



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: Z-6005-18

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

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

SUBJECT: Request for a Zone Change from CO Office Commercial to CR Regional Commercial at 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	-	Zone Change from CO Office Commercial to CR Regional Commercial
Location	-	732 Main Street
Applicant	-	Randall J. LaFond, Director Talbot Clinical Services of Ohio, LLC 732 Main Street Toledo, OH 43605
Architect	-	Scott Heacock 1303 Sabra Road Toledo, OH 43612

Site Description

Zoning	-	CO / Office Commercial
Area	-	± 0.09 acres
Frontage	-	± 32' along Main Street
Existing Use	-	Outpatient Drug & Alcohol Treatment Facility
Proposed Use	-	Residential Drug & Alcohol Treatment Facility

Area Description

North	-	Talbot Clinical Services / CR
East	-	Single-family households / RM36
South	-	Single-family households / RM36
West	-	Single-family households / RM36

GENERAL INFORMATION (cont'd)

Combined Parcel History

- | | | |
|-------------|---|---|
| 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). |
| SUP-6006-18 | - | Special Use Permit for a Drug & Alcohol Treatment Facility, Residential at 727-735 Euclid Avenue & 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 Zone Change from CO Office Commercial to CR Regional Commercial for part of a site located at 732 Main Street. The ±0.09-acre area proposed to be rezoned is part of an overall site operated by Talbot Clinical Services. Adjacent land uses include the existing outpatient Drug & Alcohol Treatment Facility to the north, single-family residential to the east across Main Street, single-family residential to the south and west across Euclid Avenue.

The site is currently occupied by a parking lot that is associated with the existing outpatient Drug & Alcohol Treatment Facility. The applicant, Talbot Clinical Services, intends to expand on site for a Residential Drug & Alcohol Treatment Facility. A Zone Change is required for this portion of the site because the existing treatment center and proposed residential treatment center are not permitted in the current CO zoning district. Residential Drug & Alcohol Treatment Facility are only permitted in the RM Multi-Dwelling Residential and CR Regional Commercial zoning districts when a Special Use Permit is obtained. A companion Special Use Permit application (*SUP-6006-18*) for the Residential Drug & Alcohol Treatment Facility accompanies this case.

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 CR zoning does not conform to the 20/20 Comprehensive Plan, however, the site has been operating as an outpatient Drug & Alcohol Treatment Facility prior to the adoption of the 20/20 Comprehensive Plan. Staff recognizes a unique circumstance exists for this site which contradicts the future land use designation. The proposed Zone Change will correct a 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 Zone Change for this location because it is compatible with the established zoning district and land uses to the north. Additionally, the proposed CR zoning is consistent with the current zoning designations of properties established in the immediate area north of the site along Main Street. Finally, the proposed CR zoning district will eliminate a nonconforming land use since the parking lot is associated with the proposed Residential Drug & Alcohol Treatment Facility which are only permitted in the RM Multi-Dwelling or CR Regional Commercial zoning districts.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-6005-18, a request for Zone Change from CO Office Commercial to CR Regional Commercial for part of a site located at 732 Main Street, to Toledo City Council for the following four (4) reasons:

1. The proposed CR Regional Commercial zoning district will facilitate the development of a Residential Drug & Alcohol Treatment Facility that conforms to the applicable zoning district.
2. The proposed CR Regional Commercial zoning is similar to existing land uses within the general vicinity of the subject property (TMC§1111.0606(B) – *Review & Decision-Making Criteria*).
3. The proposed CR Regional Commercial zoning is consistent with the zoning classification of properties within the general vicinity of the site (TMC§1111.0606(C) – *Review & Decision-Making Criteria*); and

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PLAN COMMISSION RECOMMENDATION

4. The proposed CR Regional Commercial zoning will eliminate a nonconforming land use associated with the existing outpatient Drug & Alcohol Treatment Facility.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Thomas C. Gibbons". The signature is fluid and cursive, with the first name "Thomas" being the most prominent.

