

GENERAL INFORMATION

Subject

- | | | |
|-----------------|---|---|
| Request | - | Zone change from CR (Regional Commercial) to RD6 (Duplex Residential) |
| Location | - | 742 Oak Street |
| Applicant/Owner | - | Clarence Carter
1038 Harrison Avenue
Venice, CA 90291 |
| Co-Applicant | - | Joyce Singer
662 Collins Street
Toledo, OH 43610 |

Site Description

- | | | |
|--------------|---|---------------------------|
| Zoning | - | CR / Regional Commercial |
| Area | - | ± .1033 Acres |
| Frontage | - | ± 40' along Oak St Street |
| Existing Use | - | Single-dwelling house |
| Proposed Use | - | Single-dwelling house |

Area Description

- | | | |
|-------|---|--|
| North | - | CR, RM36 / Single- & Multi-Dwelling houses |
| South | - | CR, RD6 / Duplex, Corner Store, Vacant Commercial building, Navarre Avenue, Single- & Multi-Dwelling houses |
| East | - | CR, RM36 / Oak Street, Single-Dwelling houses, Vacant Commercial structure, Viking Street, Single- & Multi-Dwelling houses |
| West | - | RD6 / Single- & Multi-Dwelling houses |

Parcel History

No history on file.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) at 742 Oak Street. The subject site is \pm 4,500 square feet (.1033 acres) and is occupied by a single-dwelling house. The structure was built in 1907 and has been used as a single-dwelling residence since. The applicant recently discovered that their house is within a commercial zoning district, in which they have been incurring commercial taxes on the property. In order to pay the appropriate taxes for a residential structure, the zoning classification must be reflected as such. Staff recommended the RD6 (Duplex-Residential) zoning classification due to surrounding areas being zoned RD6 and RM36 (Multi-Dwelling Residential), and detached single-dwelling houses are permitted within the RD6 zoning district.

The site is surrounded by a mix of single- and multi-dwelling homes on all geographical locations. More specifically, to the south of the subject site is a duplex, the “La Mexicana” corner store, a vacant commercial structure, and across Navarre Avenue is a duplex, and a mix of single- and multi dwelling houses. To the north and west, is a mix of single- and multi-dwelling houses, and to the east across Oak Street are single-dwelling houses, a vacant apartment building, vacant commercial building, and across Viking Street is a duplex and single-dwelling houses.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as Neighborhood Residential (NR). The Neighborhood Residential land use designation supports low- and medium-density housing demands. The majority of land uses in the NR zoning classification are single- and two-unit houses, including attached homes; and multi-family units may also be compatible. The subject site is a single-dwelling house within a neighborhood surrounded by a mix of single- and multi-dwelling houses, duplexes, apartment buildings, and is near a commercial corner. The Forward Toledo Comprehensive Land Use Plan supports the rezoning of 742 Oak Street from CR (Regional Commercial) to RD6 (Duplex Residential).

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0018, a request for Zone Change from CR (Regional Commercial) to RD6 (Duplex Residential) at 742 Oak Street to Toledo City Council for the following **two (2) reasons**:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A)); and
2. The proposed rezoning is compatible with the existing zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C)).

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z25-0018
DATE: September 11, 2025
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: October 15, 2025
TIME: 4:00 P.M.

AV
Two (2) sketches follow

ZONING & LAND USE

Z25-0018
ID 29

