



**GENERAL INFORMATION** (cont'd)

Area Description

North	-	Vacant commercial, parking lot / RS6
South	-	Central Avenue, construction staging area / RS6
East	-	Vacant commercial, parking lot / CR
West	-	Kelley Avenue, vacant land / CR

Parcel History

Z-165-36	-	Zone Change from "B" use to "C" use and "D" height and area districts for an area north of Central Ave. between Upton Ave and a point 120' west of Kelley St. (P.C. approved 10/19/1936, C.C. approved 11/9/1936 by Ord. 337-36).
V-333-15	-	Vacation of Kelly Ave and adjacent alley (P.C. approved on 8/13/2015, C.C. approved on 9/23/2015, <i>awaiting Ordinance</i> ).

Applicable Regulations

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

**STAFF ANALYSIS**

This application was postponed from the January 9, 2020 Plan Commission hearing to the February 13, 2020 Plan Commission hearing. The applicant is proposing a Vacation of a portion of Kelly Avenue, adjacent to lot 20 in the Plat of Fairfax at the corner of Central Avenue and Kelly Avenue. The proposed Vacation area is 0.002-acres and will be consolidated with the abutting property. The existing right-of-way currently rounds the corner from Central Avenue to Kelly Avenue and the applicant requests the corner be squared, parallel to Kelly Avenue and perpendicular to Central Avenue.

The applicant intends to vacate this portion of right-of-way in order to consolidate the property for future commercial developments. As a condition of approval, a Site Plan Review shall be required for any future developments on the vacated area in accordance with the provisions of TMC§1111.0800.

Staff recommends approval of the proposed Vacation since it will not impede or restrict access to any abutting property owners. Additionally, staff recommends approval of the Vacation because it will eliminate unnecessary right-of-way.

## PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of V-447-19, a request for a Vacation of a portion of Kelly Avenue, adjacent to lot 20 in the Plat of Fairfax, to Toledo City Council for the following two (2) 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 right-of-way.

The Toledo City Plan Commission further recommends approval of V-447-19, a request for a Vacation of a portion of Kelly Avenue, adjacent to lot 20 in the Plat of Fairfax, to Toledo City Council subject to the following **four (4)** 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

### Buckeye Cablevision

2. In order for buckeye to approve this vacate, Buckeye needs to be granted an easement to ensure it has access & rights to its facilities.

