



**TOLEDO - LUCAS COUNTY PLAN COMMISSION**

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

REF: Z25-0020

DATE: September 12, 2025

TO: President Carrie Hartman 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), RS9 (Single-Dwelling Residential), and RD6 (Duplex Residential) to IC (Institutional Campus) at 2323 W. Bancroft Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 11th, 2025 at 2:00 P.M.

**GENERAL INFORMATION**

Subject

- Request - Zone Change from CO (Office Commercial), RS9 (Single-Dwelling Residential) and RD6 (Duplex Residential) to IC (Institutional Campus)
- Location - 2323 W. Bancroft Street
- Owner/Applicant - Oblates of St. Francis de Sales High School  
2323 Bancroft Street  
Toledo, OH 43607
- Engineer - Verdantas LLC  
219 S. Erie St  
Toledo, OH 43604
- Architect - Nick Rose  
The Collaborative  
500 Madison Ave STE 1  
Toledo, OH 43604

Site Description

- Zoning - CO, RS9, RD6 / Office Commercial, Single-Dwelling Residential & Duplex Residential
- Area - ± 28.33 acres
- Frontage - ± 1403' along Bancroft Street  
- ± 956' along Evansdale Avenue  
- ± 346' along Parkside Boulevard
- Existing Use - School
- Proposed Use - School

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	POS / Bancroft Street, Ottawa Park
South	-	RS9 / Calvary Cemetery
East	-	RS9 / School, Church, Single-Dwelling homes
West	-	RD6 & RM36 / Duplexes, Multi- & Single-Dwelling homes

Parcel History

SPR-20-05	-	Minor Site Plan Review for parking lot expansion at St. Francis de Sales High School. (Approved administratively with conditions on 04/20/2005).
SUP24-00106	-	Special Use Permit for a new building for school. (PC approved 12/5/24, PZ approved 01/08/25, CC approved Ord. 015-25 on 01/14/2025).
Z25-0022	-	Institutional Campus Master Plan at 2323 W. Bancroft ( <i>companion case</i> ).

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant, Oblates of St. Francis de Sales High School, is requesting a Zone Change from CO (Office Commercial), RS9 (Single-Dwelling Residential), and RD6 (Duplex Residential) to IC (Institutional Campus) at 2323 W. Bancroft Street. The ± 28.33-acre site is occupied by the St. Francis de Sales School Campus (SFS). Adjacent land uses include Ottawa Park to the north; Calvary Cemetery to the south; a school, church and the Westmoreland Historic Neighborhood to the east; and a mix of duplexes, multi- and single-dwelling houses to the west.

The St. Francis de Sales School is a Catholic college preparatory school community for young men grades 7-12. The St. Francis de Sales School opened its doors September 14, 1955 in its current location on Bancroft Street; and has undergone numerous upgrades through out the years since. In 2024, SFS launched “Our Faithful Loyalty” – the 75<sup>th</sup> Anniversary Campaign for the School’s anniversary in 2030 that includes upgrades to the campus and facilities. St. Francis de Sales School is requesting the Zone Change to allow for future improvements to the existing campus in a cohesive manner and phased approach. All properties zoned IC Institutional Campus are required to adopt a Master Plan to be approved by the Plan Commission and City Council. Approval of an Institutional Master Plan will permit flexibility in site development and in the design of buildings while protecting the integrity of adjacent neighborhoods.

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### **STAFF ANALYSIS (cont'd)**

The applicant has submitted an Institutional Campus Master Plan for the site that details the overall plan and standards for improvements to the site. The Master Plan is being reviewed as companion case Z25-0022.

#### Neighborhood Meeting

The applicant has scheduled a neighborhood meeting to be held on Tuesday, September 2<sup>nd</sup> 2025 at the St. Francis de Sales School Campus. The applicant intends to discuss the requested Zone Change, and the Institutional Campus Master Plan with neighboring community members. Staff will be in attendance at the meeting and can speak to any discussions on record that may occur.

#### Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Land Use Map designates this area for Institutional land uses. The Institutional land use designation is intended to preserve regional and local anchors that require large campus areas, such as high schools, colleges, hospitals, museums and cultural institutions. The continued use of the subject site by St. Francis de Sales School is consistent with the purpose of the Institutional land use designation. The proposed Zone Change from CO (Office Commercial), RS9 (Single-Dwelling Residential), and RD6 (Duplex Residential) to IC (Institutional Campus) is supported by the Forward Toledo Comprehensive Land Use Plan.

