



Legislation Text

File #: O-633-21, **Version:** 1

Zoning & Planning Committee

Revoking a Special Use Permit, originally granted by Ord. 505-80 and 347-87 and 33-21 for a Gas Station located at 1201-1211 Dorr Street, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

SUMMARY & BACKGROUND:

By request filed with the City of Toledo Plan Commission, a request for a review of revocation for the Special Use Permit, for a Gas Station and Convenience Store for a site located at 1201 (1203) Dorr Street, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

The review process entails sections of 1111.706:

1111.706 Review and Decision-Making Criteria

In reviewing and making decisions on proposed Special Uses, review and decision-making bodies must consider at least the following factors:

- A. whether the proposed use meets the stated purpose of this Zoning Code (See Sec. XX1101.0400XX);
- B. whether the proposed use complies with all applicable provisions of this Zoning Code;
- C. whether the proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation);
- D. how the proposed use will affect the value of other property in the neighborhood in which it is to be located;
- E. whether the City and other service providers will be able to provide sufficient public safety, transportation, and utility facilities and services to the subject property while maintaining sufficient levels of service for existing development; and
- F. whether the proposed use will have any adverse land or environmental impacts and, if so, whether those impacts can and will be mitigated.

On November 4, 2021, the Toledo City Plan Commission recommended approval of the revocation of the Special Use Permit, for a Gas Station and Convenience Store for a site located at 1201 (1203) Dorr Street, in the City of Toledo, Lucas County, Ohio

On December 8, 2021, Toledo City Council, Planning and Zoning Committee reviewed, and sent as approved a recommendation for revocation of the Special Use Permit for a Gas Station and Convenience Store for a site located at 1201 (1203) Dorr Street, in the City of Toledo, Lucas County, Ohio and all other things required by law to be done, have been done.

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That the revocation of the Special Use Permit, for a Gas Station and Convenience Store for a site located at 1201 (1203) Dorr Street, in the City of Toledo, Lucas County, Ohio and the same is hereby approved, as to the property more fully described as follows:

Parcel no 02-26121

BROWNS HOAG ST ADDN LO T 1 E 16.66 FT & 1/2 VAC ALLEY S & ADJ EXC PT IN RD

Parcel no 02-26124

BROWNS HOAG ST ADDN LOT 1 W 8 1/3 FT & LOT 2 & 1/2 VAC ALLEY S & ADJ

Parcel no 02-26127

BROWNS HOAG ST ADDN L OT 3 & 1/2 VAC ALLEY S & A DJ

Parcel no 02-26131

BROWNS HOAG ST ADDN LOT 4 & E 5 FT 5 & 1/2 VAC ALLEY S & ADJ

Parcel no 02-26134

BROWNS HOAG ST ADDN LOT 5 W 15 FT & 6 & 1/2 VA C ALLEY S & ADJ

SECTION 2. The Secretary of the Toledo City Plan Commission be and he is hereby directed to change the zoning maps to conform with the within Ordinance.

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.

The ordinance failed.