



## **City Council Zoning & Planning Committee**

**Theresa Morris, Chair**

**Adam Martinez, Vice Chair**

**Wednesday, March 18, 2026**

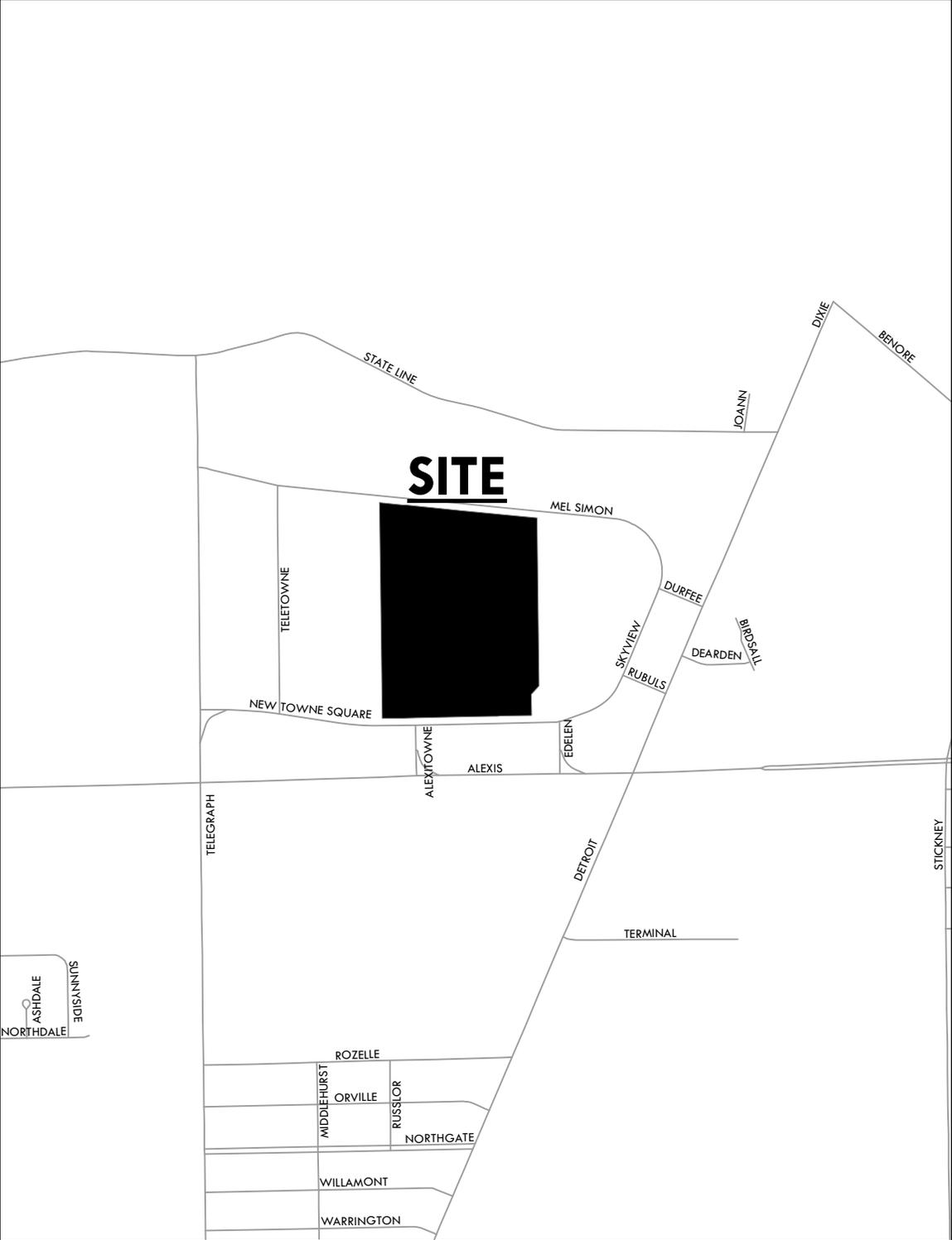
**One Government Center 1st Floor 4:00 P.M.**

1. Request for vacation of a portion of alley located within the property located at 2014 Consaul Street (V-524-25).  
The Plan Commission recommends approval, subject to 4 conditions.  
(District 3)
2. Request for a zone change from “CR” Regional Commercial to “CM” Mixed Commercial Residential for the property located at 3360 and 3356 Monroe Street (Z26-0001).  
The Plan Commission recommends approval.  
(District 4)
3. Request for a Special Use Permit for Used Auto Sales for the property located at 631 S. Reynold Road (SUP25-0041).  
The Plan Commission recommends approval, subject to 22 conditions.  
(District 1)
4. Request for a Special Use Permit for Community Recreation-Active for the property located at 2858 and 2860 Lagrange Street (SUP25-0046).  
The Plan Commission recommends approval, subject to 28 conditions.
5. Request for a Comprehensive Study of Historical Community Importance and Potential Long-Term Preservation Strategies Including Qualifying Publicly Owned Buildings (M-1-26).  
The Plan Commission recommends approval.
6. Review of outstanding studies within the Plan Commission.
7. Review of upcoming moratorium expiration dates.

