



Legislation Text

File #: O-183-20, **Version:** 1

Zoning & Planning Committee

Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 1901 & 2601 W. Central Avenue, 2918-2951 Jermain Drive, 2820-2835 Rathbun Drive & 3842, 3846 and 3860 Monroe Street, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

SUMMARY & BACKGROUND:

An application (Z-8006-19) for a proposed change in zoning for the property located at 1901 & 2601 W. Central Avenue, 2918-2951 Jermain Drive, 2820-2835 Rathbun Drive & 3842, 3846 and 3860 Monroe Street, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On February 13, 2020, the Toledo City Plan Commission recommended approval of the request for a zone change from “RS6” Single Family Residential, “RD6” Duplex Residential and “CR” Regional Commercial to “CM” Mixed Commercial for the property located at 1901 & 2601 W. Central Avenue, 2918-2951 Jermain Drive, 2820-2835 Rathbun Drive & 3842, 3846 and 3860 Monroe Street, Toledo, Ohio.

On May 13, 2020, the Toledo City Council sent without recommendation the request for a zone change from “RS6” Single Family Residential, “RD6” Duplex Residential and “CR” Regional Commercial to “CM” Mixed Commercial for the property located at 1901 & 2601 W. Central Avenue, 2918-2951 Jermain Drive, 2820-2835 Rathbun Drive & 3842, 3846 and 3860 Monroe Street, 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:

Colony South Legal Description:

PARCEL 1:

LOTS 1 THROUGH 8 INCLUSIVE IN WEST CENTRAL STORES, A SUBDIVISION IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO, IN ACCORDANCE WITH VOLUME 57 OF PLATS, PAGE 1, TOGETHER WITH ALL THE VACATED ALLEY LYING SOUTHERLY OF AND ADJOINING SAID LOTS 1 TO 7 INCLUSIVE AND LYING NORTHERLY OF AND ADJOINING SAID LOT 8. SUBJECT TO LEGAL HIGHWAYS.

TAX PARCEL NO. 16-11721

PARCEL 2:

LOT NUMBERS 155, 156, 157, 158, 164, 165, 166, 167, 169 AND THE NORTHERLY 1/2 OF LOT NUMBER 168, 174, 175, 176, 177, 178, 179, 180 AND 181 IN KINGSTON, AN ADDITION IN THE CITY

OF TOLEDO, LUCAS COUNTY, OHIO, IN ACCORDANCE WITH PLAT RECORDED IN VOLUME 35 OF PLATS, PAGE 27, LESS AND EXCEPT THAT PART THEREOF IN PROMEDICA PARKWAY AND RATHBUN DRIVE.

TAX PARCEL NOS. 09-12524, 09-12527, 09-12531, 09-12534, 09-12554, 09-12557, 09-12561, 09-12564, 09-12571, 09-12594, 09-12601, 09-12607, 09-12611, 09-12614, 09-12617, 09-12621 AND 09-12624

PARCEL 3:

THAT PART OF THE WEST ONE-HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-EIGHT (28), TOWN NINE (9) SOUTH, RANGE SEVEN (7) EAST, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID WEST ONE-HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION TWENTY-EIGHT (28) AND RUNNING THENCE SOUTH ALONG THE EAST TINE THEREOF TWO HUNDRED EIGHTY-SIX (286) FEET; THENCE WEST PARALLEL WITH THE NORTH LINE THEREOF FOUR HUNDRED AND TWENTY (420) FEET;

THENCE NORTH PARALLEL WITH SAID EAST LINE TWO HUNDRED AND EIGHTY-SIX (286) FEET TO THE SAID NORTH LINE;

THENCE EAST ALONG THE NORTH LINE FOUR HUNDRED AND TWENTY (420) FEET TO THE PLACE OF BEGINNING, SITUATED IN THE CITY OF TOLEDO (FORMERLY WASHINGTON TOWNSHIP), LUCAS COUNTY, OHIO.

SUBJECT TO LEGAL HIGHWAYS.

THE NORTH AND EAST LINES OF SAID WEST ONE-HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION TWENTY-EIGHT (28) BEING THE CENTER LINE RESPECTIVELY OF CENTRAL AND UPTON AVENUES.

