

GENERAL INFORMATION

Subject

- Request - Vacation of a portion of Hunt Street north of Hamilton Street
- Applicant + Owner - Dan Pienta | Team CCI Property Corp.
3010 Geiman Road
Monroe, MI 48162

Site Description

- Zoning - CM / Mixed Commercial-Residential
- Area - ± 0.16 Acres (7,075 sf)
- Frontage - ± 22' along Hamilton Street
- Existing Use - Construction Sales and Services
- Proposed Use - Construction Sales and Services

Area Description

- North - CM / Toledo Environmental Services
- South - CM / Lucas County Canine Care & Control
- East - CM / mailing service, City government offices
- West - IL / Anthony Wayne Trail, I-75

Parcel History

- Z-8008-23 - Zone Change from IL to CM for 109 Parcels in the Warehouse District. PC recommended approval 1/11/24. P.Z. referred case back to Plan Commission 2/13/24.
- Z-4004-24 - Zone Change from IL to CM for 104 Parcels in the Warehouse District. PC recommended approval 7/1/24. CW approved 9/11/24 via Ord. 433-24.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- Warehouse District Master Plan 2022

STAFF ANALYSIS

The applicant, Team CCI Property Corp., is requesting the vacation of a portion of Hunt Street north of Hamilton Street, which is situated in the southwest corner of the Toledo Warehouse District Urban Neighborhood Overlay. The area is surrounded by Toledo Environmental Services to the north, a mailing service and City government offices to the east, Lucas County Canine Care & Control to the south, and the Anthony Wayne Trail and I-75 to the west. It should be noted that this area is part of a recent mass down-zoning in the Warehouse District (Z-4004-24), which changed the zoning of the subject area from IL-Limited Industrial to CM-Mixed Commercial-Residential via Ord. 433-24. While codified, this zoning update has not been reflected yet in the City’s zoning map or the Lucas County Auditor’s records.

The applicant owns Fry Heating, Cooling & Plumbing, which is operated in the large block of buildings bounded by Hamilton Street, Erie Street, and Tecumseh Street. The requested vacation is to allow for driveway improvements in the proposed vacated area that leads to the rear entrance of the business. No future building expansions are proposed in the subject area.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets the site for Neighborhood Mixed-Use land uses, which promote pedestrian-oriented, high density commercial and residential opportunities. Industrial uses in these areas should be minimally obtrusive and blend in with surrounding uses. Minimal setbacks, shared parking, and cohesive architectural elements are encouraged. While this block of buildings is currently only occupied by Fry Heating, Cooling & Plumbing and the adjacent mailing service to the east, the owners plan to expand mixed-use commercial-residential development in a portion of the complex in future development. Staff finds the current use and proposed future development aligned with the Forward Toledo plan and is supportive of the proposed vacation.

Warehouse District Master Plan 2022

The vision for the Warehouse District, as laid out in the Warehouse District Plan 2022, is a vibrant mixed-use district that contains well-connected neighborhoods with opportunities for living, work, recreation, an entertainment. The plan promotes strategic infill and adaptive reuse of industrial buildings, with mixed-use commercial and residential development, open space, and improved streetscapes. The proposed vacation is aligned with the Warehouse District Plan.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-403-24, a request for vacation of a portion of Hunt Street north of Hamilton Street, for the following **two (2) reasons**:

STAFF RECOMMENDATION (cont'd)

1. The proposed Vacation conforms to the Forward Toledo Comprehensive Land Use Plan and the Warehouse District Master Plan.
2. The proposed vacation will not impede access to any neighboring properties.

Staff further recommends that the Toledo City Plan Commission recommend approval of V-403-24, a request for vacation of a portion of Hunt Street north of Hamilton Street, to Toledo City Council subject to the following three (3) conditions:

Law Department

No comments received at time of print.

Engineering Services

Recommends approval with no comments.

Bureau of Fire Prevention

1. **Approval** will be granted to vacate the portion of property as shown above, only under the **Condition** that fire department access as required by the Ohio Fire Code Section 503 be maintained.

Transportation Services

2. 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.

Division of Streets, Bridges and Harbor

Recommends approval with no comments.

