

GENERAL INFORMATION

Subject

- Request - Zone Change from A Agricultural District to R-A Suburban Residential District with a Planned Unit Development (PUD)
- Location - 8346 Dutch Road
- Applicant - Mark Rich
29357 Simmons Road
Perrysburg, OH 43551
- Engineer - Feller, Finch & Associates
1683 Woodlands Dr
Maumee, OH 43537

Site Description

- Zoning - A Agriculture District
- Area - ± 32 Acres
- Frontage - ± 300 Feet along Fischer Drive
- Existing Use - Vacant land

Area Description

- North - Vacant land and Single-family Dwelling / A Agricultural and R-B Suburban Residential
- South - Single Family Dwelling / R-1 Single-family Residential
- East - Vacant land and Single-family Dwelling / A Agriculture
- West - Single Family Dwelling / R-B Suburban Residential

Parcel History

- T-62-24 - Lot split for 8380 Dutch Road, Approved with Conditions on 11/6/2024 and the deed was stamped on 6/9/2025

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Waterville Township Zoning Resolution
- Waterville Township Land Use Plan 2010
- 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 Agricultural District to R-A Suburban Residential District with a Planned Unit Development (PUD) for the property located at 8346 Dutch Road. The subject site is located on the north side of Dutch Road and the request is to rezone thirty-two (32) acres in size. The applicant is proposing the Zone Change to develop the property for seventy-one (71) houses. Adjacent land uses include single-family dwellings to the north, east, west, and south with Blystone Ditch located on the south end of the parcel.

PROPOSED LAYOUT

The proposed development will be accessed off of the stub street Jewel Crest Road. The north section will connect to the property on the Monclova Township side that offers two streets with cul-de-sac on the east side. No additional connections will be configured to any of the surrounding properties or stub streets.

Each structure will have a driveway that leads to a garage with two parking spaces. A landscape plan on the revised drawing dated July 22, 2025, shows 90 street trees will be installed in front of each unit and seven (7) trees will be planed around the stormwater detention area. Street lighting and sidewalks are required on both sides of the street throughout the subdivision.

DENSITY

The R-A Suburban Residential District, Section 6 of the Planned Unit Development (PUD) identifies the maximum density of the R-A PUD District as 2.90 units per gross acre. The proposed seventy-one (71) units on 27.22-acre site has a gross density of 2.6 units per acre. The density is below the maximum R-A PUD density of 2.9 units per acre and surrounding residential developments with R-1 or R-B zoning with fewer units.

PUD & OPEN SPACE REQUIREMENTS

A minimum of 20% of the land shall be dedicated to useable, accessible, and consolidated open space. Open space is compliant at 25.5% of total acreage and utilizes a pond with consolidated open space. A maximum of 40% of the site shall be devoted to coverage by buildings, structures, streets, driveways, or parking. The coverage calculations for all impervious surfaces shows the coverage is at 27.5% of the total area and is compliant with zoning requirements.

STAFF ANALYSIS (cont'd)

LAND USE PLAN

The 2010 Waterville Township Land Use Plan identifies this area for Residential designation. The land use plan policy mentions new subdivisions contiguous to existing development will be generally preferred over conventionally-designed leapfrog development. Conservation-designed subdivisions are the preferred form of development in all areas shown as “residential” on the Future Land Use Plan. Based on the property’s location, the proposed Zone Change conforms to the 2010 Waterville Township Land Use Plan. Staff recommends R-A PUD zoning that is classified as Residential in order for the development to compliment the surrounding area.

STAFF RECOMMENDATION

The staff recommends approval of Z22-C139, a Zone Change from A Agricultural District to R-A Suburban Residential District with a Planned Unit Development (PUD) for the property located at 8346 Dutch Road, to the Waterville Township Zoning Commission and Trustees for the following two (2) reasons:

1. The request is compatible with surrounding Land Uses.
2. The proposed Zone Change is anticipated to have minimal adverse impacts on surrounding properties.

The Lucas County Planning Commission further recommends approval Z22-C139, A Agricultural District to R-A Suburban Residential District with a Planned Unit Development (PUD) located at 8346 Dutch Road, subject to the following **twenty-one (21)** 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 Building Regulations

No objections.

Lucas County Engineer

1. All plan submittals to the Lucas County Engineer's Office shall be in accordance with the latest edition of the LCEO Design, Construction, and Survey Standards and the LCEO Standard Construction Drawings.
2. A site grading plan for the project shall be submitted to the Lucas County Engineer's Office for approval as a part of the paving and storm drainage plans.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

3. The construction plans shall provide for the installation of all interior street monuments. If not completed, a performance guarantee shall be provided for all other monuments that are not a part of the construction plans.
4. Footer tile outlets shall be provided to all lots unless basements and crawls are prohibited by a plat recitation.
5. Landscaping and easement requirements near the Stormwater Detention Area shall follow the LCEO Design, Construction, and Survey Standards.
6. A drainage study and design calculations shall be submitted to the County Engineer prior to development of final plans. The study shall be in accordance with the latest edition of the LCEO Design, Construction, and Survey Standards.
7. Rear yard catch basins, drainage swales and easements will be required in accordance with the LCEO Design, Construction, and Survey Standards.
8. Street Names shall be provided and approved by the Tax Map Department and Emergency Services Departments.
9. Street lighting shall be provided in the subdivision using the lighting district petition process through the Township Trustees or by the developer.
10. The Developer shall make arrangements for removal of mud and dirt from streets, shall contain construction debris on-site, and shall clean up any construction debris off-site.
11. Easements shall be platted for utilities along the street frontage twelve (12) feet in width and where required by respective utility companies.
12. Indicate locations for proposed cluster mailboxes. The cluster mailbox shall be designed to be accessible in accordance the ADA requirements.
13. Drainage and utility easements shall be provided adjacent to the right of way where the main storm sewer line is located near or outside of the right of way line.
14. The plans shall include measures to control soil erosion and sedimentation and provide for storm water quality measures for construction and post-construction activities. Such measures shall meet the requirements of the current Ohio EPA, Construction General Permit. A SWP3 Submittal Checklist and Review Application is required to be completed and submitted as per Lucas County requirements.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

15. Several lots are shown within the 100-year floodplain and will require a LOMR-F.
16. The detention pond is shown very near the floodway. Detailed topographic information is needed to determine its final location with proper offset from floodway.
17. There shall be no mounding around the pond within the 100-year floodplain.

Lucas County Sanitary Engineer

No comments or concerns.

Lucas County Health Department

No comments or concerns.

Waterville Township Fire Rescue

No comments or concerns.

Plan Commission

18. Sidewalks shall be installed on both sides of the street when the average lot size is less than a one hundred and twenty-five (125) feet. The sidewalks shall be a minimum of four (4) feet in width and concrete per the Lucas County Subdivision Rules and Regulations. **Sec. 518**
19. The Planned Unit Development requires landscaping to be installed and the proposed locations identified. A land scape plan shall be submitted to the Township and Plan Commission with a list of materials to be reviewed and approved prior to installation. **Sec. 6.3**
20. The lot coverage shall not exceed 40% of the gross parcel acreage including paved areas and buildings. Calculations shall be submitted to the township indicating that the site complies and indicated on the plan. **Sec 6.5.**
21. Changes or alterations that affect the overall acreage, substantially alter the open space or building envelope(s) shall require Waterville Township Board of Trustees review and may be administrative in nature. **Sec 6.9.**

REF: Z22-C139. . . August 27, 2025

ZONE CHANGE
WATERVILLE TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z22-C139
DATE: August 27, 2025
TIME: 9:00 a.m.

MLM/KB
Three (3) sketches follow