**City Council’s office supports the provisions of the Americans’ with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1065.**

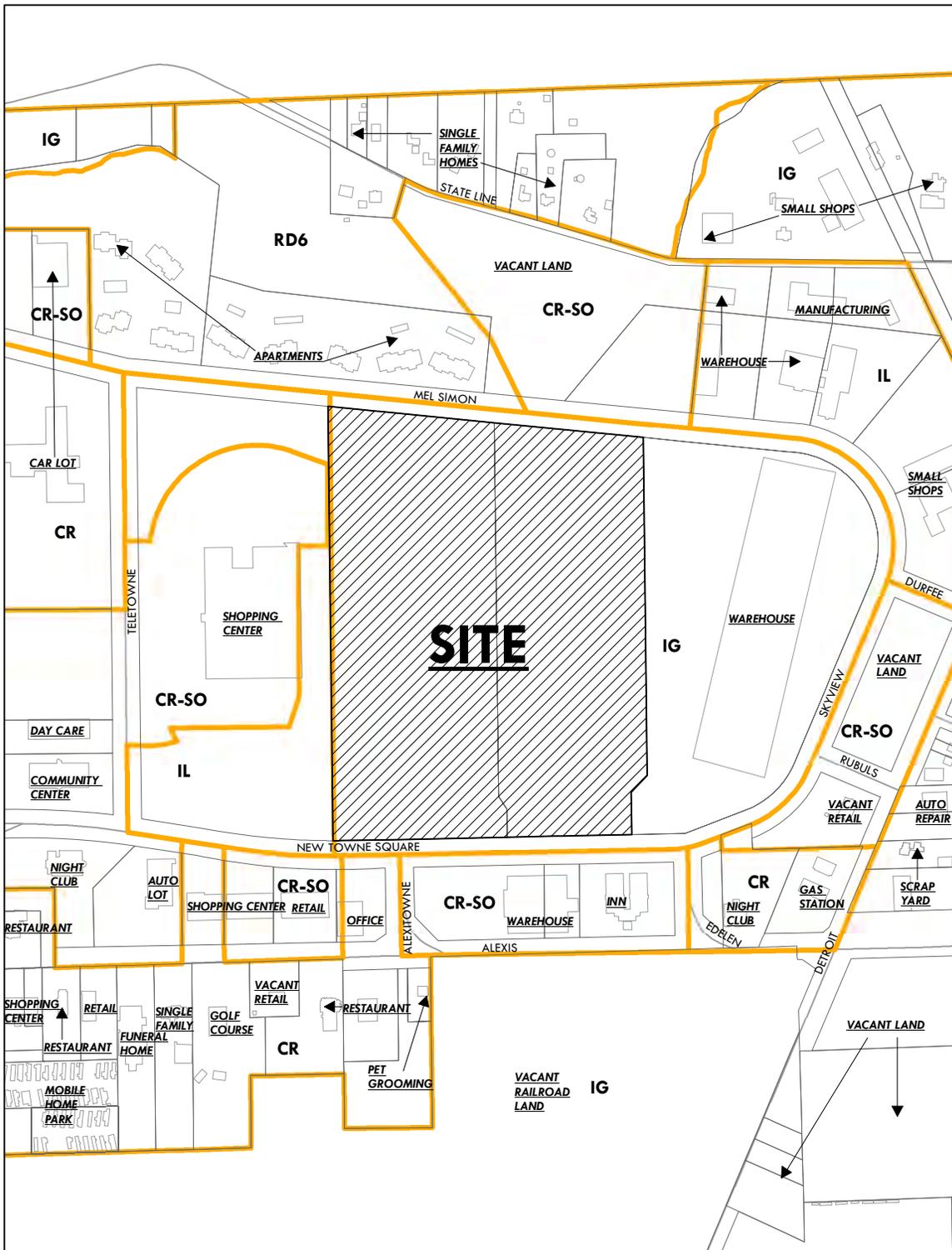
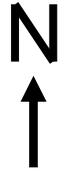
# GENERAL LOCATION

