

7 of conc.



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: April 11, 2025

REF: SUP25-0009

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

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

SUBJECT: Zone Change from CR (Regional Commercial) & RS6 (Single-Dwelling Residential) to CR (Regional Commercial) at 4404 Secor Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 10, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a Residential Group Home (Small)
Location	-	1111 Mason Street
Owner & Applicant	-	Shronda Willis ENT Home Health Care LLC 1111 Mason Street Toledo, OH 43605
Engineer	-	Kevin Brown CENiC Architecture 325 Superior Street Unit A Rossford, OH 43460

Site Description

Zoning	-	RM36 (Multi-Dwelling Residential)
Area	-	±2,200 Square Feet
Frontage	-	±47' along Mason Street
Existing Use	-	Single-Dwelling Home
Proposed Use	-	Residential Group Home (Small)

Area Description

North	-	Single-Dwelling Homes, Auto Repair / RM36, CR
South	-	Single-, Two-, and Multi-Dwelling Homes / RM36
East	-	Single- and Two-Dwelling Homes / RM36
West	-	Single- and Two-Dwelling Homes / RM36

GENERAL INFORMATION (cont'd)

Parcel History

None on record.

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 Special Use Permit for a residential group home (small). The site is ±2,200 square feet and is zoned RM36 (Multi-Dwelling Residential). Residential group homes are permitted in RM36 zoning districts subject to a special use permit.

Group Living

The TMC defines Residential Facilities (Small) as:

A State-licensed or State-regulated home or facility that provides room and board, personal care, habilitation services, and supervision in a family setting for as many as six (or, if allowed by State law, eight) persons who require such care because of any of the following: mental retardation or a developmental disability; physical disability; age; long-term illness, including HIV; domestic violence; or being a runaway minor. Includes the following types of facilities identified under State law: residential facility, Revised Code Section 5123.19(L); community alternative home, Revised Code Section 3724.01(B); shelter for victims of domestic violence, Revised Code Section 3113.33(C); shelter for runaways, Revised Code Section 5119.64(B); and other similar uses of the same size licensed by the state but not requiring skilled nursing care.

The applicant is proposing the residential group home (small) for adults 18 years and older who require care due to mental illness or disability. The facility will be licensed through the Ohio Department of Mental Health and Addiction Services (OMHAS). This has been included as a condition of approval.

Residential group homes (small) are required to be spaced at least five-hundred feet (500') away from any other group living facility, Type A day care, and nonresidential drug and alcohol facility. The proposed residential group home (small) meets this requirement.

Parking and Circulation

The reuse of a single-dwelling structure does not generally require a review of parking. Nonetheless, the Division of Traffic Management has objected to the approval of this Special Use Permit, citing the lack of parking on site and the unknown condition of adequate on street parking. TMC§1107.0304 *Parking Schedule "A"* lists that the minimum number of off-street parking spaces

TO: President Hartman and Members of Council

REF: SUP25-0009

April 11, 2025

Page 3

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

required for residential group homes (small) as one (1) per two (2) employees. The applicant has confirmed that the number of employees at this site will be one (1) to two (2) at most, meaning a minimum of one (1) off-street parking space is required. It should be noted that residents of the group home generally do not drive personal vehicles. Staff conducted a site visit on February 26, 2025 and confirmed that there is adequate on-street parking along Mason Street for the projected additional vehicle. Staff's recommendation of approval is therefore despite the Division of Traffic Management's objection.

The Division of Traffic Management also asks for bicycle parking to be installed per TMC§1107.0900 *Bicycle Parking*. Staff concurs with this condition. Two (2) bicycle parking slots shall be installed as a condition of approval.

Short Term Rental

After publication, it came to the attention of Staff that the home is being used as a Short-Term Rental through Airbnb. The listing was found on the Airbnb website by Staff. A copy of such finding is on record and available for viewing upon request. A business license issued by the Division of Treasury is required to operate a short-term rental in the City of Toledo; however, according to the Division of Treasury no such license is on record for this address. A group home and a short-term rental within the home may result in more traffic than initially accounted for. As such, a condition has been added that no short-term rental may be operated on the property.

Neighborhood Meeting

At the request of the Plan Commission, a neighborhood meeting has been scheduled on March 31, 2025 at 6:00 at the Locke Branch Library. This will occur after the publication of this report.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Residential. 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. The proposed group home is a residential use which supports an inclusive community setting by allowing those with mental illness or disability to live in said community. The proposed special use permit is compatible with the Forward Toledo Plan.