Thomas C. Gibbons
Secretary

Three (3) sketches follow

Cc: Lisa Cottrell, Administrator
Ryne Sundvold, Planner

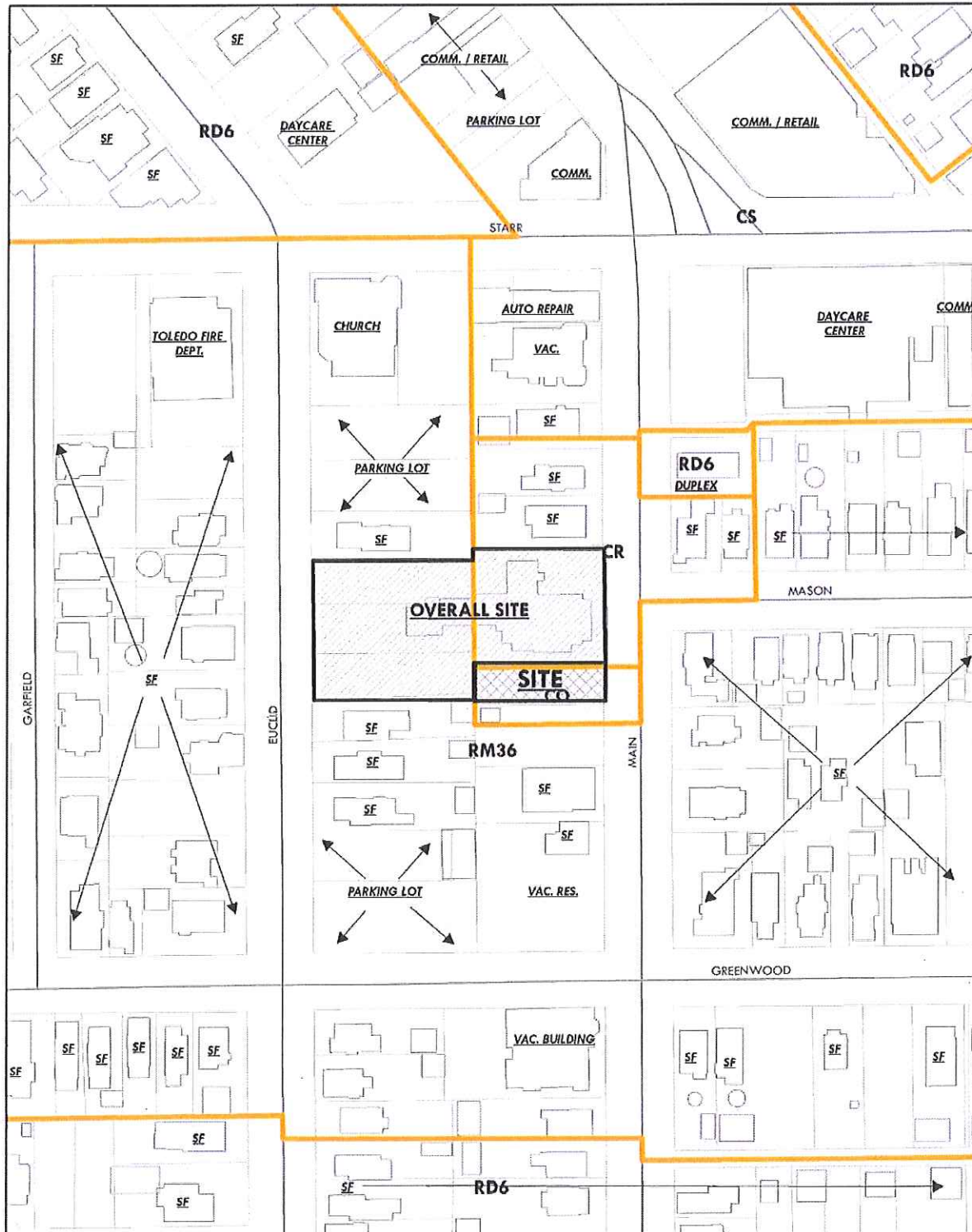
GENERAL LOCATION

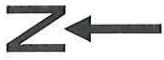
Z-6005-18
ID 28



ZONING & LAND USE

Z-6005-18
ID 28





SITE PLAN

Z-6005-18
ID 28

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

SCOTT J. HEACOCK / ARCHITECT
1303 SABRA ROAD
TOLEDO, OHIO 43612
419 / 260-8779
419 / 478-7277 fax
sh@arch@duckkeye-express.com

