



## Legislation Text

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**File #: O-216-19, 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 1800 Krieger Drive, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.**

#### **SUMMARY & BACKGROUND:**

An application (Z-1001-19) for a proposed change in zoning for the property located at 1800 Krieger Drive, Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On March 14, 2019, the Toledo City Plan Commission recommended approval of the request for a zone change from “RS6” Single Family Residential to “CN” Neighborhood Commercial for the property located at 1800 Krieger Drive, Toledo, Ohio.

The City Council Zoning and Planning Committee on April 17, 2019, reviewed the request for a zone change from “RS6” Single Family Residential to “CN” Neighborhood Commercial for the property located at 1800 Krieger Drive, 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:

#### **LEGAL DESCRIPTION FOR SPLIT PARCEL (PARCEL ID# 20-10554)**

A Parcel of land being part of the Southwest Quarter (1/4) of Section 35, Town-9-North, Range-6-East, City of Toledo, Lucas County, Ohio, which is more particularly described as follows:

Commencing at a Point at the Intersection of the Centerline of Holland Sylvania Road (60' R/W) and the Centerline of Hafner County Ditch;

thence S79°44'34"E, on and along said Centerline of Hafner County Ditch, also being the South line of a parcel currently or formerly owned by Pine Meadows Apartments as recorded in Deed 20130905-0047001 in the Lucas County Recorder's Office, a distance of 363.12' (feet) to a Point;

thence S00°46'48"W, on and along the East Right-of-Way of Krieger Road (50' R/W), a distance of 982.72' (feet) to a Point said Right-of-Way of Krieger Road (50' R/W) also being the True Point of Beginning for the Split Parcel, and passing a set Iron Pin at 20' (feet);

thence S87°46'04"E, a distance of 143.36' (feet) to a Point at the Northwest Corner of a parcel currently or formerly owned by A to Z Rental Center as recorded in Document number 20090811-0037329 in the Lucas County Recorder's Office;

thence S00°47'14"W, on and along the West line of said parcel currently or formerly owned by A to Z Rental Center as recorded in Document number 20090811-0037329 in the Lucas County Recorder's Office, a distance of 377.76' (feet) to a set Iron Pin on the North Right-of-Way of Dorr Street (R/W Varies), also being the Southwest Corner of said parcel currently or formerly owned by A to Z Rental Center as recorded in Document number 20090811-0037329 in the Lucas County Recorder's Office;

thence N87°46'04"W, on and along said North Right-Of-Way of Dorr Street (R/W Varies), a distance of 143.31' (feet) to a set

Iron Pin;

thence N00°46'48"E, on and along said East Right-of-Way of Krieger Road (50' R/W), a distance of 377.76' (feet) to the True Point of Beginning for the Split Parcel;

Containing an area of 1.242 Ac., 54,129 SF of land more or less and subject to all legal highways, leases, easements and restrictions of record.

NOTES:

Bearings used in the above description are based on the Centerline of Dorr Street (R/W Varies), also being the South line of Southwest Quarter (1/4) of Section 35, as defined by a found Brass Plate at the Southwest Corner of the Southwest Quarter (1/4) of Section 35 and by a found Concrete Monument at the intersection of Dorr Street (R/W Varies) and Eton Road (50' R/W), with a corresponding bearing of N87°46'04"W.

Bearings are for the express purpose of showing angular measurement only.

All iron pins set or previously set are 5/8" diameter rebar x 36" long with a cap marked "Bryan D. Ellis 8292".

The land in the above description is contained all within Tax Parcel ID# 20-10554 recorded in Deed 20161207-0050727 in the Lucas County Recorder's Office.

This parcel was surveyed by Bryan D. Ellis on December, 2018.

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