

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT March 11, 2021

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, March 11, 2021 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. APPLICATION FOR PRELIMINARY PLAT #PP-01-2021 for the Findlay Village Mall Subdivision located at 1800 Tiffin Avenue.

CPC STAFF

General Information

This request is located on the north side of Tiffin Avenue, east of Plaza Street, and west of Cory Drive. It is zoned C-2 General Commercial. To the south, east, and west is also zoned C-2. To the north, it is zoned R4 Duplex/Triplex. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The parcel is the site of the Findlay Village Mall.

Staff Analysis

Findlay Mall Capital Holdings LLC is proposing to subdivide the Findlay Village Mall site into five (5) new lots. Lot 1 is 0.848 acres and is on the southern edge of the existing parcel. Lot 1 is currently a Five Guys restaurant and fifty-two (52) parking spaces. Lot 2, directly to the west of Lot 1, is 1.401 acres, and has 138 parking spaces. Lot 3, located to the north of Lot 2, is 3.018 acres, and is the site of Best Buy. Lot 4 is the largest of the lots. It is 28.852 acres in size, has the majority of the existing mall, and has 1,364 parking spaces. Lot 5 is on the southeast corner of the existing lot and is the Stock + Field building. It has 608 parking spots on the site.

The applicant has also provided a copy of their reciprocal easement agreement to maintain access between the lots using the existing traffic pattern on the site.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2021 for the Findlay Village Mall Subdivision located at 1800 Tiffin Avenue.**

ENGINEERING

Engineering does not have any concerns with the preliminary plat. Recommend Approval.

FIRE PREVENTION

No Comments

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2021 for the Findlay Village Mall Subdivision located at 1800 Tiffin Avenue.**

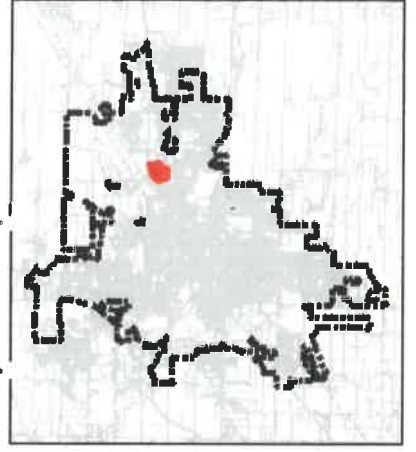
PP-01-2021

APPLICATION FOR
PRELIMINARY PLAT
for the Findlay Village Mall
Subdivision located at
1800 Tiffin Avenue.

Legend

- 1800 Tiffin Avenue
- Parcels
- Road Centerline

Findlay Locator Map



2. APPLICATION FOR FINAL PLAT #FP-01-2021 for the Findlay Village Mall Subdivision located at 1800 Tiffin Avenue.

CPC STAFF

General Information

This request is located on the north side of Tiffin Avenue, east of Plaza Street, and west of Cory Drive. It is zoned C-2 General Commercial. To the south, east, and west is also zoned C-2. To the north is zoned R4 Duplex/Triplex. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The preliminary plat for this subdivision was reviewed in the previous item.

Staff Analysis

Findlay Mall Capital Holdings LLC are proposing to subdivide the Findlay Village Mall site into 5 new lots. The lots are laid out as shown in the Preliminary Plat.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #PP-01-2021 for the Findlay Village Mall Subdivision located at 1800 Tiffin Avenue.**

ENGINEERING

Engineering does not have any concerns with the final plat. Recommend Approval.

FIRE PREVENTION

No Comments

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-01-2021 for the Findlay Village Mall Subdivision located at 1800 Tiffin Avenue.**

