



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: April 8, 2021

REF: Z-2001-21

TO: President Matt Cherry and Members of Council, City of Toledo

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

SUBJECT: Request for Zone Change from RM36 Multifamily residential to CR Regional Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 8, 2021 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request - Zone Change from RM36 Multi-family Residential to CR Regional Commercial

Address - 624 Lagrange, 1024 N. Erie, & 1028 N. Erie Streets

Owner - Sara Real Estate, LLC  
3625 Woodley Road  
Toledo, OH 43606

Attorney - Jerry Parker, Esq.  
Gressley, Kaplin & Parker, LLP  
One Seagate, Suite 1645  
Toledo, Ohio 43604

#### Site Description

Zoning - CR/Commercial Regional & RM36 / Multifamily Residential

Area - 0.95-acre entire site, 0.47-acre rezoning RM36

Frontage - 149' on Lagrange and 284 N. Erie Streets

Existing Use - Vacant commercial structure & surface parking lot

Proposed Use - Used car-lot

#### Area Description

North - City park and vacant lot / CR

South - Vacant store fronts and residential / RM 36

**GENERAL INFORMATION (cont'd)**

East	-	Vacant lot / RM36
West	-	Pharmacy / CR

Parcel History

M-14-19	-	Vistula Neighborhood Master Plan
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Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Vistula Historic District Overlay

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from RM36 Multi-family Residential to CR Regional Commercial for a site located at 624 Lagrange Street, 1024 N. Erie Street, and 1028 N. Erie Street. The applicant is requesting the CR zoning in order to operate a used car lot in the future. The entire 0.974-acre site is split zoned with a one-story brick building fronting on Lagrange Street. A portion of the parking lot is zoned CR Regional Commercial and the remaining portion of the parking lot along N. Erie Street is zoned RM36 Multi-family Residential. *Only the RM36 zoned portion of the site is subject to this zone change.* Regional Commercial zoning districts are intended to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses.

Surrounding land uses include a city park and vacant lot to the north, vacant lot to the east, single-family residential to the south, and a pharmacy to the west. The site is located within the Vistula Historic District and two blocks north of the Summit Street Corridor Urban Neighborhood Overlay.

Neighborhood Overlay

The property is located within the Vistula Historic District, which is locally and nationally designated. The purposes of this type of overlay is to stabilize and improve property values, strengthen the local economy, and safeguard the heritage that reflect the City's history and architectural past.

The Vistula Neighborhood Master Plan was recently adopted in 2021 after a year of community outreach, feedback and development. The Vistula Neighborhood Master Plan identified the subject parcels on Lagrange and Erie as Urban Village which is achieved with Mixed Commercial (CM) zoning classification. This would expand the CM corridor development from Summit Street, linking Lower Town redevelopment along the Maumee River to the North River neighborhood.

**STAFF ANALYSIS (cont'd)**

The proposed use for a used car lot does not conform to the vision of the residents and businesses who developed the Vistula Historic District Plan. The CR zoning is intended to accommodate auto-oriented commercial development in areas already built in this manner.

20/20 Comp Plan

The Toledo 20/20 Comprehensive Plan targets this site for Neighborhood Commercial uses which is complementary to pedestrian oriented small-scale retail and service businesses. This district is intended to serve as a land use buffer between major streets and residential neighborhoods and between higher intensity commercial areas and residential neighborhoods.

Staff recommends approval of the Zone Change to CM Mixed Commercial for this location since the structure and parcels are abutting a commercial business, and other residential uses in the immediate area.

