

GENERAL INFORMATION

Subject

- | | | |
|----------------|---|---|
| Request | - | Major Site Plan Review for New Parking Lot |
| Location | - | 3301 Central Avenue |
| Applicant | - | Lawrence Dziurdzik
Costco Wholesale Corporation
1955 Raymond Drive, Suite 119
Northbrook, IL 60062 |
| Property Owner | - | Westgate Village Retail, LLC
30 N. Lasalle Street, Suite 2120
Chicago, IL 60602 |
| Architect | - | MG2
1101 Second Avenue, Suite 100
Seattle, WA 98101 |
| Engineer | - | Civil & Environmental Consultants, Inc.
10300 Alliance Road, Suite 300
Cincinnati, OH 45242 |

Site Description

- | | | |
|--------------|---|--|
| Zoning | - | Regional Commercial – Shopping Center Sign Control
Overlay District (CR-SO) |
| Area | - | ±0.997 acres |
| Frontage | - | ±216.19' along Central Avenue |
| Existing Use | - | Vacant Commercial Structure |
| Proposed Use | - | Parking Lot |

Area Description

- | | | |
|-------|---|---|
| North | - | Central Avenue, Shopping Center / CR |
| South | - | Shopping Center, Single-Dwelling Homes / CR-SO &
RS9 |
| East | - | Shopping Centers, Secor Road / CR-SO |
| West | - | Costco, Single-Dwelling Homes / CR-SO & RS9 |

Parcel History

- | | | |
|---------|---|--|
| S-71-55 | - | Preliminary drawing review (P.C. approved
12/29/55; final approved 1/31/56) |
|---------|---|--|

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

- | | | |
|---------------|---|---|
| M-24-59 | - | Annex area from Washington Township, known as the Westgate annexation area (P.C. approved 3/11/60; Council approved 4/14/60, Ord. 247-60) |
| M-24-59 | - | Establishment of interim zoning for Westgate annexation area (P.C. approved 3/11/60; Council approved 4/14/60, Ord. 248-60) |
| Z-95-60 | - | Establish permanent zoning for Westgate annexation area (P.C. approved 6/2/60; Council approved 6/13/60, Ord. 248-60) |
| Z-95-60 | - | Minor change to approved C-4 site plan, originally approved by Ord. 406-60 (P.C. disapproved 6/15/89; Council approved 8/1/89, Ord. 773-89) |
| Z-95-60 | - | Minor change to approved C-4 site plan, originally approved by Ord. 406-60 and amended by Ord. 773-89 (P.C. approved 5/9/96; Council approved 5/29/96, Ord. 382-96) |
| D-5-96 | - | Drive-thru review for automated teller machine (P.C. approved 5/9/06) |
| SPR-73-05 | - | Site plan review to facilitate the redevelopment of Westgate Shopping Center (P.C. approved 2/9/06) |
| SUP-12002-05 | - | Special Use Permit for a gas station (P.C. approved 2/9/06; Council approved 3/28/06, Ord. 200-06) |
| SPR-55-06 | - | Major Site Plan Review for a sign waiver for Chipotle Mexican Grill (P.C. disapproved 12/7/06) |
| SPR-60-06 | - | Major Site Plan Review for a sign waiver for Starbucks (P.C. disapproved 12/7/06) |
| SPR-3-07 | - | Major Site Plan Review for a sign waiver for Stein Mart (P.C. disapproved 3/8/07) |
| SPR-73-05(07) | - | Request for review of comprehensive sign plan (P.C. approved 7/12/07) |

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

SPR-1-08	-	Amendment to previously approved site plan (P.C. approved 2/14/08)
SPR-14-08	-	Major Site Plan Amendment to Landscape Plan at 3405 W. Central Avenue (P.C. approved 6/12/08)
SUP-4005-14	-	Amendment to a Special Use Permit originally granted by Ord. 200-06 to add two additional gas pumps at 3405 W. Central Avenue (P.C. recommended approval 8/14/14; Council approved 9/23/14)
SUP-9013-17	-	Minor amendment to a Special Use Permit for a Gas Station at 3425 W. Central Avenue (Administratively approved 10/13/17)
SPR-52-17	-	Amendment to Major Site Plan Review with request for landscape waiver at 3301 W. Central Avenue (P.C. approved 11/15/17)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Major Site Plan Review for a New Parking Lot at 3301 Central Avenue. The site is currently occupied by a vacant former Rite Aid, which the applicant – Costco Wholesale Corporation – intends to demolish in order to develop seventy-nine (79) additional parking spaces for their adjacent retail store. A major site plan review is required when sixty (60) or more off-street parking spaces are proposed. The site is zoned CR-SO (Regional Commercial – Shopping Center Sign Overlay) and within the Westgate Village Shopping Center. To the north of the site is Central Avenue and a Neighborhood Shopping Center, to the south of the site is a parking lot and retail business which is part of the Westgate Village Shopping Center, to the east is another retailstrip center which is part of Westgate Village, Secor Road, and a Neighborhood Shopping Center, and to the west is the Costco store and gas service station.

