

# City of Findlay City Planning Commission

Thursday, June 13, 2013 - 9:00 AM

## COMMENTS

### NEW ITEMS

**1. PRELIMINARY PLAT #PP-01-2013** filed by Country Club Acres, 655 Fox Run Rd., Findlay, OH for **Southridge Estates**.

### HRPC

#### **General Information**

This plat is located along the north side of TR 145 and west of Goldenrod Lane. The land is zoned R-1 Single Family Low Density Residential. The properties to the north and east are also zoned R-1. The property to the south is zoned R-3 Single Family High Density. To the west is zoned R-1 One Family in Liberty Township. The City Land Use Plan designates the land as Single Family Large Lot. The site is not located within the 100 year flood plain.

#### **Parcel History**

This site is currently vacant land. The last preliminary plat was approved in 2002. The first final plat was recorded in 2002 and another in 2003.

#### **Staff Analysis**

The applicant is proposing to expand the subdivision to the west out to Western Avenue and south to TR 145. There will be 46 new single family lots. Katarina Lane will be extended west to Western Avenue and Paige Lane will extend south to TR 145. There will also be one new cul-de-sac (Viburnum Court) running south from Katarina Lane.

The R-1 District has a minimum lot frontage of 65' and minimum square footage of 10,000 per lot. There are a few lots in the plat that do not meet these requirements. Lots 107, 108 and 109 are under 10,000 square feet. (each is 9,750) Lots 94, 102, and 106 are under the 65' minimum frontage.

HRPC Staff recommends approval of the Preliminary Plat of Southridge Estates subject to the following condition:

- Correcting the lot size on Lots 107, 108 and 109 and the width on Lots 94, 102 and 106

### ENGINEERING

**No Comment**

### FIRE PREVENTION

- Do existing hydrants coincide with proposed streets on Western Ave./Twp. Rd. 145?
- Move hydrant to corner of Katrina Ln. & Western Ave.

- Move hydrant to the NW corner of Katrina Ln. & Paige Ln.
- Driving surface and hydrants shall be in place prior to construction

**STAFF RECOMMENDATION**

Staff recommends that FCPC **approve the Preliminary Plat of Southridge Estates subject to the following :**

- Correcting the lot size on Lots 107, 108 and 109 and the width on Lots 94, 102 and 106 (HRPC)
- Do existing hydrants coincide with proposed streets on Western Ave./Twp. Rd. 145? (FIRE)
- Move hydrant to corner of Katrina Ln. & Western Ave. (FIRE)
- Move hydrant to the NW corner of Katrina Ln. & Paige Ln. (FIRE)
- Driving surface and hydrants shall be in place prior to construction (FIRE)

**2. PRELIMINARY PLAT #PP-02-2013** filed by Country Club Acres, 655 Fox Run Rd., Findlay, OH for **Woods at Hillcrest 8<sup>th</sup>, 9<sup>th</sup>, & 10<sup>th</sup> Additions.**

## **HRPC**

### **General Information**

This is a residential subdivision located in Section 35 of Allen Township. It is off the east side of CR 140 and bounded by existing Woods at Hillcrest on the east and older Hillcrest Additions to the south. Allen Township is not zoned. Land to the north east and west is all in Allen Township and therefore is not zoned. To the south which is Liberty Township, is zoned R-1 One Family and R-2 One Family. The City of Findlay Land Use Plan designates the area as Single Family Large Lot. The property is not located within the 100 year flood plain.

### **Parcel History**

The last preliminary plat was approved for this subdivision was in 2001. HRPC reviewed and approved this preliminary plat with conditions at its May 21, 2013 meeting.

### **Staff Analysis**

The applicant is proposing an additional 90 lots west of the current platted Woods at Hillcrest. The subdivision will run west to CR 140.

Because there is no zoning in Allen Township, there is not a minimum lot size or frontage requirement. All the lots appear to be consistent with the previous phases of the development in regard to size. All lots are intended for single family use.

The developer is planning on a three (3) phase development of the subdivision. As each phase is final platted, issues such as temporary turnarounds on any stub streets will be addressed.

## **ENGINEERING**

**No Comment**

## **FIRE PREVENTION**

Place one additional hydrant on Fall Creek Dr.

