



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: September 13, 2019
REF: Z-4001-19

TO: President Matt Cherry and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary
SUBJECT: Request for Zone Change from RS6 Single-Dwelling Residential to CR Regional Commercial at 6340 Dorr Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 12, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 Single-Dwelling Residential to CR Regional Commercial
Location	-	6340 Dorr Street
Applicant	-	Lois M. Reau Successor Trustee 6405 Dorr Street Toledo, OH 43615
Engineer	-	George V. Oravec Oravec & Associates 5333 Secor Road, Suite 2 Toledo, OH 43623

Site Description

Zoning	-	RS6 / Single-Dwelling Residential
Area	-	± 10.2 acres
Frontage	-	± 350' along Dorr Street
Existing Use	-	Former greenhouse & nursery
Proposed Use	-	Commercial land
Neighborhood Org.	-	Reynolds Corners Community Development Inc.
Overlay	-	None

Area Description

North	-	Multi-family apartments / RD6, RM12, RS6
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GENERAL INFORMATION (cont'd)

Area Description (cont'd)

East	-	Single-family residential / RS6
South	-	Dorr Street, single-family residential / RS6, POS
West	-	Interstate-475 / C-2, R-A (<i>Springfield Twp.</i>)

Parcel History

Z-3064-96	-	Zone Change from R-2 to M-1 at 6340 Dorr Street (P.C. disapproved request but recommended approval for Special Use Permit to operate Nursery on 5/9/1996, C.C. approved on 5/28/1996 by Ord. 378-96).
Z-8007-08	-	Zone Change from RS6 to IL at 6340 Dorr Street (<i>case withdrawn</i>).
S-10-19	-	Preliminary Drawing of Dorr Street Station Second Addition, located at the NE corner of Dorr Street & Interstate-475 (<i>companion case</i>).

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

This case was deferred from the June 13, 2019, July 11, 2019 and August 8, 2019 Plan Commission hearings in order for the applicant to be present. The applicant is requesting a Zone Change from RS6 Single-Dwelling Residential to CR Regional Commercial for a site at 6340 Dorr Street. The ±10.2-acre parcel was formerly operated as a nursery and landscaping business with access along Dorr Street. Adjacent land uses include a multi-dwelling apartment complex to the north, single-family homes to the east and south across Dorr Street, and a greenhouse along Interstate-475 to the west.

STAFF ANALYSIS (cont'd)

The applicant intends to market the property for commercial uses in order to support the new Dorr Street interchange at Interstate-475. The overall site proposed for redevelopment crosses jurisdictional boundaries into Springfield Township. The property along I-475 in Springfield Township is currently zoned C-2 General Commercial. A Zone Change is required for this portion of the overall site because commercial land uses are not permitted in the current RS6 zoning district. A companion Preliminary Drawing application (*S-10-19*) for a ten (10) lot commercial subdivision accompanies this case.

The subject property has been included on multiple applications for Zone Change requests. Since the site is located immediately adjacent to single-family residential properties, staff has expressed concerns with each request. On May 9, 1996, the former nursery & landscaping business attempted a Zone Change from R-2 Single-family Residential to M-1 Restricted Industrial. Due to the intensity on the surrounding residential properties, the Plan Commission recommended disapproval of the request. However, the Plan Commission recommended approval of a Special Use Permit (*Ord. 378-96*) to operate a nursery in the R-2 Single-family Residential district. The Special Use Permit was utilized at that time to guarantee the land would be reserved as potential single-family development in the future. Additionally, in 2008, another Zone Change request was attempted from RS6 Single-family Residential to IL Limited Industrial. This application was withdrawn due to an unfavorable recommendation from Plan Commission staff.

