

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|--|
| Request | - | Preliminary Drawing for Creek Shire Plats One and Two |
| Location | - | 5371 Waterville Monclova Road, and 5201 Black Road (rear portion) |
| Applicant | - | Jim Moline Builders, Inc 5383 Coldstream Toledo, OH 43623 |
| Engineer | - | Greg Feller Feller Finch and Associates 1683 Woodlands Drive Maumee, OH 43537 |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | A/R Agricultural Residential District |
| Area | - | ± 38.4 Acres |
| Frontage | - | ± 115 Feet along Waterville Monclova Road |
| Existing Use | - | Vacant Land |

Area Description

- | | | |
|-------|---|---|
| North | - | Single Family Residential / A/R Agricultural Residential District |
| South | - | Single Family Residential / A/R Agricultural Residential District |
| East | - | Single Family Residential / R-A Suburban Residential |
| West | - | Single Family Residential / A/R Agricultural Residential District |

Parcel History

Nothing on file at the Plan Commissions office.

GENERAL INFORMATION (cont'd)

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 a preliminary drawing for Creek Shire Plats One and Two. The proposed subdivision is zoned Agricultural/Residential District and is situated on 38.4 acres of land located at 5371 Waterville Monclova Road and 5201 Black Road (rear portion). The property is currently used for Agricultural Purposes uses. Adjacent land uses include Single Family Residential uses to the north, south, east, and west.

The applicant is requesting the Preliminary Drawing for Creek Shire Plats 1 and 2 Subdivision in order to construct twenty-three (23) single-family dwellings on the 38.4-acre site. The drawing shows twenty-three one-acre lots with the remaining acreage for common lots, and the required easement for blystone ditch. The proposal is similar to nearby single-family developments located to the north and south.

The plan includes a lot design that has a linear street design with a cul-de-sac at the east end, and a stub street to the south. Lot sizes are approximately 140ft x 200ft; creating 1-acre lots fronting on the proposed roadway. Common Lot D shown on the preliminary drawing is a proposed connection to the hike-bike trail located on the north side of the subject site. Blystone ditch is located within the development and has a thirty (30) foot wide riparian easement identified on the drawing.

The subdivision will be accessed from a single point along Waterville Monclova Road. Waterville Monclova Road is currently a two (2) lane state highway with a pavement width of approximately thirty (30') feet (15 feet each lane). The roadways within the subdivision will be public with sixty feet (60') of right-of-way and twenty-seven feet (27') of pavement. Street names will need to be approved by the Lucas County Tax Map Division and the Emergency Services Department. Street lighting and sidewalks are required on both sides of the street throughout the new subdivision.

The United States Postal Service is requiring all new subdivisions to utilize cluster box units (CBU's) in all new subdivisions. CBU's are typically located on common lots and a recitation is encouraged to be placed on all Final Plats to ensure the maintenance of the box(s) is accessible to each property owner of the subdivision in which they serve. The developer shall also submit a design of the CBU's to the Township Zoning Department for review and approval prior to installation. Staff recommends that all common lots throughout the development be noted with lettered lot(s).

STAFF ANALYSIS (cont'd)

Monclova Township Comprehensive Land Use Plan

The 2021 Monclova Township Comprehensive Land Use Plan recommends this area for low/medium-density residential uses. The preferred land uses listed in the comprehensive plan are single-family residential, rural residential, and agriculture. The proposed preliminary drawing meets the low-density residential use with one-acre lots and is consistent with other developments in the immediate area.

Based on the property's location in conjunction with established single-family uses and subdivisions in the immediate area, the site's consistency with the 2021 Monclova Township Comprehensive Plan, and its anticipated minimal adverse impacts on surrounding properties in the area, staff recommends approval of the twenty-three (23) lot Preliminary Drawing.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of S-13-23, a Preliminary Drawing for Creek Shire Plats One and Two, located at 5371 Waterville Monclova Road, and 5201 Black Road (rear portion) for the following three (3) reasons:

1. The request is compatible with the surrounding residential uses in terms of density and zoning.
2. The request is consistent with the Monclova Township Zoning Resolution and Land Use Plan; and
3. The request is consistent with the Lucas County Subdivision Rules and Regulations.

