

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: October 14, 2021

REF: V-447-21

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 the 20ft strip of land along Front Street from Marina Drive to the Craig Bridge Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 14, 2021 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Vacation of the 20ft strip of land along Front Street from Marina Drive to the Craig Bridge Street
Applicant	-	Metroparks Toledo 5100 West Central Avenue Toledo, OH 43615
Engineer	-	Lewandowski Engineers 234 N Erie Street Toledo, OH 43604

#### Site Description

Zoning	-	POS Parks and Open Space
Area	-	± 0.23 acres
Frontage	-	± 846.52' along Front Street ± 37.55' along Craig Bridge Street
Dimensions	-	± 846.52' x 10' x 881.29' x 37.55'
Existing Use	-	Open space and sidewalk
Proposed Use	-	Open space and sidewalk
Overlay	-	Maumee River Overlay Marina District Overlay

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	Public park ( <i>in development</i> ) / POS
South	-	Public park / IL
East	-	Interstate / IL
West	-	Public park & marina / POS & CR

Parcel History

M-2-05	-	Marina District Urban Renewal Plan (PC approved 04/25/2007).
MDO-5-18	-	Marina District Overlay District review for a new metropark at 0 Riverside Drive (ARC approved 01/08/2019).
MRO-3-18	-	Maumee Riverfront Overlay District review for a new metropark at 0 Riverside Drive (PC approved 02/19/2019).
Z-11002-18	-	Zone Change from CR Regional Commercial and IG General Industrial to POS Parks and Open Space at 0 Riverside Drive (PC approved 01/10/2019, CC approved 02/13/2019, Ord. 89-19 passed 02/19/2019).
SUP-11003-18	-	Special Use Permit for Community Recreation - Active for a new metropark at 0 Riverside Drive (PC approved 01/10/2019, CC approved 02/13/2019, Ord. 90-19 passed 02/19/2019).
MDO-1-21	-	Marina District Overlay Review of the expansion of the Glass City Metropark. Marina District ARC approved 04/06/2021.
SUP-2006-21	-	Amendment to Special Use Permit, originally granted by Ord. 90-19, for expansion of "Glass City Metropark" at Front Street and Marina Drive. PC recommended approval 04/08/2021. CC recommended approval 05/12/2021. Ord. 293-21 passed 05/25/2021.
MRO-1-21	-	Maumee River Overlay review of the expansion of the Glass City Metropark. PC approved 04/08/2021.

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

### Applicable Regulations

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

## **STAFF ANALYSIS**

The applicant is requesting the Vacation of the 20ft strip of land along Front Street from Marina Drive to the Craig Bridge Street. The applicant, Metroparks Toledo, owns the adjacent property to the northwest. Metroparks Toledo is currently developing the previously approved Phase II of the Glass City Metroparks at Front Street, and the completed park will extend between Morrison Drive and the Craig Bridge Street. Surrounding land uses include the Glass City Metropark to the north; Tribute Park to the south; the Craig Street Bridge and I-280 to the east; and the Glass City Metropark, a marina, and the National Museum of the Great Lakes to the west.

The applicant is requesting the Vacation in order to facilitate the expansion of the Glass City Metropark. The previously approved Special Use Permit of Phase II of the Glass City Metropark proposed the property to the north be for urban camping, and the vacated area contains a tree line which will buffer the campsite from Front Street. The area requesting to be vacated was previously ramps for I-280, however since the Veterans Glass City Bridge was constructed, the roadways in this location have been reconfigured and the right-of-way is no longer necessary to serve the infrastructure. On 08/17/2021, City Council approved a declaration of intent (*Res. 447-21*) to Vacate the requested portion of Front Street.

### Connecting the Pieces Plan

The 2008 Connecting the Pieces Plan identifies this strip of land as a trail to connect to proposed parks. The trail was constructed along with the Veterans Glass City Bridge project, and serves as bicycle and pedestrian access along Front Street. The trail will remain with the proposed Glass City Metropark, and further fulfill the Connecting the Pieces Plan vision of building vibrant public spaces in East Toledo.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan future land designation targets the proposed adjacent land as Urban Village. This land use category is a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and district architectural character. The proposed Vacation area will be added to Glass City Metropark, and will be a valuable public amenity.

### STAFF ANALYSIS (cont'd)

Staff recommends approval of the proposed Vacation as it will not impede or restrict access to any adjoining property owners abutting the site. Additionally, the request conforms to the goals of the Connecting the Pieces Plan.

### PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of V-447-21, the request for the Vacation of the 20ft strip of land along Front Street from Marina Drive to the Craig Bridge Street 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 conforms to the Toledo 20/20 Comprehensive Plan and the 2008 Connecting the Pieces Plan (TMC§1111.0606(A) – *Review & Decision-Making Criteria*).

The Toledo City Plan Commission further recommends approval of V-447-21, the request to Vacate the 20ft strip of land along Front Street from Marina Drive to the Craig Bridge Street 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

2. An easement per city agreement shall be retained over vacated right of way.

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

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. Any revisions to the previously approved Special Use Permit for the Glass City Metropark shall be viewed by the Plan Commission as a minor amendment or a major amendment per TMC§1111.0708 – Amendments to Approved Special Uses.

Respectfully Submitted,



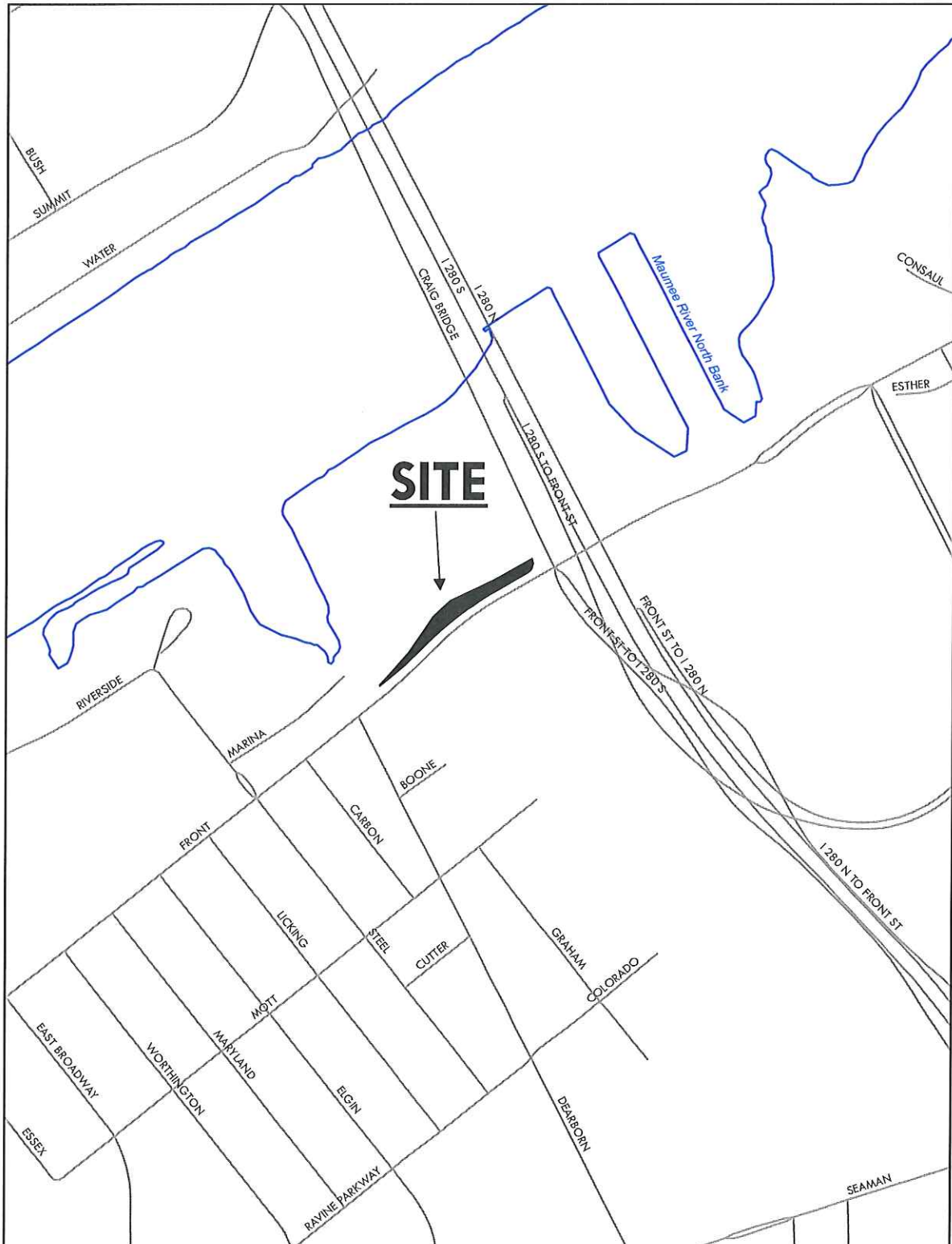
Thomas C. Gibbons  
Secretary

Three (3) sketches follow

Cc: Emily Zeigler, Metroparks Toledo, 5100 West Central Avenue, Toledo OH 43615  
Matt Lewandowski, Lewandowski Engineers, 234 N Erie Street, Toledo OH 43604  
Lisa Cottrell, Administrator  
Dana Reising, Planner

