

GENERAL INFORMATION

Subject

Request	-	Major Site Plan Review for a new retail development
Location	-	3311 Secor Road
Applicant	-	Westgate Village North, LLC 30 N. Lasalle Street, Suite 2120 Chicago, IL 60602
Property Owner	-	Niki Toledo LP 11720 EL Camino Real, Suite 250 San Diego, CA 92130
Civil Engineer	-	Woolpert, Inc. 4454 Idea Center Boulevard Dayton, OH 45430
Architect	-	Civil & Environmental Consultants, Inc. 6200 Birdsong Road Concord, NC 28025

Site Description

Zoning	-	CR / Regional Commercial
Area	-	±7.4 acres
Frontage	-	±345' along Central Avenue
Existing Use	-	Vacant Commercial
Proposed Use	-	Regional Shopping Center

Area Description

North	-	Executive Market Place Shopping Center / CR
South	-	Banks, Fast-Order Restaurants, Car Wash / CR
East	-	Secor Road, Car Wash, Service Station, Restaurants, Westgate Center Shopping Center / CR
West	-	Future Shops at Westgate Shopping Center / CR

Parcel History

Z21-C216	-	Zone Change from R-1 to C-2 at 3201 Secor Road, Washington Twp. (County P.C. approved 2/11/1960).
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GENERAL INFORMATION (cont'd)Parcel History (cont'd)

Z21-C255	-	Zone Change from R-1 to C-1 at 3245 Secor Road, Washington Twp. (County P.C. approved 3/31/1960).
Z21-C226	-	Zone Change from R-1 to C-2 at 3235 Secor Road, Washington Twp. (County P.C. approved 3/31/1960).
M-34-60	-	Establishment of interim zoning for area proposed for annexation, known as Talmadge Petition (P.C. approved 9/15/1960; Council approved 7/8/1963, Ord. 438-63).
Ord. 437-63	-	Annexation of area into the City of Toledo, known as Talmadge Petition (Council approved 7/8/1963).
Z-141-63	-	Establish permanent zoning for annexed area known as Talmadge Petition (P.C. approved 8/29/1963; Council approved 10/14/1963, Ord. 719-63).
SPR-7-19	-	Minor Site Plan Review for a new bank at 3301 Secor Road (Admin. approved 3/4/2019).
SPR-8-19	-	Minor Site Plan Review for a Parking Lot Reduction at 3301 Secor Road (Admin. approved 3/4/2019).
SPR-54-19	-	Major Site Plan Review for site redevelopment (P.C. approved 1/9/20).

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 retail development at 3311 Secor Road. The site is currently a vacant commercial parcel which was formerly occupied by an Elder-Beerman department store. The proposed development is known as the "Village at Secor" and consists of five (5) buildings: a $\pm 42,000$ square foot structure with three (3) retail stores, two (2) $\pm 6,000$ to $\pm 6,750$ square foot multi-tenant buildings, and a $\pm 4,992$ square foot restaurant. To the north of the site is Executive Market Place Shopping Center, to the south of the site are banks, fast-order restaurants, and a car wash, to the east is Secor Road, a car wash, a service station, restaurants, and Westgate Center Shopping Center, and to the west is the future "Shops at Westgate" Shopping Center.

STAFF ANALYSIS (cont'd)

This development is related to the “Shops at Westgate”, which was reviewed and approved by PUD25-0003, a Planned Unit Development for multiple buildings on a lot, on October 28, 2025. The “Village at Secor” was also originally going to be reviewed as a Planned Unit Development; however, the applicant has agreed to place each principal building on its own lot. With each principal building on its own lot – and the development proposing more than sixty (60) parking spaces – the development may instead be reviewed as a Major Site Plan Review. The applicant’s submitted plans do not currently place each building on its own lot. The site plan shows lot “R-1” with two (2) multi-tenant buildings. The applicant has stated that these buildings may be combined depending on their ultimate occupants. To keep this application as a Major Site Plan Review, the applicant must submit a revised site plan showing each principal building on its own lot. This may be achieved by either splitting lot “R-1” or combining the buildings on lot “R-1”. This has been added as a condition of approval. If the buildings on lot “R-1” are combined, the applicant must apply for a separate Site Plan Review to ensure the new building/site design meets the requirements of the Toledo Municipal Code.

The applicant has stated that they will record a commercial plat to ensure all principal buildings are on separate lots. The recording of a commercial plat has been included as a condition of approval. The applicant has also indicated that a Reciprocal Easement Agreement will be created for shared vehicular, pedestrian and utility access for the entire site. This has also been added as a condition of approval.

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.

Parking and Circulation

Parking for each lot is capped based upon an aggregate total for each proposed use on the lot per TMC§1107.0300. Each use – retail, restaurant – has a different maximum off-street parking requirement. Based upon the applicant’s provided approximate gross floor areas and employee/customer area assumptions, a maximum of 64 off-street parking spaces is permitted on lot “R-1” (12,750/200), 210 off-street parking spaces on lot “R-2” (42,000/200), and 56 spaces on lot “R-3” (((4,992x0.8)/75) + (10/3)). The applicant has proposed 92 spaces on lot “R-1”, 169 on lot “R-2” and 107 on lot “R-3”. Two (2) of the three (3) lots have an excess of off-street parking spaces. Even if the applicant redraws the lot lines, the development as a whole has an excess amount of thirty-eight (38) parking spaces. The applicant may either request an alternative parking plan per TMC§1107.1400 or reduce the number of off-street parking spaces on each lot in conformance with TMC§1107.0300. This has been added as a condition of approval. A table of the above figures and calculations has been included on the next page.

STAFF ANALYSIS (cont'd)Parking and Circulation (cont'd)

Village on Secor Parking Calculations				
	Calculation per TMC§1107	Maximum Permitted	Proposed	Difference
Lot "R-1"	12,750 / 200	64	92	28 Over
Lot "R-2"	42,000 / 200	210	169	41 Under
Lot "R-3"	$((4,922 \times 0.8) / 75) + (10/3)$	56	107	51 Over
Development Total	See above.	330	368	38 Over

In addition to vehicle parking spaces, a minimum of one (1) bicycle parking space is required for every ten (10) vehicle parking spaces. No bicycle parking spaces have been depicted on the submitted plans. Each lot must provide a minimum number of bicycle parking spaces based on this calculation depending on the number of vehicle parking spaces on those lots in their final design. Each bicycle parking space must meet the standards of TMC§1107.0902. This has been added as a condition of approval.

TMC§1107.1000 requires a minimum of three (3) off-street loading spaces within this development. While no off-street loading spaces are delineated on the submitted plans, it appears there are areas for loading spaces on the north side of the building proposed on lot "R-2". The applicant shall submit a revised site plan depicting a minimum of three (3) off-street loading spaces as required by TMC§1107.1000. This has been added as a condition of approval.

It appears the buildings on lot "R-1" will include drive-thru facilities. The applicant must ensure these drive-throughs meet the minimum stacking requirements of TMC§1107.1600. The applicant shall submit a revised site plan depicting stacking spaces as required by TMC§1107.1600. This has been added as a condition of approval.

The submitted site plan does not show the dimensions of all drive approaches, driveways, drive aisles, and parking spots are required by TMC§1107.1900. The applicant shall submit a revised site plan depicting all drive approaches, driveways, drive aisles, and parking spots meeting the dimensional requirements of TMC§1107.1911. This has been added as a condition of approval.

STAFF ANALYSIS (cont'd)

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 fall short in directly connecting the proposed restaurant on lot "R-3" to buildings on lots "R-1" and "R-2". A pedestrian crosswalk should also be added across the north-south drive aisle on lot "R-1" to complete the pedestrian connection between buildings on lots "R-1" and "R-2". Lastly, the pedestrian crosswalk across the east-west drive aisle in front of the "proposed restaurant" shall be aligned to not dead-end into a landscape island. Direct pedestrian walkway connections shall be added or altered resolving these connection issues. This 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.

Landscaping and Screening

TMC§1108.0202 *Frontage Greenbelt* requires a minimum thirty-foot (30') wide frontage greenbelt along Secor Road. This greenbelt must contain at least one (1) tree for every thirty linear feet (30') of frontage. A minimum of twelve (12) trees are required along Secor Road. The landscaping plan depicts nine (9) trees along Secor Road within what appears to be a fifteen foot (15') wide frontage greenbelt. The Plan Director has approved a fifteen foot (15') wide frontage greenbelt for this site because it is consistent with frontage greenbelts to the north and south along Secor Road. An additional three (3) trees shall be depicted on a revised landscaping plan. This has been listed as a condition of approval.

STAFF ANALYSIS (cont'd)

Landscaping and Screening (cont'd)

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 Secor Road. A continuous shrub hedge is required along the southern portion of lot "R-1" between the drive-thru and drive aisle. Including this shrub hedge and landscaping on adjoining properties, the site is compliant with the perimeter parking lot requirement.

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 the maximum of 368 parking spaces, seventy-four (74) canopy trees and 221 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, sixty (60) trees are required.

The submitted landscaping plan includes eighty-eight (88) trees and ±422 shrubs on the interior of the site. Between parking lot interior requirements and site interior requirements, 134 trees and 221 shrubs are required. Conditions of approval have been listed ensuring a revised landscaping plan is 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. Buildings on lots "R-2" and R-3" are compliant with this requirement; however, the buildings on lot "R-1" are not compliant. The applicant shall provide a revised landscaping plan depicting foundation plantings along all portions of the buildings on lot "R-1" that are visible from the public right-of-way and landscaping at all major building entrances.

STAFF ANALYSIS (cont'd)

Building Design and Materials

Building design is subject to the standards of 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, 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 eastern façades of the anchor and “multi-tenant” buildings consist of a flat expanse without recesses or offsets. The applicant shall submit revised building elevation drawings depicting a recess or offset along these walls in compliance with TMC§1109.0306. This has been listed as a condition of approval.

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 anchor building has three (3) elevations which are visible from the right of way: the north, east, and south elevations. The north and east elevations are comprised of one-hundred percent (100%) predominant materials (masonry-embedded concrete cladding, windows), which is acceptable for this code section. However, the south elevation is comprised of sixty-nine percent (69%) predominant materials (masonry and windows) and thirty-one percent (31%) accent materials (EIFS and fiber cement). As a condition of approval, the applicant shall submit revised elevation drawings for the anchor building showing compliance with TMC§1109.0500.

The two (2) “multi-tenant” buildings proposed on lot “R-1” appear to be duplicates of each other. The buildings have three (3) elevations visible from the right of way: the northern, southern, and eastern elevations. The northern elevation is comprised of ninety-nine percent (99%) predominant materials (masonry and windows) and one percent (1%) accent materials (fiber cement). The southern elevation is comprised of eighty-eight percent (88%) predominant materials (masonry and windows) and twelve percent (12%) accent materials (fiber cement). The eastern elevation is comprised of one-hundred percent (100%) predominant materials (masonry and windows). The proposed “multi-tenant” buildings are compliant with TMC§1109.0500.

No elevations were submitted for the building proposed on lot “R-3”. As a condition of approval, the applicant shall submit elevations for this proposed building showing compliance with all provisions of TMC§§ 1109.0300 & 1109.0500.

STAFF ANALYSIS (cont'd)

Signs

Signs are not reviewed as a part of this Major Site Plan Review 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.

Neighborhood Meeting

A neighborhood meeting was held on January 28, 2026 at Hope Lutheran Church, 2201 Secor Road. Roughly fifteen (15) people were in attendance. The applicant presented the development then invited questions. General questions were asked and answered. No one voiced their opposition to the development.

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 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 further pedestrian walkway connectivity – and open space in the adjacent planned unit development (PUD) the proposed development is 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 SPR25-0059, a Major Site Plan Review for a New Retail Development at 3311 Secor Road, for the following three (3) reasons:

STAFF RECOMMENDATION (cont'd)

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 SPR25-0059, a Major Site Plan Review for a New Retail Development at 3311 Secor Road, subject to the following **fifty-nine (59)** 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 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.
2. No objection to the SPR proposal. An accompanying stormwater proposal shows part of the site is proposed to drain to stormwater management by easement to the west, and part of the site is proposed to drain with two underground detention systems to the east. Management plan is under review to confirm the required water quality volume, flood control, restricted discharge rate, and other design guidance for the type of feature in Chapter 2 of the Ohio Rainwater Manual for details such as side slopes, flow length, sediment storage, and pretreatment.
3. The City of Toledo requires that all sites proposing earth disturbing activities of 2,500 sq. ft. or 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.)
4. 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).

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

- 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 BMS's for long term maintenance of the private facilities. Stormwater Detention and Post-Construction BMP's are required to be maintained into perpetuity.
5. 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>
6. 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.
7. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
8. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
9. Any existing sewers under proposed buildings shall be relocated or abandoned. Developer shall verify any sewers to be abandoned are no longer in service.
10. Sewers in the area will be privately owned and maintained.
11. 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.
12. All sanitary sewer manholes in the project area shall have solid lids installed on them.

STAFF RECOMMENDATION (cont'd)

Division of Environmental Services

13. 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 ft)
14. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
15. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
16. 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.
17. 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
18. 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

No comments received at time of print.

STAFF RECOMMENDATION (cont'd)

Division of Water Distribution

No comments received at time of print.

Bureau of Fire Prevention

19. All proposed new buildings will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OB105.1 & 101.4)
20. 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)
21. 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 & 505.1)

Division of Traffic Management

22. Bicycle parking is required per TMC 1107.0900.
23. Accessible parking signs 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 parking spots abutting sidewalks, property lines, planting strips, and buildings per TMC 1107.1907.
25. All drive approaches, driveways, drive aisles, and parking spots must be clearly dimensioned per TMC 1107.1911. **The applicant shall submit a revised site plan clearly dimensioning all drive approaches, driveways, drive aisles, and parking spots in compliance with TMC§1107.1900.**
26. “Do Not Enter” signage is required where one-way traffic is emptying into two-way drive aisles to prevent traffic going the wrong way.
27. “Stop” signage must be shown where a stop is being utilized on drawings.
28. If one does not already exist, a cross access agreement is required between all property owners where traffic is flowing between properties.

STAFF RECOMMENDATION (cont'd)

Plan Commission

29. The applicant shall submit a commercial plat ensuring only one (1) principal building is on each lot in compliance with TMC§1106.0300.
30. The applicant shall submit a revised site plan depicting only one (1) principal building on each lot in compliance with TMC§1106.0300.
31. Each lot shall meet the parking maximum standards of TMC§1107.0300. **Not acceptable as depicted. The applicant shall either submit an acceptable alternative parking plan pursuant to TMC§1107.1400 or submit a revised site plan reducing the number of off-street parking spaces on each lot in compliance with TMC§1107.0300.**
32. Each lot shall provide one (1) bicycle parking space for every ten (10) vehicle parking spaces. Bicycle parking spaces shall meet the standards of TMC§1107.0900. **Not acceptable as depicted. The applicant shall submit a revised site plan depicting bicycle parking spaces compliant with TMC§1107.0900.**
33. Pursuant to TMC§1107.1000, a minimum of three (3) off-street loading spaces is required within this development. **Not acceptable as depicted. The applicant shall submit a revised site plan depicting a minimum of three (3) off-street loading spaces.**
34. Drive-through facilities must meet the minimum stacking requirements of TMC§1107.1600. **Not acceptable as depicted.**
35. Pedestrian connections shall be added or altered to resolve connection issues:
 - a. A direct pedestrian connection shall be added between the building on lot "R-3" and the building on lot "R-2". **Not acceptable as depicted.**
 - b. A direct pedestrian connection shall be added between the building on lot "R-3" and the buildings on lot "R-1". **Not acceptable as depicted.**
 - c. A pedestrian crosswalk shall be added on the western side of the pedestrian walkway connecting lots "R-1" and "R-2" to complete the direct connection. **Not acceptable as depicted.**
 - d. The pedestrian crosswalk connecting the building on lot "R-3" to Secor Road shall be aligned to not dead-end into a landscape island.
36. 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').**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

37. 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.**
38. A minimum fifteen-foot (15') wide frontage greenbelt is required along Secor Road. 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 twelve (12) trees within the Secor Road frontage greenbelt.**
39. A continuous shrub hedge is required along the southern portion of lot "R-1" between the drive-thru and drive aisle. **Not acceptable as depicted. A revised landscape plan shall be submitted depicting a continuous shrub hedge along the southern portion of lot "R-1" between the drive-thru and drive aisle.**
40. Pursuant to TMC§1108.0204, two (2) canopy trees and six (6) shrubs are required within interior parking lot landscape areas for each ten (10) parking spaces. Landscaped terminal islands are required at the end of each parking row and all parking spaces must be within 100 linear feet of a landscaped area. **Not acceptable as depicted. A revised landscape plan shall be submitted depicting a minimum of two (2) canopy trees and six (6) shrubs within interior parking lot landscape areas for each ten (10) parking spaces.**
41. In addition to other landscape requirements for frontage greenbelts and parking lot perimeters, 134 trees and 221 shrubs are required between the parking lot interior requirements of TMC§1108.0204 and the site interior requirements of TMC§1108.0205(B). This number may change based upon the number of parking spaces on the final site plan. **Not acceptable as depicted. The applicant shall submit a revised landscaping plan depicting a minimum number of trees and shrubs as determined by TMC Sections 1108.0204 and 1108.0205(B) within the interior of the site (not including materials required for 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.**
42. Pursuant to TMC§1108.0205(B), foundation plantings are required along all portions of the building that are visible from the public right-of-way and landscaping is required at all major building entrances. **Not acceptable as depicted. The applicant shall provide a revised landscaping plan depicting foundation plantings along all portions of the buildings on lot "R-1" that are visible from the public right-of-way and landscaping at all major building entrances.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

43. Topsoil must be back filled to provide positive drainage of the landscape area.
44. 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.
45. Pursuant to TMC§1108.0406, water outlets (hose bibbs) shall be provided within 100 feet of all required plant material unless a subsurface irrigation system or xeriscaping is used. If a subsurface irrigation system is used, irrigation plans must be submitted with development plans and must contain all construction details.
46. 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*.
47. 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.
48. 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.
49. The location, height, and materials for any fencing to be installed and maintained shall be depicted on the landscaping plan.
50. Dumpster locations shall be clearly marked on the site plan and located and screened per TMC§1108.0203(G).
51. 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 eastern elevations of the "Anchor Retail" and "Multi-Tenant" buildings in compliance with TMC§1109.0306.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

52. Pursuant to 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.**
53. No building elevations were submitted for the “Proposed Restaurant”. **The applicant shall submit elevation drawings to the Plan Director showing compliance with TMC Sections 1109.0300 & 1109.0500.**
54. Pursuant to TMC§1109.0306(C), all rooftop units, such as HVAC units, shall be fully concealed from public view by a building’s architectural features.
55. 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.**
56. Applicant shall obtain appropriate permits for any proposed signage.
57. 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.
58. 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.
59. 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.

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR25-0059
DATE: February 12, 2026
TIME: 2:00 P.M.

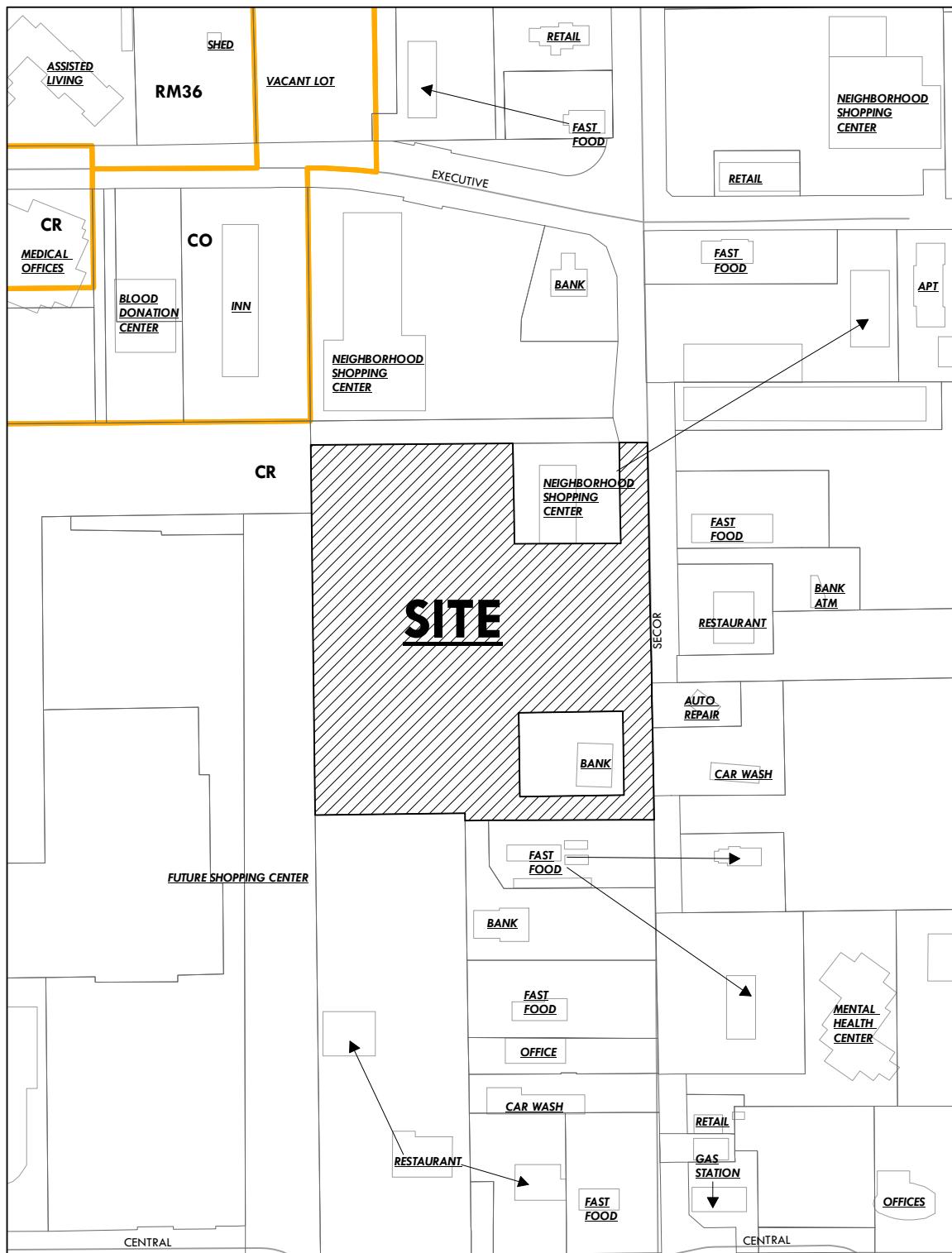
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Six (6) sketches follow

ZONING & LAND USE

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ID 78

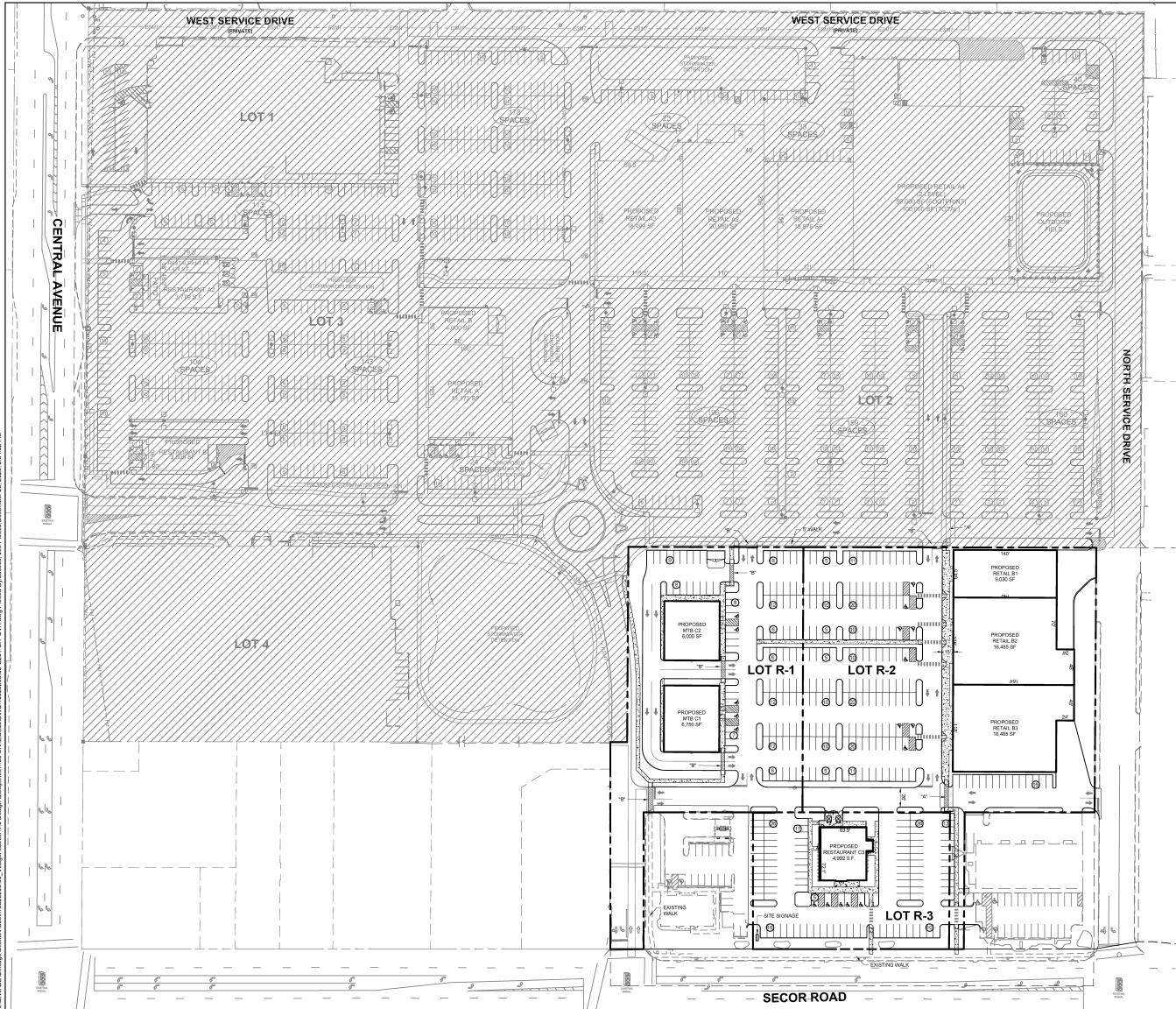
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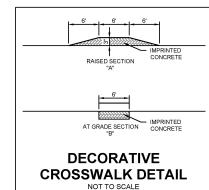
SITE PLAN

SPR25-0059
ID 78

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VILLAGE ON SECORS SITE DATA	
EXISTING ZONING	CR
PROPOSED ZONING	CR
EXISTING OVERALL SITE AREA	323,356 sf
PROPOSED OVERALL SITE AREA	299,626 sf
MIN. REQ'D LOT AREA	6,672 sf
99,698 sf	
Lot R-1 Area	14,197 sf
Lot R-2 Area	14,251 sf
Lot R-3 Area	3,344 sf
Lot R-4 Area	49,255 sf
Secon Road Dedication	32,726 sf
MAX. ALLOWED GFA	
MTB C1 Restaurant GFA	
MTB C2 Restaurant GFA	
Total GFA	
Lot R-1 F/R	
Lot R-2 F/R	
Lot R-3 F/R	
Lot R-4 F/R	
Lot R-5 F/R	
Lot R-6 F/R	
Lot R-7 F/R	
Lot R-8 F/R	
Lot R-9 F/R	
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DECORATIVE CROSSWALK DETAIL

NIKI TOLEDO, LP
VILLAGE ON SECOR
COMMERCIAL REDEVELOPMENT
MAJOR SITE PLAN REVIEW

PROJECT NO: 10025265.00
DATE ISSUED: 12/29/25
DESIGNED BY: CP
DRAWN BY: DH
CHECKED BY: JJ

SHEET NAME:
OVERALL SITE PLAN

SHEET NAME:

SHEET NAME:

OVERALL SITE PLAN

THE INFLUENCE OF CULTURE ON PARENTING

Page 10

SHEET NO:

C-201

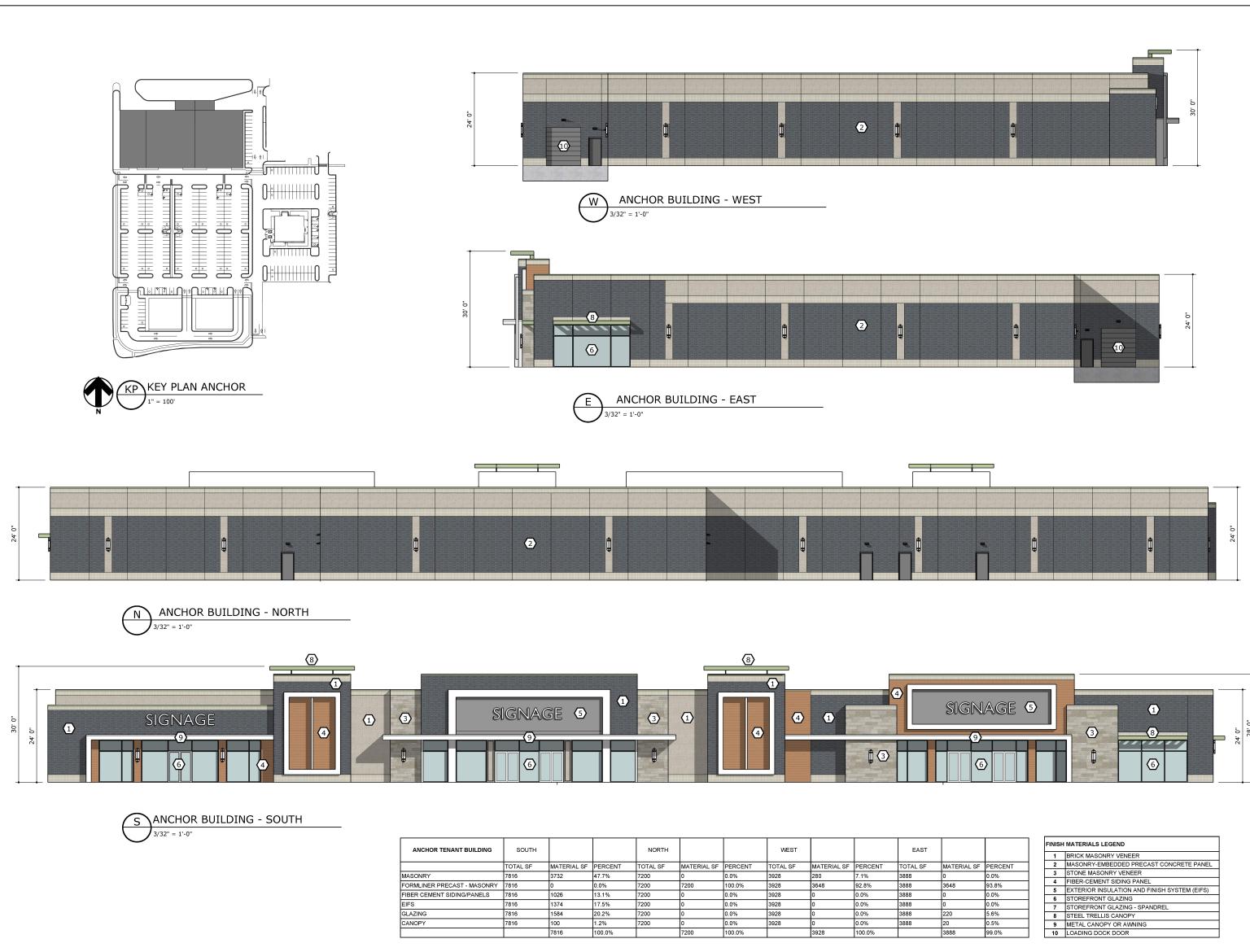
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C-201

SHEET NO:

ANCHOR BUILDING ELEVATIONS

SPR25-0059
ID 78



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Architect of Record

ETHOS
WORKSHOP
ARCHITECTS
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Westlake, OH 44145
630.527.6823 tel
www.ethosworkshop.com

Project:
Village on Secor
Proposed
Anchor Tenant
Retail Building

3311 Secor Road
Toldeo, OH 43606

Owner:
Westgate Village North Group, LLC
30 W LeSalle Street, Ste 2100
Chicago, IL 60603
Contact:
Jim Supches
jmsupches@gmail.com
312.528.7960

Drawing Title:
SCHEMATIC DESIGN
EXTERIOR ELEVATIONS

Issue/Revision
No. 1 Date 11.21.15 Description PZ SUBMITTAL

Project No. 25018

Show No.

MULTI-TENANT BUILDING ELEVATIONS

SPR25-0059
ID 78

