



City Council Zoning & Planning Committee

Theresa Morris, Chair

Adam Martinez, Vice Chair

Wednesday, October 15, 2025

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

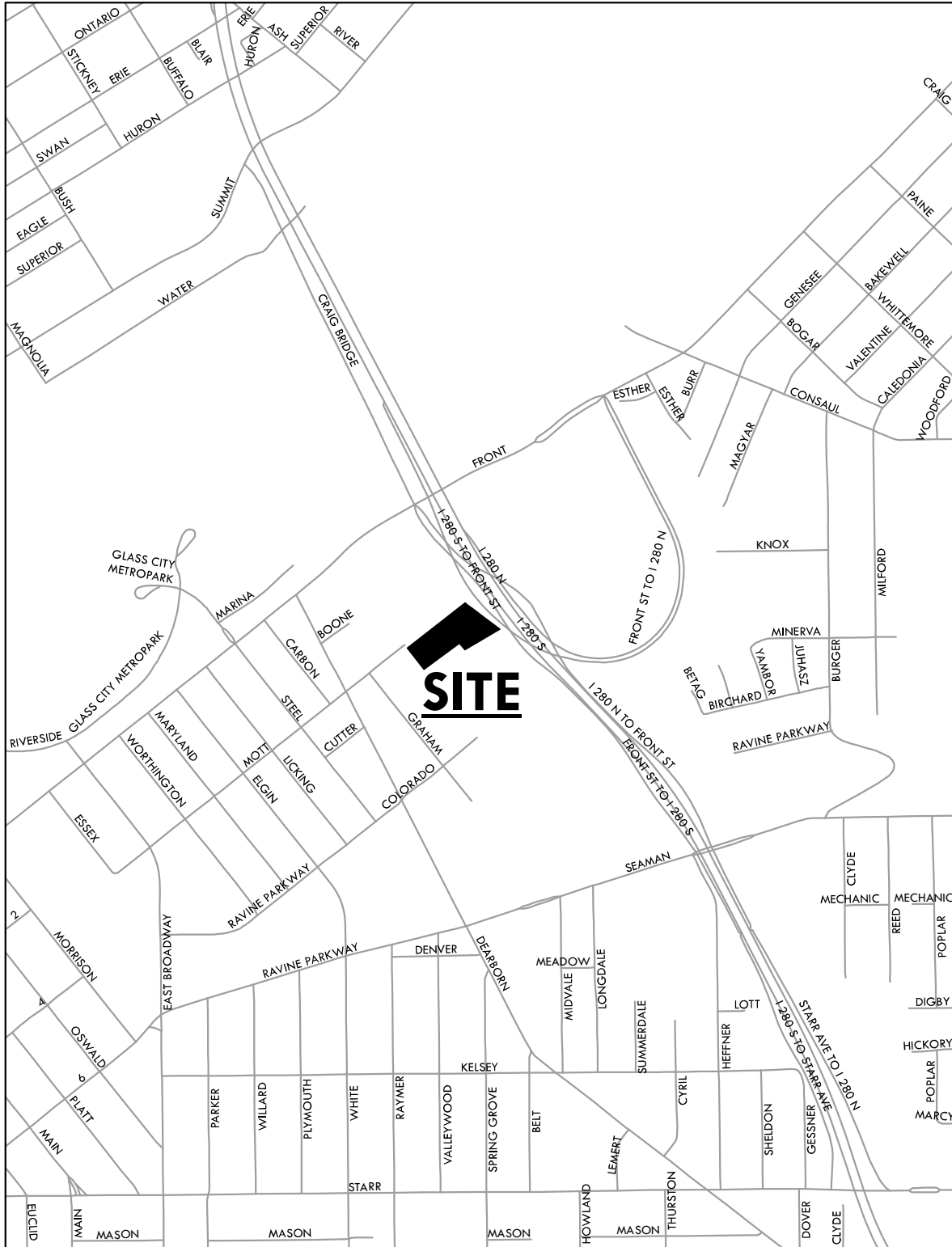
1. Request for an amendment to a Special Use Permit originally granted by Ord. 143-24 for a Polish Cultural Center for the property located at 1600 Mott Avenue (SUP25-0023).
Plan Commission recommends approval, subject to 42 conditions.
(District 3)
2. Request for a Special Use Permit for Major Urban Agriculture for the property located at 1205 & 1207 N. Huron Street (SUP25-0019).
Plan Commission recommends approval, subject to 13 conditions.
(District 4)
3. Request for a zone change from CR Regional Commercial to RD6 Duplex Residential for the property located at 1936 Airport Highway (Z25-0021).
Plan Commission recommends approval.
(District 3)
4. Request for a zone change from IL Limited Industrial to RD6 Duplex Residential for the property located at 4140 Fitch Road (Z25-0023).
The Plan Commission recommends approval.
(District 1)
5. Request for a Special Use Permit for Major Urban Agriculture for the property located at 1320 Broadway Street (SUP25-0027).
The Plan Commission recommends approval, subject to 6 conditions.
(District 3)
6. Request for a zone change from CR Regional Commercial to RD6 Duplex Residential for the property located at 742 Oak Street (Z25-0018).
The Plan Commission recommends approval.
(District 3)
7. Request for a zone change from CO Office Commercial, RS9 Single-Dwelling Residential and RD6 Duplex Residential to IC Institutional Campus for the property located at 2323 W. Bancroft Street (Z25-0020).
The Plan Commission recommends approval.
(District 1)

8. Request for an Institutional Campus Master Plan for the property located at 2323 W. Bancroft Street (Z25-0022).
The Plan Commission recommends approval, subject to 12 conditions.
(District 1)
9. Request for a zone change from RS9 Single-Dwelling Residential to RD6 Duplex Residential for the property located at 3801 Dorr Street (Z25-0019).
The Plan Commission recommends approval.
(District 1)
10. Request for a Special Use Permit for Community Recreation-Active for the property located at 6048 Deer Park Court (SUP25-0028).
The Plan Commission recommends approval, subject to 23 conditions.
(District 2)
11. Request for a Special Use Permit for used auto sales for the property located at 3952 Jackman Road (SUP25-0026).
The Plan Commission recommends approval, subject to 30 conditions.
(District 4)
12. Request for a zone change from IP Planned Business/Industrial Park to CO Office Commercial for the property located at 0 S. Detroit Avenue (Z25-0024).
The Plan Commission recommends approval.
(District 3)
13. Request for a Planned Unit Development for multiple commercial buildings for the property located at 3450 W. Central Avenue (PUD25-0003).
The Plan Commission recommends approval, subject to 72 conditions and 3 waivers.
(District 5)
14. Review of outstanding studies within the Plan Commission.
15. Review of upcoming moratorium expiration dates.

City Council's office supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1065.

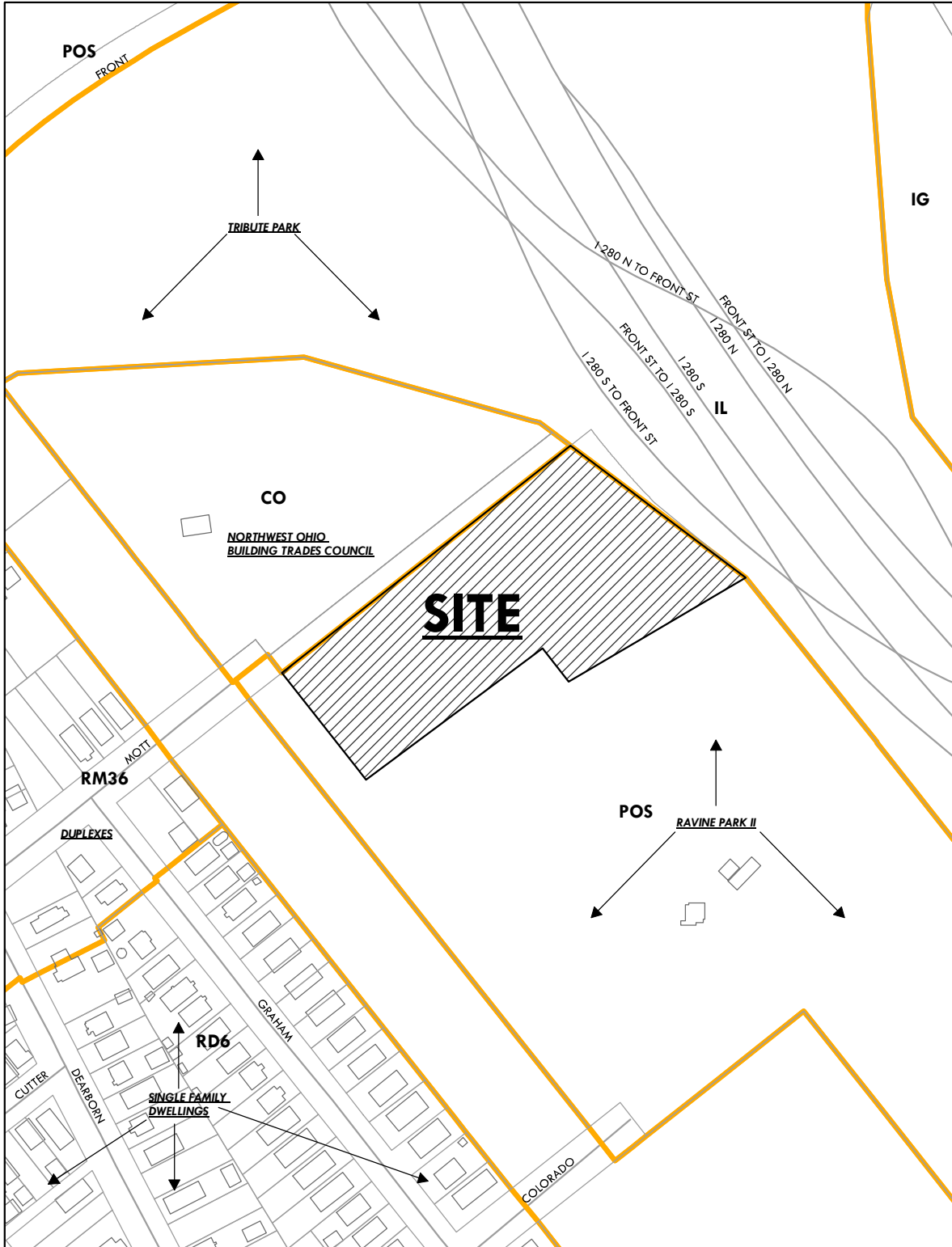
GENERAL LOCATION

SUP25-0023
ID 25 & 27



ZONING & LAND USE

SUP25-0023
ID 25 & 27



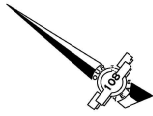
SITE PLAN

SUP25-0023
ID 25 & 27



LE PROJECT : 50026

**SPECIAL USE PERMIT FOR:
WILSON ADDITION**
PART OF LOTS 8 & 9
CITY OF TOLEDO, LUCAS COUNTY, OHIO



GRAPHIC SCALE
1 inch = 30 ft.

O.U.P.S. RESPONSE

UTILITY	UTILITY CLEAR	UTILITY MARK	RESPONSE	APPROX. LOC. SHOWN ON SURVEY	UNABLE TO PLOT
BLOCK	✓	✓	✓	✓	✓
COLUMBIA	✓	✓	✓	✓	✓
AT&T	✓	✓	✓	✓	✓
ODOT A	✓	✓	✓	✓	✓
TOLEDO	✓	✓	✓	✓	✓
BUNKEY	✓	✓	✓	✓	✓
ENHANCE	✓	✓	✓	✓	✓
ODOT A	✓	✓	✓	✓	✓
TOLEDO	✓	✓	✓	✓	✓

NOTE: THE ABOVE LIST REPRESENTS THOSE UTILITIES THAT RESPONDED TO THE REFERENCED O.U.P.S. REQUEST. OTHER NON-RESPONDING UTILITIES MAY BE PRESENT. THE CONTRACTOR SHALL COMPLY WITH OHIO CODE 3701.25 THROUGH 3701.38.

TOLEDO EDISON AND FIRST ENERGY'S O.U.P.S. RESPONSE DOES NOT MEET THE REQUIREMENTS OF OHIO HOUSE BILL 438, UNABLE TO PLOT TOLEDO EDISON UNDERGROUND AS THE REFERENCED SCHEMATIC PROVIDED BY THE UTILITY COMPANY IS A GIS BASED SCHEMATIC MAP. THE LOCATION OF UTILITIES ARE NOT DETERMINED. THE SCHEMATIC MAP IS NOT TO SCALE AND DOES NOT CONTAIN A SYMBOL, OR LINE LEGEND.

UTILITY SURVEY LEVEL

SUBSURFACE UTILITY SURVEY HAS BEEN COMPLETED TO THE FOLLOWING INDICATED LEVEL PER THE STANDARDS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) 11-11, 11-12, 11-13, 11-14, 11-15, 11-16, 11-17, 11-18, 11-19, 11-20, 11-21, 11-22, 11-23, 11-24, 11-25, 11-26, 11-27, 11-28, 11-29, 11-30, 11-31, 11-32, 11-33, 11-34, 11-35, 11-36, 11-37, 11-38, 11-39, 11-40, 11-41, 11-42, 11-43, 11-44, 11-45, 11-46, 11-47, 11-48, 11-49, 11-50, 11-51, 11-52, 11-53, 11-54, 11-55, 11-56, 11-57, 11-58, 11-59, 11-60, 11-61, 11-62, 11-63, 11-64, 11-65, 11-66, 11-67, 11-68, 11-69, 11-70, 11-71, 11-72, 11-73, 11-74, 11-75, 11-76, 11-77, 11-78, 11-79, 11-80, 11-81, 11-82, 11-83, 11-84, 11-85, 11-86, 11-87, 11-88, 11-89, 11-90, 11-91, 11-92, 11-93, 11-94, 11-95, 11-96, 11-97, 11-98, 11-99, 11-100.

WARNING

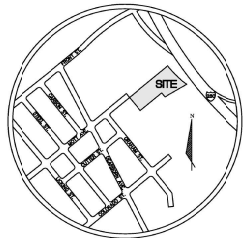
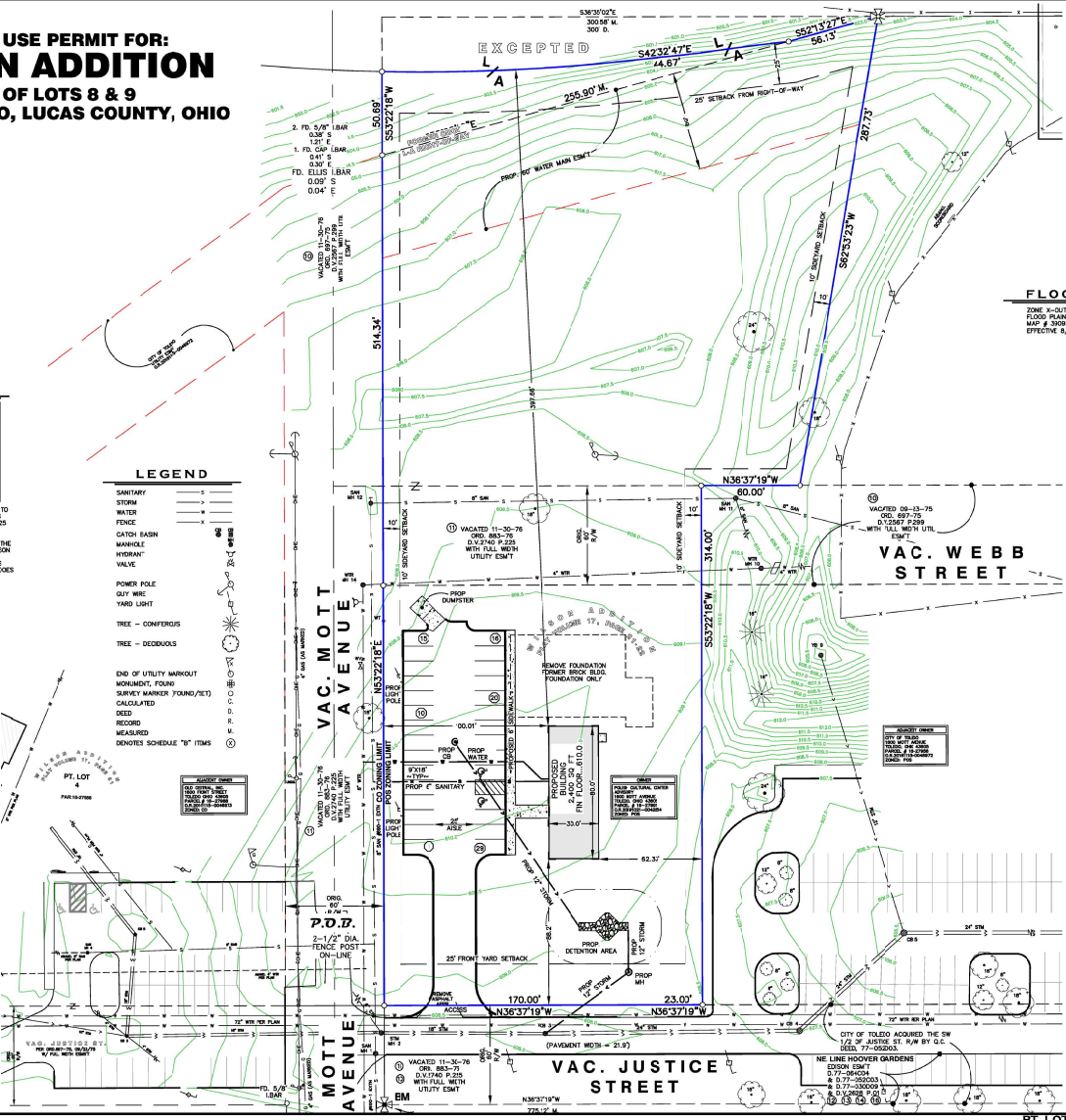
UNDERGROUND CONDUITS IN AREA CONTACT THE SHOWN PROTECTION SERVICE (O.P.S.) TWO WORKING DAYS PRIOR TO ANY EXCAVATION, RESCULSION, OR CONSTRUCTION. 11-800-363-2764

CONTRACTOR SHALL IDENTIFY AND CONTACT ANY UTILITY COMPANIES THAT DO NOT PARTICIPATE IN THE O.P.S. SYSTEM.



