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## APPLICATION FOR A SPECIAL USE PERMIT

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APPLICATION #: **SUP26-0015**  
APPLICANT: Toledo Masjid of Al-Islam  
OWNER: Toledo Masjid of Al-Islam  
ADDRESS: 722 E. Bancroft Street  
PARCEL(S): 02-01544  
ZONING: RD6 (Duplex Residential)  
NEIGHBORHOOD: Sherman  
REPORT DATE: May 1, 2026  
HEARING DATE: May 14, 2026  
STAFF REVIEWER: Schultz

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### **Details of Special Use Permit Request:**

The applicant is requesting a Special Use Permit for a new cemetery at 722 E. Bancroft Street. Cemeteries require a special use permit in residentially zoned districts.

### **Parcel History**

The portion of this site where the cemetery is proposed was previously occupied by two (2) single-dwelling homes. The first home was demolished in 2017. The second was demolished in 2020. A vacation of the alley to the northeast of the site was approved by the Plan Commission on October 12, 2023 (V-455-23). Despite this approval, the alley vacation process has not yet been finalized through City Council.

### **Existing Conditions:**

The subject property is currently a vacant field on the northwest side of Utica Street, directly behind the Toledo Masjid of Al-Islam Mosque.

### **Proposed Project:**

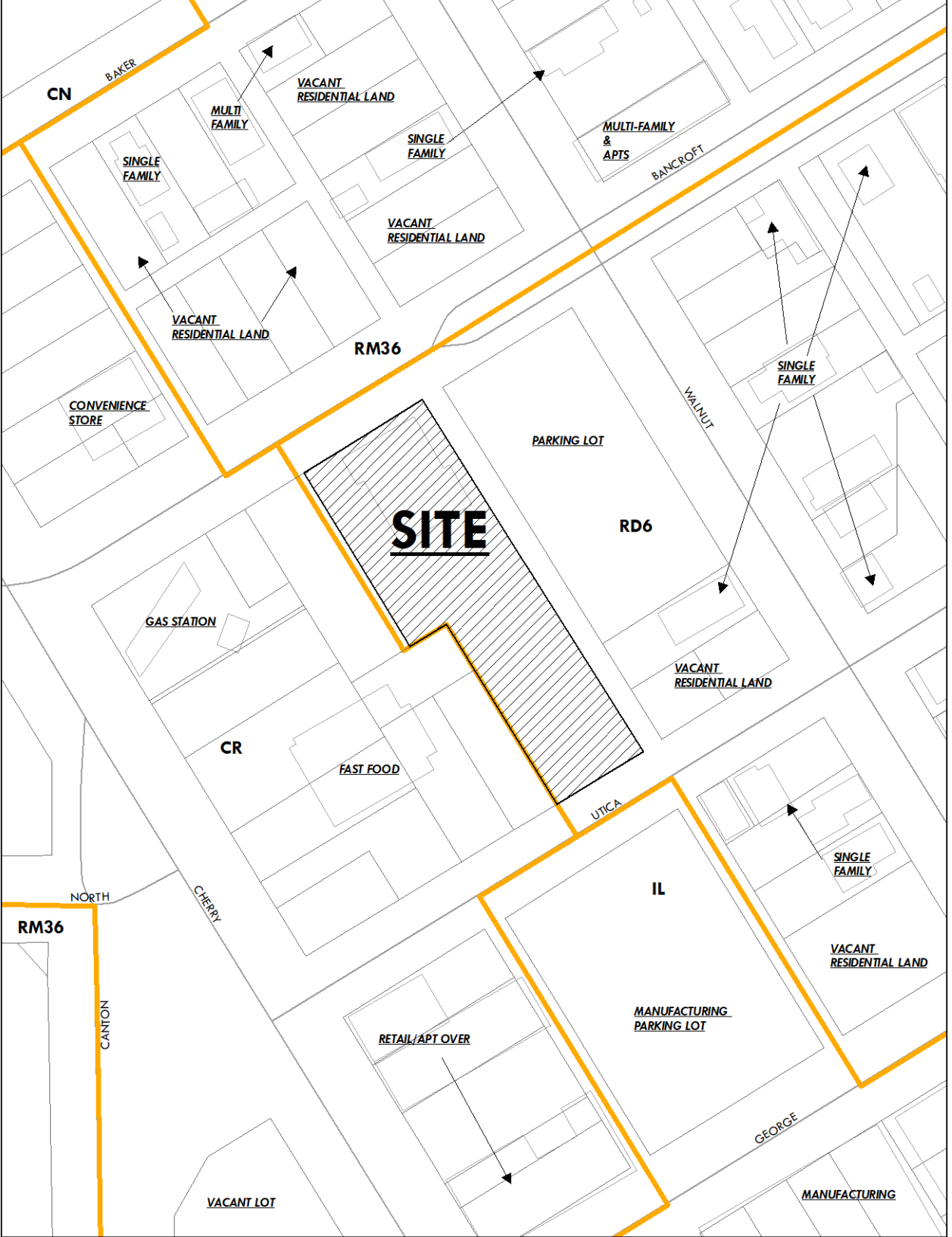
The applicant is proposing a new cemetery to serve the religious and cultural needs of the Muslim Community in Toledo and surrounding areas. A reconfiguration of the parking lot is also shown on the proposed site plan. Staff is recommending **approval** of the Special Use Permit.



