

**GENERAL INFORMATION**

Subject

- Request - Special Use Permit for a used auto sales
- Location - 3952 Jackman Road
- Applicant - Deavonte Williams  
P.O. Box 80309  
Toledo, OH 43608
- Owner - Kit Management LLC  
4478 Monroe Street  
Toledo, OH 43613
- Architect - Architecture By Design  
5622 Mayberry Square S.  
Sylvania, OH 43560

Site Description

- Zoning - CR / Regional Commercial
- Area - ± 0.53 Acres
- Frontage - ± 171' Along Jackman Road  
± 135' Along W. Sylvania Avenue
- Existing Use - Vacant Commercial
- Proposed Use - Used Auto Sales

Area Description

- North - W. Sylvania Avenue, retail, restaurant / CR
- South - Apartments, single-family homes / RM36, RD6
- East - Vacant commercial building, dentist office / CR
- West - Jackman Road, vacant residential treatment facility,  
vacant commercial, single-family homes / RM36,  
CR, RS6

Parcel History

- D-15-90 - Site Plan Review for drive thru restaurant, Snapps  
(Admin. approved 11/16/1990).
- D-10-92 - Review of drive-thru for Taco Bell (Admin.  
approved 5/18/1992).

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

SUP-3001-21 - Special Use Permit for used auto sales (PC rec. approval 5/13/2021; CC disapproved 0-12, Ord. 511-21 FAILED).

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 to operate a used auto sales business at 3952 Jackman Road. The subject property consists of ± 0.53 acres and is located southeast of the intersection of Jackman Road and Sylvania Avenue. The site is currently occupied by a vacant office-trailer and parking lot. Surrounding land uses include commercial businesses to the north across Sylvania Avenue; single-family homes and a vacant building that was once used as a residential treatment facility to the west across Jackman Road; apartments and single-family homes to the south; and a dentist office and a vacant commercial building to the east.

The applicant is proposing to redevelop the site as a used car lot. The property has been used in the past for used auto sales; however, a Special Use Permit (SUP) has never been issued for this use. A SUP application was submitted for a used auto sales lot in 2021 for which the Plan Commission recommended approval with conditions. The Toledo City Council subsequently disapproved the SUP request. Per the Use Table in TMC§1104.0107, a Special Use Permit is required for used auto sales in the CR zoning district, for which the property is zoned. In addition, used auto sales are subject to the use regulations of TMC§1104.0300 - Auto and RV Sales, Used Only.

Use Regulations for Used Auto Sales

The specific use regulations for used auto sales outlined in TMC§1104.0300 list several requirements pertaining to minimum standards, use restrictions, and site design. Minimum standards require that used auto sales have a minimum lot size of no less than one-half (1/2) acre, the lot have a minimum average width of 150 feet along the main road frontage, and a permanent structure with a minimum floor area of 200 square feet be provided on the site. The subject site meets these minimum requirements.

Use restrictions require that used auto sales not be permitted on sites containing another primary use and that all used motor vehicles displayed outdoors conform to Chapter 337, Safety and Equipment, of the Traffic Code and shall be operable. The use restrictions are listed as conditions of approval.

**STAFF ANALYSIS (cont'd)**Use Regulations for Used Auto Sales (cont'd)

Site design standards require that the site plan delineate parking areas and drive aisles for the outdoor display area and customer/employee parking per TMC§1104.0306. While customer/employee parking is depicted on the site plan, the individual spaces and drive aisles for the outdoor display area are not. The outdoor display area is only designated by an outlined area located in the northwest portion of the site. If elevated displays, lifts or metal structures are used for vehicle display, the location of such displays shall also be depicted on the site plan and are not permitted in any required front yard per TMC§1104.0302. Additionally, curbs shall be incorporated to prevent encroachment of vehicles into required setbacks and landscape areas, a fifty foot (50') separation is required between any open display sales lot and a Residential district, and fencing for customer display areas shall meet the requirements of TMC§1105.0302 and TMC§1108.0203(H) for outdoor storage screening requirements. A decorative wrought iron or aluminum tube fence is proposed for the noted display area along Jackman Road and Sylvania Avenue. The fence shall meet the requirements of TMC§1105.0302. A revised site plan shall be submitted that delineates the display spaces and drive aisles, elevated displays if any, and all other noted requirements as applicable. These are listed as conditions of approval.

