



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: Z25-0003

DATE: March 14, 2025

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

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

SUBJECT: Request for a Zone change from RM36 (Multi-dwelling Residential) to CO (Office Commercial) at 3325, 3329, and 3350 Collingwood Boulevard.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 13th, 2025 at 2:00 P.M.

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

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GENERAL INFORMATION (cont'd)

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

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Z-38-69	-	Rezone of South Eastern 2/3 of Lot no. 9 of Mallett's Subdivision from R-4 to C-2 at 3321 Cherry St. (Withdrawn 5/12/1969)

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GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

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| 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) |
| 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) |

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GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

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| 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.

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STAFF ANALYSIS (cont'd)

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 ingoing 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.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends 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));

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Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Th C Gibbons', is positioned above the printed name.

Thomas C. Gibbons
Secretary

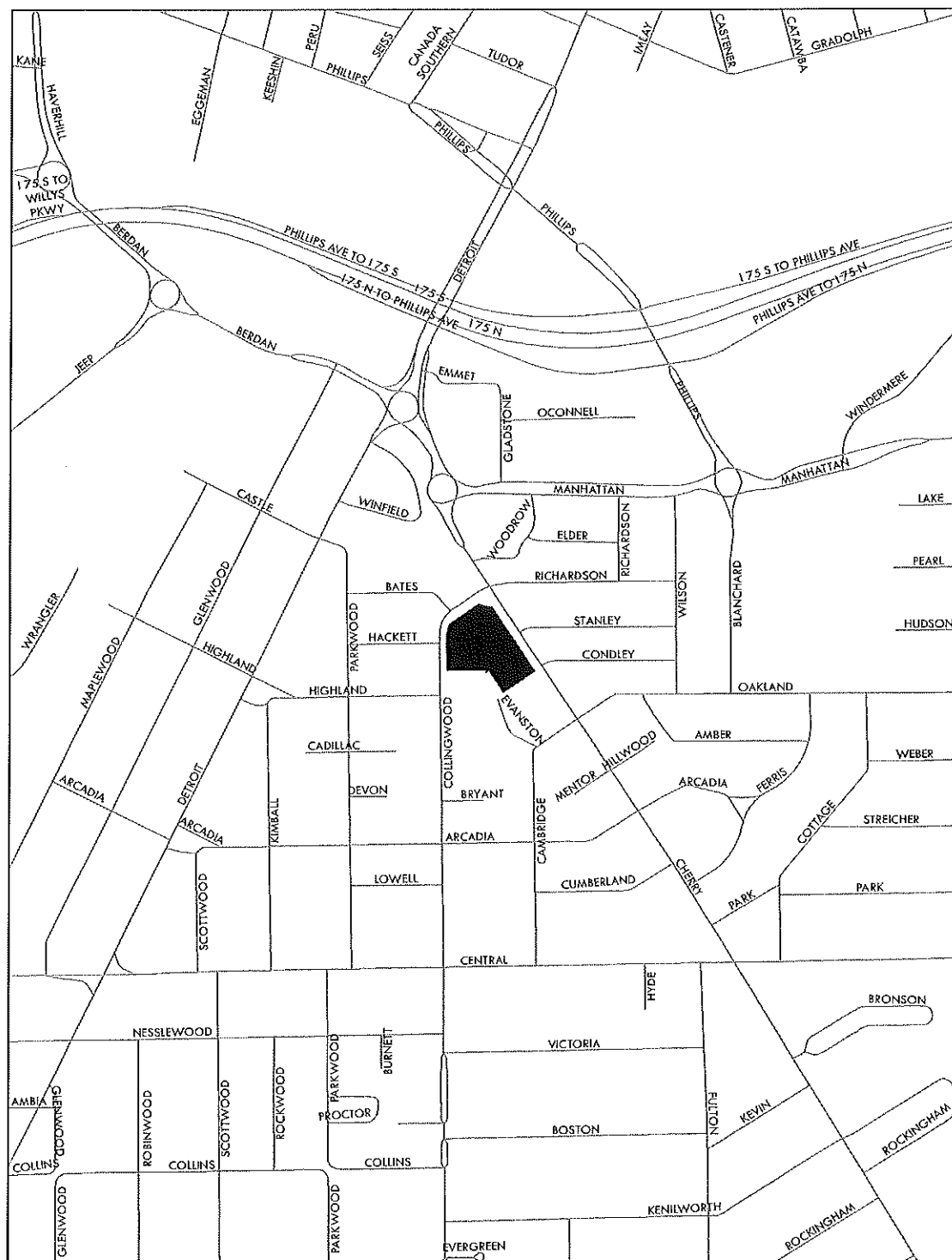
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Four (4) sketches follow

