



## **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 14, 2018

REF: SUP-3002-18

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for a Special Use Permit for Used Auto Sales at 4449 Secor Road & 4455 Secor Road.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 13, 2018 at 2:00 P.M.

### **GENERAL INFORMATION**

#### Subject

Request	-	Special Use Permit for Used Auto Sales
Location	-	4449 Secor Road & 4455 Secor Road
Applicant	-	Zalmai Sediqe 6448 W. Central Avenue Toledo, Ohio 43617
Engineer	-	Bryan D. Ellis, P.E., P.S., CPESC Glass City Engineering & Surveying, LLC. 2001 River Road Maumee, Ohio 43537

#### Site Description

Zoning	-	CR, RS6 & RS12 / Regional Commercial & Single Dwelling Residential
Area	-	± 3.0 acres
Frontage	-	± 210' along Secor Road
Existing Use	-	Former Secor Armory & single dwelling household
Proposed use	-	Used Auto Sales
Required Parking	-	46 parking spaces
Proposed Parking	-	70 parking spaces
Neighborhood Org.	-	None
Overlay	-	None

**GENERAL INFORMATION (cont'd)**

Area Description

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

Combined Parcel History

Z-913-02	-	Request for a 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	-	Request for 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).
Z-3001-18	-	Zone Change from RS6, RS12 Single Dwelling Residential & CR Regional Commercial to CR Regional Commercial at 4449 & 4455 Secor Road ( <i>companion case</i> ).

## **GENERAL INFORMATION (cont'd)**

### Applicable Plans and Regulations

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

## **STAFF ANALYSIS**

The applicant is requesting a Special Use Permit to operate a Used Auto Sales facility at 4449 & 4455 Secor Road. The ±3.0-acre site is comprised of two (2) parcels that front on Secor Road. One (1) of the parcels is occupied by the former Secor Armory building and three (3) accessory garage/storage buildings which the applicant intends to operate as the Used Auto Sales facility. The other parcel is occupied by a single family house which the applicant intends to demolish for the open vehicle display area. 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.

A companion zone change (*Z-3001-18*) accompanies this case for parts of the site zoned RS6 & RS12 Single Dwelling Residential, which doesn't allow for the Used Auto Sales facility. Used Auto Sales are only permitted in the CR Regional Commercial and CD Downtown Commercial zoning districts when a Special Use Permit is obtained. 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.

### Used Auto Regulations

Used auto sales facilities shall be located on a lot with no less than one-half (1/2) acre and have a minimum average width of 150 feet along the main road frontage (TMC§1104.0300). Additionally, site plans for Used Auto Sales shall delineate, with dimensions, parking areas and drive aisles for the outdoor display area and customer/employee parking area. Used vehicle inventory shall only be displayed, parked or located within designated parking spaces approved and defined on the plan. The site plan submitted is in compliance with the specific use regulations.



**STAFF ANALYSIS (cont'd)**

Parking and Circulation

Pursuant to TMC§1107.0304, a Used Auto Sales facility is required to have one (1) parking space per every 5,000 square feet of open sales area, plus one (1) parking space per every 500 square feet of enclosed sales area, plus one and one-half (1.5) parking spaces for each service bay. The site plan submitted depicts a car display area of 10,794 square feet, requiring three (3) customer parking spaces on site. Calculations using the 4,092 square feet of enclosed sales area (1 per 500 sq. ft.) require an additional five (5) customer spaces. With a total of twenty-five (25) service bays, an additional thirty-eight (38) spaces shall be provided on site. A minimum of forty-six (46) customer parking spaces shall be provided on site.

The revised site plan submitted depicts a total of ninety-five (95) parking spaces. Twenty-five (25) spaces are designated for open display vehicles and seventy (70) spaces for customer parking, including two (2) handicap accessible parking spaces. The proposed customer parking spaces meet the minimum number required. However, in accordance with TMC§1107.1700, an additional two (2) handicap accessible automobile parking spaces shall be provided on a revised site plan and listed as a condition of approval.

The Division of Transportation has not objected to the approval of the site plan but has requested the applicant provide a revised site plan addressing multiple items. First, the north access driveway must be signed for one-way traffic with a "do not enter" signs posted. Second, three (3) auto accessible parking spaces and one (1) van accessible parking space is required for the site. Lastly, wheel stops shall be provided at all parking spots that are perpendicular to the buildings. If approved, a revised site plan shall be submitted addressing the Division of Transportation's conditions and listed as a condition of approval.

