

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT September 14<sup>th</sup>, 2023

### CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman  
Rob Martin, Service-Safety Director  
Jackie Schroeder  
Dan DeArment  
Dan Clinger

Matt Cordonnier, HRPC Director  
Jacob Mercer, HRPC Staff  
Kevin Shenise, Fire Inspector  
Jeremy Kalb, P.E., City Engineer  
Don Rasmussen, Law Director  
Erik Adkins, Flood Plain/Zoning Supervisor

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
September 14<sup>th</sup>, 2023 – 9:00 AM

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**SWEARING IN**

**APPROVAL OF MINUTES**

**NEW ITEMS**

1. **APPLICATION FOR ZONING AMENDMENT #ZA-07-2023; filed by VFW Post 5645, to rezone parcel #570000221230 from R-3 Small Lot Residential to C-1 Local Commercial.**
2. **APPLICATION FOR SITE PLAN REVIEW #SP-19-2023 filed by Investek Holdings LLC, for phase 3 of the Horizon Pointe apartment complex on Lot 41 of the Findlay Commerce Park 4<sup>th</sup> Addition.**
3. **APPLICATION FOR CONDITIONAL USE #CU-16-2023 filed by Carla Dib, 420 W. Hardin Street, to establish a short-term rental at 422 W. Hardin Street.**
4. **APPLICATION FOR PRELIMINARY PLAT #PP-02-2023 filed by Mardic Investments, Inc, for a commercial subdivision and creation of a public roadway in Pt. SW ¼ of Section 36 in Allen Township.**
5. **APPLICATION FOR ZONING AMENDMENT #ZA-08-2023; filed by Dr. Lai, RaceTrac Petroleum LLC, 11600 County Road 99 LLC, and 11732 County Road 99 LLC to provide initial zoning for 138 acres of property in Allen Township upon annexation into Findlay.**
6. **APPLICATION FOR ZONING AMENDMENT #ZA-09-2023; filed by Nipper Industrial Holdings LLC, to rezone lots 1, 5, and 6 of the Findlay Center for Business & Technology, 1700 Fostoria Avenue, from C-2 General Commercial to I-1 Light Industrial.**

**ADMINISTRATIVE APPROVALS**

**ADJOURNMENT**

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
Thursday, September 14<sup>th</sup>, 2023– 9:00 a.m.

**COMMENTS**

**NEW ITEMS**

- 1. APPLICATION FOR ZONING AMENDMENT #ZA-07-2023; filed by VFW Post 5645, to rezone parcel #570000221230 from R-3 Small Lot Residential to C-1 Local Commercial.**

**CPC STAFF**

**General Information**

This request is located on the south side of Walnut Street between Taylor Street and the north/south railroad tracts. It is zoned R-3 Single Family Small Lot. On the south side of Walnut Street, it is mostly R-3 Small Lot Residential with some C-1 Local Commercial. To the north is a mix of C-2 General Commercial and I-1 Light Industrial. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

**Parcel History**

The site is currently vacant.

**Staff Analysis**

The applicant is requesting the rezone because they would like to add an accessory building to the site. To do so, they must combine the lots with the abutting parcels that contain the primary structure. They also need to have everything under the same zoning classification, C-1 Local Commercial. Staff did not have any concerns with the request.

**Staff Recommendation**

Staff recommends approval of **APPLICATION FOR ZONING AMENDMENT #ZA-07-2023; filed by VFW Post 5645, to rezone parcel #570000221230 from R-3 Small Lot Residential to C-1 Local Commercial.**

**ENGINEERING\**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

CPC Staff recommends approval of **APPLICATION FOR ZONING AMENDMENT #ZA-07-2023; filed by VFW Post 5645, to rezone parcel #570000221230 from R-3 Small Lot Residential to C-1 Local Commercial.**

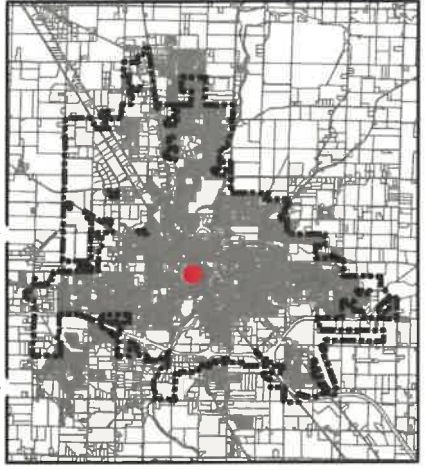
# ZA-07-2023

APPLICATION FOR  
ZONING AMENDMENT  
filed by VFW Post 5645, to  
rezone parcel #57000221230  
from R-3 Small Lot Residential to  
C-1 Local Commercial.

