

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT December 10, 2020

CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman
Jackie Schroeder
Dan DeArment
Dan Clinger

Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC Staff
Kevin Shenise, Fire Inspector
Brian Thomas, P.E., P.S., City Engineer
Don Rasmussen, Law Director
Erik Adkins, Flood Plain/Zoning Supervisor

City of Findlay City Planning Commission

Thursday, December 10, 2020 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. **APPLICATION FOR SPECIAL REVIEW #SR-01-2020 filed by Taco Fiesta Hinojosa, 307 Edinborough Drive, Findlay for a pick up window at 224 N Main Street, Findlay.**

CPC STAFF

General Information

This request is located on the west side of N Main Street just north of Meeks Avenue. It is zoned C-3 Downtown Commercial. Property to the north, east and south is also zoned C-3. To the west is zoned C-2 General Commercial. It is located within a 100 year flood plain. The City of Findlay Land Use Plan designates the parcel as Downtown.

Parcel History

This was the former site of a Domino's Pizza restaurant. The property has been vacant 2-3 years.

Staff Analysis

The applicant is requesting a special review to get feedback from the Commission on a proposed pick up window on the south side of the building. No formal action is required of the Commission today.

From the illustration presented, there are 10 parking spaces which will be eliminated to make way for a drive path to the pick-up. It was not indicated whether there will be some indoor dining space. The site can still meet the minimums as far as required parking is concerned although they are probably not that convenient for customers wishing to come into the business.

There had been a pick up window on the rear of the building at one time. We would assume it was entered by the drive on the north side of the building to make it work. This would have been problematic as well since a car would have difficulty seeing what traffic was entering from Main Street around the corner of the building.

We see many issues with traffic flow in this proposal. The Engineer has expressed all of our concerns as well, so we will defer to his explanations rather than have them repeated by two parties.

ENGINEERING

Engineering has several concerns with the proposed traffic circulation pattern to provide access to the drive thru window.

First, since the median has been installed on Main Street, the northbound traffic does not have access to the existing drive and will need to turn left onto Meeks Avenue and then turn right onto

the alley and then right onto the property. While engineering does not necessarily have an issue with this, it could result in a conflict point if there are more than 3 or 4 cars waiting in line.

Second, the southbound traffic will turn right onto the property. The existing building is located on the property line, which means there is less than 20 feet from the face of the building to the curbline. The natural instinct of the driver will be to turn into the right side of the drive. With the location of the building, the driver will not be able to see if there is a vehicle leaving the drive thru window. A pavement arrow could be placed on the pavement but that does not mean that the driver will see it in time to enter the south side of the drive.

Third, there would also be an issue if a driver is leaving the parking lot and a second driver is leaving the take out window. This would create a conflict point where one of the drivers would have to merge and the driver leaving the window may not see the other vehicle coming up behind them. This situation would only get even more confusing if someone is also trying to turn into the parking lot while the other drivers are leaving.

The fourth concern is that the proposed turn around to access the drive thru window is tight. Larger vehicles such as pickup trucks, SUVs, etc. will have issues making the turn without having to back up and make a three point turn.

The final concern is the stacking at the window. No menu board is shown, so it is assumed that the customers will be ordering at the window and then waiting for their food. Assuming a 20 foot vehicle length, the circulation pattern shown, and scaling off of the drawing, the required 8 car stacking would extend all of the way back to the right of way line. This would cause issues with accessing the site from Main Street and could result in backups on Main Street.

If a formal site plan were to be submitted for the proposed take out window as shown on the proposed plan, Engineering would not be in favor of approval for the reasons listed above.

FIRE PREVENTION

Plan must allow sufficient space for our fire apparatus to access the building.

