

GENERAL INFORMATION

Subject

- Request - Zone Change from C-2 General Commercial to R-1 Single-family Residential District for the entire frontage of 9636 Jerusalem Road bounded by one-hundred and five (105) feet by eight-hundred and eighty-three (883) feet and the western portion of 9648 Jerusalem Road bounded by thirty (30) feet by two-hundred and ninety-five (295) feet

- Location - 9636 and 9648 Jerusalem Road

- Applicants/Owners - Whole Five Yards LLC
Eric Hahn
6630 Maumee Western Rd
Maumee, OH 43537

Aaron Moses
9648 Jerusalem Rd
Curtice, OH 43412

Site Description

- Zoning - C-2 General Commercial
- Area - ± 4.70 Acres for the combined parcels
- Frontage - ± 156 Feet along Jerusalem Road
- Existing Use - Single-family home and a vacant strip of land
- Overlay - State Route 2 Overlay District

Area Description

- North - Single-family homes and agriculture / A/R Agriculture and Residential
- South - Single-family homes and agriculture / A/R Agriculture and Residential
- East - Single-family home and commercial business / C-2 General Commercial
- West - Single-family homes and agriculture / A/R Agriculture and Residential

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|----------|---|--|
| Z28-C151 | - | Zone Change from C-2 General Commercial to R-1 Single-family Residential District for the eastern seventy (70) feet by two-hundred and seventy-seven (277) to the south along the property line (companion case) |
| T-85-24 | - | Lot split for entire frontage of 9636 Jerusalem Road bounded by one-hundred and five (105) feet by eight-hundred and eighty-three (883) feet and the western portion of 9648 Jerusalem Road bounded by thirty (30) feet by two-hundred and ninety-five (295) feet to be combined |

Applicable Plans and Regulations

Jerusalem Township Zoning Resolution
Jerusalem Township Land Use Plan 2021
Lucas County Subdivision Rules and Regulations
Lucas County Land Use Policy Plan (within the “limited development zone”)

STAFF ANALYSIS

The applicant is requesting a Zone Change from C-2 General Commercial to R-1 Single-family Residential District for the properties located at 9636 and 9648 Jerusalem Road. The legal description takes in the entire frontage of 9636 Jerusalem Road bounded by one-hundred and five (105) feet by eight-hundred and eighty-three (883) feet and the western portion of 9648 Jerusalem Road bounded by thirty (30) feet by two-hundred and ninety-five (295) feet.

The 4.7-acre site is occupied by an existing single-family house located at 9636 Jerusalem Road and the abutting parcel has the remnants of the past fish hatchery with no existing structures located at 9648 Jerusalem Road. Adjacent land uses include agricultural and residential uses to the north, west, and south side. The abutting property on the east side is a small, commercial business operating as a bait shop.

The property owners purchased three properties that were bundled at the time of purchase. Two of the properties have existing single-family homes and an existing commercial business. Staff worked with the township zoning inspector and the applicant to find a solution to correct the non-conforming land use for the single-family homes, correct building encroachments, and increase the parcel size for the existing commercial business.

STAFF ANALYSIS (cont'd)

The parties agreed to rezone the north two acres of 9636 Jerusalem Road to R-1 Single-family Residential District and the southern portion of the parcel will remain C-2 General Commercial, and the 9648 Jerusalem will have a small split to correct a building encroachment for the existing barn. The small strip of 9648 Jerusalem Road will be re-zoned to R-1 Single-family Residential District and the remaining portion of 9648 Jerusalem will retain the C-2 General Commercial zoning classification. A condition of approval for the lot split, T-84-24, is to combine the remaining portion of 9648 Jerusalem with 9658 Jerusalem that has the existing commercial structure and business.

The applicant submitted two lot splits that are pending approval based on the outcome of the Zone Change applications. Once the Zone Change has been approved by the Township Trustees, the lot splits will be finalized, designated parcels will be combined and recorded with Lucas County Auditor.

The Plan Commission staff have had multiple down zoning requests approved in recent years that have assisted property owners with refinancing for home improvements, lower mortgage rates, and property sales. Unfortunately, financial institutions do not provide lending for single-family homes that are zoned commercial or industrial, therefore, a re-zoning is required prior to the sale of the property.

The 2021 Jerusalem Township Land Use Plan identifies State Route 2 and the Bono Area as being predominantly single-family residential and agriculture in the eastern portion of the township. The commercial uses have been designated for properties fronting on Jerusalem Road. The Land Use Plan identifies this parcel as low to medium density residential use.

Based on the property's location, and the site's consistency with the 2021 Jerusalem Township Land Use Plan, the proposed zone change will comply with the residential area. Staff recommends approval of the Zone Change from C-2 General Commercial to R-1 Single-family Residential District for the properties located at 9636 and 9648 Jerusalem Road.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend to the Jerusalem Township Zoning Commission and Township Trustees, approval of Z28-C150, a Zone Change from C-2 General Commercial to R-1 Single-family Residential District for the entire frontage of 9636 Jerusalem Road bounded by one-hundred and five (105) feet by eight-hundred and eighty-three (883) feet and the western portion of 9648 Jerusalem Road bounded by thirty (30) feet by two-hundred and ninety-five (295) feet to the Jerusalem Township Zoning Commission and Trustees for the following three (3) reasons:

1. The request is compatible with surrounding Land Uses,
2. The proposed Zone Change is anticipated to not have adverse impacts on surrounding properties; and
3. The Zone Change request will allow for the resale of the single-family home.

ZONE CHANGE
JERUSALEM TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z28-C150
DATE: November 20, 2024
TIME: 9:00 a.m.

MLM
Three (3) sketches follow

GENERAL LOCATION

Z28-C150



ZONING & LAND USE

Z28-C150



