

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT January 8, 2014

CITY PLANNING COMMISSION MEMBERS

Mayor Lydia L. Mihalik, Chairman
Service-Safety Director, Paul E. Schmelzer, P.E., P.S.
Jackie Schroeder
Joseph Opperman
Dan Clinger

Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC Staff
Matt Pickett, Fire Inspector
Steven C. Wilson, P.E., P.S., Engineer
Don Rasmussen, Law Director
Todd Richard, Zoning Inspector

City of Findlay City Planning Commission

Thursday, January 8, 2015 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. **SITE PLAN APPLICATION #SP-01-2015** filed by MAAPE, LLC, 1930 N. Main Street, Findlay, OH for a veterinary office to be located at 1611 N. Main Street.
2. **SITE PLAN APPLICATION #SP-02-2015** filed by Van Horn, Hoover & Associates. Inc. Findlay, OH on behalf the Blanchard Valley Port Authority c/o Marathon Petroleum for a parking garage to be located near East Lincoln Street.
3. **PETITION FOR REZONING ZA-01-2015** filed by RCM Architects on behalf of the Findlay City Schools. The applicant is requesting parcels 210001029285 and 210001029286 be rezoned from R-1 residential to I-1 light industrial. The parcels are located at the southeast intersection of Broad Ave. and Bigelow Ave.

ADMINISTRATIVE APPROVAL

ADJOURNMENT

City of Findlay City Planning Commission

Thursday, January 8, 2015 - 9:00 AM

COMMENTS

NEW ITEMS

1. SITE PLAN APPLICATION #SP-01-2015 filed by MAAPE, LLC, 1930 N. Main Street, Findlay, OH for a veterinary office to be located at 1611 N. Main Street.

HRPC

General Information

The site is located on the northeast corner of North Main Street and Trenton Avenue. The property is zoned C-2. The property to the north and east is zoned I-1 and owned by the City of Findlay Schools. The project is not located in the flood plain.

Parcel History

None

Staff Analysis

The applicant is proposing to construct an approximately 4,000 sf Veterinary Office. All setbacks are met as required.

There is one access point proposed from a shared access with the lot to the south (Rite Aid) from North Main Street. They will be providing 19 parking spaces, which exceeds the minimum required parking.

The lighting plan indicates that the proposed lighting meets the lighting standards. The plan did not indicate the height of the light poles, reminder that the maximum height of the light poles shall not exceed 25 feet.

No sign details were provided in the site plan. Any signage will require a permit from the City of Findlay Zoning Department.

The landscaping plan shows that they are meeting the parking lot screening standards and the building foundation plantings.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval of the request.

ENGINEERING

The proposed site access connects to the existing Main Street access for the adjacent pharmacy. The site plan eliminates 2 existing curb cuts on Main Street.

Water & Sanitary Sewer – New water service will connect to an existing 2” service. New sanitary service will connect to existing sewer on the east side of North Main Street.

Stormwater Management – Stormwater detention is provided by an on-site facility that meets the City’s standards.

Sidewalks – Existing sidewalks will remain in place, however, the walks crossing the existing drives onto Main Street are in poor condition and need to be replaced as a condition of approval

Engineering Recommendation: Approval of the plan

The following permits will be required prior to construction:

- Sanitary sewer permit
- Storm sewer permit

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

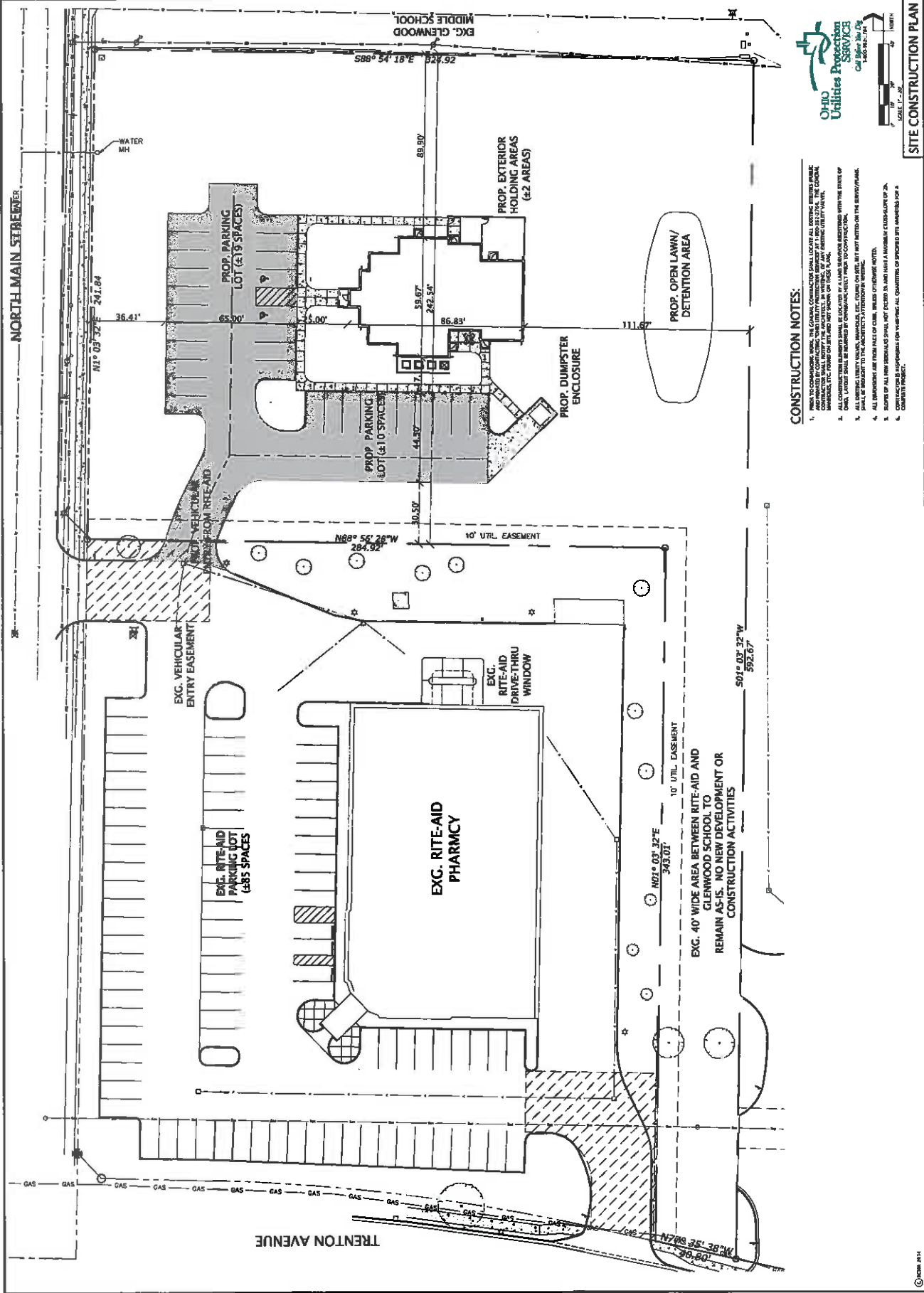
FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-01-2015 for a 4,000 square Veterinary Office located on the northeast corner of Trenton and N. Main Street subject to the following conditions:**

- **Replacement of the sidewalks crossing the existing drives on Main Street (Engineer)**



