



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: December 6, 2024

REF: V-403-24

TO: President Carrie Hartman and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary
SUBJECT: Vacation of a portion of Hunt Street north of Hamilton Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 5, 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Vacation of a portion of Hunt Street north of Hamilton Street
Applicant + Owner - Dan Pienta | Team CCI Property Corp.
3010 Geiman Road
Monroe, MI 48162

Site Description

Zoning - CM / Mixed Commercial-Residential
Area - ± 0.16 Acres (7,075 sf)
Frontage - ± 22' along Hamilton Street
Existing Use - Construction Sales and Services
Proposed Use - Construction Sales and Services

Area Description

North - CM / Toledo Environmental Services
South - CM / Lucas County Canine Care & Control
East - CM / mailing service, City government offices
West - IL / Anthony Wayne Trail, I-75

Parcel History

Z-8008-23 - Zone Change from IL to CM for 109 Parcels in the Warehouse District. PC recommended approval 1/11/24. P.Z. referred case back to Plan Commission 2/13/24.

GENERAL INFORMATION

Parcel History (cont'd)

Z-4004-24 - Zone Change from IL to CM for 104 Parcels in the Warehouse District. PC recommended approval 7/1/24. CW approved 9/11/24 via Ord. 433-24.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- Warehouse District Master Plan 2022

STAFF ANALYSIS

The applicant, Team CCI Property Corp., is requesting the vacation of a portion of Hunt Street north of Hamilton Street, which is situated in the southwest corner of the Toledo Warehouse District Urban Neighborhood Overlay. The area is surrounded by Toledo Environmental Services to the north, a mailing service and City government offices to the east, Lucas County Canine Care & Control to the south, and the Anthony Wayne Trail and I-75 to the west. It should be noted that this area is part of a recent mass down-zoning in the Warehouse District (Z-4004-24), which changed the zoning of the subject area from IL-Limited Industrial to CM-Mixed Commercial-Residential via Ord. 433-24. While codified, this zoning update has not been reflected yet in the City's zoning map or the Lucas County Auditor's records.

The applicant owns Fry Heating, Cooling & Plumbing, which is operated in the large block of buildings bounded by Hamilton Street, Erie Street, and Tecumseh Street. The requested vacation is to allow for driveway improvements in the proposed vacated area that leads to the rear entrance of the business. No future building expansions are proposed in the subject area.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets the site for Neighborhood Mixed-Use land uses, which promote pedestrian-oriented, high density commercial and residential opportunities. Industrial uses in these areas should be minimally obtrusive and blend in with surrounding uses. Minimal setbacks, shared parking, and cohesive architectural elements are encouraged. While this block of buildings is currently only occupied by Fry Heating, Cooling & Plumbing and the adjacent mailing service to the east, the owners plan to expand mixed-use commercial-residential development in a portion of the complex in future development. Staff finds the current use and proposed future development aligned with the Forward Toledo plan and is supportive of the proposed vacation.

STAFF ANALYSIS (cont'd)

Warehouse District Master Plan 2022

The vision for the Warehouse District, as laid out in the Warehouse District Plan 2022, is a vibrant mixed-use district that contains well-connected neighborhoods with opportunities for living, work, recreation, and entertainment. The plan promotes strategic infill and adaptive reuse of industrial buildings, with mixed-use commercial and residential development, open space, and improved streetscapes. The proposed vacation is aligned with the Warehouse District Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of V-403-24, a vacation of a portion of Hunt Street north of Hamilton Street, to Toledo City Council for the following two (2) reasons:

1. The proposed Vacation conforms to the Forward Toledo Comprehensive Land Use Plan and the Warehouse District Master Plan.
2. The proposed vacation will not impede access to any neighboring properties.

The Toledo City Plan Commission recommends approval of V-403-24, a vacation of a portion of Hunt Street north of Hamilton Street subject to the following **three (3)** 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.

Bureau of Fire Prevention

1. **Approval** will be granted to vacate the portion of property as shown above, only under the **Condition** that fire department access as required by the Ohio Fire Code Section 503 be maintained.

Transportation Services

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.

