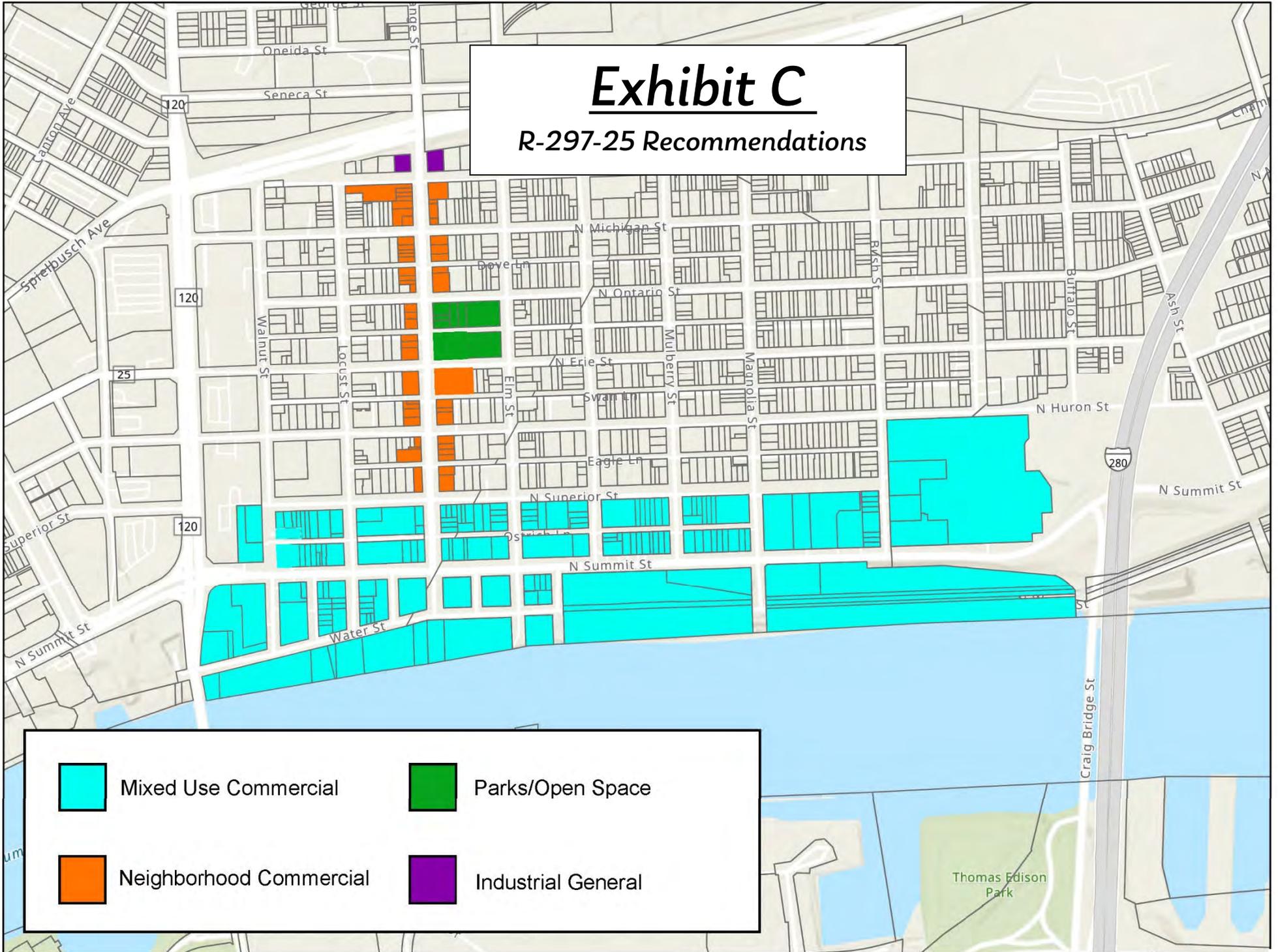


Exhibit C

R-297-25 Recommendations

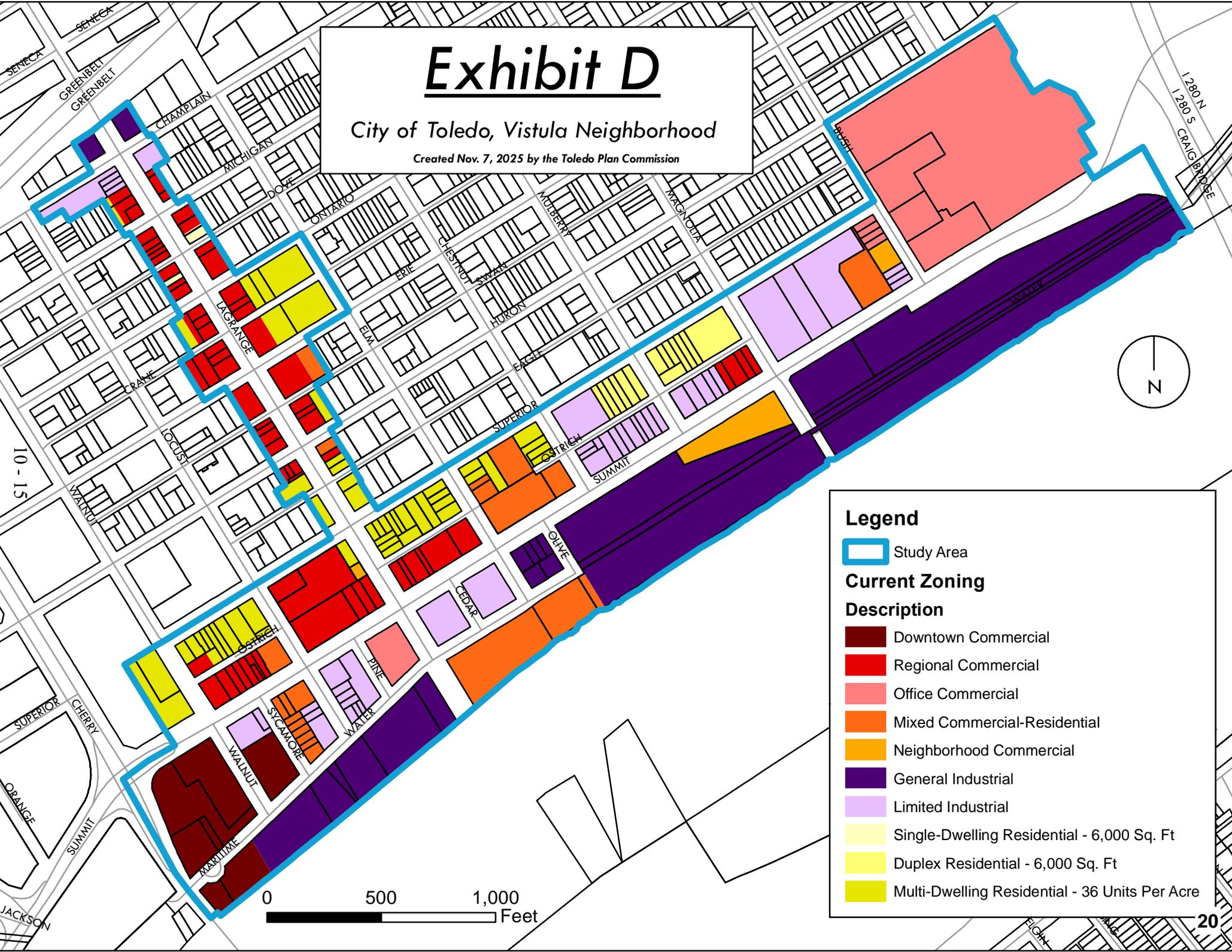


10 - 14

Exhibit D

City of Toledo, Vistula Neighborhood

Created Nov. 7, 2025 by the Toledo Plan Commission



Legend

 Study Area

Current Zoning

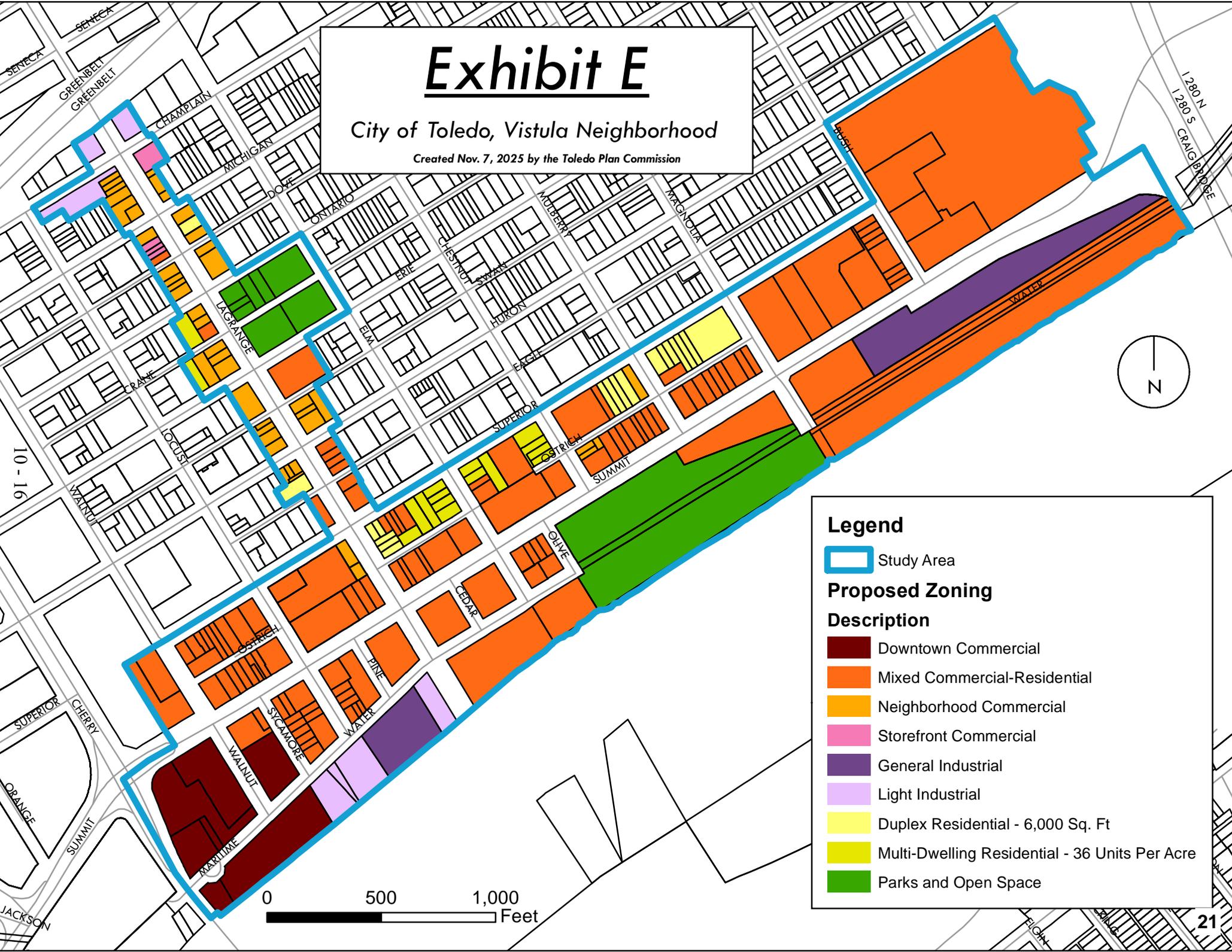
Description

-  Downtown Commercial
-  Regional Commercial
-  Office Commercial
-  Mixed Commercial-Residential
-  Neighborhood Commercial
-  General Industrial
-  Limited Industrial
-  Single-Dwelling Residential - 6,000 Sq. Ft
-  Duplex Residential - 6,000 Sq. Ft
-  Multi-Dwelling Residential - 36 Units Per Acre

Exhibit E

City of Toledo, Vistula Neighborhood

Created Nov. 7, 2025 by the Toledo Plan Commission



Legend

 Study Area

Proposed Zoning

Description

-  Downtown Commercial
-  Mixed Commercial-Residential
-  Neighborhood Commercial
-  Storefront Commercial
-  General Industrial
-  Light Industrial
-  Duplex Residential - 6,000 Sq. Ft
-  Multi-Dwelling Residential - 36 Units Per Acre
-  Parks and Open Space

**Exhibit “B”
Proposed Text**

1104.0100 | Use Table

Use Category	RS 12	RS 9	RS 6	RD 6	RM (all)	R MH	CN	CO	CM	CS	CR	CD	IL	IG	IP	POS	IC
Wholesale, Storage and Distribution																	
Mini-Warehouse	-	-	-	-	-	-	-	-	-	-	S	-	S	S	-	-	-
Light	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Heavy	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-

Exhibit “B”

Text Modifications

(Additions in italic highlight. Deletions in bold strikethrough)

1106.0303 Review

Any reduction under this Section must be applied for and reviewed under the ~~Major~~ Site Plan review provisions of Sec. 1111.0800, unless the development is subject to Special Use review or an Institutional Master Plan, in which case review of a proposed reduction under this Section shall be conducted under that procedure.

Exhibit "A"
Text Additions

1111.0610 Zone Changes Subject to Subdivision Platting

Any Zone Change conditionally approved, subject to the approval and recording of a commercial or industrial subdivision plat, is no longer valid. The original zoning classification remains the permanent zoning classification for the subject property.



City Council Zoning & Planning Committee

8. Review of outstanding studies within the Plan Commission.
9. Review of upcoming moratorium expiration dates.



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: V-435-25

DATE: January 16, 2026

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

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Vacation of the 15' foot wide alley running east-west adjacent to Lot 17 and Lot 18; and the southern 55' feet of Lot 17 in the Clifton Park Plat.