SITE CONSTRUCTION PLAN

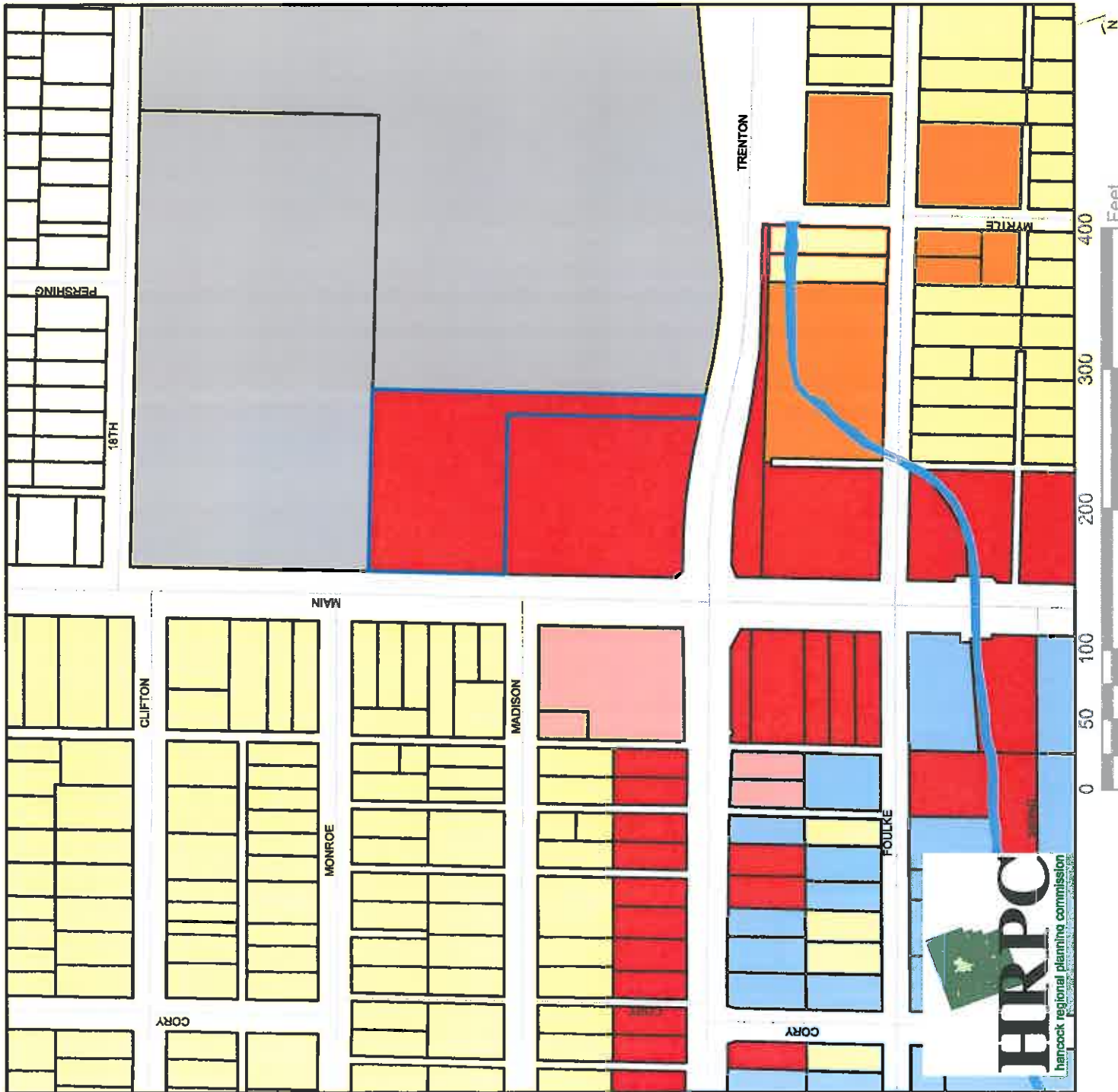
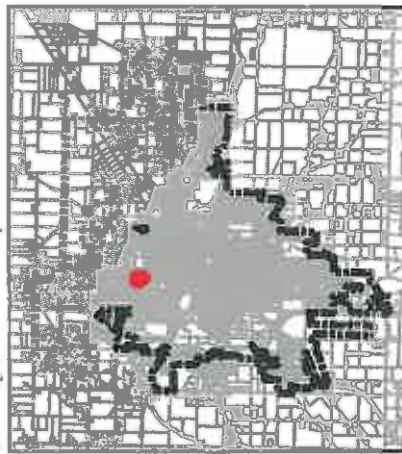
SP-01-2015

SITE PLAN APPLICATION
filed by MAAPE, LLC, 1930 N.
Main Street, Findlay for a veterinary
clinic to be located at
1611 N. Main Street, Findlay, OH.

Legend

- 1611 N. Main St.
- Findlay City
- Parcels

Findlay Locator Map



2. SITE PLAN APPLICATION #SP-02-2015 filed by Van Horn, Hoover & Associates. Inc. Findlay, OH on behalf the Blanchard Valley Port Authority c/o Marathon Petroleum for a parking garage to be located near East Lincoln Street.

HRPC

General Information

This site is currently a surface parking lot for the Marathon Petroleum Office Buildings. The proposed development will consist of removing the existing parking lot and constructing a parking garage. The property is currently zoned C-3 (Downtown Commercial). To the south and east of the site the properties are zoned C-2 (General Commercial). The property is not located in the 100 year flood plain.

Parcel History

None

Staff Analysis

The applicant is proposing to construct a five level parking garage in the existing surface parking lot. The parking garage meets the building setback of the C-3 zoning district. Ingress and egress to the proposed building is from Lincoln Street and to the now private drive that was formerly Hardin Street. The proposed site plan will remove several of the existing curb cuts onto Lincoln Street, this is viewed to be an improvement to the current layout.

There are no height regulations in the C-3 zoning district.

The structure will have brick veneers that complement the buildings in the area.

Staff Recommendation

HRPC Staff recommends approval of Site Plan # SP-02-2015

ENGINEERING

Access – Two entrances/exits are proposed on Lincoln Street. Multiple existing parking entrances will be eliminated by converting from at grade parking to garage.

Water & Sanitary Sewer – A sanitary sewer is proposed to connect to an existing 12” sewer on Lincoln Street. A domestic water service is proposed to connect to a new 8” waterline to be installed on the north and west sides of the proposed garage.