Landscaping

A fifteen-foot (15') wide greenbelt is required for the site along the Secor Road frontage. The greenbelt shall include at least one (1) tree every thirty-feet (30') of lot frontage. With  $\pm 210'$  of frontage, a total of seven (7) trees are required in the frontage greenbelt. Trees are not required to be evenly spaced and may be clustered. Additionally, since the parking lot is visible from the right-of-way, the frontage greenbelt shall include a solid hedge or shrub row in order to screen the parking lot and ensure that headlights do not project onto the public street. The site plan submitted depicts a complete frontage greenbelt with a total of eight (8) trees and twenty-eight (28) shrubs. The proposed landscaping depicted in the frontage greenbelt meets the minimum requirements.

**STAFF ANALYSIS (cont'd)**

Landscaping (cont'd)

A Type A Landscape Buffer is required along the entire rear of the site, north, west and south, that abuts the residential zoning district. Said buffer shall consist of a solid six-foot (6') to eight-foot (8') tall wood or vinyl privacy fence with a ten-foot (10') wide landscaping buffer abutting the screening including four (4) canopy trees and fifteen (15) shrubs for every one-hundred (100) linear feet. The landscaping plan submitted depicts a six-foot (6') vinyl privacy fence along the abutting residential zoning districts but did not depict the appropriate amount of trees or shrubs. If approved, a revised landscaping plan shall be submitted accurately depicting the Type A Landscape Buffer, in areas where viable, and included as a condition of approval.

Per TMC§1108.2023(C), a Type B Landscape Buffer is required along the northern property line where the site abuts a CO Office Commercial zoning district. The Type B Landscape Buffer shall consist of a minimum ten-foot (10') wide buffer area with four (4) canopy trees and fifteen (15) shrubs for every one-hundred (100) linear feet. However, as stated in TMC§1108.2023(D)(2), a fence, wall, or berm six-feet (6') to eight-feet (8') in height may be used and can substitute for the shrub requirements. The site plan submitted depicts a six-foot (6') tall vinyl privacy fence in the buffer area but did not include any landscaping due to inadequate space available. As a condition of approval, the applicant shall obtain a waiver to TMC§1108.0203(F), for a ten-foot (10') reduction to the required Type B Landscape Buffer and allow the six-foot (6') privacy fence to substitute for the tree and shrub requirements.

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 use conforms to the future land use designation identified in the 20/20 Comprehensive Plan.

Staff recommends approval of the Special Use Permit for this location because it meets the minimum lot width and area requirements of TMC§1104.0306. Additionally, the request meets the stated purpose of the Zoning Code and compatible with the adjacent commercial land uses along Secor Road. Finally, the proposed use and location is consistent with the goals of the Toledo 20/20 Comprehensive Plan.



## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-3002-18, request for a Special Use Permit for Used Auto Sales at 4449 & 4455 Secor Road, to Toledo City Council for the following three (3) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A) – *Review & Decision-Making Criteria*).
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C) – *Review & Decision-Making Criteria*); and
3. The proposed use is consistent with the goals of the 20/20 Comprehensive Plan.

The Toledo City Plan Commission makes the following recommendations to the Toledo City Council on the waiver requested for SUP-3002-18, request for a Special Use Permit for Used Auto Sales at 4449 & 4455 Secor Road:

### Chapter 1108 Landscaping and Screening

#### Sec. 1108.0203 Buffer and Screening Requirements - F. Type B Landscape Buffer

Approve a waiver of ten-feet (10') of the required Type B Landscape Buffer, to allow zero-feet (0') with a six-foot (6') privacy fence.

The Toledo City Plan Commission further recommends approval of SUP-3002-18, request for a Special Use Permit for Used Auto Sales at 4449 & 4455 Secor Road, to Toledo City Council, subject to the following **forty-four (44)** conditions:

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions

#### Division of Engineering Services

1. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka, ph. 419-245-1341

Roadway: Tim Grosjean, ph. 419-245-1344

Water: Andrea Kroma, ph. 419-936-2163

Stormwater Drainage: Lorie Haslinger, 419-245-3221; Andy Stepnick, 419-245-1338

Sanitary Sewers: Mike Elling, ph. 419-936-2276

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Division of Engineering Services (cont'd)

2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.

Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.

5. Existing water services, to structures that are to be removed from the site, will be abandoned by the City of Toledo at the owner/developer's expense.
6. The City of Toledo requires that all sites proposing earth disturbing activities of 2,500 sq. ft. or more (including an overall common plan of development) and/or the installation of storm sewer services be reviewed and approved by the Division of Engineering Services prior to the start of any construction or earth disturbing work (grading, clearing, stockpiling, etc.)
7. The following documents shall be submitted to the Division of Engineering Services (Andy Stepnick) for stormwater review & approval:
  - Detailed site grading plan
  - Plans and calculations for storm sewer service, stormwater detention and post-construction best management practices (BMP's).
  - A Stormwater Pollution Prevention Plan (SWP3) – including a completed submittal cover sheet, contact list, contractor certification form and Ohio EPA SWP3 checklist. The links to these documents can be found at <http://www.tmacog.org/storc/swp3.htm>.
  - Long term maintenance plan and maintenance agreement for Detention and Post-Construction BMP's for long term maintenance of the private facilities. Stormwater Detention and Post-Construction BMP's are required to be maintained into perpetuity.



**PLAN COMMISSION RECOMMENDATION (cont'd)**

Division of Engineering Services (cont'd)

8. Submittals shall be in compliance with the latest version of the City of Toledo's Infrastructure Design and Construction Requirements <http://toledo.oh.gov/services/public-utilities/engineering-services/plan-review-process/>
9. All developments are required to provide Stormwater detention, post-construction stormwater best management practices (BMP's) and a stormwater pollution prevention plans (SWP3) plans, in compliance with the latest version of the City of Toledo's Infrastructure Design and Construction Requirements, for all area(s) disturbed regardless of pre-and post-construction land use.
10. Nonresidential properties which have Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention are encouraged and may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program. Information on this program can be found at <http://toledo.oh.gov/services/public-utilities/engineering-services/stormwater-utility-credit-program/>
11. City of Toledo does not have a complete record for the existing storm sewer system on site and per the City's MS4 permit all storm sewers must be mapped. The Developer shall verify the location and outlet of the private storm system and provide that information to the City of Toledo Division of Engineering Services. A note has been included on the plans for the contractor to verify before construction. This information shall be noted on As-builts and submitted to the City.
12. All storm drainage must be internal and not run off onto adjacent properties.
13. No construction work, including any earth disturbing work will be permitted without approved plans.
14. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developers cost.
15. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

Sewer and Drainage Services

16. All private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.



**PLAN COMMISSION RECOMMENDATION (cont'd)**

Sewer and Drainage Services (cont'd)

17. Private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to Sewer & Drainage Services demonstrating the lines cleaning and integrity.

Fire Prevention

No comments or concerns.

Division of Environmental Services

18. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
19. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
20. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.
21. Applicant shall maintain compliance with the City of Toledo's stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential stormwater impacts from the modification, including but not limited to long-term operation and maintenance of both structural and non-structural Best Management Practices.
22. Applicant shall maintain compliance with the City of Toledo and State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and Anti-Noise Laws.

Division of Transportation

23. North driveway to be one-way traffic only with "do not enter" signs posted.
24. Three (3) auto accessible parking spaces and one (1) van accessible parking space required per TMC 1107.
25. Wheel stops at all parking spots perpendicular to buildings per TMC 11107.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission

26. The approval of the Special Use Permit is subject to the approval of the companion Zone Change (Z-3001-18) from RS6, RS12 Single Dwelling Residential & CR Regional Commercial to CR Regional Commercial which allows for Used Auto Sales.
27. All lots of the development site shall be combined into a single taxable parcel identification number.
28. Pursuant to TMC§1107.0304, a Used Auto Sales facility is required to have one (1) parking space per every 5,000 square feet of open sales area, plus one (1) parking space per every 500 square feet of enclosed sales area, plus one and one-half (1.5) parking spaces for each service bay. A minimum of forty-six (46) customer parking spaces shall be provided. **Acceptable as depicted on revised site plan received 8/30/2018.**
29. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700; **not acceptable as depicted on site plan. Two (2) additional automobile handicap accessible parking spaces shall be depicted on a revised site plan.**
30. Pursuant to TMC§1104.0308, all vehicles on display must be parked in striped parking spaces that shall be designated on an approved Site Plan. Vehicle parking that deviates from the approved Site Plan shall not be permitted.
31. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the Site Plan and shall not be allowed in any required front yard (TMC§1104.0302(A)); **if applicable.**
32. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
33. Repairs and services of vehicles shall be conducted wholly within an enclosed building permanently located on the site.



