

GENERAL INFORMATION

Subject

- Request - Zone Change from R-1 Single-Family Residential District to RA-3 Large Lot Rural Residential District
- Location - 7850 Garden Road
- Owner - Nicole and Scott Hasty
7850 Garden Road
Holland, Ohio 43528

Site Description

- Zoning - R-1 / Single-family Residential District
- Area - ± 3.5 Acres
- Frontage - ± 155 feet on Garden Road
- Existing Use - Single-family residential home
- Overlay - None

Area Description

- North - Single-family residential / R-1 Single-family Residential District
- South - Single-family residential / RA-3 Large Lot Rural Residential District
- East - Single-family residential / R-1 Single-family Residential District
- West - Single-family residential / RA-3 Large Lot Rural Residential District

Parcel History

- S-26-05 - Revised Preliminary Drawing for Apple Blossom Farms, Plats 10-16 (Plan Commission approved with conditions 1/27/10).
- Z19-C597 - R-A PUD to R-A at 7610 Garden Road and R-1 at 2300 Gunn Road, (Plan Commission approved on 1/27/10, Township Trustees approved with conditions 3/1/10).

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

T-26-18 - Lot split from Parcel number 65-21667 to create residential lot, submitted on 5/9/18, approved and deed stamped on 6/28/18.

Applicable Plans and Regulations

Springfield Township Zoning Resolution
Springfield Township Land Use Plan 2020
Lucas County Subdivision Rules and Regulations
Lucas County Land Use Policy Plan (within the “limited development zone”)

STAFF ANALYSIS

The request is for a Zone Change from R-1 Single-Family Residential District to RA-3 Large Lot Rural Residential District for the property located at 7850 Garden Road. The site is approximately 3.5 acres and is located on the north side of Garden Road and east of Gunn Road. The surrounding uses include residential to the north, west, east, and south side.

The applicant is requesting the zone change to construct an accessory building on the property. The zone change is necessary because the proposed accessory building exceeds the size limits in the R-1 district that would be larger than one-thousand (1,000) square feet. The Springfield Zoning Resolution states accessory structures in the RA-3 Large Lot Residential District can be constructed up twenty-five (25) feet in height and up to three thousand and five hundred (3,500) square feet in size. The total square footage for all accessory buildings on a parcel cannot exceed thirty-five thousand (3,500) square feet in any RA-4 or RA-3 zoning district.

The Springfield Township Future Land Use Plan identifies the subject site as low to medium residential use and is located in the Garden and Holloway Planning Area. The land use plan recommends this area for new residential development and expansions of existing developments, and allows for a range of housing types for residents of different ages. The plan highlights the need for sidewalks to be installed along major roadways, and to promote vehicular and pedestrian connections between neighborhoods.

The parcel history demonstrates that this parcel was a residual lot from the platted subdivision to the north; therefore, the existing zoning was intended for smaller parcels. The requested zone change will match the surrounding properties to the west and south of the subject site. The site is consistent with the Springfield Township Land Use Plan and is anticipated to have minimal adverse impacts on the surrounding properties in the area. Staff recommends approval of the zone change.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of Z19-C704, a Zone Change request R-1 Single-Family Residential District to RA-3 Large Lot Rural Residential District for the property located at 7850 Garden Road, to the Springfield Township Zoning Commission and Trustees for the following two (2) reasons:

1. The Zone Change to RA-3 Large Lot Rural Residential District would introduce a land use that is compatible with existing uses in the vicinity.
2. The Zone Change to RA-3 Large Lot Rural Residential District is consistent with the 2020 Springfield Township Land Use Plan which recommends this parcel for low to medium residential use.

ZONE CHANGE
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C704
DATE: March 25, 2026
TIME: 9:00 a.m.

MLM
Two (2) sketches follow

GENERAL LOCATION

Z19-C704



ZONING & LAND USE

Z19-C704

