

GENERAL INFORMATION

Subject

Request	-	Planned Unit Development for multiple commercial buildings
Location	-	3450 W. Central Avenue
Applicant/Owner	-	Westgate Village North, LLC 30 North LaSalle Street, Suite 2120 Chicago, IL 60602
Civil Engineer	-	Woolpert, Inc. 4454 Idea Center Boulevard Dayton, OH 45430
Architect	-	Ethos Workshop Architects 105 W. Jackson Avenue, Ste 2 Naperville, IL 60540

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 28.3 Acres
Frontage	-	± 727' along Central Avenue
Existing Use	-	Vacant Commercial, Office Building, Neighborhood Shopping Center
Proposed Use	-	Regional Shopping Center

Area Description

North	-	Medical Offices, Hotel, Executive Pkwy / CR, CO
South	-	Central Ave, Costco, Westgate Village Shopping Center / CR-SO
East	-	Restaurants, Car Wash, Banks, Retail, Secor Rd / CR
West	-	Offices, Banks, Executive Pkwy / CO

Parcel History

S-47-56	-	Preliminary Drawing for Westgate Village Extension (City/County P.C. approved 1/31/57).
S-43-60	-	Preliminary Drawing for Westgate Village Plat II (City/County P.C. approved 9/15/60).

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

S-43-60	-	Final Plat for Westgate Village Plat II (City/County P.C. approved 5/25/61).
Z21-C303	-	Zone Change from R-1 to C-2 for a parcel of land located north of Central Avenue, approximately 300 feet west of Secor Road (County P.C. approved 8/31/61; Washington Twp. approved 10/24/61).
Ord. 437-63	-	Annexation of area into the City of Toledo (Council approved 7/8/63).
SUP-11-78	-	Special Use Permit to establish an outdoor recreation facility on the north side of Central Avenue, west of Secor Road (P.C. approved 5/18/78; Council approved 6/13/78, Ord. 385-78).
BSP-1-83	-	Request for more than one main building on a parcel at 3330 Central Avenue (P.C. approved 5/5/83).
D-4-94	-	Request for a drive-thru at Fifth/Third Bank at Central Avenue and Sears Drive (Administratively approved 5/14/94).
SPR-7-14	-	Major Site Plan Review for the Shops at Westgate at 3330 W. Central Avenue (P.C. approved 4/10/14).
S25-0008	-	Final Plat for Shops at Westgate (<i>companion case</i>).

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting approval of a Planned Unit Development (PUD) for multiple commercial buildings on a lot at 3450 W. Central Avenue. In Regional Commercial (CR) zoning districts, more than one (1) principal building on a lot is permitted only in a Planned Unit Development (PUD). The Planned Unit Development (PUD) is a voluntary procedure that provides an overlay zoning district that is intended to encourage innovative design, conservation of significant natural features, or consolidation of open space in order to provide for a mixture of uses with an integrated design. The Planned Unit Development allows greater design flexibility that provides for the siting of development in a coordinated and efficient manner. Surrounding land uses include office commercial uses and a hotel along Executive Parkway to the north and west; restaurants, a car wash, banks, and retail along Secor Road to the east; and Westgate Village Regional Commercial uses to the south across Central Avenue.

STAFF ANALYSIS (cont'd)

The applicant is proposing to split the overall site into two (2) sub-areas: the “Shops at Westgate” fronting on Central Avenue and the “Village at Secor” fronting on Secor Road. Due to separate ownership and project timelines, the applicant has included only the “Shops at Westgate” portion in this PUD application. The applicant has indicated that a separate PUD application will be submitted at a later date for the “Village at Secor” portion. The scope of this review will thus focus on the “Shops at Westgate” portion. This portion will colloquially be called the ‘project site’ throughout this report.

All Planned Unit Developments (PUDs) are required to be platted according to the Subdivision Rules & Regulations for the City of Toledo. The applicant has submitted a Final Plat application (S25-0008) as a companion case alongside this PUD application. The ‘Shops at Westgate’ plat proposes four (4) lots. Proposed lots one (1) & four (4) would be created for the site’s existing buildings (a three-story office building (3450 W. Central Ave) and two (2) single-story multi-tenant restaurant/retail buildings (3408 W. Central Avenue)). Proposed lots two (2) & three (3) would be for the proposed re-development. The applicant has indicated that a Reciprocal Easement Agreement will be created for shared vehicular, pedestrian and utility access for the entire site. While proposed lot four (4) is included in the proposed ‘Shops at Westgate’ plat, it has not been included in the PUD application.

The applicant is proposing four (4) new buildings on the project site: a ±154,832 square foot one- to two-story structure with four (4) big-box retail stores, a ±17,172 square foot one-story structure with two (2) retail stores, a ±5,207 square foot one-story structure with two (2) restaurants w/ a drive-thru lane, and a ±3,500 square foot one-story structure with a standalone restaurant w/ a drive-thru lane. A table of these parcels and buildings – as provided by the applicant – is shown below.

Proposed Lot #	Parcel Area (ac)	Proposed Site Area	Building Description	Footprint Area (SF)	Approx. GFA (SF)
1	1.996	Existing Office	Westgate Village Office Center	±39,061	±87,175
2	7.920	Retail North	Retail A1, A2, A3 & A4	±104,832	±154,832
3	15.655	Retail South	Restaurant A1 & A2	±5,207	±5,207
			Restaurant B	±3,500	±3,500
			Retail A & B	±17,172	±17,172
4	2.741	Existing MTB	Existing MTB 1	±7,980	±7,980
			Existing MTB 2	±7,580	±7,580
28.312		Total Acreage			

Restaurants (drive-thru or otherwise), general retail sales, offices, participant sports and recreation, and many other commercial use types typical of this style of development are permitted in the Regional Commercial (CR) zoning district. Use types requiring a Special Use Permit or additional use regulations will be required to comply through those additional reviews.

STAFF ANALYSIS (cont'd)

Dimensional Standards and Open Space Requirements

The Commercial Standards for PUD's in TMC§1103.1008(E) state that there is no minimum lot size, lot width, or building or structure setback requirements for a PUD. Those are typically applicable to developments as outlined in the Intensity and Dimensional Standards Tables of TMC§1106. The maximum building height, floor area ratio, and building coverage of TMC§1106 would however still apply. All proposed and existing buildings comply with these standards.

Per TMC§1103.1008(D), no more than seventy percent (70%) of the gross site acreage may be covered by buildings, structures, street, driveway, or parking area pavement. The proposed site design exceeds this maximum by proposing $\pm 79.8\%$ coverage. The applicant has asked for a waiver of this requirement as the tenants of the proposed retail buildings require in their purchase/leasing agreements varying amounts of off-street parking, often in volumes greater than minimums set by code. They also wish to limit the amount of required disturbance to the site as well as reduce impacts to neighboring properties during construction. They state that, although the project design exceeds the maximum allowable impervious coverage, they have identified key areas (i.e. perimeter buffer areas, stormwater management areas) to replace existing impervious areas with greenspace.

The Forward Toledo Comprehensive Land Use Plan states that higher levels of impervious coverage have been shown to impact water quality after major storm events and cause variations in surface temperatures by several degrees, impacting overall health. While the application would improve the site's current extremely-impervious condition, it falls short of the PUD's requirements to make way for additional parking areas and reduce construction impacts on neighboring properties. Staff believes that more than enough parking has been provided and that any additional construction caused by a reduction of the site's impervious surfaces will be minimal compared to the currently-proposed improvements. Staff is therefore not supportive of this waiver. A condition of approval has been included requiring the applicant to submit a revised site & landscape plan compliant with the impervious surface requirements of TMC§1103.1008(D).

Commercial PUD developments are required to maintain open space areas along all perimeter property lines (except frontages) per TMC§1103.1008(B). These open space areas must maintain a minimum depth of thirty feet (30') on all perimeter property lines. The open space area must be void of buildings, structures, parking areas, and other above ground improvements except fencing. All of the site's required buffer areas coincide with existing access drives on the north, west, and east project boundaries. The applicant wishes to reuse these drives and has proposed to instead provide landscape buffering between those drive aisles and the proposed site improvements. Staff is supportive of these waivers because these existing drive aisles are aligned with signalized intersections and are used as access for various adjacent sites; however, this support is only if the applicant provides the full thirty-foot (30') open space area on the opposite side of these drive aisles. This has not been provided on the submitted site or landscape plans. The applicant shall submit revised site and landscaping plans depicting a minimum of thirty-foot (30') wide open spaces on the opposite sides of the perimeter drive aisles, which has been included as a condition of approval.

STAFF ANALYSIS (cont'd)

Dimensional Standards and Open Space Requirements (cont'd)

Usable, accessible, and consolidated common open space areas in the amount of no less than ten percent (10%) of the gross site acreage is required to be allocated in PUDs per TMC§1103.1008(C). This open space cannot include any part of a required yard or perimeter open space, and only one-third (1/3) of the common open space may consist of a storm detention or retention area. Commercial development must include some noncommercial amenities within required common open space areas, such as open or closed plazas or mall areas, benches, tables, statuary, fountains, kiosks, pergolas, and areas for public enjoyment. The applicant has indicated two (2) areas as open space to meet this criterion. The first, eastern, indicated open space area is comprised of a landscaped area surrounding a proposed stormwater management basin area. The applicant proposes amenities in this area including a gravel walkway around the basin, park benches, and picnic tables. The second, western, indicated open space area is comprised of the parking area north of the existing Westgate Village Office Building. The applicant has proposed allowing use of this area for off-hour weekend events, such as a Farmer's Market. In total the indicated areas for consolidated open space equate to eight-point-four percent (8.4%) of the gross site acreage. This falls short of the requirement by ± 0.4 acres or $\pm 17,820$ square feet. A condition of approval has been included requiring the applicant to submit a revised site and landscaping plan depicting compliance with TMC§1103.1008(C).

It is estimated that the proposed stormwater basin in the eastern indicated open space area comprises around twenty-six percent (26%) of the total indicated open space area, which is compliant with TMC§1103.1008(C). However, based upon comments from the Division of Engineering Services the size of this pond is not yet final. A condition of approval has been included which requires that this stormwater feature take up no more than one-third of the development's total consolidated open space area.

