

City of Findlay City Planning Commission

Thursday, May 14, 2015 - 9:00 AM

COMMENTS

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-06-2015 filed to rezone 706 W. Main Cross Street from R-3 Single Family High Density to M-1 Multiple Family Medium Density.

HRPC

General Information

This request is located on the northwest of W. Main Cross Street and Western Avenue. The lot is zoned R-3 Single Family High Density. Parcels to the north, west and east are also zoned R-3. To the south is zoned C-1 Local Commercial. 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 building is listed as a two family residence on the Auditor's website. It was a residence and real estate office at one time.

Staff Analysis

The applicant is requesting to change the zoning of this parcel from R-3 Single Family to M-1 Multiple Family in order to add a third living unit. He stated in his narrative that when they had purchased the property there was one rental unit and an office and they had set aside some area for a potential 1 bedroom unit on the first floor.

At the time the property was purchased by the current owner it was zoned C Residential, which permitted all housing whether single, duplex or multi-family and office uses. In the conversion to the new zoning code, the map was changed and this entire neighborhood was classified as R-3 due to the average size of lots in the area.

The Findlay Zoning Ordinance requires a multi-family unit to provide 2 ½ off street parking spaces per unit. (8 spaces) The site has a two car garage as well as a three car wide driveway in front of the garage and a 27' x 42' asphalt paved area in front of the house. This should provide adequate space for parking of vehicles.

Staff met with the applicant prior to his filing the application to rezone. We discussed the fact that we are in the process of amending the code. In those amendments, we are proposing to add triplexes to the R-4 district. However, if he wishes to add the extra unit now his only option is to go to the multi-family category. Once amendments are adopted and the map changed this

property will be suited for that district.

Staff Recommendation

HRPC Staff recommends that FCPC recommend to Findlay City Council to rezone **706 W. Main Cross Street from R-3 Single Family High Density to M-1 Multiple Family Medium Density.**

ENGINEERING

No objections

FIRE PREVENTION

No comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend **to Findlay City Council to rezone 706 W. Main Cross Street from R-3 Single Family High Density to M-1 Multiple Family Medium Density.**

2. PETITION FOR ZONING AMENDMENT #ZA-07-2015 filed to rezone 1769 Romick Parkway from I-1 Light Industrial to C-2 General Commercial.

HRPC

General Information

This site is located on the south side of Romick Parkway in the Deer Meadows Subdivision. It is zoned I-1 Light Industrial. Land on the north, east and west side is also zoned I-1. Land to the south across the railroad track 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

This site is currently the location of a memorial built by the FOP.

Staff Analysis

The applicant wishes to rezone this parcel in order to construct a lodge building on the site. (The site plan is item #6 on today's agenda.) The industrial zoning does not permit such uses.

The Deer Meadows Subdivision was done as a combination Commercial/Industrial development. Lots in the northernmost part are zoned as Commercial. As stated above, the Land Use Plan shows the subdivision as Regional Commercial. Most of the lots in this subdivision are fairly small in relation to what other industrial lots are. A couple of the sites have had to purchase 2 lots in order to have the space necessary for their operations.

Staff Recommendation

HRPC Staff recommends that FCPC recommend to Findlay City Council to rezone 1769 Romick Parkway from I-1 Light Industrial to C-2 General Commercial.

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-07-2015 to rezone 1769 Romick Parkway from I-1 Light Industrial to C-2 General Commercial.**

3. REQUEST TO ZONE LAND UPON ANNEXATION TO THE CITY OF FINDLAY #ZA-08-2015 to zone 28.651 acres on the north side of E. Bigelow Avenue (Ranzau II annexation) to I-1 Light Industrial

HRPC

General Information

This land is located on the north side of E. Bigelow Avenue about midway between the railroad tracks and Crystal Avenue. It is zoned A-1 Agriculture in Marion Township. Land to the north and east is zoned I-1 Light Industrial in the City of Findlay. To the west is zoned M-1 Restricted Industrial in Marion Township. To the south is zoned a combination of B-3 General Business and R-2 Two Family Residential in Marion Township. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

The site is the location of Jaqua's Gun Club and Range.

Staff Analysis

The land in this request is in the process of an expedited annexation. The City requires newly annexed land to have a zoning district assigned to it.

The applicant has requested I-1 Light Industrial to fit in with the surrounding industrial land. The City Land Use Plan agrees with this designation.

