

GENERAL INFORMATION

Subject

Request	-	Zone change from IL (Limited Industrial) to CN (Neighborhood Commercial).
Location	-	3031 Douglas Road
Applicant/Owner	-	Markus Johnson 3031 Douglas Road LLC 1825 Crossfields Road Perrysburg, OH 43551

Site Description

Zoning	-	IL / Limited Industrial
Area	-	± .1217 Acres
Frontage	-	± 51' along Douglas Road
Existing Use	-	Duplex
Proposed Use	-	Duplex

Area Description

North	-	IL, CR / Duplex, Retail, Central Ave., Auto Repair, Office buildings.
South	-	IL, CM / Office Buildings.
East	-	IL, RS6 / Douglas Rd., Public Utilities, Single-Dwellings, Day Care, Chessie Circle Trail.
West	-	IL, CR / Single-Dwellings, Construction Services, Haughton Dr., Medical Services and Offices.

Parcel History

No history on file.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone change from IL (Limited Industrial) to CN (Neighborhood Commercial) at 3031 Douglas Road. The subject site is \pm 5,300 square feet (.1217 acres) and is occupied by a duplex. The applicant is in process of selling the duplex however, new buyers are unable to secure residential loans due to the current zoning classification. Duplexes are not permitted within the IL (Limited Industrial) zoning district. Staff recommended CN (Neighborhood Commercial) zoning district because it is compatible with existing surrounding residential and commercial uses, and the CN district permits duplexes.

The subject site is surrounded by a diverse mix of uses including single-dwelling homes, duplexes, offices, retail, medical services, and industrial uses. North of the site is a duplex, retail building, a single-dwelling, an office, and across Central Ave., is an auto repair facility, an office building, and more retail. South of the site are office buildings, east of the site across Douglas Rd is an industrial public utility site, single-dwellings, a day care, and the Chessie Circle multi-use trail. West of the site are a few single-dwellings, a construction services business, and across Haughton Dr. is a medical service building and offices.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas through a high density of commercial and housing opportunities. Typical land uses of the NM designation include pedestrian-oriented commercial, mixed-use residential and commercial, middle- and high- density residential, institutional, and public uses. The Neighborhood Commercial (CN) zoning classification permits a variety of residential structures, and is intended to accommodate pedestrian oriented retail and service businesses that serve nearby residential areas. The proposed rezoning from IL (Limited Industrial) to CN (Neighborhood Commercial) at 3031 Douglas Road is aligned with the Neighborhood Mixed-Use (NM) land use designation, and is supported by the Forward Toledo Comprehensive Land Use Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0025, a request for Zone Change from IL (Limited Industrial) to CN (Neighborhood Commercial) at 3031 Douglas Road to Toledo City Council for the following **two (2) reasons**:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A)); and
2. The proposed rezoning is compatible with the existing zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)).

REF: Z25-0025...October 9, 2025

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z25-0025
DATE: October 9, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: November 13, 2025
TIME: 4:00 P.M.

AV
Two (2) sketches follow

GENERAL LOCATION

Z25-0025
ID 50



ZONING & LAND USE

Z25-0025
ID 50

