



Legislation Text

File #: O-188-24, Version: 1

Zoning & Planning Committee
173 South Ave

Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 173 South Avenue and 0 South Avenue, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

SUMMARY & BACKGROUND:

An application (Z-1001-24) for a proposed change in zoning for the property located at 173 South Avenue and 0 South Avenue, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On March 14, 2024, the Toledo City Plan Commission recommended approval of the request for a zone change from POS Park and Open Space and IG General Industrial to IG General Industrial for the property located at 173 South Avenue and 0 South Avenue, Toledo, Ohio.

On April 16, 2024, the Toledo City Council Zoning and Planning Committee recommended approval of the request for a zone change from POS Park and Open Space and IG General Industrial to IG General Industrial for the property located at 173 South Avenue and 0 South Avenue, 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 zoning district of that part of the City of Toledo more fully described as follows:

Address: 173 South Ave
Parcel: 1872294

RIVER TRACT 6 IRREG 2.66 AC STRIP LYING 162.57 FT ELY SOUTH ST RELOCATED & PT VAC FASSETT ST ADJ

Address: 0 South Ave
Parcel: 1872291

RIVER TRACTS 4 & 5 & 6 IRREG PCE LYING BET A LINE MEAS 32 FT SLY & WLY & RADIALLY FROM CEN OF SOUTHERNMOST TRACK & KUHLMAN DR & WHOSE WLY LINE IS E LINE SUMNER ST ALSO THT ETC

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: April 24, 2024, as an emergency measure: yeas 12, nays 0.

Attest:

Julie A. Gibbons
Clerk of Council

Carrie Hartman
President of Council

Approved:

April 24, 2024
Wade Kapszukiewicz
Mayor