Parking and Circulation

As depicted on the submitted site plan, the existing curb cut along Jackman Road and the existing curb cut along Sylvania Avenue will remain. The display area will be located in the northwest corner of the site with visibility from both Jackman Road and Sylvania Avenue. Customer and employee parking is provided facing the southern property line as well as north of the Jackman Road curb cut. There are existing sidewalks along both Jackman Road and Sylvania Avenue. A marked pedestrian pathway from the existing sidewalk on Sylvania Avenue to the building entrance is depicted on the site plan.

Used auto sales are required to have one (1) parking space per every five thousand (5,000) square feet of open sales area, plus one (1) per every five-hundred (500) square feet of enclosed sales area, plus one and a half (1.5) per service bay pursuant to Off-Street Parking Schedule A in TMC§1107.304. Servicing of vehicles is not proposed for the site. Based on the open sales area of 21,426 square feet as noted on the site plan, five (5) parking spaces are required. A total of seven (7) parking spaces are depicted on the site plan. Bicycle parking slots are not required for the proposed use and none are depicted on the site plan. The site plan complies with the required number of off-street parking spaces.

Accessible off-street parking is required per TMC§1107.1700 at a rate of one (1) van accessible parking space, with at least an eight-foot (8') wide aisle abutting the designated parking space, when there are one (1) to twenty-five (25) total parking spaces. The proposed site plan meets this requirement as one (1) van accessible parking space is provided.

**STAFF ANALYSIS (cont'd)**Parking and Circulation (cont'd)

TMC§1107.1202(B) outlines where off-street parking facilities, including vehicular drives and maneuvering areas, are prohibited in Commercial Districts. In this case, they are prohibited within any required landscape buffer. The parking spaces that face the southern property line are five feet (5') to less than five feet (5') from the property line. A ten-foot (10') landscape buffer is required for the southern property line; therefore, the proposal does not meet this requirement. In addition, parking is prohibited within fifteen feet (15') of the street right-of-way along Sylvania Avenue and within twenty-five feet (25') of the street right-of-way along Jackman Road per TMC§1107.1202(B)(3). The site plan depicts an existing frontage greenbelt that encompasses the grass area between the public sidewalk and paved lot. This area appears to be ten feet (10') or less in width and therefore does not meet this requirement. The site plan shall be revised so that no parking, including vehicular drive, maneuvering areas and vehicle display areas are located within fifteen feet (15') of the Sylvania Avenue right-of-way and within twenty-five feet (25') of the Jackman Road right-of-way. Compliance with TMC§1107.1202(B) is listed as a condition of approval.

Wheel stops are required per TMC§1107.1907 whenever a parking lot extends to a property line, sidewalk, planting strip, or building. Wheel stops are required for the five (5) customer/employee parking spots along the southern property line. All other parking spaces shall incorporate curbs or other substantial permanent barriers to prevent encroachment of vehicles into the required setback and landscape areas per the use standards for Auto and RV Sales in TMC§1104.0302. These are listed as conditions of approval.

There is existing lighting on the site to illuminate the auto sales display area. Some of the light fixtures are missing. If the existing lighting is to be used, fixtures shall be replaced. If the lighting is not operable and is not intended to be used or fixtures not replaced, the lighting shall be removed from the site. All site lighting shall be arranged to direct and reflect the light away from any adjacent residential property and public ways, and away from the sky above. These are listed as conditions of approval.

Landscaping and Screening

A minimum 15-foot (15') wide frontage greenbelt is required along both Jackman Road and Sylvania Avenue per TMC§1108.0202. This greenbelt must contain at least one (1) tree for every thirty feet (30') of frontage, requiring (6) trees along Jackman Road and five (5) trees along Sylvania Avenue. In addition, the frontage greenbelt must include a solid evergreen hedge to screen the parking from the public streets. The landscaping depicted on the site plan does not meet these requirements as only three (3) trees are shown along Sylvania Avenue and the greenbelt width is indicated as the existing grass area, which measures ten feet (10') or less. The greenbelt shall be increased to a minimum of fifteen feet (15') and two (2) additional trees provided along Sylvania Avenue. As noted in the above section, parking shall not be located within twenty-five feet (25') of the Jackman Road right-of-way. Therefore, the greenbelt along Jackman Road shall be increased to twenty-five feet (25'). In addition, the species and/or cultivar of the trees to be planted in the frontage greenbelt shall not be "messy" in nature so that fruit, seeds, etc. do not drop on the adjacent public sidewalk, and the proposed shrubs shall be evergreen. The additional requirements for the frontage greenbelt are listed as conditions of approval.

