

# **FINDLAY CITY PLANNING COMMISSION**



## **STAFF REPORT January 9, 2014**

### **CITY PLANNING COMMISSION MEMBERS**

**Mayor Lydia L. Mihalik, Chairman**  
**Service-Safety Director, Paul E. Schmelzer, P.E., P.S.**  
**Thom Hershey**  
**Joseph Opperman**  
**Dan Clinger**

**Matt Cordonnier, HRPC Director**  
**Judy Scrimshaw, HRPC Staff**  
**Matt Pickett, Fire Inspector**  
**Steven C. Wilson, P.E., P.S., Engineer**  
**Don Rasmussen, Law Director**

# City of Findlay City Planning Commission

Thursday, January 9, 2014 - 9:00 AM

## COMMENTS

### NEW ITEMS

1. **SITE PLAN APPLICATION #SP-01-2014** filed by Hancock County Performing Arts Center, 101 W. Sandusky Street, Suite 207, Findlay, OH for a performing arts center to be located at 200 W. Main Cross Street, Findlay, OH.

### HRPC

#### **General Information**

This project is located in the block bounded by W. Main Cross on the south, S. West Street on the west, W. Front Street on the north and S. Cory Street on the east. It is zoned C-3 Downtown. Land to the south and east is also zoned C-3. To the north and west is zoned C-2 General Commercial. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as Downtown.

#### **Parcel History**

This is the site of the former Central Middle School. Much of the building was demolished in 2013 and the auditorium section remains.

#### **Staff Analysis**

The applicant is proposing to revamp the remaining auditorium structure, construct an addition to the existing building and construct new parking lots to serve the facility.

The existing building will be expanded on the west and north sides. The north side addition will allow for backstage areas for such things as dressing rooms, storage and offices while the main purpose of the western addition will be a new lobby/lounge area. The loading and service area will be off the north end of the building as well. There is an alternative building addition shown for the northwest corner which will be placed into grass and landscaping if it is not built in the initial development. There are no setbacks in the C-3 District.

While the former school building had no access points onto W. Main Cross Street, the applicant is proposing two one-way entry only accesses for the lobby entry and parking lot. An angled entry point will allow for drop off at the lobby entry doors. This area is wide enough for two lanes. It also extends in a single lane along the sidewalk abutting the west side of the building giving the potential for cars to pull ahead and drop off along the walkway. Immediately west of that entry will be a straight in drive to the parking lot. We can see potential for on-site conflict of traffic for those coming out of the drop off lane into the main parking lot drive area. Yield signage may be required as a reminder. There is one ingress/egress point on each of the other streets abutting the site.

The layout has 238 parking spaces shown on the plan. The C-3 District has no required parking. Council adopted a new landscaping plan for Downtown parking lots in December, 2013. The ordinance requires decorative wall and landscaping for parking lots along Main Street and Main Cross Street. The site plan shows the required masonry/fence combination along W. Main Cross Street and continuing around the corner along S. West Street to the entry point into the parking lot. Decorative signage is shown to be located on the wall at the corner of Main Cross and S. West Street as permitted. Abundant landscaping is indicated along the Main Cross Street frontage with evergreens provided the rest of the way down S. West, Front Street and Cory Street. Island bump outs are indicated in the parking lot along the north half of the property. These are provided with landscaping as well. The parking lot in the southwest corner of the site has no bump out islands only striping. This area is left open to be used as a potential outdoor venue.

The lighting plan submitted shows 0 foot-candles at any property lines abutting residential uses. The maximum limit is .5 foot-candles. There are some relatively high counts at the access point at S. Cory Street, anywhere from 1.1 to 1.3 foot-candles on the east side of the street. The code maximum along non-residential is 1.0 foot-candle. This area would abut the back of the Library and a County owned building.

The main identification signage for the site is shown to be located on a low wall in the island between the two entry points on W. Main Cross. The details will have to be submitted to Todd Richard for approval and separate permit. There may be some interior directional signage needed and Mr. Richard had mentioned that he would sit down with the applicants and work out the details on this issue. There is mention of an "electronic marquee" on the east side of the building in the elevation drawings. There is no detail about what this may look like, but we would encourage that the applicants meet with Mr. Richard to discuss this item as well.

