



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 for a school, originally granted by Ord. 631-23 at 6004 Hill Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 6, 2025 at 2:00 P.M.

**GENERAL INFORMATION**

Subject

- Request - Amendment to Special Use Permit for a school, originally granted by Ord. 631-23
- Location - 6004 Hill Avenue
- Applicant - Behouz Aynafshar  
Jaafary Islamic Center  
6004 Hill Avenue  
Toledo, OH 43615
- Architect - Tim O'Brien, PE  
Benchmark Engineering Group, Inc.  
3161 N Republic Boulevard  
Toledo, OH 43615

Site Description

- Zoning - CR / Regional Commercial
- Area - ± 2.28 acres
- Frontage - ± 327' along Hill Avenue  
±129' along Holland-Sylvania Road
- Existing Use - Religious Assembly and School
- Proposed Use - Religious Assembly and School

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	RS6 / Single-dwelling Homes
South	-	RS6, RS12 / Single-dwelling Homes, Public Utility and Resurrection Cemetery
East	-	RS6 / Single-dwelling Homes
West	-	RM36, CN / Single-dwelling Homes, Retail

Parcel History

Z16-C53	-	Request for Off-street Parking for Bethel Lutheran Church located between Lynnhaven Drive and Swan Creek. (PC approved 6/22/1964).
SUP-7002-23	-	Special Use Permit for a school at 6004 Hill Avenue. (PC approved 9/14/23. CC approved 11/15/23. Ord. 631-23 passed 11/21/23).

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting an amendment to a Special Use Permit for a school, originally granted by Ord. 631-23, at 6004 Hill Avenue. The ± 2.28-acre site is zoned CR-Regional Commercial and contains a 27,893 square foot building that is being used as an Islamic Worship Center. Adjacent land uses include single-dwelling homes to the north, single-dwelling homes and a retail shop to the west, single-dwelling homes to the east, and utility offices and storage and the Resurrection Cemetery to the south.

The Jaafary Islamic Center has requested an amendment to their Special Use Permit in order to construct an addition to the school, which will consist of a gymnasium and classrooms. The building addition is proposed to be located at the northeastern portion of the existing building, and will be aligned with the existing structure facing Holland-Sylvania Road.

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

### Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*, a school is permitted to have one (1) parking space per faculty member plus one (1) per two (2) staff members, and one (1) space per 25 students for student drop-off and pick-up. As well as one (1) bicycle space per three (3) students plus one (1) bicycle spaces per 10 parking spaces for faculty and staff. The site includes an existing parking lot with ninety-one (91) parking spaces and eight (8) accessible parking spaces. A bicycle rack with fifty-two (52) parking slots is provided on the northwest side of the building.

### Landscaping

The landscaping was brought closer into compliance under the initial special use permit review (SUP-7002-23). All landscaping requirements listed as conditions of approval in Ord. 631-23 are still in effect. The addition will have foundation plantings and landscape islands will be installed at the end of each drive aisle. The plant species are also acceptable as depicted.

### Elevations

Connecting walkways and pedestrian connections are required per TMC§1109.0204(A). At least one (1) main entrance shall face and open directly onto a five-foot (5') wide connecting walkway to the street sidewalk. The walkways must also be distinguished from driving surfaces if it crosses parking aisles or driveways. The Division of Traffic Management has requested the new entrance on the northwest side of the building have a connected walkway to Holland-Sylvania Road. A revised site plan depicting a walkway shall be reviewed and approved by the Division of Traffic Management as a condition of approval.

The elevations of the building addition are subject to building material and color standards per TMC§1109.0500 and should match the architecture and style of the existing building. At least eighty percent (80%) of each elevation shall be comprised of predominant building materials and colors; and up to twenty percent (20%) of each elevation may be comprised of accent building materials and colors. The proposed building consists of brick to match the existing, light gray architectural metal panels, with stucco as an accent to match the existing. A light gray standing seam metal roof is proposed, and a condition ensuring the metal roof is not reflective is a condition of approval. The proposed elevations meet the building materials and colors requirement.