## Legend

-  ZA-07-2023
-  Parcels
-  Road Centerline

Findlay Locator Map



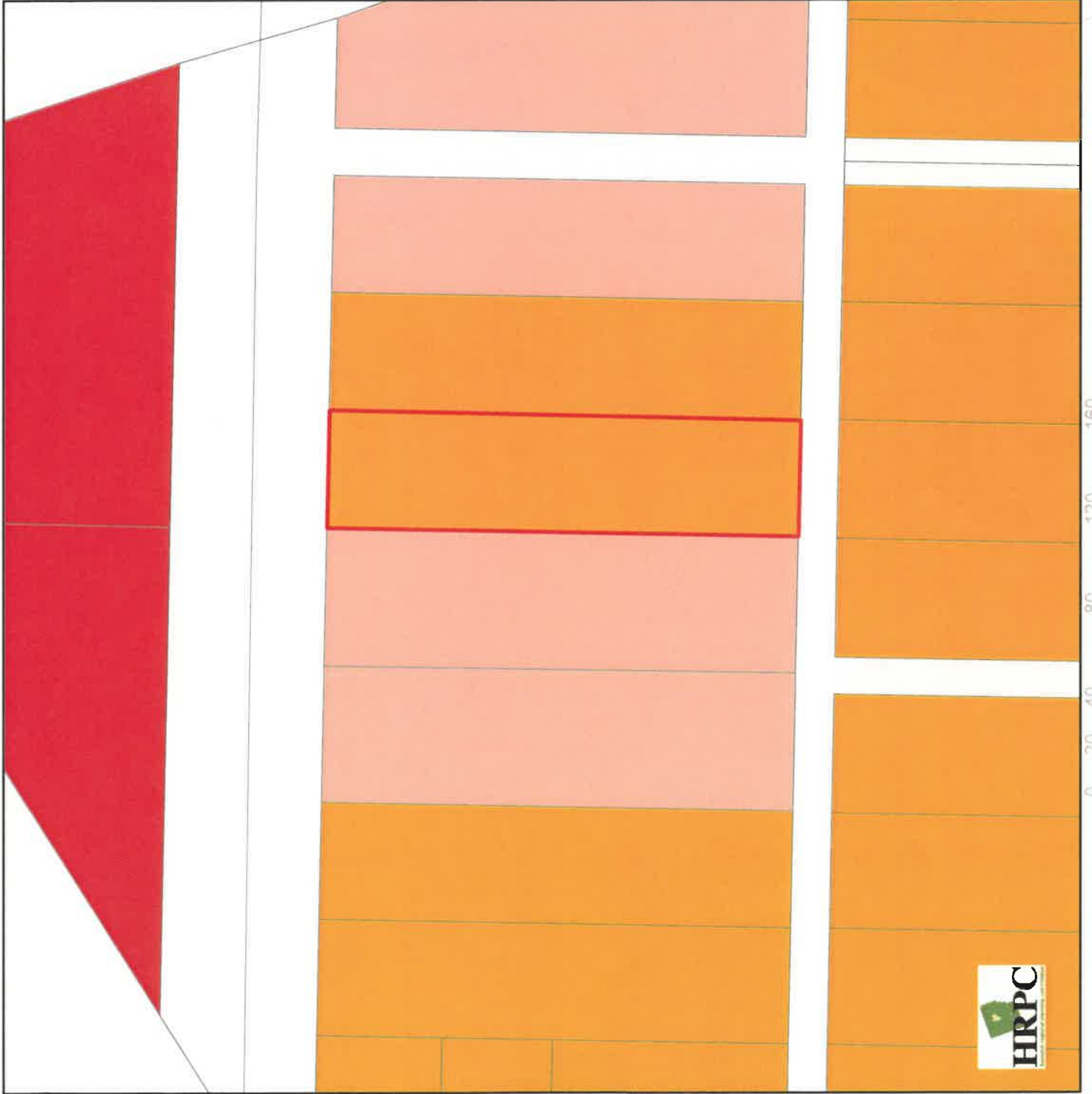
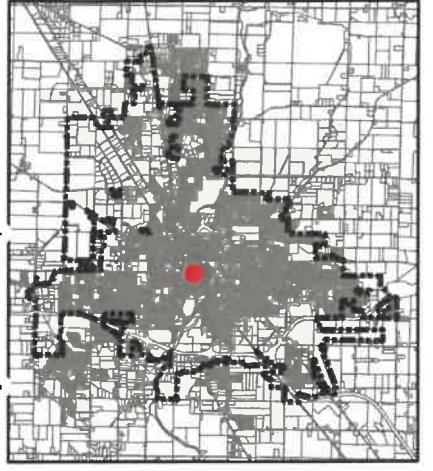
# ZA-07-2023

APPLICATION FOR  
ZONING AMENDMENT  
filed by VFW Post 5645, to  
rezone parcel #570000221230  
from R-3 Small Lot Residential to  
C-1 Local Commercial.

## Legend

- ZA-07-2023
- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

## Findlay Locator Map



**2. APPLICATION FOR SITE PLAN REVIEW #SP-19-2023 filed by Investek Holdings LLC, for phase 3 of the Horizon Pointe apartment complex on Lot 41 of the Findlay Commerce Park 4<sup>th</sup> Addition.**

**CPC STAFF**

**General Information**

This request is located at the southwest intersection of County Road 99 and Technology Drive. It is zoned M-2 Multi-Family, High Density. The land to the west is zoned C-2 General Commercial, but was reviewed as a church last month at City Planning Commission. To the south is M-2 Multi-Family, High Density. To the east, it is currently zoned a mix of C-2 General Commercial and M-2. It is not located within the 100-year flood plain.

**Parcel History**

This is currently the site is vacant farmland. The site was replatted in September 2021 to combine into one parcel and vacate Heartland Court. The 2<sup>nd</sup> phase of Horizon Pointe went through CPC in March 2019.

**Staff Analysis**

Horizon Pointe have submitted this site plan to construct their 3<sup>rd</sup> phase of multi-family in this area. The number of units provided is 85, which is well below the threshold of one unit per 3500 square feet of lot size. The lot coverage stands at 33%, which is below the max of 40%. They meet all the minimum setbacks and the minimum building separation. There is more than enough parking provided throughout the site. There are 387 total parking spaces between garage spots, driveway spots, and standard parking provided throughout the development. The required minimum is 213 spaces.