The intent of the consolidated open space requirement is to provide common areas for public enjoyment. While a stormwater feature can certainly be a focal point for public enjoyment, a dry detention pond – meaning a pond that temporarily stores stormwater and drains completely between storms – provides little in the way of amenities. If the applicant wishes to use a stormwater feature as the focal point for the eastern open space, staff recommends instead using a wet retention pond – a pond that permanently holds water. This would not only improve the open space's public enjoyment; it would improve water quality and create a new habitat. A condition of approval has been included that the applicant convert this dry detention pond to a wet retention pond if practicable as determined by the Plan Director and Division of Engineering Services.

Parking and Circulation

Parking for the PUD is required based on an aggregate total for each proposed use on the site per TMC§1107.0304. Each use – office, retail, restaurant – has a different minimum off-street parking requirement. Based upon the applicant's provided approximate gross floor areas and employee/customer area assumptions, a minimum of 887 off-street parking spaces is required throughout the development: 291 spaces for offices ($87,175/300$), 493 spaces for retail uses ($(50,000/300) + (122,436/375)$), and 103 spaces for restaurants ($((8,707 \times 0.8)/75) + (30/3)$).

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

Per TMC§1107.0302, no use may provide more than 150 percent of any of the minimum off-street parking ratios, except through approval of an Alternative Parking Plan. As such, a maximum of 1,331 off-street parking spaces are permitted within this development. The applicant has provided 1,185 off-street parking spaces, which is compliant with both the minimum required and the maximum permitted.

A minimum of nineteen (19) auto-accessible and three (3) van-accessible parking spaces are required per TMC§1107.1701. The site plan depicts thirty (30) van-accessible parking spaces throughout the site nearby store entrances. The proposal is therefore compliant with this requirement.

In addition to vehicle parking spaces, a minimum of fifty (50) bicycle parking spaces are required throughout the site. The landscape plan depicts five (5) bike racks near three (3) of the four (4) proposed buildings. Staff has included a condition of approval that the applicant provide further details on the number of bicycle parking spaces provided by each of these bike racks and place additional bicycle parking spaces throughout the site to reach the minimum fifty (50) required by TMC§1107.0901. One (1) of these additional racks shall be placed near the proposed Multi-tenant (Retail A/B) building.

TMC§1107.1601 requires seven (7) vehicle stacking spaces for restaurant drive-throughs. Stacking spaces for the proposed drive-thru lanes have not been shown on the site plan as required by TMC§1107.1600. Stacking spaces must be a minimum of ten feet (10') by twenty feet (20') in size. A condition of approval has been included that the applicant submit a revised site plan depicting a minimum of seven (7) stacking spaces within these drive-thru lanes in compliance with the standards of TMC§1107.1600.

The applicant has provided a traffic study as part of their application. The study indicates that “no roadway improvements are required to maintain an acceptable level of service at each [of the studied intersections]...” The Division of Traffic Management has reviewed this traffic study and concurs with the study’s conclusion that no surrounding roadway improvements are required to maintain an acceptable level of service at specified intersections on Central Avenue and Secor Road. A copy of this traffic study is available for review at the offices of the Toledo City Plan Commission upon request.

Site Design and Walkways

Walkways within large-scale retail projects are required to connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature items such as adjoining landscaped areas that includes trees, shrubs, benches, flower beds, planters, groundcover, or other such materials for no less than thirty percent (30 %) of its length. The proposed walkways attempt to achieve this requirement, but falls short in directly connecting Central Avenue to the Outparcel 1 and Anchor Retail buildings. There is also a lack of connection between store entrances, specifically between the existing office building, “Outparcel 1 Building”, “Multi-tenant Building”, and “Restaurant B / Outparcel 2” Building. Direct pedestrian walkway connections shall be added resolving these connection issues. This has been included as a condition of approval.

STAFF ANALYSIS (cont'd)Site Design and Walkways (cont'd)

Although the future “Village at Secor” portion is not part of this PUD review, a preliminary layout is included. It does not show a direct connection from the Anchor Retail building to Secor Road. This will be required in any future submittal for that site.

Sidewalks are required along both sides of all private streets – of which a few of the proposed drive aisles may be considered. Additional sidewalk connections are required along all sides of the roundabout, the north-south drive aligned with the Central Avenue intersection, the northern drive aligned with the Secor Road intersection, and – if permitted – the western drive within the western required perimeter open space.

Placing large amounts of parking between the front door of buildings and the adjacent street contributes to a formless arrival experience for users, and creates a detached relationship between the primary building and the street. If more than sixty-five percent (65%) of the total off-street parking spaces for the entire site are located between the front façade of the principal building and the Primary Street abutting the site additional landscaping, buffering, and raised pedestrian walkway connections are required per TMC§1109.0303(D). Since this is a Planned Unit Development with multiple principal buildings and arguably two (2) primary streets, it can be difficult to calculate the exact percentage of off-street parking spaces between the front façade and the primary streets. However, the location of larger buildings to the rear of the site with large parking lots directly in front of the buildings certainly leads to a detached experience between Central Avenue / Secor Road and the majority of buildings. As such a raised walkway shall be required between all parking lot sub areas / groupings. This shall be upon the discretion of the Plan Director and has been included as a condition of approval.

All connecting walkways within large-scale retail projects must be a minimum of six feet (6') in width per TMC§1109.0304(A). All internal pedestrian walkways that cross parking aisles or driveways shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt to enhance pedestrian safety and comfort. Raised walkways may be installed if elevated six inches (6") with tapered side slopes and meet ADA standards. A condition of approval has been included requiring compliance with these connecting walkway design standards.

Per TMC§1109.0307, existing bus stops shall be integrated into the traffic and pedestrian circulation system on the site. The developer shall consult with the Toledo Area Regional Transit Authority (TARTA) on the need to provide connection to future bus stops, bus turnout lanes for customers and employees, or other public transit improvements. The applicant shall provide proof of this consultation with TARTA, which has been included as a condition of approval.

STAFF ANALYSIS (cont'd)Landscaping and Screening

In addition to open space requirements, PUD's are required to meet the landscape and screening requirements of TMC§1108. A minimum thirty-foot (30') wide frontage greenbelt along Central Avenue is required per TMC§1108.0202. This greenbelt must contain at least one (1) tree for every thirty-feet (30') of frontage. A minimum of twenty-four (24) trees are required along Central Avenue. The tree planting plan depicts fourteen (14) trees along Central Avenue. The plan identifies six (6) additional existing trees to remain, but those are within the right-of-way and cannot count toward frontage greenbelt requirements per TMC§1108.0202(A). An additional ten (10) trees shall be provided on the landscaping plan and listed as a condition of approval.

Buffer and screening requirements are required per TMC§1108.0203. A Type "B" Buffer is required along the western property line. The Type B Buffer requires four (4) canopy trees and fifteen (15) shrubs per 100 linear feet. In total sixty (60) canopy trees and 225 shrubs are required along the western property line. The landscaping plan depicts thirty-one (31) trees and ±149 shrubs on the opposite side of an existing drive aisle as the applicant is requesting a waiver of the PUD perimeter open space requirement in this area. Staff is recommending approval of this waiver request contingent on the applicant providing a thirty-foot (30') open space area beside the western drive aisle. A condition of approval has thus been included that a revised landscaping plan be submitted depicting a minimum of sixty (60) canopy trees and 225 shrubs within this thirty-foot (30') open space area.

A Type "B" Buffer is also required along portions of the northern property line – where the project site abuts CO (Office Commercial) zoning districts. In total thirty-one (31) canopy trees and 105 shrubs are required along the northern property line. The landscaping plan depicts thirty-four (34) trees and ±152 shrubs on the opposite side of an existing drive aisle as the applicant is requesting a waiver of the PUD perimeter open space requirement in this area. Staff is recommending approval of this waiver request contingent on the applicant providing a thirty-foot (30') open space area beside the northern drive aisle. Should the waiver be approved the number of landscaping materials is acceptable as depicted on the submitted landscaping plan.

Both interior and perimeter parking lot landscaping is required per TMC§1108.0204. Parking lot perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway, or is visible from an immediately adjacent property. For perimeter parking lot landscaping, one (1) canopy tree for each thirty linear feet (30') and a continuous shrub hedge to screen headlights from surrounding areas is required. In this case, the frontage greenbelt will count towards perimeter landscaping requirements along Central Avenue. Trees within the Type "B" Buffers will count towards the perimeter landscaping requirements; however, a solid evergreen hedge is required to shield headlights from adjacent properties. This applies to the areas abutting Lot 4 – which is not included in this PUD application. Eighteen (18) trees and a solid evergreen hedge are depicted between Lot 4 and the adjacent parking area. This is acceptable as depicted on the landscaping plan.

STAFF ANALYSIS (cont'd)Landscaping and Screening (cont'd)

For interior parking lot landscaping, two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces. Landscaped terminal islands must be provided at the end of each parking row and all parking spaces must be within 100 linear feet of a landscaped area. With 1,185 parking spaces, 237 canopy trees and 711 shrubs are required within the parking lot interior.

In addition to other landscape requirements for buffer areas, frontage greenbelts, and landscaping for parking lots, TMC§1108.0205(B) requires one 2-inch caliper tree for every 1,000 square feet of building coverage. Based on the total building square footage, 131 trees are required.

The submitted landscaping plan includes 287 trees and ±862 shrubs on the interior of the site, whether interior to the parking lot areas, within dive medians, or in the consolidated open space. Between parking lot interior requirements and site interior requirements, 368 trees and 711 shrubs are required. A condition of approval has been included that a revised landscaping plan be submitted in compliance with these applicable sections.

In addition to other landscape requirements for buffer areas, frontage greenbelts, and landscaping for parking lots, TMC§1108.0205(B) also requires foundation plantings along all portions of the building that are visible from the public rights-of-way and landscaping at all major building entrances. The submitted landscaping plan depicts compliance with this requirement.

