

REVISED
GENERAL INFORMATION

Subject

- Request - Preliminary Drawing for Apple Blossom Farms Plats 12-14
- Location - North of Garden Road, between Albon and Holloway Roads
- Applicant - George Oravec
2804 West Course Road
Maumee, OH 43537
- Owner - Michael and Steven Doyle
1440 Holloway Road
Holland, OH 43528

Site Description

- Zoning - R-1 Single-family Residential
- Area - ±20 Acres (land north and south of pipe line)
- Frontage - ±60 feet on Gunn Road, and ±1,000 feet on Garden Road
- Existing Use - Vacant land

Area Description

- North - Single-family homes / RA Suburban Residential District
- South - Single-family Residential / RA-3 Rural Residential District
- East - Single-family Residential / RA-3 Rural Residential District
- West - Single-family Residential / RA-3 Rural Residential District and R-1 Single-family Residential

GENERAL INFORMATION (cont'd)

Parcel History

- Z19-C597 - Zone change from R-A PUD to RA located at 2300 Gunn Road and R-A PUD to R-1 for 7610 Garden Road (Plan Commission approved on 1/27/10, Township Trustees approved on 3/1/10)
- S-26-05 - Revised Preliminary Drawing for Apple Blossom Farms Plats 10 – 15 (Plan Commission Approved with Conditions 1/27/10)
- T-62-16 - Lot split application received, incomplete submittal for 3232 Gunn Road.
- T-52-21 - Lot Split approved, deed stamped 7/27/21
- T-36-22 - Lot Split for .792 acres, deed stamped 7/29/22
- T-16-24 - Lot Split approved, deed stamped 6/27/2024
- T-17-24 - Lot Split disapproved for two parcels in separate jurisdiction, 4/21/24
- T-18-24 - Lot Split approved, deed stamped 6/27/2024
- T-19-24 - Lot Split approved, deed stamped 6/27/2024
- T-20-24 - Lot Split approved, deed stamped 6/27/2024
- T-50-24 - Lot Split approved after two parcels were combined via Lucas County Auditor, deed stamped 8/14/24
- Z19-C696 - Zone Change from RA Suburban Residential District to R-1 Single Family Residential District (Plan Commission approved on 6/25/2025, Township Trustees approved on 8/5/2025)

Applicable Plans and Regulations

- Springfield Township Zoning Resolution
- Springfield Township Land Use Plan 2020
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan (within the “limited development zone”)

STAFF ANALYSIS

The applicant has submitted a preliminary drawing for Apple Blossom Farms Plats 12-14. The proposed subdivision located south of the pipeline was recently rezoned to R-1 Single-family Residential District for the property located at 2331 Gunn Road. The request is to construct ~~33~~ 40 single-family dwellings on the 20-acre site. Adjacent land uses include single-family uses to the north, south, east and west with frontage on Gunn Road and Garden Road.

The subdivision plan includes two streets, and one cul-de-sac, and provides two access points out of the development via Gunn Road and Garden Road. Lots sizes are approximately 70 feet x 150 feet in length throughout the drawing that is larger than the 60 feet width requirement for R-1 Single-family Residential zoning. Common Lot A shown on the preliminary drawing is a proposed detention pond.

The street names require approval from Tax Map, a department within the Lucas County Engineer's office, and Emergency Services Department. Street lighting and sidewalks are required on both sides of the street throughout the new subdivision. The proposal is similar to nearby single-family developments located to the north and south.

The United States Postal Service is requiring all new subdivisions 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 assessed 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).

The 2020 Springfield Township Future Land Use Plan identifies the subject site as part of the Garden and Holloway Planning Area. This area is predominantly single-family residential and is bounded by Airport Highway, Holland-Sylvania, and Albon Road. The land use and zoning recommendations mentioned in the plan allow for a range of housing types for residents of different ages, install sidewalks, and establish active parks. The land use plan map identifies the subject site as low to medium residential use.

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 Springfield Township Land Use Plan and anticipated minimal adverse impacts on the surrounding properties in the area, staff recommends approval of the thirty-three (33) lot Preliminary Drawing.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of S-13-25, a Preliminary Drawing for Apple Blossom Farms Plats 12-14 for the property located at North of Garden Road, between Albon and Holloway Roads, to the Springfield Township Zoning Commission and Trustees 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 Springfield Township Zoning Resolution and Land Use Plan; and
3. The request is consistent with the Lucas County Subdivision Rule and Regulations.

