



City Council Zoning & Planning Committee

Theresa Morris, Chair

Adam Martinez, Vice Chair

Wednesday, July 16, 2025

One Government Center 1st Floor 4:00 P.M.

1. Request for a zone change from CR “Regional Commercial” & RS6 “Single-Dwelling Residential” to CR “Regional Commercial for the property located at 4256 Secor Road (Z25-0014).
The Plan Commission recommends approval.
2. Request for a zone change from CN “Neighborhood Commercial” to CM “Mixed Commercial Residential” for the property located at 539 Broadway Street (Z25-0013).
The Plan Commission recommends approval.
3. Request for a Special Use Permit for Solar Array for the property located at 1550 Miami Street (SUP25-0014).
Plan Commission recommends approval, subject to 15 conditions and 1 waiver.
4. Request for Amendment to Institutional Campus Master Plan for the property located at 5601 Clegg Drive (Z25-0010).
The Plan Commission recommends approval, subject to 25 conditions.
5. Request for a Special Use Permit for a Type A Family Day Care Facility for the property located at 2225 Dorr Street (SUP25-0013).
Plan Commission recommends disapproval.
6. Request for a zone change from CO “Office Commercial” to CR “Regional Commercial” for the property located at 1513 S. Reynolds Road and from RS12 “Single-Family Residential” to CR “Regional Commercial” for the property located at 1517 S. Reynolds Road (Z25-0011).
The Plan Commission recommends disapproval.
7. Review of outstanding studies within the Plan Commission.
8. Review of upcoming moratorium expiration dates.

