

**TOLEDO - LUCAS COUNTY PLAN COMMISSIONS** 

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REF: Z25-0005 DATE: March 17, 2025

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for a Zone Change from IG General Industrial to CR Regional Commercial at 1565 Alexis Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 13th, 2025 at 2:00 P.M.

## **GENERAL INFORMATION**

#### Subject

	Request	÷	Zone Change from IG General Industrial to CR Regional Commercial	
	Location	-	1565 Alexis Road	
	Applicant/Owner	-	Bret Lamb - Mac's convenience Stores Circle K Great Lakes Division 935 East Tallmadge Avenue Akron, OH 44310	
	Engineer	-	Wellert Engineers/Surveyors 5136 Beach Road Medina, OH 44256	
Site Description				
	Zoning Area Frontage Existing Use Proposed Use	-	IG / General Industrial ±1.35 acres (59,222 sq ft) ± 227.88' along Alexis Road ± 285.46' along Hagman Road Fire-damaged Gas Station Gas Station	

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#### GENERAL INFORMATION (cont'd)

#### Area Description

North	-	IG, CO / Hotels, truck terminal		
South	-	CR, IG / Grocery, gas station, fast food, farmland		
East	-	IG / Truck gas station		
West	-	CR / Hardware store, fast food		
Parcel History				
SUP-852-75	-	Special Use Permit for a gas station. Approved by Ord. 441-75.		
SUP-102-87	-	Amendment to SUP for new kiosk, pumps and islands. Approved by Ord. 895-90 on 9/4/1990.		
SUP-6068-91	-	Amendment to SUP for a car wash. Approved by Ord. 896-91 on 11/26/1991.		
SUP-1040-97	-	Special Use Permit for a gas station with convenience store on 1565 E. Alexis Road. Approved by Ord. 290-97 on 5/13/1997.		

#### Applicable Plans and Regulations

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

### STAFF ANALYSIS

The applicant is requesting a Zone Change from IG General Industrial to CR Regional Commercial at 1565 East Alexis Road. The site is currently occupied by a gas station damaged by a fire on May 27, 2024. The overall  $\pm 1.35$  acres site is zoned as IG General Industrial. The site has been a gas station from at least 1975 and is presently legal, non-conforming. Surrounding land uses include hotels and a truck terminal to the north; a truck stop and truck storage to the east; a grocery store with gas station, fast food commercial and farmland to the south; and a hardware store and fast food locations to the west. The applicant is requesting a zone change to allow for a raze and rebuild of the fire-damaged building.

#### Forward Toledo Comprehensive Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for General Commercial. This designation is intended to provide space for auto-orientated and large-scale

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## STAFF ANALYSIS (cont'd)

commercial operations which may also cater to regional demand. The proposed use fits within the purpose of the General Commercial zoning and CR Regional Commercial best reflects the intent of the General Commercial designation. Additionally, the site is abutting intense commercial uses on all sides and the proposed use fits within the established development pattern along this portion of Alexis Road.

## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z25-0005, a Zone Change from IG General Industrial to CR Regional Commercial located at 1565 Alexis Road, to the Toledo City Council, for the following **three (3) reasons:** 

- 1. The proposed Zone Change is consistent within the Toledo Municipal Code and the Forward Toledo Comprehensive Land Use Plan (TMC§1111.0606(A) *Review and Decision-Making Criteria*); and,
- 2. The proposed Zone Change fits with the existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) *Review and Decision-Making Criteria*); and,
- 3. The Zone Change would bring a legal, non-conforming use into compliance.

Respectfully Submitted,

Thomas C. Gibbons Secretary



