

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT March 12, 2015

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, March 12, 2015 - 9:00 AM

COMMENTS

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-03-2015 filed by Pneuman Properties to rezone 222 Center Street, Findlay from R-3 Single Family High Density to C-2 General Commercial.

HRPC

General Information

The site consists of two parcels located on the north side of Center Street between Clinton Street and Taylor Street. It is currently zoned R-3 Single Family High Density. All surrounding parcels are also zoned R-3. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

The existing building was originally constructed for a Day Care Center in 1985. It later became an Autism/Dyslexia Center. In 2014 CPC approved a change of use to house a treatment center for opiate addiction.

Staff Analysis

The applicant is requesting to change the zoning of these two lots to C-2 General Commercial in order to make them more marketable.

At the time the building was constructed, the parcels were zoned C Residential. This district allowed all residential uses as well as offices, hospitals and clinics, dormitories, community centers, convalescent and nursing homes and institutions of educational, religious, or philanthropic character. It was a very "catch all" type of district. Day Care Centers were not specifically mentioned in the zoning text at the time and would have been a newer concept that would not have been present when the code was adopted in the 1950's. At the time, the Commission felt they would fall into a similar category with convalescent or nursing homes and therefore permitted the use.

In order to keep the same type of uses allowed (other than most of the residential) that the original building was constructed under, the current O-1 Institutions and Offices District would suffice. Todd Richard has been in conversations with the realtor handling the property and she had stated that a beauty salon and coffee shop were a couple of businesses that had shown some interest. In order to allow these, a C-1 Local Commercial zoning classification would be needed. The C-1 District allows smaller shops and stores that serve a more localized area/neighborhood.

C-2 General Commercial is meant for retail and business uses that serve a regional area.

HRPC Staff feels that C-2 is not a good fit for the predominately residential area. C-1 Local Commercial should be sufficient to allow for greater marketability of the site as a commercial property without allowing higher intensity retail/commercial uses.

Staff Recommendation

HRPC Staff recommends that FCPC recommend to Findlay City Council to rezone 222 Center Street from R-3 Single Family High Density to C-1 Local Commercial.

ENGINEERING

No objections

FIRE PREVENTION

No comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend to Findlay City Council to rezone the parcels located at 222 Center Street in PETITION FOR ZONING AMENDMENT #ZA-03-2015 to C-1 Local Commercial.

ZA-03-2015

PETITION FOR ZONING AMENDMENT
filed by Pheuman Properties to rezone
222 Center Street, Findlay from
R-3 Single Family High Density to
C-2 General Commercial.

Legend



222 Center Street



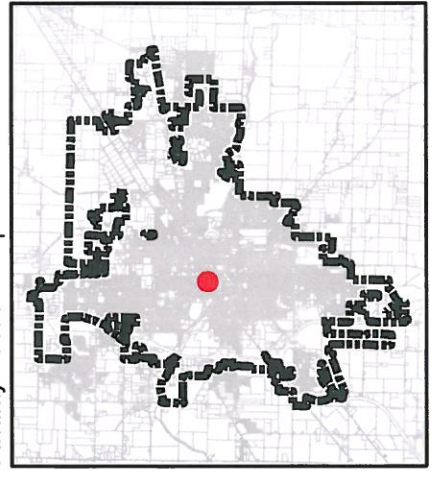
Parcels



Findlay City



Findlay Locator Map



ZA-03-2015

PETITION FOR ZONING AMENDMENT
 filed by Pneuman Properties to rezone
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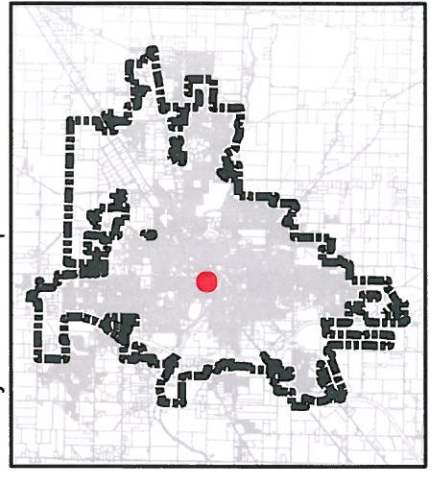
Legend



Zoning District

- R3 - Single Family, High Density
- C2 - General Commercial District
- C3 - Downtown Commercial District
- O1 - Institutions and Offices
- M1 - Multiple-Family District, Medium Density
- I1 - Light Industrial

Findlay Locator Map



2. SITE PLAN APPLICATION #SP-04-2015 filed by Quality Lines, Inc., 2440 Bright Rd, Findlay for stone storage lot and fencing.

