

# City of Findlay City Planning Commission

Thursday, April 9, 2015 - 9:00 AM

## COMMENTS

### NEW ITEMS

**1. PETITION FOR ZONING AMENDMENT #ZA-04-2015 filed to rezone 724 N. Main Street from C-2 General Commercial to R-2 Single Family Medium Density.**

### HRPC

#### **General Information**

This site is located on the west side of N. Main Street. The lot is zoned C-2 General Commercial. Parcels to the north, south and east are also zoned C-2. To the west is zoned R-3 Single Family Small Lot. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as PMUD (Planned Mixed Use Development).

#### **Parcel History**

The building is listed as a single family residence on the Auditor's website. According to the narrative submitted with the application it had included a decorating business at one time.

#### **Staff Analysis**

The applicant is requesting to change the zoning of this parcel from C-2 General Commercial to R-2 Single Family Medium Density. He has stated his intent is to restore it to a single family dwelling.

It appears that the three (3) structures directly south are all residences. The first property to the north is an optometrist's office.

The Land Use Plan showed this area as a PMUD because it was done around the time of the proposed development on the Brandman property and it made sense to continue the use through the neighborhood to Main Street. This area was probably zoned as C-2 (or former B-2) only because it was Main Street frontage and could turn commercial at some time. Homes were allowed in B-2 at the time also.

Staff favors the change to a residential district as it is in keeping with what the actual uses are here.

#### **Staff Recommendation**

HRPC Staff recommends that FCPC recommend to Findlay City Council to rezone 724 N. Main Street from C-2 General Commercial to R-2 Single Family Medium Density.

**ENGINEERING**

No objections

**FIRE PREVENTION**

No comments

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend **to Findlay City Council to rezone 724 N. Main Street in PETITION FOR ZONING AMENDMENT #ZA-03-2015 from C-2 General Commercial to R-3 Single Family Medium Density.**

**2. PETITION FOR ZONING AMENDMENT #ZA-05-2015 filed to rezone 306 W. Bigelow Avenue from R-1 Single Family Low Density to O-1 Institutions and Offices.**

**HRPC**

**General Information**

This site is located on the north side of W. Bigelow Avenue. It is zoned R-1 Single Family Low Density. Land surrounding the parcel is also zoned R-1. It is not within the 100 year flood plain. The Land Use Plan designates the area as Single Family Medium Lot.

**Parcel History**

This site was the former location of a drive through carryout.

**Staff Analysis**

The applicant wishes to rezone this parcel in order to convert it to an office building. According to the Zoning office records, this building was constructed in 1977 as a carryout. It has been vacant for more than two years, so any non-conforming status has expired.

While the lot is surrounded by residences, it has functioned as a commercial property for nearly 40 years. The carry out would have been regarded as a “neighborhood” type business.

The office use would be a lesser intensity use than the former retail operation. We would assume that operations would be during normal business daytime hours whereas the carry out would have had late night hours. A sketch submitted with the application show the elimination of the drive area that served the actual drive thru lane of the carryout. The existing drive on the east end would remain as the only ingress/egress and parking would be striped along the east side and rear of the building.

Staff feels that this would be a classification that would be more in harmony with the overall residential character of the neighborhood.

**Staff Recommendation**

HRPC Staff recommends approval of the change to O-1 Institutions and Offices.

**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-05-2015 filed to rezone 306 W. Bigelow Avenue from R-1 Single Family Low Density to O-1 Institutions and Offices.**

### **3. FINAL PLAT APPLICATION #FP-01-2015 for a Replat of Lots 7 & 8 in Ohio Logistics Business Park.**

#### **HRPC**

##### **General Information**

This subdivision is located off the north side of TR 99 in Allen Township. The township is not zoned. All surrounding parcels are also in Allen Township. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

##### **Parcel History**

A Final Plat of the Ohio Logistics Business Park was approved in November, 2013.

##### **Staff Analysis**

The new plat will combine the existing Lot 8 with a part of existing Lot 7 on the west side of Distribution Drive. This is the new Lot 10. The remainder of Lot 7 on the east side of Distribution Drive will become Lot 9.

Distribution Drive is being extending north and will turn west with a bulb end.

Lot 9 has a 10' wide strip going west across the north property line. This is in place to allow the parcel to physically connect with Ball Metal to the west. A wind turbine is to be located on Lot 9 that is to serve Ball Metal. Because these are not for the general public there are some rules from the utility that require that it physically abut the company it will service. A recorded easement of access needs to be recorded on this strip the full length of the abutting proposed roadway so that the property to the north is guaranteed access.

##### **Staff Recommendation**

HRPC Staff recommends approval of the **FINAL PLAT APPLICATION #FP-01-2015 for a Replat of Lots 7 & 8 in Ohio Logistics Business Park subject to the following condition:**

- **Recorded easement of access along north edge of Distribution Drive**

#### **ENGINEERING**

No objections, however, recommend some form of access agreement to the property to the north.