Building Design and Materials

Building design is subject to the standards outlined in TMC§1109.0306 which outlines design standards for large-scale retail projects. The standards are intended to promote the design of an urban environment that is built to human scale and to encourage attractive street fronts. A wall surface visible from adjoining streets or properties longer than 100 feet must incorporate a series of recesses or offsets, at intervals of not less than twenty-five feet (25') nor more than 100 feet, that vary the depth of the building wall by a minimum of four-feet (4'). Not less than twenty-five percent (25%) of the building wall shall be varied in this way. It appears each tenant space entrance has an offset which may meet this requirement on the provided elevations and renderings, but it is unclear from the flat building depictions on the site and landscaping plans. The applicant shall clarify that these building offsets are a minimum of four feet (4'). Even so, it appears the southern façade of the anchor retail building consists of a flat expanse of 182 feet without recesses or offsets. The applicant shall submit a revised building elevation drawing depicting a recess or offset along this wall in compliance with TMC§1109.0306.

TMC§1109.0306(E) states that building height may not exceed thirty-five feet (35') for one-story buildings. The multi-tenant retail building has a peak height of just over thirty-five feet (35'), which will have to be slightly shortened. Meanwhile, the anchor retail building has two (2) peaks which reach above thirty-five feet (35') – the two (2) northernmost tenant entrances. One (2) of these tenant spaces is two (2) stories, exempting it from his prohibition. The other tenant space must have its height shortened to a maximum of thirty-five feet (35'). The applicant shall submit revised building elevations showing compliance with TMC§1109.0306(E), which is included as a condition of approval.

STAFF ANALYSIS (cont'd)Building Design and Materials (cont'd)

TMC§1109.0500 establishes facade material and color standards for multi-family, commercial, mixed use, institutional, and large-scale retail projects. At least eighty percent (80%) of each elevation visible from the right-of-way must be comprised of predominant materials such as brick, stone, or glass. No more than twenty percent (20%) of the same may be comprised of accent materials such as stucco, fiber cement board, EIFS, or vinyl. The southern portion of the anchor building has two (2) elevations which are visible from the right of way: the south and east elevations. The south elevation is made up of one-hundred percent (100%) predominant materials (masonry and windows), which is acceptable for this code section. However, the east elevation is comprised of sixty-eight percent (68%) predominant materials (masonry, architectural metal, and windows) and thirty-eight percent (32%) accent materials (EIFS and fiber cement board). As a condition of approval, the applicant shall submit revised elevation drawings for the anchor building showing compliance with TMC§1109.0500.

The northern portion of the anchor building has one (1) elevation visible from the right-of-way: the eastern elevation. The materials of this elevation are not spelled out, but it appears the elevation is comprised of roughly sixty-five percent (65%) predominant materials (masonry, windows, and architectural metal) and thirty-five percent (35%) accent materials (EIFS or stucco). As a condition of approval, the applicant shall submit revised elevation drawings with materials specified and showing compliance with TMC§1109.0500.

The “Multi-tenant Building” has three (3) elevations visible from the right of way: the eastern, western, and southern elevations. The western elevation is comprised of eighty percent (80%) predominant materials (masonry and windows) and twenty percent (20%) accent materials (EIFS and fiber cement board). The eastern elevation is comprised of seventy-seven percent (77%) predominant materials (masonry and windows) and twenty-three percent (23%) accent materials (EIFS and fiber cement board). The southern elevation is comprised of sixty-nine percent (69%) predominant materials (masonry and windows) and thirty-one percent (31%) accent materials (EIFS and fiber cement board). Therefore, the proposed elevations submitted for the multi-tenant building do not meet the minimum requirements. As a condition of approval, the applicant shall submit revised elevation drawings for the multi-tenant building showing compliance with TMC§1109.0500.

The “Outparcel 1 Building” has three (3) elevations visible from the right of way: the eastern, western, and southern elevations. The western elevation is comprised of one-hundred percent (100%) predominant materials (masonry, architectural metal, and windows). This is acceptable as depicted. The eastern elevation is comprised of eighty-one percent (81%) predominant materials (masonry and windows) and five percent (5%) accent material (fiber cement board) – with the remaining fourteen percent (14%) being a ribbed metal which has been rejected by the Plan Director (see TMC§1109.0502(D)(1)). The southern elevation is comprised of seventy-nine percent (79%) predominant materials (masonry, windows, and architectural metal) and six percent (6%) accent material (fiber cement board) – with the remaining fifteen percent (15%) being a ribbed metal which has been rejected by the Plan Director. The ribbed metal material shall be replaced with a material meeting the requirements of TMC§1109.0500. As a condition of approval, the applicant shall submit revised elevation drawings for the “Outparcel 1 Building” showing compliance with TMC§1109.0500.

STAFF ANALYSIS (cont'd)

Building Design and Materials (cont'd)

No elevations were submitted for the “Outparcel 2 Building”. As a condition of approval, the applicant shall submit elevations for the “Outparcel 2 Building” showing compliance with all provisions of TMC Sections 1109.0300 & 1109.0500.

Signs

Signs are not reviewed as a part of this PUD application; however, sign locations are shown on the provided elevations. The applicant shall submit a unified sign plan for the shopping center either as a standalone plan meeting the requirements of TMC Chapter 1113 *Signs* or as part of a rezone request to CR-SO meeting the requirements of TMC§1103.0700. It is worth noting that multi-tenant shopping center signs such as the one (1) shown on the elevation drawings are permitted only in the CR-SO zoning designations. It should also be noted that shopping center ground signs – the tallest sign permitted by TMC Chapter 1113 *Signs* – are limited to a maximum height of sixteen feet (16'). Any signage on site shall be submitted in conformance with TMC§1113. This has been listed as a condition of approval.

Outdoor Field Area

The northernmost tenant in the anchor building has an outdoor field area attached with a proposed thirty-six-foot (36') tall fence around it. Per TMC§1105.0302, fences may not exceed ten feet (10') in height in commercially zoned districts. The applicant has asked for a waiver of this fence height regulation. Staff is supportive of this waiver as the fence encloses an outdoor sports field which without such a fence may cause unwanted interactions between sports balls and nearby pedestrian/vehicular traffic.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates this site for General Commercial (GC) land uses. The General Commercial land use designation provides space for auto-oriented and large-scale commercial operations which may also cater to regional demand. Parking should be shared between large commercial anchors and smaller commercial users with adequate landscaping and open space. Internal pedestrian flow through parking areas and interconnected sidewalks should be prioritized throughout the site. There should be a unified, comprehensive design to the entire site and public spaces, artwork, open seating should be incorporated. With the listed conditions of approval – requiring adequate landscaping and open space and further pedestrian walkway connectivity – the proposed PUD is consistent with the Forward Toledo Plan.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan (cont'd)

It should be noted that, while the proposed PUD is consistent with the Forward Toledo Plan, it could be more consistent. Residents that participated in Forward Toledo planning process asked that we prioritize sites with distinct urban character. Some of the top reasons cited were the architecture, history and/or age of the building, versatility or mixed use, and pedestrian-friendly design. This feedback reinforces the plan's goals, including Quality Design, Create Unique Places, Increase Connectivity, and to ensure that new buildings are developed in a way that reflects, preserves, and enhances this desired character. Future iterations of the zoning code should further encourage a compact mixture of residential and commercial uses along major corridors – such as Central Avenue and Secor Road – that also supports public transit and walkability.

Staff recommends approval of the Planned Unit Development as it is consistent with the Forward Toledo Plan and the stated purpose of the Zoning Code. Additionally, the proposed uses are permitted in the current zoning district, and it is compatible with the existing land uses in the general vicinity.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend **approval** of PUD25-0003, a request for a Planned Unit Development for multiple commercial buildings at 3450 W. Central Avenue, to the Toledo City Council, for the following **two (2) reasons**:

1. The Planned Unit Development is consistent with the Forward Toledo Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**); and
2. The proposed use is consistent with the existing land uses in the general vicinity of the property (**TMC1111.0606(C)**).

The staff also recommends that the Toledo City Plan Commission make the following recommendations to the Toledo City Council regarding the following waiver requests for PUD25-003, a request for a Planned Unit Development for multiple commercial buildings at 3450 W. Central Avenue:

Chapter 1103 - Overlay Zoning Districts

Section 1103.1008 Commercial Planned Unit Development Overlay District

B. An open space area void of buildings, structures, parking areas, or other above ground improvements except fencing shall be maintained on all perimeter property lines (except frontage) of the Planned Unit Development:

1. A minimum open space depth of 30 feet shall be provided unless a greater setback is required as listed in the underlying zoning district;

STAFF RECOMMENDATION (cont'd)

Staff recommends that the Plan Commission recommend **approval** of a waiver of the perimeter open space requirement along the northern, western, and eastern property lines as this waiver will permit the continuance of existing drive aisles which are aligned with existing intersections on Central Avenue and Secor Road and are used as access for various adjacent sites. Staff is only supportive of this waiver if the applicant provides a thirty-foot (30') open space area on the opposite sides of these drive aisles in lieu of this requirement.

Section 1103.1008 Commercial Planned Unit Development Overlay District

D. No more than 70 percent of gross site acreage shall be devoted to coverage by buildings, structures, street, driveway and parking area pavement.

Staff recommends that the Plan Commission recommend **disapproval** of a waiver for nine percent (9%) from the seventy percent (70%) maximum site coverage requirement to allow seventy-nine percent (79%) maximum site coverage because staff believes that more than enough parking has been provided and that any additional construction caused by a reduction of the site's impervious surfaces will be minimal compared to the currently-proposed improvements.

Section 1103.1008 Fences and hedges in Commercial and Industrial Districts

The following standards apply in all Commercial and Industrial districts:

2. Fences shall not exceed 10 feet in any other location on a lot.

Staff recommends that the Plan Commission recommend **approval** of a waiver of twenty-five feet (25') from the ten-foot (10') maximum fence height requirement since the fence encloses an outdoor sports field which may cause unwanted interactions between sports balls and nearby pedestrian/vehicular traffic.