### **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z25-0020, Zone change from CO (Office Commercial), RS9 (Single-Dwelling Residential), and RD6 (Duplex Residential) to IC (Institutional Campus) at 2323 W. Bancroft Street, to the Toledo City Council, for the following **three (3) reasons:**

1. The proposed IC Institutional campus zoning classification is consistent with the Forward Toledo Comprehensive Land Use Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A)).
2. The subject property is physically suitable for the IC Institutional Campus zoning classification (TMC§1111.0606(D)); and
3. The proposed IC Institutional Campus zoning classification will provide an established framework for the site's future development and expansion.

Respectfully Submitted,



Lisa Cottrell  
Secretary

TO: President Hartman and Members of Council  
September 12, 2025

REF: Z25-0020

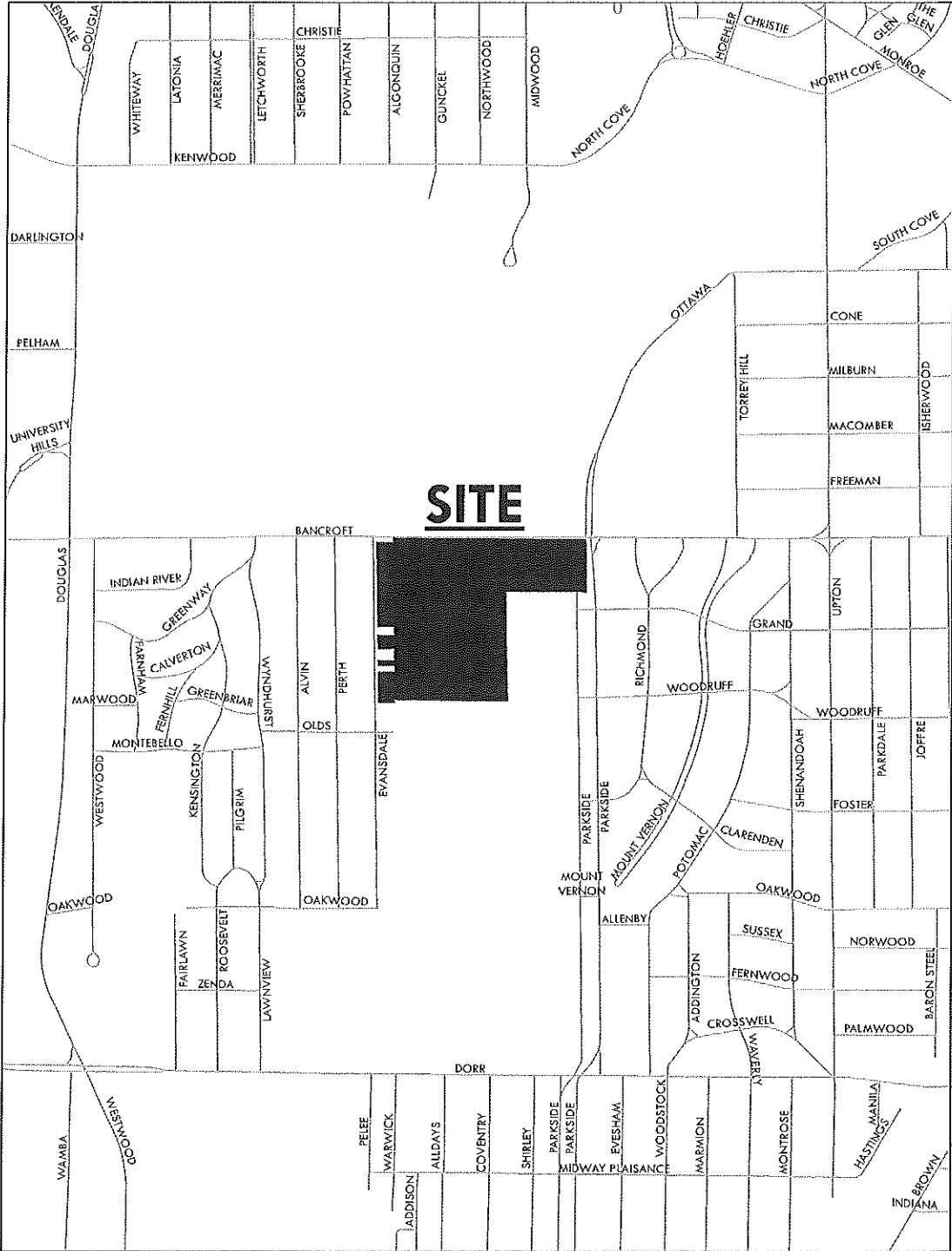
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Two (2) Sketches follow.

Cc: Oblates of St. Francis de Sales High School, 2323 Bancroft Street Toledo, OH 43607

# GENERAL LOCATION

**Z25-0020**  
**ID 36**



# ZONING & LAND USE

Z25-0020  
ID 36