### Fire Prevention

3. There is a fire hydrant along this portion of Kelly Avenue which needs to remain or be relocated.

TO: President Cherry and Members of Council  
February 14, 2020  
Page 4

REF: V-447-19

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commissions

4. 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,



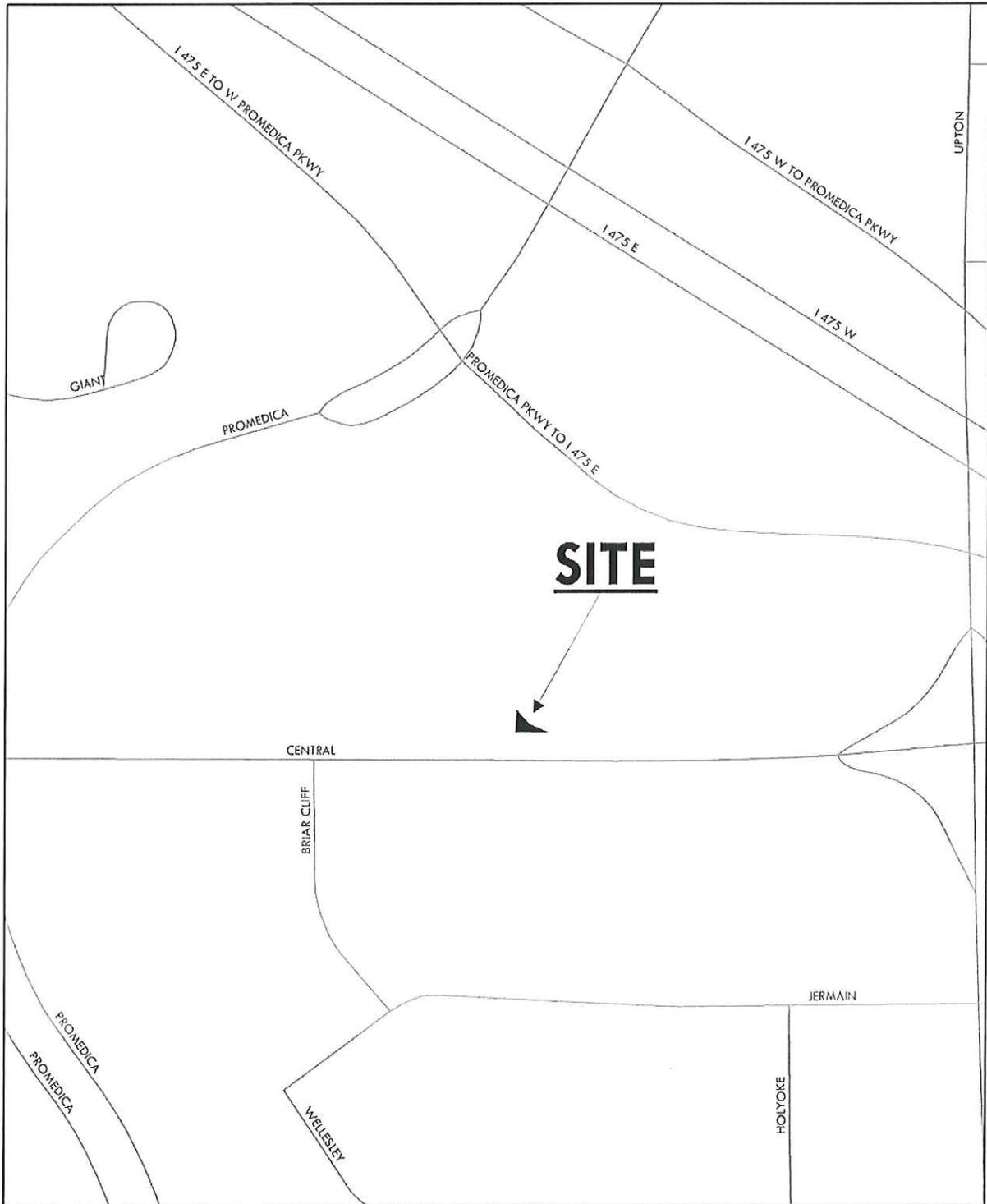
Thomas C. Gibbons  
Secretary

Three (3) sketches follow

Cc: Mark Rose; The Toledo Hospital, 100 Madison Avenue, Toledo, Ohio 43604  
Matt Lewandowski; Lewandowski Engineers, 234 North Erie Street, Toledo, Ohio 43604  
Lisa Cottrell, Administrator  
Ryne Sundvold, Associate Planner

