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## APPLICATION FOR ZONE CHANGE FOR C-2 TO R-1 PUD

### SPRINGFIELD TOWNSHIP

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**APPLICATION #:** Z19 - C706

**APPLICANT:** Feller, Finch & Associates Inc., Greg Feller, 1683 Woodlands Drive, Maumee, OH 43537

**OWNER:** Barone Enterprises Inc., John Barone II, 4841 Monroe Street Suite 101, Toledo, OH 43623

**ADDRESS:** 6621 McCord Road and 731 N. McCord Road .

**PARCEL(S):** 6547191 and 6547195

**ZONING:** C-2 General Commercial District

**REPORT DATE:** June 12, 2026

**HEARING DATE:** June 24, 2026

**STAFF REVIEWER:** Molly L. Maguire

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#### **Details of Zone Change Request**

The applicant is requesting a Zone Change from C-2 General Commercial District to R-1 Single-family Residential District with a Planned Unit Development (PUD) located at 6621 McCord Road and 731 N. McCord Road. The Zone Change will allow for a new subdivision consisting of fifty (50) single-family homes, and a preliminary drawing was submitted as part of the PUD application.

#### **Parcel History**

T-94-19: Lot split for 6621 N. McCord Road for 9.0517 acres to split from Parcel 6547191. Approved with conditions, deed stamped on 12/3/19.

#### **Existing Conditions**

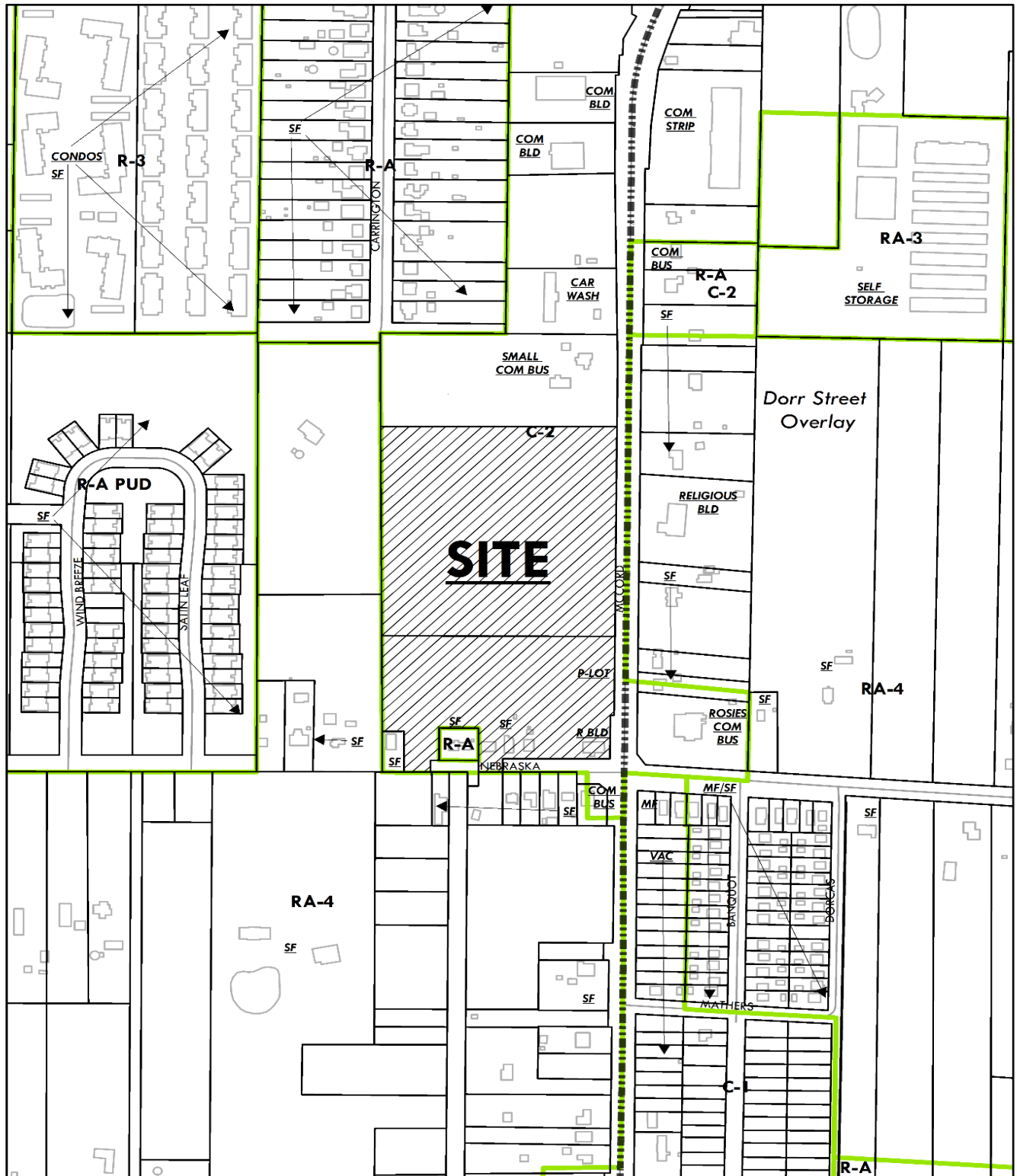
The subject site includes 6621 McCord Road and 731 N. McCord Road with a combined parcel acreage of fourteen (14) acres. The parcel for 6621 McCord Road is located at the corner of McCord and Nebraska Avenue. This parcel has a small commercial building and a surface parking lot for the restaurant located directly across the street. The parcel for 731 N. McCord is a vacant lot.

