

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL-Limited Industrial to CM-Mixed Commercial-Residential
Location	-	2950, 3002, 3006, and 3010 Douglas Road
Applicant	-	Edwina Butts 712 Moran Avenue Toledo, Ohio 43607
Owner	-	Here's My Turning Point LLC 2124 Tanglewood Toledo, Ohio 43614

Site Description

Zoning	-	IL-Limited Industrial
Area	-	± 0.58 acres
Frontage	-	± 200' along Douglas Road
Existing Use	-	Daycare, offices
Proposed Use	-	Offices and a Non-Residential Drug & Alcohol Treatment Facility

Area Description

North	-	Duplexes, offices, retail / IL
South	-	Retail, single-family dwellings / RS6
East	-	Single-family dwellings / RS6
West	-	Post office, offices, warehouse / IL & CR

Combined Parcel History

SPR-64-17	-	Minor site plan review for a day care center at 3010 Douglas (Plan Commission administratively approved with conditions, 12/14/2017).
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Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL-Limited Industrial to CM-Mixed Commercial-Residential at 2950, 3002, 3006, and 3010 Douglas Road. The site consists of four (4) properties which have three (3) existing structures. Surrounding land uses include single family homes, duplex homes, and a substation to the north; single family homes the east; single family homes, an animal training facility, and light equipment sales to the south; and, offices and multifamily residential to the west.

The applicant and owner of the subject Zone Change made the request to allow offices and a non-residential drug and alcohol treatment facility at the site. The applicant owns The Movement, which is a local non-profit located on 316 N Michigan Street that provides various assistance programs for low-income and underserved residents. The applicant also owns Here's My Turning Point, a non-residential drug and alcohol facility located at 2345 Dorr Street. Applicant plans to relocate both businesses to the subject properties. Per TMC§1104.1000 – *Group Living and Day Care – Spacing*, all non-residential drug and alcohol centers are subject to spacing requirements and must be both 500 feet from another Type A Daycare or Group Living Facility, and be no less than 1,000 feet away from another Drug and Alcohol treatment center. No spacing violations were identified by staff.

Two (2) of the three (3) structures are single-family homes that were converted into office space and a daycare center. The third structure is attached to an adjacent shopping plaza to the south; however, it has a separate entrance from the plaza and is also located on a separate parcel from the plaza. The offices will be located at 3006 and 3010 Douglas Road, and the drug and alcohol treatment facility will be at 2950 and 3002 Douglas Road.

Staff encourages the applicant to combine parcels 02-61001 and 02-61004 as a principal structure lies on both parcels. Lots can be combined by contacting the Lucas County Auditor's Office.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets the site of these parcels for Neighborhood Mixed-Use land uses. Neighborhood Mixed-Used land uses are intended to accommodate pedestrian oriented mixed-use development with a diversity of uses. A mix of multi-family uses and small-and medium-scale commercial operations such as restaurants, specialized retail, small offices, and galleries. Industrial uses that are well-designed and do not generate excess traffic or other negative impacts are compatible. Multi-family uses may either be stand-alone, or located above commercial and office uses. Parking in these areas should be shared and buildings should be located near each other. Mixed-uses and dense buildings allow for a mix of pedestrian, bicycle, bus, and automobile-based transportation. Staff support a Zone Change for the subject properties as the Commercial Mixed Use Zoning District is consistent with the Forward Toledo Comprehensive Land Use Plan.

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code. Furthermore, the proposed rezoning is compatible with the 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 a request for Z25-0030, a request for a Zone Change from IL-Limited Industrial to CM-Mixed Commercial-Residential for 2950, 3003, 3006, and 3010 Douglas Road to the Toledo City Council for the following reason:

1. The proposed zone change is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A) – Review & Decision-Making Criteria).

ZONE CHANGE

TOLEDO PLAN COMMISSION

REF: Z25-0030

DATE: October 9, 2025

TIME: 2:00 P.M.

