



City of Lima
CITY PLANNING COMMISSION
Staff Report

**ALLEY SEGMENT VACATION
(North of W. Grand Ave. between N. Elizabeth St. and N. Main St.)**

Case No: 25-01 (Originally 24-03)

March 10, 2025

Petitioner: Heirforce Community School

COL Reference:
Section 1242.06

Location: Alley segment off Grand Avenue
between Elizabeth and Main

A. SUMMARY OF REQUEST

This case comes back to the planning commission for consideration due to a procedural error during the vote in April, 2024.

This is a petition to vacate an alley segment off Grand Ave. between Elizabeth and Main. The alley is zoned Class I/II – Business to the North and Class II – Residential to the North. This is being requested in order for the Petitioner to utilize the 2 lots they own on the eastside of the Alley as a fenced in recreational area for the school building located to the west of the Alley.



B. UTILITY REPORTS

- Lima Police Dept. – No Comment
- Lima Utilities Dept. – No Objection
- Lima Fire Dept. – No Objection
- Lima Public Works – No Objection
- AEP – No Comment
- Dominion Energy – No Comment
- Brightspeed – No Objection, Request Easement
- TWC – No Comment

C. FINDINGS/COMMENTS

The request includes the vacation of an alley segment north of Grand Avenue between Elizabeth and Main. The alley segment is between four lots, three of which are owned by the Petitioner. The Alley is maintained by the City and the remainder of the Alley will retain access through N. Elizabeth St., N. Main St. and Murphy St. The City of Lima Streets

Dept. and 32 landowners and residents adjacent to the alley were notified of the intent to vacate. No objections have been received at the time of this report.

E. RECOMMENDATION:

Staff recommends that the CPC endorses the applicant's request for the alley segment vacation elevate it to City Council for consideration with the condition that easement rights are retained.

F. BOARD DECISION:

The CPC voted in favor of granting the alley vacation with the condition that easement rights are retained.

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