#### **FIRE PREVENTION**

No Comments

#### **STAFF RECOMMENDATION**

Staff recommends approval of **FINAL PLAT APPLICATION #FP-01-2015 for a Replat of Lots 7 & 8 in Ohio Logistics Business Park subject to the following condition:**

- **Recorded easement of access along north edge of Distribution Drive**

**4. SITE PLAN APPLICATION #SP-05-2015 filed by Findlay Warehousing Company, Inc., 8556 CR 140, Findlay for an 80,000 square foot addition to the existing warehouse building.**

**HRPC**

**General Information**

This project is located on the northwest corner of SR 12 and CR 140 in Liberty Township. It is zoned I-1 Light Industrial. Land to the north is also zoned I-1. To the west is zoned A-1 Agriculture, to the east is zoned B-2 General Business and to the south is zoned R-2 One Family. It is not located within the 100 year flood plain. The Land Use Plan designates the area as Industrial.

**Parcel History**

FCPC reviewed and approved an addition to this business in May, 2012.

**Staff Analysis**

The site plan today is for an 80,000 square foot addition to the south end of the building. 988 square feet in the southeast corner of the addition will be office area. The remainder will be warehousing. The east and west building lines are a continuation of the walls in the existing structure so there are no setback differences.

Dock area is indicated on the east side of the building. No new signage, access points or free standing lighting is indicated on the plan.

**Staff Recommendation**

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-05-2015 for Findlay Warehousing Company, Inc., 8556 CR 140, Findlay for an 80,000 square foot addition to the existing warehouse building.**

**ENGINEERING**

Access – Existing access onto CR 140 will remain unchanged

Water & Sanitary Sewer – Sanitary sewer will be extended to serve the office proposed in the building addition. Fire prevention recommends the 12” fire line be extended along the south side of the proposed addition with a hydrant to be placed at the southwest corner of the building. Inspection fees will be required for the utility extensions.

Stormwater Management – Detention will be provided by an existing pond at the north end of the property that was sized to accommodate development of the entire site.

Sidewalks – Site is in Liberty Township

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Water permit

- Sanitary sewer permit
- Storm sewer permits (2)

### **FIRE PREVENTION**

- Extend fire pump 12” water line to the southwest corner of proposed structure and place additional hydrant in the same area. Proposed hydrants on the site plan are sufficient.
- Apply for all necessary permits with Wood County Bldg. Dept.

### **STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-05-2015** filed by **Findlay Warehousing Company, Inc., 8556 CR 140, Findlay** for an **80,000 square foot addition to the existing warehouse building** subject to the following conditions:

- **Extend fire pump 12” water line to the southwest corner of proposed structure and place additional hydrant in the same area. Proposed hydrants on the site plan are sufficient. (FIRE)**
- **Apply for all necessary permits with Wood County Bldg. Dept. (FIRE)**

**5. SITE PLAN APPLICATION #SP-06-2015 filed by American Tire Distributors, 14801 CR 212, Findlay for a 400,400 square foot addition to the existing warehouse building.**

**HRPC**

**General Information**

This site is located on the southwest corner of CR 236 and CR 212. The property is zoned I-1 Light Industrial. Land to the south and west is also zoned I-1. To the north is zoned A-1 Agriculture in Cass Township and to the east is zoned A-1 Agriculture in Marion Township. It is not located within the 100 year flood plain. The Land Use Plan designates the area as industrial.

**Parcel History**

This is the former Hercules Tire and Rubber Company.

**Staff Analysis**

The applicants are proposing a 700' x 572' (400,400 square foot) addition on the east side of the building and additional parking lots south of the building.

The building meets the setbacks on all sides (75' front yard on CR 236 and CR 212, 30' rear and 50' along Industrial Drive.)

An existing parking lot on the west side of the building will be resurfaced and restriped. A new parking lot for trucks and trailers will be constructed to the south of the existing building. Another lot for trucks and trailers will be constructed immediately south of the new addition. There is a new drive cut proposed onto CR 236 at the east end of this lot.

New lighting is shown for the parking lot areas only. Neither of these abuts any residential zoning. The Zoning Ordinance only addresses restrictions on foot candles when abutting residential zones. The parking area accessible to CR 236 does have a residence across the street, but according to the lighting plan there will be 0 foot candles at this property line.

There was a landscaping plan submitted for the perimeter of the parking lots. The proposal shows 572 bushes and 71 deciduous trees to be planted around the approximately 2,856 lineal feet of parking lot boundary. This meets the standards required in the ordinance.

Right of way dedication along CR 212 may be required. At this time, the exact design and size of the right of way required is still in discussion. The client has been made aware of the potential need but until the design is confirmed we are not requiring the dedication at this time.

