



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: June 17, 2019

REF: SUP-4006-19

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

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

SUBJECT: Special Use Permit for a Nonresidential Drug & Alcohol Treatment Facility

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 13, 2019 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Special Use Permit for a Nonresidential Drug & Alcohol Treatment Facility

Location - 4747 Monroe Street

Applicant - Matt Bell
Midwest Recovery Center
7540 New West Road
Toledo, OH 43617

Owner - Davis College
JML Realty Company
4747 Monroe Street
Toledo, OH 43623

Southvale Group, LLC
10019 Reisterstown Road
Owings Mills, MD 21117

Site Description

Zoning - CR *Regional Commercial*

Area - ±1.875 Acres

Frontage - ±271 Feet along Monroe Street

Existing Use - Davis College

Proposed Use - Drug & Alcohol Treatment

GENERAL INFORMATION (cont'd)

Area Description

North	-	Commercial, Offices, Restaurants / CR <i>Regional Commercial</i>
South	-	Offices & School / CR <i>Regional Commercial</i> , CO <i>Office Commercial</i> , & RS9 <i>Single Dwelling Residential</i>
East	-	Commercial, Restaurants / CR <i>Regional Commercial</i>
West	-	Commercial, Restaurants, Church & School / CR <i>Regional Commercial</i> & RM36 <i>Multi-Dwelling Residential</i>

Parcel History

S-31-64	-	Preliminary Drawing for W.W. Addition, a 10 lot commercial plat. Plan Commission approved 8/20/64.
T-143-81	-	Lot split for 1.875 acre parcel of land. Plan Commission approved 7/2/81.

Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The request is a Special Use Permit (SUP) for a Nonresidential Drug and Alcohol Treatment facility at 4747 Monroe Street. The 18,760 sq. ft. space is occupied by Davis College. The applicant, Midwest Recovery, is planning to relocate their existing outpatient facility at 7540 New West Drive to this location. The property will be used for administrative offices, outpatient group therapy, and individual counseling for a range of mental health and behavioral health issues, including drug and alcohol counseling. The inclusion of drug and alcohol counseling is considered a Nonresidential Drug and Alcohol Treatment facility. Services will be provided Monday through Friday during business hours. Midwest Recovery uses clinical intervention and a 12-step based curriculum as opposed to medication related treatment. A neighborhood meeting was held on June 10, 2019 to provide information about the proposed project.

STAFF ANALYSIS (cont'd)

An overview of key project details is included in this analysis. A full review of all project related items is included in the agency conditions at the end of this report.

Use Specific Regulations

Nonresidential Drug and Alcohol Treatment facilities are subject to a 500 foot spacing requirement from any Group Living facilities, including Residential Drug and Alcohol Treatment, Type A Day cares, and other Nonresidential Drug and Alcohol Centers.

- a. There are **no** spacing violations within 500 feet of the proposed facility.

Parking

- a. The reuse of an existing property without major site changes does not typically require significant site improvements, however applicants are asked to bring the site closer to compliance.

Parking

- b. The site has a total of 104 parking spaces and 2 handicap spaces. The applicant will restripe and add 2 more handicap spaces near the building, bringing the site closer to the required 5 handicap spaces.

Landscaping

- a. The reuse of an existing property without major site changes does not typically require significant site improvements, however applicants are required to bring the site closer to compliance.
- b. Staff is requiring that landscape endcap islands with plantings are provided on both sides of the interior parking lot row.

Elevations

- a. There are no changes proposed for the building exterior at this time.

20/20 Plan

The Toledo 20/20 Comprehensive Plan recommends this site for Regional Commercial uses. This category accommodates larger, more auto-oriented, commercial uses along with a mixture of offices and multiple family developments. The use is consistent with this recommendation.

Staff is recommending approval of the request for three reasons. First, the use is consistent with the provisions of the Zoning Code, including the 500' spacing requirement from similar facilities. Second, the use is compatible with adjacent uses in terms of scale, site design, and operating characteristics. Third, the use is located in an appropriate area along a major commercial corridor and in a district with few drug and alcohol facilities.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-4006-19, a Special Use Permit for a Non-residential Drug & Alcohol Treatment Facility at 4747 Monroe Street, to the Toledo City Council, for the following **three (3)** reasons:

1. The request is compliant with all applicable provisions of this Zoning Code – **TMC 1111.0706.B.; and**
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics – **TMC 1111.0706.C.; and**
3. The use is located in an appropriate area along a major commercial corridor and in a district with few drug and alcohol facilities.

