

GENERAL INFORMATION

Subject

- Request - Zone Change from C-2 General Commercial District to A/R Agriculture / Rural Residential District
- Location - 9815 Corduroy Road
- Owners - Denise and Kenneth Allan
9815 Corduroy Road
Curtice, OH 43412

Site Description

- Zoning - C-2 General Commercial
- Area - ± 1.9 Acres
- Frontage - ± 270 Feet along Corduroy Road and ± 310 feet along N. Yondota Road
- Existing Use - Single-family home
- Overlay - None

Area Description

- North - Single-family homes and agriculture / A/R Agriculture and Residential
- South - Single-family homes and agriculture / A/R Agriculture and Residential
- East - Single-family home and agriculture / C-2 General Commercial and A/R Agriculture and Residential
- West - Agriculture / C-2 General Commercial

Parcel History

- T-5-22 - Lot split to add an acre to existing parcel (Approved and deed stamped on 3/18/22)

Applicable Plans and Regulations

Jerusalem Township Zoning Resolution
Jerusalem Township Land Use Plan 2021
Lucas County Subdivision Rules and Regulations
Lucas County Land Use Policy Plan (within the “limited development zone”)

STAFF ANALYSIS

The applicant is requesting a Zone Change from C-2 General Commercial District to A/R Agriculture / Rural Residential District for the property located at 9815 Corduroy Road. The 1.9-acre site is occupied by an existing single-family home. Adjacent land uses include agricultural and residential uses to the north, west, east, and south side.

The applicants purchased their property in 1987, and the existing commercial zoning was not addressed at the time of purchase. The applicant applied for an accessory use permit to install an outbuilding, and was advised by the township zoning inspector to apply for a zone change in order to have the non-conforming land use brought into compliance. Once the zone change is completed, the property owner will be granted an accessory use permit for an outbuilding. The subject parcel width and acreage are compliant with the A/R Agriculture / Rural Residential District zoning requirements.

The 2021 Jerusalem Township Land Use Plan identifies commercial nodes at major intersections. The Land Use Plan identifies this parcel for future commercial uses; however, the south west corner of the intersection, Corduroy and Yondota Road was rezoned to A/R Agriculture / Rural Residential District in October 1994 (Z28-C112) for an existing single-family home.

Based on the property’s location, and the case history for the intersection, the proposed zone change will comply with the residential area. Staff recommends approval of the Zone Change from C-2 General Commercial District to A/R Agriculture / Rural Residential District.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend to the Jerusalem Township Zoning Commission and Township Trustees, approval of Z28-C155, a Zone Change from C-2 General Commercial District to A/R Agriculture / Rural Residential District for the property located at 9815 Corduroy Road to the Jerusalem Township Zoning Commission and Trustees for the following two (2) reasons:

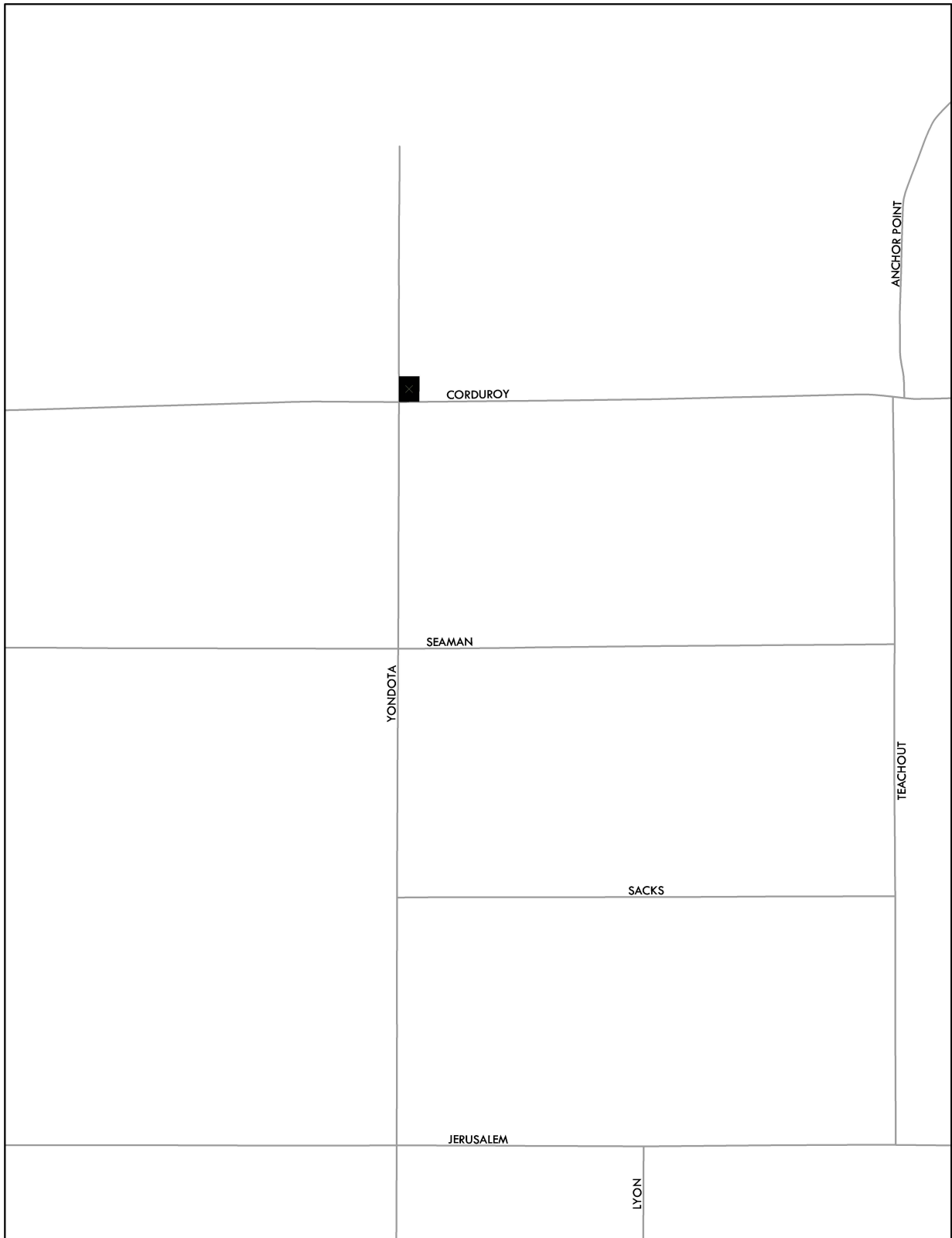
1. The request is compatible with surrounding Land Uses.
2. The Zone Change request will allow for the property owner to apply for an accessory use permit.

ZONE CHANGE
JERUSALEM TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z28-C155
DATE: April 22, 2026
TIME: 9:00 a.m.

MLM
Two (2) sketches follow

GENERAL LOCATION

Z28-C155



ZONING & LAND USE

Z28-C155

