
APPLICATION FOR A ZONE CHANGE FROM IL TO CN

APPLICATION #: **Z26-0012**
APPLICANT: Lewis Balbona
OWNER: Lewis Balbona
ADDRESS: 3959 Lagrange St
PARCEL(S): 14-03304
ZONING: IL Limited Industrial
NEIGHBORHOOD: Asbury Park
REPORT DATE: June 26, 2026
HEARING DATE: July 9, 2026
STAFF REVIEWER: Kwarteng

Details of Zone Change Request:

The Applicant is requesting a zone change from IL Limited Industrial to CN Neighborhood Commercial at 3959 Lagrange Street to allow the operation of an existing Convenience Store at the site.

Parcel History:

The subject property consists of a 0.3-acre site with a building constructed in 1935. The building is a convenience store located in an IL Limited Industrial zoning district. Prior to the 2004 Zoning Code, the site was zoned M-1 Restricted Industry, which permitted the use. However, no formal land use review was conducted for the site. With the adoption of the current Zoning Code, the zoning district changed to IL Limited Industrial, making the use non-conforming. The applicant sought to renew their convenience store license but was flagged for non-compliance. A Zone Change is needed to bring the convenience store use into compliance.

Existing Conditions:

The site is occupied by a convenience store. Surrounding land uses include a machine shop to the north, single-family homes and warehouses to the south, a restaurant to the east, and manufacturing and warehouses to the west.

Project Proposal:

The intent of the Zone Change is to allow the operation of the existing use and to make the use compliant with the current Zoning Code. The applicant intends to add a future drive-through window to the south of the building. A compliant driveway must also be installed. A site plan review is required for any future changes to the site. Staff is recommending **approval** of the zone change request.



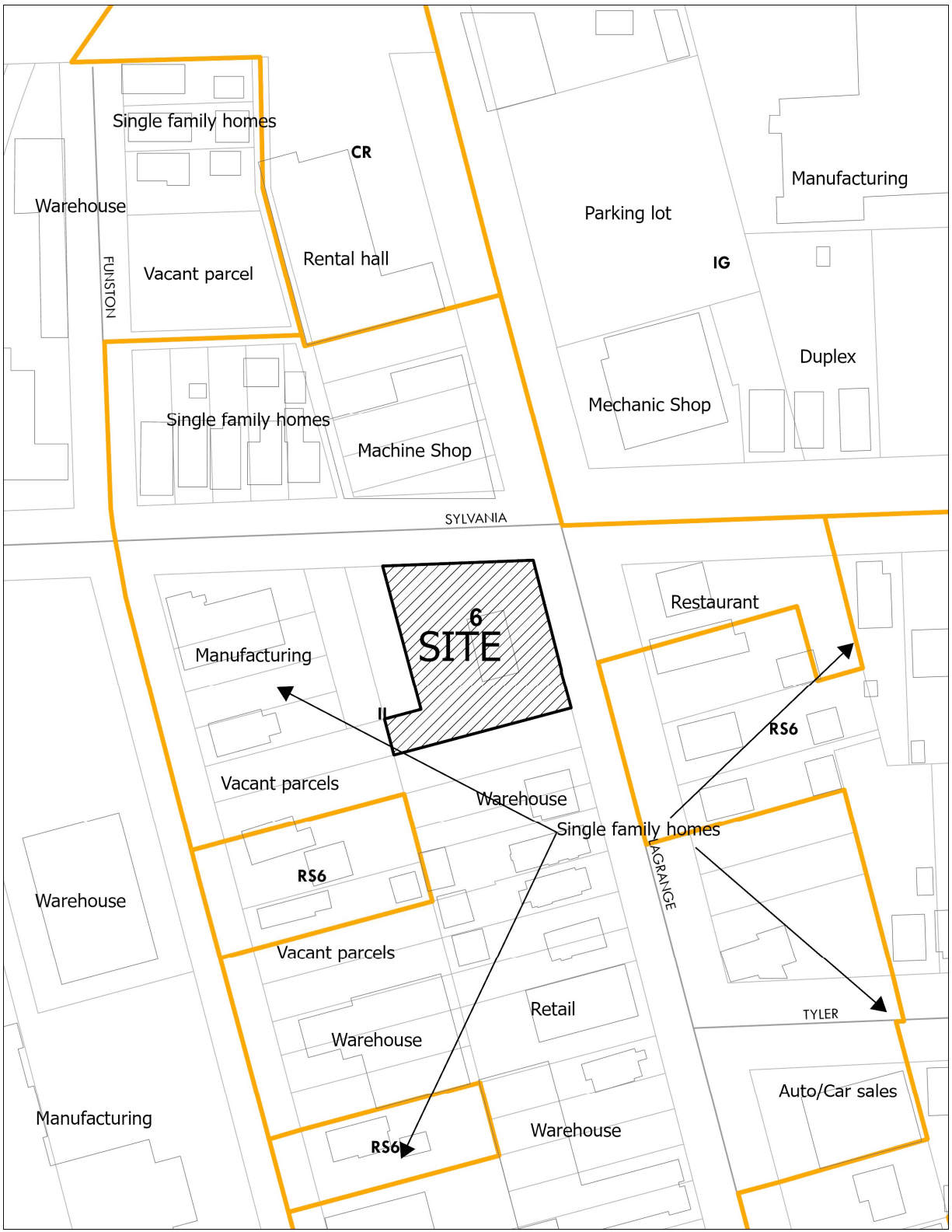
Aerial image of the subject property from Plan Commissions GIS



Street view image of the subject property from Lagrange Street



Street view image of the subject property from Sylvania Avenue



Zoning and Land Use Map of the surrounding area

Analysis

1106.0500 – Neighborhood Commercial District Maximum Floor Area

In addition to the intensity and dimensional standards of Chapter 1106, an individual establishment or business classified as a commercial use in the CN Neighborhood Commercial district may not exceed a floor area of 10,000 square feet. The site meets this requirement with a floor area of approximately 6,058 square feet.

Forward Toledo Plan Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the site as Neighborhood Mixed-Use. The Neighborhood Mixed-Use land use is intended for multifamily and mixed uses, prioritizes walkability, and allows higher-density residential. A convenience store is compatible with future land-use districts because it allows small commercial operations.

Development Approval Criteria

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A)).
2. The proposed rezoning is consistent with the zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)); and,
3. The subject property is physically suitable with 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 Neighborhood Commercial.

Findings:

- (1) The proposed use is compatible with the Forward Toledo Comprehensive Land Use Plan.
- (2) The proposed Zone Change will correct a non-conforming use and bring it into compliance with the zoning code.