Staff recommends approval of the Special Use Permit application because the proposed use meets the stated purpose and complies with all applicable provisions of the Zoning Code.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP25-0009, a Special Use Permit for a residential group home (small) at 1111 Mason Street, to the Toledo City Council, for the following three (3) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (**TMC§1111.0706(A)**);
2. The proposed use complies with all applicable provisions of this Zoning Code (**TMC§1111.0706(B)**), and;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (**TMC§1111.0706(C)**).

The Toledo City Plan Commission further recommends approval of SUP25-0009, a Special Use Permit for a residential group home (small) at 1111 Mason Street, to the Toledo City Council, subject to the following **eight (8)** conditions:

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

Fire Prevention

1. The Structure will need to meet all requirements for a Group Home as shown in OBC 2024 and OFC 2017.

Transportation

2. Bicycle parking is required per TMC 1107.0900. **A minimum of two (2) bicycle parking slots shall be depicted on a revised site plan.**

Plan Commission

3. The facility shall maintain a license through the Ohio Department of Mental Health and Addiction Services (OMHAS).
4. No Short-Term Rental Unit may be operated on this property.
5. 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.
6. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.

TO: President Hartman and Members of Council
April 11, 2025
Page 5

REF: SUP25-0009

PLAN COMMISSION RECOMMENDATION

Plan Commission

7. 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.
8. 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

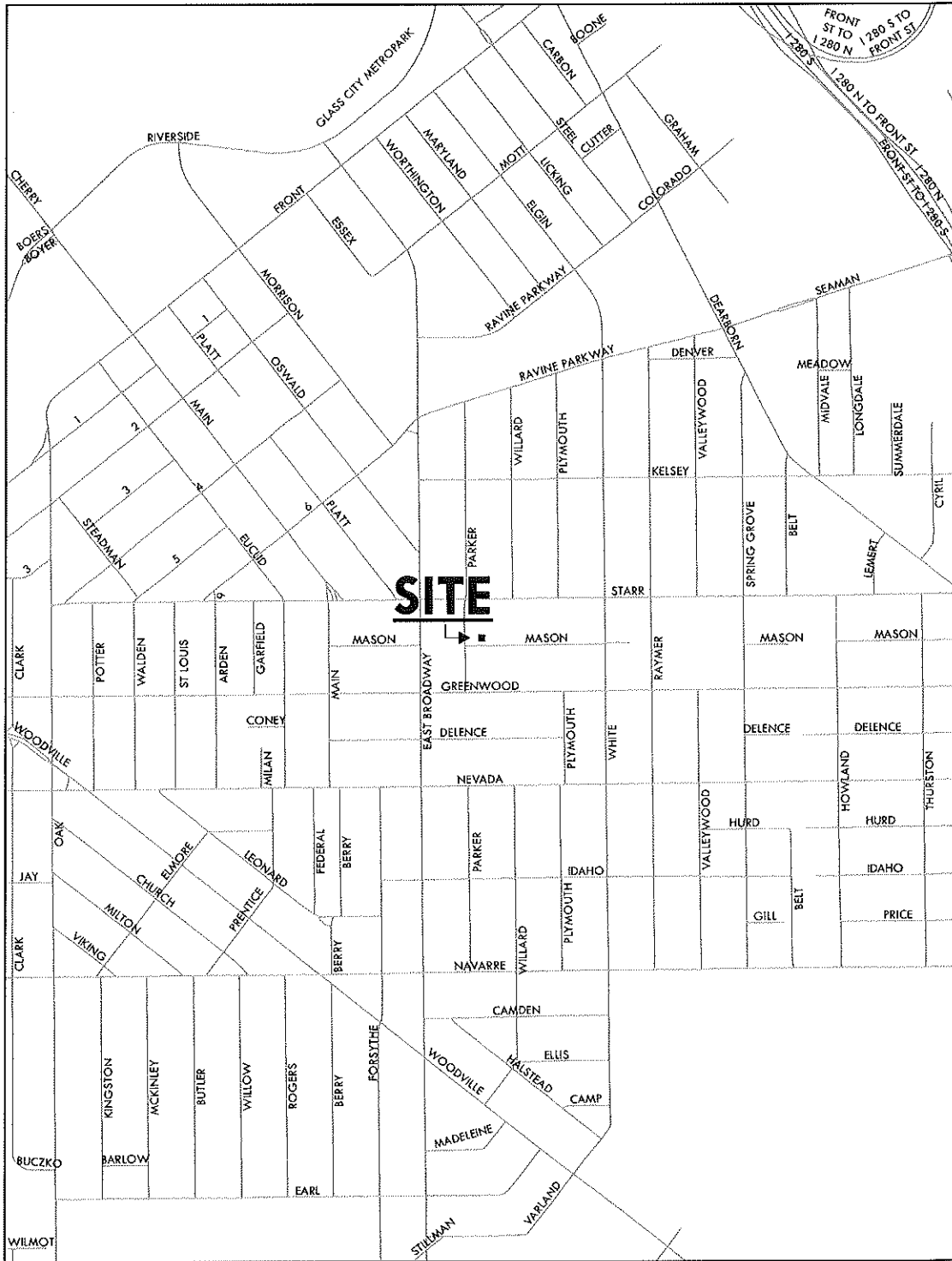
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Three (3) sketches follow