Driving surface and hydrants shall be in place prior to construction

## **STAFF RECOMMENDATION**

Staff recommends that FCPC **approve Preliminary Plat #PP-02-2013 of The Woods at Hillcrest 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> Additions subject to the following conditions:**

- Place one additional hydrant on Fall Creek Drive
- Driving surface and hydrants shall be in place prior to construction

**3. PRELIMINARY PLAT #PP-03-2013** filed by Brookview Homes, Inc., 401 Scarlet Oak Drive, Findlay, OH for **Somerset Park 1<sup>st</sup> – 3<sup>rd</sup> Additions**.

### **HRPC**

#### **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 was approved in 2006. A Final Plat of Somerset Park was also approved in 2006.

#### **Staff Analysis**

The applicant is proposing to expand the existing subdivision to the south. The new phases will contain an additional 24 single family lots. The developer is proposing to complete the project in three (3) phases.

Liberty Township requires lots in its R-1 District to have a minimum 15,000 square feet and frontage of 100'. All of the parcels meet the square footage requirement but there are two (2) lots (#32 and 33 in the 2<sup>nd</sup> Addition) which are under the 100' frontage. The lot lines should either be adjusted or a variance granted by the Township. The Township could refuse to issue a building permit on the lots that are under sized.

As each phase is final platted, issues such as temporary turnarounds on any stub streets will be addressed.

#### **Staff Recommendation**

HRPC Staff recommends approval of **PRELIMINARY PLAT #PP-03-2013** for **Somerset Park 1<sup>st</sup> – 3<sup>rd</sup> Additions** subject to the following condition:

- Correction of lot size on Lots 32 & 33 or variance from the Township

### **ENGINEERING**

**No Comment**

### **FIRE PREVENTION**

**No Comment**

### **STAFF RECOMMENDATION**

Staff recommends approval of **PRELIMINARY PLAT #PP-03-2013** for **Somerset Park 1<sup>st</sup> – 3<sup>rd</sup> Additions** subject to the following condition:

1. Correction of lot size on Lots 32 & 33 or variance from the Township (HRPC)

**4. SITE PLAN APPLICATION #SP-11 -2013** filed by Kyle Reichenbach, 127 W. Hardin Street, Findlay, OH 45840 for a **parking lot at 201 W. Hardin Street, Findlay.**

## **HRPC**

### **General Information**

This project is located on the southwest corner of the intersection of W. Hardin Street and S. Cory Street . The property is currently zoned C-2 General Commercial. All surrounding parcels are also zoned C-2. The lots are not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

### **Parcel History**

The lots in this request were reviewed at the May 9, 2013 CPC meeting for a request to rezone to C-3 Downtown Commercial. The request also includes the four lots east of this parcel and one lot west (205 W. Hardin St.) of the site. CPC recommended approval to Findlay City Council. Council gave the ordinance to rezone its first reading on June 4, 2013.

### **Staff Analysis**

The site is currently 3 lots with a residence on each lot. The homes are in disrepair and are scheduled for demolition. The lots directly north and east are existing parking lots.

The applicant is proposing to construct a 28 space parking lot. Parking will be in a 45 degree angle layout with 14 spaces on each side. The drive aisle will one way and will be 14' wide. The size and dimensions of the lots and aisle are in compliance with regulations.

Ingress will be from W. Hardin Street and egress will be to the alley to the south of the lot. This is the same pattern as the existing lots in the area.

A 6' high privacy fence is shown along the west property line as screening for the residence next door. Landscaping is shown along S. Cory Street. There are some existing shrubs and trees near along the south end of the street. Additional bushes and four (4) shade trees are proposed to be added along the remaining Cory Street frontage.

The plan indicates a directional sign at each end of the lot. There are no sign details. Such signs can be no more than 2' high and 2 square feet in size per section 1161.12.2 (D) of the City zoning code. Signs will need approval from the City Zoning Inspector.

There are two (2) light fixtures indicated on the plan. There are no details on the type of lighting proposed.

### **Staff Recommendation**

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-11 -2013** for a **parking lot at 201 W. Hardin Street, Findlay subject to the following conditions:**

- Approval of directional signs
- Approval of lighting

## **ENGINEERING**

Access – Proposed entrance off of W Hardin Street and exit onto alley at the rear of the parcel is

acceptable.