In terms of landscaping, they are meeting the requirements of the code. They have just enough shrubs, 600 total, to cover the perimeter parking lot standards and the foundation plantings. They have provided 63 trees on site, while they were only required 45.

One item that staff thought the applicant should address is along County Road 99. CR 99 is a major thoroughfare and will only get busier. Right now, there is only a grass buffer between CR 99 and the interior private drive to the ranch villas on the north side. Staff would request the applicant add five (5) canopy trees and five (5) evergreen trees per one hundred lineal feet (100') along the north side of the property.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-19-2023 filed by Investek Holdings LLC, for phase 3 of the Horizon Pointe apartment complex on Lot 41 of the Findlay Commerce Park 4<sup>th</sup> Addition with the following condition:**

- **Add five (5) canopy trees and five (5) evergreen trees per one hundred lineal feet (100') along the north side of the property.**

**ENGINEERING**

**Access** -Site will be accessed from a new drive that will be coming off of the west side of Technology Drive. Once on the site the proposed plans are showing a network of private roadways with a connection to an existing site to the south. Along with the drive access the proposed plans show the extension of the existing sidewalk to the north property line.

***Water Service –***

The proposed plans show a looped water system to run throughout the site. The waterline is shown as a public waterline that is contained within an easement. For each of the building there will be a meter pit that will be placed outside of the building in non-pavement areas. The City will work with the designer to confirm final location and sizing of the service lines. Along with the services the City will work with the designer in final locations of the valves on the mainline.

***Sanitary Service –***

Like the waterline the plans are showing a network of sanitary sewer mainlines to run throughout the site. The sanitary is not shown in an easement so it is assumed that the sanitary sewer is a private line.

***Stormwater Management –***

The site plans are proposing two new detention ponds to be located in the center of the site and the detention calculations comply with City standards.

***MS4 Requirements –***

The disturbed area is more than 1 acre so the applicant does need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. As part of the site plans the applicant has provided a SWPPP plan for the site.

***Recommendations:***

Approval of the Site-

The following permits may be required prior to construction:

- Water Main Line Taps x2
- Water Service x17
  - Meter Pits for each building.
- Sanitary Tap x1
- Storm Tap x 1
- Curb Cut Permit x 1
- Sidewalk Permit

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**

**Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-19-2023 filed by Investek Holdings LLC, for phase 3 of the Horizon Pointe apartment complex on Lot 41 of the Findlay Commerce Park 4th Addition with the following condition:**

- **Add five (5) canopy trees and five (5) evergreen trees per one hundred lineal feet (100’) along the north side of the property.**

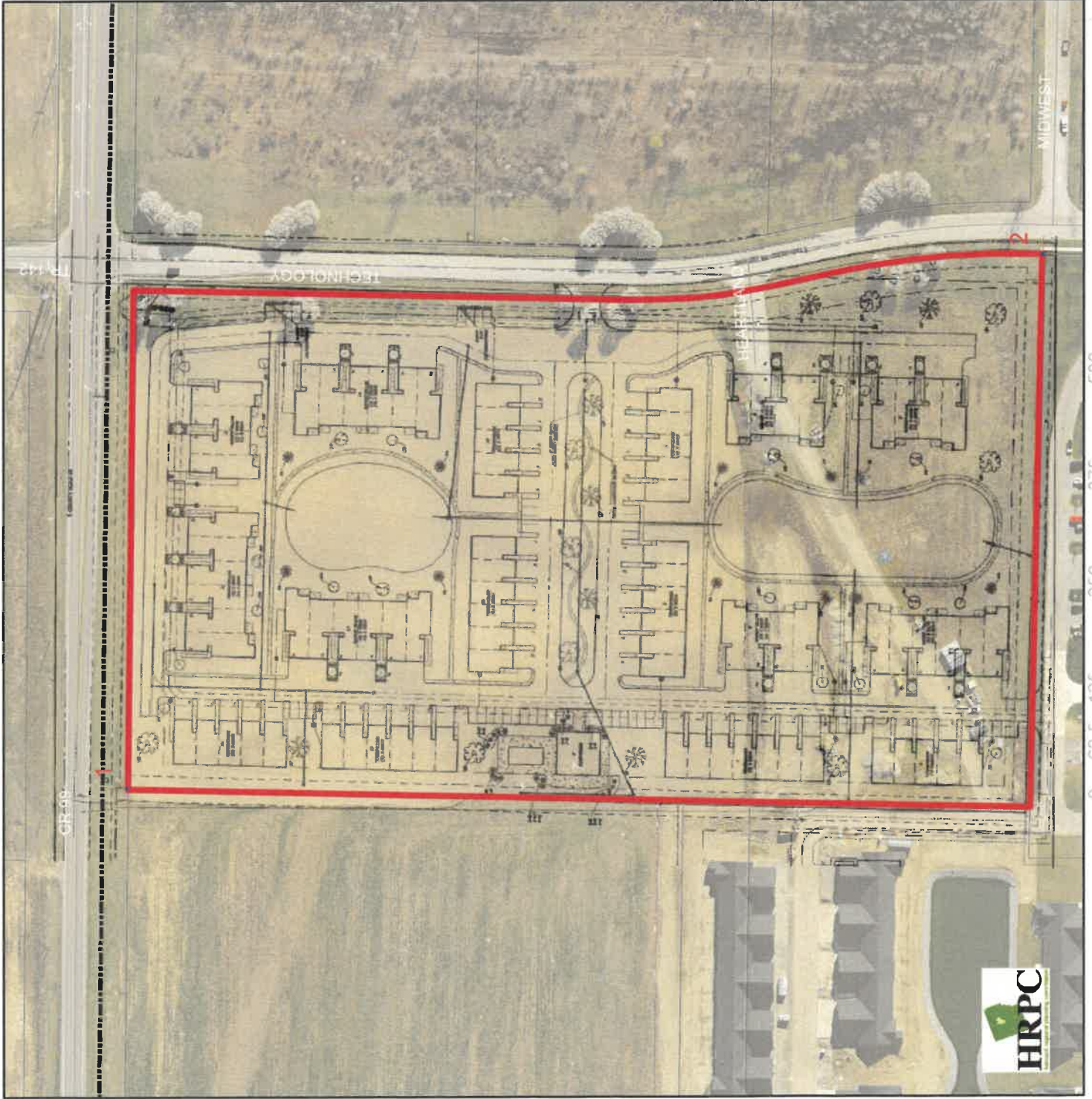
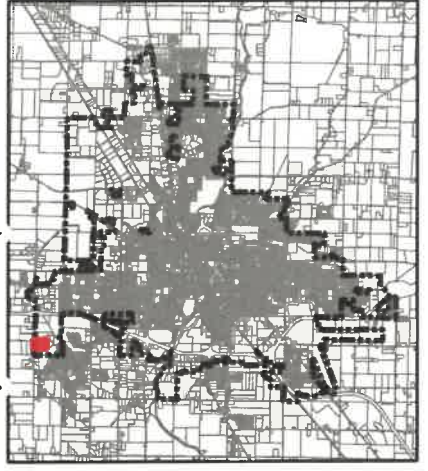
# SP-19-2023

