

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: August 12, 2022

REF: V-329-22

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

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

SUBJECT: Vacation of the three alleys bounded by Elm Street, Chestnut Street, E. Lake Street, and Manhattan Blvd.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 11, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Vacation of the three alleys bounded by Elm Street, Chestnut Street, E. Lake Street, and Manhattan Blvd.
Applicants	-	James Grant Toledo Public Schools 1609 Summit St Toledo, OH 43064 Joseph Recchie Thurgood Marshall Senior Housing, LLC 1263 E Broad St. Columbus, OH 43205 William Farnsel NeighborWorks Toledo Region 704 2 nd St PO Box 8125 Toledo, OH 43605 Matthew Sutter Lucas Metropolitan Housing 201 Belmont St Toledo, OH 43604

GENERAL INFORMATION

Applicants (cont'd)	-	Justin Moor Area Office on Aging 2155 Arlington Ave Toledo, OH 43609
Architect	-	Anup Janardhanan Moody Nolan 300 Spruce St, Suite 300 Columbus, OH 43215
Engineer	-	Matt Lewandowski Lewandowski Engineers 234 North Erie St Toledo, Ohio 43604

Site Description

Zoning	-	RS6 / Single-Family Residential
Area	-	± 0.36 acres
Frontage	-	± 29' along Manhattan ± 29' along E. Lake
Dimensions	-	± 370' x 16' ± 401' x 13' ± 275' x 15'
Existing Use	-	Unused right-of-way
Proposed Use	-	Senior Apartments

Area Description

North	-	RS6 / Single Family Houses, Leverette Elementary School
South	-	RS6, CO, RD6 / Single Family and Duplex houses, office
East	-	RS6 / Single Family houses
West	-	CN, RS6 / Convenience Store, Single Family Homes

Parcel History

M-7-54	-	Study and review of Webster School Zoning (PC Reviewed 3/18/54, CC no action 3/31/54)
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GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

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| P-44-54 | - | Review of Off-street parking at Inclusive Pomeroy's Lagrange Manor extension between Elm and Chestnut Streets N of Lake ST (PC approved 5/11/54). |
| Z-6004-22 | - | Request for a zone change from Rs6 Single Family Residential to RM24 Multi-dwelling Residential at 424 E Manhattan Blvd. (Companion Case approved by Plan Commission 7/14/22, set to be heard by city council 8/17/22). |
| SPR-33-22 | - | Request for a major site plan review for 86-unit senior housing development at 424 E Manhattan Blvd (Companion Case, not yet heard by Plan Commission). |
| M-8-22 | - | Review of landmark designation for 420 E Manhattan Blvd (Companion Case, not yet heard by Plan Commission). |

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting the vacation of three (3) alleys bounded by Elm Street Chestnut Street, E. Lake Street, and Manhattan. The alleys create an 'H' shape in the block currently occupied by the Thurgood Marshall Building. To the north of the site is a single-family residential neighborhood and Leverette Elementary, to the south of the site is a residential neighborhood composed predominantly of single- and two-family homes as well as an office building. To the west of the site is a residential neighborhood of single-family homes as well as a convenience store. To the east of the site is a single-family neighborhood. The applicant is requesting this vacation as part of a multi-stage approval process for redevelopment of the Thurgood Marshall building and site for use as senior apartments. The applicant has several applications files with the Toledo City Plan Commission. A request for a rezoning has been approved by Plan Commission and will be heard August 14 by City Council.

STAFF ANALYSIS (cont'd)

Vacation of the subject alleys are necessary to the redevelopment. The site, formerly offices and a school, has operated as though the alleys were private property, and a variety of improvements supporting the school have been installed within the right-of-way. At this time the city has no plans to reintroduce alleys onto the site. Vacation of these alleys would neither alter access to any properties nor change the perception of the area.

Neighborhood Meeting

The Director required the applicant hold a neighborhood meeting for the project as a whole pursuant to TMC§1111.0200 – *Neighborhood Meetings*. Toledo Municipal Code require applicants invite neighboring property owners via mail to the meeting. The meeting was hosted Monday July 11th at 6 pm in the LaGrange branch of the Toledo Lucas County Public Library.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Neighborhood Commercial land uses. Neighborhood Commercial land uses are predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses may be included. The requested rezoning complies with the Toledo 20/20 Comprehensive plan.

