

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT May 8, 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, May 8, 2014 - 9:00 AM

## COMMENTS

### NEW ITEMS

1. **ALLEY/STREET VACATION PETITION #AV-04-2014** filed by The University of Findlay, 1000 N. Main Street, Findlay, OH to vacate the portion of **W. Foulke Avenue running between Morey Avenue and N. Cory Street.**

### HRPC

#### **General Information**

This request is to vacate that portion of West Foulke Avenue from Morey Avenue east to N. Cory Street.

#### **Parcel History**

The area is currently a mix of residential and university related uses.

#### **Staff Analysis**

The University of Findlay owns all parcels abutting this portion of W. Foulke Avenue. A new football/lacrosse stadium is planned in this area which will be constructed across this street and several alleyways. The University presented a conceptual plan to CPC at its November 14, 2013 meeting.

#### **Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-04-2014 to vacate the portion of W. Foulke Avenue running between Morey Avenue and N. Cory Street.**

### ENGINEERING

No objections. Easements for the sanitary sewer and waterline will need to be maintained until final plans for the UF Stadium are submitted. According to Todd Jenkins at Peterman Associates, the University will propose relocating the sanitary sewer beginning at the intersection of Cory & Foulke, follow Cory south to the north side of Howard Run, then follow Howard Run in an easement across University property to connect to an existing sanitary sewer on Morey Avenue. Todd also states that UF will have no need for the waterline on Foulke Ave. so they will propose to abandon it in place.

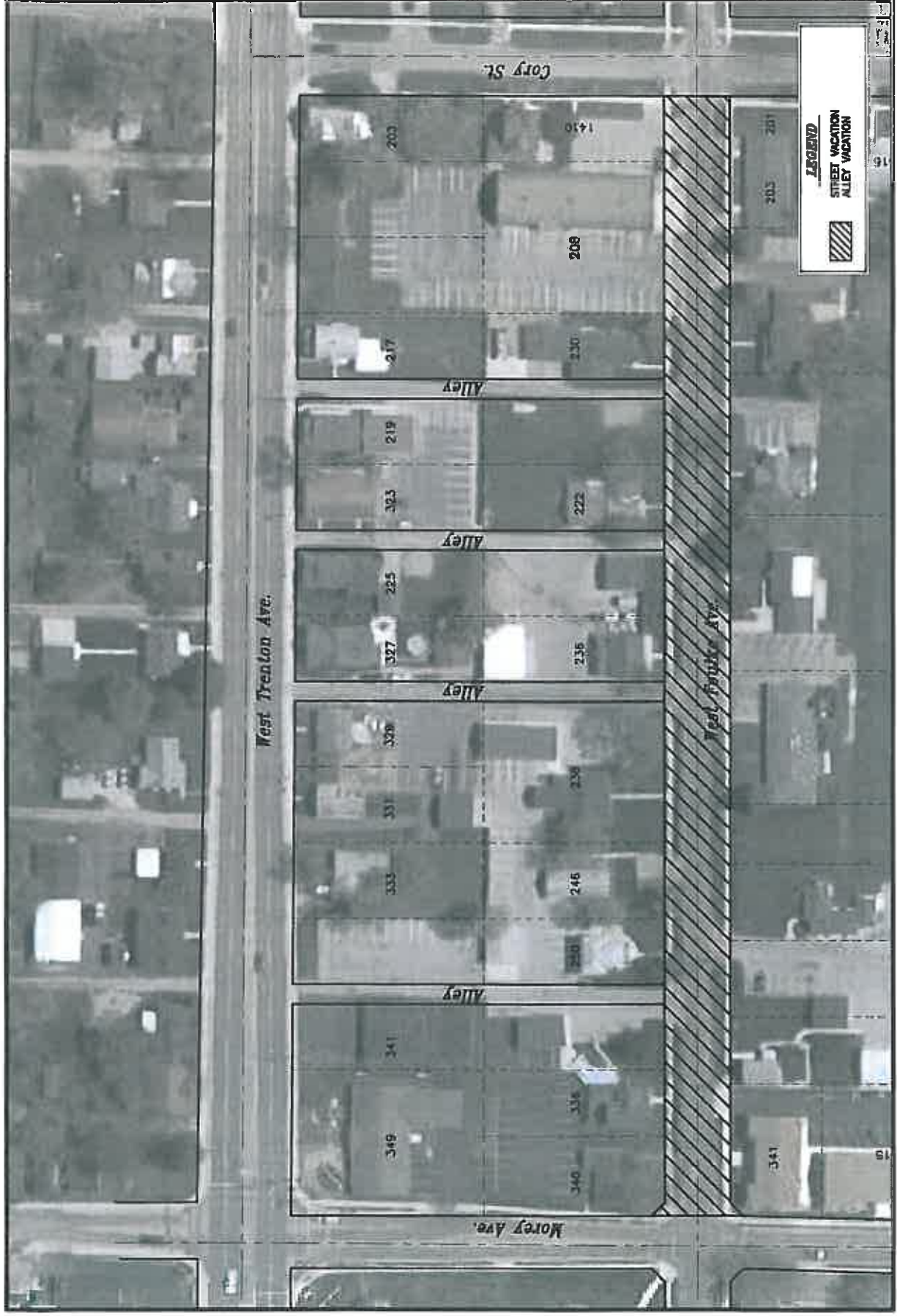
### FIRE PREVENTION

No Comment

**STAFF RECOMMENDATION**

**Recommend approval to Findlay City Council for ALLEY/STREET VACATION PETITION #AV-04-2014 to vacate the portion of W. Foulke Avenue running between Morey Avenue and N. Cory Street.**

**UNIVERSITY OF PENNSYLVANIA**  
**VACATED ALLEY/STREETS**  
 CITY OF PHOENIX  
 STATE OF ARIZONA



**LEGEND**  
 [Hatched Box] ALLEY VACATION

15  
16  
13

**2. ALLEY/STREET VACATION PETITION #AV-05-2014** filed by the University of Findlay, 1000 N. Main Street, Findlay, OH to **vacate the first north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.**

**HRPC**

**General Information**

This request is for the first north/south alley west of N. Cory Street.

**Parcel History**

The area is currently a mix of residential and university related uses.

**Staff Analysis**

The University of Findlay owns all parcels abutting this alley. A new football/lacrosse stadium is planned in this area which will be constructed across this street and several alleyways. The University presented a conceptual plan to CPC at its November 14, 2013 meeting.

**Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-05-2014 to vacate the first north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.**

**ENGINEERING**

No Objections

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend **approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-05-2014 to vacate the first north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.**



**LEGEND**

 STREET VACATION  
ALLEY VACATION

201  
203

**3. ALLEY/STREET VACATION PETITION #AV-06-2014** filed by the University of Findlay, 1000 N. Main Street, Findlay, OH to **vacate the first north/south alley east of Morey Avenue from W. Trenton Avenue to W. Foulke Avenue.**

**HRPC**

**General Information**

This request is for the first north/south alley east of Morey Avenue from W. Trenton Avenue to W. Foulke Avenue.

**Parcel History**

The area is currently a mix of residential and university related uses.

**Staff Analysis**

The University of Findlay owns all parcels abutting this alley. A new football/lacrosse stadium is planned in this area which will be constructed across this street and several alleyways. The University presented a conceptual plan to CPC at its November 14, 2013 meeting.

**Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-06-2014 to vacate the first north/south alley east of Morey Avenue from W. Trenton Avenue to W. Foulke Avenue.**

**ENGINEERING**

No Objections

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval to City Council of **ALLEY/STREET VACATION PETITION #AV-06-2014 to vacate the first north/south alley east of Morey Avenue from W. Trenton Avenue to W. Foulke Avenue.**

NO.	DATE

DATE	04/08/2014
DWG BY	332
PROJECT NO	13-0418
SHEET NO	



**LEGEND**  

**STREET VACATION**  
**ALLEY VACATION**

7.4.4



**4. ALLEY/STREET VACATION PETITION #AV-07-2014** filed by the University of Findlay, 1000 N. Main Street, Findlay, OH to **vacate the second north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.**

**HRPC**

**General Information**

This request is to vacate the second north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.

**Parcel History**

The area is currently a mix of residential and university related uses.

**Staff Analysis**

The University of Findlay owns all parcels abutting this alley. A new football/lacrosse stadium is planned in this area which will be constructed across this street and several alleyways. The University presented a conceptual plan to CPC at its November 14, 2013 meeting.

**Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-07-2014 to vacate the second north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.**

**ENGINEERING**

No Objections



**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend **approval to Findlay City Council for ALLEY/STREET VACATION PETITION #AV-07-2014 to vacate the second north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.**

**LEGEND**

-  STREET VACATION
-  ALLEY VACATION



201  
203

**5. ALLEY/STREET VACATION PETITION #AV-08-2014** filed by the University of Findlay, 1000 N. Main Street, Findlay, OH to vacate the second north/south alley east of Morey Avenue from W. Trenton Avenue to W. Foulke Avenue.

**HRPC**

**General Information**

This request is to vacate the second north/south alley right of way east of Morey Avenue running from W. Trenton Avenue to W. Foulke Avenue

**Parcel History**

The area is currently a mix of residential and university related uses.

**Staff Analysis**

The University of Findlay owns all parcels abutting this alley. A new football/lacrosse stadium is planned in this area which will be constructed across this street and several alleyways. The University presented a conceptual plan to CPC at its November 14, 2013 meeting.

**ENGINEERING**

No objections

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council for **ALLEY/STREET VACATION PETITION #AV-08-2014 to vacate the second north/south alley east of Morey Avenue from W. Trenton Avenue to W. Foulke Avenue.**

DATE	04/21/2014
DWG BY	ELJ
PROJECT NO.	13-0000
SHEET NO.	

DATE	04/21/2014
DWG BY	ELJ
PROJECT NO.	13-0000
SHEET NO.	



