

# **FINDLAY CITY PLANNING COMMISSION**



## **STAFF REPORT April 13, 2023**

### **CITY PLANNING COMMISSION MEMBERS**

Mayor Christina Muryn, Chairman  
Rob Martin, Service-Safety Director  
Jackie Schroeder  
Dan DeArment  
Dan Clinger

Matt Cordonnier, HRPC Director  
Jacob Mercer, HRPC Staff  
Kevin Shenise, Fire Inspector  
Jeremy Kalb, P.E., City Engineer  
Don Rasmussen, Law Director  
Erik Adkins, Flood Plain/Zoning Supervisor

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
April 13<sup>th</sup>, 2023 – 9:00 AM

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**SWEARING IN**

**APPROVAL OF MINUTES**

**NEW ITEMS**

1. APPLICATION FOR ZONING AMENDMENT #ZA-01-2023 filed by Daniel Maciejewski to rezone 315 N. Blanchard Street from R-3 Small Lot Residential to C-1 Local Commercial.
2. APPLICATION FOR CONDITIONAL USE #CU-04-2023 filed by Andrew Willford, to establish a duplex at 827 S. Cory Street.
3. APPLICATION FOR CONDITIONAL USE #CU-05-2023 filed by Richard Binner, to establish a duplex at 601 McConnell Street.
4. APPLICATION FOR SITE PLAN REVIEW #SP-06-2023 filed by Taco Bell Corp, for a proposed 2657 sf new Taco Bell building at 701 W. Trenton Avenue.

**ADMINISTRATIVE APPROVALS**

**ADJOURNMENT**

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
Thursday, April 13<sup>th</sup>, 2023– 9:00 a.m.

**COMMENTS**

1. **APPLICATION FOR ZONING AMENDMENT #ZA-01-2023 filed by Daniel Maciejewski to rezone 315 N. Blanchard Street from R-3 Small Lot Residential to C-1 Local Commercial.**

**CPC STAFF**

**General Information**

This request is located on the east side of N Blanchard Street south of the intersection with Tiffin Avenue. It is zoned R-3 Small Lot Residential. To the north and west, it is zoned C-1 Local Commercial. To the south and east, it is zoned R-3 Small Lot Residential. It is located within the 100-year flood plain.

**Parcel History**

The site is currently vacant after a fire destroyed the home on site in October 2022.

**Staff Analysis**

The applicant would like to rezone the property to C-1 Local Commercial. This would allow the lot to be combined with the parcel to the north, which is Dan Maciejewski's State Farm Insurance Agent office. Once rezoned, they will be able to extend the parking lot. Given the small size of the lot, and the proposed parking expansion, staff is supportive of the rezoning.

**Staff Recommendation**

Staff recommends that FCPC recommend approval of **APPLICATION FOR ZONING AMENDMENT #ZA-01-2023 filed by Daniel Maciejewski to rezone 315 N. Blanchard Street from R-3 Small Lot Residential to C-1 Local Commercial.**

