

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z-5006-23

DATE: July 13, 2023

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

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

SUBJECT: Zone Change from RS6 Single-dwelling Residential to IC Institutional Campus

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday 13, 2023 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from RS6 Single-dwelling Residential to IC Institutional Campus at 1101 S. Detroit Avenue
Location	-	1101 S. Detroit
Applicant + Owner	-	State of Ohio 1101 S. Detroit Avenue Toledo, OH 43614
Design Professional	-	The Kleingers Group 350 Worthington Road, Suite H Westerville, OH 43082

#### Site Description

Zoning	-	RS6 / Single-Dwelling Residential
Area	-	±60.95 Acres
Frontage	-	±2,964' along S. Detroit Avenue ±1,044.40' along Arlington Avenue
Existing Use	-	Hospital, Residential Facility
Proposed Use	-	Hospital, Residential Facility

#### Area Description

North	-	RM36 / Bowsher High School
South	-	RS6 / Single-family Homes
East	-	RM36, CR, RS6, RM12, CO / Nursing Homes, County Offices
West	-	CO, IP / Vacant Lots, Office building, Medical Clinic

## GENERAL INFORMATION (cont'd)

### Parcel History

M-14-73 - Review of potential Residential Center located on S. Detroit Avenue (PC recommended Approved 6/20/1973).

### Applicable Plans and Regulations

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

## STAFF ANALYSIS

The applicant, State of Ohio is requesting a Zone Change from RS6 Single-dwelling Residential to IC Institutional Campus at 1101 S. Detroit Avenue. The State of Ohio is requesting the Zone Change to allow for future improvements to the campus in a cohesive manner and phased approach. The site is currently occupied by the Northwest Ohio Psychiatric Hospital (NOPH) and Northwest Ohio Developmental Center (NODC) and are intended to remain as such. Surrounding land uses include Bowsher High School to the north, nursing homes and county offices to the east, single-family homes to the south, and a medical clinic, office building and vacant lots to the west. The applicant is also proposing to develop a new adult residential psychiatric rehabilitation facility at the site known as "Dani's Place". This development is a collaboration between the Mental Health and Recovery Services Board of Lucas County (MHRSB) and The Ohio Department of Mental Health and Addiction Services (OhioMHAS).

The Purpose of the IC Institutional Campus District is to accommodate large institutional uses in campus-like settings. Additionally, this District is intended to promote and enhance the development and expansion of large institutional uses while minimizing the adverse impacts that can result when such uses are located near residential neighborhoods.

All properties Zoned IC Institutional Campus are required to adopt a Master Plan as approved by the Plan Commission and City Council. The Master Plan for this campus shall be reviewed by the Plan Commission and City Council in companion case Z-5007-23. The Master Plan must be updated regularly, and lists the State of Ohio's plans for the new facility and design guidelines. For more information about the IC Master Plan for the site as well as details about Master Plan requirements, please see the staff report for Z-5007-23.

**STAFF ANALYSIS (cont'd)**

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Plan Future Land Use Map designates this property for institutional campus land uses. Institutional campus is intended to accommodate large institutional uses in campus-like settings. Due to the scale, range of offerings, and history of the site as an Institutional use a Zone Change to IC – Institutional Campus is appropriate and conforms to the Toledo 20/20 Comprehensive Plan.

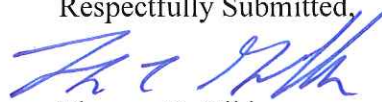
Staff recommends approval of the Zone Change from RS6 Single-dwelling residential to IC Institutional Campus because the uses permitted under the proposed Zone Change are compatible with uses in the proposed Zoning classification. Additionally, the proposed Zone Change is consistent with the comprehensive plan.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-5006-23, Zone Change from RS6 Single-dwelling Residential to IC Institutional Campus at 1101 S. Detroit Avenue for the following two (2) reasons:

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The physical suitability of the subject property for the uses permitted under the existing and proposed zoning classifications (**TMC§1111.0606(D)**).

