

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT July 13th, 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, 1st floor of Municipal Building
July 13th, 2023 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. **APPLICATION FOR CONDITIONAL USE #CU-11-2023** filed by Ben & Courtney Dutcher for mixed-use commercial residential at 614 Lima Avenue.
2. **APPLICATION FOR CONDITIONAL USE #CU-12-2023** filed by Elizabeth Baldrige, to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morrical Boulevard.

TABLED ITEMS

1. **APPLICATION FOR ZONING AMENDMENT #ZA-04-2023** filed by Shane Kelly to rezone 609 W. Foulke Avenue from R-3 Small Lot Residential to C-1 Local Commercial.
2. **APPLICATION FOR SITE PLAN REVIEW #SP-16-2023** filed by Andek LLC to construct a 3-story 24-unit apartment building at parcel #600000302210 on W. McPherson Avenue.
3. **APPLICATION FOR ZONING AMENDMENT #ZA-02-2023**; a request to repeal the existing City of Findlay Zoning Code and replace it with an updated version.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, July 13th, 2023– 9:00 a.m.

COMMENTS

NEW ITEMS

1. **APPLICATION FOR CONDITIONAL USE #CU-11-2023 filed by Ben & Courtney Dutcher for mixed-use commercial residential at 614 Lima Avenue.**

CPC STAFF

General Information

This request is located on the northeast corner of the intersection of Lima Avenue and Western Avenue. It is zoned C-2 General Commercial. To the north, it is also zoned C-2 General Commercial. To the east, there is neighborhood of R-3 Small Lot Residential. To the south and west, it is zoned I-2 Heavy Industrial. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

The site has been vacant since the Dairy Queen closed.

Staff Analysis

The applicant would like to convert the old Dairy Queen property into a mixed-use commercial/residential structure. They would have commercial on the first floor, with an apartment on the second. The proposed commercial tenant would be a coffee shop. The residential unit would be on the second floor and would not exceed 50% of the building square footage as prescribed in the zoning code.

The parking lot can accommodate 20 vehicles, which is well over the required amount in the C-2 district. There would not be any additional lighting planned for the building. The applicant stated that the ingress into the second story unit would be through the stairs at the rear. They plan to reconstruct them as part of the renovations.

In terms of the renovations, they are putting in exterior dormer windows for the second story. The applicant also plans to paint the structure to have it not look like the former Dairy Queen. Staff would recommend that the exterior work be approved by HRPC as part of the review process.

Staff Recommendation

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-11-2023 filed by Ben & Courtney Dutcher for mixed-use commercial residential at 614 Lima Avenue with the following condition:**

- **Approval of elevations by HRPC**

ENGINEERING

- No Comment

FIRE PREVENTION

- No Comment

RECOMMENDATION

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-11-2023** filed by **Ben & Courtney Dutcher** for **mixed-use commercial residential at 614 Lima Avenue:**

- Approval of elevations by HRPC

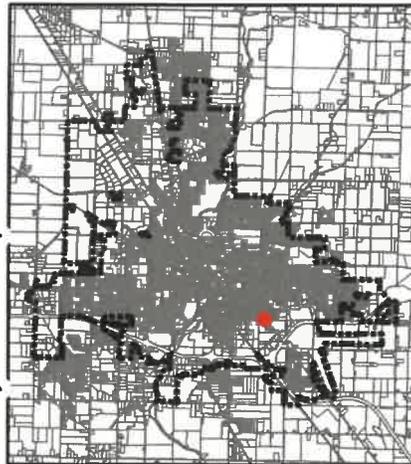
CU-12-2023

APPLICATION FOR
CONDITIONAL USE
filed by Ben & Courtney Dutcher
for mixed use commercial residential
at 614 Lima Avenue.

