

REF: Z-4002-23
DATE: May 11, 2023

GENERAL INFORMATION

Subject

Request	-	Zone Change CN Neighborhood Commercial to IL Limited Industrial
Location	-	1050 & 1060 Laskey Road
Applicant/Owner	-	Josh Murnen Lucas County Land Reutilization Corporation 1 Government Center, Ste. 580 Toledo, OH 43604

Site Description

Zoning	-	CN Neighborhood Commercial
Area	-	± .60 acres
Frontage	-	± 303' along Laskey Road ± 211' along Custer Drive
Existing Use	-	Undeveloped Land
Proposed Use	-	Parking Lot

Area Description

North	-	Single Dwelling Residential / RS6 Single Dwelling Residential – 6,000 sq. ft.
South	-	Railroad & Single Dwelling Residential / IL Limited Industrial, RS6 Single Dwelling Residential – 6,000 sq. ft.
East	-	Industrial, Commercial / IL Limited Industrial, CR Regional Commercial
West	-	Industrial / IL Limited Industrial

GENERAL INFORMATION (cont'd)

Parcel History

Z-47-89	-	Zone Change from M-1 to C-3 at 1050 Laskey Road. Plan Commission recommended approval 5/4/89. City Council recommended approval 5/17/89. Ord. 526-89 passed 6/6/89.
V-384-22	-	Vacation of the 20' alley running north of Laskey Road and adjacent to lots 1 & 2 in the Lawrence Place Subdivision. Plan Commission recommended approval 9/8/22. Withdrawn by applicant 12/9/22.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit (SUP) for Used Auto Sales at 1050 & 1060 Laskey Road. The property was acquired by the owner in October of 2021 following tax foreclosure. They are currently pursuing the zone change as part of a development agreement with the adjacent owner, Toledo Industrial Properties LLC, who intends to use the property as a parking lot for their adjacent businesses. Surrounding land uses include: single dwelling residential to the north, industrial to the west, a railroad and single dwelling residential to the south, and industrial and commercial to the east.

The property is currently divided by a 20' alley running north and south. In order to effectively develop the property this alley will need to be vacated. A vacation request was submitted last year but was never finalized. This can be resumed by contacting the Clerk of Council with Toledo City Council. Additionally, it should be noted that a Minor Site Plan Review will be required before the parking lot is constructed. This review covers items such as driveway locations, number of allowable spaces, buffers and screening requirements, and storm water retention.

The Toledo 20/20 Comprehensive Plan recommends this site for Light Industrial land uses. This category accommodates research, wholesale activities, warehouses, and industrial/manufacturing operations that are not employment-intensive. These types of uses need to be compatible with adjacent commercial and residential areas. The proposed zoning category and use are consistent with this designation. IL zoning is also compatible with adjacent land uses to the west and east, as well as the railroad to the south.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-4002-23, a request for a Zone Change CN Neighborhood Commercial to IL Limited Industrial located at 1050 & 1060 Laskey Road, to the Toledo City Council, for the following **three (3) reasons:**

1. The request is consistent with the Toledo 20/20 Comprehensive Plan **TMC 1111.0606.A; and**
2. The request is compatible adjacent land uses in terms of operating characteristics (such as noise, traffic generation, and other impacts associated with the use's operation) **TMC 1111.0606.B; and**
3. The request is compatible with zoning classifications within the general vicinity of the subject property **TMC 1111.0606.C.**

ZONING CHANGE
TOLEDO PLAN COMMISSION
REF: Z-4002-23
DATE: May 11, 2023
TIME: 2:00 P.M.

