

GENERAL INFORMATION

Subject

- Request - Zone Change from CS Storefront Commercial to CM Mixed Commercial-Residential
- Location - 2855 - 2857 Lagrange Street
- Applicant - Central Dwellings Corporation
P.O. Box 20078
Toledo, OH 43610

Site Description

- Current Zoning - CS (Storefront Commercial)
- Proposed Zoning - CM (Mixed Commercial-Residential)
- Area - ±4,749 Square Feet
- Frontage - ±40' along Lagrange Street
- Existing Use - Vacant Building
- Proposed Use - Residential & Office Building

Area Description

- North - CS / Convenience Store, Dexter St., Funeral Home
- South - CS / Vacant Commercial
- East - CS, RD6 / Lagrange St., Commercial, Church
- West - RD6 / Parking, Single and Two Dwelling Homes

Parcel History

- Z-33-84 - Zone Change and Neighborhood Plan Review for 2200-2500 block of Lagrange St. and 2700-3500 block of Lagrange Street for preliminary designation as C-6 District; from C-3 and R-3 to C-6 (Ord. 341-84 passed on 5/2/84)
- Z-128-84 - Zone Change and Neighborhood Plan Review for 2200-2500 block of Lagrange St. and 2700-3500 block of Lagrange Street for final designation as C-6 District (P.C. approved 8/23/84; Ord. 730-84 passed on 9/19/84)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

V-64-97 - Vacation of a portion of an alley south of Dexter Street and northerly of Everett Steet, west and parallel to Lagrange Street (P.C. approved 12/4/97; Council approved 12/19/00)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Land Development Standards and Guidelines for Lagrange-Central Neighborhood Business District
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CS Storefront Commercial to CM Mixed Commercial-Residential for 2855-2857 Lagrange Street. The ±4,749 square foot parcel is occupied by a vacant residential over commercial structure built in 1911. The applicant and owner of the parcel plans to renovate the building with residential on the first floor and mixed office/residential above. Residential units are not permitted on the ground floor in CS Storefront Commercial districts. Residential is permitted on all floors in CM Mixed Commercial-Residential districts. The applicant has therefore requested a zone change to CM.

To the north of the site is a convenience store, Dexter Street, and a funeral home. To the east is Lagrange Street. To the south is vacant residential over commercial buildings and to the west is a parking lot, duplexes and single-dwelling homes.

Land Development Standards and Guidelines for Lagrange/Central Neighborhood Business District

This site is in the Lagrange/Central Neighborhood Business District (Primary Retail Area). The business district has additional development standards similar to those of our overlay zoning districts; however, they are currently imposed through the CS (Commercial Storefront) *base* zoning district. That being the case, this zone change request would bring the property out of the Lagrange/Central Neighborhood Business District.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Mixed-Use land uses. 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. Mixed-use residential and commercial should be encouraged. Stand-alone residential uses should be middle- and high-density such as quadplexes and apartment buildings. The proposed zone change is compatible with the Forward Toledo Plan as it permits a mix of residential and commercial uses while preserving the existing structure consistent with the Plan's goals of Building Preservation and Addressing Housing Affordability.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the Zone Change from CS Storefront Commercial to CM Mixed Commercial-Residential at 2855-2857 Lagrange Street because it is consistent with the Forward Toledo Comprehensive Land Use Plan and it is compatible with existing land uses within the general vicinity of the subject property.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z26-0004, a Zone Change from CS Storefront Commercial to CM Mixed Commercial-Residential at 2855-2857 Lagrange Street, to Toledo City Council for the following **two (2) reasons**:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**); and
2. The proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**).

ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z26-0004
DATE: March 12, 2026
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: April 15, 2026
TIME: 4:00 P.M.

AS
Two (2) sketches follow

ZONING & LAND USE

Z26-0004
ID 8