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 - Vacation of the 15' foot wide alley running east-west adjacent to Lot 17 and Lot 18; and the southern 55' feet of Lot 17 in the Clifton Park Plat.
- Location - Adjacent to the rear of 3360 Monroe Street
- Applicant - Kevin Roscoe
2548 Rosedale Avenue
Toledo, Ohio 43606

Site Description

- Zoning - Regional Commercial / CR
- Area - ± 0.0973 acres
- Dimensions - ± 60.46' x 70'
- Existing Use - Alley and dedicated turnaround
- Proposed Use - Consolidated land/Parking lot

Area Description

- North - Vacant residential land, Single- & Multi-Dwellings / CR, RD6, & RS6
- South - Vacant Commercial buildings / CR
- West - Retail / CR
- East - Single-Dwellings & Church / CR & RD6

TO: President Williams and Members of Council
 January 16, 2026
 Page 2

REF: V-435-25

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|-------------|---|--|
| Z-252-82 | - | Request to rezone 3363 Bishop St. aka Clifton Park Plat Lot 17, from IL Limited Industrial to RD6 Duplex Residential. (PC recommended approval on 12/07/1982. CC approved on 02/02/1983, by Ord. 109-83). |
| Z-5001-12 | - | Request to rezone 3363 Bishop St. aka Clifton Park Plat Lot 17, from RD6 Duplex Residential to CR Regional Commercial. (PC recommended approval on 06/14/2012. CC approved on 08/28/2012, by Ord. 450-12). |
| T-108-12 | - | Request for lot split of the northern 69.11 feet by 60.46 feet wide of Clifton Park Plat Lot 17. The southern remaining area of Lot 17 to be dedicated as public right-of-way. (Administratively approved 12/21/2012). |
| ORD. 284-13 | - | Authorizing the acceptance and dedication of certain property as permanent right-of-way. The dedicated area described as follows: 55 feet by 60.46 feet of Lots 17 and 18 of Clifton Park Plat for a total land area of .0765 acres. (City Council approved 06/11/2013). |

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Monroe Street Corridor Design & Livability Plan (December 2002)
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting to vacate a fifty-five foot (55') by 60.46-foot-wide area of land containing ±.0765 acres and an abutting 15-foot-wide alley running east-west 60.46 linear feet. The alley abuts all of Lot 9 and Lot 17; and parts of Lot 8 and Lot 18 in the Clifton Park Plat, containing ±.0208 acres. The total land area requested for Vacation is ± .0973 acres. Surrounding land uses include single & multi-dwelling residences to the north across Baxter Street, commercial buildings and Monroe Street to the south, retail to the west; and single- & multi-dwelling residences, Trowbridge Drive, and a church to the east.

TO: President Williams and Members of Council
 January 16, 2026
 Page 3

REF: V-435-25

STAFF ANALYSIS (cont'd)

The applicant is the owner of Lots 8 and 9 aka 3364 & 3360 Monroe Street adjacent south of the area proposed for Vacation. The applicant intends to renovate both buildings and establish a restaurant at 3364 Monroe Street, and a mixed-use residential over commercial structure at 3360 Monroe Street. The intent to vacate the subject area is for the development of a private parking lot to be used for both the restaurant and mixed-use structure. The owner of Lot 16 adjacent to the west and north, and the owner of Lot 18 adjacent to the east share ownership rights to half of the land where their properties abut. The northern area of 3364 Monroe St. adjacent to the alley is a grassy lawn; and the northern area of 3360 Monroe St. is partially paved however, it is not currently adequate to be utilized as a parking lot.

A request to vacate the 15-foot-wide alley between Lots 10, 11, 12, 13, and 14, 15 and 16 in the Clifton Park Plat to build a retail store was reviewed under case V-260-12 and approved by Ord. 579-12 on 12/04/2012. As a condition of approval, a turn-around was to be constructed and dedicated to the City as to not create a dead-end alley. The area requested for Vacation under this review is the dedicated land containing the vehicle turn-around accepted by Ord. 284-13; and the 15-foot-wide abutting alley. The approval of this Vacation request would result in the creation of a dead-end alley of which the Division of Traffic Management objects to.

Monroe Street Corridor Design & Livability Plan (December 2002)

The subject site is within the Auburn Avenue & Monroe Street Neighborhood Commercial District of the Monroe Street Corridor Design & Livability Plan. The Plan calls for "consolidating and upgrading parking lots [to] further enhance the business district", and parking lots should be located behind buildings along Monroe Street. The Plan further established the Monroe Street Corridor Urban Neighborhood Overlay District (-UNO). TMCs1103.0910(B) Off-street parking facilities shall be located in the rear portion of the subject property and behind the principal building or use; and TMCs1103.0910(D) Access to parking lots shall be provided off alleys when available.

Adjacent to the west of the site is a retail establishment and a thirty (30) space parking lot. Consideration of a shared parking agreement between the owners is supported by the Plan and by Staff. The Plan also supports the development of a parking lot in the rear of the building however, vacating the alley and area for vehicle turn-around is not practical. If the proposed area is Vacated, a means of egress through the alley would become unavailable. The proposal does not present as a hardship due to the existing available land area that could be developed as a parking lot. Staff recommends the applicant construct a parking lot behind the buildings of 3364 & 3360 Monroe Street subject to the standards of TMCs1111.0800 Site Plan Review.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Plan designates this area as Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land use designation is intended to accommodate pedestrian-oriented commercial, mixed-use residential and commercial, middle and high-density residential dwellings, institutional campuses, parks, offices, and minimally obtrusive industrial uses.

TO: President Williams and Members of Council
January 16, 2026
Page 4

REF: V-435-25

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan (cont'd)

A typical characteristic of the NM land use designation includes consolidated parking areas that serve multiple users. Furthermore, the proposed Vacation goes against the Plan's Goal of Quality Design. This goal is intended to support the improvement of a site's design. The proposal to vacate the subject area creates a lack of access and vehicular maneuverability. The request for Vacation of a 15' foot wide alley running east-west adjacent to Lot 17 and Lot 18; and the southern 55' feet of Lot 17 in the Clifton Park Plat is not supported by the Forward Toledo Plan.

Staff recommends disapproval to the Vacation of a 15' foot wide alley running east-west adjacent to Lot 17 and Lot 18; and the southern 55' feet of Lot 17 in the Clifton Park Plat because the proposal is not aligned with the Forward Toledo Comprehensive Land Use Plan nor the Monroe Street Corridor Design & Livability Plan. Both plans support the redevelopment and suggested reuse of the buildings, and construction of a parking lot in the rear of the buildings off of the subject alley. Staff further recommends disapproval to Vacate the subject area as there is available land within the vicinity to develop a parking lot; construction of a parking lot in the rear of the buildings is most appropriate for this site; and the Division of Traffic Management objects to this Vacation as to avoid a dead-end alley and lack of egress through.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends **disapproval** of V-435-25, the request for the Vacation of a 15' foot wide alley running east-west adjacent to Lot 17 and Lot 18; and the southern 55' feet of Lot 17 in the Clifton Park Plat, to Toledo City Council for the following **three (3)** reasons:

1. The proposed alley vacation does not align with the Comprehensive Land Use Plan.
2. The proposed alley vacation will eliminate a means of egress.; and
3. The Division of Traffic Management objects to the proposed alley vacation.

Respectfully Submitted,

Lisa Cottrell
Secretary

TO: President Williams and Members of Council
January 16, 2026
Page 5

REF: V-435-25

AV
Exhibit A and Two (2) sketches follow

Cc: Kevin Roscoe, 2548 Rosedale Ave., Toledo, OH 43606
Alaya Vachon, Planner

TO: President Williams and Members of Council
January 16, 2026
Page 6

REF: V-435-25

Exhibit "A"

The following **four (4)** conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Engineering & Construction Management

1. A full-width easement will be required to maintain the existing public utilities. The easement shall be dedicated to the City of Toledo, for City utility use only, to allow for future maintenance and shall not be combined with easements for other utilities. The following language shall appear in the authorizing vacation ordinance that shall be recorded and a notation placed in the remarks section of the County's real estate records: That a full width (15 foot) easement is hereby retained over, across, under and through said vacated area as described in Section I herein, for the existing combined sewer located in said vacated right of way. All City of Toledo facilities located within said easement are hereby dedicated to the City of Toledo, for City utility use only, to allow for future maintenance, repairs, replacements, etc., and shall not be combined with easements for other utilities. The easement hereby retained by the City of Toledo herein shall be primary in nature to any other utilities located therein, and any easement retained by any other utility as a result of this Ordinance shall be subject first to the easement rights of the City of Toledo. Said easement herein shall be permanent in nature for each utility currently located thereon and shall run with the land. Said easement also includes reasonable rights of ingress and egress over and through the utility easement area for the purpose of operating, maintaining, replacing, repairing, and/or constructing any utilities located within the easement. The property owner shall not construct fences, walls or other barriers that would impede access onto the easement. No temporary or permanent structure, including building foundations, roof overhangs, or other barriers denying access, may be constructed on or within the easement. Driveways, parking lots, walkways, and other similar improvements are acceptable. The property owner hereby releases the City of Toledo, only, from any liability, responsibility, or costs resulting from the City's removal of any barriers that deny ingress or egress from the easement or that obstruct access to the public utilities located on said property; and the City of Toledo shall have no obligation or duty to restore or compensate the property owner for the removed facilities. Further, any modification and/or release of any easement granted or retained by any utility as a result of this Ordinance shall be obtained by the owner separately from each utility, as to their interest(s) only, by separate, recordable instrument.

Exhibit "A" (cont'd)

Law Department

2. Within the limits allowed by law, the applicant shall indemnify the City of Toledo, its officials, agents or employees, from any and all claims, demands, causes of action, suits or liability in connection with the performance of any and all acts authorized or permitted under this vacation. Said indemnification language shall be contained within and evidenced by the endorsement on a certified copy of the final vacating legislation by the owner which indemnification shall be kept in the permanent file of the Clerk of Council. That a full width easement in favor of the City of Toledo is retained across, under and through said vacated area as described in Section 1 herein for the purpose of the City of Toledo's maintaining, operating, renewing, reconstructing, and removing utility facilities. All City of Toledo facilities located within said vacated area are hereby dedicated to the City of Toledo for exclusive City of Toledo utility use only and shall not be combined with easements or rights for other utilities. The easement retained by the City of Toledo shall be primary to any other utilities located therein, and any easement retained by any other utility shall be subordinate to and subject to the easement rights of the City of Toledo. Said easement shall be permanent in nature for each utility and shall run with the land. Said easement also includes reasonable rights of egress and ingress over and through the vacated area. No fence, wall, building foundation, roof overhang, or other barrier which would impede access to the easement shall be constructed or maintained. Driveways, parking lots, walkways and other similar improvements are permitted subject to the prior written consent of the City of Toledo. The City of Toledo shall be released and held harmless for any liability, responsibility costs, or damages resulting from the City of Toledo's removal of any barriers which impede the City of Toledo ingress or egress from the easement or which obstruct access to the utilities located within the vacated area. The City of Toledo shall have no obligation or duty to restore or compensate the barrier owner for any barrier removed in whole or in part by the City of Toledo. Any modification and/or release of any easement granted or retained by any utility as a result of this Ordinance shall be obtained separately from each utility, as to their interest(s) only, by separate recordable instrument. Further, the Owner's' of the vacated area shall be responsible for the relocation of any utility facilities or equipment, whether owned by a public or private utility within the vacated area or preserving access to such utility facilities. Utility facilities include conduits, cables, wires, towers, poles, sewer lines, pipelines, gas and water lines, or other equipment of any railroad or public utility, located on, over or under the portion of the vacated area. Any modification and/or release of any easement granted or retained by any utility as a result of this Ordinance and operation of Ohio law shall be obtained separately from each utility, as to their interest(s) only. The City of Toledo shall be released and held harmless for any liability, responsibility, costs, or damages resulting from Owner's' construction or activities in the vacated area, that interferes with any utility easement retained as a matter of law in accord with Section 723.041 of the Ohio Revised Code.

TO: President Williams and Members of Council
January 16, 2026
Page 8

REF: V-435-25

Exhibit "A" (cont'd)

Toledo Edison

No comments at the time of publication.

Fire Prevention

Does not object to the approval of this vacation.

Division of Traffic Management

The Division of Traffic Management objects to the approval of the vacation by the Plan Commission because this vacation would eliminate the turnaround for this dead-end alley for traffic coming from Trowbridge Drive.

Division of Streets, Bridges and Harbor

No comments at the time of publication.

Columbia Gas

No comments at the time of publication.

Lucas County Solid Waste Management District

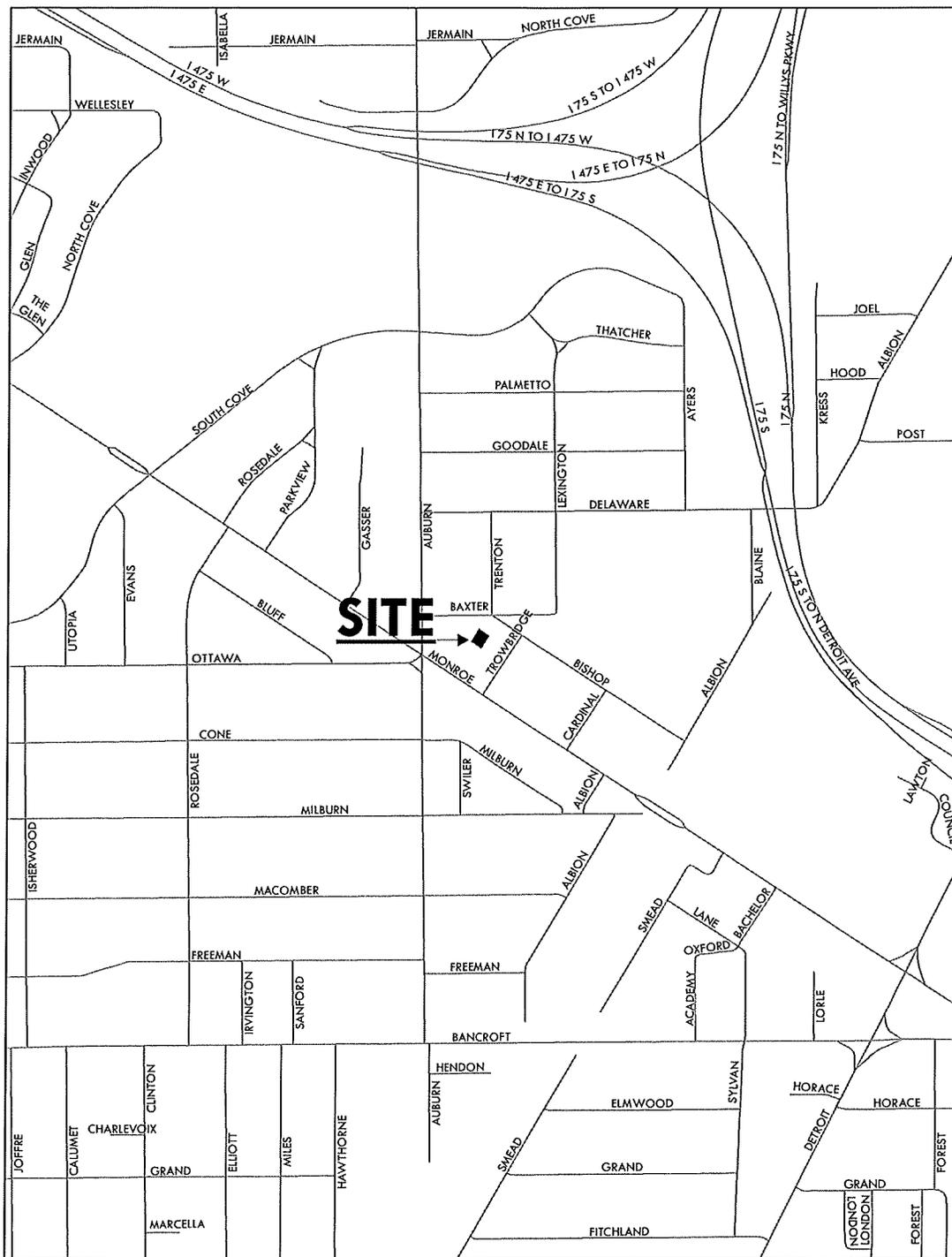
No comments at the time of publication.