Water – Existing water services will need to be disconnected in coordination with demolition of existing structures.

Sanitary Sewer – Existing sewer laterals will need to be plugged during demolition of existing structures.

Stormwater Management – On-site drainage system and detention meet the City’s requirements.

Sidewalks – Existing sidewalks will remain in place. No new walks are required.

Recommendation: Approval of the plan.

The following permits will be needed prior to construction:

- Storm Sewer Permit
- Approved Stormwater Pollution Prevention Plan
- Demolition permit

### **FIRE PREVENTION**

**No Comment**

### **STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-11 -2013** for a **parking lot at 201 W. Hardin Street, Findlay** subject to the following conditions:

- Approval of directional signs (HRPC)
- Approval of lighting plan (HRPC)
- Existing water services will need to be disconnected in coordination with demolition of existing structures. (ENG)
- Existing sewer laterals will need to be plugged during demolition of existing structures. (ENG)

**5. FINAL PLAT #FP-03-2013** filed by Tiffin Avenue Properties, Ltd./RG Properties, 10050 Innovation Drive, Dayton, OH for a **Replat in Flag City Station**.

**HRPC**

**General Information**

This request is located on the north side of Tiffin Avenue. It is zoned C-2 General Commercial and all abutting properties are also zone C-2 General Commercial. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

**Parcel History**

This subdivision is part of an existing planned shopping area which includes the area from Kohl's Department Store east to Wal-Mart.

**Staff Analysis**

The applicant is proposing to combine existing Lots 4 & 11 into one parcel. These lots contain Radio Shack, Bellacino's, Staples, PetSmart, and Rue 21.

**Staff Recommendation**

HRPC Staff recommends approval of the Plat.

**ENGINEERING**

**No Comment**

**FIRE PREVENTION**

**No Comment**

**STAFF RECOMMENDATION**

Staff recommends Approval of **FINAL PLAT #FP-03-2013** filed by Tiffin Avenue Properties, Ltd./RG Properties, 10050 Innovation Drive, Dayton, OH for a **Replat in Flag City Station**.

**6. PRELIMINARY PLAT #PP-04-2013** filed by G & H Enterprises, LLC, 316 W. Sandusky Street, Findlay, OH for **Glenmar Subdivision 1<sup>st</sup> Addition**.

## **HRPC**

### **General Information**

This subdivision is located on the east side of CR 140 in Section 3 of Liberty Township. It is zoned as PUD (Planned Unit Development) in the Township. Abutting land on all sides of the proposal are zoned R-1 One Family. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

### **Parcel History**

The last Preliminary Plat we have on record was approved in 2006. The Preliminary Plat was reviewed by HRPC on March 20, 2013 and approved with conditions.

### **Staff Analysis**

The applicant is proposing a villa type community in this phase of the subdivision. The applicant recently received a PUD designation from Liberty Township in order to have a smaller lot size than the R-1 underlying zoning. There are 30 single family lots platted. The streets are to be dedicated as public.

There are two (2) Common Area parcels on the plat. One on the west side has a pond and grass area. The second on the east side has a pond and open space grass area as well as a walking path around the pond. Both areas will be maintained through the Homeowners Association.

The PUD approved by Liberty Township permits lots of 8,000 square feet with a minimum frontage of 60 feet. All lots as shown meet or exceed these minimums.

A stub street running south from Andrew Jackson Lane is shown as a "Future Street". The right of way is dedicated but it is not shown as being paved. If the developer is permitted to leave this stub as unpaved, there needs to be a bond posted to install if necessary and documentation of who will maintain the grass areas until such time as a road is constructed.

There is also a proposed 2' "Buffer Lot" shown at the end of this stub street. The applicant explained to HRPC that this was to serve as a deterrent to anyone that might wish to construct a home or create a lot off the end of the street. We have not seen any language prepared stating how this can be removed and under what conditions. The point of the stub street into the vacant land to the south is to provide for a connection at some time if that land would develop. There have been instances where lots were created on the dead ends of these streets and thus cut them off for that continuation of roadways. We have had instances of a 2' buffer as a no access easement. An example is Somerset Park. The buffer lot is shown along the lots which abut CR 95 to insure that no curb cuts are allowed directly onto the road. In this instance it is a permanent buffer. If this buffer strip does remain it should be labeled as a Lot E and included in the covenants and restrictions.

