

City of Findlay City Planning Commission

Thursday, April 11, 2013 - 9:00 AM
Municipal Building, Council Chambers

Minutes

MEMBERS PRESENT:

Director Paul Schmelzer
Thom Hershey
Grant Russel

STAFF ATTENDING:

Todd Richard, Zoning Inspector
Judy Scrimshaw, HRPC Staff
Matt Pickett, FFD
Steve Wilson, City Engineer

GUESTS:

Todd Jenkins, Tom Shindledecker, Dan Stone, Lou Wilin,
Holly Frische, Dennis Bash, various others

CALL TO ORDER

ROLL CALL

The following members were present:

Director Paul Schmelzer
Thom Hershey
Grant Russel

SWEARING IN

All those planning to give testimony were sworn in by J. Scrimshaw.

APPROVAL OF MINUTES

T. Hershey moved to approve the minutes of the March 14, 2013 meeting. G. Russell seconded the motion. J. Scrimshaw stated that she had a correction to make. She noticed just prior to the meeting that she had mistyped an address in Item #5 SP-04-2013. She has corrected and will submit corrected copy to Mayor's office for official record. Motion to accept with correction carried 3-0.

NEW ITEMS

1. FINAL PLAT #FP-01-2013 filed by Birchaven Estates at Eastern Woods, Ltd., 15100 Birchaven Lane, Findlay, OH to replat Lot 3 in the Eastern Woods Subdivision.

HRPC

General Information

This plat is located at the north end of Eastern Woods Drive. The land is zoned M-2 Multiple Family High Density. The properties to the west are zoned CD Condominium District and O1 Institutions and Offices. The property to the north is also M-2 Multiple Family High Density. To the south is zoned C-1 Local Commercial and to the east is zoned A-1 Agriculture in Marion Township. The City Land Use Plan designates the land as PMUD (Planned Mixed Use Development). The site is not located within the 100 year flood plain.

Parcel History

This site is currently vacant land. In April, 2012 this area was brought to CPC for a request to rezone from Single Family to CD Condominium and M-2 Multiple Family High Density.

Staff Analysis

Item #3 on today's agenda is a site plan for an apartment complex to be constructed on the proposed Lot 14 of this replat. In the review process for the site plan, we noted that the lot coverage for impervious surface in the M-2 district is exceeded. A suggestion at this point would be the possible reconfiguring of Lot 14 to include more acreage to make the site plan work

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC approve the Replat of Lot 3 in the Eastern Woods Subdivision.

DISCUSSION

P. Schmelzer asked if we should consider this item along with the Site Plan.

MOTION:

P. Schmelzer made a **motion to approve FINAL PLAT #FP-01-2013** to replat Lot #3 in the Eastern Woods Subdivision.

2nd: Thom Hershey

VOTE: Yay (3) Nay (0) Abstain (0)

2. FINAL PLAT #FP-02-2013 filed by George M Whitson, 1706 Imperial Lane, Findlay, OH to replat Lot 2 in the Interstate West Subdivision.

HRPC

General Information

This property is located in the Interstate West Subdivision on the north side of Interstate Drive West. It is zoned C-2 General Commercial. Land to the south and east is also zoned C-2. Land to the north is zoned R-1 One Family in Liberty Township and to the west is zoned R-2 One Family in Liberty Township. The City of Findlay Land Use Plan designates the area as Commercial. The property is not located within the 100 year flood plain.

Parcel History

This Subdivision was recorded in January, 2013. Original Lot 2 was rezoned to C-2 General Commercial in January, 2013.

Staff Analysis

Proposed Lot #3 will be the site of the Hilton Garden Inn as approved at the March 14, 2013 CPC meeting. At the time of the site plan review for the hotel, it was noted that there was the likelihood of this lot being split for that project.

Today's Replat shows a Lot #3 at the corner of CR 300 and Interstate Drive containing 7.701 acres and Lot #4 immediately west with 10.754 acres. All streets are constructed.

