



Legislation Text

File #: O-194-24, Version: 2

Zoning & Planning Committee 1504 Monroe Street

Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 1501 Monroe Street, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

SUMMARY & BACKGROUND:

An application (Z-101006-23) for a proposed change in zoning for the property located at 1501 Monroe 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) to CM (Mixed Commercial-Residential) for the property located at 1501 Monroe 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) to CM (Mixed Commercial-Residential) for the property located at 1501 Monroe 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 2 and part of Lot 3 in Mott's Addition to Toledo, as recorded in Lucas County Plat Volume 3, Page 19, part of Lot 759 in Port Lawrence Division, as recorded in Lucas County Plat Volume 3, Page 37 and part of vacated 15th Street, per Ordinance 1007-74, 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, said point being the True Point of beginning.

Course 1: 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 Northerly corner of Lot 1 in Mott's Addition to Toledo, said point also being the Northerly corner of a parcel of land as conveyed to Board of County Commissioners of Lucas County, Ohio, as recorded in Lucas County Official Record 20060317-0016574.

Course 2: Thence South 32 degrees, 30 minutes, 11 seconds East, along the Northwesterly line of Lot 1, said line also being the Northwesterly line of a parcel of land as conveyed to Board of County Commissioners of Lucas County, Ohio, as recorded in Lucas County Official Record 20060317-0016573, said line also being the Northwesterly line of Lot 718 in Port Lawrence Division, a distance of 190.00 feet to a magnetic nail set.

Course 3: Thence North 57 degrees, 32 minutes, 22 seconds West, a distance of 87.96 feet to a magnetic nail set.

Course 4: Thence North 32 degrees, 31 minutes, 47 seconds East, a distance of 66.00 feet to a magnetic nail set.

Course 5: Thence North 57 degrees, 32 minutes, 22 seconds West, a distance of 22.00 feet to a cross set in concrete pad.

Course 6: Thence North 32 degrees, 31 minutes, 47 seconds East, a distance of 123.99 feet to the True Point of Beginning.

Containing 19,430.95 square feet or 0.4461 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 11, nays 0.

Passed: May 8, 2024, as an emergency measure: yeas 11, nays 0.

Attest:

Julie A. Gibbons
Clerk of Council

Carrie Hartman
President of Council

Approved:

May 8, 2024
Wade Kapszukiewicz
Mayor