

# City of Findlay City Planning Commission

Thursday, August 14, 2014 - 9:00 AM

## COMMENTS

### NEW ITEMS

**1. FINAL PLAT APPLICATION #FP-08-2014 for Nissin Brake Subdivision** filed by Nissin Brake Ohio, Inc., 1901 Industrial Drive, Findlay to **replat Lots 25,26,& 27 of Findlay Industrial Center Replat and the West ½ of Lot 24 of Tall Timbers Industrial Center into one parcel.**

### HRPC

#### **General Information**

This request is located on the south side of Industrial Drive. It is zoned I-1 Light Industrial and all surrounding properties are also zoned I-1. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

#### **Parcel History**

This is the site of the Nissin Brake facility.

#### **Staff Analysis**

The applicant is requesting to combine all the parcels it occupies for its business into one lot for legal reasons. The Auditor cannot combine by simple deed because the land is technically in two different recorded subdivisions. Thus, the applicant needs to create a new subdivision with a single lot.

#### **Staff Recommendation**

HRPC Staff recommends **approval of FINAL PLAT APPLICATION #FP-08-2014 for Nissin Brake Subdivision.**

### ENGINEERING

No objections.

### FIRE PREVENTION

No Comment

### STAFF RECOMMENDATION

Staff recommends **approval of FINAL PLAT APPLICATION #FP-08-2014 for Nissin Brake Subdivision.**

**2. PETITION FOR ZONING AMENDMENT #ZA-08-2014** filed by Michael A. Pizzuti, 318 S. Blanchard Street, Findlay **to rezone 400 Cherry Street from R-3 Single Family High Density to C-1 Local Commercial.**

**HRPC**

**General Information**

This request is located on the northeast corner of Cherry Street and Factory Street. It is currently zoned R-3 Single Family Small Lot. Properties on all sides of the parcel are also zoned R-3. It is located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family High Density.

**Parcel History**

The parcel is the current site of a carpet cleaning warehouse.

**Staff Analysis**

According to zoning office records, a permit was issued in 2007 to allow for the storage of equipment and vehicles for a carpet cleaning business as long as there was no outside storage. The parcel was zoned C Residential by the old zoning code at that time.

Today it is zoned R-3 Single Family High Density. Mobile services are permitted in that district. It was determined that this qualified as a mobile service. Mobile services allows for commercial vehicles to be parked on a paved surface outside the building. The applicant currently has a vehicle which is too tall to be put inside the garage.

Todd Richard recommended that the owner apply for a zone change to C-1 Local Commercial to avoid future complications with use of the building. The building is clearly a commercial structure and could not be perceived as a residential structure.

**Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-08-2014 to rezone 400 Cherry Street from R-3 Single Family High Density to C-1 Local Commercial.**

**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-08-2014 to rezone 400 Cherry Street from R-3 Single Family High Density to C-1 Local Commercial.**

**3. ALLEY/STREET VACATION PETITION #AV-13-2014** filed to **vacate Olney Avenue between Morrival Blvd. and Lima Avenue.**

**HRPC**

**General Information**

The request is for the entire right of way of Olney Avenue between Lima Avenue and Morrival Boulevard.

**Parcel History**

None

**Staff Analysis**

The applicant is requesting to vacate an existing street right of way with a width of 60’.

All of the abutting owners on both sides of the street have signed the petition.

It appears that the current parking lot for the Church at 1648 Lima Avenue is partially in the road right of way. A representative for the Church stated safety reasons for wanting to vacate the roadway also. He said that many times vehicles ignore the stop sign at Morrival and Olney and race through to Lima Avenue.

HRPC Staff has no objections to the request if the Fire Department and Engineering office have no problems with it.

**Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-13-2014** filed to **vacate Olney Avenue between Morrival Blvd. and Lima Avenue.**

**ENGINEERING**

No Objections. There are no City owned utilities within this right of way. Easements will need to be maintained for any private utilities.