Parking, Loading and Access

TMC§1107.0302 *Maximums* limits the number of parking spaces permitted on a retail store site based upon the total square footage of store area. The Westgate Village Shopping Center is

STAFF ANALYSIS (cont'd)**Parking, Loading and Access (cont'd)**

currently comprised of 244,280 square feet of store area, although the proposed former Rite Aid demolition will bring that figure down to 233,100 square feet. That being the case, the Westgate Village Shopping Center is permitted a maximum of 1,028 parking spaces pre-demolition and 964 parking spaces post-demolition. The site currently contains 1,046 parking spaces, eighteen (18) parking spaces over the maximum. The proposed parking improvements would bring the parking space total to 1,089 parking spaces, which is 125 spaces over the maximum. If considering just the applicant's store, these figures change to 665 current parking spaces pre-improvements (fifteen (15) less than maximum) and 744 parking spaces post-improvements (sixty-four (64) over maximum). Two (2) charts are shown below to better understand these figures.

Westgate Village Total Shopping Center Parking Calculations		
	Existing	Proposed
Total Floor Area	244,280 SF	233,100 SF
Total Maximum Parking per TMC§1107.0302 Maximums	1,028	964
Total Parking	1,046	1,089
Difference	18 Over	125 Over

Costco Parking Calculations		
	Existing	Proposed
Total Floor Area	157,000 SF	157,000 SF
Total Maximum Parking per TMC§1107.0302 Maximums	680	680
Total Parking	665	744
Difference	15 Under	64 Over

The applicant is thus requesting approval of an alternative parking plan so they may exceed the maximum by sixty-four (64) spaces. The applicant states that “it has been observed that during peak hours throughout the weekend and holidays, parking demand is approaching 85% capacity. At this percentage, the parking supply is limited and the length of time to find an available space increases, thereby creating unnecessary traffic conflicts.” The applicant goes on to say that “the additional parking requested will not adversely impact surrounding areas, nearby businesses, or transportation infrastructures. ... The additional parking is not intended to increase business but rather to meet the current parking demand that Costco operations has observed for several years.”

Staff has observed the store at peak hours and concurs with the applicant's assessment that their parking lot regularly approaches capacity, creating unnecessary traffic conflicts. Patrons make use of the existing shared parking agreement between the Westgate Village Shopping Center parcels; however, the site's layout can make it uncomfortable to walk to the applicant's store from the nearest

STAFF ANALYSIS (cont'd)Parking, Loading and Access (cont'd)

non-Costco parking area – in front of The Fresh Market. The applicant has included pedestrian enhancements as part of this proposal. The applicant has stated that they will “provide updated crosswalk signage and new walkways that are highly visible and meet local and state standards for crosswalks.” The Division of Traffic Management has also requested that the applicant make the crosswalk heading south across the main driving lanes to Central Avenue as a raised crosswalk for pedestrian safety. The Plan Director agrees that the inclusion of a raised crosswalk at the indicated location would improve pedestrian safety. This has been included as a condition of approval. Additionally, a condition of approval has also been included that a regular walkway be added between the northern connecting walkway to the east, ensuring it does not dead-end into a drive aisle. This would be consistent with the existing pedestrian circulation on the site. Considering the proposed and conditioned pedestrian improvements, the Plan Director has approved the alternative parking plan to allow sixty-four (64) more parking spaces than permitted by TMC§1107.0302.

A Major Site Plan Review to facilitate the redevelopment of Westgate Shopping Center was approved by the Plan Commission on February 9, 2006 (SPR-73-05). The plan included forty (40) bicycle parking spaces shown throughout the Westgate Village Shopping Center. Thirty-two (32) of these bicycle spaces were installed. The eight (8) bicycle spaces shown on the Costco and former Rite Aid portions of the site were either never installed or were removed. The installation of these eight (8) spaces, plus the eight (8) additional spaces required by the proposed additional seventy-nine (79) vehicle spaces, has been included as a condition of approval. Bicycle space locations are subject to review and approval by the Plan Director.