LEGEND

Sanitary	—
Storm	—
Water	—
Fence	—
Catch Basin	—
Manhole	—
Hydrant	—
Valve	—
Power Pole	—
Guy Wire	—
Yard Light	—
Tree - Coniferous	—
Tree - Deciduous	—
End of Utility Markout	—
Non-locate Found	—
Survey Marker Found/Set	—
Calculated	—
Keyp	—
Record	—
Measured	—
Diagram Schedule "B" Items	—



FLOOD PLAIN
ZONE - OUTSIDE THE 100 YEAR FLOOD PLAIN MAP # 300000000E EFFECTIVE 6/16/2011

SITE MAP
NOT TO SCALE

ADDRESS
1609 MOTT AVENUE
TOLEDO, OHIO, 43605
PARCEL No: 16-2796
LATI: 41.854163
LONG: -83.500208

BENCH MARK
BM: 3/4" I.R.M. IN CONCRETE MONUMENT AT THE NORTH CORNER OF LOT 26 IN HOOPER GARDENS
ELEVATION: 608.52 NAVD83
LE.FE.50026

LEWANDOWSKI ENGINEERS

CIVIL ENGINEERS & SURVEYORS
THE CHIEF BLDG 234 N. ERIE ST.
TOLEDO, OHIO, 43604
LEWANDOWSKIENGINEERS.COM
OFFICE: 419.255.4111

**SPECIAL USE PERMIT FOR:
WILSON ADDITION**
PT. LOTS 8 & 9
CITY OF TOLEDO, LUCAS COUNTY, OHIO

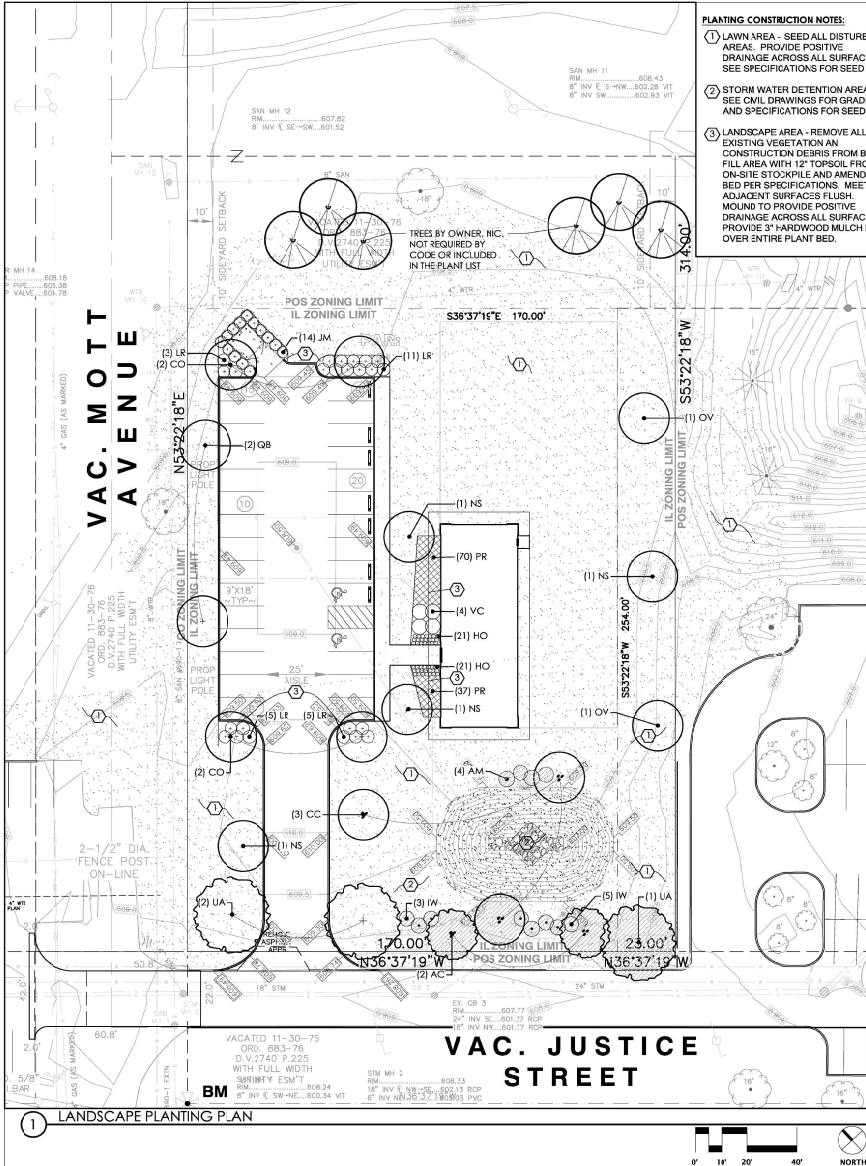
DATE: 06/26/2025 SCALE: 1"=30'
DRAWN: TMB DWG #: 50026-DESIGN
CHECKED: CUE DWS #: 50026
BOUNDARY: RPL DATUM: NAVD 88 GPS
TOP: ETD CIVIL: 30 2014
UTILITIES: ETD GIS: ARCVIEW 10.3
GPS: NAVD 83, GEOD-12A, OHIO N. 3401

LANDSCAPE PLAN

SUP25-0023
ID 25 & 27



3 - 17



PLANTING CONSTRUCTION NOTES:

- LAWN AREA - SEED ALL DISTURBED AREAS. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. SEE SPECIFICATIONS FOR SEED MIX.
- STORM WATER DETENTION AREA - SEE CIVIL DRAWINGS FOR GRADING AND SPECIFICATIONS FOR SEED MIX.
- LANDSCAPE AREA - REMOVE ALL EXISTING VEGETATION AND CONSTRUCTION DEBRIS FROM BED. FILL AREA WITH 12" TOPSOIL FROM ON-SITE STOCKPILE AND AMEND BED PER SPECIFICATIONS. MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. PROVIDE 3" HARDWOOD MULCH BED OVER ENTIRE PLANT BED.

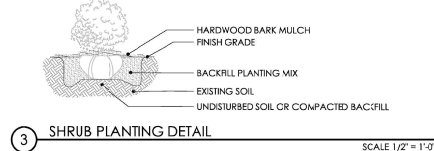
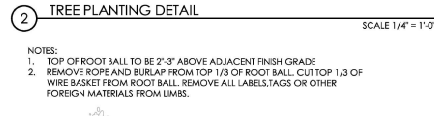
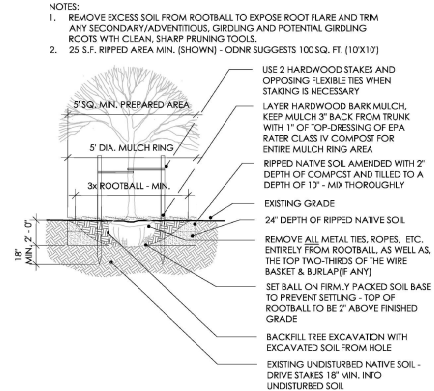
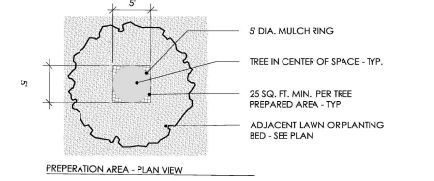
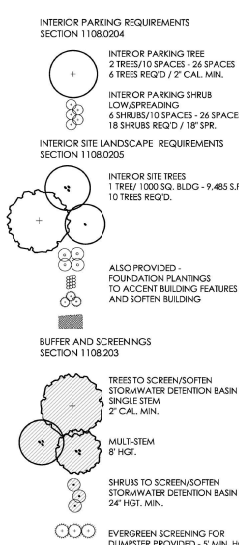
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	STACING	HEIGHT
TREES							
AC	2	AMELANCHIER CANADENSIS	CANADIAN SERVICE-BERRY	2" CAL.	B&B	PER PLANS	
CO	4	CERTE OCCIDENTALS	COMMON HACKBERRY	2" CAL.	B&B	PER PLANS	
CC	3	CERES CANADENSIS	EASTERN REDBUD	2" CAL.	B&B	PER PLANS	
NS	4	NYSSA SYLVATICA	TUPELO	2" CAL.	B&B	PER PLANS	
OV	2	OSTRYA VIRENIANA	AMERICAN HOPBURN	2" CAL.	B&B	PER PLANS	
QB	2	QUERCUS BICOLO	SWAMP WHITE OAK	2" CAL.	B&B	PER PLANS	
UA	3	ULMUS AMERICANA	AMERICAN LIME	2" CAL.	B&B	PER PLANS	
SHRUBS							
AM	4	ARONIA MELANOCARPA	BLACK CHOKEBERRY	3 GAL.	CONT.	6" O.C.	5' HT.
LE	24	LEUCILLA X COONBESII	KOONBESII GONGEDIERVILLA	3 GAL.	CONT.	5" O.C.	5' HT.
WV	1	ILEX VERTICILLATA	WINTERBERRY	3 GAL.	CONT.	4" O.C.	5' HT.
JM	14	JUNIPERUS SCOPULORUM MOONGLOW	MOONGLOW JUNIPER	3 GAL.	CONT.	5" O.C.	5' HT.
VC	4	VIBURNUM CARLESI	KOREANSPICE VIBURNUM	3 GAL.	CONT.	6" O.C.	24"-30" HT.
PERENNIALS							
HO	42	HEMEROCALIS X STELLA DE ORO	STELLA DE ORO DAFLUY	1 GAL.	CONT.	16" O.C.	12"-18" HT.
ORNAMENTAL GRASSES							
PK	107	PANICUM VIRGATUM CHETENNE SKY	CHETENNE SKY PRAIRIE WINDSBWITCH GRASS	3 GAL.	CONT.	2" O.C.	24"-30" HT.

GENERAL NOTES:

- EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR DAMAGES TO THE SATISFACTION OF THE OWNER.
- ALL PLANT MASSIES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUOUS GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
- CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

LANDSCAPE PLANTING LEGEND:



EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
33 SOUTH MICHIGAN STREET, SUITE 304
TOLEDO, OH 43604
419.255.5355
www.edgepa.com

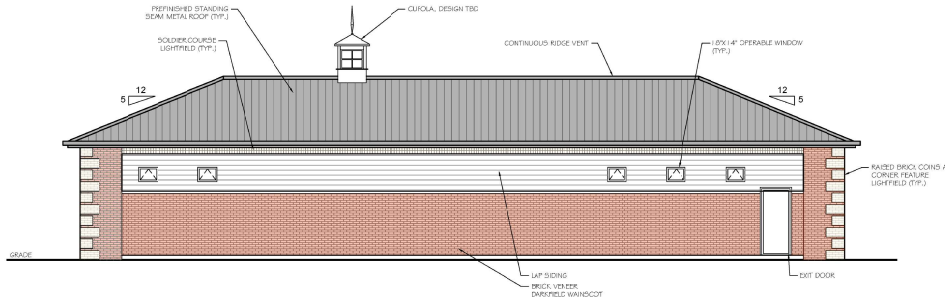
Polish Cultural Center
Landscape Plan
1600 Mott Avenue
Toledo, Ohio

PROJECT NO. 23167
Date: 06/27/2025
Issued for: PLAN COMMISSION
REVISIONS

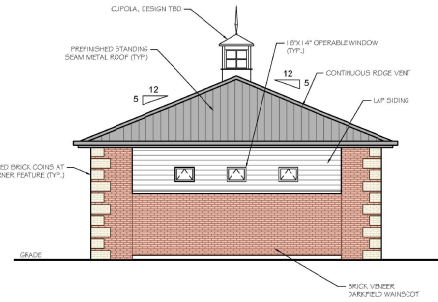
LANDSCAPE PLAN
L1.01
Sheet Number

ELEVATIONS

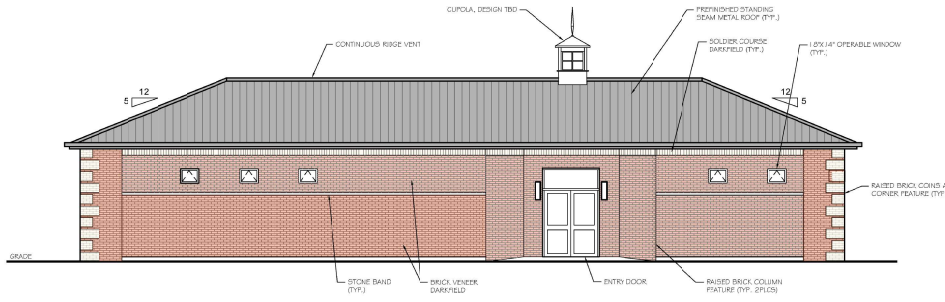
SUP25-0023
ID 25 & 27



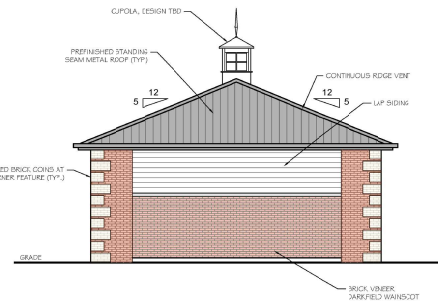
1 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



2 EAST ELEVATION
SCALE: 3/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



4 WEST ELEVATION
SCALE: 3/8" = 1'-0"

FACADE MATERIAL

ELEVATION	PERCENT OF FACADE	SQUARE FEET
EAST ELEVATION		
BRICK VENEER	70%	230.0 S.F.
GLAZING	15%	50.0 S.F.
STAMP SCHEME	15%	50.0 S.F.
TOTAL		330.0 S.F.
WEST ELEVATION		
BRICK VENEER	70%	242.0 S.F.
GLAZING	15%	50.0 S.F.
STAMP SCHEME	15%	50.0 S.F.
TOTAL		332.0 S.F.
SOUTH ELEVATION		
BRICK VENEER	65%	200.0 S.F.
GLAZING	15%	50.0 S.F.
STAMP SCHEME	20%	65.0 S.F.
TOTAL		315.0 S.F.
NORTH ELEVATION		
BRICK VENEER	70%	272.5 S.F.
GLAZING	15%	50.0 S.F.
STAMP SCHEME	15%	50.0 S.F.
TOTAL		372.5 S.F.

NOTE: REFERENCE TOLEDO MUNICIPAL CODE 11.03.0500 BUILDING FACADE MATERIALS AND COLOR REQUIREMENTS.



GENERAL NOTES

- PRELIMINARY DESIGN. FINAL TO BE CONFIRMED.
- DRAWING INFORMATION FOR PUNCH PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.
- CUPOLA SIZE AND DESIGN SHOWN FOR REFERENCE. FINAL DESIGN AND DIMENSIONS TO BE CONFIRMED BY CONTRACTOR, & ARCHITECT.



A F M
Architects Forum Midwest
8600 Eckel Road, Suite 1
Toledo, Ohio 43661
PH: 419-699-1180
E-mail: info@architectsforum.com