SPR26-0003  
ID 70



# ZONING & LAND USE

SPR26-0003  
ID 70

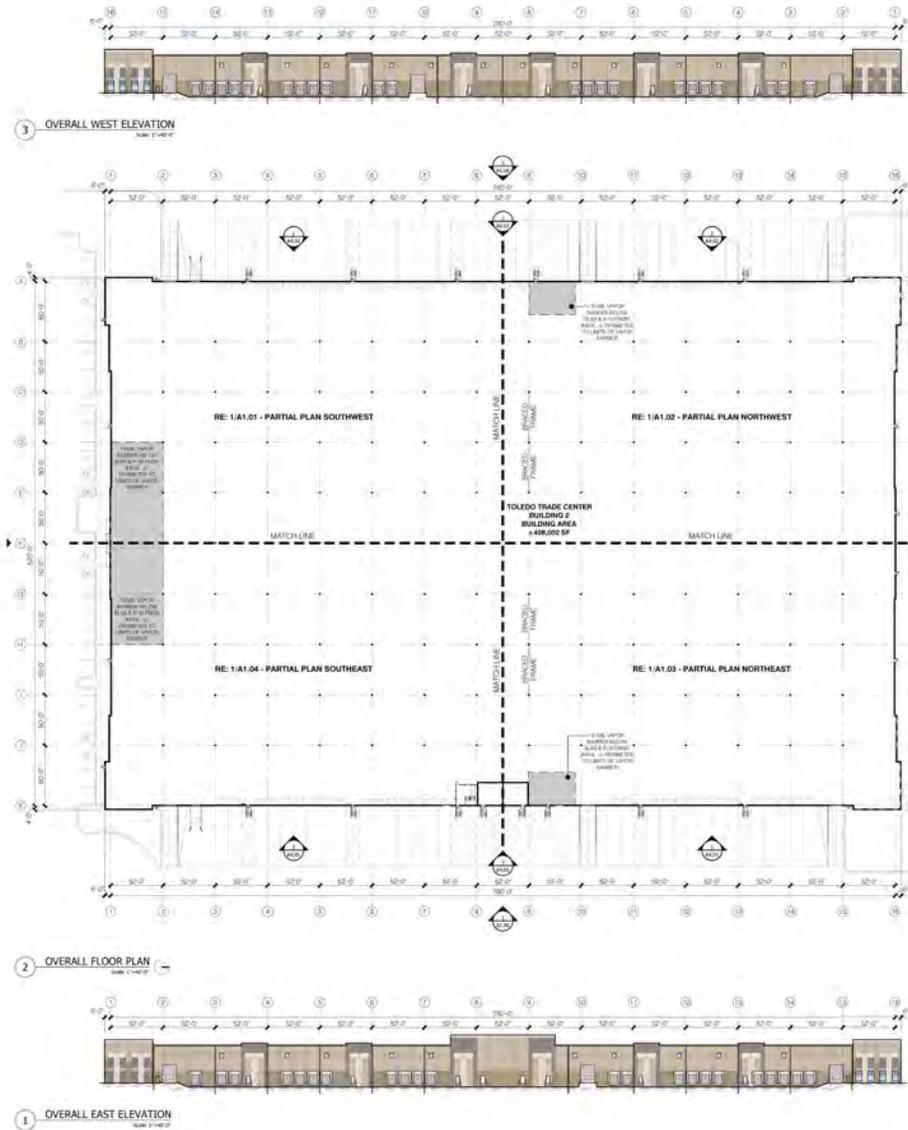






# ELEVATIONS & OVERALL FLOOR PLAN

SPR26-0003  
ID 70



DATE	DESCRIPTION
10/20/2023	ISSUED FOR PERMITS
08/22/2023	ISSUED FOR PERMITS
07/27/2023	ISSUED FOR PERMITS

**NorthPoint**  
Toledo Trade Center  
Building 2  
111 East Exchange Street  
Toledo, OH 43604

Project No: 2023-100  
Date: 10/20/2023  
Author: [Name]  
Reviewer: [Name]  
Project: [Name]  
Scale: [Name]  
Rev: [Name]

Intentionally  
Not For Construction

**A1.00**  
OVERALL FLOOR PLAN | ELEVATIONS

1-18







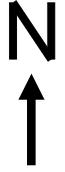
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Z26-0001  
ID 17