Landscaping and Screening

The applicant has submitted a tree preservation plan in an attempt to preserve much of the site’s existing frontage greenbelt and parking lot perimeter landscaping. Preserved trees can be used as credits towards meeting landscaping requirements per TMC§1108.0407.

TMC§1108.0202 *Frontage Greenbelt* requires at least one (1) tree for every thirty feet (30’) of frontage and a solid evergreen hedge planting within the Central Avenue frontage greenbelt. A total of six (6) trees are required in the frontage greenbelt. With existing tree credits being utilized, the proposed landscaping materials meets the minimum requirement.

TMC§1108.0204 *Parking Lot Landscaping* requires two (2) canopy trees and six (6) shrubs for every ten (10) parking spaces within parking lots. A total of sixteen (16) canopy trees and forty-eight (48) shrubs are required for the interior parking lot landscaping. The proposed landscaping plan submitted depicts the appropriate number of plantings and meets this requirement on top of landscaping preserved from the existing site.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan identifies 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. Traffic calming measures should be implemented for increased safety. The proposed parking lot – to be shared with other stores within the shopping center – and pedestrian improvements are consistent with the Forward Toledo Plan.

Staff recommends approval of the requested major site plan review because the plan complies with all standards of the Toledo Municipal Code, the Zoning Code, and other adopted City policies. Additionally, staff recommends approval because the plan provides for the safe, efficient and convenient movement of traffic and pedestrians on the subject site.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR25-0029, a Major Site Plan Review for a New Parking Lot at 3301 Central Avenue, for the following three (3) reasons:

1. The proposed plan meets all standards of the Toledo Municipal Code, the Zoning Code and other adopted City policies (**TMC§1111.0809(A)**);
2. Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic (**TMC§1111.00809(C)**); and
3. The proposed plan provides for the safe, efficient, and convenient movement of pedestrians on the subject site (**TMC§1111.00809(D)**).

The staff further recommends that the Toledo City Plan Commission approve SPR25-0029, a Major Site Plan Review for a New Parking Lot at 3301 Central Avenue, with the following **twenty-seven (27)** 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 Traffic Management

1. If one does not already exist, a cross access agreement is required with all adjacent property owners.

STAFF RECOMMENDATION (cont'd)

Division of Traffic Management

2. The cross walk crossing main drive lanes needs to be moved East to other side of the stop line. Consideration should be given to making that a raised crosswalk for pedestrian safety.

Division of Engineering Services

3. No objection to site plan, but objection to showing no stormwater management facility, because conversation with design engineer remains unsettled on whether the existing practices for the overall shopping center are compliant with Ohio CGP requirements. In the process of settling uncertainty, if additional stormwater management is added, it would be underground and inconsequential to the site plan.
4. A full submittal for stormwater requires submittal of the regional SWP3 submittal coversheet as provided to the applicant, and its items 1.a. – 1.g. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit are listed on the SWP3 submittal cover sheet, items 2.a. – 2.c., as well as the sewer fee for plan review and field inspection.
5. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
6. 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 developers cost.
7. 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.

Division of Environmental Services

8. Applicant shall operate, maintain and document all inspections and maintenance of any Stormwater Control Measures on site, and submit an inspection and maintenance report annually due by December 31st.
9. Applicant must prove existing Stormwater Control Measures on site are in effective operational condition, and if not, restored to proper functioning condition. This shall be determined by a registered professional. TOL ENV has no inspection or maintenance records for the Costco Gas Station Oil Water Separator.
10. 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.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

- 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 ft)
11. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
 12. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
 13. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
 14. 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
 15. 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.

