



## Legislation Details (With Text)

**File #:** O-079-20      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Approved  
**File created:** 2/13/2020      **In control:** Zoning & Planning Committee12324  
**On agenda:** 2/25/2020      **Final action:** 2/25/2020  
**Title:** Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 3837 Secor Rd (portion), in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Plan Commission Report, 2. Audio: Agenda Review 2/18/2020, 3. Audio: ZPC 2/12/2020, 4. Audio: TCPC 1/9/2020, 5. Hyperlink

Date	Ver.	Action By	Action	Result
2/25/2020	1	City Council	Dispense with the rules of Council requiring...	Pass
2/25/2020	1	City Council	declare emergency	Pass
2/25/2020	1	City Council	passage	Pass
2/12/2020	1	Zoning & Planning Committee12324	refer as approved	

Zoning & Planning Committee

**Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 3837 Secor Rd (portion), in the City of Toledo, Lucas County, Ohio; and declaring an emergency.**

### SUMMARY & BACKGROUND:

An application (Z-11003-19) for a proposed change in zoning for the property located at 3837 Secor Rd (portion), Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On January 9, 2020, the Toledo City Plan Commission recommended approval of the request for a zone change from “CO” Office Commercial to “RM36” Multi Dwelling Residential for the property located at 3837 Secor Rd (portion), Toledo, Ohio.

On February 12, 2020, the Toledo City Council recommended approval of the request for a zone change from “CO” Office Commercial to “RM36” Multi Dwelling Residential for the property located at 3837 Secor Rd (portion), 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:

### 2.603 ACRE PARCEL FOR REZONING

Situated In The State Of Ohio, County Of Lucas, City Of Toledo, In The Northeast 1/4 Of The Northeast 1/4 Of Section 19, Township 9 South, Range 7 East, And Bounded And Described As Follows:

Commencing At A 3/4" Iron Pipe Found At The Intersection Of The West Right-Of-Way Line Of Secor Road (Variable Width) With The Southwesterly Right-Of-Way Line Of Monroe Street (Variable Width), At The Northwest Corner Of A 0.928 Acre Tract Of Land Conveyed, As Parcel 3116-WD For Secor Road Right-Of-Way Purposes, To The State Of Ohio, By Deed Of Record In Deed Book 1871, Page 703 And Being S 70° 29' 49" W A Distance Of 73.86 Feet From A Lucas County Monument Box Found In The East Line Of Said Section 19 And At The Intersection Of The Centerline Of Secor Road With The Centerline Of Monroe Street; Thence S 00°53'48" E A Distance Of 305.00 Feet Along The West Right Of Way Line Of Secor Road, To The POINT OF BEGINNING;

Thence Continuing S 00°53'48" E Along Said West Right Of Way Line Of Secor Road A Distance Of 50.00 Feet To A Point;

Thence Along A 68.49 Feet Arc Of Curve To The Right Having A Radius Of 115.00 Feet An Angle Of 34° 07' 17" And A Chord Of 67.48 Feet Having A Bearing Of N74°11'16" W To A Point;

Thence N57°07'38"W A Distance Of 179.67 Feet To A Point:

Thence S32°52'22"W A Distance Of 279.79 Feet To A Point:

Thence S88°32'08"W A Distance Of 126.55 Feet To A Point On The Easterly Line Of A parcel of land recorded in Instrument 201911070045880 Lucas County Recorder's Office

Thence N 01°27'52"W Along Said East Line Of Said Parcel A Distance Of 582.59 Feet To The Northeasterly Corner Of Said Parcel;

Thence N42°48'35"E A Distance Of 22.56 Feet To A Point;

Thence Along A 106.84 Feet Arc Of Curve To The Right Having A Radius Of 185.00 Feet An Angle Of 33° 05' 26" And A Chord Of 105.37 Feet Having A Bearing Of S30°38'42" E To A Point Of Reverse Curve;

Thence Along A 153.95 Feet Arc Of Curve To The Left Having A Radius Of 205.00 Feet An Angle Of 43° 01' 39" And A Chord Of 150.36 Feet Having A Bearing Of S35°36'48" E To A Point;

Thence S57°07'38"E A Distance Of 374.70 Feet To A Point Of Curve;

Thence Along A 39.02 Feet Arc Of Curve To The Left Having A Radius Of 65.00 Feet An Angle Of 34° 23' 31" And A Chord Of 38.43 Feet Having A Bearing Of S74°19'23"E To The Point Of Beginning,

Containing 2.603acres Of Land, More Or Less, Being Part Of Lucas County Auditor Permanent Parcel Number 2216585, And Being Subject To All Easements, Leases, And Restrictions Of Record.

This Description Was Prepared By The Mannik And Smith Group On November 21, 2019. Bearings Used Herein Are Based On State Plane Coordinate System, NAD83 (2011 ADJ.).

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: February 25, 2020, as an emergency measure: yeas 12, nays 0.

Attest:

Gerald E. Dendinger  
Clerk of Council

Matt Cherry  
President of Council

Approved:

March 2, 2020  
Wade Kapszukiewicz  
Mayor