

Z25-0025

3031 Douglas Rd.

TOLEDO - LUCAS COUNTY PLAN COMMIS

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

REF: Z25-0025

DATE: October 10, 2025

TO: Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Request for a Zone change from IL (Limited Industrial) to CN (Neighborhood Commercial) at 3031 Douglas Road.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 9th, 2025 at 2:00 P.M.

GENERAL INFORMATIONSubject

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.

GENERAL INFORMATION (cont'd)

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.

TO: President Hartman and Members of Council
October 10th, 2025

REF: Z25-0025

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends 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)).

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Lisa Cottrell", with a stylized flourish at the end.

Lisa Cottrell
Secretary

AV

Two (2) sketches follow

Cc: Markus Johnson, 1825 Crossfields Road Perrysburg, OH 43551

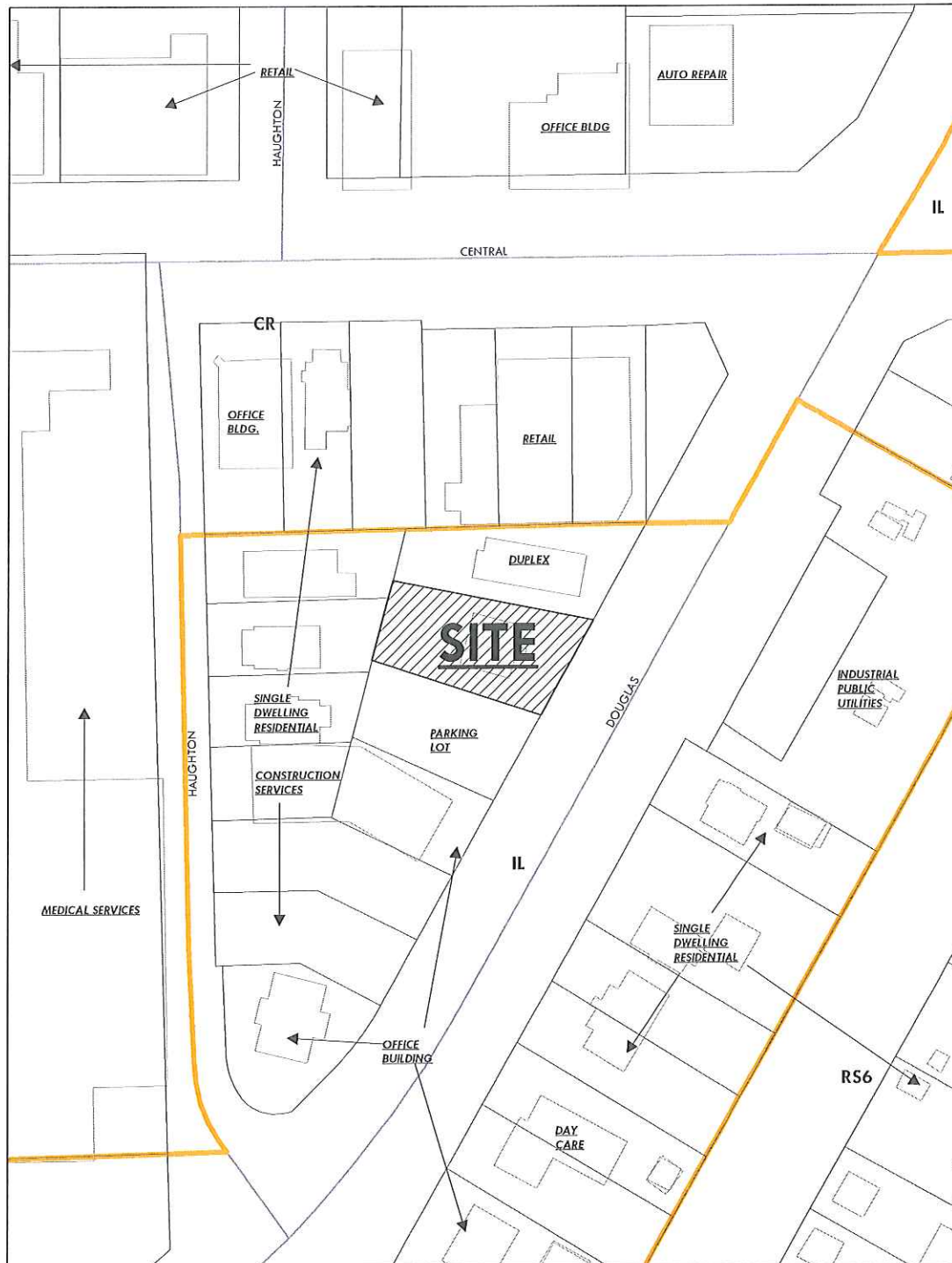
GENERAL LOCATION

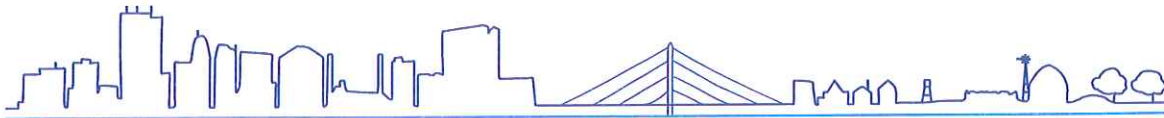
Z25-0025
ID 50



ZONING & LAND USE

Z25-0025
ID 50





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: September 26, 2025

REF: Z25-0025

PLANNER: Vachon

Markus Johnson
3031 Douglas Road LLC
1825 Crossfields Road
Perrysburg, OH 43551

PUBLIC HEARING DATE

Thursday, October 9, 2025

