

**GENERAL INFORMATION**

Subject

- Request - Zone change from RM36 (Multi-dwelling Residential) to CO (Office Commercial)
- Location - 3325, 3329, and 3350 Collingwood Boulevard
- Applicant - Devonte Williams  
Assurance Plus Inc.  
3350 Collingwood Blvd  
Toledo, OH 43610
- Owner - Farrell 5 LLC  
1377 Ironwood Court  
Defiance, OH 43512
- Architect - Dwight Gilliland  
Architecture By Design  
5622 Mayberry Square  
Sylvania, OH 43560
- Attorney - Josh Unice  
Taft Law  
27777 Franklin Road, Suite 2500  
Southfield, MI 46034

Site Description

- Zoning - RM36 / Multi-dwelling Residential
- Area - ± 2.55 Acres
- Frontage - ± 407.7' along Collingwood Blvd
- Frontage - ± 452.6' along Cherry St
- Existing Use - Rescue Mental Health and Addiction Services
- Proposed Use - Psychiatric Hospital

Area Description

- North - Cherry St & Manhattan Blvd Traffic Circle, Single Family Dwellings / RM36, CN
- South - Social Club, Single Family Dwellings / RM36, RD6
- East - Rosa Parks Elementary, Park, Single & Multi-Family Dwellings / CO, RD6
- West - Single & Multi-Family Dwellings / RM36, RD6

**GENERAL INFORMATION (cont'd)**Parcel History

- Z-122-64 - Rezone of lots no. 7, 8, and N. portion of lot 9 of Mallett's subdivision from R-4 to C-2, and lot 8 of Cambridge Court subdivision from R-3 to C-2. (PC approved of Mallett's subdivision lot no. 7, 8, and N. portion of 9 zone change, disapproved of Cambridge Court subdivision lot no. 8. 06/25/1964, CC approved via ORD. 588-64 07/20/1964).
- M-22-65 - Appropriation of certain real estate in the Old West End Urban Renewal project. (CC approved via ORD. 22-70 01/12/1970)
- P-7-69 - Off-street parking lot review W. side of cherry N. of Cambridge. (Administratively approved 08/07/1969)
- Z-38-69 - Rezone of South Eastern 2/3 of Lot no. 9 of Mallett's Subdivision from R-4 to C-2 at 3321 Cherry St. (Withdrawn 5/12/1969)
- Z-79-70 - Rezone certain land in the Old West End Urban Renewal Project. Section (D): Rezone of lots located on the west side of Cherry Street and the east and west side of Collingwood Blvd between Manhattan Blvd and Highland Avenue from C-2 (Restricted Office District) to R-5 (Multiple Dwelling District). Section (G): Rezone the lots located on the west side of Cherry St north of Cambridge Street from R-4 (Multiple Dwelling District) to R-5 (Multiple Dwelling District). (PC approved section (D), but denied section (G) 5/01/1970, ORD.576-70)
- SpP-1-85 - Board of Zoning appeals special permit for institutional use in R-5 district and the expansion of Rescue Crisis Center at the Old Flower General Hospital site. (PC approved 11/7/85, BZA approved 11/18/85)
- T-128-94 - Minor subdivision lot split of lot no. 8 to combine with lots no. 3, 4, 5, 6, and 7 of Mallett's subdivision (Administratively approved 10/03/1994)

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

- |            |   |  |
|------------|---|--|
| M-31-96    | - | Approval of the survey and adopting the Community Development Plan for the Toledo Olde Towne Community Organization (TOTCO) Community Development District and designating the area bounded by Central Avenue, Cherry Street, Warren Street, Bancroft Street and Collingwood Boulevard as a Community Development District. (Approved via ORD.600-97 09/30/1997) |
| M-14-10    | - | Adoption of the Cherry Street Legacy Downtown Neighborhood Plan as an amendment to the Toledo 20/20 Comprehensive Plan. (PC approved 12/2/2010, PZ approved 1/5/2011, CC approved via ORD. 54-11 1/25/11)  |
| M-9-13     | - | Establish Urban Neighborhood Overlay for Cherry St. corridor from Buckeye Basin to Detroit (PC approved 10/23/2013, PZ approved 12/11/2013, CC approved via ORD. 8-14 01/02/2014)  |
| Z-12003-17 | - | Zone change request from RM36 (Multi-family Residential) to CR (Regional Commercial) at 3350 Collingwood Blvd (Withdrawn 01/14/2019)   |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- Cherry Street Legacy Plan (2009)

