



# TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: December 7, 2019

REF: Z-6001-18

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

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

SUBJECT: Request for a Zone Change from CR Regional Commercial & IL Limited Industrial to CR Regional Commercial at 1630 & 1632 W. Laskey Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 6, 2018 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request - Zone Change from CR Regional Commercial & IL Limited Industrial to CR Regional Commercial

Location - 1630 & 1632 W. Laskey Road

Applicant - John A. Weithman  
P.O. Box 184  
Waterville, OH 43566

### Site Description

Zoning - CR & IL/ Regional Commercial & Limited Industrial

Area - ± 1.50 acres

Frontage - ± 290' along Laskey Road

Existing Use - Vacant Commercial

Proposed Use - Used Auto Sales expansion

### Area Description

North - Bowling Alley / IL

South - Toledo Edison substation / IL

East - Metal finishing / IG

West - Automotive Repair / CR

**GENERAL INFORMATION (cont'd)**

Parcel History

Z-206-69	-	Zone Change from M-1 Restricted Industrial to C-3 Commercial for the parcel at 1632 Laskey Road. (Plan Commission recommended approval on 9/4/1969.
SUP-6002-18	-	Special Use Permit for Used Auto sales at 1630 & 1632 W. Laskey Road ( <i>companion case</i> ).

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from CR Regional Commercial & IL Limited Industrial to CR Regional Commercial at 1630 & 1632 Laskey Road. The ± 1.50 acre site consists of three parcels. The parcel at 1632 Laskey Road is currently zoned CR. The two parcels at 1630 Laskey are zoned IL.

Surrounding land uses on Laskey Road include commercial warehousing to the east, a Toledo Edison substation and retail to the south, and automobile repair to the west. A bowling alley, fronting onto Jackman Road abuts the subject site to the north.

A 1,260 square foot commercial building, formerly used as an animal clinic occupies the lot at 1632 Laskey. The other two parcels at 1630 Laskey are occupied by multiple vacant commercial buildings which the applicant intends to demolish. Multiple buildings are only allowed in CR zoning with a PUD (Planned Unit Development). The demolition of all buildings at 1630 Laskey is included as a condition of approval for the accompanying Special Use Permit.

The applicant intends to combine the three parcels into one in order to operate a Used Auto Sales facility. The Zone Change is required because Used Auto Sales is not a permitted use in the IL Zoning district. Used Auto Sales are only permitted in the CR Regional Commercial and CD Downtown Commercial zoning districts with an approved Special Use Permit. A companion case for a Special Use Permit (*SUP-6002-18*) has been submitted along with this Zone Change request.

**STAFF ANALYSIS (cont'd)**

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan recommends Regional Commercial uses for the area around the northeast corner of Laskey Road. The intent of the Regional Commercial future land use designation is to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. The proposed Zone Change conforms to the future land use designation identified in the 20/20 Comprehensive Plan.

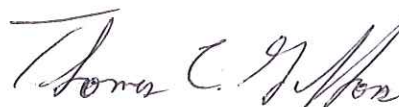
Staff recommends approval of the Zone Change for this location because it is compatible with the established zoning district and land uses to the west and southwest. Additionally, the proposed CR zoning is consistent with the current zoning designations of properties in the immediate area west and southwest of the subject site along Laskey Road. Finally, the proposed CR zoning request conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-6001-18, a request for a Zone Change from CR Regional Commercial & IL Limited Industrial to CR Regional Commercial at 1630 & 1632 W. Laskey Road, to Toledo City Council for the following three (3) reasons:

1. The request conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606[A] – *Review and Decision Making Criteria*).
2. The request is consistent with existing land uses within the general vicinity of the subject property. (TMC§1111.0606[B] - *Review & Decision-Making Criteria*).
3. The request is consistent with the zoning classifications of the properties within the general vicinity of the subject property. (TMC§1111.0606[C] - *Review & Decision-Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