As indicated from the previous applications on the subject property, staff has serious reservations about changing the zoning to such an intense commercial category in close proximity of residential properties. Some assurance should be given to the surrounding neighborhood that the land will remain compatible to the adjacent residential properties. The CR Regional Commercial would allow uses not compatible with the residential character of the area. However, a lower intensity commercial zoning district could be utilized as a transitional district from the abutting C-2 district to the west along I-475 and the single-family residential properties to the east. The CN Neighborhood Commercial zoning district is better suited to accommodate pedestrian oriented small-scale retail and service businesses that serve nearby residential areas. The CN zoning district would allow for commercial developments with less impact on the surrounding residential neighborhood.

Future Developments

Upon any future development of the site, a Site Plan Review in accordance with TMC§1111.0800 will be required to ensure compliance with the standards of the Zoning Code and protect neighboring residential properties. Through the Site Plan Review process, efforts shall be included to minimize land use conflicts, encourage a compatible physical design and arrangement of buildings, off-street parking areas, lighting, landscaping, drainage, vehicle and pedestrian access, all in a manner that will promote public safety and preserve property values.

STAFF ANALYSIS (cont'd)

Future Developments (cont'd)

One consideration for the Zone Change is the anticipated traffic and speed limit on Dorr Street from the Dorr Street interchange and future commercial developments. Vehicle speed shall be limited on this portion of Dorr Street in order to preserve the residential character and value of surrounding neighborhoods. Whereas the portion of Dorr Street that crosses Interstate-475 into Springfield Township is already commercially developed and zoned to support higher-intensity commercial developments for the Dorr Street interchange. Additionally, the areas west of I-475 have less single-family residential properties immediately adjacent to future commercial developments.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan designates the Future Land Use of this property for Single Family Residential land uses. The Single Family Residential designation is intended to accommodate the development of single-dwelling units on individual lots. This land use designation may also include libraries, schools, churches, and community centers. The district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods. The proposed zone change is not consistent with the Single Family Residential Future Land Use designation identified in the 20/20 Comprehensive Plan.

The Toledo 20/20 Plan recommends Planned Concentrated Retail Nodes at certain intersections in order to reduce strip commercial development in Toledo's neighborhoods. This is reinforced in the *Neighborhood and Commercial Land Use Recommendations* by recommending the limitation of retail uses within 650' from concentrated retail node intersections. The subject site is located within the Reynolds Corners neighborhood and not included as any Planned Concentrated Retail Nodes. The Reynolds Corners neighborhood recommendations (#158) include limiting commercial development along Holland-Sylvania to neighborhood commercial and establish Reynolds Corners as a new urban village. Increasing the amount of high-intensity commercial (CR) zoned land in this part of the Reynolds Corner neighborhood will detract from existing commercial zoned areas and further increase the impact the Dorr Street interchange will have on the surrounding residential properties. The scale and intensity of the proposed Zone Change request is not consistent with the recommendations of the 20/20 Plan.

STAFF ANALYSIS (cont'd)

Staff recommends disapproval of the Zone Change for this location because it is not compatible with the Future Land Use designation or recommendations provided in the 20/20 Comprehensive Plan. Additionally, the proposed CR Regional Commercial zoning is not compatible with the existing land uses within the general vicinity of the site. Finally, the proposed rezoning is not consistent with the current zoning classifications of properties in the immediate area surrounding the site.

PLAN COMMISSION RECOMMENDATION

The staff recommended that the Toledo City Plan Commission recommend disapproval of Z-4001-19, a request for Zone Change from RS6 Single-Dwelling Residential to CR Regional Commercial at 6340 Dorr Street, to Toledo City Council for the following three (3) reasons:

1. The proposed CR Regional Commercial zoning is not consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A) – *Review & Decision-Making Criteria*).
2. The proposed CR Regional Commercial zoning is not compatible with existing land uses within the general vicinity of the site (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and
3. The proposed CR Regional Commercial zoning is not consistent with the zoning classifications of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*).

However, the Toledo City Plan Commission recommends approval of Z-4001-19, a request for Zone Change from RS6 Single-Dwelling Residential to CR Regional Commercial at 6340 Dorr Street, to Toledo City Council.