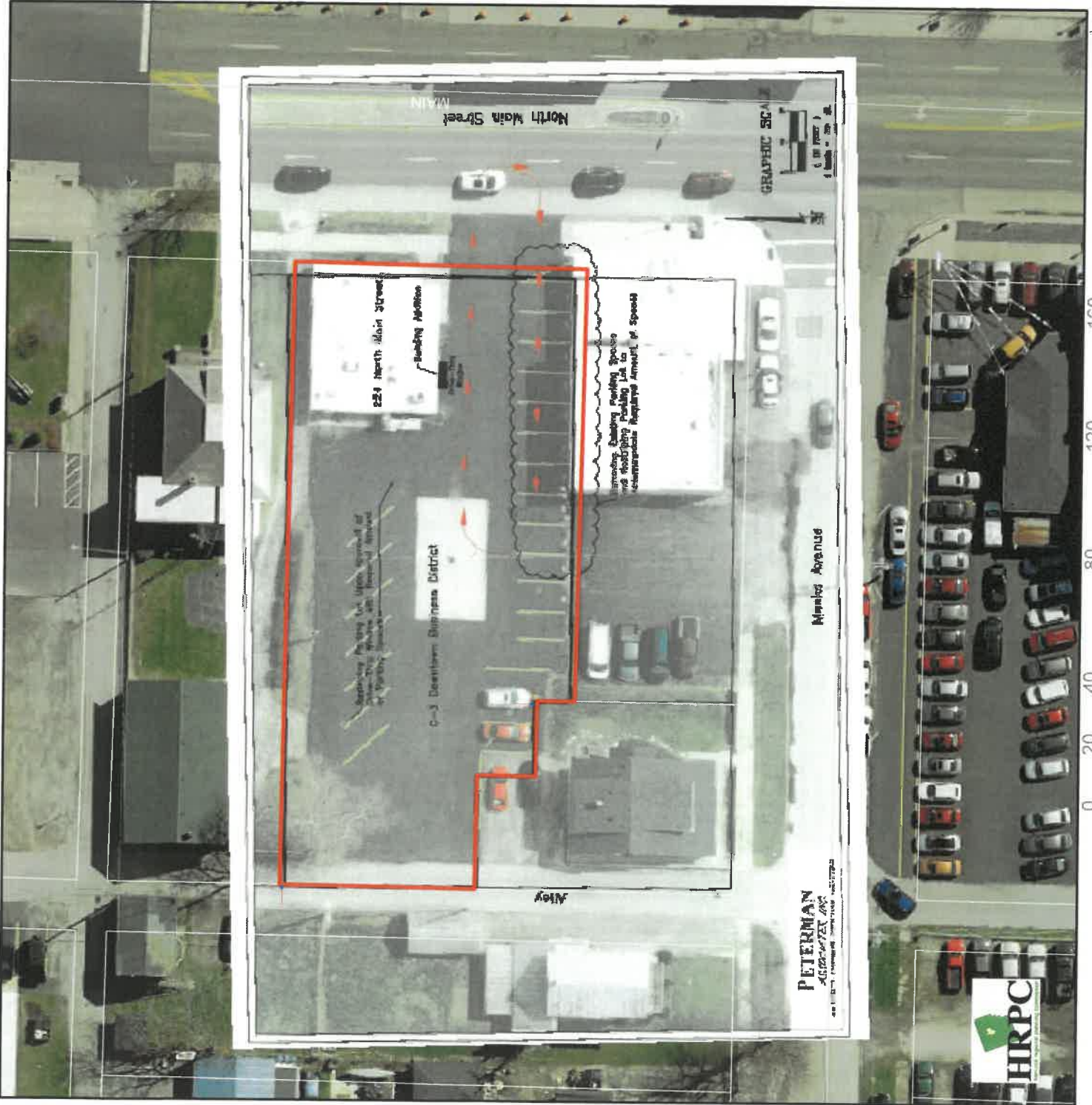
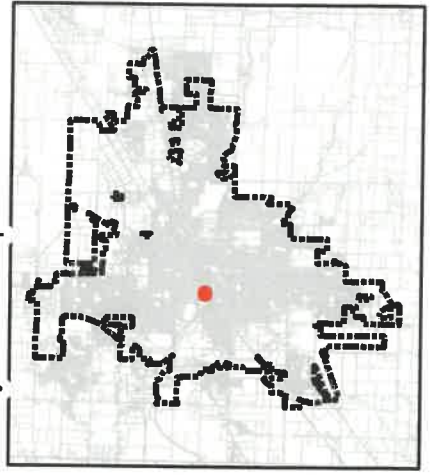
SR-01-2020

APPLICATION FOR
SPECIAL REVIEW
filed by Taco Fiesta Hinojosa,
for a pick up window at
224 N Main Street, Findlay.

Legend

- 224 N. Main Street
- Parcels
- Road Centerline

Findlay Locator Map



2. REQUEST TO ZONE LAND UPON ANNEXATION TO THE CITY OF FINDLAY #ZA-11-2020 filed by Amber Waves Development to zone 609 E Bigelow Avenue to I-1 Light Industrial.

CPC STAFF

General Information

This request is located on the south side of E Bigelow Avenue east of the railroad tracks. It is zoned M-1 Restricted Industrial in Marion Township. To the west and east is also zoned M-1 in the Township. To the north is zoned I-1 Light Industrial in the City of Findlay and to the south is zoned M-2 Multiple Family in the City. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

This is currently the site of a multi-tenant building.

