

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT January 13, 2022

CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman
Rob Martin, Service-Safety Director
Jackie Schroeder
Dan DeArment
Dan Clinger

Matt Cordonnier, HRPC Director
Jacob Mercer, HRPC Staff
Kevin Shenise, Fire Inspector
Jeremy Kalb, P.E., City Engineer
Don Rasmussen, Law Director
Erik Adkins, Flood Plain/Zoning Supervisor

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, January 13, 2022 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

ITEMS TABLED AT THE December 9, 2021 MEETING

1. **APPLICATION FOR CONDITIONAL USE #CU-09-2021** filed by the Caliber Collision, 9641 Kenwood Road, Cincinnati, OH, to renovate the building at 15199 SR 224 for a major auto repair business.

NEW ITEMS

1. **ALLEY/STREET VACATION PETITION #AV-01-2022** filed by KGD Properties LTD, 655 Fox Run Road, Suite B, Findlay, Ohio, to vacate the entire length of Heartland Court.
2. **APPLICATION FOR CONDITIONAL USE #CU-01-2022** filed by the Kyle and Brittany Robinson, 1638 Eastview Drive, Findlay, Ohio, to convert 512 N. Cory Street into a duplex.
3. **APPLICATION FOR CONDITIONAL USE #CU-02-2022** filed by the Chris Schmitz to operate a bed & breakfast at 2816 N. Main Street.
4. **APPLICATION FOR ZONING AMENDMENT #ZA-01-2022** filed by Provision Living, to rezone Parcel #620001022082, located at the southwest corner of the intersection of Township Road 145 and S. Main Street, from C-2 General Commercial to M-2 Multi-Family, High Density.
5. **APPLICATION FOR SITE PLAN REVIEW #SP-01-2022** filed by The Kroger Company, 4111 Executive Parkway, Westerville, OH for a fueling station to be located at 101 6th Street.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, January 13th, 2022 – 9:00 a.m.

COMMENTS

TABLED ITEM

1. **APPLICATION FOR CONDITIONAL USE #CU-09-2021 filed by the Caliber Collision, 9641 Kenwood Road, Cincinnati, OH, to renovate the building at 15199 SR 224 for a major auto repair business.**

CPC STAFF

General Information

This site is located in on the south side of SR 224. It is zoned C-2 General Commercial. The parcels along SR 224 are C-2 General Commercial. To the south of the site is R-1 Large Lot Residential, which is currently Trinity Baptist Church. The parcels to the east are in Marion Township, and are zoned B-3 General Commercial and R-1 Single Family Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Regional Commercial.

Parcel History

The site is the former location of Taylor Hyundai. It has been vacant since they relocated.

Staff Analysis

The applicant is proposing to locate a major auto repair business in the main building on the site. The applicant would also like to install a six feet high privacy fence around the buildings, with gates allowing access to the back of the property. During the December meeting, CPC asked why the fence was not flush with the neighbor's fence. The applicant indicated that the fence on the neighbor's property was ten feet off the property line, so that is the reason for the gap on the site plan.

The applicant will not be changing the existing size of the buildings. All changes to the building will be interior. As a conditional use, all automotive repair must be done on the interior of the building. Cars also may not stay on site more than thirty days, and must be parked on a hard, dust free surface.

Since the December CPC meeting, two items have been address on the site plan. A fence has been added to the south end of the property to allow for maintenance equipment to access the pond at the south of the property. The fence at the front of the main building has been moved so it does not impede the handicapped parking.

The following were listed as items for the applicant to address in today's meeting:

- Clarify the buildings to be used for repair work; and that doors remain closed during operations.

- Provide an update on the easements and access on the site

Staff Recommendation

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-09-2021** filed by the Caliber Collision, 9641 Kenwood Road, Cincinnati, OH, to renovate the building at 15199 SR 224 for a major auto repair business subject to the following conditions:

- Only the main building be used for repair work
- Garage doors must remain closed during repair work

ENGINEERING

No Comment

FIRE PREVENTION

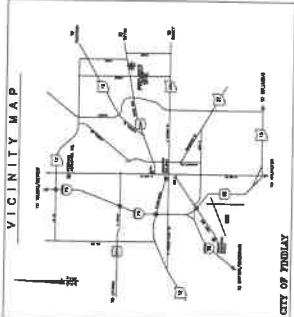
Be sure proper permits are pulled from Wood County Building Department for any work that will be completed.

RECOMMENDATION

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-09-2021** filed by the Caliber Collision, 9641 Kenwood Road, Cincinnati, OH, to renovate the building at 15199 SR 224 for a major auto repair business subject to the following conditions:

- Only the main building be used for repair work
- Garage doors must remain closed during repair work

Site Plan for

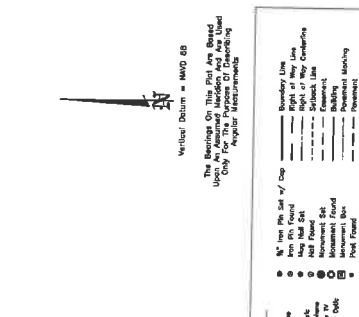


UTILITIES

Symbol	Description	Notes
○	Water Main	18" Dia.
○	Sanitary Sewer	18" Dia.
○	Gas	18" Dia.
○	Electric	18" Dia.
○	Telephone	18" Dia.
○	Cable TV	18" Dia.
○	Optical Fiber	18" Dia.
○	Storm Sewer	18" Dia.
○	Fire Hydrant	18" Dia.
○	Valve	18" Dia.
○	Manhole	18" Dia.
○	Transformer	18" Dia.
○	Light Pole	18" Dia.
○	Sign	18" Dia.
○	Survey Point	18" Dia.
○	Corner	18" Dia.
○	Intersection	18" Dia.
○	Property Line	18" Dia.
○	Boundary Line	18" Dia.
○	Right of Way Line	18" Dia.
○	Setback Line	18" Dia.
○	Survey Line	18" Dia.
○	Utility Line	18" Dia.
○	Other	18" Dia.

