



Z25-0018

TOLEDO - LUCAS COUNTY PLAN COMMISSION
One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

REF: Z25-0018
DATE: September 12, 2025

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Request for a Zone change from CR (Regional Commercial) to RD6 (Duplex Residential) at 742 Oak Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 11th, 2025 at 2:00 P.M.

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 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

GENERAL INFORMATION (cont'd)

Area Description (cont'd)

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.

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STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan (cont'd)

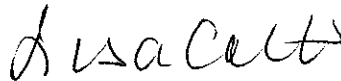
The subject site is a single-dwelling house within a neighborhood surrounded by a mix of single- and multi-dwelling houses, duplexes, apartment buildings, and is near a commercial corner. The Forward Toledo Comprehensive Land Use Plan supports the rezoning of 742 Oak Street from CR (Regional Commercial) to RD6 (Duplex Residential).

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends 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)).

Respectfully Submitted,



Lisa Cottrell
Secretary

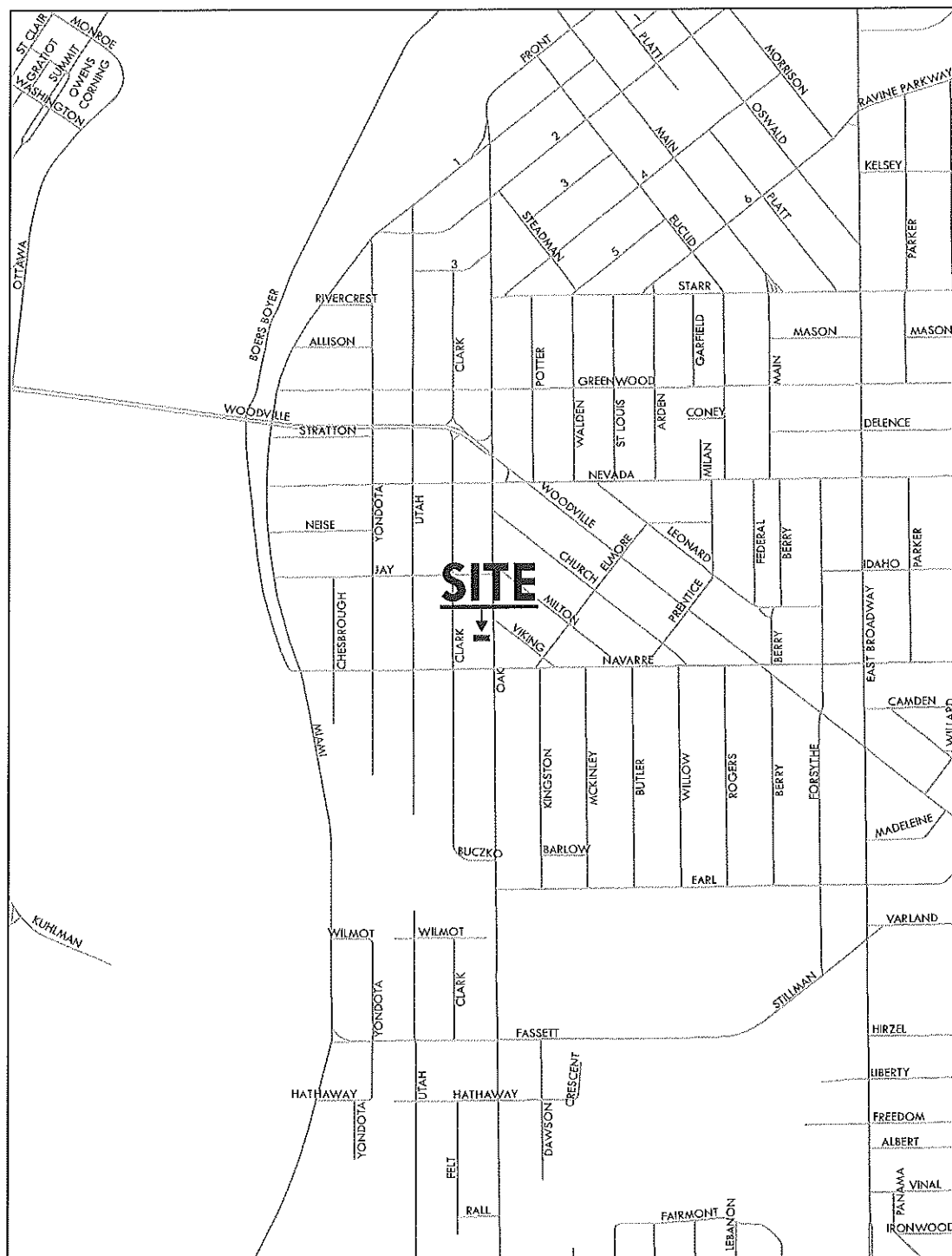
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Two (2) sketches follow

Cc: Clarence Carter, 1038 Harrison Avenue Venice, CA 90291

GENERAL LOCATION

Z25-0018
ID 29



ZONING & LAND USE

Z25-0018
ID 29

