

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT October 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
October 13, 2022 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

TABLED ITEMS

NEW ITEMS

1. **APPLICATION FOR SITE PLAN REVIEW #SP-22-2022** filed by Pressed Paperboard Technologies LLC, 115 Bentley Ct, Findlay for a new 80,000 sq. ft industrial building at parcel #220001030164.
2. **APPLICATION FOR SITE PLAN REVIEW #SP-23-2022** filed by CEC, Inc to construct a 96,759 sq. ft self-storage building, a 9,268 sq. ft storage building, and several mini-storage buildings measuring 7,000 sq. ft at 325 Emma Street.
3. **APPLICATION FOR SITE PLAN REVIEW #SP-24-2022** filed by Metro Fibernet LLC to construct a 322 sq. ft communication shelter/HUT at 342 N. Main Street Apt. R.
4. **APPLICATION FOR SITE PLAN REVIEW #SP-25-2022** filed by Metzger Brecheisen Company LLC, 1700 Fostoria Avenue Suite 1200, to construct a parking lot expansion at 331 N. Main Street.
5. **APPLICATION FOR CONDITIONAL USE #CU-07-2022** filed by Wyatt Morris, 1314 Shady Lane to establish a duplex at 1314 Shady Lane.
6. **PETITION FOR ZONING AMENDMENT #ZA-04-2022** filed by Epic Collaborations LLC, 119 W McPherson Ave, Findlay to rezone 119 W McPherson form R-2 Single Family Medium Density Residential to C-1 Local Commercial.

7. **ALLEY/STREET VACATION PETITION #AV-07-2022 filed by Epic Collaborations LLC, 119 W McPherson Ave, Findlay to vacate the 15' wide right-of-way of the first N/S alley running south from W McPherson Ave to Lake Cascades Pkwy.**
8. **ZONING AMENDMENT #ZA-05-2022 filed by HRPC for an amendment to the City of Findlay Zoning Ordinance. The proposed amendment would address Small Box Retail and Games of Skill businesses.**
9. **APPLICATION FOR SPECIAL REVIEW #SR-02-2022 filed by HRPC for a proposed moratorium on Small Box Retail and Games of Skill businesses.**

ADMINISTRATIVE APPROVALS

ADJOURNMENT

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

COMMENTS

NEW ITEMS

- 1. APPLICATION FOR SITE PLAN REVIEW #SP-22-2022 filed by Pressed Paperboard Technologies LLC, 115 Bentley Ct, Findlay for a new 80,000 sq. ft industrial building at parcel #220001030164.**

CPC STAFF

General Information

This request is located at the east side of Stamford Parkway, just north of Westfield Drive. It is located in an area that is zoned I-1 Light Industrial. The Findlay Land Use Plan designates the area as Industrial. It is not located within the 100-year floodplain.

Parcel History

The proposed property is currently vacant. Pressed Paper built at their current location, 115 Bentley Court, in 1997.

Staff Analysis

The applicant has requested to build a new 80,000 square foot warehouse on the site. The building would be connected to the existing Pressed Paper facility. The proposed parking lot shows 123 additional parking spots with five (5) handicapped spaces. They also included room for two (2) truck docks on the east side of the building.

The height of the building is forty-two feet at the tallest point, which meets the setbacks for the I-1 district. They will utilize wall packs for lighting of the building.

The landscaping sheet shows that they have followed the standards in the I-1 district for perimeter landscaping. They show seventy-seven (77) shrubs along the southern edge of the parking area and included trees in the landscape islands accordingly. They note that they are including ten (10) trees along the southern edge of the parking lot, but did not include them in the drawing.

There is a detention pond located between the ingress/egress on Stamford Parkway. Staff would propose a guardrail be added to prevent vehicles from accidentally going in the pond.

Staff Recommendation

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-22-2022 filed by Pressed Paperboard Technologies LLC, 115 Bentley Ct, Findlay for a new 80,000 sq. ft industrial building at parcel #220001030164.**

ENGINEERING

Recommendations:

Access –

Site will be accessed from a new curb cut that will be extended to Stanford Parkway. This curb cut will consist of two drives that will be utilized for trucks to the loading docks as well as car traffic.

Water Service –

Water will be extended from the existing building

Sanitary Service –

Sanitary will be extended from the existing building.

Stormwater Management –

The stormwater calculations that were submitted as part of the application, complies with the City of Findlay Standards. The stormwater will be directed to a new detention pond located on the property.

MS4 Requirements –

The site will disturb more than one (1) acre so the applicant will need 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:

- Storm Sewer Tap Permit x1
 - 10-inch into manhole
- Curb Cut x 1
 - 188 LF
- SWPPP Permit x1

FIRE PREVENTION

- No Comment

RECOMMENDATION

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-22-2022 filed by Pressed Paperboard Technologies LLC, 115 Bentley Ct, Findlay for a new 80,000 sq. ft industrial building at parcel #220001030164.