**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

34. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.
35. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
36. If the buildings are modified in the future, the building design shall meet the requirements of TMC§1109.0500 *Building Façade Materials and Color*. Exterior building materials shall not include concrete blocks, concrete panels or wood sheet goods as a predominant material. EIFS may not constitute more than 15% of the exterior for facades visible from the public right-of-way. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors.
37. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code **(if applicable)**.
38. No free-standing signs greater than forty-two inches (42") from grade are permitted – proposed signage must meet the requirements of low-profile signs per *Toledo Municipal Code Title Nine – Sign Code*.
39. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. A fifteen-foot (15') greenbelt is required along the Secor Road frontage, and shall include one (1) tree for every thirty-foot (30') of frontage. Calculations conclude that a total of eight (8) trees are required in the frontage greenbelt. A continuous hedge or shrub row shall be installed in order to screen the parking lot and headlights from public view. **Acceptable as depicted on landscaping plan.**

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- b. A Type A Landscape Buffer is required along the north, west and south property lines where the site abuts residential zoning. This buffer shall include a minimum of ten-feet (10') of landscaping with four (4) trees and fifteen (15) shrubs for every 100 linear feet and a solid wood or vinyl privacy fence or wall six-to-eight feet (6'-8') in height; **not acceptable as depicted on site plan. A revised landscaping plan shall be submitted accurately depicting a Type A Landscape Buffer with four (4) canopy trees and fifteen (15) shrubs for every 100 linear feet, in areas where viable along the adjacent residential zoning districts.**
- c. A Type B Landscape Buffer is required along the northern property line where the site abuts a CO Office Commercial zoning district. This buffer shall include a minimum of ten-feet (10') of landscaping with four (4) trees and fifteen (15) shrubs for every 100 linear feet. A total of sixteen (16) trees and fifty-eight (58) shrubs are required in this area. Per TMC§1108.0203(D)(2), a fence, wall, or berm six-feet (6') to eight-feet (8') in height may be used and can substitute for shrub requirements; **not acceptable as depicted on site plan. Applicant shall obtain a waiver to TMC§1108.0203(F), for a ten-foot (10') reduction to the required Type B Landscape Buffer and allow the six-foot (6') privacy fence to substitute for the tree and shrub requirements.**
- d. In all Commercial and Industrial districts, fencing to screen open storage areas from public view, except display areas for customer viewing, shall be required in accordance with TMC§1108.0203(H).
- e. Stormwater facilities and bioretention areas are subject to all applicable requirements as listed in TMC§1108.0203(I) & TMC§1108.0206. **Traditional detention/retention ponds are prohibited in the frontage greenbelt.**
- f. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property, and shall be ten feet (10') in width; **not acceptable as depicted on site plan. Shall be noted on revised landscaping plan.**
- g. Foundation plantings for the full street-facing building elevation; and landscape areas at major building entrances; **not acceptable as depicted on landscaping plan. Shall be noted on revised landscaping plan.**



**PLAN COMMISSION RECOMMENDATION (cont'd)**

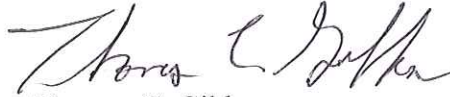
Plan Commission (cont'd)

- h. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards.
  - i. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
  - j. Topsoil must be back filled to provide positive drainage of the landscape area.
  - k. If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details.
  - l. The location, height and materials for any fencing to be installed and maintained; and
  - m. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
40. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. **Landscaping shall be installed and maintained indefinitely.**
41. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
42. Minor adjustments to the Site Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
43. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.
44. The business hours of operations shall be limited from 8:00 AM to 6:00 PM EST on Monday – Saturday, closed on Sunday.