Respectfully Submitted,



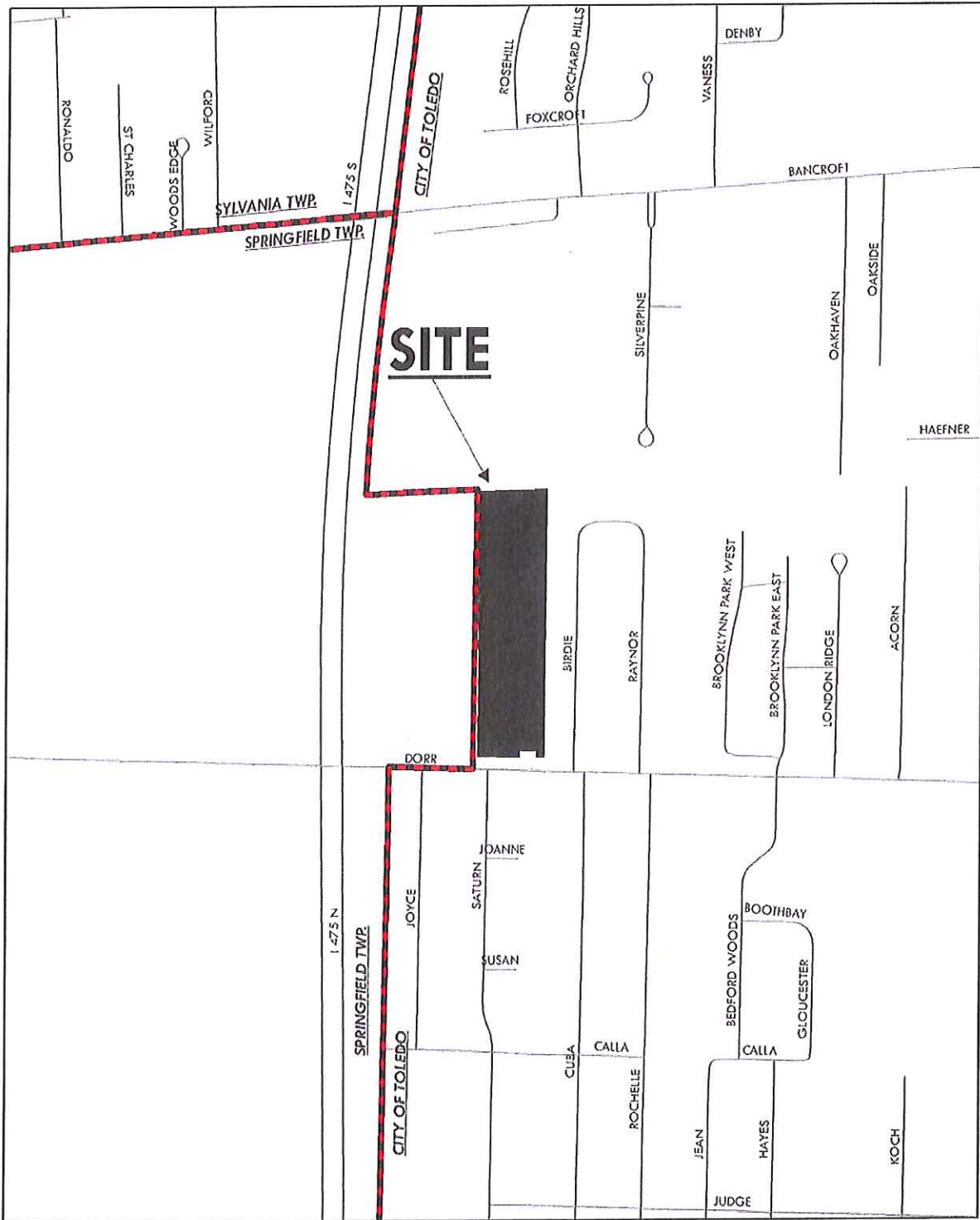
Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: George Oravec; Oravec & Associates; 5333 Secor Road, Suite 2, Toledo, OH 43623
Lisa Cottrell, Administrator
Ryne Sundvold, Associate Planner