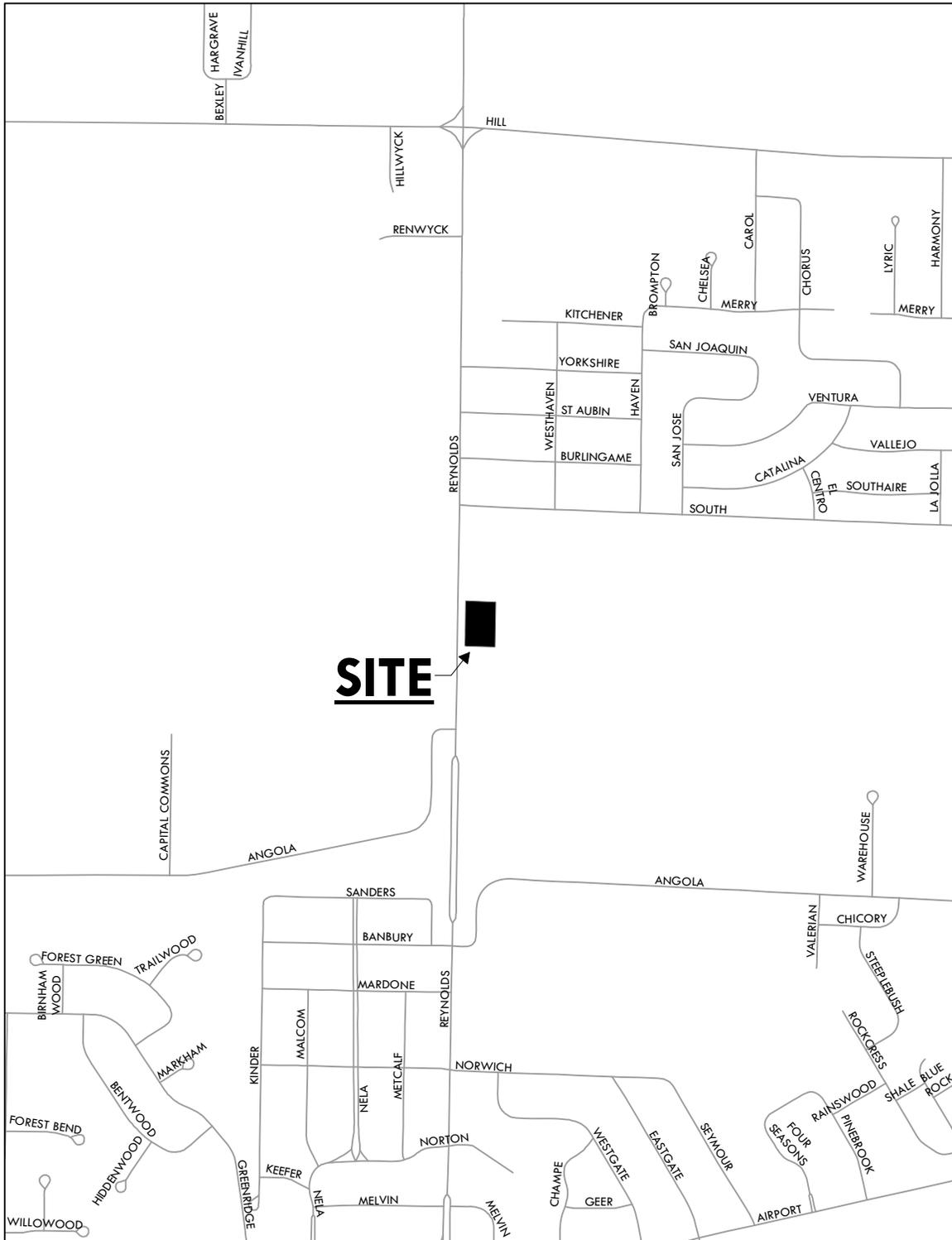
# ZONING & LAND USE

Z26-0001  
ID 17



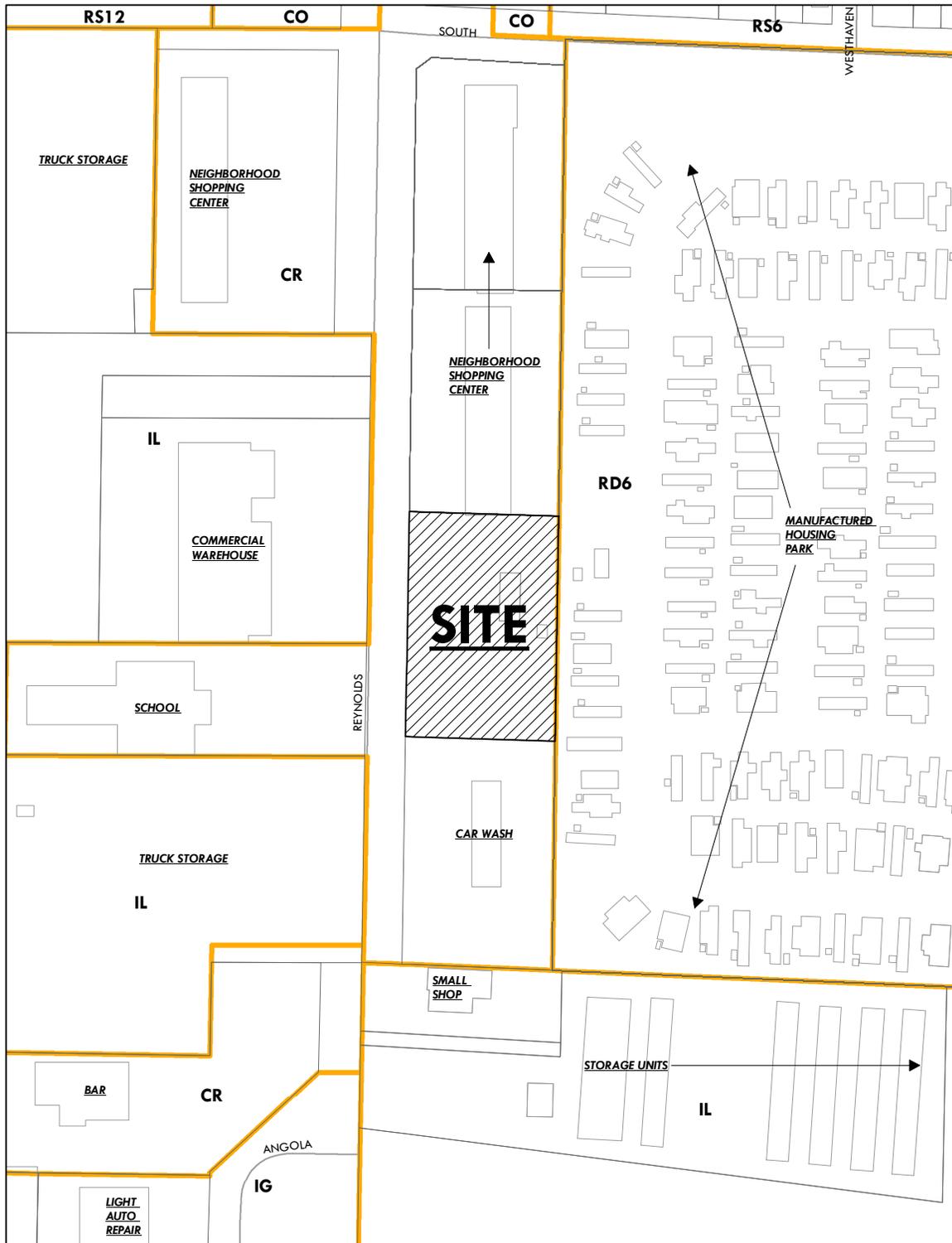
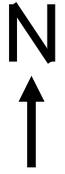
# GENERAL LOCATION

