

GENERAL INFORMATION

Subject

- | | | |
|-------------------|---|---|
| Request | - | Zone Change from CR-Regional Commercial to IG-General Industrial |
| Location | - | 1805 E. Manhattan Boulevard |
| Applicant + Owner | - | Matthew Schaedler
Schaedler Enterprises Inc.
1831 E Manhattan Boulevard
Toledo, Ohio 43608 |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | CR-Regional Commercial |
| Area | - | ± 0.76 acres |
| Frontage | - | ± 215' along Manhattan Boulevard
± 150' along I-280 Entrance Ramp (not accessible) |
| Existing Use | - | Vacant retail structure |
| Proposed Use | - | Heavy equipment rental, outdoor storage |

Area Description

- | | | |
|-------|---|--|
| North | - | Heavy equipment rental, outdoor storage / IG |
| South | - | Gas station, used car lot, residences / CR and RS6 |
| East | - | Heavy equipment rental, vehicle storage / IG |
| West | - | Highway interchange / IG |

Parcel History

- | | | |
|----------|---|---|
| Z-60-63 | - | Zone change from M-2 to C-3 (Plan Commission approved on 4/11/1963). |
| T-331-63 | - | Lot split approved on 11/8/1963, no plat required. |
| M-30-97 | - | Res. 73-79, Stickney Neighborhood North of I-75 to designate a Community Development District and Community Development Plan. |

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

SUP-4002-19 - Special Use Permit for sweepstakes terminal café at 1805 E Manhattan Blvd. (PC recommended approval 06/13/2019. CC recommended approval 07/17/19. Ord. 349-19 passed 07/23/19).

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 CR-Regional Commercial to IG-General Industrial at 1805 E Manhattan Blvd. The site consists of a parking lot and a vacant commercial structure. Surrounding land uses include heavy equipment rental, outdoor storage, and vehicle storage to the north and east; a gas station, used car lot, and residences to the south; and, a highway interchange to the east.

The applicant and owner of the subject property applied for the Zone Change in order to expand their adjacent business. Schaedler Enterprises Inc., directly abutting to the north and east of 1805 E Manhattan Blvd, is a heavy equipment rental company specialized in crane rentals. The applicant plans to use the subject property for outdoor storage. Heavy equipment rentals are permitted in the IG-General Industrial Zoning District by right, and the site abuts IG-General Industrial Zoning to the north, east, and west.

It shall be noted that 1805 E Manhattan Blvd was granted a Special Use Permit for a sweepstakes terminal café in 2019. The Special Use Permit is no longer valid as the use has been abandoned for over one (1) year, and a sweepstakes terminal café is not permitted in the IG-General Industrial Zoning District.

Applicant shall also be made aware that new outdoor storage areas are subject to the standards for storage and screening stated in TMC§1108.0203(H). Outdoor storage shall be screened from public view with fencing. Display areas for customer viewing when abutting a Commercial or Industrial district are exempt from this regulation. Fencing shall meet the materials and height standards stated in TMC§1108.0203(H). A Minor Site Plan Review will be required for site modifications, including building construction or addition, when adding five (5) parking spaces or more, or when making significant changes to the traffic circulation of the site. See <https://applyforpermits.toledo.oh.gov/portal> for Minor Site Plan Review application information and requirements.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets the site of these parcels for High-Impact Industrial land uses. High-Impact Industrial land uses are areas dedicated to industrial uses that may generate excessive noise, odor, storage demands, or other nuisances that are not generally compatible near residential and commercial uses, as well as industrial uses which require large amounts of land. Typically, these areas are supported by strong transportation access and other necessary infrastructure. Staff supports a Zone Change for the subject properties as the IG-General Industrial 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.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of a request for Z25-0035, a request for a Zone Change from CR-Regional Commercial to IG-General Industrial for 1805 E. Manhattan Boulevard, 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: Z25-0035
DATE: November 6, 2025
TIME: 2:00 P.M.

