TOLEDO - LUCAS COUNTY PLAN COMMISSIONS
One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: February 19, 2025
REF: SUP24-0007

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 Lot at 2204 N Reynolds Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 13, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for Used Auto Sales Lot
Location	-	2204 N Reynolds Road
Applicant	-	Chafic Elkhechin 2204 N Reynolds Road Toledo, OH 43615
Architect	-	Angela Holm Architecture by Design, ltd. 5622 Mayberry Square Sylvania, OH 43560

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 0.82 acres(35,431 sq ft)
Frontage	-	± 177.5' along Reynolds Road ± 203.6' along Bancroft Road
Existing Use	-	Automotive Service Station
Proposed Use	-	Used Auto Sales Lot

GENERAL INFORMATION (cont'd)

Area Description

North	-	Commercial, Single-family Residential / CR & RS9
South	-	Bancroft Road, Commercial / CR
East	-	Apartments, Single-family Residential / RM36 & RS9
West	-	Reynolds Road, Commercial, Single-family Residential & Botanical Garden / CR, RS9 & POS

Parcel History

SPR-45-15	-	Façade Modifications and Parking Space Relining

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 (SUP) to operate a Used Auto Sales Lot at 2204 N Reynolds Road. The site is currently used as an automotive service station. The overall ±0.82 acres site is zoned as CR Regional Commercial. A façade improvement in 2015 updated the property to its existing condition. Surrounding land uses include a thrift store, a small strip mall, and single-dwelling residential to the north; single-dwelling residential and a multi-dwelling residential building to the east; multiple strip malls and a used car lot within one-thousand feet (1000') south of the property; and a convenience store, single-dwelling residential and the Toledo Botanical Garden to the west of the site.

Used Auto Regulations

TMC§1104.0300 – *Auto and RV Sales, Used Only* outlines site design criteria for used auto sales facilities, including criteria governing minimum lot size and frontage. Used auto sales facilities must 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§1104.0309 *Auto and RV Sales, Used Only,* requires a permanent structure with a minimum floor area of 200 square feet, and meet the required building design standards. The current structure on site is existing therefore the building design standards are not applicable. However, any future modifications to the exterior of the structure shall be subject to building design standards of TMC§1109.0500.

STAFF ANALYSIS (cont'd)

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 these specific use regulations. Per TMC§1104.0308, required customer/employee parking areas may not be used for used vehicle inventory. 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 yards. Additionally, all used motor vehicles parked or displayed outdoors are required to conform to Chapter 337, Safety and Equipment, of the Traffic Code and shall be operable.

Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, a Used Auto and Recreational Vehicle Sales/Rental 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) per every service bay. The site plan submitted depicts the existing sales area as 17,325 sq. ft with three service bays. Calculations require eight (8) customer parking spaces to be provided on site. One (1) van accessible space for people with disabilities is required and shall be located as close as possible to the main entrance of the sales office. The site plan submitted depicts a total of twenty-two (22) parking spaces, one (1) of which is a van accessible parking space. Used vehicle inventory shall only be displayed, parked or located within parking spaces approved and defined on the site plan.

As detailed in TMC§1104.0301 - *Location*, used auto sales facilities must have a fifty-foot (50') separation between any open display sales lot and a residential district boundary line. The site plan currently has this measurement of separation from the nearest open display area to the nearest residential district boundary line. In pursuant to TMC§1107.1303, sidewalks in commercial districts shall be constructed along all public streets. Currently, a sidewalk does not exist along Bancroft Road on this site. As part of the conditions for approval, the applicant will be required to install a sidewalk from the end of the existing sidewalk to the edge of the lot. Additionally, the abandoned curb cuts on the property shall be raised to be level with the curb and modified to be equal with the surrounding landscaping. A revised site plan containing the sidewalk, curb cut removals and the necessary adjustments to landscaping shall be submitted and reviewed prior to approval by the Plan Commission.

