

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT April 12, 2018

### CITY PLANNING COMMISSION MEMBERS

Mayor Lydia L. Mihalik, Chairman  
Service Director, Brian Thomas, P.E., P.S.  
Jackie Schroeder  
Dan DeArment  
Dan Clinger

Matt Cordonnier, HRPC Director  
Judy Scrimshaw, HRPC Staff  
Matt Pickett, Fire Inspector  
Jeremy Kalb, Engineering Project Manager  
Don Rasmussen, Law Director  
Todd Richard, Zoning Inspector

# City of Findlay City Planning Commission

Thursday, April 12, 2018 - 9:00 AM

## COMMENTS

### NEW ITEMS

**1. PETITION FOR ZONING AMENDMENT #ZA-02-2018 filed to rezone 113 Alexander Place from R-2 Single Family Medium Density to M-2 Multiple Family.**

#### **General Information**

This request is located on the southeast corner of Findlay and Marshal Streets. It is zoned R-2 Single Family Medium Density. To the north, east and west is also zoned R-2. To the south is zoned M-2 Multiple Family. It is located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family High Density.

#### **Parcel History**

This parcel is the site of four 2 unit residential structures built in 2004.

#### **Staff Analysis**

The applicant is proposing to rezone this parcel to M-2 Multiple-Family. The existing units were constructed as an RDO (Residential Development Option). The parcel was zoned B Residential at the time which permitted duplexes. However, only one duplex was permitted per lot. The RDO gave the owner an avenue to submit a plan with multiple units as long as it complied with density requirements of the code. That plan had to be approved by Council. This option was removed from the zoning code when it was rewritten in 2012.

The lot to the south was recently rezoned to M-2 also to allow the development there to resume as Multi-family.

Staff is favorable of the change for this parcel as well. However, the rezoning does not mean that the existing structures can be used. According to the zoning office, there were several issues relative to the flood plain with the original construction. They will not issue any occupancy permits in their current state.

#### **Staff Recommendation**

**HRPC Staff recommends that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-02-2018 filed to rezone 113 Alexander Place from R-2 Single Family Medium Density to M-2 Multiple Family.**

### ENGINEERING

No Comment

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council of  
**PETITION FOR ZONING AMENDMENT #ZA-02-2018 filed to rezone 113 Alexander  
Place from R-2 Single Family Medium Density to M-2 Multiple Family.**

# ZA-02-2018

PETITION FOR  
ZONING AMENDMENT  
filed to rezone 113  
Alexander Place from R-2  
Single Family Medium Density  
to M-2 Multiple Family

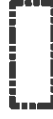
## Legend



113 Alexander Place

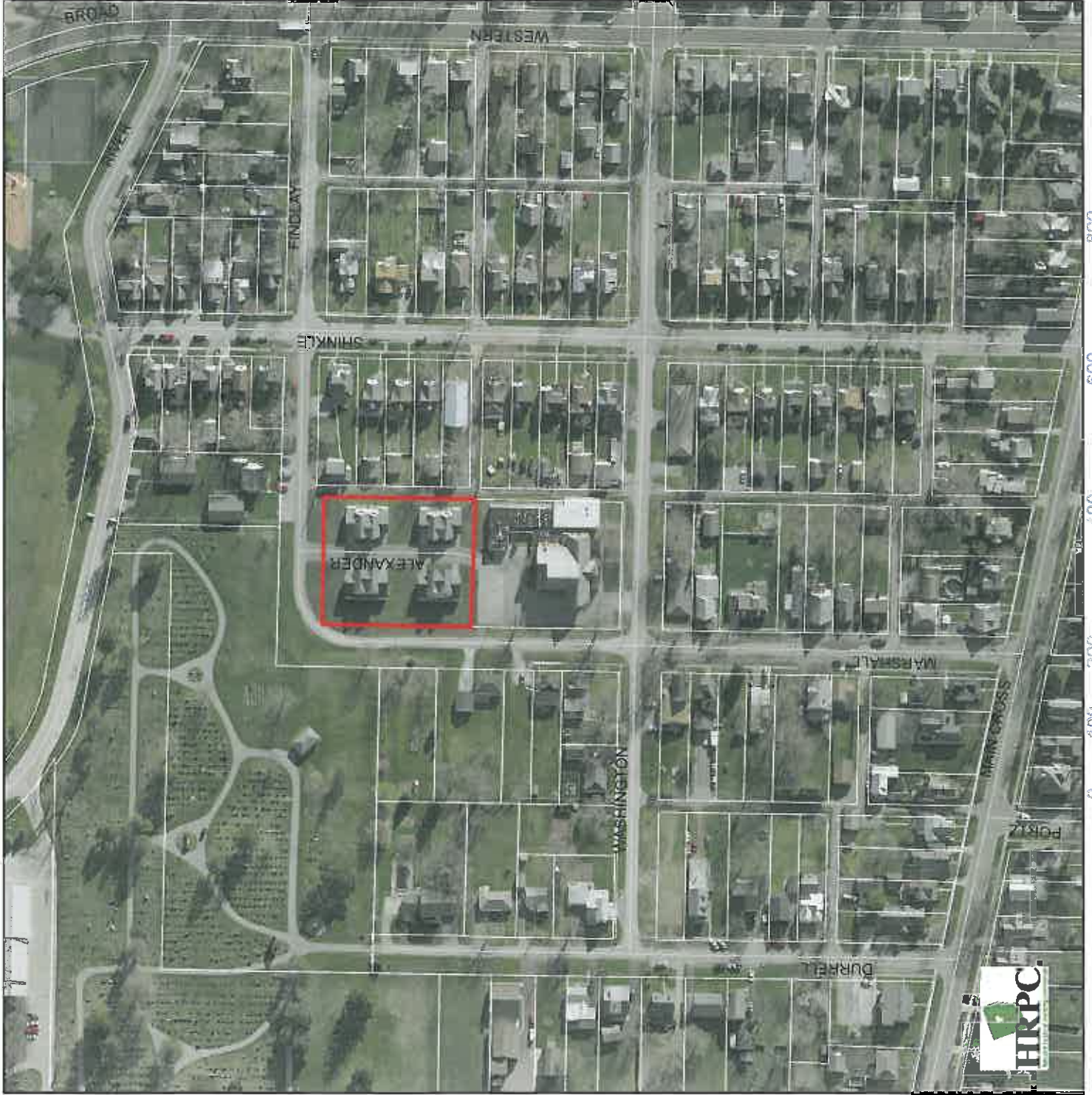
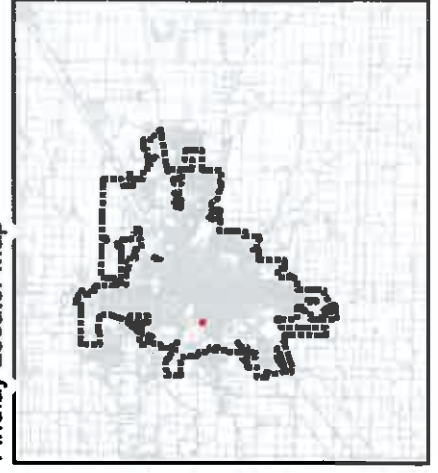
Parcels

Road Centerline



Findlay City

Findlay Locator Map



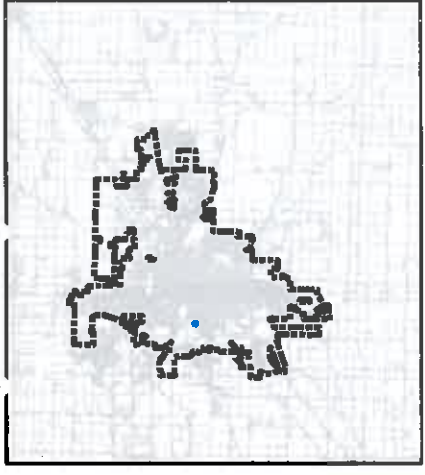
# ZA-02-2018

**PETITION FOR  
ZONING AMENDMENT**  
filed to rezone 113  
Alexander Place from R-2  
Single Family Medium Density  
to M-2 Multiple Family

**Legend**

- 113 Alexander Place
- Parcels
- Road Centerline
- Findlay City
- Zoning District
- C2
- M2
- R2
- R3

Findlay Locator Map



**2. PETITION FOR ZONING AMENDMENT #ZA-03-2018 filed to rezone parcel #630000084980 (2131 Spruce Drive) from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

**HRPC**

**General Information**

This request is located off the south side of Spruce Drive behind Michael Eller Jewelers. It is zoned R-1 Single Family Low Density. Land to the east and west is also zoned R-1. To the south is zoned R-1 Single Family in Marion Township and to the north is zoned B-2 General Commercial. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family Large Lot.