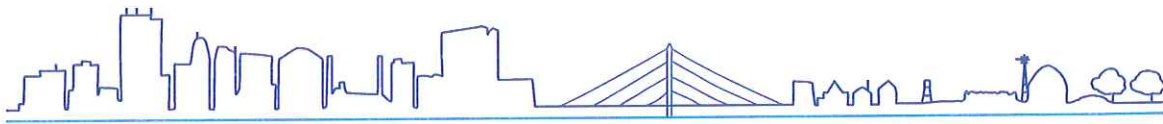
Please be advised that your request for a Zone change from IL (Limited Industrial) to CN (Neighborhood Commercial) at 3031 Douglas Rd, has been scheduled for public hearing before the Toledo City Plan Commission. This hearing will be held in the **City Council Chambers, One Government Center**, Jackson and Erie Streets, Toledo, Ohio on **Thursday, October 9, 2025 at 2:00 p.m.**

The purpose of the public hearing is to enable the Plan Commissions to consider your request in an open and public forum. This allows you and the surrounding property owners an opportunity to offer any and all opinions and comments regarding the request.

You or your representative should make every attempt to attend this hearing in order to respond to any questions or concerns which may arise. In the event you are unable to attend the public hearing, it is suggested that you notify the Plan Commission staff at 419-936-2128 prior to the meeting.

Please Note: **Failure to attend or be represented could result in the Plan Commission deferring action on your request.**

TOLEDO CITY PLAN COMMISSION



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: September 26, 2025

REF: Z25-0025

PLANNER: Vachon

NOTICE OF PUBLIC HEARING

on

Date: Thursday, October 9, 2025

Request: Zone change from IL (Limited Industrial) to CN (Neighborhood Commercial).

