



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: May 18, 2020

REF: V-148-20

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Vacation of Twining Street and Medcorp Drive

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 14 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Vacation of Twining Street and Medcorp Drive, located at Stickney Avenue and Expressway Drive

Applicant - City of Toledo
One Government Center
Toledo, OH 43604

Site Description

Zoning - IG / General Industrial

Area - ± 0.91 acres

Frontage - ± 50' along Expressway Drive
± 50' along Stickney Avenue

Existing Use - Partially improved dedicated right-of-way

Proposed Use - Consolidated land

Area Description

North - General Industrial / IG

South - Regional Commercial / CR

East - General Industrial / IG

West - General Industrial / IG

GENERAL INFORMATION (Cont'd)

Parcel History

Z-6005-00 - Zone Change from R-2 to M-1. Approved by Ord. 904-00 on 09-26-2000

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Toledo Vacant Industrial Land Use Report (2005)

STAFF ANALYSIS

The applicant is requesting to vacate two intersecting rights-of-way north of Expressway Drive and west of Stickney Ave. The proposed vacation of the entire $\pm 510'$ of Twining Street and $\pm 260'$ of Medcorp Drive would rid the City of Toledo of unused right-of-way and create a larger, more usable industrial parcel at the northwest corner of the Stickney Ave and Expressway Drive intersection. The city currently owns parcels on either side of Twining and MedCorp and is looking to vacate this unused right-of-way in order to assemble a larger site for economic development purposes.

On April 14, 2020, City Council approved a resolution (*Res. 128-20*) declaring the intent to vacate this portion of right-of-way. If approved, the vacated right-of-way will be given to the applicant, who owns all property surrounding this site.

The Toledo Vacant Industrial Land Use Report includes this site in the Stickney South Study Area. The report recommends retaining the industrial zoning classification for all vacant parcels in the Stickney South Study Area due to the potential of using the property to support expansion of the Daimler Chrysler Toledo North Assembly facility.

The Toledo 20/20 Comprehensive Plan targets the area around this site for light industrial and general industrial land uses. For the Fort Industry neighborhood, the 20/20 plan recommends designating several large parcels of land as future business or industrial parks, as well as aggressively utilizing and marketing brownfields. The proposed vacation is in line with these recommendations.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of V-148-20, the Vacation of Twining Street and Medcorp Drive, located at Stickney Avenue and Expressway Drive, for the following two reasons:

1. The proposed Vacation will not impede or restrict access to any property owners abutting the site; and
2. The proposed Vacation will eliminate unnecessary dedicated right-of-way.

The Toledo City Plan Commission recommends approval of V-148-20, the Vacation of Twining Street and Medcorp Drive, located at Stickney Avenue and Expressway Drive, subject to the following **six (6)** conditions:

The conditions of approval are as follows and 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. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:
 - Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850
 - Right-of-Way and Inspection: Joe Warnka 419-245-1341
 - Roadway: Tim Grosjean 419-245-1344
 - Water: Andrea Kroma 419-936-2163
 - Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338
 - Sanitary Sewers: Mike Elling 419-936-2276
2. Eliminate access on North Expressway Drive and Stickney Avenue by removing existing Road and installing new curb and walk through existing right-of-way. The curb height should match the exiting curb on said Streets.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419)-245-1220.
4. Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.

Lucas County Solid Waste Management District

No comments received at time of print.

Toledo Edison

Approved

PLAN COMMISSION RECOMMENDATION (Cont'd)

Columbia Gas

No comments received at time of print.

Buckeye Broadband

No comments received at time of print.

Republic Services

No comments received at time of print.

Fire Prevention

No objections.

Division of Streets Bridges and Harbors

Approved

Tax Map Department

Approved

AT&T

No comments received at time of print.

Toledo Area Regional Transit Authority

No objections.

Division of Transportation

5. Within the limits allowed by law, the applicant shall indemnify the City of Toledo, its officials, agents or employees, from any and all claims, demands, causes of action, suits or liability in connection with the performance of any and all acts authorized or permitted under this vacation. Said indemnification language shall be contained within and evidenced by the endorsement on a certified copy of the final vacating legislation by the owner which indemnification shall be kept in the permanent file of the Clerk of Council.

The Division of Transportation does not object to the approval of the vacation by the Plan Commission.

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PLAN COMMISSION RECOMMENDATION (Cont'd)

Plan Commission

6. A Site Plan Review shall be required for any future developments on the Vacation area in accordance with the provisions of the Toledo Municipal Code Part Eleven, Planning and Zoning, Sec. 1111.0800, *Site Plan Review*.

Respectfully Submitted,

Thomas C. Gibbons
Secretary

ML
Two (2) sketches follow

CC: Lisa Cottrell, Administrator
Matt Lascheid, Associate Planner
City of Toledo; One Government Center; Toledo, OH 43604