

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: April 18, 2022

REF: V-86-22

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

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

SUBJECT: Vacation of 16' wide alley running north and south adjacent to lots 27-31 in the Northlawn addition.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 14, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Vacation of 16' wide alley running north and south adjacent to lots 27-31 in the Northlawn addition.
Applicant	-	Kim's Auto & Truck Service 3705 Stickney Ave Toledo, OH 43608

Site Description

Zoning	-	CR/Regional Commercial & IL/Limited Industrial
Area	-	± 0.07 acres
Frontage	-	± 16' along Expressway Drive
Dimensions	-	± 200' x 16'
Existing Use	-	Public Alley
Proposed Use	-	Private Drive

Area Description

North	-	IG / Manufacturing
South	-	IG, CR, RS6 / i75 R.O.W.
East	-	CR / Auto Repair
West	-	IG / Manufacturing

GENERAL INFORMATION (Cont'd)

Parcel History

- | | | |
|-----------|---|---|
| V-448-15 | - | Vacation of Twining St, Medcorp Drive, and North South Alley. Approved by Ord. 314-16 |
| Z-8002-15 | - | Zone Change from IL, RS6, and CR to IG at 3701-3836 Twining, 3722-3730 Lagrange, 3723-3935 Stickney, 4320 Expressway, 4418-4425 Creekside, 56 Tyler (rear), 64-76 Erin St., and 733 Elbon. Approved by Ord. 557-15. |

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting the vacation of an unimproved north-south alley bounded by north of Expressway Drive, just west of Stickney. The applicant requesting the vacation owns Kim's Auto and Truck Service at 3705 Stickney Ave, which abuts this alley, and wishes to use this land for private, gated access to his business. Northern portions of this alley and surrounding roadways have recently been vacated for the new Jeep customization facility, which has just been completed to the west of this site. The only other property abutting the alley is owned by Fiat Chrysler Automobiles (FCA).

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan designates this area as Fort Industry, and recommends designating several large parcels of land as future business or industrial parks, and aggressively utilizing and marketing brownfields. As a result of successful land consolidation and marketing efforts since the adoption of this plan, the small residential parcels which were served by this alley have been reutilized for industrial use, and the alley is no longer needed. The proposed use of the vacated alley conforms to the recommendations of the Toledo 20/20 Comprehensive Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of V-86-22, the request for the Vacation of North-South alley adjacent to lots 27-31 in the Northlawn Addition, to Toledo City Council for the following reason:

1. The proposed Vacation conforms to the Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) – *Review & Decision-Making Criteria*).

The Toledo City Plan Commission recommends approval of V-86-22, the request for Vacation of North-South alley behind the north side of the 1300 Block of Adams St. bounded by 13th St, 14th St, & Jackson & Adams subject to the following **two (2)** conditions:

The conditions of approval are as follows and 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. Sewer in alley serves the business on the corner. If vacated, the sewer will become private and the responsibility of the owner to maintain.

Plan Commission

2. A Site Plan Review shall be required for any future developments within the vacated area in accordance with the provisions of the Toledo Municipal Code.

Respectfully Submitted,



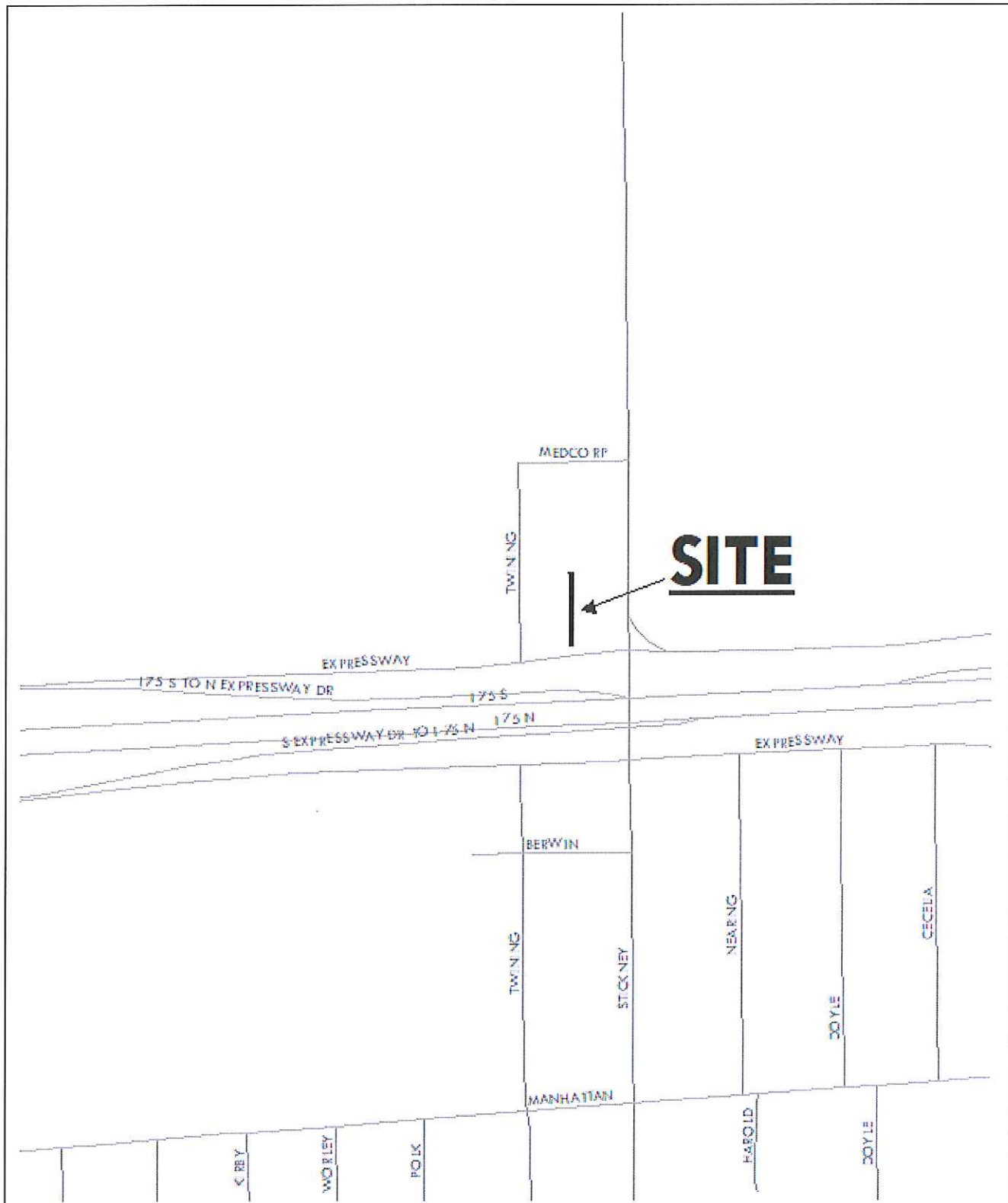
Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Kim's Auto & Truck Service; 3705 Stickney Ave; Toledo, OH 43608
Lisa Cottrell, Administrator
Matt Lascheid, Associate Planner

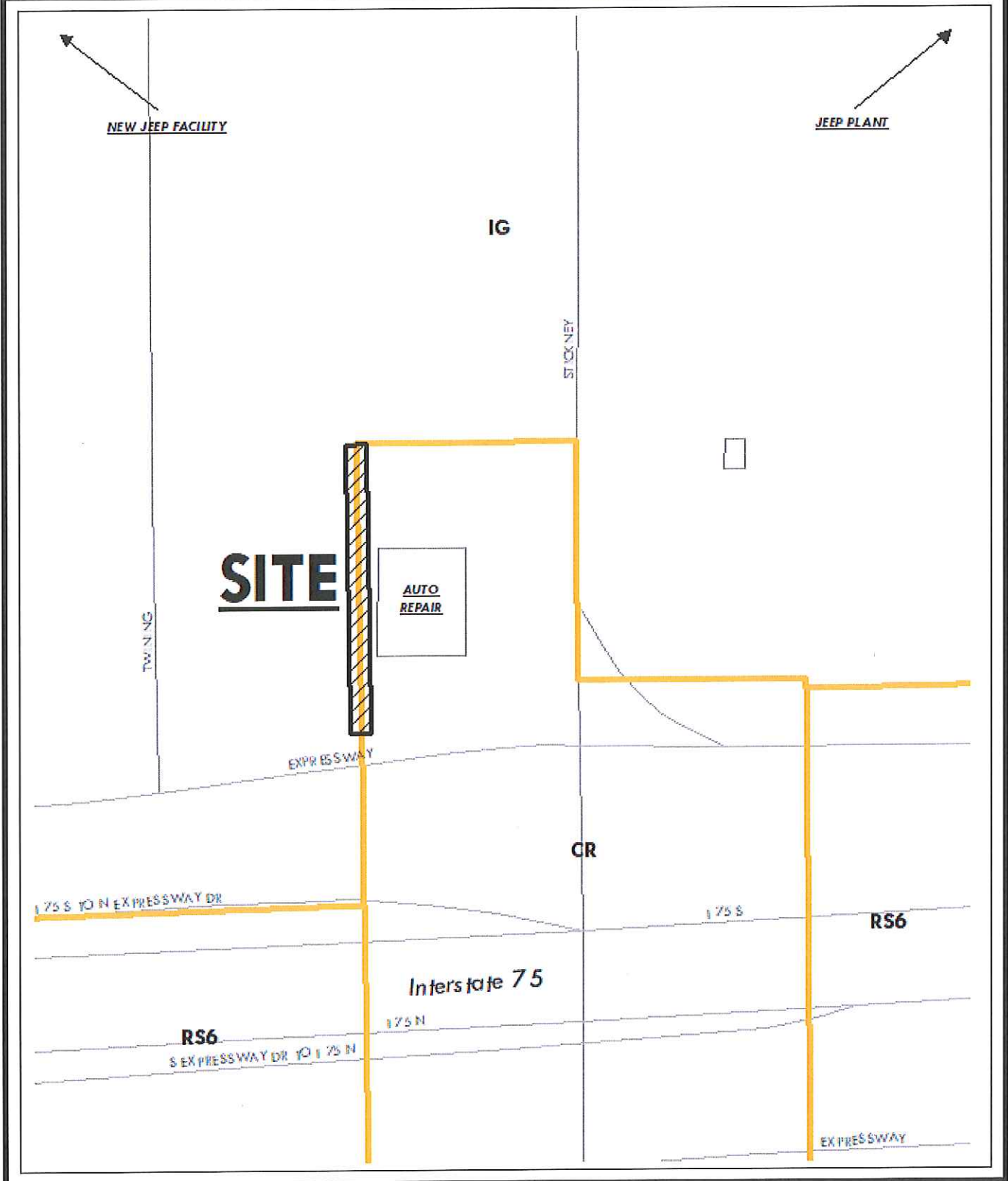
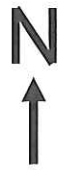
General Location

V-86-22



Zoning and Land Use

V-86-22



KIMS AUTO & TRUCK
SERVICEINC
235 E OAKLAND ST
TOLEDO OH 43608 1103

FCA US LLC
1000 CHRYSLER DR
AUBURN HILLS MI 48326

