



Legislation Text

File #: O-222-23, Version: 1

Zoning & Planning Committee

Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 2582 and 2578 Monroe Street, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

SUMMARY & BACKGROUND:

An application (Z-12004-22) for a proposed change in zoning for the property located at 2582 and 2578 Monroe Street, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On March 9, 2023, the Toledo City Plan Commission recommended approval of the request for a zone change from “RM36” Multi Family Residential to “CN” Neighborhood Commercial for the property located at 2582 and 2578 Monroe Street, Toledo, Ohio.

On April 12, 2023, the Toledo City Council Zoning and Planning Committee recommended approval the request for a zone change from “RM36” Multi Family Residential to “CN” Neighborhood Commercial for the property located at 2582 and 2578 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 zone districts of that part of the City of Toledo more fully described as follows:

Parcel 18-81871

SITUATED IN THE CITY OF TOLEDO, COUNTY LUCAS AND STATE OF OHIO:

THAT PART OF LOT NUMBER THREE (3) IN THE PARTITION PLAT OF THE WEST ONE HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION THIRTY-FIVE (35), TOWN NINE (9) SOUTH, RANGE SEVEN (7) EAST, IN THE CITY OF TOLEDO, LUCAS COUNTY OHIO, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF GLENWOOD AVENUE WITH THE NORTHEAST LINE OF MONROE STREET; THENCE RUNNING NORTHERLY ALONG THE EAST LINE OF GLENWOOD AVENUE A DISTANCE OF THIRTY AND ONE-TENTH (30.1) FEET; THENCE EASTERLY A DISTANCE OF ONE HUNDRED SEVEN AND SIX-TENTHS (107.6) FEET TO A POINT; THENCE SOUTHERLY A DISTANCE OF SEVENTY-EIGHT AND NINETY-THREE HUNDREDTHS (78.93) FEET TO A POINT WHICH IS ONE HUNDRED SEVENTY AND SEVEN TENTHS (107.7) FEET EAST OF THE EAST LINE OF GLENWOOD AVENUE EXTENDED SOUTHERLY; THENCE SOUTHWESTERLY ON A DIRECT LINE A DISTANCE OF EIGHTEEN AND FORTY - TWO HUNDREDTHS (18.42) FEET TO A POINT ON THE NORTHEAST LINE OF MONROE STREET WHICH IS ONE HUNDRED TWENTY (120) FEET SOUTHEASTERLY FROM THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF MONROE STREET A

DISTANCE OF ONE HUNDRED TWENTY (120) FEET TO THE PLACE OF BEGINNING. SAID PREMISES BEING ALSO KNOWN AS PART OF LOT NUMBER ELEVEN (11) IN THE ASSESSOR'S PLAT OF THAT PART OF SAID WEST ONE-HALF(½) OF THE NORTHWEST QUARTER (1/4) OF SECTION THIRTY-FIVE (35) LYING EAST OF THE GLENWOOD AVENUE, NORTH OF MONROE STREET AND SOUTH OF ROSEDALE ADDITION IN SAID CITY OF TOLEDO, LUCAS COUNTY, OHIO.

Parcel 18-81881

SIUATED IN THE CITY OF TOLEDO, COUNTY OF LUCAS AND STATE OF OHIO:

LOT NUMBER TWELVE (12) AND PART OF LOT NUMBER (11) BEING THE EAST ONE AND FOUR TENTHS (1.40) ON THE NORTH LINE BY EIGHTEEN AND TWENTY-FOUR HUNDRETHS FEET ON THE SOUTHEAST LINE, RANGE SEVEN (7), TOWN NINE (9), SECTION THIRTY-FIVE (35) NORTHWEST ASSESSORS PLAT OF PART LYING EAST OF GLENWOOD AVENUE AND NORTH OF MONROE STREET AND SOUTH OF ROSEDALE ADDITION IN ASSESSORS PLAT 10, IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO.

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: April 18, 2023, as an emergency measure: yeas 11, nays 0.

Attest:

Gerald E. Dendinger
Clerk of Council

Matt Cherry
President of Council

Approved:

April 18, 2023
Wade Kapszukiewicz
Mayor