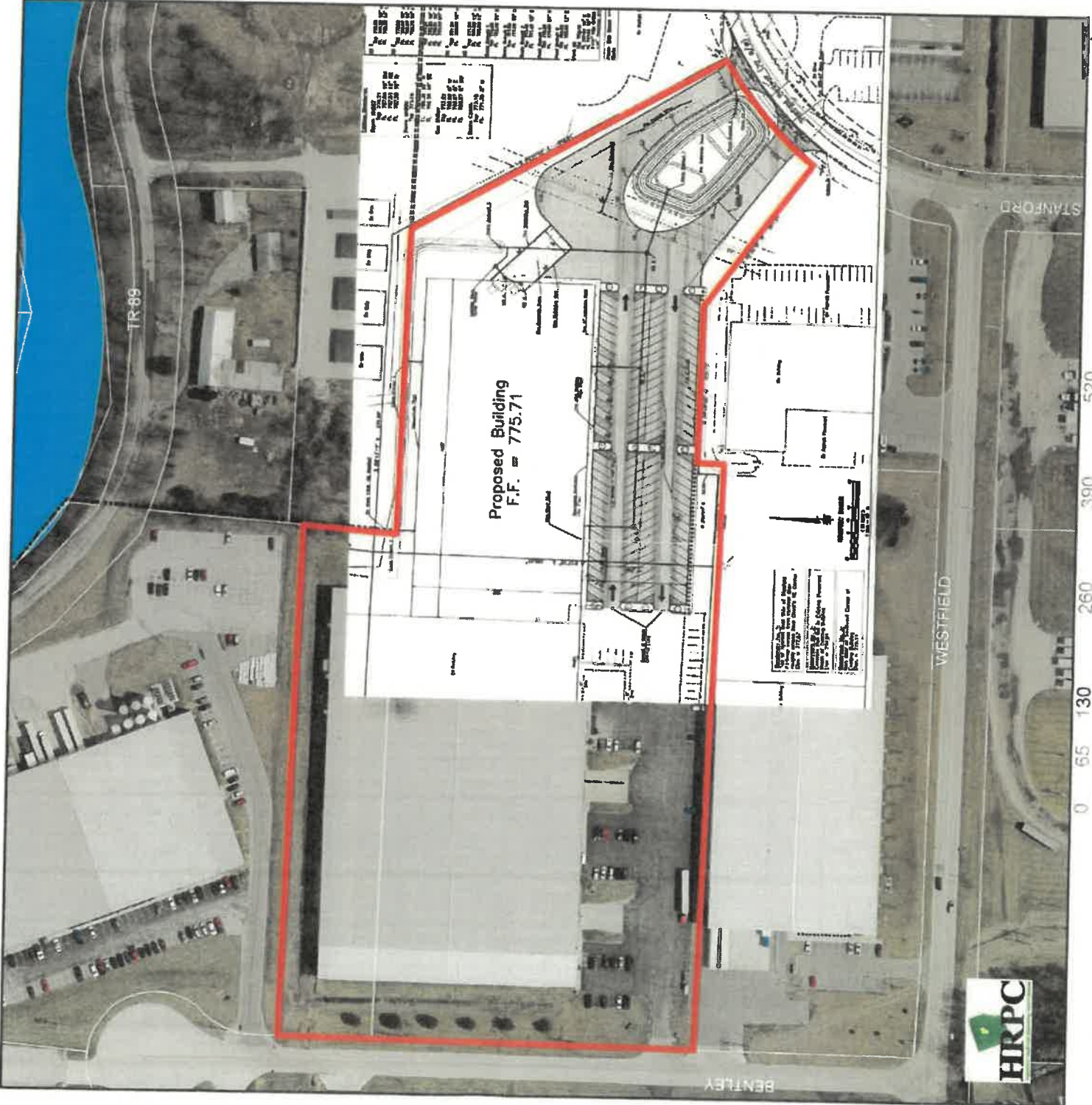
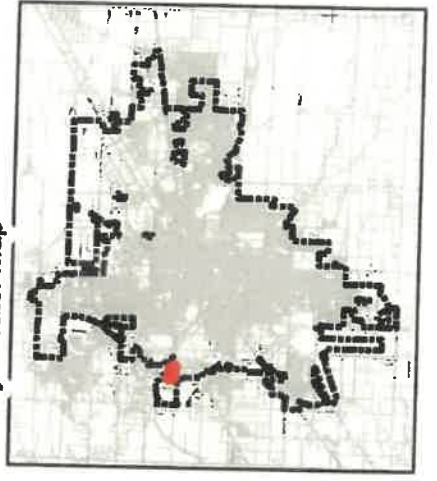
SP-22-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Pressed Paperboard
Technologies LLC,
for a new 80,000 sq. ft industrial
building at parcel #220001030164.

Legend

-  Pressed Paper
Parcels
-  Road Centerline

Findlay Locator Map



2. APPLICATION FOR SITE PLAN REVIEW #SP-23-2022 filed by CEC, Inc to construct a 96,759 sq. ft self-storage building, a 9,268 sq. ft storage building, and several mini-storage buildings measuring 7,000 sq. ft at 325 Emma Street.

CPC STAFF

General Information

This request is located on the east side of Emma Street between W. Sandusky Street and W. Main Cross Street. The site is zoned I-1 Light Industrial. To the north, it is zoned C-2 General Commercial. To the west inside the city boundary, it is zoned C-2 General Commercial and I-1 Light Industrial. In Liberty Township, there are some B-2 General Business parcels and R-2 One Family Residential. It is not located within the 100-year floodplain.

Parcel History

This site is currently vacant. Historically, the site has served mostly as a truck stop. It was rezoned in 2014 from C-2 General Commercial to I-1 Light Industrial. A landscaping company was the most recent occupant of the site.

Staff Analysis

The applicant has requested to build a new U-Haul Facility. The site will include vehicle and pod rentals, as well as self-storage units. The main building will be three (3) stories tall and feature office space, showroom, and climate-controlled storage units. This building is thirty-nine feet one inch (39'1") at the top of the parapet, which is below the sixty-foot (60') maximum height requirement for I-1. The building footprint is 32,253 square feet. The second building measures 9,267 square feet and will house moving containers. It will have a height of fifty feet one inch (50'1") at the top of the parapet. On the south end of the site is three (3) self-storage unit buildings measuring 5,750 sf, 5,750 sf, and 4,600 sf respectively. They are spaced thirty feet (30') apart to meet the building separation requirement.

They have provided ten (10) parking spaces for the site to accommodate the parking requirements for I-1, which is (1.1) space per employee on the largest shift.

In terms of landscaping, they have provided twenty-six (26) trees along the interstate. Staff would recommend that additional landscaping be added along Emma Street to further enhance the site.

Staff Recommendation

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-23-2022 filed by CEC, Inc to construct a 96,759 sq. ft self-storage building, a 9,268 sq. ft storage building, and several mini-storage buildings measuring 7,000 sq. ft at 325 Emma Street with the following conditions:**

- **Add additional landscaping along Emma Street**

ENGINEERING

Access –

The site will be reworking the drives into the property and will only be utilizing two drives into

the site. All of the old curb drops will need to be replaced with full height curb and gutter and the new drives will need to have curb and gutter placed through the driveway. The City of Findlay does not allow rolled curb on the roadway so the rolled curb will need to stay within the property.

Water Service –

The site is proposing a waterline service to come of the existing water main that is located on Emma Street. The plans only show a domestic line going into each of the building, but if the buildings are needing to be suppressed a separate fire line tap will need to be made. Prior to obtaining taps the domestic line size will need to be identified.

Sanitary Service –

The site is proposing to run a new 6-inch lateral to each of the buildings. Right now the plans are showing the laterals are blind taps, but since there are manholes that are located pretty close to the tap location it is suggested to relocate the taps to the manhole. Having the taps at the manhole will give the property owner better access to the lateral for cleaning and jetting purposes.

Stormwater Management –

The stormwater calculations that were submitted as part of the application, complies with the City of Findlay Standards. The stormwater will be directed to a new detention pond located on the north corner of the property.

MS4 Requirements –

The site will disturb more than one (1) acre so the applicant will need 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:

- Water Service Tap x4
 - Fire Line Tap x 2 (if needed)
 - Domestic WL x2
- Sanitary Sewer Tap Permit x2
 - 6-inch Lateral for each tap
- Storm Sewer Tap Permit x1
 - 24-inch line into MH
- Curb Cut x 6
 - Accounts for new curb cuts and the replacement of the curb at the old drives
- SWPPP Permit x1

FIRE PREVENTION

- No Comment

RECOMMENDATION

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-23-2022 filed by CEC, Inc to construct a 96,759 sq. ft self-storage building, a 9,268 sq. ft storage building, and several mini-storage buildings measuring 7,000 sq. ft at 325 Emma Street with the following conditions:

- **Add additional landscaping along Emma Street**

SP-23-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by CEC, Inc to
construct a 96,759 sq. ft
self-storage building, a
9,268 sq. ft storage building,
and several mini-storage buildings
measuring 7,000 sq. ft at
325 Emma Street.