The staff further recommends that the Lucas County Planning Commission approve S-13-23, a Preliminary Drawing for Creek Shire Plats 1 and 2, located at 5371 Waterville Monclova Road and 5201 Black Road (rear portion) subject to the following **thirty-five (35)** 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.

Lucas County Engineer

1. Comments were provided to the Developer and Consultant on August 12, 2023, as part of their submittal through LCExpress. The Disposition of Comments containing conditions for LCEO approval is attached to this email/submittal letter.
2. 25' Easement is required from top of bank. Pond must be situated such to provide the 25' on this parcel. Only 10' clear shown.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

3. Blystone Ditch will be required to be cleaned and graded to a depth, slope, and section required by the LCEO throughout the extent of the development. All work within Blystone Ditch shall be performed in accordance with federal and state regulations and permitting requirements through FEMA, the Army Corps of Engineers, and Ohio EPA.
4. Blystone Ditch is minimum 40' riparian area. Please review Section 13 "Riparian Setbacks" within the Lucas County Building Regulations Part IX Flood Damage Prevention Regulations found on LCEO Stormwater webpage.
5. Due to the future connection stub to the south and the large amount (130 Acres) of developable land owned by developers to which it connects, the pavement section from Wat-Mon Road to South Port Drive will most likely see volumes in excess of those for them to be categorized as a minimum section. The section shown below would be acceptable for the portion of street in the cul-de-sac extension of Creek Shire Court, but the run of pavement from Wat-Mon Road to the intersection and the stub road to the south should be specified as the higher class of residential road in LCEO Table 505 which requires 3" of 301 on 8" of aggregate base below the standard surface and intermediate courses. Page 2 Preliminary Plat Review for Creek Shire.
6. Existing prevailing drainage from adjacent parcel appears to run NW to Blystone Ditch. Accommodations need to be made for this natural drainage flow to continue to empty to Blystone.
7. The proposed roadway culvert required to cross Blystone Ditch shall be sized and designed in accordance with LCEO requirements. All work within Blystone Ditch shall be performed in accordance with federal and state regulations and permitting requirements through the Army Corps of Engineers and Ohio EPA.
8. Existing prevailing drainage from adjacent parcel appears to run NW into parcel and low valley to north to Cannonball Trail. Accommodations need to be made for this natural drainage flow to continue to flow without blockage. If it is to be collected in Plat 2 system, it needs to be accounted for as pass-through flow.
9. LCEO GIS topo (and backed up with this surveyed topo) shows a ridge that directs the flow from the eastern portion of the Plat 2 footprint to the north through the adjacent parcel and into the ditch along the South Fork of the Cannonball Trail. That ditch outlets to Blystone ditch at the entrance to the culvert beneath the bike trail, but severely alters the hydrology of the situation and consequently, the amount of existing runoff that flows directly to the reach of Blystone ditch that passes through the development. Thus, the calculation for Q all needs to be made for the Plat 2 pond design by using the eastern area that drains directly to Blystone with a Tc determined by a flow path that starts at the ridge that splits Plat 2.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

10. As part of the approval process, the Preliminary Plat submittal will be required to follow all of the Lucas County Engineer's Offices' manuals and standards.

Lucas County Sanitary Engineer

11. LCSE has not approved final water and sanitary plans for Creek Shire Plat 1 & 2.
12. Sanitary sewer services shall be provided to all units within the development and shall meet LCSE standards and specifications.
13. This site is subject to Lucas County water supply and sanitary sewer connection charges and shall be paid in full prior to issuance of permits.
14. This site is also subject to the review of the local fire department and the City of Toledo – Engineering Services.
15. Any proposed water main service(s) shall be installed at time of construction by the City of Toledo – Division of Water at the contractor's/developer's expense and shall meet their standards and specifications.
16. This facility is subject to the Lucas County water supply connection charges per Lucas County Commissioners' Resolution #97-379 and shall be paid in full prior to issuance of any and all permits.

