



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszmir
Director

David Faciana
Chief Building Official

April 29, 2026

To: Planning Commission

From: Evelisse Atkinson, Planning and Zoning Administrator

Re: Z.C.A. 03-2026 Submission for Planning Commission's review and recommendation to Lorain City Council, the Zoning Reclassification of, 516 W 15th St, PPN 02-01-003-135-027 from an R-2, Transitional Residential District to a B-2 General Commercial District. 516 W 15 LLC, applicant.

My responses regarding compliance are below:

A Special Inspection application was submitted for 516 W 15th St., to open a market and deli. The property is currently classified R-2, Transitional Residential, and a market and deli are not a permitted use therefore, the application was denied. The applicant also owns the parking lot to the west and that parcel is currently zoned B-2, General Business. If approved, the market and deli would be a permitted use.

Standards for a Zoning Map Amendment:

Section 1177.04 In order to promote the public health, safety, and general welfare of the city against the unrestricted use of property, the Council and Planning Commission may consider the following standards and any other factors relevant to balancing the public interest in making any rezoning decision:

- (a) Is the request in conformance with the City's comprehensive long-range plan?
- (b) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
- (c) Does the current zoning classification unreasonably restrict the use and enjoyment of the subject property?
- (d) Has a change of conditions occurred in the surrounding area which makes the current zoning of the property unreasonable?
- (e) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
- (f) Could traffic created by the proposed use or other uses permissible under the proposed zoning district travel through established residential neighborhoods on minor streets, leading to congestion, noise and traffic hazards?
- (g) Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
- (h) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

(i) Will the request have any impact on any present or planned historic site or development in the City?

(j) Will the action adversely impact adjacent or nearby properties in terms of:

(1) Environmental quality or livability, resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern.

(2) Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted.

(k) Will the action create development potential of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, resulting in adverse impacts upon existing down-stream drainage problems or potential problems?

(l) Will the action create development opportunities that could create traffic flow beyond the carrying capacity of the current street system?

(m) Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided economically and therefore would create an actual burden to the public?

Respectfully,



Evelisse Atkinson

Planning & Zoning Administrator

