



**GENERAL INFORMATION (cont'd)**

Area Description

North	-	Former Armory building, Flower Shop / CO
South	-	Bakery, Flower Shop / RS6 & CR
East	-	Day Care Center / CR
West	-	Park, Single Family Homes / POS, RS6

Combined Parcel History

Z-913-02	-	Zone Change from R-2 Single Dwelling Residential to P Park, for the rear of the lot at 4455 Secor Road (P.C. approved on 2/13/03. C.C. approved on 8/7/03 by Ord. 260-03).
Z-3007-09	-	Zone Change from RS6 Single Dwelling Residential to POS Parks and Open Space, for middle of the lot at 4455 Secor Road (P.C. approved on 5/14/09, approved by C.C. on 7/7/09 by Ord. 395-09).
Z-4004-09	-	Request for zone change from RS6 and RS12 Single Dwelling Residential to CO Office Commercial (P.C. approved on 6/11/09, C.C. approved on 8/4/09 by Ord. 454-09).
SUP-10001-14	-	Special Use Permit for Used Auto Sales at 4455 Secor Road (P.C. disapproved on 2/12/2015. C.C. approved on 4/28/2015 by Ord. 157-15).
Z-10002-14	-	Zone Change from RS6 Single Dwelling Residential and CO Office Commercial to CR Regional Commercial (P.C. disapproved on 2/12/2015. C.C. approved on 4/28/2015 by Ord. 156-15).
SUP-3002-18	-	Special Use Permit for Used Auto Sales at 4449 & 4455 Secor Road ( <i>companion case</i> ).

Applicable Plans and Regulations

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

## STAFF ANALYSIS

The applicant is requesting a Zone Change from RS6, RS12 Single Dwelling Residential & CR Regional Commercial to CR Regional Commercial for a site located at 4449 & 4455 Secor Road. The ±0.8-acre area is comprised of two (2) parcels that are currently split zoned CR, RS6 & RS12. One (1) of the parcels is occupied by the former Secor Armory building and three (3) accessory garage/storage buildings. The other parcel is occupied by a single family house which the applicant intends to demolish. Adjacent land uses include a flower shop and single family houses to the north, a public park to the west, single family houses and a commercial bakery to the south and a daycare center to the east across Secor Road.

The proposed areas to be rezoned are part of an overall site which is intended to be operated as a Used Auto Sales facility. A Zone Change is required for this portion of the site because Used Auto Sales is not permitted in the current RS6 & RS12 zoning districts. Used Auto Sales are only permitted in the CR Regional Commercial and CD Downtown Commercial zoning districts when a Special Use Permit is obtained. A companion Special Use Permit application (*SUP-3002-18*) for the Used Auto Sales accompanies this case. In 2014, a Special Use Permit and Zone Change were approved for a Used Auto Sales facility on this site. The current proposal will expand the development to the south and west.

### Neighborhood Meeting

Due to the proximity of the site to residential zoning and land uses, staff is requesting the applicant host a neighborhood meeting. Meeting notifications will need to be sent to a mailing address list provided to the applicant generated by the Plan Commission staff.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Regional Commercial land uses. The intent of the Regional Commercial future land use designation is to accommodate auto-oriented commercial development in areas already built in this manner and to accommodate community and regional-oriented commercial uses. The proposed Zone Change conforms to the future land use designation identified in the 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change for this location because it is compatible with the established zoning district and land uses to the north and south. Additionally, the proposed CR zoning is consistent with the current zoning designations of properties established in the immediate area north, east and south of the site along Secor Road. Finally, the proposed CR zoning request conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code.

## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-3001-18, a request for Zone Change from RS6, RS12 Single Family Residential & CR Regional Commercial to CR Regional Commercial at 4449 & 4455 Secor Road, to Toledo City Council for the following three (3) reasons:

1. The proposed CR Regional Commercial conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A) – *Review and Decision Making Criteria*).
2. The proposed CR Regional Commercial zoning is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and
3. The proposed CR Regional Commercial zoning is consistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



