



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604

PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: August 10, 2018

REF: SUP-6006-18

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for a Special Use Permit for a Residential Drug & Alcohol Treatment Facility at 727-735 Euclid Avenue & 732 Main Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 9, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Residential Drug & Alcohol Treatment Facility
Location	-	727-735 Euclid Avenue & 732 Main Street
Applicant	-	Randall J. LaFond, Director Talbot Clinical Services of Ohio, LLC 732 Main Street Toledo, Ohio 43605
Architect	-	Scott Heacock 1303 Sabra Road Toledo, OH 43612

Site Description

Zoning	-	CR, CO & RM36 / Regional Commercial, Office Commercial & Multi-Dwelling Residential
Area	-	± 0.76 acres
Frontage	-	± 140' along Main Street ± 125' along Euclid Avenue
Existing Use	-	Outpatient Drug & Alcohol Treatment Facility
Proposed Use	-	Residential Drug & Alcohol Treatment Facility
Required Parking	-	1 parking space per 2 employees (13 employees)
Proposed Parking	-	27 spaces

GENERAL INFORMATION (cont'd)

Area Description

North	-	Single-family households / CR
East	-	Single-family households / RM36
South	-	Single-family households / RM36
West	-	Single-family households / RM36

Combined Parcel History

P-3-59	-	Off-street parking lot at 732 Main Street (P.C. approved on 5/14/1959).
P-3-78	-	Off-street parking lot for funeral home, C-3 & R-4 zoning district, at 732 Main Street (P.C. approved on 12/21/1978).
Z-10062-93	-	Zone Change from R-4 to C-3 at 736 Main Street (P.C. rec. approval of C-2 zoning on 12/2/1993, C.C. approved by Ord. 839-93).
Z-6005-18	-	Zone Change from CO Office Commercial to CR Regional Commercial for 732 Main Street (<i>companion case</i>).

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to operate a Residential Drug & Alcohol Treatment Facility within an existing outpatient Drug & Alcohol Treatment Facility at 727-735 Euclid Avenue & 732 Main Street. The ±0.76 acre site is comprised of four (4) parcels that front on Main Street and Euclid Avenue. Adjacent land uses surrounding the site are comprised solely of single-family homes.

STAFF ANALYSIS (cont'd)

The site is currently operating as an outpatient Drug & Alcohol Treatment Facility. The applicant, Talbot Clinical Services, intends to expand into the rear of the building for a Residential Treatment Facility. A companion zone change (Z-6005-18) accompanies this case for a part of the site that is zoned CO Office Commercial, which doesn't allow for the Drug & Alcohol Treatment Facility. Additionally, a Special Use Permit is required for all Residential Drug & Alcohol Treatment Facilities in each applicable zoning categories within the City of Toledo.

The existing treatment center has been operating out of the building at 732 Main Street on an outpatient basis since 1986, under three (3) different entities. According to the applicant's letter of intent, the Clinic plans to "*continue the exiting outpatient services and add a residential component*". The proposed outpatient and residential treatment facility will have a total of thirteen (13) employees during the daytime shift consisting of doctors, nurses, counselors, case managers and administrative staff. The Clinic is proposing to operate the residential treatment program with sixteen (16) beds available for patients. Clients would include adults, both male and female, ages 18-65 years old, who primarily live in the 43605 and 43609 zip codes.

Group Living

Per TMC§1116.0221(D), Residential Drug & Alcohol Treatment Facilities are considered Group Living facilities and defined as "*a home or facility that provides habilitation services for persons with drug and alcohol addictions but not including methadone treatment.*" As a Group Living facility, Residential Drug & Alcohol Treatment Facilities are subject to the spacing requirements outlined in TMC§1104.1000. The proposed Residential Drug & Alcohol Treatment Center does not violate the spacing requirements and therefore conforms to TMC§1104.1000.

Parking and Circulation

The site is currently accessed via two (2) curb cuts; one (1) access point from Main Street to the east, and one (1) access from Euclid Avenue to the west. Pursuant to TMC§1107.0304 – *Off-Street Parking Schedule "A"*, Residential Drug & Alcohol Treatment Facilities require a minimum of one (1) parking space per every two (2) employees and one (1) bicycle parking slot per ten (10) parking spaces. The applicant indicated there would be a total of thirteen (13) employees on site, requiring a minimum of seven (7) parking spaces with at least one (1) parking space designated as a van accessible space for persons with disabilities.