SUP25-0041  
ID 108



# ZONING & LAND USE

SUP25-0041  
ID 108





# LANDSCAPE PLAN

**SUP25-0041**  
ID 108



## 1ST PRIME AUTO 631 S REYNOLDS RD., TOLEDO, OH 43615

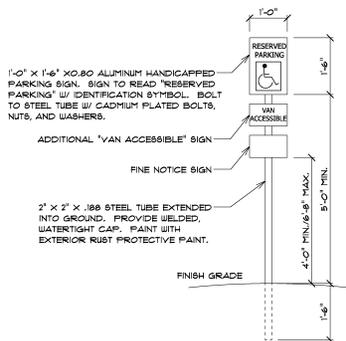
### LOCATION MAP NOT TO SCALE



Digitally signed by David Golis, P.E.  
Date: 2025.12.29 10:38:57 -05'00'

631 S. REYNOLDS RD.,  
TOLEDO, OHIO 43615

RT. 20  
S. REYNOLDS ROAD



### ACCESSIBLE PARKING SIGN SCALE: NOT TO SCALE

### PARKING SUMMARY

EMPLOYEE STALLS:	2
CUSTOMER STALLS:	6
ADA STALLS:	1
SALES PARKING STALLS:	79
<b>TOTAL STALLS:</b>	<b>88</b>

### LOT DATA:

ADDRESS:	631 S. REYNOLDS RD.
ASSESSOR NUM:	03590003
PARCEL ID:	0350301
ZONING:	CR - REGIONAL COMMERCIAL
LEGAL DESCRIPTION:	CEDAR ESTATES PLAT ONE LOT 3 (LUCAS COUNTY GIS LEGAL DESC.) +/- 1.56 AC
AREA:	

### PROPOSED IMPROVEMENT COVERAGE

TOTAL AREA:	1.56 AC
EXISTING IMPERVIOUS AREA:	0.56 AC
EXISTING PERVIOUS AREA:	1.00 AC
PROPOSED IMPERVIOUS AREA:	0.58 AC
PROPOSED PERVIOUS AREA:	0.98 AC

### NOTES:

- PROPERTY LINE DATA WAS DRAWN PER DOCUMENTS PROVIDED BY LUCAS COUNTY GIS.
- ALL PARKING STALLS ARE MINIMUM 9' X 18'.

### SYMBOL LEGEND

- PARKING STALLS IN EACH ROW
- PAINTED ACCESSIBILITY PARKING SYMBOLS
- PROPOSED CONCRETE WHEEL STOP
- EXISTING LIGHT
- EXISTING BITUMINOUS PAVEMENT
- EXISTING PERVIOUS AREA
- PROPOSED PERVIOUS AREA
- EXISTING 2' X 2' X 5' TALL CONCRETE FENCE PIERS

CURRENT ZONING DISTRICT  
REGIONAL COMMERCIAL  
**SITE PLAN**  
SCALE: 1" = 20'-0"

NO.	DATE	DESCRIPTION

**C-1**

Exhibit "A"



## 902 BROADWAY

- Year Built: 1920
- Condition: Fair
- Use: Residential



## 1307 BROADWAY

- Year Built: 1888
- Condition: Good
- Architect: Norval Bacon
- Use: Religious Assembly