The staff further recommends that the Toledo City Plan Commission recommend **approval** of PUD25-0003, a request for a Planned Unit Development for multiple commercial buildings at 3450 W. Central Avenue, to the Toledo City Council, subject to the following **seventy-four (74) 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. The proposed sidewalk in the public right-of-way along Central Avenue needs to be constructed in accordance with the City of Toledo Construction Standards, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. 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.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

3. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
4. No objection to the PUD proposal, although the stormwater management feature footprints cannot be confirmed as adequate at this time. Features shall manage the required water quality volume, flood control, and restricted discharge rate, and meet the design guidance for the type of feature (drain dry basin or wet basin) in Chapter 2 of the Ohio Rainwater Manual for details such as side slopes, flow length, sediment storage, and wet forebay or alternative pretreatment.
5. The City of Toledo requires that all sites proposing earth disturbing activities of 2,500 sq. ft. of more (including an overall common plan of development) and/or the installation of storm sewer services be reviewed and approved by the Division of Engineering Services prior to the start of any construction or earth disturbing work (grading, clearing, stockpiling, etc.)
6. The following documents shall be submitted to the Division of Engineering Services (Andy Stepnick) for stormwater review & comment:
 - a. Detailed site grading plan.
 - b. Plans and calculations for storm sewer service, stormwater detention and post-construction best management practices (BMP's).
 - c. A Stormwater Pollution Prevention Plan (SWP3) – including a completed submittal cover sheet, and Ohio EPA SWP3 checklist.
 - d. Long term maintenance plan for Detention and Post-Construction BMP's for long term maintenance of the private facilities. Stormwater Detention and Post-Construction BMP's are required to be maintained into perpetuity.
7. Submittals shall be in compliance with the latest version of the City of Toledo's Infrastructure Design and Construction Requirements
<https://cdn.toledo.oh.gov/uploads/documents/Transportation/Engineering/2014-Infrastructure-Standards-with-updated-sewer-rates.pdf>
8. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit include:
 - a. SWP3 operators' contact information provided on standard SWP3 forms.
 - b. Post-Construction Stormwater O&M covenant.
 - c. Sewer fee for plan review and field inspection.
 - d. Naming of a Sewer Contractor licensed with Toledo.
9. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

10. A single sanitary sewer tap from this site shall be allowed into the public sanitary system. Developer shall use exiting sanitary tap, when available.
11. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developers cost.
12. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

Water Distribution

Comments not available at time of print.

Fire Prevention

13. All proposed new buildings will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
14. Underground water lines and private hydrants are required and shall be supplied by at least an 8 inch main and of the same type used by Public Utilities Department, Water distribution. Plans for private mains and hydrants shall be submitted to the Chief of the Fire Prevention Bureau for approval prior to installation. (OFC507.5.3, TMC 1511.03, Rule 5, #2)
15. All new buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (This includes rear doors for each tenant of the retail strip buildings - OFC 403.11.1.5) (OBC 501.2 & OFC 505.1)

Division of Environmental Services

16. 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 feet.)

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

17. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
18. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
19. 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.
20. 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
21. 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 Sewer and Drainage Services

Comments not available at time of print.

Division of Traffic Management

22. Bicycle parking is required per TMC§1107.0900.
23. Accessible parking signage 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 per TMC§1107.1704.
24. Wheel stops are required at all property lines, sidewalk, planting strips and buildings per TMC§1107.1907.
25. Dimensions for all driveways, approaches, drive aisles and parking spots must be shown per TMC§1107.1911.
26. Provide sidewalk connection from building sidewalk to existing sidewalk along Secor Road per TMC§1107.1300.

STAFF RECOMMENDATION (cont'd)

Division of Traffic Management (cont'd)

27. A minimum of a 25' wide drive aisle is required where a two-way traffic flow is being utilized per TMC§1107.1911.
28. Stacking must be shown at all drive-thru/pick up lanes per TMC§1107.1601.
29. Existing right in/right out drive between Lots 1 & Lot 3 shall be closed.
30. "Do Not Enter" signage is required to prevent wrong-way traffic flow at pick up/drive-thru lanes exit.
31. All pick up/drive-thru lanes are required to have a minimum of a 10' wide bail out lane to allow a vehicle to get out of the cue in an emergency per Traffic Management.
32. A sidewalk must completely encompass the roundabout and continuing south to the new 5' sidewalk. (A cross walk will be required at the south side of the roundabout for pedestrian traffic.)
33. Sidewalk is required along the North and the West drives for pedestrian traffic.
34. All the proper yield and pedestrian crossing signage is required to be shown around the roundabout.

Plan Commission

35. Per TMC§1103.1008(D), no more than seventy percent (70%) of the gross site acreage may be covered by buildings, structures, street, driveway, or parking area pavement. **Not acceptable as depicted. A revised site and landscaping plan shall be submitted to the Plan Director showing compliance with TMC§1103.1008(D).**
36. An open space area with a minimum depth of thirty feet (30') shall be provided beside all perimeter drive aisles in lieu of the open space required by TMC§1103.1008(B). Approval of these open spaces shall be upon the discretion of the Plan Director. **Not acceptable as depicted. The applicant shall submit a revised site and landscaping plan to the Plan Director showing open space areas with a minimum depth of thirty feet (30') beside all perimeter drive aisles.**
37. Usable, accessible, and consolidated common open space areas in the amount of no less than ten percent (10%) of the gross site acreage is required per TMC§1103.1008(C). **Not acceptable as depicted. The applicant shall submit a revised site and landscaping plan showing compliance with TMC§1106.1008(C).**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

38. The stormwater feature within the proposed consolidated open space shall take up no more than one-third of the development's total consolidated open space area. **Acceptable as depicted.**
39. The stormwater feature within the proposed consolidated open space shall be a wet basin if practicable as determined by the Plan Director and the Division of Engineering Services.
40. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700.
41. A minimum of fifty (50) bicycle parking spaces are required throughout the site. **The applicant shall provide further detail to the Plan Director on the number of bicycle parking spaces provided on site in compliance with TMC§1107.0900. Additional bicycle parking spaces shall be placed near the proposed Multi-tenant (Retail A/B) building.**
42. Per TMC§1107.1600, seven (7) vehicle stacking spaces are required for restaurant drive-throughs. **The applicant shall submit a revised site plan to the Plan Director depicting a minimum of seven (7) stacking spaces within each drive-thru lane in compliance with TMC§1107.1600.**
43. Per TMC Sections 1103.1010 & 1109.0304, a direct pedestrian walkway connection shall be added between Central Avenue, the "Outparcel 1 Building" entrance(s), and the "Anchor Retail building entrance(s). **Not acceptable as depicted. The applicant shall submit a revised site and landscaping plan to the Plan Director depicting this required pedestrian walkway connection.**
44. Per TMC Sections 1103.1010 & 1109.0304, direct pedestrian walkway connections shall be added between the existing office building, the "Outparcel 1 Building", the "Multi-tenant Building", and the "Restaurant B / Outparcel 2 Building". **Not acceptable as depicted. The applicant shall submit a revised site and landscaping plan to the Plan Director depicting these required pedestrian walkway connections.**
45. Per TMC§1103.1010, sidewalks are required along all sides of the roundabout, on both sides of the north-south drive aligned with the Central Avenue traffic light intersection, and along both sides of the northern drive aligned with the Secor Road traffic light intersection. **Not acceptable as depicted on site plan. The applicant shall submit a revised site and landscaping plan to the Plan Director depicting sidewalks required by TMC§1103.1010.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

46. Per TMC§1109.0303(D), a raised walkway shall be required between all parking lot sub areas / groupings. Periodic ADA accessible ramps shall be incorporated connecting these walkways to adjacent parking areas and building entrances. This shall be upon the discretion of the Plan Director. **Not acceptable as depicted. The applicant shall submit a revised site and landscaping plan to the Plan Director depicting these required raised pedestrian walkway connections.**
47. All connecting walkways within large-scale retail projects must be a minimum of six feet (6') in width per TMC§1109.0304(A). **Not acceptable as depicted. The applicant shall submit a revised site and landscaping plan to the Plan Director depicting all pedestrian walkways with a minimum width of six feet (6').**
48. All internal pedestrian walkways that cross parking aisles or driveways shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt to enhance pedestrian safety and comfort. Raised walkways may be installed if elevated 6 inches with tapered side slopes and meet ADA standards.
49. Per TMC§1109.0307, existing bus stops shall be integrated into the traffic and pedestrian circulation system on the site. The developer shall consult with TARTA on the need to provide connection to future bus stops, bus turnout lanes for customers and employees, or other transit improvements. **The applicant shall provide proof of this consultation to the Plan Director.**
50. Per TMC§1108.0202, a minimum thirty-foot (30') wide frontage greenbelt along Central Avenue is required. This greenbelt must contain at least one (1) tree for every thirty-feet (30') of frontage. **Not acceptable as depicted. A revised landscaping plan shall be submitted to the Plan Director depicting a minimum of twenty-four (24) trees within the Central Avenue frontage greenbelt.**
51. Per TMC§1108.0203, a Type B landscape buffer is required along the western property line. Four (4) canopy trees and fifteen (15) shrubs are required within the buffer per 100 linear feet. Type B landscape buffer materials may be placed within the required open space area adjacent to the western drive aisle in lieu of the PUD perimeter open space area. **Not acceptable as depicted. The applicant shall submit a revised landscape plan to the Plan Director depicting a minimum of sixty (60) canopy trees and 225 shrubs.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