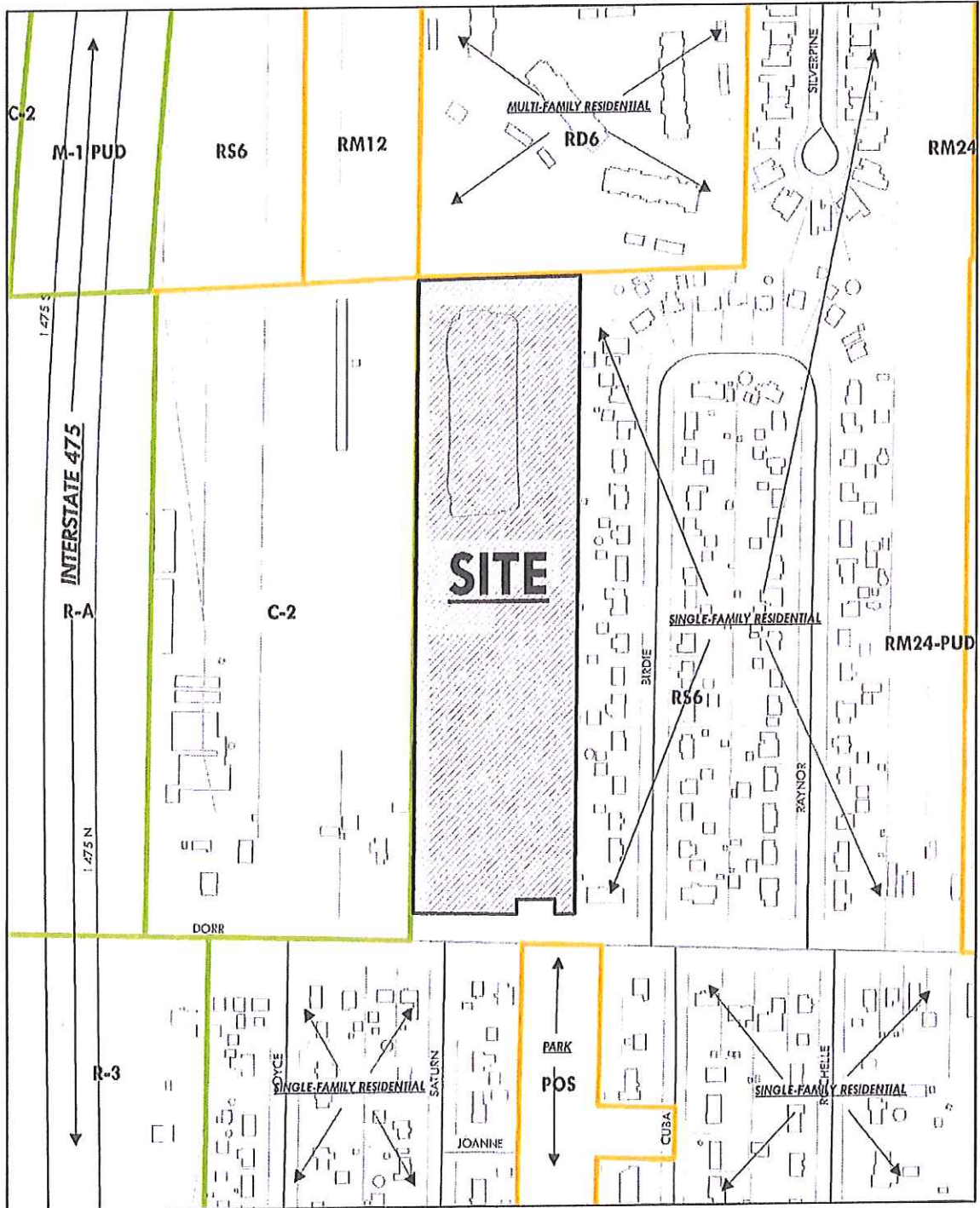
GENERAL LOCATION

Z-4001-19
ID 126



ZONING AND LAND USE

Z-4001-19
ID 126



2-4001-19

PRELIMINARY DRAWING FOR DORR STREET STATION, A COMMERCIAL DEVELOPMENT PART OF LOT 57 GARDEN LAND, CITY OF TOLEDO, LUCAS COUNTY, OHIO PART OF LOT 55 AND 56 GARDEN LAND, SPRINGFIELD TOWNSHIP, LUCAS COUNTY, OHIO