**PLAN COMMISSION RECOMMENDATION**

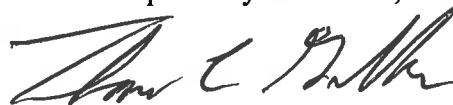
The Toledo City Plan Commission recommends disapproval of Z-2002-21, a request for a Zone Change from RM36 Multifamily Residential to CR, Regional Commercial, to the Toledo City Council for the following reason:

1. The request does not conform to the Vistula Neighborhood Master Plan that was adopted as an amendment to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A))

The Toledo City Plan Commission recommends approval of Z-2001-21, a Zone Change from RM36 Multi-family residential to CM Mixed Commercial for the site at 624 Lagrange, 1024 N Erie and 1028 N Erie Streets to Toledo City Council for the following reason:

1. The CM zoning will facilitate land uses which reflect the intentions of the Vistula Neighborhood Master Plan; TMC§1111.0606(B)

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

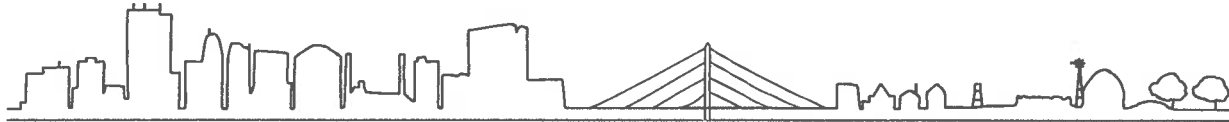
Two (2) sketches follow

Cc: Jerry Parker, Applicant

TO: President Cherry and Members of Council  
April 8, 2021  
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REF: Z-2002-21

Lisa Cottrell, Administrator  
Nancy Hirsch, Planner



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: March 26, 2021  
REF: Z-2001-21  
PLANNER: Hirsch

### **NOTICE OF PUBLIC HEARING**

on

**Date: Thursday, April 8, 2021**

Request: Zone Change from RM36 to CR

Location: 624 Lagrange, 1024 N Erie and 1028 N Erie Street

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, April 8, 2021** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attendee" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

**Zoom Link:**

**Join from PC, Mac, Linux, iOS or Android:**

**<https://toledo-oh-gov.zoom.us/j/81164053427?pwd=QWc2U0NUd0YxUzZxUUdSUEJoVit1Zz09>**

**Passcode: 082513**

**Or Telephone:**

**Dial:**

USA 602 333 2017 US Toll

USA 888 204 5987 US Toll-free

**Conference code: 291916**

You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at [nancy.hirsch@toledo.oh.gov](mailto:nancy.hirsch@toledo.oh.gov). We will ensure that your comments are incorporated as part of the public record.

**TOLEDO CITY PLAN COMMISSION**

**General Location**

**Z-2001-21  
ID 9**



**CITY OF TOLEDO, OHIO**

Clerk of Council  
One Government Center  
Toledo, Ohio 43604

Julie Gibbons  
Assistant Clerk of Council

Telephone  
419-245-1060

Date: March 26, 2021  
Ref: Z-2001-21

**NOTICE OF PUBLIC HEARING**

Wednesday, May 12, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, May 12, 2021 at 4:00 p.m., will consider the following request:

**Zone Change from RM36 to CR at 624 Lagrange, 1024 N Erie and 1028 N Erie Street**

When: May 12, 2021 04:00 PM Eastern Time (US and Canada)  
Topic: Toledo City Council Zoning & Planning Committee Meeting

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/85492711938?pwd=YktHNHpkUIZxVmZLOTloVTNMS28xZz09>  
Passcode: 227350

Or Telephone:

Dial:  
USA 602 333 2017  
USA 8882045987 (US Toll Free)  
Conference code: 623767