## STAFF ANALYSIS

The Applicant is requesting a zone change from RM36 Multi-Dwelling Residential to CO Office Commercial at 3325, 3329, and 3350 Collingwood Boulevard. The subject site consists of two lots; a total of ±2.55 acres and is located between Collingwood Blvd and Cherry St, south of Manhattan Blvd and north of Central Ave. The site has previously been occupied by Rescue Mental Health Crisis center and the Old Flower General Hospital. Surrounding land uses include a mix of commercial businesses and single-family dwellings to the north, a social club, single-family dwellings, and the Old West End Academy school to the south, Rosa Parks elementary, a park, single- and multi-family dwellings to the east, and single- and multi-family dwellings to the west.

The applicant is requesting a zone change to allow for a Psychiatric Hospital. Hospitals are only permitted within Office Commercial, Regional Commercial, and Downtown Commercial with an approved Special Use Permit. The site has previously operated as a hospital and medical offices. The proposed Office Commercial is the most appropriate zoning classification for this site. The proposed hospital is being reviewed under companion case SUP25-0003.

Staff recommends approval of the Zone Change from RM36 Multi-dwelling Residential to CO Office Commercial because the proposed CO Office Commercial Zoning District is compatible with commercial and residential land uses across Collingwood Blvd and Cherry St; rezoning allows for the reuse of the hospital and supports the heritage of the site as stated in the Cherry Street Legacy Plan; and the proposed CO Zoning District is consistent with the land use classification Neighborhood Mixed-Use as identified in the Forward Toledo Comprehensive Land Use Plan.

### Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site as Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. A hospital within an urban neighborhood promotes pedestrian connectivity and access to care. The Forward Toledo Comprehensive Land Use Plan supports the rezoning of this site from RM36 (Multi-dwelling Residential) to CO (Commercial Office).

### Cherry Street Legacy Plan (2009)

The Cherry Street Legacy Plan identifies Cherry Street as an important thoroughfare connecting City of Toledo Neighborhoods into Downtown and to East Toledo. The Plan emphasizes the importance of commercial developments and streetscape improvements along Cherry Street. The Plan also calls for an increase in pedestrian connectivity and enhanced way finding. The Cherry Street Legacy Plan has stated that retaining the heritage of the community is crucial to the ongoing viability of the area. The subject site has historical roots as the Old Flower Hospital and Rescue Mental Health Crisis Center. The reuse of the existing building as a hospital emphasizes the site's historical background and heritage. The Cherry Street Legacy Plan supports the rezoning of the site from Multi-dwelling Residential (RM36) to Office Commercial (CO) to allow for the continuation of health care services.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of Z25-0003, a request for Zone Change from RM36 (Multi-dwelling Residential) to CO (Office Commercial) at 3325, 3329, and 3350 Collingwood Boulevard to Toledo City Council for the following **three (3) reasons**:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A));
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)); and
3. The subject property is physically suitable for the uses permitted under the proposed zoning classification (TMC§1111.0606(D));