The plat does show the additional 30' of proposed right of way along the east side for CR 140 as required in the Subdivision Regulations.



**Staff Recommendation**

HRPC Staff recommends approval of **PRELIMINARY PLAT #PP-04-2013** for **Glenmar Subdivision 1<sup>st</sup> Addition** subject to the following conditions:

- Approval of the stub street and how the maintenance is to be handled if not paved
- Approval of the “buffer lot” and proper labeling and conditions for removal.

**ENGINEERING**

No Comments

**FIRE PREVENTION**

No Comments

**STAFF RECOMMENDATION**

Staff recommends approval of **PRELIMINARY PLAT #PP-04-2013** for **Glenmar Subdivision 1<sup>st</sup> Addition** subject to the following conditions:

- Approval of the stub street and how the maintenance is to be handled if not paved (HRPC)
- Approval of the “buffer lot” and proper labeling and conditions for removal. (HRPC)

**7. FINAL PLAT #FP-04-2013** filed by G & H Enterprises, LLC, 316 W. Sandusky Street, Findlay, OH for **Glenmar Subdivision 1<sup>st</sup> Addition**.

## **HRPC**

### **General Information**

This subdivision is located on the east side of CR 140 in Section 3 of Liberty Township. It is zoned as PUD (Planned Unit Development) in the Township. Abutting land on all sides of the proposal are zoned R-1 One Family. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

### **Parcel History**

The last Preliminary Plat we have on record was approved in 2006. The Preliminary Plat was reviewed by HRPC on March 20, 2013 and approved with conditions. The Preliminary Plat for this item was reviewed today as Agenda item #7.

### **Staff Analysis**

The applicant is proposing a villa type community in this phase of the subdivision. The applicant recently received a PUD designation from Liberty Township in order to have a smaller lot size than the R-1 underlying zoning. There are 30 single family lots platted. The streets are to be dedicated as public.

There are two (2) Common Area parcels on the plat. One on the west side has a pond and grass area. The second on the east side has a pond and open space grass area as well as a walking path around the pond. Both areas will be maintained through the Homeowners Association.

The PUD approved by Liberty Township permits lots of 8,000 square feet with a minimum frontage of 60 feet. All lots as shown meet or exceed these minimums.

A stub street running south from Andrew Jackson Lane is shown as a "Future Street". The right of way is dedicated but it is not shown as being paved. If the developer is permitted to leave this stub as unpaved, there needs to be a bond posted to install if necessary and documentation of who will maintain the grass areas until such time as a road is constructed.

There is also a proposed 2' "Buffer Lot" shown at the end of this stub street. The applicant explained to HRPC that this was to serve as a deterrent to anyone that might wish to construct a home or create a lot off the end of the street. We have not seen any language prepared stating how this can be removed and under what conditions. The point of the stub street into the vacant land to the south is to provide for a connection at some time if that land would develop. There have been instances where lots were created on the dead ends of these streets and thus cut them off for that continuation of roadways. We have had instances of a 2' buffer as a no access easement. An example is Somerset Park. The buffer lot is shown along the lots which abut CR 95 to insure that no curb cuts are allowed directly onto the road. In this instance it is a permanent buffer. If this buffer strip does remain it should be labeled as a Lot E and included in the covenants and restrictions.

The plat does show the additional 30' of proposed right of way along the east side for CR 140 as required in the Subdivision Regulations. The word "proposed" should be removed on the Final Plat.

### **Staff Recommendation**

HRPC Staff recommends approval of **FINAL PLAT #FP-04-2013** for **Glenmar Subdivision 1<sup>st</sup> Addition** subject to the following conditions:

- **Approval of the stub street and how the maintenance is to be handled if not paved**
- **Approval of the “buffer lot” and proper labeling and conditions for removal.**
- **Remove “proposed” from the right of way along CR 140**

### **ENGINEERING**

Construction plans will need to be submitted and reviewed before we can make a recommendation on approval of the final plat.

### **FIRE PREVENTION**

Plan does not show the 8” water line being extended on Andrew Jackson Ln. Place hydrant in middle of Andrew Jackson Ln.