Staff recommends approval of the proposed vacation because it is compatible with the existing land uses within the general vicinity. Furthermore, the city and other service providers will be able to provide sufficient public safety, transportation, and utility facilities and services to the subject property while maintain sufficient levels of service to existing development.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of V-329-22, the request to vacate the three alleys bounded by Elm Street, Chestnut Street, E. Lake Street, and Manhattan Blvd., to Toledo City Council for the following reason:

1. The proposed Vacation is compatible with the existing land uses within the general vicinity (TMC§1111.0606(B) – *Review & Decision-Making Criteria*); and,
2. The City and other service providers will be able to provide sufficient public safety, transportation, and utility facilities and services to the subject property while maintain sufficient levels of service to existing development (TMC§1111.0606(G) – *Review & Decision-Making Criteria*).

The Toledo City Plan Commission recommends approval of V-329-22, the request for to Vacation of the three alleys bounded by Elm Street, Chestnut Street, E. Lake Street, and Manhattan Blvd. subject to the following **two (2)** conditions:

PLAN COMMISSION RECOMMENDATION (cont'd)

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. Any sewers located in this area are private and the responsibility of the property owner to maintain. 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 for permitted under this vacation. Said indemnification language shall be contained within and evidenced by the endorsement on a certified copy of a final vacating legislation by the owner which indemnification shall be kept in the permanent file of the Clerk of Council.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

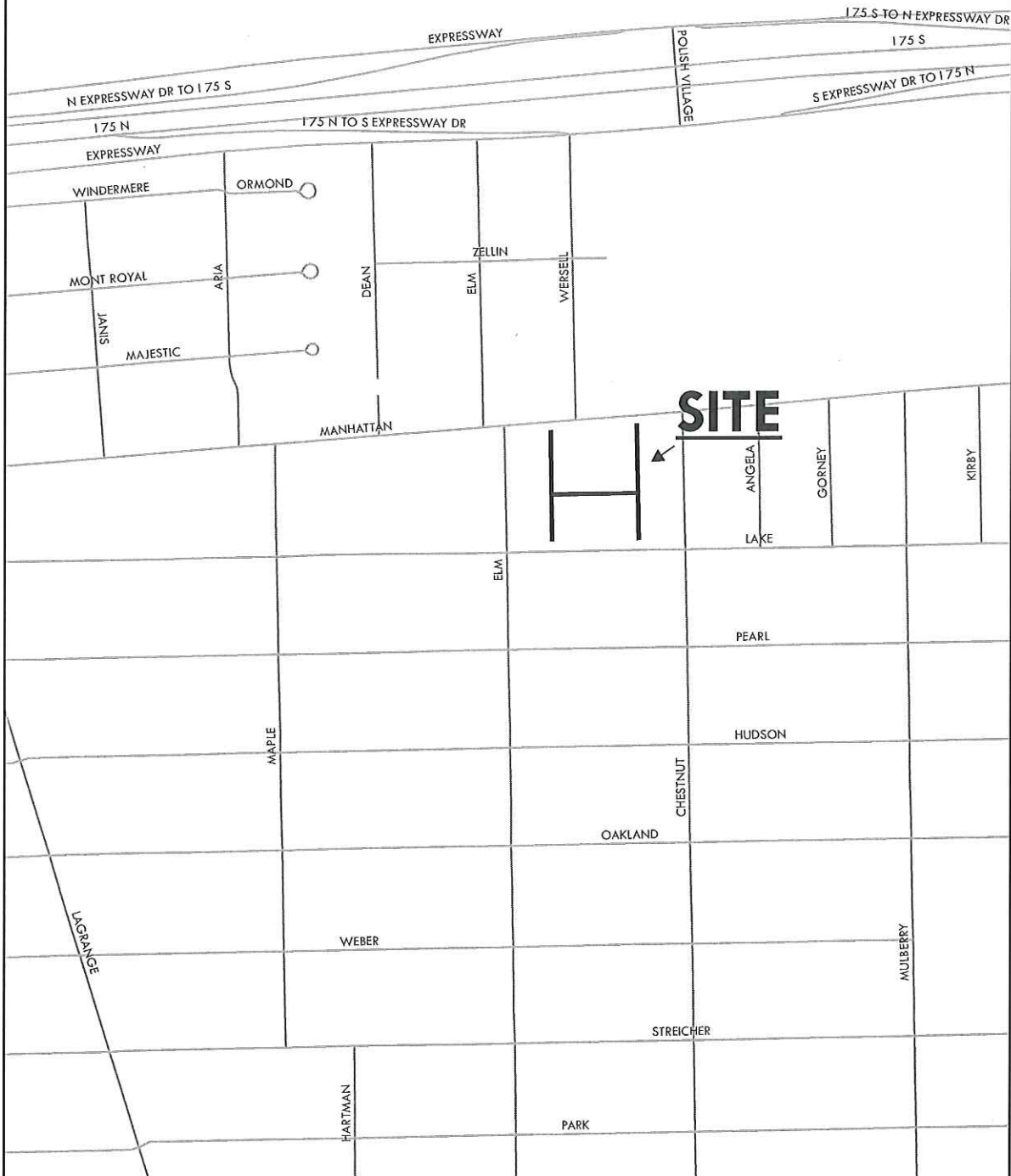
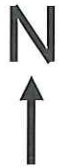
JGL