HRPC is very supportive of this project. We know it will be a great asset to the community and will serve to put a good "face" on this entry corridor to the downtown area.

## **ENGINEERING**

**Water:** The 8" waterline extension on Cory Street should extend to Front Street to provide a redundant supply to both fire and domestic service. The City does not permit 3" taps. The domestic tap should be 4", and reduced after the valve if desired. Valves on both fire and domestic services shall be provided. The City is examining the condition of the waterline on Front Street and may coordinate with the Owner to replace all or part of the section that abuts the project. Owner to coordinate waterline replacement with the City prior to plan finalization.

**Sanitary:** The existing sanitary lateral is a permitted connection point. Consultant to review City records for existing utilities. There are existing force mains on Front Street that do not show on the utility plan.

**Storm Sewer:** Storm sewer connection points are adequate. Consultant to confirm labeling of combined sewers to ensure no further connections are made to a sanitary sewer.

**Detention:** No detention is required. The proposed site has a lower runoff coefficient than the old school site had.

Flood Zone: There are no flood zone considerations. The property was removed through a prior LOMA application.

Access: Access to the site is adequate. There is a potential conflict point at the point where the Main Cross access drives converge. Walks/Ramps should be redone at the intersections to comply with latest ADA standards.

Recommendation:

The engineering department recommends approval subject to the following conditions:

Looping of the waterline to Front Street, along with proper tap size and valves.  
Coordinate with the City regarding the replacement of waterline on Front Street.  
Walks and ramps to meet ADA standards

### **FIRE PREVENTION**

- Recommend to extend the proposed 8” Cory St. water line north to W. Front St. providing a looped system.
- A Knox Box will be required for buildings with alarm and sprinkler systems.
- Natural gas or electric meters within the driving area shall have crash protection.
- The Fire Department Connection (FDC) shall be 5 inch Stortz fitting with 30 degree angled elbow. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. Area in front of FDC shall be kept clear. FFD has no objection to the proposed FDC location. An additional location could be considered on the north (rear) of the building, as long as it does not interfere with utilities. Final location shall be approved by FFD.

### **STAFF RECOMMENDATION**

Staff recommends that FCPC **recommend approval of SITE PLAN APPLICATION #SP-01-2014** for the Marathon Center for the Performing Arts to be located at 200 W. Main Cross Street, Findlay, OH subject to the following:

- The 8” waterline extension on Cory Street should extend to Front Street to provide a redundant supply to both fire and domestic service. The City does not permit 3” taps. The domestic tap should be 4”, and reduced after the valve if desired. Valves on both fire and domestic services shall be provided. The City is examining the condition of the waterline on Front Street and may coordinate with the Owner to replace all or part of the section that abuts the project. Owner to coordinate waterline replacement with the City prior to plan finalization. (ENG & FIRE)
- Walks/Ramps should be redone at the intersections to comply with latest ADA standards. (ENG)
- A Knox Box will be required for buildings with alarm and sprinkler systems. (FIRE)
- Natural gas or electric meters within the driving area shall have crash protection. (FIRE)
- The Fire Department Connection (FDC) shall be 5 inch Stortz fitting with 30 degree angled elbow. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. Area in front of FDC shall be kept clear. FFD has no objection to the proposed FDC location. An additional location could be considered on the north (rear) of the building, as long as it does not interfere with utilities. Final location shall be approved by FFD. (FIRE)
- Review and approval of all signage by the City Zoning Department (HRPC)



**PHASES OF DOCUMENTS**

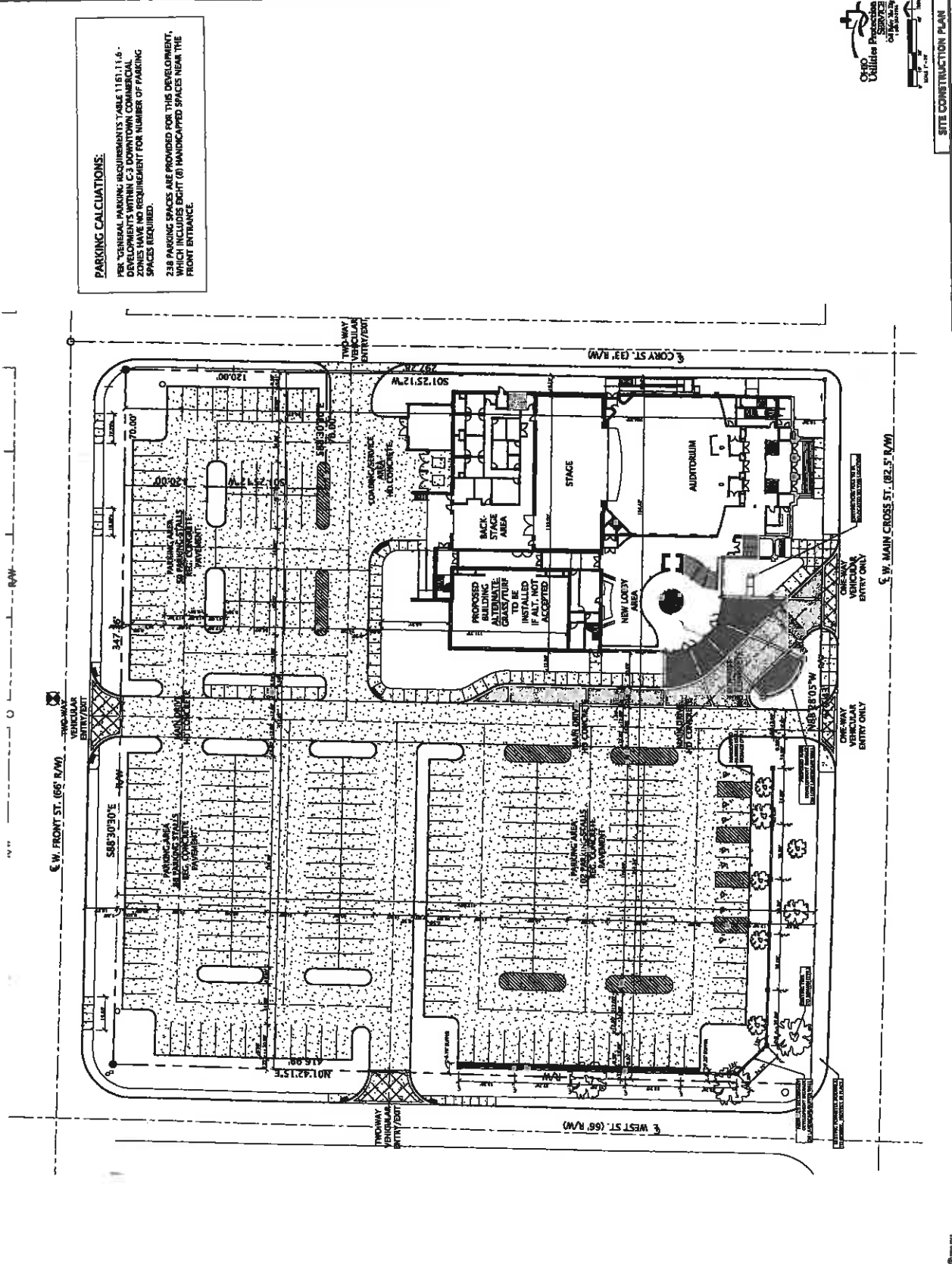
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MARATHON CENTER FOR THE PERFORMING ARTS  
 PROPOSED RENOVATION AND ADDITION FOR THE  
 200 WEST MAIN CROSS STREET  
 FINDLAY, OHIO



**C2.0**  
 SHEET NO. 09101

**PARKING CALCULATIONS:**  
 PER GENERAL PARKING REQUIREMENTS TABLE 1161.11.6 - DEVELOPMENTS WITHIN C3 DOWNTOWN COMMERCIAL ZONES HAVE NO REQUIREMENT FOR NUMBER OF PARKING SPACES REQUIRED.  
 238 PARKING SPACES ARE PROVIDED FOR THIS DEVELOPMENT, WHICH INCLUDES EIGHT (8) HANDICAPPED SPACES NEAR THE FRONT ENTRANCE.



**SITE CONSTRUCTION PLAN**  
 Scale: 1" = 20'  
 Ohio Utilize Professionals Services



**Marathon Center for the Performing Arts  
200 W Main Cross Street**