TO: President Cherry and Members of Council  
September 14, 2018  
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REF: SUP-3002-18

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is fluid and cursive, with the first name "Thomas" being the most prominent part.

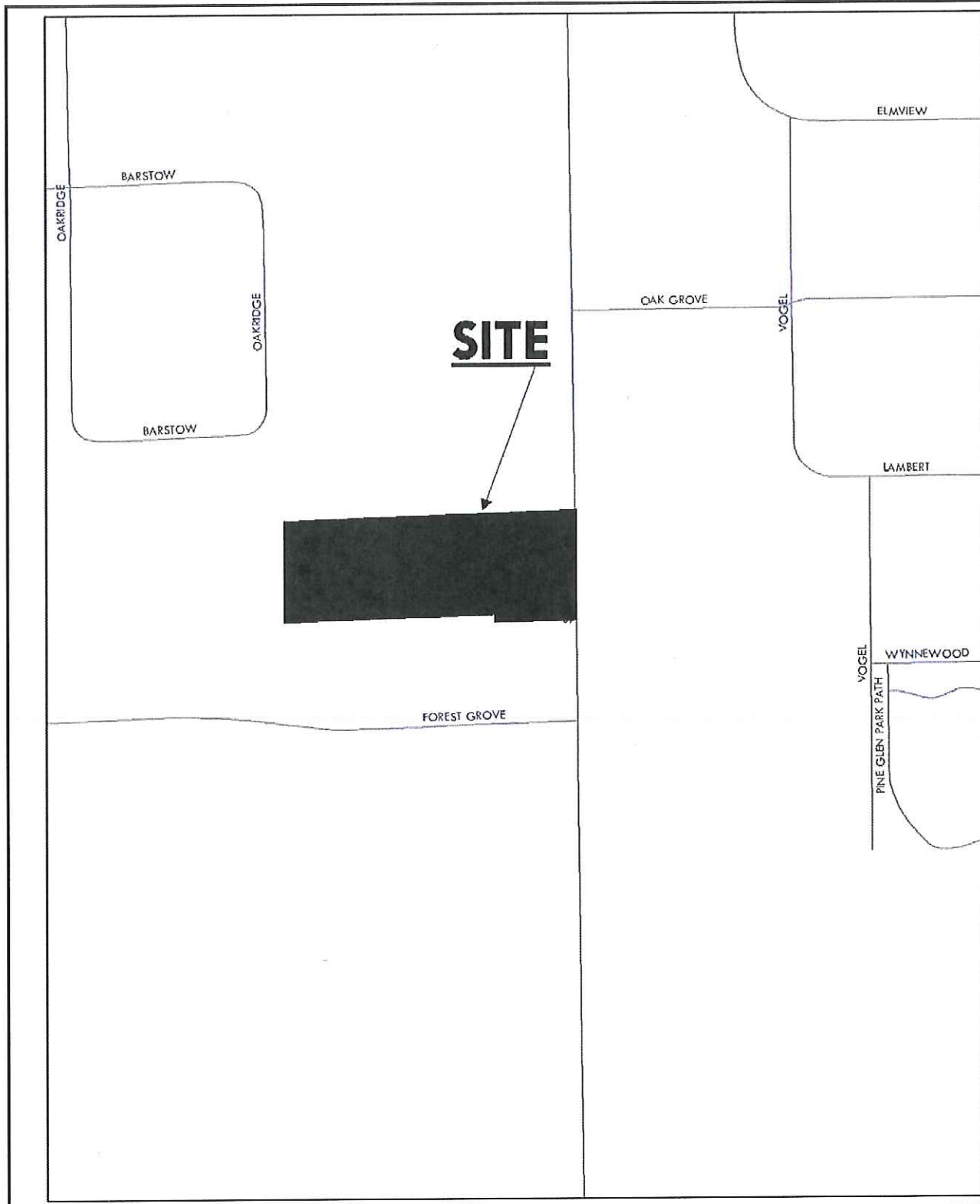
Thomas C. Gibbons  
Secretary

Five (5) sketches follow  
Cc: Lisa Cottrell, Administrator  
Ryne Sundvold, Planner