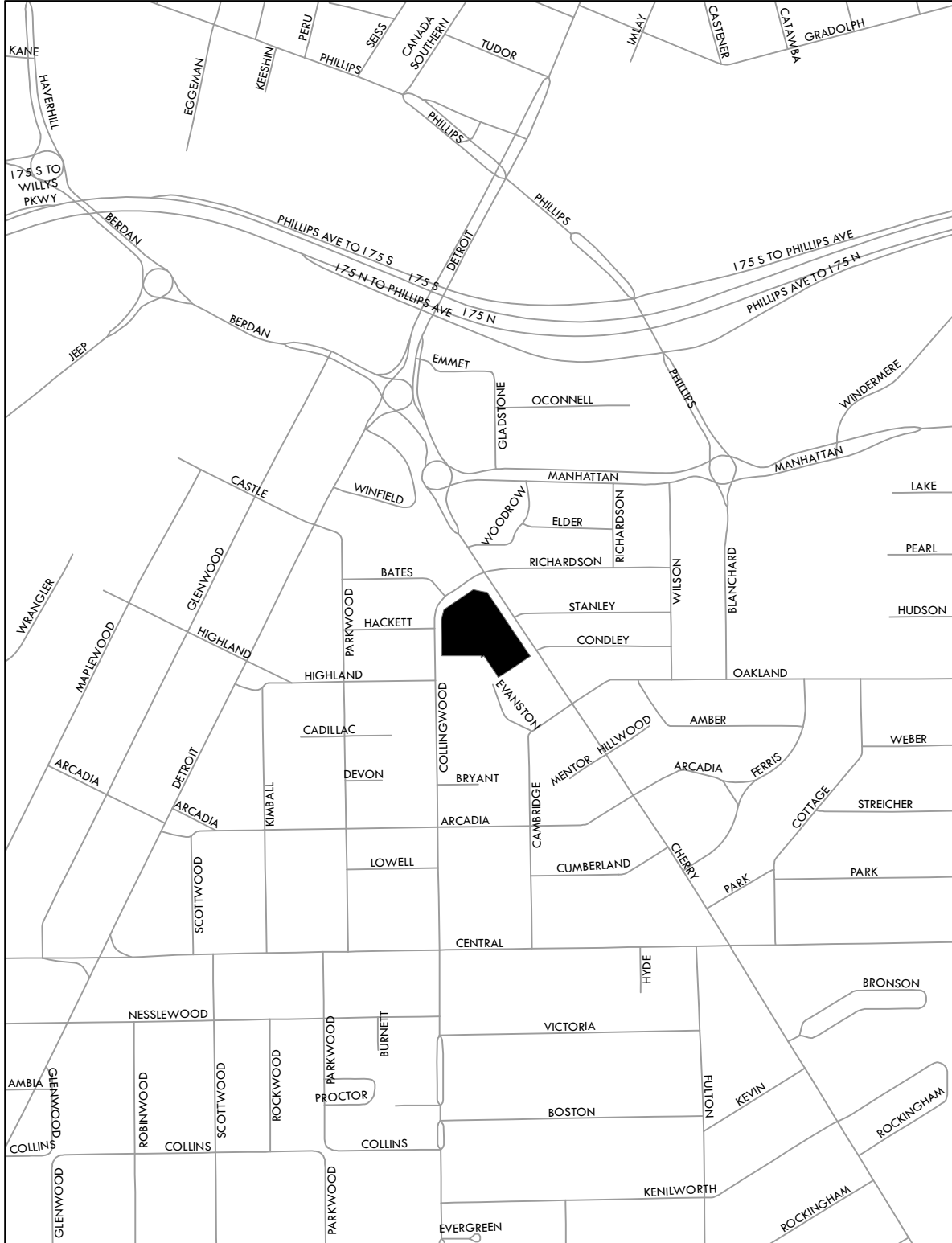
ZONE CHANGE  
TOLEDO CITY PLAN COMMISSION  
REF: Z25-0003  
DATE: March 13, 2025  
TIME: 2:00 P.M.

CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: April 16, 2025  
TIME: 4:00 P.M.

