

# City of Findlay City Planning Commission

Thursday, November 13, 2014 - 9:00 AM

## COMMENTS

### NEW ITEMS

**1. PRELIMINARY PLAT APPLICATION #PP-04-2014 filed by Brookview Homes for Somerset Park 1<sup>st</sup> – 3<sup>rd</sup> Additions.**

### HRPC

#### **General Information**

This is a residential subdivision located off the south side of CR 95 in Section 2 of Liberty Township. It is zoned R-1 One Family in the Township. All abutting land is also zoned R-1 One Family in Liberty Township. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

#### **Parcel History**

The last Preliminary Plat approved by FCPC was in June, 2013. Phases 1 and 2 were final platted in July, 2013.

#### **Staff Analysis**

The plan submitted is the same as the one filed in 2013.

#### **Staff Recommendation**

HRPC Staff recommends approval.

### ENGINEERING

No objections

### FIRE PREVENTION

No Comment

### STAFF RECOMMENDATION

Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-04-2014 for Somerset Park 1<sup>st</sup> – 3<sup>rd</sup> Additions.**

## **2. FINAL PLAT APPLICATION #FP-11-2014 filed by Brookview Homes for Somerset Park 3<sup>rd</sup> Addition.**

### **HRPC**

#### **General Information**

This is a residential subdivision located off the south side of CR 95 in Section 2 of Liberty Township. It is zoned R-1 One Family in the Township. All abutting land is also zoned R-1 One Family in Liberty Township. It is not 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 was reviewed and approved in Item #1 of today's agenda. The 1<sup>st</sup> and 2<sup>nd</sup> phases were Final Platted in July, 2013.

#### **Staff Analysis**

This 3<sup>rd</sup> phase contains 12 building lots along Coldwater Creek Drive. This street is extended to the west property line of the subdivision. Silver Lake Drive is projected south and intersects Coldwater Creek extending to the south line of the Preliminary Plat. Both streets should have some type of temporary turn a around at the dead ends.

Liberty Township requires lots in its R-1 District to have a minimum 15,000 square feet and frontage of 100'. Two of the lots, #42 and #43, are only 80.08' wide. These lots will either need to be adjusted to meet the 100' of frontage or a variance obtained from Liberty Township on the width. The Zoning Inspector could refuse to issue a building permit if left at this width.

#### **Staff Recommendation**

HRPC Staff recommends approval of the plat subject to the following:

- **Temporary turnarounds on the dead ends of Coldwater Creek Drive and Silver Lake Drive**
- **Variance from Liberty Township on the width of Lots 42 & 43**

### **ENGINEERING**

Access – Existing Coldwater Creek Drive and Silver Lake Drive will be extended to serve this addition

Water & Sanitary Sewer – *Construction plans are to be submitted on Monday Nov 10. Hope to have recommendations available at the Planning Commission meeting.*

Stormwater Management – Detention will be provided by existing regional facility.

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

### **FIRE PREVENTION**

No Comment

### **STAFF RECOMMENDATION**

Staff recommends **approval of FINAL PLAT APPLICATION #FP-11-2014 for Somerset**

**Park 3<sup>rd</sup> Addition subject to the following conditions:**

- **Temporary turnarounds on the dead ends of Coldwater Creek Drive and Silver Lake Drive (HRPC)**
- **Variance from Liberty Township on the width of Lots 42 & 43 (HRPC)**
- **Approval of Construction Plans (ENG)**

**3. SITE PLAN APPLICATION #SP-22-2014 filed by Koehler Bros Inc., DATSKO Ltd., 655 Fox Run Road, Findlay for a 43,200 square foot building expansion at 555 Marathon Blvd., Findlay.**

**HRPC**

**General Information**

This request is located on the east side of Marathon Blvd. south of E. Sandusky Street. It is zoned I-1 Light Industrial. Land to the west is zoned I-1 Light Industrial in Liberty Township. To the south is zoned I-1 Light Industrial in the city of Findlay. To the north is zoned C-2 General Commercial and 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 Industrial.

**Parcel History**

This is the site of the existing Freudenberg NOK Company.

**Staff Analysis**

The applicant is proposing a large addition to the east side of the existing building that will double the size of the manufacturing facility. All setback requirements are met. The building exterior will match the existing surfaces and roof lines.

Although there were no landscaping standards when the existing building was constructed, there are foundation plantings around the front of the building and partially down both sides. There is also some minimal landscaping around the sign at the entry and the flag pole area. The zoning code does not specify landscaping for industrial buildings but it would be nice to see it be continued across the front of the new addition as well.