Legend



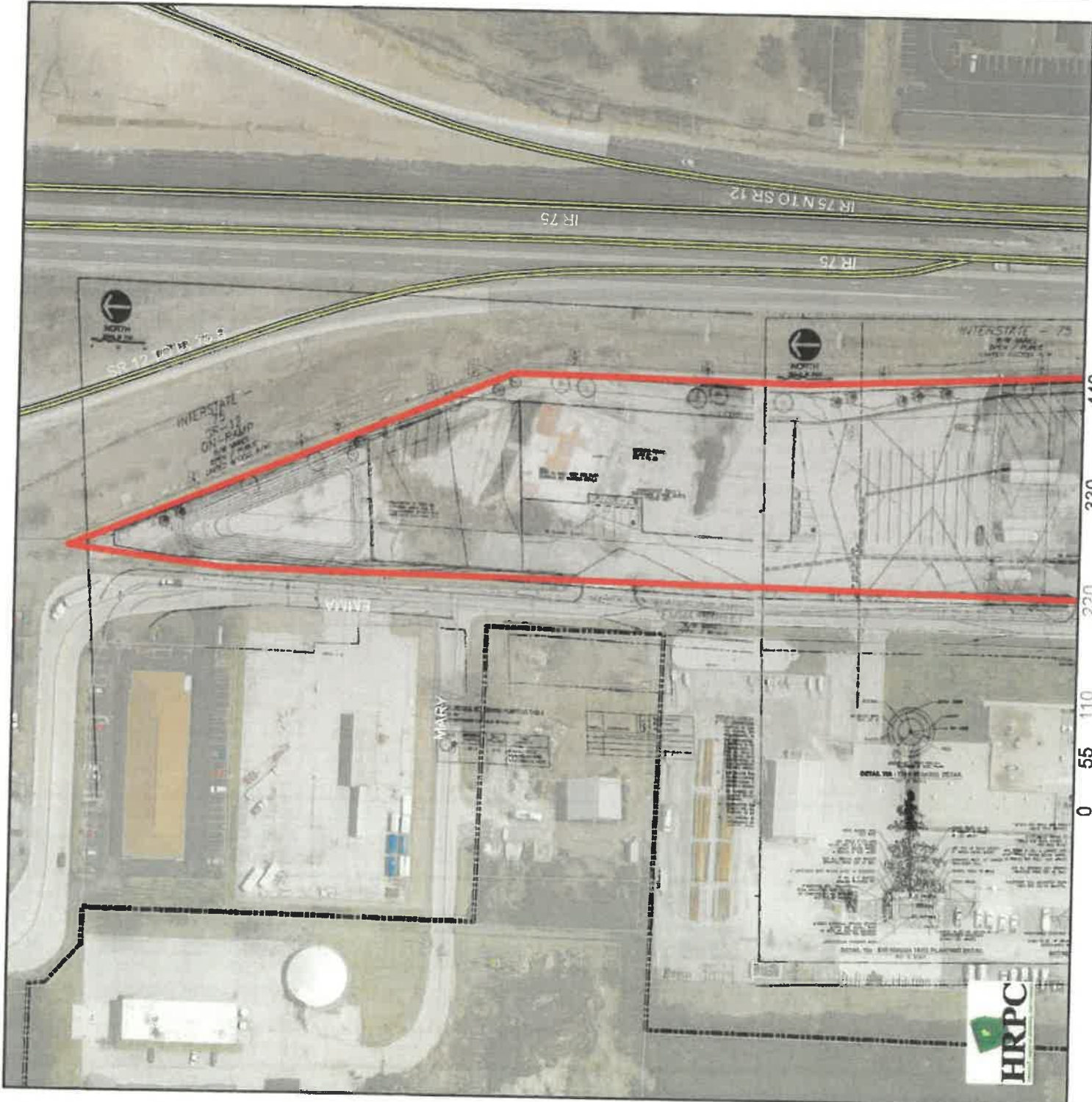
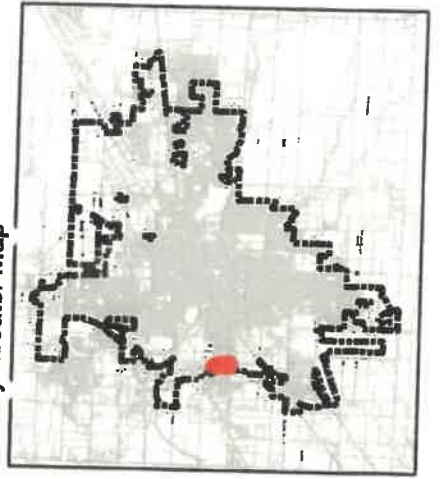
325 Emma Street

Parcels



Road Centerline

Findlay Locator Map



Feet



SP-23-2022

**APPLICATION FOR
SITE PLAN REVIEW**
filed by CEC, Inc to
construct a 96,759 sq. ft
self-storage building, a
9,268 sq. ft storage building,
and several mini-storage buildings
measuring 7,000 sq. ft at
325 Emma Street.

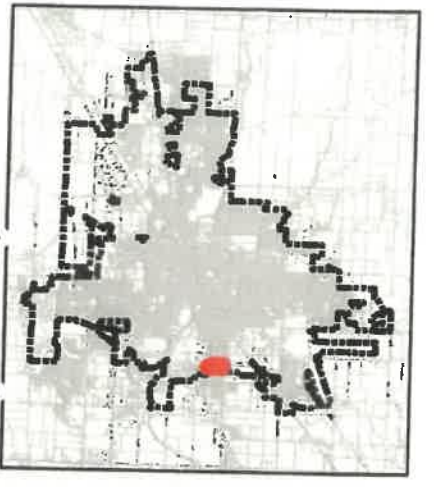
Legend
Liberty Township Zoning

[Light Blue]	A-1 - Agriculture
[Light Green]	R-1 - One Family
[Light Orange]	R-2 - One Family
[Light Yellow]	R-3 - Two Family
[Yellow]	R-4 - Multiple Family
[Orange]	LB - Local Business
[Red-Orange]	R-5 - Community Business
[Red]	B-2 - General Business
[Dark Red]	I-1 - Light Industrial
[Dark Red]	I-2 - General Industrial

Legend

[Blue Line]	325 Emma Street
[Blue Line]	Road Centerline
[Light Green]	Large Lot Residential, R-1
[Light Orange]	Medium Lot Residential, R-2
[Light Yellow]	Small Lot Residential, R-3
[Yellow]	Duplex/Triplex, R-4
[Orange]	Local Commercial, C-1
[Red-Orange]	General Commercial, C-2
[Red]	Downtown Commercial, C-3
[Dark Red]	Office/Institution, O-1
[Dark Red]	Light Industrial, I-1
[Dark Red]	Heavy Industrial, I-2
[Dark Red]	Condominium, CD
[Dark Red]	Multi-Family, Low Density, M-1
[Dark Red]	Multi-Family, High Density, M-2
[Dark Red]	Parks and Open Space, PO
[Dark Red]	Mobile Home, MH

Findlay Locator Map





325 Emma Street looking north



View of 325 Emma Street looking south

3. APPLICATION FOR SITE PLAN REVIEW #SP-24-2022 filed by Metro Fibernet LLC to construct a 322 sq. ft communication shelter/HUT at 342 N. Main Street Apt. R.