### Forward Toledo Comprehensive Plan

The Forward Toledo Comprehensive Plan targets the site for Neighborhood Mixed Use. Neighborhood Mixed Use land uses are intended for predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may also be included. The proposed use is a compatible use for this designation and the proposed special use permit conforms to the Forward Toledo Comprehensive Plan. Additionally, the proposed addition to the school with a gymnasium and classrooms will support the Plan's goals of Supporting Childhood Development and Promoting Recreational Opportunities.

## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP25-0039, a request for an amendment to a Special Use Permit for a school, originally granted by Ord. 631-23, to the Toledo City Council, for the following **two (2) reasons**:

1. The proposed use meets the stated purpose of the Zoning Code (**TMC§1111.0706(A)** – *Review & Decision-Making Criteria*), and
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics. (**TMC§1111.0706(B)** – *Review & Decision-Making Criteria*).

The staff further recommends the Toledo City Plan Commission recommend approval of SUP25-0039, a request for an amendment to a special use permit for a school, originally granted by Ord. 631-23 at 6004 Hill Avenue, subject to the following **thirty-two (32)** conditions:

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

### Engineering Services

1. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All **proposed** commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8” thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening. Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. The City of Toledo public water systems does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Engineering Services (cont'd)

5. Post-construction stormwater management is required for a project of this size; the site plan needs resubmitted. Changes to the site plan made for fulfilling stormwater requirements will necessitate Plan Commission concurrent review and approval. Storm requirements are given in the 2014 Infrastructure Requirements, available online at <https://cdn.toledo.oh.gov/uploads/documents/Transportation/Engineering/2014-Infrastructure-Standards-with-updated-sewer-rates.pdf>
  - a. For a partial site redevelopment such as this, the amount of required stormwater improvements is prorated to the amount of redevelopment (the building addition and proposed pavement near the western drive entrance).
  - b. Whereas other areas of the site may be most advantageous for fulfilling the requirements, the improvements may manage an equivalent amount of drainage area anywhere on site.
6. Following a site plan approval, a full stormwater review needed for construction approval requires submittal of the following items a, b, and c. Following the review process, items d, e, and f will be needed for final stormwater approval:
  - a. Engineering drawings and calculations compliant with the City of Toledo Infrastructure Standards.
  - b. Long term operations and maintenance (O&M) plan for Post-Construction BMP's,
  - c. A Storm Water Pollution Prevention Plan (SWP3) including a completed Ohio EPA SWP3 checklist.
  - d. Fee for the sewer construction permit, which also requires a sewer contractor, licensed with the City of Toledo, to be named for the project.
  - e. SWP3 contact list for responsible parties. (TMACOG form)
  - f. Covenant for the approved O&M plan.
7. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

Fire Prevention Bureau

8. The structure must comply with all the requirements for the purpose and use of the addition, including separation requirements, structural load requirements and all fire safety requirements.
9. The proposed new building will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.
10. Approved Premises identification is required.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Fire Prevention Bureau

11. Key box(s) for access to buildings and areas restricted by fences, gates, etc.

Division of Traffic Management

12. A sidewalk connection is required from the sidewalk in the right-of-way to the building sidewalk for pedestrian traffic per TMC 1107.1300.
13. 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.
14. Wheel stops are required at all parking spots abutting property lines, sidewalks, planting strips and buildings per TMC 1107.1907.

Division of Environmental Services

15. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
16. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
17. 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.
18. 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.
19. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
20. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.



