

REVISED

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|--|
| Request | - | Preliminary Drawing for Stoneridge Farms
Plats 9-10 |
| Location | - | South of Angola Road, west of Centennial Road,
Springfield Township |
| Applicant | - | Greg Feller
Feller Finch and Associates
1683 Woodlands Drive
Maumee, OH 43537 |
| Owner | - | Skyline Development Group
2910 Setter Point Drive
Maumee, OH 43537 |

Site Description

- | | | |
|--------------|---|--|
| Zoning | - | RA PUD / Suburban Residential District and
Planned Unit Development (PUD) |
| Area | - | ± 23 Acres |
| Frontage | - | Access via two stub streets (Aqua Duct and Hialea
Court) |
| Existing Use | - | Vacant land |

Area Description

- | | | |
|-------|---|---|
| North | - | Single-family residential / RA Suburban Residential
District PUD |
| South | - | Industrial / M-3 Heavy Industrial District |
| East | - | Single-family residential / RA-3 Rural Residential
District and RA-5 PUD Large Lot Residential
District |
| West | - | Single-family residential / RA-3 Rural Residential
District |

GENERAL INFORMATION (cont'd)

Parcel History

S-11-94	-	Final Plat for Stoneridge Farms Plat 2 (Plan Commission (Approved 6/23/04)
S-11-94	-	Final Plat for Stoneridge Farms Plat 4 (Plan Commission (Approved 10/26/05)
Z19-C698	-	Zone change from RA PUD to RA (companion case)

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 request is a preliminary drawing for Stoneridge Farms Plats 9 and 10. The parcel acreage for the subject site is approximately 23 acres and is located on the south side of Angola and west of Centennial Road. The surrounding uses include residential to the north, east, and west and industrial uses that front on Albon Road and Airport Highway.

The applicant is requesting the Preliminary Drawing for Stoneridge Farms 9 through 10 subdivision in order to construct 54 single-family dwellings on the 23-acre site. The drawing shows the plats with utility easements, and the remaining acreage on the south end as a stormwater detention area. The existing Stoneridge Farms subdivision is an established neighborhood with the previous Plats 2, 3, and 4, being established in 1998 with the last plat, Plat 8, developed in 2006.

The proposed development will tie into the existing Stoneridge Farms stub streets, Aqua Duct and Hialea Court, as access streets out on to Angola Road. The new plat will add four streets to match the existing plat with a stub street to the south. The street names require approval from Lucas County Engineer’s office, and Emergency Services Department. Lots sizes are approximately 75 feet wide by 160 feet in length throughout the drawing to meet the requirement for R-A Single-family Residential District zoning. Open space has been identified on the drawing as the stormwater detention pond on the south end of the property.

Street lighting and sidewalks are required on both sides of the street throughout the new subdivision. Street trees will be required to be planted and spaced in accordance with the Lucas County Subdivision Rules and Regulations per Section 704 as part of the new development. A list of tree species shall be submitted as part of the final plat. Prior to submitting the final plat, an administrative lot split will be required to separate the vacant lot fronting on Angola Road from the new development that historically provided frontage for a land locked parcel.

STAFF ANALYSIS (cont'd)

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 Stone Oak Planning Area. This area is predominantly single-family residential located south of Hill Avenue, west of King Road. The area includes single-family subdivisions, a golf course and many small lakes and ponds. The area is largely built-out but has room for some additional residential development. 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 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 preliminary drawing.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of S-15-25, a Preliminary Drawing for Stoneridge Farms Plats 9-10 for the property located south of Albon Road and west of Centennial Road, 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-15-25, a Preliminary Drawing for Stoneridge Farms Plats 9 and 10, located south of Albon Road and west of Centennial Road, subject to the following ~~thirty-five (35)~~ **thirty-three (33)** conditions.

STAFF RECOMMENDATION (cont'd)

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 measurements must be provided for lots 2, 7, 34, 38, 47, and 19-13 on the drawing to determine if the drawing is complaint with the R-A zoning district.~~

REVISED DRAWING REFLECTS COMMENT

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.
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.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

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. There is already a street named Churchill in this subdivision group, so Churchill Bend needs to be renamed.
16. The vicinity map is incorrect.
17. Blair Ditch now has a 25' petition easement that may extend beyond the 30' riparian setback.

Lucas County Sanitary Engineer

No comments or concerns.

Toledo-Lucas County Health Department

No comments or concerns.

Tax Map

No comments or concerns.

Township Fire Chief

18. 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).
19. All installation of said fire hydrants and lines must follow the regulations in NEPA 24.