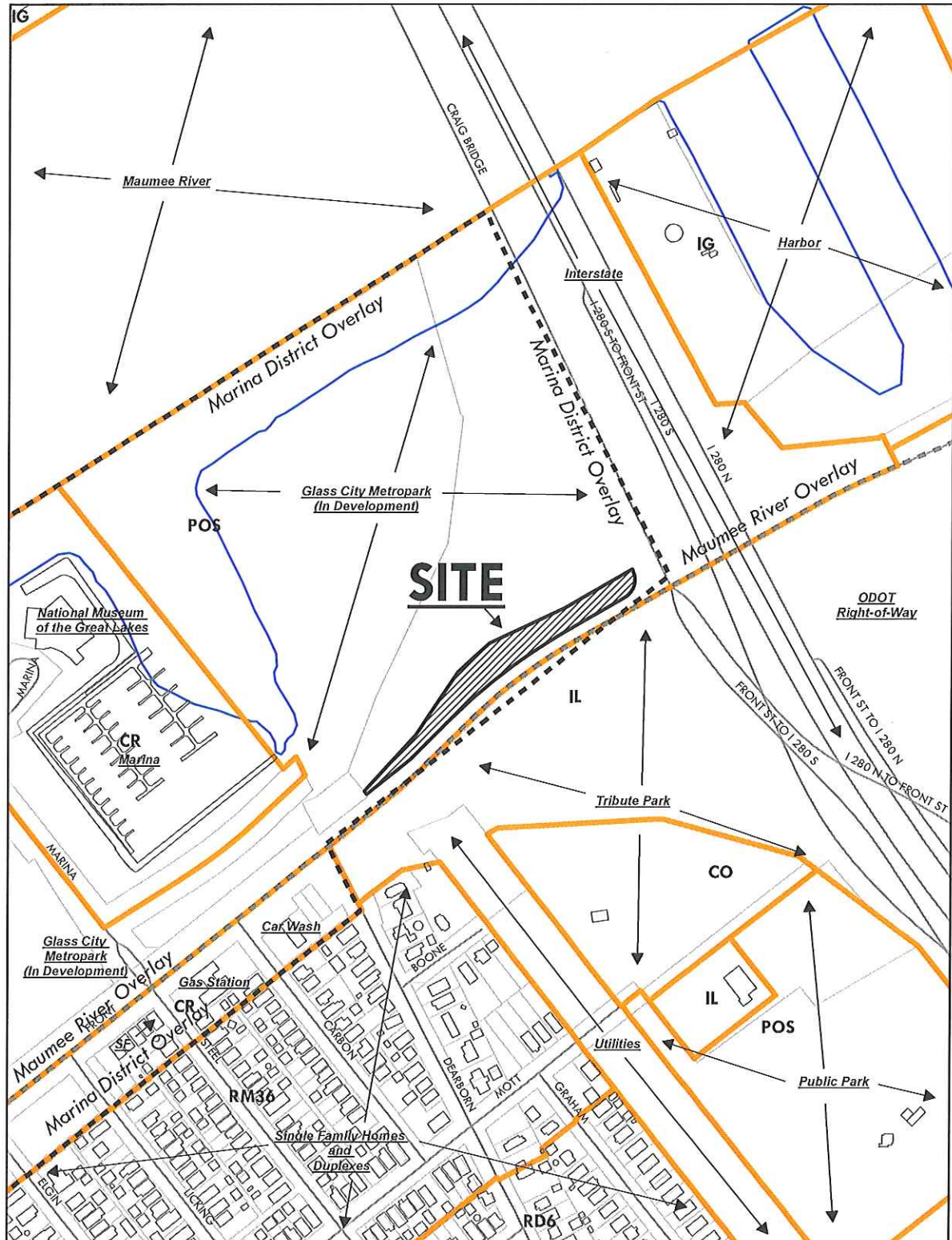
# GENERAL LOCATION

V-447-21  
ID 27



# ZONING & LAND USE

V-447-21  
ID 27



# SURVEY

V-447-21  
ID 27