**ENGINEERING**

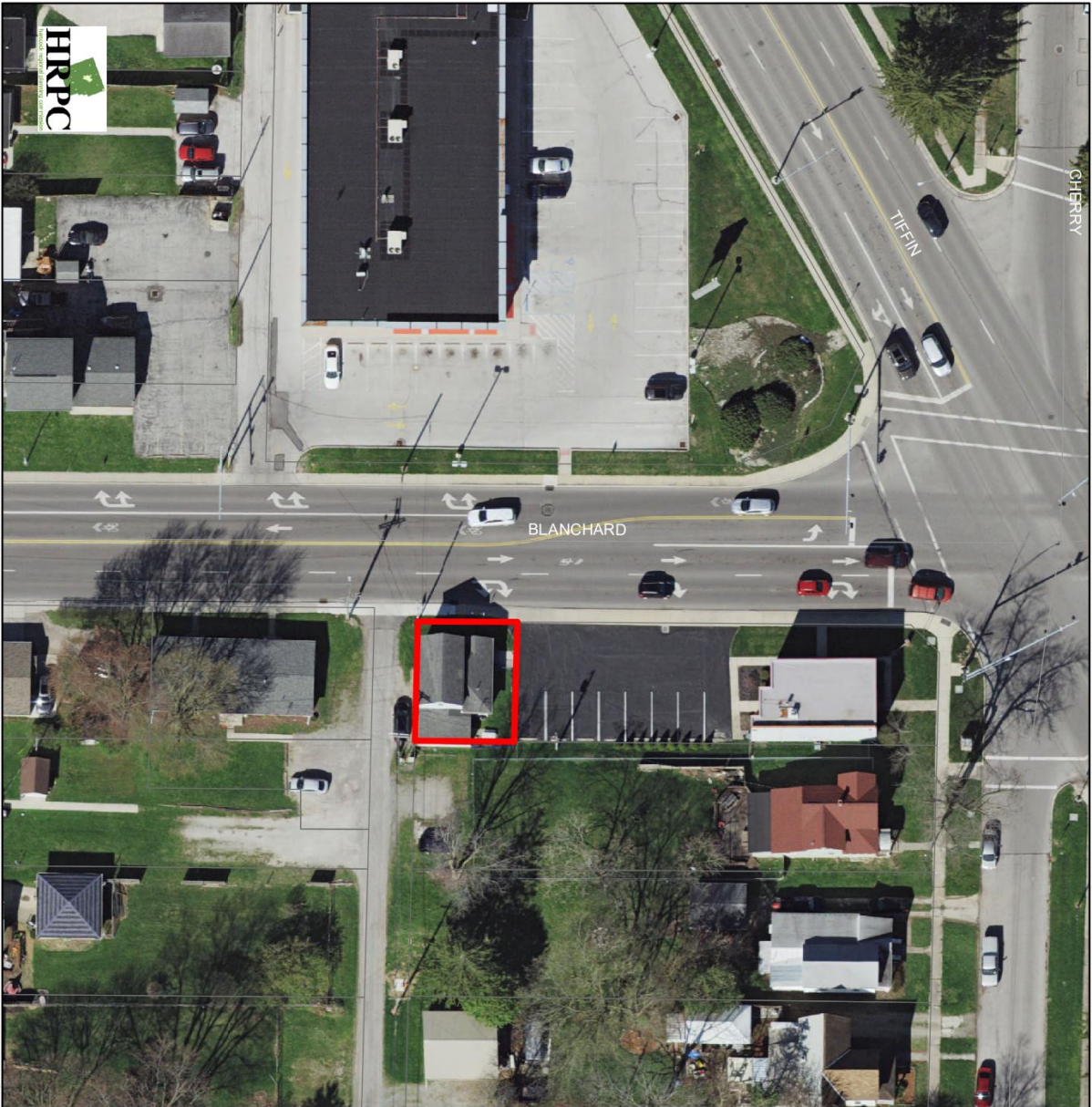
- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

CPC Staff recommends that FCPC recommend **approval of APPLICATION FOR ZONING AMENDMENT #ZA-01-2023 filed by Daniel Maciejewski to rezone 315 N. Blanchard Street from R-3 Small Lot Residential to C-1 Local Commercial.**

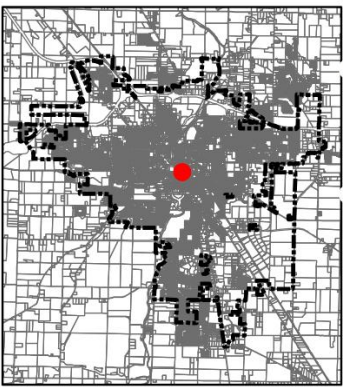


# ZA-01-2023

APPLICATION FOR  
ZONING AMENDMENT  
filed by Daniel Maciejewski to  
rezone 315 N. Blanchard Street  
from R-3 Small Lot Residential to  
C-1 Local Commercial.

**Legend**

- 315 N Blanchard St
- Parcels
- Road Centerline



**2. APPLICATION FOR CONDITIONAL USE #CU-04-2023 filed by Andrew Willford, to establish a duplex at 827 S. Cory Street.**

**CPC STAFF**

**General Information**

This request is east side of S. Cory Street, just south of the intersection with Lima Avenue. It is zoned R-3 Small Lot Residential. 827 and 829 S. Cory Street are zoned R-3, but otherwise the neighborhood is zoned R-2 Medium Lot Residential.