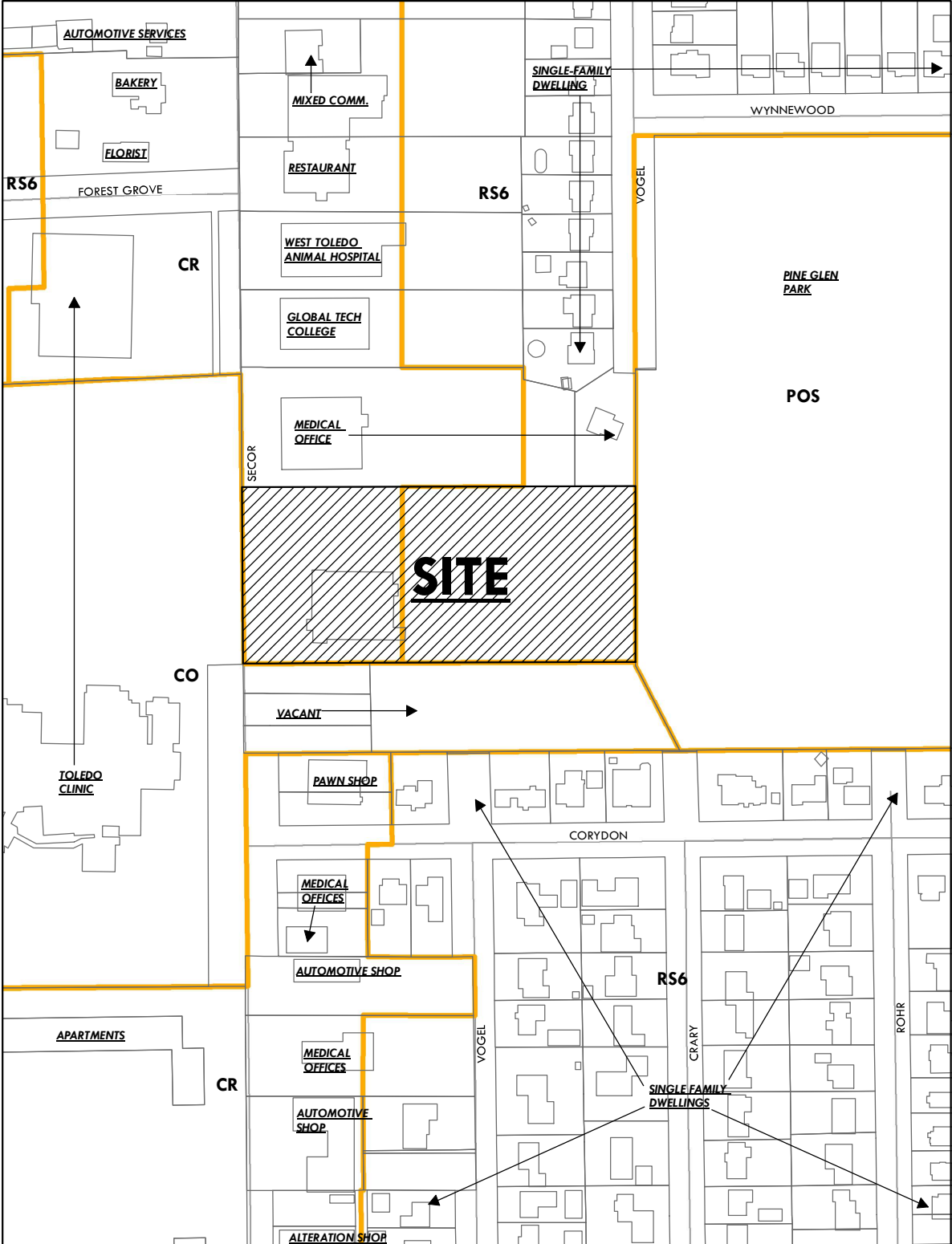
GENERAL LOCATION

Z25-0014
ID 49



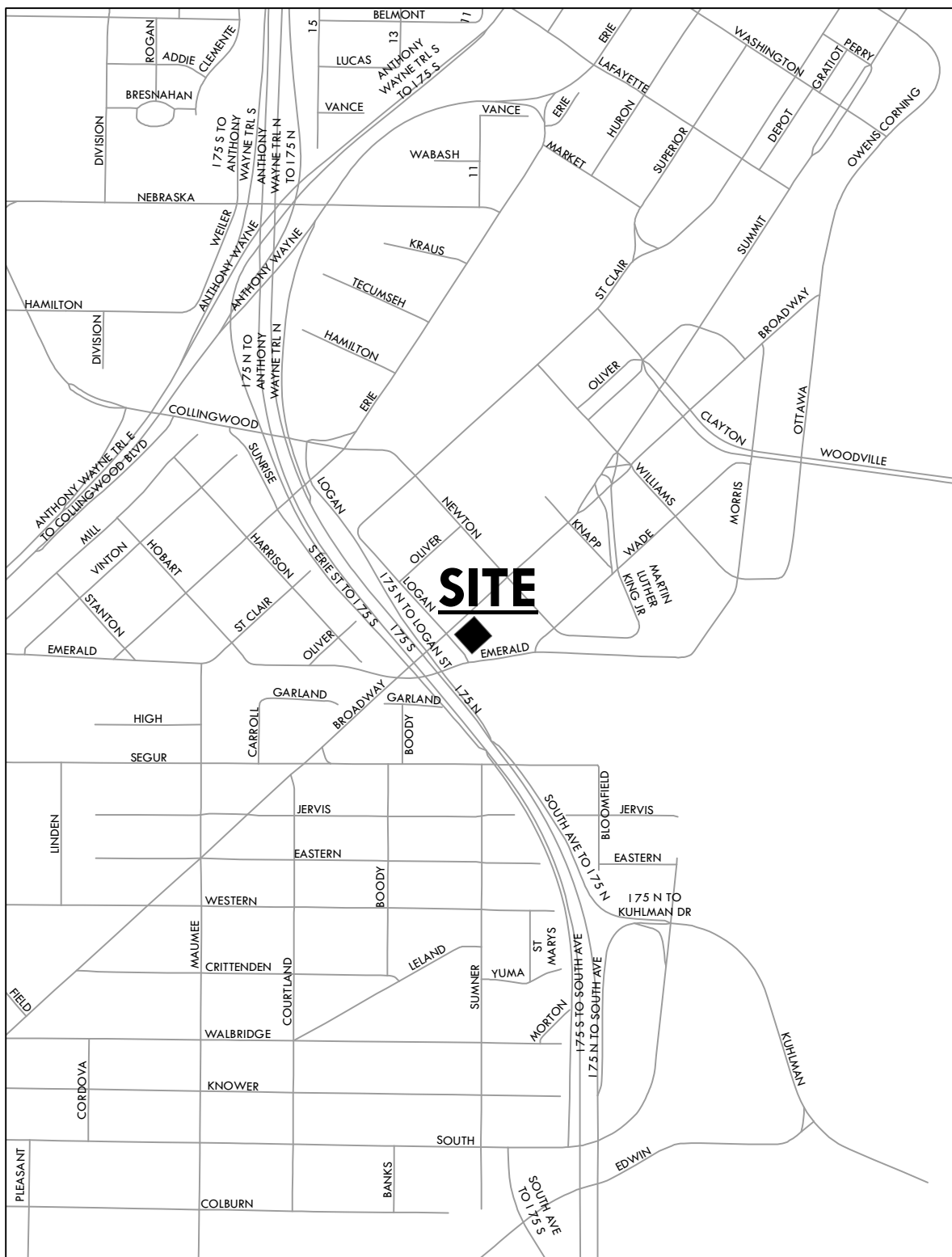
ZONING & LAND USE

Z25-0014
ID 49



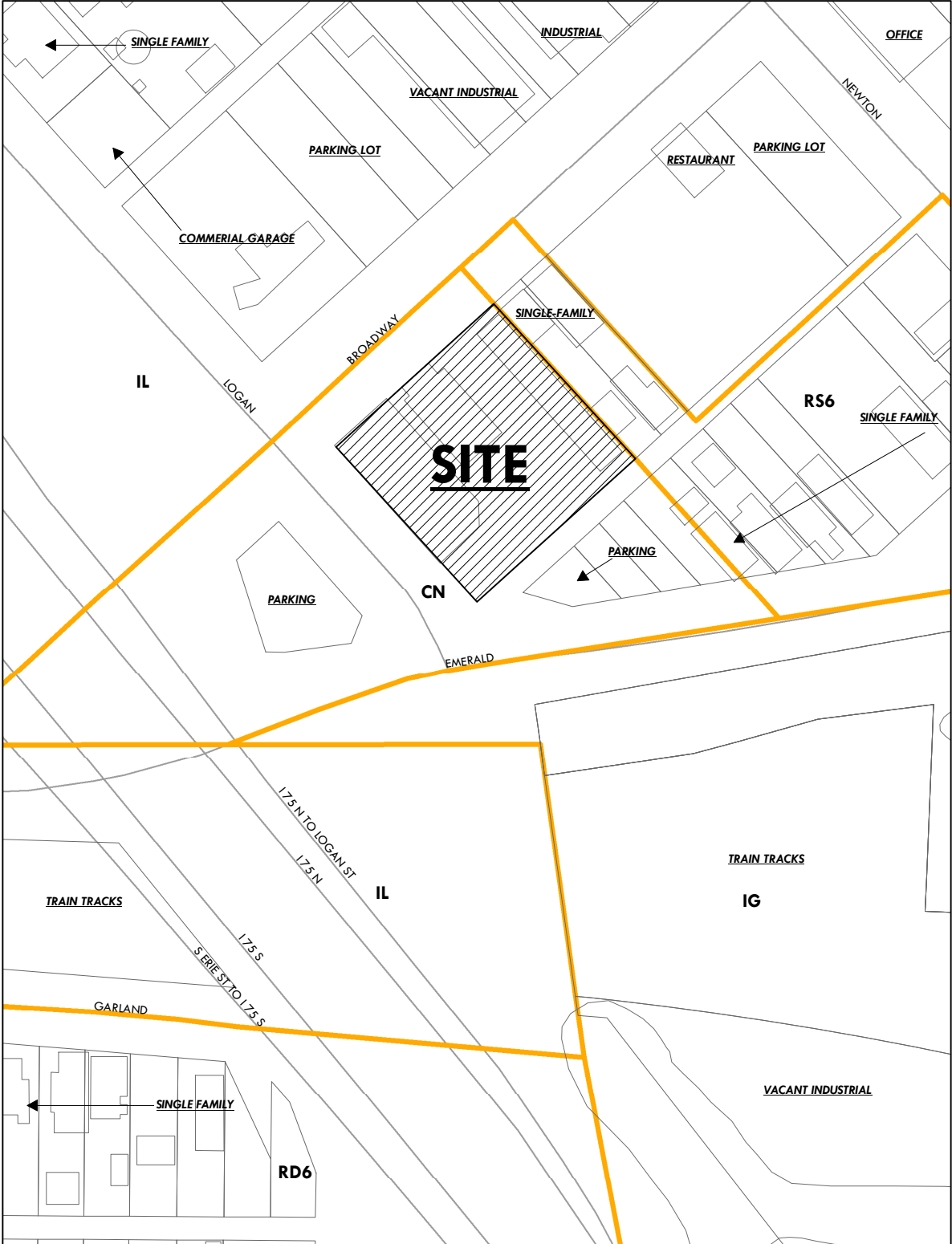
GENERAL LOCATION

Z25-0013
ID 10



ZONING & LAND USE

Z25-0013
ID 10

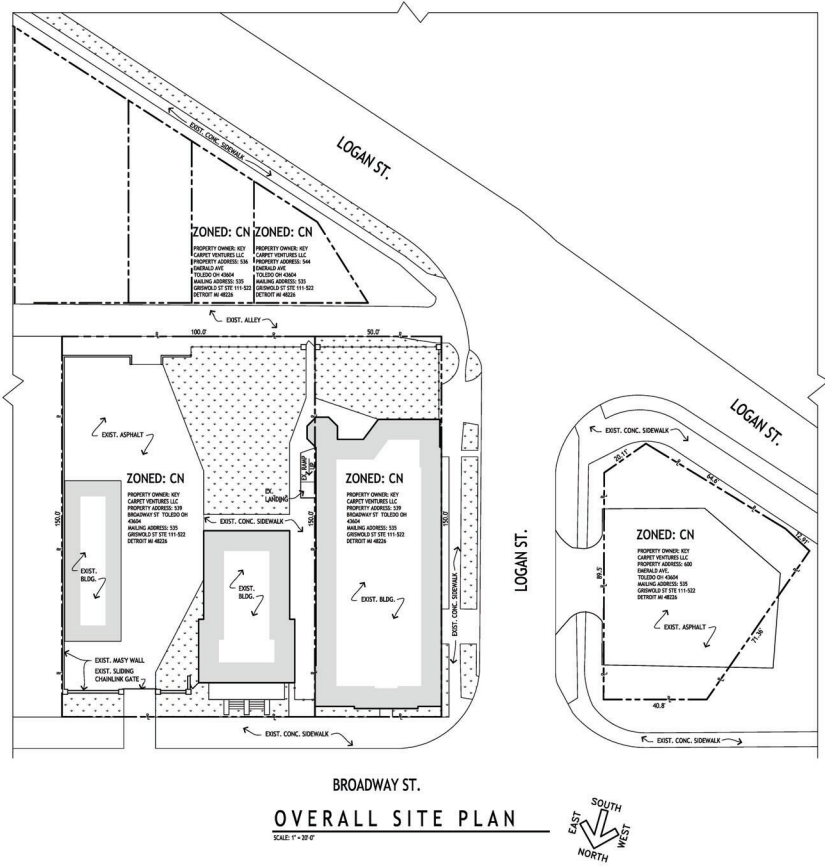


SITE PLAN

Z25-00013
ID 10



EXISTING SITE PLAN
BROADWAY APTS.
539 BROADWAY ST., TOLEDO, OHIO



SITE LOCATION PLAN
N
WEST
EAST
SOUTH

LEGEND:
- - - EXIST. GRASS AREA
- - - EXIST. PROPERTY LINES
- - - EXIST. #4 TALL CHAINLINK FENCE
SITE PLAN NOTES:
1. THIS SITE IS EXISTING. ALL BUILDINGS AND FEATURES ARE EXISTING U.N.D.
2. ALL DIMS. ARE 1'