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Investek Holdings LLC,  
for phase 3 of the Horizon Pointe  
apartment complex on Lot 41 of  
the Findlay Commerce Park  
4th Addition.

## Legend

-  Horizon Point Phase 3
-  Parcels
-  Road Centerline

Findlay Locator Map





**3. APPLICATION FOR CONDITIONAL USE #CU-16-2023 filed by Carla Dib, 420 W. Hardin Street, to establish a short-term rental at 422 W. Hardin Street.**

**CPC STAFF**

**General Information**

This request is located on the north side of W. Hardin Street, to the west of Liberty Street. It is zoned R-3 Small Lot Residential. The surrounding neighborhood is a mix of R-3 Small Lot Residential, R-4 Duplex/Triplex, and M-2 Multi-Family, High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the parcel as Small Lot Residential.

**Parcel History**

The building on the site is a multi-family dwelling.

**Staff Analysis**

The applicant, Fouad and Carla Dib, are the property owners, and live at 420 W. Hardin Street. They would like to turn 422 W. Hardin Street into a short-term rental. The unit would be two bedrooms and one bathroom. Since 422 W. Hardin Street would only be available to book as a single unit, so staff would recommend that there be four off street parking spaces provided. There is a concrete pad in the rear of the house for parking. It does not appear to be able to provide four parking spaces required, so staff would recommend the parking be expanded to accommodate.

Staff was supportive of the application in general. Staff would remind the applicant that Conditional Use permits are revocable in the future, if issues arise with the use.

**Staff Recommendation**

**Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-16-2023 filed by Carla Dib, 420 W. Hardin Street, to establish a short-term rental at 422 W. Hardin Street.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

**Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-16-2023 filed by Carla Dib, 420 W. Hardin Street, to establish a short-term rental at 422 W. Hardin Street.**

**3. APPLICATION FOR CONDITIONAL USE #CU-16-2023 filed by Carla Dib, 420 W. Hardin Street, to establish a short-term rental at 422 W. Hardin Street.**

**CPC STAFF**

**General Information**

This request is located on the north side of W. Hardin Street, to the west of Liberty Street. It is zoned R-3 Small Lot Residential. The surrounding neighborhood is a mix of R-3 Small Lot Residential, R-4 Duplex/Triplex, and M-2 Multi-Family, High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the parcel as Small Lot Residential.

**Parcel History**

The building on the site is a multi-family dwelling.

**Staff Analysis**

The applicant, Fouad and Carla Dib, are the property owners, and live at 420 W. Hardin Street. They would like to turn 422 W. Hardin Street into a short-term rental. The unit would be two bedrooms and one bathroom. Since 422 W. Hardin Street would only be available to book as a single unit, staff would recommend that there be four off street parking spaces provided. There is a concrete pad in the rear of the house for parking. It does not appear to be able to provide four parking spaces required, so staff would recommend the parking be expanded.

Staff was supportive of the application in general. Staff would remind the applicant that Conditional Use permits are revocable in the future, if issues arise with the use.

**Staff Recommendation**

**Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-16-2023 filed by Carla Dib, 420 W. Hardin Street, to establish a short-term rental at 422 W. Hardin Street with the following condition:**

- **Ensure 4 off-street parking spaces are provided**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**




**Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-16-2023 filed by Carla Dib, 420 W. Hardin Street, to establish a short-term rental at 422 W. Hardin Street with the following condition:**

- **Ensure 4 off-street parking spaces are provided**

# CU-16-2023

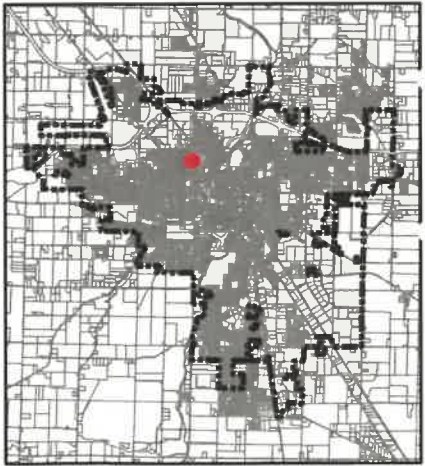
APPLICATION FOR  
CONDITIONAL USE  
filed by Carla Dib,  
420 W. Hardin Street,  
to establish a short-term  
rental at 422 W. Hardin Street.