Julie Gibbons  
Assistant Clerk of Council

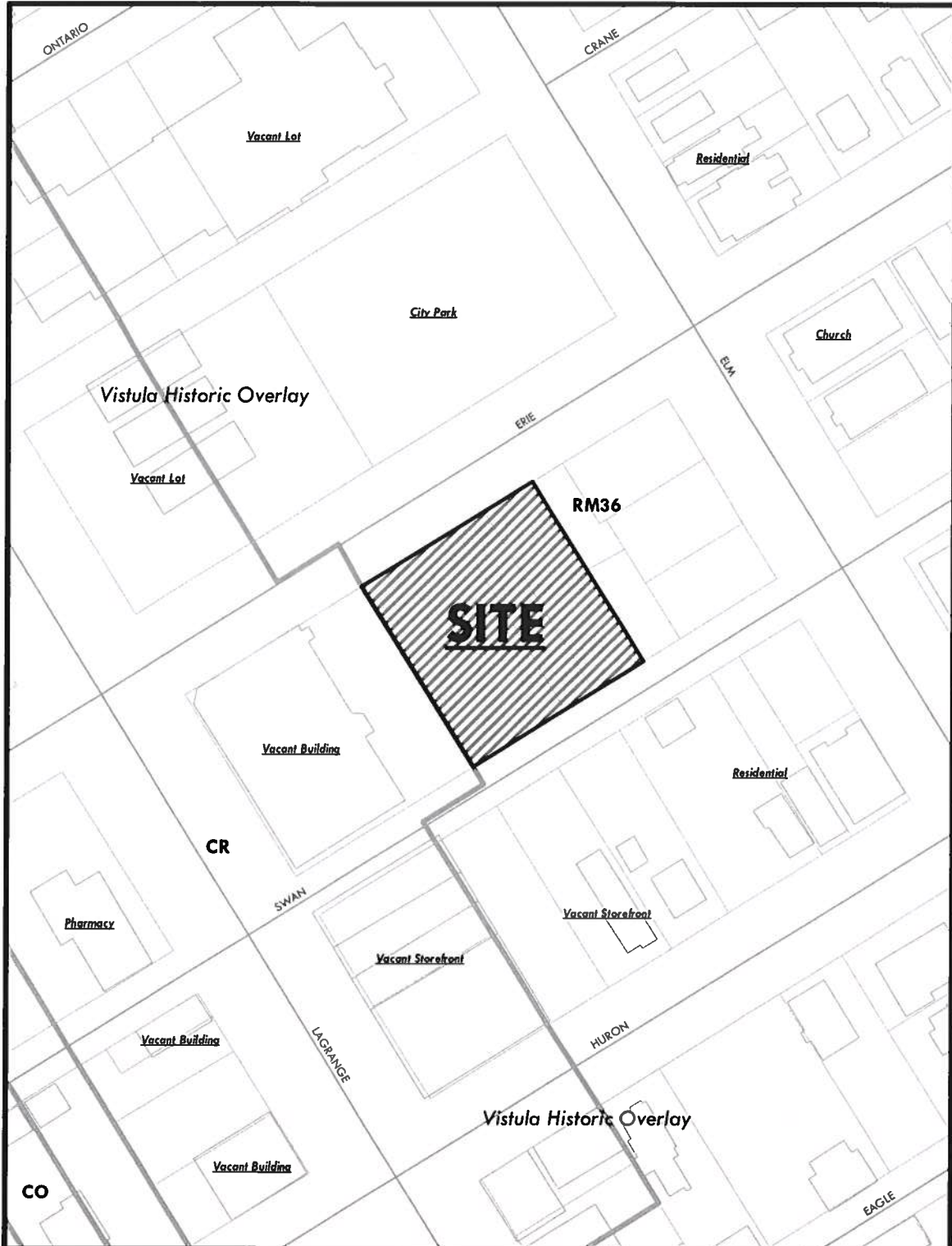
**\*\*Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL



# Land Use and Zoning

Z-2001-21  
ID 9





owner	mailing address 1	mailing address 2
526 LLC	1108 N HURON ST	TOLEDO OH 43604
AL-SHARARI MAHMOUD A	2437 GIBLEY PARK DR	TOLEDO OH 43617
ALVEREZ JOVITA	9025 FRANKFORT RD	HOLLAND OH 43528 8908
AURORA PROJECT INC	1035 N SUPERIOR ST	TOLEDO OH 43604
AUSTIN KIMBERLY S	709 LAGRANGE ST	TOLEDO OH 43604
BAKSH MUHAMMAD KAMAL & BIBI ZABEEDA	4112 OVERLAND PKWY	TOLEDO OH 43612
BEACH HOUSE INC	2283 ASHLAND AVE	TOLEDO OH 43620
BEER DOCK	932 N HURON ST	TOLEDO OH 43604
BENSMAN GROUP THE	922 MCKINLEY AVE	TOLEDO OH 43605 2923
BLAIR LEONARD PAUL, BISHOP OF THE ROMAN	3233 LAGRANGE ST	TOLEDO OH 43608
BOARD OF EDUCATION OF THE CITY SCHOOL	1609 SUMMIT ST	TOLEDO OH 43604
BROTZKI PAUL & BARBARA	1015 N SUPERIOR ST	TOLEDO OH 43604
CARPENTER SANDRA E	1115 N ERIE ST	TOLEDO OH 43604 1946
COUNCILWOMAN VANICE WILLIAMS	ONE GOVERNMENT CENTER SUITE 2250	TOLEDO OH 43604
COREY EVELYN S	1228 SUPERIOR ST	TOLEDO OH 43604
COREY MILDRED	2655 MORRIN GROVE DR	ERIE MI 48133
DODGE FREDERICK B	901 N HURON ST R	TOLEDO OH 43604
EDWARDS CORNEL S	PO BOX 80052	TOLEDO OH 43608 0052
FEDERAL NATIONAL MORTGAGE ASSOCIATION	5600 GRANDVILLE VII PKWY	PLANO TX 75024
FINN MICHAEL T	1011 OSTRICH LN	TOLEDO OH 43604 1997
GOMEZ ARNULFO	1120 N ERIE ST	TOLEDO OH 43605
GREER VIRGINIA	5206 WAXHAW HWY	MONROE NC 28110
H.B. INVESTMENTS LTD	927 N SUPERIOR ST	TOLEDO OH 43604
HARMAN DESSIE	1021 N ONTARIO ST	TOLEDO OH 43604 1958
HARRISON NANCY	907 N ERIE ST	TOLEDO OH 43604 1605
HB INVESTMENTS LTD	927 N SUPERIOR ST	TOLEDO OH 43604
INVESTMENT PROPERTY SPECIALISTS LLC	1117 JEFFERSON AVE	TOLEDO OH 43604
IVEY RAYMA L	1102 N HURON ST	TOLEDO OH 43604 1953
JOHNSON BOBBY	26704 WATER AVE	PERRIS CA 92571 9780
JOYCE MICHAEL A SR	1101 N HURON ST	TOLEDO OH 43604
LEMUS MARITZA MARLENNE	1536 TRAVIS	TOLEDO OH 43612
LUCAS COUNTY LAND REUTILIZATION CORP	ONE GOVERNMENT CENTER, STE 580	TOLEDO OH 43604
LUCAS HOUSING SERVICES CORPORATION	201 BELMONT AVE	TOLEDO OH 43604