ENGINEERING

Drainage easement along south side of Lot 4 is shown as temporary. Spoke with T. Jenkins of Peterman Associates regarding this. He stated that the drainage easement is listed as temporary because the intent is that the large swale area would go away once the parcels are developed and that a more defined easement over a storm sewer would be provided.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC **approve the Replat of Lot #2 of Interstate West Subdivision.**

DISCUSSION

None

MOTION:

T. Hershey made a **motion to approve FINAL PLAT #FP-02-2013** to replat Lot #2 in the Interstate West Subdivision.

2nd: G. Russell

VOTE: Yay (3) Nay (0) Abstain (0)

3. SITE PLAN APPLICATION #SP-07-2013 filed by Birchaven Estates at Eastern Woods, Ltd., 15100 Birchaven Lane, Findlay for apartment buildings to be located at 7113 Eastern Woods Parkway, Findlay.

HRPC

General Information

This project is to be located on proposed Lot 14 of the replat of Lot 3 in the Eastern Woods Subdivision. It is on the east side of Eastern Woods Parkway and is zoned M-2 Multiple Family High Density. Land to the north is also zoned M-2 and west is zoned CD Condominium and O1 Institutions and Offices. To the east is zoned A-1 Agriculture in Marion Township. To the south is zoned C-1 Local Commercial. The Land Use Plan designates the area as PMUD (Planned Mixed Use Development). It is not located within the 100 year flood plain.

Parcel History

This project is a part of the Birchaven Community which has a mixture of condominiums, apartments, a nursing home facility and various doctor offices.

Staff Analysis

The applicant is proposing to develop a 100 unit apartment complex on 12.658 acres. All units are single story and are in either a 4 unit or 6 unit configuration. The M-2 Multi-Family Residential district requires 3500 square feet of lot not including roadways per each unit. The site could support up to 148 units per this formula.

While the number of units is below the maximum number permitted, it appears that the regulation stating that no more than 40% of the site can be covered with impervious surface may be a problem. According to our calculations there is approximately 247,961 square feet of impervious area on the site. This would include all buildings, street, sidewalks, paved parking areas, driveways, and swimming pool. For the 12.685 acres in the site (552,558.6 square feet) this would calculate to 44.8% impervious coverage.

Parking is required on the basis of 2.5 spaces per dwelling unit plus one per every 2 units for visitors. With the garages provided accounting for 130 vehicles and the areas outside those garages providing space for an additional 130 vehicles, there are 260 spaces for the 100 dwelling units. This exceeds the 250 required. There are an additional 61 spaces on the site in other parking areas to provide for visitor parking. Visitor parking required for 100 units is 50 spaces.

All setback requirements are met. There is a sign location shown at the entry to the complex. Location is correct, but we would like to see a sign detail.

Elevation drawings were submitted. All buildings are single story with a combination of brick and vinyl siding exterior walls. All buildings have covered porch areas and varied roof lines.

The foundation planting drawings were also submitted. The number of shrubs exceeds the requirement of one per every 12 lineal feet of the building circumference. An overall landscaping plan submitted shows a mix of evergreens, ornamental and shade trees which also exceeds the minimum requirements.

Fencing is required around the in-ground pool. We will need detail of the height and type of fence proposed.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-07-2013** for apartment buildings to be located at 7113 Eastern Woods Parkway subject to the following conditions:

- Correction of lot size to bring the impervious surface percentage to 40% or less
- Details of sign and pool fencing provided and approved

ENGINEERING

Access – Single point of entry onto Eastern Woods Parkway

Water – Recommend the proposed waterline be looped south to the existing water line on Medical Drive South. Line is in a platted easement, assuming they will want public maintenance.

Sanitary Sewer – Connecting to an existing sewer on Eastern Woods Parkway. Line is in a platted easement, assuming they will want public maintenance.