#### **Proposed Project**

The applicant is proposing a zone change from C-2 General Commercial District to R-1 Single-family Residential District with a Planned Unit Development (PUD). Staff is recommending **approval subject to thirty-four (34) conditions** for the Zone Change and Planned Unit Development.



Aerial image of the subject property taken from Plan Commission GIS.



Zoning and Land Use Map of the property taken from Plan Commission GIS.



## Analysis

### Section 9 – 900 Purpose

The purpose of the Single Family Residential (R-1) District is to provide areas for medium density single-family dwellings on lots seven thousand two hundred (7,200) square feet in size or larger. Development in this district is serviced with public water lines and sewers.

### Section 9 - 903 Development Standards for R-1 Single-family District

#### **Main building**

Height Limit:	35 feet
Lot Area:	7,200 square feet
Lot Width:	60 feet
Front Yard:	35 feet
Side Yard:	Ten (10%) percent of the lot width or ten (10') feet, whichever is less.
Rear Yard:	35 feet

### Section 18 - 1804 Development Standards for Planned Unit Development

#### **Proposed Layout**

The proposed development is accessed off of McCord Road, and has two public streets at twenty-seven (27) feet wide with a dead-end cul-de-sac. The development backs up to McCord Road and Nebraska Avenue, and no additional connections will be configured to any of the surrounding properties or streets. Each house proposed will have a driveway that leads to a garage with two parking spaces. The landscaping plan will be submitted with the final site plan and the existing trees located in the flood plain will remain. The stormwater pond is identified on the site plan as Common Lot B located on the east and south side of the development abutting Heldman Ditch.

#### **Density**

Section 1804 of the Planned Unit Development identifies the maximum density for a R-1 PUD District as 5.4 units per gross acre. The proposed fifty (50) units on 14-acre site has a gross density of 3.60 units per acre and an overall site net density of 3.69 units per acre and is compliant.

#### **PUD & Open Space Requirements**

A minimum of 15% of the land shall be dedicated to usable, accessible, and consolidated open space. Open space is compliant at 20.5% or 2.84 acres of total acreage and utilizes Helmand Creek and a stormwater pond as consolidated open space and is compliant. A maximum of 40% of the site shall be devoted to coverage by buildings, structures, streets, driveways, or parking. The coverage calculations for all impervious surfaces shows the coverage is at 26% of the total area and is compliant with zoning requirements.

## **PUD & Open Space Requirements (cont'd)**

When abutting a “RA”, “R”, or “P/O” District, a perimeter yard area shall be provided that has a minimum depth equal to the required rear yard setback of the PUD’s underlying zoning district. For the R-1 Single-family Residential District, a thirty-five (35) foot set back is required and is shown on the drawing and is compliant. When a residential area of a Planned Unit Development abuts a “C”, “O/R”, or “M” district, a perimeter yard area shall be provided that has a minimum depth of seventy-five (75’) feet. The northern end of the site abuts C-2 General Commercial and the thirty-five (35) foot setback is shown and is not compliant. Staff recommends the applicant consider applying to the Board of Zoning Appeals for a waiver of this PUD section.

