



Legislation Text

File #: O-031-23, **Version:** 1

Zoning & Planning Committee

Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 0 Front Street (Parcel 18-77482), in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

SUMMARY & BACKGROUND:

An application (Z-10003-22) for a proposed change in zoning for the property located at 0 Front Street, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On December 1, 2022, the Toledo City Plan Commission recommended approval of the request for a zone change from “IG” General Industrial and “CS” Storefront Commercial to “POS” Parks and Open Space for the property located at 0 Front Street, Toledo, Ohio.

On January 4, 2023, the Toledo City Council Zoning and Planning Committee left in committee due to the lack of a quorum, the request for a zone change from “IG” General Industrial and “CS” Storefront Commercial to “POS” Parks and Open Space for the property located at 0 Front 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:

Legal Description of Proposed Zone Change: All that parcel of land, being part of Fractional Section 1, Town 10 South, Range 7 East, part of the Northwest fractional Quarter of Section 6, Town 10 South, Range 8 East, part of River Tract 87, United States Reserve of 12 Miles Square at the foot of the Rapids of the Miami of Lake Erie, together with part of Lots 1-11 in East Toledo Civic Center Addition, as recorded in Lucas County Plat Volume 38, Page 10 and together with part of Lots 20-26, inclusive in Cornwall Addition, as recorded in Lucas County Plat Volume 3, Page r-26, all in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

Commencing at a stone with drill hole monument found 3.50 feet Northeast of the centerline intersection of Main Street and Front Street.

Thence South 51 degrees, 33 minutes, 58 seconds, a distance of 3.50 feet to the centerline intersection of Main Street and Front Street.

Thence North 38 degrees, 25 minutes, 20 seconds West, along the centerline of Main Street, a distance of 405.12 feet to a point.

Thence South 36 degrees, 16 minutes, 20 seconds West, a distance of 48.21 feet to a point, said point being the True Point of Beginning.

Course 1: Thence South 38 degrees, 25 minutes, 20 seconds East, a distance of 162.67 feet to a point on a line that is parallel with Front Street, said point also being the Northeast corner of a parcel of land as described in Deed Volume 1912, Page 312.

Course 2: Thence South 51 degrees, 31 minutes, 44 seconds West, along a line that is parallel with Front Street, a distance of 140.20 feet to a point.

Course 3: Thence South 38 degrees, 28 minutes, 16 seconds East, a distance of 20.64 feet to a point.

Course 4: Thence South 36 degrees, 16 minutes, 20 seconds West, a distance of 262.67 feet to a point on the Northwest line of East Toledo Civic Center Addition as recorded in Lucas County Plat Volume 38, Page 18.

Course 5: Thence South 51 degrees, 31 minutes, 44 seconds West, along the Northwest line of East Toledo Civic Center Addition, a distance of 90.09 feet to a point.

Course 6: Thence South 35 degrees, 08 minutes, 59 seconds West, a distance of 223.80 feet to a point, said point being 38.69 feet from the Southwest corner of Lot 1 in East Toledo Civic Center Addition.

Course 7: Thence South 36 degrees, 15 minutes, 42 seconds West, a distance of 213.51 feet to a point on the North line of Vacated Front Street per Ord.12-8-26 and Official Record 20050520- 0035523.

Course 8: Thence South 51 degrees, 31 minutes, 44 seconds West, along the North line of Vacated Front Street per Ord.12-8-26 and Official Record 20050520-0035523, a distance of 170.76 feet to a point.

Course 9: Thence South 36 degrees, 35 minutes, 54 seconds West, a distance of 698.19 feet to the Northwest corner of Lot "B" in Gardner Heights as recorded in Lucas County Plat Volume 15, Page 33.

Course 10: Thence South 00 degrees, 24 minutes, 18 seconds West, along the West line of Lot "B", a distance of 55.00 feet to the Northwestern Right-of-way of Miami Street.

The following 9 courses are along the Northwestern Right-of-Way of Front Street.

Course 11: Thence South 40 degrees, 19 minutes, 51 seconds West, a distance of 181.82 to a point.

Course 12: Thence South 37 degrees, 07 minutes, 18 seconds West, a distance of 713.82 feet to a point of curvature.

Course 13: Thence traversing an arc to the left, having a radius of 1,621.46 feet, a tangent length of 266.53 feet, a central angle of 18 degrees, 40 minutes, 09 seconds, a chord bearing of South 27 degrees, 47 minutes, 14 seconds West, a chord distance of 526.00 feet and an arc length of 528.33 feet to a point.