Plan Commission

3. No temporary or permanent structures including building foundations, roof overhangs, fences, walls or other barriers that would impede or deny access onto to the vacated area may be constructed. Public access to vehicle turnaround shall be maintained.
4. Any future modifications or parking lot developments shall undergo applicable site plan review for compliance with all necessary Zoning Code regulations.

GENERAL LOCATION

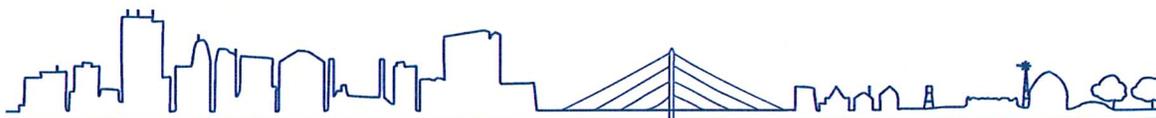
V-435-25
ID 17



ZONING & LAND USE

V-435-25
ID 17





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 2, 2026

REF: V-435-25

PLANNER: Vachon

Kevin Roscoe
2548 Rosedale Ave
Toledo, Ohio 43606

PUBLIC HEARING DATE

Thursday, January 15, 2026

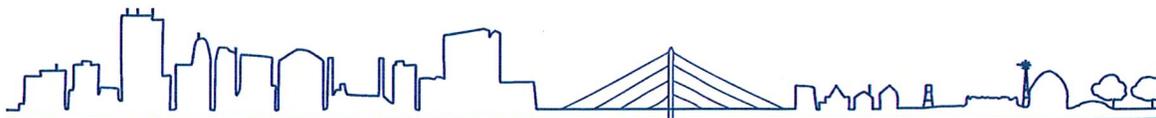
Please be advised that your request for Vacation of the 15-foot-wide Alley adjacent to Lot 17 and Lot 18 in Clifton Park Plat, has been scheduled for public hearing before the Toledo City Plan Commission. This hearing will be held in the **City Council Chambers, One Government Center**, Jackson and Erie Streets, Toledo, Ohio on **Thursday, January 15, 2026** at **2:00 p.m.**

The purpose of the public hearing is to enable the Plan Commissions to consider your request in an open and public forum. This allows you and the surrounding property owners an opportunity to offer any and all opinions and comments regarding the request.

You or your representative should make every attempt to attend this hearing in order to respond to any questions or concerns which may arise. In the event you are unable to attend the public hearing, it is suggested that you notify the Plan Commission staff at 419-936-2128 prior to the meeting.

Please Note: Failure to attend or be represented could result in the Plan Commission deferring action on your request.

TOLEDO CITY PLAN COMMISSION



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 2, 2026

REF: V-435-25

PLANNER: Vachon

NOTICE OF PUBLIC HEARING

on

Date: Thursday, January 15, 2026

Request: Vacation of the 15-foot-wide Alley adjacent to Lot 17 and Lot 18 in Clifton Park Plat.

Location: Behind 3360 Monroe Street

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the owners of property within and contiguous to and directly across the street from subject parcel or parcels at the addresses of such owners appearing on the County Auditor's current tax list. Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, January 15, 2026** at the ***Council Chambers, First Floor, One Government Center***, Jackson and Erie Streets, Toledo, Ohio, and would appreciate any information you or your neighbors can give to aid their decision. **It is not necessary for you to attend the meeting but you are welcome to do so if you wish.** You may write or phone before the meeting to give us information or to inquire about this request. The Planner handling this case is Alaya Vachon; she may be contacted at 419-936-2128 or alaya.vachon@toledo.oh.gov

TOLEDO CITY PLAN COMMISSION

Clerk of Council
One Government Center
Toledo, Ohio 43604

Date: January 2, 2026

Julie Gibbons
Clerk of Council
Tel: 419-245-1060

Ref: V-435-25

NOTICE OF PUBLIC HEARING

Wednesday, February 18, 2026

The Zoning and Planning Committee of Council, at a meeting to be held in the Council Chambers, First Floor, One Government Center, Jackson & Erie Streets, Toledo, Ohio, on Wednesday, February 18, 2026 at 4:00 p.m., will consider the following request:

Vacation of the 15-foot-wide Alley adjacent to Lot 17 and Lot 18 in Clifton Park Plat.

Julie Gibbons
Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

EVANS ELLIOT
28966 BEECHWOOD ST
GARDEN CITY MI 48135 2419
NOTICE RETURNED 1/20/26

EXCHANGERIGHT NET LEASED
PORTFOLIO 9 DST
PO BOX 60308
PASADENA CA 91116

FITZPATRICK JAMES E & ANNIE L
3351 BISHOP ST
TOLEDO OH 43606 4221

GREATER GRACE CHRISTIAN CHURCH
INC
P O BOX 80027
TOLEDO OH 43608

GREEN KEY PROPERTIES LLC
3016 JOSEPH
TOLEDO OH 43611

HUGHES ROBERTA
2328 TROWBRIDGE
TOLEDO OH 43606

OCTOGREENS CORPORATION INC
1156 CAMPBELL ST
TOLEDO OH 43607

SMITH WILLIE E JR
2313 TROWBRIDGE ST
TOLEDO OH 43606 4262

WILLIAMS LEOLA
3527 N 18TH ST
MILWAUKEE WI 53206

The screenshot displays a GIS application interface with a map of residential parcels. A search result for '3359 BISHOP, TOLEDO, 43606' is highlighted with a red pin and a white tooltip that says 'Search result' and 'Zoom to'. A 'Buffer' tool is active, showing a distance of 200 feet and options for 'Center Points' and 'Polygons'. A 'Selection' panel on the right lists 19 selected parcels with IDs such as 0103991, 0314164, and 0314197. The map includes street names like GASSP ST, RENICK AVE, LEXINGTON AVE, BAXTER ST, OTTAWA DR, MONROE ST, AUBURN AVE, STOWARD DR, BISHOP ST, and MADISON ST. The bottom of the screen features the text 'Lucas County Auditor's Office, GIS Department | Lucas County EMA, Lucas County Auditor's Office | Lucas ...' and the Esri logo.



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z25-0037
DATE: January 16, 2026

TO: President Vanice Williams and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary
SUBJECT: Request for a Zone Change from CO-Office Commercial to RD6-Duplex Residential at 1839 Tremainsville Road (4123 Hearthstone Place)

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 - Zone Change from CO-Office Commercial to RD6-Duplex Residential
- Location - 1839 Tremainsville (4123 Hearthstone Place)
- Applicant + Owner - Janet Flood
1839 Tremainsville Road
Toledo OH 43613

Site Description

- Zoning - CO-Office Commercial
- Area - ± 0.23 acres
- Frontage - ± 38' along Tremainsville Road
± 90' along Hearthstone Place
- Existing Use - Multifamily dwelling
- Proposed Use - Single-family dwelling

Area Description

- North - Vacant industrial / IG
- South - Single-family residences / RD6
- East - Daycare, single family residences / CO & RD6
- West - Single-family residences / IL

TO: President Williams and Members of Council
January 16, 2026

REF: Z25-0037

GENERAL INFORMATION (cont'd)

Parcel History

- Z-595-07 - Zone change from CO-Office Commercial to RD6-Duplex Residential (downzoning) for various parcels at Tremainsville and Hearthstone. (PC approved 12/6/2007. CC approved 1/9/2008. Ord. 62-08 passed 1/29/2008). *Subject parcel omitted from staff report and final ordinance at owner's request.*

Applicable Plans & Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from CO-Office Commercial to RD6-Duplex Residential at 1839 Tremainsville Road (4123 Hearthstone Place). The site consists of a residential structure and an off-street parking area. Surrounding land uses include vacant industrial land (formerly Dupont Chemical) to the north, single-family residences to the south, a daycare and single-family homes to the east, and single-family homes to the west.

The applicant is requesting a Zone Change to use the property as a single-family dwelling. Under the current CO-Office Commercial Zoning District, single-family dwellings are not permitted. The home is considered legal non-conforming and would not be able to be rebuilt if destroyed beyond seventy-five percent (75%) of its fair market value per TMC§1114.0205(C). Legal non-conforming statuses can cause complications for home-insurance, home resale, and other financial considerations. The vast majority of commercial uses are not appropriate for this location due to the limited lot width and secondary frontage on a low-density residential road.

There is an existing, legal nonconforming off-street parking area on the property. It shall be noted that the parking area can continue to exist and be maintained, as per TMC§1114.0600. However, it may not be expanded and it shall only be used for off-street parking for residents who reside in the structure.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this site for Neighborhood Mixed-Use land uses. Neighborhood Mixed-Use is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. Residential uses are ideally medium to high-density, with duplexes, triplexes, or apartments located near pedestrian-oriented commercial uses. Staff supports a Zone Change for the subject property as it would allow medium density housing.

TO: President Williams and Members of Council
January 16, 2026

REF: Z25-0037

STAFF ANALYSIS (cont'd)

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z25-0037, a request for a Zone Change from CO-Office Commercial to RD6-Duplex Residential for 1839 Tremainsville Road (4123 Hearthstone Place), to the Toledo City Council for the following reason:

1. The proposed zone change is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A) – Review & Decision-Making Criteria).