Staff Analysis

The applicant is in process of annexing this 8+ acre parcel to the City of Findlay. The City requires that the applicant designate what zoning district they would want the land to be classified as prior to completion of the annexation process.

This parcel is currently zoned industrial in the Township and they are asking that it remain zoned the most closely aligned district as provided in the City Ordinance. While it may appear that General Commercial might better suit the type of building, we note that a long standing dog day care, training and boarding facility occupies a good portion of the building and the kennel/boarding component is only permitted in Industrial zoning in the City.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of **REQUEST TO ZONE LAND UPON ANNEXATION TO THE CITY OF FINDLAY #ZA-11-2020 to zone 609 E Bigelow Avenue to I-1 Light Industrial.**

ENGINEERING

The rezoning will not cause an issues with existing utilities or access to the property. Engineering has no objection to the zoning amendment.

FIRE PREVENTION

No Comments




RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **REQUEST TO ZONE LAND UPON ANNEXATION TO THE CITY OF FINDLAY #ZA-11-2020 to zone 609 E Bigelow Avenue to I-1 Light Industrial.**

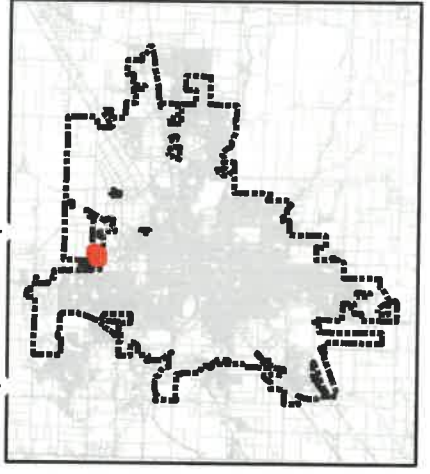
ZA-11-2020

REQUEST TO ZONE
LAND UPON ANNEXATION
TO THE CITY OF FINDLAY
filed by Amber Waves Development
to zone 609 E Bigelow Avenue
to I-1 Light Industrial.

Legend

-  609 E. Bigelow Avenue
-  Parcels
-  Road Centerline

Findlay Locator Map

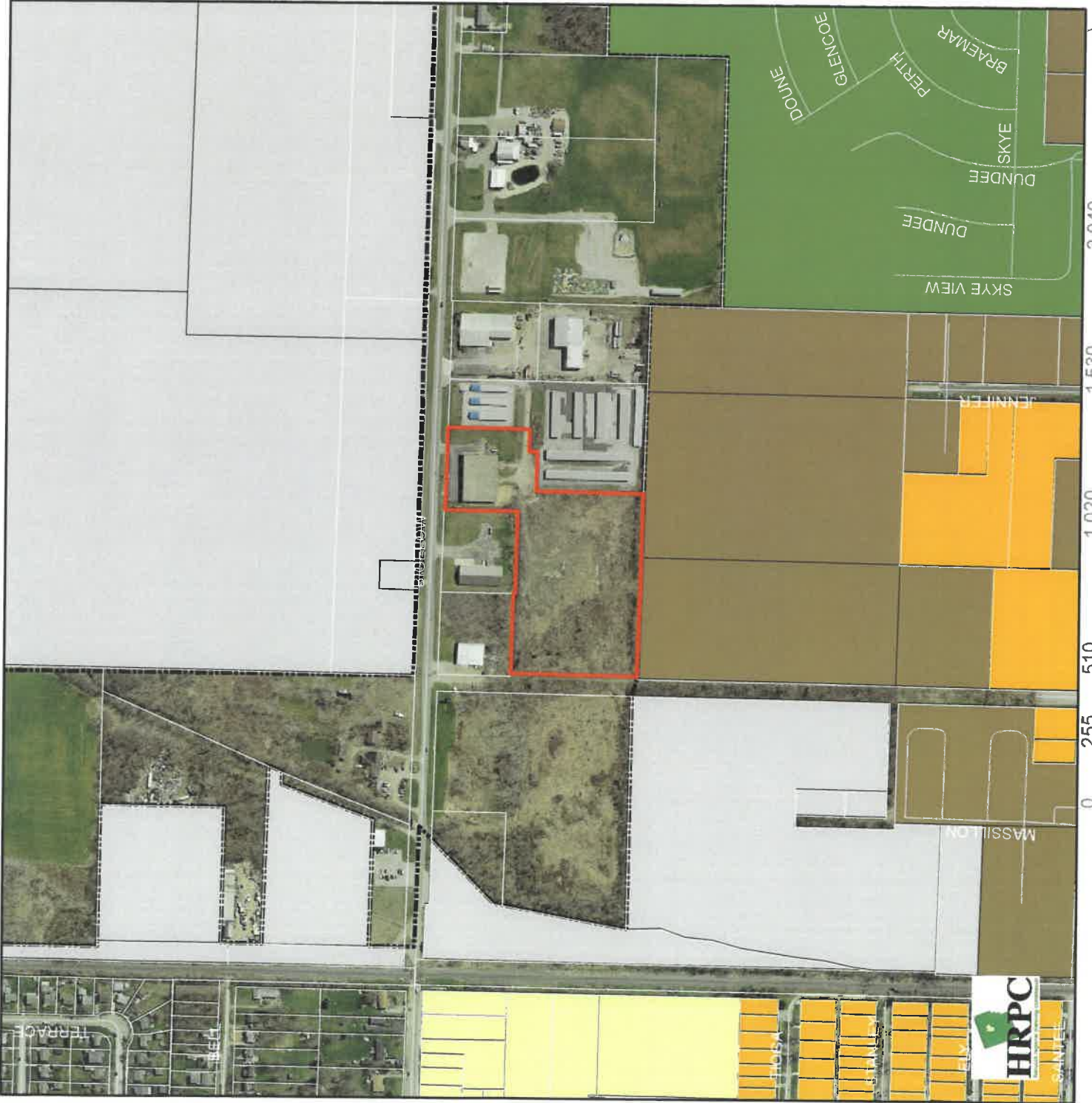
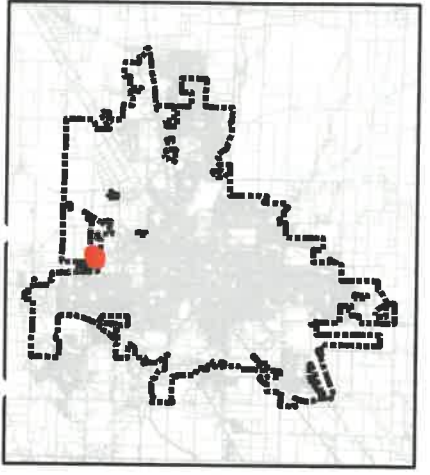