**Parcel History**

This is a vacant residential lot. It was annexed to the City in 2006 and was zoned B Residential. The previous owners attempted to rezone the parcel to B-2 General Business in 2011. That request was denied. When the new zoning code was adopted, the parcel was changed to R-1 Single Family Low Density.

**Staff Analysis**

The applicant is requesting to rezone this .476-acre parcel to R-4 Duplex/Triplex with the intent of constructing a triplex unit on the lot.

The lot has a recorded shared access with the drive abutting it on the east side owned by Thad Davidson onto Spruce Drive.

Rezoning the parcel to R-4 will bring it back to the original zoning it had before the map change. Any new construction will have to comply with today's zoning standards for that district.

**Staff Recommendation**

**HRPC Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-03-2018 filed to rezone parcel #630000084980 (2131 Spruce Drive) from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

**ENGINEERING**

- Sanitary Sewer or Water needed?
- How many drive accesses are desired on Spruce Drive?

**FIRE PREVENTION**

No Comment





**STAFF RECOMMENDATION**

**Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-03-2018 filed to rezone parcel #630000084980 (2131 Spruce Drive) from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

# ZA-03-2018

**PETITION FOR ZONING AMENDMENT**  
filed to rezone parcel #630000084980 on Spruce Drive from R-2 Single Family Medium Density to R-4 Duplex/Triplex

## Legend

-  Parcels selection
-  Parcels
-  Road Centerline
-  Findlay City



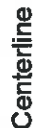




Findlay Locator Map



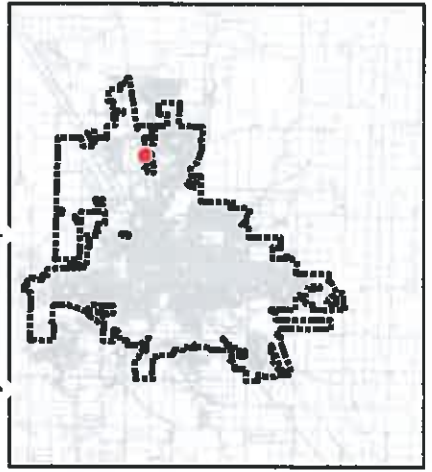
# ZA-03-2018

PETITION FOR  
ZONING AMENDMENT  
filed to rezone parcel  
#630000084980 on Spruce  
Drive from R-2 Single Family  
Medium Density to R-4  
Duplex/Triplex

## Legend

-  Spruce Drive Parcel
-  Parcels
-  Road Centerline
-  Findlay City
- Zoning District**
  -  C2
  -  R1
  -  R2

Findlay Locator Map





**3. APPLICATION FOR A HOME BUSINESS #CU-02-2018 filed by Elizabeth Corbitt, 1543 Logan Avenue, Findlay to operate a car detailing business in an existing building at 1505 Morrival Blvd.**

**HRPC**

**General Information**

This request is located at the east side of Morrival Blvd. It is zoned R-2 Single Family Medium Density. All surrounding lots are also zoned R-2. 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**

There is an existing garage building on the lot.

**Staff Analysis**

The applicant is requesting to operate a car detailing business from the existing building as a Home Business. The definition of **Home Business** is: Any occupational activity carried on exclusively by a member of an immediate family residing on the premises and conducted entirely on the premises. No commodity shall be sold on the premises nor mechanical equipment used in the fabrication or alteration of products, tools, gear, etc. from which external effects of which may adversely affect adjacent property. Home businesses shall be clearly incidental and secondary to the use of the premises for dwelling purposes, and shall not change the structural character thereof.

In this instance, the garage that will be used for the business is on a separate lot from the residence. Both parcels are under the same ownership and the applicant does reside in the home at 1543 Logan Avenue.

The garage was previously used for storage of vehicles and equipment for a sewer tapping business.

The applicant has stated that the hours of operation will be 8:00 to 5:00 Monday through Friday and that all work will be done inside the building. Auto detailing is generally not a noisy business. It would seem the only noise producing equipment might be a shop vac. With only one person doing the work, it would be reasonable to assume that there would not be the need for many vehicles to sit outside for lengthy periods of time either.

Staff recommends approval with the notation that the applicant understands that if there are legitimate complaints regarding the operation that the permit can be revoked.

**Staff Recommendation**

HRPC Staff recommends **approval of APPLICATION FOR A HOME BUSINESS #CU-02-2018 filed by Elizabeth Corbitt, 1543 Logan Avenue, Findlay to operate a car detailing business in an existing building at 1505 Morrival Blvd.**

**ENGINEERING**

How many cars/ customers are going to be parked in the drive waiting to be detailed?

If floor drains are present in the building, are they tied into the sanitary sewer or storm sewer?

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR A HOME BUSINESS #CU-02-2018 to operate a car detailing business in an existing building at 1505 Morrival Blvd.**

# CU-02-2018

## APPLICATION FOR A HOME BUSINESS

filed by Elizabeth Corbitt to operated a car detailing business in an existing building at 1505 Morrival Blvd.

### Legend



1505 Morrival Blvd.

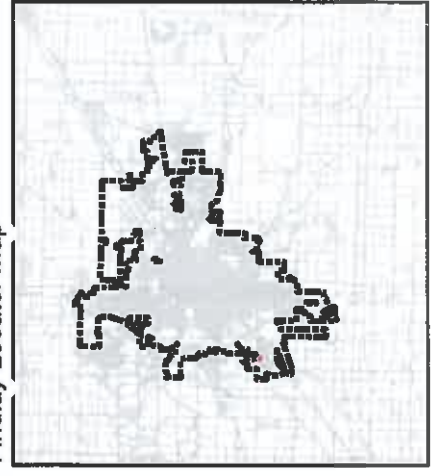
Parcels

Road Centerline



Findlay City

Findlay Locator Map



# CU-02-2018

## APPLICATION FOR A

### HOME BUSINESS

filed by Elizabeth Corbitt to operated a car detailing business in an existing building at 1505 Morrival Blvd.