Legend

- 614 W. Lima Avenue
- Parcels
- Road Centerline

Findlay Locator Map



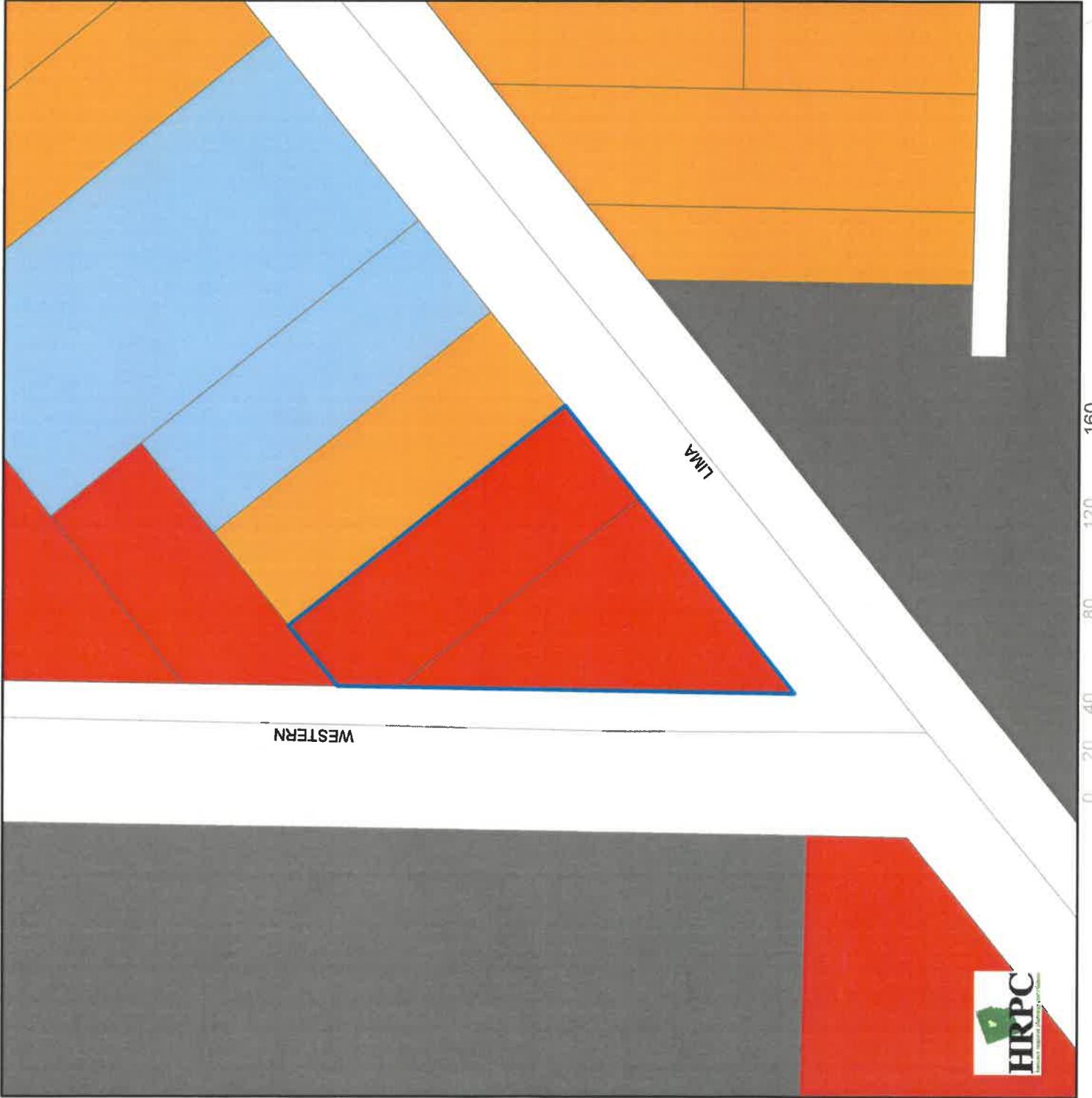
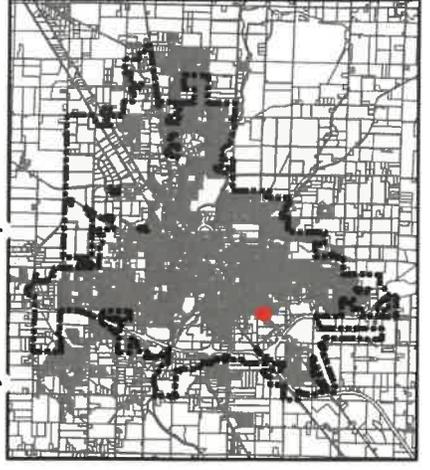
CU-12-2023

APPLICATION FOR
CONDITIONAL USE
filed by Ben & Courtney Dutcher
for mixed use commercial residential
at 614 Lima Avenue.