AV  
Four (4) sketches follow

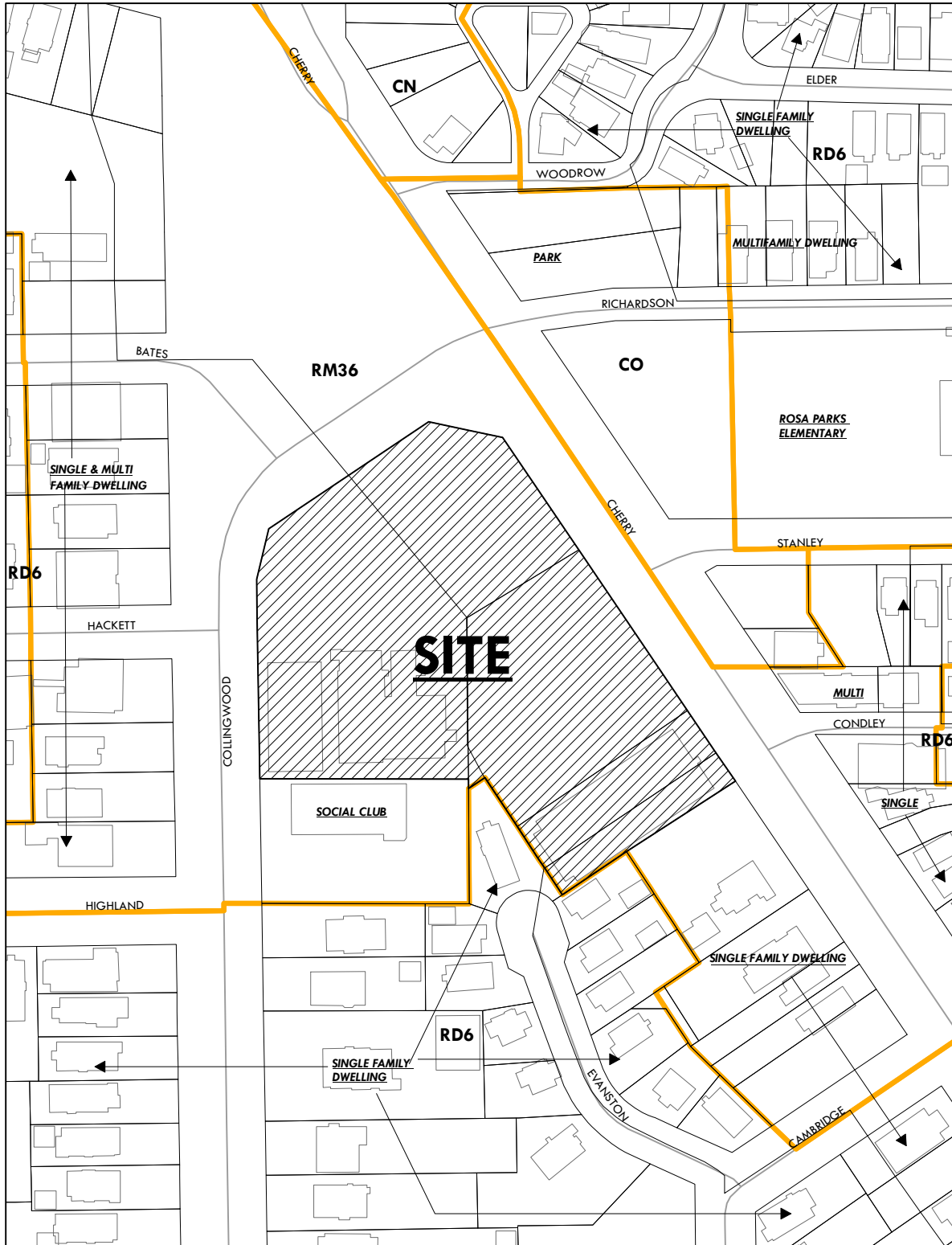
# GENERAL LOCATION

Z25-0003  
ID 16



# ZONING & LAND USE

Z25-0003  
ID 16

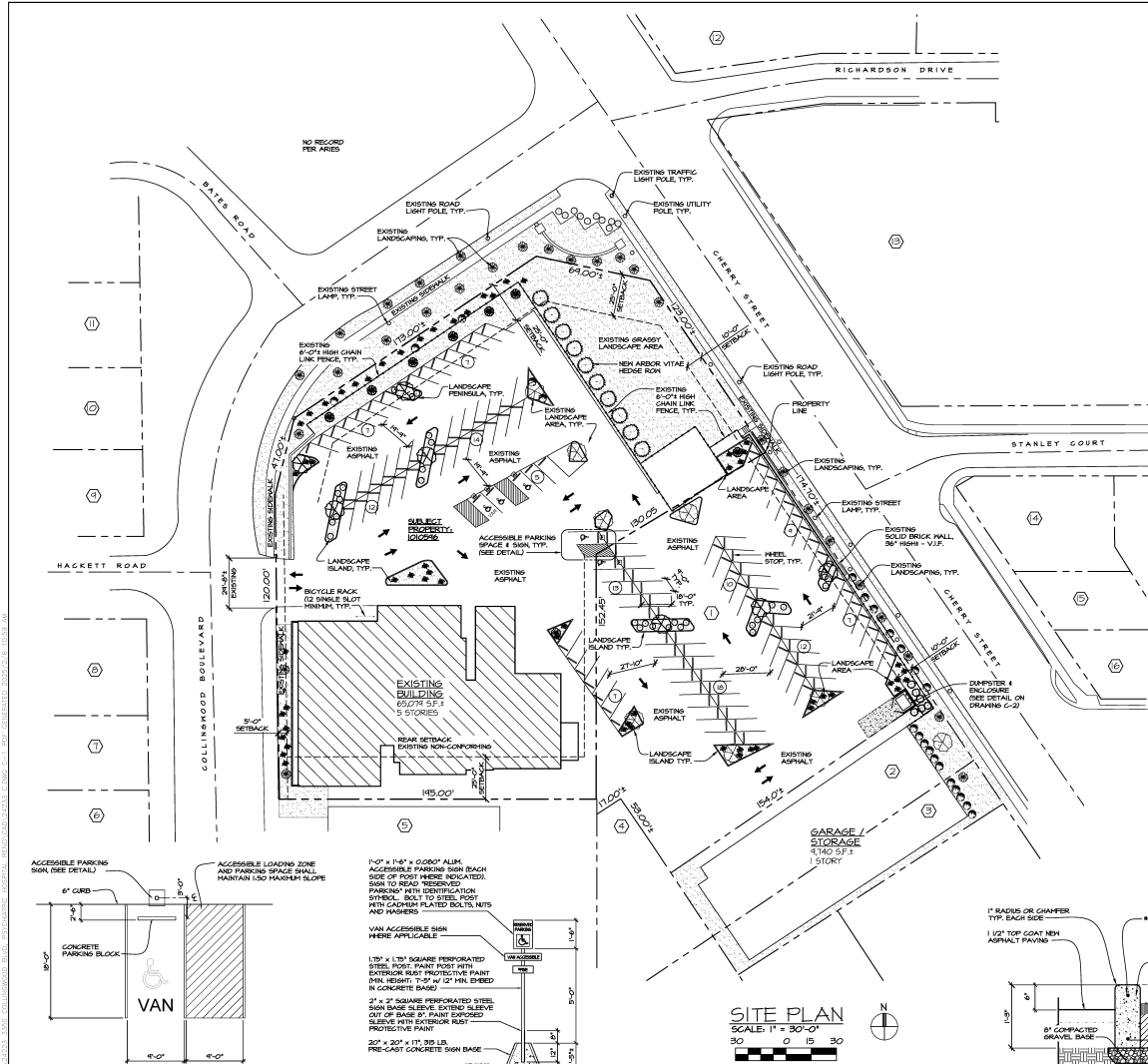


# SITE PLAN

**Z25-0003**  
ID 16

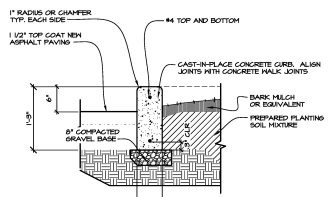
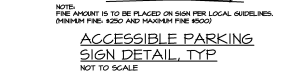
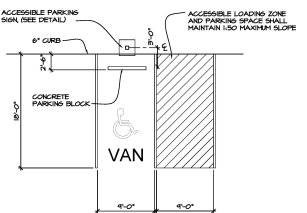