**STAFF ANALYSIS (cont'd)**

Landscaping and Screening (cont'd)

Per TMC§1108.0203, a Type “A” landscape buffer is required along the southern property line as the abutting property is zoned RM36. This buffer is required to be a minimum of ten feet (10’) in width with a solid fence, and four (4) canopy trees and fifteen (15) shrubs per 100 linear feet, requiring six (6) canopy trees and twenty (20) shrubs. There is an existing six-foot (6’) vinyl fence along a portion of the property line associated with the apartments to the south. One (1) new tree, one (1) existing tree and three (3) shrubs are depicted on the site plan. To meet the Type “A” landscape buffer, the required trees and shrubs shall be provided, including the species and size of trees to be preserved. A privacy fence shall also be provided along the southern property line where the existing privacy fence does not extend. In addition, should the existing privacy fence on the adjacent property be removed, a new privacy fence shall be installed. While a solid evergreen hedge is required as perimeter landscaping for the proposed parking, staff is in support of the required trees, shrubs and fence in lieu of a solid evergreen hedge. Compliance with the Type “A” landscape buffer is listed as a condition of approval.

Interior landscaping for parking lots is required per TMC§1108.0204 at a rate of twenty (20) square feet per parking space. In addition, two (2) canopy trees and six (6) shrubs for each ten (10) parking spaces are required. The outdoor vehicle display area needs to be depicted on the site plan to determine the required interior parking lot landscaping. Compliance with TMC§1108.0204 is listed as a condition of approval.

Interior site landscaping per TMC§1108.0205 is required for commercial properties, in addition to other landscape requirements. This includes: one (1) 2-inch caliper tree for every 1,000 square feet of building coverage, foundation plantings along all portions of the building that are visible from a public right-of-way, and landscaping at major building entrances. The proposed building is 900 square feet, which requires one (1) tree. The landscape plan depicts the required tree; however, foundation plantings and building entrance landscaping is not depicted. Required interior site landscaping is listed as a condition of approval.

Building Design and Materials

The applicant will be utilizing the existing 900 square foot building on the site. No exterior improvements are proposed. Any future improvements shall comply with the design standards of TMC§1109.0500.

Signage

If a property is reviewed by the Plan Commission, 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 per TMC§1113.0702(B). Pole signs are no longer permitted as site signage. As such, the existing nonconforming pole signs along Jackman Road and Sylvania Avenue must be removed. All new signage shall meet the requirements of Chapter 1113 - Signs, which includes obtaining appropriate permits for any proposed signage. This is listed as a condition of approval.

**STAFF ANALYSIS (cont'd)**

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets this site for Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. These areas are the core component of neighborhoods and provide the highest density of commercial and housing opportunities. While a used auto sales lot is not a typical land use for the NM designation, improvements required to be made to the site are consistent with the goals of the Forward Toledo Plan. The proposal will make use of a vacant commercial site and building, and eliminate waste materials that would have gone to the landfill had the building been demolished. In addition, the required landscaping will reduce the amount of existing pavement, increase green space, improve tree canopy, and improve the overall aesthetics of the subject property.

Staff recommends approval of the Special Use Permit for the used auto sales lot because the proposed site meets the stated purpose of the Zoning Code, the minimum standards for the specific use, and is compatible with the adjacent commercial uses along Sylvania Avenue.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend **approval** of SUP25-0026, a Special Use Permit for used auto sales lot at 3952 Jackman 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));
2. The proposed use meets the minimum lot size, minimum lot width and minimum building size standards for Used Auto Sales per TMC§1104.0300; and
3. 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 SUP25-0026, a Special Use Permit for used auto sales lot at 3952 Jackman Road, to the Toledo City Council, subject to the following **twenty-four (24) conditions**:

The following conditions 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. If there will be any **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way they shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.

**STAFF RECOMMENDATION** (cont'd)

Division of Engineering Services (cont'd)

2. If there will be any **proposed** commercial drive approaches, (along with the sidewalk through the drive) they 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.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

Division of Sewer & Drainage Services

No comments received at time of print.

Division of Environmental Services

No comments received at time of print.

Fire Prevention Bureau

4. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. NOTE: the current pole signs have the address number 1647 on top of them (W Sylvania Ave - the old business address), this does not appear to be a correct address number for this location based on the plan submitted and from the Lucas County Auditors AREIS web site. (OBC 501.2 & OFC 505.1)

Division of Transportation

5. Wheel stops are required at all property lines, plating strips and buildings per TMC§ 1107.1907.
6. All driveways, drove approaches, drive aisle and parking spots must be clearly dimensioned per TMC§1107.1911. (All parking must be clearly shown on drawings including the parking in the display/sales area.)

Plan Commission

7. No other primary use shall be permitted on the subject property.
8. All used motor vehicles parked or displayed outdoors shall conform to Chapter 337, Safety and Equipment, of the Traffic code and shall be operable.

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

9. Per TMC§1104.0308, all vehicles on display must be parked in striped parking spaces that shall be designated on the approved site plan. Vehicle parking that deviates from the approved site plan shall not be permitted. **Not acceptable as depicted. A revised site plan shall be submitted that delineates the outdoor display area.**
10. 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 per TMC§1104.0302(A); if applicable.
11. Per TMC§1104.0302(B), display areas shall incorporate curbs and other substantial permanent barriers to prevent encroachment of vehicles into the required setback and landscaped areas. **Not acceptable as depicted. A revised site plan shall be submitted that depicts the required curb or barrier.**
12. Per TMC§1104.0301, a fifty-foot (50') separation measured along the street frontage between any open display sales lot and a Residential district boundary line shall be maintained. This applies to the southern property line as there is an abutting RM36 zoning district. **Acceptable as depicted on the submitted site plan.**
13. Off-street parking shall be provided per TMC§1107.0300 for the proposed used auto sales lot. A total of five (5) parking spaces are required. The site plan depicts seven (7) parking spaces. **Acceptable as depicted.**
14. Accessible off-street parking spaces shall be provided per TMC§1107.1700. A minimum of one (1) van accessible space is required for the site. The site plan depicts one (1) van accessible spaces. **Acceptable as depicted.**
15. Per TMC§1107.1202(B), off-street parking facilities, including vehicular drives and maneuvering areas, are prohibited on the subject site within the ten feet (10') landscape buffer along the southern property line, within fifteen feet (15') of Sylvania Avenue street right-of-way, and within twenty-five feet (25') of the Jackman Road right-of-way. **Not acceptable as depicted. The site plan shall be revised so that no parking facilities, including vehicular drives, maneuvering areas and outdoor vehicle display areas are located where noted.**
16. 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. **Acceptable as depicted.**
17. Sidewalks shall be provided along all public streets in commercial districts per TMC§1107.1303. **Acceptable as depicted.**

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

18. Wheel stops shall be provided whenever a parking lot extends to a property line, sidewalk, planting strip, or building per TMC§1107.1907. Based on the submitted site plan, wheel stops are required for the five (5) customer/employee parking space along the southern property line. **Not acceptable as depicted. Approved wheel stops shall be provided and depicted on a revised site plan for parking spaces as required.**
19. A detailed site lighting, fencing and landscape 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') frontage greenbelt is required along Sylvania Avenue with five (5) trees and a solid evergreen hedge per TMC§1108.0202. In addition, a twenty-five-foot (25') frontage greenbelt is required along Jackman Road with six (6) trees and a solid evergreen hedge. **Not acceptable as depicted. A revised landscape plan shall be submitted that depicts the required frontage greenbelt width and required trees.** The species and/or cultivar of the trees to be planted in the frontage greenbelt shall not be "messy" in nature so that fruit, seeds, etc. do not drop on the adjacent public sidewalk, and the proposed shrubs shall be evergreen.
  - b. A Type "A" landscape buffer is required along the southern property line where the abutting property is zoned RM36 per TMC§1108.0203. A ten-foot (10') wide buffer with six (6) trees, twenty (20) shrubs and a privacy fence is required. One (1) new tree, one (1) existing tree and three (3) shrubs are depicted on the site plan. The abutting property to the south has a privacy fence for a portion of the property line. **Not acceptable as depicted. A revised landscape plan shall be submitted that depicts the required six (6) trees and twenty (20) shrubs and a privacy fence, where not currently provided.**
  - c. A privacy fence shall be installed along the southern property line should the existing privacy fence ever be removed from the abutting property.
  - d. Dumpster screening is required per TMC§1108.0203(G). **Acceptable as depicted.**
  - e. Parking lot perimeter landscaping is required per TMC§1108.0204(B)(9) and must be installed along any parking lot area adjacent to a street, place, or driveway, or is visible from an immediately adjacent property. **Not acceptable as depicted. Parking lot perimeter landscaping shall meet this requirement by complying with Condition 19a and 19b.**

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- f. Interior landscaping for parking lots is required per TMC§1108.0204 at a rate of twenty (20) square feet per parking space. In addition, two (2) canopy trees and six (6) shrubs for each ten (10) parking spaces are required. The outdoor vehicle display area needs to be depicted on the site plan to determine the required interior parking lot landscaping. **Not acceptable as depicted. A revised landscape plan shall be submitted that depicts the required interior landscaping per TMC§1108.0204 based on a revised site plan that delineates the outdoor vehicle display area.**
- g. Interior site landscaping is required per TMC§1108.0205. One (1) 2-inch caliper tree, landscaping at major building entrances, and foundation plantings are required. One (1) tree is depicted on the site plan. **Not acceptable as depicted. A revised landscape plan shall be submitted that depicts the required foundations plantings and landscaping at major building entrances.**
- h. Topsoil must be back filled to provide positive drainage of the landscape area.
- 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. 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. **Not acceptable as depicted. The species and size of trees to be preserved shall be provided.**
- k. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406.
- l. 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 Plan Director for review or approval.
- m. The location, height and materials for any fencing to be installed and maintained. **Not acceptable as depicted. A revised site plan shall be submitted depicting the location of all required fencing and fence details. This shall include a note that a new privacy fence shall be installed along the southern property line should the existing privacy fence ever be removed from the abutting property.**

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

- n. The location and direction of any proposed lighting. 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. The existing site lighting is not depicted on the site plan. **Not acceptable as depicted. A revised site plan shall be submitted depicting the site lighting if it will continue to be used. All missing fixtures shall be replaced. If the lighting is not operable and/or is not intended to be used or fixtures not replaced, the lighting shall be removed from the site.**
  
20. Per TMC§1113.0700, if a property on which a legally nonconforming sign is located undergoes a Plan Commission 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. **All existing pole signs shall be removed and any proposed signage shall meet the standards of TMC§1113 - Signs, and all appropriate permits obtained.**
  
21. 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.
  
22. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
  
23. 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.
  
24. 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.

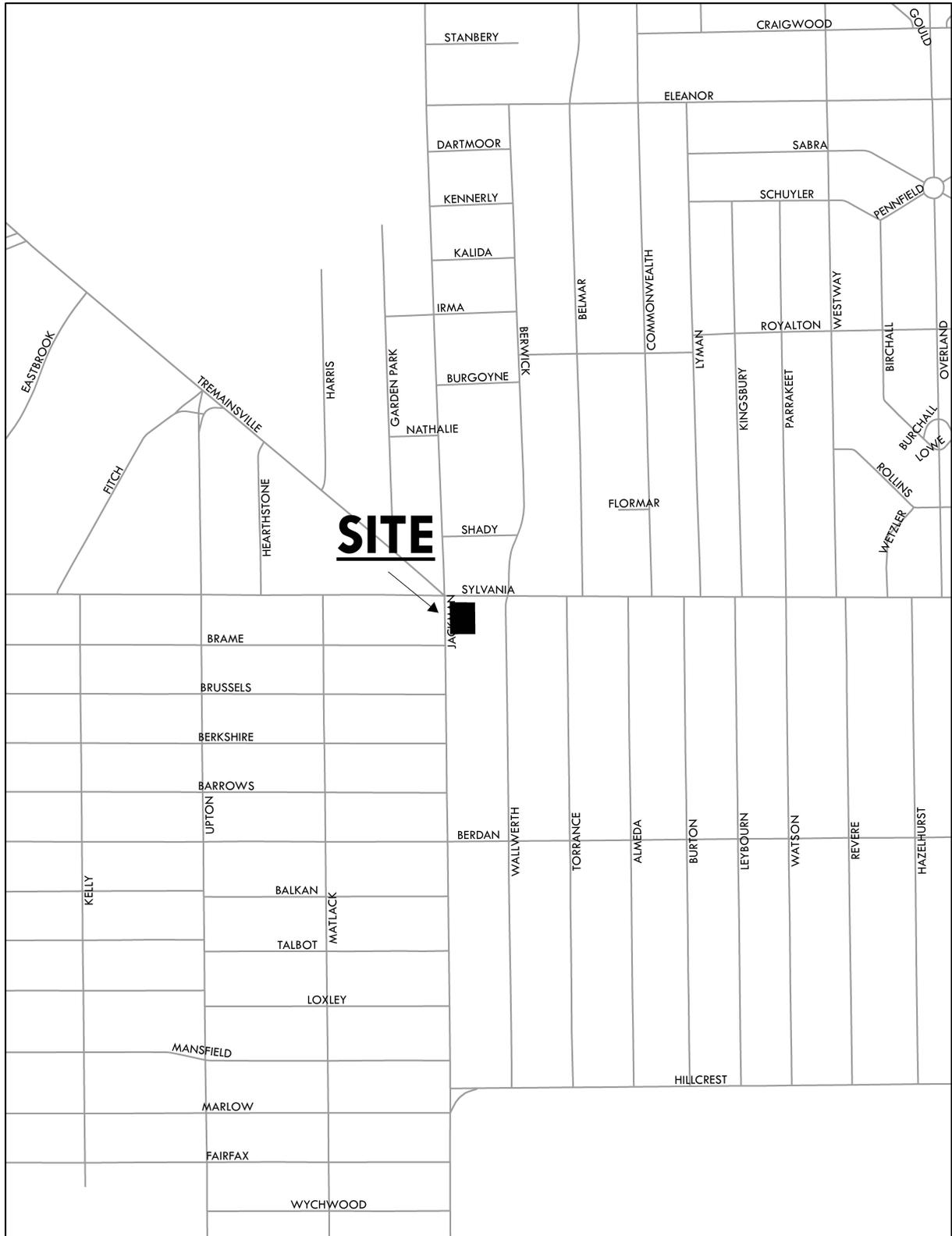
SPECIAL USE PERMIT  
TOLEDO CITY PLAN COMMISSION  
REF: SUP25-0026  
DATE: September 11, 2025  
TIME: 2:00 P.M.

CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: October 15, 2025  
TIME: 4:00 P.M.

LK  
Four (4) sketches follow

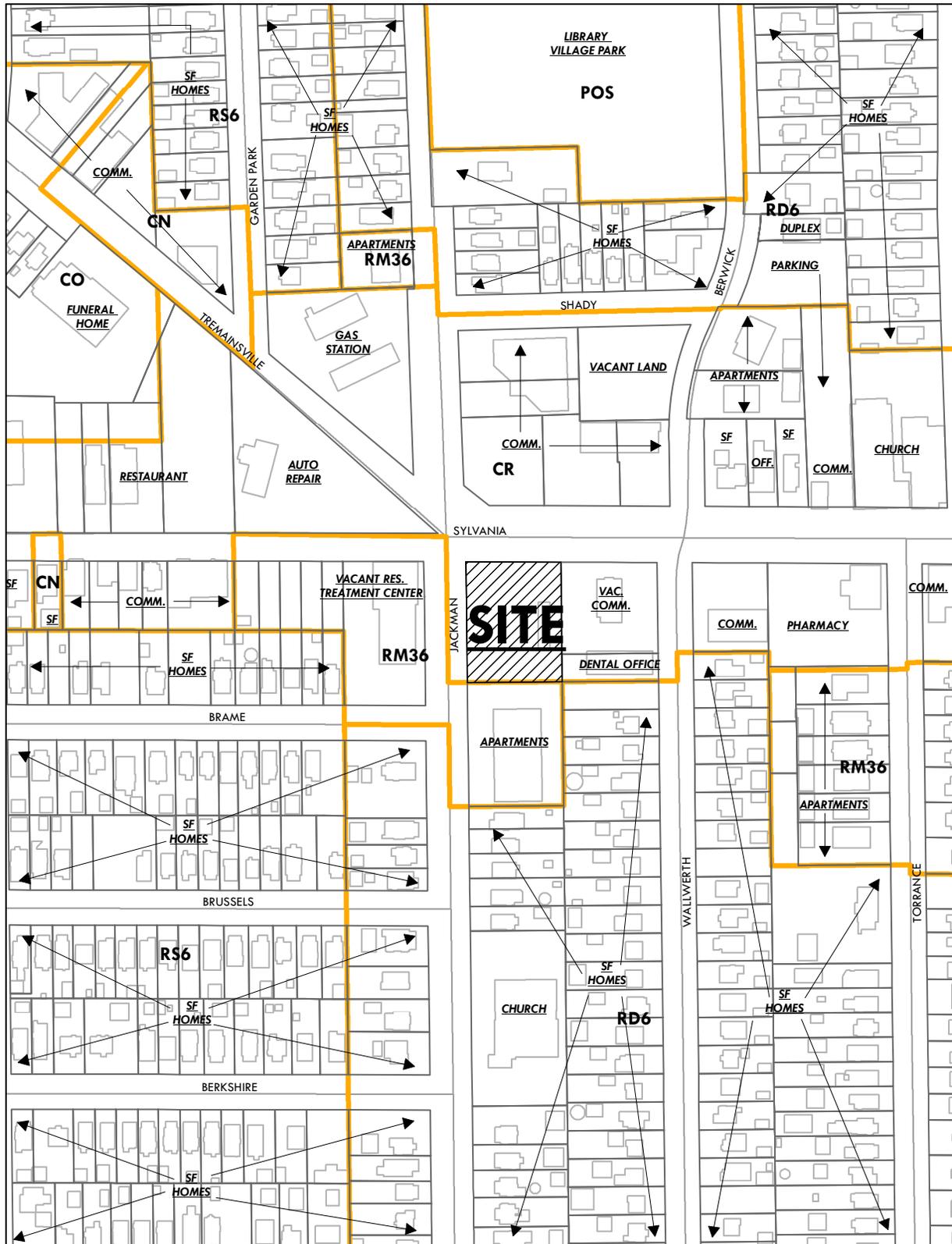
# GENERAL LOCATION

SUP25-0026



# ZONING & LAND USE

SUP25-0026

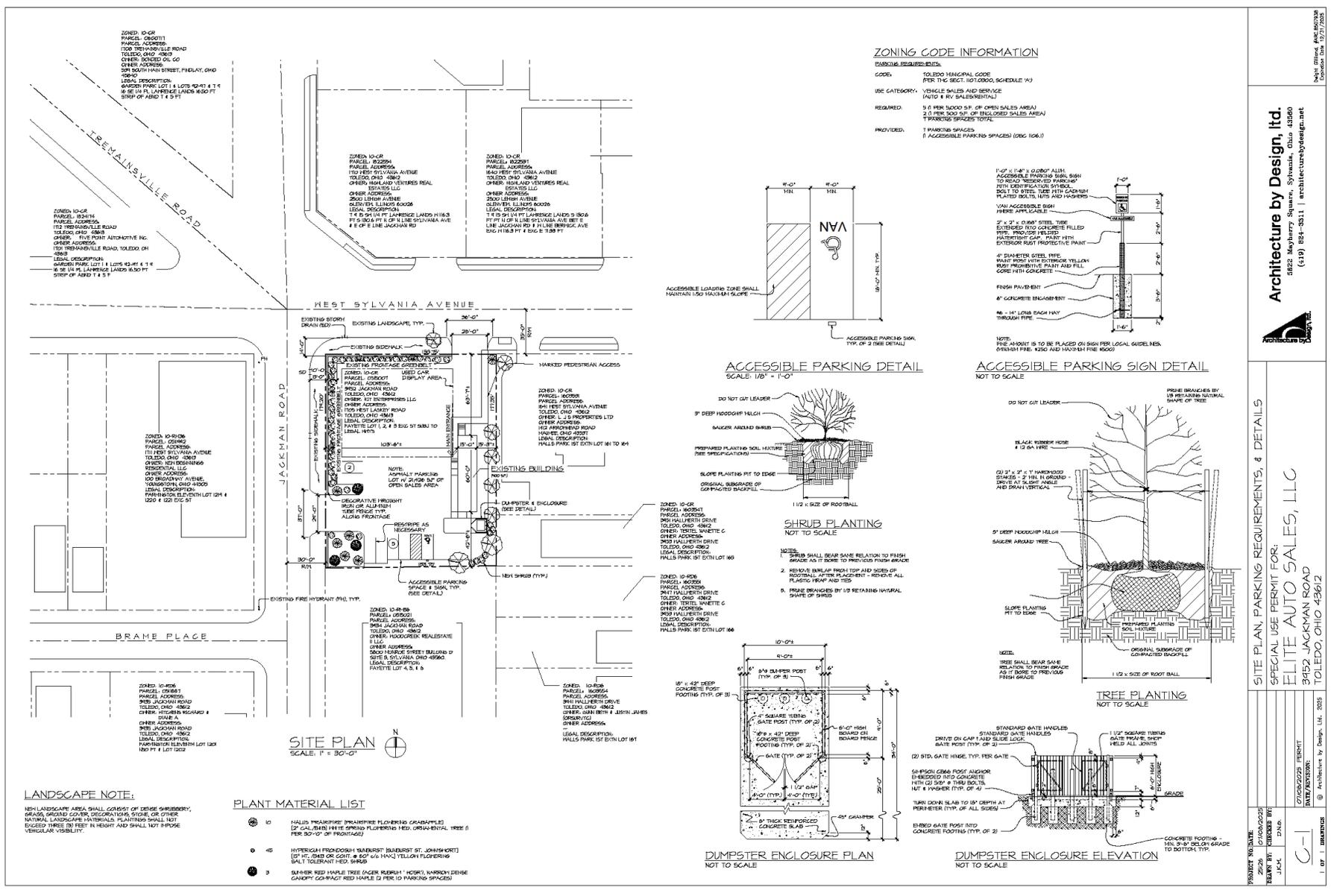


# SITE PLAN

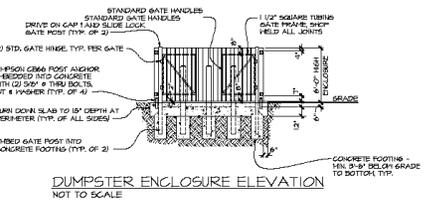
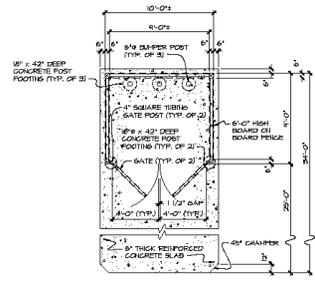
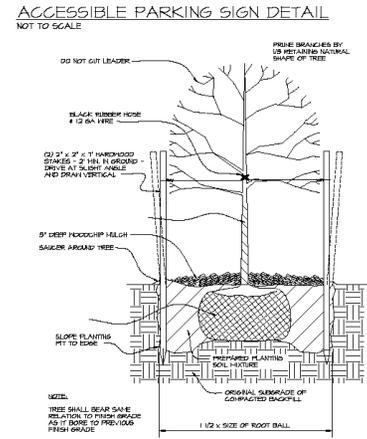
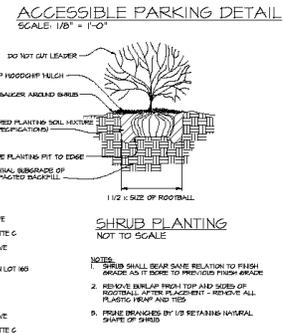
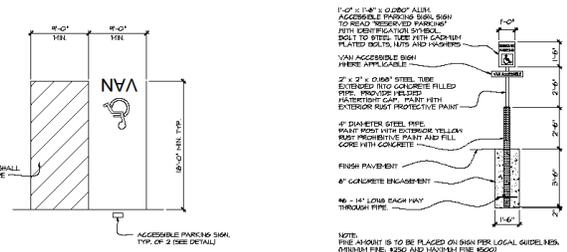
# SUP25-0026



11 - 14



**ZONING CODE INFORMATION**  
**PARKING REQUIREMENTS:**  
 TO LEAD THROUGH CODE (PER THE SECT. 101.0200, SCHEDULE 'A')  
 CODE: VEHICLE SALES AND SERVICE (AUTO & RV SALES/REPAIR)  