Respectfully Submitted,



Lisa Cottrell
Secretary

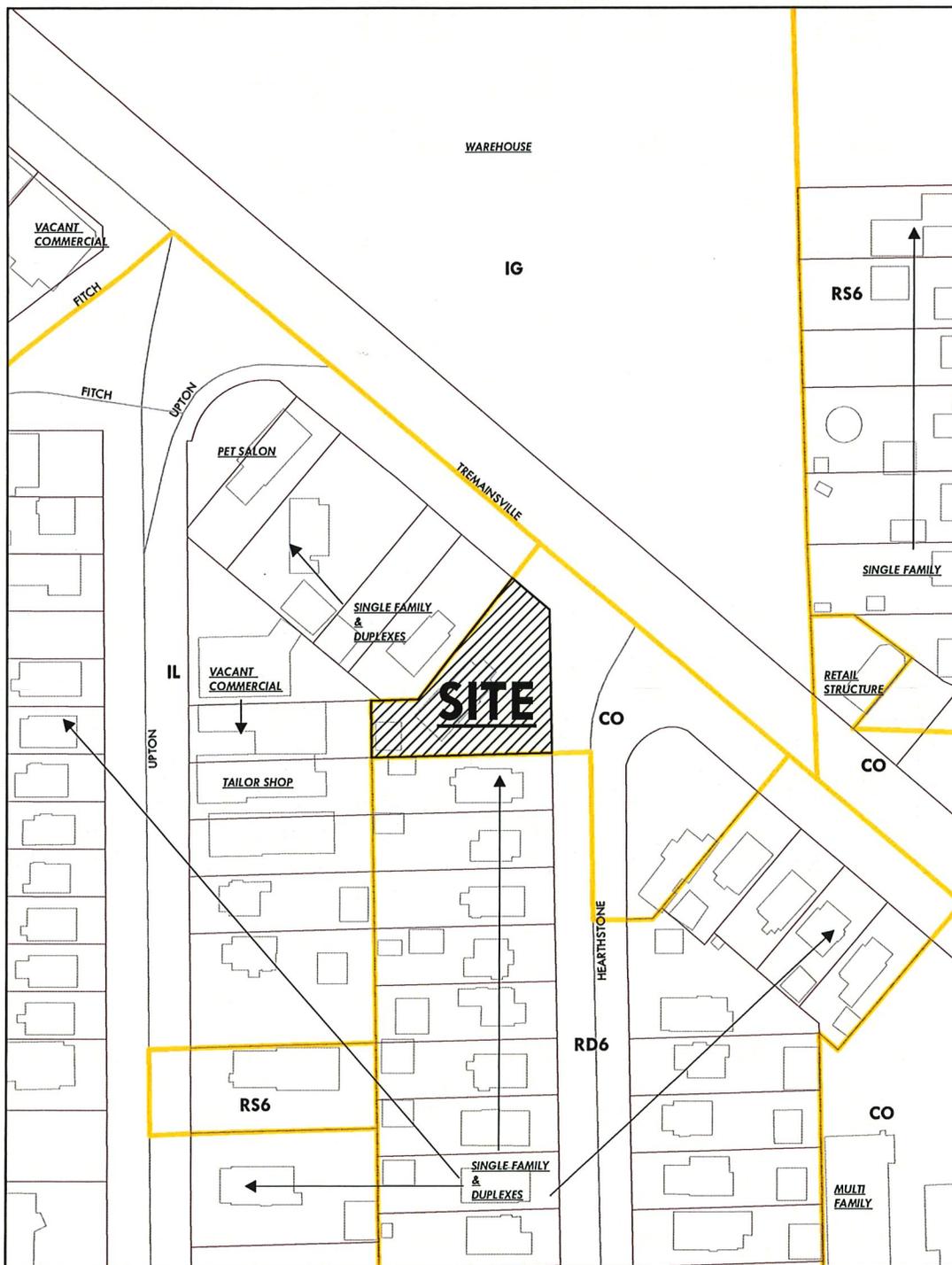
DR

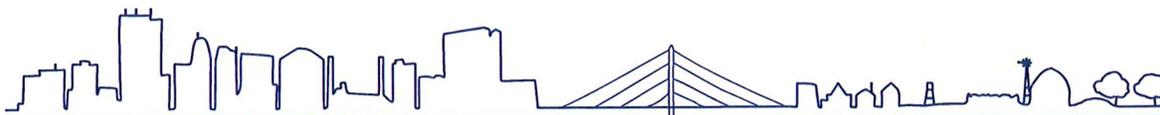
Two (2) sketches follow

Cc: Janet Flood, 1839 Tremainsville Road, Toledo OH 43613

ZONING & LAND USE

Z25-0037
ID 40





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 2, 2026

REF: Z25-0037

PLANNER: Reising

Janet Flood
1839 Tremainsville Road
Toledo OH 43613

PUBLIC HEARING DATE

Thursday, January 15, 2026

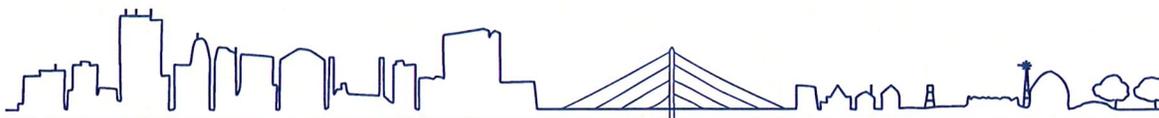
Please be advised that your request for a Zone Change from CO-Office Commercial to RD6- Duplex Residential at 1839 Tremainsville has been scheduled for public hearing before the Toledo City Plan Commission. This hearing will be held in the **City Council Chambers, One Government Center**, Jackson and Erie Streets, Toledo, Ohio on **Thursday, January 15, 2026** at **2:00 p.m.**

The purpose of the public hearing is to enable the Plan Commissions to consider your request in an open and public forum. This allows you and the surrounding property owners an opportunity to offer any and all opinions and comments regarding the request.

You or your representative should make every attempt to attend this hearing in order to respond to any questions or concerns which may arise. In the event you are unable to attend the public hearing, it is suggested that you notify the Plan Commission staff at 419-245-1200 prior to the meeting.

Please Note: **Failure to attend or be represented could result in the Plan Commission deferring action on your request.**

TOLEDO CITY PLAN COMMISSION



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 2, 2026

REF: Z25-0037

PLANNER: Reising

NOTICE OF PUBLIC HEARING

on

Date: **Thursday, January 15, 2026**

Request: Zone Change from CO-Office Commercial to RD6-Duplex Residential

Location: 1839 Tremainsville

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the owners of property within and contiguous to and directly across the street from subject parcel or parcels at the addresses of such owners appearing on the County Auditor's current tax list. Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, January 15, 2026** at the ***Council Chambers, First Floor, One Government Center***, Jackson and Erie Streets, Toledo, Ohio, and would appreciate any information you or your neighbors can give to aid their decision. **It is not necessary for you to attend the meeting but you are welcome to do so if you wish.** You may write or phone before the meeting to give us information or to inquire about this request. The Planner handling this case is Dana Reising; she may be contacted at 419-245-6287 or dana.reising@toledo.oh.gov.

TOLEDO CITY PLAN COMMISSION

Clerk of Council
One Government Center
Toledo, Ohio 43604

Date: January 2, 2026

Julie Gibbons
Clerk of Council
Tel: 419-245-1060

Ref: Z25-0037

NOTICE OF PUBLIC HEARING

Wednesday, February 18, 2026

The Zoning and Planning Committee of Council, at a meeting to be held in the Council Chambers, First Floor, One Government Center, Jackson & Erie Streets, Toledo, Ohio, on Wednesday, February 18, 2026 at 4:00 p.m., will consider the following request:

Zone Change from CO-Office Commercial to RD6-Duplex Residential at 1839 Tremainsville

Julie Gibbons
Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

11930 TREMAINSVILLE LLC
P O BOX 221
BLOOMFIELD HILLS MI 48303

AHRENS KINSEY
8241 DOW CIRCLE W
STRONGSVILLE OH 44136

SHARON ECHOLS-ANDERSON
1209 GORDON ST
TOLEDO OH 43609 2227

ASIA INVESTMENT LLC
23788 CLAREWOOD ST
MACOMB MI 48042 4828

B & O TOLEDO LLC
4126 UPTON AVE
TOLEDO OH 43613

BOLARINWA SUAIBU & IYANUOLUWA
2543 ROSEDALE AVE
TOLEDO OH 43606

D & R PROPERTY MANAGEMENT LLC
PO BOX 532
SWANTON OH 43558

DECLERCQ LESLIE J JR
5412 BENNETT RD
TOLEDO OH 43612

DJS HOLDINGS LLC
3851 TIMBER VALLEY DR
MAUMEE OH 43537 8895

JANET FLOOD
1839 TREMAINSVILLE RD
TOLEDO OH 43613

GARZONY ANTHONY R
4519 BENNETT
TOLEDO OH 43612

HAWK ROGER W
2271 W LASKEY RD
TOLEDO OH 43613

HURLEY ANNA
1811 TREMAINSVILLE RD
TOLEDO OH 43613

LEONARD ALBERTO & JENNIFER
104 NEW YORK AVE
BERGENFIELD NJ 07621

MAVERICK CONSTRUCTION GROUP LLC
4122 UPTON AVE
TOLEDO OH 43613

MEARA PROPERTIES
6953 HEATHER COVE PL
MAUMEE OH 43537

METZGER TIMOTHY J & DIANNE M
4118 UPTON AVE
TOLEDO OH 43612

MICHALSKI LEANN M
1861 TREMAINSVILLE
TOLEDO OH 43613

STAPLES LATASHIA D
1827 TREMAINSVILLE RD
TOLEDO OH 43613

SWANBECK STEPHEN M SR
4102 HEARTHSTONE PL
TOLEDO OH 43613

UPSILON REAL ESTATE HOLDINGS LLC
PO BOX 353190
TOLEDO OH 43635

JOHN HOBBS III



CITY OF TOLEDO SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk** (or edge of public street). Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

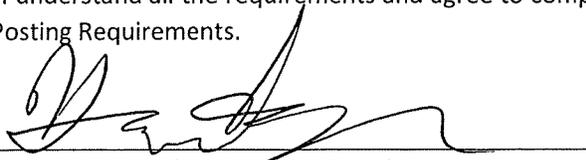
4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 12/31 to 2/25.

5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.



(Applicant or Agent)

Heather D Rohman

(Print Name or Organization)

(Telephone No.)

I issued 1 signs for this application 12/30

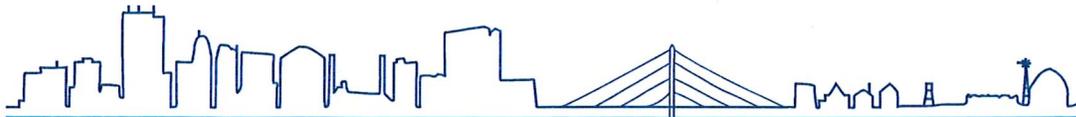
(Date)

Dana Reising

(Staff Member) DR

Location of sign(s) Tremainsville

CASE NUMBER 225-0037



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

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

TO: President Williams and Members of Council
 January 16, 2026
 Page 2

REF: SUP25-0042

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.

TO: President Williams and Members of Council
January 16, 2026
Page 3

REF: SUP25-0042

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.

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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.

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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.

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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.

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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.

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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.

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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

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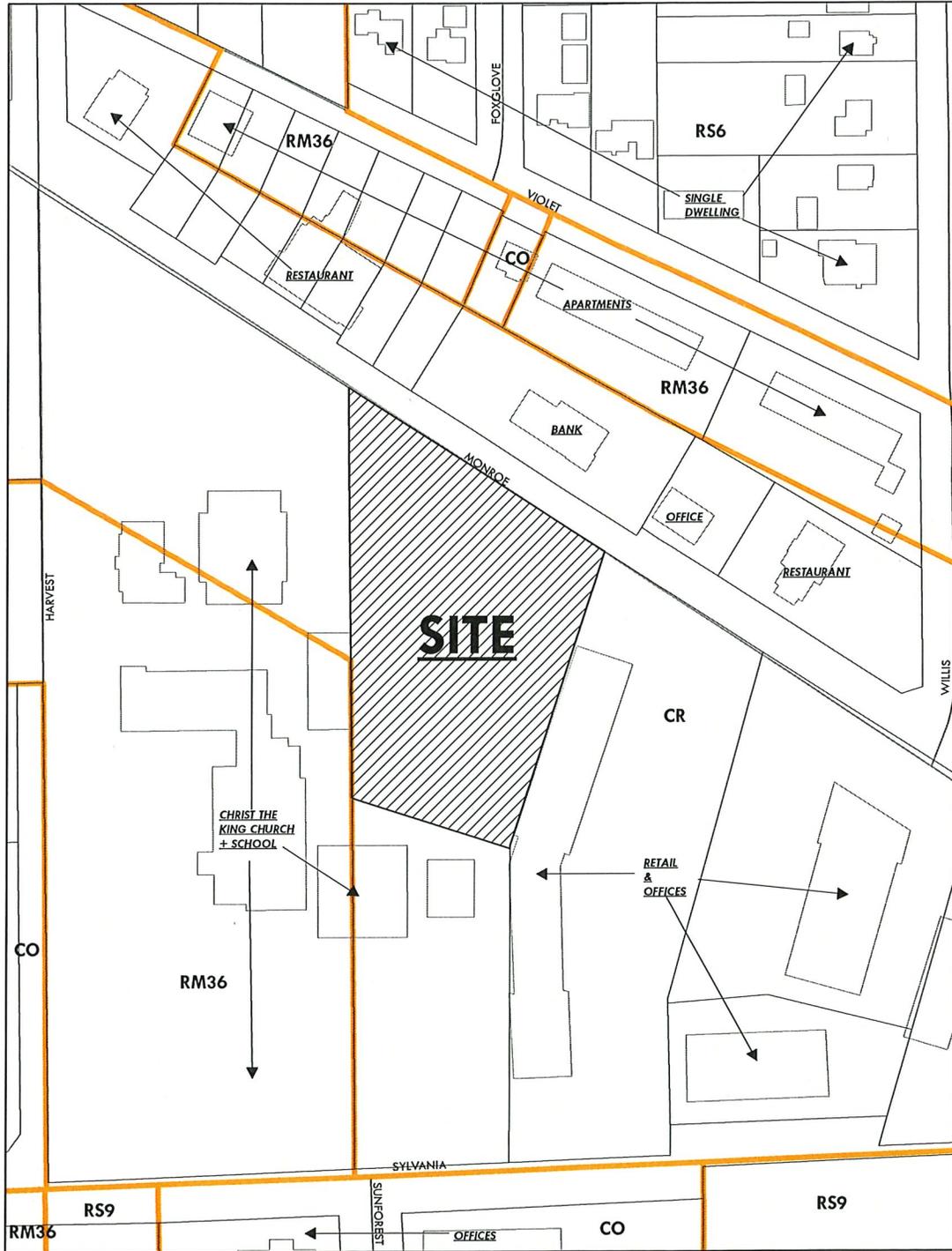
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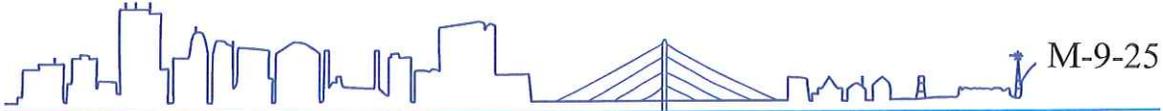
Three (3) sketches follow

Cc: Brian Smith, Christ the King Church & School, 4100 Harvest Lane Toledo, OH 43623
Roman Catholic Diocese of Toledo, 1933 Spielbusch Avenue Toledo, OH 43604
Jerome R. Parker, Esq. One SeaGate Suite 1645, Toledo, OH 43604
Alaya Vachon, Planner

ZONING & LAND USE

SUP25-0042
ID 77





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: M-9-25

DATE: January 16, 2026

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

FROM: Toledo City Plan Commission, Lisa A. Cottrell, Secretary

SUBJECT: Zoning Study and Map Amendment of the Vistula Neighborhood

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	-	Zoning Study and Map Amendment of the Vistula Neighborhood
Applicant	-	Toledo City Council One Government Center, Suite 2100 Toledo, OH 43604

STAFF ANALYSIS

The Toledo City Council adopted Resolution 297-25 on July 15, 2025 requesting the Toledo City Plan Commission conduct a study of zoning district classifications in the historic Vistula neighborhood. The resolution identified a study area from Superior Street to the Maumee River spanning from Cherry Street to Interstate-280 and all properties fronting on Lagrange Street from Superior Street to the Greenbelt Parkway. The study area's current zoning classifications are a mix of predominantly industrial districts along Summit Street and auto-oriented regional commercial districts along Lagrange Street including multiple areas of residential and other commercially zoned districts throughout. As stated in the resolution, the Vistula Neighborhood's proximity to Downtown, Glass City Metropark, and the Glass City Riverwalk situate the neighborhood in a unique position to redevelop its traditionally used industrial areas into a more attractive hub for residents. The intent of this study is to rezone parcels within the study area to help attract more residents to the Vistula neighborhood and to ensure that existing and new residents have access to a diverse array of amenities, especially waterfront access.

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STAFF ANALYSIS (cont'd)

Vistula Neighborhood Master Plan

The Vistula Neighborhood Master Plan was created in October 2020 and passed in March 2021 as an amendment to the now replaced Toledo 20/20 Comprehensive Plan. The Plan identifies desired future land uses, a vision, and a conceptual framework for the Vistula Neighborhood. As an amendment to the 20/20 Plan, these desired future land uses use the same categories as the 20/20 Plan's future land use map. While future land uses identified in the Forward Toledo Plan are more current, the Vistula Plan's future land uses were tailored with more localized neighborhood input. The Vistula Plan's future land use map is shown in Exhibit "A". The most prominently identified future land use in the study area is Urban Village, which is defined as "A specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character." Other identified future land uses in the study area are Parks & Open Space, Neighborhood Commercial, Utilities, and Public & Civic.

