



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: SUP25-0002

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 Special Use Permit for a Hospital 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	-	Special Use Permit for a Hospital
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

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## GENERAL INFORMATION

### Site Description (cont'd)

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Z-38-69	-	Rezone of South Eastern 2/3 of Lot no. 9 of Mallett's Subdivision from R-4 to C-2 at 3321 Cherry St. (Withdrawn 5/12/1969)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

- |          |   |   |
|----------|---|---|
| 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)

- |            |   |   |
|------------|---|---|
| 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 Special Use Permit to operate a hospital at 3325, 3329, and 3350 Collingwood Boulevard. The subject property consists 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 been previously occupied by Rescue Mental Health Crisis Center an addiction and rehab facility, and the Old Flower General Hospital. The existing buildings on this site are legal non-conforming; and the applicant has not proposed exterior façade changes. 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 current zoning district of this site, RM36 (Multi-family Residential) does not permit the operation of a hospital. The applicant has requested a zone change to CO (Office Commercial) which is being reviewed under companion case Z25-0003. The site has previously operated as a hospital, drug rehabilitation services, and medical offices. If the zone change request is approved; a hospital would then be permitted at this site with an approved Special Use Permit. Hospitals do not have use-specific regulations.

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### STAFF ANALYSIS (cont'd)

The existing building on site consists of five stories and is  $\pm 65,079$  square feet. The applicant proposes to use this building as an inpatient / outpatient psychiatric hospital. The first and fifth floors are intended to be used as administrative / professional offices with a total floor area of  $\pm 29,863$  square feet. Inpatient services would be provided on the third floor only, with a total of fifty-two (52) patient beds. Full occupancy of the facility is planned for a later date.

Staff recommends approval of this Special Use Permit to allow for a hospital operation at 3325, 3329, and 3350 Collingwood Boulevard because the proposed use is compatible with commercial and residential land uses across Collingwood Blvd and Cherry St; reuse of the hospital supports the heritage of the site as stated in the Cherry Street Legacy Plan; and the proposed use is supported by the land use classification Neighborhood Mixed-Use as identified in the Forward Toledo Comprehensive Land Use Plan.

### Cherry Street UNO

- a. Buildings on site are currently existing and no changes to the façade are proposed.
- b. Landscaping shall follow the Urban Commercial Landscape standards.
- c. Landscaping shall adhere to crime prevention through environmental design (CPTED) standards.
- d. Any fencing or walls shall be aesthetically combatable with the iconic fencing that is currently along Cherry Street (brick piers and black wrought iron or aluminum tube).
- e. Site lighting for large parking lots (twenty-six or more parking spaces) shall utilize a shoe box fixture and pole with a maximum height of twenty-five feet (25'). The light source shall be metal halide or LED; and pedestrian style light fixture and pole shall be used along collective walks.
- f. Signage shall comply with Part 13, Title 9, Chapter 1387, Signs permitted in zoning districts; and follow the regulations of TMC§1103.1413 *Signage*.

### Landscaping

- a. To follow CPTED standards; landscapes must allow clear and unobstructed views of the surrounding areas. All landscaping must have a maximum height of three feet (3'), and any tree base shall be six feet (6') or higher to allow for natural surveillance.
- b. Fences shall not exceed 3 ½ feet in height within the front yard. The existing chain-link fence shall be removed and is a condition of approval. If replaced, the fencing shall be decorative and aesthetically compatible with Cherry Street's iconic fencing.
- c. A three foot (3') in height brick wall currently exists along the perimeter of the site. The brick wall has deteriorated and must be removed or repaired as a condition of approval.
- d. Any area of a lot not used for buildings, other structures, or for roads, walks, parking, service areas or accessways must be landscaped. **Acceptable as depicted on site plan.**

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## **STAFF ANALYSIS (cont'd)**

### Landscaping (cont'd)

- e. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway. **Acceptable as depicted on site plan.**
- f. All landscaping shall be in conformance with TMC§1108.0400 – Landscape Material Standards.

### Parking and Circulation

- a. Hospitals follow Off-street Parking Schedule “A”. One (1) parking space per four (4) beds is required, along with one (1) bicycle parking space per ten (10) car spaces. A minimum of (112) car and (12) bicycle parking spaces are required. A total of one hundred-twenty-one (121) car spaces and twelve (12) bicycle spaces are provided. The additional parking spaces are provided to support the future full occupancy of the facility.
- b. One (1) off-street loading zone space shall be provided with a minimum dimension of 12 by 35 feet per TMC§1107.1000. **Not depicted on site plan and is a condition of approval.**
- c. A minimum of five (5) accessible parking spaces for physically disabled persons is required. The site plan depicts the required number of accessible parking spaces.

