

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: October 9, 2020

REF: V-373-20

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

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

SUBJECT: Request for Vacation of an alley bounded by Washington, Erie, Lafayette, and Ontario Streets

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 8, 2020 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Vacation of a portion of an alley bounded by Washington, Erie, Lafayette, and Ontario Streets
Applicant	-	Kevin Prater 401 S Washington Square, Suite 102 Lansing, MI 48933

#### Site Description

Zoning	-	IL Limited Industrial and CD Downtown Commercial
Area	-	± 0.07 acres
Frontage	-	± 16' along alley facing Washington
Dimensions	-	± 161.22' x 16'
Existing Use	-	Alley
Proposed Use	-	Improve safe circulation between parking lots and Commerce Paper Company building

#### Area Description

North	-	Condominiums / CD
South	-	Parking lot / IL
East	-	Parking lot / CD
West	-	Former Commerce Paper Company building / CD

Parcel History

- |            |   |   |
|------------|---|---|
| Z-6015-05  | - | Request for zone change from IL Limited Industrial to CD Downtown Commercial, and request for suspension of TMC 1104.0100 Use Table to permit storage/mini-warehousing for a mixed-use development, approved by Plan Commission on 8/11/05, City Council approved on 10/4/05. |
| Ord. 31-07 | - | Request to grant a waiver of maximum density for a proposed 75 unit apartment development, approved by City Council on 1/30/07.   |
| M-5-12     | - | Review of the 2012 Toledo Warehouse District Plan as an amendment to the 20/20 Plan (P.C. rec. approval on 1/10/13, C.C. approved on 2/20/13 by Ord. 86-12).  |
| M-12-13    | - | Review of amendment to Chapter 1103 of the City of Toledo Planning and Zoning Code to establish the Warehouse Urban Neighborhood Overlay (UNO) District (P.C. rec. approval 10/23/13, C.C. approved on 2/3/14 by Ord. 9-14).  |
| Z-1001-17  | - | Zone Change from IL Limited Industrial to CD Downtown Commercial (P.C. approved on 2/9/17, pending City Council approval)   |

Applicable Regulations

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

**STAFF ANALYSIS**

The applicant is requesting the Vacation of a portion of the alley bounded by Washington, Erie, Lafayette, and Ontario Streets. The applicant owns the adjoining Commerce Paper Company building at 15 S Ontario Street as well as Standart Parking, LLC on 730 Lafayette Street and Standart Lofts, LLC at 34 S Erie Street. Surrounding land uses include condominiums to the north; a parking lot to the east; a parking lot to the south; and undeveloped land and the vacant Commerce Paper Company building to the west.

The applicant is requesting the Vacation in order to be able to provide safe circulation between the parking lots to the south and east with the Commerce Paper Company building. The applicant plans on improving the building for both commercial use on the ground floor and residential use above.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan future land use designation targets the proposed Vacation for CD Downtown Commercial which is shaped by Activity, Access, and Aesthetics. The proposed Vacation will not affect the appropriateness of the land use and will support careful attention to the movement of pedestrians and vehicles, the densifying of current growth blocks and the beautification for restoring an historic building.

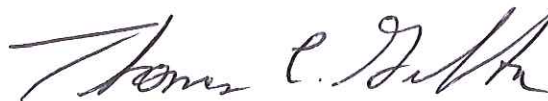
Staff recommends approval of the proposed Vacation since it will not impede or restrict access to any adjoining property owners abutting the site and it will improve safe access and connectivity between future residential use and business ventures. Additionally, the request conforms to the goals of the Downtown Toledo Master Plan.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of V-373-20, the request for the Vacation of a portion of an alley bounded by Washington, Erie, Lafayette, and Ontario streets to Toledo City Council for the following two (2) reasons:

1. The proposed Vacation supports a use that conforms to the Toledo 20/20 Comprehensive Plan, and
2. The proposed vacation will not impede or restrict access to abutting property owners.