STAFF RECOMMENDATION (cont'd)

Township Fire Chief (cont'd)

20. 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.
21. All roads must have a turning radius of no less than 39 feet in accordance with *OFC 503.2.4. – Turning Radius.*
22. Each address shall be clearly marked with address numbers in accordance with *OFC 505.1 – Address identification.*
23. 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.*

Cablevision

24. Include twelve (12) foot utility easements in the front and rear of the development.

Lucas County Emergency Services 911

- ~~25. Belmont Chase and Derby Gate need USPS recognized suffixes. “Chase” and “Gate” alone are not valid. Street names shall with suffix are limited to 18 characters.~~

REVISED DRAWING REFLECTS COMMENT

Plan Commission

26. 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.
27. 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).
28. 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).

STAFF RECOMMENDATION (cont'd)

Plan Commission

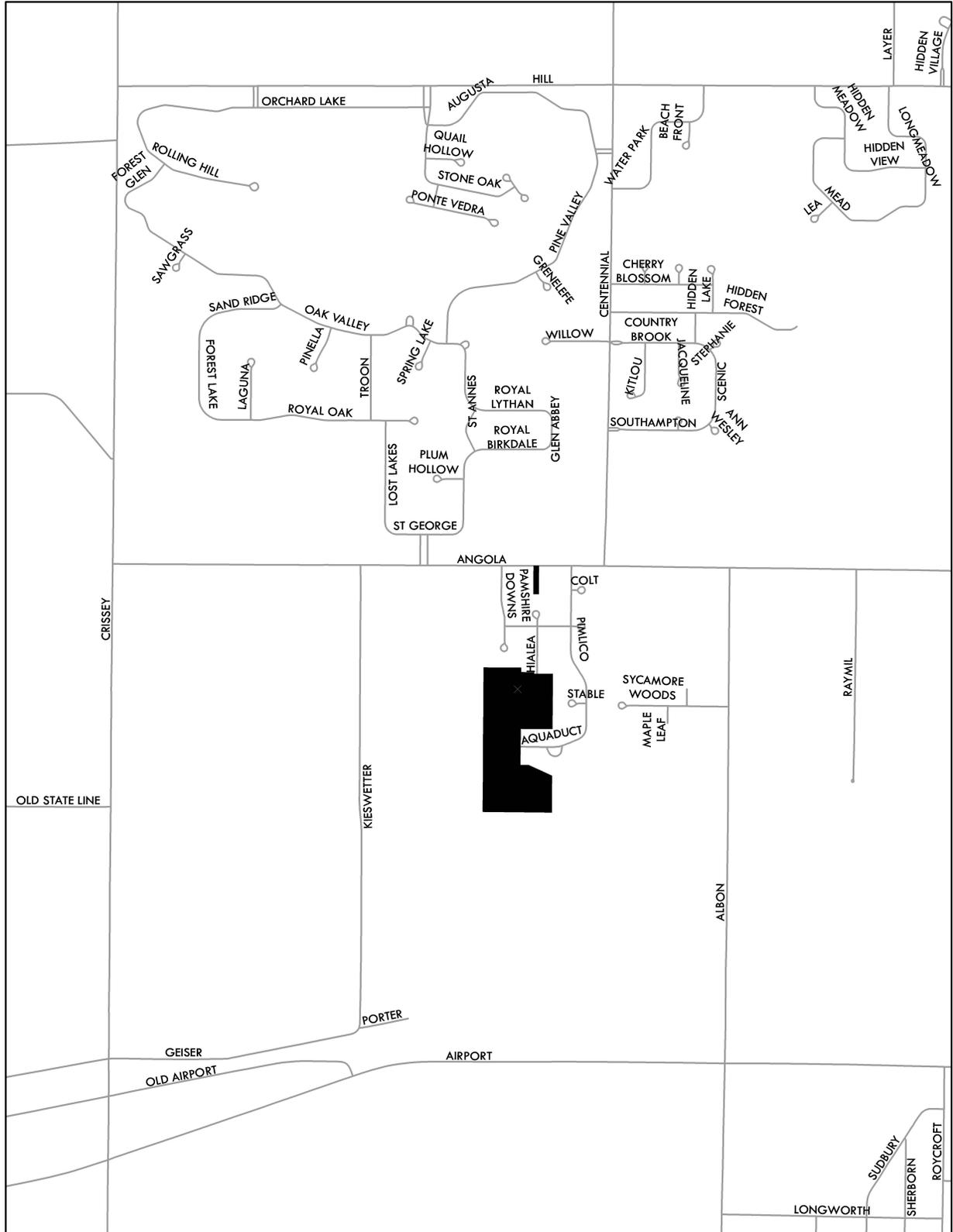
29. In accordance with the Lucas County Subdivision Regulations **Sec. 518.a**, sidewalks shall be constructed on both sides of all streets in the subdivision.
30. A plat recitation and deed covenant shall be provided that it is the duty of the developer, at their own expense, to keep and maintain the sidewalks adjacent to his lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and other debris
31. A sign permit shall be submitted to the township for the replacement of the existing subdivision signs located at the two (2) entrance drives on Angola Road and any additional subdivision signs that will be placed within the development.
32. 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.
33. An administrative lot split will be required to separate the parcel located at 8511 Angola Road from the new subdivision unless noted otherwise from Tax Map when recording the final plat.
34. The Final Plat cannot be submitted until the zone change, Zone Change from RA-Subdivision Residential District Planned Unit Development to R-A Suburban Residential District, has been approved by the Springfield Township Trustees.
35. The approval of the preliminary drawing by the Lucas County Planning Commission shall be effective for a maximum period of three (3) years from the date of its approval unless an extension of the approval 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-15-25
DATE: September 24, 2025
TIME: 9:00 a.m.

