

GENERAL INFORMATION

Subject

Request	-	Zone Change from A/R Agriculture/Residential to R-B Suburban Residential District
Location	-	8350 Stitt Road
Applicant	-	Mark Rich 29357 Simmons Road Perrysburg, OH 43551
Engineer	-	Feller, Finch & Associates 1683 Woodlands Dr Maumee, OH 43537

Site Description

Zoning	-	A/R Agriculture / Residential
Area	-	± 20 Acres
Frontage	-	Land locked parcel
Existing Use	-	Vacant Land
Overlay	-	Not applicable

Area Description

North	-	Single-family residential /R-C and A/R
South	-	Vacant land / Agriculture – Waterville Township
East	-	Vacant land / A/R
West	-	Single-family residential / R-B

Parcel History

Z22-C139	-	Zone Change from A to R-A PUD Planned Unit Development for 8346 Dutch Road. Companion case for the south side of the development located in Waterville Township.
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Applicable Plans and Regulations

- Monclova Township Zoning Resolution
- Monclova Township Comprehensive Land Use Plan 2022 Lucas County
- Subdivision Rules and Regulations Lucas County Land Use Policy Plan (within the “expansion zone”)

STAFF ANALYSIS

The request is for a Zone Change from A/R Agriculture/Residential to R-B Suburban Residential District for the property located at 8350 Stitt Road. The undeveloped parcel is approximately 20 acres and is located on the border of Monclova and Waterville Township. The subject parcel is west of the Fallen Timbers development.

The applicant is proposing the Zone Change to construct thirty-four homes as part of the undeveloped subdivision located to the south. The parcel directly to the south, 8346 Dutch Road located in Waterville Township, is under review to for a Planned Unit Development. The companion case, Z22-C139, is to construct a subdivision for single-family homes with seventy-three (73) lots. Both developments will share access on to Jewel Crest Drive in Waterville Township.

The Monclova Township Zoning Resolution states the “R-B” Suburban Residential District Provides for low-medium density; residential development where public water and public sanitary sewers are available. It is intended that uses within this district be contained within a neighborhood setting, with minimal intrusion of nonresidential uses.

The 2022 Monclova Township Comprehensive Land Use Plan identifies the subject site as low to medium residential uses. The preferred land uses for this planning area include low density single-family residential, rural residential and agriculture. In addition, future residential projects should be guided to ensure minimal impact on the Oak Openings environmental assets and biodiversity.

The proposal meets the criteria for the “R-B” Suburban Residential District and the land use plan. Staff recommends approval of this Zone Change from A/R Agriculture/Residential to R-B Suburban Residential District.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of Z17-C388, a Zone Change request from A/R Agriculture/Residential to R-B Suburban Residential District for the property located at 8350 Stitt Road to the Monclova Township Zoning Commission and Trustees for the following three (3) reasons:

1. The request is compatible with surrounding ~~commercial~~ **residential** zoning and uses;
2. The request is compatible with 2022 Monclova Township Comprehensive Land Use Plan; and
3. The proposed Zone Change is anticipated to have minimal adverse impacts on surrounding properties.

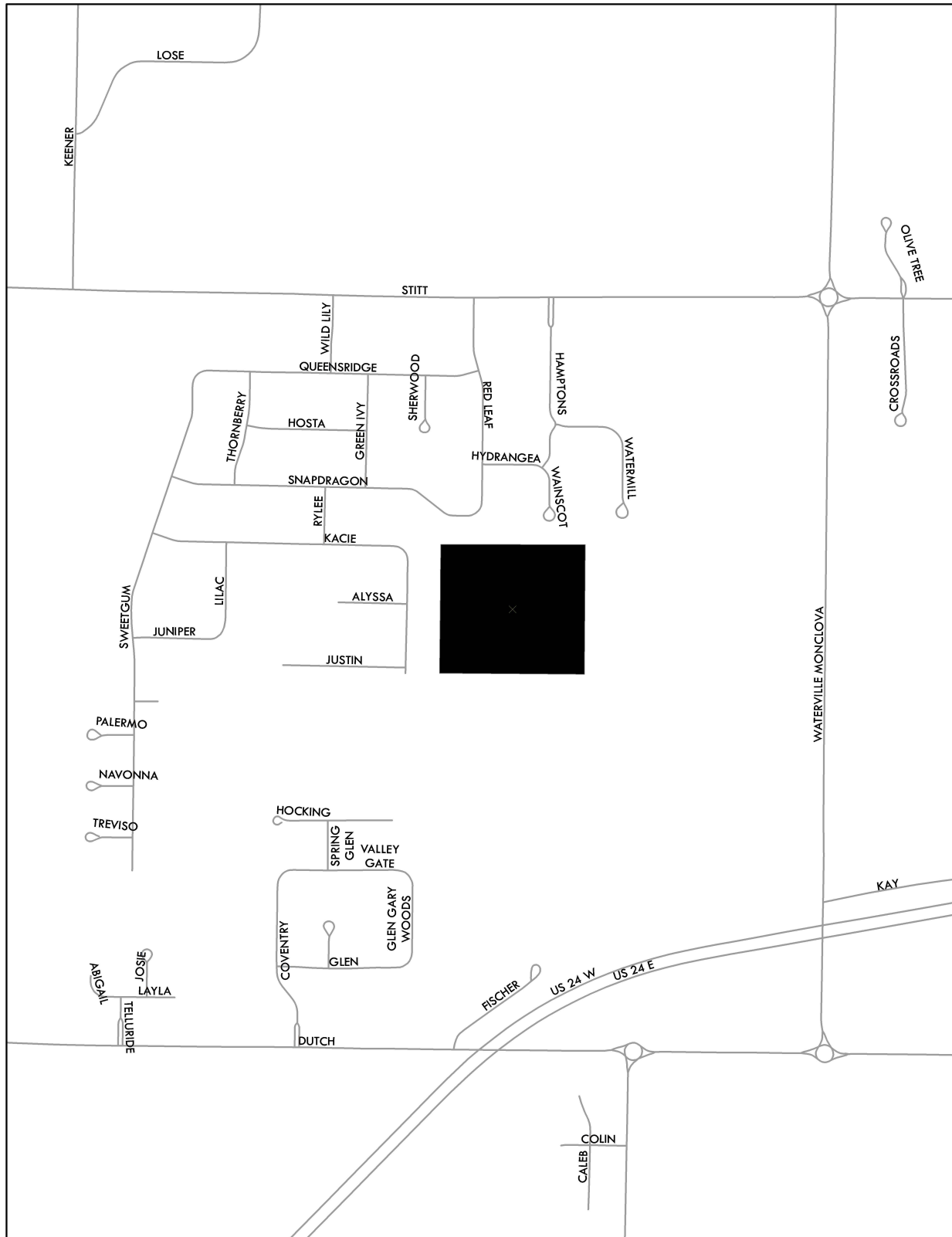
REF: Z17-C388... July 23, 2025

ZONE CHANGE
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z17-C388
DATE: July 23, 2025
TIME: 9:00 a.m.

MLM/KB
Two (2) sketches follow

GENERAL LOCATION

Z17-C388



ZONING & LAND USE

Z17-C388