Stormwater Management – On-site drainage system is acceptable. Detention will be provided by regional ponds south of the development. The catch basin in the compactor area shall be connected to the sanitary sewer.

Sidewalks – Eastern Woods Parkway is a private street at this location, thus sidewalks are not required.

Recommendation: Conditional approval of the plan, subject to looped waterline and catch basin modification.

The following permits will be needed prior to construction:

- Sanitary Sewer Permit
- Waterline Permit
- Storm Sewer Permit
- Approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

Plan shows 24' wide access road. Must be 26' (OFC)

Plan shows 80' diameter cul-de-sac. Must be 96' (OFC)

8" dead end water main is over 600'. Main shall be 10" (NFPA) unless the line is looped into the existing 8" line to the south.

Place 1 hydrant at road entrance, 1 halfway and 1 at the cul-de-sac (3 total)

Driving surface (road) shall be installed and hydrants turned on before construction begins.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-07-2013** for apartment buildings to be located at 7113 Eastern Woods Parkway subject to the following conditions:

1. Correction of lot size to bring the impervious surface percentage to 40% or less (HRPC)

2. Details of sign and pool fencing provided and approved (HRPC)
3. Recommend the proposed waterline be looped south to the existing water line on Medical Drive South. Line is in a platted easement, assuming they will want public maintenance. (ENG)
4. The catch basin in the compactor area shall be connected to the sanitary sewer. (ENG)
5. Plan shows 24' wide access road. Must be 26' (OFC)
6. Plan shows 80' diameter cul-de-sac. Must be 96' (OFC)
7. 8" dead end water main is over 600'. Main shall be 10" (NFPA) unless the line is looped into the existing 8" line to the south.
8. Place 1 hydrant at road entrance, 1 halfway and 1 at the cul-de-sac (3 total)
9. Driving surface (road) shall be installed and hydrants turned on before construction begins.

DISCUSSION

T. Jenkins stated that the fire hydrants can be shifted where needed. He asked if the water line could be extended to the southeast corner of the land to plan for a future loop connection when that develops and leave it as an 8" line. P. Schmelzer asked if there is a timeline for developing that area. D. Bash replied that it is being actively marketed. They hope that the addition of the new apartments will facilitate more development. P. Schmelzer replied that he would leave the conditions as presented and have more discussion later as development occurs. He stated that the intent is to try and get closer to the NFPA standards.

T. Jenkins asked if the stone surface construction road will suffice for the Fire Dept. driving surface requirement. M. Pickett replied yes.

G. Russel asked what the extra width of pavement required by the Fire Dept. would do to the calculations of impervious surface. J. Scrimshaw replied that she had used the larger standard when calculating the percentage of impervious surface. T. Jenkins noted that they are contemplating moving the property line north in order to make that 40%.

MOTION:

T. Hershey made a **motion to approve SITE PLAN APPLICATION #SP-07-2013** for apartment buildings at 7113 Eastern Woods Parkway subject to the conditions listed in the Staff report.

1. Correction of lot size to bring the impervious surface percentage to 40% or less (HRPC)
2. Details of sign and pool fencing provided and approved (HRPC)
3. Recommend the proposed waterline be looped south to the existing water line on Medical Drive South. Line is in a platted easement, assuming they will want public maintenance. (ENG)
4. The catch basin in the compactor area shall be connected to the sanitary sewer. (ENG)
5. Plan shows 24' wide access road. Must be 26' (OFC)
6. Plan shows 80' diameter cul-de-sac. Must be 96' (OFC)
7. 8" dead end water main is over 600'. Main shall be 10" (NFPA) unless the line is looped into the existing 8" line to the south.
8. Place 1 hydrant at road entrance, 1 halfway and 1 at the cul-de-sac (3 total)
9. Driving surface (road) shall be installed and hydrants turned on before construction begins.

