

City of Findlay City Planning Commission

Thursday, February 12, 2015 - 9:00 AM

COMMENTS

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-02-2015 filed by James C. Koehler and KGD Properties to rezone Part of Lot 1 of Findlay Commerce Park from C-2 General Commercial to M-2 Multiple Family High Density.

HRPC

General Information

The site is located on the west side of Technology Drive south of Heartland Court. It is zoned C-2 General Commercial. To the north and east is also zoned C-2. To the south is zoned M-2 Multiple Family High Density and land to the west is in Allen Township and has no zoning. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Office.

Parcel History

Findlay Commerce Park was originally platted as a PUD (Planned Unit Development). It was laid out for various Business, and Residential uses. The existing Horizon at Hillcrest apartment complex is on a part of Lot 1 also and was originally designated as Business.

Staff Analysis

The applicant is requesting to take another part of Lot 1 containing 19.333 acres which is zoned C-2 General Commercial and change it to M-2 Multiple Family in order to construct more multi-family housing.

As reported in the parcel history the existing apartment complex to the south was also a part of Lot 1 and was rezoned in order for that development to occur. This request will be an extension of that zoning.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval of the request.

ENGINEERING

No objections

FIRE PREVENTION

No comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-02-2015 to rezone Part of Lot 1 of Findlay Commerce Park from C-2 General Commercial to M-2 Multiple Family High Density.**

2. SITE PLAN APPLICATION #SP-03-2015 filed by Malacos Properties, 2830 E River Rd., Dayton, OH for a 7500 square foot industrial building addition and additional parking at 130 Stanford Parkway, Findlay.

HRPC

General Information

This site is zoned I-1 Light Industrial. All surrounding land is also zoned I-1. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as industrial.

Parcel History

This the current site of Miami Industrial Trucking.

Staff Analysis

The applicant is proposing to construct a 7500 square foot addition to the north and west sides of the building.

Side and rear yard setbacks in the I-1 District are 30' and the addition meets that requirements. The height of the addition is 22' at the eaves which is well below the maximum limit of 60 feet.

There is also some additional parking being added to the north end of the lot on the east side of the building. This will add 16 spaces to the existing count of 47 in the lot. The plan states that there are 15 employees on the largest shift which only requires 17 total parking spaces.

There is no new lighting, signage or access shown on the plans.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-03-2015 for a 7500 square foot industrial building addition and additional parking at 130 Stanford Parkway, Findlay.**

ENGINEERING

Access – Existing access will not change

Water & Sanitary Sewer – Existing services will not change

Stormwater Management – Existing detention pond will be expanded to accommodate increased impervious area. Proposed detention meets the City's requirements.

Sidewalks – Sidewalks are not required in Industrial zoning

Recommendation: Approval of the plan

Only zoning and Wood County building permit will be required.

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-03-2015 for a 7500 square foot industrial building addition and additional parking to Miami Industrial Trucking at 130 Stanford Parkway, Findlay subject to:**

Applying for all necessary permits with Wood County Building Department (FIRE)