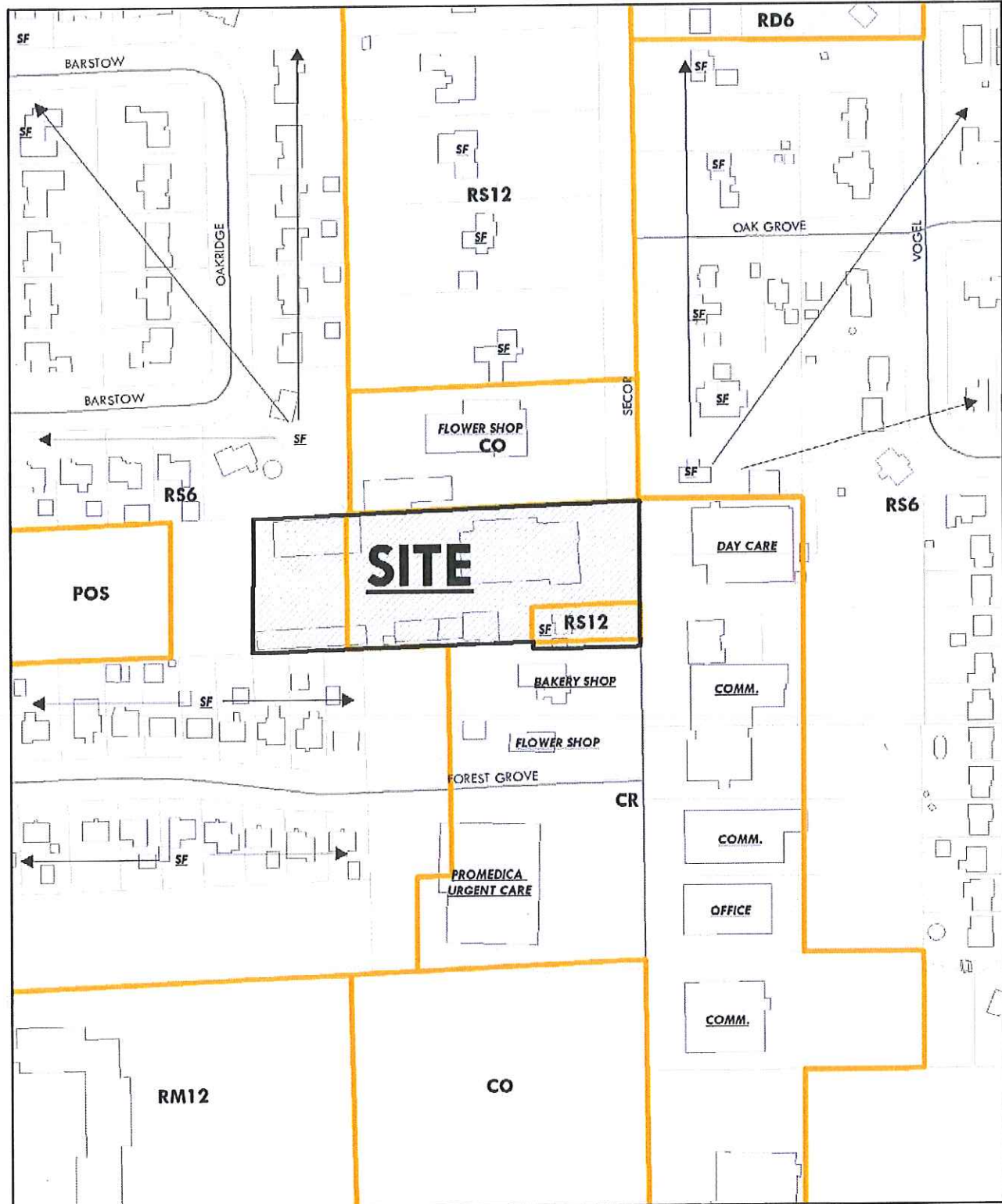
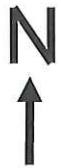
# GENERAL LOCATION

