



Legislation Details (With Text)

**File #:** O-083-22      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Reported to Council

**File created:** 2/18/2022      **In control:** Zoning & Planning Committee12324

**On agenda:** 3/1/2022      **Final action:** 3/1/2022

**Title:** Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 1157 Grand Avenue, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Plan Commission Report, 2. Audio: Agenda Review 2/2/2022, 3. City Council 3/1/2022

Date	Ver.	Action By	Action	Result
3/1/2022	1	City Council		
3/1/2022	1	City Council		
3/1/2022	1	City Council		

Zoning & Planning Committee

**Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 1157 Grand Avenue, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.**

**SUMMARY & BACKGROUND:**

An application (Z-11005-21) for a proposed change in zoning for the property located at 1157 Grand Avenue, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On January 13, 2022, the Toledo City Plan Commission recommended approval of the request for a zone change from “CR” Regional Commercial and “IL” Limited Industrial to “CM” Mixed Commercial-Residential for the property located at 1157 Grand Avenue, Toledo, Ohio.

On February 16, 2022, the Toledo City Council recommended approval the request for a zone change from “CR” Regional Commercial and “IL” Limited Industrial to “CM” Mixed Commercial-Residential for the property located at 1157 Grand Avenue, Toledo, Ohio.

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

SECTION 1. That the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, are hereby authorized to be revised by changing the zone districts of that part of the City of Toledo more fully described as follows:

Land situated in the City of Toledo, County of Lucas, State of Ohio, is described as follows:

PARCEL 1:

Being a strip of land sixty (60) feet in width in Section thirty-four (34), Town nine (9) South, Range seven (7) East lying North of Woodruff Avenue, and West of Hoag Street as they are dedicated in the Plat of Englewood recorded in Volume 6, page 15, Lucas County Plat Records.

Beginning at the intersection of the North line of Woodruff Avenue (eighty (80) feet wide), with the original West line of Hoag Street (now vacated); thence West along the North line of Woodruff Avenue, a distance of sixty and zero hundredths (60.00) feet to the Southeast corner of Lot Number three hundred fifty (350) in the Plat of Englewood; thence North along the East line of said Lot number three hundred fifty (350), a distance of ninety-six and five hundredths (96.05) feet measured (ninety-eight and no tenths (98.0) feet record) to the Southwesterly line of Detroit Avenue (eighty (80) feet wide); thence Northeasterly along the Southeasterly line of Detroit Avenue, a distance of one hundred forty-seven and thirty-five hundredths (147.35) feet to the original West line of Hoag Street; thence South along the original West line of Hoag Street, a distance of two hundred twenty-seven and seventy-five hundredths (227.75) feet, more or less, to the North line of Woodruff Avenue and the point of beginning.

PARCEL 2:

The West one-half( $\frac{1}{2}$ ) of Hoag Street vacated by Ordinance 33-72 on January 18, 1972 that lies between the North line of Woodruff Avenue and the Southeasterly line of Detroit Avenue as recorded in the Plat of Englewood which is recorded in Volume 6, page 15, Lucas County Plat Records.

PARCEL 3:

Lot Number three hundred fifty (350) in Englewood, a Subdivision in the City of Toledo, Lucas County, Ohio,

PARCEL 4:

A parcel of land in Forest Place Addition, in Englewood, City of Toledo, Lucas County, Ohio, consisting of Lots numbers twenty-two (22) through twenty-eight (28) inclusive, excepting therefrom the Easterly forty-seven and fifty hundredths (47.50) feet, together with the Northerly one-half( $\frac{1}{2}$ ) of previously vacated South London Square, adjacent to the above described land, and together with the Easterly one-half( $\frac{1}{2}$ ) of vacated West London Square between the center line of vacated South London Square and the Southerly right of way line of Grand Avenue.

PARCEL 5:

A parcel of land in Englewood Addition to the City of Toledo, Lucas County, Ohio, consisting of the North seventy (70) feet of Lots numbers fifty-seven (57) and fifty-eight (58), together with the South one-half( $\frac{1}{2}$ ) (ten (10) feet) of vacated South London Square lying adjacent to the above described lots, and also together with the Easterly one-half( $\frac{1}{2}$ ) (thirty (30) feet) of vacated Hoag Street lying Southerly of the

PARCEL 6:

The North sixty (60) feet of the South ninety (90) feet of Lot Number fifty-six (56) in Englewood, a Subdivision in the City of Toledo, Lucas County, Ohio, together with the Easterly one-half( $\frac{1}{2}$ ) (thirty (30) feet) of vacated Hoag Street lying Westerly of and adjoining said premises.

