



## Legislation Text

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**File #:** O-536-21, **Version:** 1

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Zoning & Planning Committee

**Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 2410 Tremainsville Road, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.**

**SUMMARY & BACKGROUND:**

An application (Z-7003-21) for a proposed change in zoning for the property located at 2410 Tremainsville Road, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On September 9, 2021, the Toledo City Plan Commission recommended approval of the request for a zone change from “CR” Regional Commercial to “RS6” Single Family Residential for the property located at 2410 Tremainsville Road, Toledo, Ohio.

On October 13, 2021, the Toledo City Council sent as approved the request for a zone change from “CR” Regional Commercial to “RS6” Single Family Residential for the property located at 2410 Tremainsville Road, 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:

A parcel of land located in part of Lot 37 of Collinsdale Subdivision (Plat Volume 21, Page 28), City of Toledo, Lucas County, Ohio and being further bounded and described as follows:

Beginning from the Southerly corner of Lot 38 of said Collinsdale Subdivision, also being the Southerly corner of lands now or formerly owned by B Propvestors LLC through Instrument Number 201903280011028 of the Lucas County Records (Referenced by a iron pin found 1.00 feet Southwest);

1. Thence Northeasterly along the Southeasterly line of said B Propvestors LLC lands, North 49 degrees 06 minutes 34 seconds East, a distance of 192.61 feet to a mag nail set;
2. Thence Southeasterly along a line parallel with the Northeasterly right of way line of Tremainsville Road (60' right of way), South 40 degrees 50 minutes 21 seconds East, a distance of 65.42 feet to an iron pin set on the Northwesterly line of lands now or formerly owned by Tammy L. Meridieth through Instrument Number 201910240043543 of the Lucas County Records;

- 3. Thence Southwesterly along the Northwesterly line of said Meridieth lands, South 49 degrees 06 minutes 34 seconds West, a distance of 192.61 feet to an iron pin found on the Northeasterly right of way line of said Tremainsville Road;
- 4. Thence Northwesterly along the Northeasterly right of way line of said Tremainsville Road, North 40 degrees 50 minutes 21 seconds West, a distance of 65.42 feet to the True Point of Beginning, containing in all 0.289 acres of land more or less, subject however to all legal highways and prior easements of record.

Grantor claims title by Instrument Number 20190328-0011028 of the Lucas County Records.

All 0.289 acres lie within Lucas County Parcel No. 22-31331.

SECTION 2. That the approval of the Zone Change for a site located at 2410 Tremainsville Rd, in the City of Toledo, Lucas County, Ohio, shall be subject to compliance with a condition as follows:

The following condition is listed by agency of origin. Applicants are encouraged to contact the agency to address compliance with their conditions.

- 1. The portion of the lot to be rezoned, as described in the legal description of this application, shall be split and deeded prior to finalization of the zone change.

SECTION 3. The Secretary of the Toledo City Plan Commission is hereby authorized and directed to make the said change on the original zoning maps.

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 \_\_\_\_\_, nays \_\_\_\_\_.

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

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

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

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

\_\_\_\_\_  
Mayor