CPC STAFF

General Information

This request is located on the alley behind 342 N. Main Street. It is zoned C-2 General Commercial. North of the railroad tracks is C-2 General Commercial and R-3 Small Lot Residential. It is zoned C-3 Downtown Commercial to the south of the railroad tracks. It is not located within the 100-year floodplain. The Findlay Land Use Plan designates the area as PMUD.

Parcel History

This site is currently a residential home.

Staff Analysis

The applicant has requested to demolish the existing home and replace it with a communication shelter. The applicant is to install a fiber network throughout the entire city. The structure would house all fiber optic network equipment connected to the main fiber leaving the HUT to serve fiber to their customers. The hut would measure 322 square feet in size. The hut will be an unmanned facility.

The applicant noted they were intending to utilize a gravel driveway that would lead to an unimproved surface. This would allow two (2) vehicles to be parked at the facility to deal with any maintenance issues. Staff recommends that the driveway and parking area be paved.

The site will be fenced on all sides by a vinyl fencing and barbed wire at the top. The barbed wire was requested by the applicant to provide an additional level of securing the site. Given the site is for housing a utility, staff is supportive of the request.

Staff Recommendation

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-24-2022 filed by Metro Fibernet LLC to construct a 322 sq. ft communication shelter/HUT at 342 N. Main Street Apt. R** subject to following condition:

- **The driveway and parking area be paved**

ENGINEERING

Access –

Site will be accessed from a new curb cut on the N-S Alley. The proposed drive will need to be a hard surface within the Right of Way.

Recommendations:

Approval of the Site Plan

The following permits may be required prior to construction:

- Curb Cut x 1

FIRE PREVENTION

- No Comment

RECOMMENDATION




CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-24-2022 filed by Metro Fibernet LLC to construct a 322 sq. ft communication shelter/HUT at 342 N. Main Street Apt. R subject to the following condition:

- **The driveway and parking area be paved**

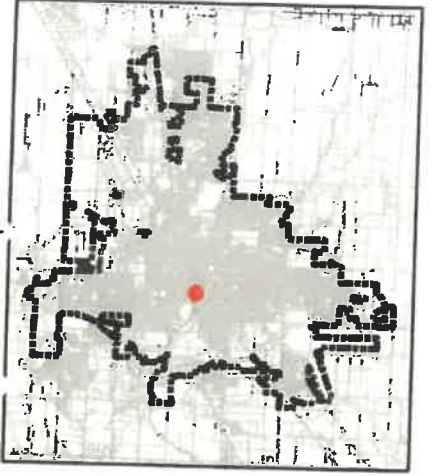
SP-24-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Metro Fibernet LLC
to construct a 322 sq. ft
communication shelter/HUT
at 342 N. Main Street Apt. R.

Legend

-  342 N Main Street Rear
-  Parcels
-  Road Centerline

Findlay Locator Map



SP-24-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Metro FiberNet LLC
to construct a 322 sq. ft
communication shelter/HUT
at 342 N. Main Street Apt. R.

Legend

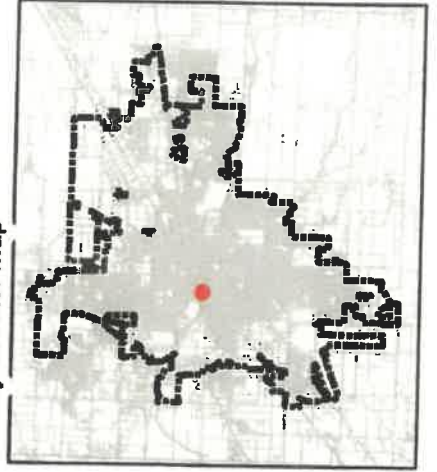


342 N Main Street Rear

Parcels

Road Centerline

Findlay Locator Map

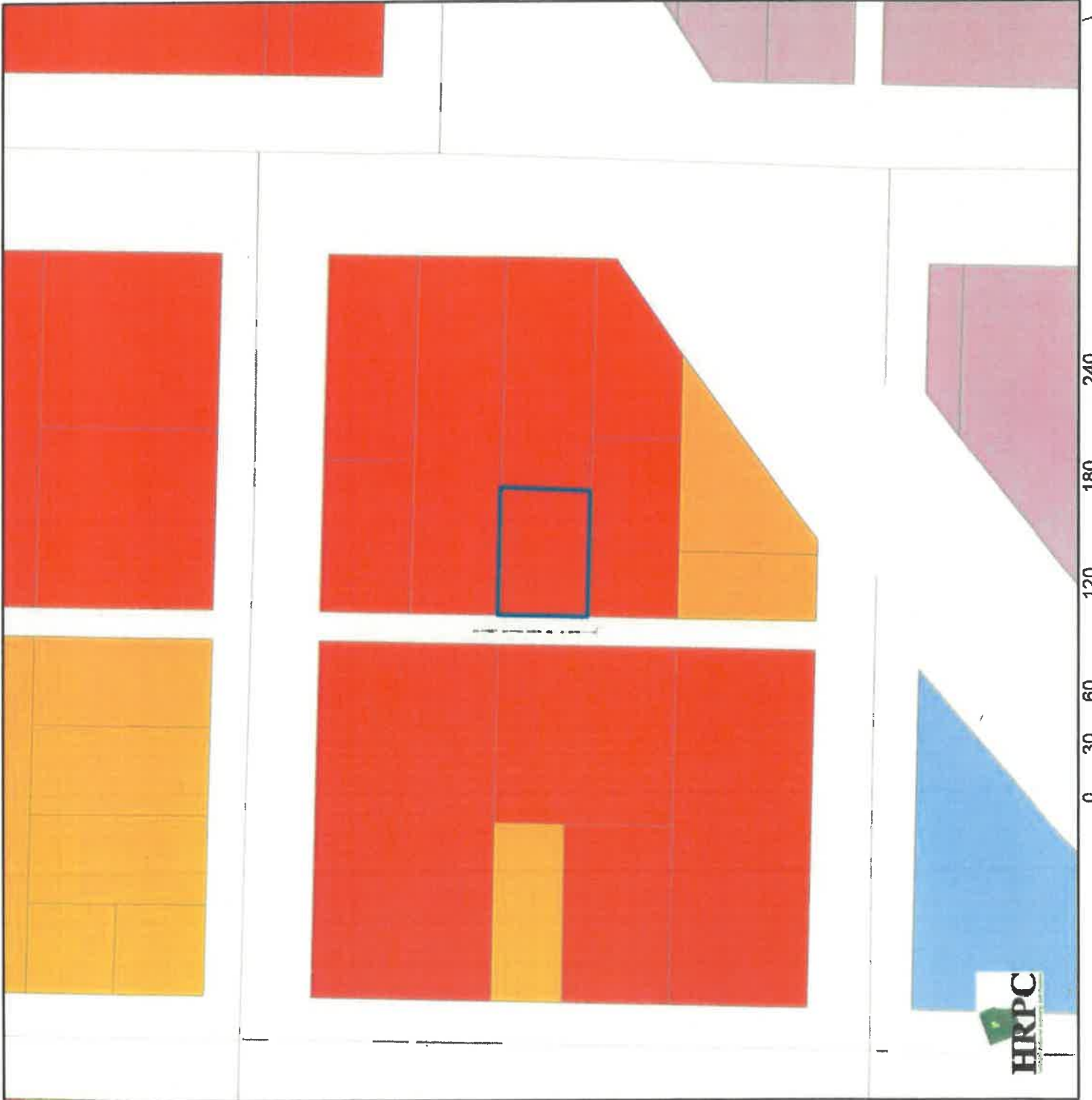
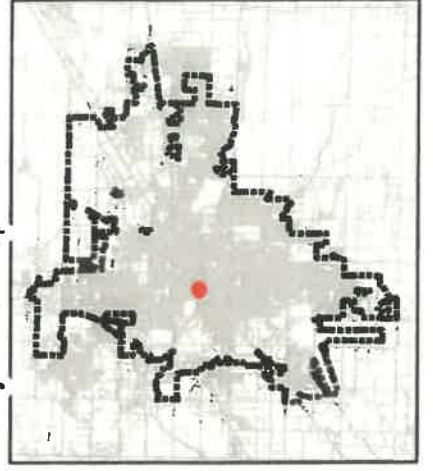