Location: 3031 Douglas Road

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the owners of property within and contiguous to and directly across the street from subject parcel or parcels at the addresses of such owners appearing on the County Auditor's current tax list. Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, October 9, 2025** at the ***Council Chambers, First Floor, One Government Center,*** Jackson and Erie Streets, Toledo, Ohio, and would appreciate any information you or your neighbors can give to aid their decision. **It is not necessary for you to attend the meeting but you are welcome to do so if you wish.** You may write or phone before the meeting to give us information or to inquire about this request. The Planner handling this case is Alaya Vachon; she may be contacted at 419-936-2128 or alaya.vachon@toledo.oh.gov

TOLEDO CITY PLAN COMMISSION

Clerk of Council
One Government Center
Toledo, Ohio 43604

Date: September 26, 2025

Julie Gibbons
Clerk of Council
Tel: 419-245-1060

Ref: Z25-0025

NOTICE OF PUBLIC HEARING

Wednesday, November 13, 2025

The Zoning and Planning Committee of Council, at a meeting to be held in the Council Chambers, First Floor, One Government Center, Jackson & Erie Streets, Toledo, Ohio, on Wednesday, November 13, 2025 at 4:00 p.m., will consider the following request:

Zone change from IL (Limited Industrial) to CN (Neighborhood Commercial) at 3031 Douglas Road.

Julie Gibbons
Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

3031 DOUGLAS ROAD LLC
1825 CROSSFIELDS RD
PERRYSBURG OH 43551

ALLEN KIRSHON S
3016 DOUGLAS DR
TOLEDO OH 43606

COLONY INVESTORS LLC
4254 LITTLE STREAMS TRL
LAMBERTVILLE MI 48144

COMMUNITY PRIDE INVESTMENTS, LTD
2631 W CENTRAL
TOLEDO OH 43606

DIAMOND CAPITAL ASSOCIATES LLC
P O BOX 685
TOLEDO OH 43697

DICKSON LILIANA JOSEFINA PABON DE
& GUSTAVO
601 CLINTON ST
DEFIANCE OH 43512

GGR REALTY GROUP LLC
4266 SIBLEY AVE
COLUMBUS OH 43227

KOHLBERG CHRISTOPHER B
3038 HAUGHTON DR
TOLEDO OH 43606

MCPARTLAND CONSTRUCTION LTD
3026 HAWTHORNE ST
TOLEDO OH 43606

MCPARTLAND CONSTRUCTION LTD
3026 HAUGHTON DR
TOLEDO OH 43606
NOTICE RETURNED 10/08

MINA MARIAM
2627 W CENTRAL AVE
TOLEDO OH 43606

PRICE TODD
3039 DOUGLAS RD
TOLEDO OH 43606

STEWART MYRON & SANDRA
PO BOX 12559
TOLEDO OH 43606

STEWART MYRON & SANDRA
2042 SHENANDOAH
TOLEDO OH 43607

TIMBER VALLEY HOLDINGS LLC
3851 TIMBER VALLEY DR
MAUMEE OH 43537

TITSWORTH RICHARD L
2055 BONNIE DOON DR
OREGON OH 43616

TOLEDO EDISON CO
P O BOX 4747
OAKBROOK IL 60522 4747



3031 DOUGLAS, TOLEDO, 436 X

Buffer

Distance: 200

Units: Feet

Buffer using Parcels:

☒ Center Points

☐ Polygons

Select By Buffer

Parcel (1 of 2 layers)

