

GENERAL INFORMATION

Subject

Request	-	Preliminary Drawing of Walden Subdivision
Location	-	Located at the intersection of Dutch Road and Fischer Drive
Applicant	-	Mark Rich 29357 Simmons Road Perrysburg, OH 43551
Engineer	-	Greg Feller Feller Finch and Associates 1683 Woodlands Drive Maumee, OH 43537

Site Description

Zoning	-	R-B Suburban Residential District
Area	-	± 20 Acres
Frontage	-	Land locked parcel
Existing Use	-	Vacant Land
Overlay	-	Not applicable

Area Description

North	-	Single-family residential /R-C and A/R
South	-	Vacant land / Agriculture – Waterville Township
East	-	Vacant land / A/R
West	-	Single-family residential / R-B

Parcel History

Z17-C388	-	Zone Change from A/R Agriculture/Residential to R-B Suburban Residential District (Plan Commission Approved on 7/23/2025 and Township Trustees Approved on 9/15/2025)
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GENERAL INFORMATION (cont'd)

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 a preliminary drawing for the Walden Subdivision and the proposed subdivision is zoned R-B Suburban Residential District, and is situated on 20 acres of land located at the intersection of Dutch Road and Fischer Drive. The property is currently used for agricultural purposes. Adjacent land uses include Single Family Residential uses to the north, south, east and west.

The applicant is requesting the Preliminary Drawing for Walden Subdivision in order to construct thirty-three (33) single-family dwellings on the 20-acre site. The drawing shows thirty-three (33) .43-acre lots. The proposal is similar to nearby single-family developments located to the south. The plan includes a lot design that has two streets with a cul-de-sac at each end, and a short street to the south connecting to the Planned Unit Development on the Waterville Township side. Lot sizes are approximately 100ft x 190ft lot with a front yard setback of thirty-five (35) feet creating lots fronting on the proposed roadway.

The subdivision will be accessed from a single point on Emerson Pond Way. Emerson Pond Way is currently a two (2) lane township road with a pavement width of approximately thirty (30') feet (15 feet each lane). The roadways within the subdivision will be public with sixty feet (60') of right-of-way and twenty-seven feet (27') of pavement. Street names proposed have been approved by the Lucas County Tax Map Division and the Emergency Services Department. Street lighting and sidewalks are required on both sides of the street throughout the new subdivision.

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. When applicable, staff recommends that all common lots throughout the development be noted with lettered lot(s).

STAFF ANALYSIS (cont'd)

Monclova Township Comprehensive Land Use Plan

The 2022 Monclova Township Comprehensive Land Use Plan identifies the subject site as low to medium residential uses. The preferred land uses for this planning area include low density single-family residential, rural residential and agriculture. In addition, future residential projects should be guided to ensure minimal impact on the Oak Openings environmental assets and biodiversity. The proposed preliminary drawing meets the low-density residential use with less than half-acre lots, and is consistent with other developments in the immediate area.

Based on the property's location in conjunction with established single-family uses and subdivisions in the immediate area, the sites consistency with the 2022 Monclova Township Comprehensive Plan and its anticipated minimal adverse impacts on 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-21-25, a Preliminary Drawing of Walden Subdivision Located at the intersection of Dutch Road and Fischer Drive 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 Monclova 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-21-25, a Preliminary Drawing for Preliminary Drawing of Walden Subdivision Located at the intersection of Dutch Road and Fischer Drive subject to the following **twenty-four (24)** 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 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 with 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. Waterville side - Please show the 100-Year Floodplain limits so we have an idea of which lots will need a LOMR-F.
16. Waterville side - The detention pond is shown very near the floodway. Detailed topographic information is needed to determine its final location with proper offset from the floodway.
17. Waterville side - There shall be no mounding around the pond within the 100-year floodplain.
18. Waterville side - Provide a cul-de-sac at the south end of Emerson Pond Way

Lucas County Sanitary Engineer

Based on the Preliminary Drawing of Walden Subdivision, located at 8350 Stitt Road, Monclova Township, the Preliminary Plat is approved.

Monclova Township Zoning

19. If Cluster Mailbox's are utilized they shall be placed on a common lot or easement outside of the road right of way.

Monclova Township Fire Rescue

20. Public roads, waterlines and hydrants shall comply with Lucas County Sanitary Engineers' standards and Lucas County Subdivision Rules and Regulations.

