

# City of Findlay City Planning Commission

Thursday, February 2, 2018 - 9:00 AM

## COMMENTS

### NEW ITEMS

#### **1. FINAL PLAT APPLICATION #FP-01-2018 for Somerset Park 4<sup>th</sup> 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**

A Preliminary Plat for this phase of the subdivision was reviewed in January, 2018.

##### **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.

All lot sizes comply with the Liberty Township minimum size of 15,000 square feet and 100' at the building setback line.

In a letter we received from the County Engineer's office, they stated that they would not permit the proposed raised island in the cul-de-sac.

##### **Staff Recommendation**

HRPC Staff recommends **approval of FINAL PLAT APPLICATION #FP-01-2018 for Somerset Park 4<sup>th</sup> Addition.**

### ENGINEERING

Engineering has some minor comments on the construction drawings and will be working with the consultant to get those comments addressed.

Recommendations: Conditional approval of the plat subject to the construction drawings being modified to the satisfaction of the Engineering department.

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends **approval of FINAL PLAT APPLICATION #FP-01-2018 for Somerset Park 4<sup>th</sup> Addition subject to the following:**

- **Final approval of construction drawings by the City Engineer's office (ENG)**

## **2. FINAL PLAT APPLICATION #FP-02-2018 for Deer Landing 1<sup>st</sup> Addition**

### **HRPC**

#### **General Information**

This request is located off the east side of TR 227 in Section 29 of Marion Township. It is zoned R-1 Single Family Residential. Parcels to the north, east and west are also zoned R-1. To the south is zoned A-1 Agriculture in the Township. It is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Medium Lot.

#### **Parcel History**

The Preliminary Plat of Deer Landing 1<sup>st</sup> Addition was reviewed and approved by FCPC in October, 2017.

#### **Staff Analysis**

The applicant is proposing 27 residential lots and one lot for a new detention pond.

Deer Landing and Arrowhead Drives will be extended east and Elk Drive will make a north/south connection between them. Deer Landing Drive will extend east of Elk Drive and stub into the remainder land in the parcel.

All lots are over the 11,000 square foot minimum size that Marion Township requires. Lots 44 and 45 are under the frontage requirement of the Township which is 75'. We know the applicants have met with the Township's zoning commission and perhaps this has been resolved.

#### **Staff Recommendation**

HRPC Staff recommends **approval of FINAL PLAT APPLICATION #FP-02-2018 for Deer Landing 1<sup>st</sup> Addition subject to:**

- **Township approval of the width of Lots 44 and 45**

### **ENGINEERING**

Engineering has some minor comments on the construction drawings and will be working with the consultant to get the comments addressed.

Recommendations: Conditional approval of the plat subject to the construction drawings being modified to the satisfaction of the Engineering department.

### **FIRE PREVENTION**

No Comment

### **STAFF RECOMMENDATION**

Staff recommends **approval of FINAL PLAT APPLICATION #FP-02-2018 for Deer Landing 1<sup>st</sup> Addition subject to:**

- **Township approval of lot width of Lots 44 and 45 (HRPC)**
- **Final approval of construction drawings by the City Engineer's office (ENG)**

### **3. APPLICATION FOR CHANGE OF USE #CU-01-2018 filed by Toni Poling, 1329 Woodworth Drive, Findlay to operate a child care facility at 800 Canterbury Drive.**

#### **HRPC**

##### **General Information**

This request is located on the west side of Canterbury Drive just south of the intersection with Tiffin Avenue. It is zoned O-1 Institutions and Offices. Property to the north and west is also zoned O-1. To the south and east 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 area as Office.

##### **Parcel History**

This is currently a vacant single family home.

##### **Staff Analysis**

The applicant is requesting to change the use of the dwelling to a Child Day Care Center. Day Care Centers are a primary use in the O-1 zoning district.

There are no changes proposed to the footprint of the structure. Cosmetically, the front of the building will change and major renovations will be done to the interior to turn it into space suitable for the intended use.

The applicant is negotiating with the office building on the opposite corner of Canterbury and Tiffin Avenue to lease parking spaces to accommodate employee parking during the day. We would advise some legal recorded document that grants that permission to the Day Care in perpetuity in case of an ownership change on either end.

The applicant is requesting permission to have a second curb cut onto Canterbury to allow for a u-shaped drive for pick up and drop off of children. She would like it to be wide enough for 2 cars to pass. The site looks tight and the drawing is not to scale so it is difficult to tell if this would work.

The rear yard will be fenced in for an outdoor play area. The area on the north end of the home where the existing air conditioning unit is located will also be fenced in and used for trash containers as well.

The applicant proposes planting evergreens along the property lines to the north and south as a buffer for the homes there.

##### **Staff Recommendation**

HRPC Staff would like to see some scaled, engineered drawings to determine if the drive will work before issuing any recommendation of approval.

#### **ENGINEERING**

Need more information on how the U-shaped drive is going to fit within the property. Looking at the location of the current drive it appears it would be difficult to have a drive that can accommodate the mobility of larger vehicles. The drive may need to be relocated to the north to allow for the needed turn radius.

Would like to see if some onsite parking would be available if the drive was reconfigured.

Recommendations: Tabling the Conditional Use until more information is given on the size and location of the proposed U-shaped drive.

**FIRE PREVENTION**

Provide all necessary information to Wood County Bldg. Dept. for the proper permits.

**STAFF RECOMMENDATION**

Staff recommends **that FCPC table APPLICATION FOR CHANGE OF USE #CU-01-2018 to operate a childcare facility at 800 Canterbury Drive until a drawing can be provided to show how a u-shaped drive can be accommodated on the site.**