

GENERAL INFORMATION

Subject

Request	-	Zone Change from RD6 (Duplex Residential) to RM12 (Multi-Dwelling Residential)
Location	-	1822 Glendale Avenue
Applicant / Owner	-	Clifford Owens Erroneous Properties LLC 19920 1 st Street Court E Lake Tapps, WA 98391

Site Description

Zoning	-	RD6 (Duplex Residential)
Area	-	± 0.42 Acres
Frontage	-	± 92' along Glendale Avenue ± 200' along Kenyon Drive
Existing Use	-	Fourplex
Proposed Use	-	Fourplex

Area Description

North	-	RD6 / Duplexes & Single Dwelling Homes
South	-	RD6 / Church
East	-	RD6 / Duplexes & Church
West	-	RD6 / Duplexes & Single Dwelling Homes

Parcel History

T-64-55	-	No file found
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Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from RD6 (Duplex Residential) to RM12 (Multi-Dwelling Residential) for 1822 Glendale Avenue. The ±0.42 acre parcel is currently a legal nonconforming fourplex. To the north are duplexes and single dwelling homes, to the south is a church, to the east are duplexes and another church, and to the west are duplexes and single-dwelling homes.

STAFF ANALYSIS (cont'd)

The applicant is requesting the zone change to continue the site's current fourplex use by right instead of through the legal-nonconforming "grandfather" clause. The current RD6 zoning district does not permit dwelling structures with more than two units. The proposed RM12 zoning district would permit one dwelling per 3,600 square feet of lot area. As the subject property is ±0.42 acres – or ±18,400 square feet – the proposed zoning would permit a maximum of five (5) dwellings on the subject property. The current fourplex would therefore be permitted under the proposed RM12 zoning district.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Residential land uses. Designations in the plan have three components which must be evaluated for compatibility: physical design, land uses, and geographic characteristics. The Neighborhood Residential land use designation provides space for low- and medium-density housing demands in the city while making best use of neighborhoods with constraints such as narrow lots. These areas are predominantly pedestrian-oriented and have higher unit count homes designed to match visual scale and character of nearby single-dwelling homes. Three-, four-, and multi-dwelling homes are compatible when located near and along busier corridors. The proposed zone change is compatible with the Forward Toledo plan as it permits a four-dwelling home along a busier street which matches the visual scale and character of nearby residences.

Staff recommends approval of the Zone Change from RD6 (Duplex Residential) to RM12 (Multi-Dwelling Residential) at 1822 Glendale Avenue because it is consistent with the Forward Toledo Comprehensive Land Use Plan and it is compatible with existing land uses within the general vicinity of the subject property.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z24-0008, a Zone Change from RD6 (Duplex Residential) to RM12 (Multi-Dwelling Residential) at 1822 Glendale Avenue, to Toledo City Council for the following three (3) reasons:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**); and
2. The proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**).
3. The rezoning will correct an issue of a non-conforming land use in the proper zoning classification.

REF: Z24-0008... February 13, 2025

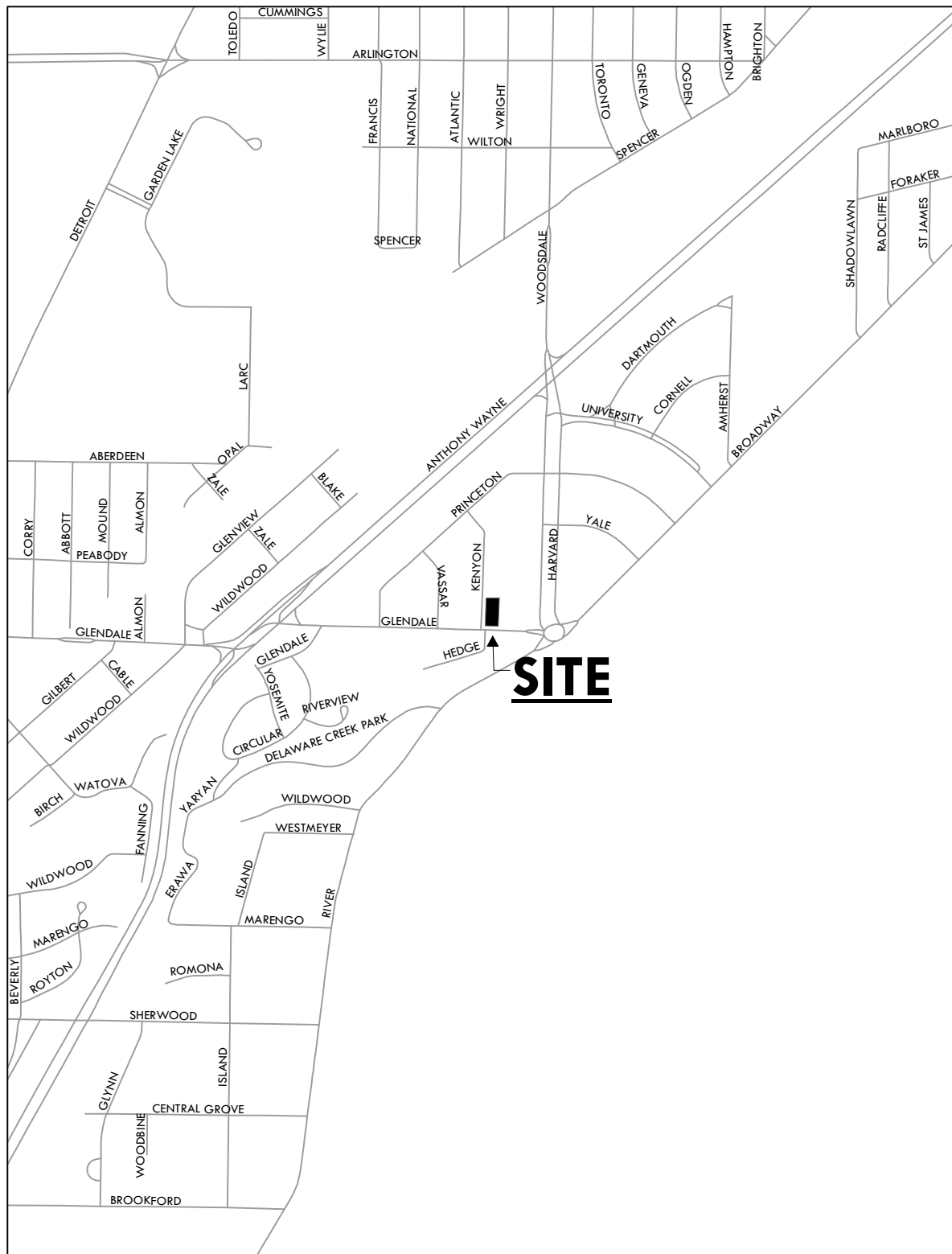
ZONE CHANGE
TOLEDO PLAN COMMISSION
REF: Z24-0008
DATE: February 13, 2025
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: March 19, 2025
TIME: 4:00 P.M.

AS
Two (2) sketches follow

GENERAL LOCATION

Z24-0008
ID 34



ZONING & LAND USE

Z24-0008
ID 34

