

City of Findlay City Planning Commission

Thursday, January 11, 2018 - 9:00 AM

COMMENTS

NEW ITEMS

1. PRELIMINARY PLAT APPLICATION #PP-01-2018 for Somerset Park 4th Addition.

General Information

This is a residential subdivision located off the south side of CR 95 in Section 2 of Liberty Township. It is zoned R-1 One Family in the Township. All abutting land is also zoned R-1 One Family in Liberty Township. It is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The last Preliminary Plat for the subdivision was reviewed as Somerset Park 1st-3rd Additions in November 2014.

Staff Analysis

The applicant is proposing to extend Silver Lake Drive to the south and add a cul-de-sac street (Wheatfield Dr.) running east from that extension. There will be 15 new residential lots added with this phase.

In the R-1 district, all lots must contain 15,000 square feet and have 100' of lot width. The Liberty Township zoning code defines lot width as being measured at the building setback line. The lots on the cul-de-sac have the width labelled at the right of way line but do not have the measurements shown at the setback line to determine if they meet this requirement. We will need verification of that distance or the approval of the township to vary this. Lots 50 and 51 are under the minimum square footage of 15,000 square feet. These will also require a variance.

The cul-de-sac length exceeds the maximum length of 600'. It appears to be roughly 625' in length. This will also require a variance.

The cul-de-sac is shown with a proposed "island" in the center. We will defer to the Engineers and/or the Township that will have to maintain this, as to the practicality of such a design.

Staff Recommendation

HRPC Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-01-2018 for Somerset Park 4th Addition subject to the following conditions:**

- **Verification of the width of Lots 57, 58 and 59 at the building setback line**

- **Lots 50 and 51 be increased to 15,000 square feet or a variance obtained from Liberty Township**
- **A variance on the length of the cul-de-sac by FCPC and HRPC**

ENGINEERING

General Notes:

- North Arrow is not correct
- Application requires the use of excepted property
- Typical Section - #203 subgrade compaction should be #204 subgrade compaction
- General Note 5 says utility easements in the rear and side yards shall be provided. Assuming this means there will be utility easements around the perimeter of the 4th addition but utilities are not shown at the rear of Lot 58.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION.

Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-01-2018 for Somerset Park 4th Addition subject to the following conditions:**

- **Verification of the width of Lots 57, 58 and 59 at the building setback line (HRPC)**
- **Lots 50 and 51 be increased to 15,000 square feet or a variance obtained from Liberty Township (HRPC)**
- **A variance on the length of the cul-de-sac by FCPC and HRPC (HRPC)**
- **Correct North Arrow direction (ENG)**
- **Application requires the use of excepted property (ENG)**
- **Typical Section - #203 subgrade compaction should be #204 subgrade compaction (ENG)**
- **General Note 5 says utility easements in the rear and side yards shall be provided. Assuming this means there will be utility easements around the perimeter of the 4th addition but utilities are not shown at the rear of Lot 58. (ENG)**

2. APPLICATION FOR SITE PLAN REVIEW #SP-01-2018 filed by Blanchard Valley Center, 1700 E. Sandusky Street, Findlay OH for an addition to a maintenance building and two parking lot expansions.

HRPC

General Information

This property is located on the north side of E. Sandusky Street. The property is zoned R-1 Single Family Low Density. All surrounding land is also zoned R-1. The northern edge of the parcel along E. Main Cross Street is within the 100-year flood plain. The City Land Use Plan designates the area as PMUD (Planned Mixed Use Development)

Parcel History

Location of Blanchard Valley Center, which is a school, workshop and residential complex.

Staff Analysis

The applicant is proposing an approximately 988 square foot addition to the north end of a maintenance building which is located along the east property line. It follows the east building line of the existing structure that is about 18' off the property line. Setbacks in R-1 are only 5 feet.

The parking lot adjacent to this structure is being expanded to the north as well. An existing drive entry from W. Main Cross will be maintained for access to the north. It appears that the new pavement will be just outside the flood plain area. Approximately 29 spaces will be gained.

The parking area at the west side of the site will be reworked to add a drop off area behind the building and at the west end of the playground area.

The building height is 11' at the eaves and slightly under 13' at the peak, which is well below the maximum permitted height of 40'.

The electrical plan shows some existing light fixtures relocated in the parking lots and some new being added to match those. The photometric plan indicates readings at the east property line that exceed one foot candle in spots. Although zoned residential the parcel to the east is a commercial operation (Litter Landing). We are okay with the reading in this instance.

There are a few islands added to the eastern parking lot and one in the new drop off area on the west side. These will contain some landscaping which will be an improvement over the existing conditions. There is some directional signage indicated in the island near the maintenance building. Applicant will need to present the signage requested to the zoning office for compliance.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-01-2018 for an addition to a maintenance building and two parking lot expansions.**

ENGINEERING

Access – Access to the site will be from the existing drive off E. Main Cross as well as the

existing parking lot.

Storm water Management – There are two separate parking lot extensions on this job. Both will have their own respective detention ponds for storm water management. Detention calculation were submitted and are good, but would like to see the calculation for the allowable flow instead of just a note.

Waterline- There are no proposed waterlines shown on the plans.

Storm Sewer- There is no proposed storm shown on the plans.

Sanitary Sewer- There are no proposed sanitary sewer shown on the plans.

MS4 Requirements – The amount of erodible material that will be disturbed will be less than one acre so the site is will not be required to comply with the City of Findlay’s Erosion & Sediment Control Ordinance.

General Comments –

- C4.0 – Spot elevation in the island – See me, easier to explain on the plan.
- C4.1 – Need spot elevations on parking lot side of drive to show water is going to the catch basin and not running down the street.
- A1.0 – North arrow does not match site plan pages.
- Detention Calculations – Don’t have a problem with the calculations submitted but want to see the calculation for the allowable flow instead of just a note that it was calculated for a 5 year – 20 min pre-developed flow with I=3.15

Recommendations: Approval of the Site Plan:

The following permits may be required prior to construction:

- Curb Cut Permit- 1 total

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-01-2018 for an addition to a maintenance building and two parking lot expansions subject to the following conditions:**

- **Provide calculation for the allowable flow instead of just a note that it was calculated for a 5 year – 20 min pre-developed flow with I=3.15 (ENG)**
- **Need spot elevations on parking lot side of drive to show water is going to the catch basin and not running down the street. (ENG)**