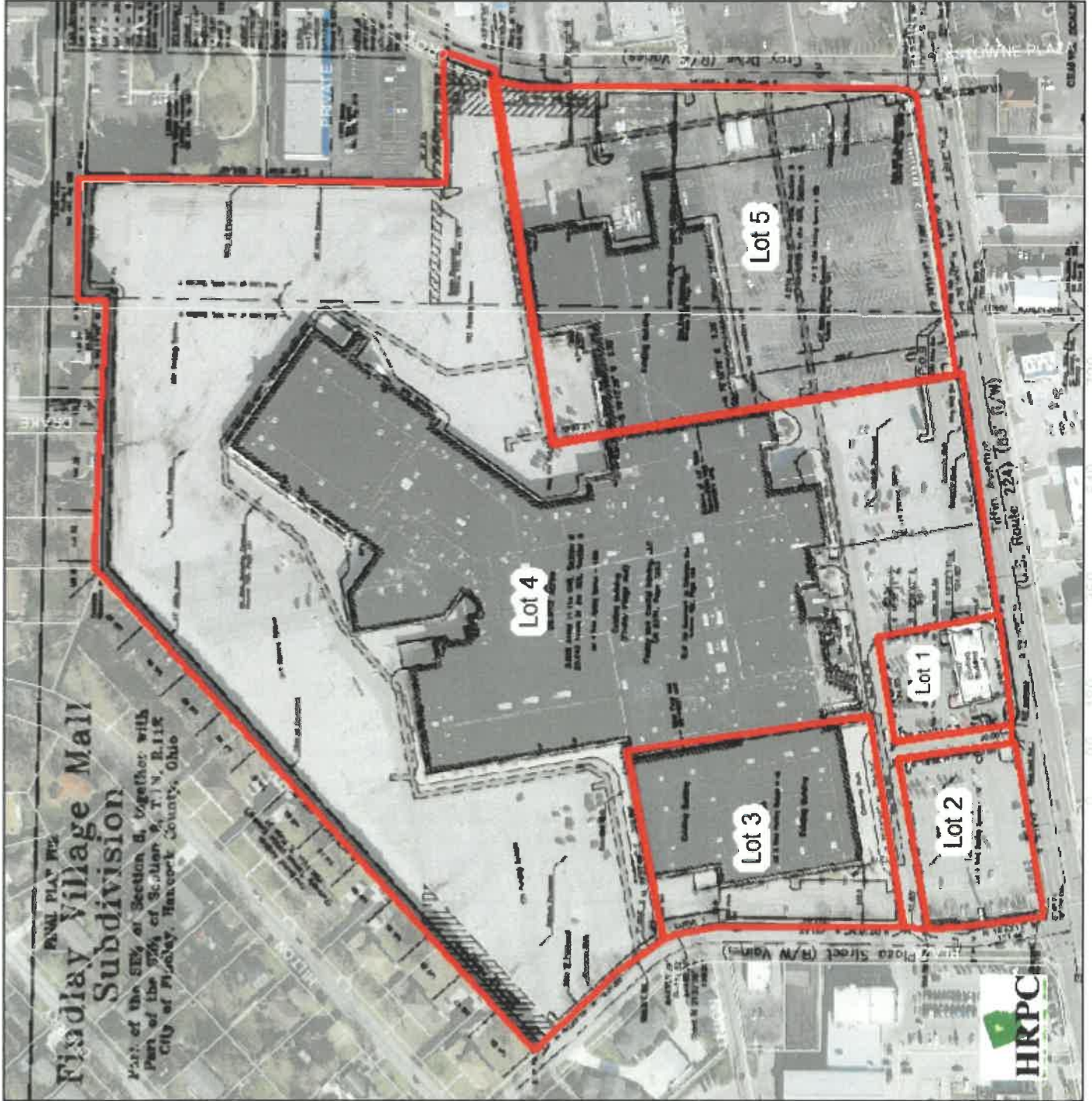
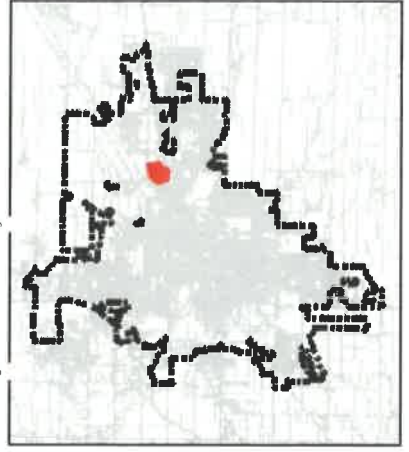
FP-01-2021

APPLICATION FOR
FINAL PLAT
for the Findlay Village Mall
Subdivision located at
1800 Tiffin Avenue

Legend

- 1800 Tiffin Avenue
- Parcels
- Road Centerline

Findlay Locator Map



3. APPLICATION FOR SITE PLAN REVIEW #SP-08-2021 filed by Findlay Board of Education, 2019 Broad Avenue, Findlay, for a 7,303 square foot modular classroom building to be built at Wilson Vance Elementary School, 610 Bristol Drive, and a 6,644 square foot modular classroom building to be built at Bigelow Hill Elementary School, 300 Hillcrest Avenue.

CPC STAFF

General Information

Wilson Vance – 610 Bristol Drive

This site is located on the west side of Bristol Avenue, south of Greendale Avenue, and north of Imperial Lane. It is zoned R-1 Large Lot Residential, as is the surrounding neighborhood. It is not located in the 100-year flood plain. The City of Findlay Land Use Plan designates the site as Schools.

Bigelow Hill- 300 Hillcrest Avenue

This site is on the north of Hillcrest Avenue, east of Norcrest Street. It is zoned R-1 Large Lot Residential. To the north and west, it is zoned R-1 Large Lot Residential. To the east is zoned a mix of R-2 Medium Lot Residential, R-3 Small Lot Residential, and Condominium. To the south is zoned M-2 Multiple Family High Density and R-2 Medium Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the site as Schools.

