



## TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: February 14, 2020

REF: V-445-19

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

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

SUBJECT: Request for a Vacation of a 5' wide strip of Central Avenue adjacent to lots 5-7 in the Plat of West Central Stores, located at Central Avenue & Briar Cliff Road.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 13, 2020 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Vacation of a 5' wide strip of Central Avenue adjacent to lots 5-7 in the Plat of West Central Stores
Location	-	Central Avenue & Briar Cliff Road
Owner	-	The Toledo Hospital 100 Madison Avenue Toledo, Ohio 43604
Engineer	-	Lewandowski Engineers 234 North Erie Street Toledo, Ohio 43604

#### Site Description

Zoning	-	RS6 & CR / Single-Dwelling Residential & Regional Commercial ( <i>CM proposed</i> )
Area (Total)	-	± 0.02 acres
Frontage	-	± 177' along Central Avenue ± 15' along Briar Cliff Road
Dimensions	-	± 5' x 177' x 15' x 14' x 167'
Existing Use	-	Public right-of-way – Central Avenue
Proposed Use	-	Consolidated land
Neighborhood Org.	-	None
Overlay	-	None

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	Central Avenue, medical office, parking lot / CR
South	-	Parking lot, single-family residential / RS6
East	-	Briar Cliff Road, construction staging area / RS6
West	-	Parking lot, Promedica Parkway / CR

Combined Parcel History

Z-166-57	-	Zone Change from "A" to "C" use and "D" height and area districts at Lot 203 in the Kingston Addition on W. Central Avenue (P.C. approved on 9/5/1957, C.C. approved on 10/21/1957 by Ord. 528-57).
V-168-57	-	Vacate Bernice Avenue between Central & Jermain Dr. and alley south of Central between Briar Cliff & Otis (P.C. approved 8/8/1957, C.C. approved on 2/14/1984 by Ord. 131-84).
M-1-84	-	Review and adoption of the Kingston Neighborhood Association Comprehensive Land Use Plan, area bounded by Monroe, Otis, Central and Upton (P.C. approved on 3/8/1984, C.C. approved on 4/3/1984 by Ord. 255-84).
PL-7-89	-	Parking lot review for Toledo Hospital Ambulatory Care facility at Central Avenue and Briar Cliff Road.
Z-8006-19	-	Zone Change from RS6 Single Dwelling Residential, RD6 Duplex Residential & CR Regional Commercial to CM Mixed Commercial Residential at 1901 & 2061 W. Central Avenue, 2918-2951 Jermain Drive, 2820-2835 Rathbun Drive & 3842, 3846, 3860 Monroe Street ( <i>companion case</i> ).
PUD-8007-19	-	Planned Unit Development for "The Colony South" at 1901 & 2061 W. Central Avenue, 2918-2951 Jermain Drive, 2820-2835 Rathbun Drive & 3842, 3846, 3860 Monroe Street ( <i>companion case</i> ).

## **GENERAL INFORMATION (cont'd)**

### Applicable Regulations

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

## **STAFF ANALYSIS**

This application was deferred from the January 9, 2020 Plan Commission hearing to the February 13, 2020 Plan Commission hearing. The applicant is proposing a Vacation of a 5' wide strip of Central Avenue adjacent to lots 5-7 in the Plat of West Central Stores at the corner of Central Avenue and Briar Cliff Road. The existing right-of-way is currently 45' wide from centerline of Central Avenue, whereas the lots abutting the site have a 40' wide right-of-way from centerline. The proposed Vacation will allow the right-of-way to be a consistent width with the adjacent lots to the west. Additionally, the proposed Vacation will create a consistent property line along Central Avenue.

The applicant intends to vacate this portion of right-of-way in order to redevelop the overall site as a mixed-use commercial residential development. A request for a Zone Change (*Z-8006-19*) and Planned Unit Development (*PUD-8007-19*) accompany this case in order to facilitate the redevelopment of the site.

Based on the nature of the proposed use and its location, 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 and create a consistent right-of-way width (*40' from centerline*) along this portion of Central Avenue.

## **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of V-445-19, a request for Vacation of a 5' wide strip of Central Avenue adjacent to lots 5-7 in the Plat of West Central Stores, 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 and create a consistent right-of-way width along this portion of Central Avenue.