STAFF ANALYSIS (cont'd)

Landscaping

A fifteen-foot (15') frontage greenbelt is required along all public streets per TMC§1108.0202 – *Frontage Greenbelt*. The frontage greenbelt shall include at least one (1) tree per every thirty feet (30') of frontage and a continuous shrub with a minimum installation height of eighteen inches (18") to meet full screening at maturity. All portions of greenbelts abutting parking or driving area shall include a solid evergreen hedge as to screen headlights from shining into the public right-of-way. The site plan submitted depicts the required number of trees, square footage and full screening hedge for the property.

Landscape buffers are required per TMC§1108.0203 – *Buffer and Screening Requirements*. As shown in Table 1108.0203, the northern property line next to CR does not require a buffer. However, the eastern property line requires a Type A buffer to the adjoining RM Multi-Dwelling Residential district. The Type A landscape buffer requires four (4) canopy trees and either fifteen (15) or twenty (20) shrubs for every 100 feet. The site plan shows the chosen buffer following the fifteen shrubs requirement which includes a solid fence or wall as part of the landscaping. The wall is shown in the site plan, but the property buffer width is not shown in the site plan.

Behind the existing building, the landscape buffer recedes to a six (6) feet width to accommodate the existing storm drain. As a condition for approval, the landscape buffer shall be extended to the required ten feet (10') with reasonable accommodations made to account for the storm drain. A revised site plan shall be submitted as part of the conditions of approval.

Parking lot interior and perimeter landscaping is required per TMC§1108.0204 – *Parking Lot Landscaping (Interior and Perimeter)*. The parking lot perimeter landscaping overlaps entirely with the buffer and frontage greenbelt requirements and as such, meet the requirements for this section. The interior landscaping, as shown in the site plan, currently do not meet the standards listed in TMC§1108.0204(B) – *Area and Dimensional Standards*. Of note is the heavy timber framing for the landscape island in the side yard. Per TMC§1108.0204(B)(2), the frame must be made of six inch (6") by eighteen inch (18") concrete curbing. Finally, TMC§1108.0205 – *Interior Site Landscaping* details the requirements for landscaping around the principal building. The site plan is sufficient for the required three (3) two-inch (2") caliper tree for the existing building's footprint. A revised site plan shall be submitted as part of the conditions of approval.

All landscape materials must be properly maintained indefinitely and 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. Trees are not required to be evenly spaced and may be clustered. All existing trees on the site with a caliper of four (4") inches or more must be mapped prior to site planning and should be incorporated into the landscape plan to the maximum practical extent. All trees in excess of twelve inches (12") in diameter must be retained to the maximum practical extent (TMC1108.0407(A)).

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo future land use map targets this site as General Commercial (GC). A used car lot fits within the scope of GC, which is described as a space for auto-orientated and large-scale commercial operations which may also cater to regional demand. Pedestrian connectivity shall be enhanced through the installation of a sidewalk along Bancroft Street. The proposed site with updates will meet the goals of Move and Sustain. With the installation of sidewalk, the site will support pedestrian connectivity and accessibility while promoting walkability. The sidewalk and landscaping also support making attractive places to live and strengthen the surrounding aesthetics to nearby commercial businesses. With the apartment complex next door, the landscaping and sidewalk installation helps promote pedestrian traffic to other commercial locations in the area. Proposed landscaping will improve tree canopy, preserve open space and reduce the urban heat-island effect.

Staff recommends approval of the Special Use permit for the Used Auto Sales Lot because the proposed site would improve the landscaping and pedestrian connectivity while also meeting the Use requirements in regards to required acreage and frontage measurements.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP24-0007, the request for a Special Use Permit for a Used Auto Sales Lot at 2204 N Reynolds Road, to Toledo City Council, for the following three (3) reasons:

1. The proposed use meets the minimum lot size of one-half (1/2) acre and the minimum average width of 150 feet along the main road frontage (TMC§1104.0306).

2. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A) *Review & Decision-Making Criteria*) and;

3. 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*).

The Toledo City Plan Commission recommends approval of SUP24-0007, the request for a Special Use Permit for a Used Auto Sales Lot at 2204 N Reynolds Road, subject to the following twenty-six (26) 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 Environmental Services

1. 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.

2. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.

3. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.

4. Applicant is strongly encouraged to include multiple green infrastructure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.