SP-24-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Metro Fibermet LLC
to construct a 322 sq. ft
communication shelter/HUT
at 342 N. Main Street Apt. R.

- Legend**
- 342 N Main Street Rear
 - Road Centerline
 - Findlay Zoning 2021**
 - 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





4. APPLICATION FOR SITE PLAN REVIEW #SP-25-2022 filed by Metzger Brecheisen Company LLC, 1700 Fostoria Avenue Suite 1200, to construct a parking lot expansion at 331 N. Main Street.

CPC STAFF

General Information

This request is located on the east side of N. Main Street, between Center Street and the railroad tracks. It is zoned C-3 Downtown Commercial. To the south and west, it is zoned C-3 Downtown Commercial. To the north, it is zoned C-2 General Commercial. To the east, it is zoned R-3 Small Lot Residential. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

This site has formerly served as a bar/restaurant.

Staff Analysis

The applicant has requested to expand the parking lot in the rear of the site. This would allow for them to accommodate parking for the reopening of the building. The applicant, Metzger Brecheisen will occupy one of the office spaces on the first floor of the building. The second and third floor will accommodate ten (10) apartment units. Metzger Brecheisen intend on using some of the parking spaces for their business vehicles as well.

One concern staff had was with the location of the third aisle of parking at the east end of the site. On the east side, there are two rows of parking with the furthest east aisle backing out directly into the alley. For 90-degree parking stalls, there should be a minimum 24-foot aisle to back into. Parking aisles should be contained on site. Even if they utilized the alley, the alley is only 20 feet wide, which would not be sufficient turn radius. Staff discussed with the Engineer that they could rework the layout for a better maneuverability.

Staff Recommendation

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-25-2022** filed by Metzger Brecheisen Company LLC, 1700 Fostoria Avenue Suite 1200, to construct a parking lot expansion at 331 N. Main Street subject to the following condition:

- **Work with the Engineer on reworking the parking lot stalls**

ENGINEERING

Access –

Site will be access by an updated asphalt parking lot. The parking lot has been there for a number of years and the site developer will be placing new asphalt to accommodate for the required parking. The Engineering Department has a concern with the east row of parking stalls utilizing the alley for maneuvers in and out of those stalls. It appears all of the east parking stalls can be shifted to the west and still allow for a 24 FT drive lane between rows.

Water Service –

No proposed water.

Sanitary Service –

No proposed sanitary

Stormwater Management –

The site has been a hard packed stone lot for over 30 years, and the lot currently has weeds growing over top of it to appear as a grass lot. Since the asphalt parking lot is going the same size or smaller than the previous imperious area, detention is not required.

MS4 Requirements –

The site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations:

Approval of the Site Plan

Developer to work with Engineering Department to rework the parking lot stalls.

The following permits may be required prior to construction:

- Storm Sewer Tap Permit x 1
- Curb Cut x 2

FIRE PREVENTION

- No Comment

RECOMMENDATION

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-25-2022 filed by Metzger Brecheisen Company LLC, 1700 Fostoria Avenue Suite 1200, to construct a parking lot expansion at 331 N. Main Street subject to the following condition:

- Work with the Engineer on reworking the parking lot stalls

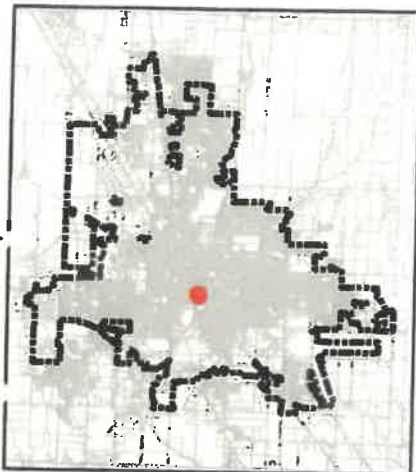
SP-25-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Metzger Brecheisen
Company LLC,
to construct a parking lot
expansion at
331 N. Main Street.

Legend

- 331 N Main Street
- Parcels
- Road Centerline

Findlay Locator Map



0 20 40 80 120 160 Feet



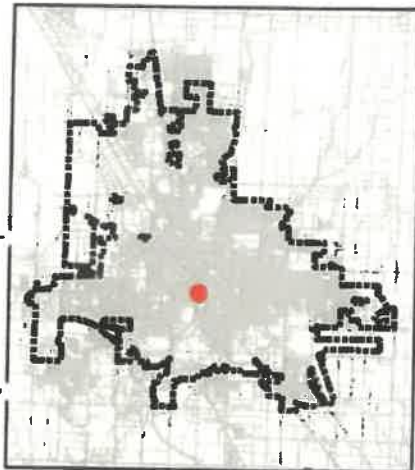
SP-25-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Metzger Brecheisen
Company LLC,
to construct a parking lot
expansion at
331 N. Main Street.

