



Legislation Text

File #: O-080-24, **Version:** 1

Zone Change 2155 Arlington-N
Zoning & Planning Committee
February 13, 2024

Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 2155 Arlington Avenue, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

SUMMARY & BACKGROUND:

An application (Z-11008-23) for a proposed change in zoning for the property located at 2155 Arlington Avenue, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On January 11, 2024, the Toledo City Plan Commission recommended approval of the request for a zone change from “RS6” Single Family Residential and “CO” Office Commercial to “CO” Office Commercial for the property located at 2155 Arlington Avenue Toledo, Ohio. (Northern Portion),

On February 13, 2024, the Toledo City Council Zoning and Planning Committee recommended approval of the request for a zone change from “RS6” Single Family Residential and “CO” Office Commercial to “CO” Office Commercial for the property located at 2155 Arlington Avenue Toledo, Ohio. (Northern Portion)

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:

Z-11008-23 - Northern Portion

Legal Description of Remainder Parcel: Being part of Lot 2 in Golden Achers, as recorded in Lucas County Official Record 20060307-0014266, in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

Commencing at a 1 inch iron bar found at the centerline intersection of Garden Lake Boulevard and Garden Lake Parkway.

Thence North 26 degrees, 18 minutes, 10 seconds East, along the centerline of Garden Lake Parkway, a distance of 375.00 feet to a point on the Southeasterly prolongation of the Northeasterly line of Lot 1 in Golden Achers, said line also being the Southeasterly prolongation of the Northeasterly line of a parcel of land as conveyed to the Toledo Society for the Blind, as recorded in Lucas County Official Record 20060307-0014266.

Thence North 63 degrees, 41 minutes, 50 seconds West, along the Southeasterly prolongation of the Northeasterly line of Lot 1 and the Southeasterly prolongation of the Northeasterly line of a parcel of land as conveyed to the Toledo Society for the Blind, a distance of 30.00 feet to a 1/2 inch galvanized steel pipe set on the Northwesternly Right-of-way of Garden Lake Parkway.

Thence North 26 degrees, 18 minutes, 10 seconds East, along the Northwesternly Right-of-way of Garden Lake Parkway, a distance of 387.83 feet to a magnetic nail set, said point being the True Point of Beginning.

Course 1: Thence North 89 degrees, 51 minutes, 21 seconds West, a distance of 126.39 feet to a 1/2 inch galvanized steel pipe set.

Course 2: Thence North 00 degrees, 08 minutes, 39 seconds East, a distance of 21.00 feet to a magnetic nail set.

Course 3: Thence South 89 degrees, 52 minutes, 46 seconds West, a distance of 107.68 feet to a cross set in concrete sidewalk.

Course 4: Thence North 63 degrees, 41 minutes, 55 seconds West, a distance of 27.85 feet to a 3 inch brass plate monument capped "Lewandowski Engineers" found at a point of curvature of the Southeasterly Right-of-way of South Detroit Avenue.

Course 5: Thence traversing a non-tangent arc to the right having a radius of 546.56 feet, a tangent length of 197.44 feet, a central angle of 39 degrees, 43 minutes, 25 seconds, a chord bearing of North 46 degrees, 10 minutes, 04 seconds East, a chord distance of 371.39 feet and an arc length of 378.93 feet to a 3 inch brass plate monument capped "Lewandowski Engineers" found on the Southerly Right-of-way of Arlington Avenue.

The following two courses are along the Southerly Right-of-way of Arlington Avenue:

Course 6: Thence South 89 degrees, 58 minutes, 03 seconds East, a distance of 102.16 feet to a 3 inch brass plate monument capped "Lewandowski Engineers" found at a point of deflection of said Right-of-way.

Course 7: Thence North 83 degrees, 16 minutes, 46 seconds East, a distance of 88.77 feet to 3 inch brass plate monument capped "Lewandowski Engineers" found at the Northwest corner of Lot 3 in the Lucas County Senior Citizens Complex Plat 1, as recorded in Lucas County Plat Volume 110, Page 23, said point also being the Northwest corner of a parcel of land as conveyed to MV-97 L.P., as recorded in Lucas County Deed 97-228A03.

Course 8: Thence South 00 degrees, 00 minutes, 20 seconds West, along the West line of Lot 3, said line also being the West line of a parcel of land as conveyed to MV-97 L.P., a distance of 285.34 feet to a cross set in concrete sidewalk at a point of deflection of said West line of Lot 3, said line also being the West line of a parcel of land as conveyed to MV-97 L.P.

Course 9: Thence South 29 degrees, 16 minutes, 05 seconds West, along the West line of Lot 3, said line also being the West line of a parcel of land as conveyed to MV-97 L.P., a distance of 37.16 feet to a 3 inch brass plate monument capped "Lewandowski Engineers" found on a point of curvature of the Northeasterly Right-of-way of Garden Lake Parkway.

Course 10: Thence traversing a non-tangent arc to the left, along the Northeasterly Right-of-way of Garden

Lake Parkway, having a radius of 300.00 feet, a tangent length of 78.55 feet, a central angle of 29 degrees, 20 minutes, 48 seconds, a chord bearing of North 75 degrees, 20 minutes, 29 seconds West, a chord distance of 151.99 feet and an arc length of 153.66 feet to a magnetic nail set at a point of deflection of said Right-of-way.

Course 11: Thence North 90 degrees, 00 minutes, 00 seconds West, along the Northeasterly Right-of-way of Garden Lake Parkway, a distance of 23.31 feet to a magnetic nail set at a point of deflection of said Right-of-way.

Course 12: Thence South 26 degrees, 18 minutes, 10 seconds West, along the Northwesterly Right-of-way of Garden Lake Parkway, a distance of 24.17 feet to the True Point of Beginning.

Containing 102,324.94 square feet or 2.3491 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 between October and November 2023.

Part of Parcel 09-85961 is vested in the name of Northwest Ohio Area Office of Aging Foundation, as recorded in Lucas County Official Record 20150513-0018735, commonly known as 2155 Arlington Avenue.

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