

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: December 3, 2020

REF: V-444-20

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

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

SUBJECT: Request for the Vacation of a portion of Clemente Trace

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 3, 2020 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Vacation of a portion of Clemente Trace
Applicant	-	Lucas Metropolitan Housing Authority 435 Nebraska Avenue Toledo OH 43604
Engineer	-	Lewandowski Engineers 234 N Erie Street Toledo OH 43604

#### Site Description

Zoning	-	RM36 Multifamily Residential
Area	-	± 0.52 acres
Frontage	-	± 60' along Rogan Way ± 60' along Bresnahans Green
Dimensions	-	± 60' x ±330'
Existing Use	-	Proposed right-of-way
Proposed Use	-	Multifamily Units
Overlay	-	Planned Unit Development

#### Area Description

North	-	Multifamily Units / RM36-PUD
South	-	Community Center and parking lot / RM3-PUD
East	-	Open space and Interstate / RM36-PUD & IL
West	-	Undeveloped / RM36-PUD & CN-PUD

**GENERAL INFORMATION (cont'd)**

Parcel History

- |              |   |   |
|--------------|---|---|
| Z-153-82     | - | Zone Change from C-3 to R-2 and from R-5 to R-2. PC approved 04/25/85. Ord 353-85 passed 05/14/85.  |
| M-14-95      | - | Community Development Plan for the ONYX Community Development District. PC approved 05/03/95. Ord 375-96 passed 05/29/96.   |
| S-16-02      | - | Preliminary drawing review for Washington Village Plat Ten. PC approved 11/07/02.   |
| S-31-04      | - | Washington Village Plat X Preliminary Drawing Review. Withdrawn.  |
| Z-1001-05    | - | Zone Change from RS6 to CO. Withdrawn.  |
| SPR-11-11    | - | Major Site Plan Review of a 65 Unit Senior Housing Center (Phase 1 of 3). PC approved 06/09/11.   |
| Z-9003-12    | - | Zone Change from RS to RM36. PC approved 10/11/12. CC approved 11/14/12. Ord 549-12 passed 11/20/12.  |
| PUD-8007-12  | - | Request for a Planned Unit Development for a 207 dwelling unit housing complex located at 392 Nebraska Ave. PC approved 10/11/12. CC approved 11/14/12. Ord 550-12 passed 11/20/12. |
| V-29-13      | - | Vacation of Weiler Ave from Nebraska Ave to Belmont Ave. PC approved 2/14/13. CC approved 3/20/13. Ord 552-13 passed 12/10/13.  |
| V-441-13     | - | Request for the Vacation of all right of ways bounded by Nebraska Ave, Division St, Belmont Ave, and I-75. PC approved 10/10/13. CC approved 11/11/13. Ord 552-13 passed 12/10/13.  |
| PUD-11004-16 | - | New multifamily housing at 392 Nebraska Avenue, amending Ord 550-12. PC approved 01/12/2017. CC approved 02/15/17. Ord 87-17 passed 02/21/17.                                       |
| S-6-20       | - | Final Plat of Bresnahan Green and Part of Belmont Avenue in Collingwood Green. <i>Postponed.</i>  |

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

### Parcel History (cont'd)

PUD-10007-20 - Planned Unit Development amendment, originally approved by Ord. 87-17, for multifamily development. *Companion Case.*

### Applicable Regulations

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

## **STAFF ANALYSIS**

The applicant, Lucas Metropolitan Housing Authority (LMHA), is requesting the Vacation of a portion of Clemente Trace in the Collingwood Green apartment complex. Companion case PUD-10007-20 is an amendment to the previously approved Planned Unit Development for Collingwood Green (PUD-11004-16). A Vacation is required as Clemente Trace was dedicated with the approval of PUD-11004-16, and therefore must be vacated from the previous location and dedicated in the new location through the approval of PUD-10007-20. Surrounding land uses include multi-family housing to the north; open space and I-75 to the east; a community center and parking lot to the south; and undeveloped land to the west. On 10/21/2020, City Council approved a declaration of intent (*Res. 444-20*) to Vacate the requested alley.

The site plan for PUD-10007-20 depicts the Clemente Trace right-of-way moved  $\pm$ forty-five ( $\pm 45'$ ) to the south. The new location of the right-of-way will allow for an additional apartment building with eight (8) units, and a reduced parking lot for the development's Community Center. The right-of-way width will remain the same (60') and Clemente Trace will still connect Bresnahan Green to Rogan Way.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Multifamily Residential land uses. This district is primarily intended to accommodate the development of multi-dwelling housing and also intended to create, maintain, and promote higher density housing opportunities in areas with good transportation access. Staff recommends approval of the applicant's request as the Vacation is an appropriate use and conforms to the Toledo 20/20 Comprehensive Plan.