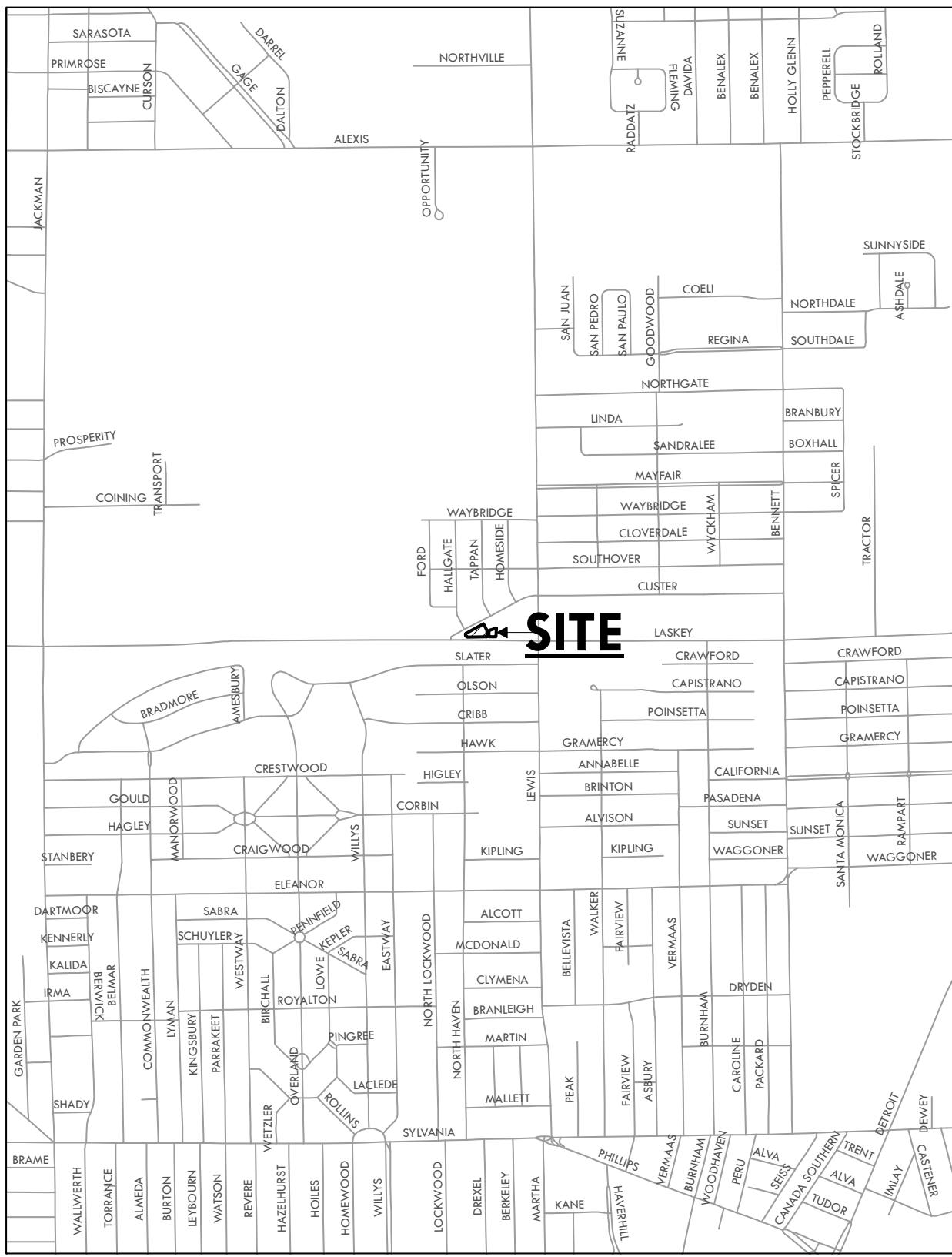
TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: June 14, 2023
TIME: 4:00 P.M.