Three (3) sketches follow

Cc: Applicants
Lisa Cottrell, Administrator
Jonny Latsko, Planner

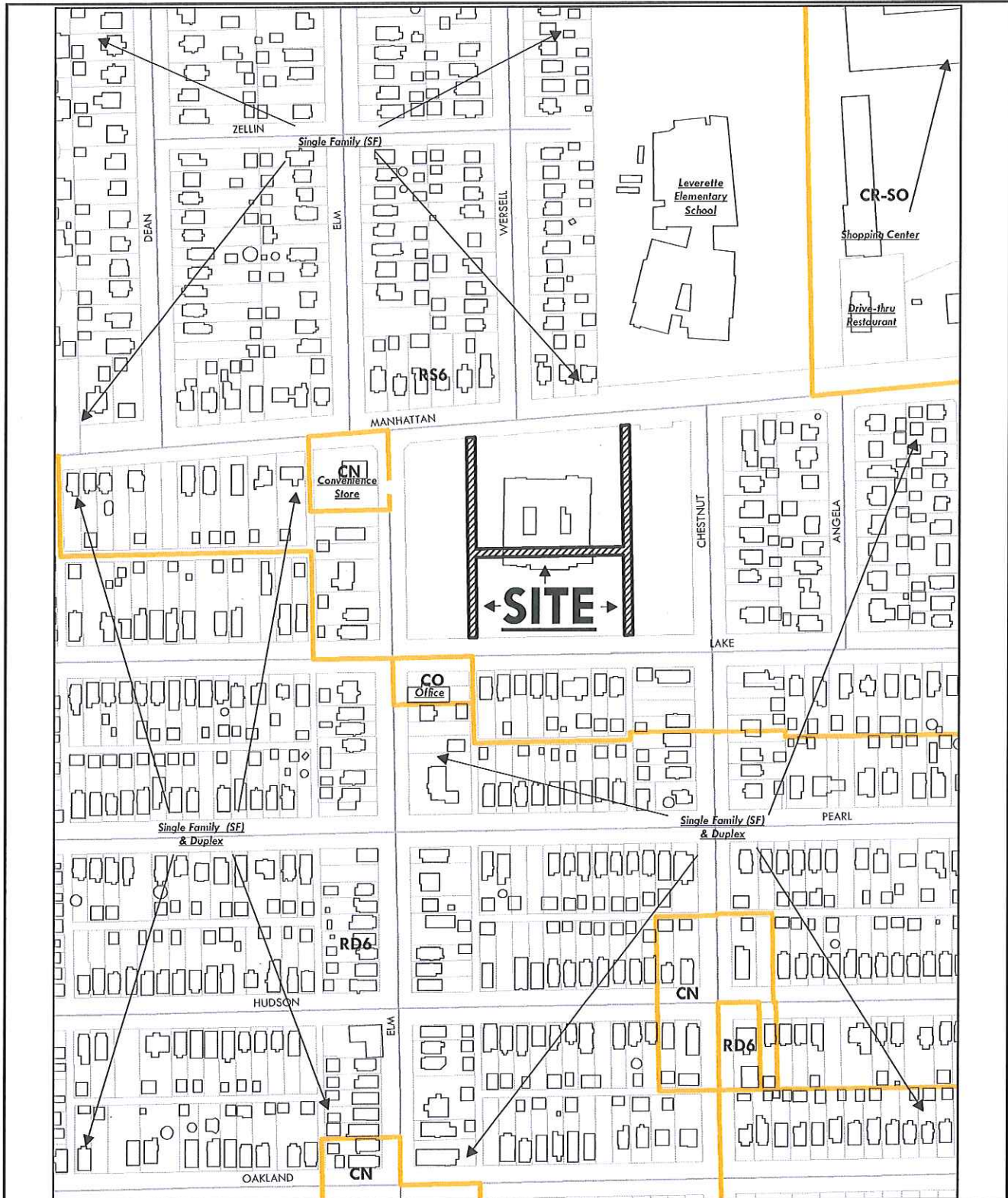
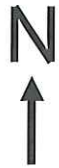
GENERAL LOCATION