52. Per TMC§1108.0203, a Type B landscape buffer is required along portions of the northern property line. Four (4) canopy trees and fifteen (15) shrubs are required within the buffer per 100 linear feet. In areas along the northern property line where a buffer is not required, one (1) canopy tree is required for each thirty linear feet (30') per TMC§1108.0204. Type B landscape buffer and parking lot perimeter materials may be placed within the required open space area adjacent to the northern drive aisle in lieu of the PUD perimeter open space area. **Quantity acceptable as depicted on landscaping plan.**
53. Per TMC§1108.0204, perimeter parking lot landscaping is required between the proposed parking and "Lot 4". One (1) canopy tree for each thirty linear feet (30') and a continuous shrub hedge to screen headlights from surrounding areas is required. **Acceptable as depicted on landscaping plan.**
54. In addition to other landscape requirements for buffer areas, frontage greenbelts, and parking lot perimeters, 368 trees and 711 shrubs are required between the parking lot interior requirements of TMC§1108.0204 and the site interior requirements of TMC§1108.0205(B). **Not acceptable as depicted. The applicant shall submit a revised landscaping plan depicting a minimum of 368 trees and 711 shrubs within the interior of this site (not including materials required for buffer areas, frontage greenbelts, or parking lot perimeters). A sufficient number of these trees shall be depicted within the parking lot interior so as impervious surfaces are sufficiently covered with canopy trees as determined by the Plan Director.**
55. Per TMC§1103.1007(H), all telephone, electrical, cable, and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened.
56. Per TMC§1103.1209(A.3), grade level mechanical equipment shall be screened from adjoining residential parcels and from the right of way(s).
57. Per TMC§1108.0204(B.6), 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.
58. Topsoil must be back filled to provide positive drainage of the landscape area.
59. The location, number, height, diameter, and species of any materials to be planted and maintained shall be depicted on the landscaping plan, as well as the location and number of any existing trees to be retained.
60. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

61. 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.
62. 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.
63. The location, height, and materials for any fencing to be installed and maintained shall be depicted on the landscaping plan. **Not acceptable. A waiver shall be received to allow for the proposed thirty-five-foot (35') fence around the outdoor field area.**
64. Dumpster locations shall be clearly marked on the site plan and located and screened per TMC§1108.0203(G).
65. A wall surface visible from adjoining streets or properties longer than 100 feet must incorporate a series of recesses or offsets, at intervals of not less than twenty-five feet (25') nor more than 100 feet, that vary the depth of the building wall by a minimum of four feet (4'). Not less than twenty-five percent (25%) of the building wall shall be varied in this way. **Applicant shall submit elevation drawings clarifying that building offsets are a minimum of four feet (4') in depth. Applicant shall also submit revised elevation drawings depicting a recess or offset in the building plane along the southern elevation of the “Anchor Retail” building in compliance with TMC§1109.0306.**
66. Per TMC§1109.0306(E), building height may not exceed thirty-five feet (35') for one-story buildings in large-scale retail projects. **Not acceptable as depicted. The applicant shall submit revised elevation drawing showing that no single-story tenant space exceeds a maximum height of thirty-five feet (35').**
67. Per TMC§1109.0500, at least eighty percent (80%) of each elevation visible from the right-of-way must be comprised of predominant materials. No more than twenty percent (20%) of may be comprised of accent materials.
 - a. **The southern portion of the “Anchor Building” is not acceptable as depicted. The applicant shall submit revised elevation drawings to the Plan Director showing compliance with TMC§1109.0500.**
 - b. **The northern portion of the “Anchor Building” is not acceptable as depicted. The applicant shall submit revised elevation drawings to the Plan Director with a percentage material break down showing compliance with TMC§1109.0500.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- c. The “Multi-tenant Building” is not acceptable as depicted. The applicant shall submit revised elevation drawings to the Plan Director showing compliance with TMC§1109.0500.
- d. The “Outparcel 1 Building” is not acceptable as depicted. The applicant shall submit revised elevation drawings to the Plan Director showing a different metal material for the corrugated/ribbed metal and compliance with TMC§1109.0500.
- 68. No building elevations were submitted for the “Outparcel 2 Building”. **The applicant shall submit elevation drawings to the Plan Director showing compliance with TMC§§ 1109.0300 & 1109.0500.**
- 69. Per TMC§1109.0306(C), all rooftop units, such as HVAC units, shall be fully concealed from public view by a building’s architectural features.
- 70. The submitted elevations depict multiple signs, some of which would not meet the requirements of TMC Chapter 1113 *Signs*. **The applicant shall submit a unified sign plan for the shopping center either as a standalone plan meeting the requirements of TMC Chapter 1113 *Signs* or as part of a rezone request to CR-SO meeting the requirements of TMC§1103.0700.**
- 71. Applicant shall obtain a sign permit for any proposed signage.
- 72. 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.
- 73. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval then the Planned Unit Development approval shall become null and void.
- 74. 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.

PLANNED UNIT DEVELOPMENT
TOLEDO CITY PLAN COMMISSION
REF: PUD25-0003
DATE: September 11, 2025
TIME: 2:00 P.M.

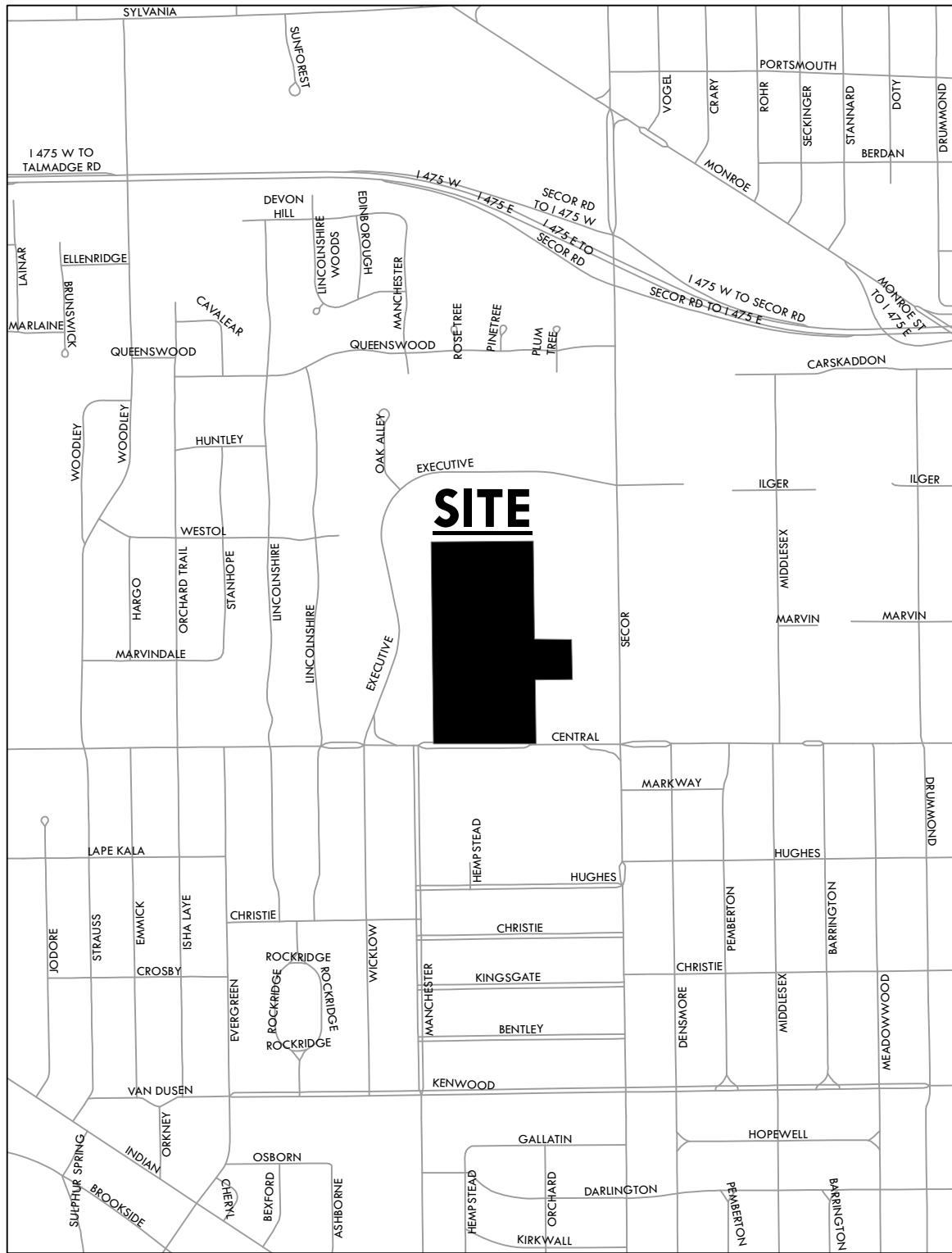
CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2025
TIME: 4:00 P.M.

