

City of Findlay City Planning Commission

Thursday, December 11, 2014 - 9:00 AM

COMMENTS

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-14-2014 filed to vacate a north/south alley running between 333 and 337 E. Lincoln Street, Findlay.

HRPC

General Information

This is a north/south alley between 333 and 337 E. Lincoln Street. The property is zoned C-2 General Commercial.

Parcel History

None

Staff Analysis

The applicant owns both properties abutting the east and west sides of the alley. He is only requesting to vacate from E. Lincoln Street to the first east/west alley.

A drawing submitted with the request shows a paved parking area to be constructed across the existing alley area to serve the building at 337 E. Lincoln Street. A new entry point will be located immediately west of the existing alley access. The house at 333 E. Lincoln Street will be demolished. A site plan review will probably be required for the parking lot construction.

The two parcels will need to be combined as one in order to construct across the property line. This can be done as a simple deed.

All other properties to the south will still have alley access via the east/west alley or the remainder of this alley as it continues south.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval of the request.

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-14-2014** filed to vacate a north/south alley running between 333 and 337 E. Lincoln Street, Findlay.

2. SITE PLAN APPLICATION #SP-26-2014 filed by Herbert Murphy for a 71,400 square foot industrial building to be located at 1640 Westfield Drive, Findlay.

HRPC

General Information

This site is located on the northeast corner of Westfield Drive and Bentley Court on part of Lot 21 in the Findlay Ohio Industrial Park 1st Addition. It is zoned I-1 Light Industrial. All abutting land is 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

None

Staff Analysis

The applicant is proposing to construct a 71,400 square foot warehouse/factory on approximately 4.87 acres. The setbacks on Bentley Ct. and Westfield Drive should be 50' as both are street frontages. The east side is the rear of the lot which requires 30' and the north side is considered as a side yard which is also required to be 30'. The Bentley Court side exceeds the setback standard, however the Westfield Drive side is only 40' from the property line. The east end meets the setback for a rear yard, but the north end is only 20.87' from the side lot line. The applicant has made application to the BZA for a variance on those two setbacks. Staff would not be opposed to allowing the applicant to move the building 10' north in order to meet the 50' setback along Westfield Drive and only ask for a variance on the north side. There is already a business located on the lot to the north and their parking lot will abut the new construction.

One access from each road is proposed. It appears that the Westfield Drive side will serve the employee/visitor parking area and the access from Bentley Ct. will be for trucks to approach the dock area.

Required parking is based on 1.1 spaces per largest number of employees on a shift. The plan states there will be 19 employees so this calculates to 21 parking spaces. The applicant has provided 21 spaces. The north end of the parking lot does have a dead end. We are initiating some changes in the code to have a design for these dead ends. The "stub" left to back into is only shown at approximately four feet deep. We would request that that stub be made 10' deep to allow for adequate backing space for the vehicles trying to exit the last two spots.

The required parking lot perimeter landscaping is shown on the plan. There are no landscaping requirements for industrial buildings but the plan does show some foundation planting at the entry area.

Elevation drawings show a maximum height of 32 feet. There are no architectural standards for industrial buildings.

The lighting plan submitted indicates 3 pole lights that are 20' in height. The foot candle measurements are .5 at the south property line and less than .25 to the west and north.

Staff Recommendation

HRPC Staff recommends approval of Site Plan # SP-26-2014 subject to the following:

- BZA approval of variances
- Extension of the stub on the north end of the parking lot to 10'

ENGINEERING

Access – Separate entrances are proposed off of Westfield Drive (employees) and Bentley Court (trucks)

Water & Sanitary Sewer – The sanitary sewer is proposed to connect to an existing 8” on the west side of Bentley Court. The existing sanitary sewer is on private property which will require an agreement from that owner authorizing access to the sewer. We request the sanitary lateral be directional bored beneath Bentley Court. Separate domestic water and fire services are proposed to connect to the existing waterline on Bentley Court.