Legend

- 614 W. Lima Avenue
- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, P O
- Mobile Home, MH

Findlay Locator Map



2. APPLICATION FOR CONDITIONAL USE #CU-12-2023 filed by Elizabeth Baldrige, to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morrival Boulevard.

CPC STAFF

General Information

This request is located at the southwest intersection of Olney Avenue and Morrival Boulevard. It is zoned C-2 General Commercial. It is located in a neighborhood of R-3 Small Lot Residential. Along Lima Avenue to the south, there is C-2 General Commercial. It is not located in the 100-year flood plain. The City of Findlay Land Use Plan designates the parcel as Neighborhood Commercial.

Parcel History

According to the Auditor's website, the garage was constructed on the site in 1982, and has previously been used for storage.

Staff Analysis

The applicant has requested a conditional use to allow a welder to occupy one of the tenant spaces at the building. The new owners have started to advertise the space as commercial since they acquired the site last year.

Staff has concerns that while this parcel is zoned C-2 General Commercial, the use could have negative impacts on the surrounding neighborhood. There is no paved off-street parking. Neighbors have noted that semi-trucks have been parking along Olney Avenue, which is a narrow road. The Auditor lists the building at 2600 sf, which would mean that they would be required to provide seven parking spaces. Staff also recommends no work should be conducted outside the enclosed space.

While there is commercial properties on Lima Avenue, the area to the north and west are residential in nature. Staff would like to see some landscaping or fencing to help screen the residential from the commercial activity. We would also recommend a limit on hours of operation to Monday-Friday from 8am-5pm to reduce any additional impact on the neighborhood.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-12-2023 filed by Elizabeth Baldrige, to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morrival Boulevard with the following conditions:**

- **Add screening along the west side of the parcel abutting residential**
- **Provide a parking area to accommodate 7 off-street parking spots**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**
- **All welding work must be done in an enclosed space**

ENGINEERING

- No Comment

FIRE PREVENTION

- Contact FFD to set up a fire inspection
- If any work is being done to the structure, be sure to obtain the proper permits

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-12-2023 filed by Elizabeth Baldrige, to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morrival Boulevard with the following conditions:**