V-329-22
ID 7



ZONING & LAND USE

V-329-22
ID 7



SURVEY

V-329-22
ID 7



LE PROJECT : 52411
CONTRACT : I-18888

PROPOSED ALLEY VACATION OF: POMEROY'S LAGRANGE MANOR EXT. LOTS 37-47, 49-66, 70-79, PART OF LOTS 48 AND 67-69 CITY OF TOLEDO, LUCAS COUNTY, OHIO

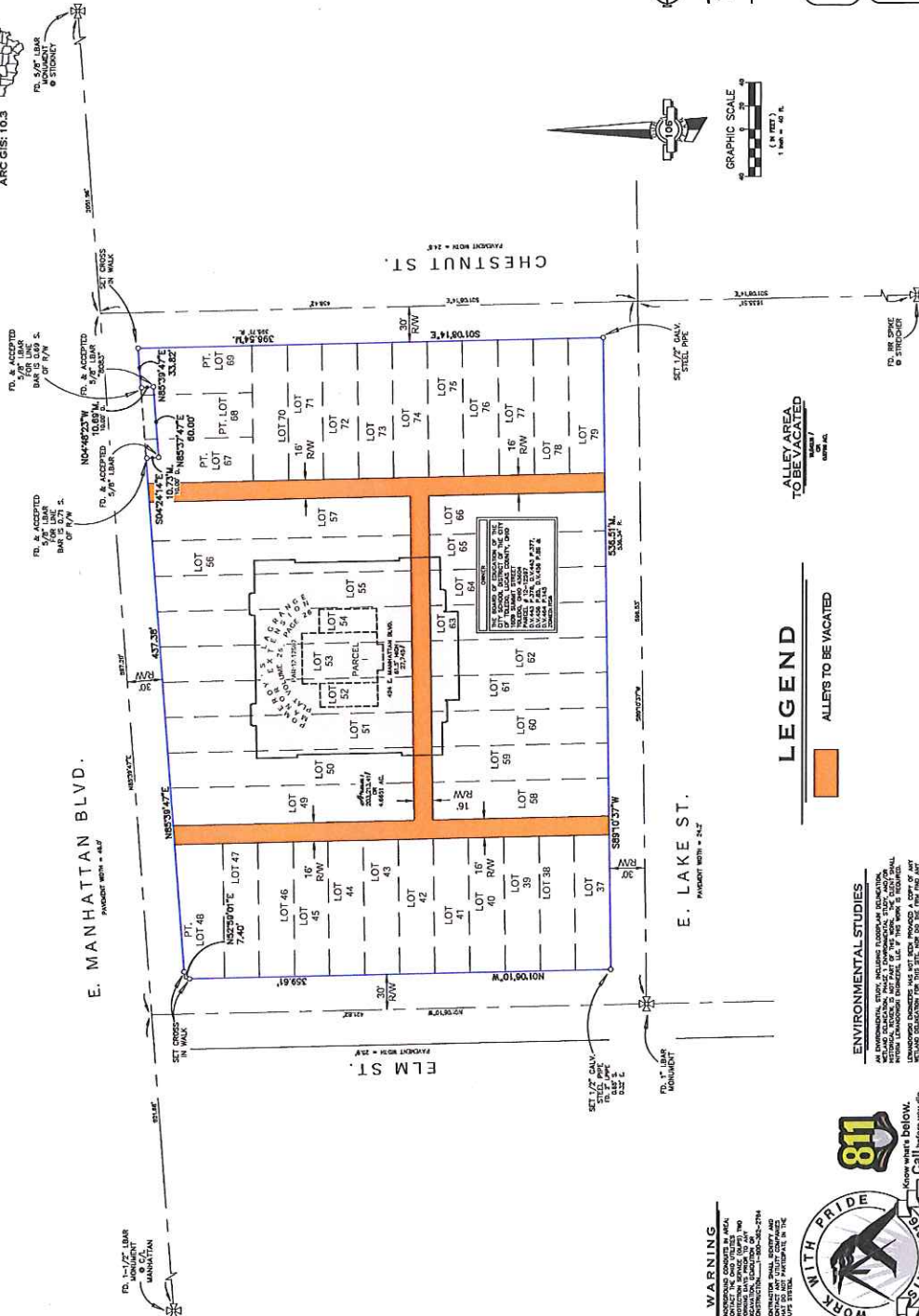


LUCAS
NAD-83, GEOID 181US
STATE PLANE COORDS.
OHIO N. 3401 GRID.
SCALE FACTOR: 1.000257278
ELLIPSOID: 484.49
ARC GIS: 10.3



SITE MAP
NOT TO SCALE

ADDRESS
425 L. MANHATTAN BLVD.
PARCEL NO. 15-1237



WARNING
UNDERSTANDING CONSULT IN AREA
PROPOSED SERVICE TO BE PROVIDED
CONSTRUCTION OF THE PROJECT
CONSTRUCTION SHALL BE IN ACCORDANCE
WITH THE CITY OF TOLEDO, OHIO
CITY ENGINEER'S OFFICE



ENVIRONMENTAL STUDIES
ALL INFORMATION, DATA, INCLUDING EXISTING AND PROPOSED
RECORDS, PLANS, AND SPECIFICATIONS, SHALL BE THE PROPERTY OF
THE CONSULTANT. THE CONSULTANT SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE
APPROPRIATE AGENCIES. THE CONSULTANT SHALL BE RESPONSIBLE FOR
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LEGEND

ALLEYS TO BE VACATED



LEWANDOWSKI ENGINEERS
CIVIL ENGINEERS & SURVEYORS
204 N. CLEVELAND ST.
TOLEDO, OHIO 43604
PHONE: 419-253-4111
FAX: 419-253-4112

POWEROY'S LAGRANGE MANOR EXT.
LOTS 37-47, 49-66, 70-79, PART OF LOTS 48, 67-69
CITY OF TOLEDO, LUCAS COUNTY, OHIO
DATE: 05/21/2022
DRAWN BY: J. L. LAGRANGE
CHECKED BY: J. L. LAGRANGE
APPROVED BY: J. L. LAGRANGE
SCALE: 1"=40'
DATE: 05/21/2022
DRAWN BY: J. L. LAGRANGE
CHECKED BY: J. L. LAGRANGE
APPROVED BY: J. L. LAGRANGE
SCALE: 1"=40'

LOTS 37-47, 49-66, 70-79 & PT. OF LOTS 48, 67-69 IN POMEROY'S LAGRANGE MANOR EXT.