Legislation Details (With Text)

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Title:	Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 6038 Manley Rd., in the City of Toledo, Lucas County, Ohio; and declaring an emergency.				
Sponsors:					
Indexes:					
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Attachments:	1. Plan Commission Report				

Date	Ver.	Action By	Action	Result
7/19/2022	1	City Council		
7/19/2022	1	City Council		
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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 6038 Manley Rd., in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

SUMMARY & BACKGROUND:
An application (Z-4009-22) for a proposed change in zoning for the property located at 6038 Manley Rd., in Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On June 9, 2022, the Toledo City Plan Commission recommended approval of the request for a zone change from “CO” Office Commercial to “RM24” Multi Family Residential for the property located at 6038 Manley Rd., Toledo, Ohio.

On July 13, 2022, the Toledo City Council sent with a recommendation of approval of the request for a zone change from “CO” Office Commercial to “RM24” Multi Family Residential for the property located at 6038 Manley Rd., 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:

THE REPLAT OF DEER PARK BUSINESS CENTER
City of Toledo and Springfield Township, Lucas County, Ohio

A parcel of land being part of the Northeast ¼ of Section 27, Town 2, United States Reserve, in the City of Toledo and in Springfield Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the Northeast corner of said Northeast ¼ of Section 27;

thence in a southwesterly direction along the original centerline of Manley Road as shown in Volume C, Page 44, Lucas County Road Plats, having an assumed bearing of 43º-40'-02"-West, a distance of 421.90 feet to the intersection of the easterly extension of the northly line of a parcel of land as described in Microfiche 88-433A03, Lucas County Deed Records; thence North67º-07'-25"-West along said easterly extension of the northly line of a parcel of land as described in Microfiche 88-433A03, a distance of 69.12 feet to the intersection of a line drawn 40.00 feet westerly of and parallel with the centerline of Manley road, as it now exists, said point of intersection being a point on curve, said point of intersection also being the True Point of Beginning; thence in a southerly to southwesterly direction along an arc of curve to the right, along said line drawn 40.00 feet westerly of and parallel with the centerline of Manley Road, as it now exists, an arc distance of 141.20 feet to a point of tangency; said arc of curve to the right having a radius of400.74 feet, a central angle of 20º-11;-17", a chord distance of 140.47 feet and a chord bearing of South 33º-34'-25"-West; thence South 43º-40'-02"-West along said line drawn 40.00 feet westerly of and parallel with the centerline of Manley road, as it now exists, a distance of 86.93 feet to a point; thence South 46º-19'-58"-East along a line, a distance of 40.00 feet to the intersection of said centerline of Manley Road, as it now exists; thence South 43º-40'-02"-West along said centerline of Manley Road, as it now exists, a distance of 127.99 feet to a point; thence North 46º-19'-58"-West along a line, a distance of 40.00 feet to the intersection of said line drawn 40.00 feet westerly of and parallel with the centerline of Manley Road, as it now exists; thence South 43º40'-02"-West along said line drawn 40.00 feet westerly of an parallel with the centerline of Manley Road, as it now exists, a distance of 108.00 feet to a point; thence North 46º-19'-58"-W along a line, a distance of 10.00 feet to the intersection of a line drawn 50.00 feet westerly of and parallel with said centerline of Manley Road, as it now exists; thence South 43º-40'-02"-West along said line drawn 50.00 feet westerly of and parallel with the centerline of Manley road, as it now exists, a distance of 200.00 feet to a point; thence North46º-19'-58"-West along a line, a distance of 10.00 feet to the intersection of a line drawn 60.00 feet westerly of and parallel with said centerline of Manley road, as it now exists; thence South 43º-40'-02"-West along said line drawn 60.00 feet westerly of and parallel with the centerline of Manley Road, as it now exists, a distance of 64.11 feet to the intersection of a line drawn 5500 feet northerly Limited Access Right0ofWay line of the Ohio Turnpike; said line drawn 55.00 feet northerly of and parallel with the northly Limited Access Right-of-Way line of the Ohio Turnpike also being the northly line of a parcel of land as described in Volume 1993d, Page 1007, Lucas County Deed Records; thence South 89º-24'-22"-West along said line drawn 55.00 feet northerly of and parallel with the northly Limited Access right-of-Way line of the Ohio Turnpike, a distance of 183.96 feet to a point; said point being located175.00 feet left of Station541+00 of the centerline of said Ohio Turnpike; thence North 00º-35;-39"-West along a line, a distance of 5.00 feet to the intersection of a line drawn 55.00 feet northerly of and parallel with the northerly Limited Access Right-of-Way line of said Ohio Turnpike; said point being located 180.00 feet left of Station 541+00 of said centerline of the Ohio Turnpike; thence South 89º-24'-22"-West along said line drawn 55.00 feet northerly of and parallel with the northerly Limited Access Right-of-Way of the Ohio Turnpike, a distance of 294.75 feet to the intersection of the West line of the East ½ of said Northeast ¼ of Section 27; said point of intersection being located 180.00 feet left of Station 538+05.25 of said centerline of the Ohio Turnpike; thence South 00º-39'-44"-East along said West line of the East ½ of the Northeast ¼ of Section 27, a distance of 5.00 feet to the intersection of said line drawn 55.00 feet northerly of and parallel with the northerly Limited Access Right-of-Way line of the Ohio Turnpike, said point of intersection being located 175.00 feet left of Station 538+05.25 of said centerline of the Ohio Turnpike; thence South 89º-24;-22"-West along said line drawn 55.00 feet northerly of and parallel with the northerly Limited

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Access Right-of-Way line o the Ohio Turnpike, a distance of 98.00 feet to the intersection of the centerline of Swan Creek, as it now exists; thence North 40º-58'-12"-East along said centerline of Swan Creek, as it now exists, a distance of 956.73 feet to the intersection of said northerly line of a parcel of land as described in Microfiche 88-433A03, Lucas County Deed Records; thence South 67º-07'-25"-East along said northerly line of a parcel of a land as described in Microfiche 88-433A03, Lucas County Deed Records, a distance of 485.00 feet to the True Point of Beginning.

Said parcel of land containing an area of 38,674 square feet or 8.88 acres of land, more or less. Subject to legal highways.
The above described parcel of land is subject to any and all leases, easements and restrictions of record.

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

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