Legend

- 331 N Main Street
- Road Centerline
- Findlay Zoning 2021**
- 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 Spaces, PO
- Mobile Home, MH

Findlay Locator Map





5. APPLICATION FOR CONDITIONAL USE #CU-07-2022 filed by Wyatt Morris, 1314 Shady Lane to establish a duplex at 1314 Shady Lane.

CPC STAFF

General Information

This request is located on the north side of Shady Lane. It is zoned R-3 Large Lot Residential. It is surrounded by R-1 Large Lot Residential. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Large Lot.

Staff Analysis

The house built a mother-in-law suite in 1996. They got a permit for the construction of the addition, but did not get a permit to operate as a duplex from the Zoning Department. The unit is located behind the garage with a dedicated walk around the garage to the unit. This property has changed ownership a number of times since the addition of the unit. The current owners purchased the home in April 2022.

In 2013, Todd Richard, the previous head of the zoning department, sent a notice to the owners that the house was listed for sale with an illegal second unit. The owner at the time, Hugh McClintock, indicated it was not being rented out and still functioned as a single family home. In 2019, current head of the zoning department, Erik Adkins, saw a listing for the second unit online. He sent a letter to the owner, Jessica Mills, stating they did not have the required permits to rent the unit. When the current owners purchased the property, Erik Adkins reached out again, stating they would need a conditional use to allow the unit to be rented out.

Parking on the site is limited. There is only a single-car garage for the house and the driveway appears to only be fifteen (15) feet in width. This would not accommodate the required four (4) parking spots for a duplex.

The surrounding neighborhood is almost completely single-family homes as well. Given all these factors, staff does not believe that allowing a duplex would fit the character of the neighborhood.

Staff Recommendation

Staff recommends denial of APPLICATION FOR CONDITIONAL USE #CU-07-2022 filed by Wyatt Morris, 1314 Shady Lane to establish a duplex at 1314 Shady Lane.

ENGINEERING

- No comment

FIRE PREVENTION

- Be sure proper permits are pulled through Wood County Building Department

RECOMMENDATION

CPC Staff recommends denial of APPLICATION FOR CONDITIONAL USE #CU-07-2022 filed by Wyatt Morris, 1314 Shady Lane to establish a duplex at 1314 Shady Lane.

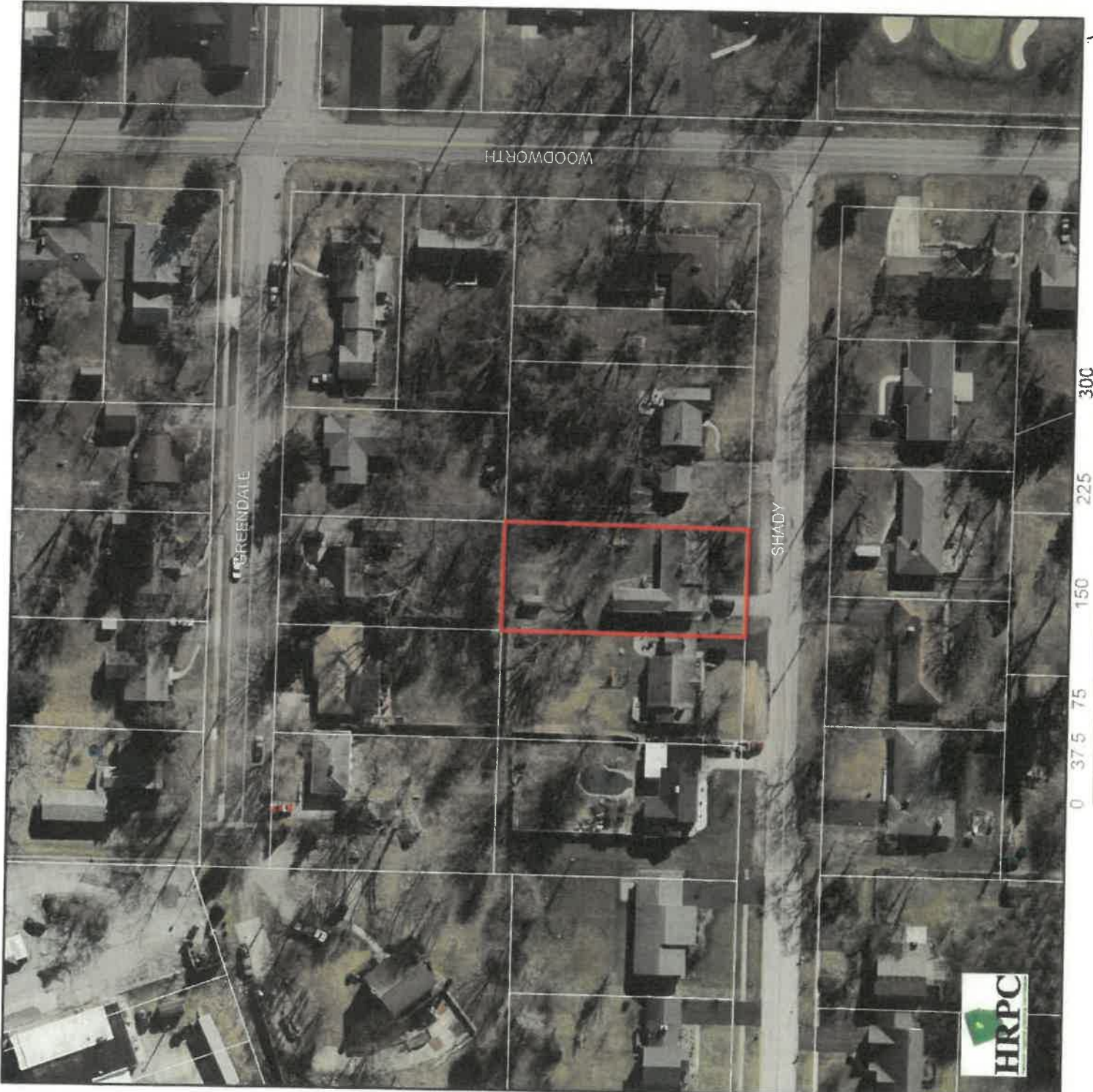
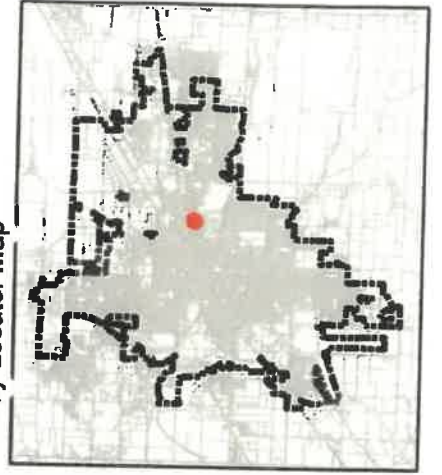
CU-07-2022

APPLICATION FOR
CONDITIONAL USE
filed by Wyatt Morris,
to establish a duplex at
314 Shady Lane.