Lucas County Emergency Services 911

No recommendations at this time.

Toledo-Lucas County Health Department

No comments or concerns.

Plan Commission

21. 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

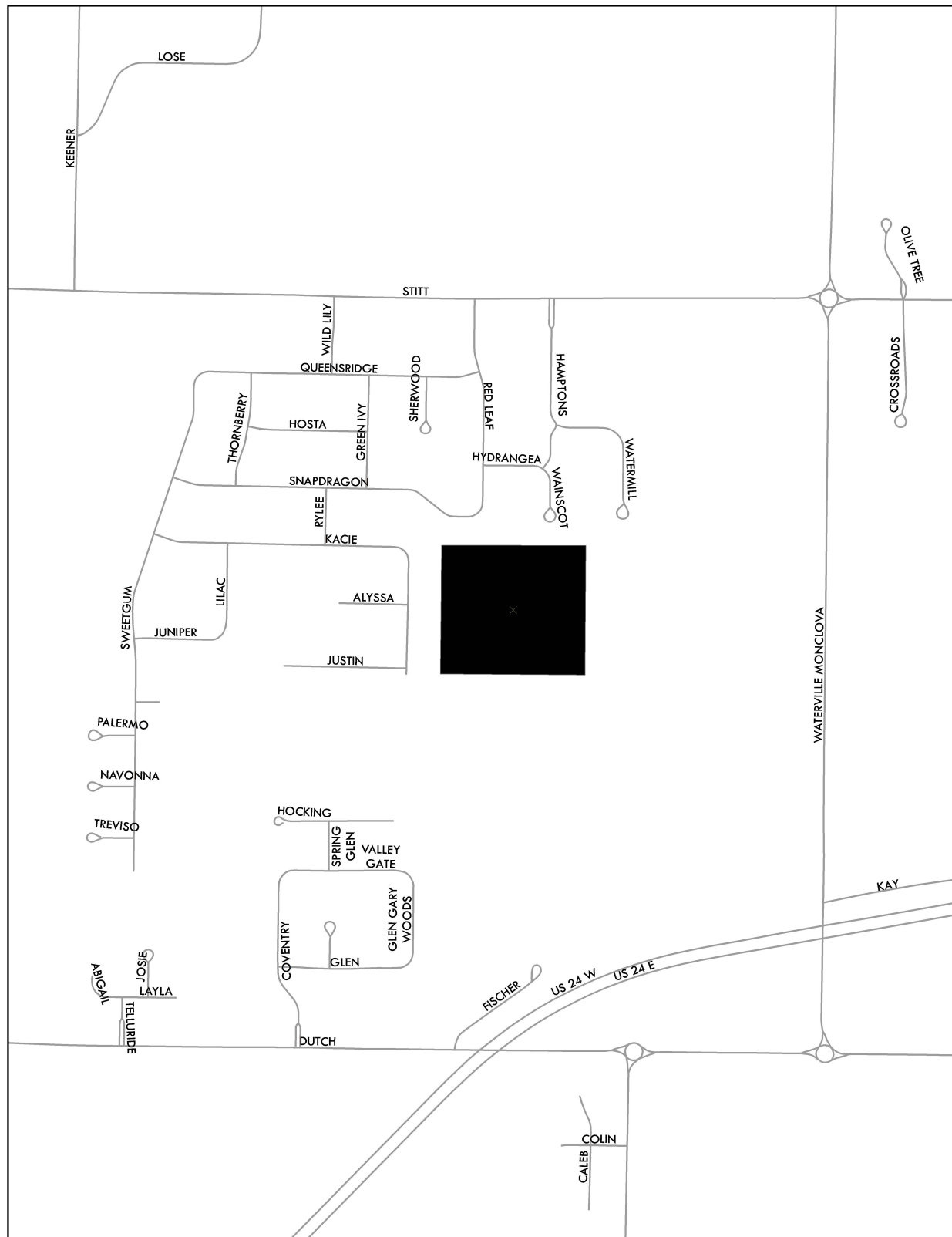
22. In accordance with the Lucas County Subdivision Regulations **Sec. 518.a**, sidewalks shall be constructed on both sides of all streets in the subdivision.
23. A plat recitation and deed covenant shall be provided that it is the duty of the developer, at their own expense, to keep and maintain the sidewalks adjacent to his lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and other debris
24. Per **Section 704** of the Lucas County Subdivision Regulations, street trees shall be installed along all streets in a major subdivision and shall meet the spacing criteria of said section.