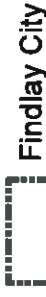
### Legend



1505 Morrival Blvd.

Parcels

Road Centerline



Findlay City

Zoning District



C2

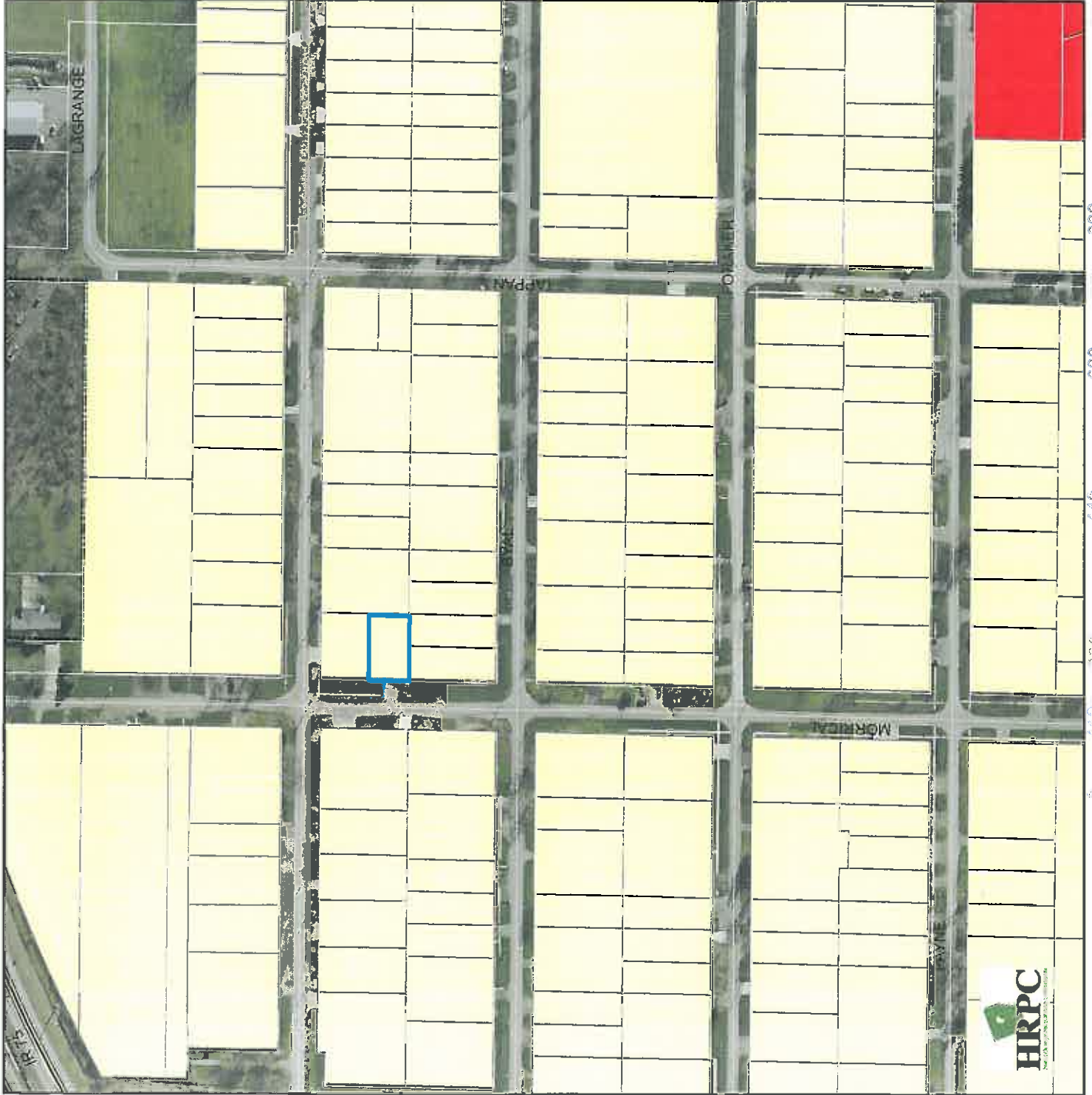
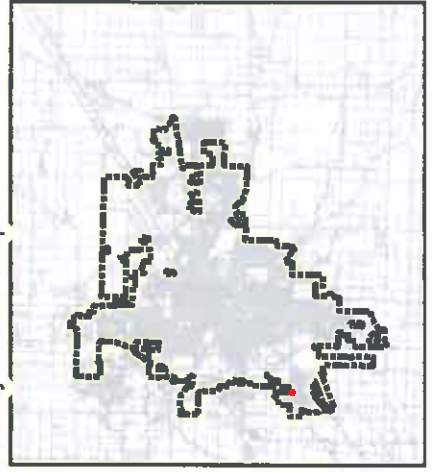


R2



R3

Findlay Locator Map



**4. APPLICATION FOR SITE PLAN REVIEW #SP-02-2018 filed by CFT NV Developments LLC, 1683 Walnut Grove Ave, Rosemead, CA for a 4,500 square foot multi-tenant retail building at 1843 Tiffin Avenue.**

**HRPC**

**General Information**

This request is located on the south side of Tiffin Avenue east of Londonderry Drive. The lot is zoned B-2 General Commercial. Parcels to the north, east and west are also zoned B-2. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as General Commercial

**Parcel History**

The east portion of the lot is under construction for a Panda Express restaurant.

**Staff Analysis**

When the plans were approved for Panda Express in September 2017, there was a second restaurant location shown on the west side of the lot. The concept shown for that building was approved with the understanding that if no permits were issued within one year that they would have to resubmit the site plan. The time frame has not expired, but they have changed the plan to include an additional 2,300 square feet of retail space onto the proposed restaurant.

Setbacks for C-2 General Commercial are 30' front, 15' side and 30' rear. The structure location exceeds all of these. The setback for parking areas is 10' from the property line. The pavement on the south side is part of the total pavement shared with all the other retail in the area. Although this parcel has its own boundaries, (lot lines) traffic will flow through all areas of the shopping center and adherence to the setback along those lines is not a concern. As long as other traffic aisles are not affected, we feel it makes sense.

As stated in the review from September, the plan listed various easements that have been recorded over this parcel concerning utilities and access across the land. It appears that general cross access agreements exist for the drives, parking, walkways, etc. in the development.

Access to the site from Tiffin Avenue is via two curb cuts as were approved on the plans for the Panda Express in September, 2017.

The restaurant is requesting a drive thru window on the east side. Drive thrus are a conditional use and must be approved by FCPC. That was approved in the previous plan along the south side of the building. It is now located on the east side. Stacking required is eight cars from the point of ordering to any road right-of-way. There is only room in the drive up aisle for five (5) vehicles from the order point; however, additional vehicles will not be near any road right-of-way. They will only be backed up in the drive aisles within the site. The situation was similar in the first proposal.

The bare minimum number of parking spaces required by code is only 19 spaces for the total 7,200 square feet of buildings proposed. The site plan has 148 spaces shown.

The dumpster on the west side of the lot was encroaching into the setback on the last plan. This has been corrected.

There do not appear to be any changes in light pole locations on the site. The photometrics were submitted with the Panda site plan and approved.

The elevation drawings submitted show that the building will be approximately 23'-6" in height. This is well under the 60' maximum permitted. The building design is modern and all finishes are within the architectural standards of our code. Three sides of the structure will have some signage. Signage on the building is not regulated.

The freestanding sign details were approved on the original plan. Panda Express was allowing space for one more tenant on their sign. A third tenant on the site will only be permitted the signage on the building.

The landscaping detail shows the required plantings around the building and in the parking lot islands. The green areas will be a great improvement to the current sea of asphalt.

### **Staff Recommendation**

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-02-2018 filed by CFT NV Developments LLC, 1683 Walnut Grove Ave, Rosemead, CA for a 4,500 square foot multi-tenant retail building at 1843 Tiffin Avenue.**

### **ENGINEERING**

#### **Access –**

The applicant is proposing access to the site from multiple locations from the Isaac Market Square Findlay LTD.

#### **Sanitary Sewer –**

The proposed sanitary service will connect into the existing sanitary sewer on the south side of the site, with a service come from each of the buildings.

#### **Waterline –**

Water Distribution has informed us that there is an existing 2-inch line that is located just to the east of the proposed taps. We would like to utilize the existing tap for one of the taps if not both. The proposed plans do not show any fire line or sprinkler systems.