Stormwater Management – Existing site is 100% impervious; detention Is not required.

Sidewalks – Existing sidewalks will remain in place

Engineering Recommendation: Approval of the plan, subject to resolving concerns of access to proposed waterline and fire prevention

The following permits will be required prior to construction:

- An approved Stormwater Pollution Prevention Plan

- Water permits – 1
- Sanitary sewer permit
- Storm sewer permits – 3
- Curb cut permits - 2

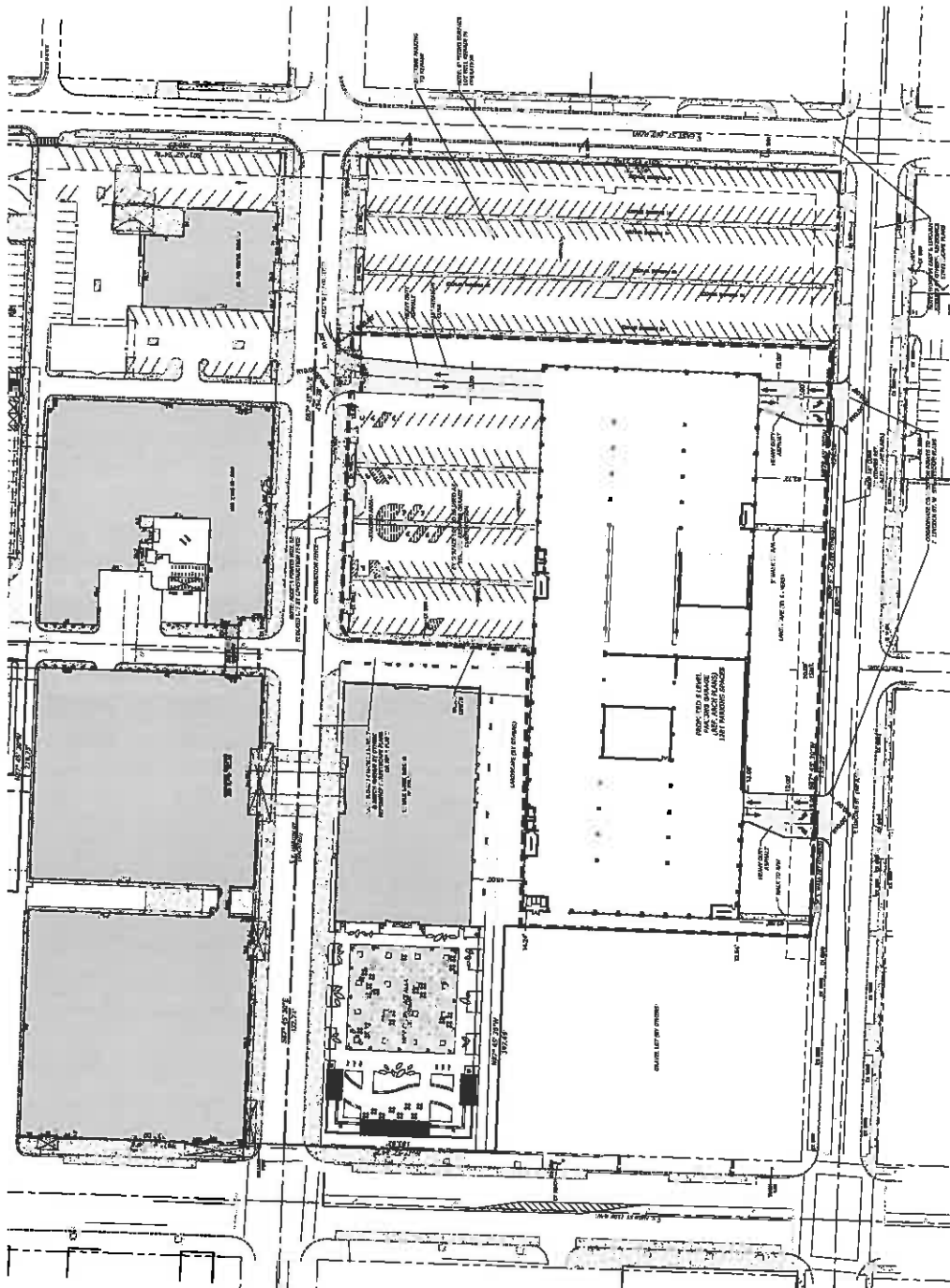
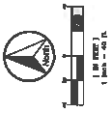
FIRE PREVENTION

