

# City of Findlay City Planning Commission

Thursday, April 10, 2014 - 9:00 AM

## COMMENTS

### NEW ITEMS

**1. APPLICATION TO ZONE LAND UPON ANNEXATION #ZA-01-2014** filed by Philip Rooney for the Ranzau/Jaqua Annexation located in Sections 5 and 6 of Marion Township between E. Bigelow Avenue, Crystal Avenue and CR 212.

### HRPC

#### **General Information**

The land in this request is currently in Marion Township. A 79.24 acre parcel on the far west end is zoned M-1 Restricted Industrial and the remainder of the land is zoned A-1 Agriculture in the Township. Land to the north is in Allen Township and has no zoning. To the west is zoned M-2 Industrial in Marion Township. To the south is a mix of M-1 Restricted Industrial, B-3 General Business and R-2 Two Family Residential in the Township. To the east across Crystal Avenue is zoned O-1 Institutions and Offices and I-1 Light Industrial. The property is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

#### **Parcel History**

None

#### **Staff Analysis**

This property is currently in the process of being annexed to the City. The documents are sitting in the City Auditor's office for a required 60 day period. The City requires that a zoning designation be applied to annexed lands immediately upon the finalization of the annexation process.

The applicant is requesting the I-1 Light Industrial district for the parcels. This is in agreement with the City's Land Use Plan.

### ENGINEERING

No Comment

### FIRE PREVENTION

No Comment

### STAFF RECOMMENDATION

**Staff recommends that FCPC recommend to Findlay City Council the designation of I-1 Light Industrial for the Ranzau/Jaqua annexation.**

**2. SITE PLAN REVIEW APPLICATION #SP-05-2014** filed by Speedway LLC, 500 Speedway Drive, Enon, OH for CNG building and addition to canopy at 3730 Speedway Drive, Findlay.

## **HRPC**

### **General Information**

This property is located on the south side of CR 99 at the intersection of Speedway Drive. The area is zoned C-2 General Commercial. Land to the north is in Allen Township and has no zoning. All abutting land to the east, south and west is also zoned C-2. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

### **Parcel History**

This is the site of a Speedway gas station and convenience store.

### **Staff Analysis**

The applicant is proposing to add on to the existing fueling canopy, expand the asphalt areas considerably, relocate a shed and add a CNG (Compressed Natural Gas) component to the facility.

The first thing we noticed is that the site consists of two (2) separate parcels and they are in two (2) different ownerships. The main lot with the Speedway station on it is owned by EMRO Marketing and the smaller piece at the south end is listed as Speedway Superamerica. The site plan crosses the property line into the Speedway Superamerica parcel. These parcels need to be combined as one and under one name. I had mentioned this to the applicant when they filed their applicant.

Gas Stations are a Conditional Use in the C-2 District. While the Code does not require screening of one commercial use from another, Staff feels that a landscape buffer between the expansion and the abutting motel would be good practice in this instance. Because it is a conditional use CPC can place other conditions on the plan if they wish.

The new construction on the south end of the parcel meets the minimum 15' side yard setback required for the C-2 General Commercial district. The current dumpster is being relocated to the northwest corner (rear) of the existing store.

The canopy area is being expanding approximately 55' south with an additional three (3) pump islands.

### **Staff Recommendation**

HRPC Staff recommends approval of the site plan subject to the following conditions:

- Proper combination of the parcels into one under a singular ownership
- Installation of a landscape buffer on the south property line abutting the motel

## **ENGINEERING**

Access – Ingress and egress will not be changed. Applicant has proposed increasing the curb radius in the southwest quadrant of the CR 99/Speedway Drive intersection and we find this to

be appropriate.

Water & Sanitary Sewer – No changes to current services are proposed.

Stormwater Management – There will be a significant increase in impervious area. An analysis of the existing stormwater detention will need to be submitted for review.

Sidewalks – No changes are proposed.

Recommendation: Approval of the plan subject to submittal and approval of stormwater detention analysis.

The following permits will be required prior to construction:

- An approved Stormwater Pollution Prevention Plan

### **FIRE PREVENTION**

Apply for proper permits with Wood County Building Department

### **STAFF RECOMMENDATION**

Staff recommends that FCPC **approve SITE PLAN REVIEW APPLICATION #SP-05-2014** for CNG buildings, new pavement and addition to canopy at 3730 Speedway Drive, Findlay subject to the following conditions:

- Proper combination of the parcels into one under a singular ownership (HRPC)
- Installation of a landscape buffer on the south property line abutting the motel (HRPC)
- Submittal and approval of stormwater detention analysis. (ENG)
- Application for proper permits with Wood County Building Department (FIRE)