Plan Commission

16. A raised crosswalk shall be installed across the drive labeled "Markway Road" – otherwise known as the site's main drive access to Central Avenue – between the proposed additional parking the existing Costco store. **Not acceptable as depicted on site plan. Crosswalk details shall be submitted to the Plan Director and Division of Traffic Management for review and approval.**
17. An additional crosswalk shall be installed across the north-south drive aisle between the proposed additional parking and the existing pedestrian walkway leading to the site. **Not acceptable as depicted on site plan. A revised site plan shall be submitted to the Plan Director depicting this additional crosswalk.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

18. A minimum of sixteen (16) bicycle parking spaces shall be installed on the site. Bicycle parking spaces may be located on the additional parking property, the existing Costco property, or both. **Not acceptable as depicted on site plan. A revised site plan shall be submitted to the Plan Director depicting a minimum of sixteen (16) bicycle parking spaces.**
19. Topsoil must be back filled to provide positive drainage of the landscape area.
20. 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.
21. Water outlets (hose bibbs) shall be provided within 100 feet of all required plant material unless a subsurface irrigation system is used. If a subsurface irrigation system is used, irrigation plans must be submitted with development plans and must contain all construction details.
22. The location, number, height, diameter and species of any materials to be planted and maintained shall be depicted on a detailed 'final' landscape plan, as well as the location and number of any existing trees to be retained. Trees, shrubs, and landscape materials shall meet the standards included in TMC§ 1108.0400 *Landscape Materials Standards*.
23. Applicant shall obtain appropriate permits for any proposed signage.
24. Lights and light fixtures must be selected and arranged to direct and reflect the light away from any adjacent residential property and public ways and away from the sky above the light fixture per TMC§1107.1908.
25. 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.
26. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval date then the site plan approval shall become null and void.
27. 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.

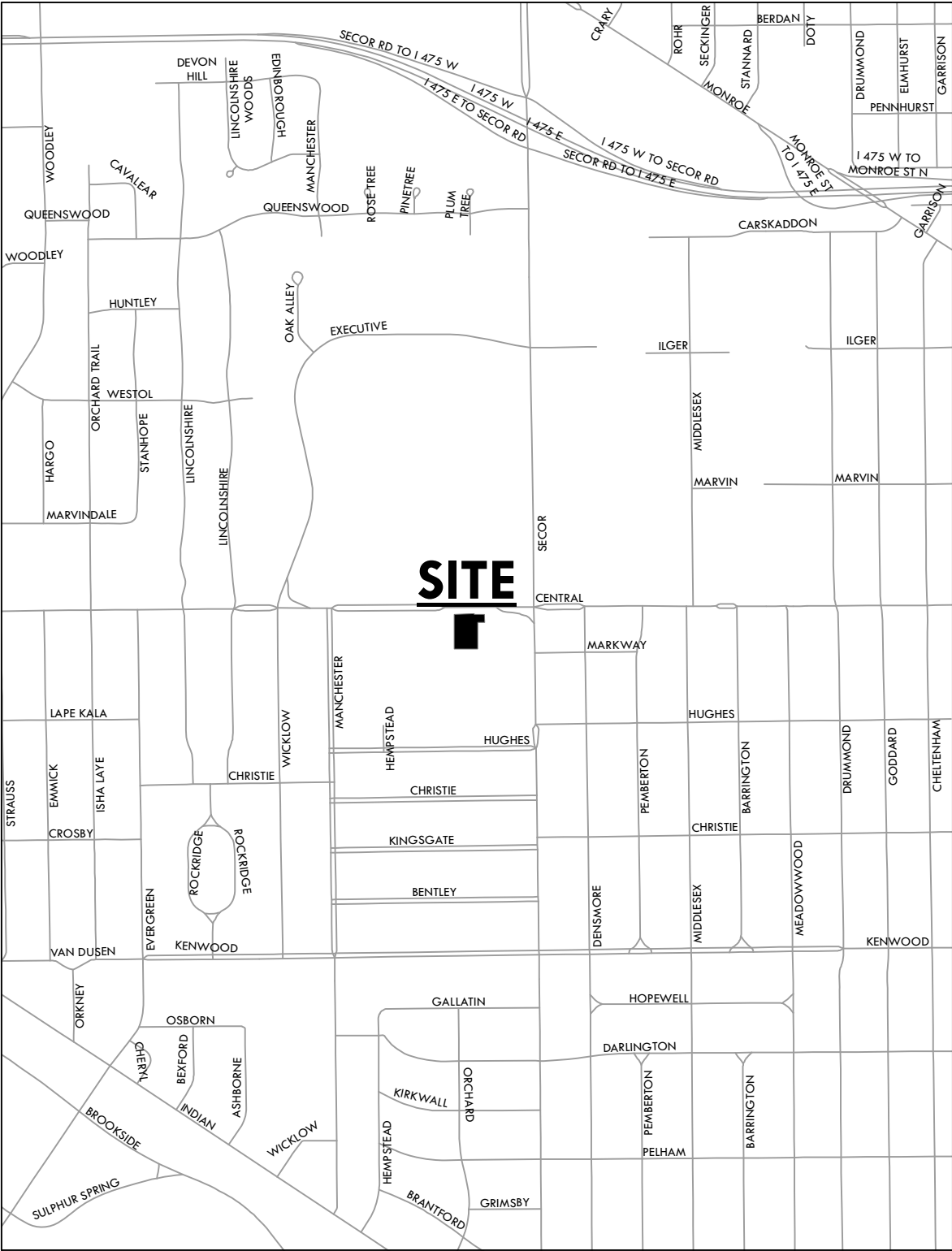
REF: SPR25-0029...August 14, 2025

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR25-0029
DATE: August 14, 2025
TIME: 2:00 P.M.