The Vistula Master Plan's conceptual framework and vision explores building out areas of "Lower Town" – the area between Superior Street and the Maumee River – with a mix of residential, commercial, and recreational uses oriented to the riverfront. It also emphasizes bringing back Lagrange Street as the neighborhood center of businesses and services similar to how it historically functioned. Lastly for this study, the plan envisions a "Vistula Central Park" or "Lagrange Park" at the site of the former Lagrange School. The Vistula Plan recommends zoning changes that support these visions.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan is Toledo's latest citywide comprehensive land use plan adopted in September 2024. The Forward Toledo Plan outlines thirty-three (33) goals organized into five (5) themes: Build, Move, Place, Play, and Sustain. Several Forward Toledo goals were identified as important factors for the rationale behind this study. A brief summary of these goals are: Promote Housing Variety (Promote a diverse variety of well-designed housing to meet the residential needs of all Toledo citizens.); Historic Impacts on Neighborhoods (Explore the impact of historical policies on neighborhoods in terms of land use, including redlining and cyclical disinvestment, and implement corrective policies.); Building Preservation (Strengthen preservation strategies to maintain Toledo's existing housing stock and commercial buildings.); Walkable Neighborhoods (Encourage more goods and services within walking distance, independence among residents, and sustainable uses of land.); Strengthen Neighborhoods (Strengthen the connection between residents and neighborhood businesses.); Address Housing Affordability (Encourage the development of housing at price points achievable for all residents.); Park Access (Explore the impacts that nature and public spaces have on residents' quality of life.); and Water Belt (Explore an identity shift from "Rust Belt" to "Water Belt" due to Toledo's unique position on the Great Lakes and the ways this shapes Toledo's culture.).

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STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan (cont'd)

The Forward Toledo Plan includes a future land use map, which alongside the Plan's goals acts as a strategic guide for informing future zoning updates. The Forward Toledo Plan's identified future land uses within the study area are shown in Exhibit "B". The most predominantly identified future land use category is Neighborhood Mixed-Use, which is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. Areas identified for Neighborhood Mixed-Use are core components of neighborhoods and provide some of the highest density for commercial and residential housing opportunities. Other identified future land uses are Park Land, Low-Impact Industrial, Neighborhood Residential, and Downtown Commercial.

Resolution 297-25

Resolution 297-25 included a map with recommended zone changes, which is attached as Exhibit "C". It recommended primarily mixed-use commercial zoning designations between Superior Street and the Maumee River, Neighborhood Commercial zoning designations along Lagrange Street, Parks & Open Space at the former Lagrange School site, and General Industrial along the Greenbelt Parkway.

It should be noted that the study area identified by Resolution 297-25 was expanded slightly for properties near the Lagrange Street corridor to ensure all parcels used commercially or zoned CR Regional Commercial were included in the study. This expanded area was proposed to ensure a cohesive zoning pattern aligned through this portion of the Lagrange Street corridor.

Methodology

After reviewing the relevant plans and resolution above, Plan Commission staff investigated parcels within the study area one-by-one. A combination of research from multiple data sources were used to determine a parcel's current land use, including the Lucas County Auditor's Real Estate Inventory System (AREIS), Google Maps, and physical site visits. Once a current land use was determined, Staff evaluated the land use in conformance with the identified future land uses from the Vistula and Forward Toledo Plans to determine an appropriate zoning classification for the property, reducing the occurrence for creating nonconforming land uses. Goals, visions, and frameworks from the Vistula and Forward Toledo Plans were used as guidance through this evaluation process. A map of current zoning classifications in the study area is attached as Exhibit "D" for comparison. A map of proposed zoning classifications resulting from this study is attached as Exhibit "E".

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STAFF ANALYSIS (cont'd)

Lagrange Street Corridor Proposed Zoning

As stated before, most properties along the Lagrange Street corridor are currently zoned for auto-oriented CR Regional Commercial. This zoning designation imposes suburban-style setbacks and permits auto-oriented uses such as drive-thru restaurants, which are not consistent with the Vistula or Forward Toledo Plans. Therefore, most properties along Lagrange Street are proposed for CN Neighborhood Commercial zoning, with a few CM Mixed Commercial-Residential zones interspersed. The CN zoning district is intended to accommodate pedestrian oriented small-scale retail and service businesses that serve nearby residential areas. The CM zoning district is intended to accommodate mixed-use, pedestrian-oriented development. While both zoning districts permit pedestrian-oriented commercial development, they differ in the types of residential developments allowed. The CN designation permits single- and two-dwelling homes but restricts multi-dwelling apartments on ground floors. The CM designation instead prohibits single- and two-dwelling homes while being more permissive of multi-dwelling apartments. This difference was considered to ensure existing residential uses within the corridor remain permitted by right and not classified as legal nonconforming.

In keeping with the Vistula Plan's vision and the Forward Toledo Plan's future land use, the site of the former Lagrange School is proposed for Parks and Open Space zoning. Parcels which are currently used for warehousing, auto repair, and pest control are proposed for IL Light Industrial or CS Storefront Commercial zoning to ensure the existing land uses remain permitted. These existing land uses are currently situated, operational, and not detrimental to the envisioned Lagrange Street Corridor.

Superior Street to Summit Street Proposed Zoning

Properties between Superior Street and Summit Street within the study area are currently zoned with a mixture of auto-oriented CR Regional Commercial, RM36 Multi-Family Residential, IL Limited Industrial, CO Office Commercial, and a few areas of CM Mixed Commercial-Residential. Most parcels within this area are proposed for CM zoning, with some existing single-two-, and multi-dwelling structures being isolated for CN Neighborhood Commercial, RM36, or RD6 Duplex Residential zoning instead.

Summit Street to Maumee River Proposed Zoning

Properties between Summit Street and the Maumee River within the study area are currently zoned primarily for IG General Industrial and IL Limited Industrial with a few parcels zoned CM Mixed Commercial-Residential, CN Neighborhood Commercial, and CO Office Commercial interspersed. The southern-most parcels within this area are currently zoned CD Downtown Commercial due to their proximity to the downtown area. Most parcels between Summit Street and the Maumee River are proposed for CM zoning, with some areas identified for industrial or parks in the Forward Toledo Plan being proposed for IL, IG, or POS Parks & Open Space zoning. Parcels which are currently zoned CD are proposed to remain as such, with a small expansion of CD zoning to ensure zoning boundaries align with parcel lines.

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STAFF ANALYSIS (cont'd)

Summary

The goals and visions of the Vistula and Forward Toledo Plans were considered throughout this study. The proposed zone changes will create a permissive environment which allows investment in Vistula in ways that reflect these goals and visions. Architectural and design restrictions imposed by the Vistula Historic District Overlay, Summit Street Corridor Redevelopment Urban Neighborhood Overlay District, and Downtown Overlay District will remain in place and will further help to ensure any development is in line with Vistula's vision.

Neighborhood Meeting

A neighborhood meeting was held on November 12th, 2025 at Salem Lutheran Church. There were roughly ten (10) people in attendance. The proposed changes were explained to attendees and time was given for questions and answers. Staff received no objections or opposition to the proposed zone changes.

December 4th, 2025 Plan Commission Hearing

The Toledo City Plan Commission first heard this request at its December 4th, 2025 meeting. Some participants voiced concerns, the most prominent of which was that this proposal would zone several single- and two-dwelling residences on Lagrange Street as CN Neighborhood Commercial. While the CN zoning classification would permit these residences by right, participants and Plan Commissioners were concerned that some lending institutions may misinterpret the commercially-named zone as excluding residential uses. This could make it difficult for prospective buyers to obtain a mortgage. A secondary concern was that the neighborhood meeting notice did not adequately notify property owners that the study would result in a zone change. Plan Commissioners voted to spot change some of staff's recommendations, then to postpone the study for thirty (30) days. They requested that a second neighborhood meeting be held ensuring the notice adequacy detailed that the study would result in zone changes.

2nd Neighborhood Meeting

A second neighborhood meeting was held on Tuesday, January 13th, 2026 at Salem Lutheran Church. There were roughly fifteen (15) to twenty (20) people in attendance. After lengthy discussions about the future of the Vistula neighborhood, attendees seemed generally supportive of the proposed zone changes. However, they were concerned about other issues the neighborhood has been facing and urged the city that more needs to be done to revitalize the area.

Staff recommends approval of the zoning map amendment because the zone changes are consistent with the Forward Toledo and Vistula Master Plans. Additionally, the proposed zone changes are compatible with the existing land uses within the general vicinity of the study area.

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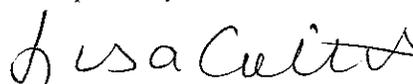
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PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of M-9-25, a zoning study and map amendment of the Vistula neighborhood, to Toledo City Council for the following three (3) reasons:

1. The zone changes are consistent with the Forward Toledo Comprehensive Plan and stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The zone changes are consistent with the Vistula Master Plan; and
3. The zone changes are compatible with existing land uses within the general vicinity of the study area (**TMC§1111.0606(B)**).