Staff Recommendation

HRPC Staff recommends approval of the **REQUEST TO ZONE LAND UPON ANNEXATION TO THE CITY OF FINDLAY #ZA-08-2015 to zone 28.651 acres on the north side of E. Bigelow Avenue (Ranzau II annexation) to I-1 Light Industrial**

ENGINEERING

No objections

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends approval of **REQUEST TO ZONE LAND UPON ANNEXATION TO THE CITY OF FINDLAY #ZA-08-2015 to zone 28.651 acres on the north side of E. Bigelow Avenue (Ranzau II annexation) to I-1 Light Industrial**

4. ALLEY/STREET VACATION PETITION # AV-01-2015 filed by Cooper Tire & Rubber Company, 701 Lima Avenue to vacate Cord Street south of Lima Avenue.

HRPC

General Information

This is a 60' wide right of way running south off of Lima Avenue just east of the intersection of Lake Cascades Parkway. It also includes a 50' wide piece of right of way of Stadium Drive that ran west from Cord Street into Lake Cascades Parkway.

Parcel History

None

Staff Analysis

The rights of ways in this request are in the midst of land owned by Cooper Tire and Rubber Company. The street stubs are only used for Cooper business purposes. Cooper is the only abutting owner.

Staff Recommendation

HRPC Staff recommends approval of **ALLEY/STREET VACATION PETITION # AV-01-2015 filed by Cooper Tire & Rubber Company, 701 Lima Avenue to vacate Cord Street south of Lima Avenue.**

ENGINEERING

No objections however several City and private utilities are located within these rights of way; easements will need to be retained for these utilities should the vacation request be approved.

FIRE PREVENTION

Allow access to maintain sprinkler risers on the west side of building.

STAFF RECOMMENDATION

Staff recommends approval of **ALLEY/STREET VACATION PETITION # AV-01-2015 filed by Cooper Tire & Rubber Company, 701 Lima Avenue to vacate Cord Street south of Lima Avenue subject to the following:**

- **Several City and private utilities are located within these rights of way; easements will need to be retained for these utilities should the vacation request be approved. (ENG)**
- **Allow access to maintain sprinkler risers on the west side of building. (FIRE)**

5. APPLICATION FOR CONDITIONAL USE #CU-01-2015 filed by Moody Development Ltd., 321 Penbrooke Drive, Findlay, OH for a drive through Auto Wash to be located at 2215 Tiffin Avenue.

HRPC

General Information

This site is located on the south side of Tiffin Avenue west of the intersection of Spruce Court. The property is zoned C-2 General Commercial. Land to the north, east and west is also zoned C-2. Land to the south 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 Regional Commercial.

Parcel History

This is a former restaurant site. It has been Diamond River, Red Pig Inn and most recently LaScola.

Staff Analysis

The applicants are proposing a car wash on this site. Car washes are a conditional use in the C-2 General Commercial zoning district. They are requesting the Conditional Use today and will need to submit a formal site plan at a later meeting. Conditions listed in the City Ordinance are:

- Vacuums only permitted in the I-1 district
- Hours of operation can be 24 hours if attended
- Screening requirements must be met

Planning Commission can require other conditions they deem appropriate or if they feel the use is not appropriate in general for the site they can deny.

The applicant states that they intend to reuse most of the existing structure and modify it to create the car wash. New pavement will be required to create the lanes necessary for the new traffic patterns around and through the building.

The car wash is a staffed operation with limited hours of operation. When not in operation it will be secured at the access points with gates and the equipment will be turned off.

The applicant is having a noise study done for the site. This is not yet available.

We had a similar type of car wash developed on Trenton Avenue at Bolton recently. It is also in a C-2 General Commercial area. The main difference would be that the land to the rear of the Trenton Avenue site is zoned I-1 Light Industrial whereas this abuts an R-1 Single Family Residential area. The applicants are also planning to construct a car wash off Trenton Avenue west of WalMart. That site is completely surrounded by Commercial zoning and uses.

Without the noise study results, the fact that the site abuts residential property and due to the nature of all the other types of businesses along this corridor, Staff feels this is not the most suitable place for a car wash operation.

Staff Recommendation

HRPC Staff recommends denial of **APPLICATION FOR CONDITIONAL USE #CU-01-2015 for a drive through Auto Wash to be located at 2215 Tiffin Avenue.**

ENGINEERING

No objections

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

STAFF RECOMMENDATION

Staff recommends denial of **APPLICATION FOR CONDITIONAL USE #CU-01-2015 for a drive through Auto Wash to be located at 2215 Tiffin Avenue.**

6. SITE PLAN APPLICATION #SP-09-2015 filed by Fraternal Order of Police #20, PO Box 1395, Findlay for a lodge at 1769 Romick Parkway.