10-8



**ZONING CODE INFORMATION:**  
 PSYCHIATRIC HOSPITAL  
 CODES: TOLEDO MUNICIPAL CODE 2024 OHIO BUILDING CODE  
 SUBJECT PROPERTY INFORMATION (BUILDING):  
 PARCEL - 104298  
 PARCEL ADDRESS - 3950 COLLINGWOOD BLVD. TOLEDO, OHIO 43610  
 ZONING - IO-R400  
 OWNER - FARRELL S LLC  
 OWNER ADDRESS - P.O. BOX 80001 TOLEDO, OH 43608  
 LEGAL DESCRIPTION: HALLETT'S SUB OF LOT 19 COLLINGWOOD VILLAGE #PT LOTS 12 & 30 COTTAGE PARK LOTS 9 - 34 & 2041 FT LOT 8 EDC FT 14 RD.  
 SETBACKS: REAR SETBACK: 25'-0" SIDE SETBACK (ONE SIDE/OPENED): 5'-0" FRONT SETBACK: 25'-0"  
 BUILDING HEIGHT: 50'-0" (MAXIMUM)  
 PARKING REQUIREMENTS (PER THIS SECTION 107.0200, SCHEDULE JAJ):  
 USE CATEGORIES: HOSPITAL & OFFICE, ADMINISTRATIVE AND PROFESSIONAL  
 REQUIRED:  
 HOSPITAL: 18 SPACES (1 PER 4 BEDS [26 ROOMS] + 2 BEDS PER ROOM/4 BEDS)  
 OFFICE (ADMIN): 48 SPACES (1 PER 300 SF) + 2500 SF  
 127 PARKING SPACES TOTAL  
 BICYCLE SLOTS: 12 (1 SLOT PER 10 PARKING SPACES)  
 PROVIDED:  
 16 STANDARD PARKING SPACES  
 5 ACCESSIBLE SPACE (THIS SECTION 107.1101)  
 127 PARKING SPACES TOTAL  
 BICYCLE RACK: 12 SLOTS

- PROPERTY LEGEND**
- 1 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608
  - 2 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608
  - 3 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608
  - 4 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608
  - 5 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608
  - 6 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608
  - 7 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608
  - 8 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608
  - 9 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608
  - 10 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608
  - 11 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608
  - 12 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608
  - 13 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608
  - 14 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608
  - 15 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608
  - 16 ZONED: IO-R400 PARCEL: 104298 TOLEDO, OH 43610 OWNER: FARRELL S LLC P.O. BOX 80001 TOLEDO, OH 43608



**Architecture by Design, Inc.**  
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**PSYCHIATRIC HOSPITAL**  
3350 COLLINGWOOD BLVD.  
TOLEDO, OHIO 43610

**SITE PLAN, PARKING REQUIREMENTS, AND DETAILS**

MAJOR SITE PLAN REVIEW FOR:  
PSYCHIATRIC HOSPITAL  
3350 COLLINGWOOD BLVD.  
TOLEDO, OHIO 43610

DATE: 08/20/2024  
DRAWN BY: JACOB  
CHECKED BY: JACOB  
DATE: 08/20/2024  
SCALE: 1" = 1'-0"