2nd: G. Russell

VOTE: Yay (3) Nay (0) Abstain (0)

4. PETITION FOR ZONING AMENDMENT #ZA-03-2013 filed by RJT Properties, 400 W. Main Cross Street, Findlay, OH to rezone 400,414, & 418 W. Main Cross St., 208 & 214 Liberty Street, Findlay, OH from I-1 Light Industrial to C-3 Downtown Commercial.

HRPC

General Information

The lots in this request are located on the north side of W. Main Cross just west of the intersection of Liberty Street. Land to the west is also zoned I-1 Light Industrial, to the south is C-3 Downtown Commercial and I-1 Light Industrial, and to the east is C-2 General Commercial. An existing home to the north is also zoned I-1 Light industrial. Parts of the land are 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 are the Dietsch Brothers store, parking lot, and residential building which are all owned by RJT Properties.

Staff Analysis

There is a companion site plan next on the agenda for a proposed expansion of the Dietsch Brothers business. The request is in conformance with the City Land Use Plan.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to City Council of the **PETITION FOR ZONING AMENDMENT #ZA-03-2013** to rezone 400, 414, & 418 W. Main Cross St., 208 & 214 Liberty Street, Findlay, OH from I-1 Light Industrial to C-3 Downtown Commercial.

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-03-2013** to rezone 400, 414, & 418 W. Main Cross St., 208 & 214 Liberty Street, Findlay, OH from I-1 Light Industrial to C-3 Downtown Commercial.

DISCUSSION

G. Russel asked why we would not include the home in the northeast corner in the request. What can they possibly do with being zoned I-1? He believes that in other requests we have included such parcels or told them to get their neighbors. J. Scrimshaw stated that they could possibly be included. G. Russel asked if it hurt anything for them to change to C-3 also.

P. Schmelzer asked if we can recommend to Council that they include this lot and asked T. Richard if he sees any benefit to the homeowner.

T. Richard replied that there is not much benefit. He is still a residential use in a commercial or industrially zoned area. He is nonconforming either way. He would think the owner should be

notified is they are going to do anything with his parcel. J. Scrimshaw stated that the property owner did receive notification of today's meeting and should be aware of what is happening. D. Stone commented that the Dietsch owners would be talking with the owner of the home.

P. Schmelzer stated that if we make the recommendation to Council to include this parcel also, they don't have to follow our recommendation and can keep it the same. J. Scrimshaw replied that they may have to have the "super majority" to pass it if they go against CPC recommendation.

MOTION: P. Schmelzer made a **motion to recommend approval of PETITION FOR ZONING AMENDMENT #ZA-03-2013** to rezone 400,414, & 418 W. Main Cross St., 208 & 214 Liberty Street, Findlay, OH from I-1 Light Industrial to C-3 Downtown Commercial with the comment that Council examine including 403 W. Front Street.

2nd: T. Hershey

VOTE: Yay (3) Nay (0) Abstain (0)

5. SITE PLAN APPLICATION #SP-05-2013 filed by RJT Properties, LLC, 400 W. Main Cross Street, Findlay for proposed 7,242 square foot addition to existing building and additional parking lot pavement.

HRPC

General Information

This request is located on the north side of W. Main Cross just west of Liberty Street. It is currently zoned I-1 Light Industrial, but is requesting to be changed to C-3 Downtown Commercial. Land to the west is zoned I-1 Light Industrial, to the south is C-3 Downtown Commercial and I-1 Light Industrial, and to the east is C-2 General Commercial. Parts of the land are within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

The Dietsch Brothers have been in business at this location since 1955. They have acquired the former Capital Tire site and the parcels north of a soon to be vacated alleyway.

Staff Analysis

The plan will be reviewed using C-3 Downtown Commercial standards.

The applicant is requesting to construct a 7,242 square foot addition on the north end of the existing building. No additional retail/dining space will be added in the addition. The owner will be reconfiguring the working areas and adding some additional production space.

The addition will follow the existing building lines and will extend to within 10' of a remaining home lot which fronts onto W. Front Street. There are no setback requirements in the C-3 district. The plans indicate that the applicant will negotiate with the abutting homeowner to replace their existing chain link fence with a 6' privacy fence.