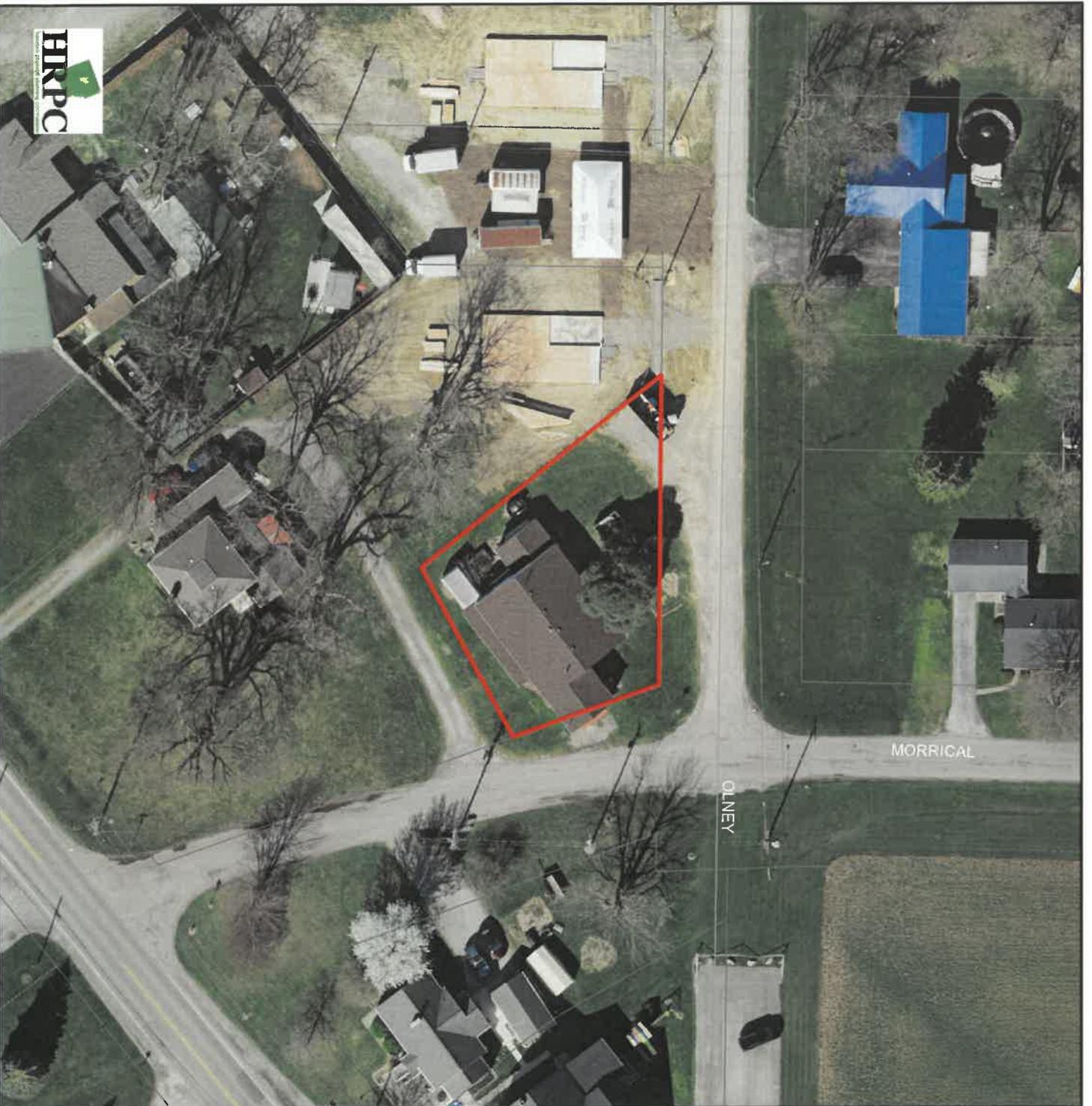
- **Add screening along the west side of the parcel abutting residential**
- **Provide a parking area to accommodate 7 off-street parking spots**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**
- **All welding work must be done in an enclosed space**

CU-13-2023

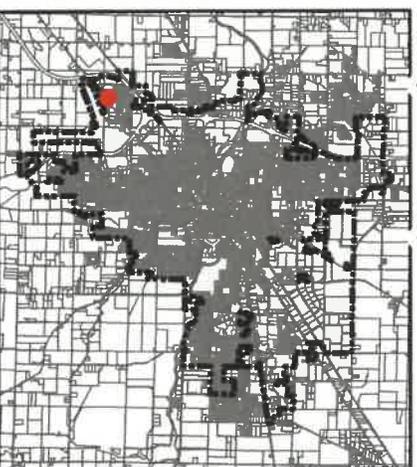
APPLICATION FOR
CONDITIONAL USE
filed by Elizabeth Baldrige to
allow welding in the building located
at parcel #600001000740
at the corner of
Olney Avenue and
Morrical Boulevard.