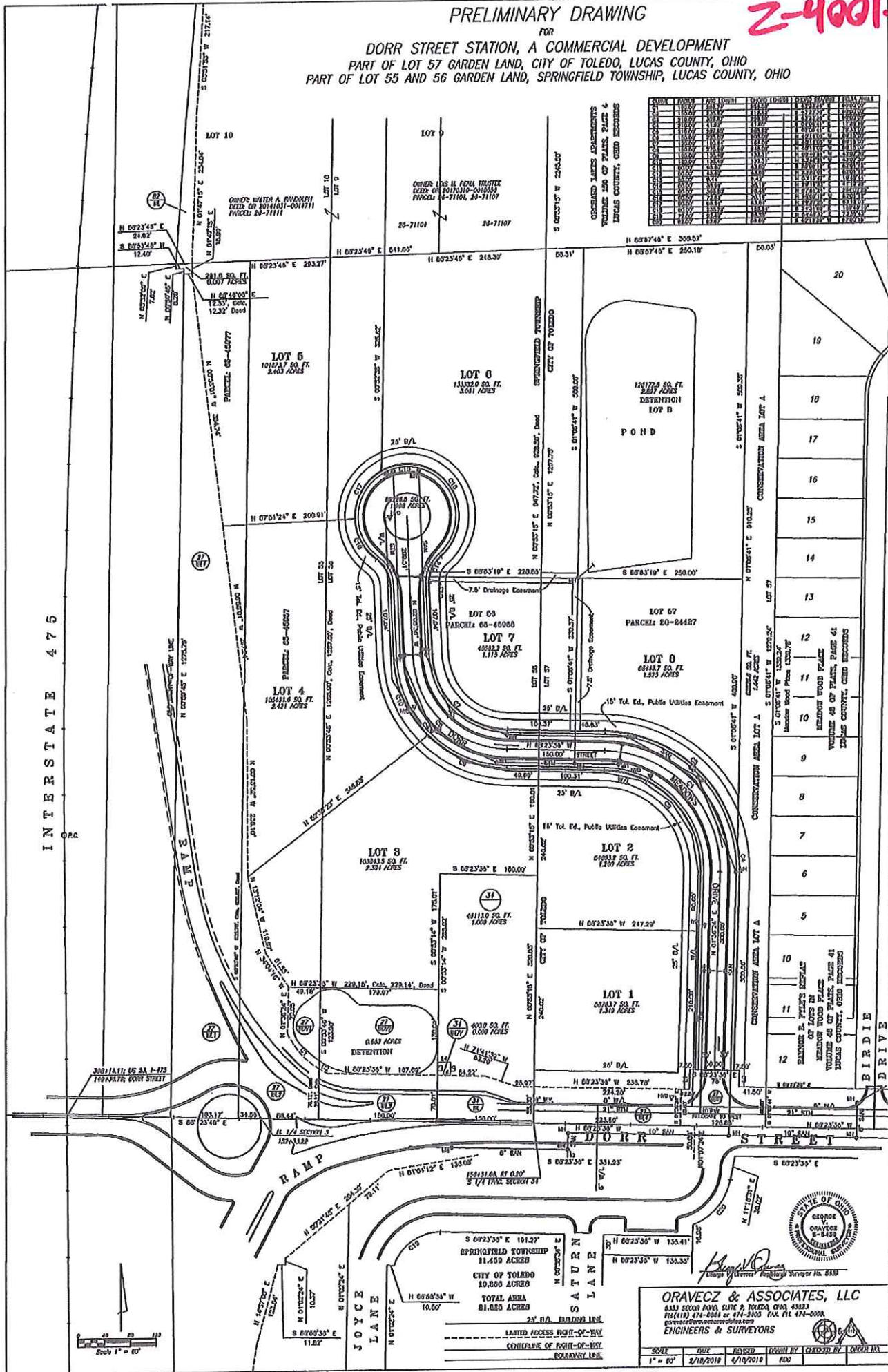
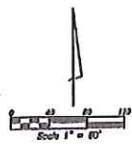