ROSSI ASSOCIATES, LLC
ARCHITECTURE
RA
800 250-0001
www.rossiassociates.com
P.O. BOX 100000
TOLEDO, OH 43601-0000

BROADWAY APTS.
SITE PLAN
539 BROADWAY ST.
TOLEDO, OH

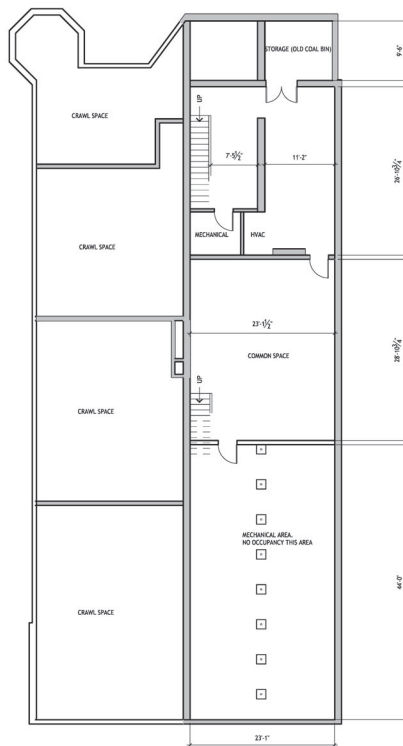
C-1.0

FLOOR PLAN

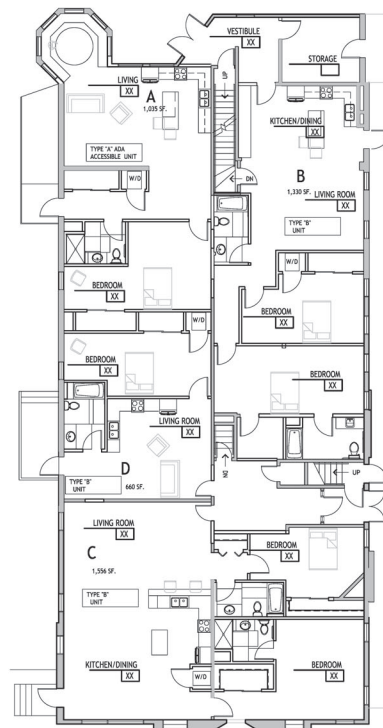
Z25-00013
ID 10



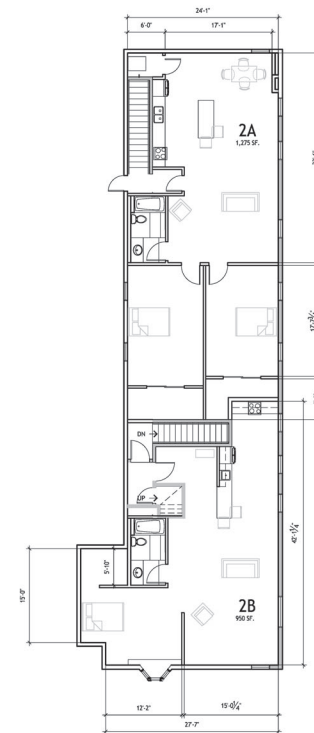
PRELIMINARY



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



RA ROSSI ASSOCIATES, LLC
ARCHITECTURE

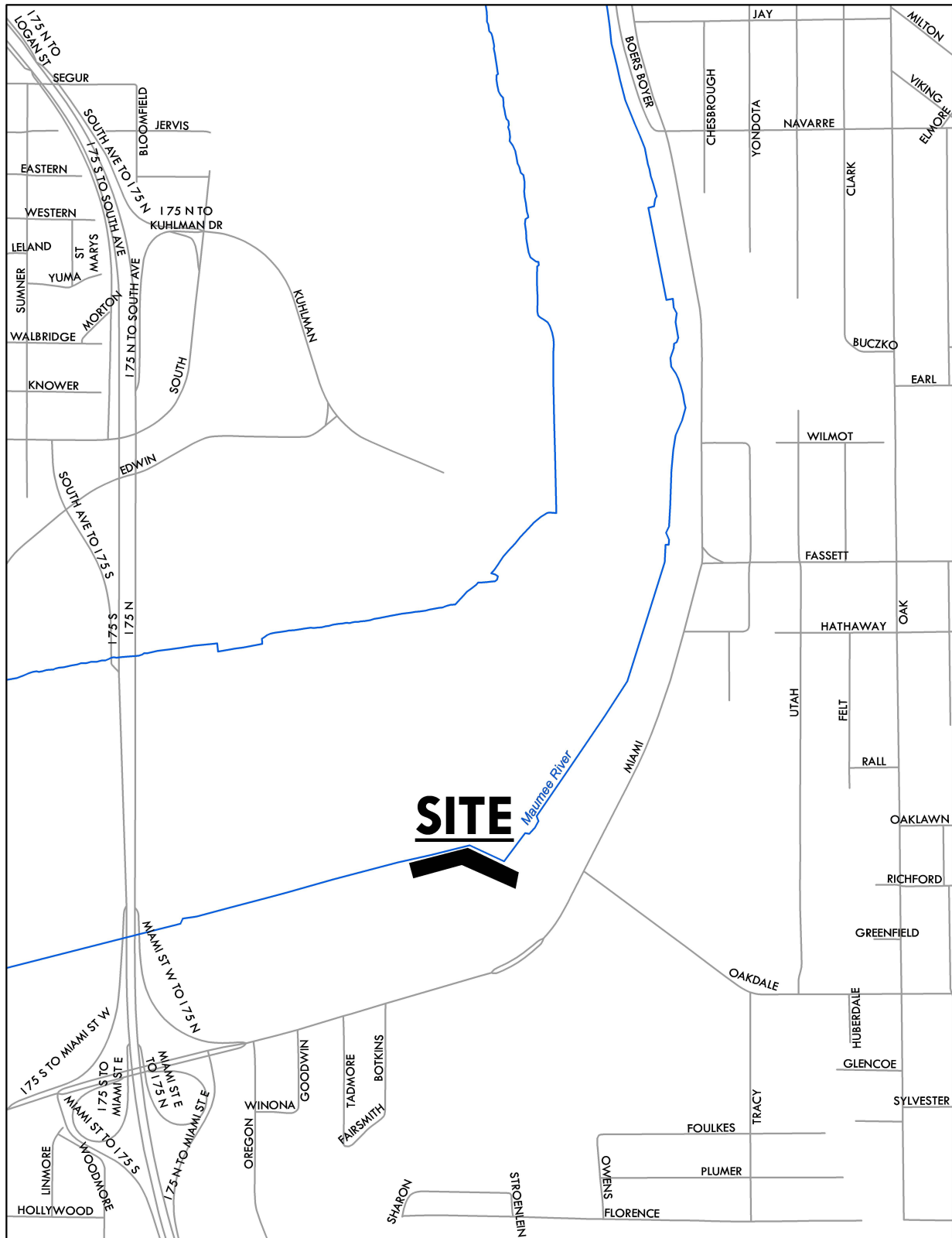
**BROADWAY APTS.
INTERIOR ALTERATIONS**

539 BROADWAY ST. TOLEDO, OH

SK-1

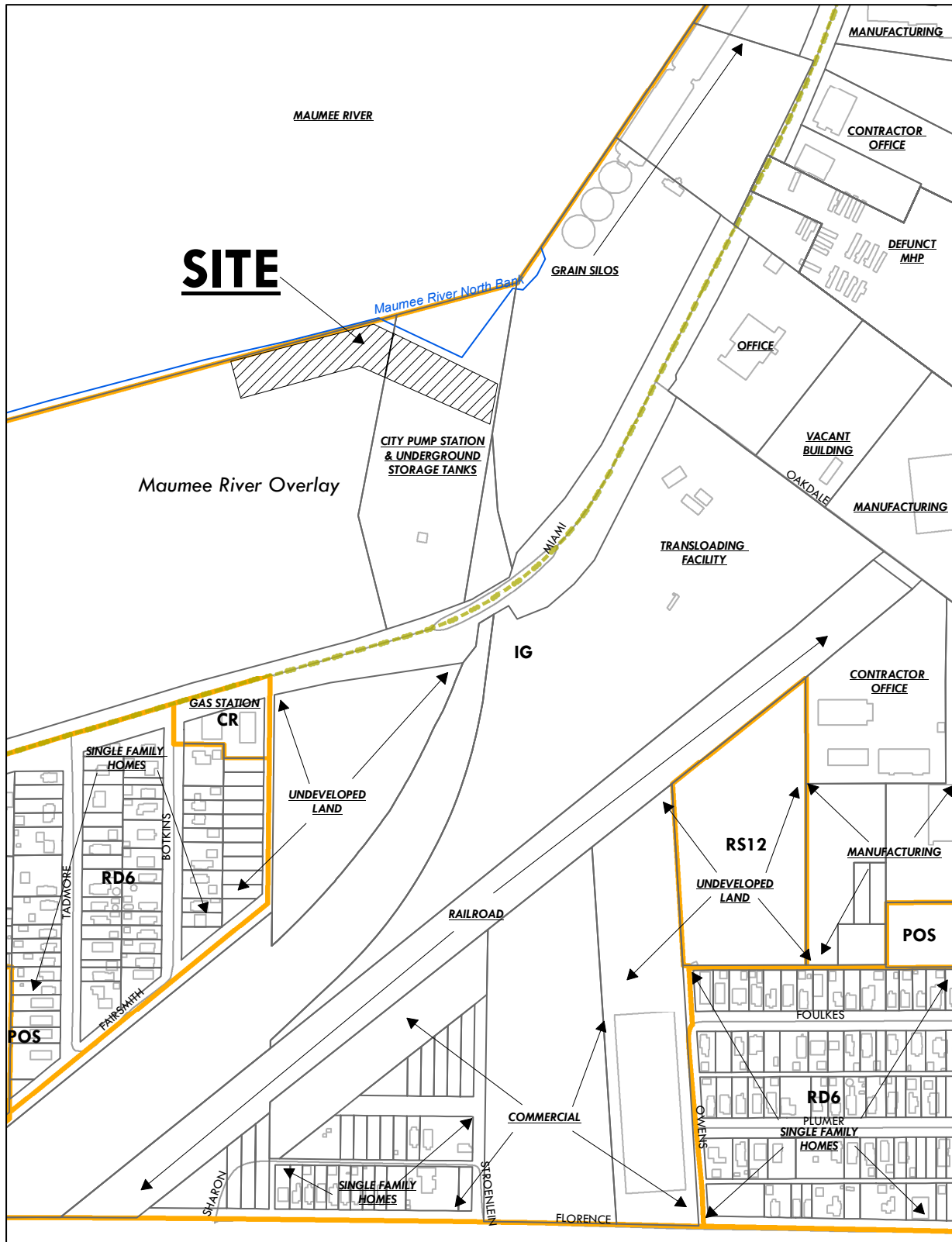
GENERAL LOCATION

SUP25-0014



ZONING & LAND USE

SUP25-0014



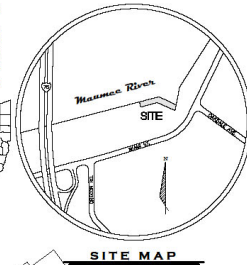
SITE PLAN

SUP25-0014



PROJECT : 53109
CONTRACT : I-14835
I-197

NAD-83, GEOID 18US
STATE PLANE COORDS.
OHIO N. 3401 GRID
SCALE FACTOR: 1.0000363544
ELLIPSOID: 472.14
ARC GIS: 10.8



verdantas

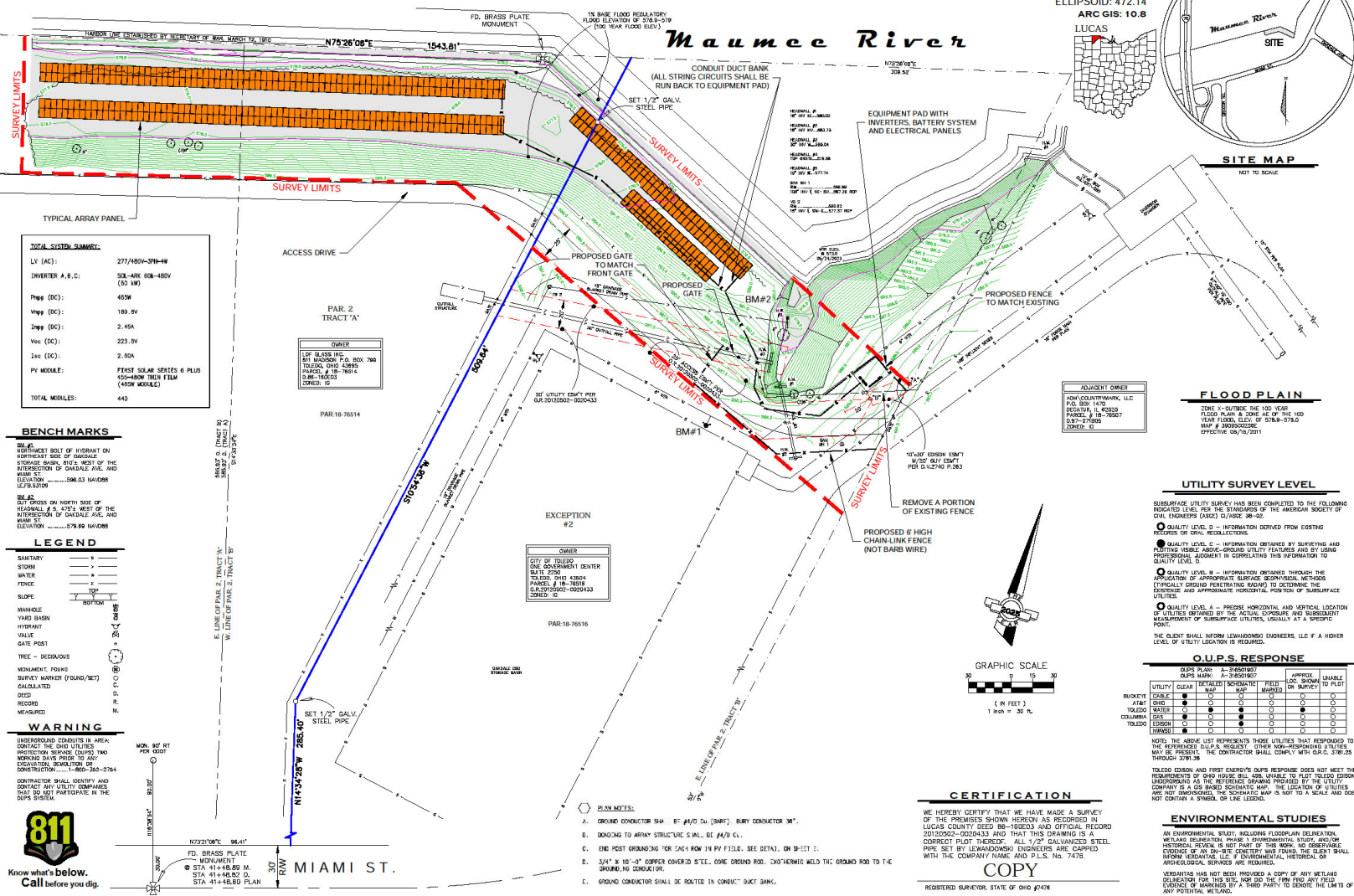


DATE	BY	REVISION
05/21/2025	VERDANTAS	1

CITY OF TOLEDO - LUCAS COUNTY - OHIO
TOWN 3, UNITED STATES RESERVE
PART OF RIVER TRACT 86

SPECIAL USE PERMIT

APPLICATION NO.	DATE	SCALE	SHEET
	05/21/2025	1" = 30'	1 OF 1



TOTAL SYSTEM SUMMARY:

LV (AC):	277/480V-3PH-4W
INVERTER A, B, C:	50A-400 100-400V (50 HP)
Phyp (DC):	453W
Vmpy (DC):	189.5V
Ippp (DC):	2.45A
Voc (DC):	223.5V
Ivoc (DC):	2.50A
PV MODULE:	FIRST SOLAR SERIES 6 PLUS 400-WATT TWIN FILM (450W MODULE)
TOTAL MODULES:	440

BENCH MARKS

BM#1	NORTHWEST CORNER OF EXISTING ON NORTHWEST CORNER OF EXISTING STORAGE BASIN, 10' E. WEST OF THE INTERSECTION OF OAKDALE AVE. AND MAUMEE ST.
BM#2	SET 1/2" GALV. STEEL PIPE ON NORTH SIDE OF ROADWAY # 6, 10' E. WEST OF THE INTERSECTION OF OAKDALE AVE. AND MAUMEE ST.
ELEVATION	578.89 NAVD83

LEGEND

SANITARY	—
STORM	—
WATER	—
FENCE	—
SLOPE	1/4" = 1'0"
MANHOLE	—
YARD SIGN	—
HYDRANT	—
VALVE	—
GATE POST	—
TREE - DECIDUOUS	—
MONUMENT, FOUND	—
SURVEY MARKER (FOUND/SET)	—