141

**6. ALLEY/STREET VACATION PETITION #AV-09-2014** filed by Jonathon Yoxtheimer, 1100 6<sup>th</sup> Street, Findlay, OH to vacate the first north/south alley east of Eastview Drive running north from 6<sup>th</sup> Street to the first east/west alley.

### **HRPC**

#### **General Information**

The alley in this request runs north from 6<sup>th</sup> Street up to 5<sup>th</sup> Street. The applicant is only requesting that the south half be vacated.

#### **Parcel History**

This alley runs between residential properties.

#### **Staff Analysis**

The applicant is requesting to vacate this alley along the west side of his lot. He is only requesting that it be vacated to the first intersecting east/west alley which also abuts his property. He has a separate request next on the agenda for the east/west alley.

The alley is unimproved for the entire length. There are no driveways using the right of way for access.

One property owner at 1425 Eastview Drive has not signed the petition. According to the Rules of Council for the vacation of right of way, Council may still vacate an alley without all signatures as long as a majority of abutting owners has signed the petition. If not all owners have signed, the vacation request must be advertised for six (6) consecutive weeks.

#### **Staff Recommendation**

HRPC Staff recommends approval of the vacation as long as the Engineer or utilities have no issues.

### **ENGINEERING**

All abutting owners have not signed the petition. Otherwise, no objections. An easement will need to be maintained for the sanitary sewer located in this alley.

### **FIRE PREVENTION**

No Comment

### **STAFF RECOMMENDATION**

Staff recommends approval of **ALLEY/STREET VACATION PETITION #AV-09-2014** to vacate the first north/south alley east of Eastview Drive running north from 6<sup>th</sup> Street to the first east/west alley subject to the following condition:

- The applicant being aware that the City will still have an easement for its sanitary sewer.



Alley Vacation between 5th and 6th Street

5TH

AMELIA

BURSON

6TH

EAST VIEW

Legend



Alley Vacation 5th6th



LOCKWOOD

**7. ALLEY/STREET VACATION PETITION #AV-10-2014** filed by Jonathon Yoxtheimer, 1100 6<sup>th</sup> Street, Findlay, OH to vacate the first east/west alley north of 6<sup>th</sup> Street between 1100 6<sup>th</sup> Street and 1101 5<sup>th</sup> Street.

**HRPC**

**General Information**

The alley in this request runs east from the alley in the prior petition and continues out to Amelia Avenue. The applicant is only requesting that the first 100' be vacated.

**Parcel History**

This alley runs between residential properties.

**Staff Analysis**

The applicant is requesting to vacate this alley along the north side of his lot. He is only requesting that it be vacated to his east property line.

The alley is unimproved for the entire length. There are no driveways using the right of way for access.

Both owners that abut the north side of the alley (1101 and 1111 5<sup>th</sup> Street) have signed the petition also. According to the Rules of Council for the vacation of right of way, Council may still vacate an alley without all signatures as long as a majority of abutting owners has signed the petition. If not all owners have signed, the vacation request must be advertised for six (6) consecutive weeks. Council can choose to vacate out to the next north/south alley to the east by that process.

**Staff Recommendation**

HRPC Staff recommends approval of the vacation as long as the Engineer or utilities have no issues.

**ENGINEERING**

No objections

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends approval of **ALLEY/STREET VACATION PETITION #AV-10-2014** to vacate the first 100' of the first east/west alley north of 6<sup>th</sup> Street between 1100 6<sup>th</sup> Street and 1101 5<sup>th</sup> Street.



Alley Vacation between 5th and 6th Street

5TH

AMELIA

BURSON

6TH

EAST VIEW

Legend



Alley Vacation 5th6th



LOCKWOOD



**8. ALLEY/STREET VACATION PETITION #AV-11-2014** filed by Findlay YMCA, 300 E. Lincoln Street, Findlay, OH and Central Church of Christ, 307 E. Hardin Street, Findlay, OH to vacate the first east/west alley north of E. Lincoln Street from East Street to the second north/south alley.

**HRPC**

**General Information**

The alley in this request runs east from East Street between the YMCA and Central Church of Christ. The applicant is requesting to vacate to the first north/south alley.

**Parcel History**

None

**Staff Analysis**

This is an improved alley which is currently used by the YMCA and the Church for ingress/egress to their properties. The alley does continue farther east to an intersection with Grand Avenue.

The two applicants own all the lots abutting the alley in this request.

**Staff Recommendation**

HRPC Staff recommends approval of the vacation as long as the Engineer or utilities have no issues.

**ENGINEERING**

No objections

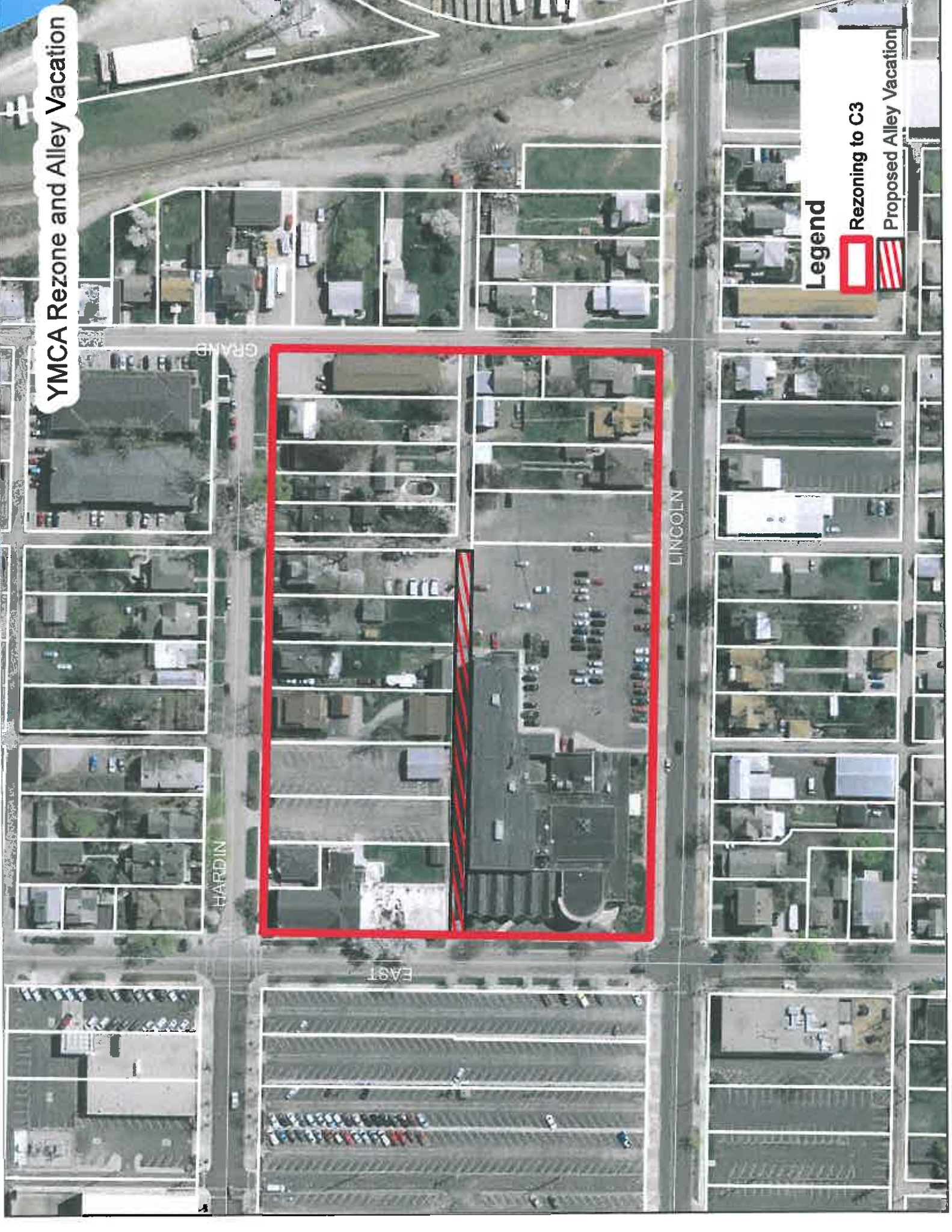
**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends approval of **ALLEY/STREET VACATION PETITION #AV-11-2014** to vacate the first east/west alley north of E. Lincoln Street from East Street to the second north/south alley.

# YMCA Rezone and Alley Vacation



## Legend



Rezoning to C3



Proposed Alley Vacation

**9. PETITION FOR ZONING AMENDMENT #ZA-02-2014** filed by Findlay YMCA, and Central Church of Christ, to rezone a block generally bounded by East Street on the west, E. Hardin Street on the north, Grand Avenue on the east and E. Lincoln Street on the south from C-2 General Commercial to C-3 Downtown.

**HRPC**

**General Information**

The land in this request is currently zoned C-2 General Commercial. Land to the north and south is also C-2. To the East is zoned C-2 and I-1 Light Industrial and to the west is zoned C-3 Downtown. A small portion in the northeast corner of the request is within the 100 year flood plain. The Findlay Land Use Plan designates the area where the existing YMCA is located as well as the lots occupied by the Church as Downtown. The remainder is designated as Single Family Small Lot.

**Parcel History**

The parcels in the request are the location of the current YMCA, Central Church of Christ and a mix of small business and residential uses.

**Staff Analysis**

The YMCA and the Church own the vast majority of the land submitted to be rezoned. There are six (6) parcels that are individually owned and are residential. As stated in the General Information section, all of the parcels are currently zoned C-2 General Commercial. Thus, all of the dwellings are non-conforming uses. Changing the zoning to C-3 will not affect them one way or the other.