Respectfully Submitted,



Thomas C. Gibbons

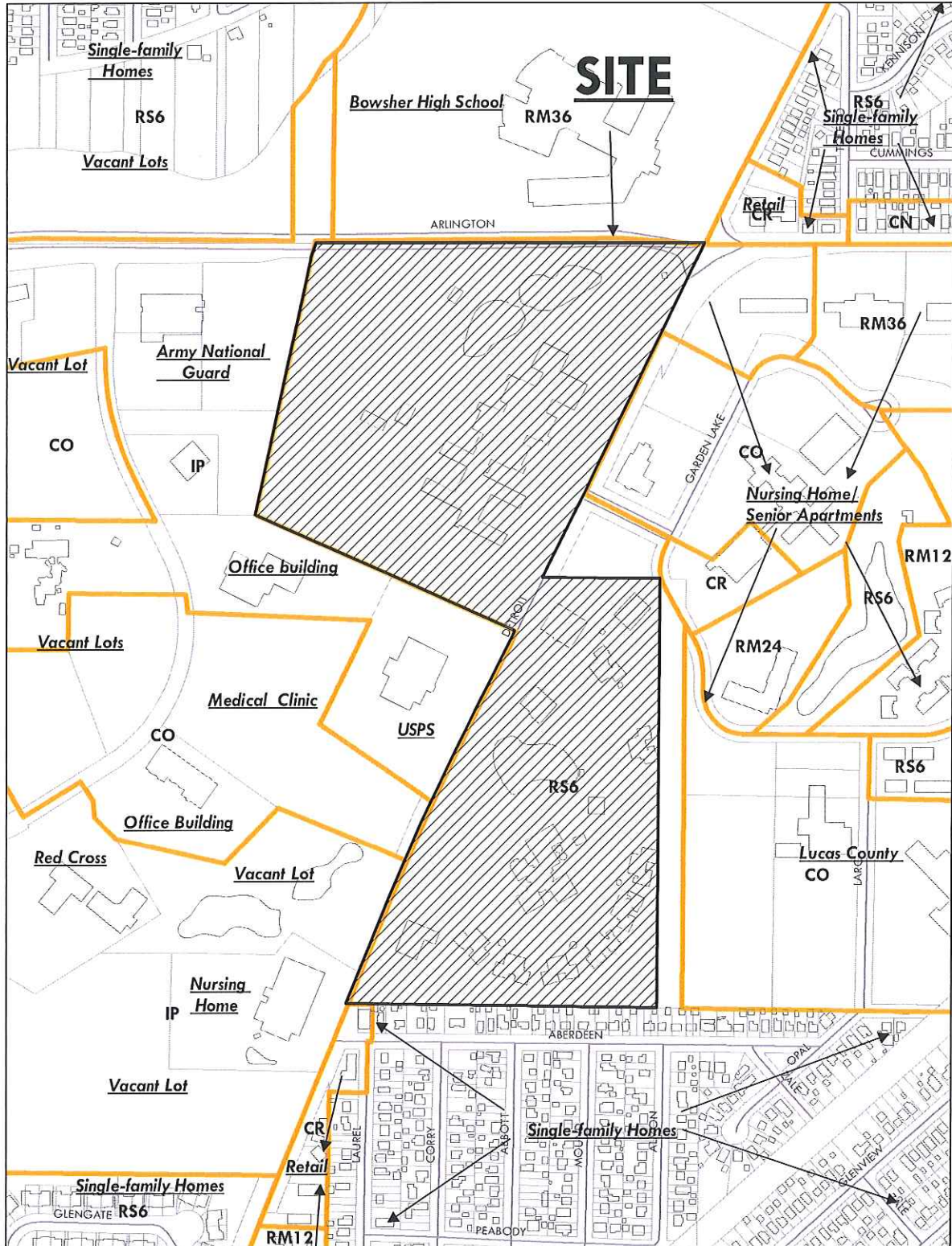
Secretary.