## 1411 BROADWAY

- Year Built: 1921
- Condition: Good
- Architect: Spier & Gehrke
- Use: Religious Assembly



## 1630 BROADWAY

- Year Built: 1928
- Condition: Fair
- Architect: Langdon & Hohly
- Use: Religious Assembly



## 1450 HARVARD

- Year Built: 1921
- Condition: Good
- Architect: Harry Wachter
- Use: Religious Assembly



## 2125 ARLINGTON

- Year Built: 1921
- Condition: Good
- Use: Residential



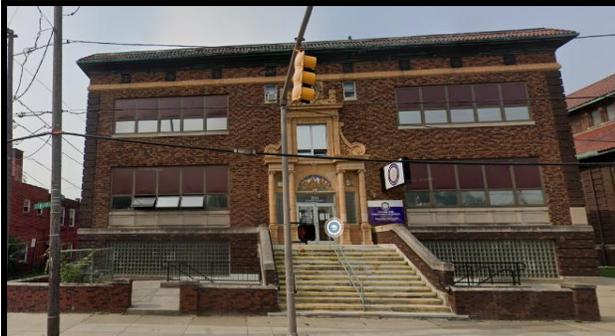
## 439 EASTERN

- Year Built: 1892
- Condition: Good
- Architect: Edward Fallis
- Use: Religious Assembly



## 1719 BLUFF

- Year Built: 1925
- Condition: Good
- Architect: Horace W. Wachter / C.C. Britsch
- Use: Religious Assembly



## 2014 CONSAUL

- Year Built: 1958
- Condition: Good
- Use: Charter School



## 1119 BANCROFT

- Year Built: 1905
- Condition: Good
- Architect: John Comes
- Use: Religious Assembly



## 1664 BANCROFT

- Year Built: 1926
- Condition: Below Average
- Architect: Wilbur R. Heuby
- Use: Religious Assembly



## 509 OSWALD

- Year Built: 1900
- Condition: Fair
- Use: Vacant Religious Assembly



## 601 JUNCTION

- Year Built: 1890
- Condition: Fair
- Use: Religious Assembly



## 1880 GENESSE

- Year Built: 1949
- Condition: Good
- Architect: Joseph C. Huber & John T. Comet
- Use: Religious Assembly



## 2565 YORK

- Year Built: 1958
- Condition: Good
- Use: Religious Assembly



## 2411 SEAMAN

- Year Built: 1918
- Condition: Fair
- Use: Nursing Home



## 2471 SEAMAN

- Year Built: 1928
- Condition: Good
- Use: Religious Assembly



## 617 NEVADA

- Year Built: 1892
- Condition: Good
- Use: Religious Assembly



## 1430 IDAHO

- Year Built: 1957
- Condition: Fair
- Use: Charter School



## 652 HAMILTON

- Year Built: 1870
- Condition: Poor
- Use: Religious Assembly



## 2916 LAGRANGE

- Year Built: 1887
- Condition: Fair
- Use: Religious Assembly



## 550 CLARK

- Year Built: 1900
- Condition: Fair
- Use: Religious Assembly



## 749 NORWOOD

- Year Built: 1900
- Condition: Below Average
- Use: Religious Assembly



## 420 SANDUSKY

- Year Built: 1897
- Condition: Good
- Use: Religious Assembly



## 2017 LAWRENCE

- Year Built: 1923
- Condition: Good
- Use: Religious Assembly



## 701 CENTRAL

- Year Built: 1912
- Condition: Fair
- Use: Religious Assembly



## 3887 MARTHA

- Year Built: 1910
- Condition: Good
- Use: Religious Assembly



## 3887 MARTHA

- Year Built: 1910?
- Condition: Good
- Use: Charter School



## INVERNESS CLUB CLUBHOUSE

- Year Built: 1918
- Condition: Excellent
- Architect: The DeVore Co
- Use: Golf Couse Clubhouse



## TOLEDO CC CLUBHOUSE

- Year Built: 1897
- Condition: Good
- Architect: Mills & Wachter
- Use: Golf Couse Clubhouse



## 825 N BYRNE

- Year Built: 1912
- Condition: Fair
- Use: Education



## 310 STEADMAN

- Year Built: 1924
- Condition: Good
- Use: Education



## 301 MORRISON

- Year Built: 1910
- Condition: Good
- Use: Commercial/Office



## 5531 EDGEWATER

- Year Built: 1927
- Condition: Good
- Architect: The DeVore Co
- Use: Education



## 1949 GLENDALE

- Year Built: 1926
- Condition: Good
- Architect: Mills & Wachter
- Use: Education



## 424 MANHATTAN

- Year Built: 1921
- Condition: Fair
- Use: Education



## 158 BAY

- Year Built: 1928
- Condition: Fair
- Use: Utility



## 1671 N REYNOLDS

- Year Built: 1930
- Condition: Fair
- Use: Fire Station



## 701 BUSH

- Year Built: 1927
- Condition: Excellent
- Architect: The DeVore Co
- Use: Fire Station