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends that FCPC **recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-13-2014** filed to **vacate Olney Avenue between Morrival Blvd. and Lima Avenue.**

**4. SITE PLAN APPLICATION #SP-18-2014** filed by Hancock County Commissioners, 300 S. Main Street, Findlay **for new construction and expansion of Non-Conforming Use at Litter Landing, 1720 E. Sandusky Street, Findlay.**

**HRPC**

**General Information**

This request is located on the north side of E. Sandusky Street west of Bright Road. It is zoned R-1 Single Family Residential . Land to the north and west is also zoned R-1. To the east is zoned C-1 Local Commercial and to the south is zoned R-1 Single Family in Marion Township. A portion of the lot is located within the 100 year flood plain. The City Land Use Plan designates the site as Civic.

**Parcel History**

This the current site of Litter Landing recycling facility.

**Staff Analysis**

This proposal calls for the removal of two (2) older buildings near E. Sandusky Street to allow for the reconfiguration of the employee parking lot. There are currently two (2) drive approaches from E. Sandusky Street within 40' of each other. The western drive will be removed and the remaining drive at the east edge of the lot will be widened to allow for separate left and right turn lanes.

A 1,500 square foot addition to the recyclable drop-off area will be added to the north end of that building. There will also be a 3,200 square foot expansion of the recyclable storage area which is on the west edge of the property. That building will be a 3-sided structure open along the east side for convenient movement of materials in and out. The building locations meet all setbacks required in the R-1 District.

A new 24 space employee parking lot will be constructed in front of the facility. A landscaping plan was provided showing appropriate screening around the lot perimeter.

At the time the original facility was constructed, exemption from zoning rules was given to government entities. So even though this was in a residential area (it was zoned A Residential), it was allowed to locate here. This is no longer the case and because it is a non-conforming use, it must go before BZA for permission to expand the non-conformity.

HRPC Staff does concur with Mr. Wilson's statement that these proposed improvements will enhance the operation and improve safety for the general public as well as the employees. Of course we think everyone would agree that having a recycling facility is important and we would certainly want it to continue to function.

**Staff Recommendation**

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-18-2014 for new construction and expansion of Litter Landing, 1720 E. Sandusky Street, Findlay subject to:**

- **BZA approval of the expansion of the non-conforming use**

**ENGINEERING**

Access – One (1) access onto E Sandusky will be eliminated and the other will be widened to

allow left and right turn exit lanes

Water & Sanitary Sewer – No change in existing services.

Stormwater Management – No additional detention is required

Sidewalks – Existing sidewalks will remain in place

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-18-2014 for new construction and expansion of Litter Landing, 1720 E. Sandusky Street, Findlay subject to the following conditions:**

- BZA approval of expansion of the non-conforming use (HRPC)
- Applying for the proper permits with the Wood County Building Department (FIRE)

**5. SITE PLAN APPLICATION #SP-19-2014** filed by Blanchard Valley Port Authority c/o Marathon Petroleum, 539 S. Main Street, Findlay **for a new office complex to be located at 125 E. Hardin Street, Findlay.**

**HRPC**

**General Information**

This request is located on the south side of E. Hardin Street. It is zoned C-3 Downtown Commercial. All surrounding lots are also zoned C-3. It is not located in the 100 year flood plain. The City Land Use Plan designates the area as Downtown.

**Parcel History**

The site is currently a surface parking lot.

**Staff Analysis**

The applicant is proposing to construct a new approximately 120,000 square foot six (6) story (including the mechanical penthouse) office building. There will be a walkway from the 3<sup>rd</sup> floor to connect to the older Marathon building on the north side of Hardin Street.

There are no required setbacks or any height restrictions in the C-3 Downtown Commercial district.

There will be no curb cuts onto any public right of way. The dumpster area at the southeast corner of the building will be accessed from former Beech Avenue which has been vacated and is now private property.