Course 14: Thence South 18 degrees, 27 minutes, 09 seconds West, a distance of 15.26 feet to a point.

Course 15: Thence South 89 degrees, 39 minutes, 15 seconds West, a distance of 8.85 feet to a point.

Course 16: Thence South 12 degrees, 13 minutes, 45 seconds West, a distance of 79.52 feet to a point.

Course 17: Thence South 08 degrees, 51 minutes, 21 seconds West, a distance of 322.36 feet to a point.

Course 18: Thence South 02 degrees, 51 minutes, 21 seconds West, a distance of 306.53 feet to a point.

Course 19: Thence South 89 degrees, 27 minutes, 18 seconds West, a distance of 7.66 feet to a point.

Course 20: Thence South 03 degrees, 09 minutes, 32 seconds East, a distance of 328.58 feet to a point on the North line of the dedication of Miami Street per ORD. 111-07.

Course 21: Thence South 84 degrees, 25 minutes, 23 seconds West, along the North line of Vacated Miami Street, a distance of 36.56 feet to a point.

Course 22: Thence traversing an arc to the right, having a radius of 4,734.23 feet, a tangent length of 46.98 feet, a central angle of 01 degree, 08 minutes, 14 seconds, a chord bearing of North 05 degrees, 39 minutes, 55 seconds West, a chord distance of 93.96 feet and an arc length of 93.96 feet to a point of curvature.

Course 23: Thence traversing an arc to the right, having a radius of 3,125.36 feet, a tangent length of 238.29 feet, a central angle of 08 degrees, 43 minutes, 13 seconds, a chord bearing of North 00 degrees, 44 minutes, 12 seconds West, a chord distance of 475.21 feet and an arc length of 475.67 feet to a point of curvature.

Course 24: Thence traversing an arc to the right, having a radius of 4,297.28 feet, a tangent length of 195.85 feet, a central angle of 05 degrees, 13 minutes, 08 seconds, a chord bearing of North 06 degrees, 13 minutes, 59 seconds East, a chord distance of 391.30 feet and an arc length of 391.44 feet to a point.

Course 25: Thence North 15 degrees, 14 minutes, 29 seconds East, a distance of 99.23 feet to a point.

Course 26: Thence North 17 degrees, 26 minutes, 29 seconds East, a distance of 195.78 feet to a point of curvature.

Course 27: Thence traversing an arc to the right, having a radius of 955.37 feet, a tangent length of 125.14 feet, a central angle of 14 degrees, 55 minutes, 30 seconds, a chord bearing of North 24 degrees, 54 minutes, 13 seconds East, a chord distance of 248.16 feet and an arc length of 248.86 feet to a point.

Course 28: Thence North 35 degrees, 44 minutes, 53 seconds East, a distance of 199.63 feet to a point.

Course 29: Thence North 41 degrees, 09 minutes, 42 seconds East, a distance of 217.99 feet to a point of curvature.

Course 30: Thence traversing an arc to the left, having a radius of 1,432.69 feet, a tangent length of 63.56 feet, a central angle of 05 degrees, 04 minutes, 49 seconds, a chord bearing of North 38 degrees, 37 minutes, 18 seconds East, a chord distance of 126.99 feet and an arc length of 127.03 feet to a point.

Course 31: Thence North 36 degrees, 04 minutes, 53 seconds East, a distance of 599.80 feet to a point.

Course 32: Thence North 41 degrees, 02 minutes, 04 seconds West, a distance of 3.25 feet to a point.

Course 33: Thence North 36 degrees, 16 minutes, 20 seconds East, a distance of 1,631.25 feet to a point.

Course 34: Thence North 38 degrees, 23 minutes, 40 seconds West, a distance of 5.19 feet to a point.

Course 35: Thence North 36 degrees, 16 minutes, 20 seconds East, a distance of 124.38 feet to the True Point of Beginning.

Containing 361,306.75 square feet or 8.2945 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 on Feb 01, 2021.

Part of parcel 18-77482 is vested in the name of City of Toledo, as recorded in Lucas County O.R.20060252-0033816, commonly known as O Front Street.

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: January 10, 2023 as an emergency measure: yeas 12, nays 0.

Attest:

Gerald E. Dendinger
Clerk of Council

Matt Cherry
President of Council

Approved:

January 10, 2023
Wade Kapszukiewicz
Mayor