

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, October 14, 2021 – 9:00 a.m.

COMMENTS

NEW ITEMS

- I. ALLEY/STREET VACATION PETITION #AV-06-2021 filed by Keith Tennant, 619 Londonderry Drive, to vacate the east-west street between 619 and 611 Londonderry Drive.**

CPC STAFF

General Information

This request is to vacate the street between 619 and 611 Londonderry Drive, just west of Wilson Vance Elementary School. The street is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Staff Analysis

The proposed vacation is a stubbed street. The applicant has driveway access onto the alleyway. All abutting property owners signed the petition.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION # AV-06-2021 filed by Keith Tennant to vacate the east-west alley between 619 and 611 Londonderry Drive.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment.

RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION # AV-06-2021 to vacate the east-west street between 619 and 611 Londonderry Drive.

2. **APPLICATION FOR ZONING AMENDMENT #ZA-07-2021 filed by Tela, Inc. to rezone Parcels 610000345990 and 610000346000, at the NW corner of the intersection of Park Street and Oakland Avenue, from I-1 Light Industrial to R-4 Duplex/Triplex.**

CPC STAFF

General Information

This request is located on the northwest corner of the intersection of Park Street and Oakland Avenue. It is zoned I-1 Light Industrial. To the north, it is zoned PO Parks and Open Space. To the south is a mix of R-3 Small Lot Residential and I-1 Light Industrial. To the west is a mix of R-2 Medium Lot Residential and R-3 Small Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

These two parcels are vacant.

Staff Analysis

The applicant wishes to construct duplexes on the site in the future. The neighborhood surrounding the site has a mix of office, duplexes, and single-family homes. The rezoning to R-4 would not be out of character for the area.

Staff Recommendation

CPC Staff recommends **approval to Findlay City Council of APPLICATION FOR ZONING AMENDMENT #ZA-07-2021 to rezone Parcels 610000345990 and 610000346000, at the NW corner of the intersection of Park Street and Oakland Avenue, from I-1 Light Industrial to R-4 Duplex/Triplex.**

ENGINEERING

None

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval to Findlay City Council of approval to Findlay City Council of APPLICATION FOR ZONING AMENDMENT #ZA-07-2021 to rezone Parcels 610000345990 and 610000346000 from I-1 Light Industrial to R-4 Duplex/Triplex.**

3. APPLICATION FOR SITE PLAN #SP-24-2021 for a 19,177 square foot showroom, service, and administrative building for Taylor Automotive at the south end of 11799 County Road 99.

CPC STAFF

General Information

This request is located on the southern half of 11799 CR 99. It is zoned C-2 General Commercial. To the north and west, it is zoned C-2 General Commercial. To the south and east, it is zoned I-1 Light Industrial. 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 site is currently vacant. The northern half of the site is Taylor Volkswagen.

Staff Analysis

The applicant has proposed to construct a new 19,177 square foot showroom, service, and administrative building for Taylor Automotive on the site. The current parcel would be split, so that the Volkswagen dealership would be on its' own separate parcel.

All building setbacks are met according to the current zoning code. The dumpster at the north end of the site is enclosed.

The submitted landscape plan does not meet the code's perimeter landscaping requirements. There should be one deciduous tree for every forty feet (40') of parking lot perimeter. The shows three (3) trees along Speedway Drive. These would be placed in the bumpouts along the west side of the parking lot. Our zoning code states, shrubs shall be planted at a minimum of one (1) shrub per five (5) lineal feet around the perimeter. The only row of shrubs is along the south property line. All the island areas within the parking lot are landscaped with a mix of trees and shrubs. No landscaping is shown along the east boundary. Staff recommends that the landscaping match the existing landscaping at the current Volkswagen location.

The photometric plan submitted for the site has all light post locations shown. The property does not abut any residential uses. The permitted intensity when not abutting a residence is 1-foot candle at the property line. There are some spots that are higher than 1-foot candle at the property line, but given the nature of the surrounding area, staff does not have any concerns.

Signage for the building is shown as wall signage. There would be a small monument sign at the southern entrance. The signs require a separate permit through the zoning inspector and those details will be worked out with him at the time.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN #SP-24-2021 for a 19,177 square foot showroom, service, and administrative building for Taylor Automotive at the south end of 11799 County Road 99.**

ENGINEERING

Access –

The proposed plans are showing access to the site from two new drives off Speedway Drive. Would like to see the two north drives (Proposed and existing) combined into one drive.

Water Service –

The proposed water services will connect to the existing waterline that is to the west of Speedway Drive. The proposed plans are showing a 2-inch service line to extend east into the site towards the south side of the building.

Sanitary Service –

The proposed sanitary service will connect to the existing 8” sanitary sewer that is located on the east side of Speedway Drive.

Stormwater Management –

Detention will be provided by the existing regional detention pond that was redesigned as part of previous project to accommodate the development.

MS4 Requirements –

The disturbed area is more than 1 acre so the applicant will need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. Applicant has provided a SWPPP plan for the site.

Recommendations:

Approval of the Site Plan.

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit x 1 EA
- Waterline Tap Permit x 1 EA
- Curb Cut Permit x 2 EA
- Sidewalk Permit x 1 EA

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN #SP-24-2021 for a 19,177 square foot showroom, service, and administrative building for Taylor Automotive at the south end of 11799 County Road 99.**