**PLAN COMMISSION RECOMMENDATION (cont'd)**

Division of Environmental Services (cont'd)

21. 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.
22. 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](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf)
23. 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 Sewer and Drainage Services

24. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
25. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Plan Commission

26. Per TMC§1107.0304 one (1) space paved off-street area for dropping off and picking up students at the school must be provided **Acceptable as depicted.**
27. Per TMC§1107.0900, bicycle parking shall be provided, with one (1) bicycle space per three (3) students plus one (1) bicycle spaces per 10 parking spaces for faculty and staff **Acceptable as depicted.**
28. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. A five-foot (5') greenbelt is required along the property line fronting Hill Avenue and Holland-Sylvania Road. The frontage greenbelt shall include a solid evergreen hedge to screen parking in the front of the property and prevent headlights from being seen from the right-of-way. **Acceptable as submitted.**

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- b. Landscape islands shall be added to the existing parking lot, the number and location shall subject to approval by the Plan Director. **Acceptable as submitted.**
  - c. Top soil must be back filled to provide positive drainage of the landscaped area;
  - d. 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;
  - e. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards;
  - f. 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;
  - g. The location, height and materials for any fencing to be installed and maintained. **Acceptable as submitted.**
  - h. The location and direction of any proposed lighting shall be identified (lights are to be directed away from adjacent residential properties).
29. 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.
30. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
31. 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.
32. 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.



