



Legislation Text

File #: O-146-22, **Version:** 1

Zoning & Planning Committee

Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 1319, 1325, 1331 & 1335 S. Reynolds Road, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

SUMMARY & BACKGROUND:

An application (Z-12003-21) for a proposed change in zoning for the property located at 1319, 1325, 1331 & 1335 S. Reynolds Road, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On February 10, 2022, the Toledo City Plan Commission recommended approval of the request for a zone change from “RS12” Single-Dwelling Residential to “CR” Regional Commercial for the property located at 1319, 1325, 1331 & 1335 S. Reynolds Road, Toledo, Ohio.

On March 16, 2022, the Toledo City Council recommended approval the request for a zone change from “RS12” Single-Dwelling Residential to “CR” Regional Commercial for the property located at 1319, 1325, 1331 & 1335 S. Reynolds Road, 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 NUMBERS: 20-92747, 20-92751

Lots Numbered Two Hundred Fifty-four (254) and Two Hundred Fifty-five (255) in WESTGATE EXTENSION, a Subdivision in the City of Toledo, Lucas County, Ohio, subject to perpetual easements for highway purposes granted to the State of Ohio in Vol. 985 of Deeds, Page 544. Excepting the West Fifteen (15) feet thereof.

PARCEL NUMBER: 20-92754

Lot Number Two Hundred Fifty-six (256) in WESTGATE EXTENSION, a Subdivision in the City of Toledo, Lucas County, Ohio. Excepting the West Fifteen (15) feet thereof.

PARCEL NUMBER: 20-92757

Lot Number Two Hundred Fifty-seven (257) in WESTGATE EXTENSION, a Subdivision in the City of

Toledo, Lucas County, Ohio, excepting the West Fifteen (15) feet thereof.

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: March 29, 2022, as an emergency measure: yeas 12, nays 0.

Attest:

Gerald E. Dendinger
Clerk of Council

Matt Cherry
President of Council

Approved:

March 30, 2022
Wade Kapszukiewicz
Mayor