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

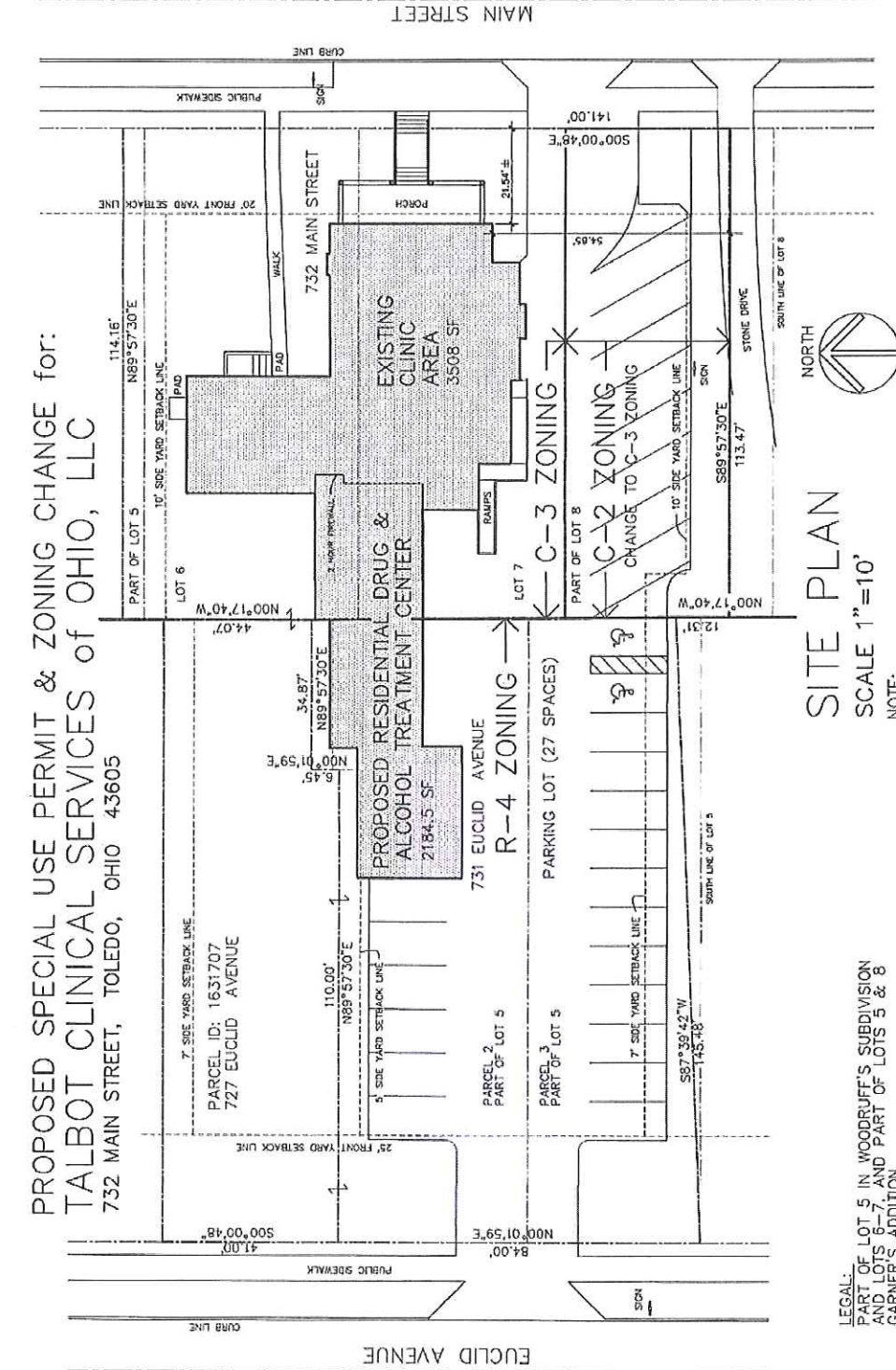
SITE PLAN for:

1843

SHEET NO.

A-1

SET OF: 1



SITE PLAN
SCALE 1"=10'

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.)

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

THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT.

Sundvold, Ryne

From: Randall LaFond <rjlafond@excite.com>
Sent: Thursday, July 26, 2018 2:46 PM
To: Sundvold, Ryne
Subject: Re: Neighborhood meeting
Attachments: Original_message

Hi Ryne - We were all set to go - architect was there - staff members - hand outs ready to go - had the site plan available etc. I had even posted the meeting notice around the agency. And of course had mailed out all the letters - no one showed. Not sure if that's good or bad. I did put my phone number in the neighborhood letter so I can speak with any one that has questions. But that's the up date. Thanks. My Best Randy

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

From: "Sundvold, Ryne" [Ryne.Sundvold@toledo.oh.gov]
Date: 07/26/2018 08:56 AM
To: "Randall LaFond" <rjlafond@excite.com>
Subject: Neighborhood meeting

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 afflicted 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.