AS

Thirteen (13) sketches follow

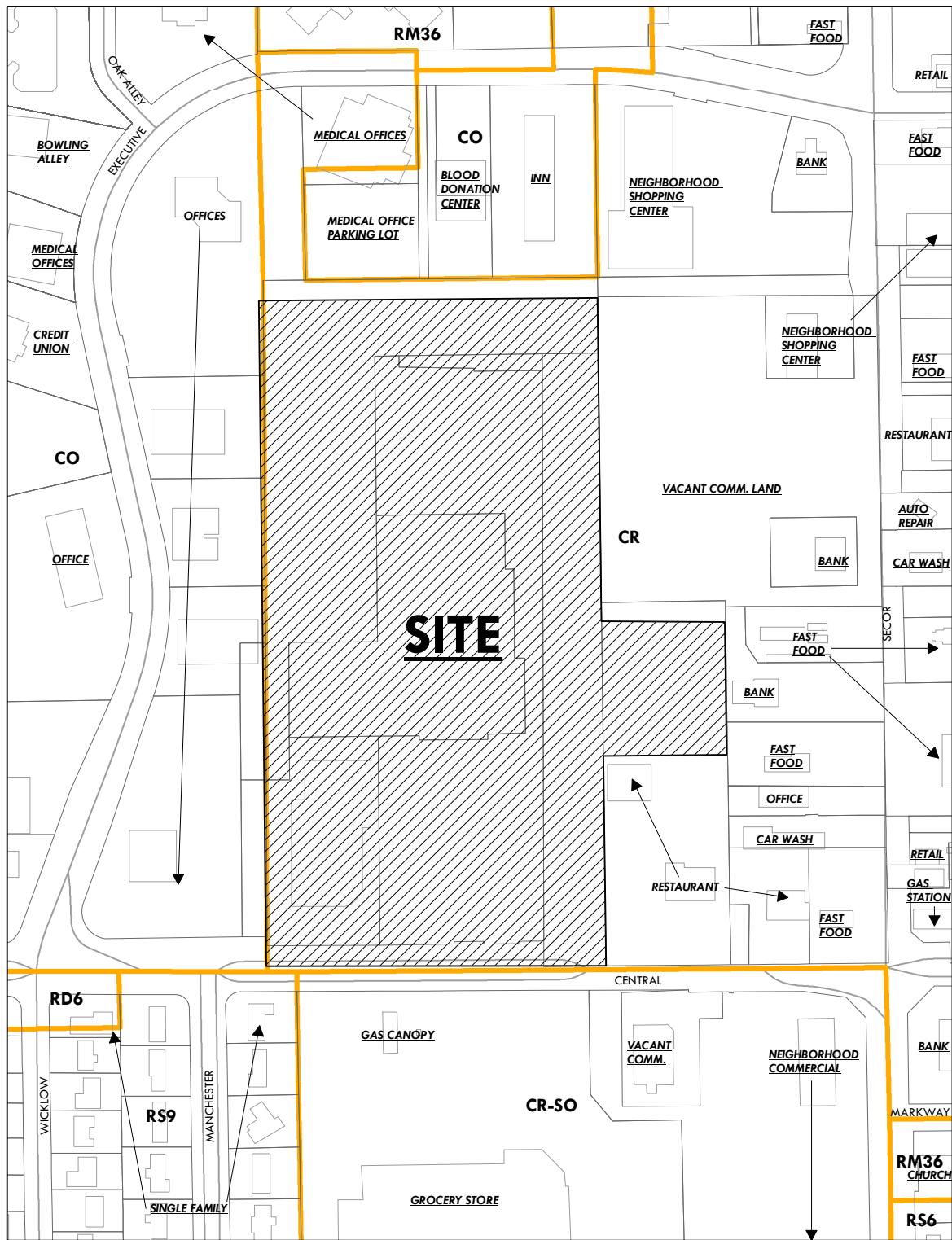
GENERAL LOCATION

PUD25-0003
ID 78



ZONING & LAND USE

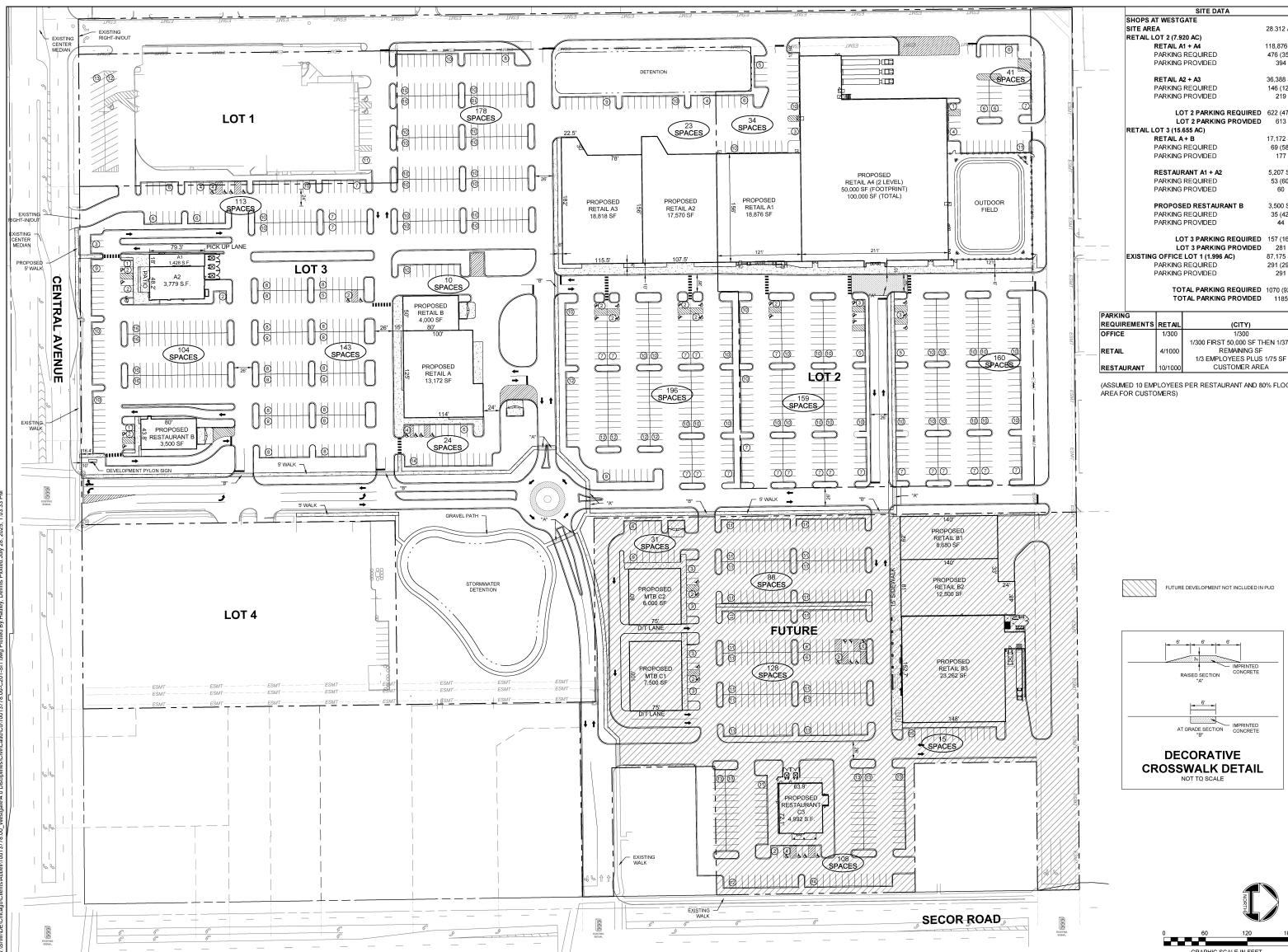
PUD25-0003
ID 78



OVERALL SITE PLAN

PUD25-0003
ID 78

→ N



SOUTHWEST SITE PLAN

PUD25-0003
ID 78

→ N

WOOLPERT
4454 Idea Center Boulevard, Suite 100
Dayton, OH 45430
937.461.5560

NUMBER	DATE	DESCRIPTION	ISSUANCE SCHEDULE
△			

WESTGATE VILLAGE NORTH, LLC
SHOPS AT WESTGATE
PUD SUBMITTAL

1140 OF WEST CENTRAL AVENUE AND SECOR ROAD
TOLEDO, OHIO

CP

ST SITE PLAN

1000

202

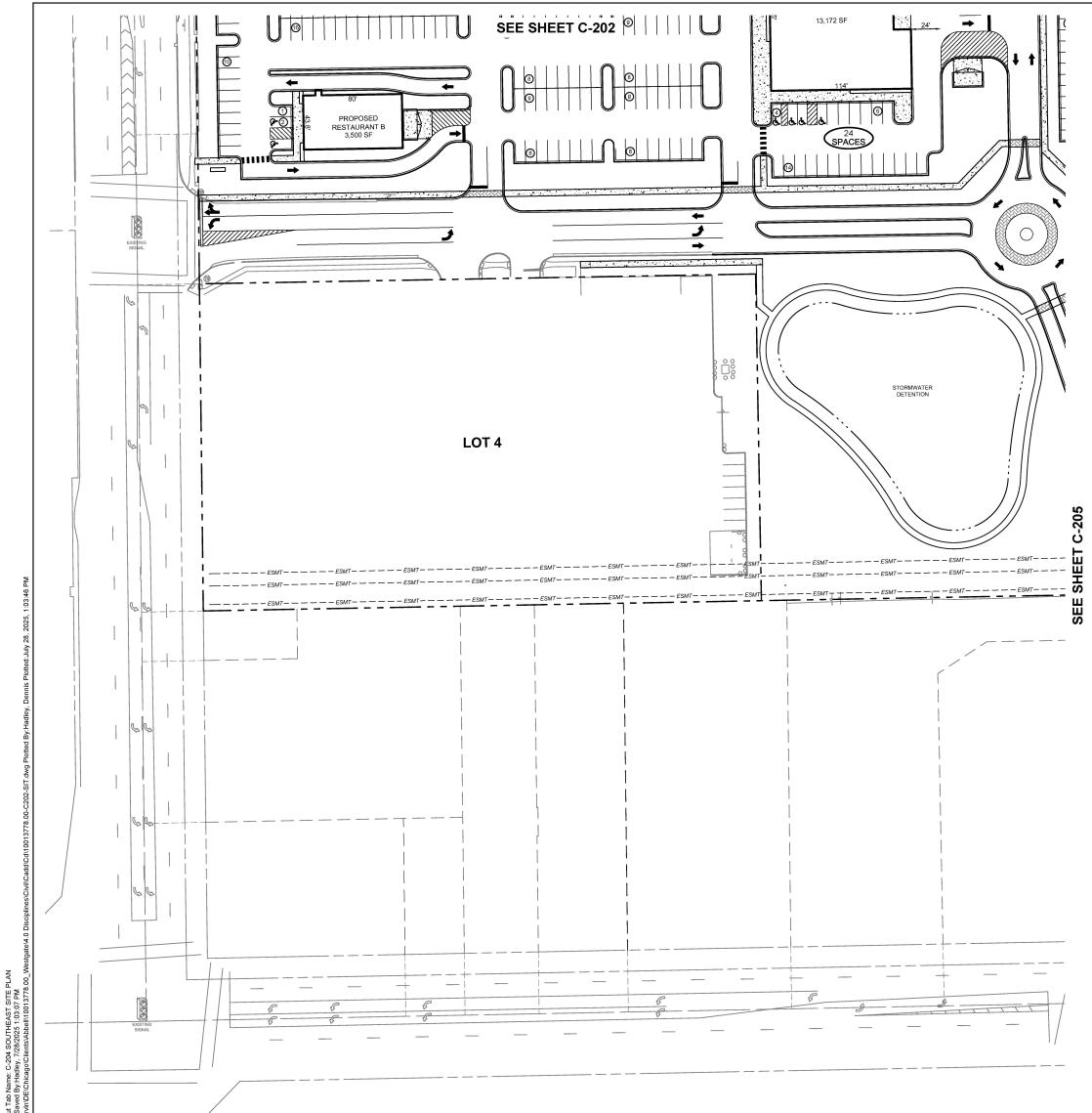
GRAPHIC SCALE IN FEET

C-202

SOUTHEAST SITE PLAN

PUD25-0003
ID 78

→ N



W
WOOLPERT
4454 Idea Center Boulevard, Suite 100
Dayton, OH 45430
937.461.5660

ISSUANCE SCHEDULE
REVISION

WESTGATE VILLAGE NORTH, LLC
SHOPS AT WESTGATE
PUD SUBMITTAL

WW-OF-WEST CENTRAL AVENUE AND SECOR ROAD
TOLEDO, OHIO

PROJECT NO: 10013778.00