If the YMCA plans to expand in the future, the C-3 zoning will permit them to use more of the available land. The current building location cannot meet the required setbacks now. The change to C-3 will permit them to follow the existing building lines or even come out to the right of way line.

Staff did notice that there were a few parcels omitted on the list parcels that the YMCA owns. Lots 587, 588, 589 and the south 125' of Lot 590 should be listed on the petition. The description of the lots to be included in the rezoning appear to be correct. The application requires the owners of at least 50% of the frontage of the lots under consideration have signed the petition. Together the Church and the YMCA owned over 1400' of frontage to about 400' owned by others.

**Staff Recommendation**

HRPC Staff would recommend approval of the request to rezone.

**ENGINEERING**

No objections

**FIRE PREVENTION**

No Comment

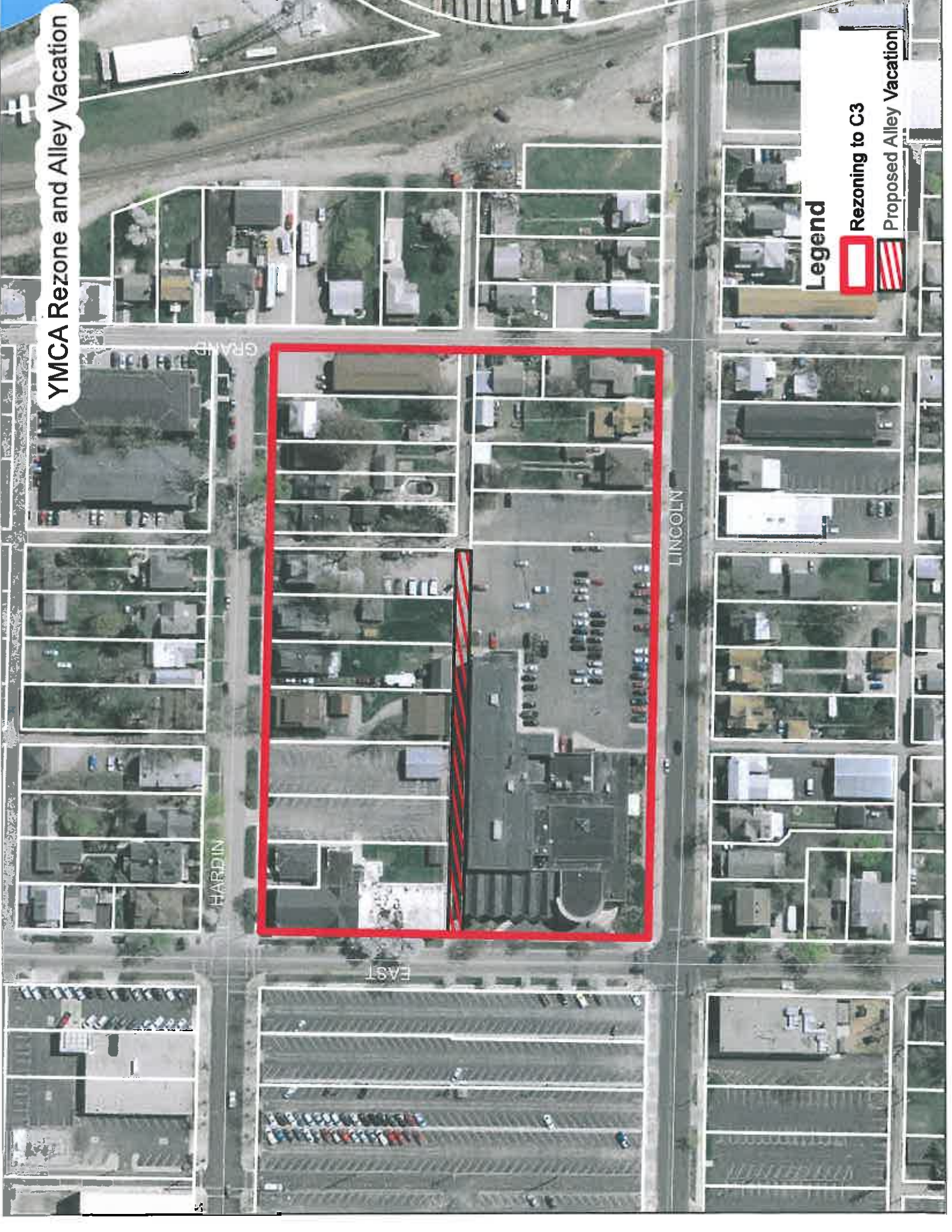
**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council of PETITION FOR

**ZONING AMENDMENT #ZA-02-2014 to rezone a block generally bounded by East Street on the west, E. Hardin Street on the north, Grand Avenue on the east and E. Lincoln Street on the south from C-2 General Commercial to C-3 Downtown.**



# YMCA Rezone and Alley Vacation



## Legend



Rezoning to C3



Proposed Alley Vacation

**10. PETITION FOR ZONING AMENDMENT #ZA-03-2014** filed by Blanchard Valley Health System and Findlay Spectrum Properties, LLC to **rezone Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and A in the Eastern Woods Office Park from C-1 Local Commercial to O-1 Institutions and Offices District.**

### **HRPC**

#### **General Information**

The lots in this request are currently zoned C-1 Local Commercial in the Eastern Woods Subdivision. Land to the north is zoned M-2 Multiple Family. To the east and west is zoned C-1 Local Commercial and to the south is zoned R-1 Single Family in Marion Township. The land is not located within the 100 year flood plain. The City Land Use Plan designates the area as PMUD (Planned Mixed Use Development).

#### **Parcel History**

The portion of the Eastern Woods Subdivision was intended for medical/office uses.

#### **Staff Analysis**

At the time that this land was annexed to the City from Marion Township, the zoning classification which made the most sense to accommodate the planned uses was B-1 Local Business. This was converted to C-1 Local Commercial when the zoning code was revamped and adopted in January, 2012.

The new version of the zoning code has the O-1 Institutions and Offices district which is the more logical fit for the area. A medical office park certainly fits in this category.

#### **Staff Recommendation**

HRPC Staff recommends approval of the change to O-1 Institutions and Offices.

### **ENGINEERING**

No objections

### **FIRE PREVENTION**

No Comment

### **STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-03-2014 to rezone Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and A in the Eastern Woods Office Park from C-1 Local Commercial to O-1 Institutions and Offices District.**



# Eastern Woods Office Park Rezone



Legend



O1 Rezoning

**11. APPLICATION FOR CONDITIONAL USE #CU-01-2014** submitted by Miami Valley Pizza, LLC, PO Box 370, Kent OH for a **Pizza Hut Delivery and Carryout Operation with a Drive Thru Window to be located at 1100 Tiffin Avenue, Findlay.**

**HRPC**

**General Information**

This site is located on the south side of Tiffin Avenue at the “Y” split for US 224 and SR 12. The land is zoned C-2 General Commercial. All abutting lots are also C-2. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as General Commercial.

**Parcel History**

None

**Staff Analysis**

The applicant is requesting a drive thru window to be added to the building for a pizza carry out operation. Drive thru windows are a conditional use in the C-2 district and require Planning Commission approval.

The pizza operation will be housed in the northwest corner of the existing building. Some cosmetic items such as an entry canopy and small landscaping bed are being added to the site.

The plans show a drive up window located about 27' from the front corner of the building. Cars will enter the site from the curb cut located just west of the traffic light poles. The cars must then cross over to their left to pull up to the window. Once they pick up, they will continue south along the building then loop around to head north to exit. They will basically make a figure 8 to access the window and then exit onto Tiffin Avenue. The plan also shows parking along the commercial building to the immediate west which has to back out into and use the same drive lane. The City Zoning code requires stacking of 10 car lengths for drive thru windows which is not possible here. Three cars are shown on the plan and if a fourth were to pull in, it would block the traffic lane for the parking in front of the building. We see many points of conflict for traffic on site. The design is not at all conducive to good traffic flow.

**Staff Recommendation**

HRPC Staff recommends denial of the Conditional Use for a drive thru window.

**ENGINEERING**

No objection to the change in use, however, the proposed drive-thru window is not conducive to a smooth flow of traffic

**FIRE PREVENTION**

Apply for the proper permits with Wood County Building Department.

Any natural gas or electrical meters within the driving surface shall have crash protection.

A Knox Box will be required if a fire alarm or sprinkler system is installed.

**STAFF RECOMMENDATION**

Staff recommends **denial** of **APPLICATION FOR CONDITIONAL USE #CU-01-2014** for the **Drive Thru Window to be located at 1100 Tiffin Avenue, Findlay. We have no issue**



**with the restaurant occupying the space without the window. If the carry out Pizza Hut does decide to locate here the following recommendations of the Fire Department must be met:**