The architecture of the building will follow similar pattern details of the previously approved parking garage and service building.

**Staff Recommendation**

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-19-2014 for a new Marathon office complex to be located at 125 E. Hardin Street, Findlay.**

**ENGINEERING**

Access – No new accesses are proposed. Existing parking lot will be removed eliminating accesses onto East Hardin Street.

Water & Sanitary Sewer – Services will be extended from existing water and sewer on East Hardin Street. Separate fire and domestic services are shown on the plan.

Stormwater Management – The existing site is 100% impervious so stormwater detention will not be required.

Sidewalks – Existing sidewalks will remain

Recommendation:       Approval of the plan

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan

- Water permit
- Sanitary sewer permit

### **FIRE PREVENTION**

Apply for the proper permits with Wood County Building Department.

Provide an 8” water line on Beech Ave. connected to Hardin St. and Lincoln St. water lines.

Provide a fire hydrant within 100 feet of the FDC.

Discussions have been ongoing with Heapy Engineering regarding proper sprinkler coverage and the FDC location will be determined at a later date.

This structure will require a Knox Box

### **STAFF RECOMMENDATION**

Staff recommends that FCPC **approve SITE PLAN APPLICATION #SP-19-2014 for the new Marathon office complex to be located at 125 E. Hardin Street, Findlay subject to the following conditions:**

- Apply for the proper permits with Wood County Building Department. (FIRE)
- Provide an 8” water line on Beech Ave. connected to Hardin St. and Lincoln St. water lines. (FIRE)
- Provide a fire hydrant within 100 feet of the FDC. (FIRE)
- Discussions have been ongoing with Heapy Engineering regarding proper sprinkler coverage and the FDC location will be determined at a later date. (FIRE)
- This structure will require a Knox Box (FIRE)

**6. SITE PLAN APPLICATION #SP-20-2014** filed by Findlay Evangelical Free Church, 2515 Heatherwood Drive, Findlay **for an addition to parking lot and change of access point.**

**HRPC**

**General Information**

This request is located on the southwest corner of Heatherwood Drive and CR 236. It is currently zoned R-3 Single Family High Density. Land to the west and south is also zoned R-3. Land to the north is zoned R-1 Single Family Low Density and to the east is zoned M-2 Multiple Family High Density. The southern portion and along the east edge of the land is located within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

**Parcel History**

Site of Findlay Evangelical Free Church.

**Staff Analysis**

The applicant is proposing to construct additional parking for 62 cars just south of the Church building. The area of new construction will not be within the flood plain areas.

The new parking lot will contain some island areas with landscaping as required in the new zoning code. There is also a buffer landscape area along the east edge facing CR 236.

Access to the lot will be moved to the west side of the property. This will be a wider access to allow for separate left and right turning lanes out of the property. The existing parking lot will lose 4 spaces at the new ingress/egress location and will add 2 spaces in the area where the old access will be removed. Two landscaped islands will also be added to the frontage along Heatherwood Drive.

There is lighting in the center of the new parking area. A submitted photometric plan shows a reading of 0 foot candles at the property lines.

**Staff Recommendation**

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-20-2014 for an addition to parking lot and change of access point for Findlay Evangelical Free Church at 2515 Heatherwood Drive.**

**ENGINEERING**

Access – Existing access will be removed and a new access onto Heatherwood will be constructed near the west edge of the property. A temporary construction entrance will be installed onto County Road 236 to keep construction traffic off the existing parking lot. This entrance will be removed at the completion of construction.

Water & Sanitary Sewer – No change in existing services

Stormwater Management – Existing stormwater detention is sufficient to receive the additional flow created by the new parking area.

Sidewalks – Existing sidewalks will remain



Recommendation: Approval of the plan

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan

**FIRE PREVENTION**

No Comments

**STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-20-2014 for an addition to parking lot and change of access point for Findlay Evangelical Free Church at 2515 Heatherwood Drive.**