**Staff Recommendation**

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-06-2015 filed by American Tire Distributors, 14801 CR 212, Findlay for a 400,400 square foot addition to the existing warehouse building.**

**ENGINEERING**

Access – Two (2) existing accesses will be maintained and an additional access is proposed on to CR 236; the additional access meets the access management requirements.

Water & Sanitary Sewer – 12” fire line will be constructed to surround the proposed addition. Fire prevention requests a hydrant be installed on the City’s 20” waterline on CR 236 near the proposed new access drive. Sanitary sewer is not needed for the addition.

Stormwater Management – Detention will be provided by the pond west of the existing building; it is sized properly to handle the additional runoff.

Sidewalks – Sidewalks are not required in industrial zoning.

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Water permit
- Storm Sewer permits (6)

### **FIRE PREVENTION**

- Talks have been ongoing with Arco Design/Build
- Extend the north fire lane to the east along CR 140
- Place hydrant on the north side fire line extension
- Apply for all necessary permits with Wood County Bldg. Dept.

### **STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-06-2015 filed by American Tire Distributors, 14801 CR 212, Findlay for a 400,400 square foot addition to the existing warehouse building subject to the following conditions:**

- **Extend the north fire lane to the east along CR 140 (FIRE)**
- **Place hydrant on the north side fire line extension (FIRE)**
- **Apply for all necessary permits with Wood County Bldg. Dept. (FIRE)**



**6. SITE PLAN APPLICATION #SP-07-2015 filed by Blanchard Valley Health Association, 1900 S. Main Street, Findlay for a Sleep Disorder Center to be located at 1913 S. Main Street, Findlay.**

**HRPC**

**General Information**

This site is located on the east side on S. Main Street south of E. Wallace Street. It is zoned O-1 Institutions and Offices with the Hospital Overlay. Land to the north, south and west is also zoned O-1 with the Hospital Overlay. Property to the east is zoned R-1 Single Family Low Density. It is not located within the 100 year flood plain. The Land Use Plan designates the area as Medical

**Parcel History**

Both properties are currently owned by the Blanchard Valley Health Center and are used for medical purposes.

**Staff Analysis**

The applicant is proposing to demolish the two existing buildings and construct a new 3,938 square foot Sleep Disorder Center and parking lots across the two parcels.

The base zoning of the land is O-1 Institutions and Offices. However, it is in the Medical Overlay District which allows for different setbacks than the general O-1 district. Front yards are 30', the rear yard is 20' if abutting residential zoning, and the side yards are 10' each. All setbacks are met on the plan.

Access to the parking lot will be via the east/west alley to the south of the parcel. An existing cut onto S. Main Street will be eliminated. Fourteen parking spaces are required at one per 300 square feet. There are 15 spaces in the plan. Access to the dumpster enclosure located in the southeast corner of the lot will be via the north/south alley to the east of the parcel.

A sign is indicated near the southwest corner of the parcel. There are no details submitted for this sign. This must be a low profile sign.

The elevation drawings show a one story structure. The exterior will be a combination of stone veneer and vinyl siding.

The landscaping plan shows heavy landscaping on the Main Street side of the parking lot, around the sign and along the entry to the lot. Foundation planting is concentrated along the front of the building. The dumpster area is also buffered with plantings. Although the lot directly east of this development is zoned R-1, it is also a medical office. Therefore, we do not see the need to provide extra screening on this side of the development.

The lighting plan submitted shows the combined pole and light structure to be 25' in height. This meets the maximum height requirement. The nearest residential property line will be at the very southeast corner of the site near the dumpster. The plan shows .1 foot candles in the middle of the east/west alley. This should dissipate to the permissible .5 level by the time it would reach the backyard of the residential lot.

### **Staff Recommendation**

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-07-2015 for a Sleep Disorder Center to be located at 1913 S. Main Street, Findlay.**

### **ENGINEERING**

Access – One (1) access is proposed off the alley to the south of the site.

Water & Sanitary Sewer – A new sanitary sewer connection is proposed to the sewer in the alley east of the site. An existing water service will be reconnected to the proposed building.

Stormwater Management – Stormwater detention will not be required as the proposed configuration actually reduces the impervious area on the site. Drainage is proposed to connect to an existing sewer in the alley east of the site.

Sidewalks – Existing sidewalks will remain

Recommendation:        Approval of the plan

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Water permit – no permit required; using existing
- Sanitary sewer permit
- Storm sewer permit
- Curb permit for any area(s) being removed/replaced

### **FIRE PREVENTION**

- Apply for all necessary permits with Wood County Bldg. Dept.

### **STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-07-2015 for a Sleep Disorder Center to be located at 1913 S. Main Street, Findlay subject to the following conditions:**

- **Apply for all necessary permits with Wood County Bldg. Dept. (FIRE)**