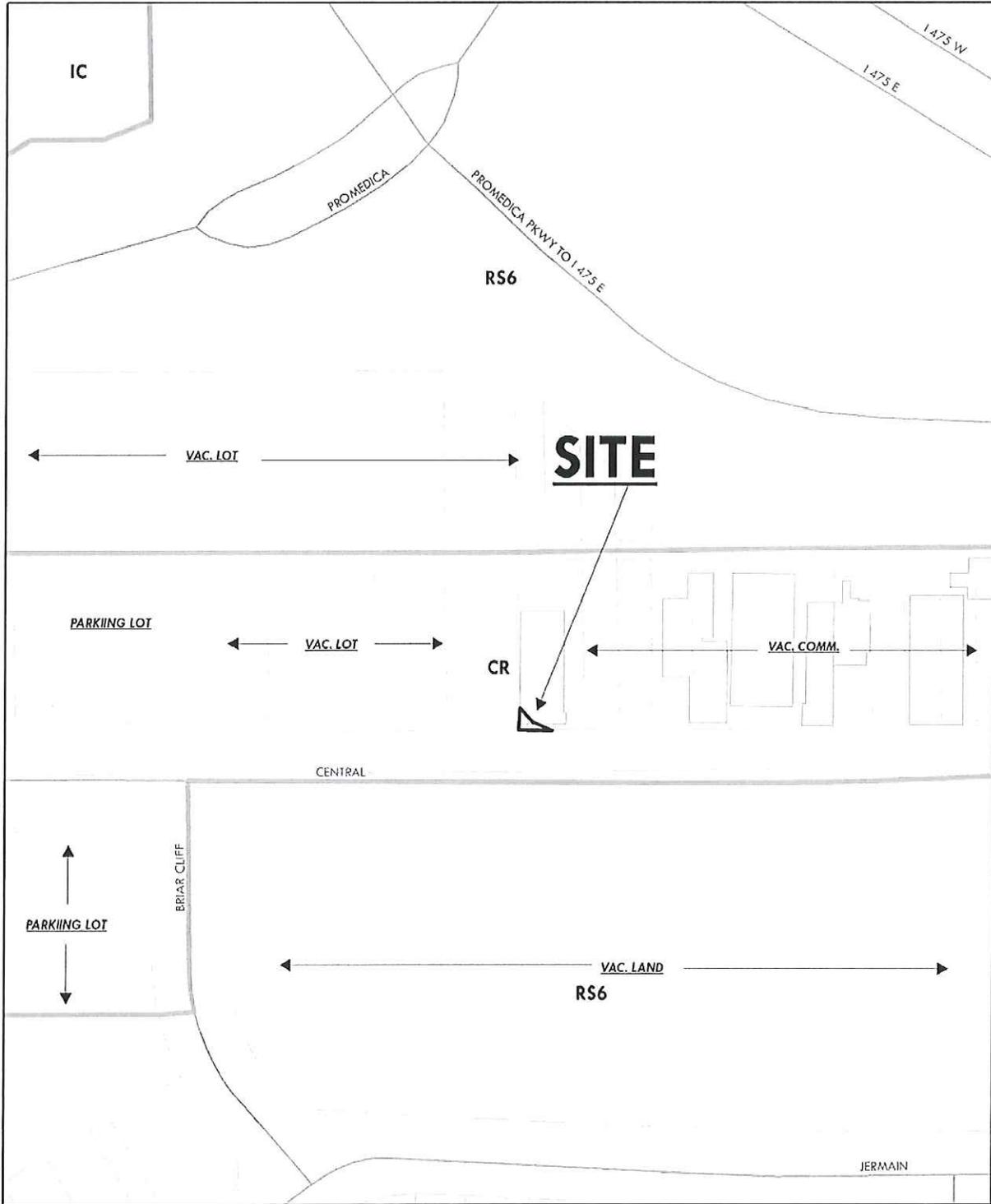
# GENERAL LOCATION

V-447-19  
ID 45



# ZONING AND LAND USE

V-447-19  
ID 45



# SURVEY OF PROPOSED VACATION

V-447-19  
ID 45

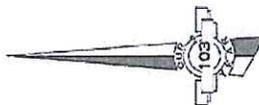
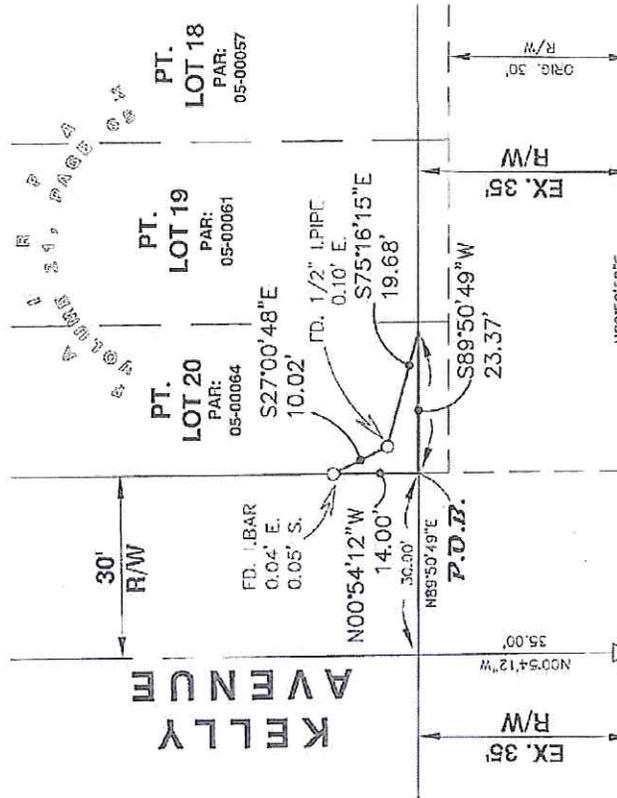


SURVEY #50701

CONTRACT: Q-6284

SEPTEMBER 4, 2019

PROPOSED PARTIAL STREET VACATION OF:  
**KELLY AVENUE**  
CITY OF TOLEDO, LUCAS COUNTY, OHIO



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