Driving surface and hydrants shall be in place prior to construction

### **STAFF RECOMMENDATION**

Staff recommends approval of **PRELIMINARY PLAT #PP-04-2013** for **Glenmar Subdivision 1<sup>st</sup> Addition** subject to the following conditions:

- **Approval of the stub street and how the maintenance is to be handled if not paved (HRPC)**
- **Approval of the “buffer lot” and proper labeling and conditions for removal. (HRPC)**
- **Remove “proposed” from the right of way along CR 140 (HRPC)**
- **Submittal and approval of Construction plans for the final plat (ENG)**
- **Plan does not show the 8” water line being extended on Andrew Jackson Ln. Place hydrant in middle of Andrew Jackson Ln. (FIRE)**
- **Driving surface and hydrants shall be in place prior to construction (FIRE)**

**8. SITE PLAN APPLICATION #SP-12-2013** filed by Hancock Historical Museum Association, 422 W. Sandusky Street, Findlay for **proposed Historical Museum Service Station to be located at 400 Liberty Street, Findlay, OH.**

**HRPC**

**General Information**

This project is to be located on the southwest corner of Putnam Street and Liberty Street. The land is zoned C-1 Local Commercial. Parcels to the south and west are also zoned C-1. To the north is I-1 Light Industrial and to the east is C-2 General Commercial. The very front edge of the parcel along Putnam Street is in the 100 year flood plain. The Land Use Plan designates the area as Single Family Small Lot.

**Parcel History**

None

**Staff Analysis**

The applicant is proposing to remove some concrete and stone areas on the site and construct a Transportation Building directly north of an existing warehouse building.

The new building will be located 25' from the right of way of Putnam Street and 43' from Liberty Street. 25' is the minimum set back in the C-1 District.

There appears to be two (2) drive cuts on the Putnam Street side of this portion of the Museum site. One of these will be eliminated and a single new access point will be constructed to serve the new building, the existing warehouse and the parking lot area.

The building elevations show a brick façade with tall windows/garage type doors on two sides. A plan was submitted showing perimeter landscaping of shrubbery around the building and a few new trees to be planted on the Putnam Street side.

We did not see any indication of any new lighting or signage for the site.

**Staff Recommendation**

HRPC Staff recommends approval of the plan.

**ENGINEERING**

Access – Will relocate existing access on Putnam Street.

Water – Separate water service will need to be installed for new building.

Sanitary Sewer – Sewer can be connected to existing lateral. Recommend installing new pipe from this connection to the main sewer on Putnam Street.

Stormwater Management – On-site drainage system meet the City's requirements. Detention is not required since existing site is 100% impervious.

Sidewalks – Existing sidewalks will remain in place. No new walks are required.

Recommendation: Approval of the plan.

The following permits will be needed prior to construction:

- Waterline permit
- Sanitary Sewer Permit
- Storm Sewer Permit
- Curb & Walk Permit for replacement of existing
- Approved Stormwater Pollution Prevention Plan

### **FIRE PREVENTION**

**No Comment**

### **STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-12-2013** for the proposed **Historical Museum Service Station/Transportation Building** to be located at **400 Liberty Street, Findlay, OH.**

**9. ALLEY/STREET VACATION PETITION #AV-04-2013** filed by Isabel Sue Reed, 207 Prospect Avenue, Findlay, OH to vacate a north/south alley running between Ash and Prospect Avenues.

**HRPC**

**General Information**

This request is to vacate an existing alleyway running north/south between Ash Avenue and Prospect Avenue. It is the first open alley east of the Church.

**Parcel History**

None

**Staff Analysis**

The petition was signed by all four (4) abutting owners. All of the properties use the alley as access to the rear of their lots and garages.

**ENGINEERING**

No objection to the requested vacation.

**FIRE PREVENTION**

Currently, out buildings and garages exist behind the residential homes and it provides off street parking for the residents. The alley will allow for structural firefighting and FFD truck access. If allowed to vacate the alley, a recommendation would be not to block either end.

**STAFF RECOMMENDATION**

Staff recommends approval to City Council of **ALLEY/STREET VACATION PETITION #AV-04-2013** to vacate a north/south alley running between Ash and Prospect Avenues.