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

Two (2) sketches follow

Cc: Kevin Prater 401 S Washington Square, Suite 102, Lansing, MI 48933  
Dave Root, PE, 28 W Adams. Suite 1200, Detroit, MI 48226  
Lisa Cottrell, Administrator  
Nancy Hirsch, Planner





## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: September 22, 2020  
REF: V-373-20  
PLANNER: Hirsch

### NOTICE OF PUBLIC HEARING

on

**Date: Thursday, October 8, 2020**

Request: Vacation of an alley

Location: Bounded by Washington, Erie, Lafayette, and Ontario Streets

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, October 8, 2020** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attendee" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

#### **Zoom Link:**

Join from PC, Mac, Linux, iOS or Android: <https://toledo-oh-gov.zoom.us/j/97477159893>

Or Telephone:

Dial:

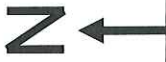
USA 602 333 2017

USA 8882045987 (US Toll Free)

Conference code: 165882

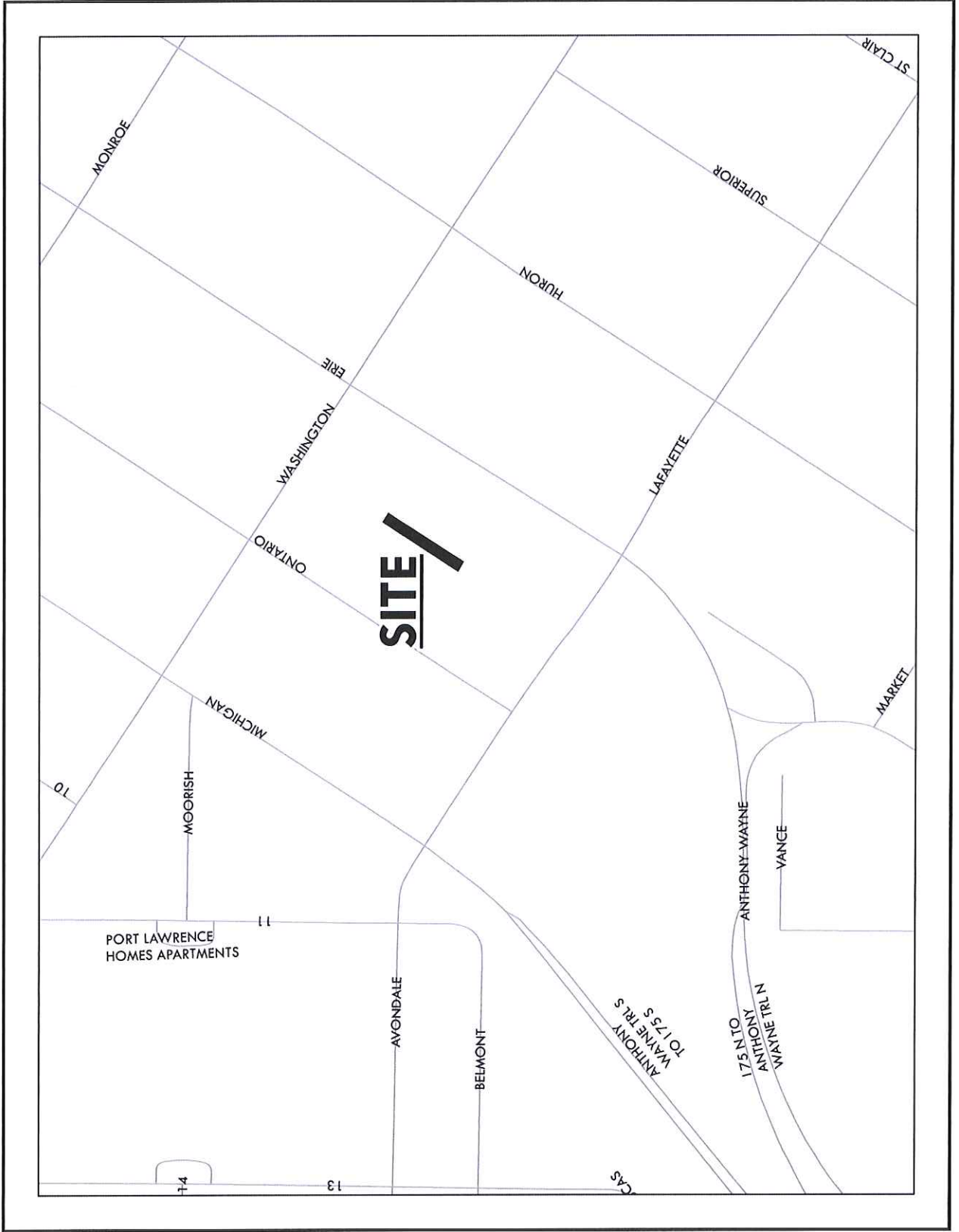
You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at [nancy.hirsch@toledo.oh.gov](mailto:nancy.hirsch@toledo.oh.gov). We will ensure that your comments are incorporated as part of the public record.

**TOLEDO CITY PLAN COMMISSION**



V-373-20  
ID 10a

## GENERAL LOCATION





V-373-20  
ID 10a

## ZONING & LAND USE