Respectfully Submitted,

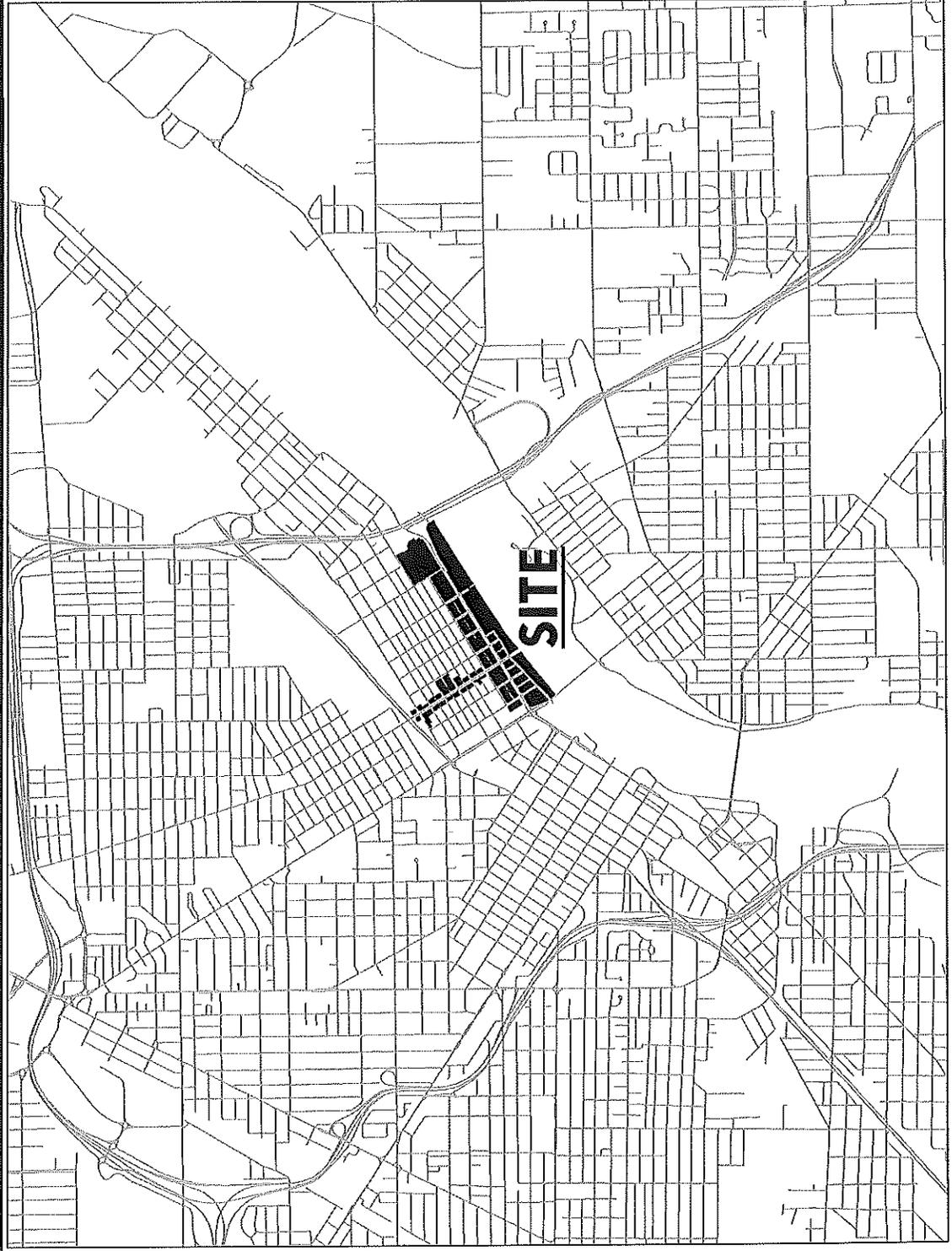


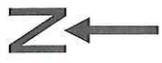
Lisa A. Cottrell
Secretary

AS
Five (5) Sketches &
Five (5) Exhibits follow

GENERAL LOCATION

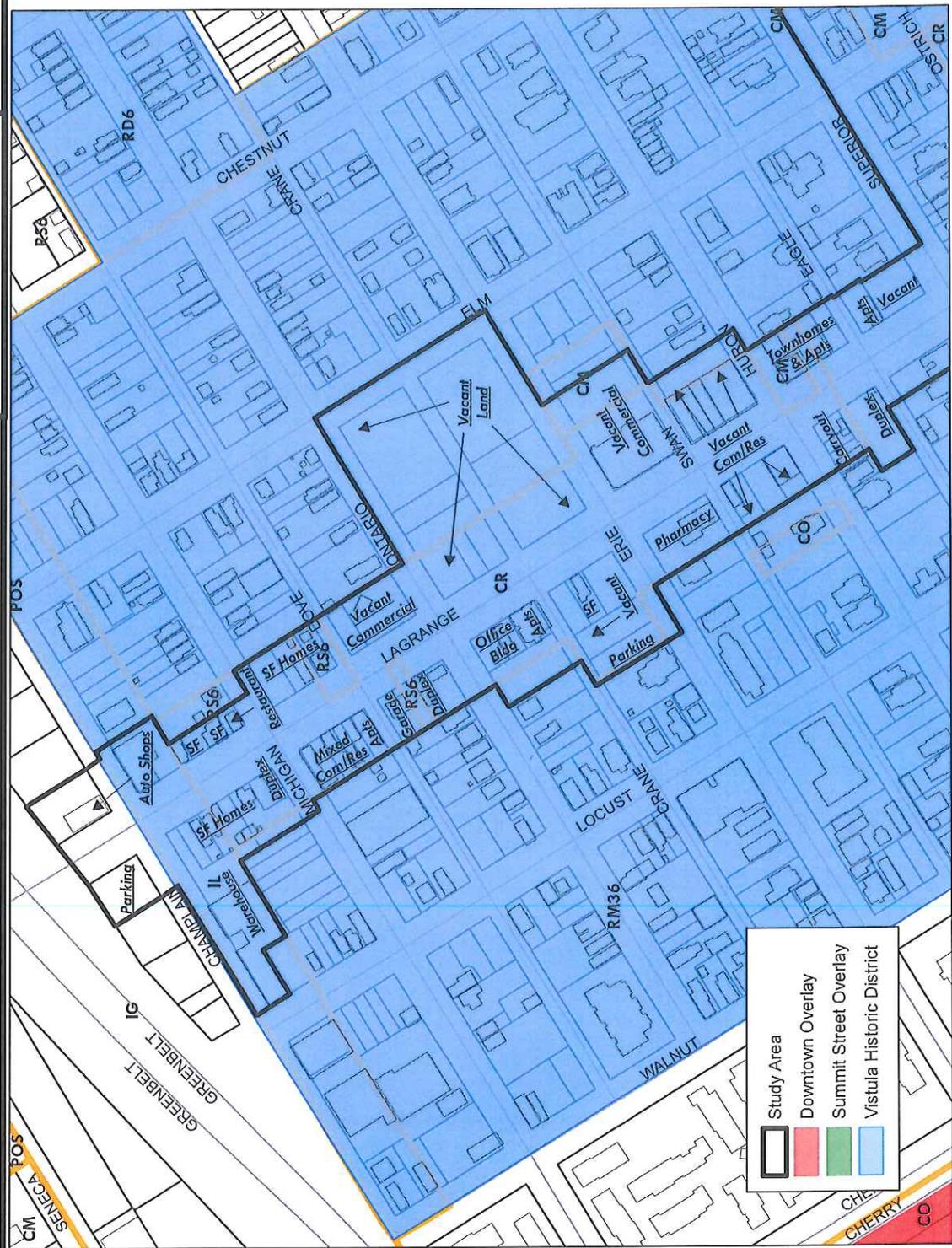
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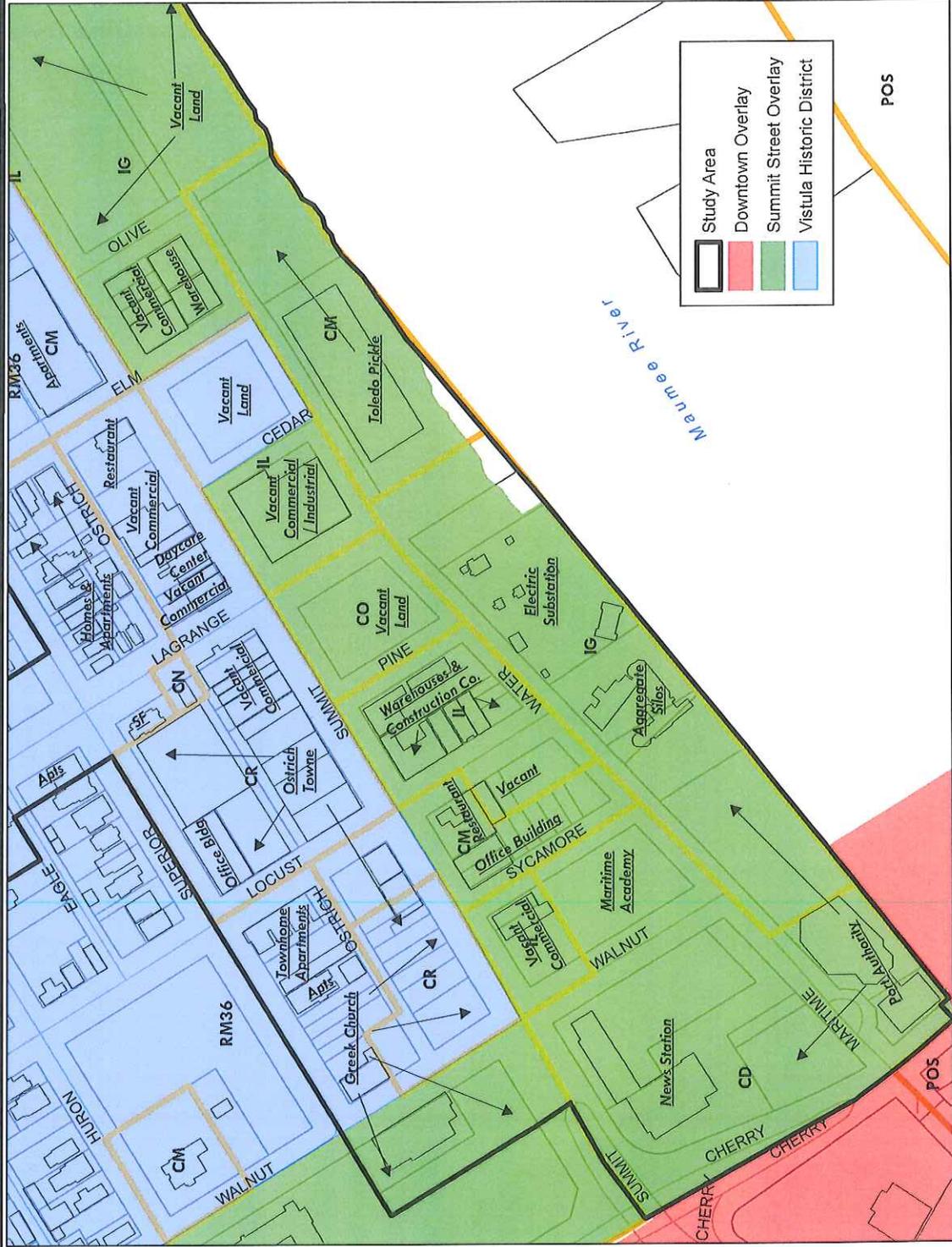
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ID 4 & 9

ZONING & LAND USE LAGRANGE



ZONING & LAND USE SUMMIT - UPRIVER

M-9-25
ID 4 & 9



ZONING & LAND USE SUMMIT - UPRIVER

M-9-25
ID 4 & 9

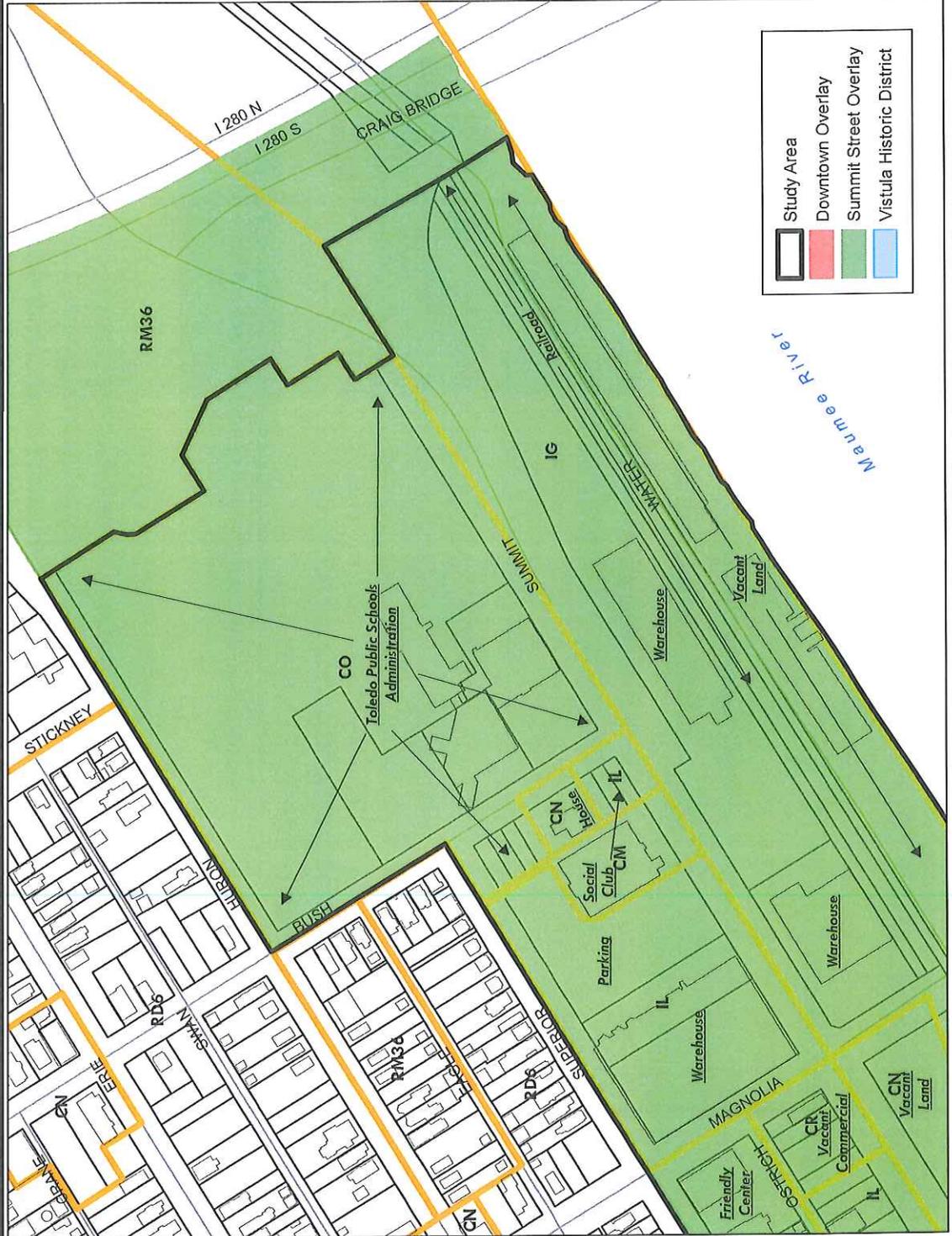
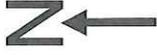
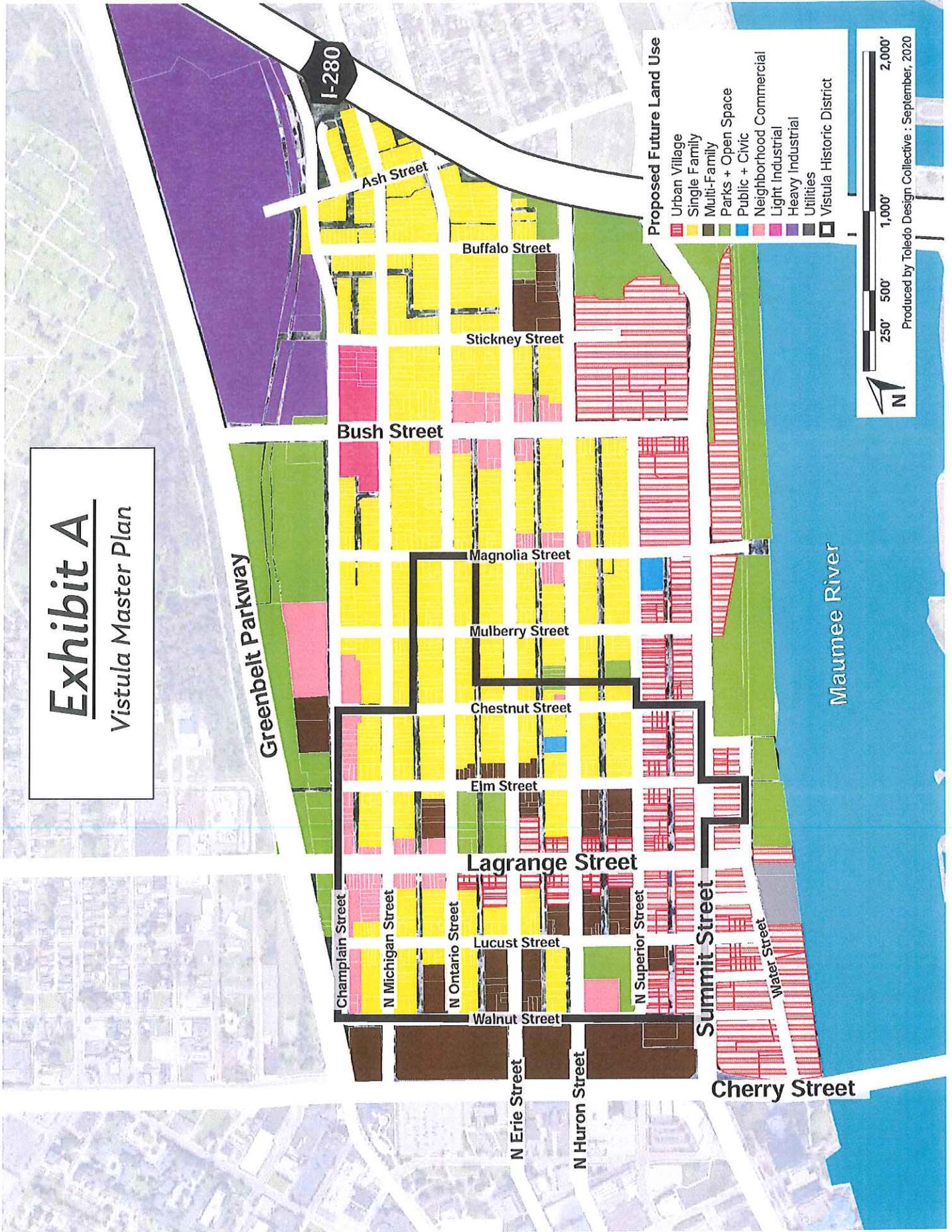