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

The Toledo City Plan Commission further recommends approval of V-445-19, a request for Vacation of a 5' wide strip of Central Avenue adjacent to lots 5-7 in the Plat of West Central Stores, to Toledo City Council subject to the following **two (2)** 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

Plan Commissions

2. Applicant shall obtain approval from the Division of Transportation before vacating right-of-way.

Respectfully Submitted,



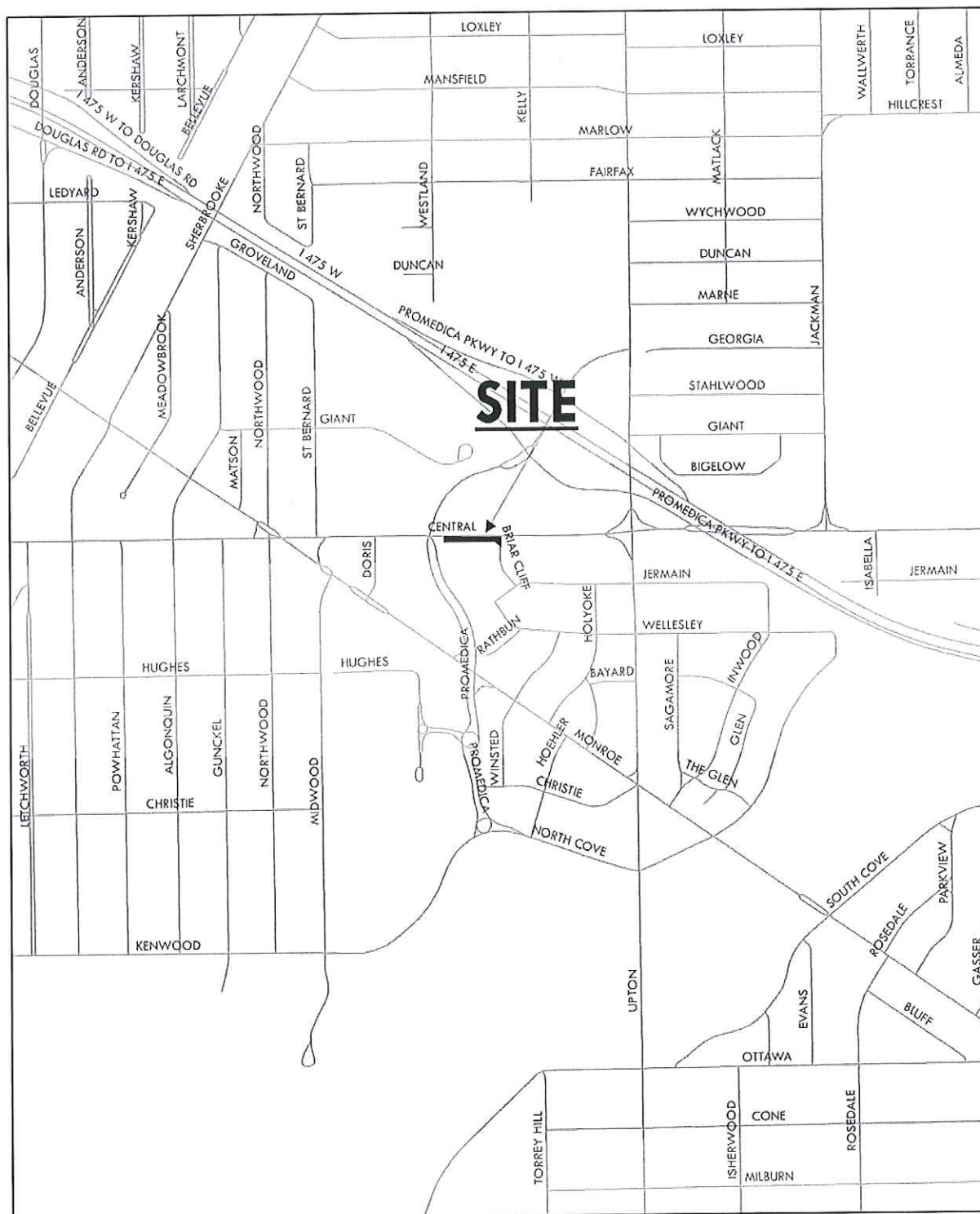
Thomas C. Gibbons  
Secretary

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

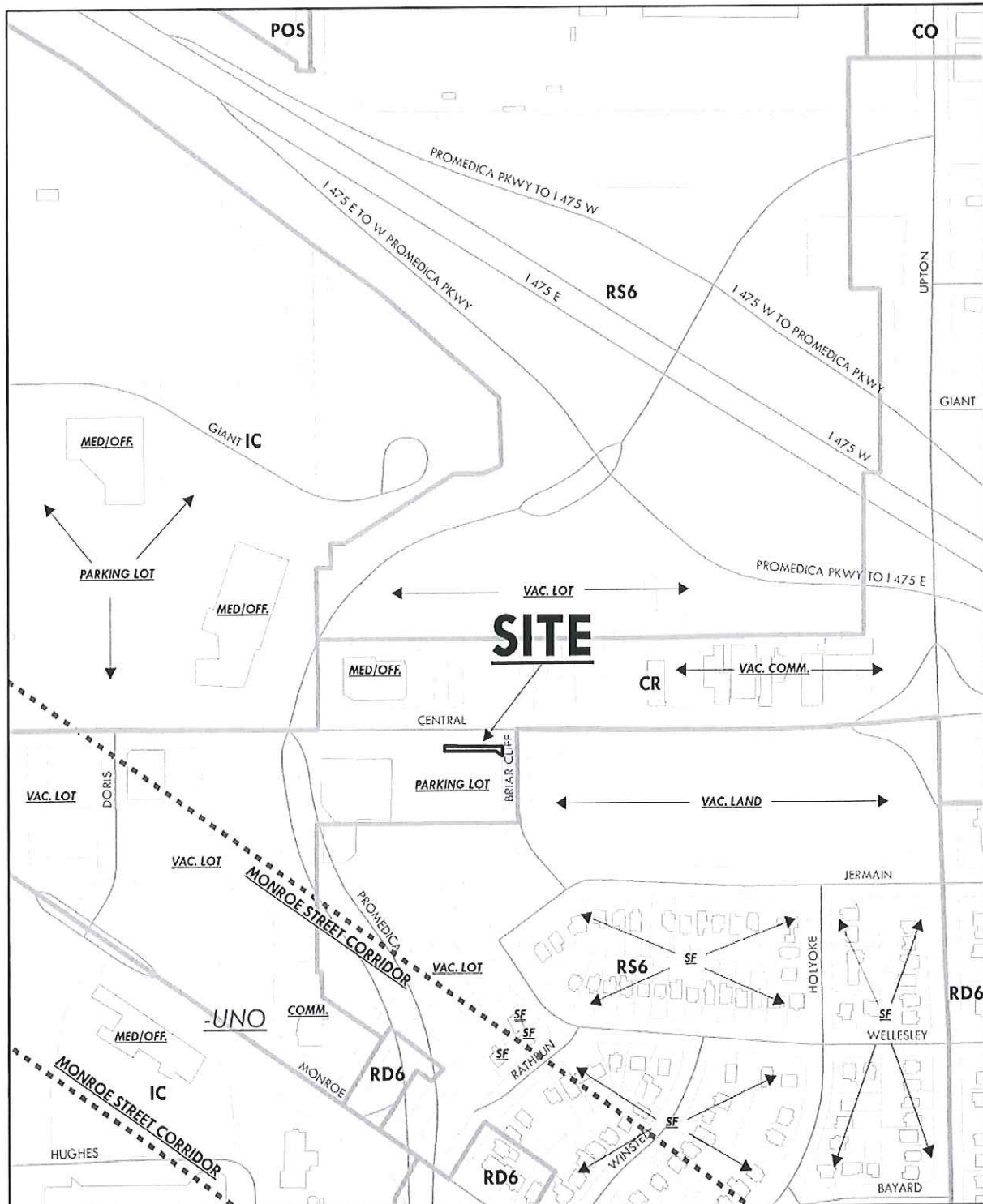
# GENERAL LOCATION

V-445-19  
ID 45



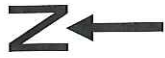
## ZONING AND LAND USE

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# SURVEY OF PROPOSED VACATION

V-445-19  
ID 45



SEPTEMBER 4, 2019

SURVEY #50701

CONTRACT: Q-6284

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