#### **Stormwater Management –**

The proposed plans show a decrease in impervious area after construction. Due to the decrease in impervious area from existing conditions, no additional detention will be required.

#### **MS4 Requirements –**

Since the site is located within the City of Findlay corp. limits, the site must comply with the City of Findlay's MS4 requirements.

#### **Sidewalks –**

There are no additional sidewalks that will be added within City R-O-W. If any walk is removed for the water line taps, it will need to be replaced per City of Findlay Specs.

## General

- Some more information on the Storm and Sanitary lines, such as size and slope of the pipe.
- The exact location of the sanitary sewer will need to be verified before drilling for the light pole bases in the SE island.

## Recommendations:

Conditional approval of the site plan subject to the following conditions:

- Need some more information on the sewers to verify the slopes and coverage.

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Waterline Tap Permit x2
  - If existing tap is utilized it will just be a Water Reconnect
- Storm Tap Permit
- Sidewalk Permit

## **FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

## **STAFF RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-02-2018** filed by **CFT NV Developments LLC, 1683 Walnut Grove Ave, Rosemead, CA** for a **4,500 square foot multi-tenant retail building at 1843 Tiffin Avenue** subject to the following conditions:

- Apply for all necessary permits with Wood County Building Department. (FIRE)
- Need some more information on the sewers to verify the slopes and coverage. (ENG)

# SP-02-2018

APPLICATION FOR  
SITE PLAN REVIEW  
filed by CFT NV Developments  
LLC for a 4,500 sq. ft. multi-  
tenant retail building.

## Legend



1843 Tiffin Ave.

Parcels

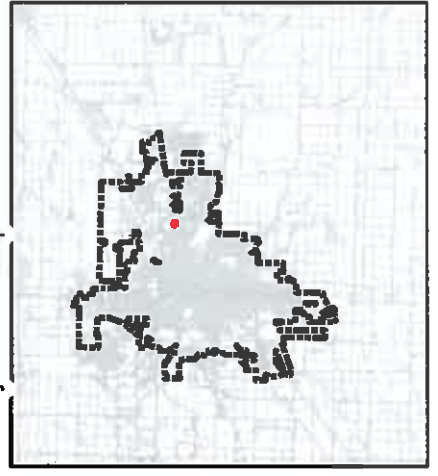


Findlay City

Road Centerline



Findlay Locator Map







**5. APPLICATION FOR SITE PLAN REVIEW #SP-03-2018 filed by the University of Findlay, 1000 N. Main Street, Findlay for a parking lot at 1310 N. Main Street.**

**HRPC**

**General Information**

This project is located on the north side of the vacated right-of-way of Swing Avenue. It is zoned C-2 General Commercial with the University Overlay. To the east is also zoned C-2 with the University Overlay. To the south and west is zoned O-1 Institutions and Offices with the University Overlay. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as University.

**Parcel History**

This was the former site of the Ohio Conveyer Supply business.

**Staff Analysis**

The University proposes to construct parking for 11 cars and 13 busses along the north side of the vacated Swing Avenue.

The parking area for the cars along the south side of the building already exists, but will be resurfaced. Green space will be added at the front of the portion of the building that will remain. This area was parking spaces.

The bus parking spaces will be to the rear (west side) of the building. Old gravel areas will be seeded and grassed.

There is no additional lighting indicated on the plans.

Due to the proximity to Howard Run and the flood plain issue, the applicant will need to consult with Todd Richard for any flood development permits.

**Staff Recommendation**

**HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2018 for a parking lot at 1310 N. Main Street.**

**ENGINEERING**

**Access –**

The proposed plans are showing access to the site is from the previously vacated Swing Ave. The old drive drop from the existing building will be removed with new full height curb placed back.

**Sanitary Sewer –**

No Sanitary Sewer is shown.

**Waterline –**

No Waterline is shown.

**Stormwater Management –**

The proposed plans show a decrease in impervious area after construction. Due to the decrease

in impervious area from existing conditions, no additional detention will be required.

#### MS4 Requirements –

Since the site is located within the City of Findlay corp. limits, the site must comply with the City of Findlay's MS4 requirements.

#### General –

- What is the proposed thickness of the stone berm?
- Will need to show a cut/fill plan to ensure there was no additional fill to the floodway/floodplain.

#### Recommendations:

Conditional approval of the site plan subject to the following conditions:

- Give thickness detail for the stone berm.
- Provide a cut/ fill plan of the site after construction is completed.

The following permits may be required prior to construction:

- Curb cut/Drive Permit

#### **FIRE PREVENTION**

No Comment

#### **STAFF RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2018 for a parking lot at 1310 N. Main Street subject to the following conditions:**

- **Give thickness detail for the stone berm. (ENG)**
- **Provide a cut/ fill plan of the site after construction is completed. (ENG)**

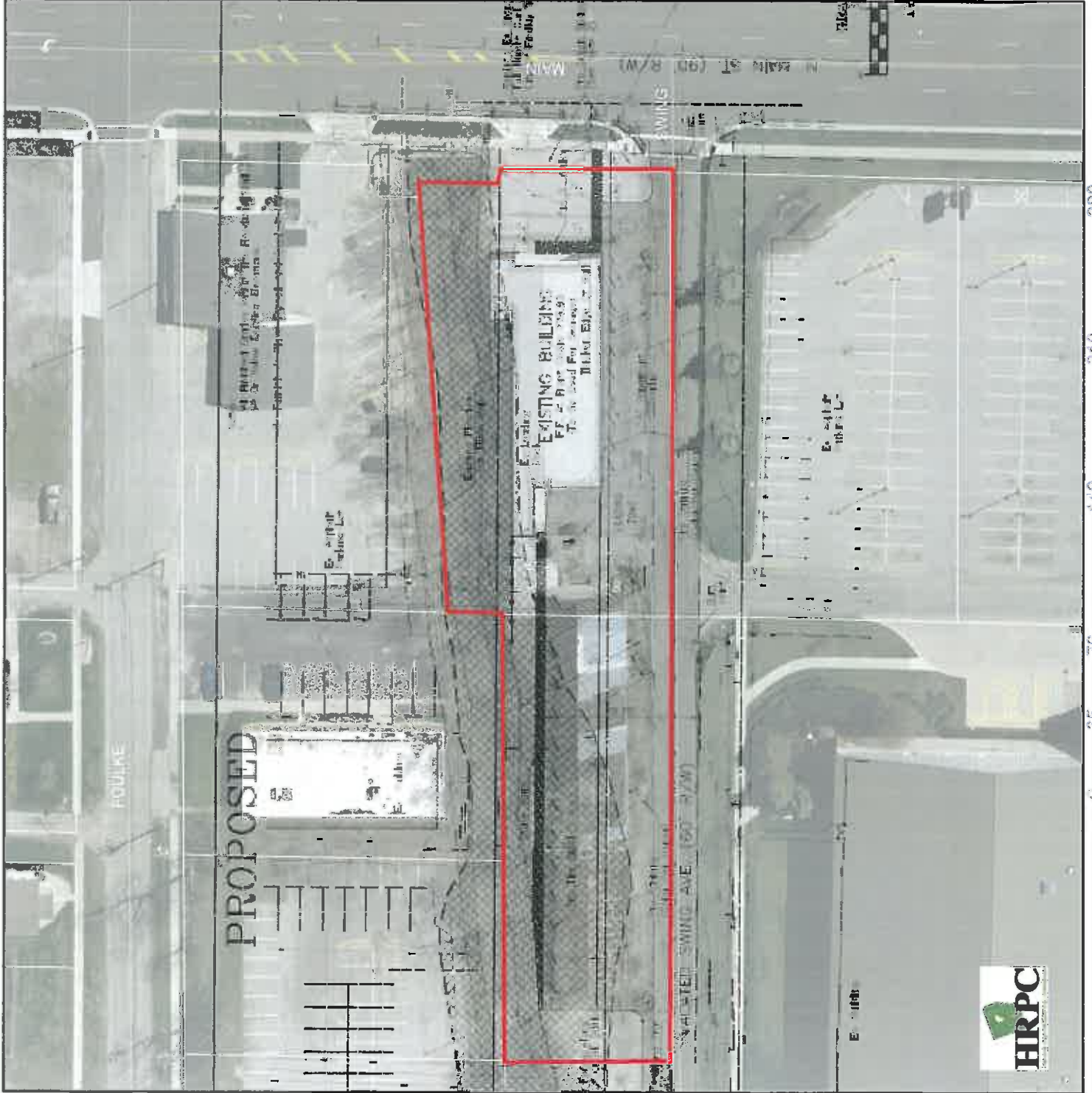
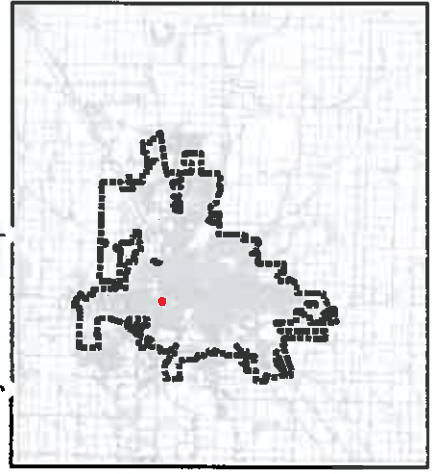
# SP-03-2018