Exhibit A

Vistula Master Plan



- Proposed Future Land Use**
- Urban Village
 - Single Family
 - Multi-Family
 - Parks + Open Space
 - Public + Civic
 - Neighborhood Commercial
 - Light Industrial
 - Heavy Industrial
 - Utilities
 - Vistula Historic District

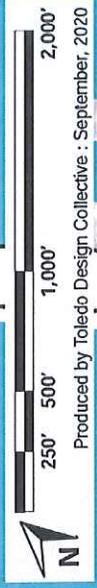


Exhibit B

City of Toledo, Vistula Neighborhood
Created Nov. 7, 2023 by the Toledo Plan Commission



Legend

Study Area

Forward Toledo Future Land Use

Description

- Downtown
- Neighborhood Mixed-Use
- High Impact Industrial
- Low Impact Industrial
- Neighborhood Residential
- Park Land

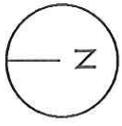
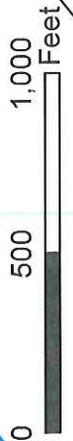


Exhibit C

R-297-25 Recommendations

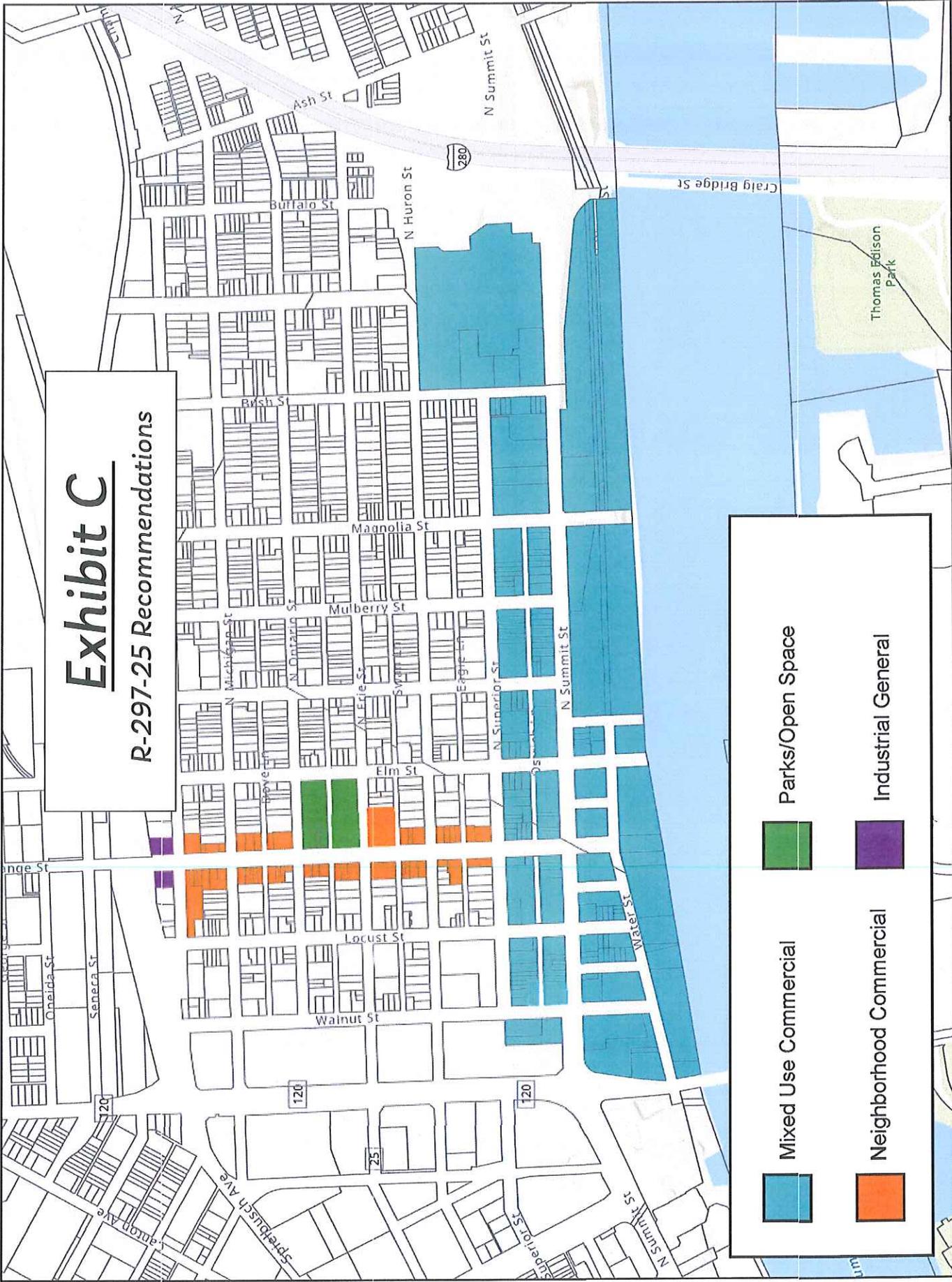
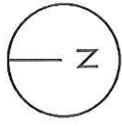


Exhibit D

City of Toledo, Vistula Neighborhood

Created Nov. 7, 2025 by the Toledo Plan Commission



Legend



Current Zoning

Description

-  Downtown Commercial
-  Regional Commercial
-  Office Commercial
-  Mixed Commercial-Residential
-  Neighborhood Commercial
-  General Industrial
-  Limited Industrial
-  Single-Dwelling Residential - 6,000 Sq. Ft
-  Duplex Residential - 6,000 Sq. Ft
-  Multi-Dwelling Residential - 36 Units Per Acre

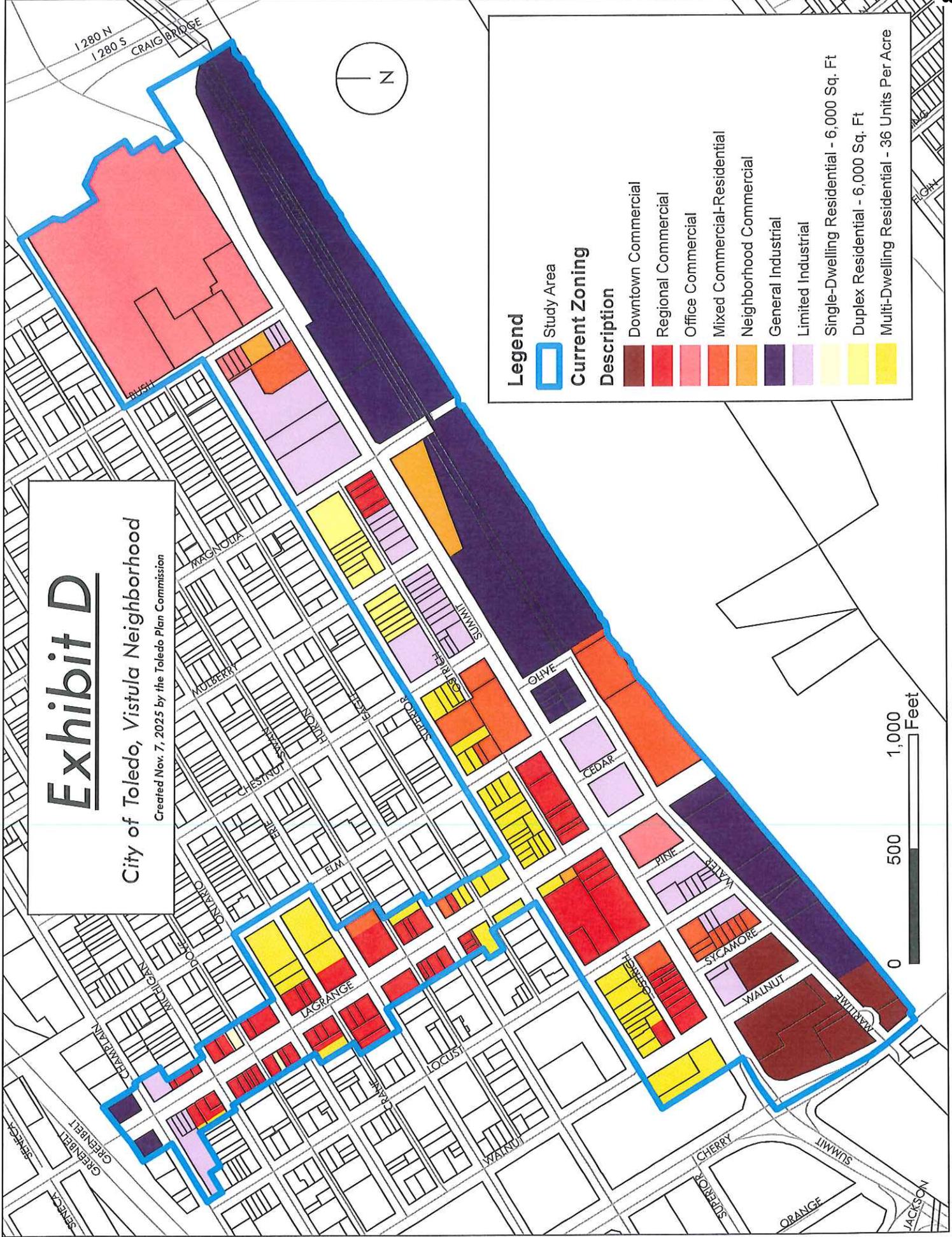
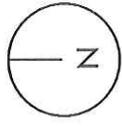


Exhibit E

City of Toledo, Vistula Neighborhood

Created Nov. 7, 2025 by the Toledo Plan Commission



Legend

Study Area

Proposed Zoning

Description

- Downtown Commercial
- Mixed Commercial-Residential
- Neighborhood Commercial
- Storefront Commercial
- General Industrial
- Light Industrial
- Duplex Residential - 6,000 Sq. Ft
- Multi-Dwelling Residential - 36 Units Per Acre
- Parks and Open Space



City of Toledo
One Government Center
640 Jackson Street
Toledo, OH 43604

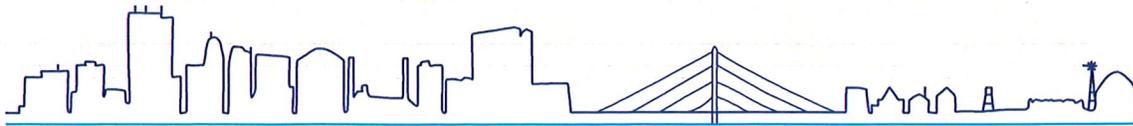
Vistula Neighborhood Community Meeting

**Wednesday,
November 12 | 6–7pm**
Salem Lutheran Church,
1127 North Huron Street

The City of Toledo is studying zoning updates in the Vistula neighborhood to help the residents grow and thrive. Your property is nearby—**join us to learn more and share your thoughts.**

Come learn what zoning changes could mean, ask questions, and share what matters most to you about Vistula's future.





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

CASE NO. 5

84

M-21-25

DATE: January 16, 2026

REF: M-21-25

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

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Text Amendment Modifying TMC 1104.100 Use Table, Adding Special Use Requirement for Storage Units

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 - Text Amendment Modifying TMC§1104.0100 Use Table, Adding Special Use Requirement for Storage Units
- Applicant - Toledo City Plan Commission
One Government Center, Suite 1620
Toledo, OH 43604

Applicable Plans and Regulations

- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

Plan Commission staff is requesting a text amendment modifying the Use Table in TMC§1104.0100 from permitting self-storage facilities by right to allowing them only if reviewed and approved in accordance with the Special Use procedures of TMC§1111.0700.

Self-storage facilities are considered mini-warehouses under TMC§1116.0254 – Wholesale, Storage, and Distribution. Mini-warehouses or self-storage facilities are currently a permitted use in the Regional Commercial (CR), Limited Industrial (IL) and General Industrial (IG) zoning districts per the Use Table in TMC§1104.0100. Since self-storage facilities are permitted uses, they are also subject to all other requirements for development in the Planning and Zoning Code such as parking, landscaping and screening, design standards and signage. These existing code sections ensure that potential self-storage facilities are compatible with and are developed to minimize potential impacts on surrounding properties and neighborhoods.

TO: President Williams and Members of Council
 January 16, 2026
 Page 2

REF: M-21-25

STAFF ANALYSIS (cont'd)

Additionally, per TMC§1106.0300 – Multiple Buildings on a Lot, more than one principal building would be allowed on a lot in both the IL and IG zoning districts, when all of the buildings are intended to be operated as a single enterprise and the lot and all portions of it are owned, leased, or under option by a single entity. Self-storage facilities proposed for properties in the CR zoning district however, would require the submission of a Planned Unit Development (PUD) if multiple buildings were proposed.

As it currently stands, if a property is zoned CR, IL or IG and the applicable development standards are met, a self-storage facility would be permitted by right. This process does not exclusively ensure that the siting of a self-storage facility will meet the intent of the City's development goals in the Forward Toledo Plan, that the use is the highest and best use for the site, or that the zoning of the property and therefore the proposed use is consistent with the Forward Toledo Plan. Additional review standards may therefore be appropriate to ensure that self-storage facilities are appropriately sited. One exception to this instance is that self-storage facilities with multiple buildings proposed for properties in the CR zoning district, would require a PUD under which these items could be considered.

The Plan Commission, with the assistance of a consultant, will be undertaking a comprehensive rewrite of the existing Planning and Zoning Code that will be consistent with the Forward Toledo Plan. As a stopgap or temporary measure, staff is recommending that a Text Amendment be approved whereby self-storage facilities only be permitted as a Special Use. This will allow for each proposal to be reviewed for appropriateness and specific conditions implemented to ensure proper siting until applicable criteria can be determined and included in the Planning and Zoning Code rewrite.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of M-21-25, Text Amendment Modifying TMC§1104.0100 Use Table, Adding Special Use Requirement for Storage Units, to the Toledo City Council for the following reason:

1. The proposed text amendment is consistent with the Forward Toledo Plan and the stated purpose of the Zoning Code. (TMC§1111.0506(B))

Respectfully Submitted,



Lisa Cottrell
 Secretary

LK
 Two (2) Exhibits follow

TO: President Williams and Members of Council
 January 16, 2026
 Page 3

REF: M-21-25

Exhibit "A"
Existing Text

1104.0100 | Use Table

Use Category	RS 12	RS 9	RS 6	RD 6	RM (all)	R MH	CN	CO	CM	CS	CR	CD	IL	IG	IP	POS	IC
Wholesale, Storage and Distribution																	
Mini-Warehouse	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-
Light	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Heavy	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-

TO: President Williams and Members of Council
 January 16, 2026
 Page 4

REF: M-21-25

Exhibit "B"
Proposed Text

1104.0100 | Use Table

Use Category	RS 12	RS 9	RS 6	RD 6	RM (all)	R MH	CN	CO	CM	CS	CR	CD	IL	IG	IP	POS	IC
Wholesale, Storage and Distribution																	
Mini-Warehouse	-	-	-	-	-	-	-	-	-	-	S [36]	-	S	S	-	-	-
Light	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Heavy	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-

[36] If multiple buildings are proposed, therefore requiring a Planned Unit Development (PUD), the requirement for a Special Use Permit will be considered met with the PUD.