ET  
Five (5) sketches follow



# ZONING & LAND USE

Z-5006-23  
Z-5007-23

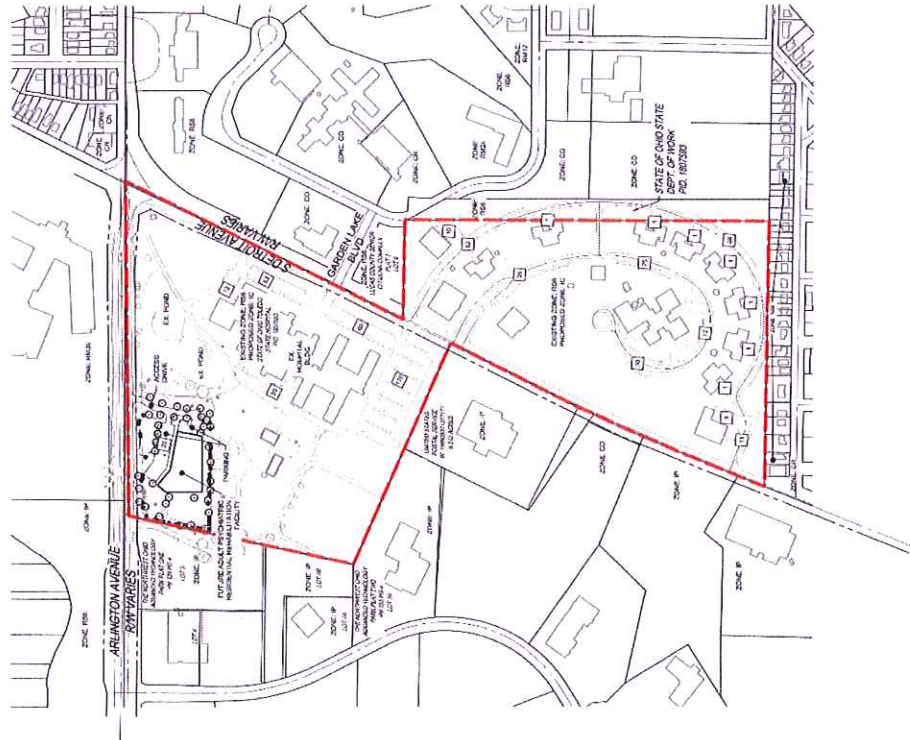


# SITE PLAN

## Z-5006-23



INSPIRED PEOPLE ▶ CREATIVE DESIGN ▶ TRANSFORMING COMMUNITIES



**LEGEND**

- PARCEL BOUNDARY
- PARKING LOT
- PARKING SPOT

**SITE STATISTICS**

TOTAL PARCEL ACRES: 1.0000

EXISTING ZONING CLASSIFICATION: SINGLE DWELLING RESIDENTIAL - 1,500 SF (RS-50)

PROPOSED ZONING CLASSIFICATION: RESTORATIONAL CAMPUS (C)

**DEVELOPER**

DANI'S PLACE  
TOLSON, GREG

**THE KLEINGERS GROUP**  
10000 W. 10TH AVE., SUITE 100  
DENVER, CO 80241  
TEL: (303) 755-1111

DATE: 08/14/2013

PROJECT: DANIS PLACE

SCALE: 1" = 100'