Plan Commission

3. A Site Plan Review may be required for future developments within the vacated area in accordance with the provisions of the Toledo Municipal Code.

REF: V-403-24 . . . December 5, 2024

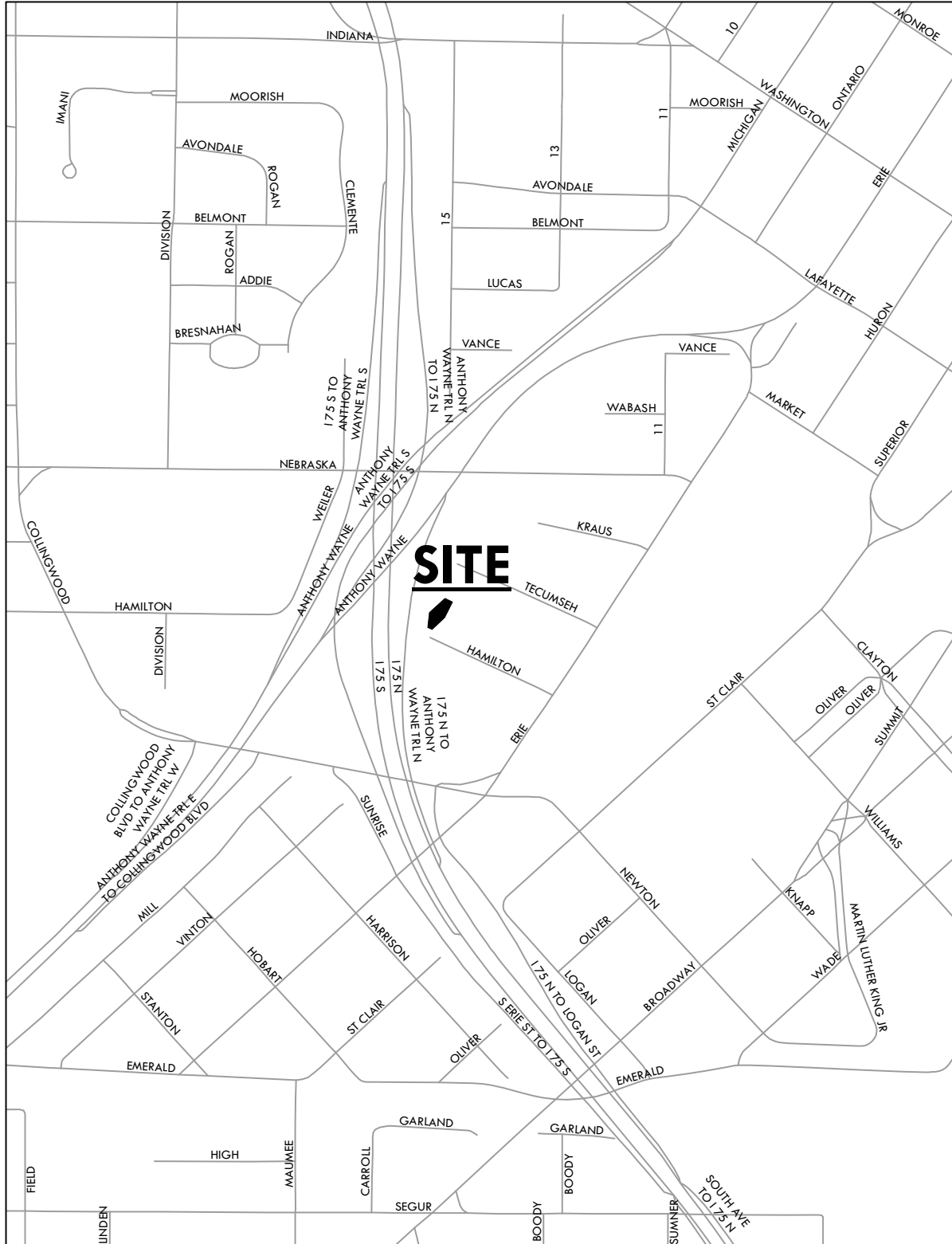
STREET VACATION
TOLEDO PLAN COMMISSION
REF: V-403-24
DATE: December 5, 2024
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
ZONING AND PLANNING
DATE: January 8, 2024
TIME: 4:00 P.M.