Cc: Shrona Willis, ENT Home Health Care LLC, 1111 Mason Street, Toledo, OH 43605
Kevin Brown, CECNiC Architecture, 325 Superior Street Unit A, Rossford, OH 43460
Lisa Cottrell, Deputy Director
Alex Schultz, Planner

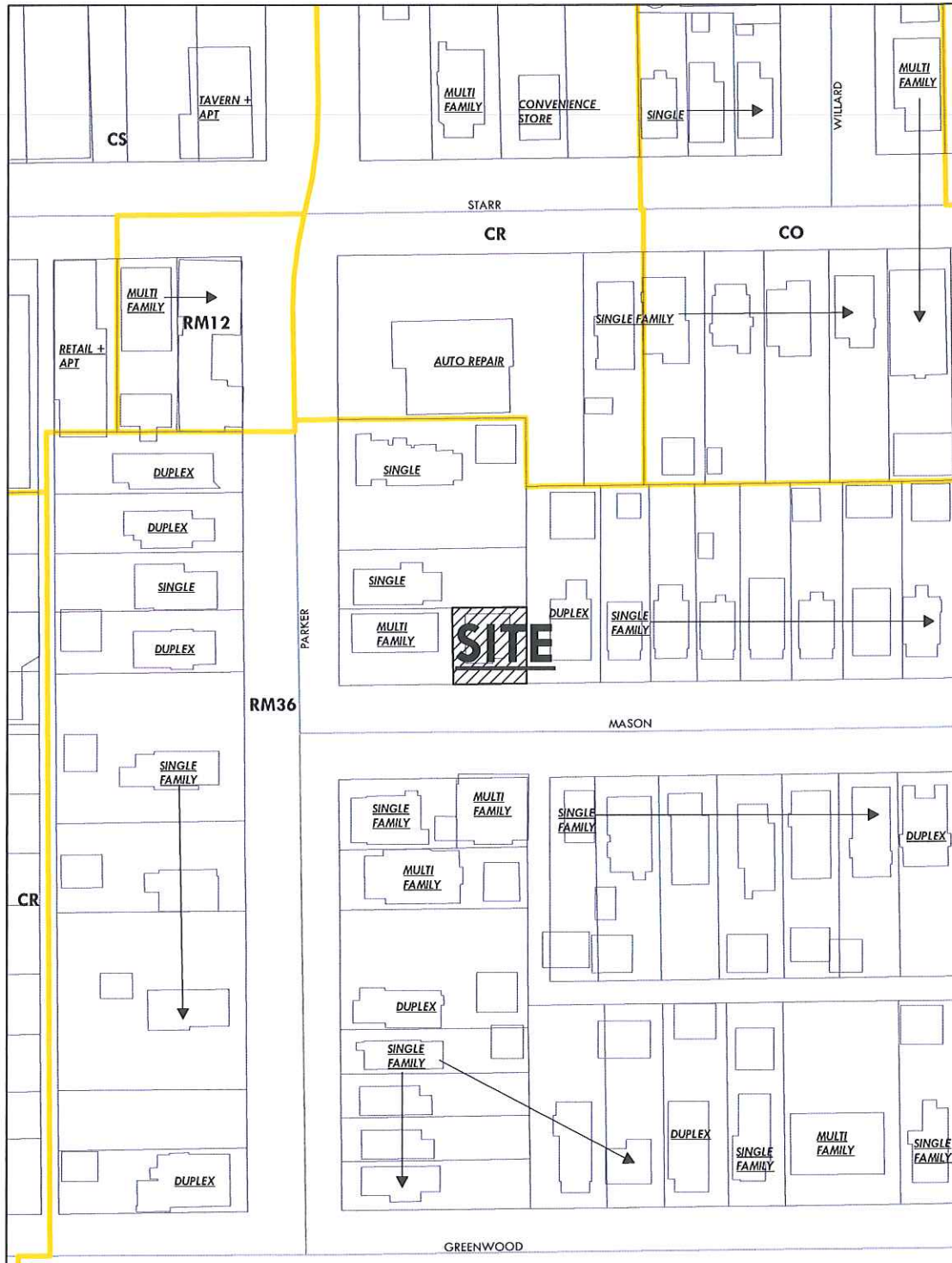
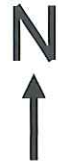
GENERAL LOCATION

