

GENERAL INFORMATION

Subject

- Request - Zone Change from A/R Agricultural/Residential District to C-2 General Commercial District
- Location - 6740 Monclova Road
- Applicant - Mary Grace Chovanec-Miller
6963 Treadway Road
Port Charlotte, FL 33981

Steven Chovanec
402 East 7th Street
Perrysburg, OH 43551

Site Description

- Zoning - A/R Agricultural/Residential District
- Area - ± 1.0 Acres
- Frontage - ± 199 Feet along Monclova Road
- Existing Use - Vacant Land
- Overlay - Monclova Road Overlay District

Area Description

- North - Industrial uses / M-1 and C-1 Subject to Plat
- South - Single-family / R-1 PUD and R-3 PUD
- East - Single-family /A/R
- West - Single-family / R-1

Parcel History

- Z17-C205 - Amendment to the Monclova Township Zoning Resolution regarding Monclova Road Overlay District and Architectural Review in C and M (Plan Commission approved 7/22/09, Township Trustees approved with conditions on 10/27/09)

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 for a Zone Change from A/R to C-2 for the property located at 6740 Monclova Road. The undeveloped parcel is one (1) acre in size and is located in the Monclova Road Overlay District. The applicant is proposing the Zone Change to C-2 for a future sale of the property. The subject site is located on the south side of Monclova Road and west of Jerome Road, and has residentially zoned properties to the west, south, and east side with industrial zoning to the north.

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 shopping 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 subject site is located in the Monclova Road Overlay that prohibits some of the uses found in the C-2 category such as billboards, junkyard, outdoor storage, outside kennels, and used car sales. A full list of prohibited uses is located in the Monclova Township Zoning Resolution, under Section 5.

The Monclova Road Overlay District includes those parcels with frontage along Monclova Road right-of-way along both sides at a depth of 600 feet. The overlay district is divided into three sections, Eastern, Central and Western. The subject site is located in the Eastern Section that is intended for residential and commercial properties along Monclova Road.

The 2022 Monclova Township Comprehensive Land Use Plan identifies the subject site as residential for future land use and is located in the Briarfield and Triad Planning Area. One planning concern for this area is the appropriate buffer between office, industrial and commercial uses and residential uses to the west. The majority of the Eastern section is located in the Monclova/Maumee/Toledo Joint Economic Development Zone (JEDZ); therefore, preference should be given to development projects that yield the greatest number of jobs and benefits to the community.

STAFF ANALYSIS (cont'd)

Staff supports commercial development at the subject site; however, the commercial use should be a low traffic generator verses an intense commercial use. The Monclova Township Zoning Resolution states the C-1 Neighborhood Commercial District provides for businesses which primarily serve nearby residential areas with convenience goods and services. Typical business should be low generators of traffic and compatible with surrounding residential areas. All uses and activities shall be inside buildings unless related to the existing primary use of the property.

Staff recommends disapproval of Z17-C387, a Zone Change from A/R Agriculture/Residential to C-2 General Commercial at 6740 Monclova Road because it is not consistent with the Comprehensive Plan and it has the potential to detrimentally affect properties within the vicinity of the subject property. However, staff recommends C-1 (Neighborhood Commercial) as an alternative to provide a buffer to the abutting residential properties.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend disapproval of Z17-C387, a Zone Change request from A/R (Agricultura/Residential) to C-2 (General Commercial) for the property located at 6740 Monclova Road. The staff recommends the Lucas County Planning Commission recommend approval of C-1 Neighborhood Commercial as an alternative to the Monclova Township Zoning Commission and Trustees for the following two (2) reasons:

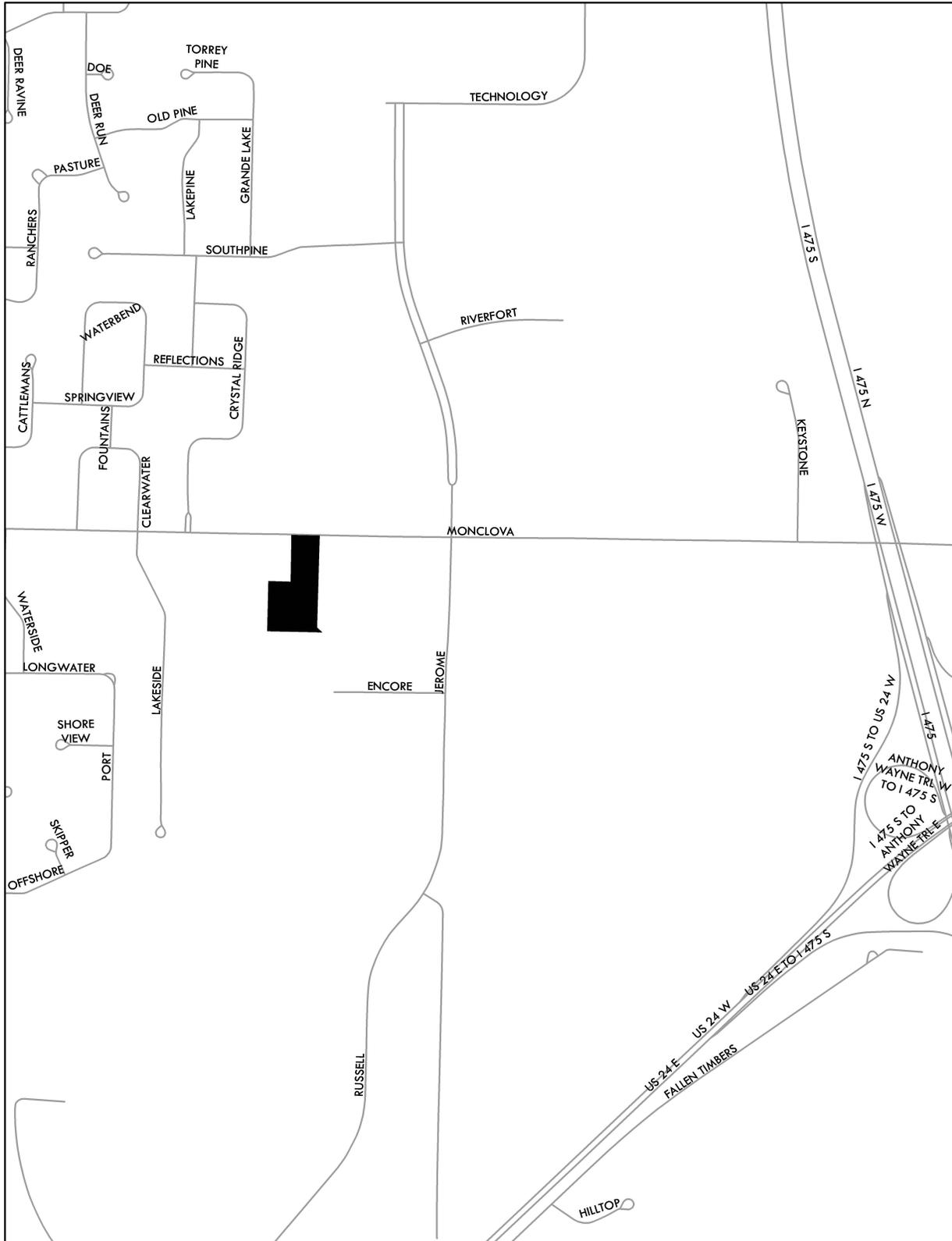
1. The C-1 Neighborhood Commercial District zoning is compatible with industrial and commercial zoning to the north and;
2. The C-1 Neighborhood Commercial District is anticipated to have minimal adverse impacts on surrounding properties, and buffers the residential uses located on the west, south and east side.

ZONE CHANGE
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z17-C387
DATE: June 25, 2025
TIME: 9:00 a.m.

MLM
Two (2) sketches follow

GENERAL LOCATION

Z17-C387



ZONING & LAND USE

Z17-C387