There is a proposed curb cut on the east (Liberty Street) side of the existing building. A new

overhead door is to be installed here. There are two dropped curb areas on this side of the building now going to standard doors. Not sure if this is in the same location as one of these.

Much of the lot is impervious surface now. There will be a slight increase with the new construction. T. Richard has been working with the applicants to obtain any balancing for the flood plain areas.

The plan calls for a second phase of paving the existing gravel lot where Capital Tire had once been. Vehicles park randomly in this area now when the store is busy. Pavement will match with the existing and proper striping will be completed.

ENGINEERING

Access – Access to the site will be restricted to the West Main Cross entrance since the alley off of Liberty Street is being vacated. Access is still sufficient.

Water – New service will be connected to existing tap. (Existing line on Liberty is a dead-end).

Sanitary Sewer – New service will be connected to existing lateral.

Stormwater Management – Current site is 100% impervious so stormwater detention is not required.

Sidewalks – Existing sidewalks will remain.

Recommendation: Approval of the plan

Since all utility connections are being made to existing services, no permits will be required.

FIRE PREVENTION

Any Gas/Electric meters within driving surface shall have crash protection.

Dumpster shall be at least 10' from building.

STAFF RECOMMENDATION

Staff recommends Approval of **SITE PLAN APPLICATION #SP-05-2013** for proposed 7,242 square foot **addition to Dietsch Brothers existing building and additional parking** lot pavement at 400 W. Main Cross Street subject to the following:

1. Any Gas/Electric meters within driving surface shall have crash protection. (FIRE)
2. Dumpster shall be at least 10' from building. (FIRE)

DISCUSSION

J. Scrimshaw asked if the new overhead door and curb cut would be in the same location as one of the existing drop curb areas on Liberty Street. D. Stone stated that it is not and part of the project will be to close and replace the curb in those areas.

T. Richard stated that he and D. Stone have discussed the submission of a LOMA (Letter of Map Amendment). He doesn't see any issue because the new building is being constructed above BFE (Base Flood Elevation) and much of the grade of the site is already above.

MOTION: T. Hershey made a **motion to recommend approval of SITE PLAN APPLICATION #SP-05-2013** for proposed 7,242 square foot addition to existing building and additional parking lot pavement for Dietsch Brothers, 400 W. Main Cross Street.

2nd: G. Russel

VOTE: Yay (3) Nay (0) Abstain (0)

6. SITE PLAN APPLICATION #SP-06-2013 filed by C Jay's LLC, 15590 Brookfield Heights, Findlay, OH for proposed 100,000 square foot manufacturing facility and associated parking to be located at 5409 Hamlet Drive, Findlay, OH.

HRPC

General Information

This project is located on Lot 5 in the Invision Place Subdivision just south of Hamlet Protein. It is zoned I-1 Light Industrial and all abutting parcels are also zoned I-1. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Industrial.

Parcel History

This is a vacant lot. The Invision Place Subdivision was platted in 2010.

Staff Analysis

The applicant is proposing to construct a 100,000 square foot industrial building with associated parking and truck maneuverability area.

Setbacks in the I-1 District are 50' front, 30' side and 30' rear. All setbacks are exceeded on the site plan.

There are two (2) access points from Hamlet Drive proposed for the site. This street would be classified as a minor road serving the subdivision. We have no issue with 2 cuts in this instance. A 26' wide roadway with heavy duty pavement will circle around the building. Truck docks are located on the north and south sides of the building.

Entry to the parking lot comes off the northern entry point which is on the bulb from the former cul-de-sac. Parking in the I-1 district is calculated as 1.1 space per employee on the largest shift. The plans indicate that there will be 85 employees. This computes to 94 required spaces. The plan shows 95 spaces in the lot.