POLISH CULTURAL CENTER
NEW FACILITY
1600 MOTT AVE., TOLEDO, OHIO 43605

REVISION	DATE	BY	DESCRIPTION

DESIGNED BY	SCALE	DATE

PROPOSED ELEVATIONS

A200

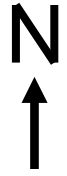
GENERAL LOCATION

SUP25-0019
ID 4



ZONING & LAND USE

SUP25-0019
ID 4



ZONING & LAND USE

SUP25-0019
ID 4



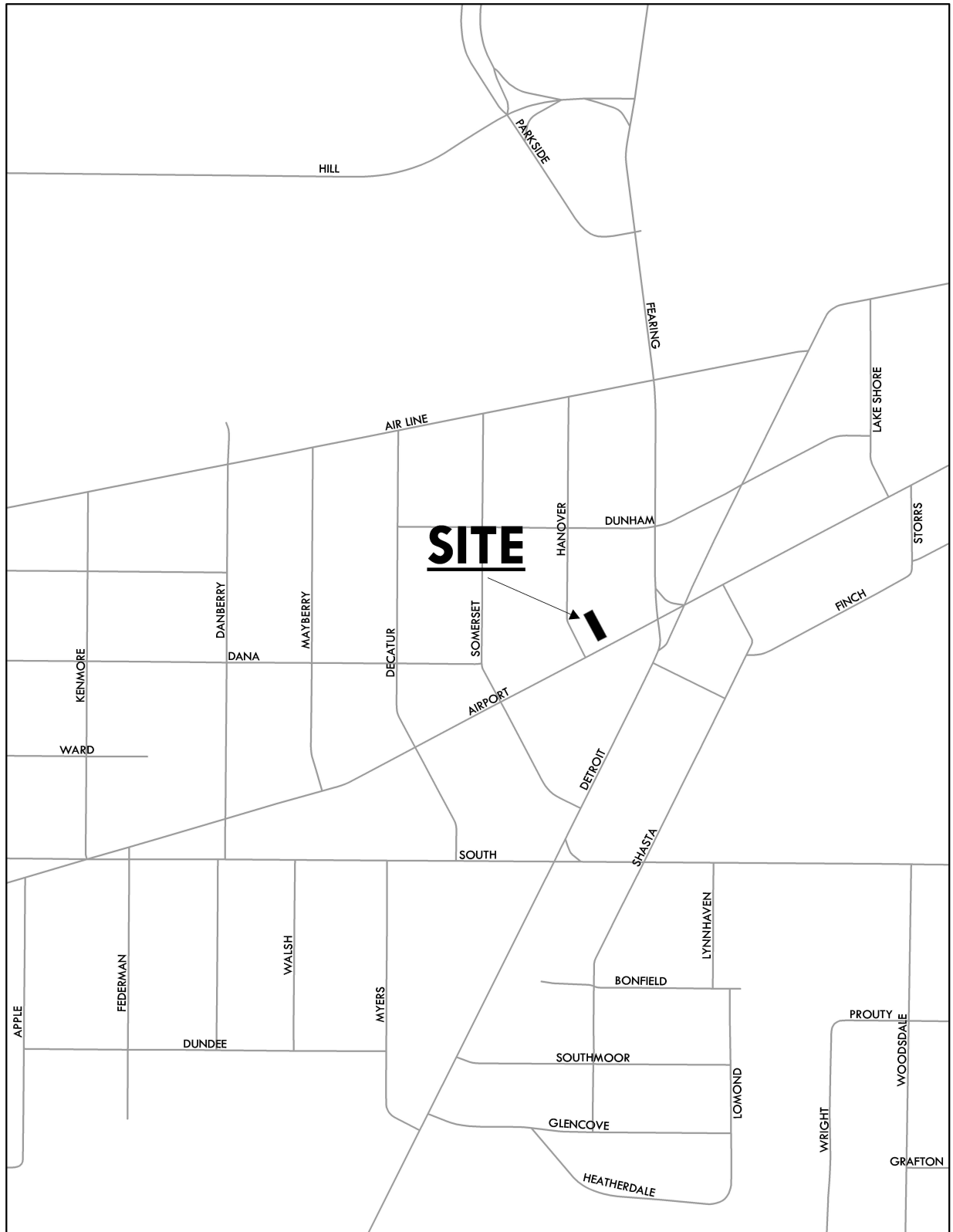
Hoop House Design

SUP25-0019



GENERAL LOCATION

Z25-0021



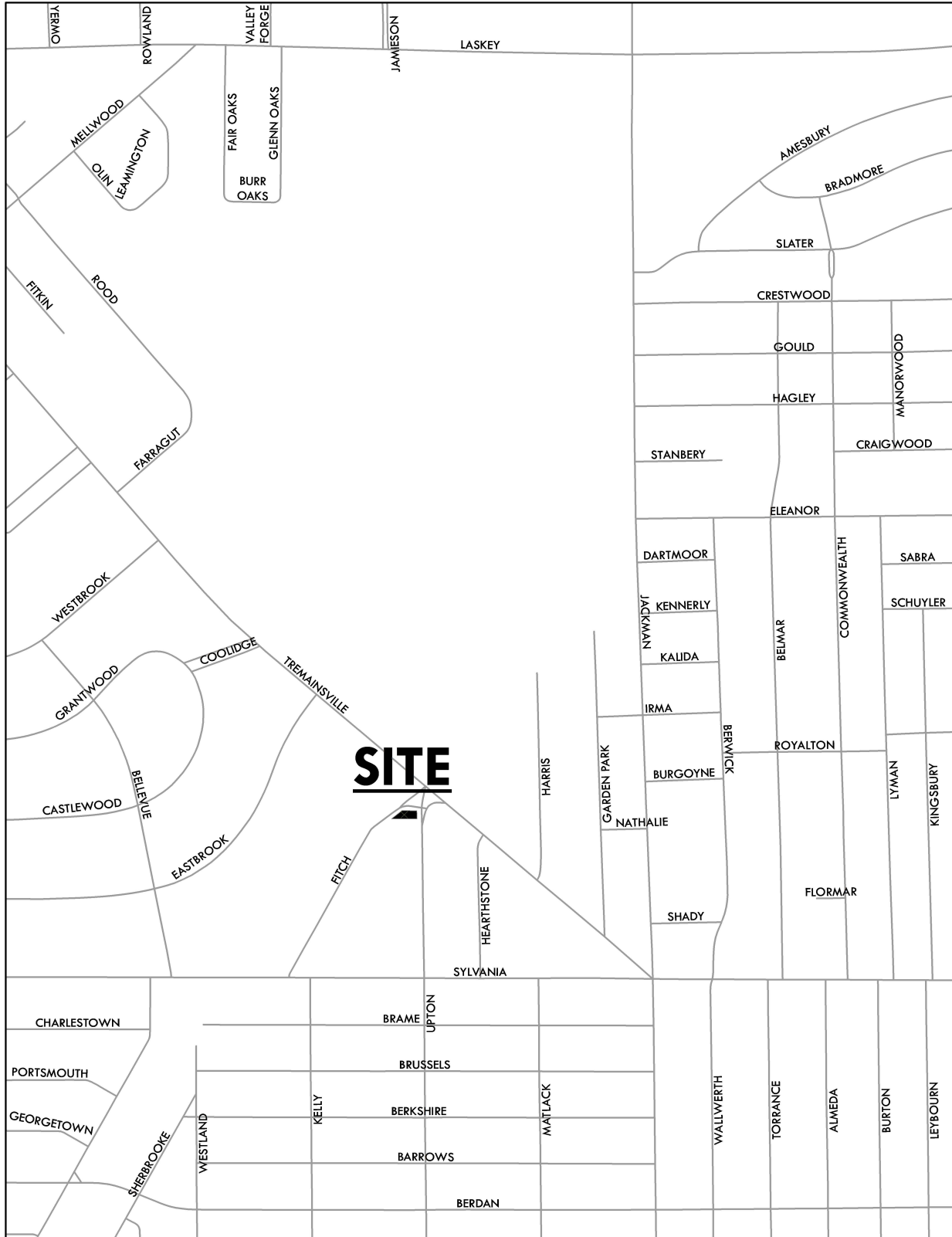
ZONING & LAND USE

Z25-0021



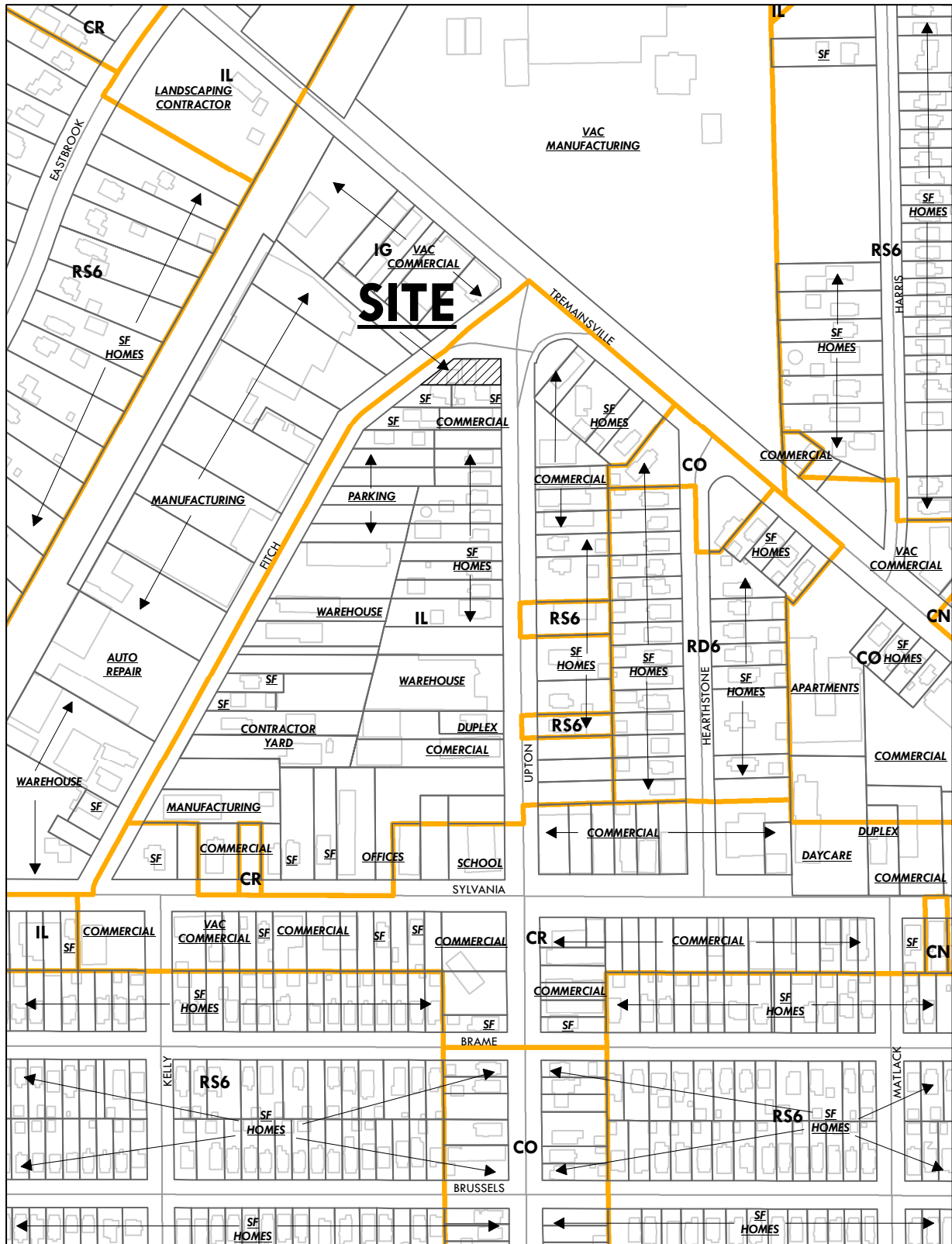
GENERAL LOCATION

Z25-0023



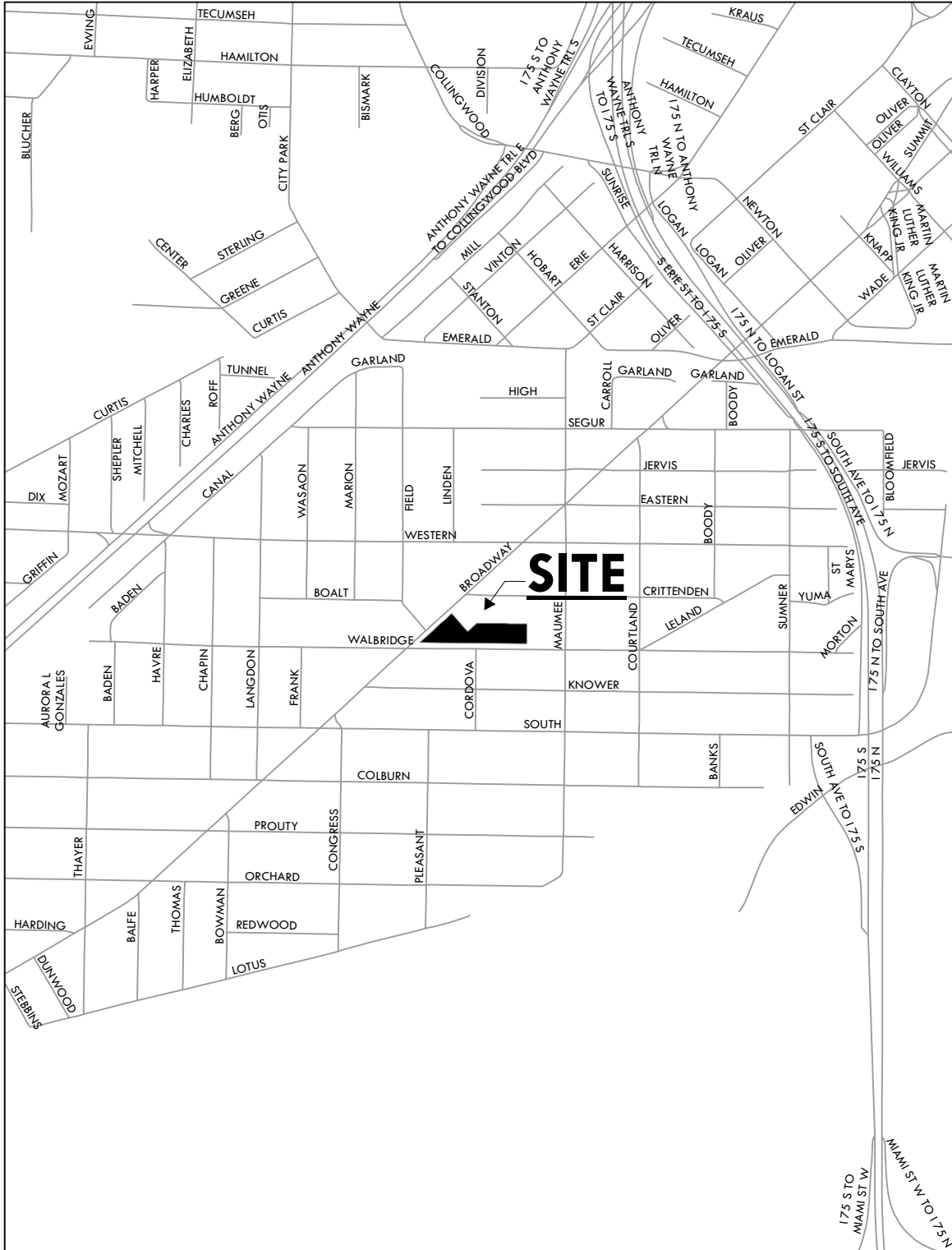
ZONING & LAND USE

Z25-0023



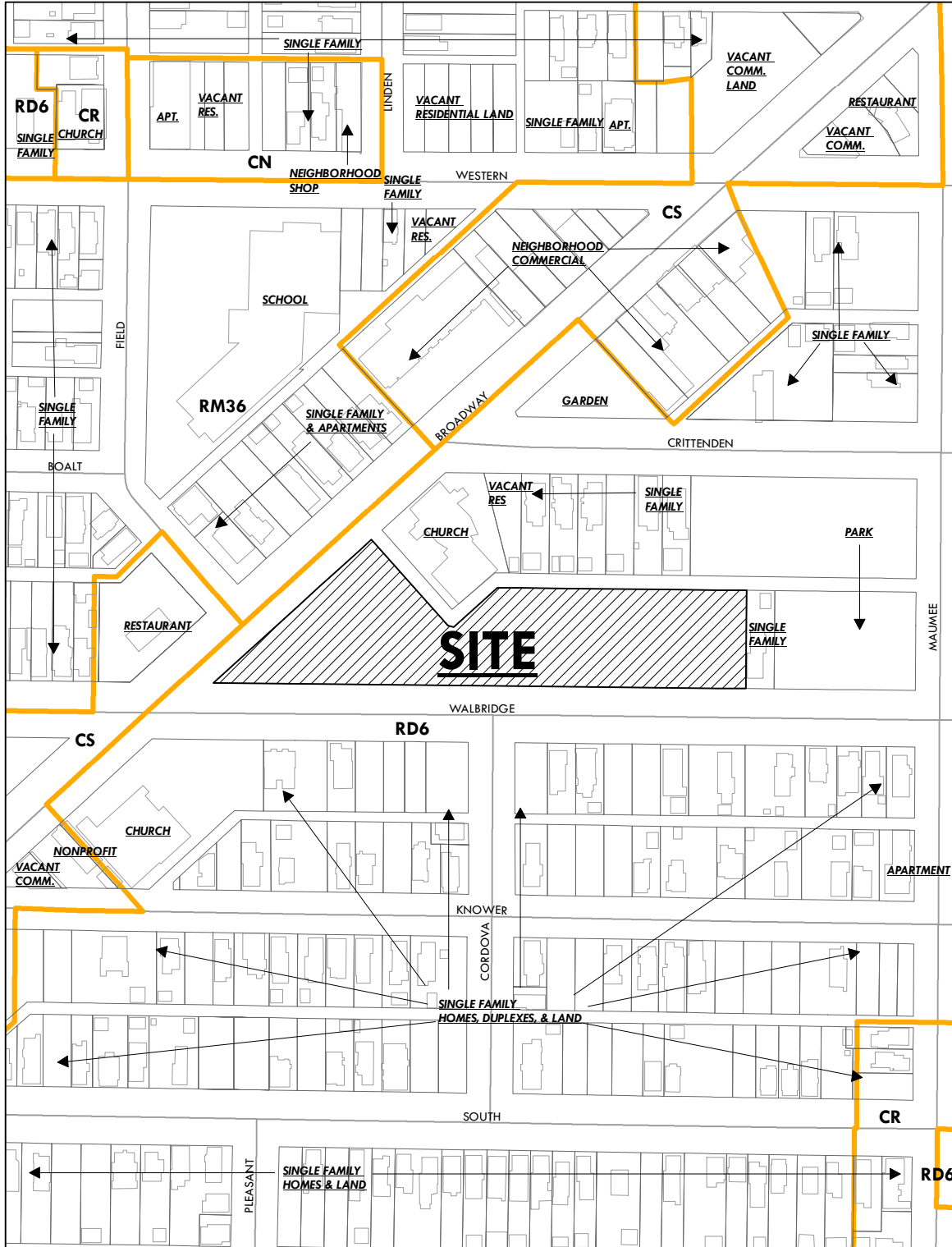
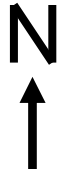
GENERAL LOCATION