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PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission

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

Respectfully Submitted,



Thomas C. Gibbons
Secretary

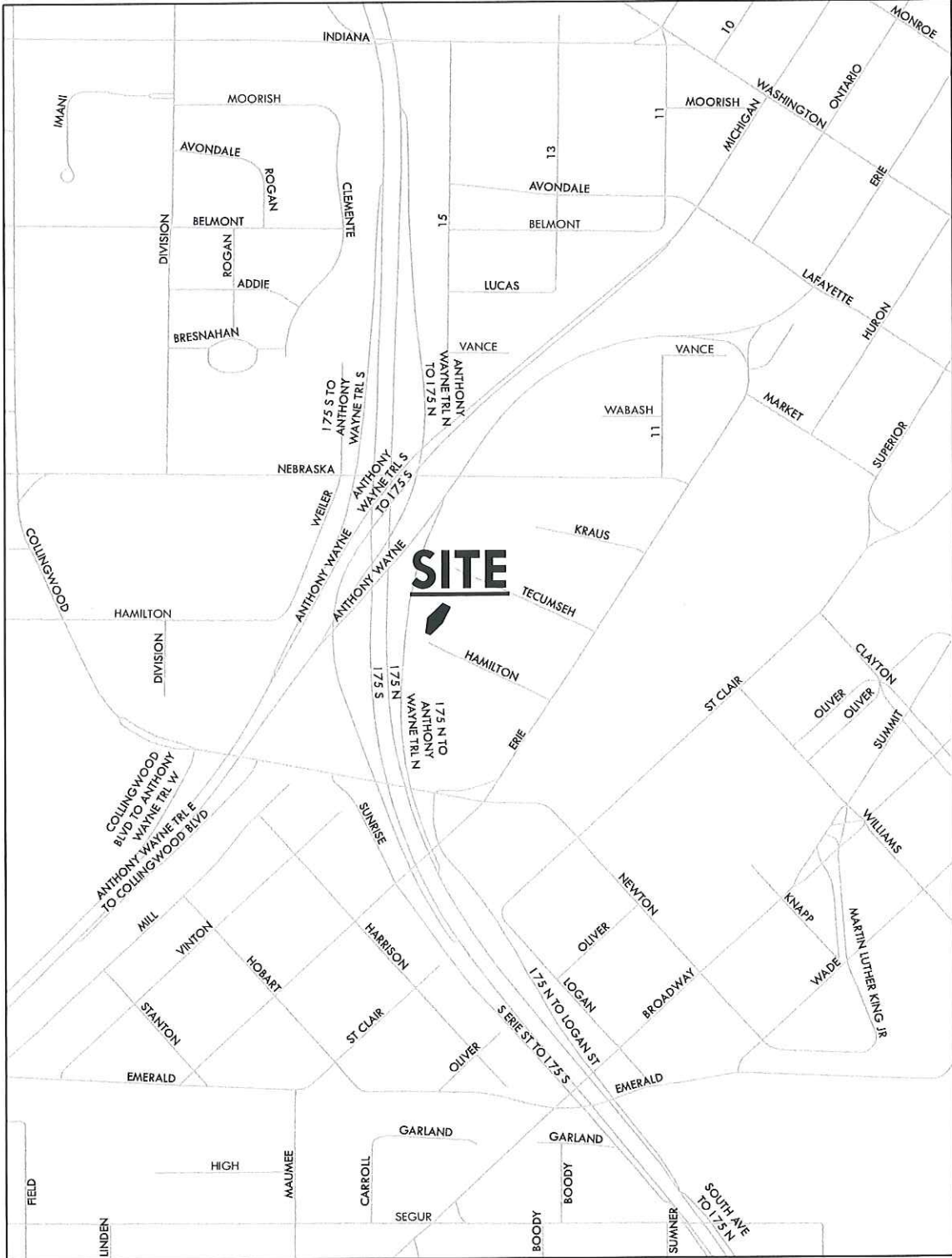
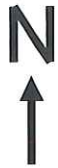
MJM

Three (3) sketches follow

Cc: Dan Pienta, 3010 Geiman Road, Monroe, MI 48162
Lisa Cottrell, Deputy Director
Mara Momenee, Planner