MA D ALVARADO REYNAGA	1031 N ONTARIO ST	TOLEDO OH 43604
MACKINLAY ROBERT L	1112 N ONTARIO ST	TOLEDO OH 43604 1921
MARTINEZ H & O	1013 ONTARIO ST	TOLEDO OH 43604
MCCOMAS KEVIN P & FRANCES M	P O BOX 9054	TOLEDO OH 43697
MCLAUGHLIN CHRISTOPHER M	565 LAKEVIEW DR S	PITTSBURG TN 37380 7202
MEYERS JERRY M	3252 JEANNETTE AVE	TOLEDO OH 43608
NEIGHBORHOOD HEALTH ASSOCIATION OF TOLEDO	313 JEFFERSON	TOLEDO OH 43604
NEW HERITAGE VILLAGE II L P	6000 FREEDOM SQUARE DR STE 500	INDEPENDENCE OH 44131
NEW HERITAGE VILLAGE II L P	P.O. BOX 4550	TOLEDO OH 43610
NGU PROPERTIES LLC	P O BOX 352024	TOLEDO OH 43635
Occupant	907 N ERIE	TOLEDO OH 43604
Occupant	714 LOCUST ST	TOLEDO OH 43604
Occupant	1037 N HURON ST	TOLEDO OH 43604
Occupant	1110 N HURON ST	TOLEDO OH 43604
Occupant	521 ELM ST	TOLEDO OH 43604
Occupant	524 LAGRANGE ST	TOLEDO OH 43604
Occupant	529 ELM ST	TOLEDO OH 43604
Occupant	612 LOCUST ST	TOLEDO OH 43604
Occupant	706 LOCUST ST	TOLEDO OH 43604
Occupant	718 LOCUST ST	TOLEDO OH 43604
Occupant	901 N HURON ST	TOLEDO OH 43604
Occupant	916 N ONTARIO ST	TOLEDO OH 43604
Occupant	922 N ONTARIO ST	TOLEDO OH 43604
Occupant	930 N ERIE ST	TOLEDO OH 43604
Occupant	935 N SUPERIOR ST	TOLEDO OH 43604
Occupant	940 N HURON ST	TOLEDO OH 43602
ORTIZ ARMANDO RAMIREZ	1029 ONTARIO ST	TOLEDO OH 43604
PANGRAC-O'LEARY PROPERTIES LLC	623 LAGRANGE ST	TOLEDO OH 43604 1768
PRIMERA IGLESIA BAUTISTADE TOLEDO	628 ELM ST	TOLEDO OH 43604 1976
R GANT PROPERTIES LLC	4424 HILL AVE UNIT B109	TOLEDO OH 43615
RAMIREZ JUAN L	1029 N HURON ST	TOLEDO OH 43604
RENASCENCE INVESTMENTS LLC	145 FLEET ST UNIT 104	NATIONAL HARBOR MD 20745
SALEM LUTHERAN CHURCH OF TOLEDO, OHIO	1127 HURON ST	TOLEDO OH 43604
SARA REAL ESTATE L.L.C.	3625 WOODLEY RD	TOLEDO OH 43606

SCOTT LYLE B SR  
SLAK HEWEN  
VALLEJO ANDREW C  
VISTULA HERITAGE VILLIAGEII  
VISTULA MANAGEMENT COMPANY  
WESTMINSTER ROWPARTNERSHIP  
YOUR BUYING POWER INC  
ZAWODNI STEVEN R  
ELIZABETH ELLIS, TOLEDO DESIGN COLLECTIVE  
ANDREW NEWBY, TOLEDO SPIRITS  
GREEN GROCER ON HURON