Legend

-  1314 Shady Lane
Parcels
-  Road Centerline

Findlay Locator Map



22

CU-07-2022

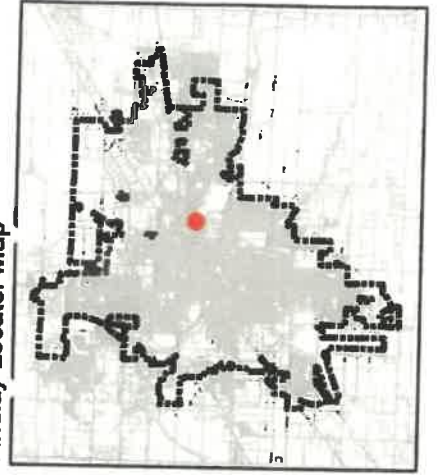
APPLICATION FOR
CONDITIONAL USE
filed by Wyatt Morris,
to establish a duplex at
314 Shady Lane.

Legend
1314 Shady Lane
Road Centerline

Findlay Zoning 2021

- 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



6. PETITION FOR ZONING AMENDMENT #ZA-04-2022 filed by Epic Collaborations LLC, 119 W McPherson Ave, Findlay to rezone 119 W McPherson form R-2 Single Family Medium Density Residential to C-1 Local Commercial.

CPC STAFF

General Information

This request is located on the south side of W. McPherson just west of S. Main Street. It is zoned R-2 Medium Lot Residential. To the east, it is zoned C-1 Local Commercial. To the north and west, it is zoned R-2 Medium Lot Residential. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Residential.

Parcel History

This site has been a single-family home since 1920.

Staff Analysis

The applicant has requested to rezone the property so that they can combine it with 1412 S. Main Street. 1412 S. Main Street is the former site of Fifth Third Bank, which has been vacant for several years.

The applicant has indicated the proposed end use is a McDonalds Restaurant/Drive-Thru. The City of Findlay Code does allow for restaurants in the C-1 District, however, this would be the first fast food restaurant with a drive-thru located in the C-1 District. The intent of the C-1 district is to provide for the establishment of smaller stores serving a localized area.

The Findlay Land Use Plan designates this site as residential. The request therefore goes against the Land Use Plan as adopted by the City of Findlay. Although the Findlay Land Use Plan is only one of our guiding criteria, deviation from the Plan is generally done under unique circumstances. In the case of this request, there are a variety of other concerns that suggest that deviation would not benefit the surrounding community. These concerns include: increased traffic, pedestrian safety, architectural compatibility, an increase in use intensity, proximity to the historic district, and extending commercial westward into the neighborhood.

Staff Recommendation

Staff recommends denial of **PETITION FOR ZONING AMENDMENT #ZA-04-2022 filed by Epic Collaborations LLC, 119 W McPherson Ave, Findlay to rezone 119 W McPherson form R-2 Single Family Medium Density Residential to C-1 Local Commercial.**

ENGINEERING

- No comment

FIRE PREVENTION

- No Comment

RECOMMENDATION

CPC Staff recommends denial of PETITION FOR ZONING AMENDMENT #ZA-04-2022 filed by Epic Collaborations LLC, 119 W McPherson Ave, Findlay to rezone 119 W McPherson form R-2 Single Family Medium Density Residential to C-1 Local Commercial.

ZA-04-2022

PETITION FOR ZONING AMENDMENT
filed by Epic Collaborations LLC,
119 W McPherson Ave, Findlay
to rezone 119 W McPherson
form R-2 Single Family Medium
Density Residential to
C-1 Local Commercial.

Legend



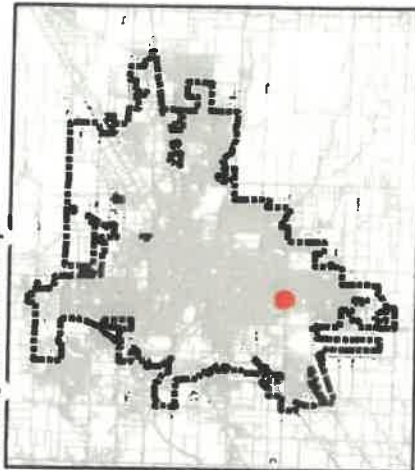
119 W. McPherson Street

Parcels

— Road Centerline



Findlay Locator Map



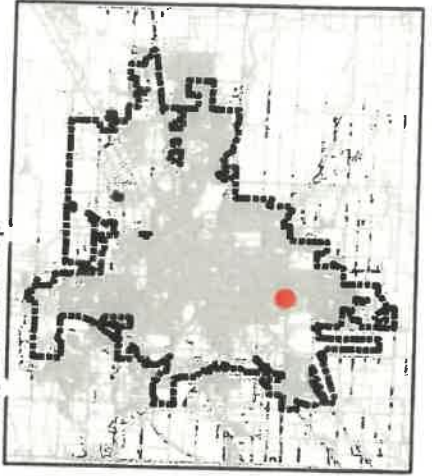
ZA-04-2022

PETITION FOR ZONING AMENDMENT
filed by Epic Collaborations LLC,
119 W McPherson Ave, Findlay
to rezone 119 W McPherson
form R-2 Single Family Medium
Density Residential to
C-1 Local Commercial.

Legend

	119 W. McPherson Street
	Road Centerline
	Findlay Zoning 2021
	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





Close up of alley from W. McPherson Street



View of alley from across the street at W. McPherson Street



View to the north of the alley along W. McPherson Street



Back of properties on S. Main Street

7. **ALLEY/STREET VACATION PETITION #AV-07-2022 filed by Epic Collaborations LLC, 119 W McPherson Ave, Findlay to vacate the 15' wide right-of-way of the first N/S alley running south from W McPherson Ave to Lake Cascades Pkwy.**

CPC STAFF

General Information

This request is located between 119 W. McPherson Avenue, 1400 S. Main Street, and 1412 S. Main Street. The alley was platted, but does not provide access from W. McPherson to Lake Cascades Drive.

Staff Analysis

The applicant has requested vacation of the alley. They are the owners of all three (3) properties that abut the alley. This alley provides access only to the garage at 119 W. McPherson Street. The Engineer indicated that there are no utilities in the alley, nor are there any plans to improve the alley. Staff is supportive moving forward with the vacation as requested.

Staff Recommendation

Staff recommends approval of **ALLEY/STREET VACATION PETITION #AV-07-2022 filed by Epic Collaborations LLC, 119 W McPherson Ave, Findlay to vacate the 15' wide right-of-way of the first N/S alley running south from W McPherson Ave to Lake Cascades Pkwy.**

ENGINEERING

- No comment

FIRE PREVENTION

- No comment

RECOMMENDATION

CPC Staff recommends approval of ALLEY/STREET VACATION PETITION #AV-07-2022 filed by Epic Collaborations LLC, 119 W McPherson Ave, Findlay to vacate the 15' wide right-of-way of the first N/S alley running south from W McPherson Ave to Lake Cascades Pkwy.