Legend

-  CU-13-2023
-  Parcels
-  Road Centerline



Findlay Locator Map

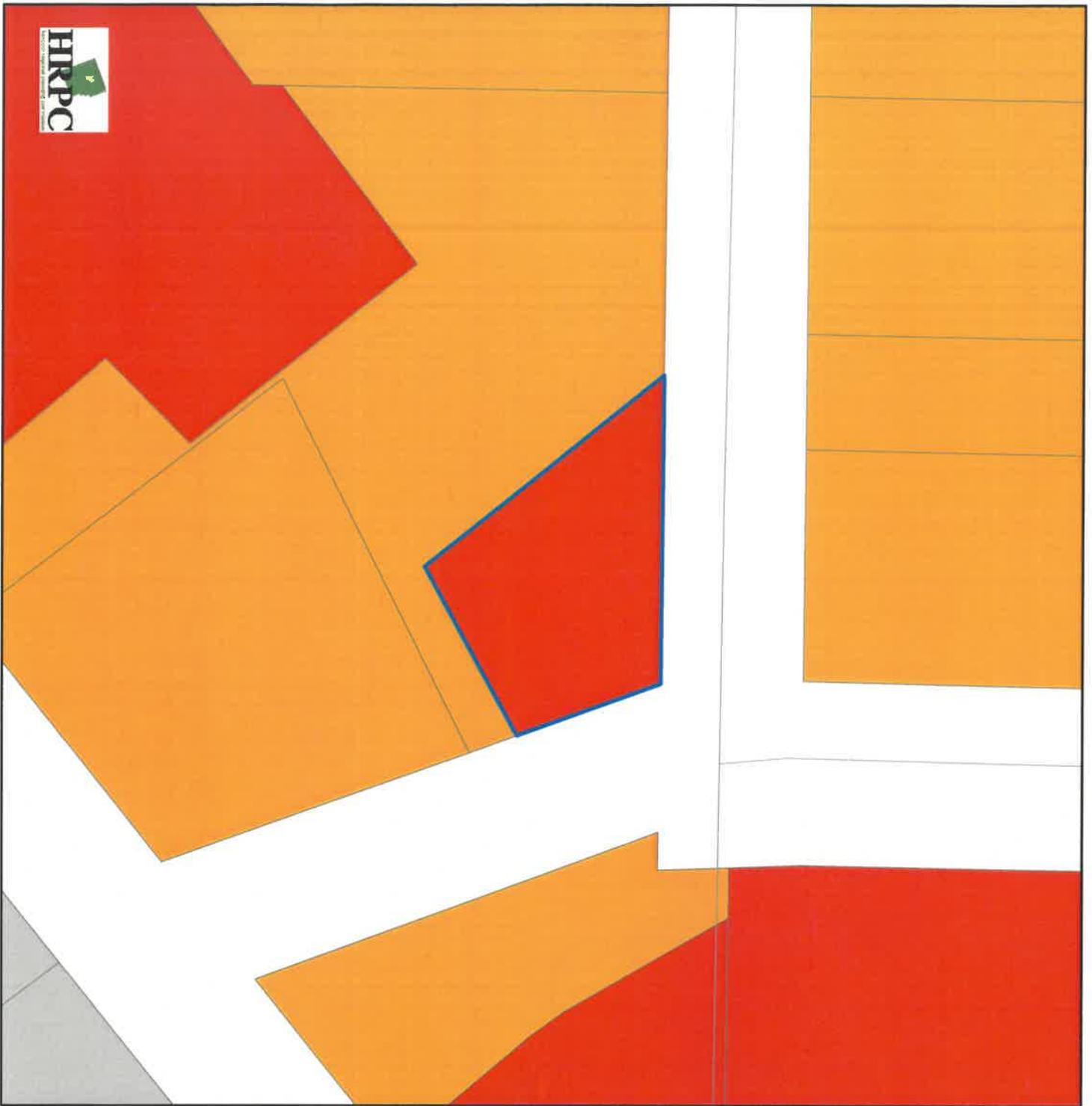


0 20 40 80 120 160 Feet



CU-13-2023

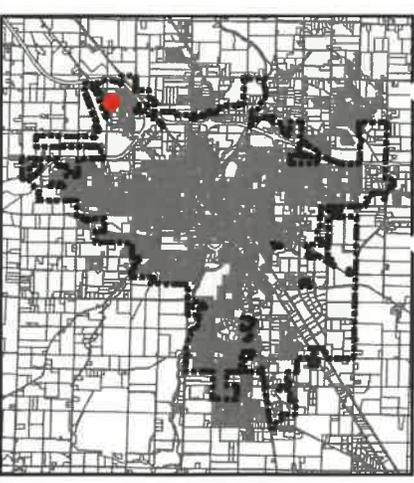
APPLICATION FOR
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 filed by Elizabeth Baldrige to
 allow welding in the building located
 at parcel #600001000740
 at the corner of
 Olney Avenue and
 Morrill Boulevard.