Karcher, Lisa

From: Cottrell, Lisa
Sent: Wednesday, January 7, 2026 8:08 AM
To: Karcher, Lisa
Subject: FW: Support for Case No. M-21-25 – Special Use Permit Requirement for Self-Storage Facilities

Follow Up Flag: Follow up
Flag Status: Flagged

fyi

From: Sehlhorst, Brandon <Brandon.Sehlhorst@toledo.oh.gov>
Sent: Tuesday, January 6, 2026 5:29 PM
To: brandon@mockltd.com; ballkristopher@gmail.com; ewhitt@whittgrouprealty.com; ericg@electricalfunds.org; rachel.momenee@gmail.com
Cc: Kapszukiewicz, Wade <Wade.Kapszukiewicz@toledo.oh.gov>; Arnold, Abby <Abby.Arnold@toledo.oh.gov>; Cottrell, Lisa <Lisa.Cottrell@toledo.oh.gov>
Subject: Support for Case No. M-21-25 – Special Use Permit Requirement for Self-Storage Facilities

Dear Toledo City Plan Commission,

Happy New Year! I am writing to **express support for Case No. M-21-25**, a proposed text amendment to TMC§1104.0100 that would require new self-storage facilities to obtain a Special Use Permit in Regional Commercial, Limited Industrial and General Industrial zoning districts.

The proposed amendment is necessary and prudent to the rapid proliferation of self-storage facilities across the City. Requiring a Special Use Permit will ensure that future proposals are evaluated on a case-by-case basis, allowing the City to assess whether a proposed facility is appropriate for its location, compatible with surrounding land uses, aligned with the City's long term development goals, and represents the highest and best use of the site. Importantly, this approach does not prohibit self-storage facilities, but rather ensures that it is thoughtfully located and does not produce adverse land-use, environmental, or economic impacts on the surrounding neighborhoods.

In July 2024, Toledo City Council adopted Resolution 314-24, enacting a temporary moratorium on new self-storage facilities through January 31, 2025 and directing the Plan Commission to study a possible text amendment to better regulate storage units in Toledo. The Plan Commission's subsequent report (M-10-24, released on February 13, 2025) identified several key findings that have significant implications for Toledo's future growth and land-use strategy.

- 1. There are currently 34 existing and 2 proposed self-storage facilities in the City.**
 Of the 36 facilities, 14 have been built within the last 20 years, representing a stark increase in the number of storage facilities in recent years. This trend signals a fundamental shift in how land is being consumed and underscores the need for stronger regulatory oversight.
- 2. These 36 facilities account for approximately 1.8 million square feet of rentable space on roughly 156.5 acres of land, representing 0.29% of the total land in**

Toledo. Of the 36 existing or proposed facilities, 27 are on land that is 2 acres or more.

In a landlocked city like Toledo, parcels of this size are a finite and valuable resource. For reference, the Paramount Block in downtown Toledo is just over 2 acres and parcels of this size are frequently sought by developers seeking sites to develop new housing projects. As the City works to achieve the Mayor's goal of growing Toledo's population to 300,000 by 2040—an increase of approximately 29,129 residents—the thoughtful allocation of land is essential. New housing will be required to reach this goal, and housing development demands careful stewardship of large, well-located sites in accordance with the Forward Toledo Plan.

3. Market feasibility is based on a trade area, which is typically based on 3-5 mile radius. Per one of the self-storage developers, 10 square feet per person in a trade area is average. Indicators show that occupancy rates for storage units in Toledo is over 90%, and there is demand for additional self-storage facilities.

With Toledo's population of 270,871, this equates to an average market capacity of approximately 2.7 million square feet. After accounting for the 1.8 million square feet already built, this suggests that an additional 900,000+ square feet of self-storage could still be constructed based on industry averages. For perspective, Franklin Park Mall is approximately 1.3 million square feet, meaning Toledo could see the equivalent of nearly two Franklin Park Mall-sized self-storage facilities developed in the future if left unregulated. Current occupancy rates exceeding 90% further reinforce that demand alone, absent policy intervention, will continue to drive this form of development.

Based on these findings and implications for the future development of our City, I respectfully request that you approve Case No. M-21-25. A Special Use Permit requirement is both reasonable and necessary to ensure that land is used in a way that advances Toledo's long term economic development, housing and neighborhood revitalization objectives outlined in the Forward Toledo plan.

Thank you for your time, service and thoughtful consideration of this matter. Please do not hesitate to contact me if you have any questions.

Brandon Sehlhorst
Chief Growth Officer
Economic Development

brandon.sehlhorst@toledo.oh.gov

office 419-245-1692

One Government Center, Suite 2250
Toledo, OH 43604

→ toledo.oh.gov



Howell, Paula

From: Karcher, Lisa
Sent: Tuesday, February 3, 2026 1:18 PM
To: Gibbons, Julie
Cc: Howell, Paula
Subject: M-21-25 Text Amendment regarding Storage Units - MS Word Docs
Attachments: M2125_20260116_Council_Letter.docx; M2125_20260116_Use_Table_Existing.docx; M2125_20260116_Use_Table_Proposed.docx

Hi Julie,

Attached please find the City Council Letter in Word Format for Plan Case M-21-25: Text Amendment Modifying TMC 1104.0100 Use Table, Adding Special Use Requirement for Storage Units. In addition, I have attached two other Word docs. One is the entire existing Use Table and the second is the entire proposed Use Table.

If you have any questions or need anything further, please let me know.

Regards,
Lisa K.

Lisa Karcher
Planner
Toledo-Lucas County Plan Commission
One Government Center, Suite 1620
Toledo, OH 43604
419-245-1200 Office
[Website](#) | [Zoning Code](#) | [Zoning Map](#)



M-22-25



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 16, 2026

REF: M-22-25

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

FROM: Toledo City Plan Commission, Lisa A. Cottrell, Secretary

SUBJECT: Text Amendment Modifying TMC§1106.0400 Multi-Dwelling Lot Area Bonuses and Amenities in CM and CD to Remove the Major Site Plan Requirement for Density Bonuses and Replace with an Administrative Review

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 - Text Amendment Modifying TMC§1106.0400 Multi-Dwelling Lot Area Bonuses and Amenities in CM and CD to Remove the Major Site Plan Requirement for Density Bonuses and Replace with an Administrative Review

Applicant - Toledo-Lucas County Plan Commissions

Applicable Plans and Regulations

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

STAFF ANALYSIS

The Plan Commission staff is requesting a text amendment to TMC§1106.0401(A) *Review*, to allow multi-dwelling density bonuses to be granted via an administrative site plan review. In 2020, Plan Commission staff modified the CD-Commercial Downtown and CM-Mixed Commercial Residential Zoning District dwelling unit density regulations to allow more compact development/redevelopment in the downtown and midtown regions of Toledo. As written, in order for the bonuses to be granted, the applicant must apply for a Major Site Plan Review, which requires a public hearing.

TO: President Williams and Members of Council
 January 16, 2026
 Page 2

REF: M-22-25

STAFF ANALYSIS (cont'd)

Due to the increasing demand for housing, the City has committed to and adopted pro-housing development policies and legislation. Recent examples include the adoption of the Forward Toledo Plan, the elimination of minimum parking requirements, and permitting accessory dwelling units in Residential Districts. In order to further facilitate the development of housing in the CD-Downtown Commercial and CM-Mixed Commercial Residential Zoning Districts, staff is requesting the review for granting density bonuses in these Zoning Districts be administratively determined. Currently, TMC§11060401(A) creates an unnecessary barrier, as a list of amenities has been codified and the Planning Director is authorized to grant density bonuses for amenities not listed (TMC§1106.0402).

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan calls for promoting a diverse variety of well-designed housing to meet the residential needs of all Toledo citizens. One of the strategies listed is to encourage a variety of housing sizes and units along major streets and business corridors. Removing the Major Site Plan Review requirement for granting dwelling unit density bonuses will assist with the implementation of this strategy.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of M-22-25, a Text Amendment modifying TMC§1106.0400 Multi-Dwelling Lot Area Bonuses and Amenities in CM and CD to remove the major site plan requirement for density bonuses and replace with an administrative review, to the Toledo City Council for the following reason:

1. The proposed text amendment is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0506(B)).

Respectfully Submitted,



Lisa A. Cottrell
 Secretary

DR
 Two (2) Exhibits follow

TO: President Williams and Members of Council
January 16, 2026
Page 3

REF: M-22-25

Exhibit "A"
Existing Text

1106.0401 Review

Any reduction under this Section must be applied for and reviewed under the Major Site Plan review provisions of Sec. 1111.0800, unless the development is subject to Special Use review or an Institutional Master Plan, in which case review of a proposed reduction under this Section shall be conducted under that procedure.

TO: President Williams and Members of Council
January 16, 2026
Page 4

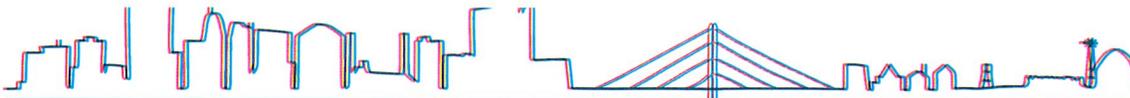
REF: M-22-25

Exhibit "B"
Text Modifications

(Additions in italic highlight. Deletions in bold strikethrough.)

1106.0401 Review

Any reduction under this Section must be applied for and reviewed under the ~~Major~~ Site Plan review provisions of Sec. 1111.0800, unless the development is subject to Special Use review or an Institutional Master Plan, in which case review of a proposed reduction under this Section shall be conducted under that procedure.



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS
One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

REF: M-13-25
DATE: January 15, 2026

TO: President Vanice Williams and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary
SUBJECT: Text Amendment regarding Legacy Zone Changes

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 - Text Amendment regarding Legacy Zone Changes
Applicant - Toledo City Plan Commission
One Government Center, Suite 1620
Toledo, OH 43604

Applicable Regulations

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

STAFF ANALYSIS

The Toledo City Council is requesting a study, as per Resolution 396-25, to review historical zone changes that may include conditional terms that allow a zone change to be approved years after its initial review. The proposed text amendment aims to address issues associated with zone changes approved prior to the establishment of the current Zoning Code. Zone changes may be necessary when they affect subdivision layout, lot configuration, or public improvements. Historically, cities often link zoning and subdivision regulations to ensure consistency between zoning designations and land division. Prior to the adoption of the current Zoning Code in 2004, some zone change requests were finalized only after the submission and approval of a subdivision plat.

This policy facilitated the tracking and review of developments and ensured compliance with approval conditions. However, it has become a barrier to business creation and other land-use development. With the current zoning code and the implementation of a site plan review process for both new and existing developments, the conditioned plat process for reviewing developments is no longer needed.

TO: President Williams and Members of Council
 January 15, 2026
 Page 2

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STAFF ANALYSIS (cont'd)

The subdivision platting condition associated with prior zone changes creates an issue because, if a plat is not filed after the zone change approval, the zoning approval reverts, and the use may be deemed nonconforming or illegal. Applicants encounter procedural difficulties when applying for other land use permits without being aware of the subdivision platting condition. This situation leads to undue delays and increased review costs for applicants. Moreover, this requirement impedes business development and acts as a deterrent to further development.

Proposed Text Amendment

The text amendment as shown in Exhibit "A" is intended to streamline the planning process, reduce administrative review, and ensure a consistent regulatory framework going forward. As an example, shown in Exhibit "B", a Multi-dwelling Residential (RM36) zoning district was conditionally approved for a Regional Commercial (CR) zoning classification that included the requirement for a subdivision plat labeled as "RM36 (CR S.T. PLAT)". Eliminating these existing conditions will bring zoning classifications into alignment with the current zoning code and the Forward Toledo Comprehensive Land Use Plan.

Forward Toledo Comprehensive Land Use Plan

The proposed text amendment aligns with two (2) goals under the Build and Place themes of the Forward Toledo Comprehensive Plan, namely Improving Decision-making and promoting Business Creation. These goals highlight the increasing complexity of zoning codes, subdivision regulations, and other development standards and permitting procedures over time. While these reviews are vital for land use development within the City, they can occasionally present challenges for prospective developers. The proposed text amendment will streamline the process and help businesses navigate local planning regulations more effectively.

Conclusion and Recommendation

The proposed text amendment aligns the zoning code with the comprehensive plan and best practices, thereby avoiding unnecessary delays, costs, and title complications. Staff recommends approval of the proposed text amendment as shown in Exhibit "A".

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of M-13-25, a Text Amendment regarding Legacy Zone Changes for the following reasons:

- A. The proposed text amendment corrects an error/inconsistency in the Zoning code (TMC§1111.0506(A)); and
- B. The proposed text amendment is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0506(B)).

TO: President Williams and Members of Council
January 15, 2026
Page 3

REF: M-13-25

Respectfully Submitted,

A handwritten signature in black ink that reads "Lisa Cottrell". The signature is written in a cursive style with a large initial "L".

Lisa Cottrell

Secretary

ET
Two (2) Exhibits Follow

TO: President Williams and Members of Council
January 15, 2026
Page 4

REF: M-13-25

Exhibit "A"
Text Additions

1111.0610 Zone Changes Subject to Subdivision Platting

Any Zone Change conditionally approved, subject to the approval and recording of a commercial or industrial subdivision plat, is no longer valid. The original zoning classification remains the permanent zoning classification for the subject property.

EXHIBIT "B"

M-13-25