AS
Five (5) sketches follow

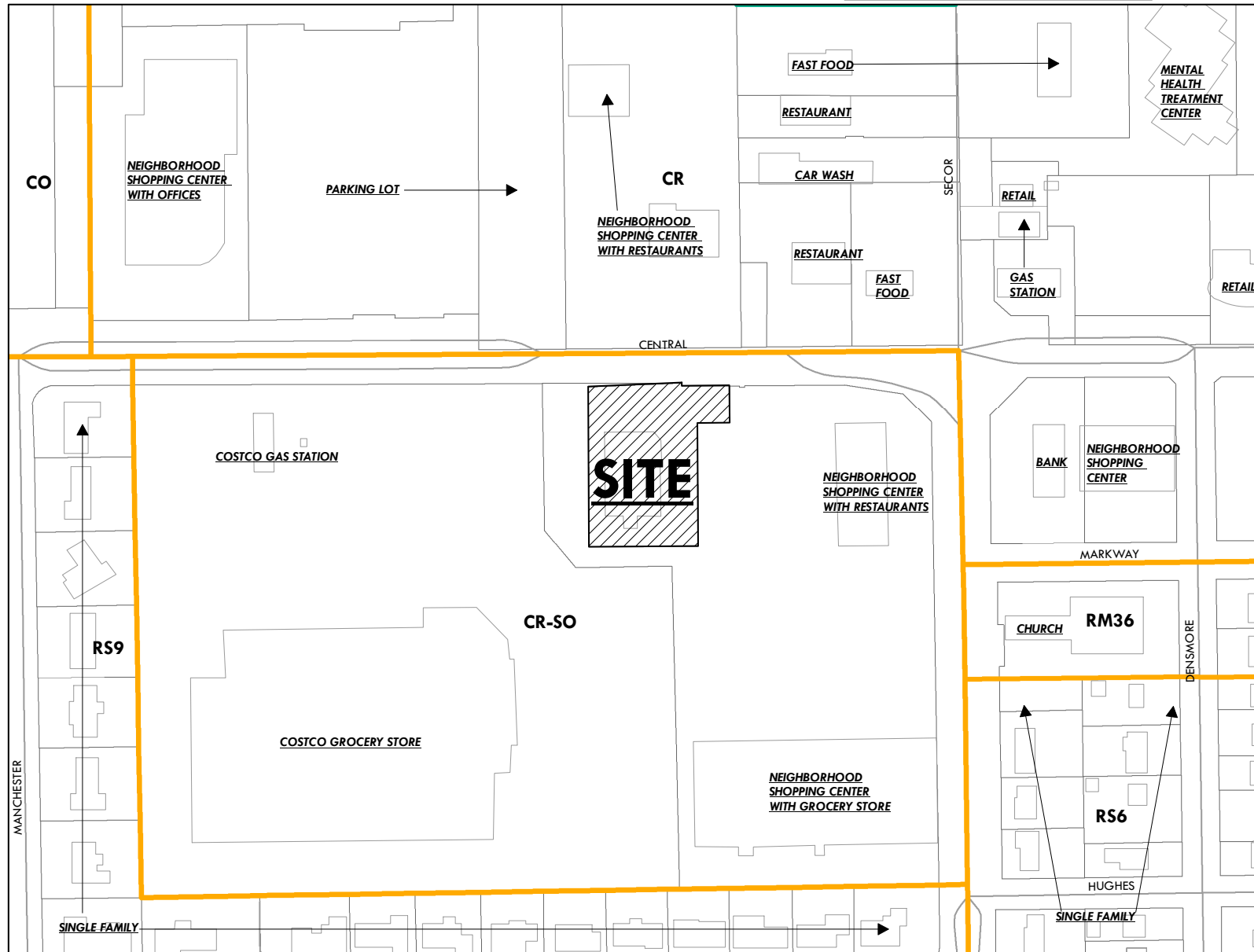
GENERAL LOCATION

SPR25-0029
ID 79

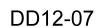


ZONING & LAND USE

SPR25-0029
ID 79



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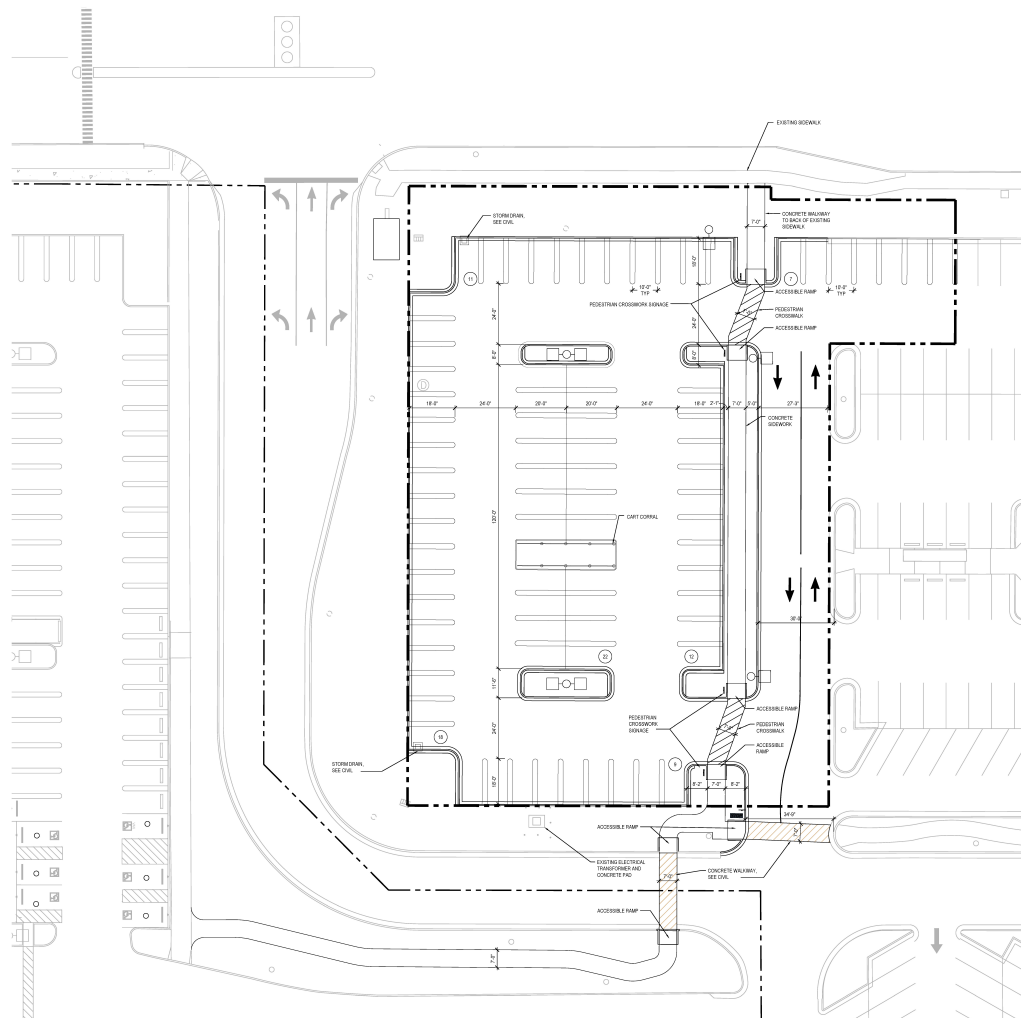