The site plan submitted depicts a total of twenty-seven (27) parking spaces with two (2) spaces designated for persons with disabilities. While the available parking provided is in excess of the maximum allowable parking spaces, 150% of the minimum parking requirement, an alternative parking plan will not be required because the parking on site is existing. Additionally, the site plan submitted did not depict any of the required bicycle parking. A minimum of three (3) bicycle parking slots shall be provided on the site and is listed as a condition of approval.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

The Division of Transportation did not object to the approval of the site plan but they have identified multiple issues that need corrected. First, to ensure compliance with Toledo Municipal Code (TMC) requirements for parking, loading and access, the site plan must include parking stall dimensions. Second, the van accessible parking must be signed for handicap parking and include an 8' loading area next to the space. Third, the angled parking does not maintain the two-way traffic shown for the site and shall be striped and signed for one-way traffic. Finally, bicycle parking was not shown on the site plan and shall be provided on site. These comments are listed as conditions of approval and shall be addressed on a revised site plan.

Landscaping

The site was developed before the 2004 zoning code and therefore not required to completely comply with the landscape standards of the 2004 code. However, TMC§1114.0500 Appearance Upgrade for Nonconforming Development, requires future changes to bring a site closer into compliance with the 2004 code. The site plan submitted does not depict any proposed or existing landscaping on the property.

Opportunities exist to install landscaping within the fifteen-foot (15') greenbelts along the Main Street and Euclid Avenue frontages. The frontage greenbelt shall include a minimum of five (5) trees installed along both frontages. Trees are not required to be evenly spaced and may be clustered. As a condition of approval, a completed landscaping plan shall be submitted depicting any existing and/or proposed landscaping improvements.

Furthermore, a Type A Landscape Buffer is required along the sides of the property where it abuts residential zoning districts to the north and south. Pursuant to TMC§1108.0203(E), the Type A Landscape Buffer shall have a minimum width of ten-feet (10') with a solid privacy fence or wall six-feet (6') to eight-feet (8') in height and include four (4) canopy trees and fifteen (15) shrubs for every 100 linear feet. As a condition of approval, a solid privacy fence with a total of eleven (11) trees and thirty-nine (39) shrubs shall be installed along both the north and south property lines where the site abuts residential uses.

Neighborhood Meeting

Due to the proximity of the site to residential zoning and land uses, staff requested the applicant host a neighborhood meeting prior to the Plan Commission hearing. On July 25, 2018, the applicant held a neighborhood meeting on the site at 6:30 PM. Meeting notifications were sent to a mailing address list provided to the applicant generated by the Plan Commission staff.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Single Family Residential land uses. Single family land uses typically include the development of single dwelling units on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. The Single Family Residential district is intended to create, maintain and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods. The proposed use does not conform to the 20/20 Comprehensive Plan, however, the site has been operating as an outpatient drug & alcohol treatment center prior to the adoption of the 20/20 Comprehensive Plan. Staff recognizes a unique circumstance exists which contradicts the future land use designation. The proposed Special Use Permit will correct the nonconforming land use associated with the existing outpatient Drug & Alcohol Treatment Facility and allow for the Residential Treatment Facility to operate.

Staff recommends approval of the Special Use Permit since the proposed use is compatible with existing outpatient treatment center in terms of scale, site design, and operating characteristics. Additionally, staff recommends approval of the Special Use Permit because there are no spacing violations outlined in TMC§1104.1000. Finally, staff recommends approval of the Special Use Permit since the proposed use complies with all applicable provisions of the Zoning Code.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-6006-18, a request for a Special Use Permit for a Residential Drug & Alcohol Treatment Facility at 727-735 Euclid Avenue & 732 Main Street, to Toledo City Council for the following three (3) reasons:

1. The proposed use does not violate any spacing requirements as stated in TMC§1104.1000.
2. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B) – *Review & Decision-Making Criteria*); and
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (i.e. hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC§1111.0706(C) – *Review & Decision-Making Criteria*).

PLAN COMMISSION RECOMMENDATION (cont'd)

The Toledo City Plan Commission further recommends approval of SUP-6006-18, a request for a Special Use Permit for a Residential Drug & Alcohol Treatment Facility at 727-735 Euclid Avenue & 732 Main Street, to Toledo City Council subject to the following **thirty-seven (37)** conditions:

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions

Division of Engineering Services

1. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka, ph. 419-245-1341

Roadway: Tim Grosjean, ph. 419-245-1344

Water: Andrea Kroma, ph. 419-936-2163

Stormwater Drainage: Lorie Haslinger, 419-245-3221; Andy Stepnick, 419-245-1338

Sanitary Sewers: Mike Elling, ph. 419-936-2276

2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.

Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.

5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Plans for new water service or modifications to the existing water service shall be submitted to the Division of Engineering Services for review and approval.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

7. Plans for new water meter or modifications to the existing water meter shall be submitted to the Division of Water Distribution for review and approval.
8. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIOnlineTracking.com @ 800-414-4990. In the case of renovation, expansion or modification projects, all existing backflow devices must be verified and registered. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-245-1395) to verify the backflow prevention requirements for this site.
9. The design professional and/or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service, meter setting or backflow protection device and that these devices are properly installed, tested and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo standards.
10. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
11. Plan commission submittal does not detail any revisions to the existing site that will require earth-disturbing activity of 2,500 or more square feet, nor are any changes shown to the existing storm sewer system. Therefore, it appears that there are no items requiring a stormwater plan review by the Division of Engineering Services. However, if revisions are made to the site plan that will result in earth-disturbing activity of 2,500 or more square feet or cause changes to the existing storm sewer, a full site plan review and approval will be required by the Division of Engineering Services. Plans will be subject to the rules and regulations of the City of Toledo, Stormwater Utility, including stormwater detention and post-construction stormwater BMPs as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Stormwater Permit for Construction Activities.
12. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs) to provide sediment and erosion control during construction. Construction BMP's shall be designed and installed per the latest Ohio EPA General Stormwater NPDES permit.

PLAN COMMISSION RECOMMENDATION (cont'd)

Sewer and Drainage Services

13. All private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
14. Private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to Sewer & Drainage Services demonstrating the lines cleaning and integrity.

Division of Environmental Services

15. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
16. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
17. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.
18. Applicant shall maintain compliance with the City of Toledo's stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential sources of pollutants in the stormwater runoff, including but not limited to long-term operation and maintenance of both structural and non-structural Best Management Practices.
19. Applicant shall maintain compliance with the City of Toledo and State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and Anti-Noise Laws.

Division of Transportation

20. Must show 3 bicycle parking spaces per TMC 1107
21. Parking spaces need to be 9'X18' and label with dimensions per TMC 1107.
22. 8' loading area for Van Accessible Parking per TMC 1107.
23. Handicap Parking signs per TMC 1107.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Transportation (cont'd)

24. Must show lane arrows for one-way traffic per TMC 1107.
25. Do not enter signs must be shown and posted for one-way traffic per TMC 1107.

Plan Commission

26. The approval of the Special Use Permit is subject to the approval of the companion Zone Change (Z-2001-18) from CO Office Commercial to CR Regional Commercial, which allows for the Residential Drug & Alcohol Treatment Facility.
27. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700; **not acceptable as depicted on site plan. The loading zone shall be depicted on a revised site plan.**
28. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). Off-Street Parking Schedule "A" requires one (1) bicycle parking slot per ten (10) parking spaces. **A minimum of three (3) bicycle parking spaces shall be provided and depicted on a revised site plan.**
29. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code (**if applicable**).
30. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
31. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.
32. No new free-standing signs greater than forty-two inches (42") from grade are permitted – any proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

33. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
- a. A fifteen-foot (15') greenbelt is required along the Main Street and Euclid Avenue frontages and shall include one (1) tree per every thirty-foot (30') of frontage. Trees are not required to be evenly spaced and may be clustered. **Not acceptable as depicted on site plan. A minimum of five (5) trees shall be installed along Main Street and Euclid Avenue. Shall be depicted on a completed landscaping plan.**
 - b. A Type A Landscape Buffer is required along the sides of the property where it abuts the residential zoning districts. The Type A Landscape Buffer shall be a minimum of ten-feet (10') in width with a solid privacy fence, wall, or berm six-feet (6') to eight-feet (8') in height and consist of a minimum of four (4) trees and fifteen (15) shrubs for every 100 linear feet. **Not acceptable as depicted on site plan. A solid privacy fence with a total of eleven (11) trees and thirty-nine (39) shrubs shall be installed along the abutting residential uses to the north and south and shall be depicted on a completed landscaping plan.**
 - c. Foundation plantings for the full street-facing building elevation; and landscape areas at major building entrances; **not acceptable as depicted on site plan. Shall be depicted on a completed landscaping plan.**
 - d. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
 - e. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **shall be noted on a completed landscaping plan.**
 - f. The location, height and materials for any fencing to be installed and maintained; **not acceptable as depicted on site plan. A solid wood privacy fence shall be installed in the Type A Landscape Buffer and shall be depicted on a completed landscaping plan;** and