 USE CATEGORY: 1.0 PER 500 SQ. FT. OF OPEN SALES AREA / 2.0 PER 500 SQ. FT. OF ENCLOSED SALES AREA / TRUCKING (EXCEPT TYPE)  
 REQUIRED: 1 PARKING SPACES / 1 ACCESSIBLE PARKING SPACES (ORG 100%)  
 PROVIDED: 1 PARKING SPACES / 1 ACCESSIBLE PARKING SPACES (ORG 100%)



**LANDSCAPE NOTE:**  
 NEW LANDSCAPE AREA SHALL CONSIST OF DENSE SHRUBBERY, GRASS, BOUND COVER, DECORATIONS STONE, OR OTHER NATURAL LANDSCAPE MATERIALS. PLANTINGS SHALL NOT EXCEED THREE (3) FEET IN HEIGHT AND SHALL NOT PROVIDE VEGANUS VISIBILITY.

- PLANT MATERIAL LIST**
- 10 HOLLAND HEDGEHOG PLANTING (PLANTING) (2" CALIBER) WHITE SPINDLE PLANTING MED. ORNAMENTAL TREE (1 PER 30'-0" OF FRONTAGE)
  - 45 HYPERICUM PROCRUBENS 'SUNBURST' SUNBURST ST. JOHNSWORT (18" Ht., 18" DIA. OR CONT. 18" DIA. W/ 1/2" YELLO W/ FLOWERS) SALT TOLERANT MED. SHRUB
  - 3 SAUCER HED HAWK TREE (AFTER BURNING) 'HORN', NARROW DENSE CANOPY COMPACT RED HAWK (2 PER 10 PARKING SPACES)

**Architecture by Design, Ltd.**  
 1832 Northway Square, Schaumburg, Ohio 43080  
 (615) 884-3831 | architecturebydesign.com

**SITE PLAN, PARKING REQUIREMENTS, & DETAILS**  
 SPECIAL USE PERMIT FOR:  
**ELITE AUTO SALES, LLC**  
 3452 JACKMAN ROAD  
 TOLEDO, OHIO 43612

PROJECT NUMBER: 07/20/2025  
 DRAWING BY: JACB  
 DATE: 07/20/2025  
 1 OF 1 DRAWINGS

# SITE PLAN - MAGNIFIED

SUP25-0026



11 - 11