Monclova Township Zoning

17. If Cluster Mailboxes are utilized, they shall be placed on a common lot or easement outside of the road right of way.
18. A paved connection to the Wabash Cannonball trail shall be shown.

Monclova Township Fire Rescue

19. The current lot proposals are within proximity of the Kinder Morgan Utopia Pipeline. The northern and eastern lots would be directly affected by this pipeline; thus, Kinder Morgan will need to have an active involvement in the planned layout of this address.
20. All property owners affected by the Kinder Morgan pipeline easement will need to be notified of the high-hazard pipeline on their property at time of application to Monclova Township zoning.

STAFF RECOMMENDATION (cont'd)

Monclova Township Fire Rescue (cont'd)

21. Kinder Morgan will need to review all plans for land disruption whether excavation, build-up, or site digging.
22. The Monclova Township Fire Department identifies this pipeline as a High-Risk Hazard. Any future submittals must be reviewed by the Monclova Township Fire Prevention Bureau for comments.

Tax Map

23. Creek is an overused name for streets and is not accepted on new streets. It will need to be renamed.
24. South is an overused name for streets and is not accepted on new streets. It will need to be removed.
25. There is already a Port Drive in Monclova Township, near where this plat is going in, so that name is already taken and can't be used at all.

Lucas County Emergency Services 911

26. Request new street names. Creek is overused.
27. Use of directional (south) as part of base street name prohibited.
28. Port is already used one mile northeast of proposed plat.

Plan Commission

29. Common open spaces shall be denoted with a lettered lot and shall be maintained indefinitely by either the developer or the homeowner's association. The owner shall indemnify and hold Lucas County and the Township harmless from any liability to any person for their neglect, failure, or refusal in performing such duty.
30. The developer shall submit a design of the Cluster Box Unit's (CBU's) to the Township Zoning Department for review and approval prior to installation. CBU's are typically located on common lots and a recitation is encouraged to be placed on all Final Plats to ensure the maintenance of the box(s).
31. A recitation shall be placed on the Final Plat and within the deed restrictions indicating that each lot owner will be responsible for an equal share of the tax liability for the stormwater detention area(s).

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

32. A plat recitation and deed covenant shall be provided that it is the duty of the developer, at their own expense, to keep and maintain the sidewalks adjacent to his lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt, and other debris
33. In accordance with the Lucas County Subdivision Regulations **Sec. 518.a**, sidewalks shall be constructed on both sides of all streets in the subdivision.
34. Per section 704 of the Lucas County Subdivision Regulations, street lighting and street trees shall be installed along all streets in a major subdivision and shall meet the spacing criteria of said section.
35. If construction of any phase of the approved Planned Unit Development begins within three (3) years after approval is granted, the approval shall be valid until the development is completed. If no construction has begun within three (3) years after the approval is granted, the Planned Unit Development shall be void and the land shall revert to the district regulations in which it is located.