SITE BENCHMARKS

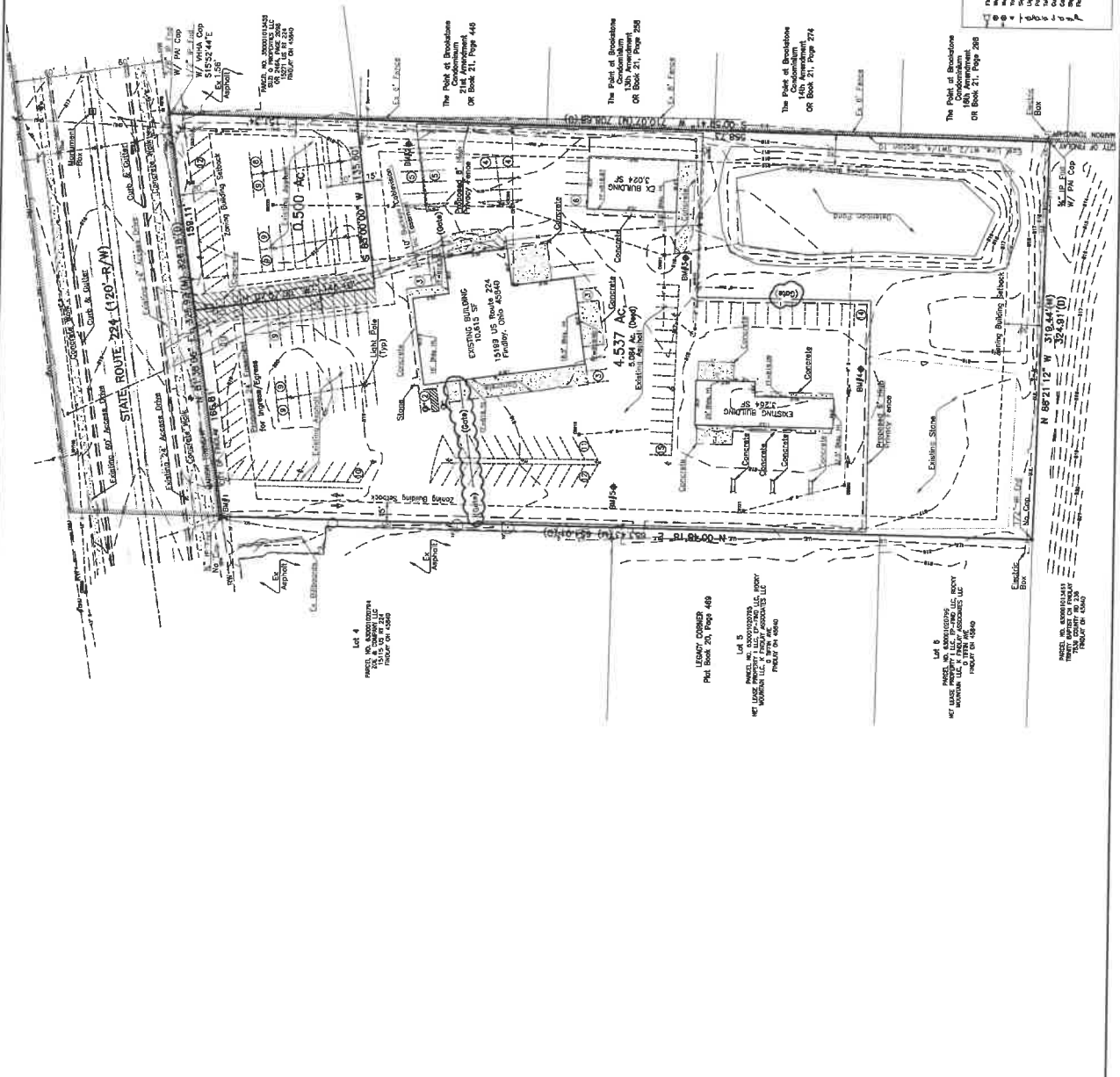
Point	Description	Coordinates
BM1	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM2	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM3	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM4	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM5	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM6	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM7	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM8	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM9	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM10	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM11	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM12	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM13	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM14	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM15	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM16	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM17	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM18	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM19	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940
BM20	Corner of the SW ₄ of the Section	15199 US Route 224, Findlay, Ohio 45940



ZONING INFORMATION
 Current Zoning: C-1, General Commercial, City of Findlay
 Proposed Zoning: C-1, General Commercial, City of Findlay
 Ordinance No. 15199
 Effective Date: 1/6/22

LEGEND

- Survey Point
- Corner
- Intersection
- Property Line
- Boundary Line
- Right of Way Line
- Setback Line
- Survey Line
- Utility Line
- Other
- Water Main
- Sanitary Sewer
- Gas
- Electric
- Telephone
- Cable TV
- Optical Fiber
- Storm Sewer
- Fire Hydrant
- Valve
- Manhole
- Transformer
- Light Pole
- Sign



Let 4
 PROJECT: 21-0559
 15199 US ROUTE 224
 FINDLAY, OH 45940

Let 5
 PROJECT: 21-0559
 15199 US ROUTE 224
 FINDLAY, OH 45940

Let 6
 PROJECT: 21-0559
 15199 US ROUTE 224
 FINDLAY, OH 45940

Let 7
 PROJECT: 21-0559
 15199 US ROUTE 224
 FINDLAY, OH 45940

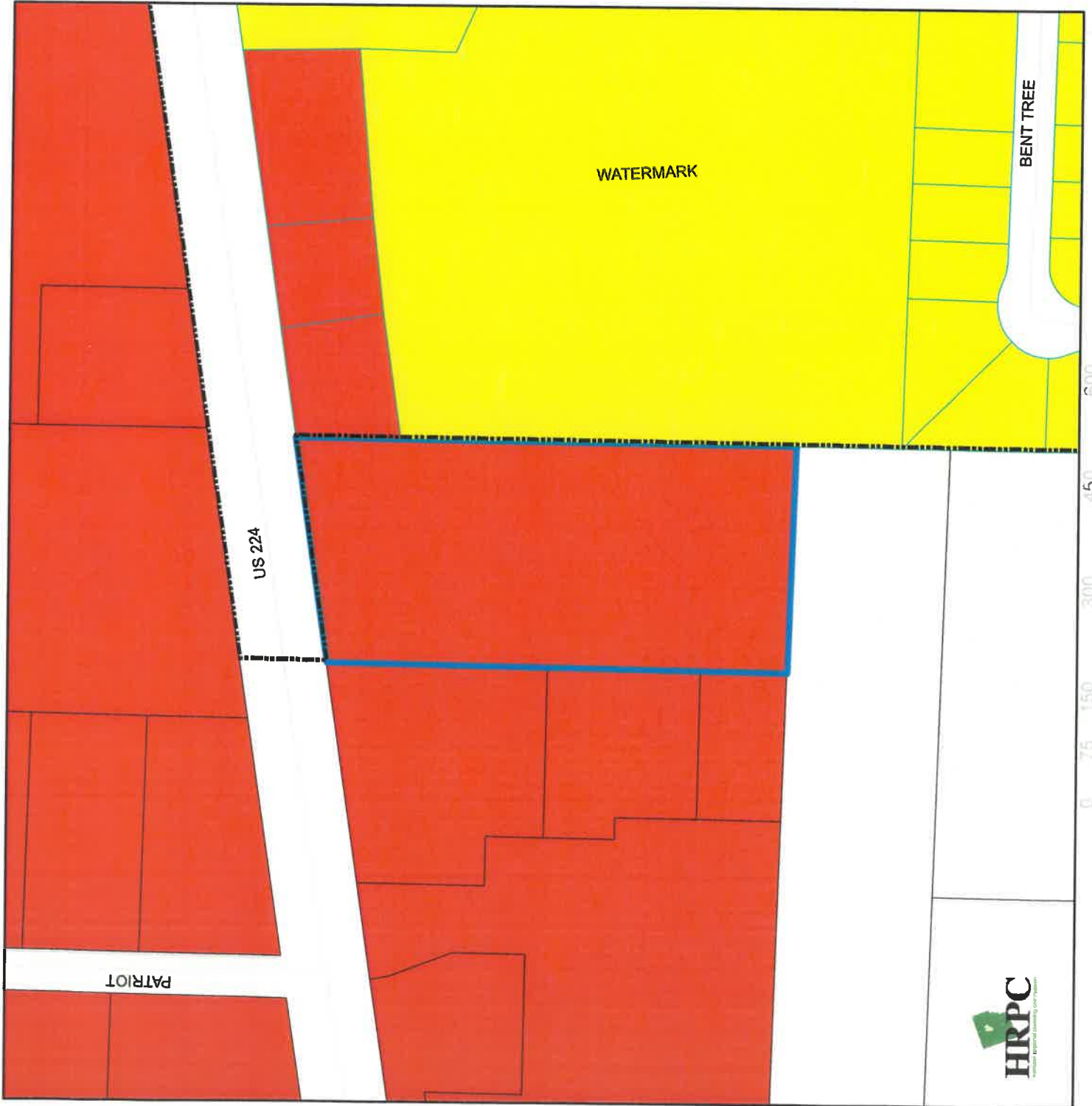
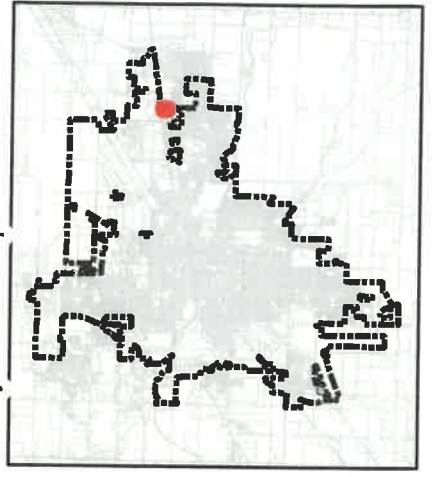
CU-09-2021

APPLICATION FOR CONDITIONAL USE

filed by the Caliber Collision,
9641 Kenwood Road, Cincinnati, OH,
to renovate the building at
15199 SR 224 for a
major auto repair business.

- Legend**
- Marion B-3 General Business
 - Marion R-1 Single Family Residential
 - 15199 SR 224
 - Road Centerlines
 - 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
 - Parcels
- Findlay City**

Findlay Locator Map



CU-09-2021

APPLICATION FOR
CONDITIONAL USE
filed by the Caliber Collision,
9641 Kenwood Road, Cincinnati, OH,
to renovate the building at
15199 SR 224 for a
major auto repair business.

Legend



15199 SR 224



Proposed Fence

Parcels

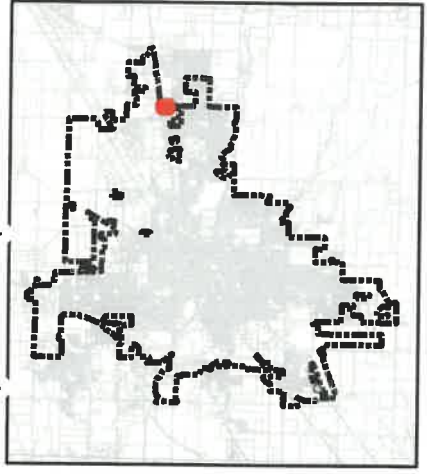


Findlay City

Road Centerline



Findlay Locator Map



NEW ITEMS

- 1. ALLEY/STREET VACATION PETITION #AV-01-2022 filed by KGD Properties LTD, 655 Fox Run Road, Suite B, Findlay, Ohio, to vacate the entire length of Heartland Court.**

General Information

This request is located southwest of the intersection of Technology Drive and County Road 99. It is zoned M-2 Multi-Family High Density. To the east is zoned C-2 General Commercial. To the south is zoned M-2 Multi-Family High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the site as Neighborhood Commercial.

Staff Analysis

Heartland Court was originally platted as part of Findlay Commerce Park. It is currently vacant land. In October 2021, Lots 2-3, 5-6, and 8-9 of the Findlay Commerce Park were replatted as a single parcel. As part of the process, they indicated that they would like the alley vacated.

Staff Recommendation

Staff recommends **approval of ALLEY/STREET VACATION PETITION #AV-01-2022 filed by KGD Properties LTD, 655 Fox Run Road, Suite B, Findlay, Ohio, to vacate the entire length of Heartland Court.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

CPC Staff recommends **approval of ALLEY/STREET VACATION PETITION #AV-01-2022 filed by KGD Properties LTD, 655 Fox Run Road, Suite B, Findlay, Ohio, to vacate the entire length of Heartland Court.**

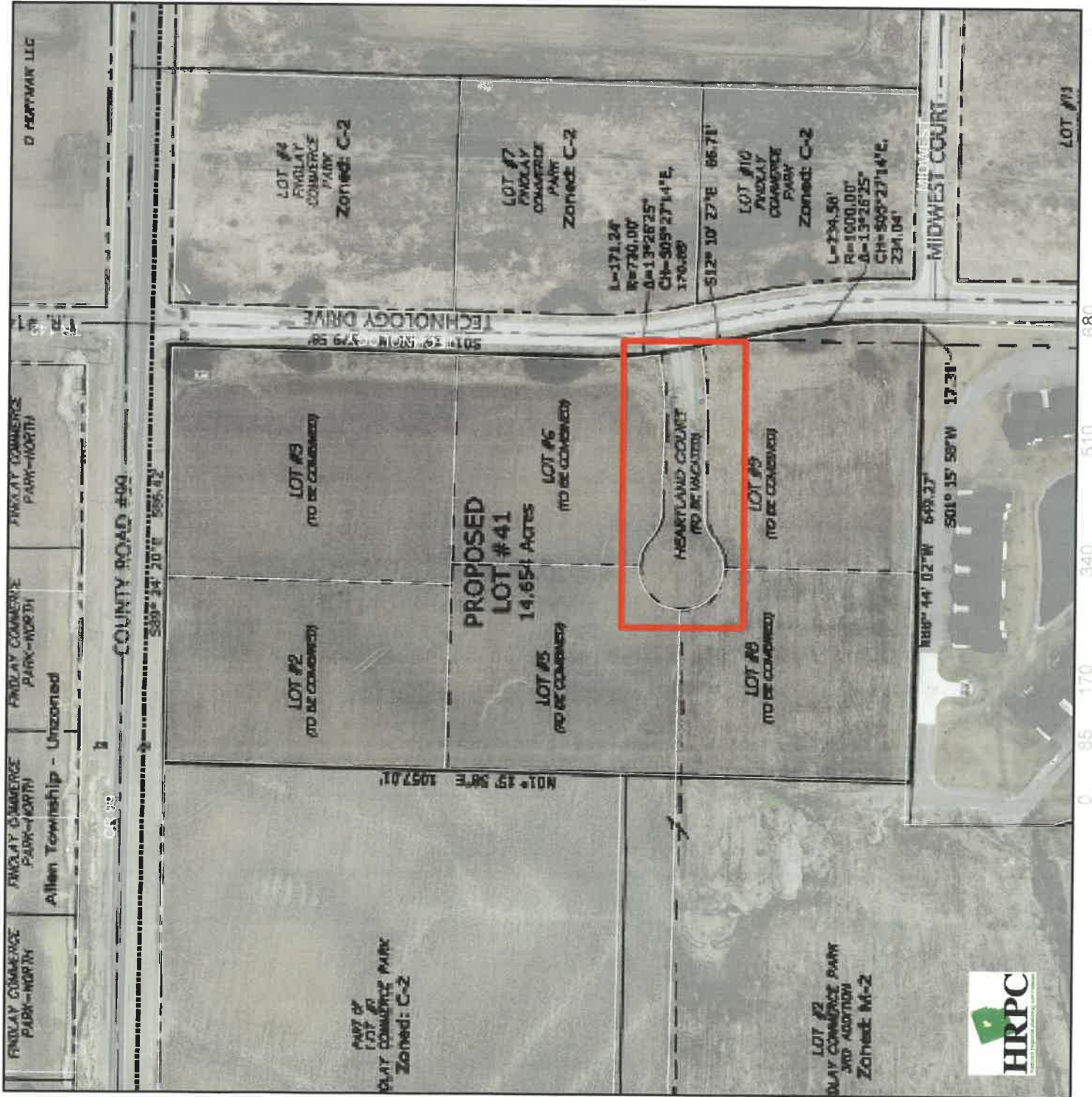
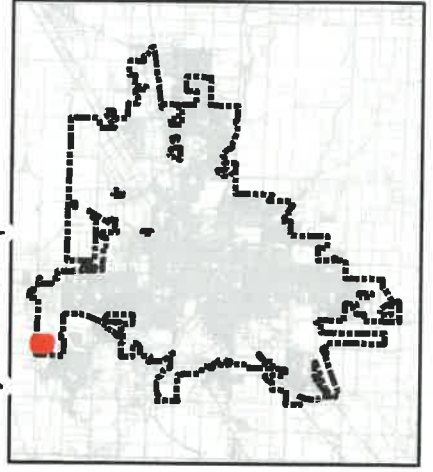
AV-01-2022

**ALLEY/STREET
VACATION PETITION**
filed by KGD Properties LTD,
655 Fox Run Road, Suite B,
Findlay, Ohio, to vacate the
entire length of Heartland Court.

Legend

- Heartland Court
- Parcels
- Road Centerline

Findlay Locator Map



2. APPLICATION FOR CONDITIONAL USE #CU-01-2022 filed by the Kyle and Brittany Robinson, 1638 Eastview Drive, Findlay, Ohio, to convert 512 N. Cory Street into a duplex.

General Information

This request is located on the west side of Cory Street, just south of the intersection with Defiance Avenue. It is zoned R-3 Small Lot Residential and within the PMUD Planned Mixed Unit Development Overlay District. To the north, south and east, it is zoned R-3 Small Lot Residential. The University Overlay District starts at the intersection of Defiance Avenue. To the west is Swale Park, which is zoned PO, Park and Open Space. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as PMUD.

Parcel History

The site has been a single family home. The Robinson's bought the house in October 2021.

Staff Analysis

The applicant would like to convert 512 N. Cory Street into a duplex. This neighborhood south of the University of Findlay is dotted with a mix of apartments, single family, and duplex properties. During the zoning code update of 2020, duplex/triplex was added as a conditional use for the R-3 Small Lot Residential zoning district.

The house is on an alley that goes east/west toward Swale Park. There is currently a single car garage. The other parking for the home is along the alleyway, which is unpaved. The applicant has indicated they are going to install a parking pad in the rear of the property.

Staff Recommendation

Staff recommends approval of CU-01-2022 filed by the Kyle and Brittany Robinson, 1638 Eastview Drive, Findlay, Ohio, to convert 512 N. Cory Street into a duplex subject to the following condition:

- The parking area and driveway must be paved

ENGINEERING

No Comment

FIRE PREVENTION

Be sure to pull the proper permits from Wood County Building Department for any work that will be completed.

RECOMMENDATION

CPC Staff recommends approval of #CU-01-2022 filed by the Kyle and Brittany Robinson, 1638 Eastview Drive, Findlay, Ohio, to convert 512 N. Cory Street into a duplex subject to the following condition:

- The parking area and driveway must be paved

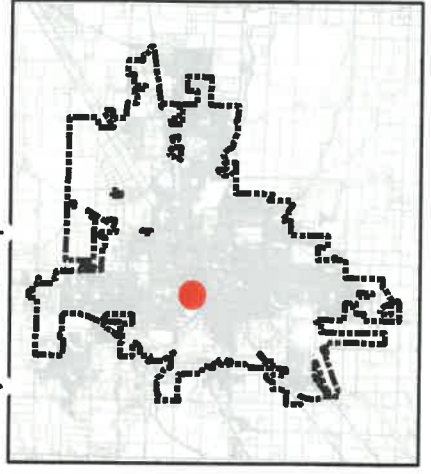
CU-01-2022

APPLICATION FOR
CONDITIONAL USE
filed by the Kyle and
Brittany Robinson,
1638 Eastview Drive,
Findlay, Ohio, to
convert 512 N. Cory Street
into a duplex.

Legend

-  512 N. Cory Street
-  Road Centerline

Findlay Locator Map

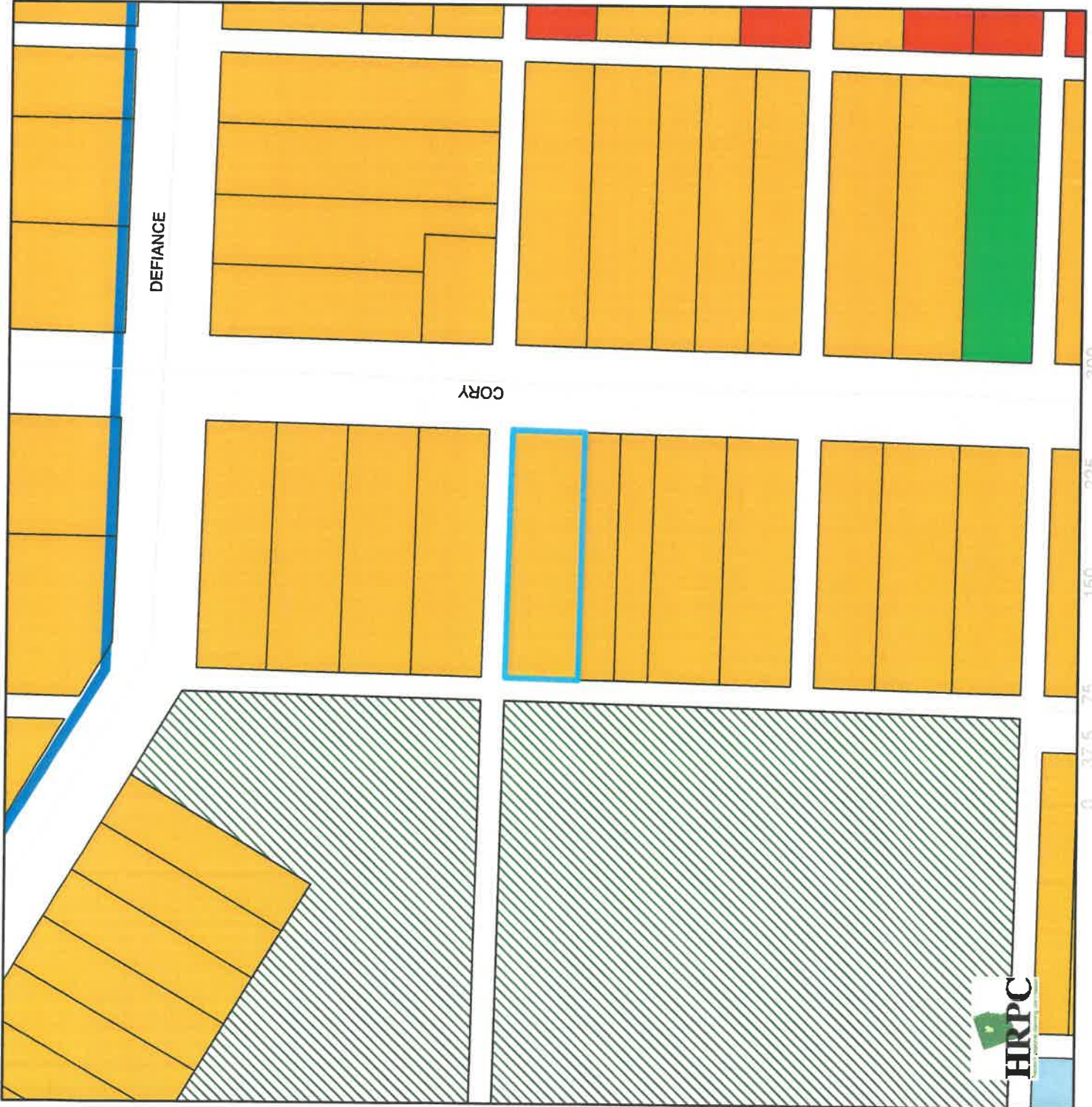
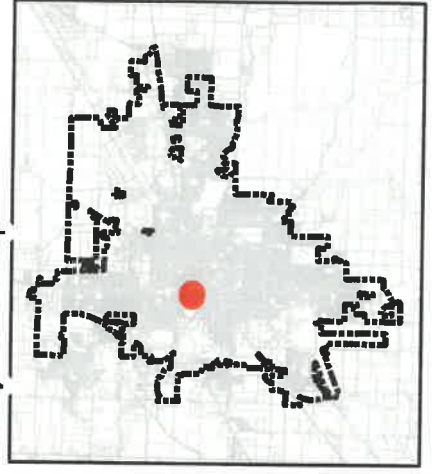


CU-01-2022

APPLICATION FOR
CONDITIONAL USE
filed by the Kyle and
Brittany Robinson,
1638 Eastview Drive,
Findlay, Ohio, to
convert 512 N. Cory Street
into a duplex.

- Legend**
- 512 N. Cory Street
 - Parcels
 - University Overlay
 - Large Lot Residential, R-1
 - Medium Lot Residential, R-2
 - Small Lot Residential, R-3
 - Duplex/Triplex, R-4
 - Local Commercial, C-1
 - General Commercial, C-2
 - Downtown Commercial, C-3
 - Office/Institution, O-1
 - Light Industrial, I-1
 - Heavy Industrial, I-2
 - Condominium, CD
 - Multi-Family, Low Density, M-1
 - Multi-Family, High Density, M-2
 - Parks and Open Space, PO
 - Mobile Home, MH

Findlay Locator Map



3. APPLICATION FOR CONDITIONAL USE #CU-02-2022 filed by the Chris Schmitz to operate a bed & breakfast at 2816 N. Main Street.

General Information

This request is located on the west side of N. Main Street, just south of the intersection with Waddle Street. It is zoned R-2 Medium Lot Residential. The neighborhood to the west is zoned R-1 Large Lot Residential. This block, on the west side of N. Main Street, is zoned R-2 Medium Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

The site has been the home of Ed Sartore for over 32 years.

Staff Analysis

The applicant, Chris Schmitz, would like to convert the property into a bed & breakfast. The current total living area is 4200 square feet. Mr. Schmitz would like to start by having four bedrooms available for the business. He would also live and reside on the property. In the future, he would like to renovate to add an additional bathroom, which would allow for him to grow up to 6 bedrooms.

Parking should not be a concern for the property. There is a large 2-car garage and parking pad that could accommodate guests. The driveway stretches from N. Main Street, diagonally across the site, and has access to Waddle Street to the north.

In his application, Mr. Schmitz indicated that he planned on working with Erik Atkins in the Findlay Zoning Department, to work out a variance for the sign. He would like a sign in the front yard.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-02-2022 filed by the Chris Schmitz to operate a bed & breakfast at 2816 N. Main Street.**

ENGINEERING

No Comment

FIRE PREVENTION

- Need to obtain a certificate of occupancy from Wood County Building Department.
- Any renovations need permitted through WCBD.
- If the number of rooms for rent exceeds five, they will need to be licensed through the State.
- Single station smoke detectors need to be installed in every bedroom




RECOMMENDATION

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-02-2022 filed by the Chris Schmitz to operate a bed & breakfast at 2816 N. Main Street.**

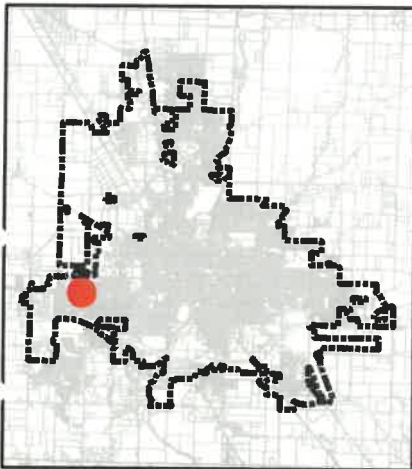
CU-02-2022

APPLICATION FOR
CONDITIONAL USE
filed by the Chris Schmitz
to operate a bed &
breakfast at 2816 N. Main Street.

Legend

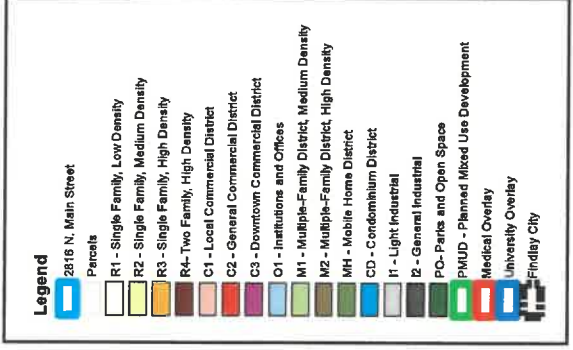
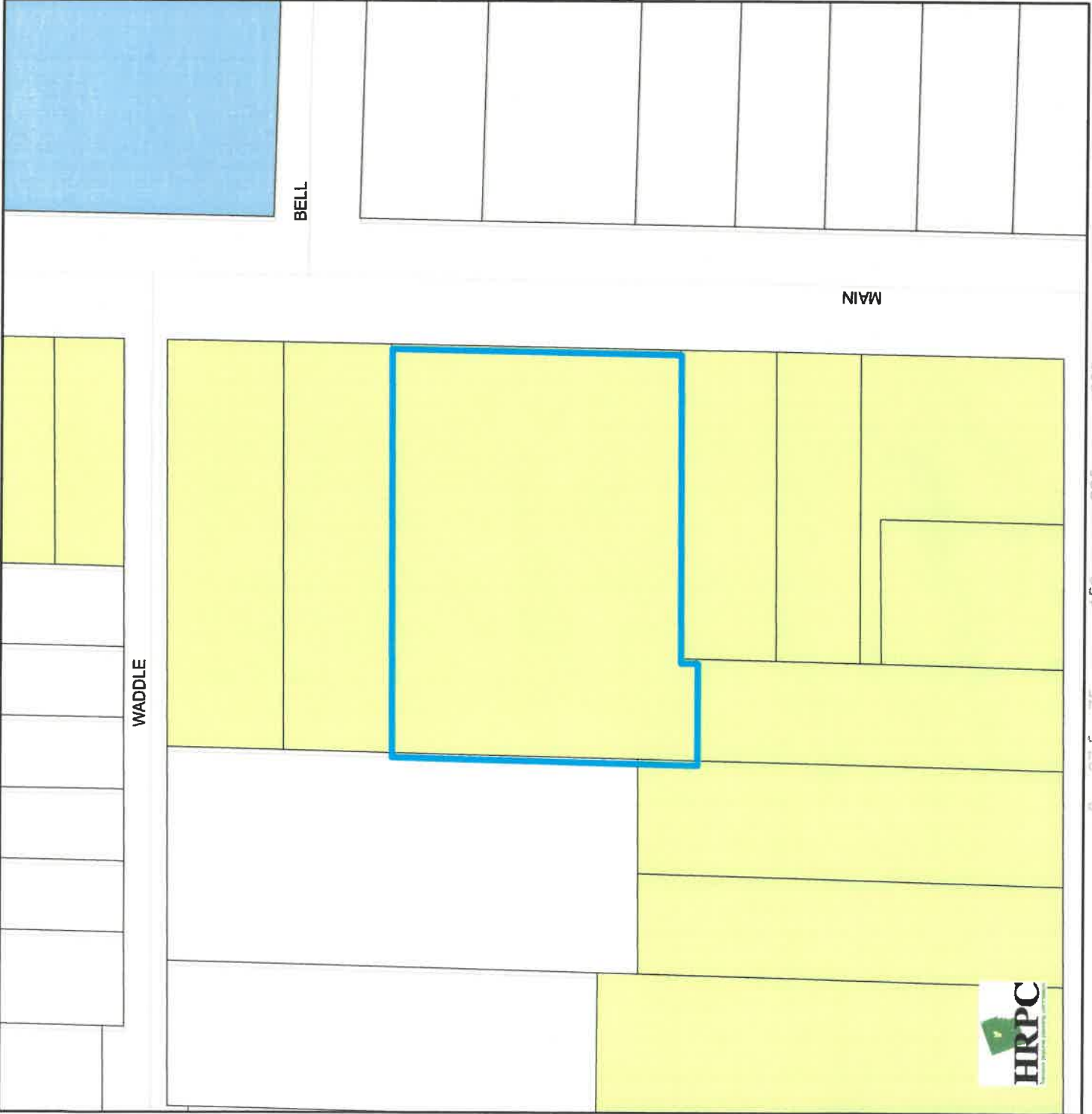
-  2816 N. Main Street
-  Parcels
-  Road Centerline

Findlay Locator Map

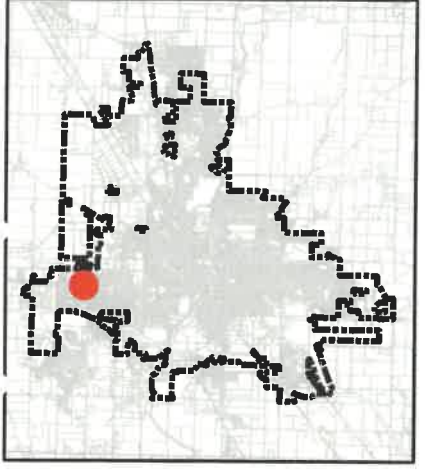


CU-02-2022

APPLICATION FOR
CONDITIONAL USE
filed by the Chris Schmitz
to operate a bed &
breakfast at 2816 N. Main Street.



Findlay Locator Map







4. APPLICATION FOR ZONING AMENDMENT #ZA-01-2022 filed by Provision Living, to rezone Parcel #620001022082, located at the southwest corner of the intersection of Township Road 145 and S. Main Street, from C-2 General Commercial to M-2 Multi-Family, High Density.

General Information

This request is located on the southwest corner of the intersection of TR 145 and S. Main Street. It is zoned C-2 General Commercial. To the north, it is zoned a mix of R-1 Large Lot Residential, R-4 Duplex/Triplex, C-2 General Commercial, and Liberty Township RM-1 Multiple Family Residential. To the west, it is zoned M-2 Multi-Family, High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Agriculture.

Parcel History

The site is currently vacant.

Staff Analysis

The applicant, Provision Living, would like to rezone from C-2 General Commercial to M-2 Multi-Family, High Density. If they successfully get the parcel rezoned, they would like to develop the lot as an assisted living, memory care, and independent living villa community.

The zoning change would be consistent with development in the surrounding neighborhood. Directly to the west, there is Fox Run Manor and the Senior Homes of Findlay.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR ZONING AMENDMENT #ZA-01-2022 filed by Provision Living, to rezone Parcel #620001022082, located at the southwest corner of the intersection of Township Road 145 and S. Main Street, from C-2 General Commercial to M-2 Multi-Family, High Density.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

CPC Staff recommends **approval of APPLICATION FOR ZONING AMENDMENT #ZA-01-2022 filed by Provision Living, to rezone Parcel #620001022082, located at the southwest corner of the intersection of Township Road 145 and S. Main Street, from C-2 General Commercial to M-2 Multi-Family, High Density.**

ZA-01-2022

APPLICATION FOR
ZONING AMENDMENT
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Legend

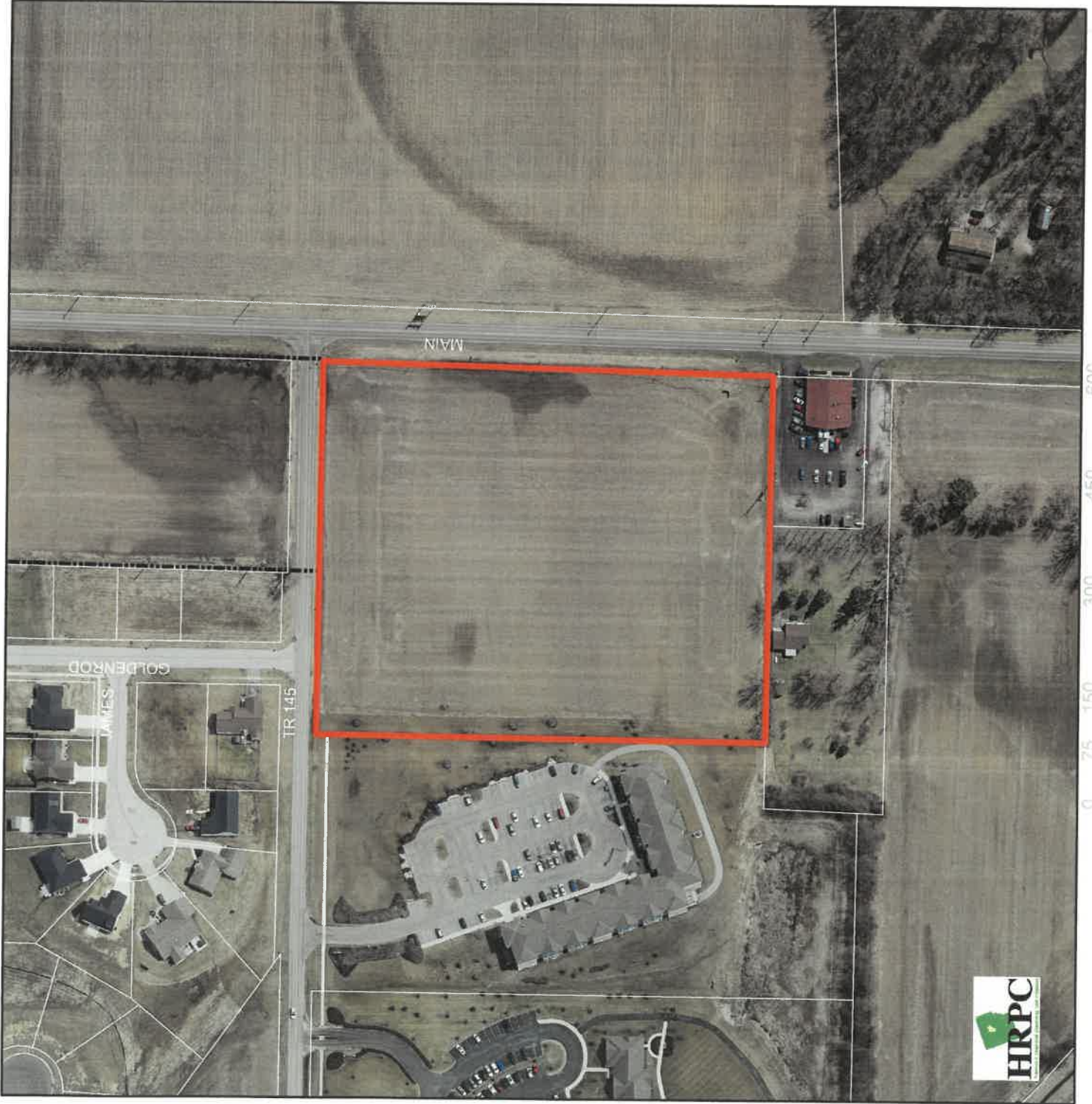
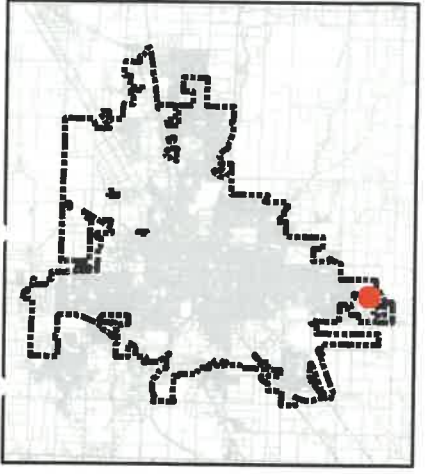


ZA-01-2022

Parcels

— Road Centerline

Findlay Locator Map



ZA-01-2022

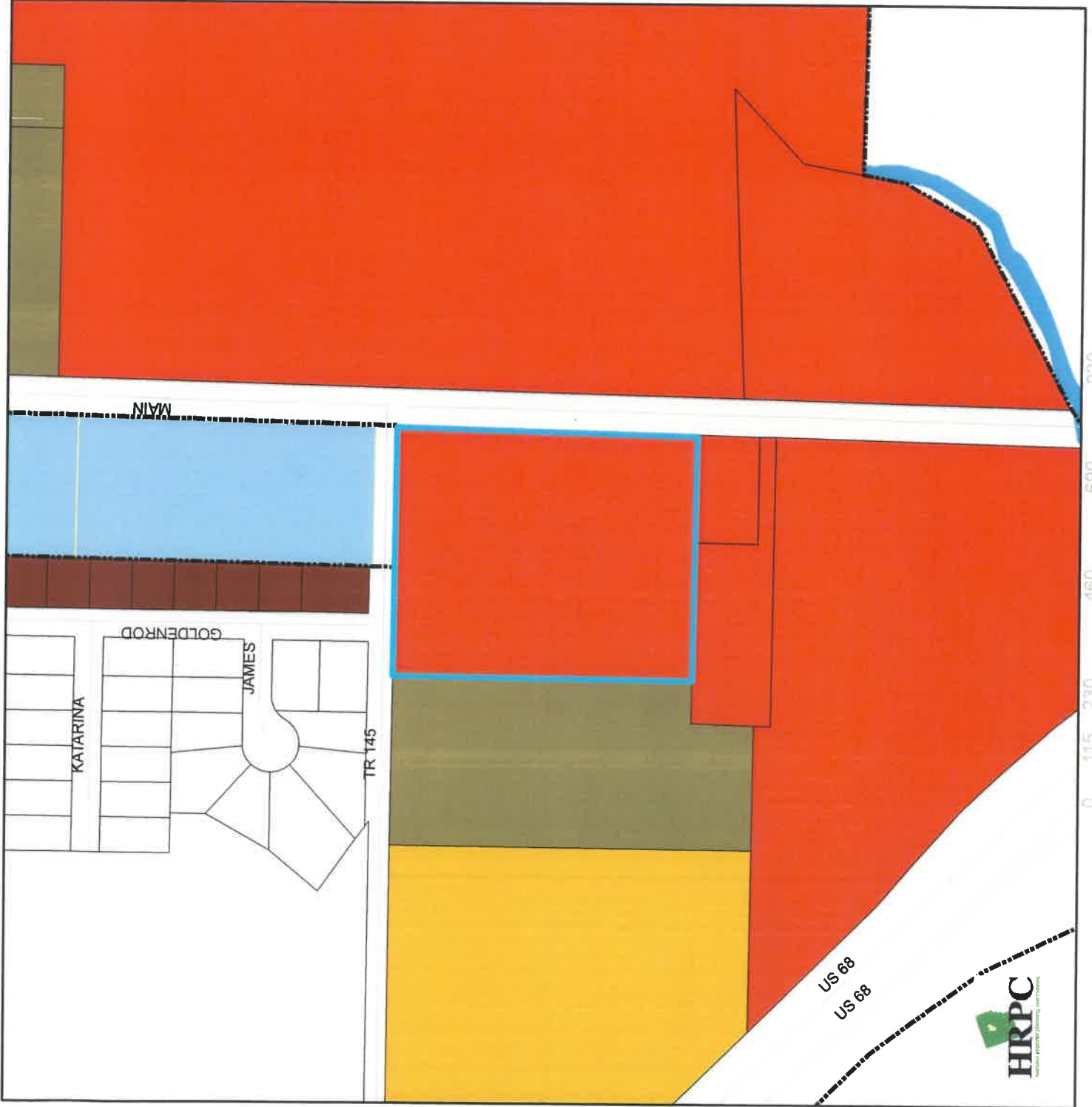
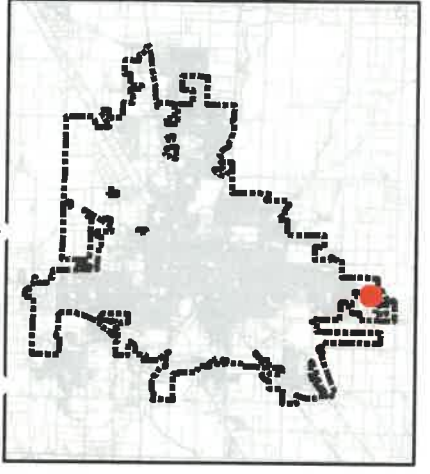
APPLICATION FOR
ZONING AMENDMENT
filed by Provision Living, to
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C-2 General Commercial to
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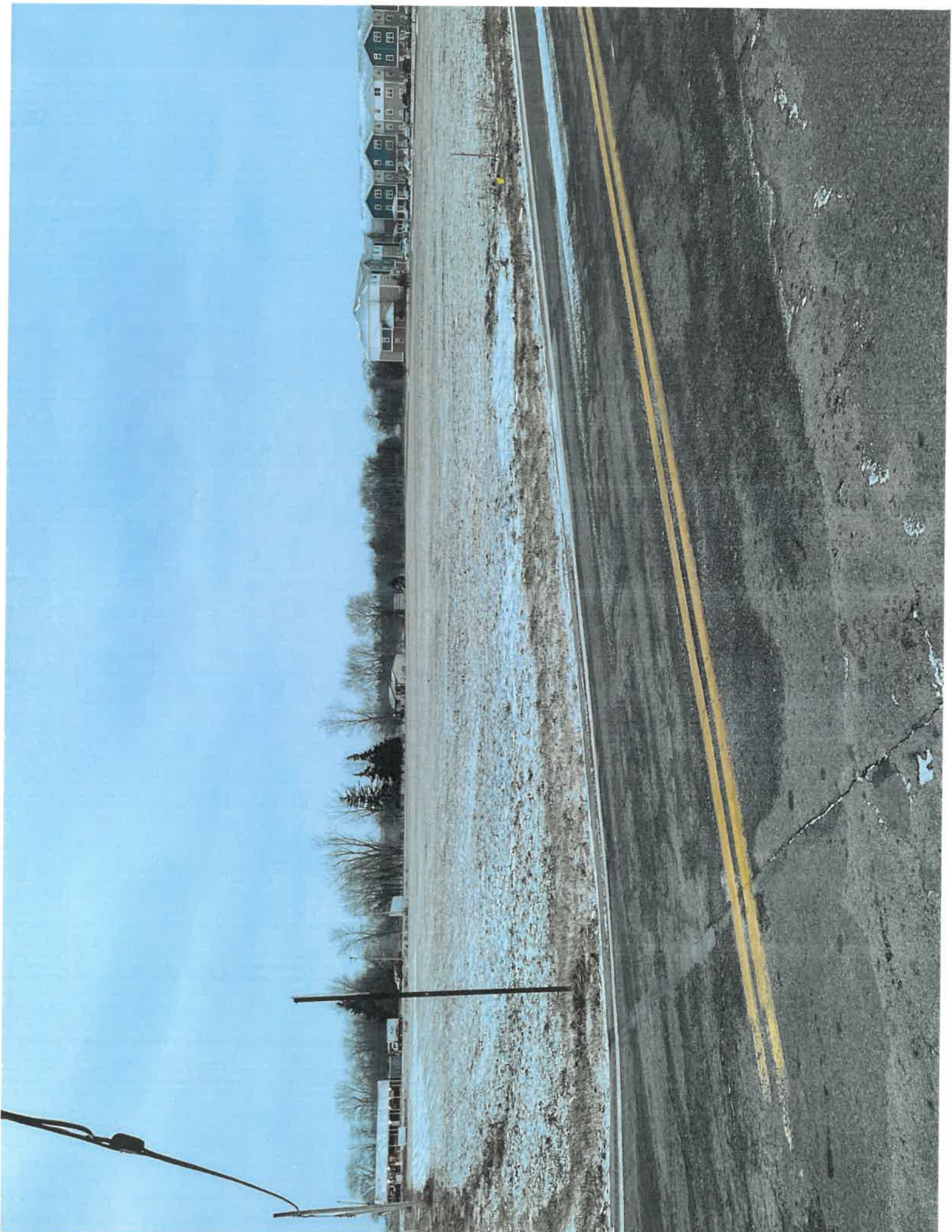
Legend ZA-01-2022