TO: President Cherry and Members of Council  
December 7, 2018  
Page 4

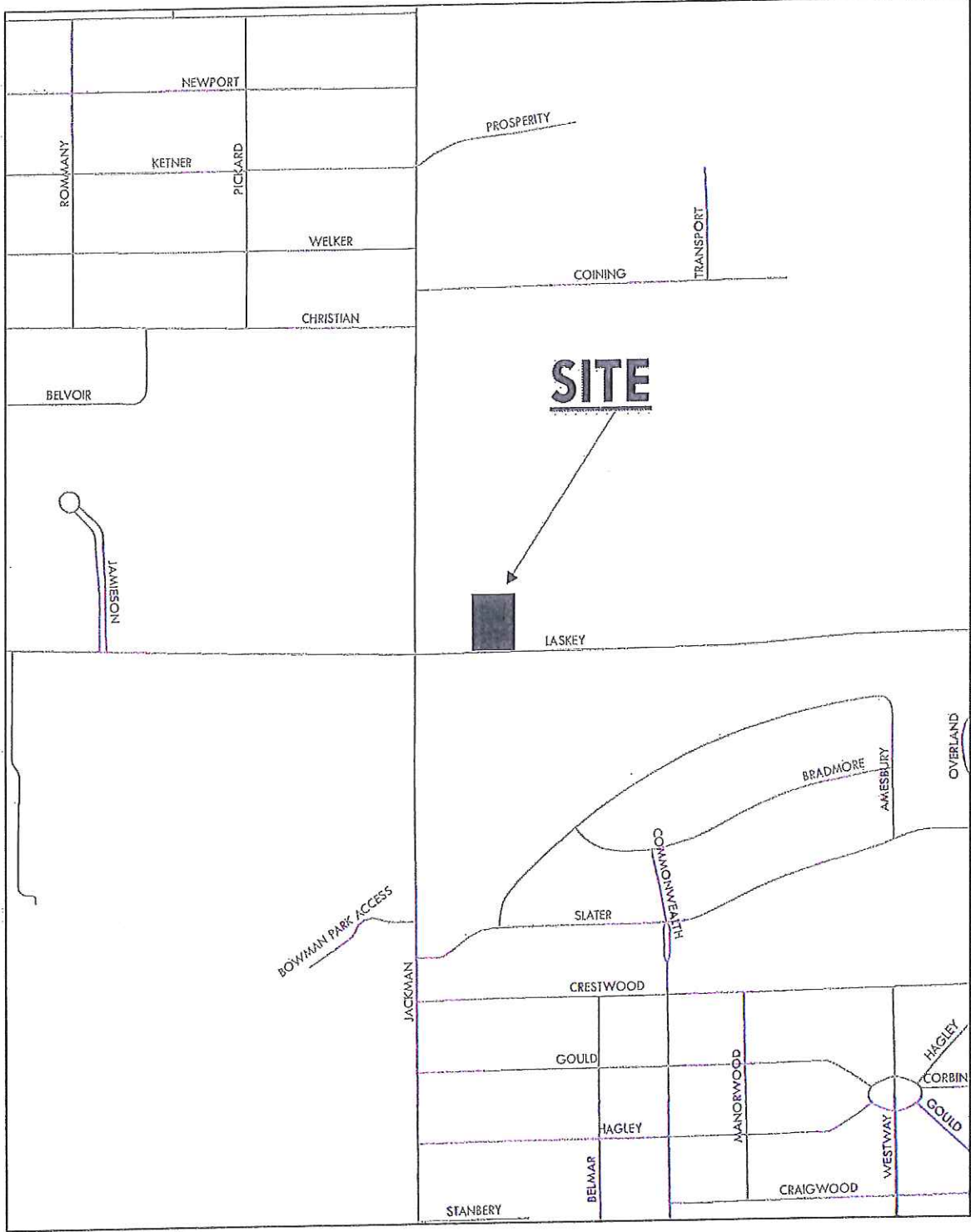
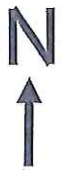
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CC: Lisa Cottrell, Administrator  
Daryl Graus, Planner

John A. Weithman  
P.O. Box 184  
Waterville, OH 43566

# GENERAL LOCATION

Z-6001-18  
ID 57



# ZONING AND LAND USE

Z-6001-18  
ID 57

