

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: November 8, 2024

REF: SUP24-00093

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Special Use Permit for a Used Auto Sales at 130 New Towne Square Drive

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 7, 2024 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request - Special Use Permit for Used Auto Sales

Location - 130 New Towne Square Drive

Applicant / Owner - Feeras Khan  
Khans Investments LLC  
130 New Towne Square Drive  
Toledo, OH 43612

Architect - Walter J. Hales, AIA  
Hales Architecture & Planning  
3601 W. Alexis Road, Ste. 200  
Toledo, OH 43623

#### Site Description

Zoning - CR-SO (Regional Commercial – Shopping Center Sign Control Overlay)

Area - ±2.25 acres

Frontage - ±311 feet along Alexis Road  
±168 feet along New Towne Square Drive

Existing Use - Family Entertainment Center

Proposed Use - Used Auto Sales

#### Area Description

North - New Towne Square Drive / CR-SO (Regional Commercial – Shopping Center Sign Control Overlay)

South - Alexis Road, Funeral Home, Paint Store / CR (Regional Commercial)

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**GENERAL INFORMATION (cont'd)**

Area Description (cont'd)

- East - Citylight Church / CR-SO (Regional Commercial – Shopping Center Sign Control Overlay)
- West - Vacant Commercial, Sidelines Restaurant / CR-SO & CR (Regional Commercial)

Parcel History

- M-35-60 - Interim Zoning at area bounded by Detroit Michigan-Ohio State Line, Telegraph Road, and Rozelle Drive (P.C. approved 8/25/60)
- TL-47-61 (A) - Transfer of Title Lease for Parcel 1 from National Aviation Corporation to National Flight Services, Inc. (P.C. approved 2/17/61)
- S-11-73 - Preliminary Drawing approval for a proposed plat for Skyview National Plaza (P.C. approved 2/15/73)
- S-11-73 - Extension of Preliminary Drawing approval for a proposed plat for Skyview National Plaza, north side of Alexis Road, between Telegraph Road and Detroit Avenue (P.C. approved on 3/21/74)
- Z-26-73 - M-2 & C-3 to C-4, R-3, & M-1 at N. Alexis Road, Telegraph to Detroit Avenue (P.C. recommended approval 2/8/73, C.C. approved 3/20/73 (Ord. 375-73), amended by Res. 49-79, P.C. recommended approval 5/24/79, C.C. approved 6/12/79)
- S-3-77 - Preliminary Drawing of Skyview National Plaza at Detroit & Alexis Road, on the north side of Telegraph (P.C. approved 2/17/77)
- Z-62-77 - Amendment to C-4 site plan at north side of Alexis Road between Telegraph & Detroit (P.C. recommended approval 3/17/1977, C.C. approved 4/20/77 (Ord. 303-77))
- Z-8006-91 - Amend site plan granted by Ord. 375-73 as amended for Lot 4 at 130 New Towne Square Drive (P.C. recommended approval 10/3/91, C.C. approved 10/22/91 (Ord. 809-91))

**GENERAL INFORMATION** (cont'd)

Parcel History (cont'd)

- |           |   |   |
|-----------|---|---|
| S-3-16    | - | Final Plat of the Replat of Part of Lot 4 of the NEW TOWNE SQUARE PLAT, located near the north-east corner of Telegraph and Alexis Road (P.C. disapproved 4/14/16)  |
| SPR-47-17 | - | Major Site Plan Review for sign waivers in a Regional Commercial Shopping Center Sign Control Overlay (CR-SO) at 130 New Towne Square Drive (P.C. approved 9/14/17) |
| SPR-41-18 | - | Major Site Plan Review for sign waivers in a Regional Commercial Shopping Center Sign Control Overlay (CR-SO) at 130 New Towne Square Drive (P.C. approved 1/10/19) |

Applicable Regulations

- Toledo Municipal Code (TMC) Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

**STAFF ANALYSIS**

The applicant is requesting a Special Use Permit to open a used car dealership at 130 New Towne Square Drive. The ±2.25-acre site is zoned CR-SO (Regional Commercial – Shopping Center Sign Control Overlay). Used auto sales is permitted in CR (Regional Commercial) zoning districts with a special use permit. To the North of the site is New Towne Square Drive. To the South of the site is Alexis Road, a funeral home, and a paint store. To the East is a church and a shopping center. To the West is a vacant commercial parcel and a restaurant.

Used Auto Sales

TMC§1104.0300 outlines standards which apply to used automobile and recreational vehicle sales when not part of a new auto or RV dealership. 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 setback. No such elevated display, lift or metal structure are shown. Any future desires to install an elevated display, lift or metal structure for the purposes of outdoor display shall adhere to these requirements and listed as a condition of approval.

All used motor vehicles parked or displayed outdoors shall be operable and conform to Chapter 337, Safety and Equipment, of the Traffic Code. Repairs and service of inoperable auto and RV motor vehicles shall be conducted wholly within an enclosed structure permanently located on the lot. Used vehicle inventory shall only be displayed, parked or located within the outdoor display area defined on the site plan.

**STAFF ANALYSIS** (cont'd)

Used Auto Sales (cont'd)

A four-foot (4') wood fence currently exists on the site south of the existing structure intersecting currently-delineated parking spaces. The site plan shows these spaces will be converted into outdoor display spaces. A revised site plan shall be submitted showing either the fence removed or the display spaces within the fence removed and listed as a condition of approval.

Parking and Circulation

TMC§1107.0300 *Off-street parking Schedule "A"* requires a minimum of one (1) parking space per 5,000 square feet of open sales area, plus one (1) per 500 square feet of enclosed sales area, plus one and one-half (1.5) spaces per service bay. With the calculations shown on the site plan, twenty (20) off-street parking spaces are required. Twenty (20) off-street parking spaces have been shown; however, they are not clearly delineated from the outdoor display area spots. Per TMC§1104.0300, the required customer parking may not be used for used vehicle inventory. As a condition of approval, a revised site plan shall be submitted showing clear delineation between outdoor display area parking spots and customer/employee parking spots.

TMC§1107.1700 requires a portion of the total number of off-street parking spaces in each off-street parking area be specifically designated, located, and reserved for use by persons with physical disabilities. The submitted site plan shows four (4) of these accessible spaces for customer/employee parking and three (3) spaces within the outdoor display area. Since parking spaces within the outdoor display area are intended for the display of for-sale vehicles, not for customer/employee parking, there should be no need for accessible spaces within this area. A revised site plan shall be submitted showing no accessible parking spaces within the outdoor display area and listed as a condition of approval. With twenty (20) customer/employee parking spaces, one (1) van-accessible parking space is required per TMC§1107.1701. Should the number of proposed customer/employee parking spaces increase to twenty-six (26) or more based upon the previous delineation requirement, the number of required accessible parking spaces will also need to increase.

Required spaces for persons with disabilities must be identified with signs and pavement markings identifying them as reserved for persons with disabilities. Signs must be posted directly in front of the parking space at a height of no less than sixty inches (60") and no more than seventy-two inches (72") above pavement level. Additionally, aisles meeting the minimum dimensional standards of TMC§1107.1702 must be provided adjacent to all accessible parking spaces and listed as a condition of approval.

TMC§1107.1900 *Design Standards* applies to both customer/employee parking areas and outdoor display areas. Not all drive aisle and parking spot dimensions are shown; however, those that are shown reveal that the existing parking lot is not compliant with TMC§1107.1911 *Dimensions*. As a condition of approval, a revised site plan shall be submitted to both the Plan Director and the Division of Traffic Management showing all drive aisle and parking spot dimensions compliant with TMC§1107.1911.



**STAFF ANALYSIS (cont'd)**

Landscaping and Screening

An extensively landscaped frontage greenbelt is required along all public rights-of-way. At least one (1) tree must be provided for every thirty feet (30') of lot frontage, rounded up. The site has  $\pm$ three-hundred-eleven feet ( $\pm$ 311') of frontage on Alexis Road, which requires eleven (11) trees. Eleven (11) trees are shown and have been provided. The site has  $\pm$ one-hundred-sixty-eight feet ( $\pm$ 168') of frontage on New Towne Square Drive, which requires six (6) trees. Seven (7) existing trees are shown on the site plan and complies with the minimum frontage greenbelt requirements.

If a parking lot is proposed in the front of the property, the frontage greenbelt shall include a solid evergreen hedge planting to screen the parking lot so that no headlights of any vehicles can be seen from the public street. A low undulating earth berm may substitute the evergreen hedge if approved by the Plan Director. An acceptable earth berm exists along Alexis Road; however, no such berm exists along New Towne Square Drive. A revised landscape plan shall be submitted depicting a solid evergreen hedge within the frontage greenbelt along New Towne Square Road in front of the parking lot and listed as a condition of approval.

Perimeter parking lot landscaping must be installed along any parking lot area adjacent to a street, place, or driveway, or which is visible from an immediately adjacent property. A minimum of one (1) canopy tree must be provided for each thirty linear feet (30'). A perimeter landscape strip currently exists along the western property line containing eight (8) existing trees. While these trees appear to be on the adjacent property, their existence meets the intent of this provision. Fourteen (14) trees are required along the western property line. The existing trees can be credited for multiple trees per TMC§1108.0407 *Tree Preservation and Credit for Existing Landscape Materials*. In order to count for tree credits, trees must have their species and caliper verified and depicted on a revised landscaping plan. Staff anticipates the existing trees will receive enough credit to meet the minimum fourteen (14) trees required.

Perimeter parking lot landscaping is also required along the eastern property line. There are two (2) existing trees between the parking lot and the property line. No other trees are proposed or shown on the submitted landscaping plan; however, eleven (11) trees are required on this area. While the existing trees may be credited as multiple trees, staff does not anticipate this requirement will be met. As a condition of approval, a revised landscaping plan must be submitted depicting additional trees to meet the eleven (11) trees required. In order to count for tree credits, existing trees must have their species and caliper verified and depicted on a revised landscaping plan.

Perimeter parking lot landscaping must also contain continuous shrubs with a minimum height of eighteen inches (18") when installed so as to achieve full screening at maturity. The submitted landscaping plan shows screening shrubs only along a small portion of the eastern property line. A revised landscaping plan must be submitted showing continuous shrub plantings along both the eastern and western property lines. If the applicant cannot receive permission to plant continuous shrubs within the existing landscape strip on the adjacent property to the west, the landscaping area may need to be expanded onto the subject property.

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**STAFF ANALYSIS (cont'd)**

Signs

Per TMC§1113.0702(B), if a premises undergoes a Plan Commission review any nonconforming signage on the premises shall be brought fully into compliance with the Sign Code as a part of the review and approval process. As such, the existing nonconforming post-mounted sign along Alexis Road must be removed. This site is within an -SO Shopping Center Sign Control Overlay. Per TMC§1103.0707(D), a maximum of two (2) building signs are permitted on this outlot. One (1) ground sign may be installed as an alternative and substitute to one (1) of the two (2) permitted building signs. Applicant shall obtain appropriate permits for any proposed signage.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan Future Land Use Map targets this site for Neighborhood Mixed-Use land uses. The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. The proposed used car dealership is consistent with the Forward Toledo Plan as it reuses an existing commercial building, preventing blight and reducing waste materials that may have ended up in a landfill had the building been demolished. The reutilization of this structure supports the Building Preservation goal. Staff recommends approval of this special use permit as it meets the stated purpose of the zoning code, the proposed use complies with all applicable provisions of the zoning code, and the proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of SUP24-00093, a Special Use Permit for used car dealership at 130 New Towne Square Drive, to the 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)**);
2. The proposed use complies with all applicable provisions of this Zoning Code (**TMC§1111.0706(B)**); and
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (**TMC§1111.0706(C)**).

The Toledo City Plan Commission further recommends approval of SUP24-00093, a Special Use Permit for a used car dealership at 130 New Towne Square Drive, to the Toledo City Council, subject to the following **forty (40)** conditions:

Engineering Services

1. The City of Toledo public water system does not appear to be impacted by the project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.

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

Engineering Services (cont'd)

2. A plan note states that the site might have detention through the metering of parking lot catch basins. Toledo does have calculations available to the applicant from 1992 for the detention provided on the surface of the parking lot at three existing catch basins.

Division of Environmental Services

3. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
4. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
5. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
6. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
7. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from [https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives\\_to\\_ohio\\_invasive\\_plant\\_species.pdf](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf)
8. Applicant shall maintain compliance with the City of Toledo and the 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 the Anti-Noise Laws.

Bureau of Fire Prevention

9. It appears that this building will undergo a change of use. This will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
10. Building construction plans to be submitted to the FD for review in addition to the Building Inspection Department plan submittal. (OFC104.2, OBC107.4.5)



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

Bureau of Fire Prevention (cont'd)

11. Fire Department to be notified and present for all fire systems acceptance testing. (OFC 901.5)
12. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2)

Division of Transportation

13. Accessible parking is required with an 8' loading aisle for van and 5' loading aisle for auto per TMC 1107.1700.
14. Accessible parking signage sizes are required to meet TMC 1107.1704.
15. Wheel stops are required at all property lines, sidewalks, planting strips and buildings per TMC 1107.1907.
16. Dimensions for all drive aisles and parking spots must be shown per TMC 1107.1911.
17. All driveways and drive aisles must be a minimum width of 25' for two-way traffic per TMC 1107.1911.
18. The accessible parking spaces are required to be the closest parking space available to the accessible entrance with the shortest path of travel per TMC 1107.1703 and ADA (Americans with Disabilities Act).
19. All angled must be perpendicular parking with a 25' drive aisle for two-way traffic per TMC 1107.1911.
20. If one does not already exist, a cross access agreement is required with adjacent property owner to the West.

Plan Commission

21. No elevated displays, lifts, or metal structures used in conjunction with the display of motor vehicles shall be permitted without an amendment to this Special Use Permit.
22. All used motor vehicles parked or displayed outdoors shall be operable and conform to Chapter 337, Safety and Equipment, of the Traffic Code.
23. Repairs and service of inoperable auto and RV motor vehicles shall be conducted wholly within the enclosed structure.
24. Used vehicle inventory shall only be displayed, parked or located within the outdoor display area defined on the site plan.



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

Plan Commission (cont'd)

25. The existing four foot (4') wooden fence between the structure and Alexis Road shall either be removed or have all parking/display spaces removed from within its enclosure. **This shall be depicted on a revised site plan submitted to the Plan Director.**
26. Off-street parking spaces for customers/employees shall be clearly delineated from spots within the outdoor display area. **Not acceptable as depicted. A revised site plan shall be submitted to the Plan Director depicting a clear delineation between outdoor display area parking spots and customer/employee parking spots.**
27. Off-street parking shall be provided pursuant to Off-Street Parking Schedule "A," (TMC§1107.0304).
28. Accessible parking spaces shall be provided according to TMC§1107.1701. All accessible parking spaces must comply with the parking space dimension standards of TMC§1107.1702.
29. Accessible spaces may not be included within the outdoor display area. **Not acceptable as depicted. A revised site plan shall be submitted to the Plan Director depicting no accessible parking spaces within the outdoor display area.**
30. Required spaces for persons with disabilities must be identified with signs and pavement markings identifying them as reserved for persons with disabilities. Signs must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level.
31. All drive aisle and parking spot dimensions shall be shown to be compliant with TMC§1107.1900 *Design Standards*. **Not acceptable as depicted. A revised site plan shall be submitted to the Plan Director and Division of Traffic Management showing compliance with all design standards.**
32. 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 or to a stormwater treatment facility subject to the regulations and approval of the Department of Public Utilities. **Acceptable as depicted.**
33. 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. **Acceptable as depicted.**
34. A detailed site, lighting, fencing and landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:

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

Plan Commission (cont'd)

- a. A fifteen-foot (15') buffer of landscaped frontage greenbelt is required along Alexis Road. At least one tree must be provided for every 30 feet of lot frontage. The frontage greenbelt shall also include a solid evergreen hedge to screen parking in the front of the property and prevent headlights from being seen from the right-of-way. **Acceptable as depicted on landscaping plan. Berm is a suitable substitute for the evergreen hedge.**
- b. A fifteen-foot (15') buffer of landscaped frontage greenbelt is required along New Towne Square Drive. At least one tree must be provided for every 30 feet of lot frontage. The frontage greenbelt shall also include a solid evergreen hedge to screen parking in the front of the property and prevent headlights from being seen from the right-of-way. **Not acceptable as depicted. A revised landscaping plan shall be submitted to the Plan Director depicting a solid evergreen hedge within the frontage greenbelt along New Towne Square Road where the parking lot is visible.**
- c. Perimeter parking lot landscaping is required along the western property line. A minimum of one (1) canopy tree must be provided for each thirty linear feet (30'). **Not acceptable as depicted. Fourteen (14) trees required. Existing trees on the abutting property may be credited for multiple trees per TMC§1108.0407. In order to count for tree credits, trees must have their species and caliper verified and depicted on a revised landscaping plan.**
- d. Perimeter parking lot landscaping is required along the eastern property line. A minimum of one (1) canopy tree must be provided for each thirty linear feet (30'). **Not acceptable as depicted. Eleven (11) trees are required. Existing trees on the abutting property may be credited for multiple trees per TMC§1108.0407. In order to count for tree credits, trees must have their species and caliper verified and depicted on a revised landscaping plan.**
- e. Perimeter parking lot landscaping along the eastern and western property lines must contain continuous shrub plantings with a minimum height of eighteen inches (18") when installed so as to achieve full screening at maturity. **A revised landscaping plan shall be submitted to the Plan Director depicting continuous shrub plantings along both the eastern and western property lines. Western property line shrub plantings may be depicted on the adjacent property if permission is given by the adjacent property owner.**
- f. Topsoil must be back filled to provide positive drainage of the landscape areas.
- g. 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.

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

Plan Commission (cont'd)

- h. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval.
  - i. All landscaped areas shall be provided with a readily available water supply in accordance with TMC§1108.0406 *Irrigation/Watering*. Water outlets (hose bibbs) shall be provided within one-hundred feet (100') of all required plant material unless a subsurface irrigation system is used. **Irrigation plans must be submitted with development plans and, in the case of a subsurface irrigation system, contain all construction details.**
  - j. 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 shall be depicted. Trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards.
  - k. The location, height and materials for any fencing to be installed and maintained.
  - l. The location of any proposed lighting (lights are to be directed away from adjacent residential properties).
35. Pursuant to TMC§1113.0700 *Legal nonconforming signs*, if the premises on which a legally nonconforming sign is located undergoes a Plan Commission review, including this Site Plan Review, any nonconforming signage on the premises shall be brought into full compliance with the Sign Code as a part of the review and approval process. The existing nonconforming ground sign on Alexis Road shall be removed.
36. This site is within an -SO Shopping Center Sign Control Overlay. Per TMC§1103.0707(D), a maximum of two (2) building signs are permitted on this outlot. One (1) ground sign may be installed as an alternative and substitute to one (1) of the two (2) permitted building signs. Applicant shall obtain appropriate sign permits for any proposed signage.
37. 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.
38. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
39. 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.



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

Plan Commission (cont'd)

40. 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.

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

AS

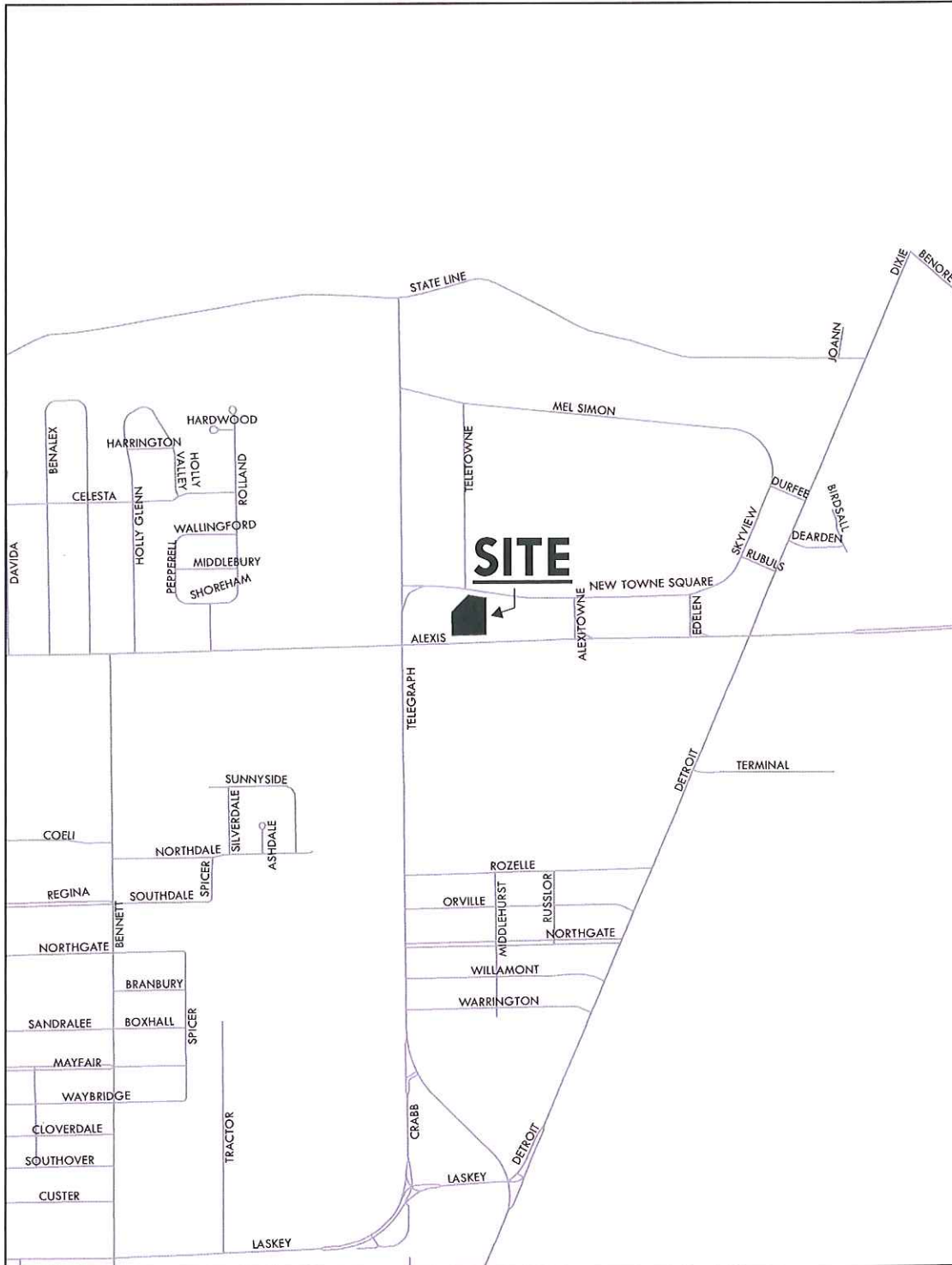
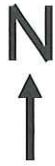
Four (4) sketches follow

Cc: Khans Investments LLC, 130 New Towne Square Drive, Toledo, OH 43612  
Hales Architecture & Planning, 3601 W. Alexis Road, Ste. 200, Toledo, OH 43623  
Lisa Cottrell, Deputy Director  
Alex Schultz, Planner



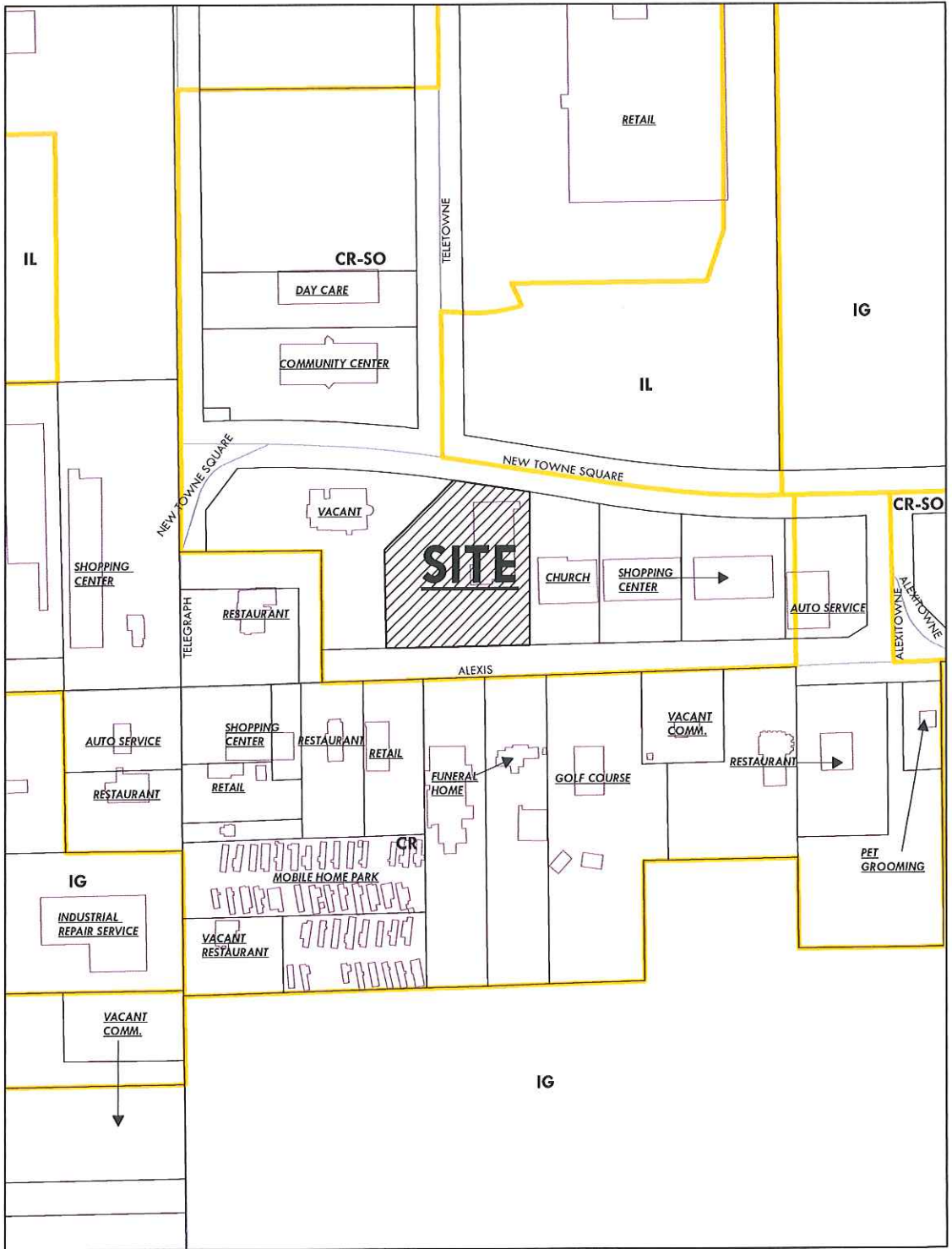
# GENERAL LOCATION

SUP24-00093  
ID 70



# ZONING & LAND USE

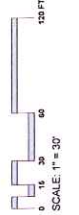
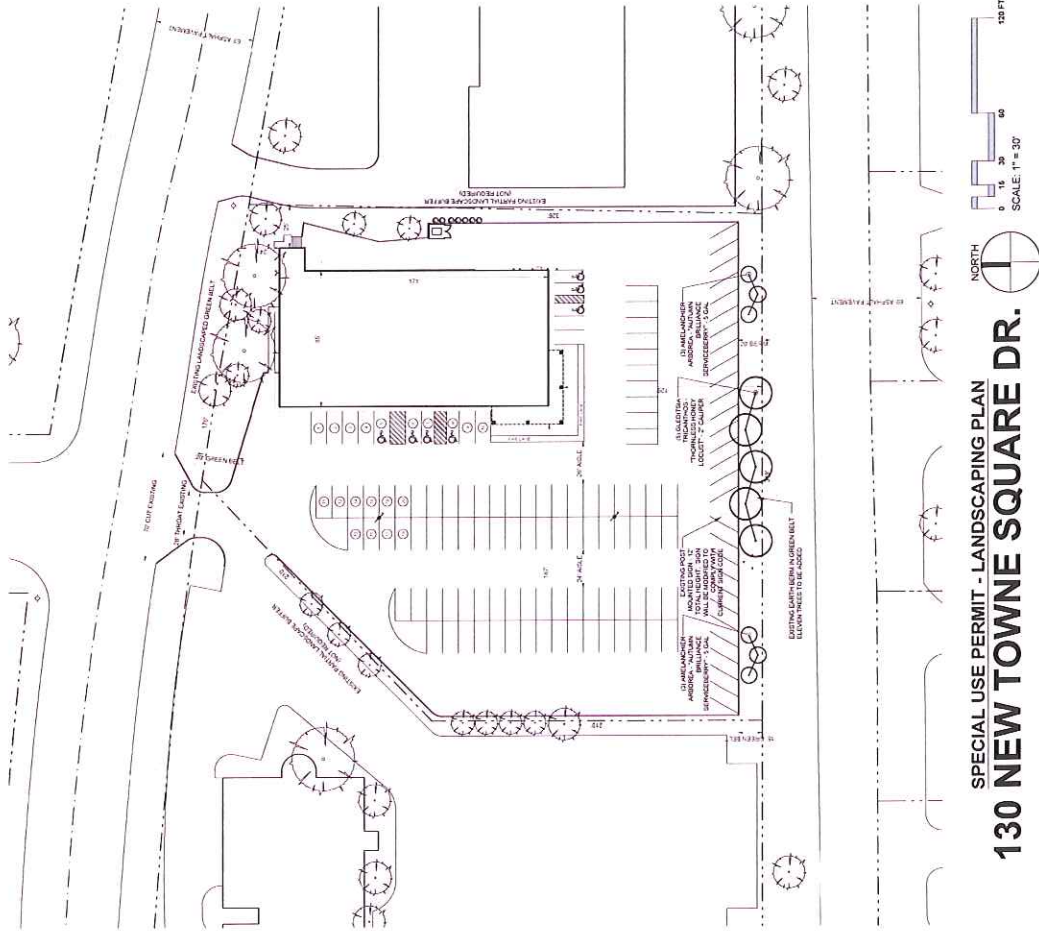
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# LANDSCAPE PLAN

SUP24-00093  
ID 70



## SPECIAL USE PERMIT - LANDSCAPING PLAN 130 NEW TOWNE SQUARE DR.

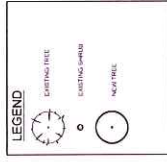


GENERAL LOCATION SITE MAP  
SCALE: 1" = 200'

**SITE ADDRESS**  
130 NEW TOWNE SQUARE DR.  
ANNAPOLIS, MD 21403

**ZONING**

GENERAL NOTES:  
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE ANNAPOLIS CITY ENGINEERING DEPARTMENT. WHICHE SALES AND SERVICE IS AN ACCEPTABLE USE. USE OF THIS PLAN FOR ANY OTHER PURPOSE IS PROHIBITED.  
2. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE SURROUNDING ENVIRONMENT.  
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10. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE SURROUNDING ENVIRONMENT.



DRAWING DATE: SEPTEMBER 11, 2024

ARCHITECTURE  
PLANNING

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