

**GENERAL INFORMATION**

Subject

- Request - Vacate a portion of alley located within the property at 2014 Consaul Street
- Applicant - Diocese of Toledo  
729 White Street  
Toledo, OH 43605

Site Description

- Zoning - RD6 & CR / Duplex Residential and Regional Commercial
- Area - ± 0.06 acres
- Dimensions - ± 180 feet x ± 15 feet
- Existing Use - Off-street parking
- Proposed Use - Off-street parking

Area Description

- North - St. Stephen’s Catholic Church / CR
- South - Single-family and duplex homes / RD6
- East - Surface parking lot / RD6
- West - St. Stephen’s Catholic Church / RD6

Parcel History

- V-191-37 - Request to vacate the alley southwest of Consaul Street, running from Genesee Street to the alley southeast of Genesee Street; alley to be dedicated in lieu thereof. Ord. 411-37 passed 9/20/1937.

Applicable Regulations

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

## STAFF ANALYSIS

The applicant is requesting a Vacation of the fifteen-foot (15') alley within 2014 Consaul Street. The applicant, the Diocese of Toledo, is requesting to vacate the alley because an existing parking lot is located in the alley. Surrounding land uses include religious assembly to the north; duplex and single-family homes to the south; off-street parking to the east; and, religious assembly to the west.

Per the Toledo Lucas County Public Library Digital Collections, St. Stephen's Catholic Church as constructed in 1914. The congregation had formed earlier in 1898, and primarily consisted of Hungarian immigrants. St. Stephen's Church has served as a neighborhood anchor ever since, providing worship services, youth services, and hosting community gatherings for decades. On the west side of the alley lies the church, and on the east side of the alley lies the Toledo Preparatory Academy Middle School, which the Diocese also owns. The alley is located within the existing parking lot, and vacating the alley does not have any impact on the site's circulation or access.

### Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the subject alley and abutting properties as Neighborhood Mixed-Use and Neighborhood Residential. These land use designations emphasize walkable, pedestrian-oriented development. Both support low-impact uses and provide schools and churches as examples of appropriate and compatible land uses. The proposed alley vacation supports these land use designations.

Staff recommends approval of the proposed Vacation because it will not impede traffic to adjacent properties abutting the alley, and because it is consistent with the Forward Toledo Comprehensive Land Use Plan.

## STAFF RECOMMENDATION

Staff recommends that the Toledo City Plan Commission recommend **approval** of V-524-25, the request for the Vacation of the 15' alley behind 2014 Consaul Street, to Toledo City Council for the following **two (2) reasons**:

1. The proposed Vacation will not impede access to any of the properties abutting the subject alley; and,
2. The proposed Vacation is consistent with the Forward Toledo Comprehensive Land Use Plan.

The staff further recommends that the Toledo City Plan Commission recommend **approval** of V-524-25, the request for the Vacation of the 25' alley behind 2024 Champlain Street, to Toledo City Council subject to the following **three (3) 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.

**STAFF RECOMMENDATION (cont'd)**Division of Engineering Services

1. A full-width easement will be required to maintain the existing public utilities. The easement shall be dedicated to the City of Toledo, for City utility use only, to allow for future maintenance and shall not be combined with easements for other utilities. The following language shall appear in the authorizing vacation ordinance that shall be recorded and a notation placed in the remarks section of the County's real estate records: That a full width (25 foot) easement is hereby retained over, across, under and through said vacated area as described in Section I herein, for the existing combine sewer located in said vacated right of way. All City of Toledo facilities located within said easement are hereby dedicated to the City of Toledo, for City utility use only, to allow for future maintenance, repairs, replacements, etc., and shall not be combined with easements for other utilities. The easement hereby retained by the City of Toledo herein shall be primary in nature to any other utilities located therein, and any easement retained by any other utility as a result of this Ordinance shall be subject first to the easement rights of the City of Toledo. Said easement herein shall be permanent in nature for each utility currently located thereon and shall run with the land. Said easement also includes reasonable rights of ingress and egress over and through the utility easement area for the purpose of operating, maintaining, replacing, repairing, and/or constructing any utilities located within the easement. The property owner shall not construct fences, walls or other barriers that would impede access onto the easement. No temporary or permanent structure, including building foundations, roof overhangs, or other barriers denying access, may be constructed on or within the easement. Driveways, parking lots, walkways, and other similar improvements are acceptable. The property owner hereby releases the City of Toledo, only, from any liability, responsibility, or costs resulting from the City's removal of any barriers that deny ingress or egress from the easement or that obstruct access to the public utilities located on said property; and the City of Toledo shall have no obligation or duty to restore or compensate the property owner for the removed facilities. Further, any modification and/or release of any easement granted or retained by any utility as a result of this Ordinance shall be obtained by the owner separately from each utility, as to their interest(s) only, by separate, recordable instrument.

Division of Transportation

2. 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.