There is a row of shrubs indicated along the street side of the parking lot as required in the landscape standards of the code. One tree and low shrubs are located within the double size islands at each end of the parking lot. The islands will also have light poles. An existing tree line follows the south and east property lines of the site.

Elevation views provided show the building height at 33'4". This is well within the 60' maximum permitted per the code. There are no architectural standards for industrial buildings.

Staff Recommendation

HRPC Staff recommends approval of the Site Plan for TH Plastics.

ENGINEERING

Access – Two (2) entrances onto Hamlet Drive are proposed. I personally don't have a problem with this, not sure about access management rules.

Water – 2" domestic and 8" fire line will be connected to existing 20" line.

Sanitary Sewer – Will be connected to manhole northeast of Hamlet Protein. Sanitary shall be private upstream of MH 4A.

Stormwater Management – Existing pond on Hamlet site was sized to accept drainage from this parcel. Catch basin inlet protection shall be installed in the truck dock to meet EPA NPDES post construction practices.

Sidewalks – Not required in Industrial zone.

Recommendation: Approval of the plan, subject to private sewer notation and catch basin inlet protection.

The following permits will be needed prior to construction:

- Sanitary Sewer Permit
- Waterline Permit
- Storm Sewer Permit
- Approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

FFD is assuming a fire pump is not being specified for this facility. A 6" looped water line is preferred around the building with 1 hydrant at each drive (2) and 1 additional hydrant in the northeast corner. In addition, a hydrant shall be placed at least 100' from the fire department connection (FDC). This hydrant shall not be located on the designated fire line. Water line shall be 8" if a dead end is utilized and 10" if the dead end main is over 600'.

FDC area shall be kept clear of planting material, landscaping, parking spaces, utilities, etc. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. The FDC shall be a 5 inch Stortz fitting with 30 degree angled elbow.

Any natural gas or electric meter within driving area shall have crash protection.

Any fire hydrants located in the driving area shall have crash protection no closer than 3'.

A Knox Box shall be required for buildings with sprinkler and/or fire alarm systems.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-06-2013** for proposed 100,000 square foot manufacturing facility and associated parking for TH Plastics subject to the following conditions:

1. Private sewer notation and catch basin inlet protection provided. (ENG)
2. FFD is assuming a fire pump is not being specified for this facility. A 6" looped water

line is preferred around the building with 1 hydrant at each drive (2) and 1 additional hydrant in the northeast corner. In addition, a hydrant shall be placed at least 100' from the fire department connection (FDC). This hydrant shall not be located on the designated fire line. Water line shall be 8" if a dead end is utilized and 10" if the dead end main is over 600'. (FIRE)

3. FDC area shall be kept clear of planting material, landscaping, parking spaces, utilities, etc. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. The FDC shall be a 5 inch Stortz fitting with 30 degree angled elbow. (FIRE)

4. Any natural gas or electric meter within driving area shall have crash protection. (FIRE)

5. Any fire hydrants located in the driving area shall have crash protection no closer than 3'. (FIRE)

6. A Knox Box shall be required for buildings with sprinkler and/or fire alarm systems. (FIRE)

DISCUSSION

D. Stone stated he is still working on the options of the sewer connection.

M. Pickett stated that it was not yet determined if a fire pump will be required.

MOTION: T. Hershey made a **motion to recommend approval of SITE PLAN APPLICATION #SP-06-2013** for proposed 100,000 square foot manufacturing facility and associated parking to be located at 5409 Hamlet Drive, Findlay, OH.

2nd: G. Russel

VOTE: Yay (3) Nay (0) Abstain (0)

7. SITE PLAN APPLICATION #SP-08-2013 filed by MFB Findlay LLC/RD Management, LLC. 810 Seventh Avenue, New York, NY for proposed sporting goods store to be located at 1960 Tiffin Avenue, Findlay, OH.

HRPC

General Information

This project is located on the north side of Tiffin Avenue on the east side of the existing Hobby Lobby store. The parcel is zoned C-2 General Commercial and all parcels to the east, west and south are also zoned C-2. The land to the north is zoned MH Mobile Home District. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the site as Regional Commercial.