## 2500 GLENDALE

- Year Built: 1930
- Condition: Good
- Architect: Mills & Wachter
- Use: Fire Station



## 2301 NEBRASKA

- Year Built: 1937
- Condition: Fair
- Use: Police Station



## 2201 KENWOOD

- Year Built: 1927
- Condition: Good
- Use: Public Museum



## 645 VANCE

- Year Built: 1948
- Condition: Below Average
- Use: Park



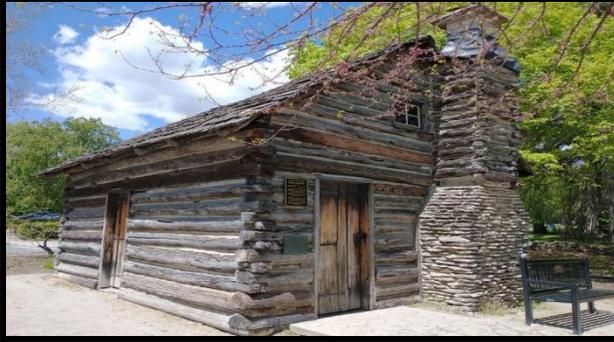
## 1745 PARKSIDE

- Year Built: 1917
- Condition: Good
- Use: Religious Residential



## 2045 PARKSIDE

- Year Built: 1922
- Condition: Good
- Use: Religious Residential



## 701 CENTRAL

- Year Built: 1870
- Condition: Good
- Use: Botanical Garden



## 508 HAWLEY

- Year Built: 1895
- Condition: Good
- Use: Commercial



## 2155 ARLINGTON

- Year Built: 1931
- Condition: Good
- Use: Public Office



## 1638 BROADWAY

- Year Built: 1917
- Condition: Fair
- Use: Commercial/Medical



## 1416 NEBRASKA

- Year Built: 1902
- Condition: Good
- Use: Future Community Center



## 3000 E CENTENNIAL

- Year Built: 1930
- Condition: Excellent
- Use: State University



## 2925 BANCROFT

- Year Built: 1931
- Condition: Excellent
- Use: State University



## 415 EMERALD

- Year Built: 1947
- Condition: Good
- Use: Commercial



## 4017 WILLYS

- Year Built: 1927
- Condition: Excellent
- Use: Library



## 3900 N SUMMIT

- Year Built: 1907
- Condition: Good
- Use: Commercial Yacht Club



## **TOLEDO ZOO CONSERVATORY**

- Year Built: 1904
- Condition: Good
- Use: Zoological Society



## **TOLEDO ZOO AMPHITHEATER**

- Year Built: 1934
- Condition: Good
- Use: Zoological Society



## **TOLEDO ZOO CARNIVORE CAFE**

- Year Built: 1927
- Condition: Good
- Use: Zoological Society



## **TOLEDO ZOO MUSEPUM OF SCIENCE**

- Year Built: 1938
- Condition: Excellent
- Architect: The DeVore Co
- Use: Zoological Society



## **TOLEDO ZOO REPTILE HOUSE**

- Year Built: 1934
- Condition: Excellent
- Use: Zoological Society



## **TOLEDO ZOO AQUARIUM**

- Year Built: 1939
- Condition: Excellent
- Use: Zoological Society



## **1902 FRONT**

- Year Built: 1903
- Condition: Fair
- Use: Commercial



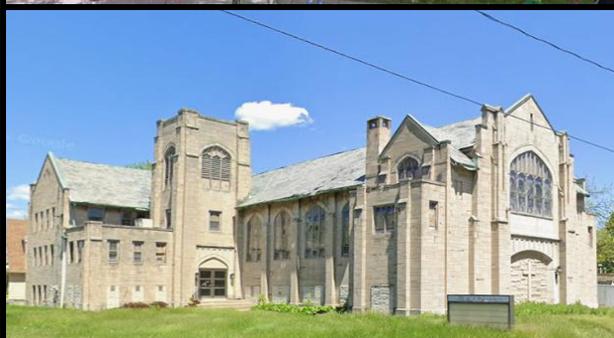
## **5120 W CENTRAL**

- Year Built: 1937
- Condition: Excellent
- Use: Park Service



## **235 COURTLAND**

- Year Built: 1915
- Condition: Good
- Use: Educational



## **1664 W BANCROFT**

- Year Built: 1926
- Condition: Below Average
- Use: Religious Assembly



## 423 SHASTA

- Year Built: 1920
- Condition: Excellent
- Use: Library



## 2142 N COVE

- Year Built: 1903
- Condition: Fair
- Use: Commercial



## 1002 W BANCROFT

- Year Built: 1907
- Condition: Fair
- Use: Religious Assembly



## 338 BROADWAY

- Year Built: 1887
- Condition: Fair
- Use: Commercial



## OVERLAND SMOKE STACK

- Year Built: 1910
- Condition: Good
- Use: Local Landmark

Exhibit "B"