## **Township Land Use Plan**

The Springfield Township Future Land Use Plan identifies the subject site as Neighborhood Commercial and is located in the Dorr Street Interchange Planning area but is located outside of the Dorr Street Interchange Overlay. Areas of concern stated in the plan is the need for infill residential development, and missing sidewalks from Hill Avenue northward to Bancroft Street. The land use and zoning recommendations include establishing pedestrian connectivity, buffering guidelines and policies to ensure that existing residential developments are not isolated in future plans for the planned Dorr Street Interchange area. The proposed subdivision with fifty (50) new homes abutting residential uses to the west along Nebraska Avenue will provide a solid buffer from the future commercial development that is underway in the Dorr Street Interchange Overlay located on the east side of McCord Road and Dorr Street Interchange.

## **Development Approval Criteria**

Section 18 – PUD Planned Unit Development

### **1804 Development Standards**

#### **A. General**

1. The development shall be in conformance with the goals and objectives of the Springfield Township Master Plan, Zoning Resolution and applicable Subdivision Regulations.
2. The development shall be compatible with the proposed and existing surrounding land uses.
3. The arrangement of land uses and buildings on the site shall be integrated with the topography, natural features, and open space of the site.

## **Recommendation**

**Section 18 – PUD Planned Unit Development - APPROVE SUBJECT TO THIRTY-FOUR (34) CONDITIONS** - The Zone Change from C-2 General Commercial District to R-1 Single-family Residential District with a Planned Unit Development (PUD) located at 6621 McCord Road and 731 N. McCord Road.

## **Findings**

1. The PUD request is in conformance with this Resolution.
2. Existing and proposed streets are suitable and adequate to carry anticipated traffic within and in the vicinity of the Planned Unit Development; and
3. The proposed Planned Unit Development can feasibly be developed within a reasonable time so that large tracts of lands will not for long periods of time remain undeveloped.

## **Conditions of Approval**

Staff recommends this approval subject to the following **thirty-four (34)** conditions:

### Lucas County Building Regulations

No comment or objections.

### 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.
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.

**Conditions of Approval** (cont'd)

Lucas County Engineer (cont'd)

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.
15. Easements over pipes shall be a minimum of 25 feet wide, centered on the pipe (12.5'/12.5').
16. Easements for swales shall be a minimum of 20 feet wide.
17. Palermo is already a street name in Lucas County. Please choose a new name.

Lucas County Sanitary Engineer

No comment or objections.

Lucas County Emergency Services 9-1-1

No comment or objections.

Toledo-Lucas County Health Department

18. If there are any septic systems or wells located in the proposed development they must properly abandoned and inspected by the Toledo-Lucas County Health Department.

## Conditions of Approval (cont'd)

### Springfield Township Fire Prevention

19. 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).
20. All installation of said fire hydrants and lines must follow the regulations in NFPA 24. Hydrants must be color coded to the same standards. Hydrant calculations shall be submitted to Lucas County Engineers Office and Springfield Township Fire Department to confirm proper colors.
21. Hydrants must be of dry barrel, have 1-5inch 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.
22. All roads must have a turning radius of no less than 39ft in accordance with *OFC 503.2.4-Turning Radius*.
23. Each address shall be clearly marked with address numbers in accordance with *OFC 505.1-Address identification*.
24. 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*.

### Springfield Township Zoning

25. Applicants shall comply with all County agency recommendations.
26. Applicants shall comply with all Springfield Township Fire Department recommendations.
27. Detailed landscaping plan shall be submitted to Springfield Township before final approval. A bond or escrow shall be secured for landscaping prior to the issuance of a permit.
28. Street Lighting Petition and payment shall be completed and submitted to Springfield Township before issuance of New Single-Family Dwelling Zoning Permits.
29. Residential sign requires a separate permit.
30. No more than forty (40%) percent of gross site acreage shall be devoted to coverage by buildings, structures, street pavement, driveway pavement, and parking area pavement. Plans show 26.6% Lot Coverage. ***Acceptable as submitted.***
31. No less than fifteen (15%) percent of the gross site acreage, none of which is part of any yard, shall be allocated to usable, accessible, and consolidated common open space. Plans show 20.5% open space. ***Acceptable as submitted.***

## **Conditions of Approval (cont'd)**

### **Lucas County Plan Commission**

32. When a residential area of a Planned Unit Development abuts a “C”, “O/R”, or “M” district, a perimeter yard area shall be provided that has a minimum depth of seventy-five (75’) feet (Sec. 1804, Letter B). The preliminary drawing shows thirty-five (35) foot setback. Requires a rear yard setback waiver from the BZA.
33. Street Trees are required per the Lucas County Subdivision Rules and Regulations per Section 704. Staff can provide the approved list of tree species. A tree escrow shall be submitted to the Township Zoning office as part of the landscape bond.
34. Telephone, electrical, cable, and other utility appurtenances shall be sufficiently screened or placed underground.