Table with columns: DISTRICT, LOT, AREA, and other survey data.

INTERSTATE 475



ORAVECZ & ASSOCIATES, LLC logo and contact information: 8400 SPOON POND DRIVE #2, TOLEDO, OHIO 43621. TEL: (419) 472-8884 or 472-2433 FAX: (419) 474-0004. ENGINEERS & SURVEYORS.

Table with columns: DATE, REVISION, and other project details.



**Oravec Consulting &
Engineering Services**

George V. Oravec
Consulting Engineer

P.O. Box 38
Maumee, OH 43537

Mobile: 419.351.2725

Office: 419.867.6518

Home: 419.866.8362

Fax: 419.868.7990

May 16, 2019

Mr. Ryne Sundvold
Associate Planner
Toledo-Lucas County Plan Commission
One Government Center, Suite 1620
Toledo, OH 43604

RE: DORR STREET STATION SECOND ADDITION

Ryne,

I have a prior commitment from June 19, 2019 to June 28, 2019 which will not allow me to attend the June 13, 2019 and June 26, 2019 public hearing dates. My client is requesting that the public hearing dates for Dorr Street Station Second Addition be changed to July 11, 2019 for the requested zoning change and July 24, 2019 for the Preliminary Plat.

Your cooperation would be greatly appreciated.
If this change is approved please notify me by e-mail.

Thanks,

George V. Oravec
P.E. P.S.
goravec@oravecassociates.com

Registered In
Ohio
Michigan
Colorado
Florida

Sundvold, Ryne

From: Sundvold, Ryne
Sent: Friday, July 19, 2019 3:02 PM
To: goravec@ORAVECZASSOCIATES.COM
Cc: Cottrell, Lisa; Gibbons, Thomas (Thomas.Gibbons@toledo.oh.gov)
Subject: RE: Dorr Street Station

Thank you George. The September PC hearing will be on September 12th at 2:00 PM. Feel free to contact me if you have any additional questions.

Regards,
Ryne Sundvold
Associate Planner
Toledo-Lucas County Plan Commissions
One Government Center, Suite 1620
Toledo, Ohio 43604
(419)245-1200
Ryne.Sundvold@toledo.oh.gov

From: goravec@ORAVECZASSOCIATES.COM <goravec@ORAVECZASSOCIATES.COM>
Sent: Friday, July 19, 2019 2:45 PM
To: Sundvold, Ryne <Ryne.Sundvold@toledo.oh.gov>
Subject: Dorr Street Station

Hello Ryne

Please place the Dorr Street Station rezoning case on the September agenda of the Toledo Plan Commission.

E-mail me a date and time of hearing.

Thank You

George V. Oravec, P.E., P.S.
Oravec & Associates, LLC
419.474.6664
www.oravecassociates.com

Z-4001-19

September 9, 2019

Reynolds Corners Community Development

5636 Dorr Street

Toledo, Ohio 43615

419-535-5667 cell 419-376-9129

Rocleen L. Reihing, President, Chris Cremean, Vice President, Karen Cremean, Secretary
"Neighbors Helping Neighbors To Make A Better Neighborhood"

Toledo-Lucas County Plan Commission
One Government Center, Suite 1620
Toledo, Ohio 43604
Attn: R. Sundvold, Planner

Please give copies of this letter to the Commissioners: Ken Fallows, Chairman
Eric Grosswiler, Vice Chairman, Julie Bryant, John Escobar, Brandon Rehkopf

Dear Mr. Sundvold and Commissioners,

This is in reference Z-4001-19 pertaining a request Zone Change from RS6 Single Dwelling Residential to RC Regional Commercial.