TO: President Williams and Members of Council  
November 6, 2025

REF: SUP25-0039

Respectfully Submitted,



Lisa Cottrell  
Secretary

DR

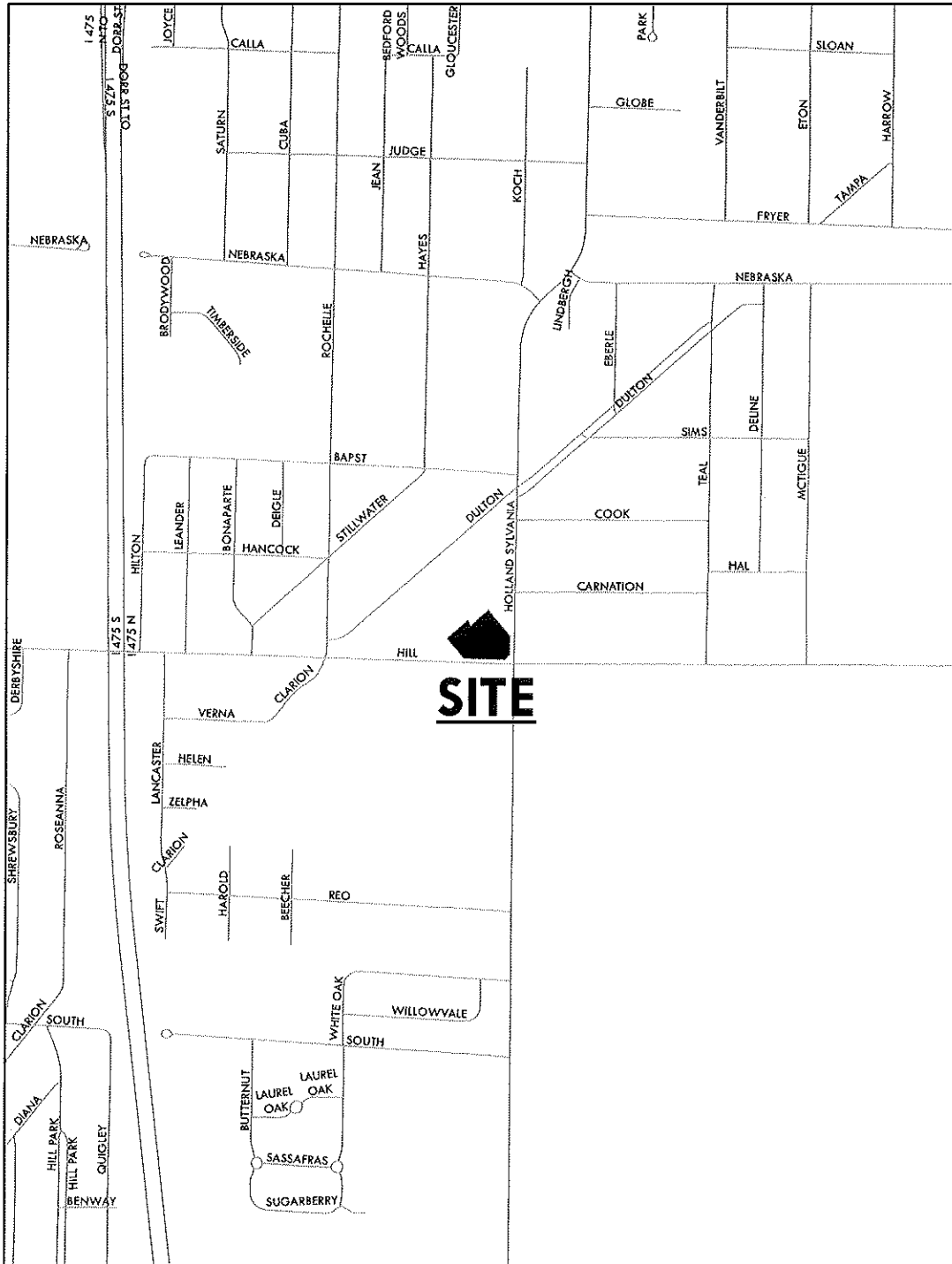
Five (5) sketches follow

Cc: Behouz Aynafshar, Jaafary Islamic Center, 6004 Hill Avenue, Toledo OH 43615

Tim O'Brien PE, Benchmark Engineering, 3161 N Republic Boulevard, Toledo OH 43615

