



City of Lima
CITY PLANNING COMMISSION
Staff Report

ALLEY VACATION
(South of W. Market St. between S. Metcalf St. and S. McDonel St.)

Case No: 24-06

August 21, 2024
(revision from July 24, 2024)

Petitioner: Mercy Health

COL Reference:
Section 1242.06

Location: Alley south of W. Market St.
between Metcalf and McDonel

A. SUMMARY OF REQUEST

This is a petition to vacate an E/W alley south of W. Market St. between Metcalf and McDonel. The alley is zoned Class I – Business. This vacation is being requested in order to accommodate safe vehicular and pedestrian traffic patterns for the development of a childcare center by the Petitioner.



B. UTILITY REPORTS

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

C. FINDINGS/COMMENTS

The request includes the vacation of an alley south of W. Market St. between Metcalf and McDonel. The alley is adjacent to 21 lots, 10 of which are owned by the Petitioner. Ten 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.

Feedback from the July 24th meeting prompted city engineer Ian Kohli to propose that the alley be two way from Metcalf headed east approximately 220 feet. This would include 105 S. Metcalf, 123 S. Metcalf, 562 W. Spring and 558 W. Spring. (Note: the alley is currently one way westbound). The alley going east past 558 W. Spring would be vacated to McDonel Street. Staff made contact with Mercy Health representatives and they are in favor of this proposal.

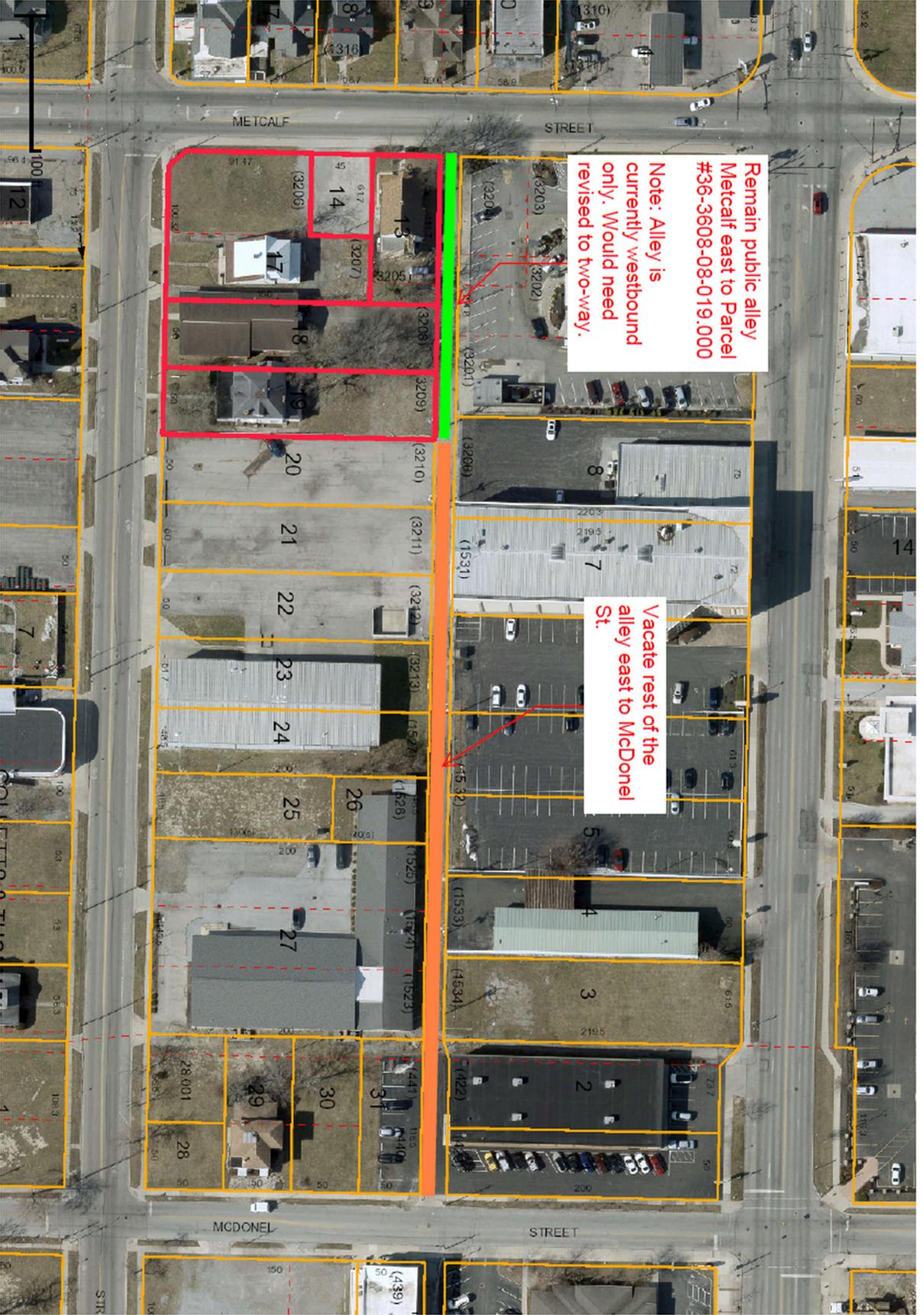
D. RECOMMENDATION:

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

E. BOARD DECISION:

The City Planning Commission recommends to City Council that the Petition for the alley vacation be granted with the following conditions:

- 1) The alley be allowed for two way traffic along its frontage with the following addresses: 105 S. Metcalf, 123 S. Metcalf, 562 W. Spring and 558 W. Spring and that the remainder of the alley segment in question be vacated.
- 2) Easement rights to the entire alley segment in question be maintained.



Remain public alley
Metcalf east to Parcel
#36-3608-08-019.000

Vacate rest of the
alley east to McDonel
St.

"This map was prepared by the Allen County Engineer as the Allen County, OH tax map in accordance with Section 5713.09 of the Ohio Revised Code. Allen County assumes no legal responsibility for the information contained on the map."