



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: June 11, 2021

REF: V-255-21

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 the "Pawlonia" alley bounded by Madison and Jefferson Avenues and 19<sup>th</sup> and 20<sup>th</sup> Streets

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 10, 2021 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

|           |   |                                                                                                                             |
|-----------|---|-----------------------------------------------------------------------------------------------------------------------------|
| Request   | - | Vacation of the "Pawlonia" alley bounded by Madison and Jefferson Avenues and 19 <sup>th</sup> and 20 <sup>th</sup> Streets |
| Applicant | - | Scott Gibson<br>Windsor Development, LLC<br>6660 Doubletree Ave, Ste 8<br>Columbus, OH 43229                                |

#### Site Description

|                   |   |                                                                                       |
|-------------------|---|---------------------------------------------------------------------------------------|
| Zoning            | - | CO / Office Commercial                                                                |
| Area              | - | ± 0.07 acres                                                                          |
| Frontage          | - | ± 16' along alley facing 20 <sup>th</sup> Street                                      |
| Dimensions        | - | ± 200.55' x 16'                                                                       |
| Existing Use      | - | Alley                                                                                 |
| Proposed Use      | - | 142 apartment units, 6 townhouse units, 14,760 sf retail space, mixed-use development |
| Neighborhood Org. | - | UpTown Association                                                                    |
| Overlay           | - | UpTown Neighborhood Overlay (UDARC)                                                   |

#### Area Description

|       |   |                                            |
|-------|---|--------------------------------------------|
| North | - | Vacant lot, Ohiolink / CO                  |
| South | - | Vacant lots, convenience store / CO        |
| East  | - | Uptown Green park, Market on the Green/ CO |
| West  | - | Apartments / CO                            |

Combined Parcel History

- |             |   |                                                                                                                                                                                                                                        |
|-------------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| V-263-80    | - | Vacation of alley between 19 <sup>th</sup> & 20 <sup>th</sup> Street, adjacent to Lots 144, 145, 146, 147, 169 & 175 in the Hunt's Addition (P.C. approved on 11/16/1980, C.C. approved Res. 263-80 on 8/23/1980, <i>incomplete</i> ). |
| V-988-98    | - | Vacation of alley between 18 <sup>th</sup> & 19 <sup>th</sup> Street (P.C. approved on 5/13/1999, C.C. approved on 12/21/1999 by Ord. 979-99, <i>conditions of approval were not met</i> ).                                            |
| V-228-99    | - | Vacation of a portion of alley in block bounded by 18 <sup>th</sup> & 19 <sup>th</sup> Street, Jefferson & Madison Avenue (P.C. approved on 5/13/1999, C.C. approved on 12/21/1999 by Ord. 980-99).                                    |
| Z-7002-12   | - | Zone Change Request from CO to CR for a Rooming House at 232 19 <sup>th</sup> Street (P.C. deferred case on 9/13/12 and 11/1/12, case withdrawn).                                                                                      |
| M-4-12      | - | Review & Adoption of the Uptown District Neighborhood Plan (P.C. approved 12/5/2013, C.C. approved on 1/14/2014 by Ord. 19-14).                                                                                                        |
| M-5-19      | - | Review & adoption of the Uptown Master Plan Update as an amendment to the 20/20 Plan (P.C. approved 6/13/2019, C.C. approved on 7/23/2019 by Ord. 353-19).                                                                             |
| UDARC-3-20  | - | UpTown District Architecture Review Committee review of 120-unit apartment complex at 1817 Madison Avenue (UDARC approved 5/28/2020).                                                                                                  |
| PUD-3005-20 | - | Planned Unit Development for the "Village on the Green" a 120-unit apartment complex at 1817 Madison Avenue ( <i>withdrawn</i> ).                                                                                                      |
| Z-3004-20   | - | Zone Change from CO Office Commercial to CM Mixed Commercial Residential at 1817 Madison Avenue ( <i>withdrawn</i> ).                                                                                                                  |
| V-253-21    | - | Vacation of 19 <sup>th</sup> Street between Madison and Jefferson Avenues ( <i>companion</i> )                                                                                                                                         |

