



## Legislation Text

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**File #:** O-454-22, **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 2540 Tremainsville Rd.. in the City of Toledo, Lucas County, Ohio; and declaring an emergency.**

##### SUMMARY & BACKGROUND:

An application (Z-5002-22) for a proposed change in zoning for the property located at 2540 Tremainsville Rd, in Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On July 14, 2022, the Toledo City Plan Commission recommended approval of the request for a zone change from “CR” Regional Commercial to “CM” Mixed Commercial for the property located at 2540 Tremainsville Rd, Toledo, Ohio.

On August 17, 2022, the Toledo City Council sent with a recommendation of approval of the request for a zone change from “CR” Regional Commercial to “CM” Mixed Commercial for the property located at 2540 Tremainsville 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:

That part of the Southeast quarter (1/4) of the Southeast quarter (1/4) of Section eight (8), Town nine (9) South, Range seven (7) East, in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

Commencing at the southeast corner of said Section number eight (8), running thence North along the East line of said Section a distance of three hundred thirty (330) feet to a point; thence West along a line parallel with the South line of said Section a distance of one hundred sixty (160) feet to a point, being the point of beginning; running thence North along a line parallel with the East line of said Section a distance of one hundred twenty-eight and nine-tenths (128.9) feet, thence on an angle to the right of one hundred thirty-seven (137) degrees and thirty-four (34) minutes along a long parallel with the center line of Tremainsville Road a distance of thirty-three and seven-tenths (33.7) feet to a point; thence Southwesterly at right angles to the last described line a distance of one hundred forty-five (145) feet to a point thirty (30) feet North of the center line of Tremainsville Road; thence Southeasterly along a line parallel with the center line of Tremainsville Road a distance of seventy and four tenths (70.4) feet to a point; thence at an angle to the right of one hundred thirty-four (134) degrees forty-eight (48) minutes along a line parallel with the South line of said section a distance of eighty-two and eight tenths (82.8) feet to the point of beginning. Subject to all legal highways.

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 11, nays 0.

Passed: September 13, 2022, as an emergency measure: yeas 11, nays 0.

Attest:

Gerald E. Dendinger  
Clerk of Council

Matt Cherry  
President of Council

Approved:

September 15, 2022  
Wade Kapszukiewicz  
Mayor