CALCULATED	—
DEED	—
RECORDS	—
MEASURED	—

WARNING
UNDERGROUND UTILITIES ARE SHOWN. CONTACT THE OHIO UTILITIES INSPECTION SERVICE (OHUIS) TWO WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR CONSTRUCTION. 1-800-343-3764. CONTRACTOR SHALL NOTIFY OHUIS. CONTACT ANY UTILITY COMPANIES THAT DO NOT PARTICIPATE IN THE OHUIS SYSTEM.



CERTIFICATION
WE HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES SHOWN HEREON AS RECORDED IN LUCAS COUNTY DEED 86-180033 AND OFFICIAL RECORD 20150002-0000433 AND THAT THIS DRAWING IS A CORRECT PLOT THEREOF. ALL 1/2" GALVANIZED STEEL PIPE SET BY LEWANDOWSKI ENGINEERS ARE CAPPED WITH THE COMPANY NAME AND P.L.S. NO. 1476.
COPY
REGISTERED SURVEYOR, STATE OF OHIO #1476

UTILITY SURVEY LEVEL

SUBSURFACE UTILITY SURVEY HAS BEEN COMPLETED TO THE FOLLOWING INDICATED LEVELS FOR THE STANDARDS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) Q/ASCE 38-02.

QUALITY LEVEL 3 - INFORMATION DERIVED FROM EXISTING RECORDS, OR DATA, OR MEASUREMENTS.

QUALITY LEVEL 2 - INFORMATION OBTAINED BY SURVEYING AND EXISTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL 3.

QUALITY LEVEL 1 - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS (TYPICALLY GROUND PENETRATING RADAR) TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL 0 - PRELIMINARY HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT.

THE CLIENT SHALL INFORM LEWANDOWSKI ENGINEERS, L.L.C. IF A HIGHER LEVEL OF UTILITY LOCATION IS REQUIRED.

O.U.P.S. RESPONSE

UTILITY	DEPTH	LOCATION	APPROX. LOCATION	APPROX. DEPTH	APPROX. LOCATION	APPROX. DEPTH
AT&T	0	0	0	0	0	0
CH2	0	0	0	0	0	0
CO	0	0	0	0	0	0
CU	0	0	0	0	0	0
DU	0	0	0	0	0	0
EU	0	0	0	0	0	0
GU	0	0	0	0	0	0
HU	0	0	0	0	0	0
IU	0	0	0	0	0	0
LU	0	0	0	0	0	0
MU	0	0	0	0	0	0
NU	0	0	0	0	0	0
OU	0	0	0	0	0	0
PU	0	0	0	0	0	0
QU	0	0	0	0	0	0
RU	0	0	0	0	0	0
SU	0	0	0	0	0	0
TU	0	0	0	0	0	0
VU	0	0	0	0	0	0
WU	0	0	0	0	0	0
XU	0	0	0	0	0	0
YU	0	0	0	0	0	0
ZU	0	0	0	0	0	0