OVERALL SITE PLAN

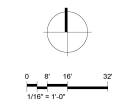
JUNE 30, 2025

ENLARGED SITE PLAN

SPR25-0029
ID 79



ISSUED FOR
CITY
SUBMITTAL
6/30/2025



COSTCO
WHOLESALE
TOLEDO, OH
#1007

3405 WEST CENTRAL AVE.
TOLEDO, OH 43606

1101 Second Ave., Ste 100
Seattle, WA 98101
206 962 6500
MG2.com



05-0030-09
JUNE 30, 2025

ENLARGED DEMO
SITE PLAN

DD21-07

COSTCO WHOLESALE
TOLEDO, OHIO

ENLARGED SITE PLAN

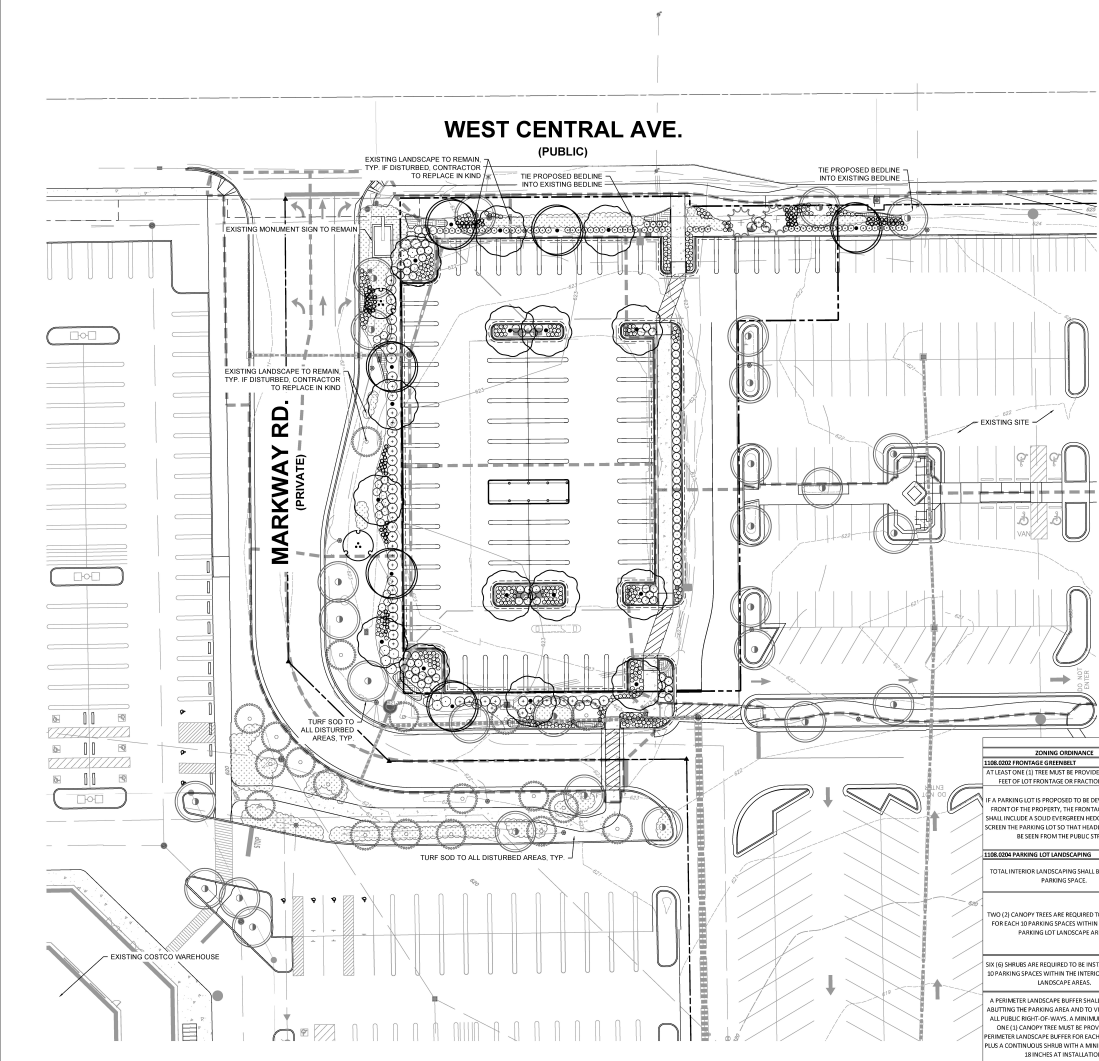
JUNE 30, 2025

LANDSCAPE PLAN

SPR25-0029
ID 79



NOTE: NOT FOR CONSTRUCTION
NOTE: A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL NEW LANDSCAPE AREAS AND WILL BE COORDINATED WITH THE EXISTING IRRIGATION SYSTEM.