DATE ISSUED: 07/28/25
DESIGNED BY: CP
DRAWN BY: OH
CHECKED BY: CP

SHEET NAME: SOUTHEAST SITE PLAN

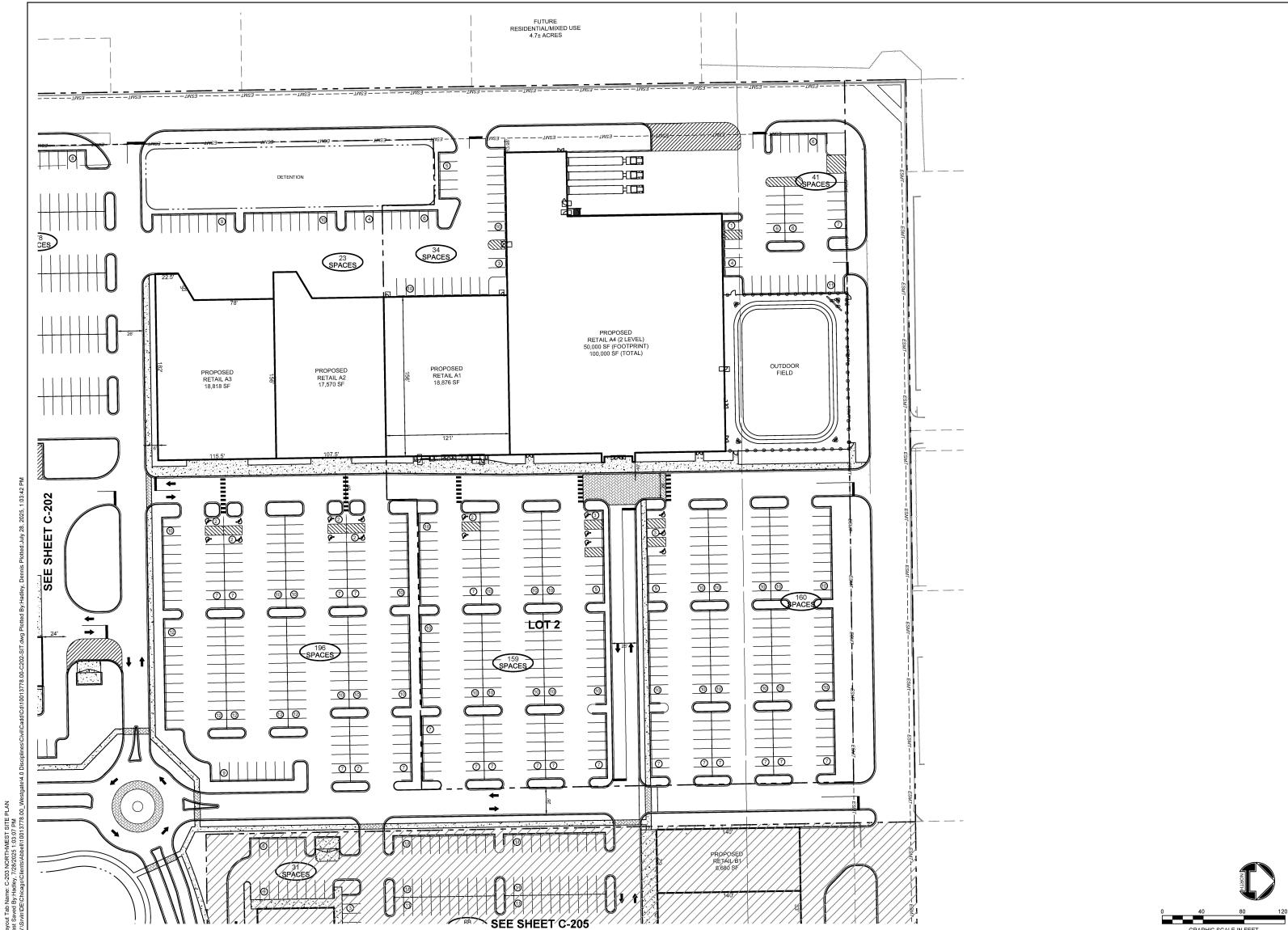
SHEET NO: C-204

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GRAPHIC SCALE IN FEET

NORTHWEST SITE PLAN

PUD25-0003
ID 78

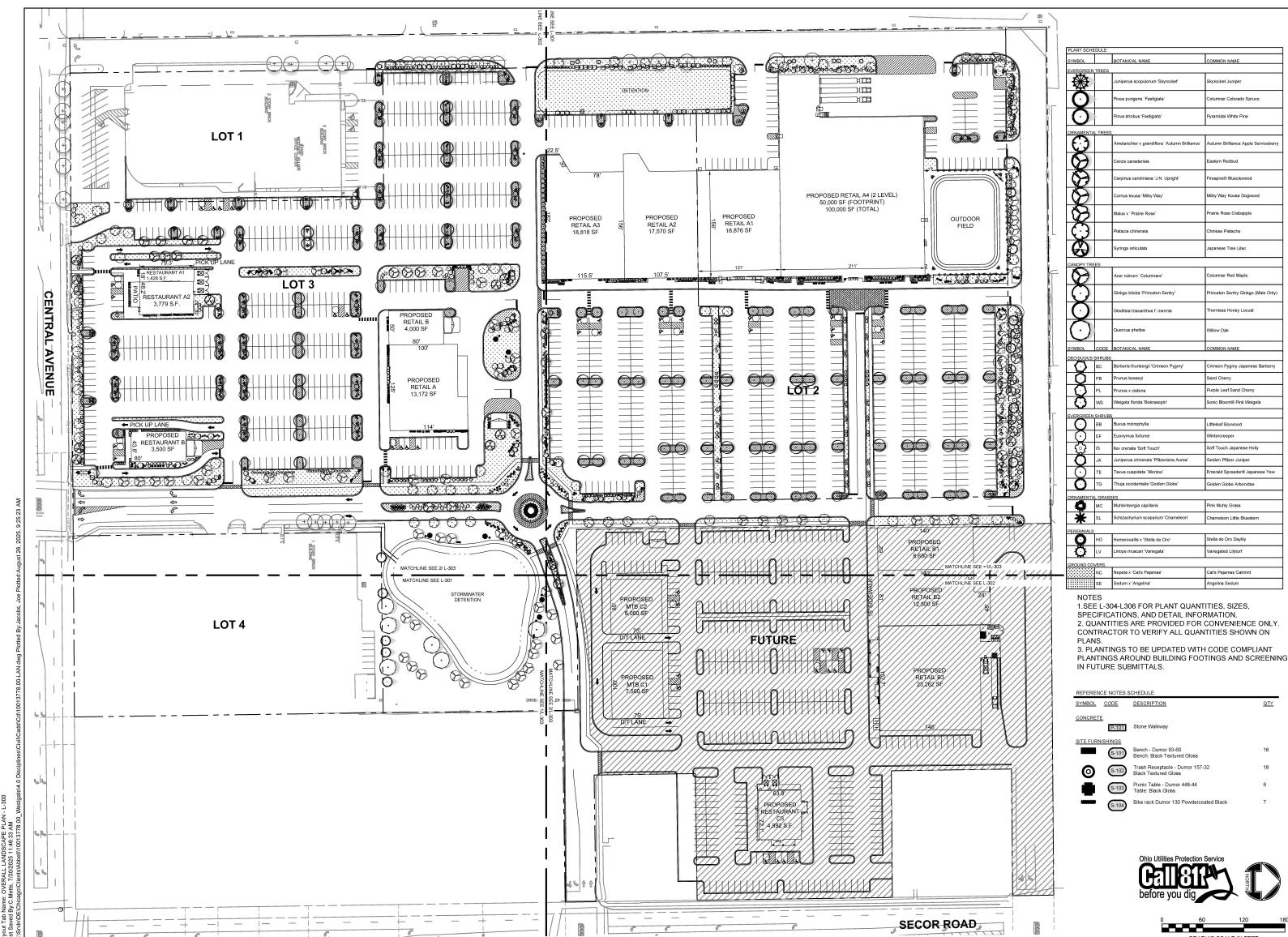
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OVERALL LANDSCAPE PLAN

PUD25-0003
ID 78

→ N



L-300

LANDSCAPE PLAN L-303

PUD25-0003
ID 78

→ N

PLAN VIEW

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
CONCRETE	100-1	Stone Walkway	18
	100-2	Brick Walkway	18
SITE FURNISHINGS	100-3	Bench - Curved 92-20	18
	100-4	Bench - Black Textured Glass	18
100-5	100-5	Trash Receptacle - Duron 157-32	18
	100-6	Black Textured Glass	18
100-7	100-7	Table - Curved 92-20	6
	100-8	Table - Black Glass	6
100-9	100-9	Bike rack Duron 120 Powdercoated Black	7
	100-10	Black Powdercoated	7