MJM
Three (3) sketches follow

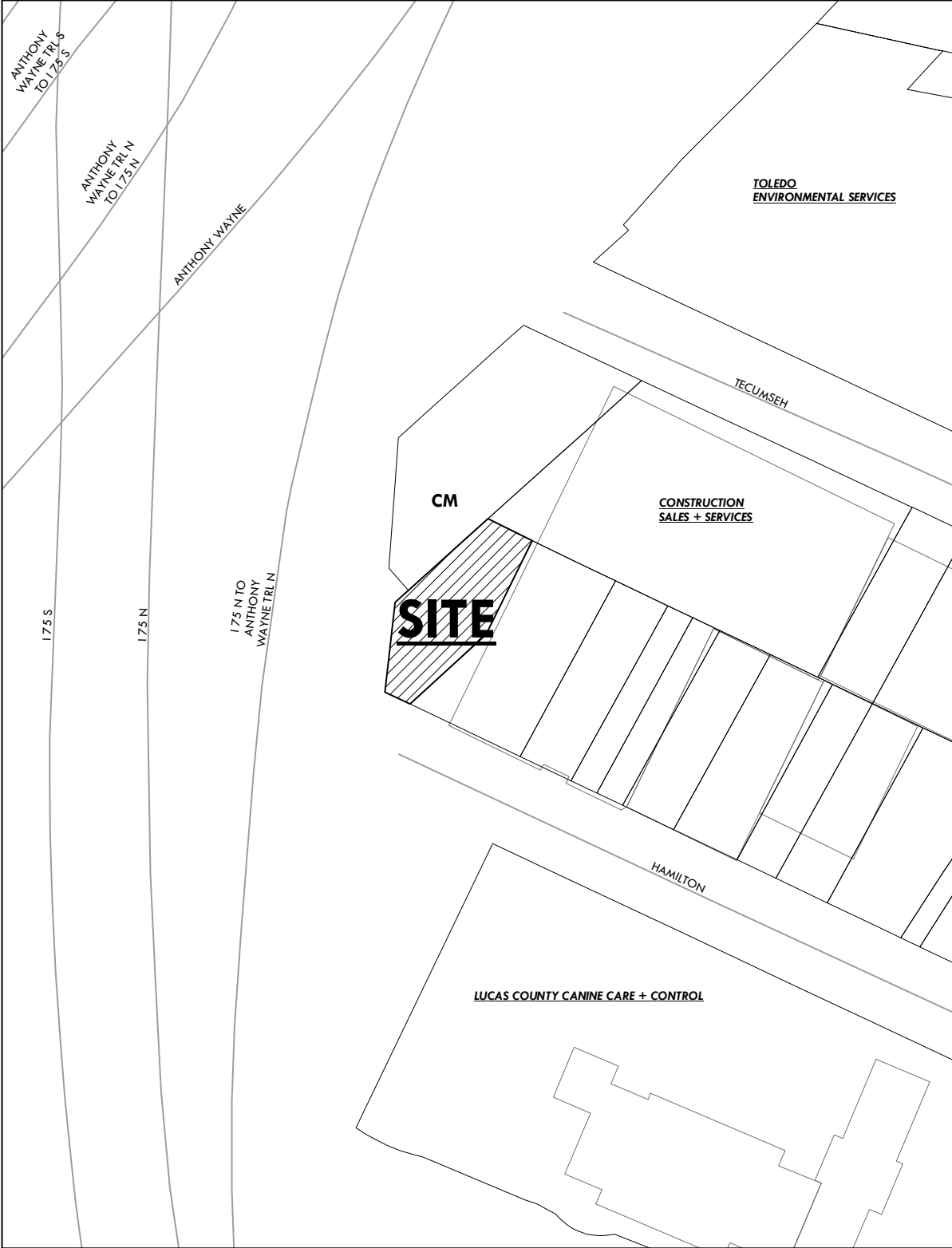
GENERAL LOCATION

V-403-24
ID 10



ZONING & LAND USE

**V-403-24
ID 10**



AERIAL IMAGE

V-403-24
ID 10