Legend

CU-13-2023	Road Centerline
Large Lot Residential, R-1	Medium Lot Residential, R-2
Small Lot Residential, R-3	Duplex/Triplex, R-4
Local Commercial, C-1	General Commercial, C-2
Downtown Commercial, C-3	Office/Institution, O-1
Light Industrial, I-1	Heavy Industrial, I-2
Condominium, CD	Multi-Family, Low Density, M-1
Multi-Family, High Density, M-2	Parks and Open Space, PO
Mobile Home, MH	

Findlay Locator Map







TABLED ITEMS

- 1. APPLICATION FOR ZONING AMENDMENT #ZA-04-2023 filed by Shane Kelly to rezone 619 W. Foulke Avenue from R-3 Small Lot Residential to C-1 Local Commercial.**

CPC STAFF

General Information

This request is located on the south side of W.Foulke Avenue west of the intersection with Bolton Street. It is zoned R-3 Small Lot Residential. To the north, along Trenton Avenue, it is zoned mostly C-2 General Commercial. Along the south side of W. Foulke Avenue, it is zoned R-3 Small Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the parcel as Small Lot Residential.

Parcel History

The site is a single-family home.

Staff Analysis

The applicant, Shane Kelly, is the father of the property owner, Damon Kelly. They have requested to rezone the property to C-1 Local Commercial, so that he can operate his sublimation business on the property. The sublimation is a form of printing on items such as cups and t-shirts. He has an accessory structure that would allow him to store his equipment and operate the business. When he met with staff, he was interested in potentially doing a home business, however he felt the lack of being able to have signage or foot traffic was detrimental to the success of the business.

The Findlay Land Use Plan designates this site as residential. The request therefore goes against the Land Use Plan as adopted by the City of Findlay. Although the Findlay Land Use Plan is only one of our guiding criteria, deviation from the Plan is generally done under unique circumstances. In the case of this request, there are a variety of other concerns that suggest that deviation would not benefit the surrounding community. These concerns include: increased traffic, increase in use intensity, and extending commercial south into a residential neighborhood.

Staff Recommendation

Staff recommends that FCPC recommend **denial of APPLICATION FOR ZONING AMENDMENT #ZA-04-2023; filed by Shane Kelly to rezone 619 W. Foulke Avenue 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 denial of APPLICATION FOR ZONING AMENDMENT #ZA-04-2023; filed by Shane Kelly to rezone 619 W. Foulke Avenue from R-3 Small Lot Residential to C-1 Local Commercial.

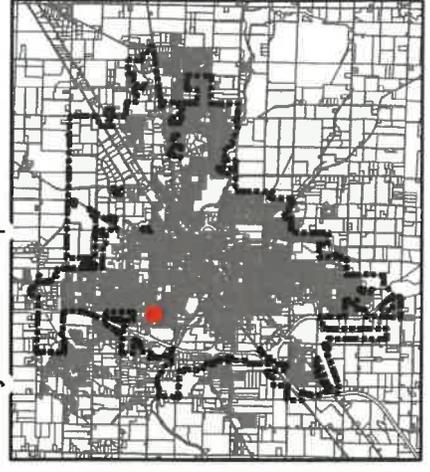
ZA-04-2023

APPLICATION FOR
ZONING AMENDMENT
filed by Shane Kelly to
rezone 609 W. Foulke from
R-3 Small Lot Residential to
C-1 Local Commercial.

Legend

- 609 W. Foulke Avenue
- Parcels
- Road Centerline

Findlay Locator Map



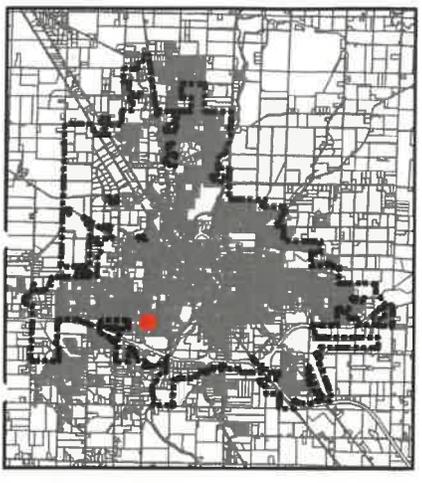
ZA-04-2023

APPLICATION FOR ZONING AMENDMENT filed by Shane Kelly to rezone 609 W. Foulke from R-3 Small Lot Residential to C-1 Local Commercial.

Legend

- 609 W. Foulke Avenue
- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map



2. APPLICATION FOR SITE PLAN REVIEW #SP-16-2023 filed by Andek LLC to construct a 3-story 24-unit apartment building at parcel #600000302210 on W. McPherson Avenue.