Street Number	Street Name	Street Type	Year Built
401	MAIN	ST	1913
705	LODGE	AVE	1919
527	SEGUR	AVE	1900
825	BYRNE	RD	1912
310	STEADMAN	ST	1924
301	MORRISON	AVE	1910
5531	EDGEWATER	DR	1927
1799	RIVARD	RD	1922
825	BYRNE	RD	1912
6041	HILL	AVE	1930
1949	GLENDALE	AVE	1926
424	MANHATTAN	BLVD	1921
711	EUCLID	AVE	1903
1946	BAKEWELL	ST	1903
3233	PIERO	AVE	1936
1848	SUPERIOR	ST	1914
436	DELAWARE	AVE	1922
158	BAY	RD	1928
3235	OTTO	ST	1945
1671	REYNOLDS	RD	1930
701	BUSH	ST	1927
659	INDIANA	AVE	1930
800	MAIN	ST	1917
1001	WHITE	AVE	1938
2500	GLENDALE	AVE	1930
2301	NEBRASKA	AVE	1937
2201	OTTAWA	PKWY	1927
617	CITY PARK	AVE	1949
831	YONDOTA	ST	1920
2905	DETROIT	AVE	1927
1745	PARKSIDE	BLVD	1917
2281	PUTNAM	ST	1907
910	WOODVILLE	RD	1920
4839	DOUGLAS	RD	1949
1311	MOORE	ST	1925
725	NAVARRE	AVE	1924
2009	ASHLAND	AVE	1893
725	NAVARRE	AVE	1924
2910	AUBURN	AVE	1900
915	REYNOLDS	RD	1947
611	WOODVILLE	RD	1917
1010	BANCROFT	ST	1907
2461	SEAMAN	ST	1928
1305	PARKSIDE	BLDV	1925

1612	OTTAWA	DR	1919
704	BUCKEYE	ST	1922
367	PLYMOUTH	ST	1921
1342	SYLVANIA	AVE	1921
801	TORONTO	AVE	1900
2730	FULTON	ST	1913
2409	PARKSIDE	BLDV	1922
802	SUPERIOR	ST	1920
2231	SECOR	RD	1940
1235	OAK	ST	1873
719	EVESHAM	ST	1922
2045	PARKSIDE	BLVD	1922
125	WEBER	ST	1926
130	AVONDALE	AVE	1881
2043	PARKSIDE	BLDV	1922
2255	CENTRAL GROVE	AVE	1949
420	SANDUSKY	ST	1897
459	SIXTH	ST	1872
509	OSWALD	ST	1900
628	LOCUST	ST	1880
720	ST CLAIR	AS	1893
235	COURTLAND	A	1915
435	EASTERN	A	1933
501	CHERRY	ST	1862
550	CLARK	ST	1900
317	GALENA	ST	1916
1301	MILBURN	AVE	1915
201	BELMONT	AVE	1913
3215	DOUGLAS	RD	1929
217	PAGE	ST	1902
5403	ELMER	DR	1870
2125	ARLINGTON	AVE	1931
2155	ARLINGTON	AVE	1931
1367	SYLVANIA	A	1920
628	ELM	ST	1920
1638	BROADWAY	ST	1917
133	BELMONT	AVE	1938
726	13TH	ST	1950
1101	DETROIT	A	1915
573	NEBRASKA	A	1872
2770	CENTRAL	A	1943
708	ERIE	ST	1873
418	FRANK	ST	1886
954	BELMONT	A	1922
1502	DETROIT	A	1914
701	CENTRAL	A	1912
3112	LAGRANGE	ST	1921

1416	NEBRASKA AVE	AVE	1902
3000	CENTENNIAL	DR	1930
2925	BANCROFT	ST	1931
0/415	MARTIN LUTHER KING JR/EMERALD	DR	1947
920	SYLVANIA	AVE	1920
0	MONROE	ST	1928
1605	COLLINGWOOD	BLVD	1912
4017	WILLYS	PKWY	1927
534	SEGUR	AVE	1928
3900	SUMMIT	ST	1907
2700	BROADWAY	ST	1939
2	HIPPO	WAY	1904
2700	BROADWAY	ST	1934
2	HIPPO	WAY	1927
	SHAWDOWLAWN	DR	1938
2	HIPPO	WAY	1934
2206	GENESEE	ST	1925
423	SHASTA	DR	1920
3265	GLANZMAN	RD	1968
1902	FRONT	ST	1903
2146	12TH	ST	1924
1131	CLARK	ST	1902
2705	MONROE	ST	1898
2800	BANCROFT	ST	1977
5120	CENTRAL	AVE	1937
508	HAWLEY	AVE	1895
0	JEEP	PKWY	1910



## City Council Zoning & Planning Committee

6. Review of outstanding studies within the Plan Commission.
7. Review of upcoming moratorium expiration dates.