Parcel History

Wilson Vance– 610 Bristol Drive

Wilson Vance Elementary School was built on the site in 1965.

Bigelow Hill- 300 Hillcrest Avenue

Bigelow Hill Elementary School was built on the site in 1969.

Staff Analysis

Wilson Vance

The School Board has proposed for the construction of a 7,303 square foot modular classroom building that will connect to the north side of the building. The modular building will have 6 classrooms.

The building meets all required setbacks. The height at the peak of the building is below the maximum height permitted.

There appears to be some wall pack lighting on the structure. We would request assurance from the applicant that lighting will be shielded from the neighbors to the north. The existing play area will be removed, which will require them to relocate two (2) basketball poles and two (2) evergreen trees. They will be adding an additional 4,437 sf asphalt play pavement area to the north of the building. Although there are no landscaping requirements in the R-1 zoning district, landscaping would be appropriate to buffer the neighbors to the north. A detention basin will be added between the existing building and the modular building. A new hydrant will be installed on the existing waterline.

Bigelow Hill

The School Board proposed for the construction of a 6,644 square foot modular classroom on the east side of the building. The modular building will have 6 classrooms.

The building meets all required setbacks. The height at the peak of the building is below the maximum height permitted.

There appears to be some wall pack lighting on the structure. We would request assurance from the applicant that lighting will be shielded from the neighbors to the east. Although there are no landscaping requirements in the R-1 zoning district, landscaping would be appropriate to buffer the neighbors to the east. Part of the play area will be removed, which will require them to relocate two (2) basketball poles, a tetherball pole, and two (2) benches.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-08-2021 filed by Findlay Board of Education for a 7,303 square foot modular classroom building to be built at Wilson Vance Elementary School and a 6,644 square foot modular classroom building to be built at Bigelow Hill Elementary School.**

ENGINEERING

Access – Access is not being changed at either site.

Utilities – No concerns with the proposed utilities on either site. The proposed water meters will need to be placed in the street right of way in a grass area.

Stormwater Management – The consultant has submitted detention calculations that shows that both sites are complying with the City of Findlay Standards.

MS4 Requirements – Since less than one (1) acre will be disturbed, the applicant will not be required to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations: Approval of the Site Plan.

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit (2)
- Waterline Tap Permit (2)

FIRE PREVENTION

No comments

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-08-2021 for a 7,303 square foot modular classroom building to be built at Wilson Vance Elementary School and a 6,644 square foot modular classroom building to be built at Bigelow Hill Elementary School.**

