

City of Findlay City Planning Commission

Thursday, September 11, 2014 - 9:00 AM

COMMENTS

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-09-2014 filed to rezone 325 Emma Street from C-2 General Commercial to I-1 Light Industrial.

HRPC

General Information

This request is located just south of W. Main Cross Street between Emma Street and Interstate 75. It is zoned C-2 General Commercial. Land to the south is zoned I-1 Light Industrial and to the west is C-2 General Commercial and I-1 Light Industrial. To the east is Interstate 75. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

This is the former site of a truck stop and Greyhound bus terminal and more recently a landscape stone retail operation.

Staff Analysis

The applicant is requesting to change the zoning on this parcel to I-1 Light Industrial for a possible future use. It is currently being leased for construction parking and a staging area for some AEP projects and possibly for the I-75 widening.

As stated in the parcel history, this was a former truck stop and bus station for many years. It then went vacant until a landscape stone business moved in.

It had been zoned B-4 Expressway Service prior to the change in the zoning code. It is an odd shaped parcel that is long and narrow. It has become narrower in recent years with the improvements to Emma Street and the acquired right-of-way by ODOT for the I-75 widening. It looks like it was 395' at its widest point at one time and is now only approximately 265'. It certainly could not accommodate a modern day truck plaza. I think that had a bearing on the change to a much more restrictive use classification. Setbacks alone could render it fairly useless for larger retail or industrial uses.

The limitations presented by the setbacks for I-1 and the size of the lot will provide a challenge for redevelopment if the site is scrubbed, but if the current building were used it could be useful.

Staff Recommendation

HRPC Staff recommends that FCPC recommend **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-09-2014 to rezone 325 Emma Street from C-2 General Commercial to I-1 Light Industrial.**

ENGINEERING

No objections.

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-09-2014 to rezone 325 Emma Street from C-2 General Commercial to I-1 Light Industrial.**

2. FINAL PLAT APPLICATION #FP-09-2014 filed by Country Club Acres, 655 Fox Run Rd, Findlay, OH for the Woods at Hillcrest 8th Addition.

HRPC

General Information

This request is located off the east side of CR 140 in Section 35 of Allen Township. Allen Township is not zoned. Land to the north, south and east is also in Allen Township and is not zoned. Across CR 140 to the west is zoned Agriculture in Portage Township. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The Preliminary Plat for this area was reviewed and approved by FCPC on June 12, 2014. It was designated as Woods at Hillcrest 11th, 12th and 13th at that time. The land to the south of this plat was approved as Woods at Hillcrest 8th, 9th and 10th in June, 2013. That Preliminary Plat has expired. No Final Plats were recorded from that Preliminary. It was decided to renumber this phase to keep a numerical sequence for the Auditor's records.

Staff Analysis

The applicant is proposing to plat the first phase with 14 residential lots and one lot that will be the site of the detention ponds.

Diamondback Court is a cul-de-sac street running east from CR 140. There is also a stub of Bushwillow Drive that runs north from the cul-de-sac. All of the residences will be served by these new streets. There will not be any driveways permitted directly onto CR 140.

The layout is consistent with the preliminary plat.

Staff Recommendation

HRPC Staff recommends approval of **FINAL PLAT APPLICATION #FP-09-2014 for the Woods at Hillcrest 8th Addition.**

ENGINEERING

Access – Location of Diamondback Court intersection with County Road 140 is located an appropriate distance from existing intersections.

Water & Sanitary Sewer – *Construction plans are to be submitted today or early next week. Hope to have recommendations available at the Planning Commission meeting.*

Stormwater Management – *Stormwater detention is proposed in a regional facility on the south side of the platted subdivision. Detention calculations are to be submitted today or early next week. Hope to have recommendations available at the Planning Commission meeting.*

Recommendation: *Conditional approval subject to review of construction plans and detention calculations.*

FIRE PREVENTION

Plan does not show a looped water system with proper sized mains and hydrants

STAFF RECOMMENDATION

Staff recommends approval of **FINAL PLAT APPLICATION #FP-09-2014 for the Woods at Hillcrest 8th Addition** subject to the following conditions:

- **Approved construction plans and detention calculations (ENG)**
- **Appropriate sized mains and hydrants (FIRE)**
- **Looping of water system (FIRE)**

3. APPLICATION FOR CONDITIONAL USE #CU-04-2014 filed by Dennis Cramer & C.H.O.I.C.E.S. Behavioral Healthcare for a Group Home to be located at 701 E. Melrose Avenue, Findlay.

HRPC

General Information

This request is located on the south side of E. Melrose Avenue just west of Jennifer Lane. It is zoned R-2 Single Family Medium Density. Property to the east, west and south is also zoned R-2. To the north is zoned M-2 Multiple Family. It is not located within a 100 year flood plain. The City of Findlay Land Use Plan designates the parcel as Multi-Family.

Parcel History

This was the former site of Winebrenner Seminary.

Staff Analysis

The applicant is requesting to renovate the easternmost building on the property into a Group Home. According to Zoning Office Records, this is a former academic building. Group Homes are a Conditional Use in the Residential districts.

C.H.O.I.C.E.S. Behavioral Healthcare is a Non-Profit Corporation. They have provided their Certificate from the State of Ohio Secretary of State to that effect. This is a condition required by the Zoning Code.

On site management is required for a Group Home also. They have stated that the home will be staffed 24 hours a day, seven days a week.

Another condition in the zoning code is that each person has a bedroom of their own. They would like to have a waiver on that requirement and be permitted to have two persons per bedroom. They are licensed to offer a maximum of 8 beds and the setup of the building can easily convert to 4 bedrooms for the youth. They will serve adolescent males in the 13-17 year old range for a short term span of six weeks at a time. Staff feels that two per bedroom is not a bad idea given the ages considered. Many are probably accustomed to sharing a bedroom at their own homes with a sibling.

The applicant states that they wish to create an atmosphere of an ordinary home in the neighborhood. They plan to clean up and maintain the grounds as necessary. There will be very little traffic generated by the operation.

Staff Recommendation

HRPC Staff recommends approval of the Conditional Use and a waiver to allow 2 persons per bedroom.

ENGINEERING

No Objections.

FIRE PREVENTION

Obtain any permits required by Wood County if necessary.

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-04-20 for a Group Home to be located at 701 E. Melrose Avenue, Findlay subject to the following:**

- Waiver to allow 2 persons per bedroom (HRPC)
- Obtaining any permits required by Wood County if necessary (FIRE)