MLM
Three (3) sketches follow

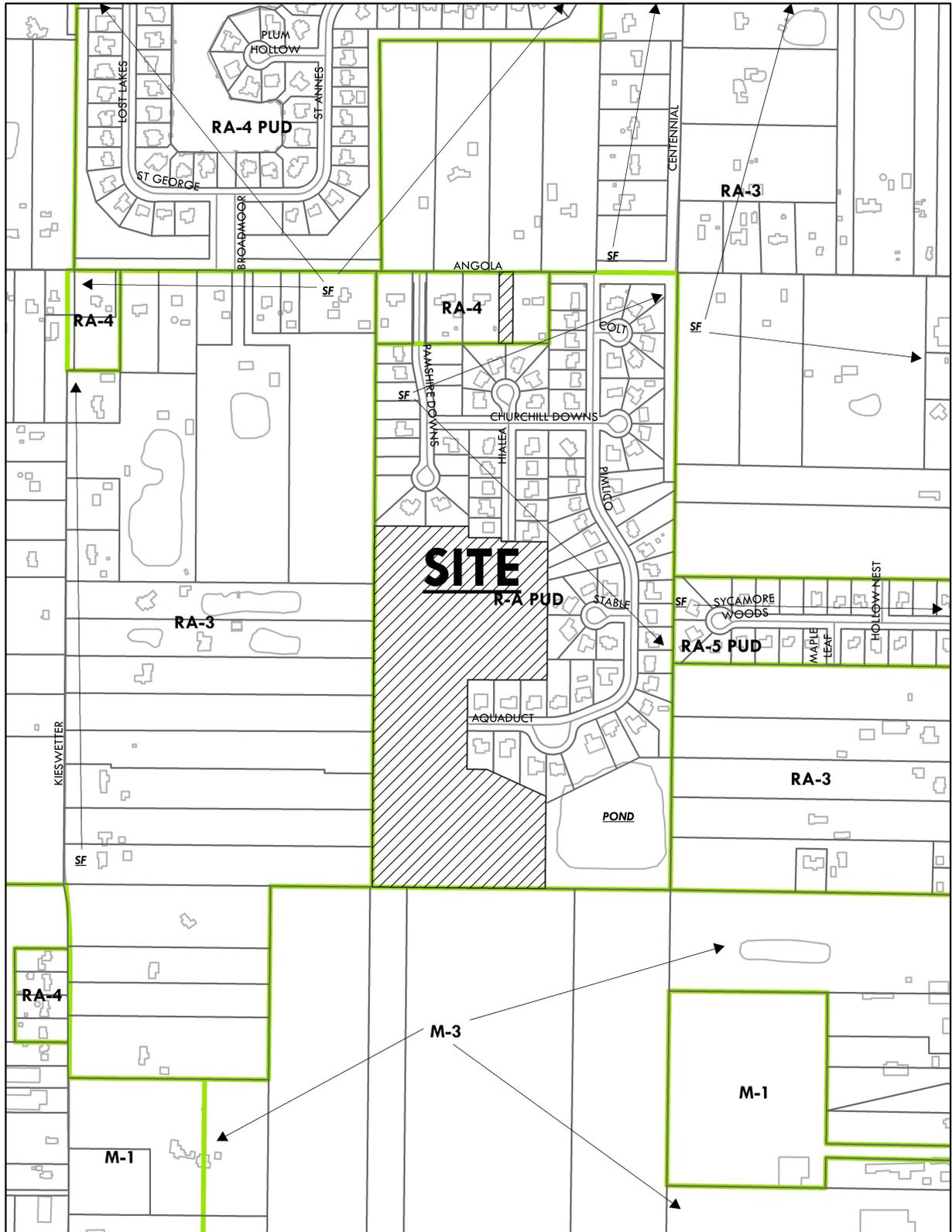
GENERAL LOCATION

S-15-25



ZONING & LAND USE

S-15-25



REVISED PRELIMINARY DRAWING

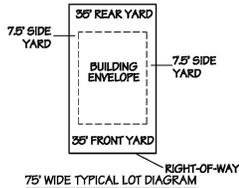
S-15-25



PRELIMINARY DRAWING OF *Stoneridge Farms Plats 9 & 10*

SPRINGFIELD TOWNSHIP, LUCAS COUNTY, OHIO

NORTH
SCALE: 1" = 100'