**Parcel History**

The site is currently operating as a duplex. Mr. Willford purchased the property in 2015.

**Staff Analysis**

Mr. Willford is in the process of selling the property. During this process, zoning staff communicated that there was no permit on file for the property to be operated as a duplex. During the zoning map update of 2020, the property was rezoned from R-2 Medium Lot Residential to R-3 Small Lot Residential due to the Auditor Tax Code indicating it was a duplex. When staff reviewed the property, they indicated that there was a lack of off-street parking for the duplex. One of the factors in reviewing whether to grant a conditional use for a duplex is having the required 2 off-street parking spaces per unit. In this case, there are only 2 spots currently when they need 4.

The applicant has indicated that they have requested a variance from the BZA regarding the off-street parking requirement.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-04-2023 filed by Andrew Willford, to establish a duplex at 827 S. Cory Street subject to the following condition:**

- **Installing the required off-street parking spaces, or receiving a variance from the BZA regarding the off-street parking.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-04-2023 filed by Andrew Willford, to establish a duplex at 827 S. Cory Street subject to the following condition:**

- **Installing the required off-street parking spaces, or receiving a variance from the BZA regarding the off-street parking.**





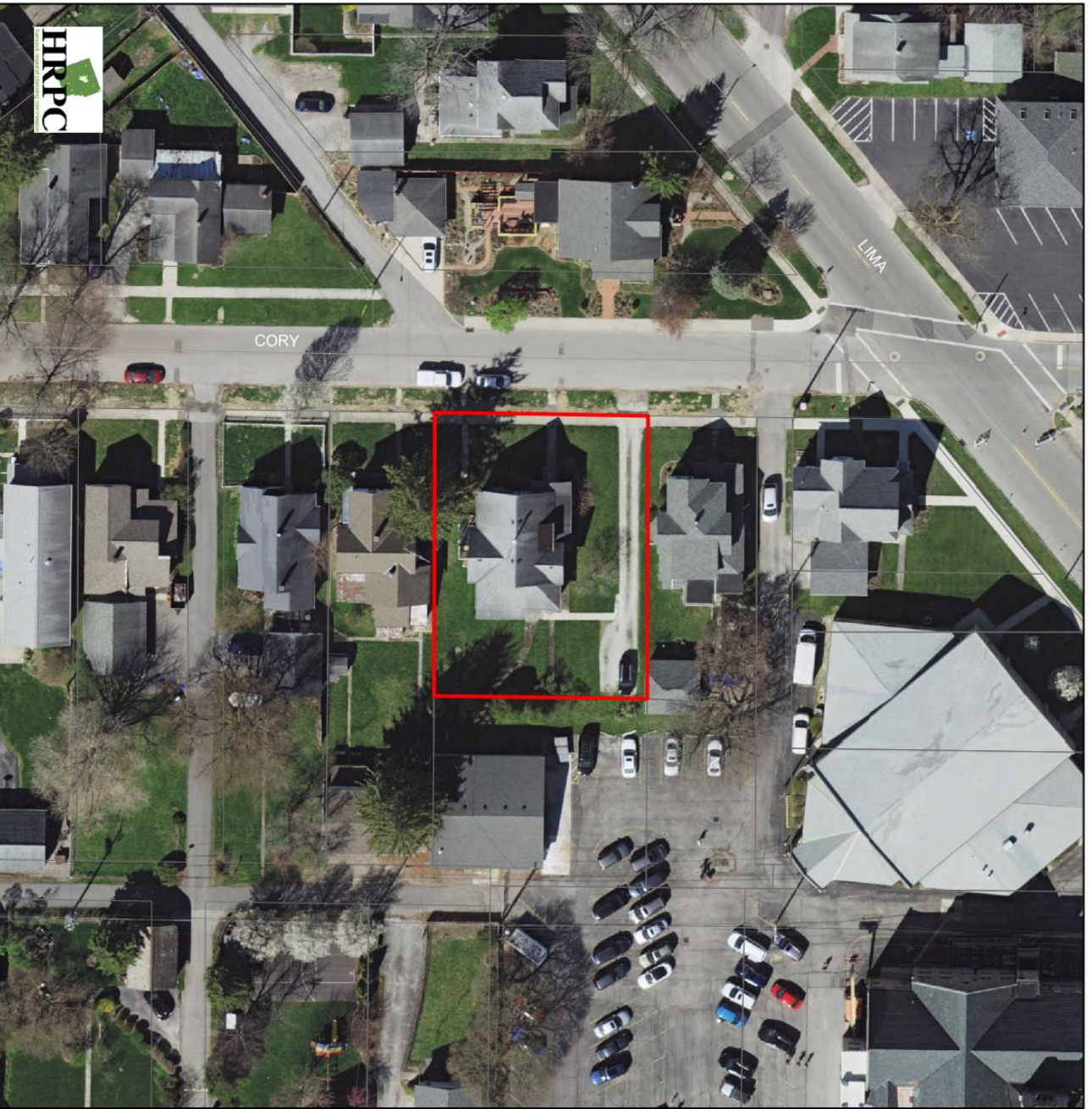


**CU-04-2023**

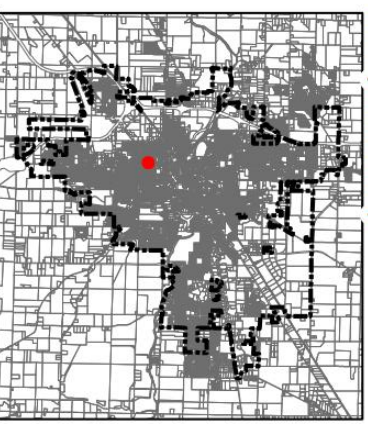
APPLICATION FOR  
CONDITIONAL USE  
filed by Andrew Willford, to  
establish a duplex at  
827 S. Cory Street.

**Legend**

- 827 S. Cory Street
- Parcels
- Road Centerline



Findlay Locator Map



3. **APPLICATION FOR CONDITIONAL USE #CU-05-2023 filed by Richard Binner, to establish a duplex at 601McConnell Street.**

**CPC STAFF**

**General Information**

This request is located at the southeast corner of the intersection with H Street and McConnell Street. It is zoned R-3 Small Lot Residential. The entire surrounding neighborhood is also zoned R-3 Small Lot Residential.

**Parcel History**

The site is currently vacant after the previous structure was demolished. Mr. Binner purchased the property in September 2022.

**Staff Analysis**

Mr. Binner has submitted a drawing to construct a duplex for 601 McConnell Street. The plan was created with the input of the Findlay Zoning Department staff. The proposed building meets the requirement for the setbacks in R-3. They also indicated that there will be 4 off-street parking spots on the site.

Given the character of the neighborhood, and the proposed site plan layout with required off-street parking, staff is supportive of the request.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-05-2023 filed by Richard Binner, to establish a duplex at 601McConnell Street.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