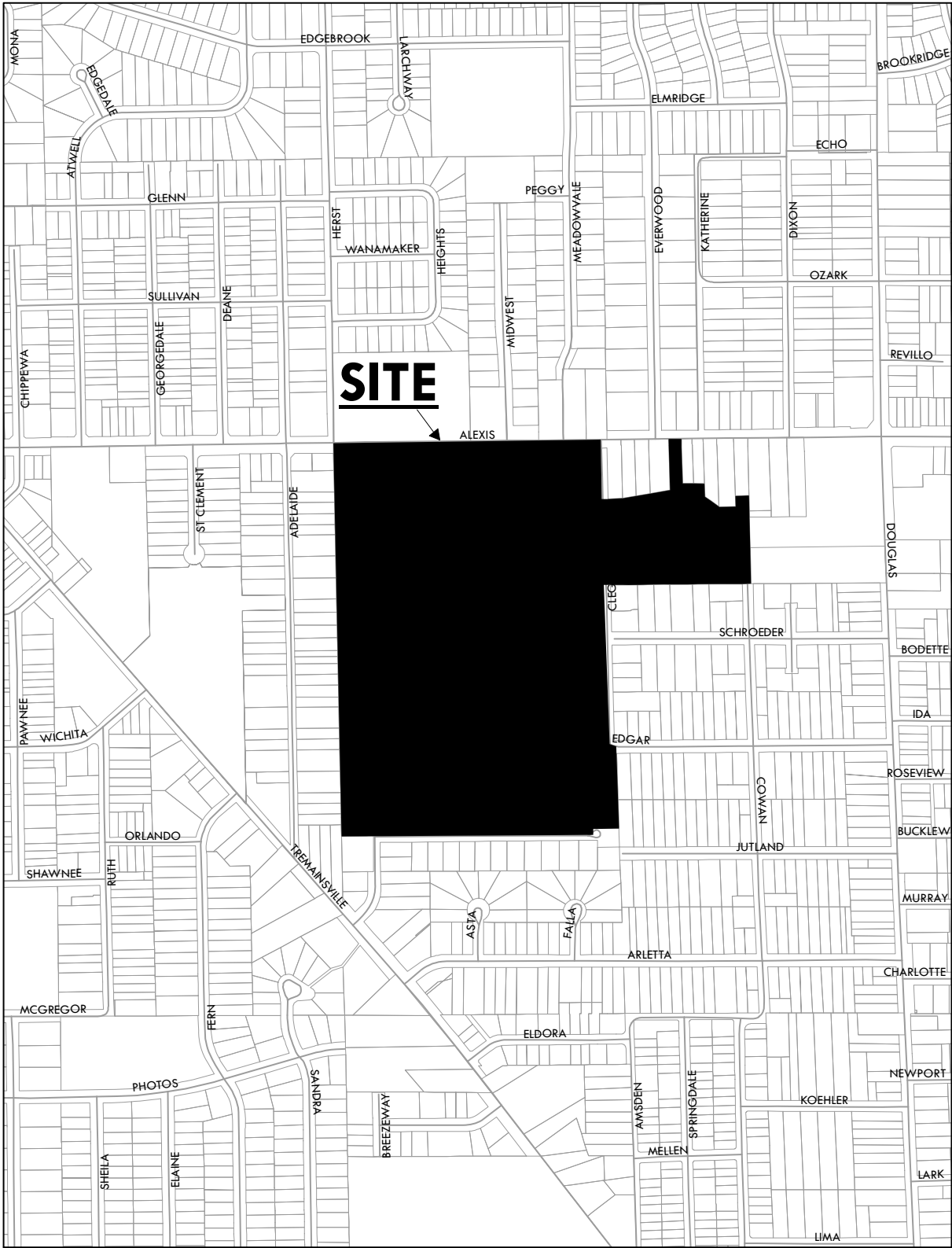
NOTE: THE ABOVE LIST REPRESENTS THOSE UTILITIES THAT RESPONDED TO THE REQUESTED SURVEY. OTHER NON-RESPONDING UTILITIES MAY BE PRESENT. THE CONTRACTOR SHALL COMPLY WITH G.S.C. 3701.35 THROUGH 3701.38.

TOLEDO OHIO AND FIRST ENERGY'S OUPS RESPONSE DOES NOT MEET THE REQUIREMENTS OF OHIO STATE REGS. AND SHALL NOT BE USED TO FILE TOLEDO TOWN RECORDS. THE ABOVE LIST REPRESENTS THOSE UTILITIES THAT RESPONDED TO THE REQUESTED SURVEY. OTHER NON-RESPONDING UTILITIES MAY BE PRESENT. THE CONTRACTOR SHALL COMPLY WITH G.S.C. 3701.35 THROUGH 3701.38.

TOLEDO OHIO AND FIRST ENERGY'S OUPS RESPONSE DOES NOT MEET THE REQUIREMENTS OF OHIO STATE REGS. AND SHALL NOT BE USED TO FILE TOLEDO TOWN RECORDS. THE ABOVE LIST REPRESENTS THOSE UTILITIES THAT RESPONDED TO THE REQUESTED SURVEY. OTHER NON-RESPONDING UTILITIES MAY BE PRESENT. THE CONTRACTOR SHALL COMPLY WITH G.S.C. 3701.35 THROUGH 3701.38.