## Legend

-  420-422 W. Hardin Street
-  Parcels\_Merged
-  Road Centerline



Findlay Locator Map



# CU-16-2023

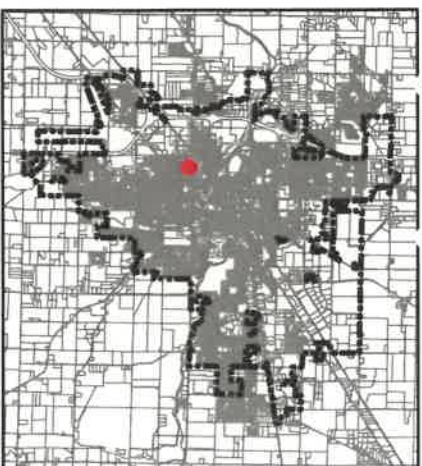
APPLICATION FOR  
CONDITIONAL USE  
filed by Carla Dib,  
420 W. Hardin Street,  
to establish a short-term  
rental at 422 W. Hardin Street.



**Legend**

- 420-422 W. Hardin Street
- Parcels\_Merged
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map



HRPC







**4. APPLICATION FOR PRELIMINARY PLAT #PP-02-2023 filed by Mardic Investments, Inc, for a commercial subdivision and creation of a public roadway in Pt. SW ¼ of Section 36 in Allen Township.**

**CPC STAFF**

**General Information**

This request is located on the south side of County Road 99, east of Technology Drive. The area is a mix of C-2 General Commercial and M-2 Multi-Family, High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designated the parcel as Regional Commercial.

**Parcel History**

The site is currently vacant.

**Staff Analysis**

The proposed plat would subdivide the area with a new lot and dedicate right-of-way. The parcel would be a 9.7 acre parcel abutting County Road 99. There would be a street extending from County Road 99 south to a future expansion of Midwest Court. The rest of the parcel would remain as a single parcel.

Two of the review items for a preliminary plat include the following:

- In the case where the subdivider wishes to subdivide a given area, but wishes to begin with only a portion of the total area, the preliminary plat shall include the proposed general layout for the entire area. The part which is proposed to be subdivided first shall be clearly superimposed upon the overall plan in order to illustrate clearly the method of development which the subdivider intends to follow. Each subsequent plat shall follow the same procedure until the entire area controlled by the subdivider is subdivided.
- Statement of proposed use of lots, giving type and number of dwelling units and type of business or industry.

At the time of the report, the Preliminary Plat does not include a proposed general layout for the entire area. It also does not indicate the proposed future uses of the lots for the entirety of the site. Without this information, staff recommends that the request be tabled.

**Staff Recommendation**

Staff recommends **tabling of APPLICATION FOR PRELIMINARY PLAT #PP-02-2023 filed by Mardic Investments, Inc, for a commercial subdivision and creation of a public roadway in Pt. SW ¼ of Section 36 in Allen Township.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

Staff recommends **tabling of APPLICATION FOR PRELIMINARY PLAT #PP-02-2023 filed by Mardic Investments, Inc, for a commercial subdivision and creation of a public roadway in Pt. SW  $\frac{1}{4}$  of Section 36 in Allen Township.**



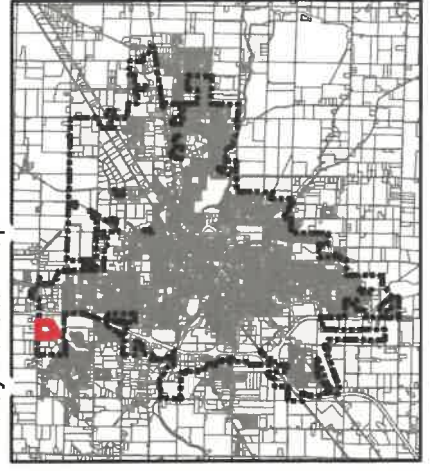
# PP-02-2023

APPLICATION FOR  
PRELIMINARY PLAT  
filed by Mardic Investments, Inc.,  
for a commercial subdivision  
and creation of a public roadway  
in Pt. SW ¼ of Section 36 in  
Allen Township.

## Legend

- Parcels
- Road Centerline

Findlay Locator Map



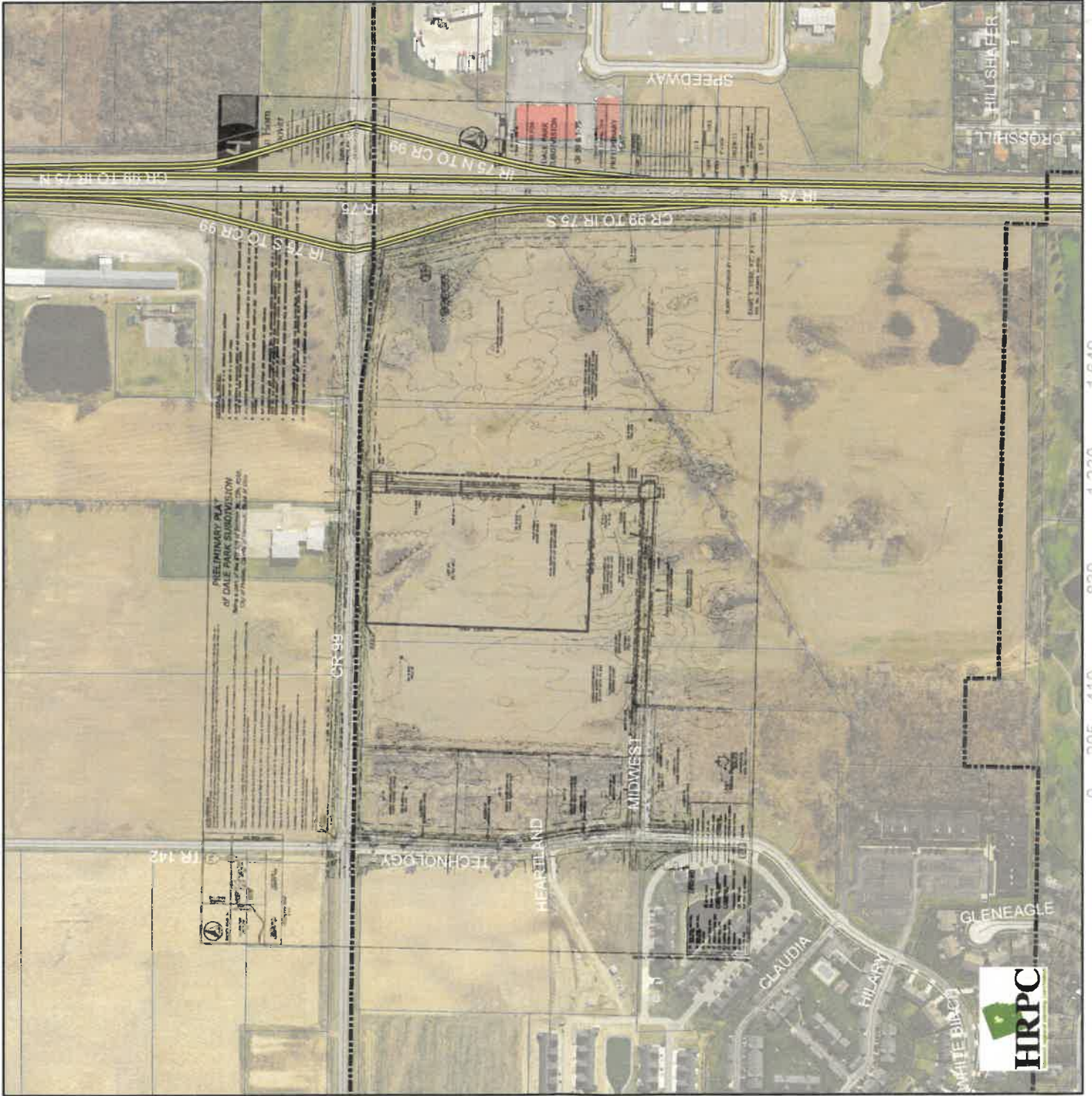
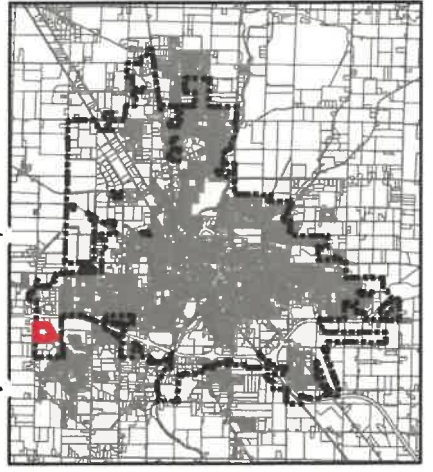
# PP-02-2023

APPLICATION FOR  
PRELIMINARY PLAT  
filed by Mardic Investments, Inc.,  
for a commercial subdivision  
and creation of a public roadway  
in Pt. SW ¼ of Section 36 in  
Allen Township.

## Legend

- Parcels
- Road Centerline

Findlay Locator Map



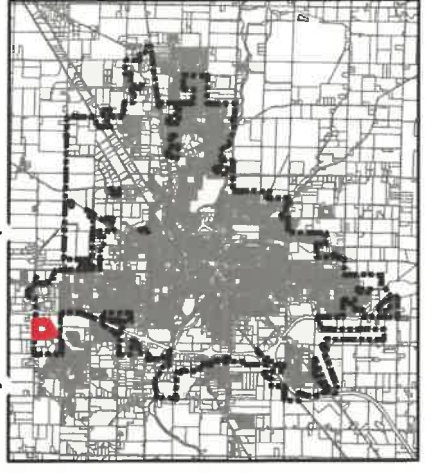
# PP-02-2023

APPLICATION FOR  
PRELIMINARY PLAT  
filed by Mardic Investments, Inc,  
for a commercial subdivision  
and creation of a public roadway  
in Pt. SW ¼ of Section 36 in  
Allen Township.

### Legend

- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map



**5. APPLICATION FOR ZONING AMENDMENT #ZA-08-2023; filed by Dr. Lai, RaceTrac Petroleum LLC, 11600 County Road 99 LLC, and 11732 County Road 99 LLC to provide initial zoning for 57.691 acres of property in Allen Township upon annexation into Findlay.**

### **CPC STAFF**

#### **General Information**

This request is located on the north side of north of County Road 99, just east of I-75. To the south and east along CR 99, it is zoned C-2 General Commercial. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designated the parcel as Regional Commercial along County Road 99 and Industrial to the north.