Cc: Devonte Williams, 3350 Collingwood Blvd, Toledo, OH 43610

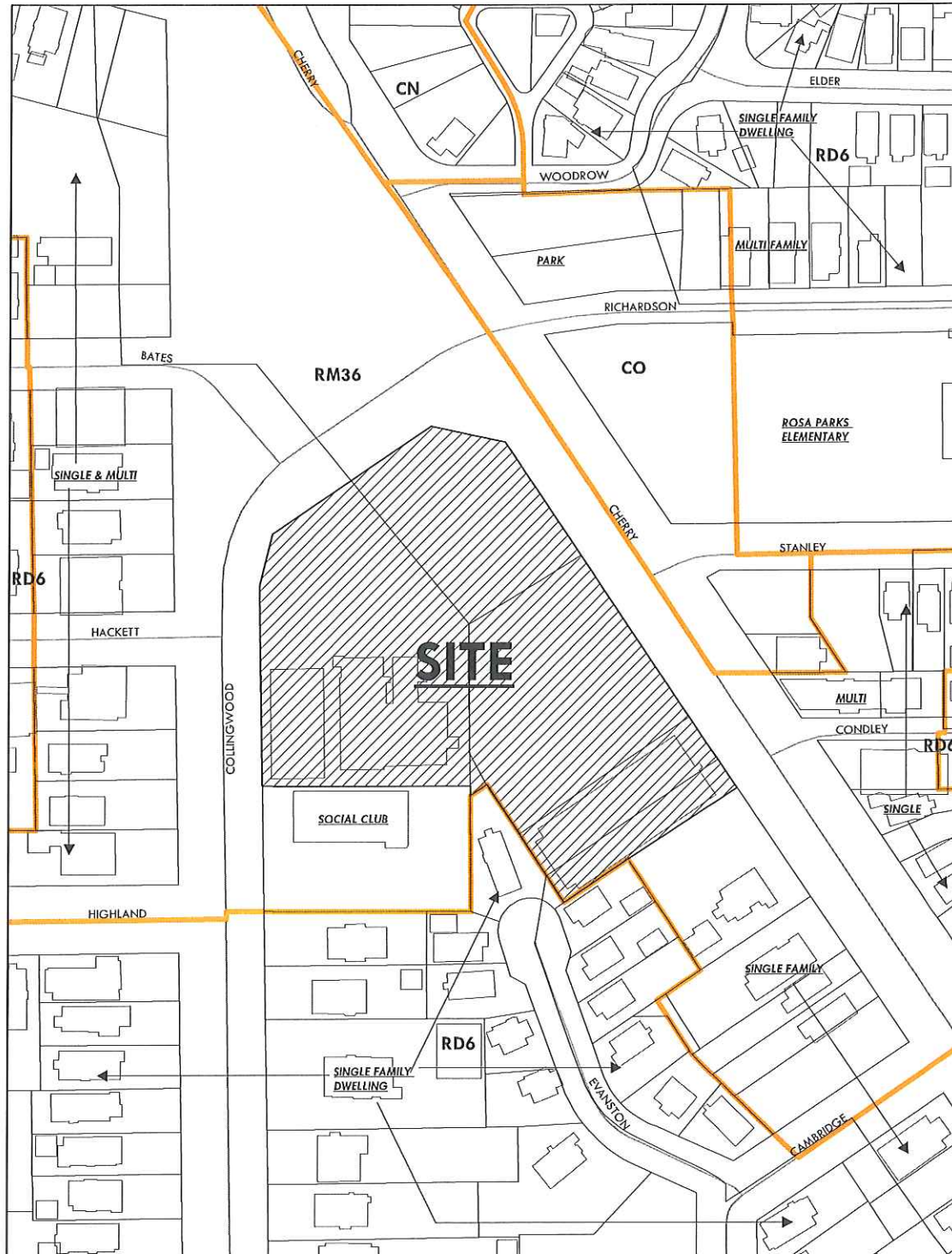
GENERAL LOCATION

Z25-0003
ID 16



ZONING & LAND USE

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