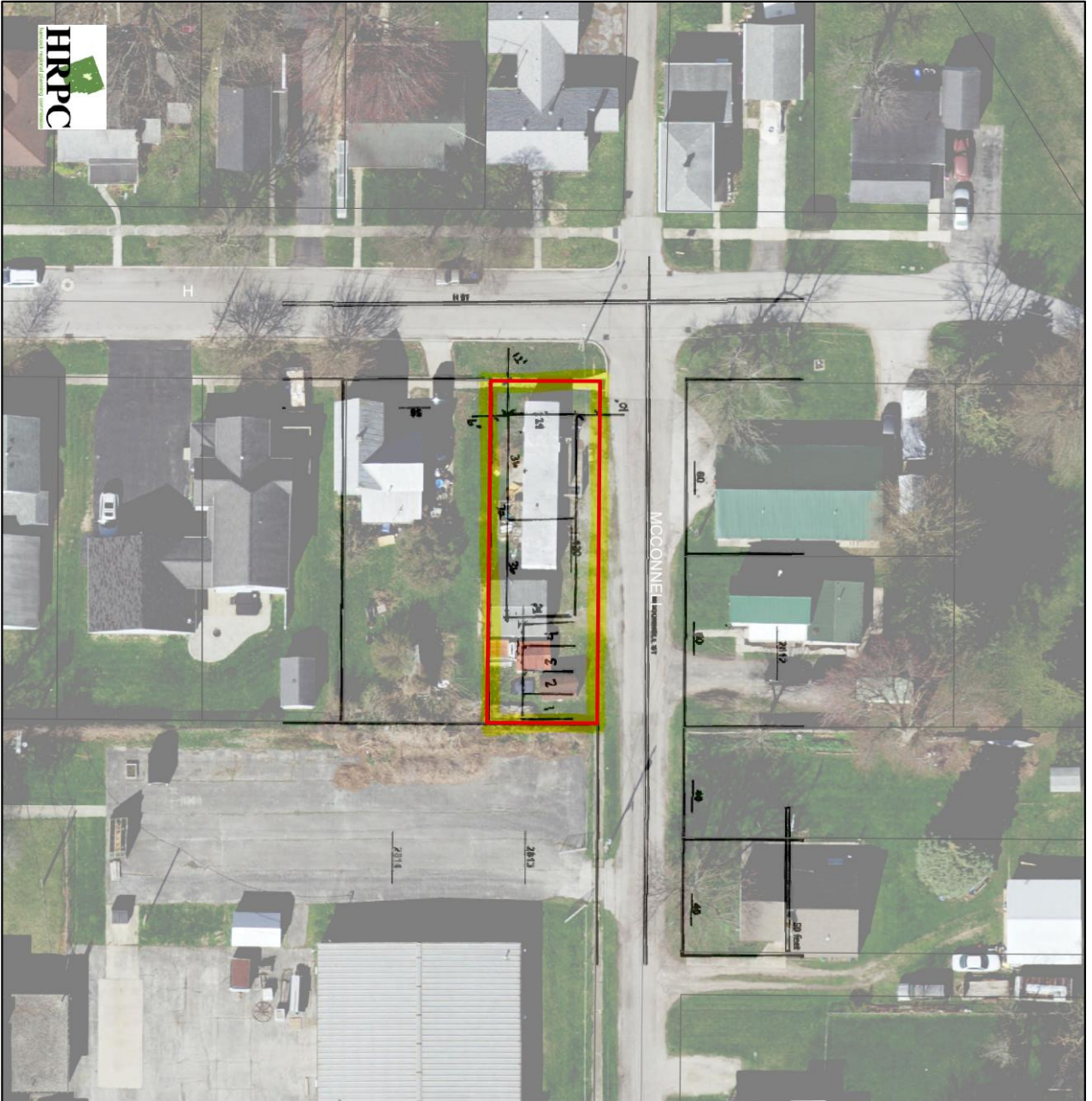
Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-05-2023 filed by Richard Binner, to establish a duplex at 601McConnell Street.**



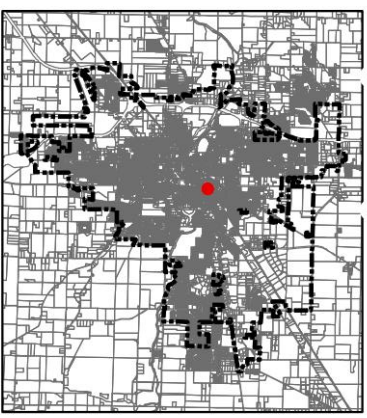
APPLICATION FOR  
CONDITIONAL USE  
filed by Richard Binner  
to establish a duplex at  
601 McConnell Street.

### Legend

-  601 McConnell Street
-  Parcels
-  Road Centerline



Findlay Locator Map



**4. APPLICATION FOR SITE PLAN REVIEW #SP-06-2023 filed by Taco Bell Corp, for a proposed 2657 sf new Taco Bell building at 701 W. Trenton Avenue.**

**CPC STAFF**

**General Information**

This request is located between W. Trenton Avenue and W. Foulke Avenue along Fox Street. The site is zoned C-2 General Commercial. Along W. Trenton Avenue, it is zoned C-2 General Commercial. The neighborhood to the south and east is zoned a mix of I-1 Light Industrial and R-3 Small Lot Residential. It is not in the 100-year floodplain.