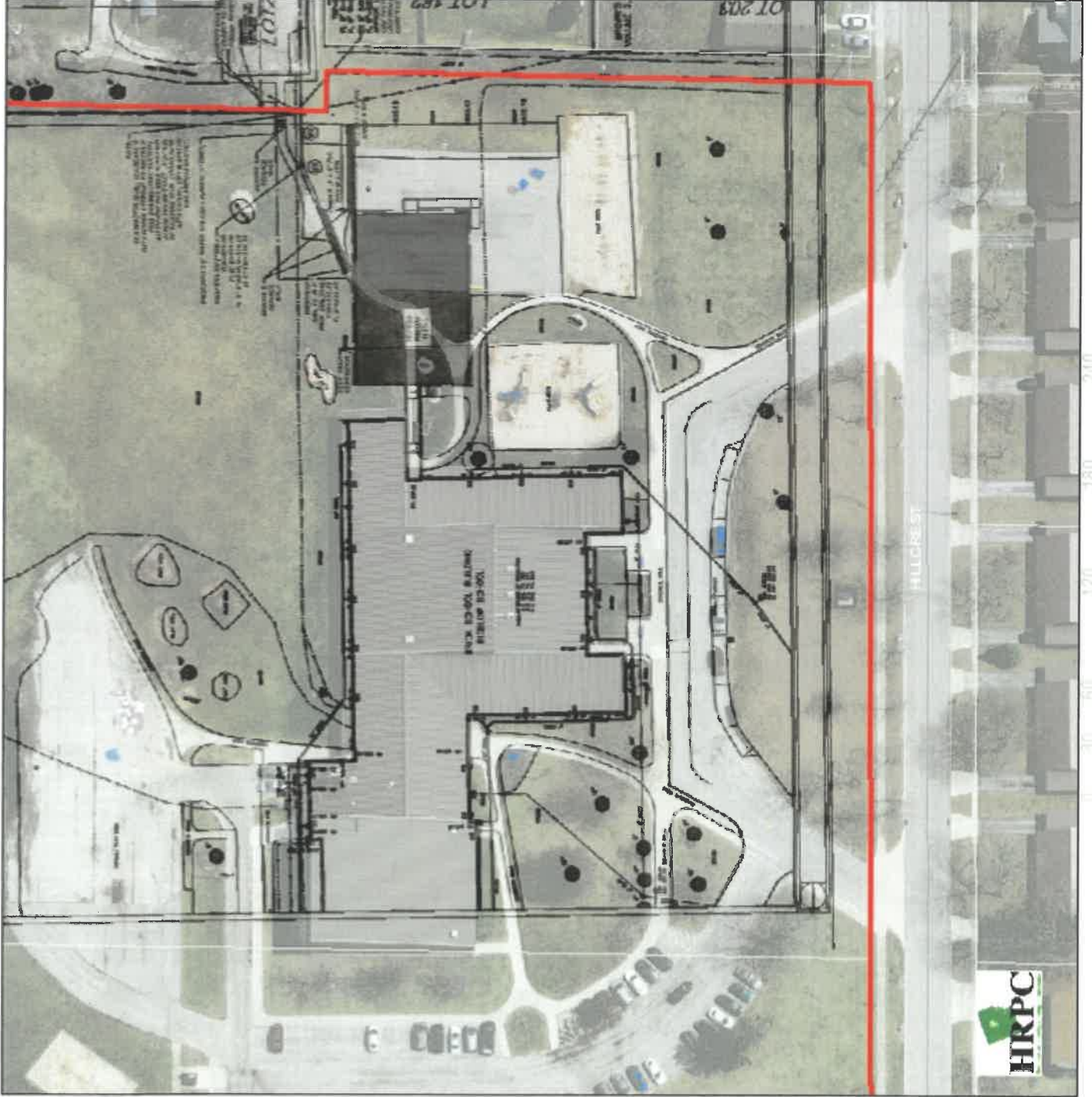
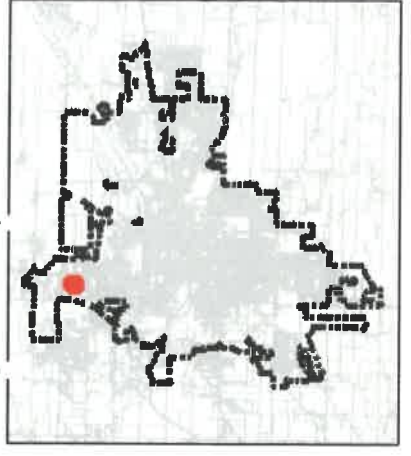
SP-08-2021

APPLICATION FOR
SITE PLAN REVIEW
filed by Findlay Board of
Education for a
6,644 square foot modular
classroom building to be
built at Wilson Vance
Elementary School, 610 Bristol Drive,
and a 7,303 square foot modular
classroom building to be built at
Bigelow Hill Elementary School,
300 Hillcrest Avenue

Legend

-  Bigelow Hill
Parcels
-  Road Centerline

Findlay Locator Map



**PRELIMINARY
NOT FOR
CONSTRUCTION**

GARMANN MILLER
ENGINEERS, ARCHITECTS & PLANNERS
3225 MOORE AVENUE, FINDLAY, OHIO 45840
www.garmannmiller.com

**FINDLAY CITY SCHOOLS
MODULAR CLASSROOMS**

PROJECT NUMBER: 2021-01
SHEET TITLE: C3.1

PROJECT: 2021-01
SHEET: C3.1

**BIGELOW HILL
GRADING &
DRAINAGE PLAN**

SHEET NUMBER:
C3.1

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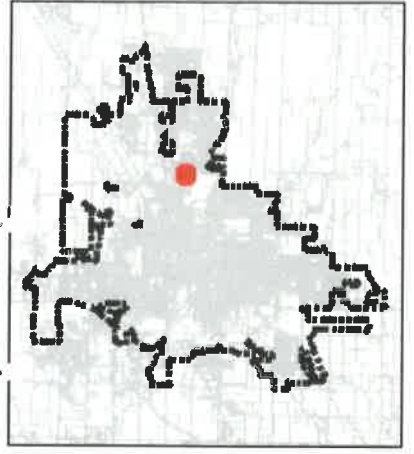
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Bigelow Hill Elementary School,
300 Hillcrest Avenue

Legend

-  Wilson Vance
Parcels
-  Road Centerline

Findlay Locator Map



PRELIMINARY
NOT FOR
CONSTRUCTION



FINDLAY CITY SCHOOLS MODULAR CLASSROOMS

PROJECT NO.: 15592-049-0001-01
DATE: 1/2021

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DATE: 1/2021

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DATE: 1/2021

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DATE: 1/2021

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