



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z25-0005

DATE: March 17, 2025

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Request for a Zone Change from IG General Industrial to CR Regional Commercial at 1565 Alexis Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 13th, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IG General Industrial to CR Regional Commercial
Location	-	1565 Alexis Road
Applicant/Owner	-	Bret Lamb - Mac's convenience Stores Circle K Great Lakes Division 935 East Tallmadge Avenue Akron, OH 44310
Engineer	-	Wellert Engineers/Surveyors 5136 Beach Road Medina, OH 44256

Site Description

Zoning	-	IG / General Industrial
Area	-	±1.35 acres (59,222 sq ft)
Frontage	-	± 227.88' along Alexis Road ± 285.46' along Hagman Road
Existing Use	-	Fire-damaged Gas Station
Proposed Use	-	Gas Station

GENERAL INFORMATION (cont'd)

Area Description

North	-	IG, CO / Hotels, truck terminal
South	-	CR, IG / Grocery, gas station, fast food, farmland
East	-	IG / Truck gas station
West	-	CR / Hardware store, fast food

Parcel History

SUP-852-75	-	Special Use Permit for a gas station. Approved by Ord. 441-75.
SUP-102-87	-	Amendment to SUP for new kiosk, pumps and islands. Approved by Ord. 895-90 on 9/4/1990.
SUP-6068-91	-	Amendment to SUP for a car wash. Approved by Ord. 896-91 on 11/26/1991.
SUP-1040-97	-	Special Use Permit for a gas station with convenience store on 1565 E. Alexis Road. Approved by Ord. 290-97 on 5/13/1997.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from IG General Industrial to CR Regional Commercial at 1565 East Alexis Road. The site is currently occupied by a gas station damaged by a fire on May 27, 2024. The overall ±1.35 acres site is zoned as IG General Industrial. The site has been a gas station from at least 1975 and is presently legal, non-conforming. Surrounding land uses include hotels and a truck terminal to the north; a truck stop and truck storage to the east; a grocery store with gas station, fast food commercial and farmland to the south; and a hardware store and fast food locations to the west. The applicant is requesting a zone change to allow for a raze and rebuild of the fire-damaged building.

Forward Toledo Comprehensive Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for General Commercial. This designation is intended to provide space for auto-orientated and large-scale

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STAFF ANALYSIS (cont'd)

commercial operations which may also cater to regional demand. The proposed use fits within the purpose of the General Commercial zoning and CR Regional Commercial best reflects the intent of the General Commercial designation. Additionally, the site is abutting intense commercial uses on all sides and the proposed use fits within the established development pattern along this portion of Alexis Road.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z25-0005, a Zone Change from IG General Industrial to CR Regional Commercial located at 1565 Alexis Road, to the Toledo City Council, for the following **three (3) reasons**:

1. The proposed Zone Change is consistent within the Toledo Municipal Code and the Forward Toledo Comprehensive Land Use Plan (TMC§1111.0606(A) - *Review and Decision-Making Criteria*); and,
2. The proposed Zone Change fits with the existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) - *Review and Decision-Making Criteria*); and,
3. The Zone Change would bring a legal, non-conforming use into compliance.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

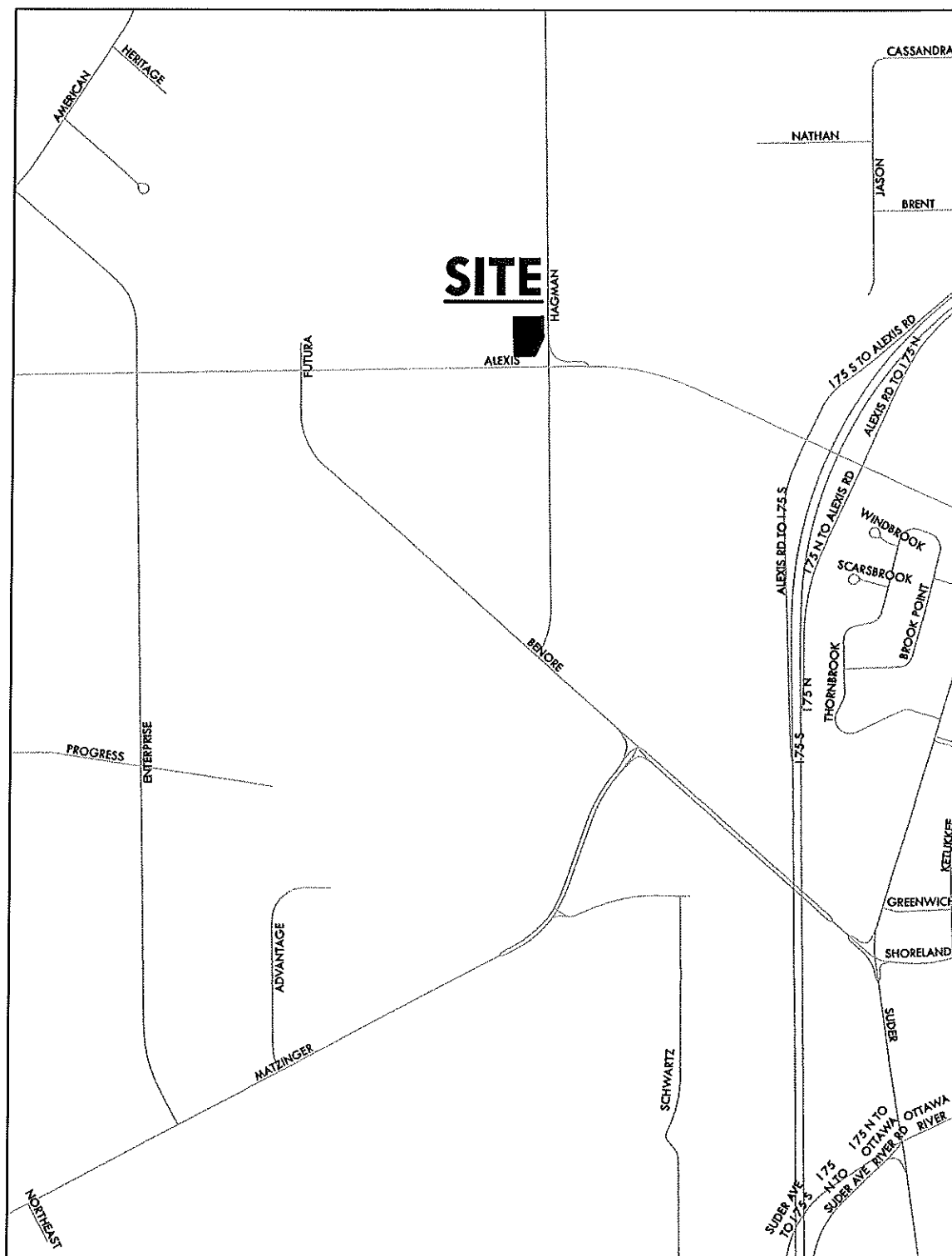
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Two (2) sketches follow.

Cc: Bret Lamb, 935 East Tallmadge Ave, Akron, OH 44310.

GENERAL LOCATION

Z25-0005



ZONING & LAND USE

Z25-0005