JL
Two (2) Sketches

GENERAL LOCATION

Z-4002-23
ID 57

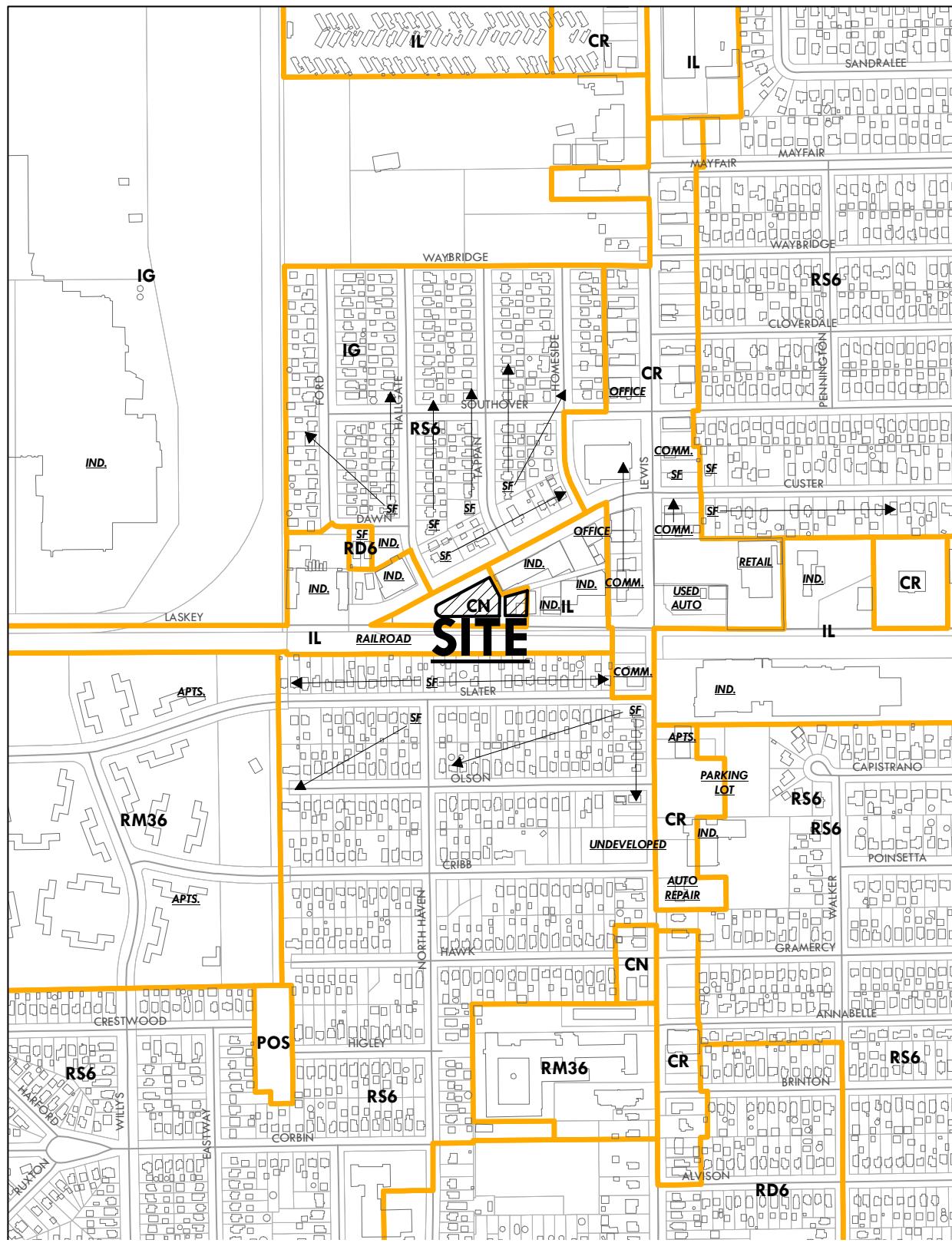
N
↑

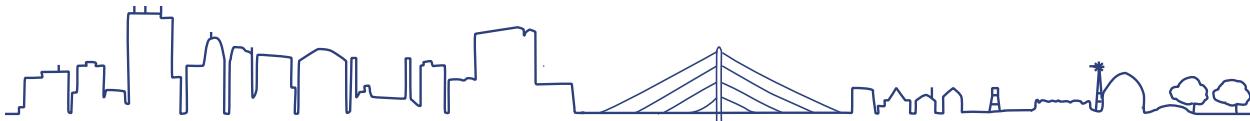


ZONING & LAND USE

Z-4002-23
ID 57

N
↑





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: April 28, 2023

REF: Z-4002-23

PLANNER: Josh Lewandowski

NOTICE OF PUBLIC HEARING

on

Date: Thursday, May 11, 2023

Request: Zone Change CN Neighborhood Commercial to IL Limited Industrial

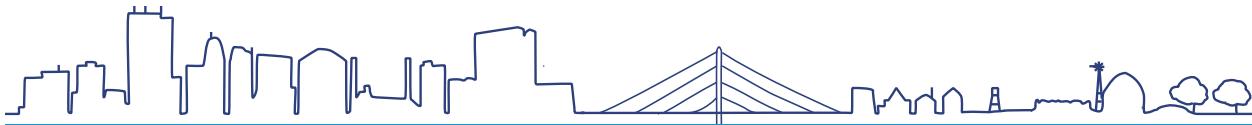
Location: 1050 & 1060 Laskey Road

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 project applicant as well as 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, May 11, 2023** ***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 Plan Commission phone number is 419-245-1200.

You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at joshua.lewandowski@toledo.oh.gov. We will ensure that your comments are incorporated as part of the public record.



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: April 28, 2023
REF: Z-4002-23

Josh Murnen
Lucas County Land Reutilization Corporation
1 Government Center, Ste. 580
Toledo, OH 43604

PUBLIC HEARING DATE

Thursday, May 11, 2023

Please be advised that your request for a Zone Change CN Neighborhood Commercial to IL Limited Industrial located at 1050 & 1060 Laskey Road 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, May 11, 2023 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 that 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

CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: April 28, 2023
Ref: Z-4002-23

NOTICE OF PUBLIC HEARING

Wednesday, June 14, 2023

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, June 14, 2023 at 4:00 p.m., will consider the following request:

**Zone Change CN Neighborhood Commercial to IL Limited Industrial at 1050 & 1060
Laskey Road**

Julie Gibbons
Assistant Clerk of Council

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

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL