

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for Used Auto Sales
Location	-	631 S. Reynolds Road
Applicant/Owner	-	Wasfi Al-Badour 4708 Ryan Road Toledo, OH 43614
Engineer	-	David Golis, PE, CBO 5505 Pickle Road Oregon, OH 43616

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 1.56 acres
Frontage	-	± 320' along Monroe Street
Existing Use	-	Vacant Commercial
Proposed Use	-	Used Auto Sales

Area Description

North	-	CR / Jesse James Shopping Center
South	-	CR / Car Wash
East	-	RD6 / Willow Brook Place Mobile Home Park
West	-	CR & IL / S. Reynolds Road, Commercial Warehouse, Charter School

Parcel History

Z-252-79	-	Zone Change from M-1 Restricted Industry to R-3 Two-Family Residence (PC disapproved 1/24/1980; withdrawn at request of applicant).
S-34-79	-	Preliminary Drawing for Holiday Park (PC disapproved with no prejudice 1/24/1980).
Z-254-80	-	Zone Change from M-1 Restricted Industry to C-3 General Commercial, C-1 Neighborhood Shopping, & R-3 Two-Family Residence (PC disapproved 10/16/1980; Council approved 12/2/1980, Ord. 797-80).

GENERAL INFORMATION (cont'd)Parcel History (cont'd)

CUP-255-80	-	Community Unit Plan for residential and commercial development of Holiday Park (PC disapproved with no prejudice 10/16/1980).
S-3-81	-	Preliminary Commercial Plat for Cedar Estates (PC approved 3/19/1981).
S-3-81	-	Final Plat for Cedar Estates (PC approved 7/21/1983)
Z-4-84	-	Zone Change from C-1 Neighborhood Shopping to C-3 Commercial (P.C. referred with no recommendation; Council approved 5/1/1984, Ord. 316-84).
S-3-81	-	Commercial Plat Site Plan for Cedar Estates Lots 3 & 4 for a Commercial Building (PC approved 7/21/1988).
S-3-81	-	Commercial Plat Site Plan for Cedar Estates Lots 3 & 4 for Mobile Home Display (PC approved 11/9/1995).
S-3-81	-	Major Change to Site Plan for Cedar Estates Lots 3 & 4 for Used Auto Sales (PC approved 5/13/2004).
SPR-48-19	-	Minor Site Plan Review for a building addition (Administratively approved 11/1/2019).
SUP-9004-20	-	Special Use Permit for a Used Car Lot (PC approved 11/5/2020; Council approved 1/21/2021, Ord. 27-21)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for Used Auto Sales at 631 S. Reynolds Road. The site was formerly used as Rose City Motors, a used auto sales commercial use. The site has since been left vacant. Reestablishing used auto sales requires a Special Use Permit. The site is approximately 1.56 acres and is currently zoned CR Regional Commercial. Surrounding land uses include the Jesse James Shopping Center to the north, a car wash to the south, the Willow Brooke Place Mobile Home Park to the east, and commercial warehouses and a charter school to the west.

STAFF ANALYSIS (cont'd)

Used Auto Sales Regulations

TMC§1104.0300 *Auto and RV sales, used only* outlines use-specific criteria for used auto sales. Elevated displays, lifts or metal structures used in conjunction with the display of motor vehicles are 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 is shown. Any future plans to install an elevated display, lift or metal structure for the purposes of outdoor display shall adhere to these requirements. This has been listed as a condition of approval.

All used motor vehicles parked or displayed outdoors must be operable and conform to Chapter 337, Safety and Equipment, of the Traffic Code. Repairs and service of inoperable vehicles must be conducted wholly within an enclosed structure permanently located on the lot. Used vehicle inventory may only be displayed, parked or located within the outdoor display area defined on the site plan. No such outdoor display area has been defined, although a plan note has stated that there will be nine (9) customer/employee parking spaces and seventy-nine (79) sales/display spaces. Defining this area on a revised site plan has been added as a condition of approval.

Parking and Circulation

TMC§1107.0400 permits a maximum of one (1) off-street parking space per 5,000 square feet of open sales area. As discussed, an outdoor display area has not been defined on the site plan. Once defined, the applicant must ensure this maximum parking ratio is not exceeded. This has been added as a condition of approval.

Per TMC§1107.1700 *Accessible Parking for Physically Disabled Persons*, a minimum of three (3) auto-accessible and one (1) van-accessible parking spaces are required. Such spaces must be located in close proximity to building entrances and must be identified with signs and pavement markings. The applicant currently proposes one (1) van-accessible space and no auto-accessible spaces. The addition of these spaces has been added as a condition of approval.

This site is part of Cedar Estates Plat One, which outlines two (2) twenty-five foot (25') wide drive & utility easements near the eastern and western property lines. The plat requires these drives to be used "jointly for the benefit of the owners" of all lots within the plat. Access along these drive aisles between properties cannot be restricted per the plat; however, per Ohio Administrative Code Rule 4501:1-3-08 used motor vehicle dealers must be separated with a barrier from any other business or service. It has been determined that this state rule supersedes the plat requirement. The applicant has therefore proposed landscaping on the northern property line, closing the drive leading to that neighboring property. The drive connecting the applicant's property to the south was previously closed via a development on that adjacent property.

STAFF ANALYSIS (cont'd)

Landscaping

Per TMC§1108.0202 *Frontage Greenbelt*, a landscape greenbelt consisting of eleven (11) trees and a solid evergreen hedge is required along Reynolds Road. The applicant has proposed ten (10) trees and a solid evergreen hedge. The addition of one (1) more tree has been added as a condition of approval.

Per TMC§1108.0204 *Parking Lot Landscaping*, perimeter landscaping is required along any parking lot area visible from an immediately adjacent property. Perimeter landscaping is already provided to the south by the adjacent property owner. However, no such landscaping has been installed along the northern property line. The applicant has proposed landscaping on the northern property line where visible. Two (2) trees and a continuous shrub with a minimum height of eighteen inches (18”) is required within this northern landscaping. This has been added as a condition of approval.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site for Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Parking areas should be consolidated serving multiple users. Auto-oriented uses such as car-washes and gas stations are not compatible with this land use designation. Parking areas should be consolidated serving multiple users and stand-alone commercial-only buildings are discouraged. The proposed used auto sales is not compatible with the Forward Toledo Plan; however, it will reuse a site which was previously used for used auto sales.

Staff recommends approval of the requested Special Use Permit because the use complies with all applicable provisions of the Zoning Code and is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP25-0041, a Special Use Permit for Used Auto Sales at 631 S. Reynolds Road, to Toledo City Council, for the following **two (2) reasons**:

1. The proposed use complies with all applicable provisions of the Zoning Code (TMC§1111.0706(B)); and
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C)).

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP25-0041, a Special Use Permit for Used Auto Sales at 631 S. Reynolds Road, to the Toledo City Council, subject to the following **twenty-two (22) conditions**:

STAFF RECOMMENDATION (cont'd)

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

Fire Prevention Bureau

No comments or concerns.

Division of Traffic Management

1. Three (3) auto and one (1) van accessible parking spot with a 5' loading aisle for auto and an 8' loading aisle for van is required per TMC 1107.1701 & 1107.1702.

Division of Engineering Services

2. Whereas existing private storm sewers should be shown on the plan but are not, SPR applicant hereby acknowledges the presence of two parallel storm sewers that are their responsibility to maintain, one to the west of the building and one to the east, which convey drainage from the adjacent southern private property, drain through the subject property, and continue through the adjacent northern private property.

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.
 - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
 - b. Construction BMPs shall be in place prior to the start of construction activities.
 - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours. (this comment is specific for sites above 2,500 square ft)
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 the amount of new and/or additional impervious surface on the site.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

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
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.

Soil & Drainage Services

No comments received at time of print.

Plan Commission

9. 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.
10. All used motor vehicles parked or displayed outdoors shall be operable and conform to Chapter 337, Safety and Equipment, of the Traffic Code.
11. Repairs and service of inoperable auto and RV motor vehicles shall be conducted wholly within an enclosed structure.
12. 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.**
13. The number of off-street parking spaces shall not exceed one (1) space for every 5,000 square feet of open sales area per TMC§1107.0400.
14. A fifteen-foot (15') buffer of landscaped frontage greenbelt meeting the requirements of TMC§1108.0202 is required along S. Reynolds Road. **Not acceptable as depicted. The applicant shall submit a revised landscape plan to the Plan Director depicting a minimum of eleven (11) trees along S. Reynolds Road.**
15. Perimeter parking lot landscaping meeting the requirements of TMC§1108.0204 is required along the northern property line where visible from the adjacent property. **Not acceptable as depicted. The applicant shall submit a revised landscape plan to the Plan Director depicting a minimum of two (2) trees and a continuous shrub with a minimum height of eighteen inches (18").**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

16. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.
17. Per TMC§1113.0702(B), all nonconforming signage on the premises shall be brought fully into compliance with TMC§1113 *Signs*. The existing pole sign on this site shall be brought down. **Acceptable as depicting in notes.**
18. Future signage shall meet the standards of TMC§1113 *Signs* and shall obtain separate sign permits.
19. 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.
20. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
21. 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.
22. 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.

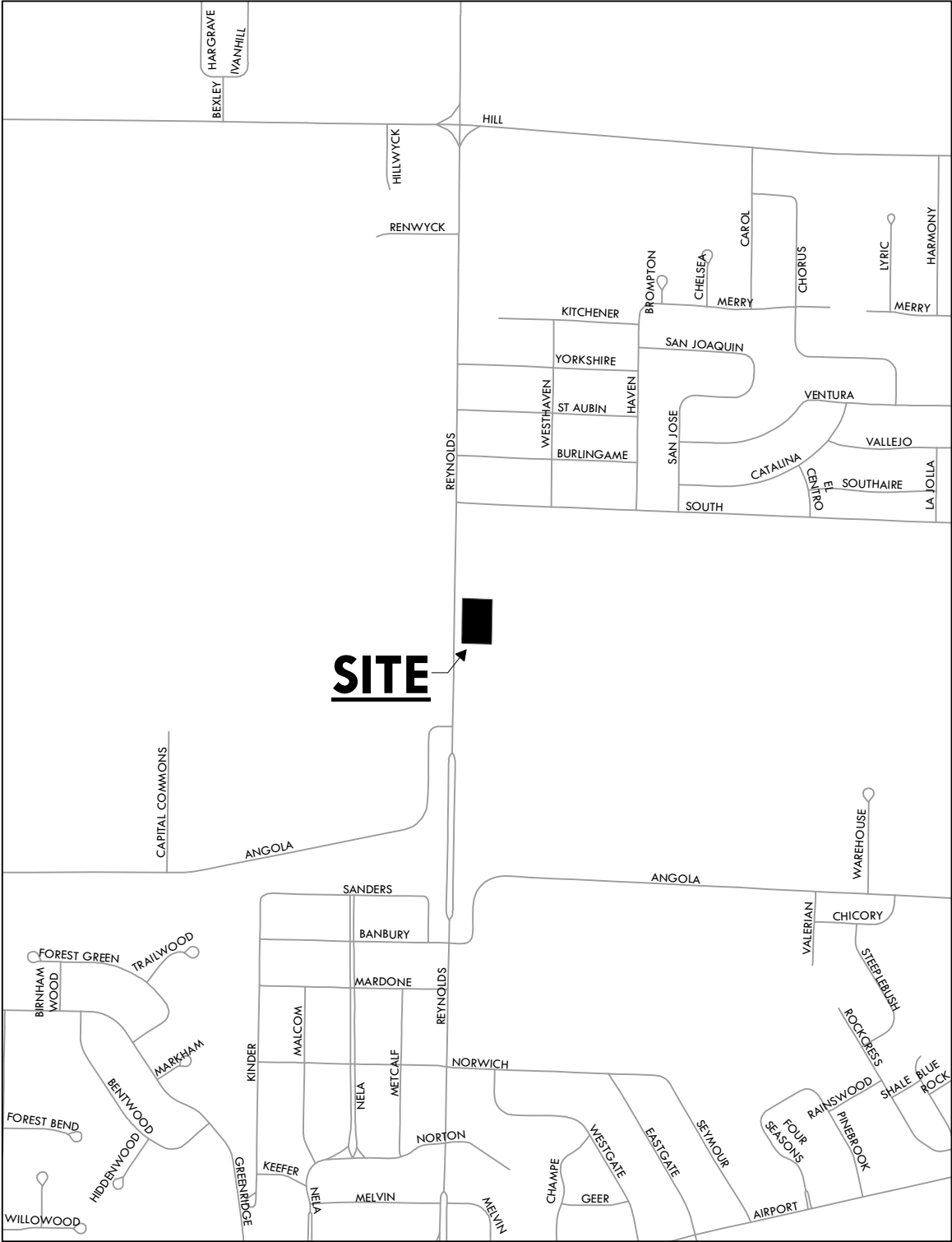
SPECIAL USE PERMIT
TOLEDO CITY PLAN COMMISSION
REF: SUP25-0041
DATE: February 12, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 18, 2026
TIME: 4:00 P.M.

AS
Four (4) sketches follow

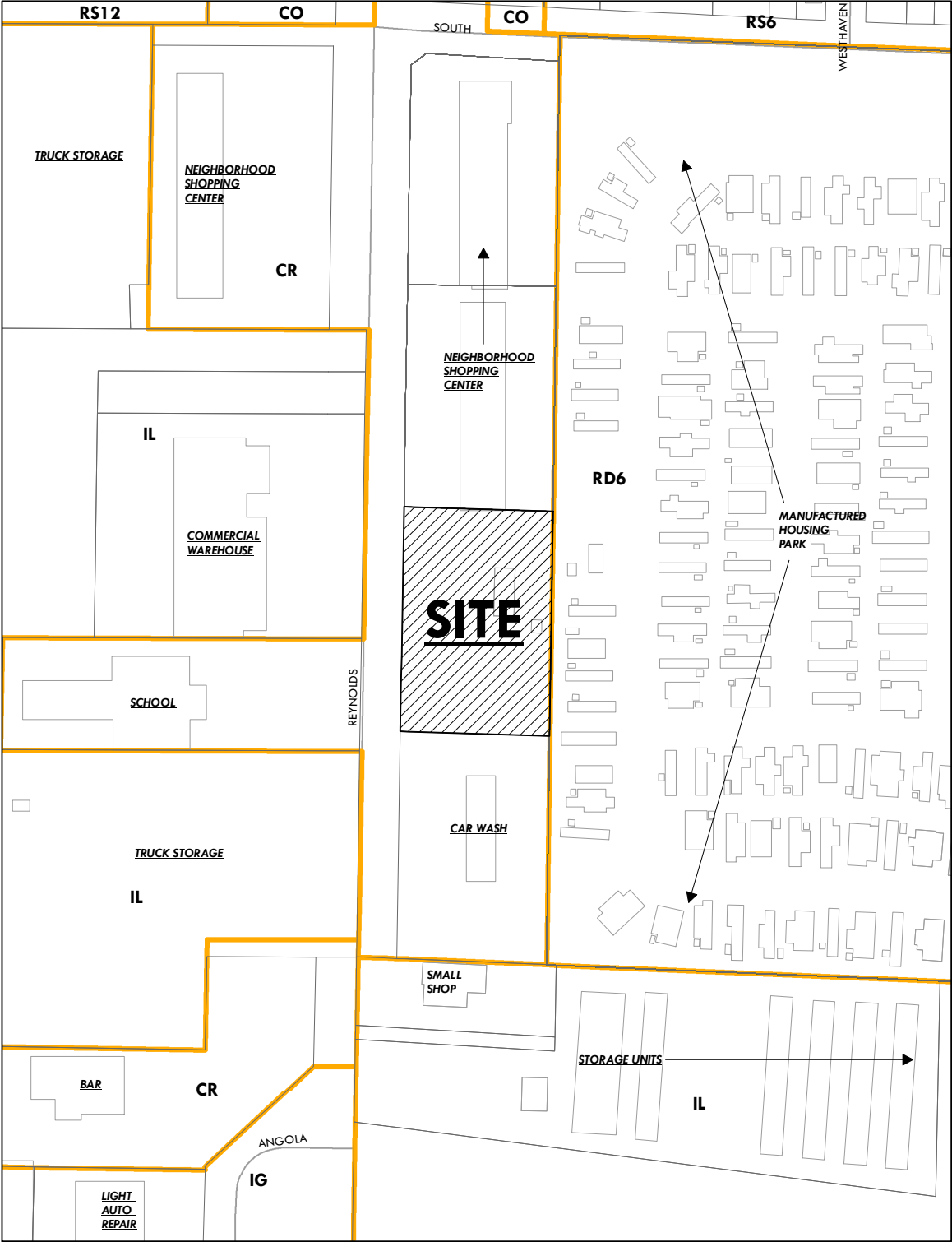
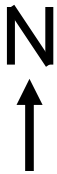
GENERAL LOCATION

SUP25-0041
ID 108



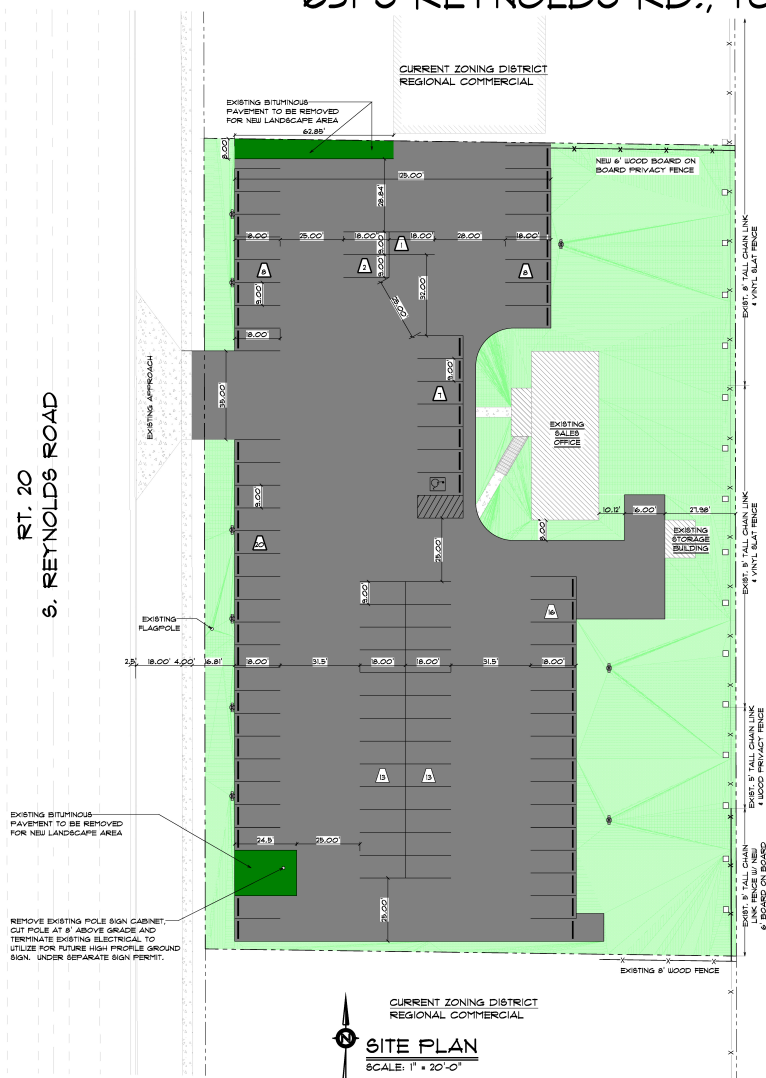
ZONING & LAND USE

SUP25-0041
ID 108



1ST PRIME AUTO
631 S REYNOLDS RD., TOLEDO, OH 43615

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1'-0" x 1'-6" X-0-80 ALUMINUM HANDICAPPED PARKING SIGN. SIGN TO READ "RESERVED PARKING" w/ IDENTIFICATION SYMBOL. BOLT TO STEEL TUBE w/ CADMIUM PLATED BOLTS, NUTS, AND WASHERS.

ADDITIONAL "VAN ACCESSIBLE" SIGN

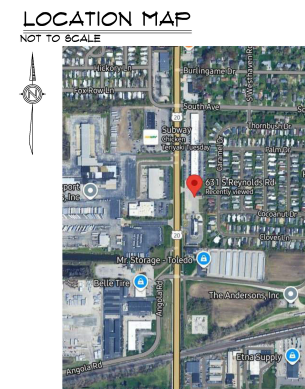
FINE NOTICE SIGN

2' x 2' x .180 STEEL TUBE EXTENDED INTO GROUND, FINGER WELDED, WATER-TIGHT CAP. PAINT TO MATCH EXTERIOR. RUST PROTECTIVE PAINT.

MIN. 6'-8" MAX. 5'-0" MIN.

ACCESSIBLE PARKING SIGN
SCALE: NOT TO SCALE

CURRENT ZONING DISTRICT
RD6 -
DUPLEX RESIDENTIAL - 6,000



PARKING SUMMARY

EMPLOYEE STALLS:	2
CUSTOMER STALLS:	6
ADA STALLS:	1
SALES PARKING STALLS:	79
TOTAL STALLS:	88

LOT DATA:

ADDRESS: 631 S. REYNOLDS RD.
TOLEDO, OHIO 43615
ASSESSOR NUM: 03590003
PARCEL ID: 0350307
ZONING: CR - REGIONAL COMMERCIAL
LEGAL DESCRIPTION: CEDAR ESTATES PLAT ONE LOT 3
(LUCAS COUNTY GIS LEGAL DESC.)
AREA: +/- 1.56 AC









PROPOSED IMPROVEMENT COVERAGE

TOTAL AREA:	1.56 AC
EXISTING IMPERVIOUS AREA:	0.56 AC
EXISTING PERVIOUS AREA:	1.00 AC
PROPOSED IMPERVIOUS AREA:	0.50 AC
PROPOSED PERVIOUS AREA:	0.98 AC

NOTES:

1. PROPERTY LINE DATA WAS DRAWN PER DOCUMENTS PROVIDED BY LUCAS COUNTY GIS.
2. ALL PARKING STALLS ARE MINIMUM 9' X 18'.

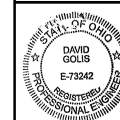
SYMBOL LEGEND

- | | |
|---|---|
|  | PARKING STALLS IN EACH ROW |
|  | PAINTED ACCESSIBILITY PARKING SYMBOLS |
|  | PROPOSED CONCRETE WHEEL STOP |
|  | EXISTING LIGHT |
|  | EXISTING BITUMINOUS PAVEMENT |
|  | EXISTING PERVIOUS AREA |
|  | PROPOSED PERVIOUS AREA |
|  | EXISTING 2' X 2' X 5' TALL CONCRETE FENCE PIERS |

LA LaPoint
DESIGN

LAPOINT DESIGN LLC
716 HUBBEL ST.
MAUMEE, OH 43537
419.338.7000

GOLIS
CONSULTING, LLC
David Golis, PE, CEO
419-704-1527 • golispa@gmail.com



David Golis,
P.E.

6631 S. REYNOLDS RD.,
TOLEDO, OHIO 43515

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2-11

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RT. 20
S. REYNOLDS ROAD



	PARKING STALLS IN EACH ROW
	PAINTED ACCESSIBILITY PARKING SYMBOLS
	PROPOSED CONCRETE WHEEL STOP
	EXISTING LIGHT
	EXISTING BITUMINOUS PAVEMENT
	EXISTING PERVIOUS AREA
	PROPOSED PERVIOUS AREA
	EXISTING 2' X 2' X 5' TALL CONCRETE FENCE PIERS

ADDRESS: 631 S. REYNOLDS RD.
TOLEDO, OHIO 43615
ASSESSOR NUM: 08590003
PARCEL ID: 0350307
ZONING: CR - REGIONAL COMMERCIAL
LEGAL DESCRIPTION: CEDAR ESTATES PLAT ONE LOT 3
(LUCAS COUNTY GIS LEGAL DESC.)
AREA: +/- 1.56 AC

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