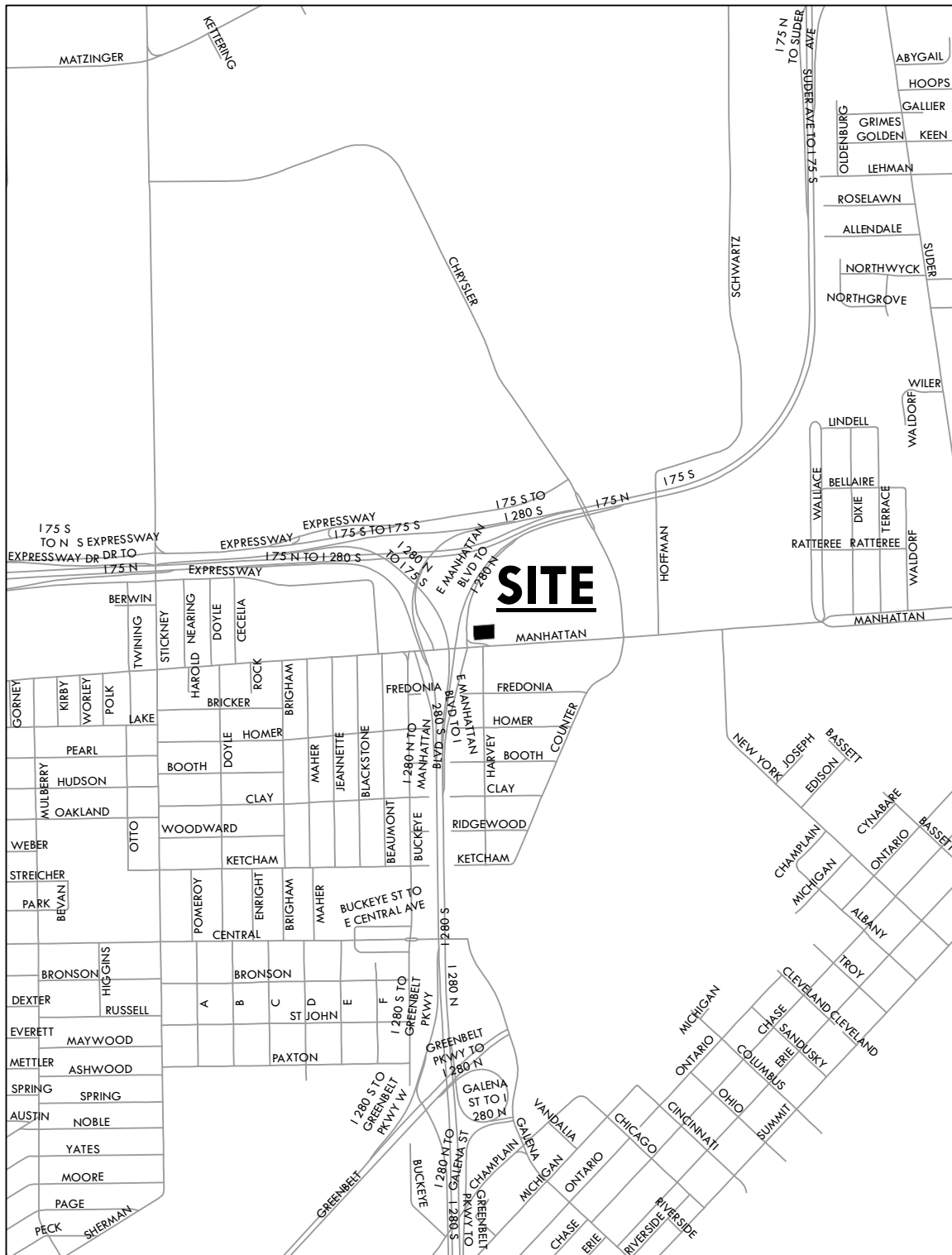
TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: December 10, 2025
TIME: 4:00 P.M.

DR

Two (2) sketches follow

GENERAL LOCATION

Z25-0035
ID 6



ZONING & LAND USE

Z25-0035
ID 6