CONCEPT PLANT SCHEDULE

	CANOPY TREE	6
MIN. 2" CALIPER AT INSTALL		
	CANOPY TREE - PARKING LOT	15
MIN. 2" CALIPER AT INSTALL		
	ORNAMENTAL TREE	2
MIN. 12" CALIPER SINGLE STEM AT INSTALL		
MIN. 5 FT. HT. MULTISTEM AT INSTALL		
	LARGE SHRUB	9
24" SPI. AT INSTALL		
	LARGE SHRUB - INTERIOR PARKING LOT	7
24" SPI. AT INSTALL		
	MEDIUM SHRUB	20
MIN. 12" HT. OR 24" SPI. AT INSTALL		
	MEDIUM SHRUB - INTERIOR PARKING LOT	84
MIN. 12" HT. OR 24" SPI. AT INSTALL		
	SMALL SHRUB	318
12" SPI. AT INSTALL		
	ORNAMENTAL GRASS	87
	LARGE EVERGREEN SHRUB - SCREENING	58
MIN. 12" HT. OR 24" SPI. AT INSTALL		
	MEDIUM EVERGREEN SHRUB - SCREENING	62
MIN. 12" HT. OR 24" SPI. AT INSTALL		
	PERENNIALS	

PLANT SCHEDULE

BOTANICAL / COMMON NAME

TREES
ACER NYVARI / MORTON / STATE STREET™ MYRIAD MAPLE
GYMNOCARPA BOCAUS SPRUSSHO / REDTICK CORPSE TREE
GLEDITSIA TRIACANTHOS P. INERMIS / THORNLESS HONEY LOCUST
QUERCUS BICOLOR / SWAMP WHITE OAK
ULMUS AMERICANA / PRINCETON / PRINCETON AMERICAN ELM

ORNAMENTAL TREES
CERCIS CANADENSIS / EASTERN REDBUD
MALUS X PRUNIFERA / PRUNIFERA CRABAPPLE

SHRUBS
ARJONA MELANOCARPA / LACINIA / LOW GROUND WOOD CHERRYBERRY
CORYNOPSIS AMERICANA / RED JERSEY YEA
CLETHRA ALABOLIA / SIXTEEN CANDLES / SIXTEEN CANDLES SUMMERSWEET
DETENTILLA LONGICORNIS / BUSH HONEYLOCUST
FOXTAIL X INTERMEDIA / TANGLE / FISHBONE SUGAR BABY DAWG FOXSTAIL
HYDRANGEA PANDOLATA / LANE / LITTLE LEBRON PRINCE HYDRANGEA
POTENTILLA FRUTICOSA / JACKMAN / JACKMAN'S BUSH CLOVER
PHYSCOCARPUS OPULIFOLIUS / LITTLE DEVIL / LITTLE DEVIL "SWAMP" INTERMIX
SPIRAEA JAPONICA / WALKER / JACOB'S BUSH CLOVER
VIBURNUM CRATAEGUM / CHRISTMAS / BLUE BUSH / ARJONA WOOD VIBURNUM
WEIGELA FLORIDA / WILLET / MARKET WEIGELA

EVERGREEN SHRUBS
JUNIPERUS CHINENSIS / SEA GREEN / SEA GREEN JUNIPER
JUNIPERUS CHINENSIS / SOLID LANCE / SOLID LANCE JUNIPER
TAUS X MEDIA / TAUNTON / TAUNTON'S VIEW

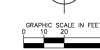
ORNAMENTAL GRASSES
CALAMAGROSTE X ACUTICORN / KNOX FORESTOR / KNOX FORESTER / FEATHER REED GRASS
Panicum VIRGATUM / CHEVENE BKY / CHEVENE BKY PRAIRIE WINDSOR WATCH GRASS

PERENNIALS
ALLIUM X SUMMER BEAUTY / SUMMER BEAUTY ORNAMENTAL ONION
ECHINACEA X KIM B KNEE HIGH / KNEE HIGH HIGH CONEFLOWER
HEBERCALLEA X HAPPY RETURN / HAPPY RETURN DAYLILY
RUBROCOCA FLORIDA / LITTLE GOLDSTAR / LITTLE GOLDSTAR CONEFLOWER
SEDUM PECTINIFOLIUM / AUTUMN JOY / AUTUMN JOY ETONORP

CONSULT
KimleyHorn

6100 E. 12TH AVE., SUITE 100, DENVER, CO 80231
TEL: 303.733.1100 FAX: 303.733.1101
WWW.KH.COM

NORTH ARROW AND SCALE



SCALE AND DIMENSIONS

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