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- g. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties)
- 34. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
- 35. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
- 36. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
- 37. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

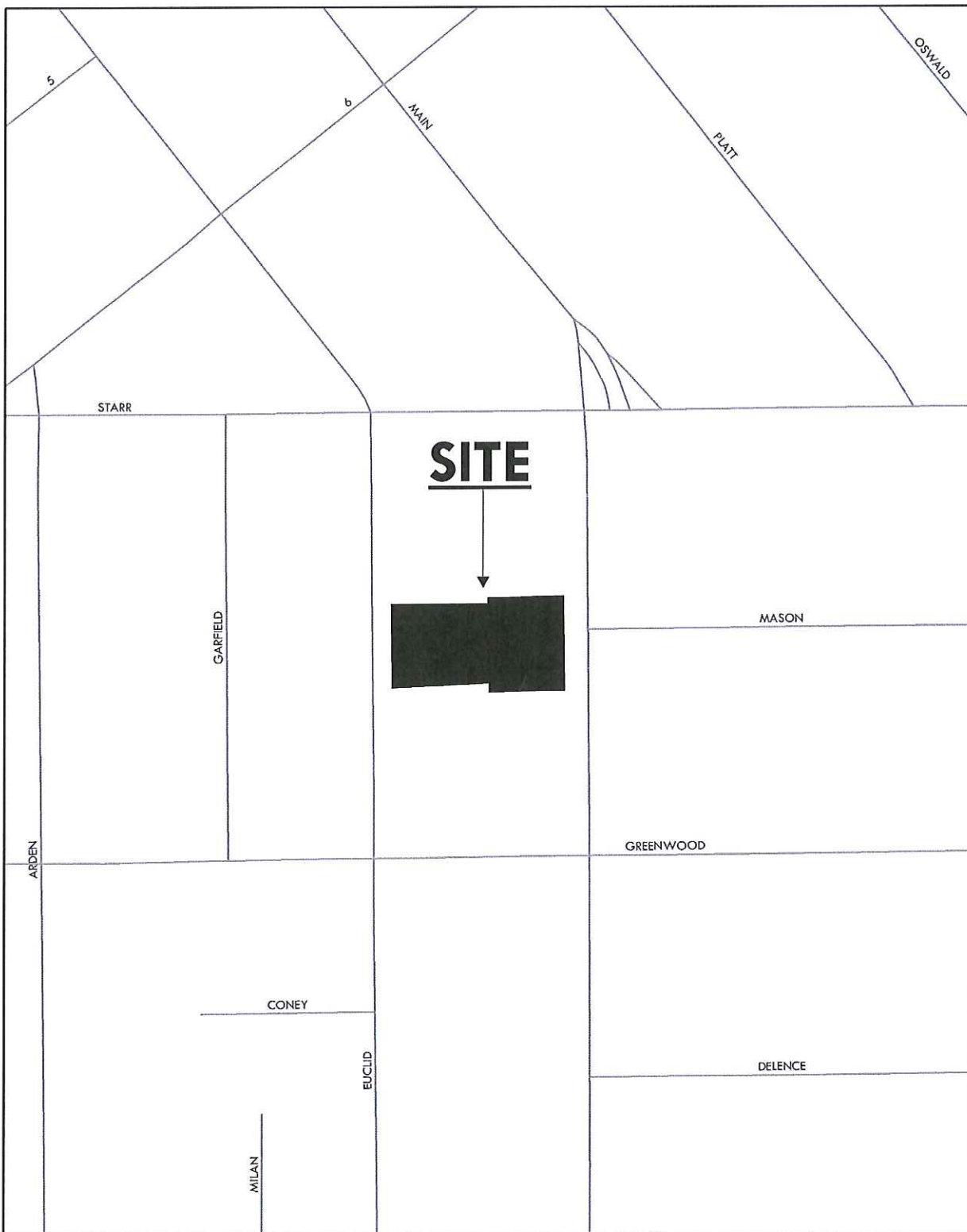
Respectfully Submitted,


Thomas C. Gibbons
Secretary

Three (3) sketches follow
Cc: Lisa Cottrell, Administrator
Ryne Sundvold, Planner