APPLICATION FOR  
SITE PLAN REVIEW  
filed by the University of  
Findlay for a parking lot at  
1310 N. Main St.

## Legend

- 1310 N. Main St.
- Parcels
- Road Centerline

Findlay Locator Map





**6. APPLICATION FOR SITE PLAN REVIEW #SP-04-2018 filed by Mark Bassitt, 327 E Edgar Street, Findlay for a building addition and storage area at 2311 Bank Street, Findlay.**

**HRPC**

**General Information**

This request is located on the east side of Bank Street south of E. Yates Avenue. It is zoned I-1 Light Industrial. All surrounding lots are also zoned I-1. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as Industrial.

**Parcel History**

The applicant came before Planning Commission in April, 2017 as a Special Review requesting to be allowed to build without a site plan. That request was denied.

**Staff Analysis**

This property sits on a remote part of Bank Street south of E. Yates Avenue. On the west side of Bank Street is the Blue Rock Nature Preserve. There are two homes directly north of his lot, which are also in the Industrial zoning. There are railroad tracks on his east boundary and Hancor owns the lot directly south.

The applicant is proposing to construct a 36' x 40' addition to the south side of his existing building. Front yard setback in the I-1 district is 50'. The building encroaches into the setback, however, the Industrial district does allow for a structure to follow an established building line. Side and rear yards are 30'.

The maximum height in I-1 is 60'. An elevation drawing indicates the maximum height of the structure is only 19'.

Two (2) parking spaces are required per code. There are three (3) potential spots shown at the north end of the site. They are angled and only the one closest to the building is probably deep enough. We know he would not want to block the garage doors, but perhaps a couple of spaces perpendicular to the building would be more logical. It looks like there would be space on either side of the new garage door.

A fenced in stone storage area is shown behind the existing structure. The industrial district is the only one that still permits stoned areas for storage. The area must be enclosed and screening provided if abutting residential. The north side of the storage area does abut residential uses. Because it is a chain link fence, Staff would require some plantings to screen on the north side. We would consider a solid privacy fence on that side instead if the applicant would wish to do that.

**Staff Recommendation**

HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2018 for a building addition and storage area at 2311 Bank Street, Findlay subject to:

- Screening along the north side of the fenced storage area (HRPC)

**ENGINEERING**

Access –

The applicant is proposing a new drive to be placed on Bank Street, just south of the existing pavement drive.

Sanitary Sewer –  
No Sanitary Sewer Shown

Waterline –  
No Waterline Shown

Stormwater Management –  
Detention for the site will be provided by the proposed detention pond located on the east side of the property. Will need to see calculations for the outlet from the detention basin.

MS4 Requirements –  
The disturbed area should be less than one (1) acre so the site will not need to comply with the City of Findlay's MS4 requirements. If the actual disturbed area will be larger than one (1) acre, the site will need to comply with the City of Findlay's MS4 requirements

General –  

- Is there any kind of drive access needed back to the stone storage area?

Recommendations: Conditional approval of the site plan subject to the following conditions:  

- Provide Calculations for the Storm outlet.

The following permits may be required prior to construction:  

- Curb cut/Drive Permit

**FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

**STAFF RECOMMENDATION**

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2018 for a building addition and storage area at 2311 Bank Street, Findlay subject to:

- Screening along the north side of the fenced storage area (HRPC)
- Apply for all necessary permits with Wood County Building Department. (FIRE)
- Provide Calculations for the Storm outlet. (ENG)

# SP-04-2018

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Mark Bassitt for  
a 36' x 40' storage building  
and 30' x 30' storage area.

## Legend



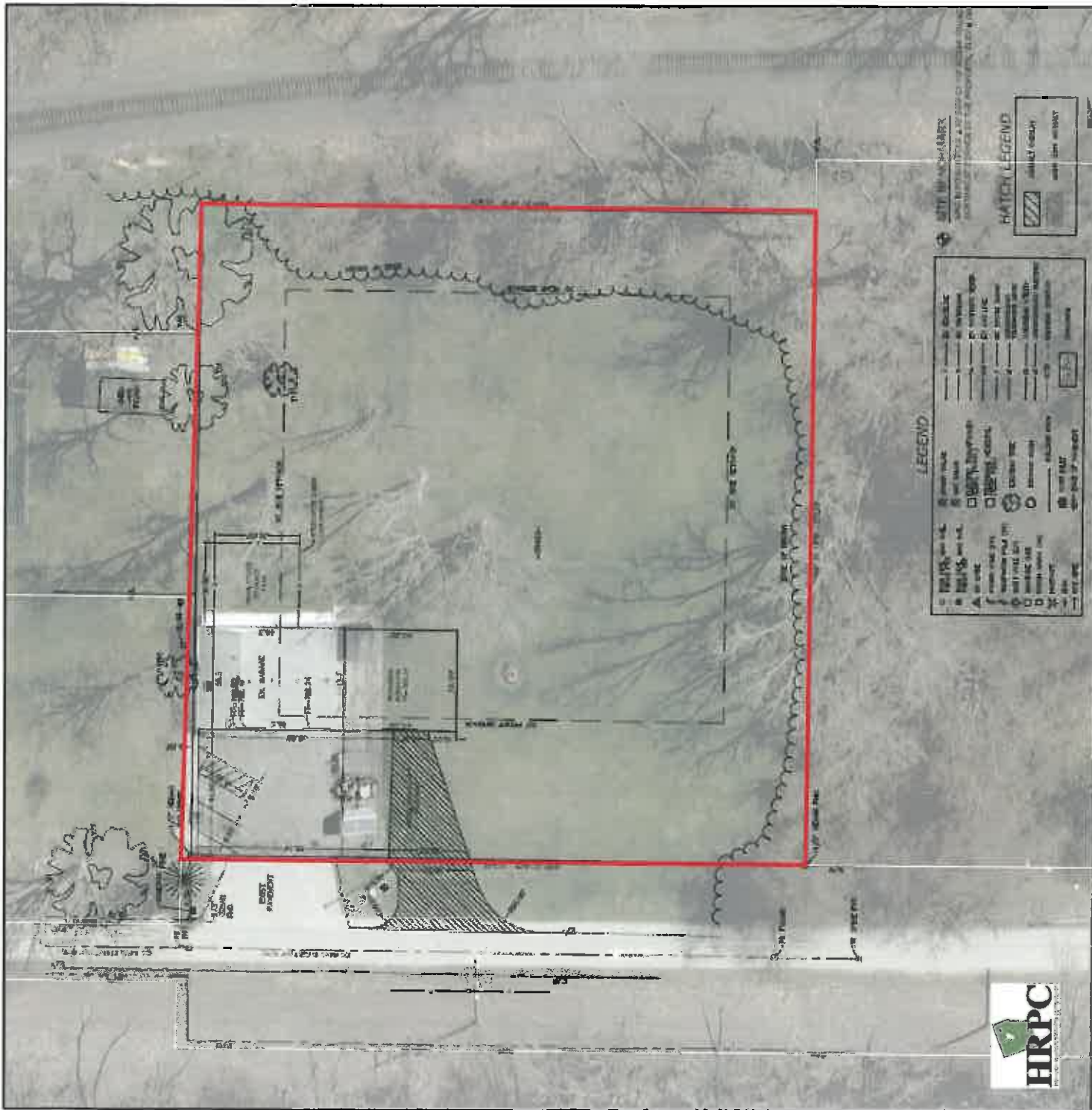
2311 Bank St.

