



Z25-0027

5820 & 5930 Hagman Rd.

TOLEDO - LUCAS COUNTY PLAN COMMISSION

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

REF: Z25-0027

DATE: November 7, 2025

TO: President Vanice Williams and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Zone change from IG General Industrial to CR Regional Commercial at 5820 and 5930 Hagman Road.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 6th, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

- Request - Zone change from IG General Industrial to CR Regional Commercial
- Location - 5820 & 5930 Hagman Road
- Applicant/Owner - SSA Delaware LLC
Pilot Travel Centers, LLC
5508 Lonas Road
Knoxville, TN 37909
- Engineer - Phillip Lager
CEC Inc.
One SeaGate, Suite 2050
Toledo, OH 43604

Site Description

- Zoning - IG / General Industrial
- Area - ± 9.70 acres
- Frontage - ± 908' along Hagman Road
± 714' along Alexis Road
- Existing Use - Gasoline and Fuel Sales
- Proposed Use - Gasoline and Fuel Sales

GENERAL INFORMATION (cont'd)

Area Description

- | | | |
|-------|---|----------------------------------------------------------------------------------------------------|
| North | - | IG / Trailer leasing facility, Scrap & Salvage, Truck Repair. |
| South | - | IG, CR-SO / Single-Dwelling, Vacant Agricultural land, Fast food restaurants, Meijer Grocery Store |
| East | - | IG / Trailer leasing facility, Industrial Complex, I-75 |
| West | - | CR, CO / Gas Station, Hotels, Fast-food restaurants |

Parcel History

- | | | |
|------------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SUP-25-80 | - | Special Use Permit for Truck Fueling Stop at the North East corner of Alexis and Hagman Road. (PC approved 06/19/1980, CC approved on 07/29/1980 by Ord. 539-80). |
| SUP-125-88 | - | Amendment to the Special Use Permit granted by Ord. 539-80, as amended for site expansions located at the North East corner of Alexis and Hagman Road. (PC approved 08/04/1988, CC approved on 09/06/1988 by Ord. 833-88). |
| SUP-125-88 | - | Amendment to the Special Use Permit granted by Ord. 539-80, to modify building at the North East corner of Alexis and Hagman Road. (PC approved 10/01/1992, CC approved on 10/20/1992 by Ord. 735-92). |
| D-4-96 | - | Major Site Plan Review for building expansion to add a Drive Thru restaurant at 5820 Hagman Road. (PC approved 05/09/1996). |
| D-9-97 | - | Minor Site Plan Review of Drive Thru addition to an existing oil change facility located at the North East corner of Alexis and Hagman Road. (Administratively approved 06/10/1997). |
| SUP25-0034 | - | Amendment to Special Use Permit for Gasoline and Fuel Sales, originally granted by Ord. 539-80, to raze and rebuild the site at 5820 & 5930 Hagman Road. (<i>Companion case</i>). |

GENERAL INFORMATION (cont'd)

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 5820 & 5930 Hagman Road. The subject site is ± 9.70 acres and is occupied by a Pilot Travel Center. The Pilot Travel Center operates as a 24-hour convenience store with gasoline and fuel sales, providing areas for overnight truck parking and personal amenities. The close proximity to the Interstate-75 highway off of Alexis Road and nearby manufacturing facilities is an ideal location for such services. The applicant has proposed a raze and rebuild of the existing site that was approved via Ord. 539-80 on July 29, 1980. The proposed site modifications are being reviewed under companion case *SUP25-0034*.

Pursuant to TMC§1111.0708 – Amendments to Approved Special Uses, the site is required to be brought fully into compliance with current Zoning Code regulations. Gasoline and Fuel Sales are not permitted within IG General Industrial zoning districts. The CR Regional Commercial zoning district is recommended by staff due to adjacent properties zoned CR and the proposed zoning is compatible with surrounding land uses. Additionally, the CR zoning district permits Gasoline and Fuel Sales subject to the approval of a Special Use Permit.

Surrounding land uses of the subject site include a trailer leasing facility, scrap and salvage, and a truck repair shop to the north, across Alexis Road to the south is a single-dwelling residence and vacant agricultural land, south west are fast-food restaurants and a Meijer grocery store, directly west of the site across Hagman Road is a gas station, fast food restaurants, and hotels, east of the site is an extension of the trailer leasing facility, and an industrial complex consisting of semi-truck services, manufacturing/production facilities, and the Interstate-75 highway.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as General Commercial (GC). The General Commercial land use designation provides space for auto-oriented and large-scale commercial operations which may also cater to regional demand. The Regional Commercial (CR) zoning district is intended to accommodate auto-oriented commercial developments and regional-oriented commercial uses. The proposed CR zoning district is aligned with the General Commercial land use designation. Furthermore, the Zone Change request from IG General Industrial to CR Regional Commercial at 5820 & 5930 Hagman Road is supported by the Forward Toledo Comprehensive Land Use Plan.

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PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z25-0027, a request for Zone Change from IG General Industrial to CR Regional Commercial at 5820 & 5930 Hagman 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,



Lisa Cottrell
Secretary

AV
Two (2) sketches follow

Cc: Jack Rymer, Pilot Travel Centers, LLC, 5508 Lonas Rd. Knoxville, TN 37909
Phillip Lagger, CEC Inc. One SeaGate, Suite 2050 Toledo, OH 43604
Alaya Vachon, Planner

ZONING & LAND USE

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