#### **Parcel History**

The only buildings that are currently in the request are on 11732 County Road 99 and 11600 County Road 99. Flag City Furniture Too occupies 11600 CR 99, while Kan-Do's Production facility is located at 11732 CR 99. The rest of the site is currently vacant.

#### **Staff Analysis**

The applicants have requested that the entire site be zoned I-1 Light Industrial, except for 11732 County Road 99 LLC's parcel and the east 1.351 acres of 11600 County Road 99 LLC's parcel that abuts it. The west 1.315 acres of 11600 County Road 99's parcel will be split and sold to RaceTrac to provide the land for the Speedway Drive expansion north.

When considering rezoning requests, the Findlay Land Use Plan is one of the key components to consider. The Findlay Land Use Plan designates the land along CR 99 as Regional Commercial and the land north as Industrial. Given that the request is in line with the Land Use Plan, staff is supportive of the rezone request.

#### **Staff Recommendation**

Staff recommends that FCPC recommend **APPLICATION FOR ZONING AMENDMENT #ZA-08-2023; filed by Dr. Lai, RaceTrac Petroleum LLC, and 11600 County Road 99 LLC, and 11732 County Road 99 LLC to provide initial zoning for 138 acres of property in Allen Township upon annexation into Findlay.**

### **ENGINEERING**

- No Comment

### **FIRE PREVENTION**

- No Comment

### **RECOMMENDATION**

Staff recommends that FCPC recommend **approval of APPLICATION FOR ZONING AMENDMENT #ZA-08-2023; filed by Dr. Lai, RaceTrac Petroleum LLC, 11600 County Road 99 LLC, and 11732 County Road 99 LLC to provide initial zoning for 138 acres of property in Allen Township upon annexation into Findlay.**

# ZA-08-2023

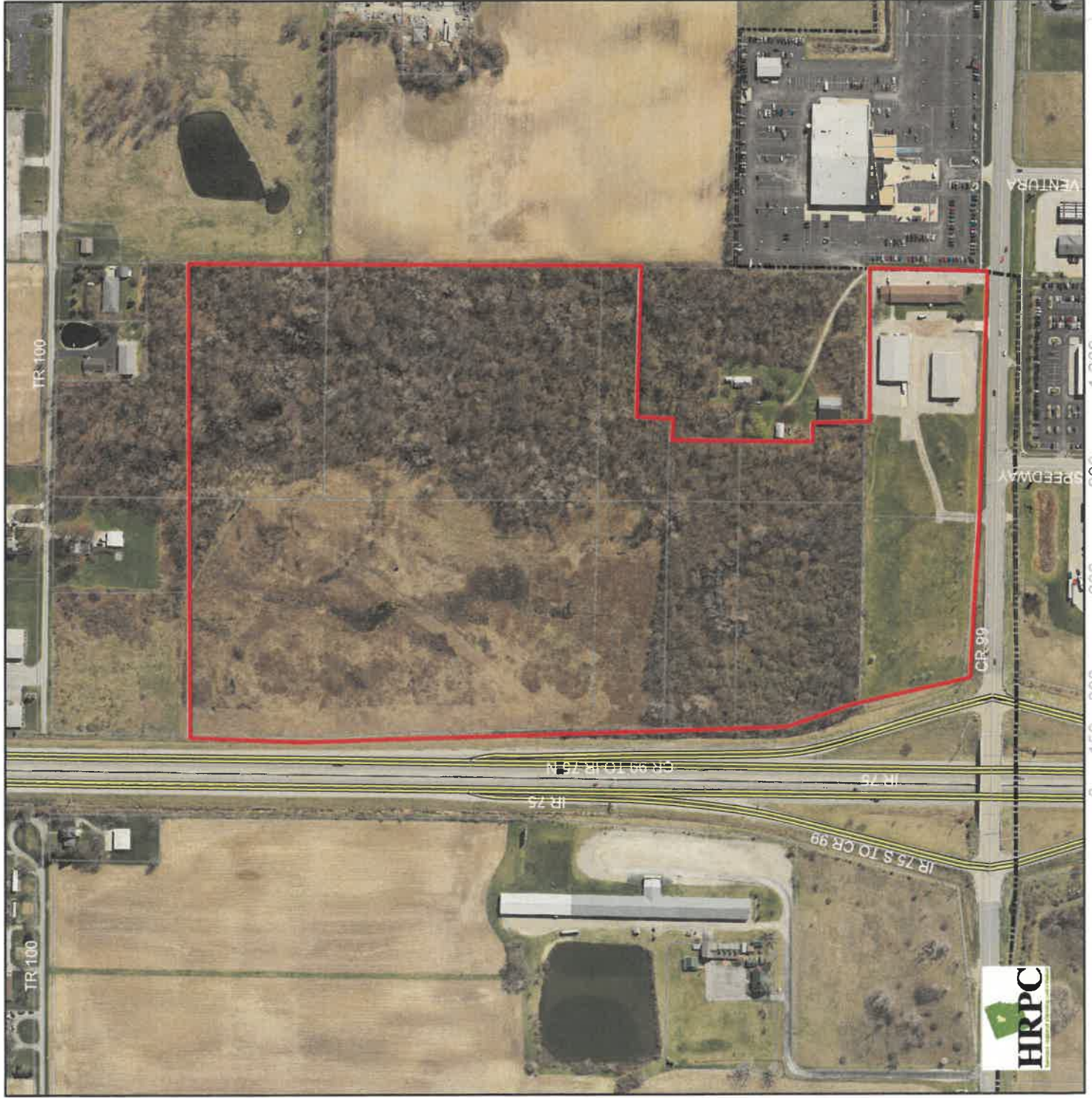
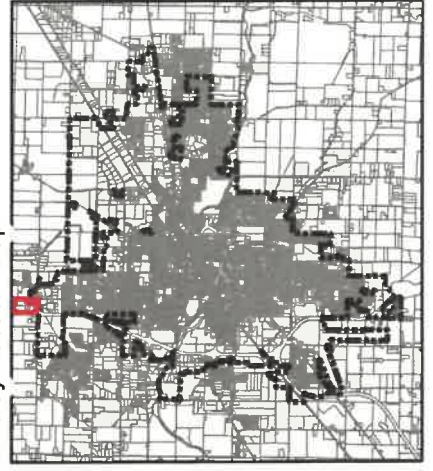
## APPLICATION FOR ZONING AMENDMENT