### 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) to allow for the operation of a hospital.

### 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 continuation of health care services at this site. The applicant also proposes landscape improvements that will improve the site's streetscape along Cherry St. and Collingwood Blvd.

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## **PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of SUP25-0002, a Special Use Permit to operate a hospital at 3325, 3329, and 3350 Collingwood Boulevard to Toledo City Council for the following **two (2) reasons**:

1. The use complies with all applicable provisions of the Zoning Code (TMC§1111.0706(B)); and
2. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics per (TMC§1111.0706(C)).

The Toledo City Plan Commission further recommends approval of SUP25-0002, a Special Use Permit to operate a hospital at 3325, 3329, and 3350 Collingwood Boulevard, to Toledo City Council, subject to the following **eighteen (18) conditions**.

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

### Fire Prevention

1. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1)
2. A radio signal strength test will be needed in the building, and possible radio signal enhancements based on the results of the test. (OFC 510.2 & 1103.2 – for existing buildings)
3. All fire protection features (such as fire alarm and sprinkler system) need to be up-to-date on all service and maintenance. The fire alarm system is currently overdue for required service. (OFC 901.4.1 & OFC901.6.1)
4. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2 & TMC1309.09)

### Division of Transportation

5. Accessible parking signage must be at a height of no less than 60 inches and no more than 72 inches above pavement level pursuant to TMC§1107.1704
6. If one does already exist, a cross access agreement is required between property owners.

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## **PLAN COMMISSION RECOMMENDATION (cont'd)**

### Plan Commission

7. Pursuant to 1107.0304 Off-street Parking Schedule "A" for hospitals. One (1) parking space per four (4) beds is required, along with one (1) bicycle parking space per ten (10) car spaces. A minimum of 112 car and 12 bicycle parking spaces are required. **Acceptable as depicted.**
8. One (1) off-street loading zone space shall be provided with a minimum dimension of 12 by 35 feet per TMC§1107.1000. **Shall be depicted on a revised site plan.**
9. A minimum of five (5) accessible parking spaces for physically disabled persons is required. **Acceptable as depicted**
10. Parking spaces for physically disabled persons shall be in conformance with the standards of TMC§1107.1700. **Site plan depicts required signage at six feet five inches (6' 5"), signage shall not be more than six feet (6') in height above pavement level.**
11. A detailed site, lighting, fencing and landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
  - a. Landscapes must follow CPTED standards by allowing clear and unobstructed views of the surrounding areas. All landscaping must have a maximum height of three feet (3'), and any tree base shall be six feet (6') or higher to allow for natural surveillance.
  - b. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway. Perimeter landscaping shall consist of one of the following; a landscaped area at least five feet (5') in width planted with one (1) shrub for every three (3') to five (5') feet of property line; a 3 ½ foot decorative fence with one (1) shrub for every three feet (3') of property line; or a solid 3 ½ foot brick or stone wall. As pursuant to TMC§1108.0305(A).
  - c. Fences shall not exceed 3 ½ feet in height within the front yard. The existing chain-link fence along the site perimeter shall be removed. If replaced, the fencing shall be decorative and aesthetically compatible with Cherry Street's iconic fencing (brick piers and black wrought iron or aluminum tube).
  - d. The existing three-foot (3') brick wall along the site perimeter shall be removed, or repaired and maintained.



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## **PLAN COMMISSION RECOMMENDATION (cont'd)**

### Plan Commission (cont'd)

- e. Any area of a lot not used for buildings, other structures, or for roads, walks, parking, service areas or accessways must be landscaped. **Acceptable as depicted on site plan.**
- f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
- g. Topsoil must be back filled to provide positive drainage of the landscape area.
- h. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval.
- i. All landscaped areas shall be provided with a readily available water supply in accordance with TMC§1108.0406 *Irrigation/Watering*. Water outlets (hose bibbs) shall be provided within one-hundred feet (100') of all required plant material unless a subsurface irrigation system is used. **Irrigation plans must be submitted with development plans and, in the case of a subsurface irrigation system, contain all construction details.**
- j. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscaped materials shall meet the standards of TMC§1108.0400 – *Landscape Material Standards*.
- k. The location type and direction of any proposed lighting. The lighting is subject to the approval of the Planning Director. (Lights are to be directed away from adjacent residential properties);
- l. Site lighting for large parking lots (twenty-six or more parking spaces) shall utilize a shoe box fixture and pole with a maximum height of twenty-five feet (25'). The light source shall be metal halide or LED; and pedestrian style light fixture and pole shall be used along collective walks. **Acceptable as depicted on site plan;**
- m. The location, height and materials for any fencing to be installed and maintained shall be noted on fencing plan.