5. 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

6. 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.

Division of Engineering Services

No comments from Division of Engineering Services.

Fire Prevention

No comments from Fire Department.

Division of Transportation

7. Existing drive approaches and curb cuts not being utilized on West Bancroft and North Reynolds Road to be removed and replaced with new curb, sidewalk and landscaping to match adjacent curb and landscape areas.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission

8. Sidewalks are required along West Bancroft through drive apron to property line per **TMC§1107.1303. A revised site plan shall be submitted showing this modification.**

9. A detailed site lighting, fencing and four (4) copies of a landscape plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:

   a. A 15 foot frontage greenbelt along Reynolds Road and Bancroft Street per TMC§1108.0202. The greenbelt shall consist of six (6) trees on Reynolds and eight (8) trees on Bancroft. **Acceptable as depicted.**

   b. A Type "A" landscape buffer along the south and west property lines. A ten foot (10') wide buffer with six (6) trees and twenty-three (23) shrubs is required along the east property line. **Not acceptable as depicted on landscaping plan submitted. The buffer shall be extended to ten feet (10') wide while making reasonable accommodations for the existing storm drain shall be provided and shown on a revised landscaping plan.**

   c. Dumpster screening per TMC§1108.0203. **Acceptable as depicted.**

   d. Perimeter parking lot landscaping along parking areas adjacent to a street per TMC§1108.0204(B.9). A continuous evergreen shrub row shall per provided. **Acceptable as depicted.**

   e. Interior parking lot landscaping per TMC§1108.0204. Four (4) canopy trees and 12 shrubs are to be provided. One (1) tree and 8 shrubs are depicted on the landscape plan. **Not acceptable as depicted on landscaping plan submitted. Three (3) additional canopy trees and four (4) shrubs shall be provided and shown on a revised landscaping plan.**

   f. Interior parking lot landscaping design standards per TMC 1108.02204(B). Landscaping areas within the parking area must be constructed with 6 inch by 18 inch concrete curbing, cast-in-place, extruded, or by some other process approved by the Planning Director, to minimize damage to plant material. One (1) of the landscaping island uses heavy timber frame. **Not acceptable as depicted on landscaping plan submitted. The landscaping island modification shall be provided and shown on a revised landscaping plan.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

g. Interior site landscaping per TMC§1108.0205. Three (3) trees, landscaping at major building entrances, and landscaping along all building sides visible to the public right-of-ways is required. **Acceptable as depicted.**

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. **Acceptable as depicted.**

k. The site is larger than ½ acre, so 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 and direction of any proposed lighting. Lighting shall be directed away from adjacent residential properties.

10. Per **TMC§1107.1906,** all off-street parking, loading, and other vehicle circulation areas shall be graded and continuously maintained and designed to preclude free flow of storm water across or onto adjacent lots, properties, or streets.

11. 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 within the public right-of-way. **Acceptable as depicted.**

12. 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. **Acceptable as depicted.**

13. 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**.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

14. The minimum number of parking spaces designed for persons with disabilities that must be provided shall adhere to the table TMC§1107.1701, and be located in close proximity to build entrances with an unobstructed path. **Acceptable as depicted**

15. All used motor vehicles parked or displayed outdoors shall conform to Chapter 337, Safety and Equipment, of the Traffic code and shall be operable.

16. Per TMC§1104.0308, Repairs and services of vehicles shall be conducted wholly within an enclosed building permanently located on the site.

17. 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.

18. Display areas shall incorporate curbs and other substantial permanent barriers as approved by the Planning Director to prevent encroachment of vehicles into the required setback and landscaped areas.

19. 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)).

20. 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 separation shall apply to both side of a street and to intersecting streets on corner lots. **Acceptable as depicted**

21. If the sales building is rebuilt or modified in the future, the building design shall meet the requirements of TMC§1109.0500 *Building Façade Materials and Color.*

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

22. The location, lighting and size of any signs, all signage is subject to TMC§1387. No new free-standing signs greater than forty-two inches (42") from grade are permitted - any proposed signage must meet the requirements of **TMC§1113 – *Signs.***

23. 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.**

24. 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.

25. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC 1111.0707 have not been met.

26. 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: Z24-0006
DATE: February 13, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 19, 2025
TIME: 4:00 P.M.

PLAN COMMISSION RECOMMENDATION (cont'd)

Respectfully Submitted,

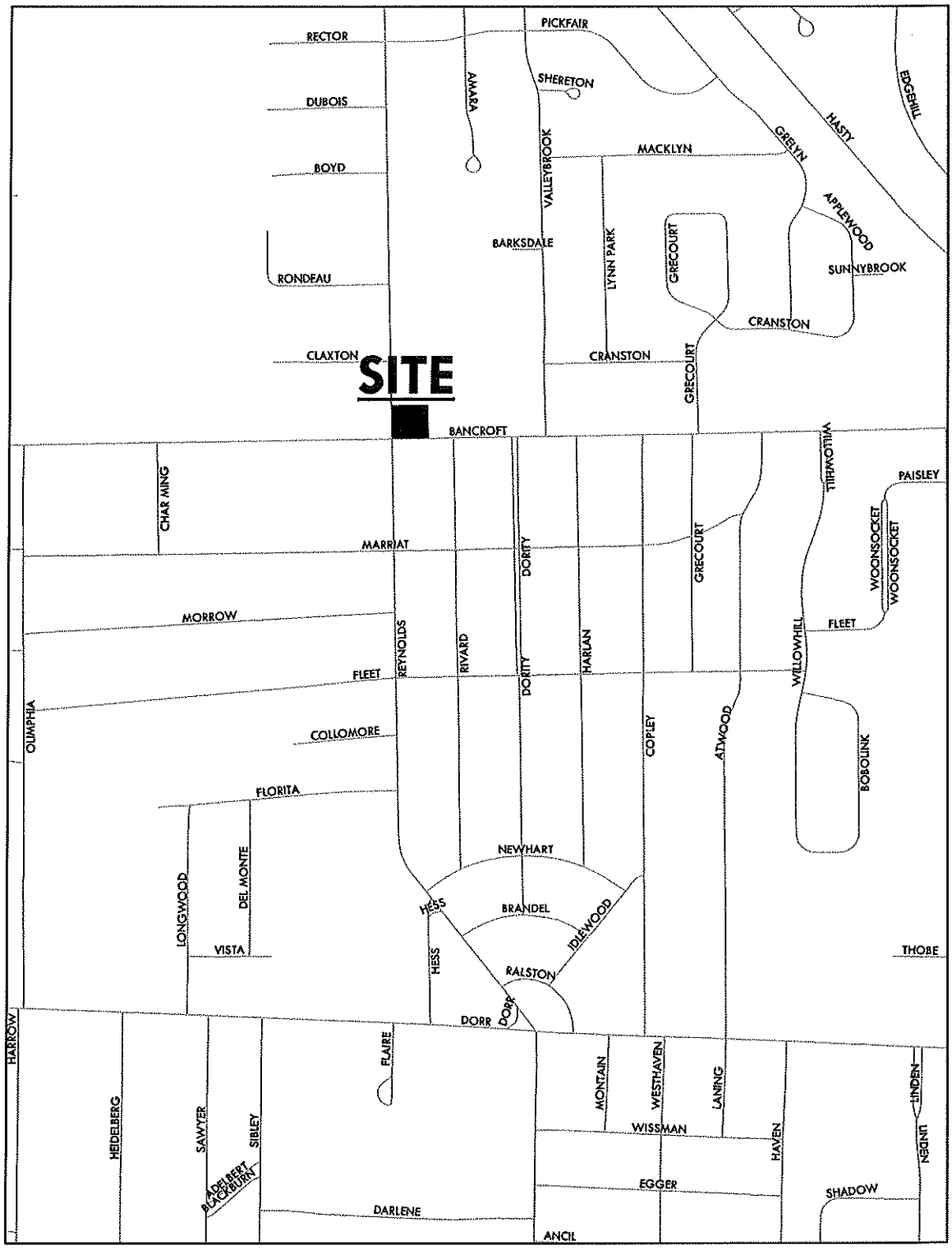
Thomas C. Gibbons
Secretary

ZM
Three (3) sketches follow
Cc: Chafic Elkhechin, 2204 N Reynolds Rd, Toledo, OH 43615