filed by Dr. Lai,  
RaceTrac Petroleum LLC,  
11600 County Road 99 LLC,  
and 11732 County Road 99 LLC  
to provide initial zoning for  
57.691 acres of property in  
Allen Township upon  
annexation into Findlay.

## Legend

- CR99AnnexationArea
- Parcels
- Road Centerline

Findlay Locator Map



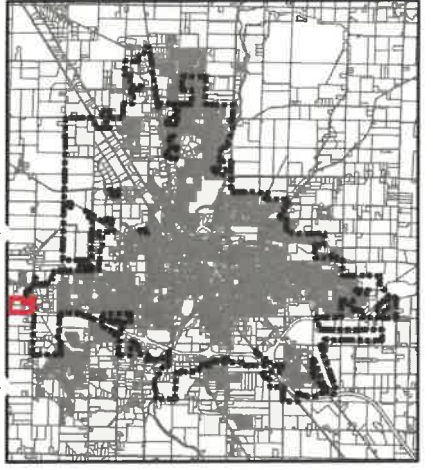
# ZA-08-2023

APPLICATION FOR  
ZONING AMENDMENT  
filed by Dr. Lai,  
Race Trac Petroleum LLC,  
11600 County Road 99 LLC,  
and 11732 County Road 99 LLC  
to provide initial zoning for  
57.691 acres of property in  
Allen Township upon  
annexation into Findlay.

**Legend**

	CR99 Annexation Area
	Parcels
	Road Centerline
	Large Lot Residential, R-1
	Medium Lot Residential, R-2
	Small Lot Residential, R-3
	Duplex/Triplex, R-4
	Local Commercial, C-1
	General Commercial, C-2
	Downtown Commercial, C-3
	Office/Institution, O-1
	Light Industrial, I-1
	Heavy Industrial, I-2
	Condominium, CD
	Multi-Family, Low Density, M-1
	Multi-Family, High Density, M-2
	Parks and Open Space, PO
	Mobile Home, MH

Findlay Locator Map



**6. APPLICATION FOR ZONING AMENDMENT #ZA-09-2023; filed by Nipper Industrial Holdings LLC, to rezone lots 1, 5, and 6 of the Findlay Center for Business & Technology, 1700 Fostoria Avenue, from C-2 General Commercial to I-1 Light Industrial.**

**CPC STAFF**

**General Information**

This request is located on the north side of W. Lincoln Street between S. West Street and S. Cory Street. It is zoned R-3 Small Lot Residential. To the east of S. Cory Street, it is zoned C-3 Downtown Commercial. To the west of S. Cory Street, there is a mix of R-3 Small Lot Residential, R-4 Duplex/Triplex, and M-1 Multi-Family Low Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designated the parcel as Regional Commercial.

**Parcel History**

The site is currently home to Shelley Company and Metzger Breicheisen LLC. It has housed a number of businesses over the years since the closing of RCA. Originally the parcel was zoned Industrial for the RCA site. In 2004, it was part of a Planned Unit Development, that had a mix of commercial and industrial uses. Lots 1, 5, and 6 were listed as Business Technology zoning which allowed for a mix of commercial and industrial uses. After the PUD's were removed from the code, the parcel was given C-2 General Commercial Zoning in 2011.

**Staff Analysis**

The history of the site shows that the use of the site has primarily been industrial since it was originally constructed. Although it is currently zoned commercial, some light-industrial activities have always been a part of the site. Given the history of zoning and the use of the site, staff is supportive of rezoning back to I-1 Light Industrial to better reflect the use of the site.

**Staff Recommendation**

Staff recommends **approval of APPLICATION FOR ZONING AMENDMENT #ZA-09-2023; filed by Nipper Industrial Holdings LLC, to rezone lots 1, 5, and 6 of the Findlay Center for Business & Technology, 1700 Fostoria Avenue, from C-2 General Commercial to I-1 Light Industrial.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

Staff recommends that FCPC recommend **approval of APPLICATION FOR ZONING AMENDMENT #ZA-09-2023; filed by Nipper Industrial Holdings LLC, to rezone lots 1, 5, and 6 of the Findlay Center for Business & Technology, 1700 Fostoria Avenue, from C-2 General Commercial to I-1 Light Industrial.**

# ZA-09-2023

## APPLICATION FOR ZONING AMENDMENT

filed by

Nipper Industrial Holdings LLC,  
to rezone lots 1, 5, and 6 of the  
Findlay Center for  
Business & Technology,  
1700 Fostoria Avenue, from  
C-2 General Commercial  
to I-1 Light Industrial.

### Legend

- 1700 Fostoria Avenue
- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map

