

GENERAL INFORMATION

Subject

- Request - Zone Change from “R-A PUD” Suburban Residential Planned Unit Development” to “R-3” Multiple Family District
- Location - 6225 Waterville-Monclova Road
- Owner - Parkside Fallen Timbers LBD
7626 Kings Point Road
Toledo, OH 43617
- Applicant - Feller, Finch & Associates, Inc.
Greg Feller
638 Woodlands Drive
Maumee, OH 43537

Site Description

- Zoning - R-A PUD Suburban Residential Planned Unit Development
- Area - ± 26 Acres for the whole parcel, only re-zoning the SW seven (7) acres
- Frontage - ± 825 Feet along Waterville-Monclova Road, access to the parcel via Kay Drive
- Existing Use - Vacant, farm land
- Overlay - Not located in any overlay

Area Description

- North - Residential / R-A PUD
- South - Agriculture / A and US 24 bypass
- East - Agriculture / A
- West - Agriculture / A

Parcel History

- S-17-90 - Preliminary Drawing for Fallen Timbers Fairways, located West of AW Trail, south of Stitt Rd., Monclova Twp. (Maumee jurisdiction)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- S-9-14 - Preliminary Drawing Amended located East of Waterville-Monclova, South of Stitt, Monclova & Waterville Township (Plan Commission approved on 7/23/14)

- Z22-C128 - Amendment to Plan Unit Development located East of Waterville-Monclova, South of Still (Plan Commission approved with conditions on 7/23/14, Township Trustees approved with conditions, same as the Plan Commission, on 9/24/14)

- Z22-C133 - Amendment to PUD located at 6225 Waterville-Monclova Road (Plan Commission approved with conditions on 11/18/20, Township Trustees Approved with Conditions, same as Plan Commission, on 2/17/21)

- T-146-20 - Lot split for 27.7 acres to create new lot and address 6225 Waterville-Monclova Road (Plan Commission approved with Conditions on 12/15/20, 26.4 acres recorded minus roadway)

Applicable Plans and Regulations

Waterville Township Zoning Resolution
Waterville Township Land Use Plan 2010
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 “R-A PUD” Suburban Residential District Planned Unit Development to “R-3” Multi Family District for the property located at 6225 Waterville-Monclova Road. The subject site is located on the east side of Waterville-Monclova Road and the request is to rezone seven (7) acres on the east side with access to Kay Drive. A self-storage facility is adjacent on the west side, the south side is parallel to US 24 Bypass, and the north and east side are actively used for agricultural uses. Beyond the agricultural use on the east side, there is an industrial plant and additional commercial businesses fronting on Dutch Road.

STAFF ANALYSIS (cont'd)

The applicant is proposing the zone change to construct 30 one-story ranch villa units with a four (4) story independent living building on the south east side of the parcel that will consume seven (7) acres of the subject site. The zoning category that best fits this project is multi-family. The Waterville Township Zoning Resolution states the R-3 Multi Family District allows for nine-hundred (900) square feet efficiency apartments and at least nine-hundred (900) square feet for one-story living apartments. At this time, the applicant has not submitted an official site plan other than a rendering of what the project may look like if the zoning is approved.

The 2010 Waterville Township Land Use Plan identifies the subject site for Mixed Use/ Commercial Use. This area is shown as a mixed-use /commercial area in large part because of U.S. 24 constructed above the existing grade that is south of the subject site, there is no access to U.S. 24 in this area. The description for Mixed-use Commercial allows for higher density residential uses that would make an excellent transitional use to adjacent residential areas.

The proposal meets the criteria for the Mixed Use/Commercial Use, and is a less intense use compared to a big box commercial use. Staff recommends approval of this Zone Change from “R-A PUD” Suburban Residential Planned Unit Development to “R-3” Multiple Family District.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of Z22-C138, a Zone Change request from “R-A PUD” Suburban Residential Planned Unit Development” to “R-3” Multiple Family District for the property located at 6225 Waterville-Monclova Road to the Waterville Township Zoning Commission and Trustees for the following two (2) reasons:

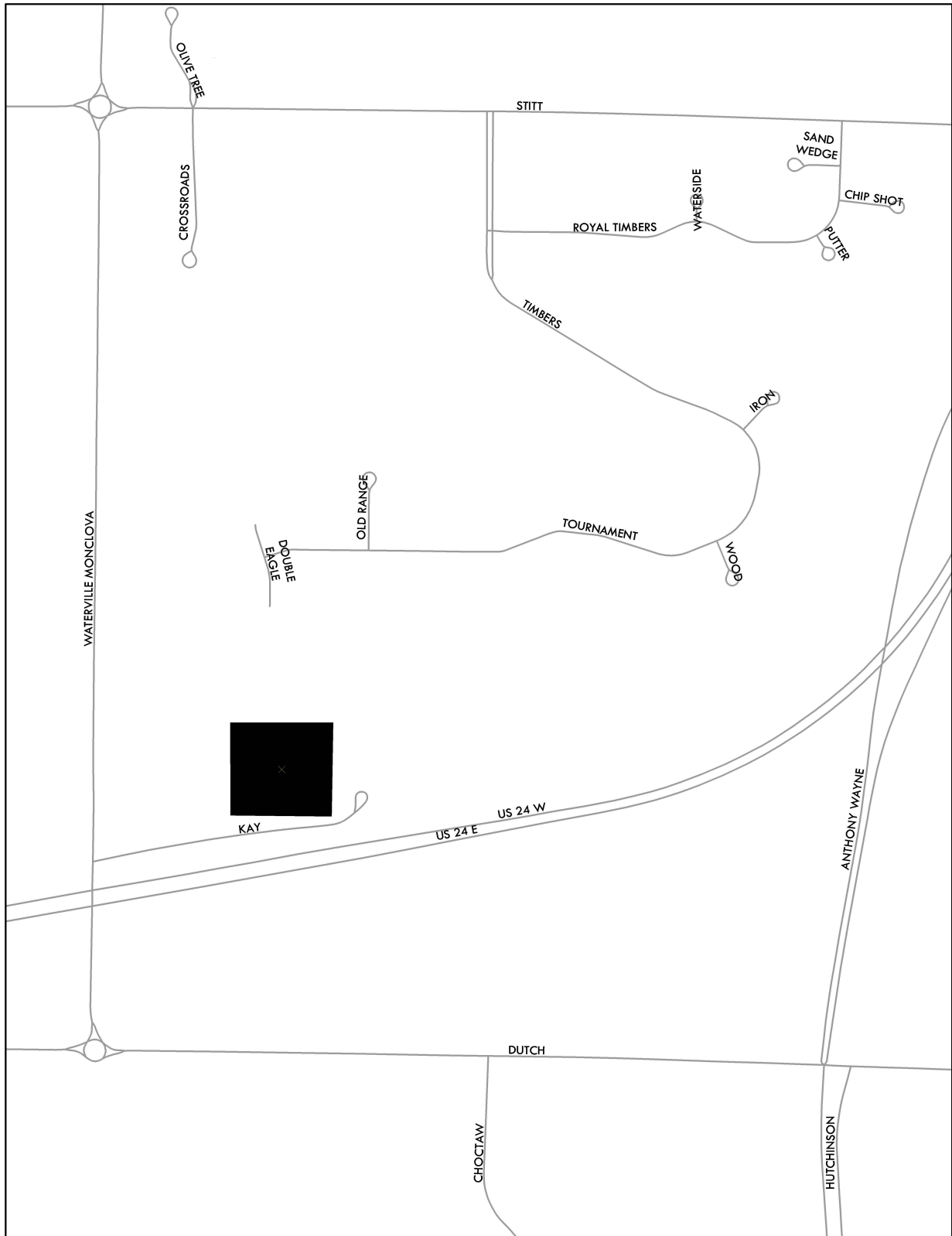
1. The request is compatible with 2010 Waterville Township Land Use Plan; and
2. The proposed Zone Change is anticipated to have minimal adverse impacts on surrounding properties.

ZONE CHANGE
WATERVILLE TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z22-C138
DATE: December 18, 2024
TIME: 9:00 a.m.