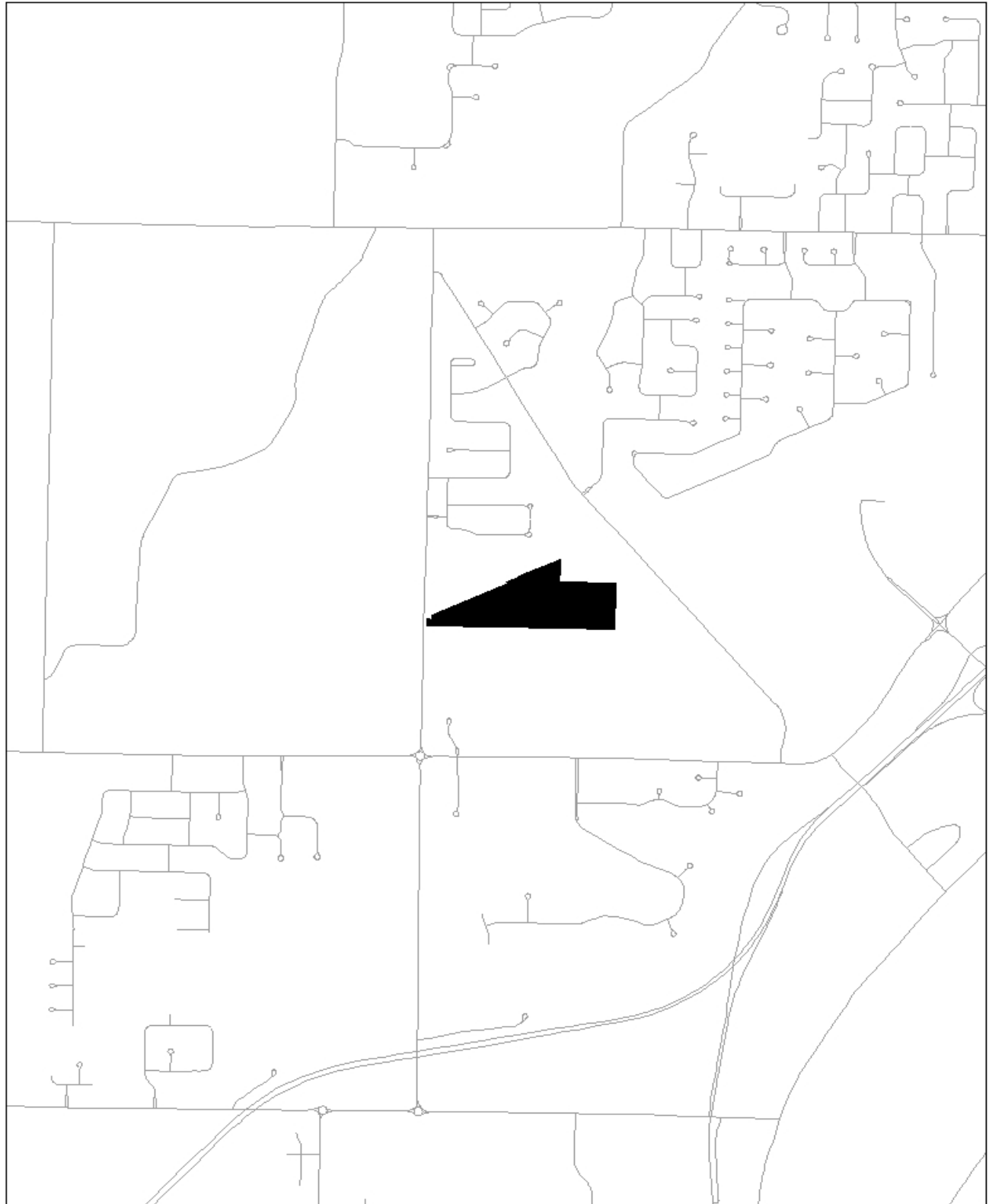
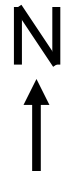
MLM

Three (3) sketches follow

PRELIMINARY DRAWING
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: S-13-23
DATE: September 27, 2023
TIME: 9:00 a.m.