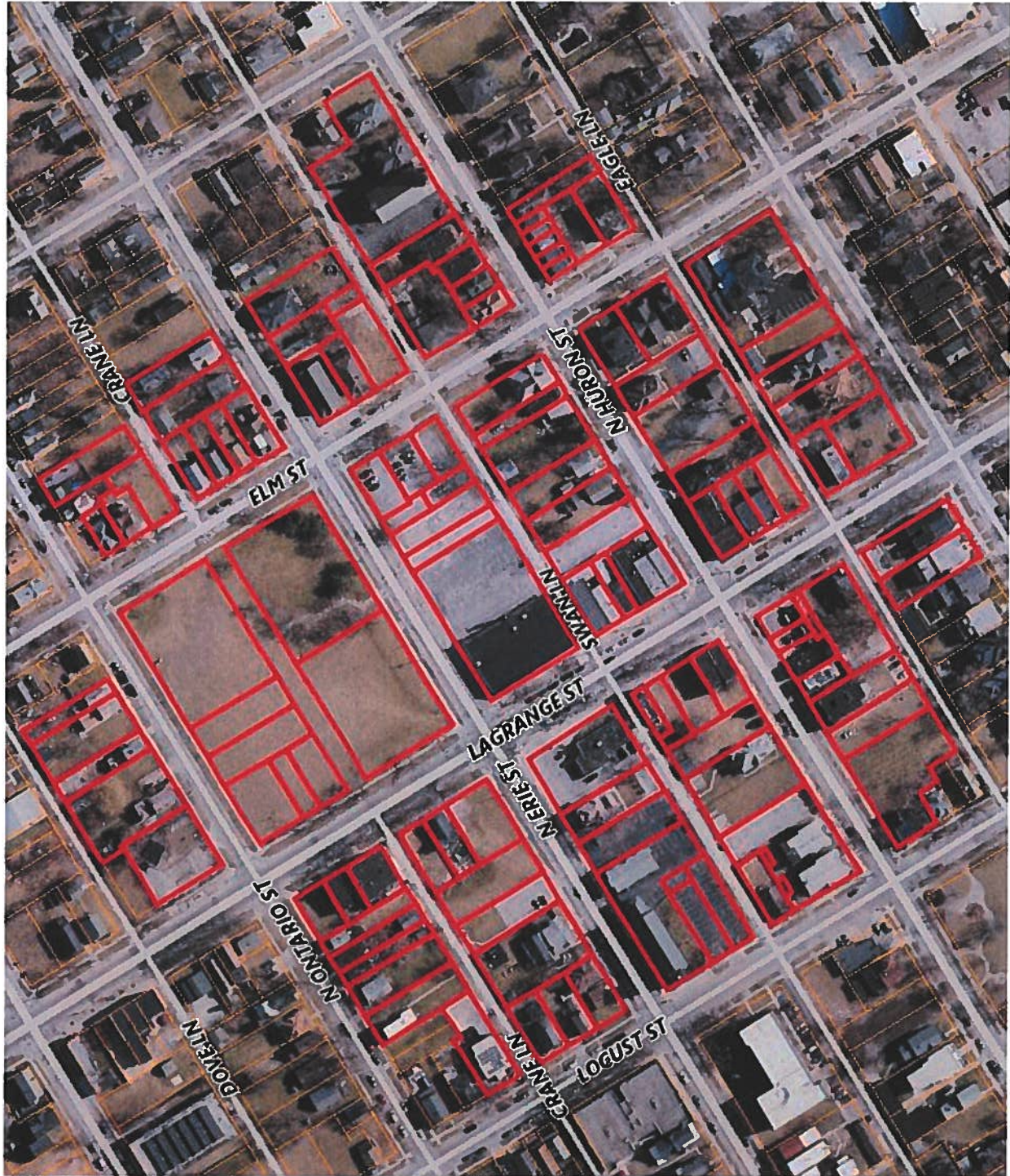
8970 JEFFERS RD  
3303 HUGHES DR  
1031 N HURON ST  
14125 CLAYTON RD  
1931 SCOTTWOOD STE 700  
1931 SCOTTWOOD AVE STE 700  
613 LAGRANGE ST  
1108 N HURON ST  
ONE SEAGATE, STE 123  
1301 N SUMMIT ST  
1201 N HURON ST

GRAND RAPIDS OH 43522 9645  
TOLEDO OH 43606  
TOLEDO OH 43604 1950  
CHESTERFIELD MO 63017 8355  
TOLEDO OH 43620  
TOLEDO OH 43620 1614  
TOLEDO OH 43604  
TOLEDO OH 43604 1953  
TOLEDO OH 43604  
TOLEDO OH 43604  
TOLEDO OH 43604



# Mailing Map

Z-2001-21  
ID 9



# PUBLIC HEARING

CASE NO. Z-2001-21

REQUEST: Zone Change from RM36, Multifamily Residential, to CR, Regional Commercial  
at 624 Lagrange St, 1024 N Erie St, and 1028 N Erie St

APPLICANT NAME: Sara Real Estate, LLC

ADDRESS: 3625 Woodley Rd

DATE: April 8, 2021

TIME: 2:00 p.m.

Contact Person: Nancy Hirsch

Contact Person Phone Number: 419-936-2585

PLACE: Council Chamber, 1<sup>st</sup> Floor, One Government Center  
Jackson & Erie Streets, Toledo, OH

**For Further Information, Contact  
The Toledo-Lucas County Plan Commissions**

PHONE: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304



# CITY OF TOLEDO

## SIGN POSTING REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

#### 1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk** (or edge of public street). Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

#### 4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 03.23.21 to 05.21.21.

#### 5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

\_\_\_\_\_  
(Applicant or Agent)

\_\_\_\_\_  
(Print Name or Organization)

\_\_\_\_\_  
(Telephone No.)

I issued 1 signs for this application 03.08.21  
(Date)

Nancy Hirsch  
(Staff Member)

Location of sign(s) 624 Lagrange Street

CASE NUMBER Z-2001-21