The Toledo City Plan Commission further recommends approval subject to the following **sixteen (16)** 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.

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 419-245-1341
Roadway: Tim Grosjean 419-245-1344
Water: Andrea Kroma 419-936-2163
Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338
Sanitary Sewers: Mike Elling 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

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.

Sewer & Drainage Services

5. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
6. S&DS requires that the 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 to the public sewer system if this has not been done in the past (2) two years. An electronic (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Fire Department

7. Approved premises identification is required.

Transportation

8. All parking space must be a minimum of 9'X18' including accessible parking spaces per TMC 1107.
9. Wheel stops required at all parking spots that abut sidewalks and buildings per TMC 1107.
10. If not already established, cross access agreements shall be formalized with adjacent property owner to the West and to the South.

Plan Commission

11. One hundred four parking spaces requires a total of eleven bicycle parking spaces. The plan shows a ten (10) space bicycle rack, which is one (1) short of the requirement. Spaces shall be a minimum of 2 feet by 6 feet per parking spot. **A reduction of one (1) space is acceptable as submitted, but all spaces shall comply with dimensional requirements.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

12. Landscaped terminal islands shall be provided at both ends of the fifty space interior parking area. Landscaping areas shall occupy the equivalent of two (2) parking spaces on each side of the parking area and include appropriate plantings. **Landscaping shall be installed and maintained indefinitely. Shall be submitted on a revised plan and include planting details subject to the review and approval of the Plan Director.**
13. 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.
14. 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 Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
15. 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. Major adjustments will require an amendment to the Special Use Permit.
16. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

JL
Five (5) sketches follow

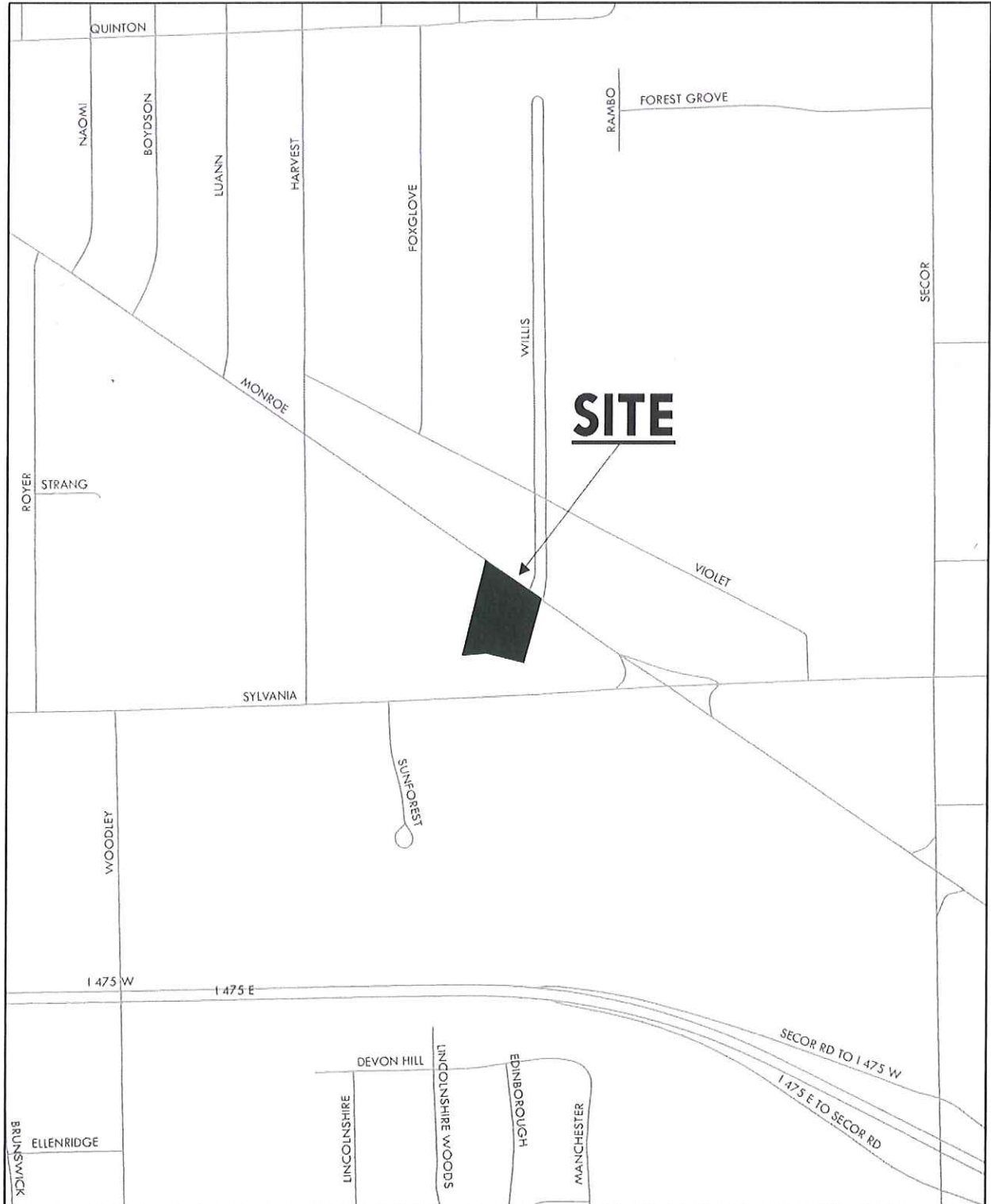
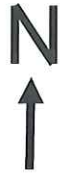
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Davis College, JML Realty Company, 4747 Monroe Street, Toledo, OH 43623
Southvale Group, LLC, 10019 Reisterstown Road, Owings Mills, MD 21117
Commissioner, Division of Engineering Services
Division of Sewer and Drainage
Environmental Services
Fire Prevention
Commissioner, Division of Transportation
Lisa Cottrell, Administrator
Josh Lewandowski, Principal Planner