**STAFF RECOMMENDATION (cont'd)**

Fire Prevention Bureau

- 3. Fire Department would like the gate in the fence to remain if possible as an alternate access for fire apparatus should the need arise.

Division of Streets, Bridges and Harbors

No objection to vacation.

Toledo Edison

No comments received at time of print.

Columbia Gas

No comments received at time of print.

Republic Services

No comments received at time of print.

Lucas County Solid Waste Management District

No objection to vacation.

Toledo Area Regional Transit Authority (TARTA)

No comments received at time of print.

Plan Commission

No objection to vacation.

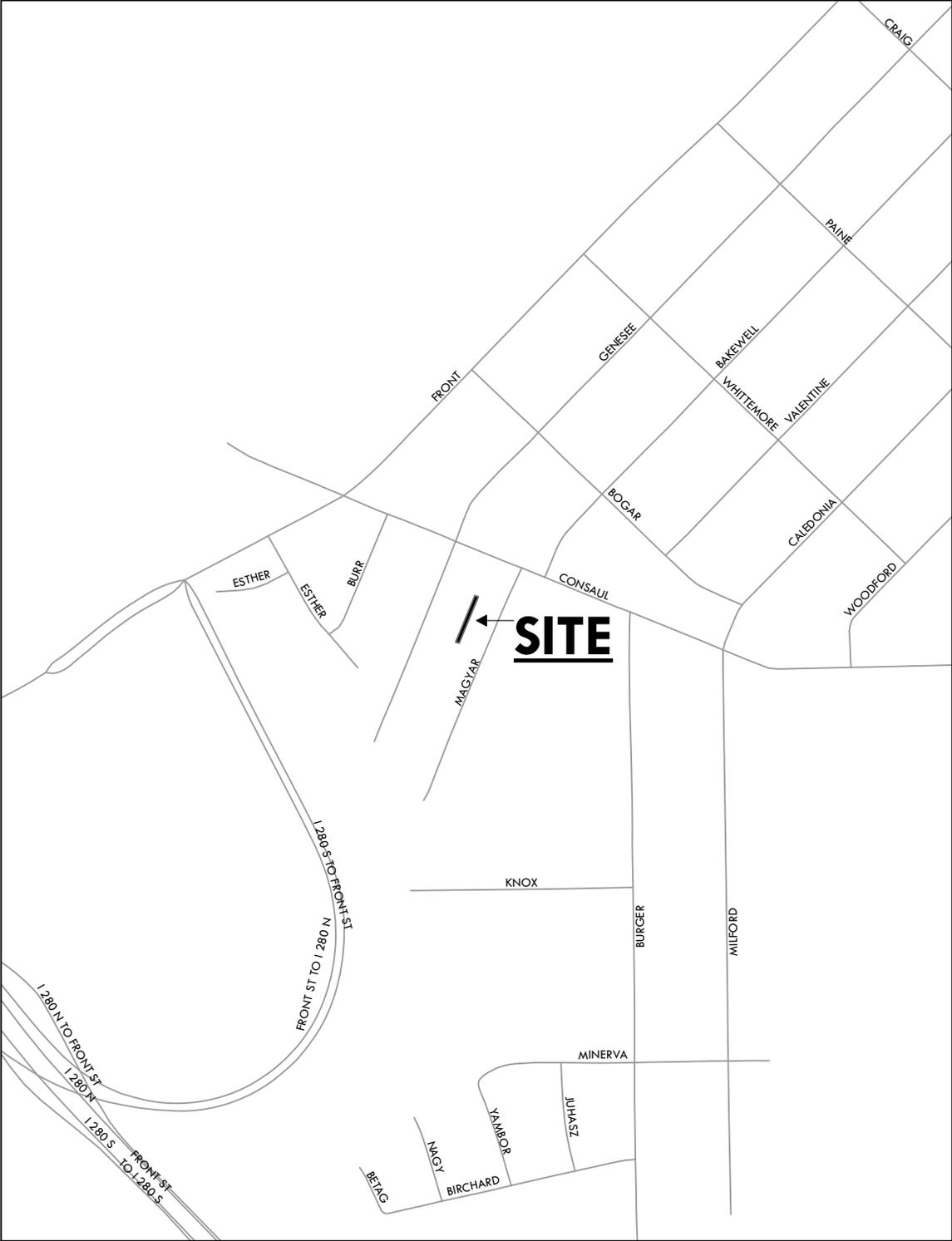
RIGHT OF WAY VACATION  
 TOLEDO CITY PLAN COMMISSION  
 REF: V-524-25  
 DATE: February 25, 2026  
 TIME: 2:00 PM

CITY COUNCIL  
 ZONING AND PLANNING COMMITTEE  
 DATE: March 18, 2026  
 TIME: 4:00 P.M.

DR  
 Two (2) sketches follow

# GENERAL LOCATION

V-524-25  
ID 25



# ZONING & LAND USE

V-524-25  
ID 25