PARCEL 4:

LOTS NUMBERED ONE HUNDRED EIGHTY-TWO (182), ONE HUNDRED EIGHTY-THREE (183), ONE HUNDRED EIGHTY-FOUR (184), ONE HUNDRED EIGHTY-FIVE (185), ONE HUNDRED EIGHTY-SIX (186), ONE HUNDRED EIGHTY-SEVEN (187), ONE HUNDRED EIGHTY-EIGHT (188), ONE HUNDRED EIGHTY-NINE (189), ONE HUNDRED NINETY (190), ONE HUNDRED NINETY-ONE (191), ONE HUNDRED NINETY-TWO (192), ONE HUNDRED NINETY-THREE (193), ONE HUNDRED NINETY-FOUR (194), ONE HUNDRED NINETY-FIVE (195), ONE HUNDRED NINETY-SIX (196), ONE HUNDRED NINETY-SEVEN (197), ONE HUNDRED NINETY-EIGHT (198), ONE HUNDRED NINETY-NINE (199). TWO HUNDRED (209), TWO HUNDRED ONE (201) AND TWO HUNDRED TWO (202) IN KINGSTON, A SUBDIVISION IN THE CITY OF TOLEDO (FORMERLY IN WASHINGTON TOWNSHIP), LUCAS COUNTY, OHIO, IN ACCORDANCE WITH VOLUME 35 OF PLATS, PAGE 27.

EXCEPTING FROM THE ABOVE PARCELS, THAT PART CONVEYED TO THE STATE OF OHIO BY DEED RECORDED IN VOLUME 1984 OF DEEDS, PAGE 215 AND BOUNDED AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING PART OF THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 28, TOWN NINE (9) SOUTH, RANGE SEVEN (7) EAST IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 28;

THENCE SOUTH ALONG THE EAST LINE OF THE SAID WEST ONE-HALF (1/2) A DISTANCE OF TWO HUNDRED EIGHTY-SIX (286.00) FEET TO A POINT;

THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SAID WEST ONE-HALF (1/2) A

DISTANCE OF SIXTY (60.00) FEET TO A POINT;
 THENCE NORTHWESTERLY TO A POINT, SAID POINT BEING SEVENTY-THREE (73.00) FEET WEST OF THE EAST LINE OF THE SAID WEST ONE-HALF (1/2) AND ONE HUNDRED THIRTY-TWO (132.00) FEET SOUTH OF THE NORTH LINE OF THE SAID WEST ONE-HALF (1/2);
 THENCE NORTHWESTERLY TO A POINT, SAID POINT BEING EIGHTY-FIVE (85.09) FEET WEST OF THE EAST LINE OF THE SAID WEST ONE-HALF (1/2) AND NINETY-SEVEN (97.00) FEET SOUTH OF THE NORTH LINE OF THE SAID WEST ONE-HALF (1/2);
 THENCE NORTHWESTERLY TO A POINT, SAID POINT BEING ONE HUNDRED THIRTY (130) FEET WEST OF THE EAST LINE OF THE SAID WEST ONE-HALF (1/2) AND FIFTY-SEVEN (57.00) FEET SOUTH OF THE NORTH LINE OF THE SAID WEST ONE-HALF (1/2);
 THENCE NORTHWESTERLY TO A POINT, SAID POINT BEING ONE HUNDRED EIGHTY (180.00) FEET WEST OF THE EAST LINE OF THE SAID WEST ONE-HALF (1/2) AND FORTY-THREE AND SIX HUNDREDTHS (43.06) FEET SOUTH OF THE NORTH LINE OF THE SAID WEST ONE-HALF (1/2);
 THENCE NORTH PARALLEL TO THE EAST LINE OF THE SAID WEST ONE-HALF (1/2), A DISTANCE OF FORTY-THREE AND SIX HUNDREDTHS (43.06) FEET TO A POINT ON THE NORTH LINE OF THE SAID WEST ONE-HALF (1/2);
 THENCE EAST ALONG THE NORTH LINE OF THE SAID WEST ONE-HALF (1/2) A DISTANCE OF ONE HUNDRED EIGHTY (180.00) FEET TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM ALL THOSE PARTS THEREOF LYING WITHIN THE LEGAL HIGHWAYS.
 TAX PARCEL NO. 18-46091

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 _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
 Clerk of Council

 President of Council

Approved: _____

 Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____
 Clerk of Council