
APPLICATION FOR ZONE CHANGE

APPLICATION #: Z26-0014
APPLICANT: CCL Phillips LLC
OWNER: CCL Phillips LLC
LOCATION: 3910 Haverhill Drive
ZONING: Limited Industrial (IL)
NEIGHBORHOOD: Asbury Park
REPORT DATE: July 31, 2026
HEARING DATE: August 13, 2026
STAFF REVIEWER: Karcher

Details of Zone Change Request

The applicant is requesting a zone change from IL Limited Industrial to CR Regional Commercial for 3910 Haverhill Drive.

Parcel History

The subject property and surrounding area was originally developed as a residential neighborhood, but has been redeveloped over the years with commercial and light industrial uses. The northern part of the site has been used on and off as a used auto sales lot since at least the early 1990's based on aerial photographs and Google street views, with the southern portion used for auto repair. The property has been vacant since 2020.

The northern thirty-five feet (35') of the subject property was rezoned from CR Regional Commercial to IL Limited Industrial in 2024 to be consistent with the zoning of the rest of the property, and to allow for the construction of a storage building for a commercial business. The project was not completed and the property remains vacant.

Existing Conditions

The subject property consists of four (4) lots totaling $\pm$ 0.61 acres. A vacant commercial structure and a two-car garage are situated on the site, and the majority of the property is paved. Adjacent uses include a Taco Bell restaurant to the north, office buildings to the east, two single family homes to the south, and light industrial uses to the west across Haverhill Drive.

Proposed Project

The applicant is requesting the zone change from IL to CR to allow for the site to once again be used for used auto sales.

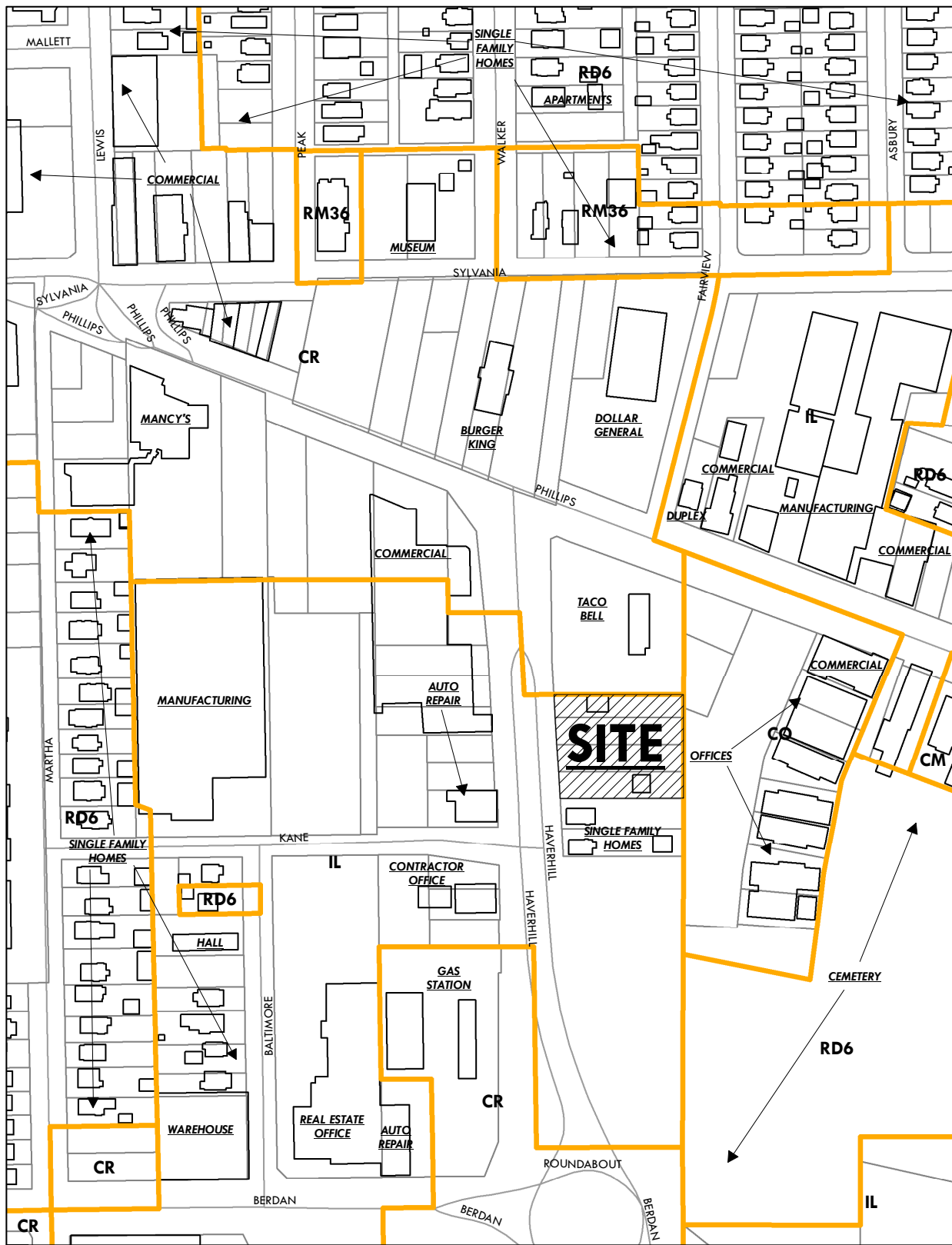
Staff is recommending **approval** of the Zone Change request.



Aerial image of the subject property from Plan Commission GIS.



Google Street View (June 2023) image of the subject property from Haverhill Drive.



Zoning and Land Use Map of surrounding area.

Analysis

Chapter 1104 – Use Regulations

Used auto sales is not a permitted use under the current IL Limited Industrial zoning district. Used car sales is permitted with a Special Use Permit in the CR Regional Commercial and CD Downtown Commercial zoning districts. The subject property must therefore be rezoned to allow the applicant to use the property for used auto sales. A Special Use Permit must also be secured before the used auto sales use is established.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the subject property 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. The proposed CR zoning district is not consistent with the NM land use designation as it is intended to accommodate auto-oriented commercial development on a community and regional scale. The proposed CR zoning district is however consistent with existing surrounding commercial and industrial zoning and land uses. In addition, the proposed rezoning will potentially support the Build and Place themes of the Forward Toledo Comprehensive Land Use Plan should the used car sales lot be reestablished and the existing building utilized.

Findings

1. The zone change is consistent with the surrounding commercial and industrial zoning and land uses.
2. The subject property is physically suitable for the uses permitted in the CR zoning district.

Development Approval Criteria

1. The rezoning is consistent with the zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)); and
2. The subject property is physically suitable for the uses permitted in the proposed zoning classification (TMC§1111.0606(D)).

Recommendation

1111.0600 Zoning Map Amendment – APPROVE – Zone Change from IL Limited Industrial to CR Regional Commercial at 3910 Haverhill Drive.