**GENERAL INFORMATION (cont'd)**

Combined Parcel History (cont'd)

|            |   |                                                                                                                                                                 |
|------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| V-254-21   | - | Vacation of "Pawlonia" Alley between 18 <sup>th</sup> and 19 <sup>th</sup> Streets ( <i>companion</i> )                                                         |
| V-256-21   | - | Vacation of Alley bounded by Madison and Jefferson Avenues between 18 <sup>th</sup> and 19 <sup>th</sup> Streets ( <i>companion</i> )                           |
| V-257-21   | - | Vacation of Alley bounded by Madison and Jefferson Avenues between 19 <sup>th</sup> and 20 <sup>th</sup> Streets ( <i>companion</i> )                           |
| SPR-16-21  | - | Major Site Plan Review for mixed use multifamily development ( <i>companion</i> )                                                                               |
| UDARC-3-21 | - | UpTown District Architecture Review Committee review of Village on the Green, a mixed use, multifamily workforce housing development (UDARC approved 05/25/21). |

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- UpTown District Urban Neighborhood Overlay District
- 2019 UpTown Master Plan

**STAFF ANALYSIS**

The applicant is requesting the Vacation of the "Pawlonia" alley bounded by Madison and Jefferson Avenues and 19<sup>th</sup> and 20<sup>th</sup> Streets. Surrounding land uses include apartments to the north, Uptown Green to the east, vacant lots to the south, and a day care center to the west.

The applicant is requesting the Vacation in order to be able to develop mixed-use, multifamily workforce apartments with six (6) townhouses and ±14,760 square feet of retail space. This is an appropriate reuse for this location as the Uptown Neighborhood struggles with a lack of landscaped amenities and housing options supportive of low- and middle-income workers.



## **STAFF ANALYSIS (cont'd)**

### 20/20 Comp Plan

The Toledo 20/20 Comprehensive Plan targets this area as Urban Village. The Urban Village future land use district was intended as a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character. The applicant is pursuing a residential and retail development, which is consistent with the Urban Village land use designation. This alley vacation supports a pedestrian based design that requires distinct architecture and allows a mix of land uses

Staff recommends approval of the proposed vacation since it will allow a fully developed Urban Village with safe mobility within the general vicinity of the subject property. Additionally, the vacation will not impede or restrict access to abutting properties.

## **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of V-255-21, the request to Vacate the "Pawlonia" alley bounded by Madison and Jefferson Avenues and 19<sup>th</sup> and 20<sup>th</sup> Streets to Toledo City Council for the two (2) following 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.

The Plan Commission recommends approval of V-255-21, the request to Vacate the "Pawlonia" alley bounded by Madison and Jefferson Avenues and 19<sup>th</sup> and 20<sup>th</sup> Streets to Toledo City Council subject to the following **four (4)** 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 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

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

Buckeye Telesystems

2. Buckeye has aerial cable going down the poles and will need to maintain access to these facilities unless utility is relocated.

Division of Transportation

3. 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

4. The proposed vacation cannot result in the loss of access for any abutting properties without the consent of the abutting property owners.

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

Two (2) sketches follow

Cc: Scott Gibson, Applicant  
Lisa Cottrell, Administrator  
Nancy Hirsch, Planner

**Pawlonia Alley between  
19<sup>th</sup> & 20<sup>th</sup> GL**

**V-255-21**





# Pawlonia Alley between 19<sup>th</sup> & 20<sup>th</sup> Z&LU

V-255-21



**V-253-21, V-254-21, V-255-21  
V-256-21, V-257-21  
Zoning & Land Use**

**Village on the  
Green  
Vacations**





**V-253-21, V-254-21, V-255-21  
V-256-21, V-257-21  
General Location**

**Village on the  
Green  
Vacations**