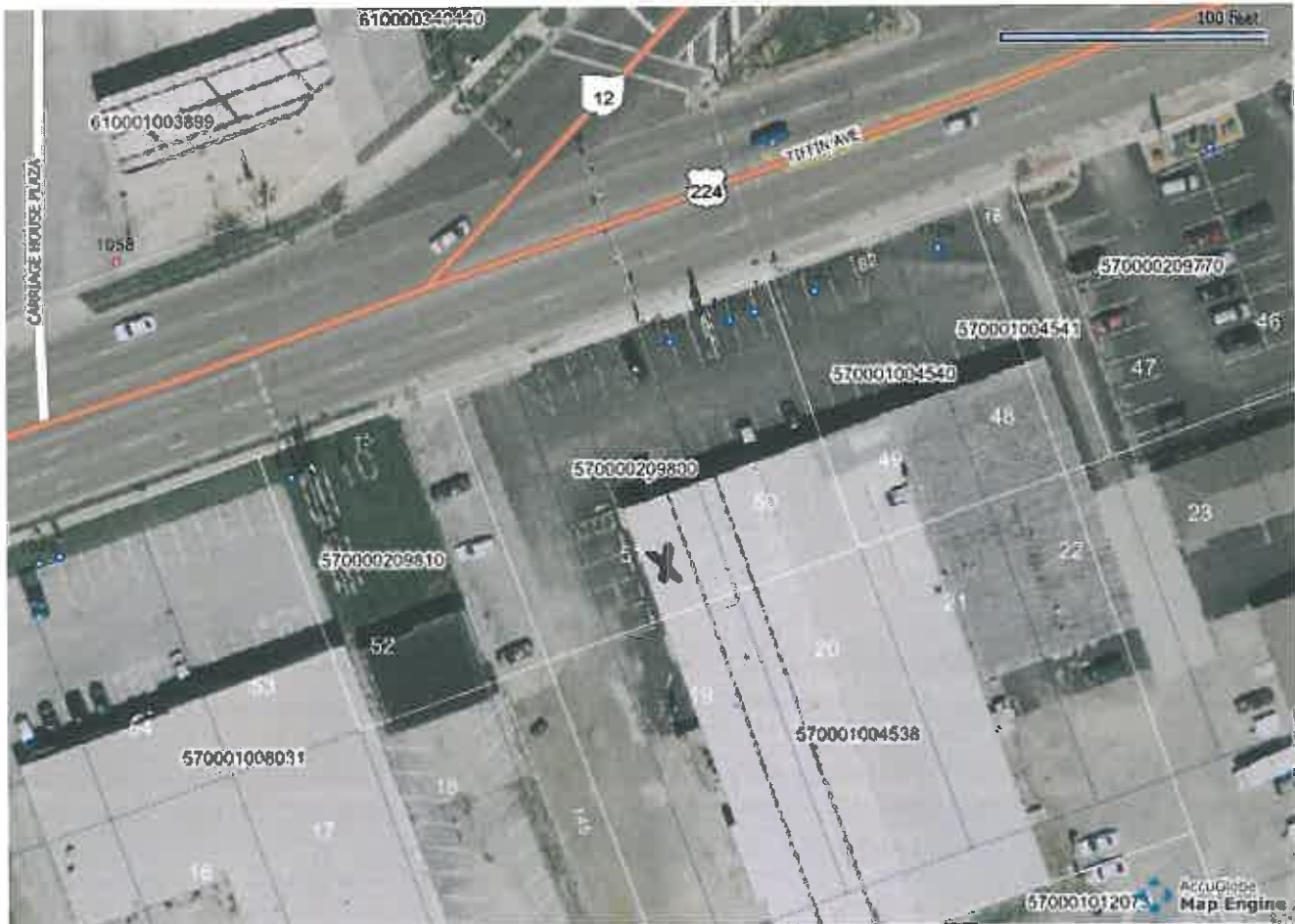
Apply for the proper permits with Wood County Building Department.

Any natural gas or electrical meters within the driving surface shall have crash protection.

A Knox Box will be required if a fire alarm or sprinkler system is installed.

[Print](#) | [Back](#)

### Hancock County GIS



#### Notes

CU-01-2014  
DRIVE THRU WINDOW FOR PIZZA HUT  
11001 TIFFIN AVENUE



**12. SITE PLAN APPLICATION #SP-06-2014** submitted by Majuni, LLC, 237 Stanford Parkway, Findlay for an **building addition and parking layout to an industrial building located at 237 Stanford Parkway, Findlay, OH.**

### **HRPC**

#### **General Information**

This site is located on the east side of Stanford Parkway along a private drive. It is zoned I-1 Light Industrial. All parcels to the west, south and north are also I-1. Interstate 75 is along the east property line. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Industrial.

#### **Parcel History**

Existing industrial business

#### **Staff Analysis**

This area of the industrial park was done in some sort of industrial PUD back in 1999. The lots here are small and have a private drive system that creates a loop that starts and ends off of Stanford Parkway.

The applicant is proposing to construct a 2250 square foot addition on the east side of the building. The southeast corner of the addition is only 3.19' from the right-of-way line of I-75. This is due to the recent acquisition by ODOT of additional right-of-way for the future widening project. Majuni went before the City BZA on March 13, 2014 to request a variance on the rear yard. The BZA granted the variance.

There is some existing asphalt in front of the building. They will be striping out five (5) parking spaces along the west side of the north half of the building and adding curb stops. The area is being used for parking now but there is no delineation of actual parking spots. They also show three (3) spaces along the west side of the south half of the building with curb stops added. These are in a gravel area beside the loading dock door.

#### **Staff Recommendation**

HRPC Staff recommends approval of the site plan.

### **ENGINEERING**

Access – No change in access

Water & Sanitary Sewer – No change in existing services

Stormwater Management – A detention area is proposed to compensate for the additional impervious area that meets our requirements

Sidewalks – Building is located on a private drive that does not require sidewalks

Recommendation:        Approval of the plan

The following permits may be required prior to construction:

- ☞ An approved Stormwater Pollution Prevention Plan

**FIRE PREVENTION**

Apply for the proper permits with Wood County Building Department.

**STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-06-2014** for a **building addition and parking for an industrial building located at 237 Stanford Parkway, Findlay, OH subject to the following conditions:**

Apply for the proper permits with Wood County Building Department. (FIRE)

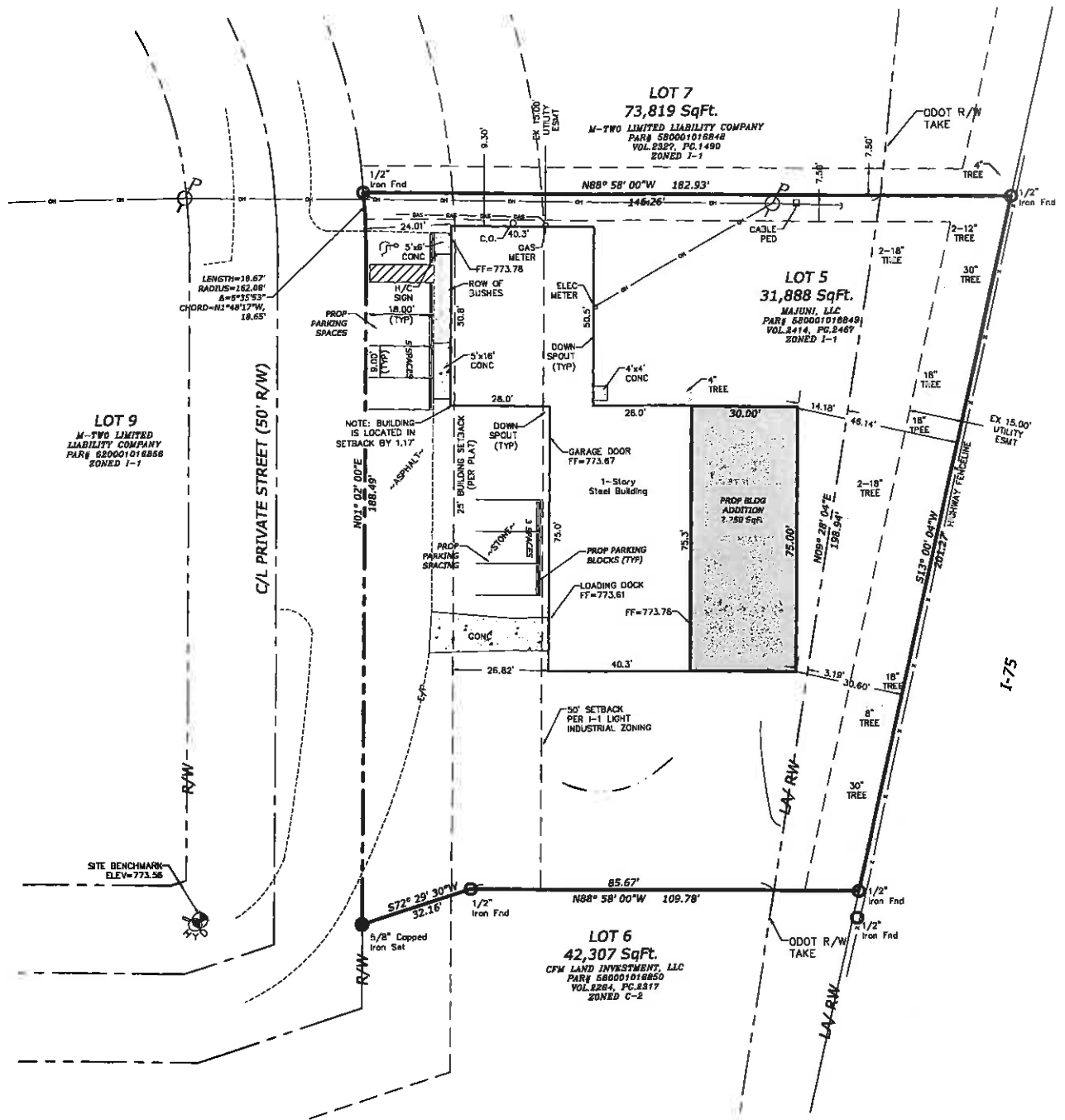
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### Hancock County GIS



#### Notes

SP-06-2014  
INDUSTRIAL BUILDING ADDITION  
237 STANFORD PARKWAY



- EX FENCELINE
- EX WATERLINE
- EX SANITARY SEWER
- EX GAS LINE
- EX STORM SEWER
- UNDERGROUND TELEPHONE LINES
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- 600 --- EXISTING CONTOUR
- CONCRETE

**◆ SITE BENCHMARK**  
NORTHEAST BONNET BOLT OF FIRE HYDRANT LOCATED ACROSS FROM THE SOUTHWEST PROPERTY CORNER. ELEV = 773.56

**13. SITE PLAN APPLICATION #SP-07-2014** submitted by S D Taylor III Family Properties, LLC, 2 Maple, Perrysburg, OH for a **Volkswagen Auto Dealership to be located on Speedway Drive, Findlay, OH.**

### **HRPC**

#### **General Information**

This site is located at the southeast corner of CR 99 and Speedway Drive. It is zoned C-2 General Commercial and land to the west is also zoned C-2. To the south is zoned I-1 Lt. Industrial and to the east is a mix of C-2 and I-1. To the north across CR 99 is in Allen Township and is not zoned. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Regional Commercial.