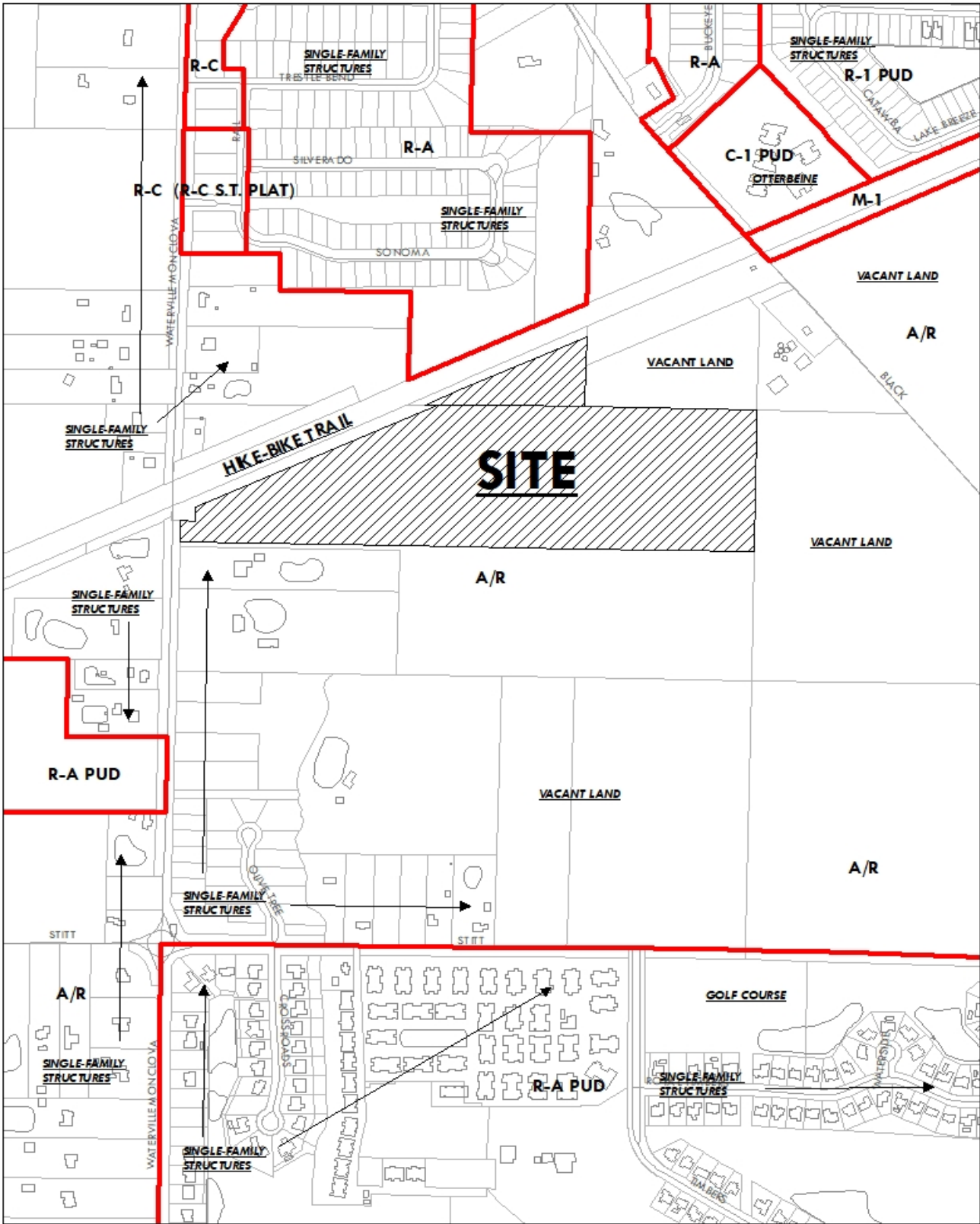
GENERAL LOCATION

S-13-23



ZONING & LAND USE

S-13-23



PRELIMINARY DRAWING FOR CREEK SHIRE PLATS 1 & 2

S-13-23



LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER (1/4) OF FRACTIONAL SECTION TWENTY-NINE (29), PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION THIRTY (30), AND ALSO PART OF THE NORTHEAST QUARTER (1/4) OF SECTION THIRTY (30), ALL BEING IN TOWN ONE (1), UNITED STATES RESERVE, IN THE VILLAGE OF WATERVILLE, LUCAS COUNTY, OHIO

SITE ANALYSIS

- EXISTING USE: VACANT CULTIVATED FARMLAND
- EXISTING ZONING: A/R
- AGRICULTURAL/RESIDENTIAL

A/R ZONING REQUIREMENTS:
MIN LOT SIZE = 1 ACRE
FRONT SETBACK = 35'
SIDE SETBACK = 20'
REAR SETBACK = 25'