PARCEL ID: 0261071
MARKET AREA: 1214R
3031 DOUGLAS ROAD LLC
TAX YEAR: 2025

Summary Transfers

Summary - General

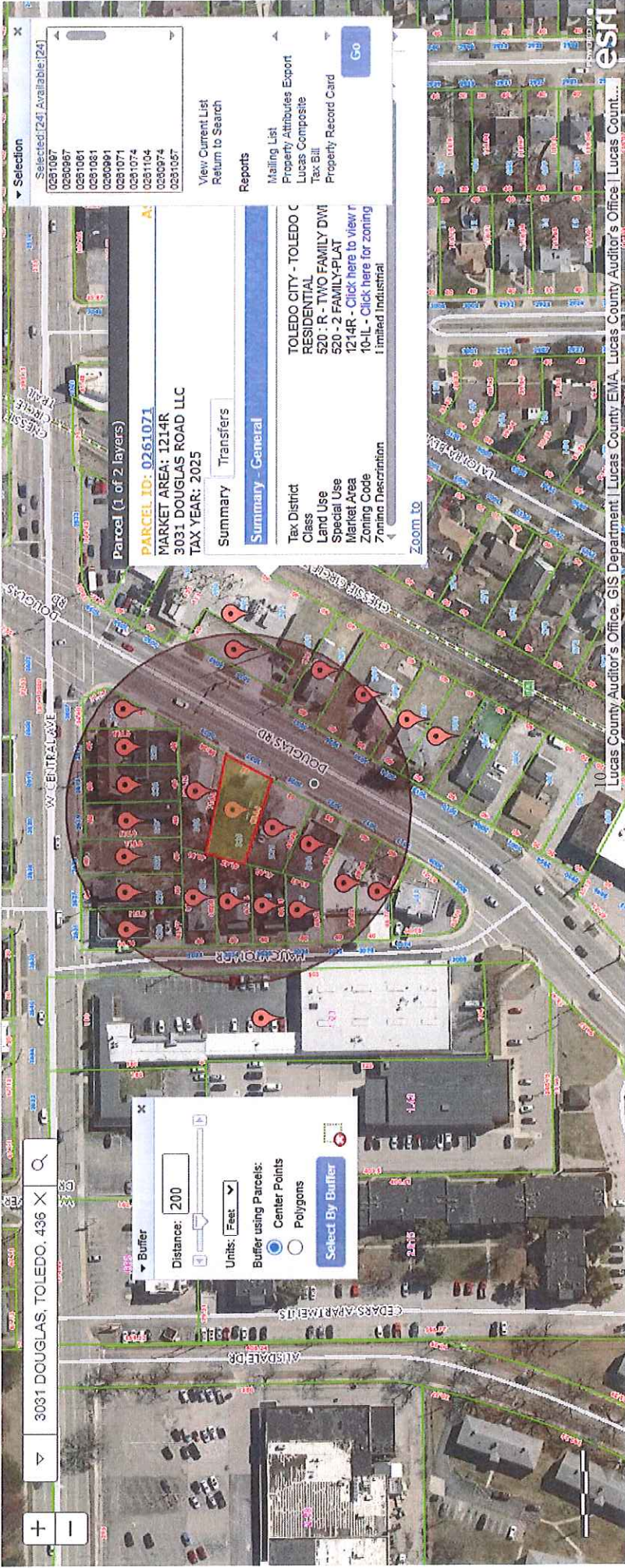
Tax District TOLEDO CITY - TOLEDO C
Class RESIDENTIAL
Land Use 520 - R - TWO FAMILY DWI
Special Use 520 - 2 FAMILY-PLAT
Market Area 1214R - Click here to view r
Zoning Code 10-IL - Click here for zoning
Zoning Description Limited Industrial

View Current List
Return to Search

Reports

Mailing List
Property Attributes Export
Lucas Composite
Tax Bill
Property Record Card

Zoom to



CITY OF TOLEDO

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk (or edge of public street).** Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 09/24/2025 to 11/21/2025.

5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.


(Applicant or Agent)

MARKUS A. JOHNSON
(Print Name or Organization)

419-944-6863
(Telephone No.)

I issued 1 signs for this application 9-23-25
(Date)

KB
(Staff Member) AV

Location of sign(s) Along Douglas Rd.

11 CASE NUMBER Z25-0025

PUBLIC HEARING

CASE NO. Z25-0025

REQUEST: Zone change request from IL (Limited Industrial) to CN (Neighborhood Commercial)
at 3031 Douglas Road.

APPLICANT NAME: Markus Johnson

ADDRESS: 1825 Crossfields Road Perrysburg, OH 43551

DATE: 10/09/2025 **TIME:** 2:00 PM

Contact Person: Markus Johnson

Contact Person Phone Number: 419-944-6863

PLACE: Council Chamber, 1st Floor, One Government Center
Jackson & Erie Streets, Toledo, OH

For Further Information, Contact
The Toledo-Lucas County Plan Commissions

PHONE: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304