#### **Parcel History**

The site is vacant. FCPC reviewed and approved a replat of Lots 10, 11 and 12 in the Northend Commercial Park to combine into one lot on November 13, 2014.

#### **Staff Analysis**

The applicant is proposing to construct a new Volkswagen Auto Dealership on the north half of the site. Staff discovered that the plat to combine the parcels and erase the platted easements has not yet been recorded. This needs to be recorded prior to construction.

All building setbacks are met according to the current zoning code. The building will house the usual amenities of a car dealership with offices, showroom, service and parts departments.

Customer parking is shown along the front of the building and in the first two (2) rows north of those. There are areas reserved for service parking and employees along the east and west sides. The rest of the pavement is striped for storage and display of vehicles for sale. There are four (4) electric vehicle charging stations indicated on the site. Three (3) are around the building and one is located along the parking at the north end of the lot.

When this area was platted it was noted that no access would be permitted directly onto CR 99 for any development here. The plan shows two (2) access points onto Speedway Drive. Neither is aligned with the drives across the street for the Speedway station. We normally like to see an alignment if possible, but we aren't opposed to this layout. There won't be a high volume of traffic at one time coming out of an auto dealership so we don't foresee major conflicts.

The submitted landscape plan shows street trees and shrubs along the CR 99 and Speedway Drive sides. There is also a buffer of trees shown along the east property line. All the island areas within the parking lot are landscaped. The dumpster at the south end of the building and the transformer area on the east side of the building are buffered and landscaped.

The photometric plan submitted for the site has all light post locations shown. There are along the perimeter of the lot as well as within the closest aisles to the building. The property does not abut any residential uses. The permitted intensity when not abutting a residence is 1 foot candle at the property line. The north, west and east sides are all less than 1 foot candle. The south part of the site has spots that hit 5 foot candles, but this is not the actual property line. The south line is nearly 400 feet away. The light would be well dispersed at that point.



There are two pylon signs indicated on the plan along CR 99, one at each end of the frontage. The Sign Code permits one pylon sign per site in C-2 General Commercial and there is provision for one Interstate High Rise sign per site within 1500' of an interstate. There are no details of the signs included. The signs require a separate permit through the zoning inspector and those details will be worked out with him at the time.

### **Staff Recommendation**

HRPC Staff recommends approval of the site plan for the auto dealership subject to the following:

- The Replat of the lots is recorded
- Sign details worked out with zoning

### **ENGINEERING**

**Access** – Two (2) accesses are proposed onto Speedway Drive. Although the accesses do not align with the existing accesses to the Speedway, they are appropriate for the site

**Water & Sanitary Sewer** – A 2” domestic water service is proposed. Water distribution requests the meter for the 2” service be placed within the right of way of Speedway Drive. Sanitary sewer will connect to existing 8” on the site. It is recommended a lateral be extended out of the manhole on the end of the 8” to serve the undeveloped property to the south.

**Stormwater Management** – Additional detention to meet our requirements will be created in the regional detention pond that serves the subdivision.

**Sidewalks** – Sidewalks are proposed for Speedway Dr. and CR 99

**Recommendation:** Approval of the plan

The following permits may be required prior to construction:

- Water permit
- Sewer Permit
- Sidewalk permit
- Curb cut permit
- An approved Stormwater Pollution Prevention Plan

### **FIRE PREVENTION**

Apply for the proper permits with Wood County Building Department

Any natural gas or electrical meters within the driving surface shall have crash protection.

A Knox Box will be required if a fire alarm or sprinkler system is installed.

If applicable the underground fire line and Fire Department Connection location to be determined by FFD. Additional hydrants may be required due to the installation of the sprinkler system.

### **STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-07-2014** for a **Volkswagen Auto Dealership to be located on Speedway Drive subject to the following conditions:**

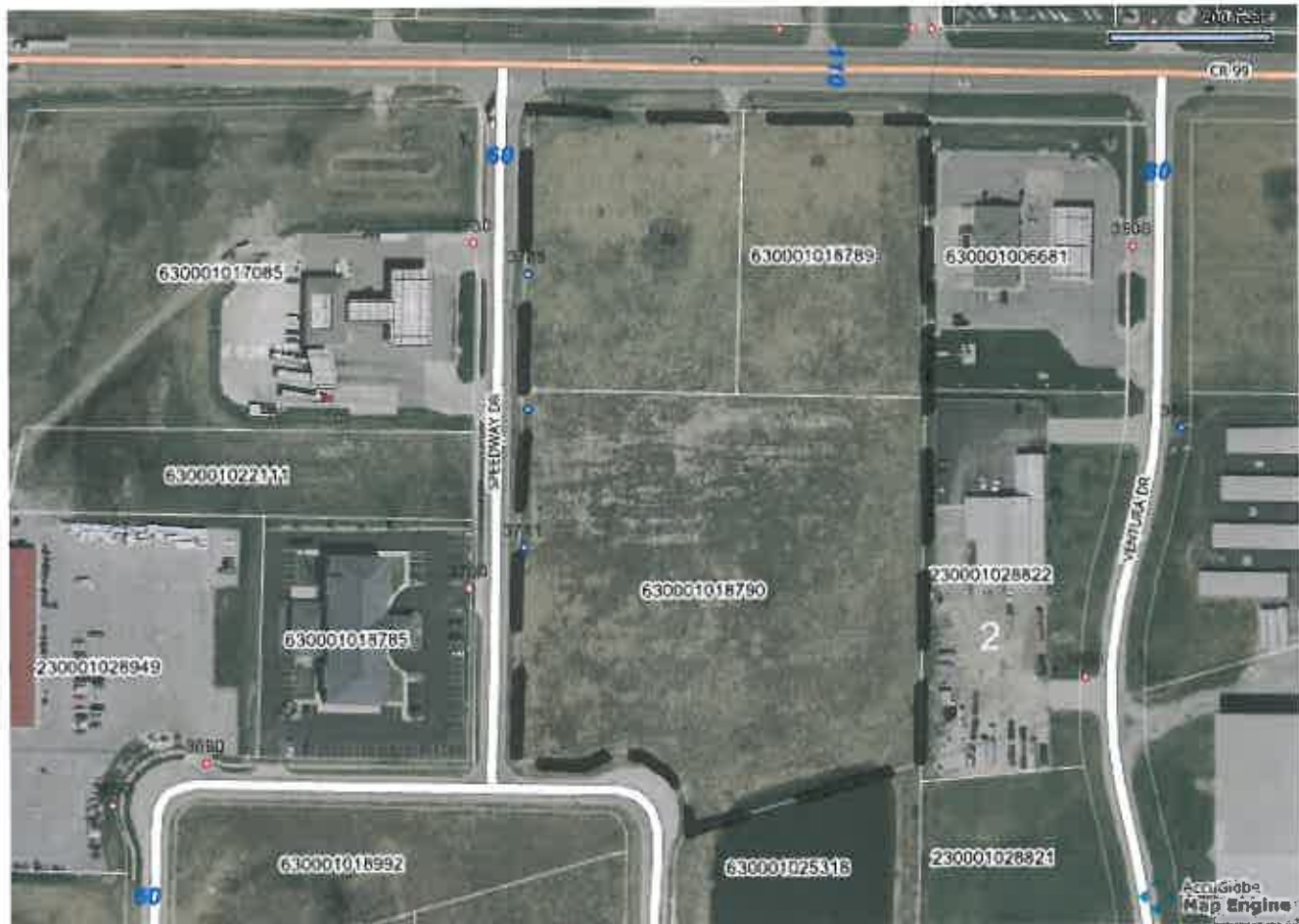
- The Replat of the lots is recorded (HRPC)
- Sign details worked out with zoning (HRPC)
- A 2” domestic water service is proposed. Water distribution requests the meter for the 2”

service be placed within the right of way of Speedway Drive. Sanitary sewer will connect to existing 8" on the site. It is recommended a lateral be extended out of the manhole on the end of the 8" to serve the undeveloped property to the south. (ENG)

- Apply for the proper permits with Wood County Building Department (FIRE)
- Any natural gas or electrical meters within the driving surface shall have crash protection. (FIRE)
- A Knox Box will be required if a fire alarm or sprinkler system is installed. (FIRE)
- If applicable the underground fire line and Fire Department Connection location to be determined by FFD. Additional hydrants may be required due to the installation of the sprinkler system. (FIRE)

[Print](#) | [Back](#)

### Hancock County GIS



#### Notes

SP-07-2014  
TAYLOR VOLKSWAGEN



**14. PRELIMINARY PLAT APPLICATION #PP-01-2014** filed by George and Camille Ranzau, 6144 CR 18, Findlay, OH, for **Tall Timbers West Subdivision located south of CR 212 in Sections 5 and 6 of Marion Township.**

**HRPC**

**General Information**

This subdivision is located in Sections 5 and 6 in Marion Township. The eastern 2/3 of the land is zoned A-1 Agriculture and the western portion is zoned M-1 Restricted Industrial. Land to the north is in Allen Township and not zoned. To the west is zoned M-2 General Industrial, to the east is A-1 Agriculture and to the south is zoned a mix of M-1 Restricted Industrial, B-3 General Business and R-2 Two Family Residential in Marion Township. The portion from Howard Run west is within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

**Parcel History**

The land is currently farm ground. This is a portion of the acreage which is in the annexation process with a 3<sup>rd</sup> reading at Council scheduled for May 20, 2014. FCPC recommended zoning the land to I-1 upon its annexation at its April 10, 2014 meeting.