GENERAL LOCATION

SUP24-0007

N



ZONING & LAND USE

SUP24-0007

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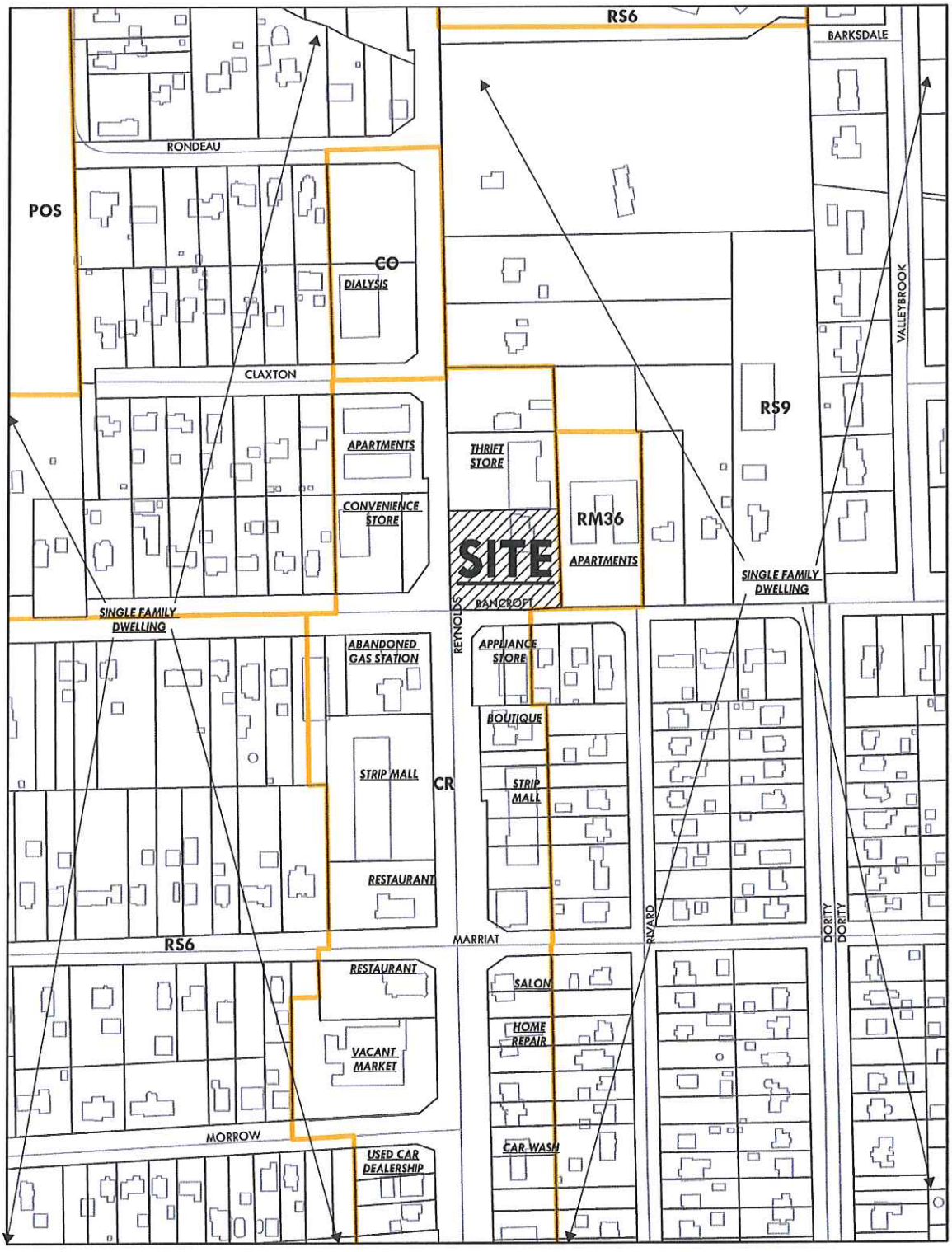