**DANI'S PLACE**  
TOLSON, GREG

**ZONING PLAN**

1/3

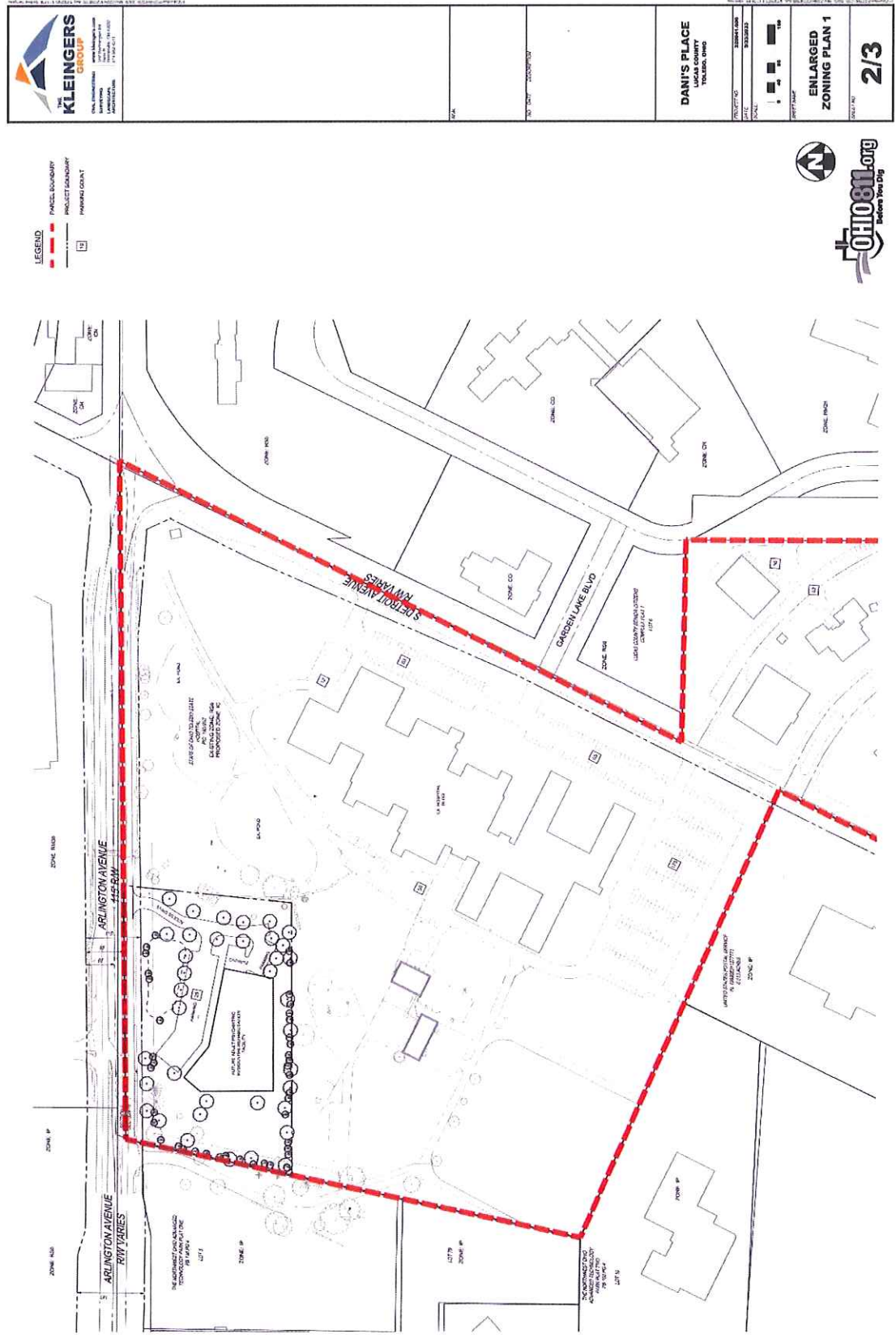


# ENLARGED SITE PLAN

Z-5006-23



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**LEGEND**  
 - - - - - PARCEL BOUNDARY  
 - - - - - PROJECT BOUNDARY  
 - - - - - PARKING COUNT



**DANI'S PLACE**  
 10000 WOODLOCH FOREST BLVD.  
 COLUMBUS, OHIO 43240

PROJECT NAME	DANI'S PLACE
DATE	10/1/2014
SCALE	AS SHOWN

**ENLARGED ZONING PLAN 1**

2/3



# ENLARGED SITE PLAN

Z-5006-23



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