SUP-3002-18  
ID 77



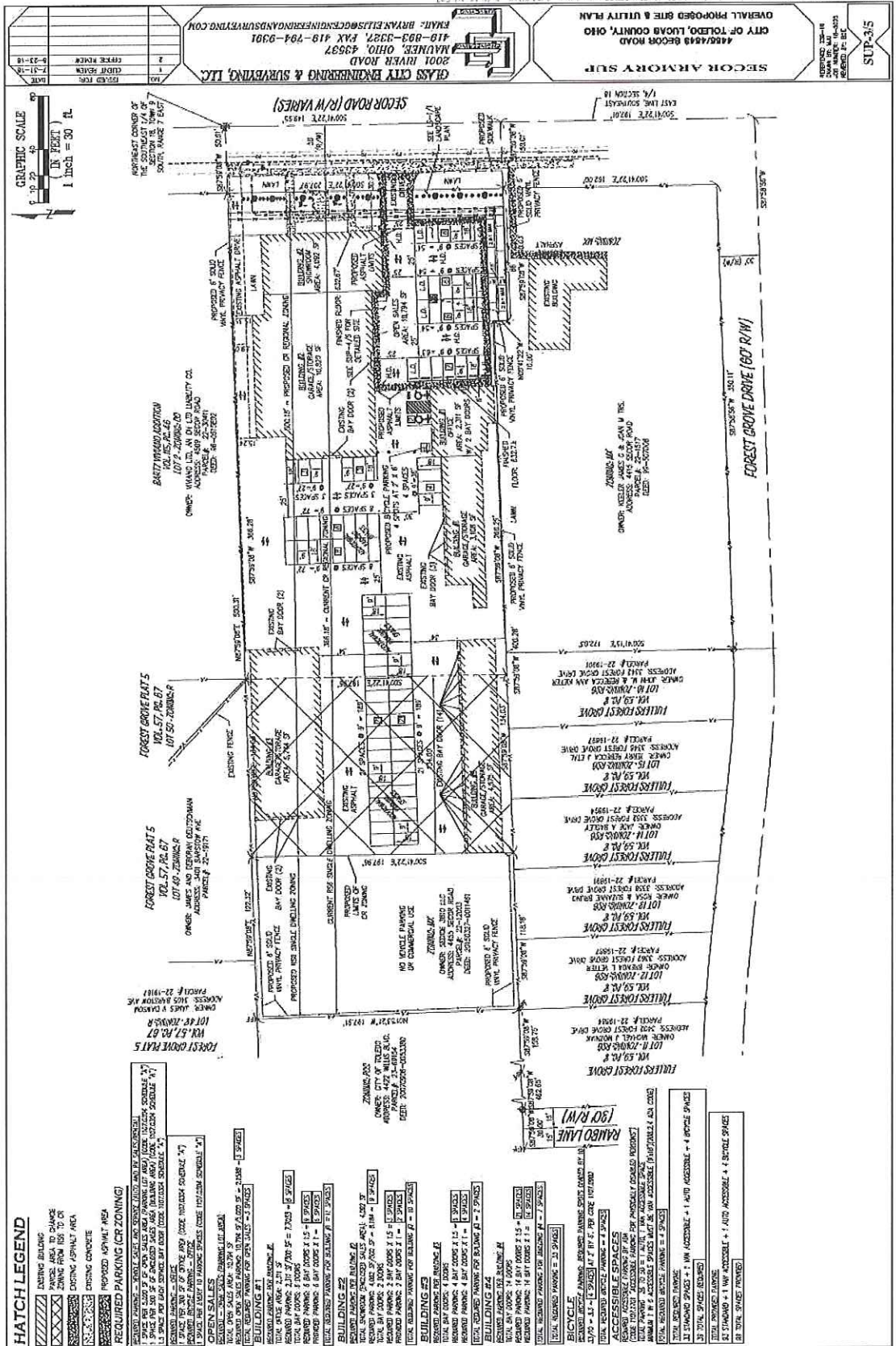
# ZONING & LAND USE

SUP-3002-18  
ID 77

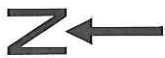




# OVERALL SITE PLAN



**SUP-3002-18**  
**ID 77**





**SUP-3002-18**  
**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 Sedique  
President

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

Name (Printed)

Address

Signature

1.

~~William J. White 3342 Forest Grove~~

2.

John Kiefer 3342 Forest Grove

3.

BECKY TERRY 3346 FOREST GROVE

4.

Jason A. White 3414 Forest Grove  
3401 S. Barstow 419-350-0028

5.

James A Deutschman  
3405 S. Barstow Ave

6.

James V. Dawson 734-731-6139

7.

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9.

10.

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