PARCEL 7:

Lots numbers fifty-four (54), fifty-five (55), and fifty-six (56), except the North sixty (60) feet of the South ninety (90) feet of said Lot Number fifty-six (56) and the North sixty (60) feet of Lots numbers fifty-nine (59), sixty (60) and sixty-one (61) in Englewood, a Subdivision in the City of Toledo, Lucas County, Ohio, together with the East one-half( $\frac{1}{2}$ ) (thirty (30) feet) of vacated Hoag Street lying Northerly of the centerline of South London Square and Westerly of and adjoining that part of said Lot number fifty-six (56), also together with the North one-half( $\frac{1}{2}$ ) (ten (10) feet) vacated South London Square lying South of and adjoining said Lot Number fifty-six (56), also together with all of vacated South London Square adjoining said Lots numbers fifty-four (54), fifty-five (55), fifty- nine (59), sixty (60), and also together with that part of the South one-half ( $\frac{1}{2}$ ) of vacated South London Square lying North of and adjacent to Lot number sixty one (61) that is West of a line that is two (2) feet West of and parallel to the West line of Lot sixty-two (62) in Englewood extended Northerly; and also together with the Westerly one-half( $\frac{1}{2}$ ) of vacated; London Square lying Easterly of and adjoining said Lot number fifty-four (54),

**PARCEL 8:**

The West thirty-two and seven tenths (32.7) feet of the South one hundred thirty (130) feet of Lot number fifty-seven (57) in Englewood, a Subdivision in the City of Toledo, Lucas County, Ohio, together with the East one-half( $\frac{1}{2}$ ) (thirty (30) feet) of vacated Hoag Street lying Westerly of and adjoining said premises.

**PARCEL 9:**

Being a strip of land 60 feet in width in Section 34, Town 9 South, Range 7 East, lying South of Woodruff Avenue (80 feet wide), and West of Hoag Street (60 feet wide) as they are dedicated in the Plat of Englewood, recorded in Volume 6, page 15 of Lucas County Plat Records.

Beginning at the intersection of the South line of Woodruff Avenue with the West line of Hoag Street; thence South along the West line of the South line of Woodruff Avenue, a distance of 60.07 feet (60.00 feet at right angles); thence North parallel with the West line of Hoag Street, a distance of 421.28 feet measured to the South line of Woodruff Avenue; thence East along the South line of Woodruff Avenue, a distance of 60.07 feet to the place of beginning.

**PARCEL 10:**

Lots numbers 338,339,340,341,342,343, 344, 345, 346 and 347 in Englewood a Subdivision in the City of Toledo, Lucas County, Ohio, also all that part of Lot number 351 in Englewood, a. Subdivision in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

Commencing at a point on the East line of said Lot number 351, which point is 220.5 feet North of the Southeast corner of said lot; thence Westerly at right angles with the East line of said lot to the Northwesternly line thereof; thence Northeasterly to the North corner of said lot; thence South on the East line of said lot to the place of beginning, together with that part of the vacated alley running between Prospect Avenue and the Michigan Central Railroad right of way that lies Northeasterly of the Southwesterly 246.33 feet of said Lot number 351 as measured from the North right of way boundary of said Prospect Avenue along the Northwesternly line, of said Lot number 351, same being recorded in Volume 6 of Plats, Page 15. together with the westerly one-half of that part of the vacated alley lying North of Prospect Avenue, west of Hoag Street, in the City of Toledo, Lucas County, Ohio and being adjacent to said Lot numbers 338,339, 340, 341, 342, 343, 344, 345, 346 and 347.

**PARCEL 11:**

All that part of Lot number 351 in Englewood, a Subdivision in the City of Toledo, Lucas County, Ohio, except that part bounded and described as follows:

Commencing at a point on the East line of said Lot number 351, which point is 220.50 feet North of the Southeast corner of said lot; thence Westerly at right angles with the East line of said lot to the Northwesterly line thereof; thence Northeasterly to the North corner of said lot; thence South on the East line of said lot to the place of beginning, same being recorded In Volume 6 of Plats, Page 15. together with the easterly one-half of that part of the vacated alley lying North of Prospect Avenue, west of Hoag Street, in the City of Toledo, Lucas County, Ohio and being adjacent to said Lot number 351 (T.D. 04 Parcel 59584, T.D. 18 Parcel 52771, T.D. 04 Parcel 57597 & T.D. 04 Parcel 59534)

SECTION 2. The Secretary of the Toledo City Plan Commission is hereby authorized and directed to make the said change on the original zoning maps.

SECTION 3. 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 \_\_\_\_\_, nays \_\_\_\_\_.

Passed: \_\_\_\_\_, as an emergency measure: yeas \_\_\_\_\_, nays \_\_\_\_\_.

Attest: \_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

\_\_\_\_\_.

Attest: \_\_\_\_\_  
Clerk of Council