- PROPERTY AREA: 30.42± ACRES
- NUMBER OF LOTS = 25 RESIDENTIAL

DEVELOPED BY:
JAMES MOLINE BUILDERS, INC.
5555 COLDSTREAM ROAD
TOLEDO, OHIO 43623
(419) 843-4411

SITE IMPROVEMENTS

- 60' STREET RIGHT-OF-WAY
- 27' WIDE STREETS (B/C TO B/C)
- DEVELOPMENT DENSITY: LOW DENSITY
- DESIGN SPEED: 25 MPH
- STREET CLASSIFICATION: LOCAL STREETS
- 12' FRONT YARD UTILITY EASEMENTS
- 25' REAR YARD DRAINAGE EASEMENTS
- 12' SIDE YARD DRAINAGE EASEMENTS
- STORM SEWERS (TBO)
- WATERLINES (8")
- SANITARY SEWERS (8")
- NATURAL GAS
- UNDERGROUND ELECTRIC, PHONE, AND CABLE
- STREET LIGHTING AND SIDEWALKS
- A STREET TREE PLAN AND STREET LIGHT PLAN WILL BE SUBMITTED FOR APPROVAL WHEN SUBMITTING THE FINAL PLAN
- EACH LOT WILL HAVE DIRECT ACCESS TO A CATCH BASIN, NATURAL WATER COURSE OR DETENTION AREA
- THE PROPERTY IS NOT LOCATED IN A FLOOD PLAIN PER FEMA MAP 39095C-0236E, EFFECTIVE DATE 08/16/2011

PRELIMINARY PLAT OF

CREEK SHIRE

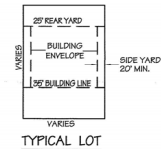
MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO



VICINITY MAP / KEY MAP
N.T.S.

TYPICAL SECTION LEGEND

- ITEM 441 1 1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG 64 - 22, AS PER PLAN
- ITEM 441 2 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64 - 22, AS PER PLAN
- ITEM SPEC. EXCAVATION OF SUBGRADE AND GRANULAR EMBANKMENT
- ITEM 204 1" AGGREGATE BASE, AS PER PLAN (3 COURSES)
- ITEM 204 SUBGRADE COMPACTION
- ITEM 605 6" SHALLOW PIPE UNDERDRAIN, IF REQUIRED
- ITEM 609 SEEDING AND MULCHING; COMMERCIAL FERTILIZER
- ITEM SPEC. SUBGRADE SEDDING
- ITEM 407 TACK COAT @ 0.05 GAL/SQ YD.
- ITEM 609 MOUNTABLE CURB AND GUTTER, TYPE F
- ITEM 608 4" CONCRETE WALKS (6" AT DRIVES)



| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH | TANGENT |
|---------|---------|---------|-----------|-----------------|--------------|---------|
| C1 | 311.84' | 476.00' | 59°40'14" | N79° 54' 43"E | 310.30' | 107.83' |
| C2 | 225.52' | 500.00' | 29°30'34" | N78° 26' 43"E | 223.61' | 114.71' |
| C3 | 239.05' | 530.00' | 29°30'34" | N78° 26' 43"E | 237.03' | 121.98' |
| C4 | 230.32' | 529.84' | 24°54'22" | S77° 58' 33"W | 228.51' | 117.01' |
| C5 | 217.38' | 500.00' | 24°53'54" | S77° 58' 33"W | 215.57' | 110.38' |
| C6 | 204.24' | 470.00' | 24°53'54" | S77° 58' 33"W | 202.64' | 103.78' |
| C7 | 12.57' | 8.00' | 89°58'45" | N44° 34' 40"W | 11.31' | 8.00' |
| C8 | 12.57' | 8.00' | 90°00'00" | S45° 25' 40"W | 11.31' | 8.00' |
| C9 | 50.98' | 75.00' | 38°56'33" | N70° 57' 03"E | 50.00' | 28.52' |
| C10 | 270.06' | 60.00' | 25°53'06" | N07° 25' 20"E | 43.33' | 74.94' |
| C11 | 50.92' | 75.17' | 38°48'54" | N70° 15' 15"W | 49.95' | 26.48' |