Parcels

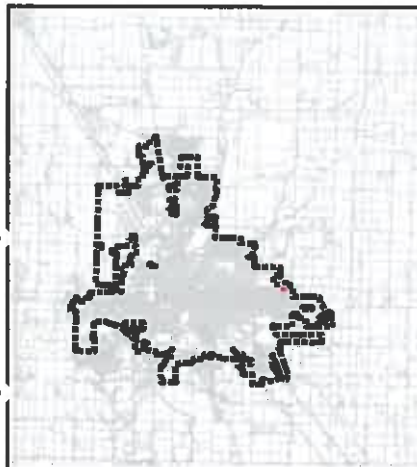


Findlay City

Road Centerline



Findlay Locator Map







**7. APPLICATION FOR SITE PLAN REVIEW #SP-05-2018 filed by Affordable Mike's LLC, 3640 Marathon Way, Findlay for an additional 35' x 150' storage unit building and related pavement.**

**HRPC**

**General Information**

This site is located on the west side of Marathon Way in the Northend Commercial Park 1<sup>st</sup> Addition. The lot in this request is zoned I-1 Light Industrial. Land to the east and south is also zoned I-1. To the west and north is zoned C-2 General Commercial. The site is not within the 100-year flood plain. The City Land Use Plan designates the area as Regional Commercial.

**Parcel History**

The last phase of this development was reviewed and approved by FCPC in October, 2017.

**Staff Analysis**

This proposal will add one new 35' x 150' storage unit building at the south end of the development. The building will be the same construction and height as the previous units.

The asphalt drive will continue south and go around the building to connect with the current pavements.

The landscaping is shown to continue south along the west side.

**Staff Recommendation**

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2018 for an additional 35' x 150' storage unit building and related pavement at 3640 Marathon Way.**

**ENGINEERING**

Access –

Access to the site will be from an existing drive off Marathon Way, there is no change in access to the site.

Storm water Management –

Detention for the site will be provided by the existing regional detention facility next to the site. The existing detention facility has been modified since its initial design to handle the improvements from the Cube baseball diamonds as well as the subdivision. The detention calculations for the existing regional facility have been submitted.

Waterline-

There are no proposed waterlines shown on the plans.

Storm Sewer-

The plans show the addition of two 60 LF runs of storm sewer as well as two catch basins. The proposed storm will be tied into the existing lines that are plugged towards the south of the property.

Sidewalk-

The proposed plans shows the existing sidewalk extended to the south. The sidewalk will need to adhere to City of Findlay Sidewalk Standards.

**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 will not be required to comply with the City of Findlay’s Erosion and Sediment Control Ordinance.

**Recommendations: Approval of the Site Plan:**

The following permits may be required prior to construction:

- Sidewalk Permit.
- Storm Sewer Tap x2

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2018 for an additional 35’ x 150’ storage unit building and related pavement at 3640 Marathon Way.**

# SP-05-2018

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Affordable Mike's LLC  
for an additional 35' x 150'  
storage unit building and related  
pavement