**Staff Analysis**

The preliminary plat consists of one 88 acre lot, a .53 acre triangle (left behind by virtue of the location of the lot line and the road right-of-way) and dedicated road right-of-way. Portions of existing parcels that are not a part of the plat have been labeled as excluded.

The plat meets the requirements of the Subdivision Regulations for preliminary plats. At a Staff review it was noted that it would be preferred to add Lot A (.53) acres into the main parcel.

**Staff Recommendation**

HRPC Staff recommends approval of the Preliminary Plat of Tall Timbers West.

**ENGINEERING**

Recommend the triangle between the east line of Lot #1 and the west right of way of Findlay TT Parkway be included in Lot #1. Recommend the easement proposed for the cul de sac at the south end of Findlay TT Parkway be shown as right of way.

Recommendation: Approval of the preliminary plat subject to the recommendations

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-01-2014 for Tall Timbers West Subdivision subject to the following:**

- The triangle between the east line of Lot #1 and the west right of way of Findlay TT Parkway be included in Lot #1. (ENG)
- The easement proposed for the cul de sac at the south end of Findlay TT Parkway be shown as dedicated right of way. (ENG)

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### Hancock County GIS

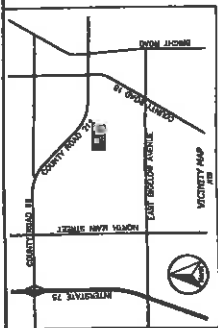


#### Notes

PP-01-2014  
PRELIIMARY PLAT FINDLAY TALL TIMBERS WEST

# TALL TIMBERS WEST PRELIMINARY PLAN

BEING A PART OF THE NORTH HALF OF THE NORTHWEST 1/4 OF SECTION 5,  
AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, T1N, R11E,  
MARION TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO.  
91.577 ACRES

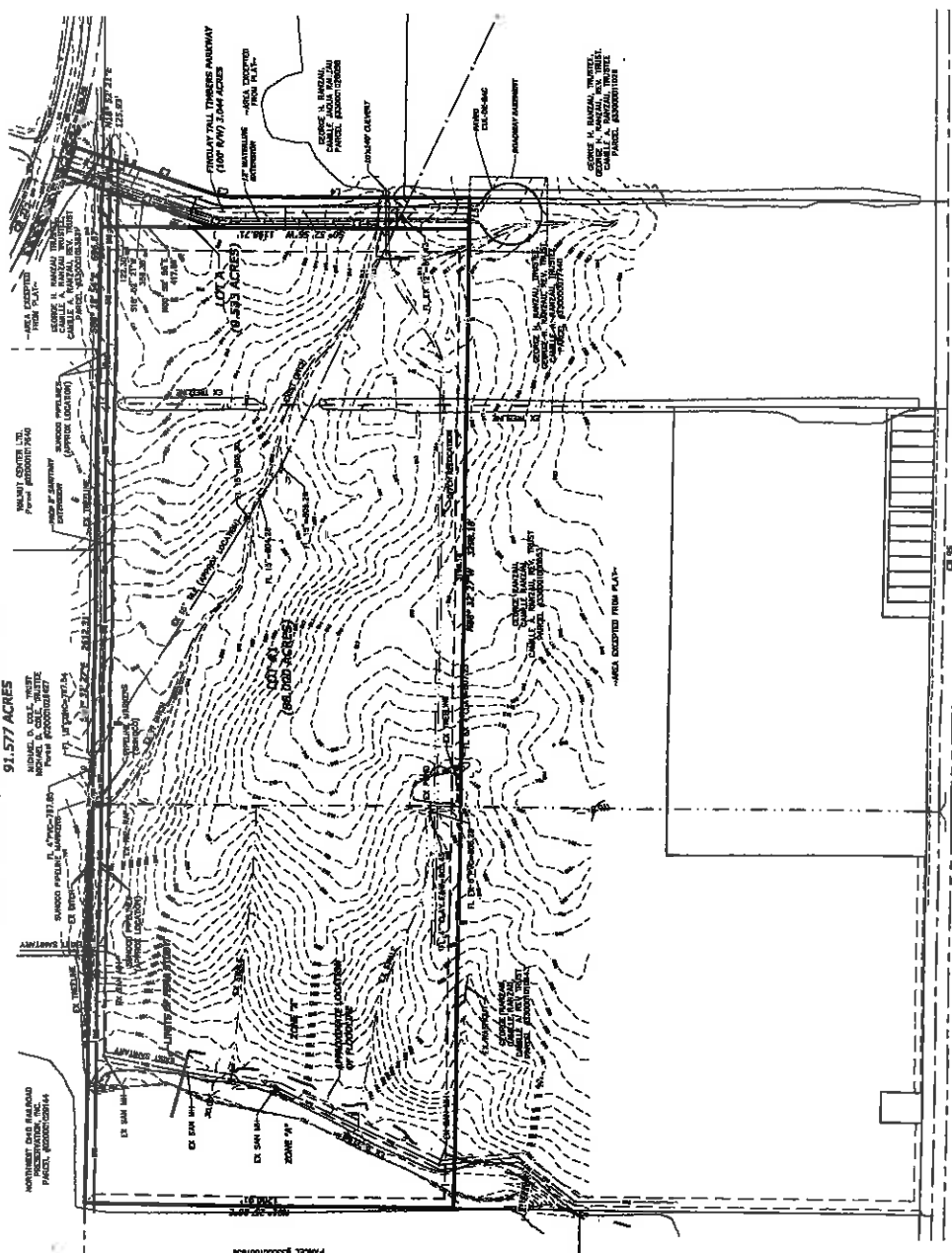


**GENERAL NOTES:**

1. THIS PLAN IS FOR INDUSTRIAL USE.
2. WATER ELEVATION & DRAINAGE DATA TO BE PROVIDED BY APPLICANT.
3. ALL OTHER DIMENSIONS ARE TO BE OBTAINED BY THE CITY AND COUNTY ENGINEER.
4. UTILITY LOCATIONS SHOWN ALONG THE STREET FRONT-OF-YARD.
5. DRAINAGE DIRECTION TO BE DETERMINED BY APPLICANT.
6. APPLICANT TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES AND AGENCIES TO BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DATA.
7. APPLICANT TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES AND AGENCIES TO BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DATA.
8. THIS DEVELOPMENT IS A PART OF THE PROJECT TO BE DEVELOPED BY THE CITY AND COUNTY ENGINEER.
9. THIS DEVELOPMENT IS A PART OF THE PROJECT TO BE DEVELOPED BY THE CITY AND COUNTY ENGINEER.
10. THIS DEVELOPMENT IS A PART OF THE PROJECT TO BE DEVELOPED BY THE CITY AND COUNTY ENGINEER.

LINE #	LENGTH	BEARING
L1	781.57	S 89° 57' 00" W
L2	652.59	S 89° 57' 00" W
L3	652.59	S 89° 57' 00" W
L4	781.57	S 89° 57' 00" W
L5	1000.00	S 89° 57' 00" W

CURVE NAME	BEARING	CHORD	DELTA
C1	781.57	1417.38	74.16
C2	1000.00	1736.40	90.00
C3	671.57	1150.00	56.31

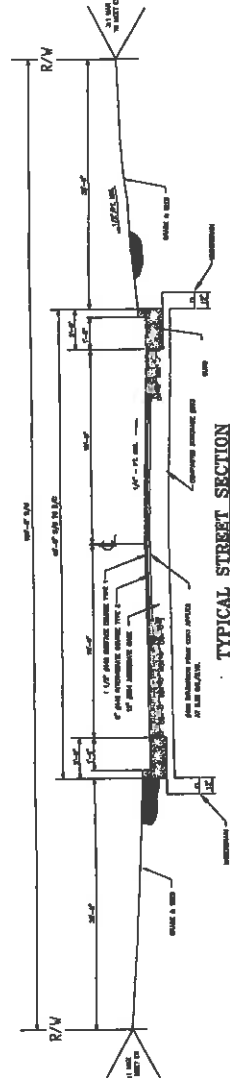


**LEGEND**

- 1. EXISTING ROAD
- 2. EXISTING UTILITY
- 3. EXISTING EASEMENT
- 4. EXISTING STRUCTURE
- 5. EXISTING FENCE
- 6. EXISTING CURB
- 7. EXISTING SIDEWALK
- 8. EXISTING DRIVEWAY
- 9. EXISTING DRIVE
- 10. EXISTING DRIVEWAY
- 11. EXISTING DRIVEWAY
- 12. EXISTING DRIVEWAY
- 13. EXISTING DRIVEWAY
- 14. EXISTING DRIVEWAY
- 15. EXISTING DRIVEWAY
- 16. EXISTING DRIVEWAY
- 17. EXISTING DRIVEWAY
- 18. EXISTING DRIVEWAY
- 19. EXISTING DRIVEWAY
- 20. EXISTING DRIVEWAY

**PLANS PREPARED BY**  
DANIEL R. STONE, P.E., P.S.  
REG. NO. E-23843, S-3151

**DATE**  
4/22/14



**Van Horn Hoover**  
SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNING  
GIS/3D DATA SYSTEMS

P.O. BOX 613  
FINLAY, OH 45839  
(419) 423-9830

www.vanhornhoover.com  
E-Mail: info@vanhornhoover.com

**PREPARED FOR:**  
GEORGE RANZAU & CAMILLE RANZAU  
COUNTY ROAD 93  
FINLAY, OH

**TALL TIMBERS WEST**

**PRELIMINARY PLAN**

DATE: 4/22/14

SCALE: 1" = 200'

DATE: 4/22/14

1 OF 1

**15. FINAL PLAT APPLICATION #FP-04-2014** filed by George and Camille Ranzau, 6144 CR 18, Findlay, OH, for **Tall Timbers West Subdivision located south of CR 212 in Sections 5 and 6 of Marion Township.**

**HRPC**

**General Information**

This subdivision is located in Sections 5 and 6 in Marion Township. The eastern 2/3 of the land is zoned A-1 Agriculture and the western portion is zoned M-1 Restricted Industrial. Land to the north is in Allen Township and not zoned. To the west is zoned M-2 General Industrial, to the east is A-1 Agriculture and to the south is zoned a mix of M-1 Restricted Industrial, B-3 General Business and R-2 Two Family Residential in Marion Township. The portion from Howard Run west is within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

**Parcel History**

The land is currently farm ground. This is a portion of the acreage which is in the annexation process with a 3<sup>rd</sup> reading at Council scheduled for May 20, 2014. FCPC recommended zoning the land to I-1 upon its annexation at its April 10, 2014 meeting. The Preliminary Plat was reviewed in the prior item on today's agenda.