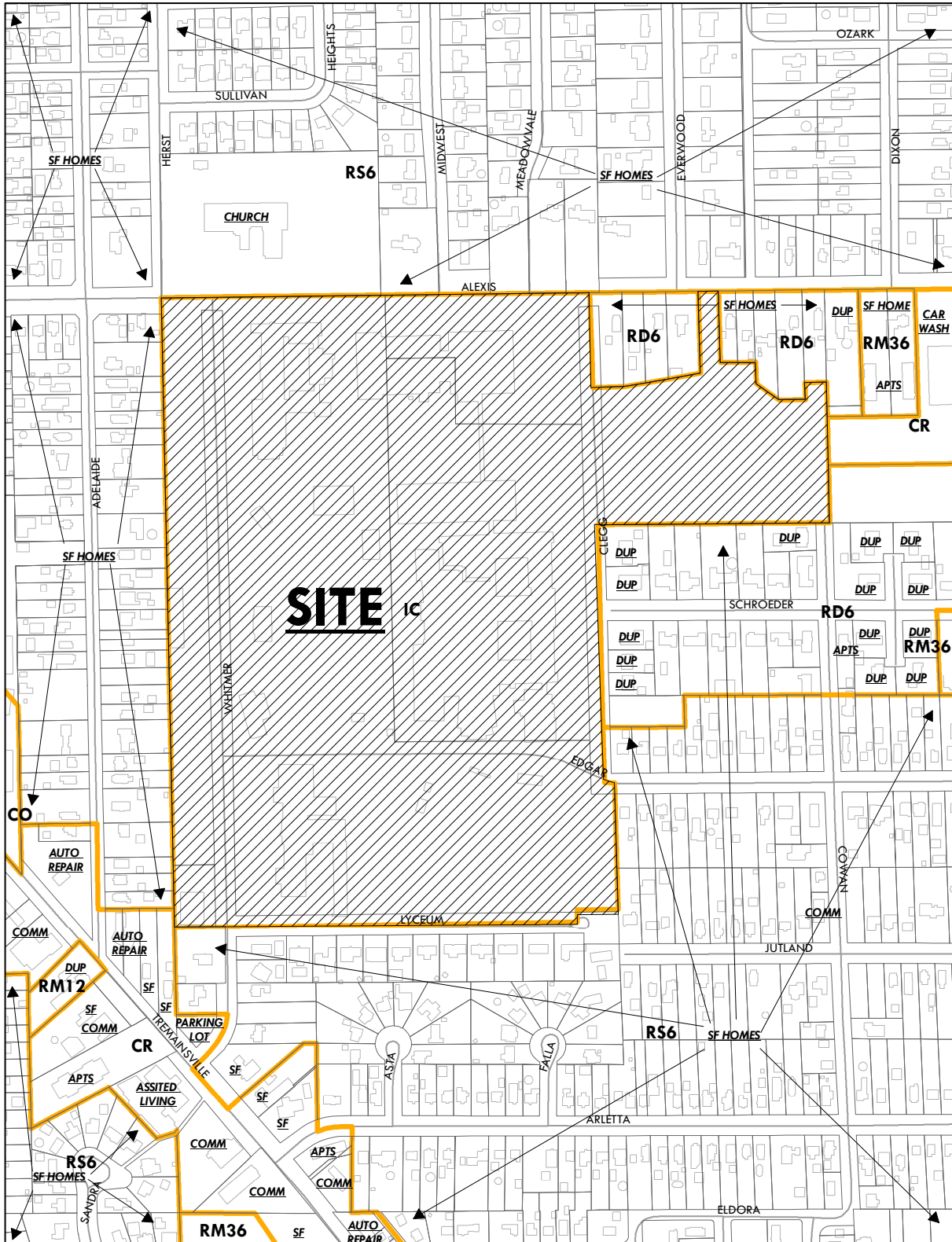
GENERAL LOCATION

Z25-0010

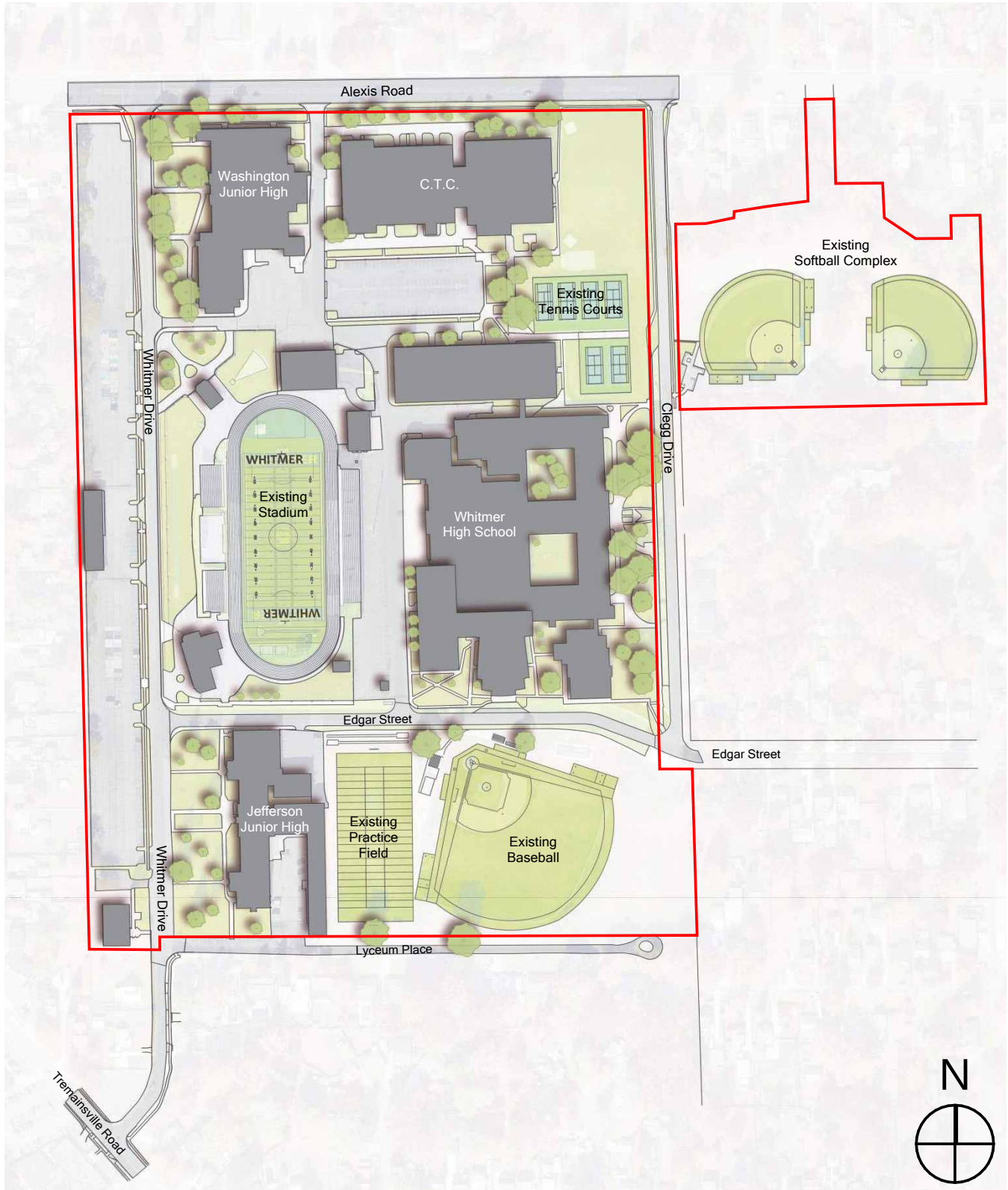


ZONING & LAND USE

Z25-0010



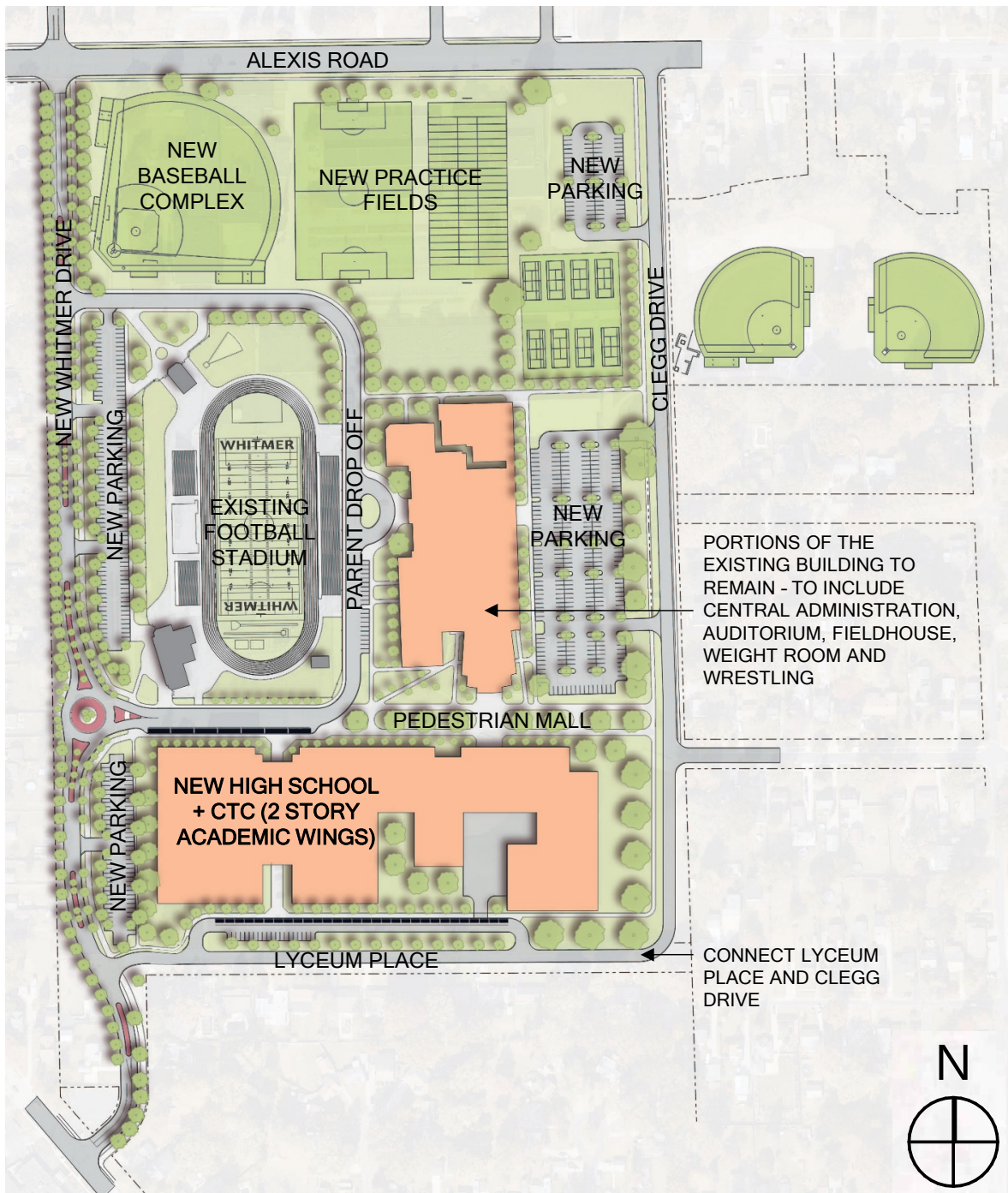
THE COLLABORATIVE



Whitmer Existing Campus Plan

March 13, 2025

THE COLLABORATIVE