HRPC

General Information

This site is located on the west side of Bright Road in the Tiny Timbers Subdivision. It is zoned I-1 Light Industrial. Land surrounding the parcel is zoned C-2 General Commercial. It is not within the 100 year flood plain. The Land Use Plan designates the area as Regional Commercial.

Parcel History

The Tiny Timbers Subdivision was reviewed and approved by FCPC on October 9, 2015.

Staff Analysis

The applicant is proposing an outside stone storage pad with chain link fencing on the northeast corner of Lot 2. There is an existing metal building in the stoned area.

The lot will be accessed via the existing paved drive and parking lot on Lot 1. An easement of access was recorded in the subdivision to access this parcel because it does not have its own road frontage.

When the zoning change to I-1 was approved in October, 2014 it was noted that when a site plan was proposed, screening between this industrial lot and the commercially zoned lots abutting it would come into play. Per the City of Findlay Zoning Ordinance 1161.07.3, Level 2 screening is required when Industrial uses or districts abut Commercial uses or districts.

Staff suggests that Option 1 which requires four (4) canopy and four (4) evergreen trees per 100 feet of contiguous boundary be used in this instance. The areas abutting this site plan are all still vacant. For that reason we suggest only requiring the plantings along the north and east portions of the site that are being developed at this time. The plan shows the lot as close as 4' to the property line in spots. This will probably need to be adjusted in order to have adequate room for planting. As any other improvements happen on the lot, the applicant will be required to screen more of its boundary.

The plan indicates the fence is 6' in height with barbed wire on top. The Industrial district is the only area where barbed wire is permitted. The fence can be a maximum of 10' high in the industrial area also.

Staff Recommendation

HRPC Staff recommends approval of the site plan subject to:

- Screening being installed as required along the north and east sides

ENGINEERING

Access – Existing access will not change

Water & Sanitary Sewer – Existing services will not change

Stormwater Management – Proposed detention pond meets the City's requirements.

Sidewalks – Existing sidewalks will remain in place

Recommendation: Approval of the plan

Storm sewer permit will be required.

FIRE PREVENTION

No comments

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-04-2015 for stone storage lot and fencing at 2440 Bright Rd, Findlay** subject to the following conditions:

- Screening being installed as required along the north and east sides (HRPC)