**Parcel History**

The site has been a Taco Bell restaurant since 2004. In the southwest corner of the site, there is a commercial building, but it has been acquired by G Made Inc for their Taco Bell expansion.

**Staff Analysis**

The owners of the Taco Bell are requesting a complete tear down and reconstruction of the restaurant. The drive-thru industry has seen a shift toward double-lane drive-thru's, and this would allow them to continue that trend.

The new building would shift to the southwest to provide the drive-thru more room along the east side of the site. The parking would shift to be entirely on the west half of site, with the drive-thru stacking starting at the south end of the site. The stacking would allow for 16 cars. The dumpster enclosure would shift to the middle of the site, but is going to be enclosed by a 6-foot-high privacy fence.

The only concern staff has is with the landscaping on site. The site plan indicates that they are short on perimeter landscaping, foundation plantings, and trees on site. Here is a breakdown on these requirements:

- Foundation Plantings: Required: 44 shrubs; Provided: 24 shrubs
- Perimeter Landscaping Shrubs: Required: 152 shrubs; Proposed: 29 shrubs + keep existing
- Perimeter Trees: Required: 8 trees on the perimeter, 4 trees in the drive aisle; Provided: 2 trees and 15 shrubs

While the applicant is short on the landscaping, the overall flow of the drive thru and parking plan will improve the site layout.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-06-2023 filed by Taco Bell Corp, for a proposed 2657 sf new Taco Bell building at 701 W. Trenton Avenue**

**ENGINEERING**

**Access –**

The site will be accessed by the existing curb cuts off of Trenton Avenue, Fox Street, and Foulke Avenue. The curb cut on Foulke Avenue will be reworked to a smaller drive apron that will match the existing curb cut on Trenton Avenue.

**Water Service –**

The site will be utilizing the existing service line.

**Sanitary Service –**

The existing sanitary lateral will be utilized as part of the proposed building.

**Stormwater Management –**

The site will be incorporating more pervious areas throughout the site. No additional storm water detention will be required for the site.

**MS4 Requirements –**

The disturbed area is less than 1 acre so the applicant does not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

**Recommendations:**

Approval of the Site

The following permits may be required prior to construction:

- Sidewalk Permit x1
- Drive Permit x1

**FIRE PREVENTION**

- Rear exit needs to be a min of 10' wide

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-06-2023 filed by Taco Bell Corp, for a proposed 2657 sf new Taco Bell building at 701 W. Trenton Avenue subject to the following condition:**

- Rear exit needs to be a min of 10' wide (FIRE)

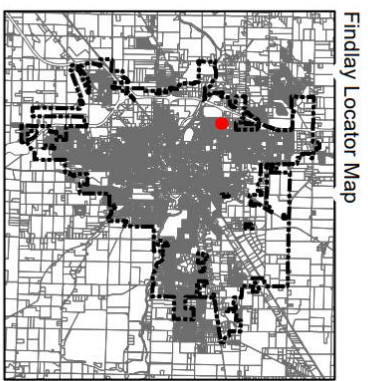


# SP-06-2023

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Taco Bell Corp,  
for a proposed 2657 sf new  
Taco Bell building at  
701 W. Trenton Avenue.