**Staff Analysis**

The Final Plat is consistent with the Preliminary Plat reviewed in the prior item.

The dedicated cul-de-sac road does exceed the 600' foot maximum in the Subdivision Regulations. A variance will need to be granted by CPC for that length.

**Staff Recommendation**

HRPC Staff recommends approval subject to the conditions as stated for the Preliminary Plat and the granting of a variance for the cul-de-sac length.

**ENGINEERING**

Recommend the triangle between the east line of Lot #1 and the west right of way of Findlay TT Parkway be included in Lot #1. Recommend the easement proposed for the cul de sac at the south end of Findlay TT Parkway be shown as right of way.

Access – Findlay TT Parkway will extend from existing intersection on County Road 212 at Lowe's Distribution Center. Findlay TT Parkway exceeds the recommended length for a cul de sac. We recommend a variance be granted for the cul de sac length. Construction plans for the roadway are still being developed. The plans will include additional signals for Findlay TT Parkway at CR 212.

Sanitary Sewer – The plan proposes constructing the sanitary sewer along the north side of Lot #1 from an existing manhole at the northwest corner of Lot # 1. Specific location of the sewer is pending coordination with the existing Sunoco Pipeline easement. The sewer will be sized and placed at an elevation that it could ultimately be extended to serve the properties east of Tall Timbers West Subdivision to the property at the northwest corner of CR 212 and Bright Road.

Waterline – A 12" waterline will be constructed along Findlay TT Parkway



Stormwater Management – A drainage ditch is proposed along the south side of Lot #1 that will serve Lot # 1 as well as all properties east and south of Lot # 1. A detention pond is proposed to serve Lot #1 that can be readily expanded to become a regional detention facility should additional development occur in the area.

Recommendation: Conditional approval of the plat subject to approval of construction plans for proposed infrastructure

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends **approval of FINAL PLAT APPLICATION #FP-04-2014 for Tall Timbers West Subdivision subject to the following:**

- The triangle between the east line of Lot #1 and the west right of way of Findlay TT Parkway be included in Lot #1. (ENG & HRPC)
- The easement for the proposed cul de sac at the south end of Findlay TT Parkway be shown as dedicated right of way. (ENG)
- A variance be granted for the cul de sac length (HRPC & ENG)
- Approval of construction plans for proposed infrastructure (ENG)
- Approval of construction plans for the roadway (ENG)

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### Hancock County GIS

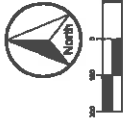


#### Notes

FP-04-2014  
FINAL PLAT FINDLAY TALL TIMBERS WEST

# FINAL PLAN of TALL TIMBERS WEST

BEING A PART OF THE NORTH HALF OF THE NORTHWEST 1/4 OF SECTION 5,  
AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, T1N, R11E,  
MARION TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO.  
91.577 ACRES



NOTE: All bearings are based on the Ohio North 3401 Zone  
State Plane Coordinate System.  
Distances shown are Ground Distances.

FINLAY T1 PARKWAY			TURN AROUND EAST		
LINE #	LENGTHS	BEARINGS	LINE #	LENGTHS	BEARINGS
L1	780.00'	N73°32'30"E	L8	70.00'	N88°32'37"W
L2	482.28'	S19°32'31"W	L9	240.00'	S17°27'33"W
L3	482.28'	S19°32'31"W	L10	240.00'	N88°32'37"W
L4	791.85'	S07°32'56"W	L11	240.00'	S17°27'33"W
L5	100.00'	N88°32'37"W	L12	240.00'	S17°27'33"W

FINLAY T1 PARKWAY			CURVE TABLE		
CURVE #	LENGTHS	BEARINGS	CHORD	DELTA	
C1	78.00'	S00.00°E	107.0735'E	78.11°	17°19'25"
C2	100.00'	S28.183°E	S71°07'35"E	100.00'	228°11'
C3	47.10'	S90.00°E	S89°32'30"W	46.81'	17°58'25"

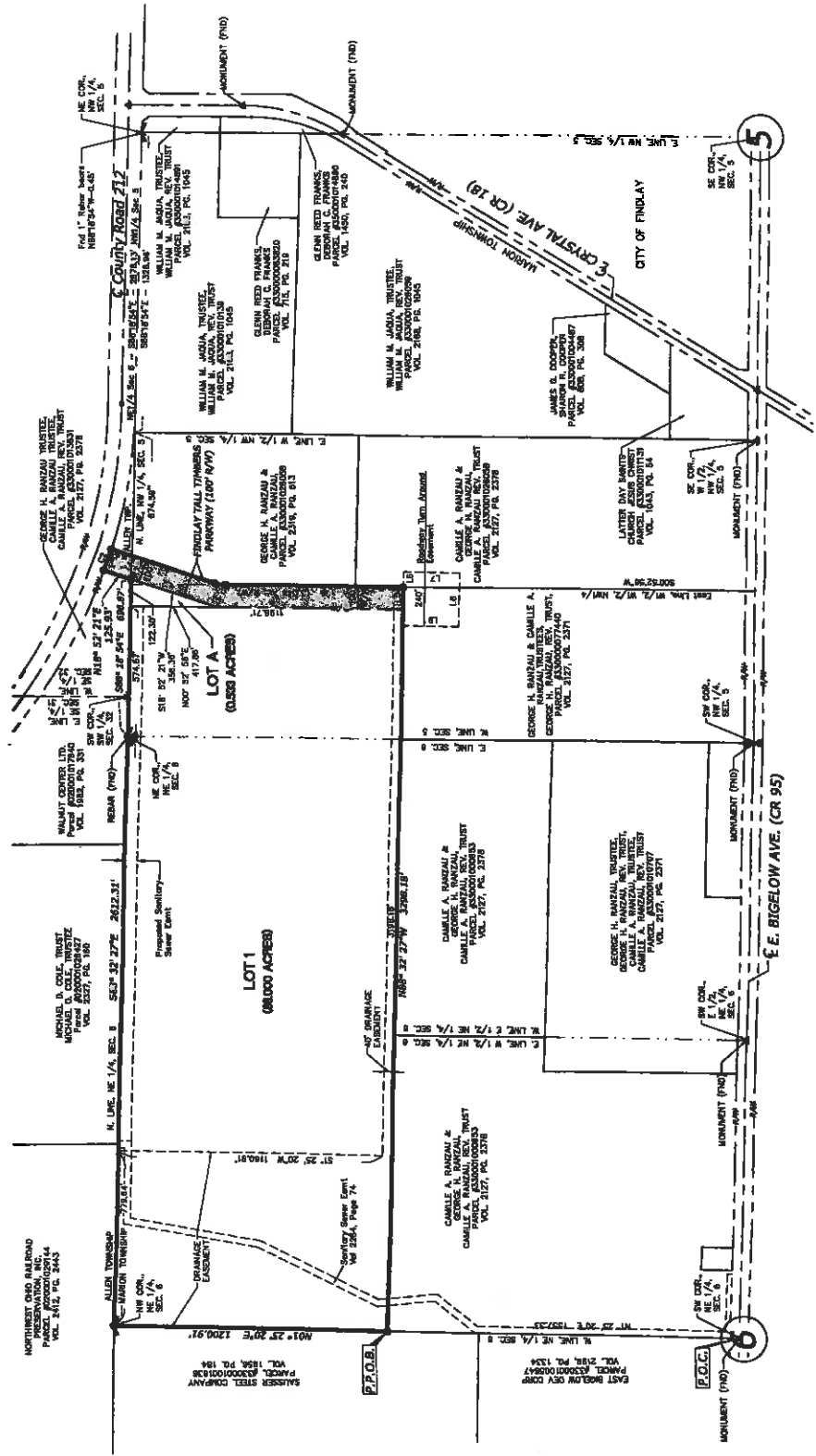
LEGEND  
 ● = 1" = 20' from P.M. Set  
 ○ = Point for Monument Cap  
 □ = Point for Monument  
 ○ = Point from P.M.  
 P.O.C. = Point of Commencement  
 P.P.S. = Point of Beginning

DATE: APRIL 22, 2014  
 PREPARED FOR:

OWNER/DEVELOPER:  
 GEORGE & CAMILLE RANZAU  
 REVOCABLE TRUST  
 61444 COUNTY ROAD No. 18  
 FINDLAY, OH 45840

NO.	REVISION	DATE

VAN HORN, HOOPER  
 & ASSOCIATES, INC.  
 SURVEYING & ENGINEERING  
 P.O. BOX 612  
 FINDLAY, OHIO 45839  
 (419)423-5630  
 EMAIL: info@vanhornhooper.com



**16. SITE PLAN APPLICATION #SP-08-2014** filed by George and Camille Ranzau, 6144 CR 18, Findlay, OH for a **proposed Regional Distribution Center to be located on Lot 1 of the Tall Timbers West Subdivision.**

**HRPC**

**General Information**

This development will be located on Lot 1 of the newly created Tall Timbers West Subdivision. It will be zoned I-1 Light Industrial upon completion of the annexation process. All land to the north is in Allen Township and not zoned. To the west is zoned M-2 General Industrial, to the east and south will be zoned I-1 also. The far west part of the lot from Howard Run west is in the 100 year flood plain. The Land Use Plan designates the area as Industrial.