TOLEDO CITY COUNCIL

ZONING AND PLANNING COMMITTEE

DATE: November 13, 2025

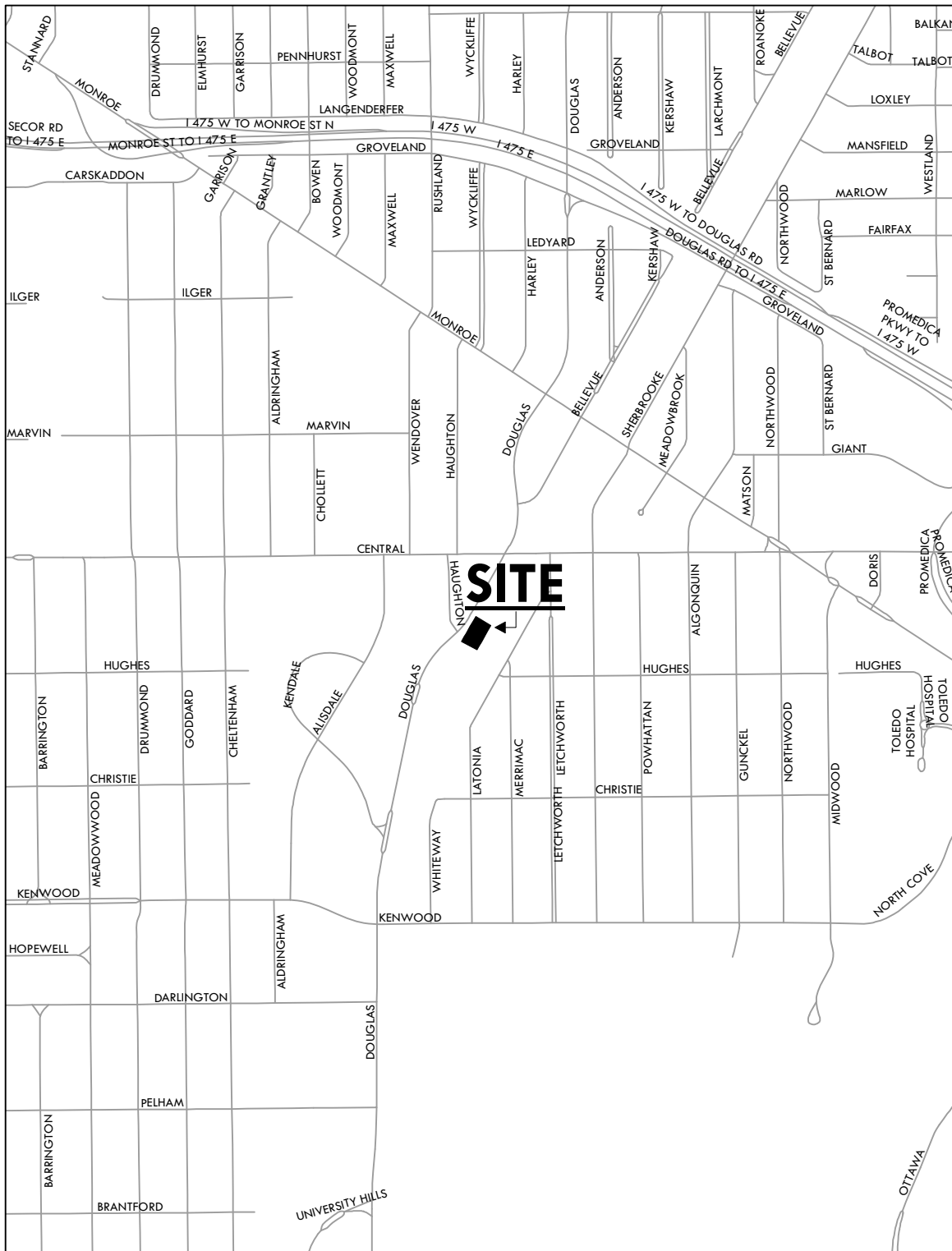
TIME: 4:00 P.M.

DR

Two (2) sketches follow

GENERAL LOCATION

Z25-0030
ID 50



ZONING & LAND USE

Z25-0030
ID 50

