

## GENERAL INFORMATION

### Subject

- |           |   |   |
|-----------|---|---|
| Request   | - | Zone Change from M-1 Industrial/Office Research District to C-2 General Commercial District |
| Location  | - | 0 Briarfield Boulevard  |
| Applicant | - | Miller Diversified<br>1656 Henthorne Dr, Suite 100<br>Maumee, OH 43537                      |

### Site Description

- |              |   |   |
|--------------|---|---|
| Zoning       | - | M-1 Industrial/Office Research  |
| Area         | - | ± 4.4 Acres   |
| Frontage     | - | ± 600 Feet along Briarfield Blvd, and ± 280 Feet along US 20A (Maumee Western Road) |
| Existing Use | - | Vacant Land   |
| Overlay      | - | U.S. 20A (Maumee-Western Road) Overlay District                                     |

### Area Description

- |       |   |                                  |
|-------|---|----------------------------------|
| North | - | Industrial/Office Research / M-1 |
| South | - | General Industrial / M-2         |
| East  | - | Industrial/Office Research / M-1 |
| West  | - | Industrial/Office Research / M-1 |

### Parcel History

- |          |   |   |
|----------|---|---|
| Z17-C205 | - | Amendment to the Monclova Township Zoning Resolution regarding U.S. 20A (Maumee-Western Road) Zoning Overlay District (P.C. approved on 8/25/04, Trustees approved on 10/18/04) |
|----------|---|---|

### 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 M-1 Industrial/Office Research District to C-2 General Commercial District for the property located at 0 Briarfield Boulevard. The undeveloped parcel is approximately 4 acres and is located in the US 20 A (Maumee-Western Road) Overlay District. The applicant is proposing the Zone Change to construct a shopping center comprised of restaurants, retail, and other community services. The subject site is located at the intersection of Briarfield and US 20A (Maumee Western Road) and is surrounded by commercial office space and industrial warehouses to the north, west, east, and south sides.

The Monclova Township Zoning Resolution states the C-2 General Commercial District provides for businesses which serve a regional market. Businesses may be grouped into small centers located along a major thoroughfare, or at corners of major intersections on large lots to allow for ingress, egress, internal circulation, and adequate parking. The US 20A Overlay District allows for commercial uses as proposed by the applicant. The new development will have to adhere to the overlay development standards when submitting the site plan for review.

The 2022 Monclova Township Comprehensive Land Use Plan identifies the subject site as business park and light industrial use for future land uses. The site is identified in the Briarfield and Triad Planning Area with preferred land uses as commercial, professional offices, industrial, and high-density mixed uses properly buffered from residential uses. The proposal meets the criteria for the C-2 General Commercial District. Staff recommends approval of this Zone Change from M-1 Industrial/Office Research District to C-2 General Commercial District.

## **STAFF RECOMMENDATION**

The staff recommends the Lucas County Planning Commission recommend approval of Z17-C380, a Zone Change request from M-1 Industrial/Office Research District to C-2 General Commercial District for the property located at 0 Briarfield Boulevard to the Monclova Township Zoning Commission and Trustees for the following three (3) reasons:

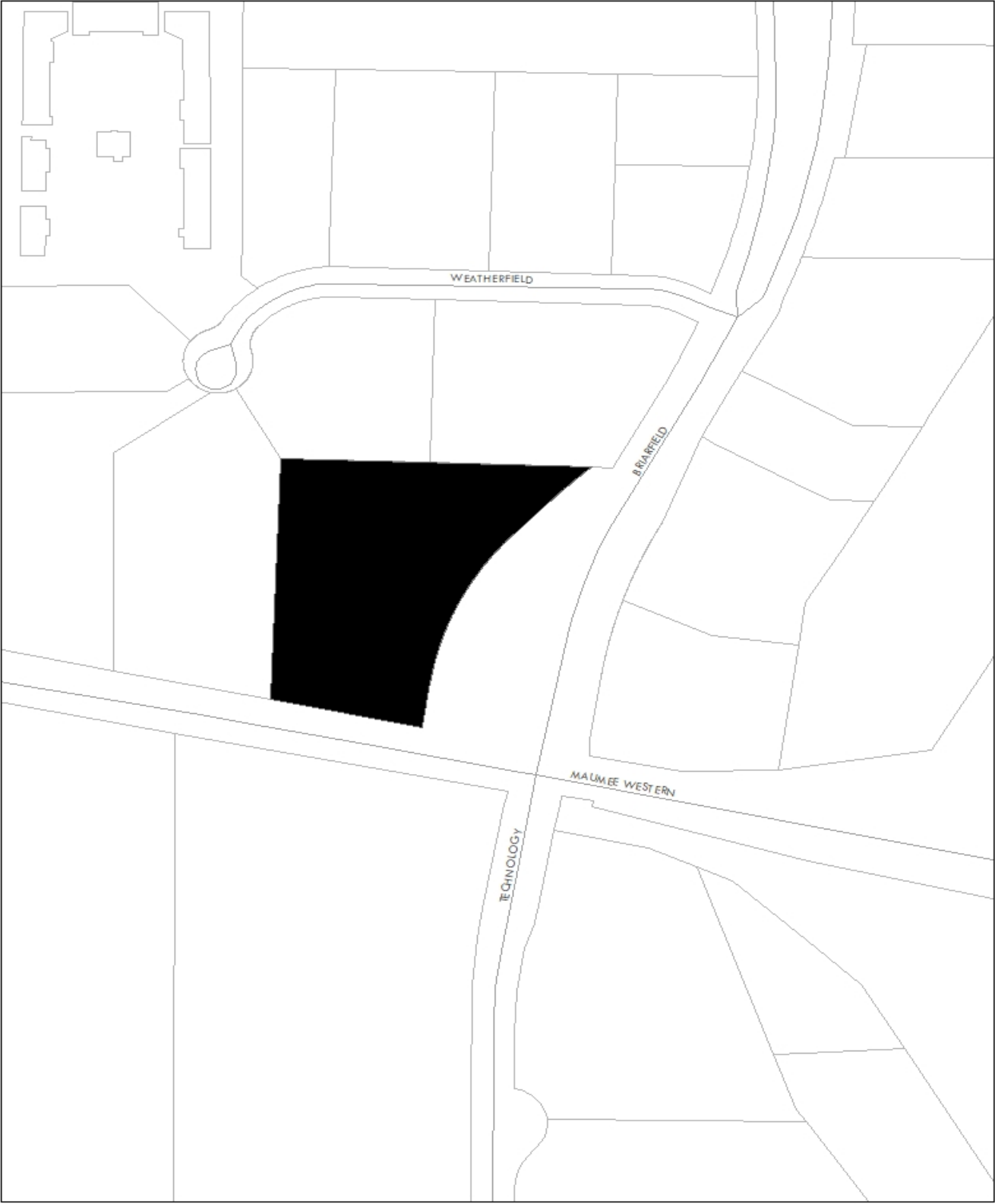
1. The request is compatible with surrounding commercial zoning and uses;
2. The request is compatible with 2022 Monclova Township Comprehensive Land Use Plan; and
3. The proposed Zone Change is anticipated to have minimal adverse impacts on surrounding properties.

MLM/KB  
Two (2) sketches follow

ZONE CHANGE  
MONCLOVA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z17-C380  
DATE: September 27, 2023  
TIME: 9:00 a.m.

**GENERAL LOCATION**

**Z17-C380**



**ZONING & LAND USE**

**Z17-C380**