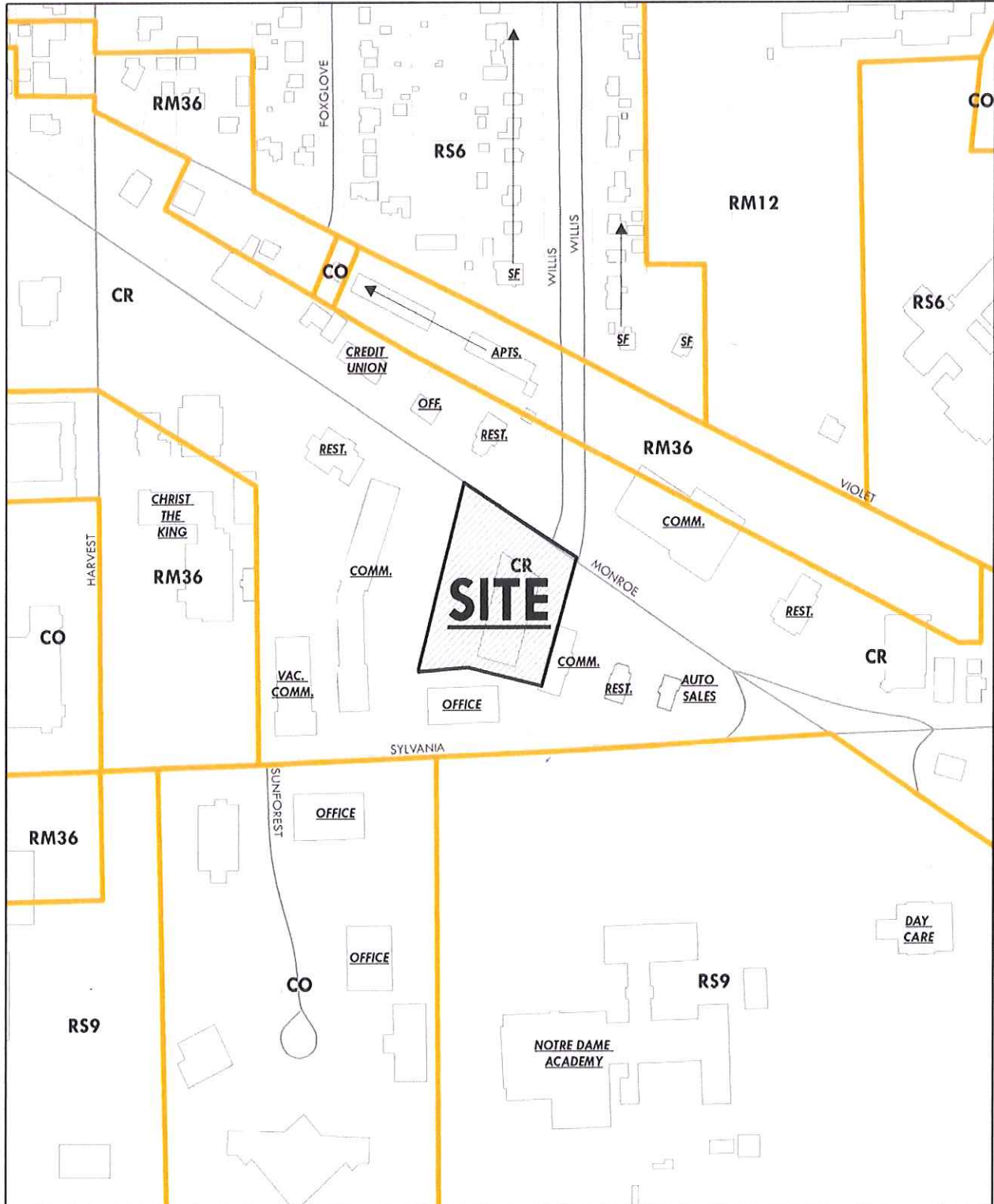
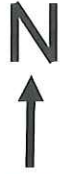
GENERAL LOCATION

