

City of Findlay City Planning Commission

Thursday, October 9, 2014 - 9:00 AM

COMMENTS

NEW ITEMS

1. FINAL PLAT APPLICATION #FP-10-2014 filed by Ronald & Lesa Smith and Sunnydale LLC for Tiny Timbers Subdivision.

HRPC

General Information

This request is located on the west side of Bright Road south of E. Bigelow Avenue. It is zoned C-2 General Commercial. Land to the south, north and west is also zoned C-2. To the east is zoned I-1 Light Industrial. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as General Commercial.

Parcel History

This site has previously been occupied by a church and originally was a sports business.

Staff Analysis

The applicant is requesting to create a two lot subdivision. It has to be a platted subdivision because Lot 2 will be landlocked. The only means of access will be via an easement through Lot 1.

There are no new access points being requested. The easement will be in the area of the existing driveway.

Staff Recommendation

HRPC Staff recommends **approval of FINAL PLAT APPLICATION #FP-10-2014 for Tiny Timbers Subdivision.**

ENGINEERING

Access – Lot #1 abuts Bright Road with an existing entrance. Access easement is platted across Lot #1 to serve Lot #2.

Water & Sanitary Sewer – Existing building on Lot #1 has water and sanitary services connected on Bright Road. Depending on the proposed use for Lot #2, services could be extended from Bright Road or across an easement at the north end of Keith Parkway.

Stormwater Management – No stormwater management has been submitted.

Recommendation: Approval of the plat with the understanding that water, sanitary and stormwater management will need to be formally submitted with a site plan when Lot #2 is developed.

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends **approval of FINAL PLAT APPLICATION #FP-10-2014 for Tiny Timbers Subdivision.**

2. PETITION FOR ZONING AMENDMENT #ZA-10-2014 filed by Sunnydale, LLC to rezone a 3.963 acre parcel on the west side of Bright Road from C-2 General Commercial to I-1 Light Industrial.

HRPC

General Information

This request is located on the west side of Bright Road south of E. Bigelow Avenue. It is zoned C-2 General Commercial. Land to the south, north and west is also zoned C-2. To the east is zoned I-1 Light Industrial. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Planned Mixed Use Development (PMUD).

Parcel History

This site has previously been occupied by a church and originally was a sports business. A plat which includes this lot was reviewed in the previous item.

Staff Analysis

The applicant is proposing to rezone a 3.963 acre parcel which will be Lot 2 of the Tiny Timbers Subdivision from C-2 General Commercial to I-1 Light Industrial. The purchaser wants to establish a business for an electrical utility contractor that requires the Light Industrial zoning. He intends to construct a building on this lot for the offices, repair shop and storage facility as well as some outdoor storage areas for trucks and equipment

Staff can support the Industrial zoning classification because the Land Use Plan indicates Planned Mixed Use Development (PMUD) here. PMUD's can be a mix of Commercial and Industrial uses. If a PMUD were sought for this area, the allowable underlying zoning classifications are Commercial, Office and Industrial.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-10-2014 to rezone a 3.963 acre parcel on the west side of Bright Road from C-2 General Commercial to I-1 Light Industrial.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-10-2014 to rezone a 3.963 acre parcel on the west side of Bright Road from C-2 General Commercial to I-1 Light Industrial.**

3. SITE PLAN APPLICATION #SP-21-2014 filed by Blanchard Valley Health Association, 1900 S. Main Street, Findlay, OH for expansion of the Blanchard Valley Regional Cancer Center at 15990 Medical Drive South, Findlay, OH.

HRPC

General Information

This request is located on the south side of Medical Drive South in the Eastern Woods Subdivision. It is zoned O-1 Institutions and Offices. Property to the north and west is also zoned O-1. To the east is zoned C-1 Neighborhood Commercial and to the south is zoned R-1 Single Family Residential in Marion Township. It is not located within a 100 year flood plain. The City of Findlay Land Use Plan designates the parcel as Planned Mixed Use Development (PMUD).

Parcel History

This is the site of the Blanchard Valley Regional Cancer Center.

Staff Analysis

The applicant is proposing an addition on the northeast corner of the facility. The new addition is approximately 13,750 square feet in size.

The only parking added to the site is four handicapped spots. There is a shared parking agreement in place for the site and the site directly across the drive which more than adequately addresses the number of spaces required. Existing access from Medical Drive South will be used.

Architecturally, the building will match the style of the existing structure. The building height is about 35' at its highest point. The O-1 district does not have a maximum building height.

Setbacks are front 40', sides 20' and rear 20'. All of these are met as shown on the plan.

Foundation planting is abundant around the building. Major landscaping along the lot line near the existing cemetery area will create a "Memory Garden" with walking path, benches and sculptures. Low level lighting will be used in the garden as well.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-21-2014 for expansion of the Blanchard Valley Regional Cancer Center at 15990 Medical Drive South, Findlay, OH.**

ENGINEERING

Access – Access will use existing entrances on Medical Drive South

Water & Sanitary Sewer – Sanitary lateral will be extended from manhole that serves existing building. Water service will be extended into expansion from plumbing in the existing building.

Stormwater Management – Provided by existing regional detention system

Sidewalks – Medical Drive South is a private street so sidewalks are not required.

Recommendation: Approval of the plan

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-21-2014 for expansion of the Blanchard Valley Regional Cancer Center at 15990 Medical Drive South, Findlay, OH.**