



Legislation Text

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File #: O-458-22, 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 931 W. Central Ave., 3024, 3412, 3418, 3422, 3406, 3408, 2945, 3005, 3007 and 3016 Albion Street, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.**

SUMMARY & BACKGROUND:

An application (Z-1008-22) for a proposed change in zoning for the property located at 931 W. Central Ave., 3024, 3412, 3418, 3422, 3406, 3408, 2945, 3005, 3007 and 3016 Albion Street, in Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On July 14, 2022, the Toledo City Plan Commission recommended approval of the request for a zone change from "RS6" Single Dwelling Residential and "CR" (Regional Commercial) to "CN" Neighborhood Commercial for the property located at 931 W. Central Ave., 3024, 3412, 3418, 3422, 3406, 3408, 2945, 3005, 3007 and 3016 Albion Street, Toledo, Ohio.

On August 17, 2022, the Toledo City Council sent with a recommendation of approval of the request for a zone change from "RS6" Single Dwelling Residential and "CR" (Regional Commercial) to "CN" Neighborhood Commercial for the property located at 931 W. Central Ave., 3024, 3412, 3418, 3422, 3406, 3408, 2945, 3005, 3007 and 3016 Albion 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 zone districts of that part of the City of Toledo more fully described as follows:

Address: 931 West Central Avenue, Toledo, Ohio 43610

Parcel ID: 0306777

Assessor #: 04093063

Legal Description: CENTRAL AVE SUBD OF PT SEC 27 T 9 R 7 LOT 1 TO 3 &.. .58 TO 62...PT NE OF ALBION ST AS DIVERTED EXC PT IN SR 120

Current Zoning: CR (Regional Commercial)

Proposed Zoning: no change

Address: 3024 Albion Street, Toledo, Ohio 43610

Parcel ID: 0306814

Assessor #: 04093062

Legal Description: CENTRAL AVE SUBD OF PT SEC 27 T 9 R 7 LOT 4

Current Zoning: RS6 (Single-Dwelling Residential - 6,000 sf)

Proposed Zoning: CN (Neighborhood Commercial)

Address: 3422 Albion Street, Toledo, Ohio 43610  
Parcel ID: 0306817  
Assessor #: 04093061  
Legal Description: CENTRAL AVE SUBD OF PT SEC 27 T 9 R 7 LOT 5  
Current Zoning: RS6 (Single-Dwelling Residential - 6,000 sf)  
Proposed Zoning: CN (Neighborhood Commercial)

Address: 3418 Albion Street, Toledo, Ohio 43610  
Parcel ID: 0306821  
Assessor #: 04093060  
Legal Description: CENTRAL AVE SUBD OF PT SEC 27 T 9 R 7 LOT 6  
Current Zoning: RS6 (Single-Dwelling Residential - 6,000 sf)  
Proposed Zoning: CN (Neighborhood Commercial)

Address: 3412 Albion Street, Toledo, Ohio 43610  
Parcel ID: 0306827  
Assessor #: 04093058  
Legal Description: CENTRAL AVE SUBD OF PT SEC 27 T 9 R 7 LOT 8  
Current Zoning: RS6 (Single-Dwelling Residential - 6,000 sf)  
Proposed Zoning: CN (Neighborhood Commercial)

Address: 3408 Albion Street, Toledo, Ohio 43610  
Parcel ID: 0306831  
Assessor #: 04093057  
Legal Description: CENTRAL AVE SUBD OF PT SEC 27 T 9 R 7 LOT 9  
Current Zoning: RS6 (Single-Dwelling Residential - 6,000 sf)  
Proposed Zoning: CN (Neighborhood Commercial)

Address: 3406 Albion Street, Toledo, Ohio 43610  
Parcel ID: 0306834  
Assessor #: 04093056  
Legal Description: CENTRAL AVE SUBD OF PT SEC 27 T 9 R 7 LOT 10  
Current Zoning: RS6 (Single-Dwelling Residential - 6,000 sf)  
Proposed Zoning: CN (Neighborhood Commercial)

Address: 3005 Albion Street, Toledo, Ohio 43610  
Parcel ID: 0307011  
Assessor #: 04094003  
Legal Description: CENTRAL AVE SUBD OF PT SEC 27 T 9 R 7 LOT 64 EXC PT IN SR 120  
Current Zoning: RS6 (Single-Dwelling Residential - 6,000 sf)  
Proposed Zoning: CN (Neighborhood Commercial)

Address: 3007 Albion Street, Toledo, Ohio 43610  
Parcel ID: 0307007  
Assessor #: 04094002  
Legal Description: CENTRAL AVE SUBD OF PT SEC 27 T 9 R 7 LOT 58 TO 62... PT SW OF ALBION ST AS DIVERTED EXC PT IN SR 120

Current Zoning: RS6 (Single-Dwelling Residential - 6,000 sf)  
Proposed Zoning: CN (Neighborhood Commercial)

Address: 2945 Albion Street, Toledo, Ohio 43610  
Parcel ID: 0307001  
Assessor #: 04094068

Legal Description: CENTRAL AVE SUBD OF PT SEC 27 T 9 R 7 LOT 10  
Current Zoning: RS6 (Single-Dwelling Residential - 6,000 sf)  
Proposed Zoning: CN (Neighborhood Commercial)

In addition to the above, the below property owned by Columbia Gas of Ohio is also being requested for a Change of Zoning Classification. We have received a letter from the owner stating their authorization for the request. Upon zoning classification change, this property is intended to be used for a landscape area and will maintain a utility easement for service by the owner.

Address: 3016 Albion Street, Toledo, Ohio 43610  
Parcel ID: 0306824  
Assessor #: 04093059

Legal Description: CENTRAL AVE SUBD OF PT SEC 27 T 9 R 7 LOT 7  
Current Zoning: RS6 (Single-Dwelling Residential - 6,000 sf)  
Proposed Zoning: CN (Neighborhood Commercial)

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 11, nays 0.

Passed: September 13, 2022, as an emergency measure: yeas 11, nays 0.

Attest:

Gerald E. Dendinger  
Clerk of Council

Matt Cherry  
President of Council

Approved:

September 15, 2022  
Wade Kapszukiewicz  
Mayor