SUP25-0027
ID 12



ZONING & LAND USE

SUP25-0027
ID 12



SITE PLAN

SUP24-0027
ID 12



ALLEY

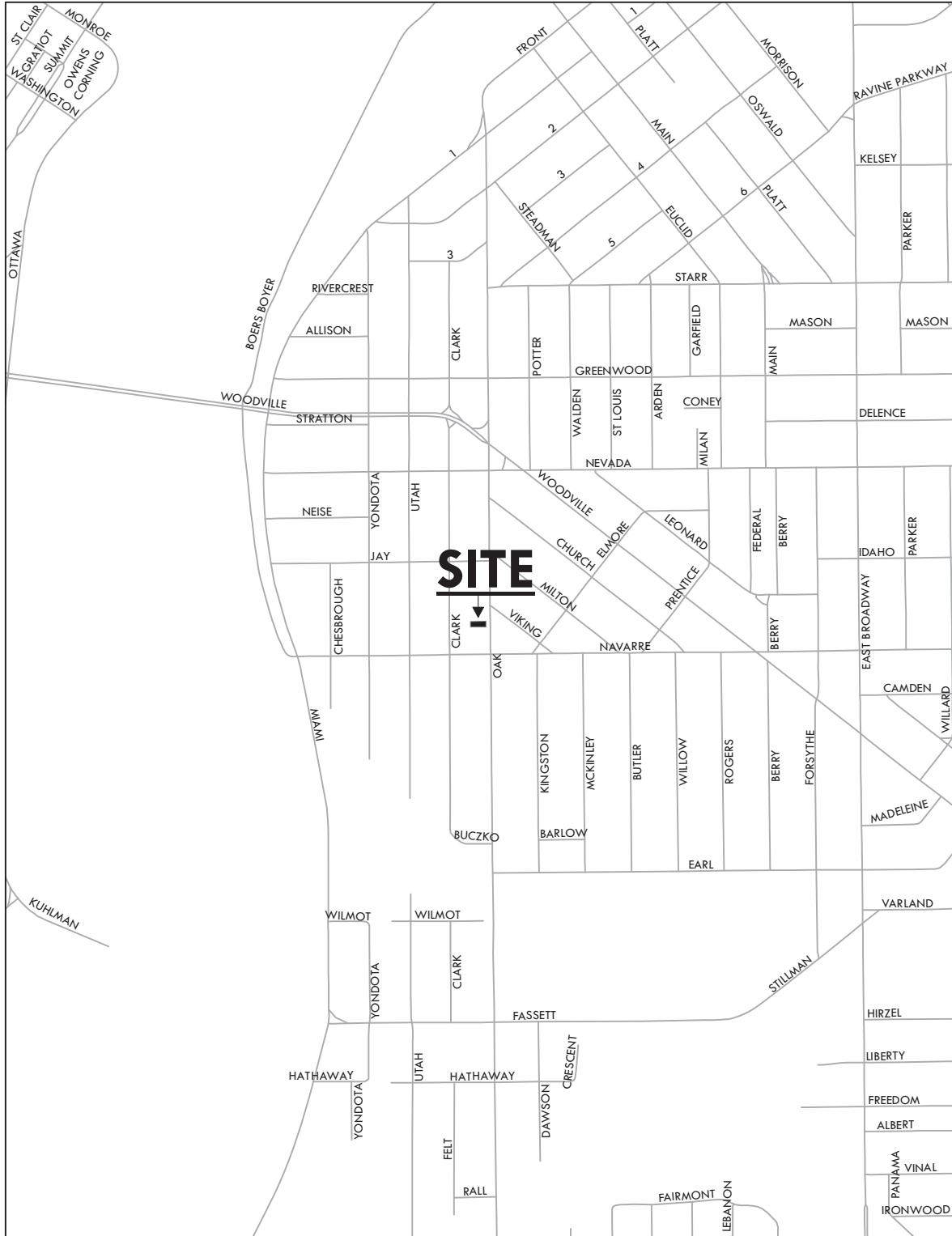
SUP



S-7

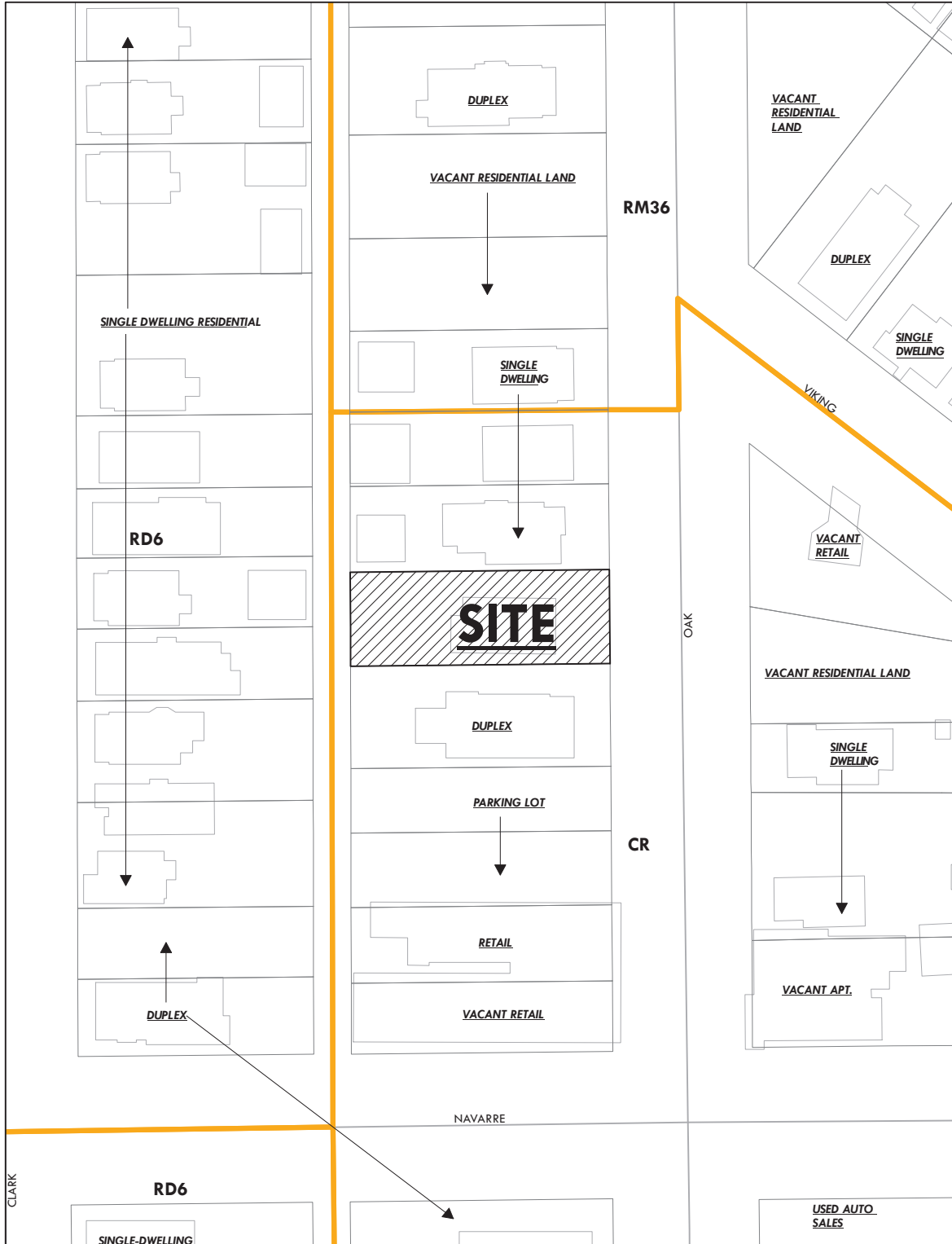
GENERAL LOCATION

Z25-0018
ID 29



ZONING & LAND USE

Z25-0018
ID 29



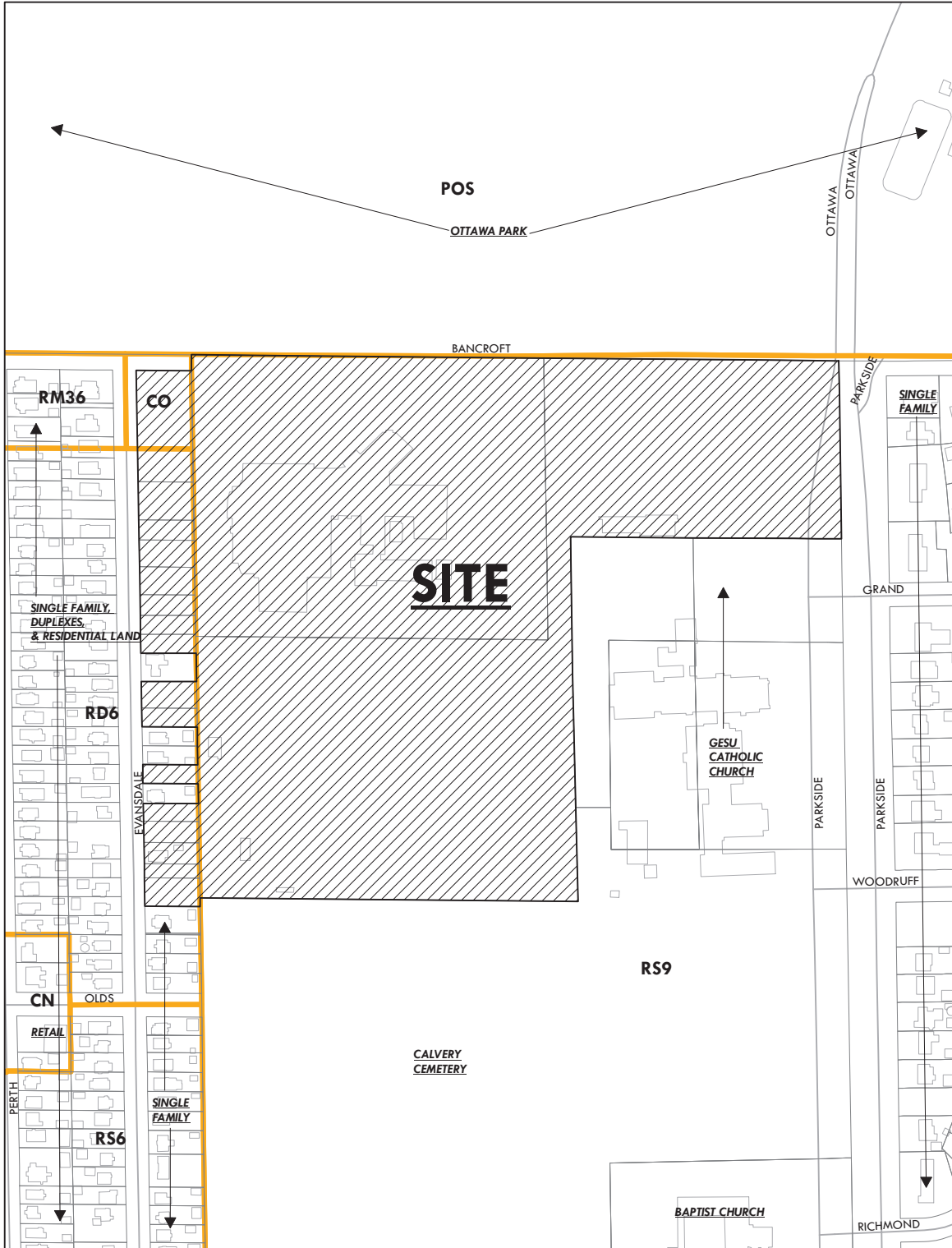
GENERAL LOCATION

Z25-0020
ID 36



ZONING & LAND USE

Z25-0020
ID 36



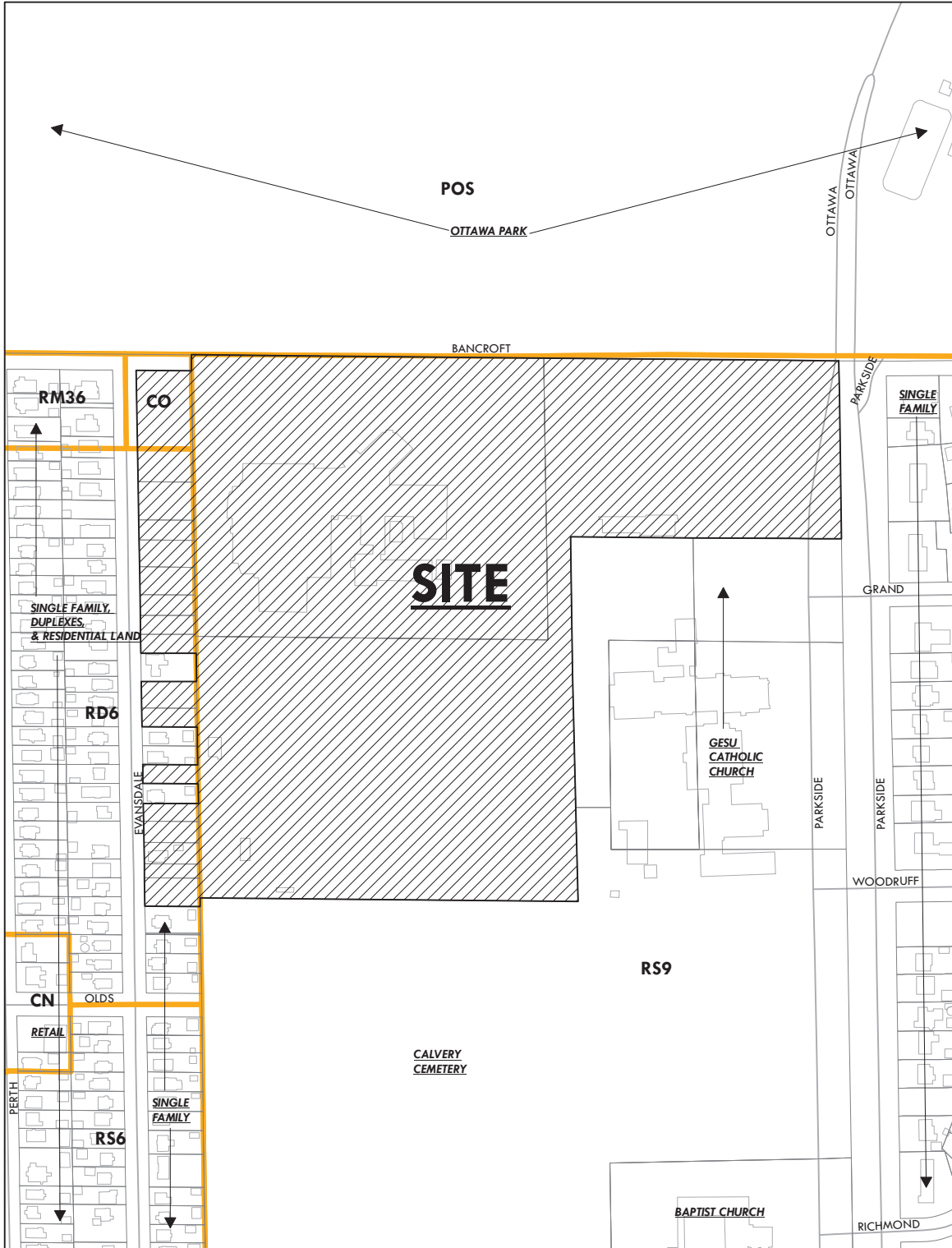
GENERAL LOCATION

Z25-0022
ID 36



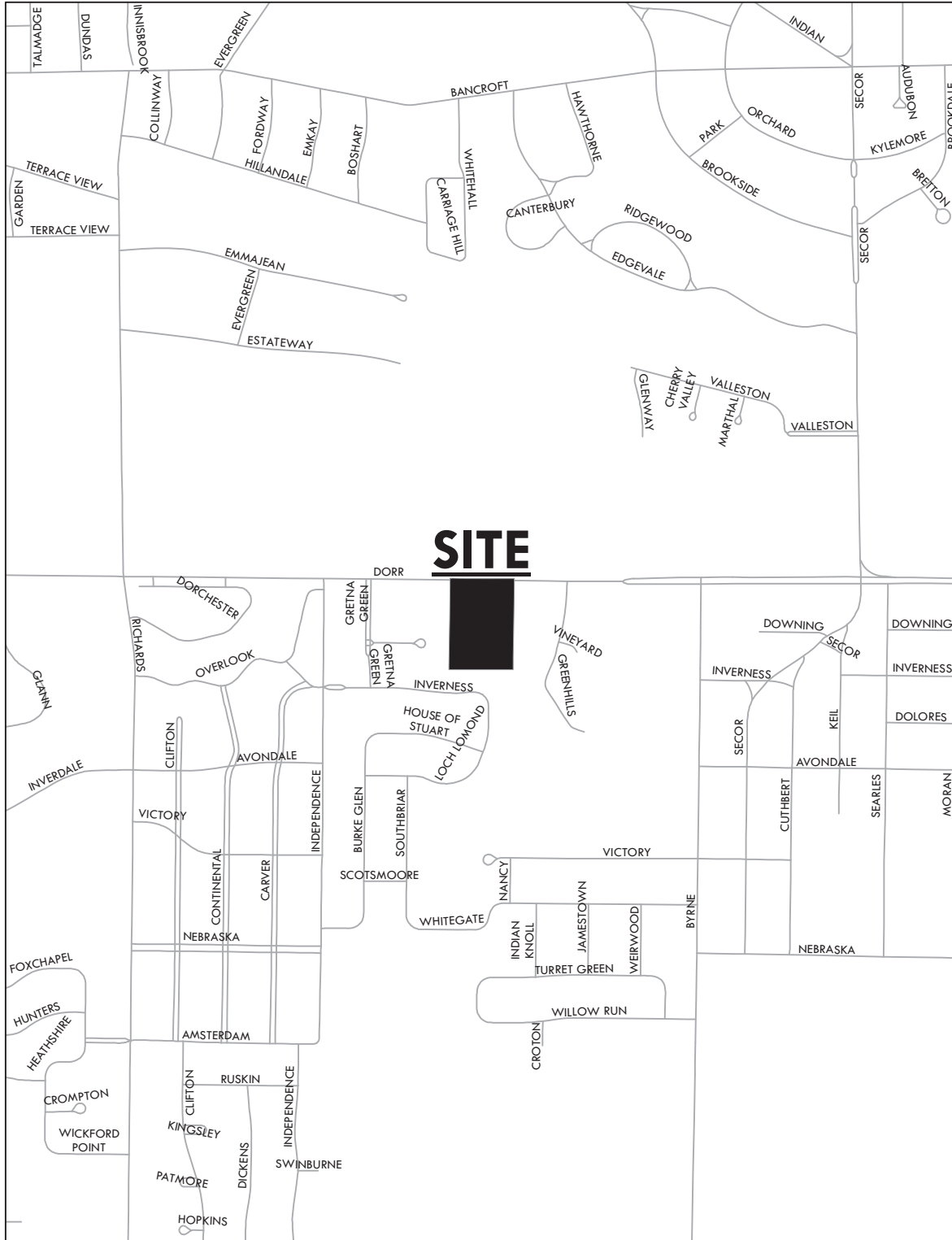
ZONING & LAND USE

Z25-0022
ID 36



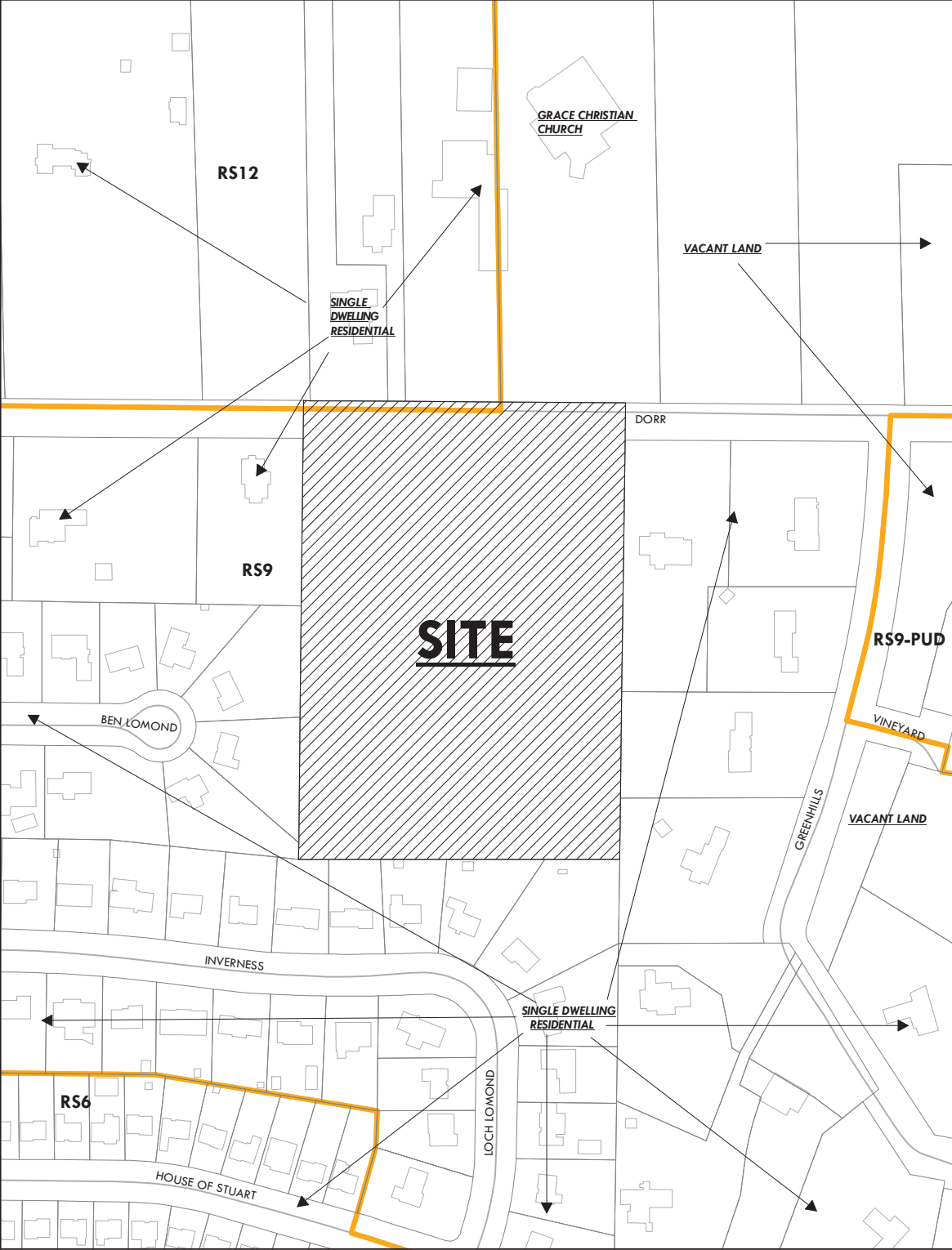
GENERAL LOCATION

Z25-0019
ID 83



ZONING & LAND USE

Z25-0019
ID 83



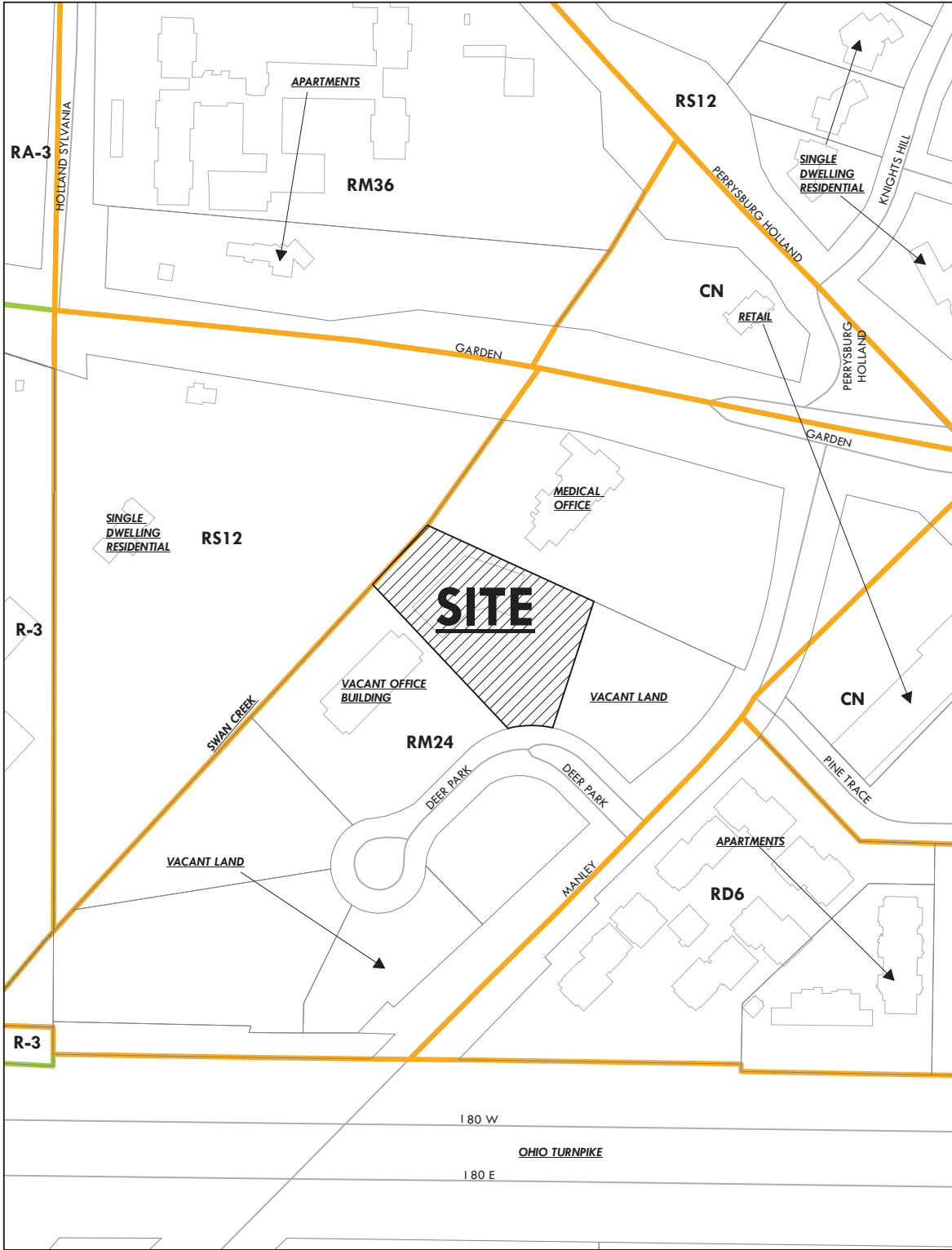
GENERAL LOCATION

SUP25-0028
ID 232



ZONING & LAND USE

SUP25-0028
ID 232



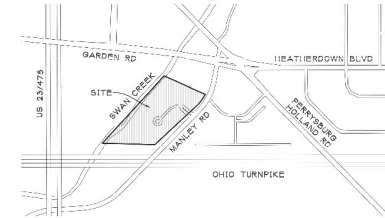
SITE PLAN

SUP25-0028
ID 232

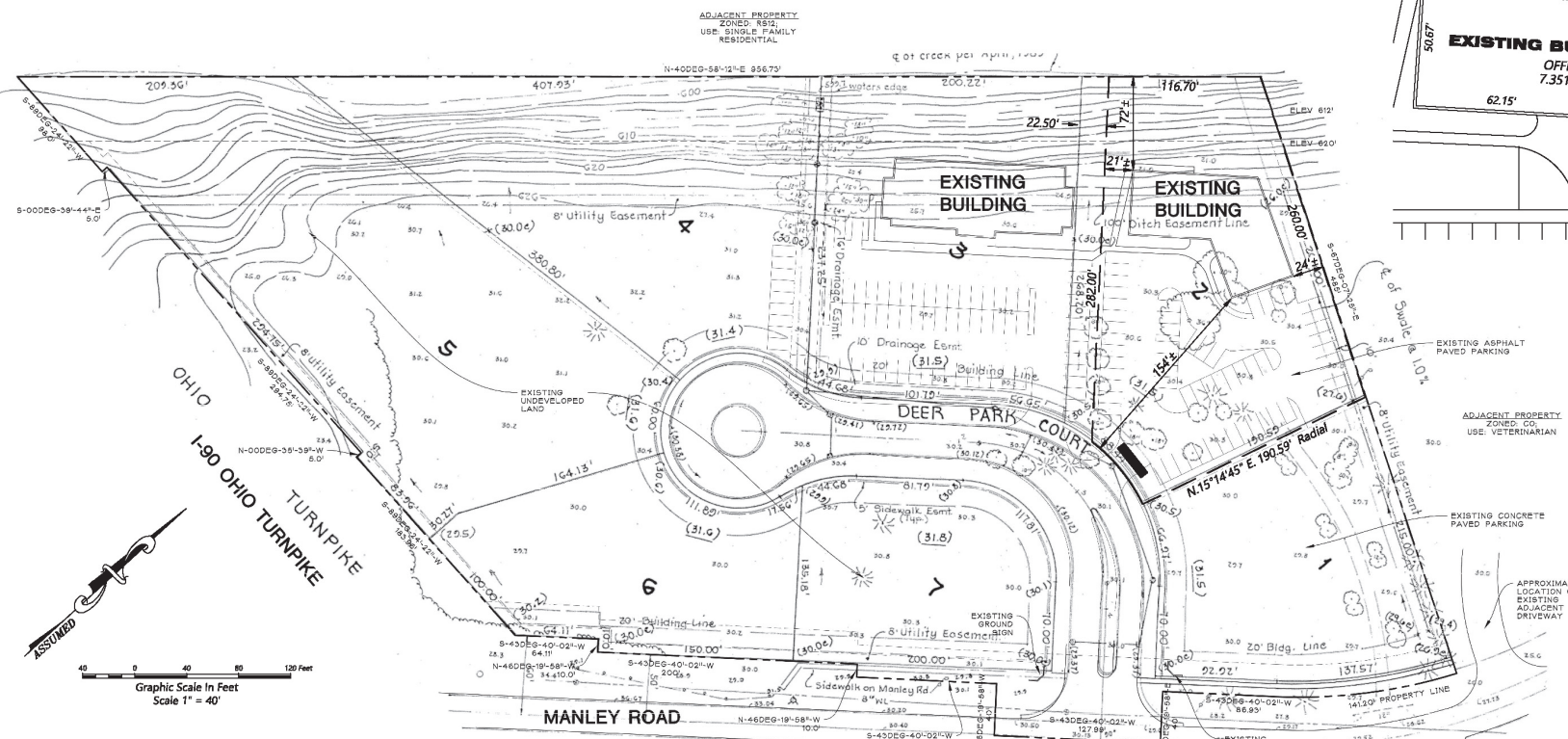
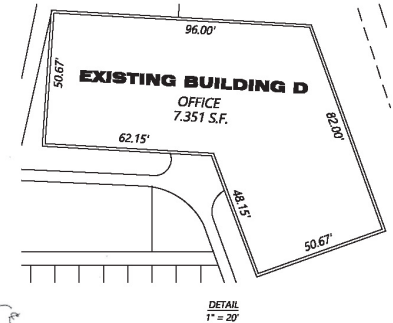