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**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

12. Dumpster(s) shall have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks. **Acceptable as depicted.**
13. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway, or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)). **Acceptable as depicted.**
14. Applicant shall obtain appropriate permits for any proposed signage. Signage shall be in compliance with the provisions of TMC Chapter 1113 - *Signs*.
15. 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 Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
16. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
17. 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.
18. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

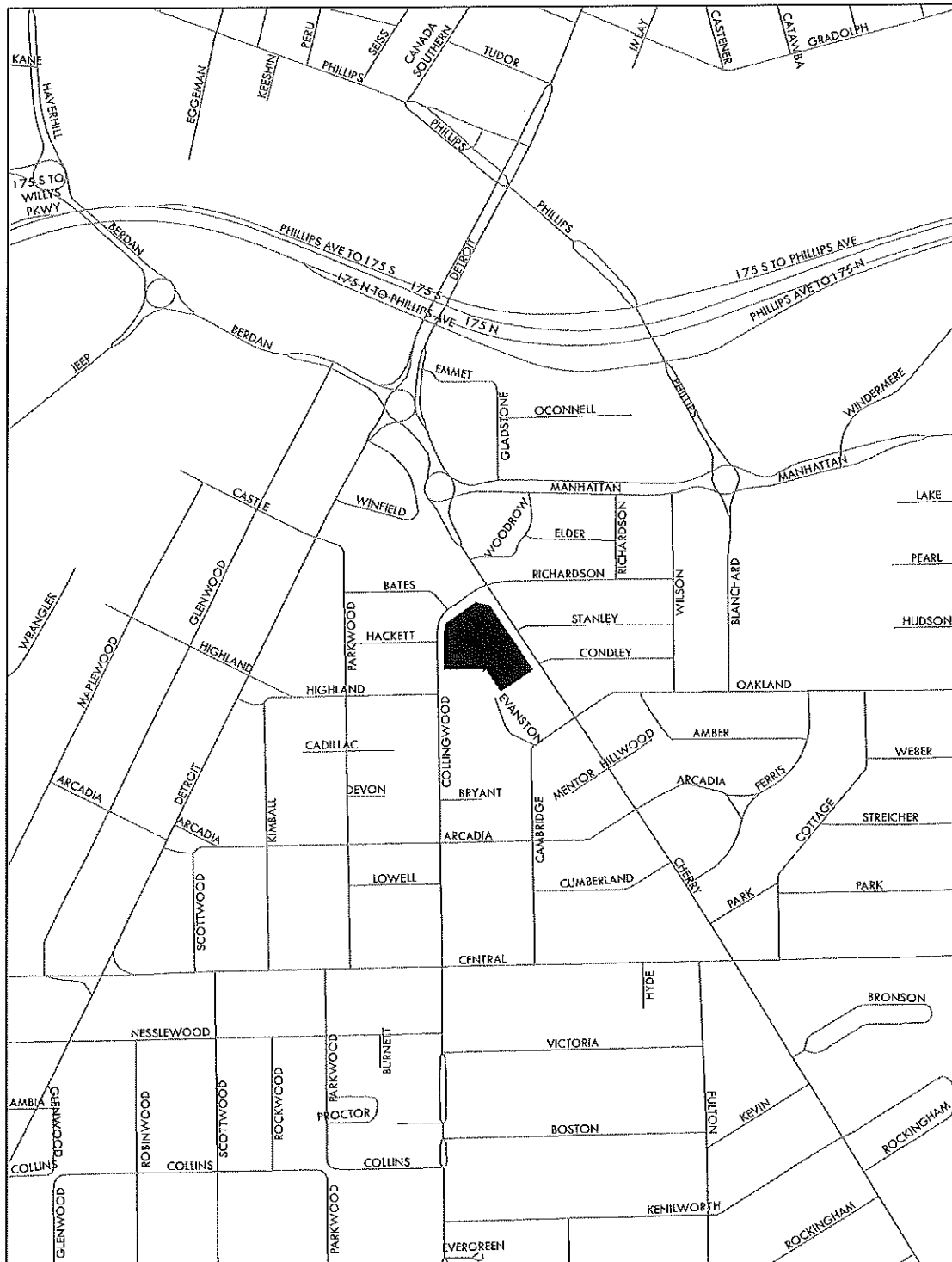
AV

Four (4) sketches follow

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

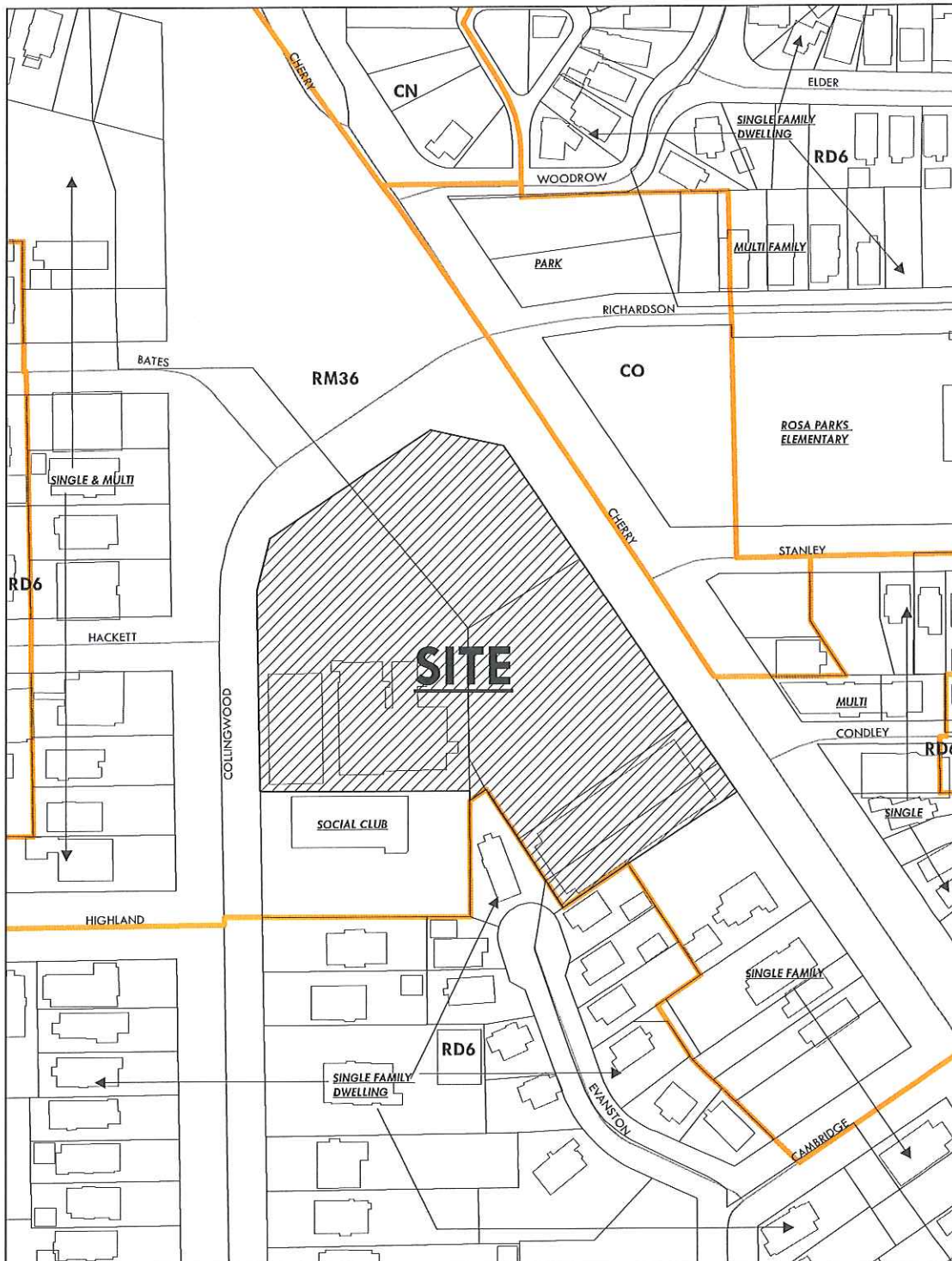
# GENERAL LOCATION

Z25-0003  
ID 16



# ZONING & LAND USE

SUP25-0002  
ID 16



# SITE PLAN





**SUP25-0002**  
**ID 16**

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