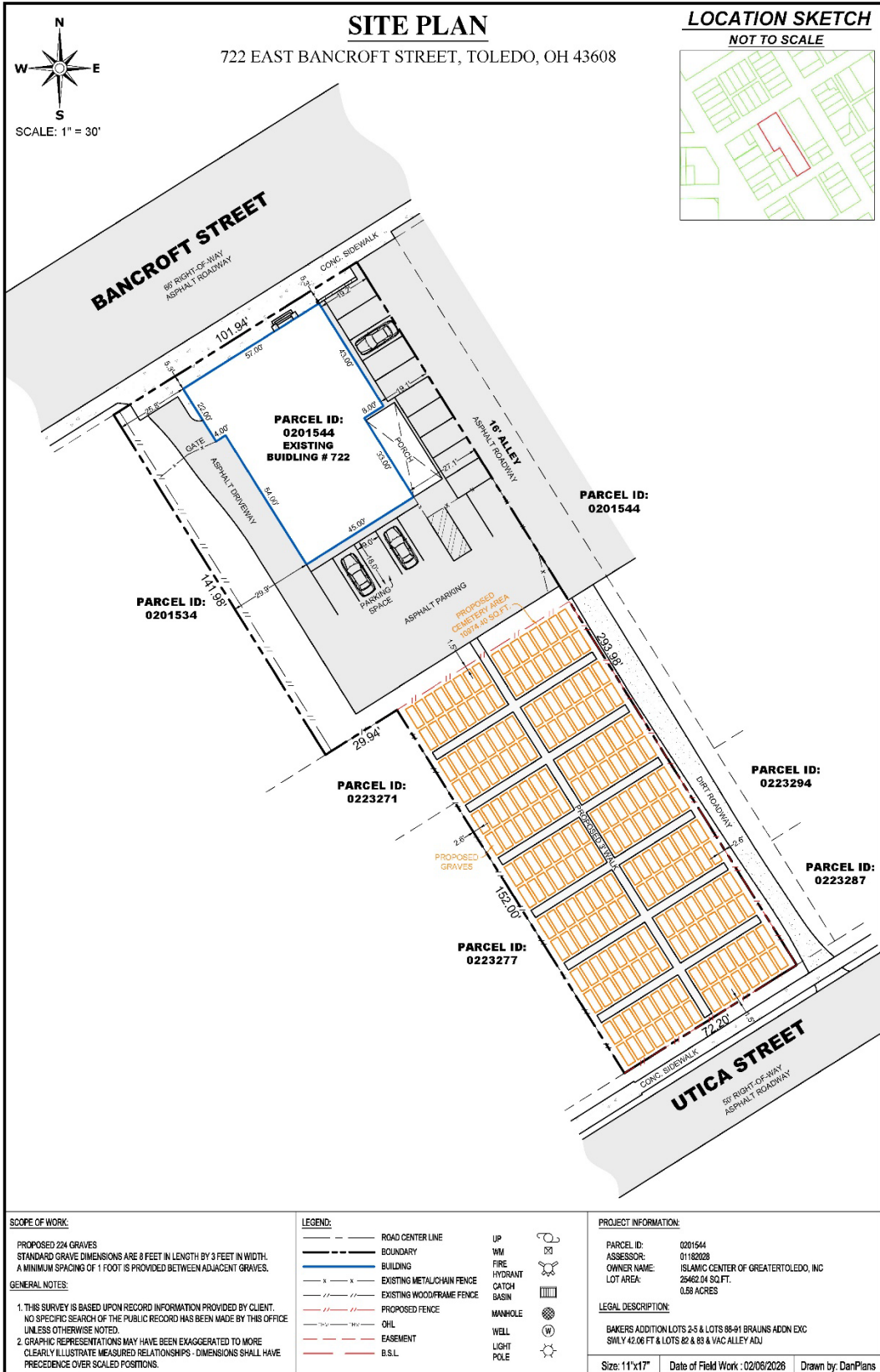
Street view image of the subject property from Utica Street. The proposal is to establish a new cemetery to serve the religious and cultural needs of the Muslim Community.