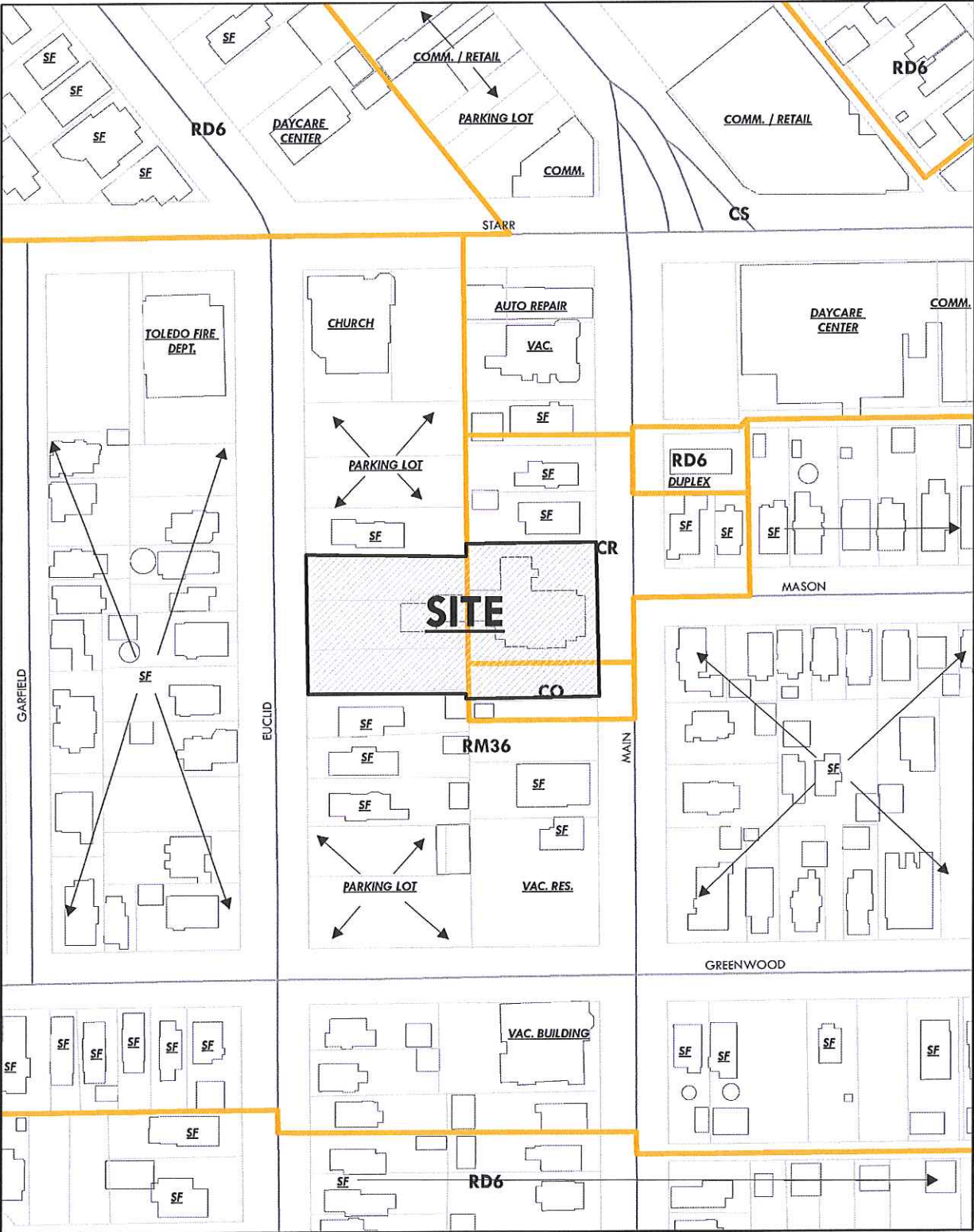
GENERAL LOCATION

SUP-6006-18
ID 28



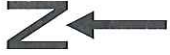
ZONING & LAND USE

SUP-6006-18
ID 28

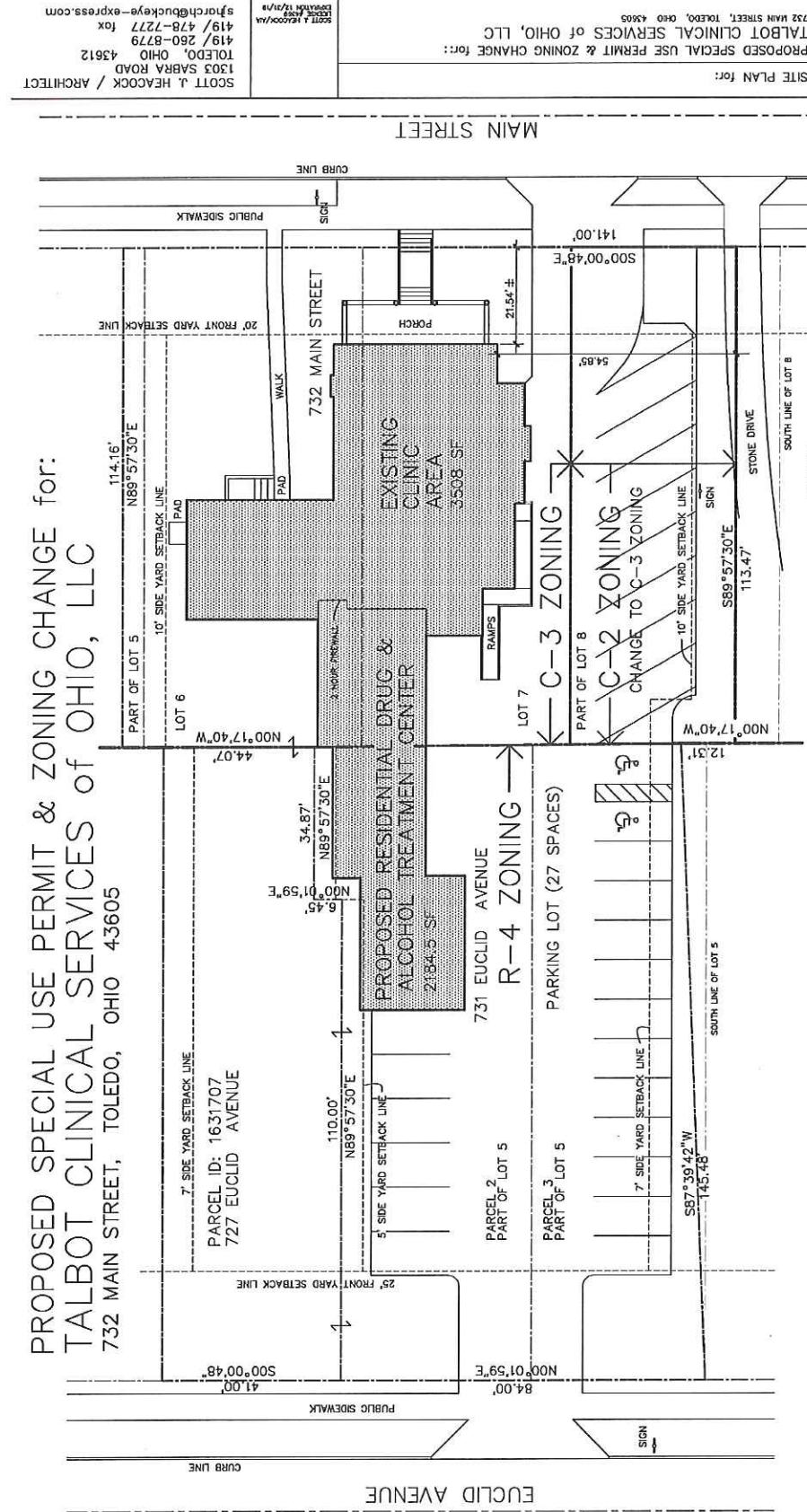


SITE PLAN

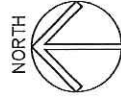
SUP-6006-18
ID 28



PROPOSED SPECIAL USE PERMIT & ZONING CHANGE for:
TALBOT CLINICAL SERVICES of OHIO, LLC
732 MAIN STREET, TOLEDO, OHIO 43605



SITE PLAN
SCALE 1"=10'



LEGAL:
PART OF LOT 5 IN WOODRUFF'S SUBDIVISION
AND LOTS 6-7, AND PART OF LOTS 5 & 8
GARNER'S ADDITION.

NOTE:
INFORMATION FOR THIS SITE PLAN DEVELOPED
FROM ALTA/ACSM SURVEY BY LEWANDOWSKI
ENGINEERS #41673 DATED 11/08/06 AND ARIES
PARCEL ID: 1631707 (727 EUCLID AVE.)

