File #: O-376-26, **Version:** 1

640 Wyman St.
Z26-0008
Zone Change

Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 640 Wyman Street in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

SUMMARY & BACKGROUND:
An application (Z26-0008) for a proposed change in zoning from "RS12" Single-Dwelling Residential and "CN" Neighborhood Commercial to "CR" Regional Commercial for the property located at 640 Wyman Street Avenue, in Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On June 11, 2026, the Toledo City Plan Commission recommended disapproval of the request for a zone change from "RS12" Single-Dwelling Residential and "CN" Neighborhood Commercial to "CR" Regional Commercial for the property located at 640 Wyman Street Avenue, in Toledo, Ohio.

On July 15, 2026, the Toledo City Council Zoning and Planning Committee referred as approved the request for a zone change from "RS12" Single-Dwelling Residential and "CN" Neighborhood Commercial to "CR" Regional Commercial for the property located at 640 Wyman Street Avenue, in 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 zoning district of that part of the City of Toledo more fully described as follows:

Lots 46-51 and the East 131 feet of Lot 52 in Weston Gardens.

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: August 25, 2026, as an emergency measure: yeas 11, nays 0.

Attest:
Julie A. Gibbons
Clerk of Council

Vanice S. Williams
President of Council

Approved:

August 25, 2026
Wade Kapszukiewicz
Mayor

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