DEER PARK A RESIDENTIAL DEVELOPMENT

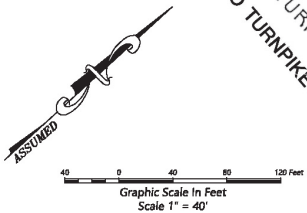
EXISTING SITE PLAN



LOCATION MAP
NOT TO SCALE



10-11



ORAVECZ & ASSOCIATES, LLC
ENGINEERS & SURVEYORS
5333 SECOR ROAD, SUITE 2, TOLEDO, OHIO, 43623
PHONE: 419-474-6664 or 419-474-2405
FAX: 419-474-5059
EMAIL: GORAVECZ@ORAVECZASSOCIATES.COM

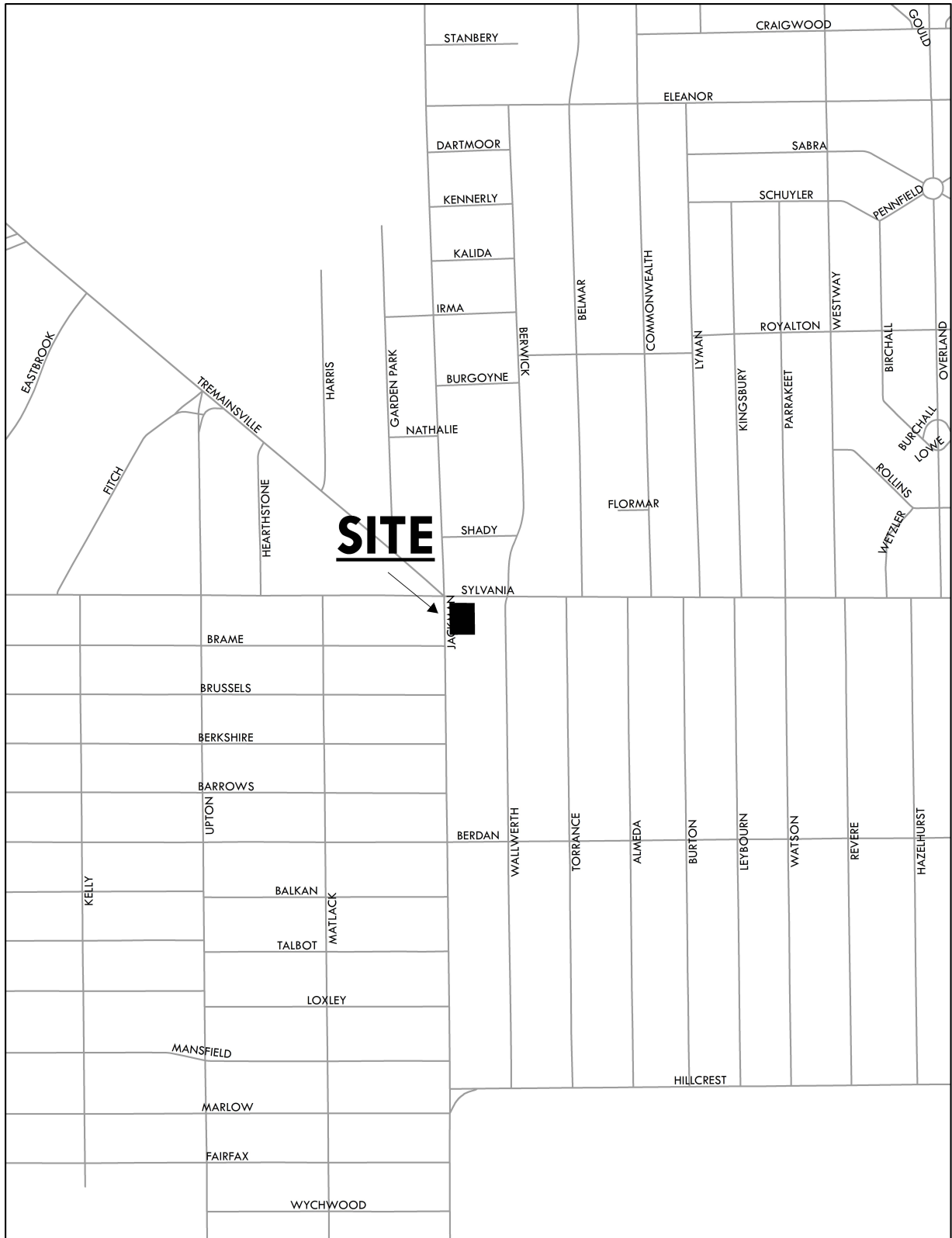


EXISTING SITE PLAN
SCALE: 1" = 100'-0"

DRAWN BY TARA	
SCALE 1" = 40'	
DATE 7/22/2025	
SHEET NO.	1
ORDER NO.	24705

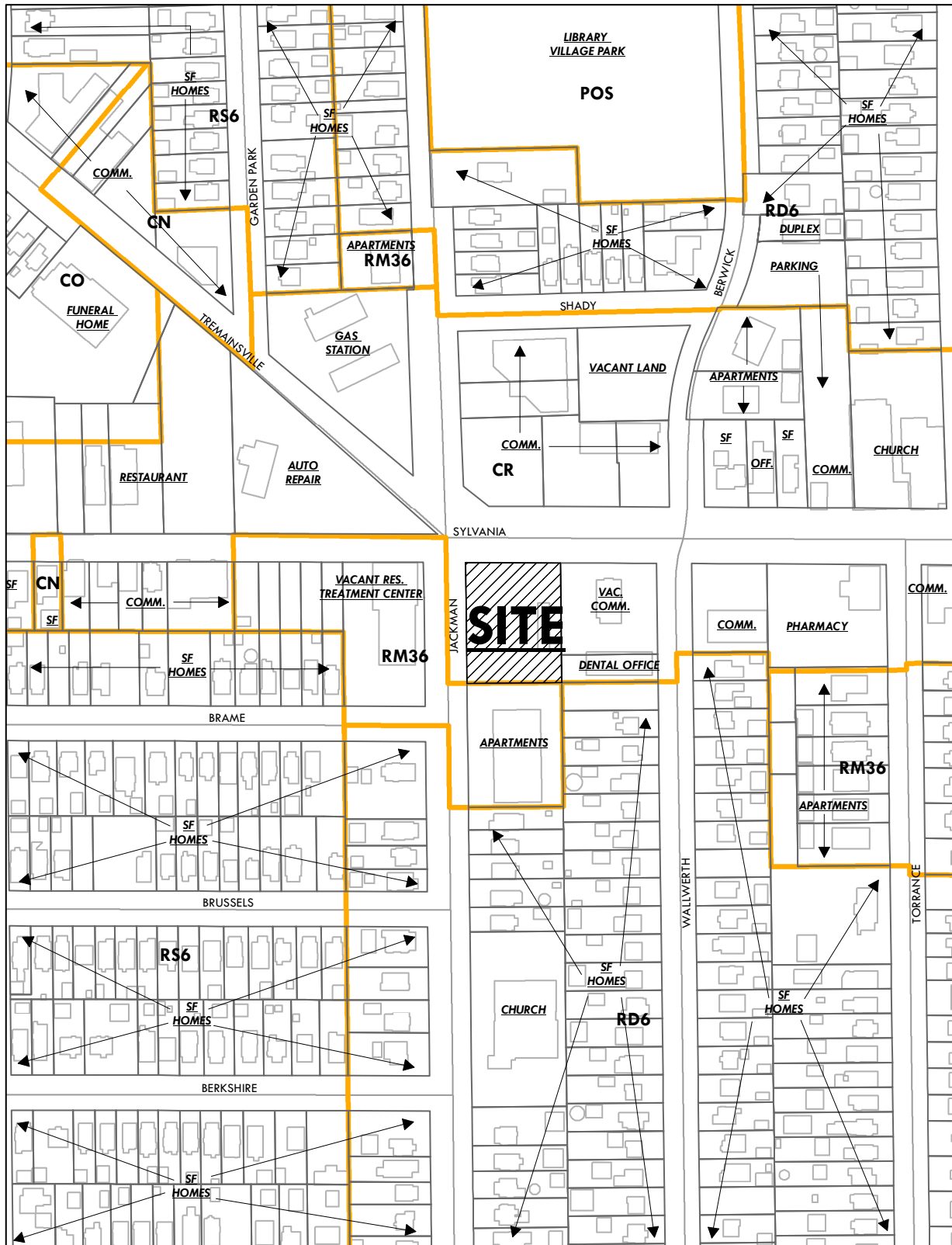
GENERAL LOCATION

SUP25-0026



ZONING & LAND USE

SUP25-0026

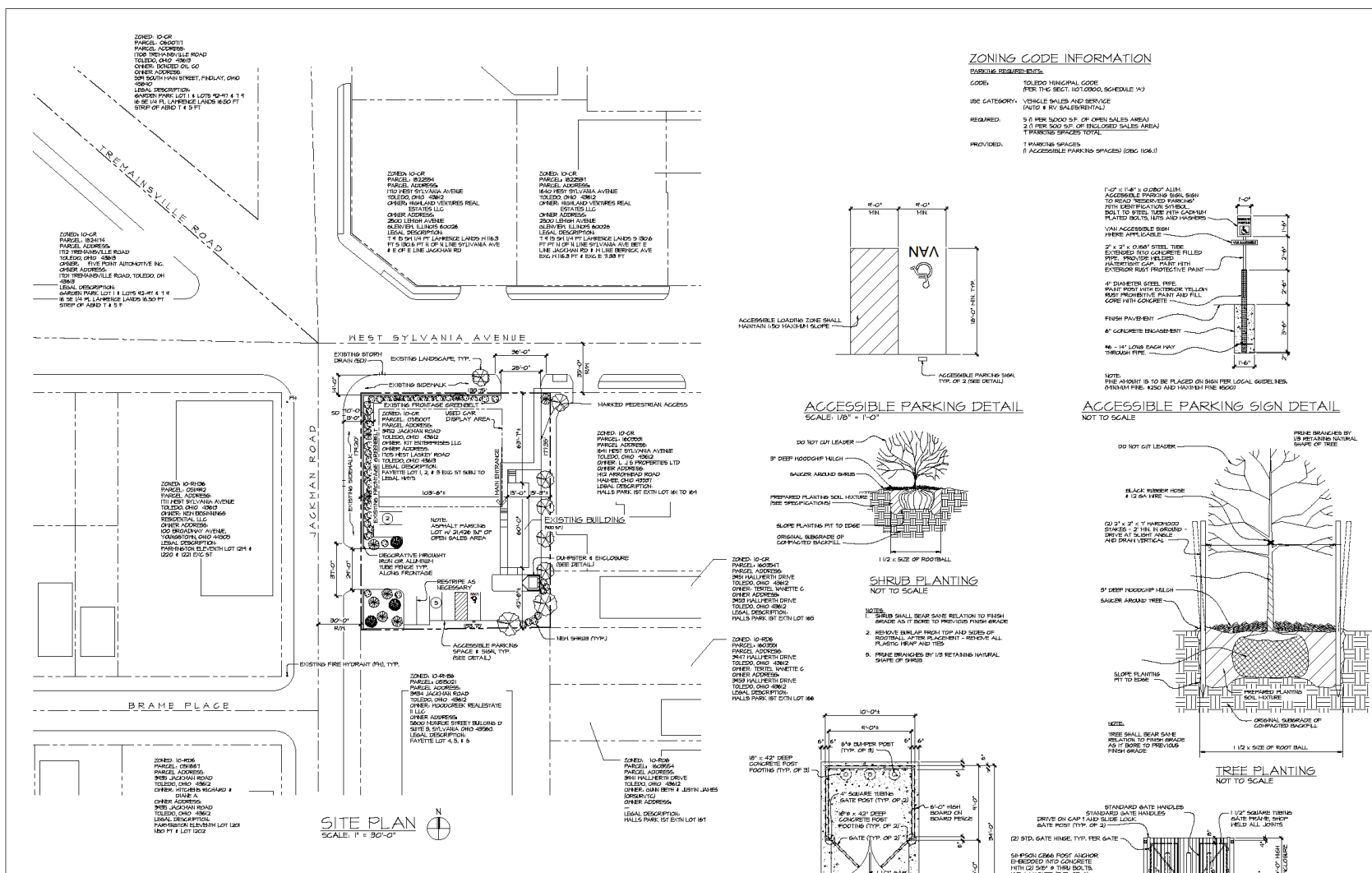


SITE PLAN

SUP25-0026



11 - 14



ZONING CODE INFORMATION

PARKING REQUIREMENTS:

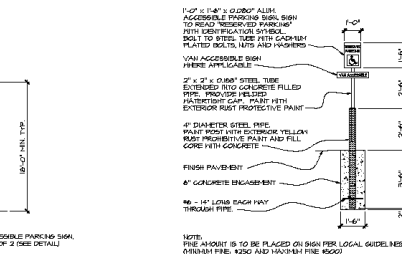
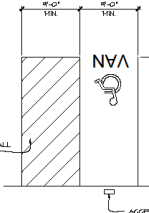
TO LEAD THROUGH CODE (PER THE SECT. 101.0200, SCHEDULE 'A')

CODE: VEHICLE SALES AND SERVICE (AUTO & RV SALES/RENTAL)

USE CATEGORY: 1.0 PER 1000 SQ. FT. OF OPEN SALES AREA / 2.0 PER 500 SQ. FT. OF ENCLOSED SALES AREA / TRANSFERRED SPACE TYPE

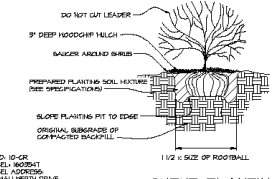
REQUIRED: 1 PARKING SPACES

PROVIDED: 1 ACCESSIBLE PARKING SPACES (GOG 106.4)

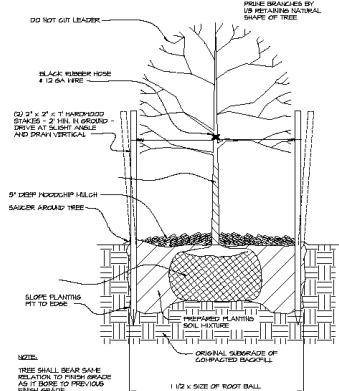


ACCESSIBLE PARKING DETAIL
SCALE: 1/8" = 1'-0"

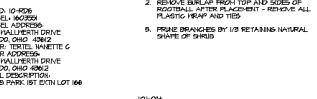
ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



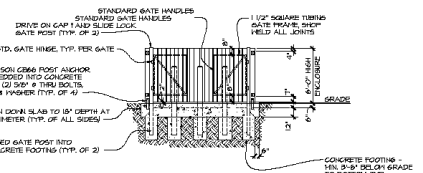
SHRUB PLANTING
NOT TO SCALE



TREE PLANTING
NOT TO SCALE



DUMPSTER ENCLOSURE PLAN
NOT TO SCALE



DUMPSTER ENCLOSURE ELEVATION
NOT TO SCALE

LANDSCAPE NOTE:

NEW LANDSCAPE AREA SHALL CONSIST OF DENSE SHRUBBERY, GRASS, GROUND COVER, DECORATIVE STONE, OR OTHER NATURAL LANDSCAPE MATERIALS. PLANTINGS SHALL NOT EXCEED THREE (3) FEET IN HEIGHT AND SHALL NOT PROVIDE VISUAL OBSCURITY.

PLANT MATERIAL LIST

1	1/2" x 2" x 1/4" STAINLESS STEEL SIGN POST
2	1/2" x 2" x 1/4" STAINLESS STEEL SIGN POST
3	1/2" x 2" x 1/4" STAINLESS STEEL SIGN POST

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SITE PLAN, PARKING REQUIREMENTS, & DETAILS

SPECIAL USE PERMIT FOR:

ELITE AUTO SALES, LLC

3452 JACKSON ROAD
TOLEDO, OHIO 43612

PROJECT NO: SUP25-0026
DATE: 05/20/2025
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 05/20/2025

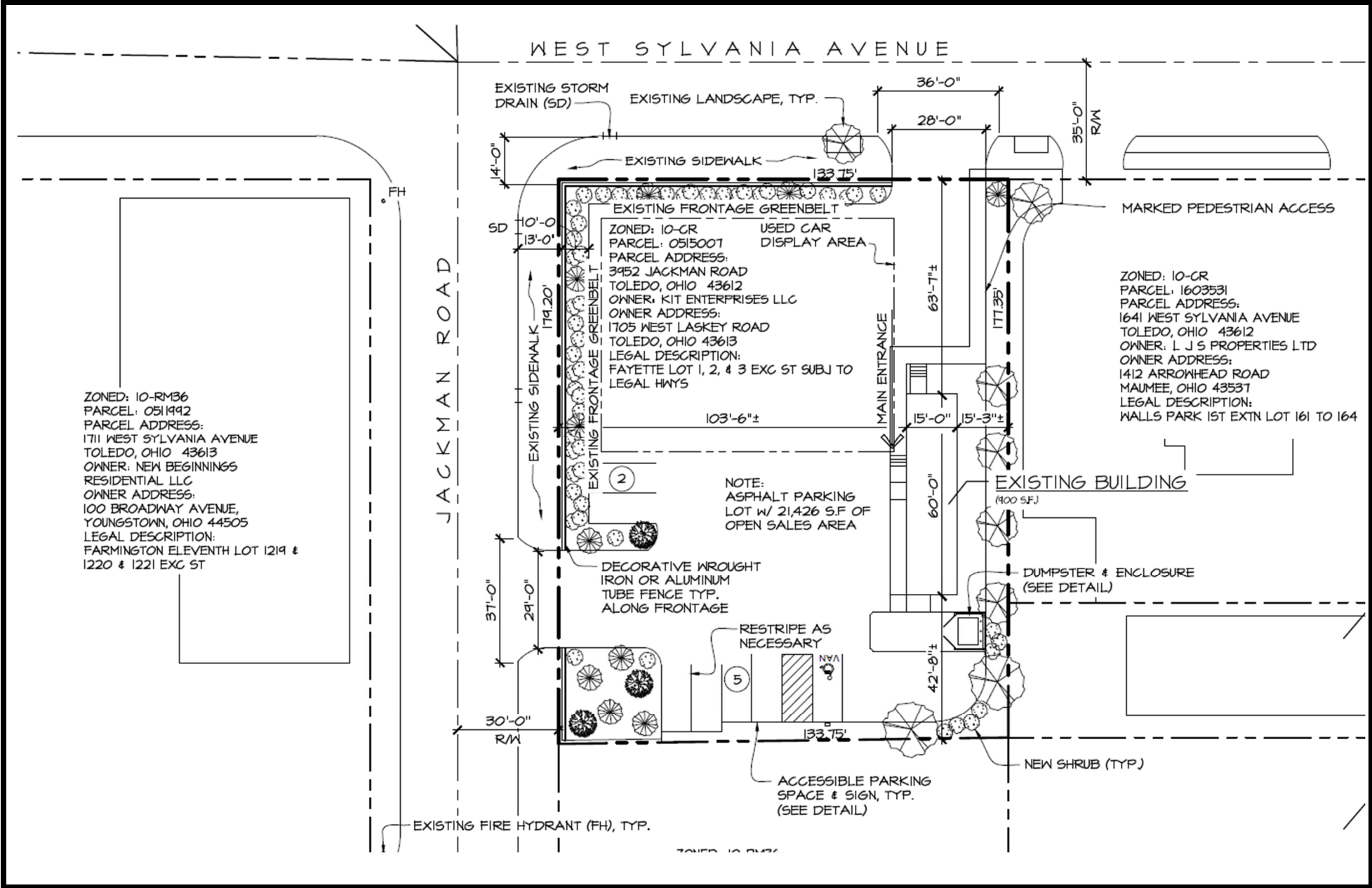
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SITE PLAN - MAGNIFIED