- Provide proper ingress and egress for FFD apparatus. Additional discussion to commence with Van Horn Hoover & Associates at a later date.
- Fire Department Connection (FDC) to be determined by FFD.
- Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-02-2015 for a five level parking garage to be located in the current surface parking lot south of the office buildings:**

- **Resolve concerns regarding access to proposed waterlines and fire prevention.**



DIMENSION PLAN

Date: 12/11/14
 Project: 11022
 Scale: SP2

PRELIMINARY
 Not for Construction

MARATHON PETROLEUM CORPORATION
BEECH AVENUE GARAGE

Van Horn Hoover A Partnership, Inc. 4142 E. 12th St., Suite 100 Cleveland, OH 44115 (216) 763-1100	P.O. BOX 612 FINDLAY, OH 45839 (419) 423-5830
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HOUSE OF HOOPERISTS
 ARCHITECTURE
 INTERIORS
 EXTERIORS
 LANDSCAPE

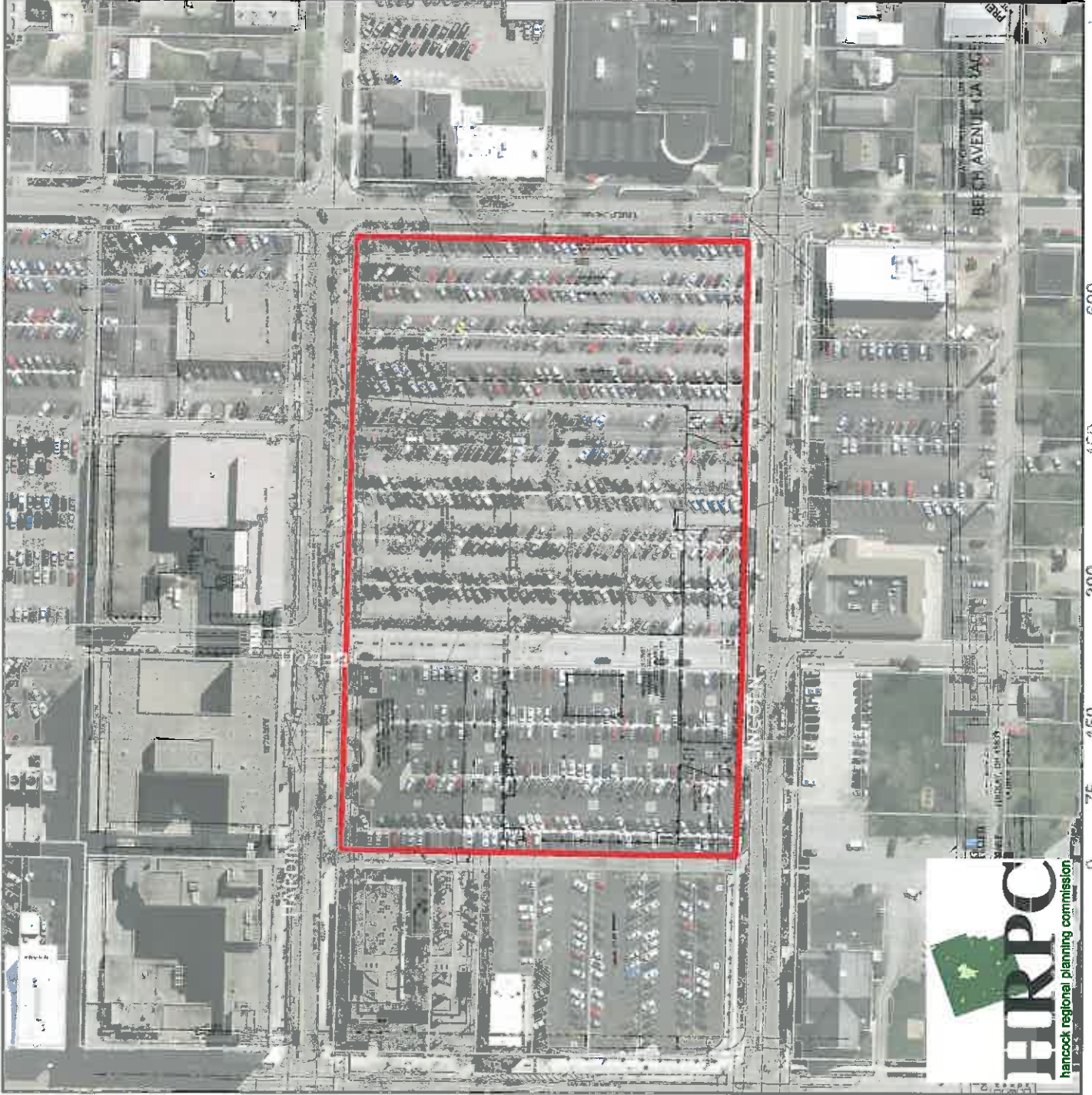
landscape architecture
 interior design
 planning
 12345 Main St.
 4142 E. 12th St., Suite 100
 Cleveland, OH 44115
 (216) 763-1100

NOTICE:
 This drawing is the property of Van Horn Hoover & Associates, Inc. and is not to be used, copied, or reproduced in any form without the written consent of Van Horn Hoover & Associates, Inc.