**Parcel History**

The land is currently farm ground. This is a portion of the acreage which is in the annexation process with a 3<sup>rd</sup> reading at Council scheduled for May 20, 2014. FCPC recommended zoning the land to I-1 upon its annexation at its April 10, 2014 meeting. The Preliminary Plat and Final Plats for the subdivision were reviewed in prior items on today's agenda.

**Staff Analysis**

The applicant is proposing a 337,831 square foot regional distribution center on an 88 acre lot. The subject land is in the process of annexation and wishes to connect to City services, so CPC is reviewing according to City of Findlay Zoning code.

The building setbacks for I-1 Light Industrial are far exceeded in the layout. Two accesses onto the proposed Tall Timbers Parkway will separate employee/visitor parking from truck traffic. All parking and drive areas are paved.

The applicant is showing two (2) potential locations for a temporary construction access to CR 212. We would prefer the drive that goes through the Walnut Center parcel. It is in the location of an existing curb cut which they will widen temporarily. This will need to be put back to its original size once work is complete. The second alternative is too close to the traffic light.

Employee parking for an industrial use is calculated at 1.1 spaces per number of employees on the largest shift. The plan states that there will be 200 employees maximum at any time which will require 220 parking spaces. There is a total of 277 spaces shown in the employee/ visitor lot to exceed that requirement.

There is a natural fence row along the north side of the lot which will be the side nearest CR 99. There are four clusters of pine trees dispersed equally across that side of the employee/visitor parking lot also. There are plantings at each corner of the lot as well as landscaping in some of the bump outs. The front entry area for the offices and employee entry are fully landscaped.

Elevation plans for the building show that some portions are in excess of 100' in height. The I-1 Light Industrial District has a 60' maximum height allowance. Marion Township also has this height limitation. The plan was reviewed by the Marion Township BZA last week and a variance on the height was granted. The plan is also before the City of Findlay BZA on May 8 for the same variance. Because the property is in the middle of the annexation process, the company is covering all its bases by approaching both entities.

### **Staff Recommendation**

HRPC Staff recommends approval of the site plan for the distribution center subject to approval of the height variance.

### **ENGINEERING**

Access – the two (2) accesses onto Findlay TT Parkway that will separate employees and trucks is appropriate.

Sanitary Sewer – the facility will connect to the proposed sanitary sewer to be constructed along the north side of Lot #1.

Waterline – a 10” waterline will be connected to the proposed 12” on Findlay TT Parkway. A 4” line connected to the 10” will provide the domestic water service. The 10” line will serve a water tower proposed for fire protection. The site plan does not show a detailed separation of the domestic and fire services.

Stormwater Management – a drainage ditch is proposed along the south side of Lot #1 that will serve Lot # 1 as well as all properties east and south of Lot # 1. A detention pond is proposed to serve Lot #1 that can be readily expanded to become a regional detention facility should additional development occur in the area. The detention calculations submitted with the site plan meet our requirements.

Sidewalks – area is to be zoned industrial which does not require construction of sidewalks

Recommendation: Conditional approval of the plan subject to approval of construction plans for domestic and fire services

The following permits will be required prior to construction:

- Water permit
- Sewer Permit
- An approved Stormwater Pollution Prevention Plan

### **FIRE PREVENTION**

Apply for the proper permits with Wood County Building Department.

The Fire Department Connection shall be 5” Stortz with 30 degree elbow and the location to be determined by FFD. Outside sprinkler notification shall be a horn/strobe working on water flow only.

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

### **STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-08-2014** for a **proposed Regional Distribution Center to be located on Lot 1 of the Tall Timbers West Subdivision** subject to the following conditions:

- Approval of height variance (HRPC)
- Approval of construction plans for domestic and fire services (ENG)
- Apply for the proper permits with Wood County Building Department (FIRE)



- The Fire Department Connection shall be 5” Stortz with 30 degree elbow and the location to be determined by FFD. Outside sprinkler notification shall be a horn/strobe working on water flow only. (FIRE)
- A Knox Box will be required for all buildings with fire alarm and/or sprinkler systems.

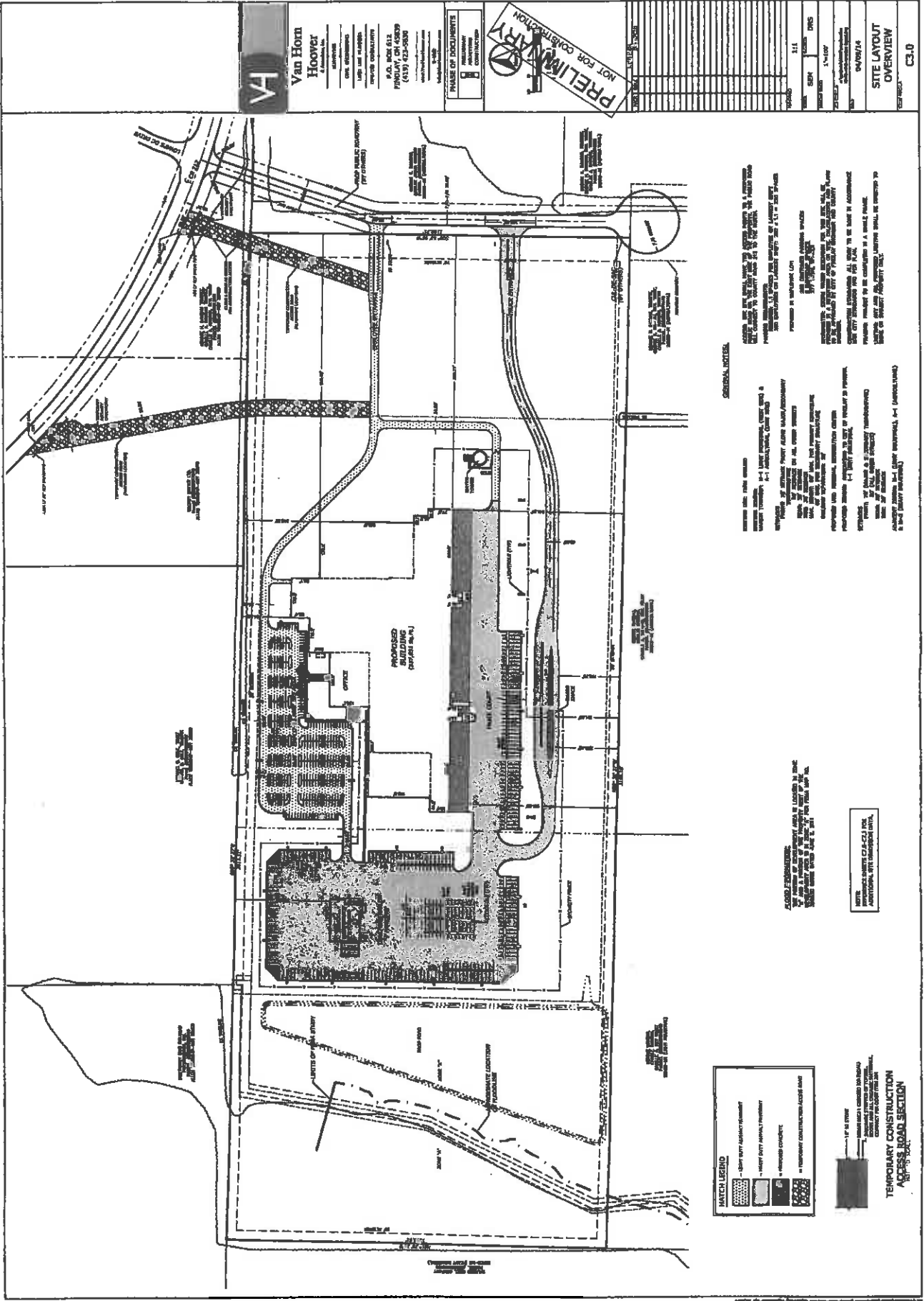
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### Hancock County GIS



#### Notes

SP-08-2014  
REGIONAL DISTRIBUTION CENTER



**VI**

**Van Horn  
Hoover**  
INCORPORATED

1000 WEST WASHINGTON  
P.O. BOX 612  
PACIFIC, OH 44889  
(419) 452-0000

DATE: 11/10/07  
SCALE: AS SHOWN

**PRELIMINARY  
NOT FOR CONSTRUCTION**

NO. 1	111
NO. 2	111
NO. 3	111
NO. 4	111
NO. 5	111
NO. 6	111
NO. 7	111
NO. 8	111
NO. 9	111
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NO. 40	111
NO. 41	111
NO. 42	111
NO. 43	111
NO. 44	111
NO. 45	111
NO. 46	111
NO. 47	111
NO. 48	111
NO. 49	111
NO. 50	111

**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST EDITIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION.

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7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION.

8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION.

9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION.

10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION.

**MATCH LEGEND**

- LIGHT BAY ASPHALT PAVEMENT
- HEAVY BAY ASPHALT PAVEMENT
- PORTLAND CEMENT CONCRETE
- TEMPORARY CONSTRUCTION ACCESS ROAD

**TEMPORARY CONSTRUCTION ACCESS ROAD SECTION**

1" = 10' HORIZONTAL  
1" = 1' VERTICAL

DATE: 11/10/07  
SCALE: AS SHOWN

NO. 1  
NO. 2  
NO. 3  
NO. 4  
NO. 5  
NO. 6  
NO. 7  
NO. 8  
NO. 9  
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