CPC STAFF

General Information

This request is located on the south side of W. McPherson Avenue just east of the intersection with Hurd Avenue. It is currently in the process of rezoning from O-1 Office/Institution to M-2 Multi-Family, High Density. It is in a neighborhood of R-1 Large Lot Residential. It was a part of the PUD for the Lake Cascades Park. It is not located within the 100-year flood plain.

Parcel History

The site is currently vacant.

Staff Analysis

The applicant would like to construct a three-story apartment building on the site. Staff received an updated site plan for the site as well as elevations for the building. The site plan shows a 3-story structure that can accommodate 24 single bedroom units. The units are above the minimum 500 sf in living space required in the M-2 district. In terms of lot size, 24 units exceeds the lot size ratio of one unit/3500 sf. They will need to request a variance from the BZA to increase from 16 units to 24. The applicant indicated that they wanted to stick to the 24 one-bedroom units, rather than higher bedroom counts because that would in theory increase the number of people in each unit. That would then increase the number of parking spaces that they would need for each unit.

In terms of the site layout, we have seen an update to the parking plan to accommodate the dead end parking turnarounds on the drive aisles. The parking lot itself can accommodate 41 parking spots, with 2 being handicap accessible. This is below the minimum standard for M-2, which requires 2 parking spaces per dwelling unit and 1 per 5 units for visitor parking. The applicant indicated a reduction in total parking was derived from the idea that each unit was a single bedroom, so they would not require as much parking as a traditional development. This would need BZA approval.

The landscaping plan submitted meets the standards except that they were short 5 shrubs on the foundation plantings. Staff would like to see the 5 additional shrubs added to the site. On the east side of the site, they have indicated a privacy fence to screen the residential neighbor. This would drop down to a 40-foot long, 4-foot high fence all the way to the north property line. Staff would like to see the 4-foot high fence changed to decorative landscaping if possible.

Staff Recommendation

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-16-2023 filed by Andek LLC to construct a 3-story 24-unit apartment building at parcel #600000302210 on W. McPherson Avenue with the following condition:**

- **Approval of the rezoning from O-1 Office/Institution to M-2 Multi-Family High Density.**
- **Variiances provided from the BZA to increase the allowed total units from 16 to 24 and the reduction in parking from 53 to 41.**

ENGINEERING

Access –

Site will be accessed from a new curb cut that is located on the east side of the site. The new curb cut will lead into a parking lot that will be used by the tenants for the proposed apartments.

Water Service –

The plans are proposing a domestic line to come off of the 10-inch waterline that is running N-S through the site. Due to the location of the water main the meter will most likely need to be placed inside of the building. Final location of the meter shall be determined with the City of Findlay Water Department.

Sanitary Service –

The sanitary service will be connected to the sanitary sewer that is running N-S through the site.

Stormwater Management –

The site plans are proposing a new detention pond to be located on the NW corner of the site and have met the detention requirements for the City.

MS4 Requirements –

The disturbed area is more than 1 acre so the applicant does need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. As part of the site plans the applicant has provided a SWPPP plan for the site.

Recommendations:

Approval of the Site

The following permits may be required prior to construction:

- Sidewalk Permit x1
 - 50 FT
- Curb Cut Permit x1
 - 55 FT
- Street Opening Permit x1
- Water Service x1
- Sanitary Tap x1
- Storm Tap x1

FIRE PREVENTION

- Be sure to obtain all proper permits for construction
- Concerns regarding site accessibility for fire apparatus

RECOMMENDATION

CPC Staff recommends **tabling of APPLICATION FOR SITE PLAN REVIEW #SP-16-2023** filed by Andek LLC to construct a 3-story 24-unit apartment building at parcel #600000302210 on W. McPherson Avenue with the following condition:

- **Approval of the rezoning from O-1 Office/Institution to M-2 Multi-Family High Density.**
- **Variance provided from the BZA to increase the allowed total units from 16 to 24 and the reduction in parking from 53 to 41.**

- 3. APPLICATION FOR ZONING AMENDMENT #ZA-02-2023; a request to repeal the existing City of Findlay Zoning Code and replace it with an updated version.**

SP-16-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by Andek LLC to construct
a 3 story 18-unit apartment
building at parcel
#600000302210 on
W. McPherson Avenue.

Legend

- Parcel #600000302210
- Parcels
- Road Centerline

Findlay Locator Map