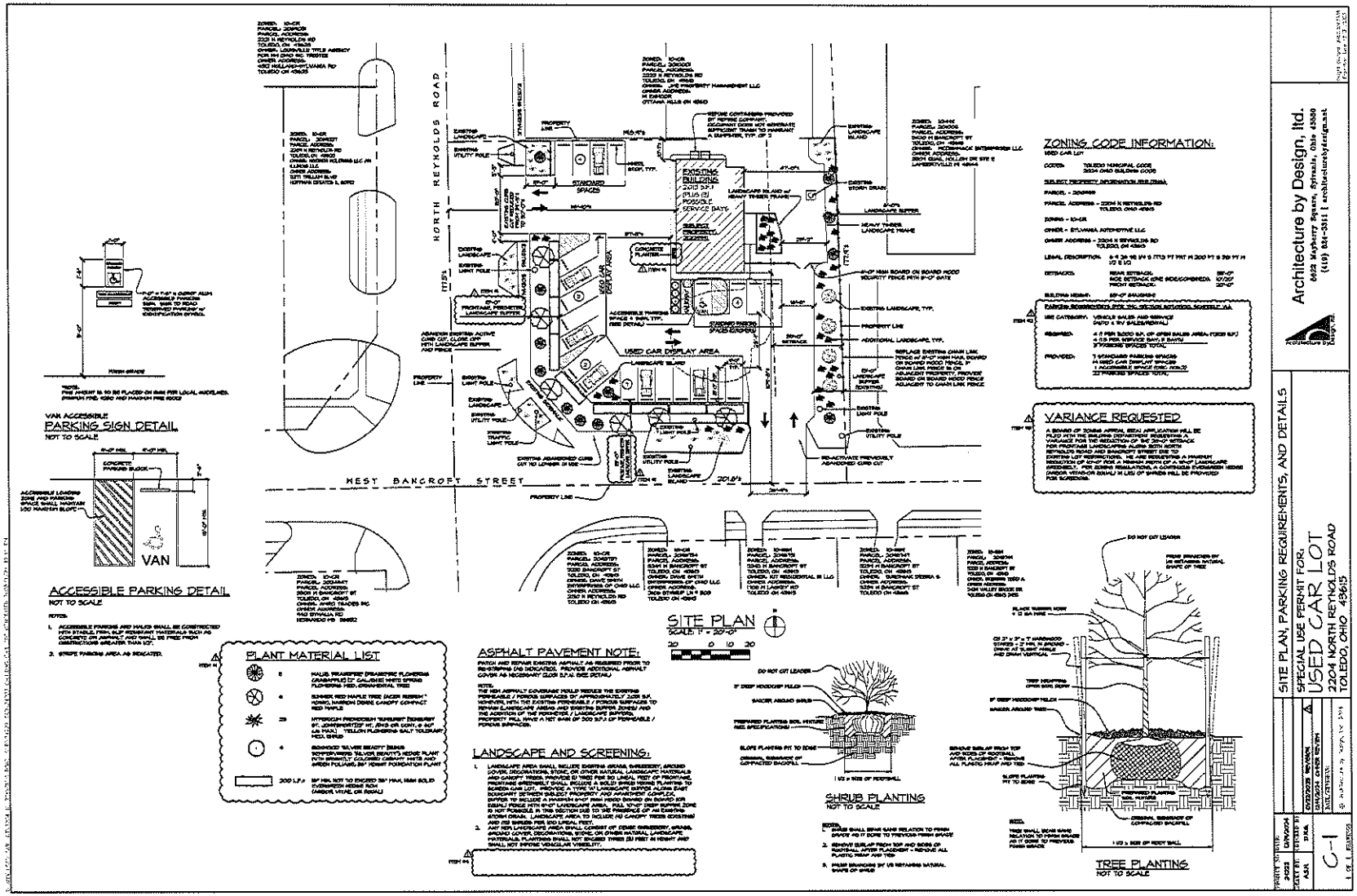


SITE PLAN

SUP24-0007

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