SUP25-0009
ID 28



ZONING & LAND USE

SUP25-0009
ID 28





SUP24-0009
ID 28

SITE PLAN

SPECIAL USE PERMIT
FOR
ENT HOME HEALTH CARE
LLC GROUP HOME



SITE LOCATION
111 MASON ST.
TOLEDO, OH 43085



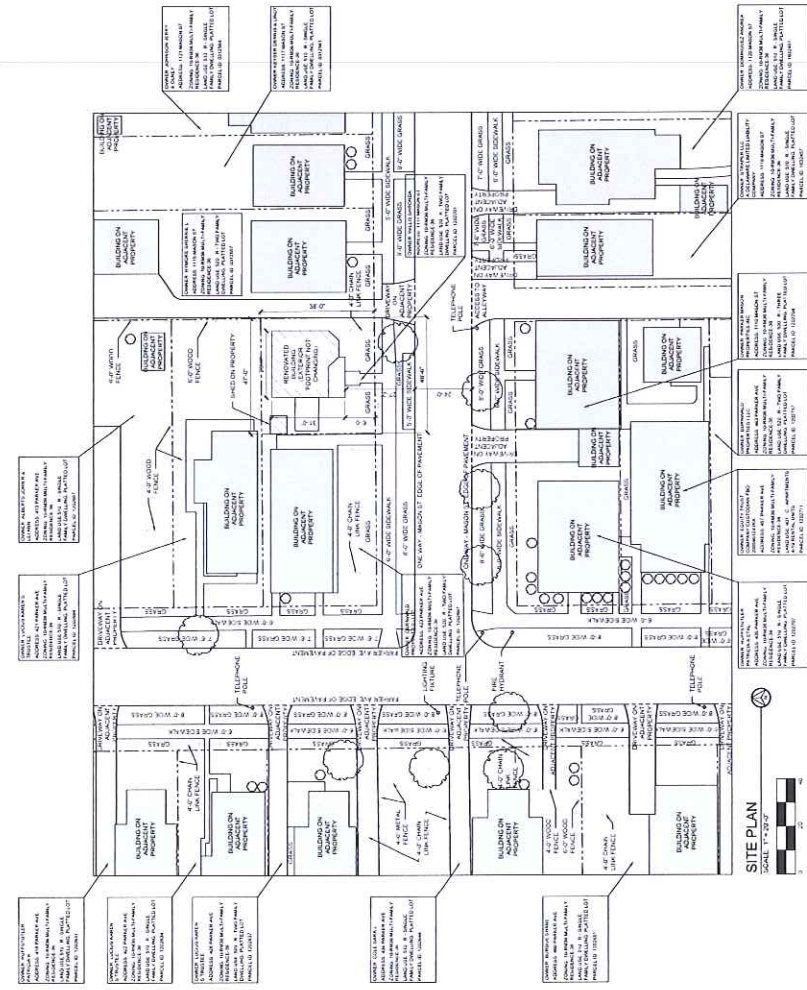
NORTH ELEVATION
SCALE: N.T.S.



EAST ELEVATION
SCALE: N.T.S.



SOUTH ELEVATION
SCALE: N.T.S.



SITE PLAN
SCALE: 1\"/>



SITE PLAN REVIEW	
SPECIAL USE PERMIT	
FOR	
ENT HOME HEALTH CARE LLC GROUP HOME	
1111 MASON STREET	
TOLEDO, OH 43085	
DRAWN BY	1/20/2023
CHECKED BY	DATE
PROJECT	422-0004
REVISIONS	DATE
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