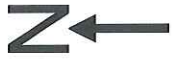
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ZONING AND LAND USE

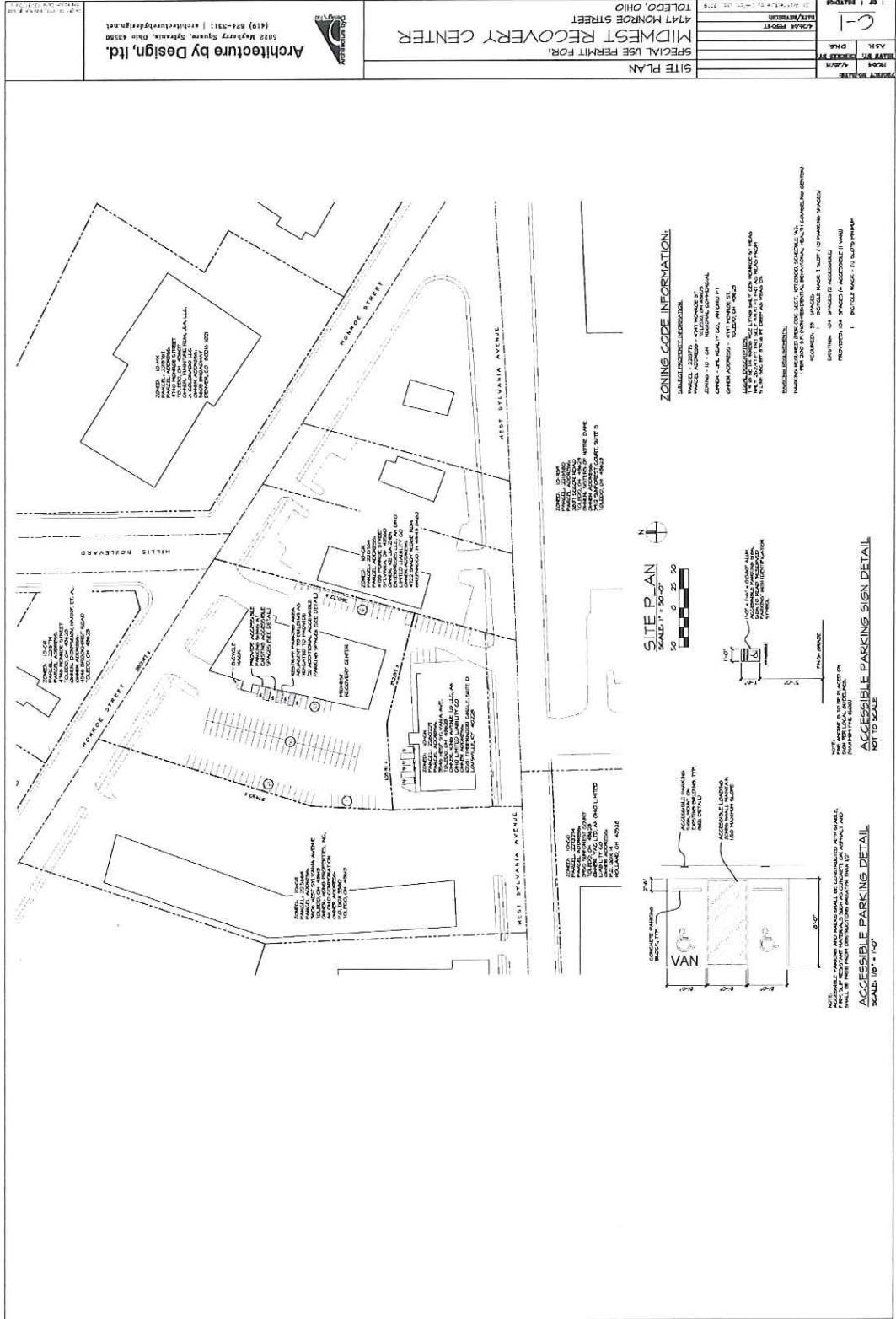
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ID 77