SUP25-0026

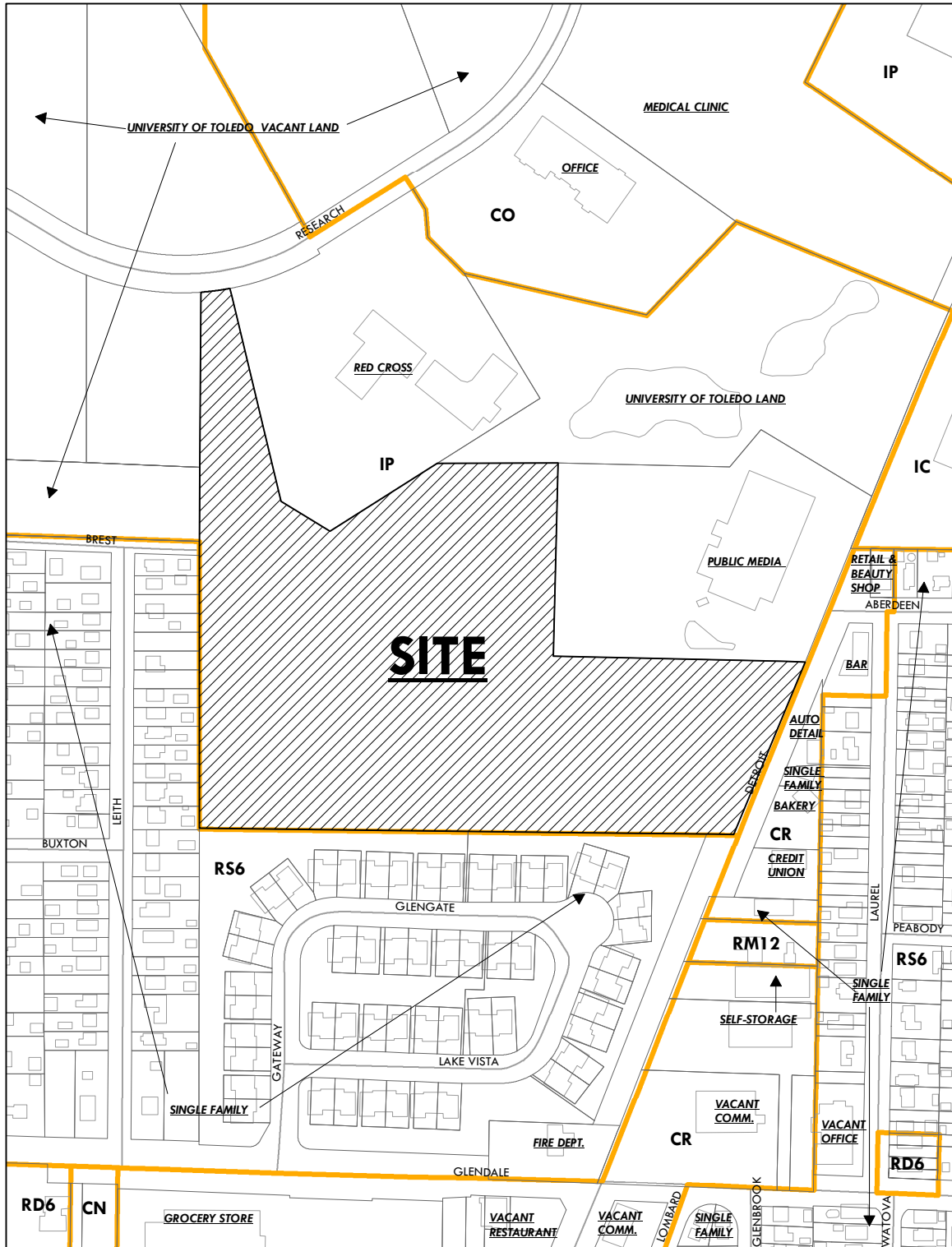
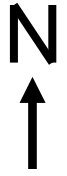


11 - 15



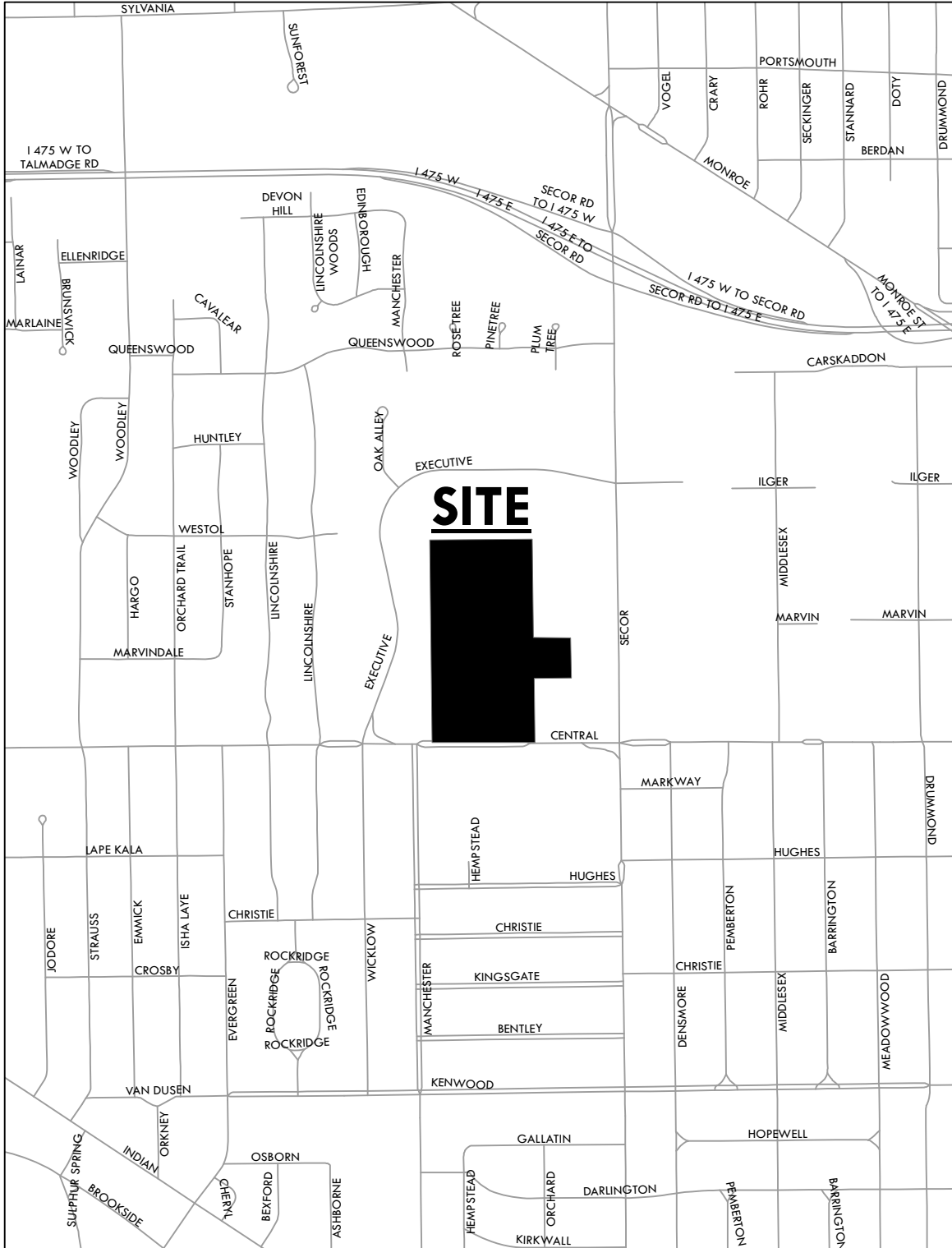
ZONING & LAND USE

Z25-0024
ID 34



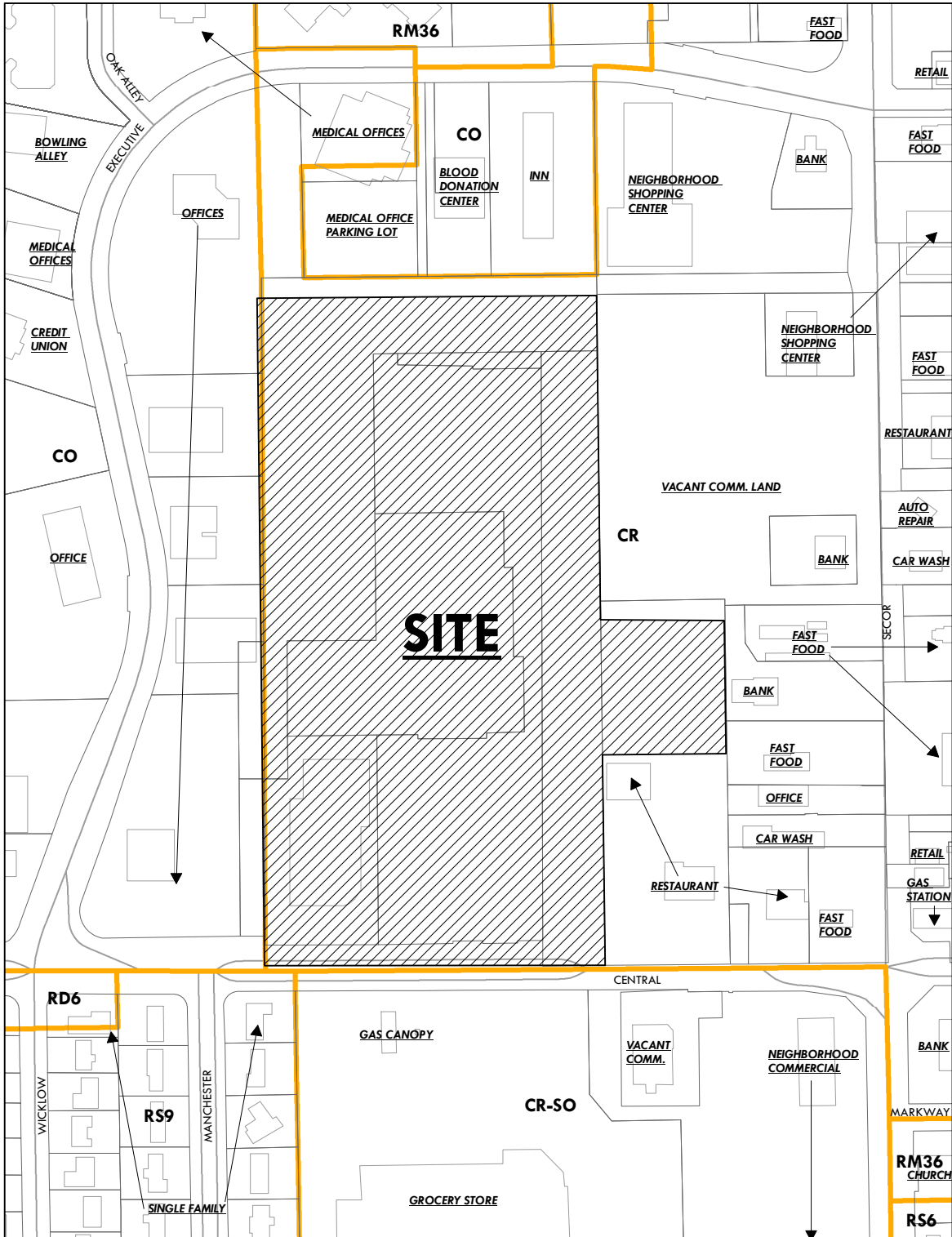
GENERAL LOCATION

PUD25-0003
ID 78



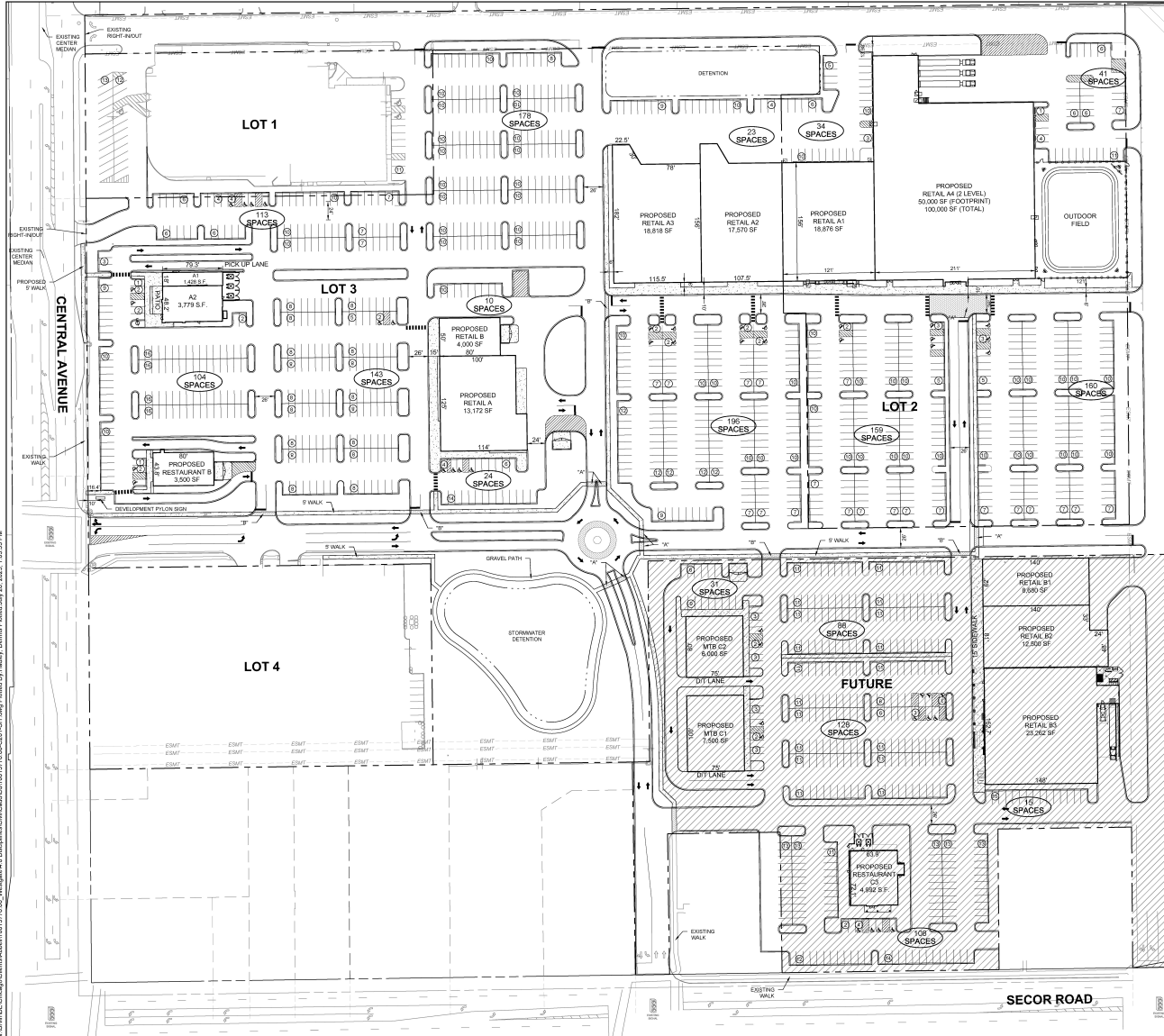
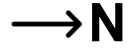
ZONING & LAND USE

PUD25-0003
ID 78



OVERALL SITE PLAN

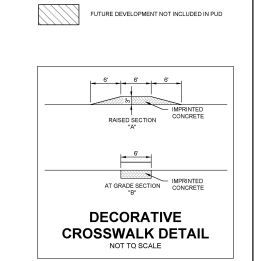
PUD25-0003
ID 78



SITE DATA	
SHOPS AT WESTGATE SITE AREA	28.312 AC
RETAIL LOT 2 (7.830 AC)	118,876 SF
RETAIL A1 + A4	476 (351)
PARKING REQUIRED	384
PARKING PROVIDED	384
RETAIL A2 + A3	38,388 SF
PARKING REQUIRED	146 (122)
PARKING PROVIDED	219
LOT 2 PARKING REQUIRED	622 (473)
LOT 2 PARKING PROVIDED	613
RETAIL LOT 3 (11.655 AC)	17,172 SF
RETAIL A + B	66 (58)
PARKING REQUIRED	177
PARKING PROVIDED	177
RESTAURANT A1 + A2	5,307 SF
PARKING REQUIRED	53 (40)
PARKING PROVIDED	60
PROPOSED RESTAURANT B	3,500 SF
PARKING REQUIRED	35 (42)
PARKING PROVIDED	44
LOT 3 PARKING REQUIRED	157 (160)
LOT 3 PARKING PROVIDED	201
EXISTING OFFICE LOT 1 (1.996 AC)	87,175 SF
PARKING REQUIRED	291 (291)
PARKING PROVIDED	291
TOTAL PARKING REQUIRED	1070 (934)
TOTAL PARKING PROVIDED	1185

PARKING REQUIREMENTS	RETAIL	(CITY)
OFFICE	1/300	1/300
RETAIL	4/1000	1/300 FIRST 50,000 SF THEN 1/375 REMAINING SF
RESTAURANT	10/1000	1/3 EMPLOYEES PLUS 1/75 SF CUSTOMER AREA

(ASSUMED 10 EMPLOYEES PER RESTAURANT AND 80% FLOOR AREA FOR CUSTOMERS)



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Dayton, OH 45430
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ISSUANCE SCHEDULE
DATE DESCRIPTION

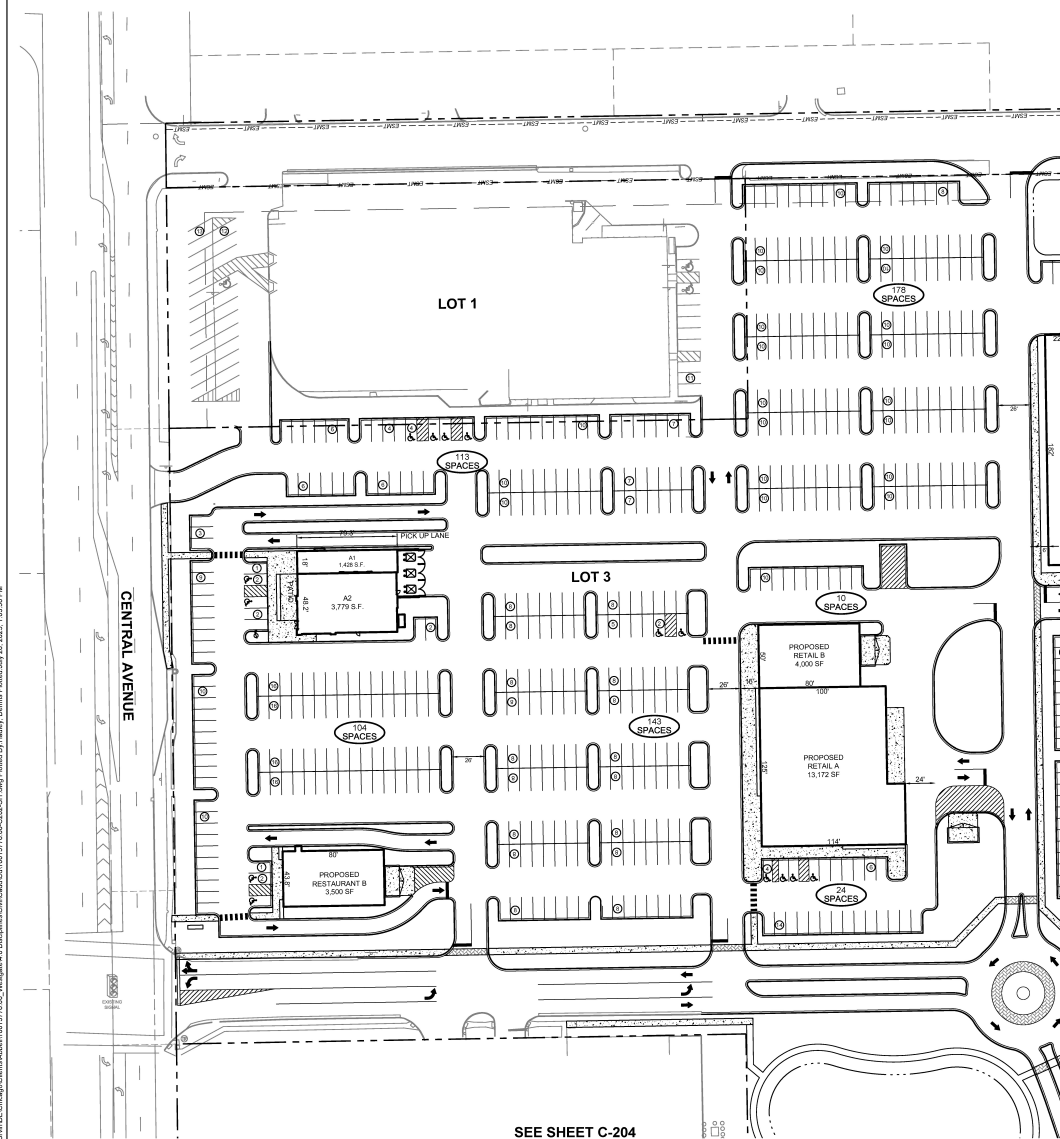
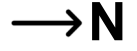
WESTGATE VILLAGE NORTH, LLC
SHOPS AT WESTGATE
PUD SUBMITTAL

