



## Legislation Text

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**File #: O-193-24, Version: 2**

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### Zoning & Planning Committee Monroe, N 14<sup>th</sup>, Washington Sts

Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 1401 Monroe Street, 21 N. 14<sup>th</sup> Street and 1402 Washington Street, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

#### SUMMARY & BACKGROUND:

An application (Z-11005-23) for a proposed change in zoning for the property located at 3900 N. Summit Street, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On March 14, 2024, the Toledo City Plan Commission recommended approval of the request for a zone change from CR (Regional Commercial) & IL (Limited Industrial) to CM (Mixed Commercial-Residential) for the property located at 1401 Monroe Street, 21 N 14<sup>th</sup> Street, and 1402 Washington Street, Toledo, Ohio.

On April 16, 2024, the Toledo City Council Zoning and Planning Committee recommended approval of the request for a zone change from CR (Regional Commercial) & IL (Limited Industrial) to CM (Mixed Commercial-Residential) for the property located at 1401 Monroe Street, 21 N 14<sup>th</sup> Street, and 1402 Washington Street, 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 zoning district of that part of the City of Toledo more fully described as follows:

Being Lot 1 in Mott's Addition to Toledo, as recorded in Lucas County Plat Volume 3, Page 19, Lots 718-721 and part of Lot 157 in Port Lawrence Division, as recorded in Lucas County Plat Volume 3, Page 37, all in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

Commencing at a stone with drill hole monument found at the centerline intersection of 15th Street and Monroe Street.

Thence South 57 degrees, 32 minutes 23 seconds East, along the centerline of Monroe Street, a distance of 23.30 feet to a point.

Thence South 32 degrees, 31 minutes, 47 seconds West, a distance of 40.00 feet to a cross set in concrete sidewalk on the Southwesterly Right-of-way of Monroe Street.

Thence South 57 degrees, 32 minutes, 23 seconds East, along the Southwesterly Right-of-way of Monroe Street, a distance of 109.87 feet to a magnetic nail set at the Easterly corner of Lot 2 in Mott's Addition to Toledo, said point also being the Easterly corner of a parcel of land as conveyed to Cherry St. Mission Ministries Corporation, as recorded in Lucas County Official Record 20130326-0015771, said point being the True Point of beginning.

Course 1: Thence continuing South 57 degrees, 32 minutes, 23 seconds East, along the Southwesterly Right-of-way of Monroe Street, a distance of 100.13 feet to a 1/2 inch galvanized steel pipe set on the Northwesterly Right-of-way of 14th Street.

Course 2: Thence South 32 degrees, 31 minutes, 47 seconds West, along the Northwesterly Right-of-way of 14th Street, a distance of 493.49 feet to a 1/2 inch galvanized steel pipe set on the Northeasterly Right-of-way of Washington Street.

Course 3: Thence North 57 degrees, 32 minutes, 02 seconds West, along the Northeasterly Right-of-way of Washington Street, a distance of 140.25 feet to 1/2 inch iron pipe found at the Southerly corner of a parcel of land as conveyed to Cherry St. Mission Ministries Corporation.

The following five courses are along the Southeasterly line of a parcel of land as conveyed to Cherry St. Mission Ministries Corporation:

Course 4: Thence North 32 degrees, 41 minutes, 15 seconds East, a distance of 34.70 feet to a point.

Course 5: Thence North 57 degrees, 28 minutes, 38 seconds West, a distance of 0.77 feet to a point.

Course 6: Thence North 32 degrees, 28 minutes, 34 seconds East, a distance of 65.52 feet to a point.

Course 7: Thence South 57 degrees, 32 minutes, 22 seconds East, a distance of 41.04 feet to a point.

Course 8: Thence North 32 degrees, 30 minutes, 11 seconds East, a distance of 393.26 feet to the True Point of Beginning.

Containing 53,442.67 square feet or 1.2269 acres of land. Bearings used herein are based upon an assumed meridian and are intended to indicate angular measurement only. All 1/2 inch galvanized steel pipe set are capped with the company name and PLS No. 7476. This legal description is based upon a field survey prepared by Lewandowski Engineers in November 2023 and record plat data.

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 12, nays 0.

Passed: April 24, 2024, as an emergency measure: yeas 12, nays 0.

Attest:

Julie A. Gibbons  
Clerk of Council

Carrie Hartman  
President of Council

Approved:

April 24, 2024  
Wade Kapszukiewicz  
Mayor