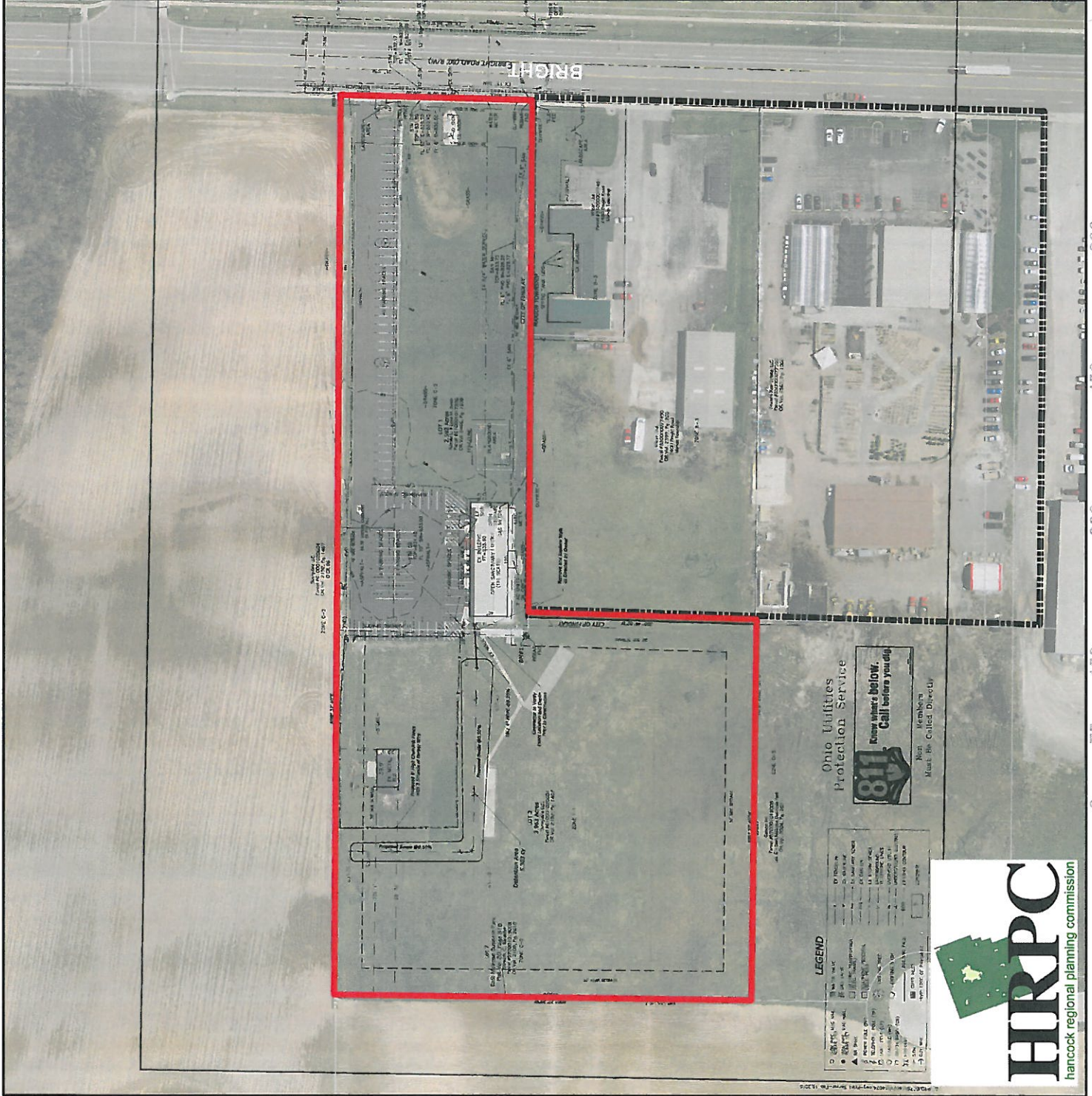
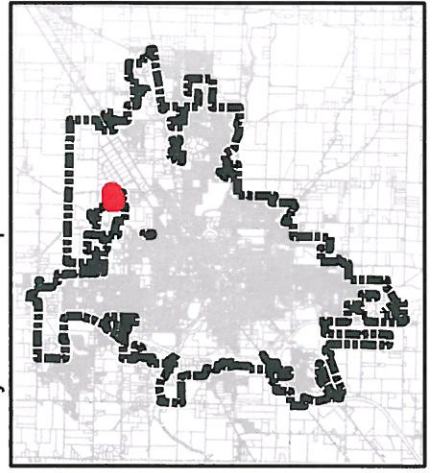
SP-04-2015

SITE PLAN APPLICATION
 filed by Quality Lines, Inc.,
 12440 Bright Rd, Findlay for
 stone storage lot and fencing.


Legend

-  2440 Bright Road
-  Parcels
-  Findlay City

Findlay Locator Map



Ohio Utilities
 Protection Service



Know where they are.
 Call before you dig.

Not a Member
 Must Be Called Directly

LEGEND

	Proposed Stone Storage Lot
	Proposed Fencing
	Proposed Access Driveway
	Proposed Utility Lines
	Proposed Utility Poles
	Proposed Utility Trenches
	Proposed Utility Manholes
	Proposed Utility Valves
	Proposed Utility Transformers
	Proposed Utility Cables
	Proposed Utility Conduits
	Proposed Utility Ducts
	Proposed Utility Pipes
	Proposed Utility Wells
	Proposed Utility Structures
	Proposed Utility Equipment
	Proposed Utility Materials
	Proposed Utility Labor
	Proposed Utility Tools
	Proposed Utility Safety

