



## Legislation Text

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**File #:** O-400-21, **Version:** 1

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Zoning & Planning Committee

**Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 327 Amherst Drive and 1709, 1741, 1747 1751, 1753, 1757, 1759, 1763, 1765, 1769 and 1795 Spencer Street, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.**

### SUMMARY & BACKGROUND:

An application (Z-4004-21) for a proposed change in zoning for the property located at 327 Amherst Drive and 1709, 1741, 1747 1751, 1753, 1757, 1759, 1763, 1765, 1769 and 1795 Spencer Street, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On June 10, 2021, the Toledo City Plan Commission recommended approval of the request for a zone change from “RD6” Residential Duplex, RS6 (Single Family Residential) and IL (Limited Industrial) to “IC” Institutional Campus for the property located at 327 Amherst Drive and 1709, 1741, 1747 1751, 1753, 1757, 1759, 1763, 1765, 1769 and 1795 Spencer Street, Toledo, Ohio.

On July 14, 2021, the Toledo City Council recommended approval of the request for a zone change “RD6” Residential Duplex, RS6 (Single Family Residential) and IL (Limited Industrial) to “IC” Institutional Campus for the property located at 327 Amherst Drive and 1709, 1741, 1747 1751, 1753, 1757, 1759, 1763, 1765, 1769 and 1795 Spencer 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:

327 Amherst Drive - Parcel ID: 0705891, Assessor No.: 06041001 (Currently Zoned RD6)  
Legal Description: HARVARD TERRACE LOT 1 SUB 1-6 & LOT 2 NE 1 & 1/2 VAC AMHERST DR ADJ  
1709 Spencer Street - Parcel ID: 0716208, Assessor No.: 05295006 (Currently Zoned RS6)  
Legal Description: HIETTS ACME PL 4TH EX LOT 843 & 16 FT STRIP LYIN G SE & ADJ  
1741 Spencer Street - Parcel ID: 0716237, Assessor No.: 05316006 (Currently Zoned RS6)  
Legal Description: HIETTS ACME PL 4TH EX LOT 851 SW 1/2 & LOT 852  
1741 Spencer Street - Parcel ID: 1874171, Assessor No.: 05316036 (Currently Zoned RS6)  
Legal Description: COMSTOCKS R T 12 & 13 16 FT STRIP SE & ADJ LOTS 851 & 852 HIETTS ACME PLACE 4TH EXTN  
1747 Spencer Street - Parcel ID: 0716244, Assessor No.: 05316008 (Currently Zoned RS6)  
Legal Description: HIETTS ACME PL 4TH EX LOT 853 & LOT 854 & 16 FT STRIP SE & ADJ  
1751 Spencer Street - Parcel ID: 0716247, Assessor No.: 05316009 (Currently Zoned RS6)  
Legal Description: HIETTS ACME PL 4TH EX LOT 855

- 1751 Spencer Street - Parcel ID: 1874154, Assessor No.: 05316031 (Currently Zoned RS6)  
Legal Description: COMSTOCKS R T 12 & 13 16 FT STRIP SE & ADJ LOT 8 55 HIETTS ACME PLACE 4TH EXTN
- 1753 Spencer Street - Parcel ID: 0716251, Assessor No.: 05316010 (Currently Zoned RS6)  
Legal Description: HIETTS ACME PL 4TH EX LOT 856
- 1757 Spencer Street - Parcel ID: 0716254, Assessor No.: 05316011 (Currently Zoned RS6)  
Legal Description: HIETTS ACME PL 4TH EX LOT 857
- 1757 Spencer Street - Parcel ID: 1874161, Assessor No.: 05316033 (Currently Zoned RS6)  
Legal Description: COMSTOCKS R T 12 & 13 16 FT STRIP SE & ADJ LOTS 856 TO 858 HIETTS ACME PLACE 4TH EXTN
- 1759 Spencer Street - Parcel ID: 0716257, Assessor No.: 05316012 (Currently Zoned RS6)  
Legal Description: HIETTS ACME PL 4TH EX LOT 858
- 1763 Spencer Street - Parcel ID: 0716261, Assessor No.: 05316013 (Currently Zoned RS6)  
Legal Description: HIETTS ACME PL 4TH EX LOT 859
- 1763 Spencer Street - Parcel ID: 1874151, Assessor No.: 05316030 (Currently Zoned RS6)  
Legal Description: COMSTOCKS R T 12 & 13 16 FT STRIP SE & ADJ LOT 8 59 HIETTS ACME PLACE 4TH EXTN
- 1765 Spencer Street - Parcel ID: 0716264, Assessor No.: 05316014 (Currently Zoned RS6)  
Legal Description: HIETTS ACME PL 4TH EX LOT 860
- 1769 Spencer Street - Parcel ID: 1874157, Assessor No.: 05316032 (Currently Zoned IL)  
Legal Description: COMSTOCKS R T 12 & 13 16 FT STRIP SE & ADJ LOTS 860 TO 862 HIETTS ACME PLACE 4TH EXTN
- 1795 Spencer Street - Parcel ID: 0716297, Assessor No.: 05316024 (Currently Zoned IL)  
Legal Description: HIETTS ACME PL 4TH EX LOTS 868-870 & COMSTOCK R T 12 & 13 PT LAWRENCE THT PT 16 FT STRIP ADJ HIETTS ACME PLACE 4TH EXTN LYING BETWN W LINE LOT 870 EXTND

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