Stormwater Management – Detention will be provided by an on-site facility that drains into an existing ditch along the east property line

Sidewalks – Not required in Industrial zoning

Recommendation: Approval of the plan

The following permits will be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Water permits - 2
- Sanitary sewer permit
- Storm sewer permits - 2
- Curb cut permits - 2

FIRE PREVENTION

Plans do not show separate domestic and fire water lines.

Fire Department Connection (FDC) to be determined by FFD.

FDC to be a 5” Storz with 30 degree elbow with outside notification to be a horn/strobe working on water flow only. The area in front of the FDC is to be clear of obstructions (landscaping, vehicles, etc.).

A Knox Box will be required for this structure.

Any natural gas or electric meters within the driving area shall have crash protection.

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-26-2014 for a 71,400 square foot industrial building to be located at 1640 Westfield Drive, Findlay subject to the following conditions:**

- **BZA approval of variances (HRPC)**
- **Extension of the stub on the north end of the parking lot to 10’ (HRPC)**
- **Plans do not show separate domestic and fire water lines. (FIRE)**
- **Fire Department Connection (FDC) to be determined by FFD. (FIRE)**

- **FDC to be a 5” Storz with 30 degree elbow with outside notification to be a horn/strobe working on water flow only. The area in front of the FDC is to be clear of obstructions (landscaping, vehicles, etc.) (FIRE)**
- **A Knox Box will be required for this structure. (FIRE)**
- **Any natural gas or electric meters within the driving area shall have crash protection. (FIRE)**

3. SITE PLAN APPLICATION #SP-27-2014 filed by EFSF, Ltd., 6 Hunter's Gate, Findlay, OH for an industrial shop and office for Rader Environmental at 1752 W. Romick Parkway, Findlay.

HRPC

General Information

This request is located on Lot 13 in the Deer Meadows Subdivision Replat. The parcel is zoned I-1 Light Industrial and all land to the north, south and east is also zoned I-1. Land to the west is zoned MH Mobile Home. 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 a vacant lot.

Staff Analysis

The applicant is proposing to construct an 8,400 square foot building. All setbacks are met as required. (50' front, 30' sides and 75' rear)

There is one access point proposed from Romick Parkway. Pavement will run to the rear building line. A seven space parking area is shown at the northeast corner of the building. The plan states that there are a maximum of 5 employees on a shift. At 1.1 space per employee, a minimum of six spaces are required.

There is a monument sign indicated in front of the building. It is shown at 10' from the right-of-way line as required. No sign details were included. Zoning Inspector Todd Richard will require details of the signage for that permit.

There is a landscaping plan for the area along the east and south sides of the parking lot. A planting area is also indicated around the monument sign.

The applicant has stated that there will not be any outdoor storage on the premises. If such storage becomes necessary at some time, proper screening as required in the zoning code will need to be installed.

The developer has no plans for any exterior light poles on the site at this time.

Staff Recommendation

HRPC Staff recommends **approval of SITE PLAN APPLICATION SITE PLAN APPLICATION #SP-27-2014 for an industrial shop and office for Rader Environmental at 1752 W. Romick Parkway.**

ENGINEERING

Access – A single access is proposed onto Romick Parkway

Water & Sanitary Sewer – A sanitary lateral will be extended from the existing sewer on the east side of Romick Parkway. We recommend the location of the lateral be moved south to avoid disturbing the Romick Parkway pavement. A domestic water service will be connected to the existing waterline on the west side of Romick Parkway.

Stormwater Management – Detention is provided by a regional facility located at the south side of the subdivision

Sidewalks – Sidewalks are not required in Industrial zoning

Recommendation: Approval of the plan

The following permits will be required prior to construction:

- Water permit
- Sanitary sewer permit
- Curb cut permit

An approved Stormwater Pollution Prevention Plan may also be required if more than 1 acre of earth is disturbed by construction

FIRE PREVENTION

What is the Use Group or what will the building be used for?

Additional comments may follow once the above question is determined.

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION SITE PLAN APPLICATION #SP-27-2014 for an industrial shop and office for Rader Environmental at 1752 W. Romick Parkway.**