PROJECT NO: 10013778-00
DATE ISSUED: 07/28/25
DESIGNED BY: CP
DRAWN BY: CH
CHECKED BY: CP

SHEET NAME:
OVERALL SITE PLAN
SHEET NO:
C-201

SOUTHWEST SITE PLAN

PUD25-0003
ID 78



SEE SHEET C-204

SEE SHEET C-203

CENTRAL AVENUE

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 Date: 7/26/25 10:33:37 AM
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 937.461.5660

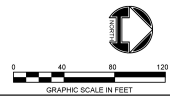
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WESTGATE VILLAGE NORTH, LLC
SHOPS AT WESTGATE
 PUD SUBMITTAL
 TO: CDD, OHIO

PROJECT NO: 10013778-00
 DATE ISSUED: 07/26/25
 DESIGNED BY: CP
 DRAWN BY: CH
 CHECKED BY: CP

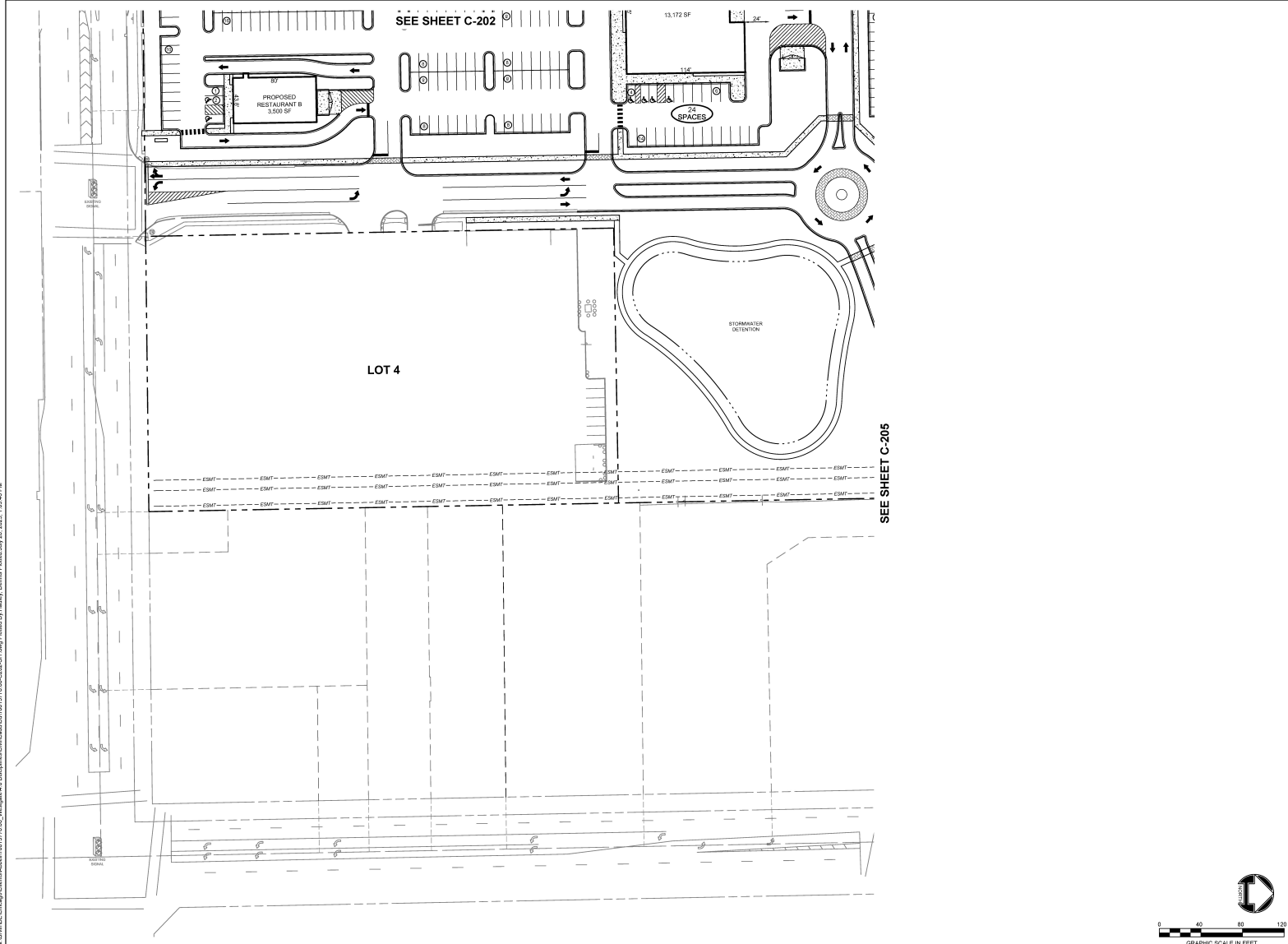
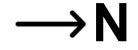
SHEET NAME:
 SOUTHWEST SITE PLAN

SHEET NO:
C-202



SOUTHEAST SITE PLAN

PUD25-0003
ID 78



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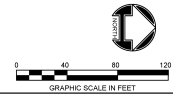
DATE	ISSUANCE SCHEDULE	DESCRIPTION

WESTGATE VILLAGE NORTH, LLC
SHOPS AT WESTGATE
PUD SUBMITTAL
11050 WEST CENTRAL AVENUE, NW SECOND ROAD
TOLEDO, OHIO

PROJECT NO: 10013778-00
DATE ISSUED: 07/28/25
DESIGNED BY: CP
DRAWN BY: CH
CHECKED BY: CP

SHEET NAME:
SOUTHEAST SITE PLAN

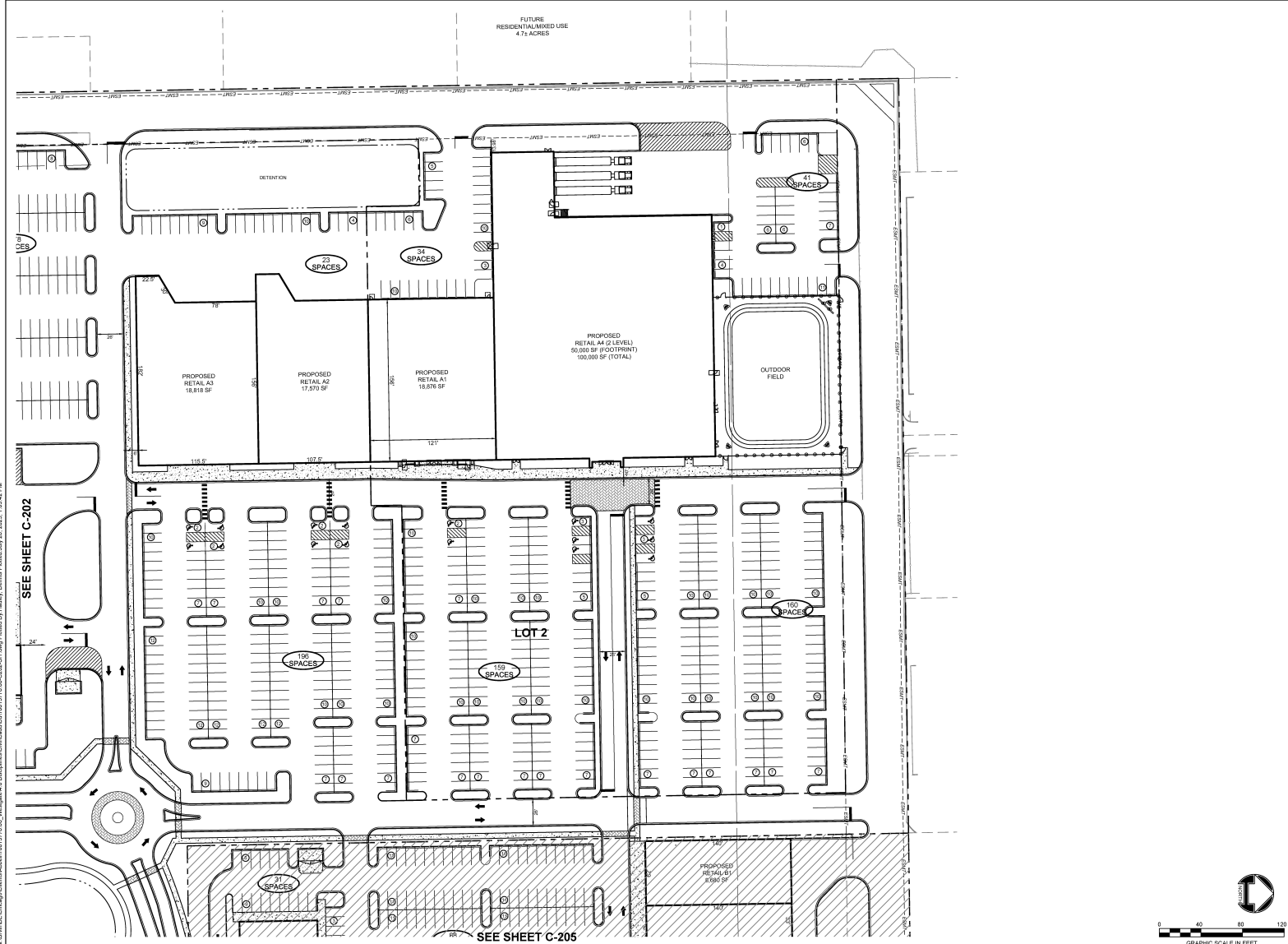
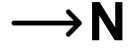
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C-204



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 Plot Size: 11x17

NORTHWEST SITE PLAN

PUD25-0003
ID 78



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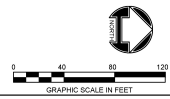
DATE	ISSUANCE SCHEDULE	DESCRIPTION

WESTGATE VILLAGE NORTH, LLC
SHOPS AT WESTGATE
PUD SUBMITTAL
11050 WEST CENTRAL AVENUE AND SECOR ROAD
TOLEDO, OHIO

PROJECT NO: 10013778-00
DATE ISSUED: 07/28/23
DESIGNED BY: CP
DRAWN BY: CH
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NORTHWEST SITE PLAN

SHEET NO:
C-203

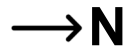


13 - 29

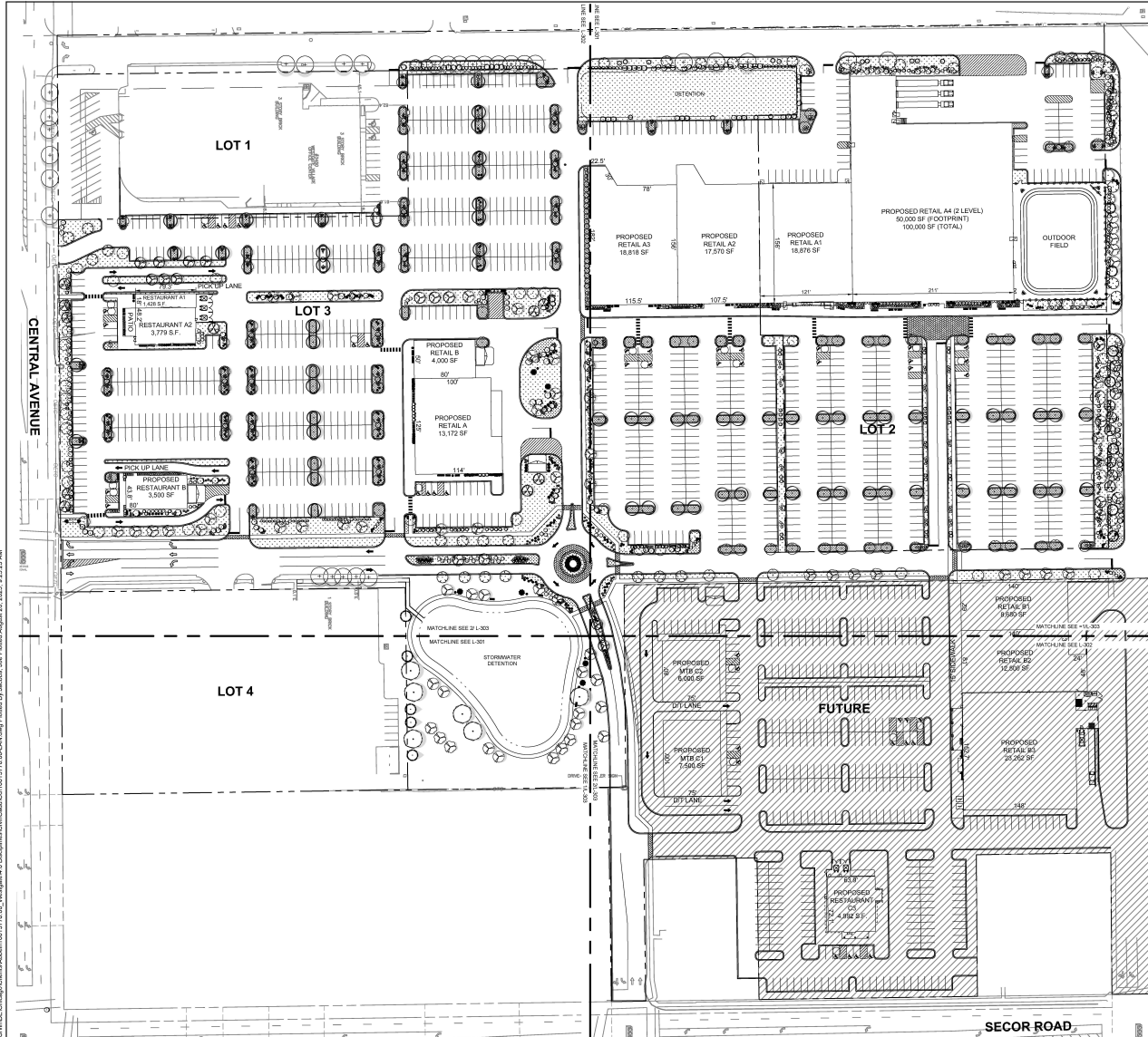
SEE SHEET C-202
SEE SHEET C-205

OVERALL LANDSCAPE PLAN

PUD25-0003
ID 78



13 - 30



PLANT SCHEDULE		
SYMBOL	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
	Juniperus scopulorum 'Skyliner'	Shrubby Juniper
	Pinus pungens 'Fastigiate'	Columnar Colorado Spruce
	Pinus strobus 'Fastigiate'	Pyramidal White Pine
PERENNIAL TREES		
	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry
	Cornus canadensis	Eastern Redbud
	Cornus canadensis 'J.N. Sargent'	Fraserhill Blackhaw
	Cornus kousa 'Misty Blue'	Misty Blue Kousa Dogwood
	Malus x Prairie Rose	Prairie Rose Crabapple
	Prunella chinensis	Chinese Plumbago
	Syringa italica	Japanese Tree Lilac
SHRUB TREES		
	Acer xylum 'Columnar'	Columnar Red Maple
	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (Male Only)
	Quercus macrocarpa 'Ipswich'	Thornless Honey Locust
	Quercus phellos	Willow Oak
SMALL TREES		
	Betula pendula 'Orion Promise'	Orion Promise Japanese Birch
	Prunella serrata	Black Cherry
	Prunella serrata 'Moulin'	Prunella Leaf Branch Cherry
	Prunella serrata 'Tennesseer'	Stone Mountain Pink Cherry
SMALL SHRUBS		
	Brunia microphylla	Littleleaf Snowwood
	Echinops ritro	Witchhazel
	Ilex coccinea 'Soft Touch'	Soft Touch Japanese Holly
	Juniperus chinensis 'Pfitzeriana Aurea'	Golden Pfitzer Juniper
	Taxus canadensis 'Mendocino'	Emerald Spreader Japanese Yew
	Thuja occidentalis 'Golden Globe'	Golden Globe Arborvitae
PERENNIALS		
	Rudbeckia hirta	Pink Shasta Cone
	Rudbeckia hirta 'Chocoma'	Chocoma Cone
PERENNIAL GRASSES		
	Hieronymus 'Stella de Oro'	Stella de Oro Daylily
	Liriodendron tulipifera	Yellowed Light

NOTES
 1. SEE L-304-L-306 FOR PLANT QUANTITIES, SIZES, SPECIFICATIONS, AND DETAIL INFORMATION.
 2. QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES SHOWN ON PLANS.
 3. PLANTINGS TO BE UPDATED WITH CODE COMPLIANT PLANTINGS AROUND BUILDING FOOTINGS AND SCREENING IN FUTURE SUBMITTALS.