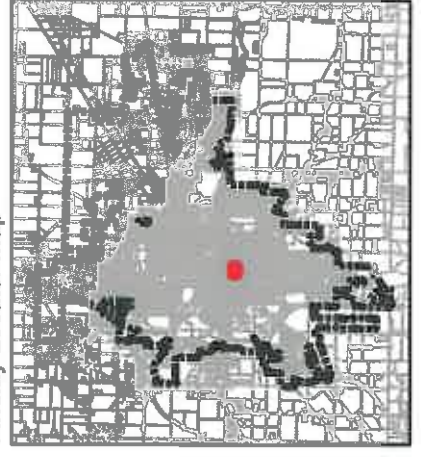
SP-02-2015

SITE PLAN APPLICATION
filed by Van Horn, Hoover &
Associates, Inc. on behalf of the
Blanchard Valley Port Authority
c/o Marathon Petroleum
for a parking garage to be
located near East Lincoln Street.

Legend






Findlay Locator Map



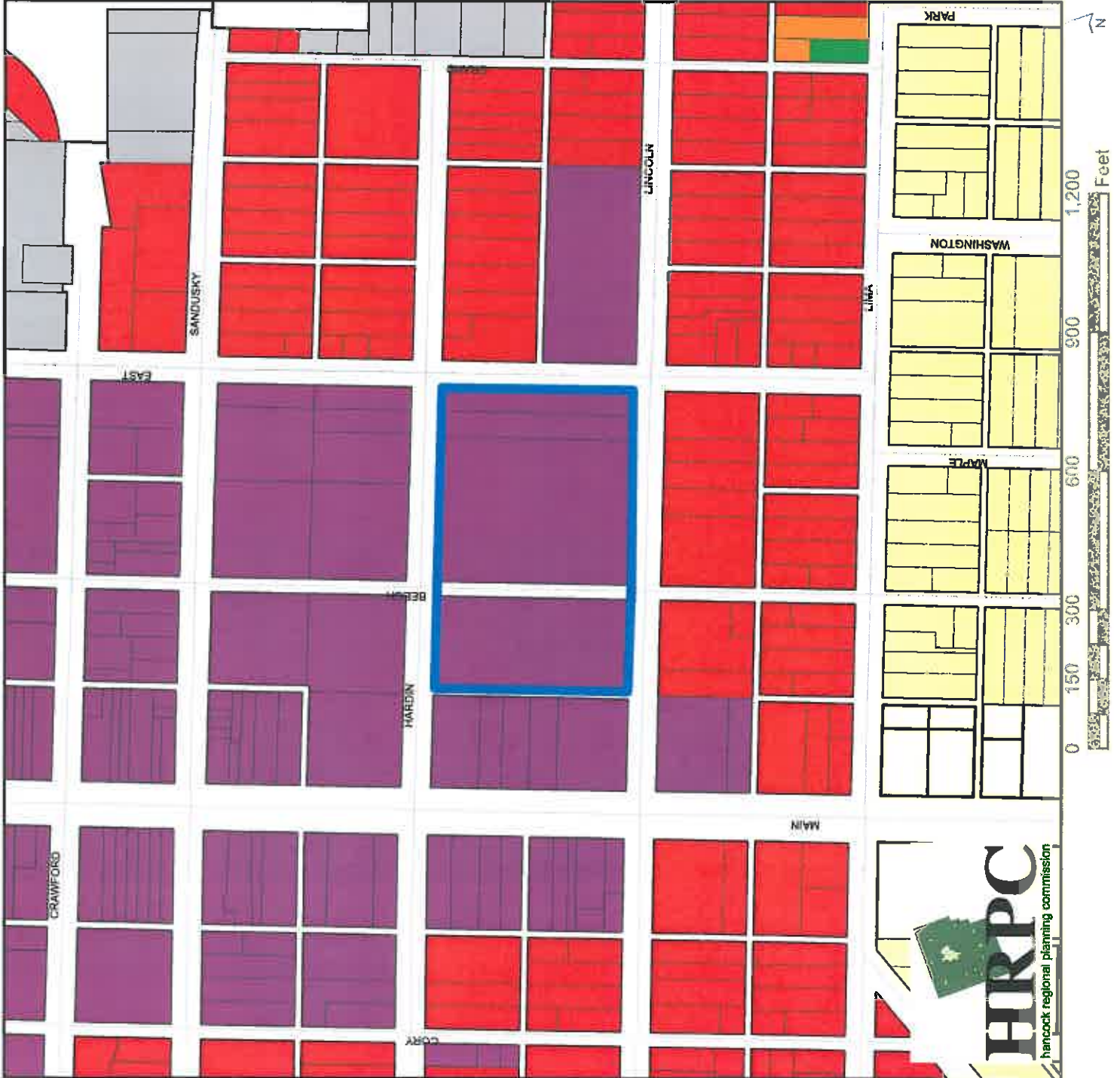
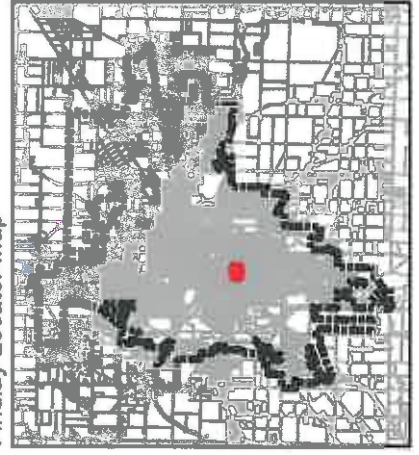
SP-02-2015