ZA-11-2020

**REQUEST TO ZONE
LAND UPON ANNEXATION
TO THE CITY OF FINDLAY**
filed by Amber Waves Development
to zone 609 E Bigelow Avenue
to I-1 Light Industrial.

- Legend**
- 609 E. Bigelow Avenue
 - Parcels
 - Road Centerline
 - Zoning District**
 - R1 - Single Family, Low Density
 - R2 - Single Family, Medium Density
 - R3 - Single Family, High Density
 - R4 - Two Family, High Density
 - C1 - Local Commercial District
 - C2 - General Commercial District
 - C3 - Downtown Commercial District
 - O1 - Institutions and Offices
 - M1 - Multiple-Family District, Medium Density
 - M2 - Multiple-Family District, High Density
 - MH - Mobile Home District
 - CD - Condominium District
 - I1 - Light Industrial
 - I2 - General Industrial
 - PO - Parks and Open Space
 - PMUD - Planned Mixed Use Development
 - Medical Overlay
 - University Overlay

Findlay Locator Map



3. PRELIMINARY PLAT APPLICATION #PP-01-2020 for Hickory Lake 4th Addition.

CPC STAFF

General Information

This request is located off the west side of TR 242 in Section 11 of Marion Township. It is zoned R-1 Single Family Residential. Land to the west and south is also zoned R-1 Single Family. To the east is A-1 Agriculture and to the north is zoned R-3 Multiple Family. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The Final Plat for Hickory Lake 2nd Addition directly to the south was reviewed and approved by FCPC in August, 2019. HRPC approved this plat at its November, 2020 meeting.

Staff Analysis

The applicant is now requesting the final stage of this Subdivision to be approved. The original Preliminary Plat had expired causing them to file this phase again.

This phase is a near carbon copy of the cul-de-sac directly south. All lots meet the requirements of the Township Zoning.

ENGINEERING

There does not appear to be easements for the storm sewer going to the rear of Lot 45 and Lot 47.

Recommendation: Conditional Approval with easements added for the storm sewer on Lot 45 and Lot 47.

FIRE PREVENTION

No Comment




RECOMMENDATION: Staff recommends approval of PRELIMINARY PLAT APPLICATION #PP-01-2020 for Hickory Lake 4th Addition subject to the following condition:

- Easements added for storm sewer on Lot 45 and lot 47

PP-01-2020

PRELIMINARY PLAT
APPLICATION
for Hickory Lake 4th Addition.

Legend

-  HickoryLake4thAddition
-  Parcels
-  Road Centerline

Findlay Locator Map