SYMBOL	CODE	DESCRIPTION	QTY
	STW	Stone Walkway	
	B63-65	Bench - Duneor 63-65	18
	B63-65	Bench - Black Textured Glass	18
	T157-32	Table - Duneor 157-32	6
	T157-32	Table - Black Glass	6
	B110	Bike rack Duneor 110 Powdercoated Black	7



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ISSUANCE SCHEDULE
 DATE DESCRIPTION

**WESTGATE VILLAGE NORTH, LLC
 SHOPS AT WESTGATE
 PUD SUBMITTAL**

100 WEST CENTRAL AVENUE AND SECOR ROAD
 TOLEDO, OHIO

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

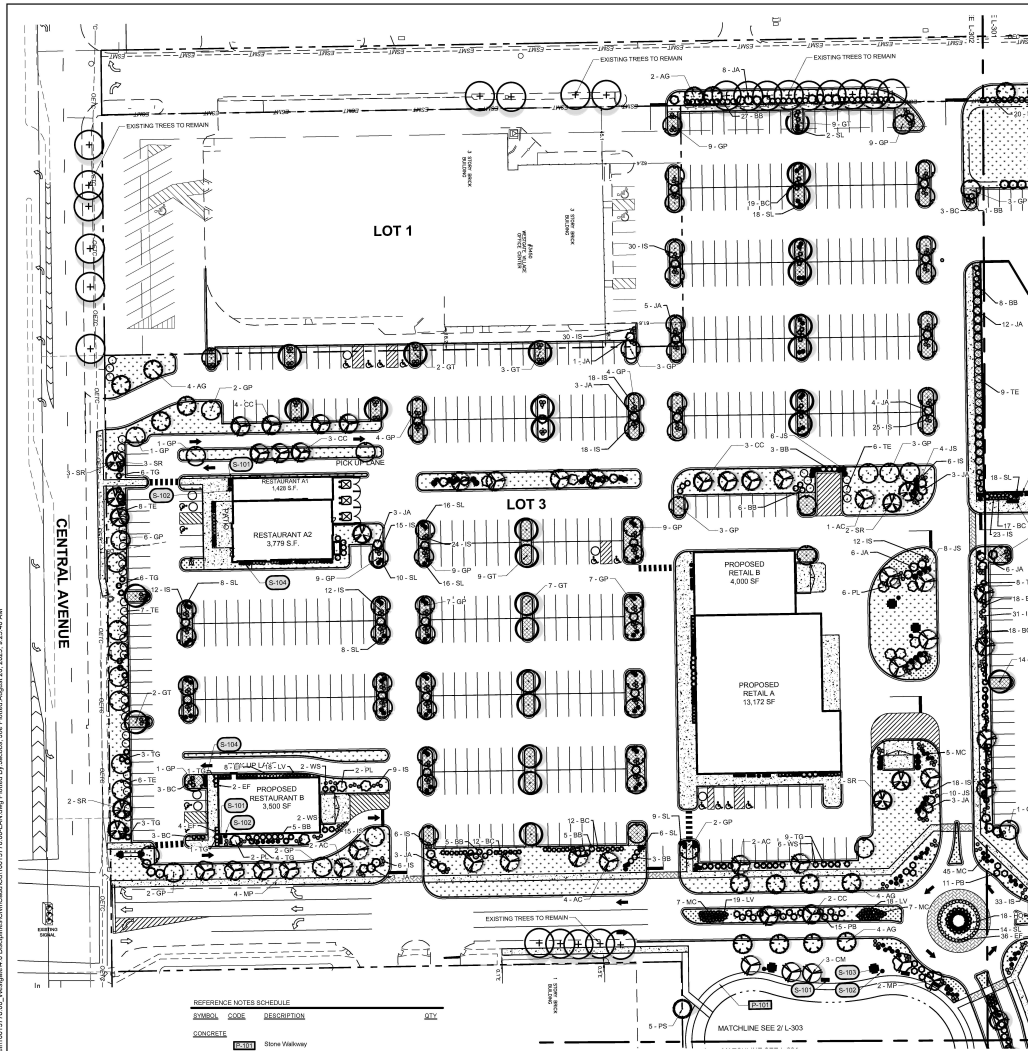
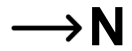
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 OVERALL LANDSCAPE PLAN

SHEET NO:
L-300

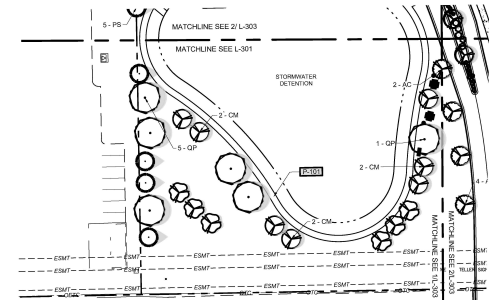
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 Date: 07/21/2025 11:48:33 AM

LANDSCAPE PLAN L-303

PUD25-0003
ID 78



1 PLAN VIEW



2 PLAN VIEW

SYMBOL	BOTANICAL NAME	COMMON NAME
[Symbol]	<i>Jurinea scopulorum</i> 'Skyroster'	Skyroster Juniper
[Symbol]	<i>Ficus purpurea</i> 'Fastigata'	Columnar Colorado Spruce
[Symbol]	<i>Ficus viridis</i> 'Fastigata'	Pyramidal White Pine
DECIDUOUS TREES		
[Symbol]	<i>Amelanchier l. grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry
[Symbol]	<i>Cercis canadensis</i>	Eastern Redbud
[Symbol]	<i>Cornus canadensis</i> 'J.N. Langstaff'	Fraserhill Blackdogwood
[Symbol]	<i>Cornus kousa</i> 'Milk Way'	Milk Way Spice Dogwood
[Symbol]	<i>Malus x 'Prairie Rose'</i>	Prairie Rose Crabapple
[Symbol]	<i>Fatsia chinensis</i>	Chinese Fatsia
[Symbol]	<i>Syringa velutina</i>	Japonaise Tree Lilac
CANOPY TREES		
[Symbol]	<i>Acer rubrum</i> 'Columnare'	Columnar Red Maple
[Symbol]	<i>Grigolia bifida</i> 'Prostrata Sentry'	Prostrata Sentry Dogwood (Male Only)
[Symbol]	<i>Ostrya bicaccharifolia</i> 'I. normis'	Thornless Honey Locust
[Symbol]	<i>Quercus phellos</i>	Willow Oak
DECIDUOUS SHRUBS		
[Symbol]	<i>Berberis thunbergii</i> 'Crimson Pinyon'	Crimson Pinyon Japanese Barberry
[Symbol]	<i>Prunus besseyi</i>	Sand Cherry
[Symbol]	<i>Prunus x cerasia</i>	Purple Leaf Sand Cherry
[Symbol]	<i>Wegelia florida</i> 'Sisicampylus'	Sisicampylus Pink Valeriana
EVERGREEN SHRUBS		
[Symbol]	<i>Rosa moschata</i>	Lilacleaf Rosewood
[Symbol]	<i>Elaeagnus argentea</i>	Whiteoleander
[Symbol]	<i>Illex corymbosa</i> 'Soft Touch'	Soft Touch Japanese Holly
[Symbol]	<i>Jurinea chinensis</i> 'Pinnaculum Aurea'	Golden Pinnacle Juniper
[Symbol]	<i>Taxus cuspidata</i> 'Monrovia'	Emerald Sprueller Japanese Yew
[Symbol]	<i>Thuja occidentalis</i> 'Golden Globe'	Golden Globe Arborvitae
ORNAMENTAL GRASSES		
[Symbol]	<i>Muhlenbergia capensis</i>	Pink Muhly Grass
[Symbol]	<i>Sporobolus vaginatus</i> 'Chamaeceras'	Chamaeceras Little Bluestem
PERENNIALS		
[Symbol]	<i>Hemerocallis x 'Stella de Oro'</i>	Stella de Oro Daylily
[Symbol]	<i>Lilium philadelph 'Vanguard'</i>	Vanguard Lily
SPERMATOPHYTES		
[Symbol]	<i>Nepenthes x 'Carl's Palmetto'</i>	Carl's Palmetto Canebrake
[Symbol]	<i>Sedum x 'Angelina'</i>	Angelina Sedum

Call 811
before you dig

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ISSUANCE SCHEDULE
DATE DESCRIPTION

WESTGATE VILLAGE NORTH, LLC
SHOPS AT WESTGATE
PUD SUBMITTAL

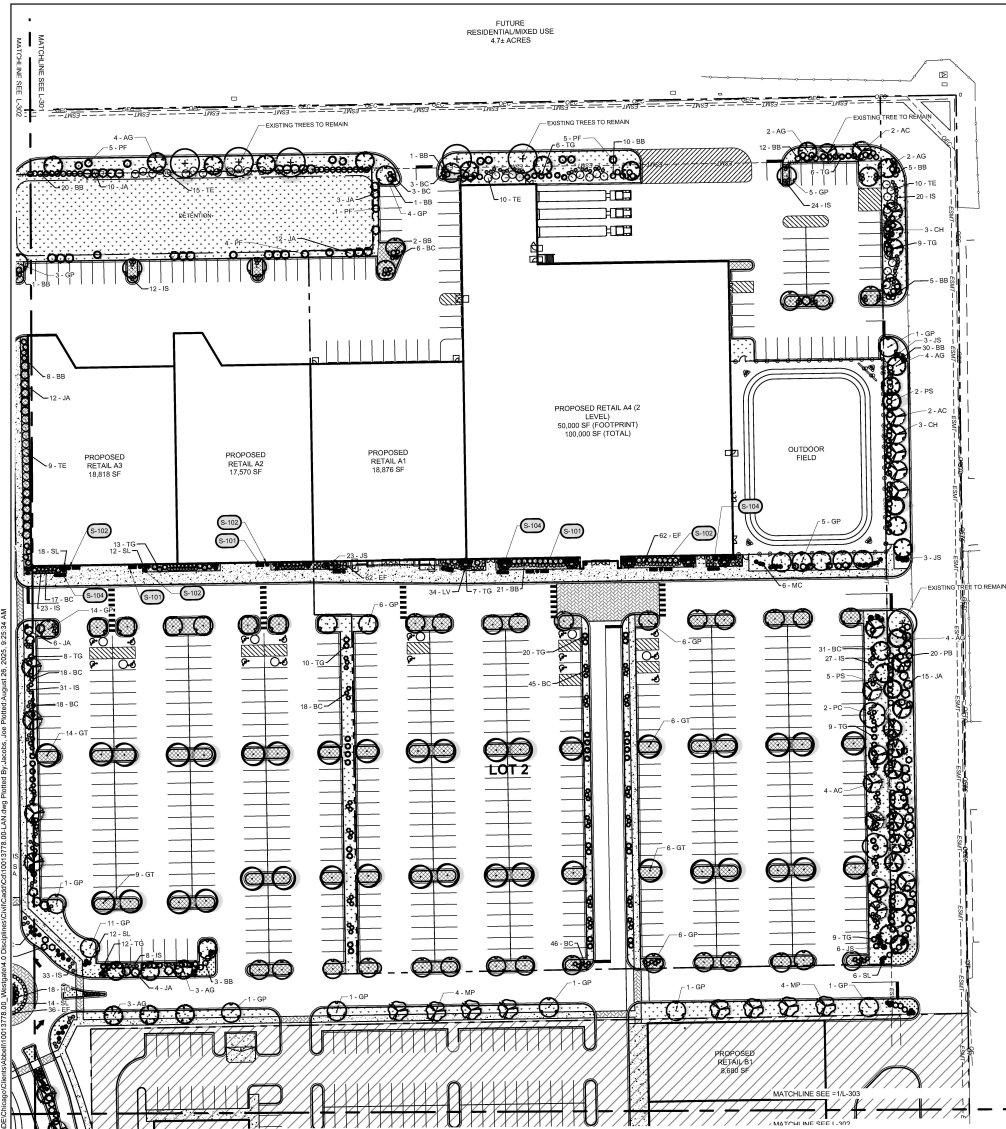
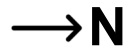
PROJECT NO: 10013778.00
DATE ISSUED: 07/21/2025
DESIGNED BY: KJE
DRAWN BY: KJE
CHECKED BY: CP

SHEET NAME:
LANDSCAPE PLAN

SHEET NO:
L-303

LANDSCAPE PLAN L-302

PUD25-0003
ID 78



PLANT SYMBOL	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
[Symbol]	<i>Juniperus procumbens</i> 'Skyrocket'	Skyrocket Juniper
[Symbol]	<i>Picea pungens</i> 'Fastigata'	Columnar Colorado Spruce
[Symbol]	<i>Pinus strobus</i> 'Fastigata'	Pyramidal White Pine
ORNAMENTAL TREES		
[Symbol]	<i>Anemone x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Apple Saxifrage
[Symbol]	<i>Carice canadensis</i>	Eastern Redbud
[Symbol]	<i>Carpinus cordata</i> 'J.N. Longst'	Fineleafed Hornbeam
[Symbol]	<i>Cornus kousa</i> 'Milky Way'	Milky Way Kousa Dogwood
[Symbol]	<i>Malus x 'Prairie Rose'</i>	Prairie Rose Crabapple
[Symbol]	<i>Pavia chinensis</i>	Chinese Pawnee
[Symbol]	<i>Syringa reticulata</i>	Japanese Tree Lilac
CANOPY TREES		
[Symbol]	<i>Acer rubrum</i> 'Columnar'	Columnar Red Maple
[Symbol]	<i>Ginkgo biloba</i> 'Fotona Sentry'	Photona Sentry Ginkgo (Male Only)
[Symbol]	<i>Osagea bicolorata</i> f. 'nana'	Thomas Honey Locust
[Symbol]	<i>Quercus phellos</i>	Willow Oak
SHRUBS		
[Symbol]	<i>Berberis buxifolia</i> 'Crimson Pigmy'	Crimson Pigmy Japanese Barberry
[Symbol]	<i>Prunus besseyi</i>	Sand Cherry
[Symbol]	<i>Prunus cistena</i>	Purple Leaf Sand Cherry
[Symbol]	<i>Wegelia florida</i> 'Blossaepp'	Sonic Bloom Pink Weigela
DWARF TREES		
[Symbol]	<i>Buxus microphylla</i>	Littleleaf Boxwood
[Symbol]	<i>Eurythra furcata</i>	Wintercreeper
[Symbol]	<i>Ilex crenata</i> 'Soft Touch'	Soft Touch Japanese Holly
[Symbol]	<i>Juniperus chinensis</i> 'Pittosporum Aurea'	Golden Pillar Juniper
[Symbol]	<i>Taxus canadica</i> 'Monito'	Emerald Spreader Japanese Yew
[Symbol]	<i>Thuja occidentalis</i> 'Golden Globe'	Golden Globe Arborvitae
ORNAMENTAL GRASSES		
[Symbol]	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass
[Symbol]	<i>Schizanthus scopulorum</i> 'Chamaelot'	Chamaelot Little Bluestem
PERENNIALS		
[Symbol]	<i>Hebe x 'Siska de Oro'</i>	Siska de Oro Drift
[Symbol]	<i>Limnium muscari</i> 'Verticillat'	Verticillat Lightbulb
GROUND COVERS		
[Symbol]	<i>Nepeta x 'Gale Pagodae'</i>	Gale's Pagoda Catmint
[Symbol]	<i>Sedum x 'Angelae'</i>	Angelae Sedum

SYMBOL	CODE	DESCRIPTION	QTY
[Symbol]	CONC	CONCRETE	
[Symbol]	1000	Stone Walkway	
SITE FURNISHINGS			
[Symbol]	18	Bench - Durox 95-60	18
[Symbol]	18	Bench - Black Textured Glass	18
[Symbol]	18	Trash Recycling - Durox 197-02	18
[Symbol]	6	Plastic Table - Durox 488-44	6
[Symbol]	7	Black Wheel Durox 130 Powdercoated Black	7



ISSUANCE SCHEDULE
DATE DESCRIPTION

ABELL ASSOCIATES, 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

SHEET NO:
L-302

13 - 32

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"ANCHOR BUILDING" - SOUTHERN SECTION

PUD25-0003
ID 78

Anchor Retail
Building



Shops at Westgate | Toledo, Ohio
Schematic Design PD Submittal
07.28.25



"MULTI-TENANT BUILDING"

PUD25-0003
ID 78

**Multi-tenant
Retail
Building**



Shops at Westgate | Toledo, Ohio
Schematic Design PD Submittal
07.28.25



"OUTPARCEL 1 BUILDING"

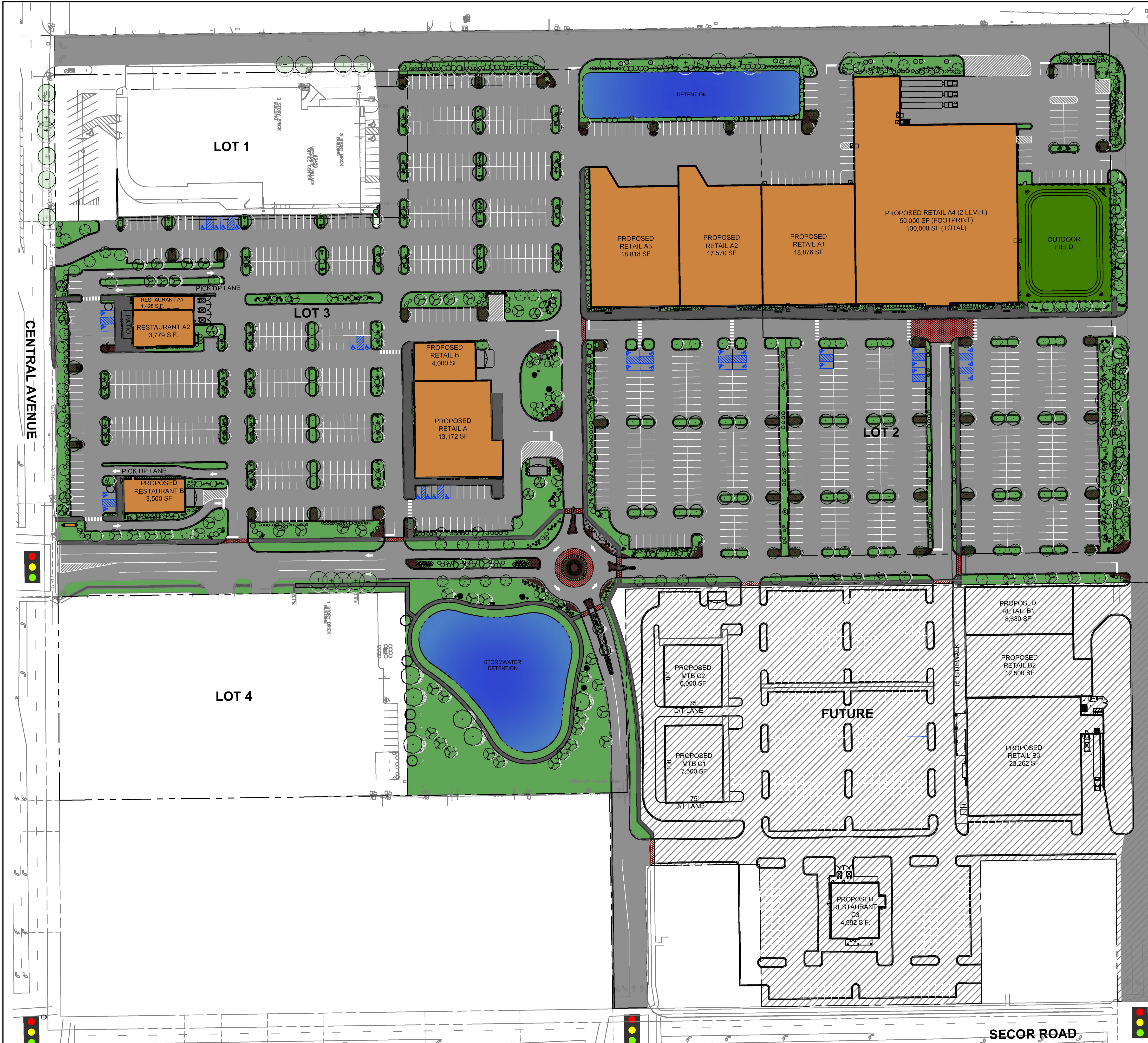
PUD25-0003
ID 78

Outparcel 1



Shops at Westgate | Toledo, Ohio
Schematic Design PD Submittal
07.28.25





PLANT SCHEDULE		
SYMBOL	BOTANICAL NAME	COMMON NAME
EVERGREEN TREES		
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
	Picea pungens 'Fastigiata'	Columnar Colorado Spruce
	Pinus strobus 'Fastigiata'	Pyramidal White Pine
ORNAMENTAL TREES		
	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry
	Cercis canadensis	Eastern Redbud
	Carpinus caroliniana 'J.N. Upright'	Firespire® Muscledwood
	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood
	Malus x 'Prairie Rose'	Prairie Rose Crabapple
	Pistacia chinensis	Chinese Pistache
	Syringa reticulata	Japanese Tree Lilac
CANOPY TREES		
	Acer rubrum 'Columnare'	Columnar Red Maple
	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (Male Only)
	Gleditsia triacanthos f. inermis	Thornless Honey Locust
	Quercus phellos	Willow Oak
DECIDUOUS SHRUBS		
	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry
	Prunus besseyi	Sand Cherry
	Prunus x cistena	Purple Leaf Sand Cherry
	Weigela florida 'Bokrasopin'	Sonic Bloom® Pink Weigela
EVERGREEN SHRUBS		
	Buxus microphylla	Littleleaf Boxwood
	Euonymus fortunei	Wintercreeper
	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly
	Juniperus chinensis 'Pfitzeriana Aurea'	Golden Pfitzer Juniper
	Taxus cuspidata 'Monloco'	Emerald Spreader® Japanese Yew
	Thuja occidentalis 'Golden Globe'	Golden Globe Arborvitae
ORNAMENTAL GRASSES		
	Muhlenbergia capillaris	Pink Muhly Grass
	Schizachyrium scoparium 'Chameleon'	Chameleon Little Bluestem
PERENNIALS		
	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
	Liriope muscari 'Variegata'	Variegated Liriyurf
GROUND COVERS		
	Nepeta x 'Cat's Pajamas'	Cat's Pajamas Catmint
	Sedum x 'Angelina'	Angelina Sedum

NOTES
 1. SEE L-304-L306 FOR PLANT QUANTITIES, SIZES, SPECIFICATIONS, AND DETAIL INFORMATION.
 2. QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES SHOWN ON PLANS.
 3. PLANTINGS TO BE UPDATED WITH CODE COMPLIANT PLANTINGS AROUND BUILDING FOOTINGS AND SCREENING IN FUTURE SUBMITTALS.

REFERENCE NOTES SCHEDULE			
SYMBOL	CODE	DESCRIPTION	QTY
CONCRETE			
	ES-101	Stone Walkway	
SITE FURNISHINGS			
	S-101	Bench - Dumor 93-60	18
	S-102	Bench - Black Textured Gloss	18
	S-103	Trash Receptacle - Dumor 157-32	6
	S-104	Pknic Table - Dumor 448-44	7
		Table - Black Gloss	
		Bike rack Dumor 130 Powdercoated Black	



ISSUANCE SCHEDULE
 NUMBER DATE DESCRIPTION

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:
OVERALL LANDSCAPE PLAN



City Council Zoning & Planning Committee
Wednesday, October 15, 2025

14. Review of outstanding studies within the Plan Commission.
15. Review of upcoming moratorium expiration dates.