MATCHLINE SEE 2/ L-303

PLAN VIEW

ANT SCHEDULE	IRRI. ZONE	BOTANICAL NAME	COMMON NAME
EVERGREEN TREES			
		<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper
		<i>Picea pungens</i> 'Fastigiata'	Columnar Colorado Spruce
		<i>Pinus strobus</i> 'Fastigiata'	Pyramidal White Pine
DECIDUOUS TREES			
		<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance-Apple Serviceberry
		<i>Cercis canadensis</i>	Eastern Redbud
		<i>Carpinus caroliniana</i> 'J.N. Upright'	Firecracker Musclewood
		<i>Cornus kousa</i> 'Milky Way'	Milky Way Kousa Dogwood
		<i>Malus x 'Prairie Rose'</i>	Prairie Rose Crabapple
		<i>Platanus diantha</i>	Chinese Sycamore
		<i>Syringa reticulata</i>	Japanese Tree Lilac
HORNBEAMS			
		<i>Acer rubrum</i> 'Columnar'	Columnar Red Maple
		<i>Fraxinus biltiana</i> 'Princeton Sentry'	Princeton Sentry Gingko (Male Only)
		<i>Gleditsia triacanthos</i> 'Inermis'	Thornless Honey Locust
		<i>Quercus phellos</i>	Willow Oak
IRRI. ZONE			
TOPOGRAPHIC	CODE	BOTANICAL NAME	COMMON NAME
EVERGREEN SHRUBS			
BC		<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry
PB		<i>Prunus besseyi</i>	Sand Cherry
PL		<i>Prunus x cerasifera</i>	Purple Leaf Sand Cherry
WS		<i>Wigelia florida</i> 'Rockspray'	Sonic Bloom Pink Wigelia
DECIDUOUS SHRUBS			
BH		<i>Buxus microphylla</i>	Littleleaf Boxwood
EF		<i>Euonymus fortunei</i>	Wintercreeper
IS		<i>Ilex crenata</i> 'Suff. Thrush'	Suff. Thrush Japanese Holly
JK		<i>Juniperus chinensis</i> 'Mizrahi Aures'	Golden Pfitzer Juniper
TE		<i>Taxus cuspidata</i> 'Momo'	Emerald Spire Japanese Yew
TH		<i>Thuya occidentalis</i> 'Golden Globe'	Golden Globe Arborvitae
DECIDUOUS GRASSES			
MC		<i>Muhlenbergia capillaris</i>	Pink Muhi Grass
SL		<i>Schizachyrium scoparium</i> 'Chameleon'	Chameleon Little Bluestem
ANNUAL FLOWERS			
HO		<i>Hemerocallis x 'Stella de Oro'</i>	Stella de Oro Daylily
LV		<i>Liriope muscari</i> 'Variegata'	Variegated Liriope
BROWN COVERS			

WESTGATE VILLAGE NORTH, LLC
SHOPS AT WESTGATE
PUD SUBMITTAL

PROJECT NO:	10013778.00
DATE ISSUED:	07/21/2025
DESIGNED BY:	KJE
DRAWN BY:	KJE
CHECKED BY:	CP

SHEET NAME:
LANDSCAPE PLAN

LANDSCAPE PLAN

SHEET NO:

1-303

E-309

Digitized by srujanika@gmail.com

LANDSCAPE PLAN L-302

PUD25-0003
ID 78

→ N

PLANT SCHEDULE		BOTANICAL NAME	COMMON NAME
SYMBOL			
		<i>Juniperus scopulorum 'Skyrocket'</i>	Skyrocket Juniper
		<i>Pinus pungens 'Fastigata'</i>	Columnar Colorado Spruce
		<i>Pinus strobus 'Fastigata'</i>	Pyramidal White Pine
ORNAMENTAL TREES			
		<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry
		<i>Cercis canadensis</i>	Eastern Redbud
		<i>Carpinus caroliniana</i> 'J.N. Upright'	Freestand Mackinaw
		<i>Comus kousa 'Milky Way'</i>	Milky Way Kousa Dogwood
		<i>Malus x 'Prairie Rose'</i>	Prairie Rose Crabapple
		<i>Prunus chilensis</i>	Chinese Potache
		<i>Syringa reticulata</i>	Japanese Tree Lilac
CAMELLIA TREES			
		<i>Acer rubrum</i> 'Columnare'	Columnar Red Maple
		<i>Glypta biloba</i> 'Vilmorinii Serrata'	Vilmorin Serrata Gingko (Male Only)
		<i>Gleditsia triacanthos f. inermis</i>	Thornless Honey Locust
		<i>Quercus phellos</i>	Vernal Oak
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
	BC	<i>Berberis thunbergii</i> 'Crimson Pygmy'	Common Pygmy Japanese Barberry
	FB	<i>Prunus pensylvanica</i>	Saski Cherry
	PL	<i>Prunus x cerasifera</i>	Purple Leaf Sand Cherry
	WG	<i>Wagelia fructosa</i> 'Bicolorspina'	Sonic Bicolor Pink Wagelia
EVERGREEN SHRUBS			
	BB	<i>Buxus microphylla</i>	Littleleaf Boxwood
	EF	<i>Euonymus fortunei</i>	Vinegarshrub
	IS	<i>Ilex cornuta</i> 'Suff. Toshii'	Suff. Toshii Chinese Holly
	JA	<i>Juniperus chinensis</i> 'Pfitzeriana Aurea'	Golden Wave Juniper
	TE	<i>Thuya cuspidata</i> 'Worod'	Emerald Spreader Japanese Yew
	TO	<i>Thuya occidentalis</i> 'Golden Globe'	Golden Globe Arborvitae
ORNAMENTAL GRASSES			
	MC	<i>Muhlenbergia capillaris</i>	Pink Muhy Grass
	SL	<i>Schizachyrium scoparium</i> 'Chameleon'	Chameleon Little Bluestem
PERENNIALS			
	HO	<i>Hemerocallis x 'Stella de Oro'</i>	Stella de Oro Daylily
	LV	<i>Lilium muscari</i> 'Variegata'	Variegated Lilyturf
GRASS CROPS			
	NC	<i>Neptunia x 'Carmelita'</i>	Carmelita Paginas' Carrizo
	SE	<i>Setaria</i> 'Carmelita'	Argentine Sisal

REFERENCE NOTES SCHEDULE		
SYMBOL	CODE	DESCRIPTION
CONCRETE		
	C-100	Stone Walkway
SITE FURNISHINGS		
	S-100	Bench - Dunor 93-60 Black Textured Glass
	S-100	Table - Dunor 157-32 Black Textured Glass
	S-100	Table - Dunor 484-44 Black Glass
	S-100	Bike rack Dunor 130 Powdercoated Black

ABBELL ASSOCIATES, LLC
SHOPS AT WESTGATE
PUD SUBMITTAL

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DATE ISSUED: 07/21/2025
HWY. OF WEST CENTRAL AVENUE AND SECOR ROAD
TOLEDO, OHIO

PROJECT NO: 10013778.00
DATE ISSUED: 07/21/2025

SHEET NAME:

SHEET NO:

"ANCHOR BUILDING" - SOUTHERN SECTION

PUD25-0003
ID 78

Anchor Retail
Building

AA ABBELL
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13 - 33

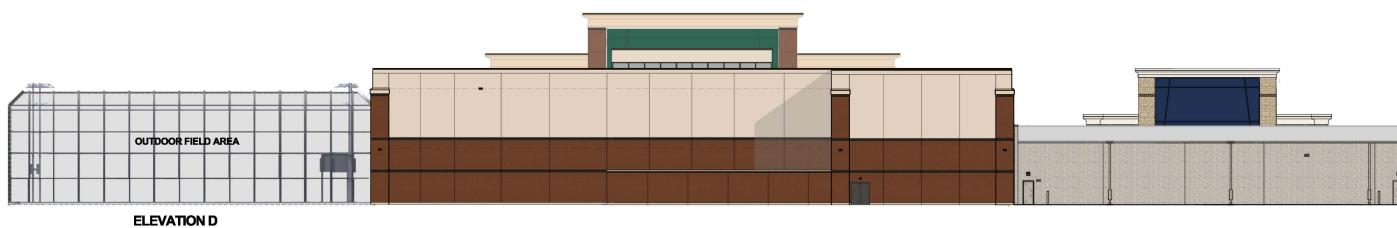
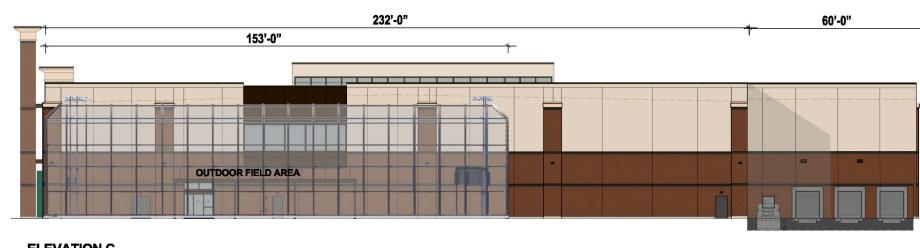
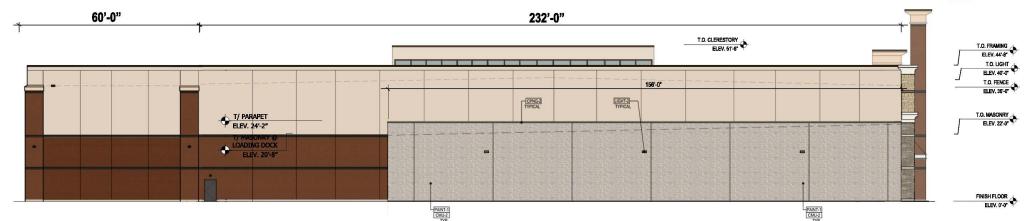
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"ANCHOR BUILDING" - NORTHERN SECTION

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ID 78

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TOLEDO, OH



REV 1 _____
REV 2 _____
REV 3 _____
REV 4 _____
REV 5 _____

"MULTI-TENANT BUILDING"

PUD25-0003
ID 78

Multi-tenant
Retail
Building

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13 - 35

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"OUTPARCEL 1 BUILDING"

PUD25-0003
ID 78

Outparcel 1

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