1. UP. 2. REVISIONS

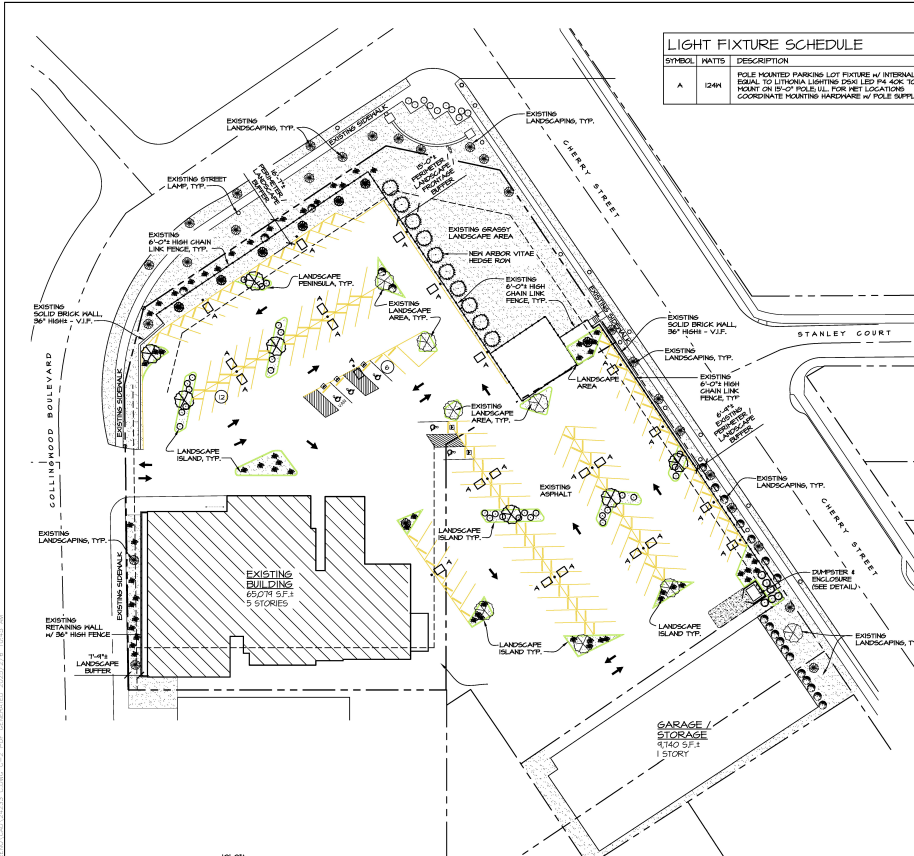


# LANDSCAPE PLAN

**Z25-0003**  
ID 16



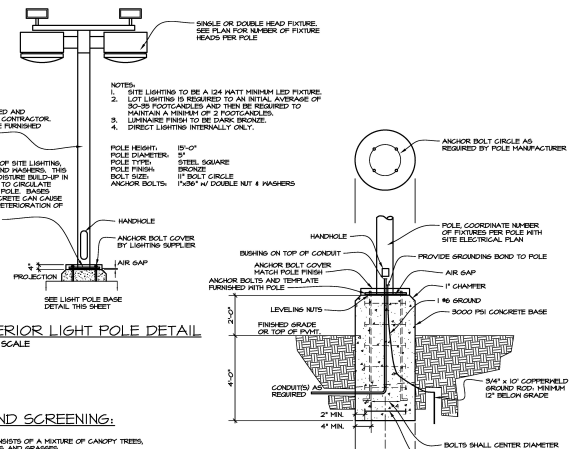
10 - 6



LIGHT FIXTURE SCHEDULE		
SYMBOL	QUANTITY	DESCRIPTION
A	124#	POLE MOUNTED PARKING LOT FIXTURE W/ INTERNAL PHOTO CELL (BALL GUY/POST) EQUAL TO LITATIONAL LIGHTING (SAL LED) PLEASE TO OR THE MANUFACTURER AND VERIFY DIMENSIONS. COORDINATE MOUNTING HARDWARE W/ POLE SUPPLIER.

LIGHT POLE TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. POLE AND LUMINAIRE TO BE FURNISHED BY SAME MANUFACTURER.

FOR PROPER INSTALLATION OF SITE LIGHTING, ALWAYS USE DOUBLE NUTS AND WASHERS. THIS ASSEMBLY SHALL PROVIDE POSITIVE BUILD-UP IN THE POLE BY ALLOWING AIR TO CIRCULATE THROUGH THE INSIDE OF THE POLE. BARS MOUNTED DIRECTLY TO CONCRETE CAN CAUSE A MOISTURE BUILD-UP AND DEGRADATION OF THE POLE'S STABILITY. (DO NOT GROUPT ASSEMBLY)

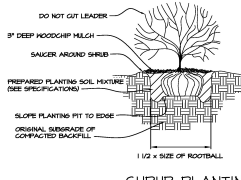


### LANDSCAPE AND SCREENING:

- NOTES:
- EXISTING LANDSCAPING CONSISTS OF A MIXTURE OF CANOPY TREES, ORNAMENTAL TREES, SHRUBS, AND GRASSES.
  - LANDSCAPE AREA SHALL INCLUDE EXISTING GRASS, SHRUBBERY, GROUND COVER, DEGRADATING STONE, OR OTHER NATURAL LANDSCAPE MATERIALS AND CANOPY TREES.
  - ANY NEW LANDSCAPE AREA SHALL CONSIST OF DENSE SHRUBBERY, GRASS, GROUND COVER, DEGRADATING STONE, OR OTHER NATURAL LANDSCAPE MATERIALS. PLANTING SHALL NOT EXCEED THREE (3) FEET IN HEIGHT AND SHALL NOT IMPROVE VISUAL BARRIERS.
  - FIELD VERIFY EXISTENCE OF IRRIGATION SYSTEM. IF REQUIRED, IRRIGATION PLAN WITH DEVELOPMENT PLAN INCLUDING CONSTRUCTION DETAILS IF REQUIRED FOR LANDSCAPING 100 FT. OR GREATER FROM WATER OUTLETS (SEE DEDD) SHALL BE PROVIDED.

