

GENERAL INFORMATION

Subject

- Request - Zone Change from IG General Industrial to CR Regional Commercial
- Location - 1565 Alexis Rd
- 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

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.

GENERAL INFORMATION (cont'd)

- 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 Land Use 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 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.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend 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,

STAFF RECOMMENDATION (cont'd)

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.

SPECIAL USE PERMIT
TOLEDO PLAN COMMISSION
REF: Z25-0005
DATE: March 13, 2025
TIME: 2:00 P.M.

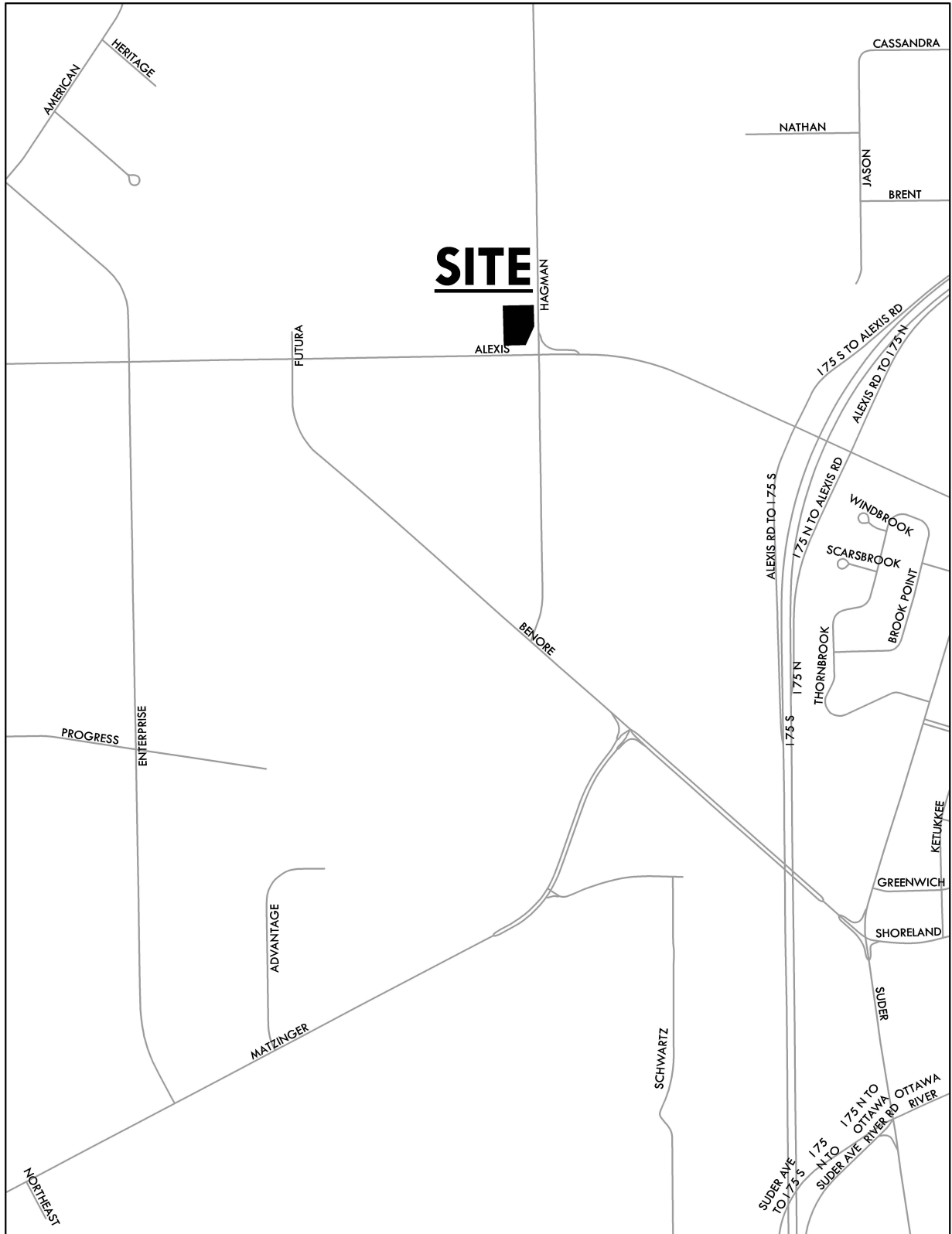
TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: April 16, 2025
TIME: 4:00 P.M.

ZM

Two (2) Sketches follow

GENERAL LOCATION

Z25-0005



ZONING & LAND USE

Z25-0005