This letter is to notify Toledo-Lucas County Plan Commissioners and Planners, WE as NEIGHBORS are AGAINST the zoning change from R6S Single Dwelling to RC Regional Commercial! We are also AGAINST the offering of CN Commercial Neighborhood to the applicant!!

WE AS HOMEOWNERS AND TAX PAYING CITIZENS DO NOT WANT UNWANTED COMMERCIAL BUSINESSES IN OUR FAMILY NEIGHBORHOOD AND KEEP IT RESIDENTIAL!

TOLEDO-LUCAS COUNTY PLAN COMMISSION'S STAFF RECOMMENDATION
We SUPPORT Toledo City Plan Commission recommendation for DISAPPROVAL
FOR Z-4001-19, request for zone change fro Residential to CR Regional Commercial at
6340 Dorr St., to Toledo City Council for the following three reasons::

- 1.) The proposed CR Regional Commercial zoning is not consistent with the Comprehensive Plan and the stated proposed of this Zoning Code plan (TMC 1111.0606(A) - (Review & Decision-Making Criteria).
- 2.) The proposed CR Regional Commercial zoning is not compatible with existing land uses with in the general vicinity of the site (TMC 1111.0606(B) - (Review & Decision-Making Criteria).
- 3.) The proposed CR Regional Commercial zoning is not consistent with the zoning classification of properties within the general vicinity of the site (TMC 1111.0606(C)

WE TOGETHER AS NEIGHBORS ARE REQUESTING A NO VOTE FOR A ZONE CHANGE. We thank you for your attention on this issue.

Sincerely,

Rocleen L. Reihing, President

Facilitator and Organizer of Reynolds Corners Residents and Neighborhood

Z-4001-19

Ref: Z-4001-19

WE ARE AGAINST the Zone change FROM RS6 Single-Dwelling Residential TO CR Regional Commercial and CN Neighborhood Commercial at 6340 Dorr St. Toledo, OH

The reasons are: **The Reynolds Corners Neighbors Supports Lucas County and City of Toledo's Staff recommendations of disapproval!**
CR zoning is inconsistent with recommendations of the Toledo 20/20 plan (TMC 1111.0606(A)
Inconsistent with zoning classification of properties within general vicinity of the site (TMC 1111.0606(B)
CR zoning is inconsistent with zoning classification of properties within general vicinity of site (TMC 1111.0606(C)
CR Regional Commercial zoning on this site will be precedent-setting zone change requests!

WE DO NOT WANT CN NEIGHBORHOOD COMMERCIAL EITHER!
WE WANT TO KEEP OUR NEIGHBORHOOD RESIDENTIAL RS6
We as property owners have invested our lives and livelihood for us and our families to have a wonderful neighborhood to raise our children in. We want it to stay that way!

Signature: Thomas J. Jones
ADDRESS: 1715 London Ridge Ct Toledo, OH 43615

Ref: Z-4001-19

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Signature: James J. McMillin
Address: 1640 London Ridge Ct Toledo, OH 43615

2-4001-19

Ref: Z-4001-19

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Signature: W. B. B...
ADDRESS 1754 London Ridge Ct. Toledo, OH 43615

Ref: Z-4001-19

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We as property owners have invested our lives and livelihood for us and our families to have a wonderful neighborhood to raise our children in. We want it to stay that way!