## Legend



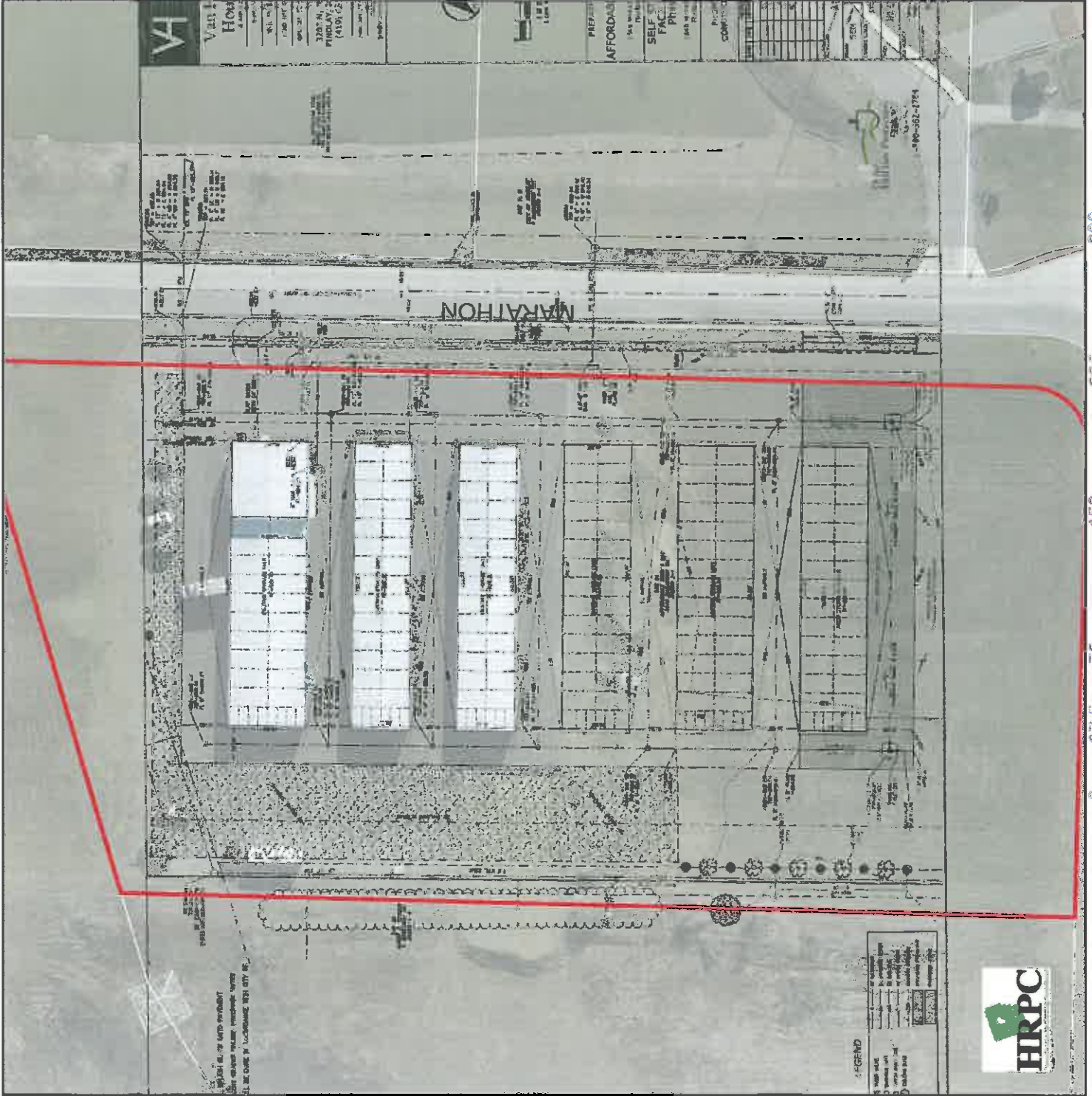
Parcels selection 2

Parcels

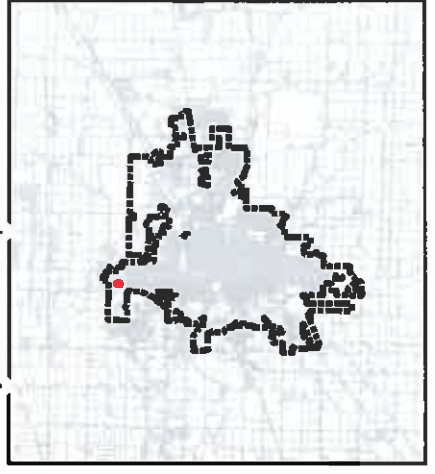


Findlay City

Road Centerline



Findlay Locator Map



LEGEND

1	Water
2	Impervious
3	Grass
4	Asphalt
5	Concrete
6	Other





**8. APPLICATION FOR SITE PLAN REVIEW #SP-06-2018 filed by Ohio Logistics, 1800 Production Drive, Findlay for a 150,000 square foot warehouse addition with truck docks at 1800 Production Drive.**

**HRPC**

**General Information**

This request is located on Lots 19 and 20 in the Findlay Industrial Center Replat. It is zoned I-1 Light Industrial. All surrounding parcels are also zoned I-1. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as Industrial.

**Parcel History**

The site is currently occupied by an industrial warehouse.

**Staff Analysis**

This addition will add 150,000 square feet to the existing building. The building addition will include truck docks, office space, restrooms, and breakroom.

Setbacks in the I-1 Light Industrial district are 50' front and 30' side and rear. The plan meets all setback requirements.

Parking for I-1 is calculated at 1.1 space per employee on the largest shift. The plan indicates that 38 employees will be the largest shift. At 1.1 per employee it calculates to 42 parking spaces. The plan shows a new parking lot on the east side with 45 spaces.

The height maximum in I-1 is 60'. The plans indicate the highest point of the building to be at 42'-9".

The only landscaping required in I-1 is for parking lots. The front and sides abutting another lot require a landscape buffer.

**Staff Recommendation**

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-06-2018 for a 150,000 square foot warehouse addition with truck docks at 1800 Production Drive.**

**ENGINEERING**

**Access –**

The applicant is proposing a new drive to be installed off of Production Drive, just east of the two existing concrete drives. The new drive to be proposed to be asphalt pavement, giving access to the proposed parking lot.

**Sanitary Sewer –**

The proposed sanitary service will connect into the existing sanitary sewer on the south side of Production Drive.

**Waterline –**

The proposed plans show a domestic and fire line to be installed for the new building. The fire line will be coming off of the existing 8-inch line that is located on the north side of the site. The

2-inch domestic line will be tied into the 12-inch water main located on the north side of Production Drive. As a note, the City of Findlay does not allow 90-degree bends to be installed on public waterlines.

**Stormwater Management –**

Detention for the site is proposed to be provided by the existing detention pond. The consultant will need to verify that the pond does indeed comply with our current standards. Will continue to work with the consultant.

**MS4 Requirements –**

The amount of erodible material that will be disturbed will be more than one acre so the site is required to comply with the City of Findlay's Erosion and Sediment Control Ordinance.

**General –**

- Verify volume in detention pond
- Ex Catch Basin in fire lane need Raised/ Lowered?
- Tops on all CB's seem to be 100 FT too low.

**Recommendations:** Conditional approval of the site plan subject to the following conditions:

- Verify Volume in Detention Pond
- Adjust Catch Basins on plans

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Waterline Tap Permit x2
- Curb cut/Drive Permits

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-06-2018 for a 150,000 square foot warehouse addition with truck docks at 1800 Production Drive subject to:**

- **Submittal of a landscaping plan for the parking lot (HRPC)**
- **Extend the 8" fire line (located to the east of the proposed warehouse) to the south with three hydrants spaced evenly. (FIRE)**
- **The fire lane (located to the east of the proposed warehouse) shall be 25' wide. (FIRE)**
- **Extend the drive northward to the northeast corner of the existing warehouse building. (FIRE)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**
- **Verify Volume in Detention Pond (ENG)**
- **Adjust Catch Basins on plans (ENG)**

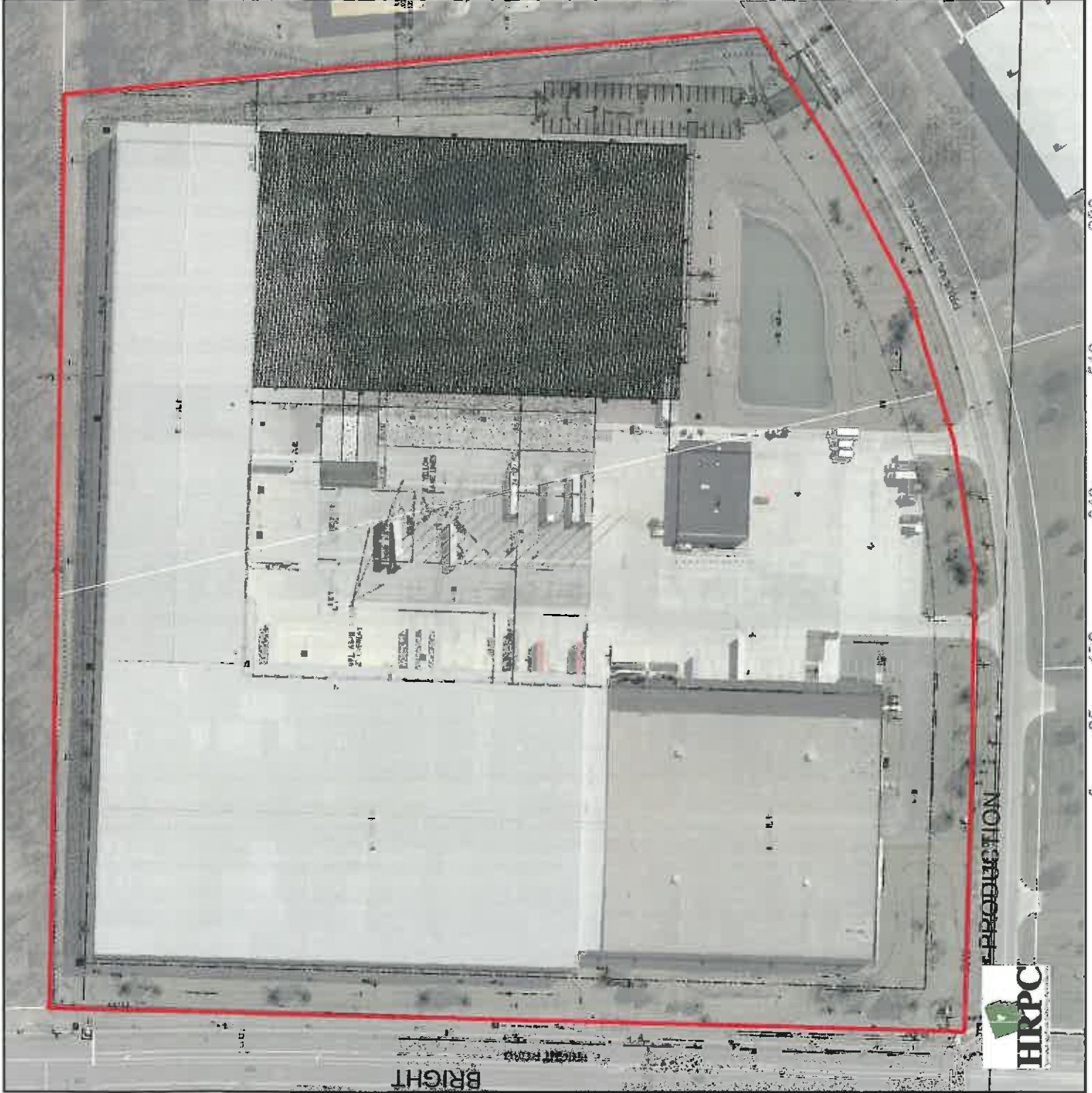
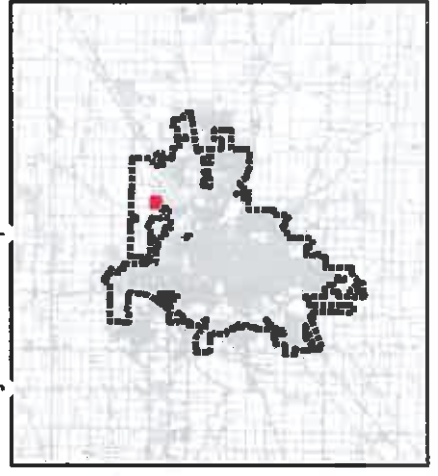
# SP-06-2018