MLM
Three (3) sketches follow

PRELIMINARY DRAWING
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: S-21-25
DATE: January 28, 2026
TIME: 9:00 a.m.

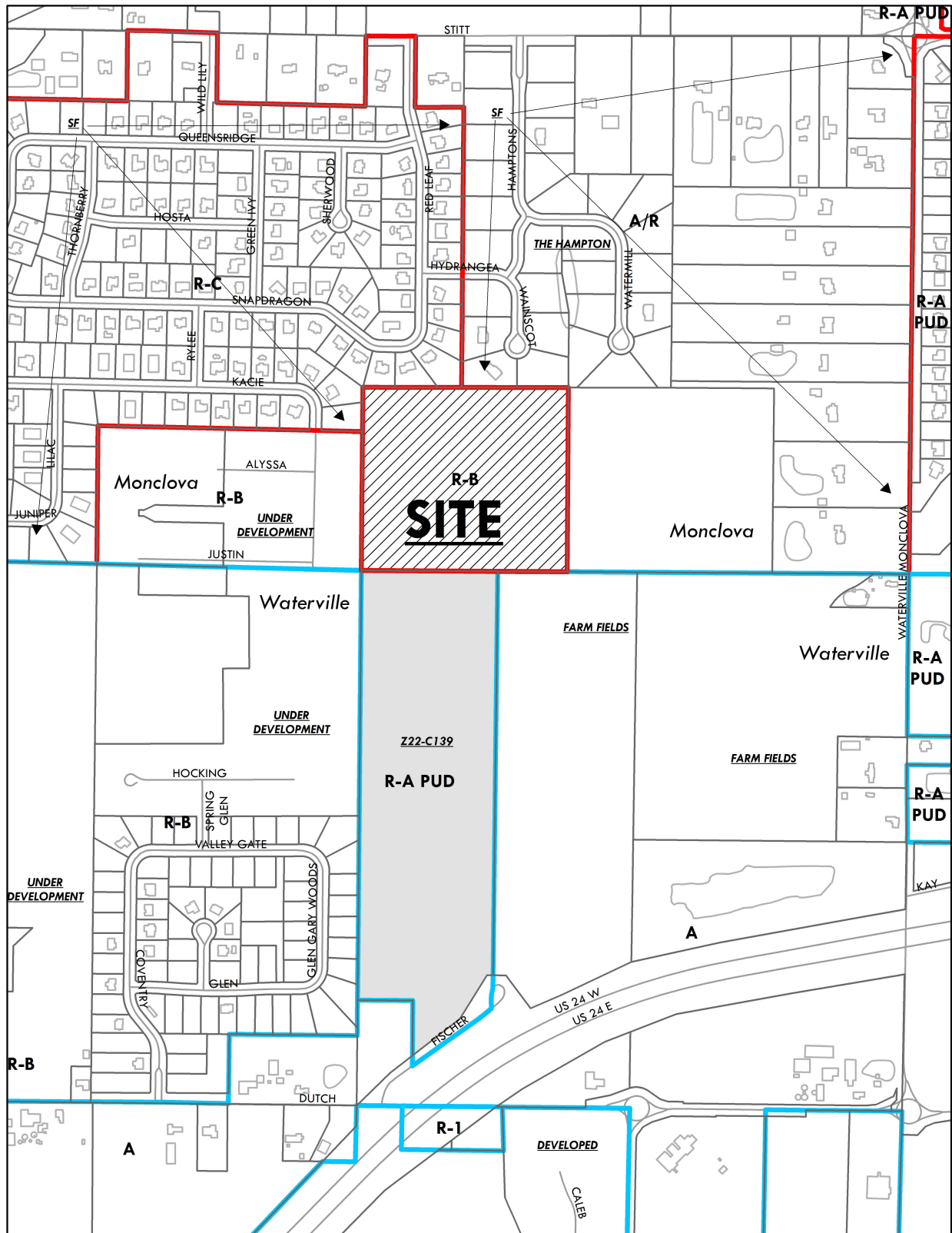
GENERAL LOCATION

S-21-25



ZONING & LAND USE

S-21-25



PRELIMINARY DRAWING

S-21-25