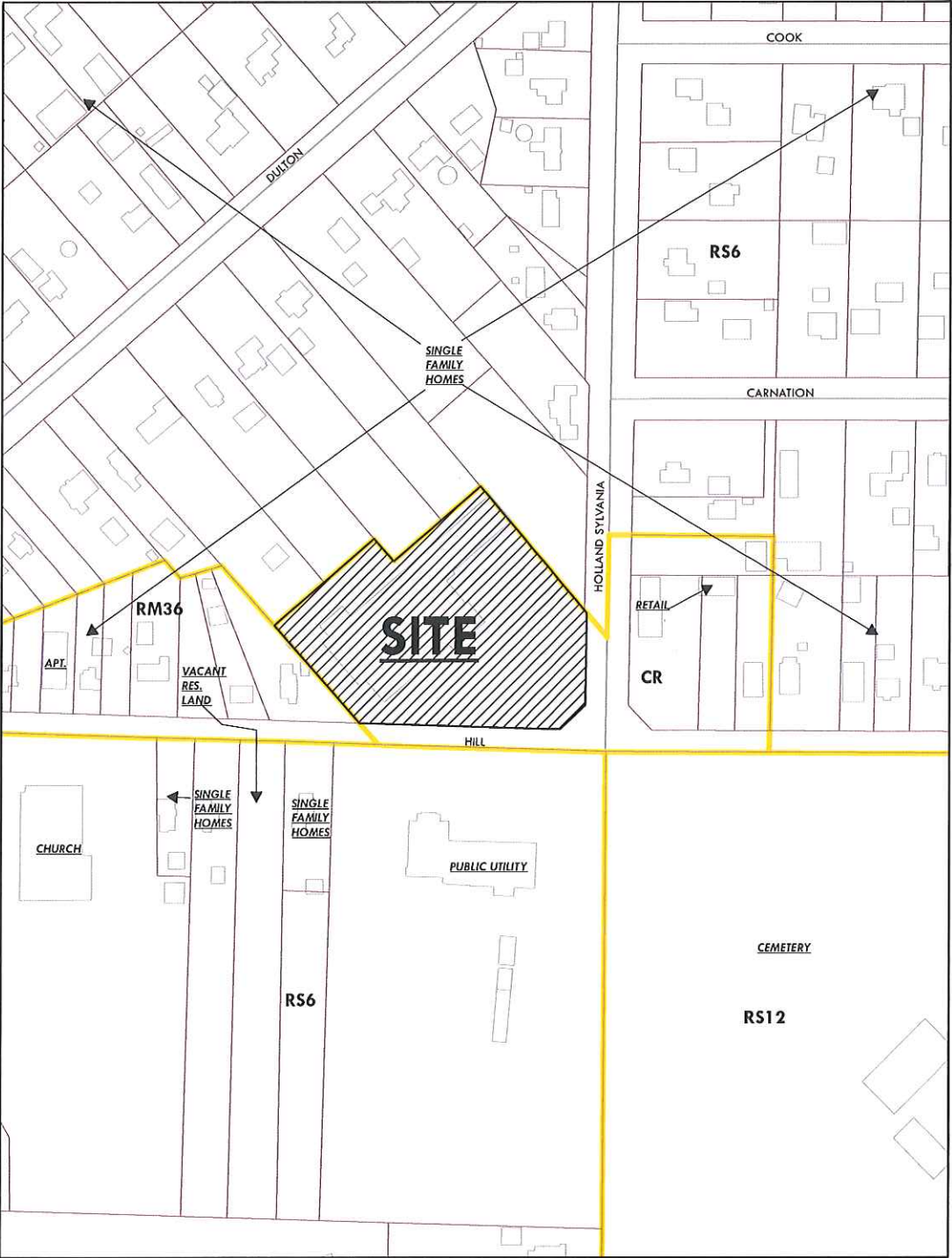
# GENERAL LOCATION

SUP25-0039  
ID 127



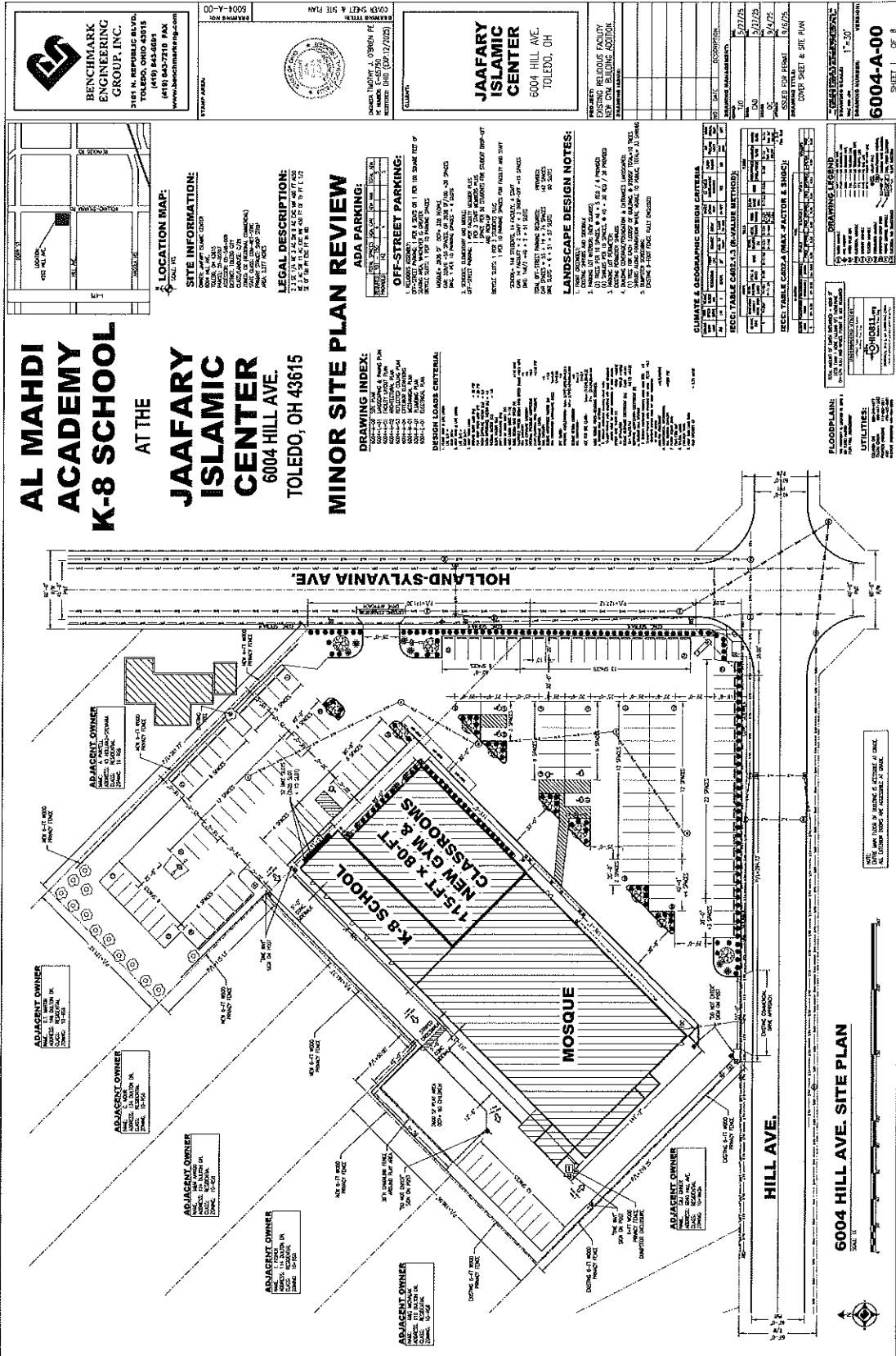
# ZONING & LAND USE

SUP25-0039  
ID 127



# SITE PLAN

SUP25-0039  
ID 127



**AL MAHDI  
ACADEMY  
K-8 SCHOOL**  
AT THE  
**JAAFARY  
ISLAMIC  
CENTER**  
6004 HILL AVE.  
TOLEDO, OH 43615

## MINOR SITE PLAN REVIEW

**DRAWING INDEX:**  
 1. SITE PLAN  
 2. GRADING & EROSION CONTROL  
 3. UTILITIES  
 4. FLOODPLAIN  
 5. LANDSCAPE DESIGN NOTES

**ADA PARKING:**  
 1. 15 ADA PARKING SPACES  
 2. 15 ADA ACCESSIBLE STAIRS  
 3. 15 ADA ACCESSIBLE DRIVEWAYS

**OFF-STREET PARKING:**  
 1. 15 OFF-STREET PARKING SPACES  
 2. 15 OFF-STREET PARKING DRIVEWAYS

**LEGAL DESCRIPTION:**  
 1. 15.00 AC. OF LAND MORE OR LESS AS SHOWN ON THE SURVEY  
 2. 15.00 AC. OF LAND MORE OR LESS AS SHOWN ON THE SURVEY  
 3. 15.00 AC. OF LAND MORE OR LESS AS SHOWN ON THE SURVEY

**LANDSCAPE DESIGN NOTES:**  
 1. 15.00 AC. OF LAND MORE OR LESS AS SHOWN ON THE SURVEY  
 2. 15.00 AC. OF LAND MORE OR LESS AS SHOWN ON THE SURVEY  
 3. 15.00 AC. OF LAND MORE OR LESS AS SHOWN ON THE SURVEY  
 4. 15.00 AC. OF LAND MORE OR LESS AS SHOWN ON THE SURVEY  
 5. 15.00 AC. OF LAND MORE OR LESS AS SHOWN ON THE SURVEY

**CLIMATE & AGROCLIMATIC DESIGN SYSTEMS:**  
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**RECORD TABLE CARD 2.3 (BY ALTERNATE METHODS):**  
 1. 15.00 AC. OF LAND MORE OR LESS AS SHOWN ON THE SURVEY  
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**RECORD TABLE CARD 2.4 (MAX. FACTOR & SHOOT):**  
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**6004-A-00**  
 SHEET 1 OF 3

# LANDSCAPE PLAN

SUP25-0039  
ID 127