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Ohio Logistics  
for 150,000 square foot  
warehouse addition with  
truck docks

## Legend

- 1800 Production Dr.
- Parcels
- Findlay City
- Road Centerline

Findlay Locator Map







**POGEMEYER DESIGN GROUP, INC.**  
 ARCHITECTS • ENGINEERS • PLANNERS  
 1700 NORTH MAIN STREET  
 CLEVELAND, OHIO 44115  
 (216) 252-2727

**MOSSER CONSTRUCTION, INC.**  
 12200 Maplewood Parkway  
 Columbus, Ohio 43240  
 (614) 885-1111

**OHIO LOGISTICS WAREHOUSE**  
 PROJECT: MON EXPANSION  
 PROJECT NUMBER: 277700-0003  
 PROJECT LOCATION: TROY, OHIO

ISSUED FOR:	
DATE:	
REV. DATE:	
REV. DATE:	
REV. DATE:	
REV. DATE:	
REV. DATE:	
REV. DATE:	
REV. DATE:	
REV. DATE:	

**C103**  
 SHEET NO.  
 SHEET TITLE

BENCH MARK #1  
 BENCHMARK POINT SURVEY  
 ELEV. = 808.28

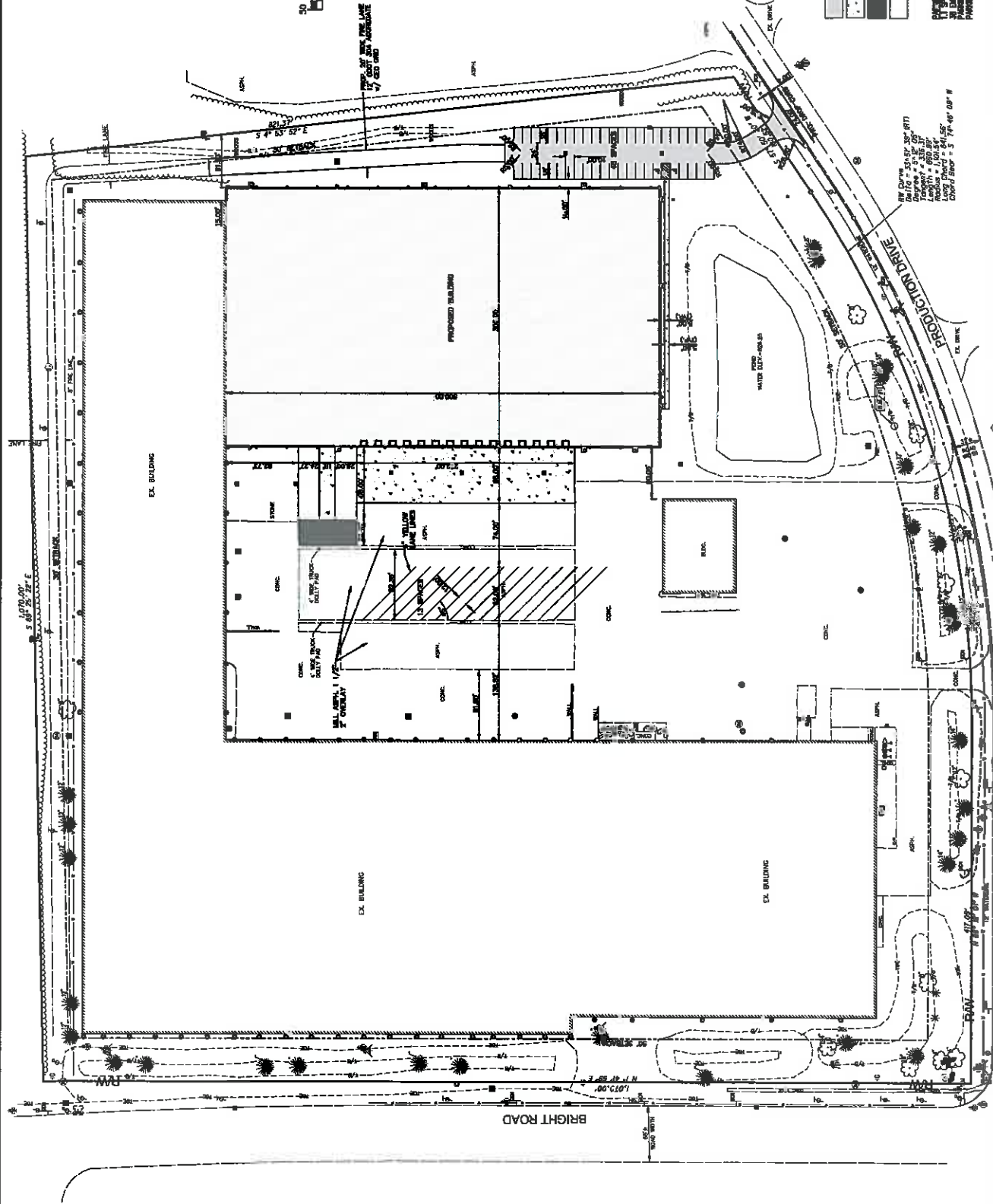


**GRAPHIC SCALE**  
 (SCALE 1" = 60')  
 0 25 50 100

**FINISH SCHEDULE**

Light Duty Asphalt	CONCRETE PARDEBT	HEAVY DUTY ASPHALT	MEZZAWARE PARDEBT
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SEE SPECIFICATIONS FOR SMT.  
 ALL SURFACES TO BE PAVED WITH 18" MIN. THICKNESS OF 1 1/2" CRACKED & SEALED ASPHALT.  
 PAVEMENT FINISHED TO 18" GRADES



SEE SPECIFICATIONS FOR SMT.  
 ALL SURFACES TO BE PAVED WITH 18" MIN. THICKNESS OF 1 1/2" CRACKED & SEALED ASPHALT.  
 PAVEMENT FINISHED TO 18" GRADES

**9. REVIEW PROPOSED ZONING CODE AMENDMENTS filed by HRPC. The proposed amendments are for the Downtown Design Review District and the Downtown Design Guidelines, located in Chapter 1138 and 1139.**

**See attached documents.**