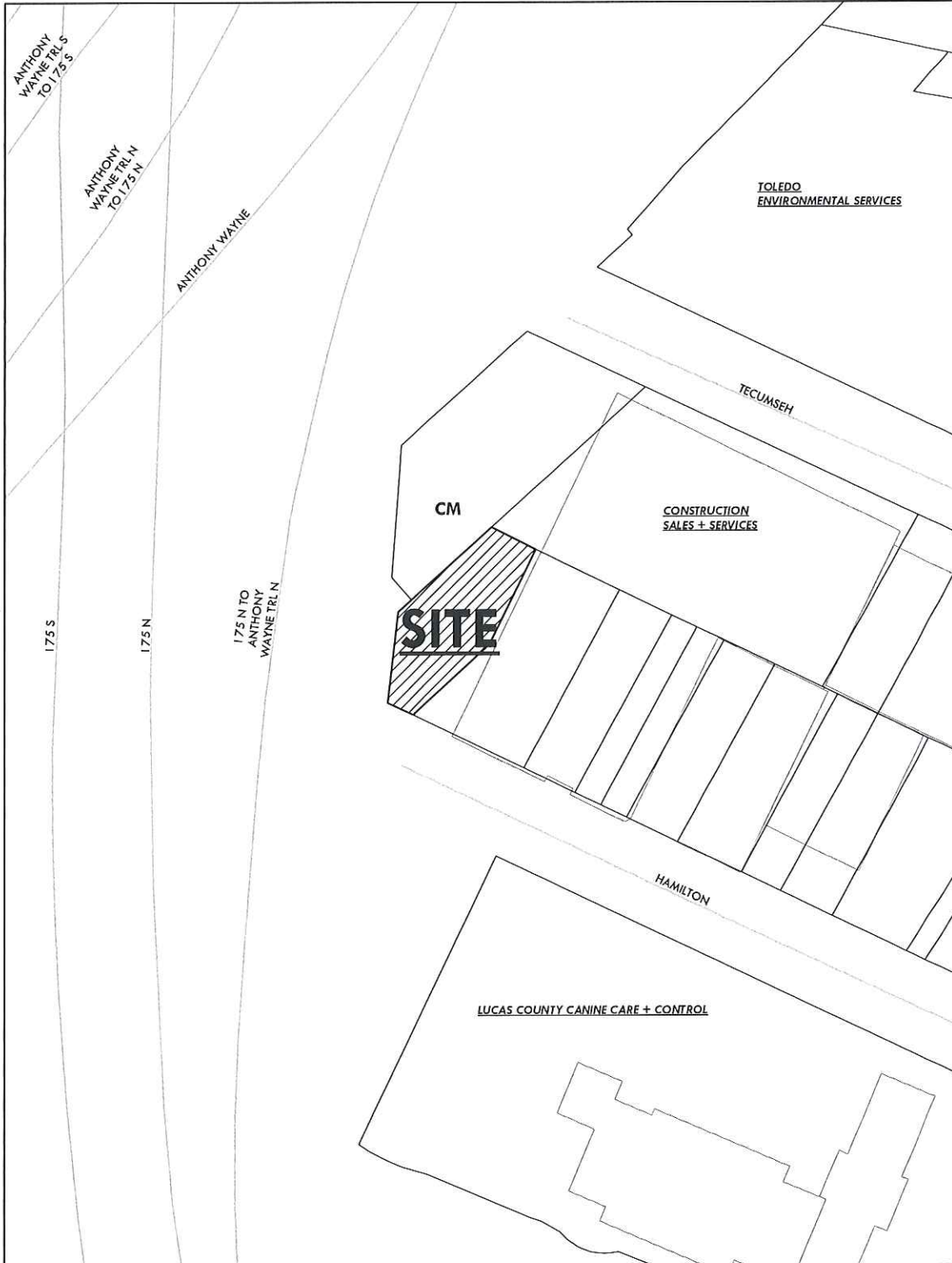
GENERAL LOCATION

V-403-24
ID 10



ZONING & LAND USE

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AERIAL IMAGE

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