The parking calculations on the plan state that there are 50 employees on the largest shift at the facility. The requirements for parking in an Industrial zoning are 1.1 spaces per number of employees on the largest shift. This calculates to 55 required spaces. The site already well exceeds this with 115 spaces provided. When the site plan was initially submitted, the parking increase was much less. (15 or 16 spaces) The revised plan shows an additional 56 parking spaces. 52 of these are on the east side of the lot and there are 4 more on the south side of the entry. There are landscaping requirements in the code in the I-1 district for parking lots. (1161.06.3) Perimeter landscaping is required as well as interior landscaping for 20 or more spaces. The front (north side of the lot) abuts the detention pond and there is no space available for landscaping. The east and west sides however do have available space. The additional parking would require a minimum of two landscaped bump outs in the parking lot. These can be located anywhere in the lot.

**Staff Recommendation**

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-22-2014 for a 43,200 square foot building expansion at 555 Marathon Blvd. subject to the following conditions:**

- **Perimeter landscaping for the parking lot on the east and west ends**
- **Interior landscaping for the additional parking spaces which would require a minimum of two (2) bump outs.**

**ENGINEERING**

Access – Existing access will remain unchanged

Water & Sanitary Sewer – Building expansion will utilize plumbing provided in existing building. Add a bypass to the meter.

Stormwater Management – The existing stormwater detention is sized to accommodate the additional impervious area.

Sidewalks – Sidewalks are not required in Industrial zoning

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan

### **FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

Verify if the current sprinkler system water supply is capable of this expansion or if a fire pump will be required.

### **STAFF RECOMMENDATION**

Staff recommends **approval of SITE PLAN APPLICATION #SP-22-2014 for a 43,200 square foot building expansion at 555 Marathon Blvd. subject to the following conditions:**

- **Perimeter landscaping for the parking lot on the east and west ends (HRPC)**
- **Interior landscaping for at least the east end of parking lot which would require a minimum of two (2) bump outs. (HRPC)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**
- **Verify if the current sprinkler system water supply is capable of this expansion or if a fire pump will be required (FIRE)**

**4. SITE PLAN APPLICATION #SP-23-2014 filed by J & B Investment Co., LLC, 510 Forest Lake Drive, Holland OH for a Mattress Firm retail store to be located at 912 Interstate Drive, Findlay.**

**HRPC**

**General Information**

This site is located on the north side of Interstate Drive between the existing movie theater complex and Interstate 75. It is zoned C-2 General Commercial and all land to the west and south is also zoned C-2. Land to the north is zoned R-3 Multiple Family in Liberty Township. Immediately east is Interstate 75. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial

**Parcel History**

Vacant parcel

**Staff Analysis**

The applicant is proposing to construct a 10,457 square foot single story retail mattress store on a 1.772 acre site. The parcel sits directly east of the Cinemas on Interstate Drive.

Access to the site is through a lane running north from Interstate Drive along the east side of the Cinema parking lot. All vehicular traffic may enter here including delivery trucks. Trucks can travel along the east side of the building to the rear dock area or cross in front of the building and use a shared access drive on the west side of the structure. Direct entry could also be via that shared access drive on the west side of the lot.

There are 15 on-site parking spaces shown on the plan along the south property line. These directly abut an existing 18 space row. There is a shared parking agreement with the Cinema. The parking requirement for retail space is calculated at 1 space per 375 square feet. This store would require 28 spaces. These two rows comprise 33 parking spaces.

Setbacks for the C-2 District are 45' in front, 15' on sides and 60' in rear abutting residential uses. All setbacks for the main building are exceeded on the plan. A dumpster is shown in the northwest corner of the parcel. As an accessory structure it is to be no closer than 10' to a side or rear property line. It appears that the structure is only about 8' from the west side property line.

Only one freestanding sign is shown on the plans. This will be an Interstate high rise located on the east side of the building. The details show a sign face of 112 square feet and a height of 50'. These meet the standards of the sign code. Wall signage will be located on the front of the store.

Exterior elevations show the highest point of the structure to be 23'-10". The front and interstate sides of the structure will have brick and a cut stone band. The majority of the front (south) side will have display windows with awnings. The secondary facades will have decorative concrete masonry units as permitted in the code.