Parcel History

This location is the site of the former Aldi Grocery Store.

Staff Analysis

The applicant is proposing to demolish the existing building on the site and construct a 35,000 square foot Dicks' Sporting Goods store in its place. The new building will abut the east wall of the existing Hobby Lobby store.

The front line of the new store will follow the front line of the Hobby Lobby. The west side will be connected to that store. The east side of the building is shown at only 12.75 feet from the

property line. The minimum side yard is 15'. If the 15' cannot be achieved, a variance will need to be sought from the BZA. The tight spacing here may also be detrimental to access for safety services. The other stores in the strip access the rear of their buildings from the west side so perhaps an access agreement from those properties would work.

Parking in the General Commercial district is based on one space per 375 square feet. The 35,000 square foot store would require 94 spaces. Since this is a strip mall arrangement with shared access, using all the square footage of the buildings would require 290 parking spaces. There are 390 across the site. There are no changes shown for the parking lot. There is no new access requested for the new development.

Two sign locations are indicated on the plan. The location indicated as the "10' x 10' Aldi Sign Easement" may have an existing pole still in place. However, once the sign cabinet was removed, the location was no longer legal for a new sign. If the old cabinet was still in place the face could have been changed out for a new user. Since that is gone, the use of that non-conforming sign is gone. A site such as this that has multiple tenants sharing access and parking is permitted one pylon sign. The second location indicated on the plan for a sign is the existing Hobby Lobby/Planet Fitness pylon. The new business can co-locate a sign on this pole. The size permitted will be determined by the square footage already in use by the other businesses. The code allows for lots with more than 100' of road frontage to have ½ square foot of sign face per lineal feet of frontage. In this case the frontage is 395 which allows for a total of 197.5 square feet of total sign face.

The maximum height in the C-2 district is 60 feet. The plans show the height of the building to be 43'-4". Because the north end of the building abuts a residential use (Chateau East mobile home park), screening will be required on this border. The lot for the Dick's store is about 200' wide in the rear and directly abuts the pond area of the mobile home park site. Staff is comfortable with permitting a lower level of screening per the options in the code. 1161.07.3 Level 2 screening Option 1 provides for 4 canopy and 4 evergreens per 100 lineal feet of boundary.

Architecturally, the front façade has incorporated elements of vertical and horizontal articulation. The entry way is clearly pronounced. The rear view of the building has a line of view of the front parapet wall. The east side wall has the side of the parapet wall and demarcation by color striping.

Landscaping for this site is a challenge. The parking lot is not being changed and there is very little existing green space on this preexisting site. The plan shows two islands in the sidewalk area flanking the main entry indicating 2 trees and 4 shrubs in each. There is a triangular green area on the east side of the building showing 3 shade trees and indicating foundation planting of shrubbery along that wall also. If this area is needed for access there may not be room for as much foundation planting as shown. Staff is willing to work with the developer on flexibility in the landscaping standards due to the nature of the site.

Staff Recommendation

HRPC Staff recommends approval of the site plan subject to:

- Rectification of the east setback either by reduction in building or variance obtained from BZA

- Screening along north side of property
- Approval of a landscaping plan

ENGINEERING

Access – Access to the site would remain unchanged. Access around the building will be impeded. Recommend easement of access acquired from adjacent property or building width reduced to allow for emergency vehicle and truck circulation and eliminate need for side yard variance.

Water – New service will be connected to existing tap. The site plan does not identify if a separate line for fire protection will be installed.

Sanitary Sewer – New service will be connected to existing lateral.

Stormwater Management – Detention calculations will be required due to increase in impervious area.

Sidewalks – Existing sidewalks will remain.

Recommendation: Approval of the plan subject to access agreement or reduced building width and approved detention calculations.

Since all utility connections are being made to existing services, no permits will be required, unless a new line for fire protection is required.