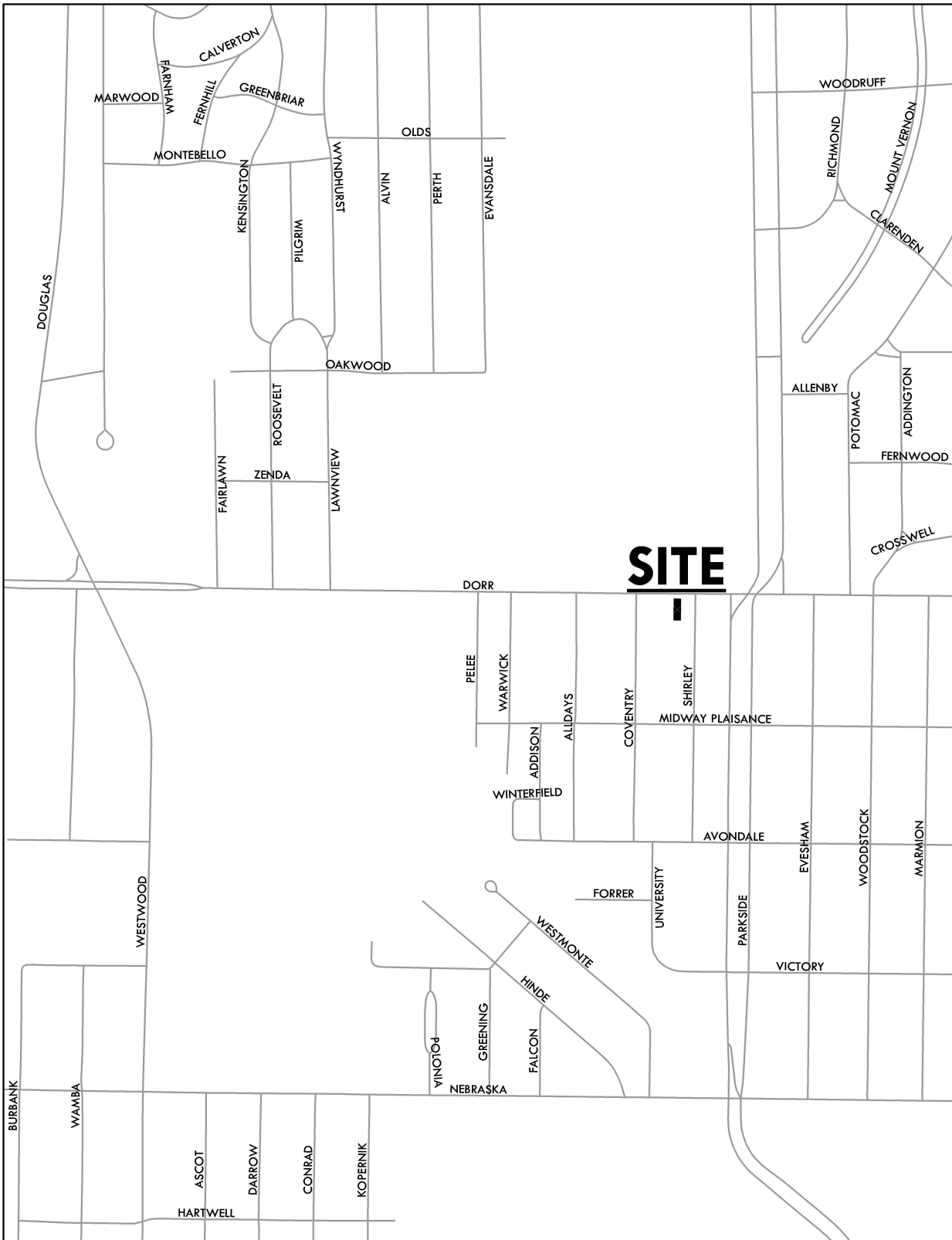


Whitmer Campus Master Plan

March 13, 2025

GENERAL LOCATION

SUP25-0013



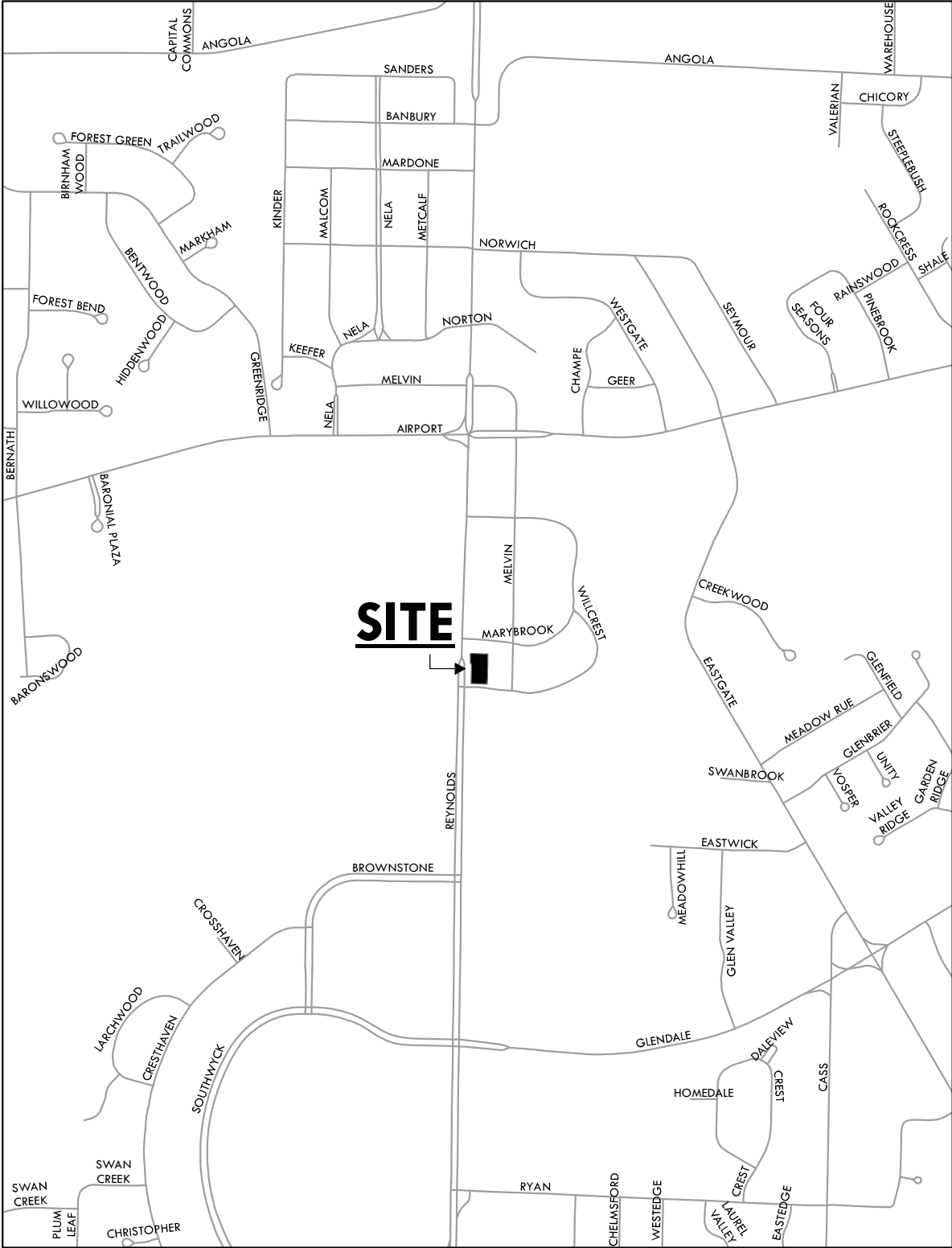
ZONING & LAND USE

SUP25-0013



GENERAL LOCATION

Z25-0011
ID 140



ZONING & LAND USE

Z25-0011
ID 140