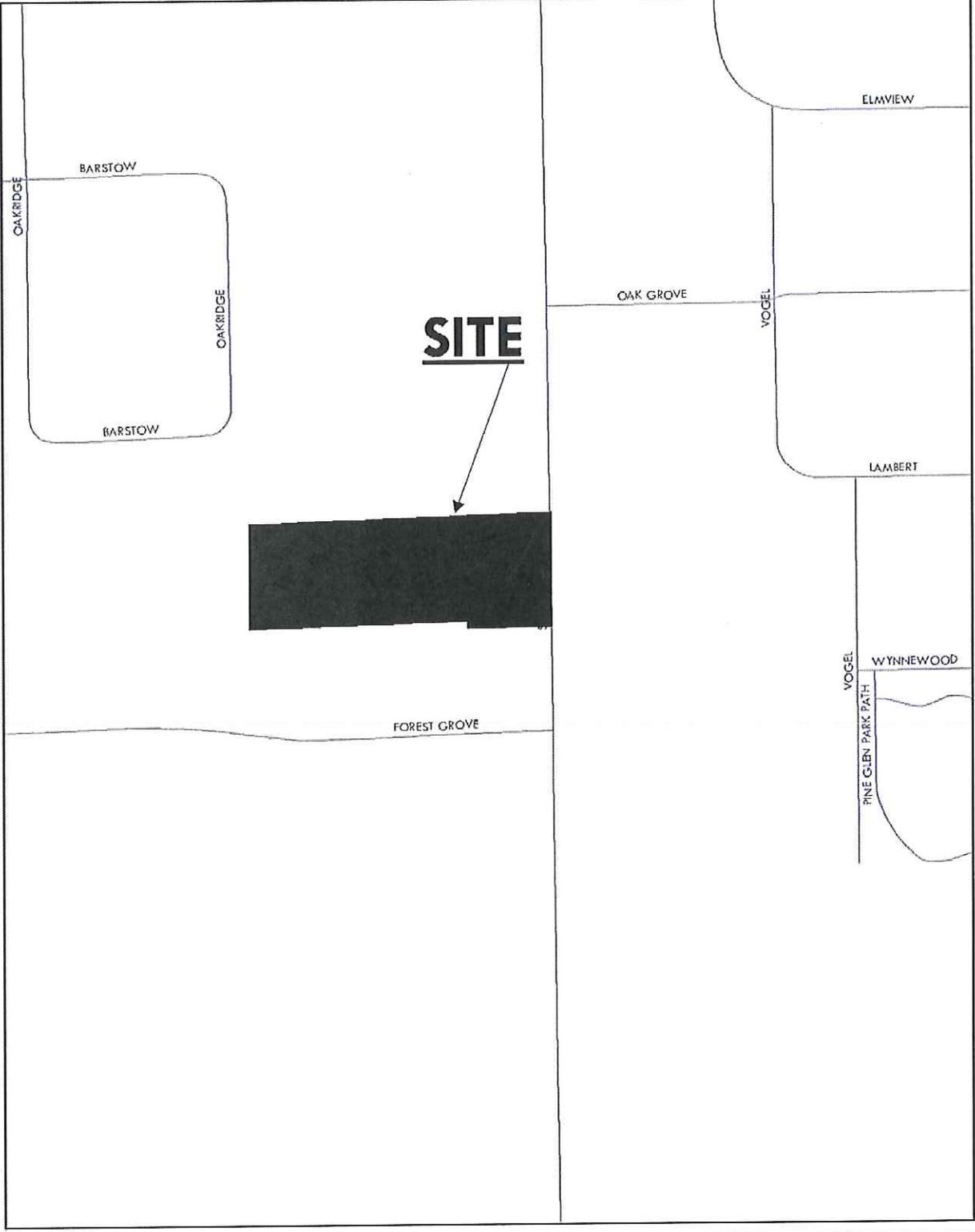
Thomas C. Gibbons  
Secretary

Two (2) sketches follow

Cc: Lisa Cottrell, Administrator  
Ryne Sundvold, Planner

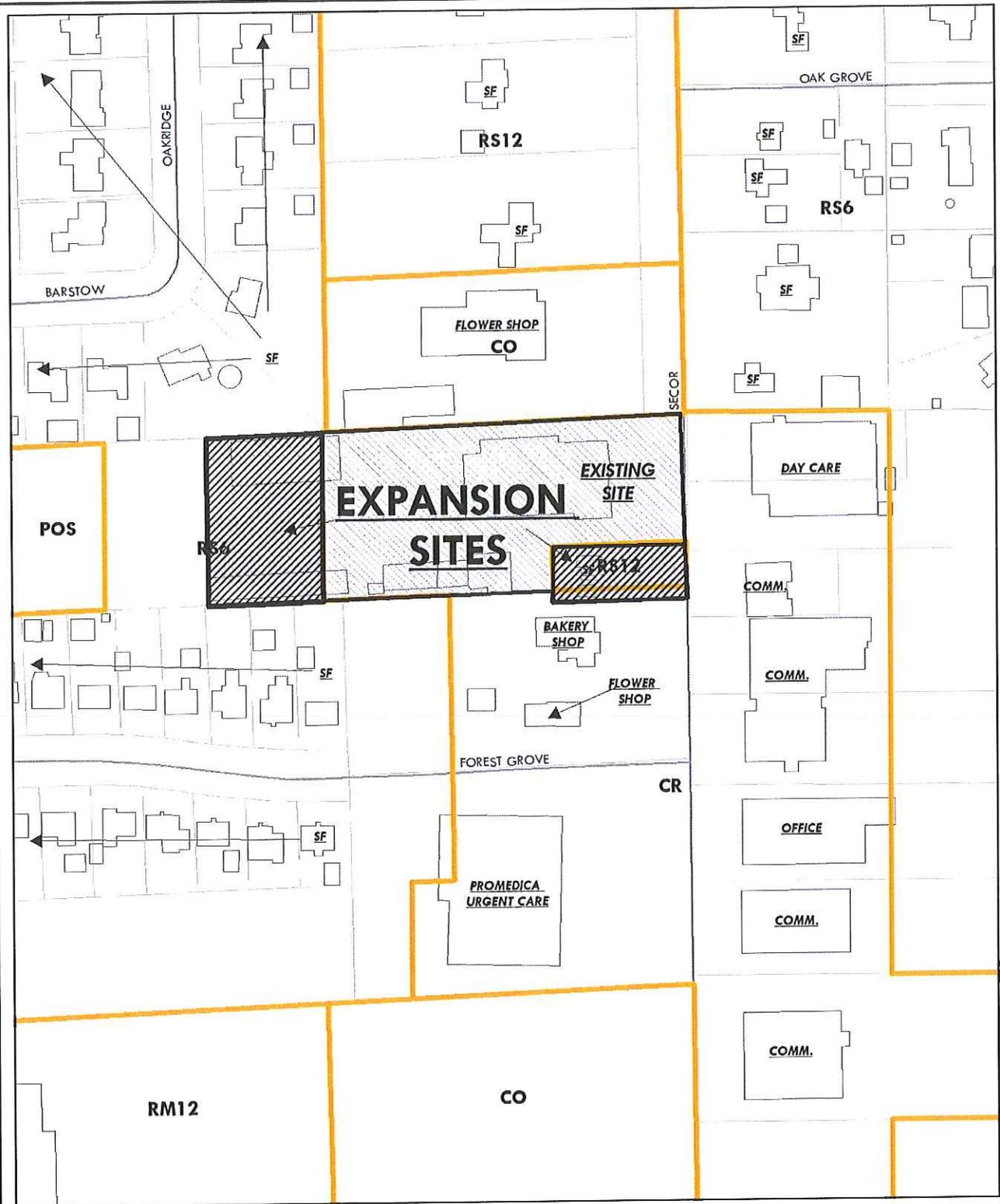
# GENERAL LOCATION

Z-3001-18  
ID 77



# ZONING & LAND USE

Z-3001-18  
ID 77



# SEDIQE 3810 LLC

Dear Neighbor:

As you know we have been cleaning and repairing the Armory located at 4455 Secor Rd Toledo OH 43623. We are working with the Lucas County Planning Commission to ensure the best possible use for the property that will benefit the city and neighborhood.

Part of that process is to have a neighborhood meeting to discuss our plans as well as to answer any questions or concerns you as neighbors have.

In order for you to be prepared for the meeting, we have requested a rezoning as well as a Special Use Permit. The Special Use Permit, will allow us to operate a used car lot on the property as well as having offices there.

Please join us on Monday September 10, 2018 at 6:00 pm. The meeting will be held at 4455 Secor Rd Toledo OH 43623. Refreshments will be provided.

Looking forward to meeting all of you.

Sincerely,

Zalmai Sediqe  
President

9/13 - Petition in support of application. (Provided by applicant)

Name (Printed)

Address

Signature

1. William Thomas 3302 Forest Grove William Thomas
2. John Kiefer 3342 Forest Grove John Kiefer
3. BECKY TERRY 3346 FOREST GROVE Becky Terry
4. Jason A. White 3414 Forest Grove  
3401 S. Barstow 419-350-0028
5. James A Deutschman James A Deutschman  
3405 S. Barstow Ave
6. James V. Dawson 734-731-6139

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