SITE PLAN for:
TALBOT CLINICAL SERVICES of OHIO, LLC
732 MAIN STREET, TOLEDO, OHIO 43605
PROPOSED SPECIAL USE PERMIT & ZONING CHANGE for:
SCOTT J. HEACOCK / ARCHITECT
1303 SABRA ROAD
TOLEDO, OHIO 43612
419/ 260-8779
419/ 478-7277 fax
sjh@scottjheacock.com

1843
SHEET NO.
A-1
SET OF: 1



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604

PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: July 27, 2018

REF: SUP-6006-18

Randall J. LaFond, Director
Talbot Clinical Services of Ohio, LLC
732 Main Street
Toledo, Ohio 43605

Scott Heacock
1303 Sabra Road
Toledo, OH 43612

PUBLIC HEARING DATE

Thursday, August 9, 2018

Please be advised that your request for a Special Use Permit for a Residential Drug & Alcohol Treatment Facility at 727-735 Euclid Avenue & 732 Main Street has been scheduled for public hearing before the Toledo City Plan Commission. This hearing will be held in the **City Council Chambers, One Government Center**, Jackson and Erie Streets, Toledo, Ohio on **Thursday, August 9, 2018 at 2:00 p.m.**

The purpose of the public hearing is to enable the Plan Commissions to consider your request in an open and public forum. This allows you and the surrounding property owners an opportunity to offer any and all opinions and comments regarding the request.

You or your representative should make every attempt to attend this hearing in order to respond to any questions or concerns which may arise. In the event you are unable to attend the public hearing, it is suggested that you notify the Plan Commission staff at 419-245-1200 prior to the meeting.

Please Note: **Failure to attend or be represented could result in the Plan Commission deferring action on your request.**

TOLEDO CITY PLAN COMMISSION

Sundvold, Ryne

From: Randall LaFond <rjlafond@excite.com>
Sent: Friday, July 20, 2018 1:05 PM
To: Sundvold, Ryne
Subject: RE: Application Submittal Check List
Attachments: Original_message

Hi Ryne

You asked about employee count for the residential program as well as the entire facility. I'm reporting them in terms of **Full Time Equivalents (FTE's)** realizing that some of these may be a number of part time positions and be utilized across programs. During the day hours the residential treatment will be partnered with the other out patient staff. This employee count would consist of doctors, nurses, counselors, case managers, and administrative staff.

Residential 5 FTE's
Out Patient 8 FE's

Total Facility 13 FTE's

Also a couple other questions:

Can you give me the exact time of the Planning Commission meeting on August 9th
In terms of protocol should I bring any thing special - hand outs - supporting documentation etc?.

Thanks

Randy
Talbot Services
732 Main Street

-----Original Message-----

From: "Sundvold, Ryne" [Ryne.Sundvold@toledo.oh.gov]
Date: 07/09/2018 01:44 PM
To: "Randall LaFond" <rjlafond@excite.com>
Subject: RE: Application Submittal Check List

Note: Original message sent as attachment

July 11, 2018

To: Our Neighbors on the Eastside
From: Talbot Clinical Services
Re: Invitation to a Neighborhood Meeting Regarding Expanding Services
Our Request for a Special Use Permit

Dear Friends,

My name is Randall LaFond. I am the director of Talbot Clinical Services of Ohio, LLC., located at the corner of Mason and Main in East Toledo. Our agency has petitioned the City of Toledo Planning Commission for a zoning change and requested a special use permit specific to the property we occupy at 732 Main Street and 731 Euclid, Toledo, Ohio 43605. We invite you to attend a community meeting where we can explain our proposal and answer any questions you may have.

The meeting will be held at the Talbot Center 732 Main Street, Toledo, Ohio 43605 at 6:30 pm, Wednesday, July 25th, 2018.

Briefly, we have requested a special use permit from the City of Toledo Planning Commission to provide residential drug and alcohol recovery services at our 732 Main Street/731 Euclid facility.

The purpose of the meeting is to allow our neighbors to see the facility and answer any questions you may have specific to the project. I have included a fact sheet explaining our history and intent.

If you cannot attend or have any questions please feel free to contact me directly at 419-691-0600.