Findlay City

- RR - 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
- IT - Light Industrial
- IG - General Industrial
- PO - Parks and Open Space
- MUD - Planned Mixed Use Development
- Medical Overlay
- University Overlay
- LibertyTownshipZoningLayer
- Zoning
- Liberty Township RIM
- Parcels

Findlay Locator Map





5. APPLICATION FOR SITE PLAN REVIEW #SP-01-2022 filed by The Kroger Company, 4111 Executive Parkway, Westerville, OH for a fueling station to be located at 101 6th Street.

CPC STAFF

General Information

This request is located on the south side of 6th Street just east of S Main Street. It is zoned C-1 Local Commercial. To the north, south and east is zoned R-1 Single Family Low Density and R-2 Single Family Medium Density. To the west is zoned R-1 Single Family Low Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the property as Neighborhood Commercial.

Parcel History

The site is currently a parking lot and vacant grass lot behind the existing grocery store.

Staff Analysis

This applicant is proposing to construct a five (5) pump fueling station at the east end of the existing Kroger store. Fueling stations are a Conditional Use in the C-1 Local Commercial district.

The parking lot is currently used for employee parking. There is no public access at this end of the store for patrons. There is one access to the parking lot at the east end of the pavement. There is a remnant of the former residential drive into the grass area east of the parking lot. The Engineer will discuss the new driveway locations in his review.

The gas station features a canopy and small attendant building. The structures meet all required setbacks. This site will not have a convenience store component.

Parking along the east side of the building and to the south of the proposed fueling area will generally serve employees. There are 28 spaces shown there. There are more than enough spaces with the parking on the west side and the additional spaces on the east to meet those minimums.

Although the plan can meet bare minimum requirements, the site is small and has the potential to exacerbate the existing site issues. We can only assume that the drive at the south end of the store will have added traffic with patrons getting gas and now go out front to do my shopping. The site has issues now at busy times with so many shoppers, conflicts in the parking lot and not easy ingress and egress in general. The site plan indicated that the south drive would only be one-way from east to west on the site, or from the gas station lot to the main parking lot. For anyone wishing to shop first, and then get gas, they must leave the property and use public streets. Staff would like to see all traffic between the grocery store and gas station remain on site.

All the residential neighbors will be subject to more traffic, lights and noise than they already have had living beside a retail space.

Staff Recommendation

CPC Staff recommends **denial of APPLICATION FOR SITE PLAN REVIEW #SP-01-2022 filed by The Kroger Company for a fueling station to be located at 101 6th Street.**

ENGINEERING

Access –

The site currently has one (1) drive on Main Street and three (3) drives on 6th Street (one drive is for the currently vacant lot that is under the same ownership). The proposal keeps the same number of drives as what currently exists. The existing drive on 6th Street just west of the building is proposed to be turned into a right out only.

Water Service –

The proposed water service is labelled as a 2” service. This seems like a large size to service 1 restroom for employee use only. The water service will also need to connect to the 10” waterline on the north side of Sixth Street, this line will need to be bored or directional drilled under Sixth Street. The location of the water service will also need to be modified so that the water meter pit will be located in a grass area.

Sanitary Service –

The proposed sanitary service will connect to the existing sanitary sewer located at the rear of the property.

Stormwater Management –

The stormwater calculations submitted complies with the City of Findlay Standards. The proposed storm sewer connection to the existing 36” storm sewer will be difficult because the existing sewer is high tension brick.

MS4 Requirements –

The site will disturb less than one (1) acre so the applicant will not need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance.

Recommendations:

Engineering agrees with the comments that Regional Planning has on this project, with the size of the existing property, and the circulation of internal traffic being directed to public roads, it seems there is too much being proposed for a small area.

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit x1
- Storm Tap Permit x1
- Driveway/ Curb Cut Permit x4
- Sidewalk Permit
- Waterline Tap Permit x 1

FIRE PREVENTION

Concern with access to FDC due to potential new traffic flow and vehicle stacking.

RECOMMENDATION

Staff recommends **denial of APPLICATION FOR SITE PLAN REVIEW #SP-01-2022** filed by **The Kroger Company** for a fueling station to be located at 101 6th Street.

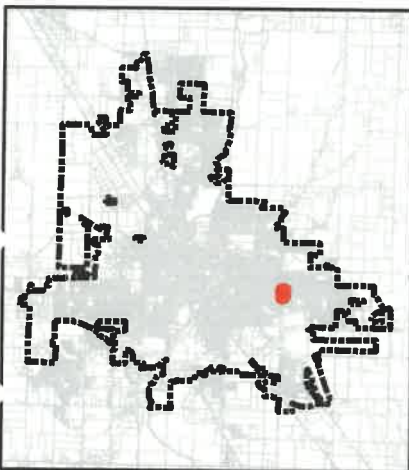
SP-01-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by The Kroger Company
for a fueling station to be
located at 101 6th Street.

Legend

- 101 6th Street
- Parcels
- Road Centerline

Findlay Locator Map



SP-01-2022

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Legend

- 101 6th Street
- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map