The staff further recommends that the Lucas County Planning Commission approve S-13-25, a Preliminary Drawing for Apple Blossom Farms Plats 12-14, located at north of Garden Road, between Albon and Holloway Roads, subject to the following **thirty-four (34)** 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.

Township Zoning

1. Lot square footage must be provided to determine if the drawing is complaint with zoning for R-1 Single-family Residential District.

Lucas County Engineer

2. 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.
3. 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.
4. 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.
5. Footer tile outlets shall be provided to all lots unless basements and crawls are prohibited by a plat recitation.
6. Landscaping and easement requirements near the Stormwater Detention Area shall follow the LCEO Design, Construction, and Survey Standards.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

7. 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.
8. Rear yard catch basins, drainage swales and easements will be required in accordance with the LCEO Design, Construction, and Survey Standards.
9. Street Names shall be provided and approved by the Tax Map Department and Emergency Services Departments.
10. Street lighting shall be provided in the subdivision using the lighting district petition process through the Township Trustees or by the developer.
11. 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.
12. Easements shall be platted for utilities along the street frontage twelve (12) feet in width and where required by respective utility companies.
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.
15. The location shown for the detention pond in Plat 15 does not have a viable outlet.
16. Construction of Access Driveway connections to proposed Aurora Drive for previously developed parcels 65-21559 and 65-21554 must be installed by the developer during road construction as previously coordinated. These drives must be shown as proposed and a coordination note must be included in the development plans.
17. Removal of Temporary Access Driveway connections to Gunn Rd for previously developed parcels 65-21559 and 65-21554 must be completed by the developer during road construction as previously coordinated. Developer must provide grading and drainage restoration and site restoration as required.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

18. Plans must show sanitary and water lines previously installed along the proposed Aurora Drive according to Lucas County Engineers Office Permit 2025-0712 as existing clearly denoting demarcation from proposed.
19. Drainage from previously developed parcels along Gunn Rd. must not contribute to the designed drainage for the proposed subdivisions without any or all of the lots being included in the appropriate subdivision Drainage Petition.
20. Radii for Aroura Dr. at Gunn Rd. must not extend north past southern property line for parcel 65-21559 and must not extend south past northern property line for parcel 65-21554 according to section 7.03 E of the LCEO Design Construction and Survey Standards.

Lucas County Sanitary Engineer

No comments or concerns.

Toledo-Lucas County Health Department

No comments or concerns.

Tax Map

21. Aura Drive will need to change names at all changes in direction.

Township Fire Chief

22. Hydrants must be installed in accordance with Lucas County Subdivision Regulations 602 – Fire Protection. Hydrant shall follow the installation rules set forth in rule 602 (a) thru (d).
23. All installation of said fire hydrants and lines must follow the regulations in NEPA 24.
24. Hydrants must be of dry barrel, have 1-5-inch Storz fitting facing the roadway and 2 – 2.5inch outlets, one on each side. Hydrant must be color oriented to match the flow ratings as outlined in NFPA.
25. All roads must have a turning radius of no less than 39 feet in accordance with *OFC 503.2.4. – Turning Radius.*

STAFF RECOMMENDATION (cont'd)

Township Fire Chief (cont'd)

26. Each address shall be clearly marked with address shall be clearly marked with address numbers in accordance with *OFC 505.1 – Address identification*.
27. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage in accordance with *OFC 505.2 – Street or road signs*.

Lucas County Emergency Services 911

No comments or concerns (approved as submitted).

Plan Commission

28. 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.
29. The developer shall submit a design of the Cluster Box Unit's (CBU's) n to the Township Zoning Department for review and approval prior to installation. are typically located on common lots and a recitation is encouraged to be placed on all Final Plats to insure the maintenance of the box(s).
30. 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 storm water detention area(s).
31. 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
32. In accordance with the Lucas County Subdivision Regulations **Sec. 518.a**, sidewalks shall be constructed on both sides of all streets in the subdivision.
33. 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

34. The approval of the preliminary drawing by the Lucas County Plan Commissions shall be effective for a maximum period for three (3) years from the date of its approval unless an extension has been granted by the Plan Director. If a final plat is not submitted within three (3) years, the preliminary drawing approval shall expire and become void.

PRELIMINARY DRAWING
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: S-13-25
DATE: August 27, 2025
TIME: 9:00 a.m.

MLM

Three (3) sketches follow