A privacy fence was put in place across the entire north side of the Whitson development when the cinemas were constructed. The landscaping plan submitted for this site has added various

deciduous trees in the rear yard. The rear of the dumpster area is screened with spruce trees. Foundation planting is required at two (2) shrubs or trees per every 12 lineal feet of building circumference. (1161.06.2) We squared off the building as being 80" x 120" for this requirement. This calculates to 400 lineal feet which requires 33 trees/shrubs for the perimeter planting. The plan shows 28 shrubs and 2 trees along the foundation. These can be clustered rather than lined up along the foundation, so a couple could be added to another area of the lot if desired. Screening is required along the Interstate as well (1161.08). The standard is one deciduous or evergreen per 60' of property contiguous to the roadway. We will omit the area of the drive which is a part of the parcel and use the bulk of the lot where the actual development is located. This measures about 260' which at one per 60' calculates to four trees. The plan has three (3) so one additional tree is needed here.

Parking lots require some perimeter landscaping. (1161.06.3) Because the lot does not have any road frontage and will immediately abut existing parking spaces, there will not be any landscaping required along the south line. Landscaping should be included on the east and west sides of the row of parking however. The areas shown as striped off on both ends of the row could become islands with the necessary landscaping.

A lighting plan submitted shows the foot candles at the property lines to be in accordance with the requirements of no more than .5 at any residential property line or 1.0 at any other line. (1161.09.4) The light poles are shown as 25' in height and mounted on a 2 ½' base. The maximum elevation per the code is 25'. (1161.09.4 #5)

### **Staff Recommendation**

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-23-2014 for a Mattress Firm retail store to be located at 912 Interstate Drive, Findlay subject to the following conditions:**

- **Move dumpster enclosure east to meet the 10' setback**
- **Add one tree along I-75**
- **Add landscaping on east and west ends of parking row.**
- **Reduce total height of light fixtures to 25'**

### **ENGINEERING**

Access – Will utilize existing access for adjacent movie theater

Water & Sanitary Sewer – New water service will connect to existing 8" line on the south side of the lot. New sanitary service will connect to existing 10" sewer on the north side of the lot.

Stormwater Management – Stormwater detention is provided by a regional facility. A water quality stilling basin is proposed for the site which will have some detention affect.

Sidewalks – Site does not abut a city street

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
- Storm sewer permit

### **FIRE PREVENTION**

Spoke with Engineer John Sperry with DuBose & Associates regarding sprinkler system installation and he was not aware if this will be a requirement at this time.

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

Apply for all necessary permits with Wood County Building Department.

### **STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-23-2014 for a Mattress Firm retail store to be located at 912 Interstate Drive, Findlay subject to the following conditions:**

- **Move dumpster enclosure east to meet the 10' required setback (HRPC)**
- **Add one tree along I-75 (HRPC)**
- **Add landscaping on east and west ends of parking row. (HRPC)**
- **Reduce total height of light fixtures to 25' (HRPC)**
- **A Knox Box will be required if a sprinkler system is installed. (FIRE)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**



**5. SITE PLAN APPLICATION #SP-24-2014 filed by Speedway Superamerica, LLC and Suemar Realty, Inc. for a new Speedway Gas Station to be located at 752 Trenton Avenue.**

**HRPC**

**General Information**

This request is located on the northeast corner of Trenton Avenue and Broad Avenue. It is zoned C-2 General Commercial. Property on the east, west and south sides of the site are also zoned C-2. Property to the north is zoned I-1 light industrial. It is not located within a 100 year flood plain. The City of Findlay Land Use Plan designates the parcel as Regional Commercial.

**Parcel History**

The proposed development is the site of the existing Speedway Station and a Ralphie's restaurant.

**Staff Analysis**

The applicant is proposing to demolish the existing gas station and restaurant and construct a new, larger gas station/convenience store. They propose to build a new 4000 +/- square foot convenience store and 5400 +/- square foot fuel canopy over eight (8) double-sided fuel dispensers.

There are issues with the setbacks of the structures. A 50' setback is required for front yards in the zoning code. The Trenton Avenue and Broad Avenue sides are both considered as front yards. The canopy encroaches 17' into that setback on the Broad Avenue side. Side yard setbacks are 15' in the zoning code. We are considering the east side (abutting Wendy's) as a side yard. The convenience store is only shown at 5' from that property line. The dumpster enclosure in the northeast corner of the lot is 10' from the side yard and only 6' from the rear (we are considering the north property line as a rear yard in this case.) A rear yard setback is 30' normally. We have a couple of conflicting sections in the code in regard to a dumpster. One states that a dumpster enclosure cannot be in any required yards. (1161.07.5.3) However in the accessory structure section (1161.01 3 D) it states that these only need to be 10' from any property line. The plan meets this on the east side, however the north side is encroaching 4' into that. HRPC Staff is in favor of using the less restrictive section with the 10' setbacks. The applicant is on the agenda for the November 13, 2014 BZA meeting for these issues. Our approval will be contingent on their approval.