SITE PLAN APPLICATION
 filed by Van Horn, Hoover &
 Associates, Inc. on behalf of the
 Blanchard Valley Port Authority
 c/o Marathon Petroleum
 for a parking garage to be
 located near East Lincoln Street.

Legend

-  Marathon Parcels
-  Findlay City Parcels
-  Zoning District
-  R1 - Single Family, Low Density
-  R2 - Single Family, Medium Density
-  R3 - Single Family, High Density
-  R4 - Two Family, High Density
-  C2 - General Commercial District
-  C3 - Downtown Commercial District
-  I1 - Light Industrial

Findlay Locator Map



3. PETITION FOR REZONING ZA-01-2015 filed by RCM Architects on behalf of the Findlay City Schools. The applicant is requesting parcels 210001029285 and 210001029286 be rezoned from R-1 residential to I-1 light industrial. The parcels are located at the southeast intersection of Broad Ave. and Bigelow Ave.

HRPC

General Information

The applicant is requesting to rezone the approximately 13 acre parcel from R-1 residential to I-1 light industrial. The land to the east is zoned R-2 residential and to the north O-1 office. The land located to the south is not located in the City of Findlay. To the west is Broad Avenue and I-75. The property is not located in the 100 year flood plain. The Findlay Land Use Plan designates the parcels as single family.

Parcel History

None

Staff Analysis

The City of Findlay Schools propose to use the 13 acre site for a school bus facility. If the terminal were to be constructed as part of a school it would be considered an accessory use to the school and would be allowed in any zoning district that a school could be placed in. Since the proposed use is not an accessory to an on-sight school facility it needs to have a stand-alone zoning classification.

The facility will be located next to existing residential homes. Visual and noise reducing buffers should be in place so that no negative effects are experienced by the neighbors.

Additionally some consideration should be given to the visual appeal from Broad Ave. and I-75.

Staff Recommendation

HRPC Staff would recommend approval of the request to rezone.

ENGINEERING

No objections

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-01-2015 to rezone parcels 210001029285 and 210001029286 from R-1 residential to I-1 light industrial. The parcels are located at the southeast intersection of Broad Ave. and Bigelow Ave.**

ZA-01-2015

PETITION FOR REZONING
filed by RCM Architects on
behalf of the Findlay City Schools.
The applicant is requesting to
be rezoned from R-1 residential
to I-1 light industrial. The parcels are
located at the southeast intersection
of Broad Ave. and Bigelow Ave.