## **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of V-444-20, the request for the Vacation of a portion of Clemente Trace to Toledo City Council for the following reason:

1. The proposed Vacation conforms to the Toledo 20/20 Comprehensive Plan.

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

The Toledo City Plan Commission further recommends approval of V-444-20, the request to Vacate a portion of Clemente Trace to Toledo City Council subject to the following **two (2)** conditions:

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.

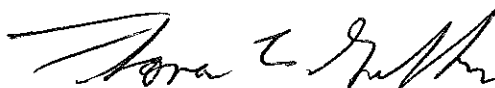
Division of Transportation

1. 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.

Plan Commission

2. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

Two (2) sketches follow

Cc: Matt Sutter, Lucas Metropolitan Housing Authority, 435 Nebraska Avenue, Toledo OH 43604

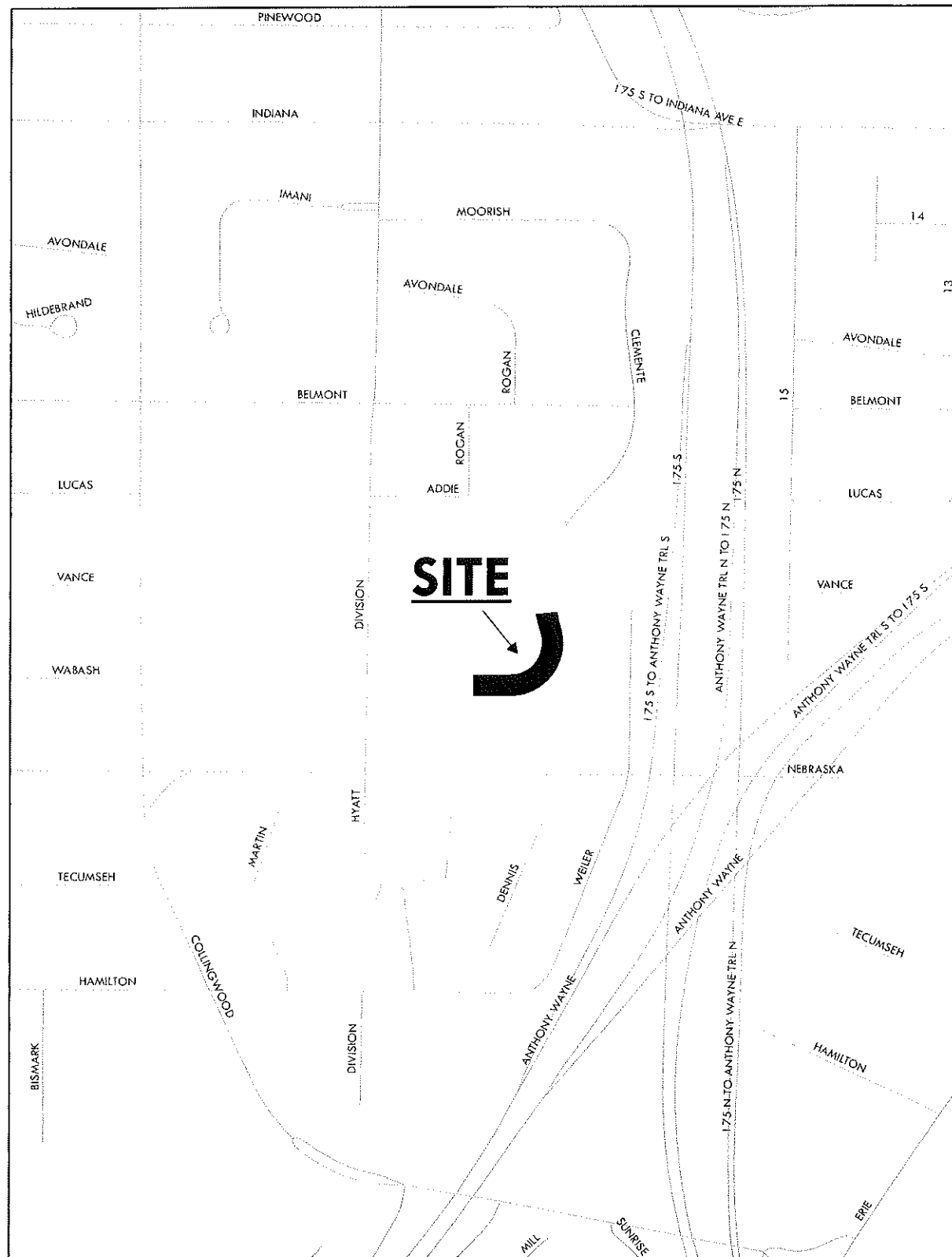
Matt Lewandowski, Lewandowski Engineers, 234 N Erie Street, Toledo OH 43604

Lisa Cottrell, Administrator

Dana Reising, Planner

## GENERAL LOCATION

**V-444-20**  
**ID 10**



# ZONING & LAND USE

V-444-20  
ID 10