Zoning Inspector, Todd Richard, noted that the layout of this site is very similar to the Speedway at 6<sup>th</sup> and S. Main Streets in regard to the size of the maneuvering and traffic circulation lanes. He and the Staff of HRPC have been reviewing the new zoning code and will be proposing some changes in the C-2 district in regard to setbacks that are a little less restrictive. Many of the older lots in town will always have difficulty redeveloping under the new standards.

The main entrance for the convenience store will be is on the west side facing Broad Avenue. The south side will also have a customer entrance. The exterior walls will be a quikbrik in Heritage Blend color. The building has a peaked roof. Mechanical units are roof mounted on the east side and screened with panels. The dumpster enclosure will have the same "brick" appearance.

The canopy is approximately 192' long running parallel to Broad Avenue. There will be

Speedway logos and signs on the face of the canopy. There is no limitation on signage on a canopy. There are two freestanding signs shown on the parcel. A high rise Interstate sign is shown on the south side of the building. The details show this to be 90' high. This is the maximum height permitted. The sign face is 300 square feet. This is the maximum permitted size for such a sign. Another pylon sign is indicated at the corner of Broad and Trenton Avenue. This sign is 29 ½ feet tall per the applicants. The maximum height in the zoning code is 30' for pylon signs. The sign face is 166 square feet according to the submitted drawing. We measured the full interior area between the poles and came up with 17.2 square feet. Using the Broad Avenue side of the property as the longest frontage, it was calculated that the maximum sign face could be 168.6 square feet. This item is scheduled for BZA review tonight also.

There are 23 parking spaces shown on the plan along the building. For the 4000 square foot building there are only 11 spaces required. Parking under the canopy at the fuel pumps is considered as parking also for fueling stations.

The plan indicates 3 access points to the site. On the Trenton Avenue side, there is only one access. Currently there are two at the existing Speedway on the Trenton Avenue side. The drive opening close to the intersection has been eliminated which is good. On the Broad Avenue side, it appears that the access point which currently exists for the gas station is to remain. The existing cut on this side has always been very close to the intersection. Staff thinks this could be eliminated and the site could still function with only one access per roadway. The drive cut that exists for Ralphie's has been moved north close to the property line of the new development. A connection is provided to a parking lot north of the site so that cross access is to will be maintained there.

A landscaping plan for the site show ample landscaping on the perimeters of the site. The east side of the building abuts a ditch which has brush and trees. The plan indicates that this area will be trimmed up and maintained. There are clustered plantings around both signs. Eight Elm trees are dispersed around the site as well as three Norway Spruce. The green space on the site has been greatly increased with the new plan. While there are no foundation plantings on the drawings, the other plantings have made up for these.

The light poles will be 17' in total height (15' poles on 2' bases). The maximum height is 25' per the zoning code. The lighting plan appears to show some rather high readings on some of the perimeters. We would ask for some clarification of the intensity to determine if it can meet the standards of our code.

### **Staff Recommendation**

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-24-2014 for a new Speedway Gas Station at 752 Trenton Avenue subject to the following:**

- **Approval of BZA on all variances in regard to dumpster setback, side yard setback for convenience store, canopy setback along Broad Avenue and pylon sign square footage**
- **Elimination of southern access point on Broad Avenue**
- **Clarification of lighting plan**

### **ENGINEERING**

Access – The site will combine the existing Speedway and Ralphie's to the north. One access

onto Trenton Avenue will remain; one will be eliminated. Two accesses are proposed for Broad Avenue. *We recommend the south access either be eliminated or be limited to right turn in/right turn out.*

Water & Sanitary Sewer – New water service is proposed from Broad Avenue. New sanitary service will connect to existing lateral.

Stormwater Management – No stormwater detention is required since existing site is 100% impervious. A water quality stilling basin is proposed for the site which will have some detention affect.

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
- Storm sewer permit
- Curb cut permit

### **FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department

Apply for all necessary permits with the State Fire Marshal for the removal and installation for all Underground Tanks.

### **STAFF RECOMMENDATION**

Staff recommends **approval of SITE PLAN APPLICATION #SP-24-2014 for a new Speedway Gas Station at 752 Trenton Avenue subject to the following:**

- **Approval of BZA on all variances in regard to dumpster setback, side yard setback for convenience store, canopy setback along Broad Avenue and pylon sign square footage. (HRPC)**
- **Elimination of southern access point on Broad Avenue (HRPC)**
- **Clarification of lighting plan (HRPC)**
- **Recommend the south access either be eliminated or be limited to right turn in/right turn out. (ENG)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**
- **Apply for all necessary permits with the State Fire Marshal for the removal and installation for all Underground Tanks. (FIRE)**
-