Sincerely,

Randall J LaFond, Director
Talbot Clinical Services of Ohio, LLC
732 Main Street, Toledo, Ohio 43605

Fact Sheet: Special Use Permit: 732 Main, 727/ 735 Euclid, Toledo, Ohio 43605

Our Mission: *We Save Lives - One Life at a Time – One Day at a Time.*

History:: Addiction destroys lives; it destroys families - generation after generation. Talbot Clinical Services of Ohio, LLC and Talbot Services DIP offer people struggling with alcoholism and drug addiction the opportunity to reclaim their life and their family.

Matthew Talbot, the organization's namesake, was born in Dublin, Ireland, in 1856. By the age of 13, he was, by his own report, an active alcoholic and addict. In his early 30s, he had a spiritual experience that changed his life. He embraced recovery and spent the rest of his days working the docks of Dublin helping others find and maintain an alcohol and drug-free life. He died in 1925

Following the example of Matt Talbot, Mercy Hospital opened the Talbot Center, at 732 Main Street, in 1986. At that time it served as both a Health Center and as an alcohol/ drug treatment center. During the same time Mercy Life Star Ambulance Services utilized the adjacent and connecting space at 731 Euclid as their dispatch and residence for on duty EMT's. In 1996 Mercy Hospital merged with St. Vincent's, St. Charles and Riverside hospitals to become Mercy Health Partners. Both services continued.

For 20 years, under Mercy management, the Talbot Center provided care for those affiliated by the brain disease of addiction. The Mercy Hospital System ceased providing those services in 2006. Fortunately, under new ownership, the vital Alcohol/Drug Education and Intervention Services continued uninterrupted with the incorporation of Talbot Services DIP. For over 12 years Talbot Services DIP has been providing alcohol and drug prevention, education, and driver's intervention services for Northwest Ohio at the 732 Main Street location.

Life Starr Ambulance continued to utilized the 731 Euclid location for the next 11 years. Effective January 1, 2018, after over 30 years on the Eastside, Mercy Life Starr Ambulance consolidated their services and moved their operation to their central office on Lagrange Street. At this point the connecting 731 Euclid residential facility became available.

In response to the growing opiate epidemic Talbot Clinical Services, LLC, was opened in 2015. The organization took the next step in their *Life Saving Mission* by providing outpatient chemical dependency treatment with a special emphasis on opiate and heroin addiction. The program is licensed by the Ohio Department of Mental Health and Addiction Services. We provide both outpatient and intensive outpatient. These services are provided at the 732 Main Street Location.

Points on Facility History:

- The facility originally served the eastside as a funeral home starting in 1925.
- The facility (732 Main and 731 Euclid) was purchased by Mercy Hospital in 1986
- 732 Main Street has provided uninterrupted alcohol drug treatment on an outpatient basis since 1986 under three different companies.
- 732 Main Street is zone C-3 Commercial and is connected to the 731 Euclid building via access doors, with a Two (2) hour firewall in-between
- 731 Euclid serviced as the residence for Mercy Life Starr Ambulance Eastside station from 1986 until the relocated effective January 1, 2018.
- 731 Euclid is zoned R-4 multifamily residential.

Description of Service Area and Need

East Toledo is a nine square mile area with a population of 28,346. Ethnicity it is 65.27% white, 19.78% Hispanic and 10.46% African American. It also has the dubious distinction of leading all of Northwest Ohio in heroin related over doses and overdose deaths. Currently there are four (4) treatment sites in the 43605 zip code.

Talbot Clinical Services of Ohio, LLC views these deaths as unacceptable. We believe it is the most pressing health problem facing our community. We serve adults, both male and female, who are experiencing addiction issues and have a desire to recover from their addictions. Our clients are in the 18-65 year old age bracket. The majority of our clients live in the 43605 and 43609 zip codes. Many of these clients need a higher level of care than we are currently able to provide.

Intended Use of the 731 Euclid Facility:

Provider: Talbot Clinical Services of Ohio, LLC

Goal: To improve the quality of life for Toledo residents, focusing on the residents of East Toledo, by providing residential alcohol and drug treatment at the 731 Euclid location. The addition of these residential services will complete the continuum of care currently being provided by Talbot Clinical Services. We would continue the exiting outpatient services and add a residential component.

Site Description: This property had been utilized by Mercy Life Starr Ambulance as it Eastside station for over 30 years. The site includes ample parking, garages, 8 bedrooms, living room, kitchen/dining room and restroom shower area.

Desired Use: The addition of a sixteen (16) bed Residential Alcohol Drug Treatment Center. The current zoning R-4 multifamily residential.

Target Population: Those experiencing addiction needing a stable residential recovery environment.