AV-07-2022

**ALLEY/STREET
VACATION PETITION**
filed by Epic Collaborations LLC,
119 W McPherson Ave, Findlay
to vacate the 15' wide right-of-way
of the first N/S alley running south
from W McPherson Ave to
Lake Cascades Pkwy.

Legend

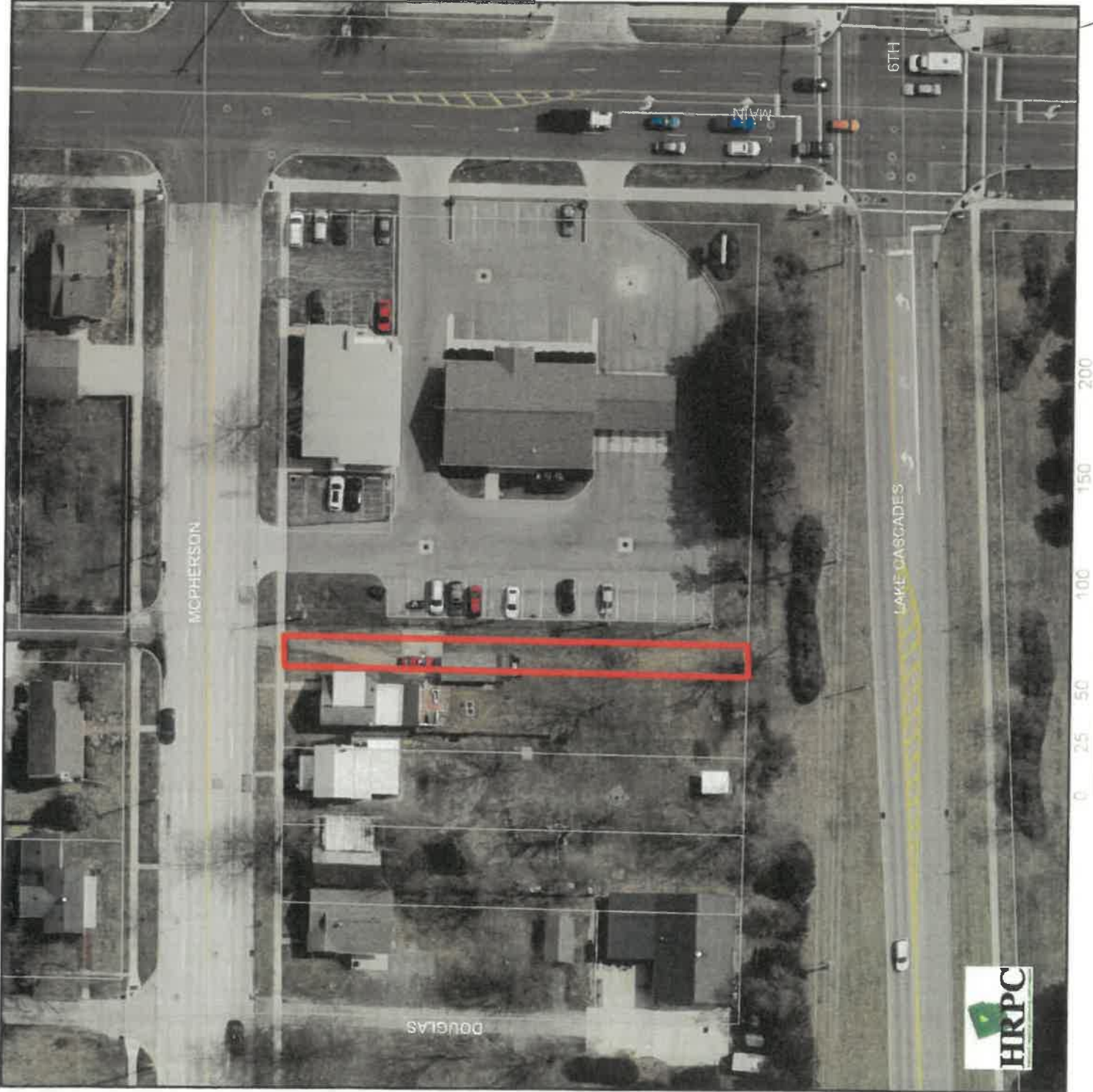
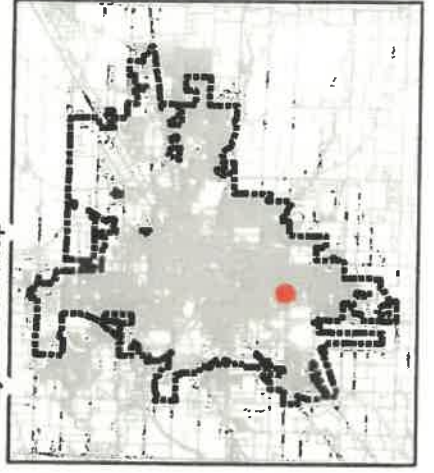


AV072022

Parcels

— Road Centerline

Findlay Locator Map



Feet



8. ZONING AMENDMENT #ZA-05-2022 filed by HRPC for an amendment to the City of Findlay Zoning Ordinance. The proposed amendment would address Small Box Retail and Games of Skill businesses.

CPC STAFF

General Information

Hancock Regional Planning respectfully requests two text amendments to the City of Findlay Zoning Code.

The first text amendment addresses the location and density of small box retail stores also known as dollar / thrift stores. The amendment will only allow all small box retail stores to be located in the C-2 commercial district. Additionally, it will require them to be spaced a minimum of one mile apart and will limit the number of stores. It will allow one store for every 10,000 residents of the City of Findlay. Currently the City has eight (8) small box retail stores, several of which are located in the C-1 district.

The second text amendment addresses the location and density of skill businesses. The amendment will only allow games of skill to be located in the I-1 light industrial district. It will require them to be 500 feet from residential zoned property and will allow one business for every 10,000 Findlay residents. Currently the City of Findlay has six (6) games of skill businesses, all located in the C-2 District.

9. APPLICATION FOR SPECIAL REVIEW #SR-02-2022 filed by HRPC for a proposed moratorium on Small Box Retail and Games of Skill businesses.

CPC STAFF

General Information

Hancock Regional Planning Commission respectfully requests a six-month moratorium on the establishment of any new small box retail stores and skill-based amusement businesses.

Hancock Regional Planning Commission is working to update the Findlay Zoning Code. The proposed changes to the zoning code will affect small box retail stores and games of skill businesses. The moratorium will allow time for the City of Findlay to consider the proposed changes.

Definitions:

- Small Box Retail - A retail sales use with a floor area less than fifteen thousand (15,000) square feet that offer for sale a combination and variety of convenience shopping goods and consumer shopping goods; and continuously offer a majority of the items in their inventory for sale at a price less than ten dollars (\$10.00).
- Skill-based amusement – as defined by O.R.C. Section 2915.01(UU)(1)