### PLANT MATERIAL LIST

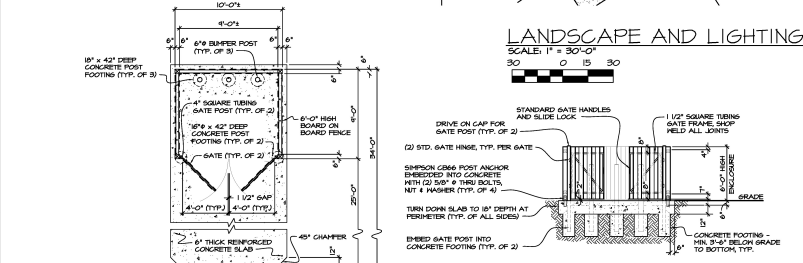
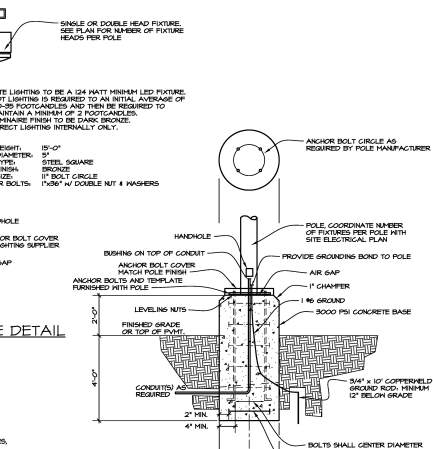
SYMBOL	QTY NEW	QTY EXIST.	DESCRIPTION
[Symbol]	7	254	MALLUS FRANKFURTI (FRANKFURTER FLOERINGER GRASAPFEL) (2" CAL DBH) WHITE SPRING FLOERINGER RED, ORNAMENTAL TREE (OR EQUAL)
[Symbol]	7	74	SUMMER RED MAPLE TREE (ACER RUBRUM) 100R41, MEDIUM DENSE CANOPY COMPACT RED MAPLE (OR EQUAL)
[Symbol]	69	-	INTERMEDIUM PRODRACOM 'SUNBURST' (SUNBURST ST. JONCKHOUTI) (1" DBH OR GREATER) (8" CAL DBH) (1" H) YELLOW FLOERINGER SALT TOLERANT RED, SHRUB (OR EQUAL)
[Symbol]	24	-	BONWOOD SILVER BEAUTY (TRONUS SEMI-PERVENS SILVER BEAUTY) HEDGE PLANT WITH BRIGHTLY COLOURED GREASY WHITE AND GREEN FOLIAGE, 36" HEIGHT (OR EQUAL)
[Symbol]	16	-	18" MIN HIGH SOLID EVERGREEN HEDGE ROW ARBOR VITAE (OR EQUAL)
[Symbol]	0	294	VARIOUS SPECIES OF EXISTING SHRUBS



### TREE PLANTING

NOT TO SCALE

- NOTES:
- SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUS FINISH GRADE.
  - REMOVE BURFLAP FROM TOP AND SIDES OF ROOTBALL. AFTER PLACING SHRUBS, REMOVE ALL PLASTIC WRAP AND TIES.
  - PRUNE BRANCHES BY US RETAINING NATURAL SHAPE OF TREE.



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LANDSCAPE AND LIGHTING PLANS AND DETAILS  
MAJOR SITE PLAN REVIEW FOR:  
**PSYCHIATRIC HOSPITAL**  
3350 COLLINGWOOD BLVD.  
TOLEDO, OHIO 43610

PROJECT NO.	DATE	BY	CHECKED
Z25-0003	03/20/2023	AMK	DMS
REVISION	DESCRIPTION	DATE	BY
01	ISSUED FOR PERMITS		
02	REVISED FOR COMMENTS		
03	REVISED FOR COMMENTS		
04	REVISED FOR COMMENTS		
05	REVISED FOR COMMENTS		

C-2  
2 OF 2 SHEETS