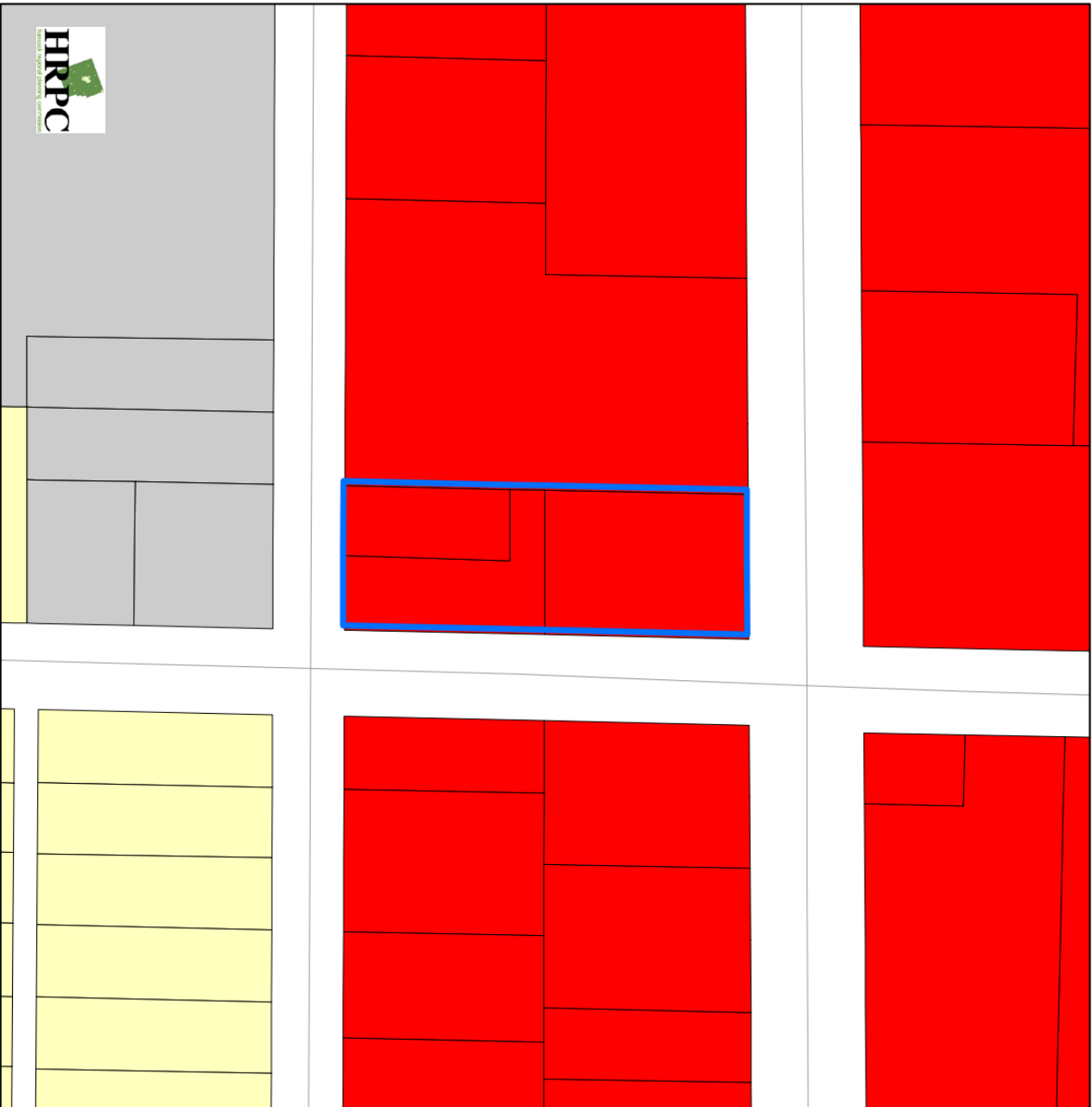
**Legend**

- Parcels\_Merged
- 701 W Trenton Avenue
- Road Centerline



# SP-06-2023

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Taco Bell Corp,  
for a proposed 2657 sf new  
Taco Bell building at  
701 W. Trenton Avenue.



**Legend**

- 701 W Trenton Avenue
- Road Centerline
- R1 - Single Family, Low Density
- R2 - Single Family, Medium Density
- R3 - Single Family, High Density
- R4 - Two Family, High Density
- C1 - Local Commercial District
- C2 - General Commercial District
- C3 - Downtown Commercial District
- O1 - Institutions and Offices
- M1 - Multiple-Family District, Medium Density
- M2 - Multiple-Family District, High Density
- MH - Mobile Home District
- CD - Condominium District
- I1 - Light Industrial
- I2 - General Industrial
- PO - Parks and Open Space
- PKUID - Planned Mixed Use Development
- Medical Overlay
- University Overlay

Findlay Locator Map