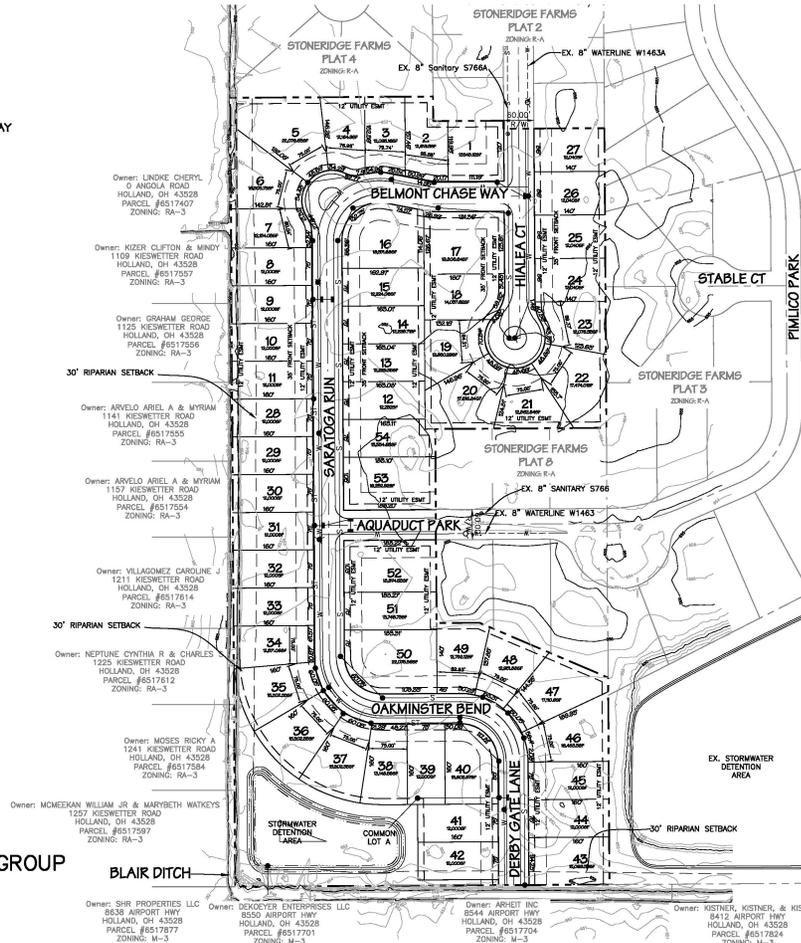
LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 2, UNITED STATES RESERVE OF THE TWELVE MILE SQUARE AT THE FOOT OF THE RAPIDS OF MIAMI OF LAKE EIRE, IN SPRINGFIELD TOWNSHIP, LUCAS COUNTY, OHIO.

SITE ANALYSIS

- PARCEL NUMBER(S): 6517261
- GROSS AREA: 23.35 AC±
- EX. ZONING: R-A PUD
- PROPOSED ZONING: R-A
- CURRENT USE: VACANT/WOODED
- PROPOSED USE: RESIDENTIAL VILLAGS
- NUMBER OF LOTS: 54
- ZONING REQUIREMENTS
 - LOT AREA: 12,000 SF
 - LOT WIDTH: 75'
 - FRONT YARD: 35'
 - SIDE YARD: 10% OF LOT WIDTH OR 10', WHICHEVER IS LESS
 - REAR YARD: 35'
- LANDSCAPING WILL CONSIST OF STREET TREES CONSISTENT WITH THE LUCAS COUNTY SUBDIVISION REGULATIONS
- STANDARD SUBDIVISION STREET LIGHTS
- PUBLIC STREETS, 60' R/W, 27' B/B
- 8" WATERLINE AND 8" SANITARY SEWER. STORM SEWER SIZES DETERMINED DURING DESIGN.

2 - 10



DEVELOPED BY:

SKYLINE DEVELOPMENT GROUP
2910 SETTER POINT DR.
MAUMEE, OH 43537
419-654-5613

PREPARED BY:

FellerFinch
Engineers - Surveyors

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PROJECT No.: 10E10243 DWG: 10-10243P0004B DATE: 9-12-25