Signature: Pawel Rylak
ADDRESS 1749 London Ridge Ct.
43615

Z-4001-19

Ref: Z-4001-19

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Signature: *Linda Blankenship & John Blankenship*

Address: *1623 London Ridge Ct
Toledo, OH 43615*

Ref: Z-4001-19

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Signature: *Corensey Billmeyer*

Address: *1722 London Ridge Ct, Toledo, Ohio*

2-4001-19

August, 8, 2019

- ❖ IMPORTANT INFORMATION PERTAINING I-475 INTERCHANGE
- ❖ PLEASE READ IMMEDIATELY

*Reynolds Corners Community Development
5636 Dorr Street
Toledo, Ohio 43615
419-535-5667 cell 419-376-9129
Rocleen L. Reihing, President
Chris Cremean, Vice President, Karen Cremean, Secretary
"Neighbors Helping Neighbors To Make A Better Neighborhood"*

ATTENTION:

Office of the County Engineer

Mr. Jeff Lohse, Chief Design Engineer

Mr. Keith Early, L.C. Engineer

jlohse@co.lucas.oh.us

kearly@co.lucas.oh.us

City of Toledo

Mayor Wade Kapszukiewicz

Mr. Paul Rasmusson, Director of Public Service

Mr. Matt Cherry, President of Toledo City Council and District 2 Councilman

matt.cherry@toledo.oh.ov

Mr. Thomas G. Gibbons, Director of Lucas County and Toledo Plan Commission

thomas.gibbons@toledo.oh.gov

Dear Mr. Lohse, Mr. Early, Mayor Kapszukiewicz, Mr. Rasmusson, Mr. Cherry and Mr. Gibbons,

As most of you know me, my name is Rocleen Reihing, President of Reynolds Corners Community Development. We are facilitators and organizers of our neighborhood in Reynolds Corners on neighborhood issues. I apologize the lateness of this letter. Late last year August 2018, I was diagnosis with cancer. I did not do anything other than focus on my health and cancer treatments. I am very happy to say I am cancer free and doing very well and in good health. Now, I can focus on my volunteering with the city and on county issues. My first priority is the interchange.

We hope everyone is willing to work with us to make this a positive outcome. We believe there is still time to accomplish our requests with time and amendments.

RE: I-475 interchange
Neighbors Are Requesting:

- **ROAD WEIGHT LIMITS**
 - We do not want semi's to exit on the East of I-475 on to Dorr Street
 - We have a large volume of commercial trucks that already use E. of Dorr St.
 - **We have concerns on how excessive Semi's will damage E. Dorr St. and surrounding roads**
 - Contribute to Heavy Traffic
 - This is NOT a Commercial Exit going East
 - This is a **RESIDENTIAL AREA EXIT** on the East of I-475 on to Dorr

- **LIGHTS**

- **Avoid Intrusive Lighting**
- Streets Lights on the E. Dorr St. should NOT be HIGH
- Street Light on the E. Dorr St. should be an ACCEPTABLE LOWER HEIGHT to give neighbors LIVING TRANQUILITY

- **BUFFER**

- **We want a NATURAL BUFFER**
 - The state obtained Dennis Top Soil property and all their greenery
 - Enormous quantities of blue spruces, pica Christmas trees, flowering bushes, scrubs, other nature evergreens to bring blooming spring, along with the other three seasons of beautification to our neighborhood and The City of Toledo.
 - We do not want drooping moss looking evergreen trees!
 - **This Natural Buffer would NOT bring extra expenses for Ohio**
 - Please visit Kroger's Gas Station site on N. Holland Sylvania and Bancroft
 - across from Kroger's Grocery Store,
 - The natural buffer was planned with Kroger's, Reynolds Corners Community Development, Mayor D. Michael Collins and the Neighbors
 - **The Natural Buffer services the purpose we were trying to achieve**
 - **Low lighting into neighbors home**
 - **Lowering LOUD AND DISTURBING sounds due to traffic**
 - **Maintaining neighbors privacy**
 - **Buffering with beautification**
 - **Cement walls are NOT wanted**

Thank you in advance for your attentions and with an immediate response by E-mail to our requests.

Rocleen L. Reihing, President *rocleen_reihing@yahoo.com*
Chris Cremean, V. P. *chriscremean@yahoo.com*
Karen Cremean, Secretary *kcremean@gmail.com*