



Legislation Details (With Text)

**File #:** O-018-24      **Version:** 1      **Name:**

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**File created:** 1/10/2024      **In control:** Zoning & Planning Committee12324

**On agenda:** 1/17/2024      **Final action:** 1/17/2024

**Title:** Granting a Special Use Permit for an amendment to a SUP, originally granted by Ordinance 351-23 for a rehab hospital for a site located at 3837 Secor Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Video: Agenda Review 1/10/2024, 2. Video: Zoning & Planning Committee 1/9/2024, 3. Video: City Council 1/17/2024

Date	Ver.	Action By	Action	Result
1/17/2024	1	City Council	Suspension	Pass
1/17/2024	1	City Council	Emergency	Pass
1/17/2024	1	City Council	Passage	Pass

**SUP AMENDMENT  
3837 SECOR**

**Granting a Special Use Permit for an amendment to a SUP, originally granted by Ordinance 351-23 for a rehab hospital for a site located at 3837 Secor Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.**

**SUMMARY & BACKGROUND:**

By application (SUP-10002-23) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit for an amendment to a SUP, originally granted by Ordinance 351-23 for a rehab hospital for a site located at 3837 Secor Road, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On December 7, 2023, the Toledo City Plan Commission recommended approval for the request for granting a Special Use Permit for an amendment to a SUP, originally granted by Ordinance 351-23 for a rehab hospital for a site located at 3837 Secor Road, in the City of Toledo, Lucas County, Ohio;

On January 9, 2024 Toledo City Council, Planning and Zoning Committee reviewed, and recommended approval the request for a Special Use Permit for an amendment to a SUP, originally granted by Ordinance 351-23 for a rehab hospital for a site located at 3837 Secor Road, in the City of Toledo, Lucas County, Ohio; and all other things required by law to be done, have been done.

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That granting a Special Use Permit for an amendment to a SUP, originally granted by Ordinance 351-23 for a rehab hospital for a site located at 3837 Secor Road, in the City of Toledo, Lucas County, Ohio; be and the same is hereby approved, subject to the conditions contained in Section 2 hereof which must be complied with, as to the property more fully described as follows:

Parcel number 22-16594 Secor Crossings Lot 1

SECTION 2. That the approval of the granting of a Special Use Permit for an amendment to a SUP, originally granted by Ordinance 351-23 for a rehab hospital for a site located at 3837 Secor Road, in the City of Toledo, Lucas County, Ohio; be subject to compliance with the 5 conditions as follows:

The following five (5) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Plan Commission

1. The Applicant works with additional tenants of all the parcels with shared access to provide an opportunity for a place on the sign.
2. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
3. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission. Major adjustments will require an amendment to the Special Use Permit.
4. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.
5. All previous conditions of **Ordinance 351-19** shall apply and remain in effect.

SECTION 3. That when the conditions contained herein above have been complied with, the Secretary of the Toledo City Plan Commission be and he is hereby directed to change the zoning maps to conform with the within Ordinance.

SECTION 4. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that the Ordinance must be immediately effective in order to provide for the orderly regulation and use of the property and to protect the land value in the area.

Vote on emergency clause: yeas 10, nays 0.

Passed: January 17, 2024, as an emergency measure: yeas 10, nays 0.

Attest:

Julie Gibbons  
Clerk of Council

Carrie Hartman  
President of Council

Approved:

January 22, 2024  
Wade Kapszukiewicz  
Mayor