Legend

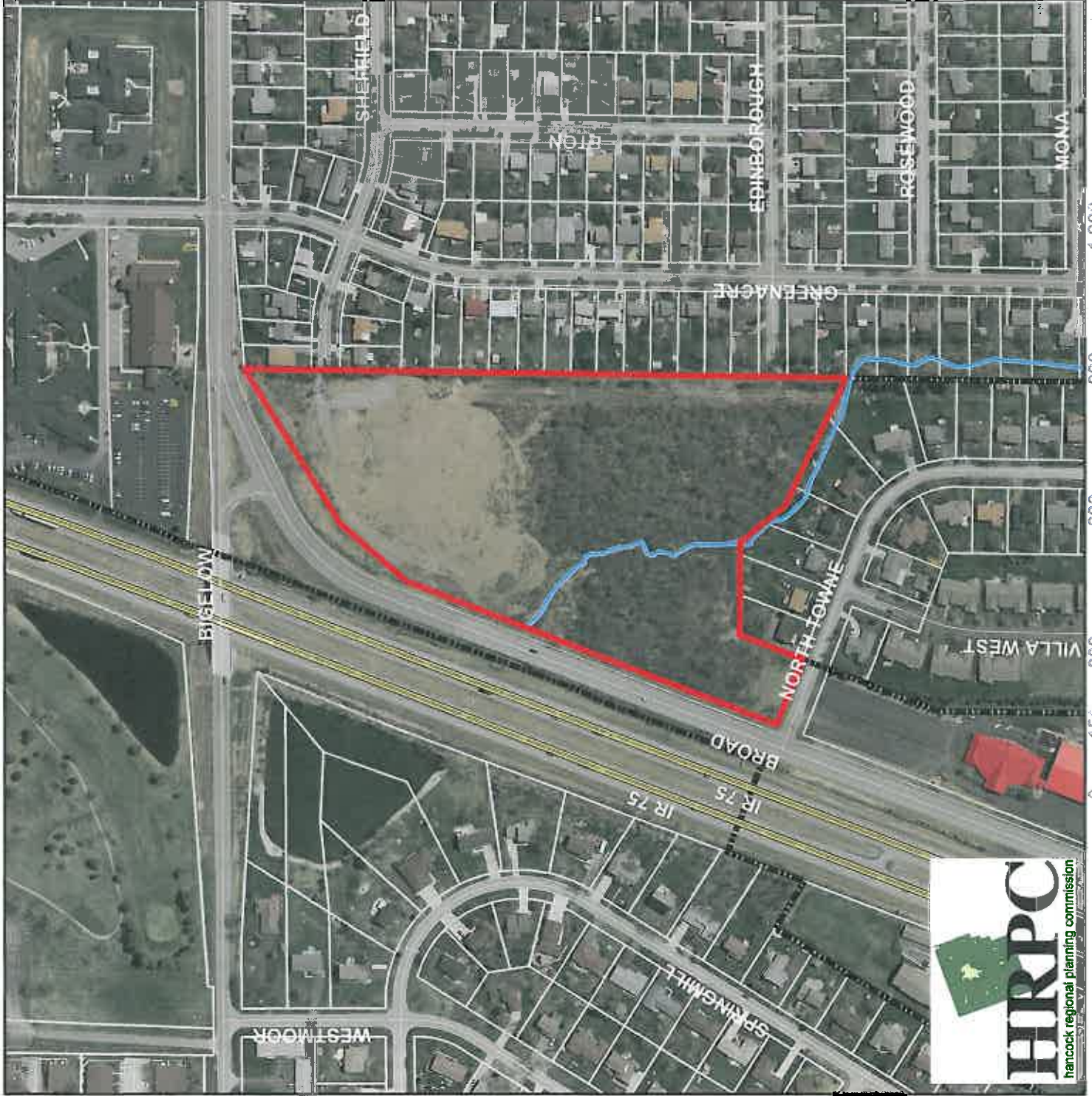
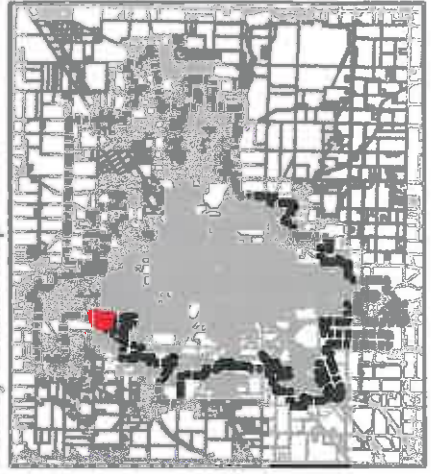


Findlay City Schools Parcels

Findlay City

Parcels

Findlay Locator Map










ZA-01-2015

PETITION FOR REZONING

filed by RCM Architects on behalf of the Findlay City Schools. The applicant is requesting to be rezoned from R-1 residential to I-1 light industrial. The parcels are located at the southeast intersection of Broad Ave. and Bigelow Ave.

Legend

-  Findlay City Schools Parcels
-  Findlay City
-  Parcels
- Zoning District**
-  R1 - Single Family, Low Density
-  R2 - Single Family, Medium Density
-  O1 - Institutions and Offices
-  M2 - Multiple-Family District, High Density

Findlay Locator Map