SITE PLAN



PROJECT NUMBER	4006
DATE	04/11/2019
SCALE	1" = 50'-0"
PROJECT NAME	MIDWEST RECOVERY CENTER
CLIENT	4747 MONROE STREET TOLLEDO, OHIO
DESIGNER	Architecture by Design, Ltd. 5822 Mayberry Square, Sylvania, Ohio 43550 (419) 824-2911 architecture@adltd.com



Inpatient – 1757 Indian Wood Circle Maumee, OH 43537

P: 866-688-6917 F: 1-855-686-6641

Outpatient – 7540 New West Rd. Toledo, OH 43617

P: 866-203-0308 F: 1-855-686-6642

5/28/2019

Dear Neighbor,

I am writing to invite you to an informational session we will be having on June 10th regarding our outpatient behavioral health counseling center, to be located at 4747 Monroe Street, formerly "Davis College".

If you have any questions and would like to meet our staff, inquire about what we do, voice your opinions, concerns, etc., we will be present, along with members of the Lucas County Plan Commission. Our hopes are to be transparent and friendly neighbors, and ultimately serve our community to improve overall health and wellness.

Potential Questions About Our Intended Use...

- Clients (adults and adolescents) will come to a scheduled appointment, during daytime business hours only, to see a therapist, case manager, or psychiatrist.
- We do not prescribe any narcotics or scheduled/addictive medications.
- This will NOT be an overnight or residential facility
- We will treat many behavioral health issues in this location with an outpatient counseling approach, from gambling issues, depression, anxiety, ADHD, alcoholism, addiction, bariatric surgery assessments, marriage counseling, family therapy, and more.
- Our founders were born and raised in Toledo! We have been operating in Maumee and Sylvania for approximately two years now, and we are grateful and excited to serve this beautiful City that we call home.

Warm regards,

Matt Bell, CEO

mbell@midwestrecoverycenter.com

MW MIDWEST RECOVERY CENTER

Join us June 10th from 6 to 7 P.M.
4747 Monroe Street
Midwest Recovery Center

Check out our outpatient behavioral health counseling center

There are no narcotics prescribed or dispersed at our facility!
Outpatient counseling between the hours of 9 and 5



We were founded by local community members,
for local community members!

We are committed to serving adolescents and
adults who are looking for help with depression, anxiety,
gambling, drugs, alcohol, and more.