The following permits will be needed prior to construction:

- Approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

-Provide access drive on the east side of the structure for deliveries and FFD trucks.

-Provide fire hydrant within 100' of the Fire Department Connection (FDC). Hydrant shall not be placed on the designated fire line and be supplied by a minimum of a 6" water main if looped. Water main shall be at least 8" if the water main is not looped (dead end).

-FDC location shall be approved by FFD

-FDC area shall be kept clear of planting material, landscaping, parking spaces, utilities, etc. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. FDC shall be 5 inch Stortz fitting with 30 degree angled elbow.

-Any natural gas or electric meter within driving area shall have crash protection.

-Any fire hydrants located in the driving area shall have crash protection no closer than 3'.

-A Knox Box shall be required for buildings with sprinkler and/or fire alarm systems.

-Hobby Lobby has 2 existing emergency exit doors on the eastern wall for direct exterior access.

If adjoining this existing structure, how will the emergency exits be addressed?

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-08-2013** for proposed Dick's Sporting Goods store at 1960 Tiffin Avenue subject to the following conditions:

1. Rectification of the east setback either by reduction in building or variance obtained from BZA (HRPC & ENG)
2. Screening along north side of property (HRPC)
3. Elimination of second sign as indicated (HRPC)
4. Approval of a landscaping plan (HRPC)
5. Approval of detention calculations due to increase in impervious area. (ENG)
6. Approved Stormwater Pollution Prevention Plan (ENG)
7. Provide access drive on the east side of the structure for deliveries and FFD trucks. (FIRE)
8. Provide fire hydrant within 100' of the Fire Department Connection (FDC). Hydrant shall not be placed on the designated fire line and be supplied by a minimum of a 6" water main if looped. Water main shall be at least 8" if the water main is not looped (dead end). (FIRE)
9. FDC location shall be approved by FFD (FIRE)
10. FDC area shall be kept clear of planting material, landscaping, parking spaces, utilities, etc. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. FDC shall be 5 inch Stortz fitting with 30 degree angled elbow. (FIRE)
11. Any natural gas or electric meter within driving area shall have crash protection. (FIRE)
12. Any fire hydrants located in the driving area shall have crash protection no closer than 3'(FIRE).
13. A Knox Box shall be required for buildings with sprinkler and/or fire alarm systems. (FIRE)
14. Hobby Lobby has 2 existing emergency exit doors on the eastern wall for direct exterior access. If adjoining this existing structure, how will the emergency exits be addressed? (FIRE)

DISCUSSION

J. Scrimshaw showed a revised drawing of the Dick's Sporting Goods Store. The developer has decreased the size to 34,759 square feet and allowed for a 25' driving aisle along the east side.

P. Schmelzer asked if the landscaping plan comes close to the requirements. J. Scrimshaw stated that it would normally be more, but we would prefer to work with them to modify since this is not a clean site but a retrofit with an existing parking lot. They will be the only shop in that area with any landscaping.

T. Richard asked if they have a formal withdrawal for the BZA regarding the side setback. D. Stone stated yes.

P. Schmelzer moved to **approve SITE PLAN APPLICATION #SP-08-2013** for the proposed **Dick's Sporting Goods store at 1960 Tiffin Avenue** subject to the following conditions:

1. Screening along north side of property (HRPC)
2. Elimination of second sign as indicated (HRPC)
3. Approval of a landscaping plan (HRPC)
4. Approval of detention calculations due to increase in impervious area. (ENG)
5. Approved Stormwater Pollution Prevention Plan (ENG)
6. A fire prevention plan approved by the fire marshal and the Engineering Department.

(FIRE)

2nd: T. Hershey

VOTE: Yay (3) Nay (0) Abstain (0)

ADJOURNMENT

With no further business the meeting was adjourned.

Lydia L. Mihalik
Mayor

Paul E. Schmelzer, P.E., P.S.
Service-Safety Director