Aerial image of the property. The proposal is to establish a new cemetery to serve the religious and cultural needs of the Muslim Community.



Zoning & Land Use Map of the property. The proposal is to establish a new cemetery to serve the religious and cultural needs of the Muslim Community.



Proposed site plan for the new cemetery.

## **Analysis**

### **Chapter 1108 – Landscaping and Screening**

- (a) *1108.0202 Frontage Greenbelt.* A fifteen-foot (15') wide frontage greenbelt consisting of one (1) tree for every thirty feet (30') of frontage is required along Utica Street. – Not acceptable as depicted. The applicant shall submit a revised site plan.

### **Chapter 1107 – Parking, Loading, and Access**

- (a) *1107.1700 Accessible Parking for Physically Disabled Persons.* A van accessible parking space must be provided. Such space must be adjacent to an 8' wide loading aisle and be located in close proximity to building entrances. Accessible parking signage must be installed compliant with TMC§1107.1704. – Not acceptable as depicted. The applicant shall submit a revised site plan.
- (b) *1107.1911 Dimensions.* All altered parking areas must comply with the dimensional standards of this section. – Not acceptable as depicted. The applicant shall submit a revised site plan.

## **Toledo-Lucas County Health Department**

Due to the nature of cemeteries, staff sought guidance from the Toledo-Lucas County Health Department. They had no objection to the proposed plan to establish a new cemetery at the site; however, they wanted to emphasize the importance of the following key considerations:

- Long-term maintenance planning.
- Proper drainage and stormwater management, as poor drainage can create both public health and operational concerns.
- Safe access for burial and visitation without creating hazards.
- Accurate and consistent recordkeeping of burial locations.

## **Forward Toledo Comprehensive Land Use Plan**

The Forward Toledo Comprehensive Land Use Plan Future Land Use Map identifies this site as Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. While the proposed cemetery may not perfectly fit into the NM land use designation, it would be a core component of the Muslim community and reuse vacant lots for recreational purposes – a strategy outlined in the Forward Toledo Comprehensive Land Use Plan relating to the Park Access and Preserve Open Space goals. The proposed cemetery is consistent with the Forward Toledo Comprehensive Land Use Plan.

**Development Approval Criteria**

- (1) The proposed use is consistent with the stated purpose of the zoning code (TMC§1111.0706(A)),
- (2) The proposed use complies with all applicable provisions of the zoning code (TMC§1111.0706(B)); and
- (3) The proposed use is compatible adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C)).

**Recommendation:**

**1111.0706 Review and Decision-Making Criteria – APPROVE – Special Use Permit for a New Cemetery at 722 E. Bancroft Street.**

**Findings:**

- (1) The proposed cemetery is consistent with the Forward Toledo Comprehensive Land Use Plan,
- (2) The proposed cemetery would reuse vacant lots in the city without negatively impacting nearby properties; and
- (3) The Toledo-Lucas County Health Department has no objection to the cemetery, provided the applicant maintains the site with proper drainage, safe access, and accurate recordkeeping.

**Conditions of Approval**

Staff recommends this approval be subject to the following **twelve (12)** conditions:

**Division of Traffic Management**

- 1. The applicant shall submit a revised site plan to the Plan Director and Division of Traffic Management for review and approval depicting the following:
  - a. All driveways, parking spots, and drive aisles must be clearly shown and dimensioned in accordance with TMC§1107.1911. This includes clearly showing the 16' alley approach.
  - b. All parking spaces are required to be a minimum of 9'x18' per TMC§1107.1911.
  - c. Parking spaces shown on the plan which are not a minimum of 9'x18' shall be removed.
  - d. A van accessible parking space with an 8' wide loading aisle must be clearly shown with accessible parking signage per TMC§§ 1107.1702, 1107.1702, & 1107.1704.

**Conditions of Approval** (continued)

Division of Traffic Management (continued)

- e. 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.
- f. Wheel stops are required at all parking spots that abut sidewalks, property lines, planting strips, and buildings per TMC§1107.1907.
- g. Traffic flow must be clearly indicated on drawings utilizing ground painted arrows where one-way traffic flow is being utilized.

Division of Environmental Services

- 2. 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.
- 3. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
- 4. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
- 5. 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.
- 6. 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)
- 7. 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.

Toledo-Lucas County Health Department

- 8. The cemetery shall maintain compliance with the requirements outlined in Ohio Revised Code Chapters 1721 and 4767.

**Conditions of Approval** (continued)

Plan Commission

9. The applicant shall submit a revised plan to the plan director depicting a fifteen-foot (15') Frontage Greenbelt along Utica Street which includes a minimum of two (2) trees.
10. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
11. 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.
12. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.