MLM
Three (3) sketches follow

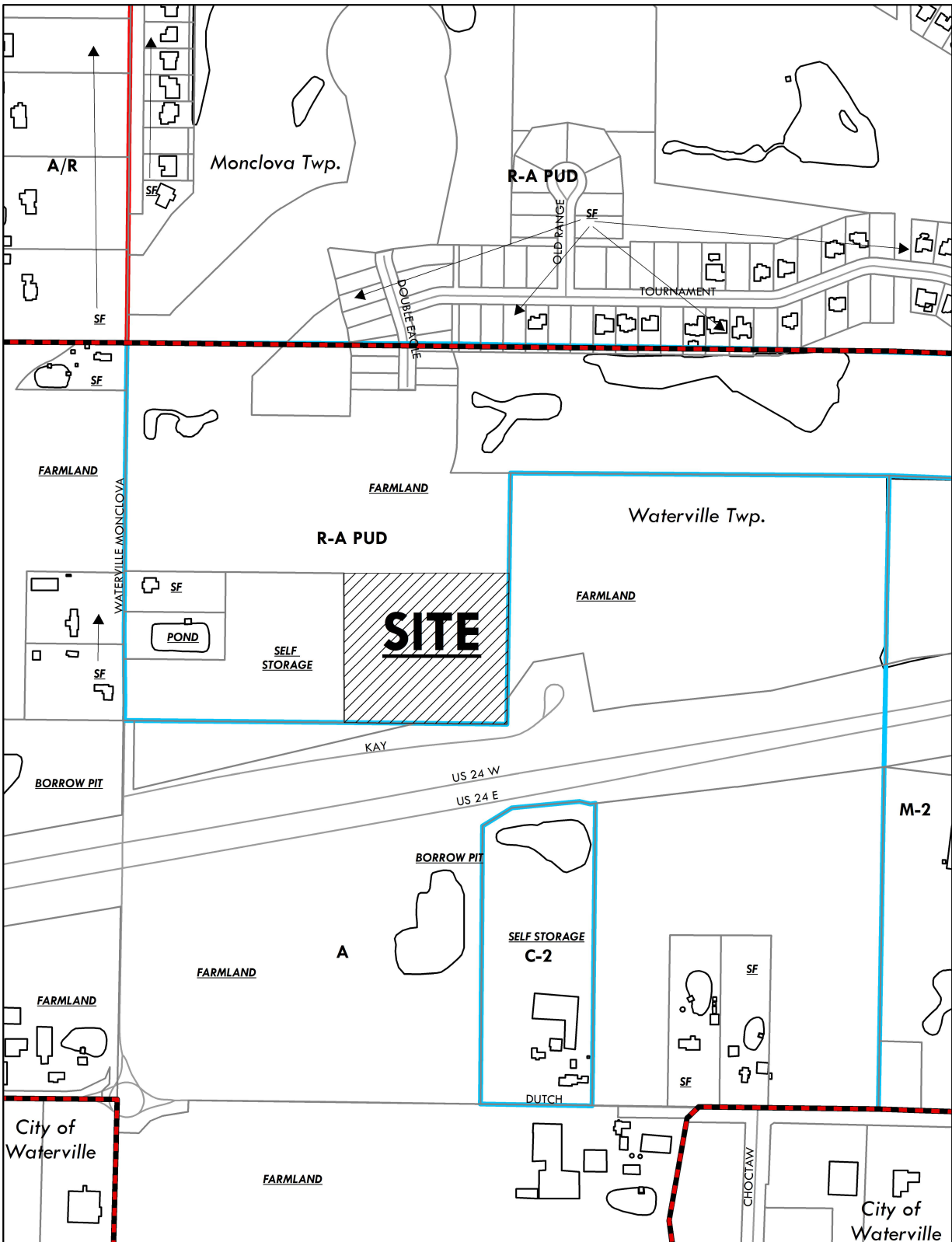
GENERAL LOCATION

Z22-C138



ZONING & LAND USE

Z22-C138



PRELIMINARY SITE PLAN

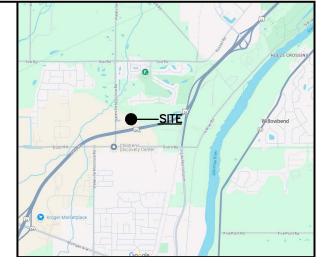
Z22-C138



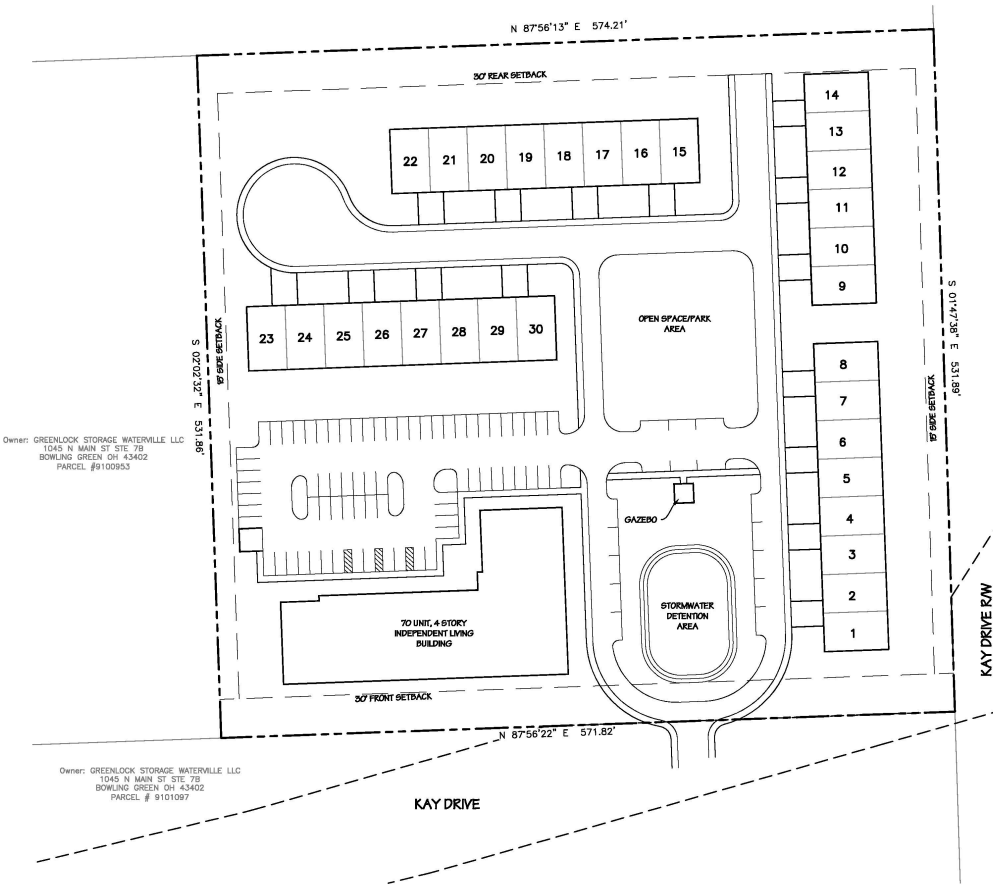
PRELIMINARY SITE PLAN OF *Autumn Waterville*

WATERVILLE TOWNSHIP, LUCAS COUNTY, OHIO

Owner: PARKSIDE FALLEN TIMBERS LTD
7826 KINGS POINTE RD
TOLEDO OH 43617
PARCEL #9100954



VICINITY MAP



Owner: GREENLOOK STORAGE WATERVILLE LLC
1045 N MAIN ST STE 79
BOWLING GREEN OH 43402
PARCEL #9110953

Owner: MANVILLE BUILDING MATERIALS CORP
PO BOX 152181
COLUMBUS OH 43218-2181
PARCEL #91100732

Owner: GREENLOOK STORAGE WATERVILLE LLC
1045 N MAIN ST STE 79
BOWLING GREEN OH 43402
PARCEL # 9101097

SITE ANALYSIS

- PARCEL NO: 9100954
- PARCEL AREA: 7.0 AC
- EX ZONING: R-A PUD
- PROPOSED ZONING: R-3
- PROPOSED UNITS:
70 UNIT, 4 STORY INDEPENDENT LIVING BUILDING
30 RANCH VILLA UNITS
- FRONT YARD: 30'
- REAR YARD: 30'
- SIDE YARD: 15'
- DENSITY CALCULATION:
AREA: 7.0 AC. (304,920 SF)
DENSITY ALLOWED (SECTION 7.4, TABLE 7-2): 620 SF/UNIT
ALLOWABLE DENSITY: 491 UNITS
PROPOSED DENSITY: 100 UNITS (70 IN THE INDEPENDENT LIVING BUILDING AND 30 VILLAS)

PREPARED BY:

FellerFinch
& ASSOCIATES, INC.
Engineers • Surveyors

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PROJECT No.: 10E10417 DWG: 10-10417PR0001 DATE: 11-13-24