HRPC

General Information

This site is located on the south side of Romick Parkway in the Deer Meadows Subdivision. It is zoned I-1 Light Industrial. Land on the north, east and west side is also zoned I-1. Land to the south across the railroad track 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

This site is currently the location of a memorial built by the FOP. A request to rezone to C-2 General Commercial was the second item on today's agenda

Staff Analysis

The applicant is proposing to construct a 1600 square foot lodge building for the Findlay FOP #20 behind the existing memorial site.

Setbacks in the C-2 General Commercial district are 45' front yard, 30' rear yard, and 15' side yards. The building location exceeds all of these requirements.

Access to the site is through the existing drive for the memorial. The pavement will be extended to the south and 7 additional parking spaces will be added along the east side of the building. There are 20 existing parking spaces at the north end of the lot. The general parking standard in the C-2 District is one space per 375 square feet of area. This would only calculate to 5 required parking spaces. There is no signage indicated on the plans.

There is a landscape island at the northwest corner of the new parking area and foundation plantings indicated on the east side and part of the north side of the building. The code requires two (2) shrubs or ornamental trees per every 12 lineal feet of building circumference. At 164 lineal feet of circumference there are 14 required. The plan has 12 between the front and north side. Applicants need to add two more preferably on the north side as it is the visible "front" of the building. Due to the fact that there are storage units on the east side of the parking lot we see no reason to provide any screening here.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-09-2015 for the FOP lodge at 1769 Romick Parkway subject to the additional landscaping as required.**

ENGINEERING

Access – Existing access will remain in place

Water & Sanitary Sewer – Sanitary sewer and water services were built beneath the parking lot for the memorial. Both of these services will be extended to serve the proposed building. They will need both water and sanitary sewer permits. Lines were installed in 2005 but not connected. ERU's for sanitary will only be 1 (one) based on usage at current Fishlock facility.

Stormwater Management – Detention is provided by a regional pond so on site detention is not

required.

Sidewalks – When the memorial site plan came through in 2005, sidewalk installation was a condition of approval. The city does not normally require sidewalks in industrial platted subdivisions. However, the applicant is requesting to change the zoning classification to General Commercial which normally does require sidewalks. There are no other sidewalks on the road at this time. The lots on either side of this parcel are developed for storage units. Would a sidewalk here serve any purpose?

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Sanitary sewer permit
- Water tap permit

FIRE PREVENTION

- Apply for all necessary permits with Wood County Bldg. Dept.
- A Knox Box will be required if a hood suppression system, sprinkler or fire alarm is installed.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-09-2015 for Fraternal Order of Police #20 lodge at 1769 Romick Parkway subject to the following conditions:**

- **Addition of two (2) more shrubs or trees along the north side of the building (HRPC)**
- **Apply for all necessary permits Wood County Bldg. Dept. (FIRE)**
- **Knox Box will be required if a hood suppression system, sprinkler or fire alarm is installed (FIRE)**

7. SITE PLAN APPLICATION #SP-10-2015 filed by Investek Holdings, LLC, 1090 W South Boundary, Suite 100, Perrysburg, OH for an apartment complex on Technology Drive.

HRPC

General Information

This site is located on the west side of Technology Drive south of Heartland Court. It is zoned M-2 Multiple Family High Density. To the north and east is 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. This part of Lot 1 was rezoned earlier this year to M-2.

Staff Analysis

This site is 19.333 acres in size. The applicant is proposing to develop the site as multiple family with a mix of ranch villas and 2 story apartments in one and two bedroom size. There will be a total of 152 rental units on the site and ten garage structures. No more than 40% of the site can be in impervious surfaces. We calculated the site to have approximately 37% of lot coverage. The number of units permitted is calculated on the net area of the site after the deduction of any dedicated right of way and private streets. The 152 units proposed is well under the maximum permitted.

All of the apartment buildings are more than 20' apart as required by zoning. Some of the garage structures on the north and south side of the development however are only separated by 18'. All required yard setbacks are met.

Parking is required on the basis of 2.5 spaces per dwelling unit plus one per every 2 units for visitors. This would calculate to 456 spaces for the complex. With the accessory garage buildings accounting for 104 spaces, each of the 48 ranch villa units providing a 2 car garage plus 2 spaces in the driveways for another 192 spaces, and general surface parking accounting for 163 spaces, the total parking provided is 517 spaces.

There is no freestanding signage indicated on the plan. We assume that some type of identification sign will be placed near the entry from Technology Drive. The location and detail will have to be approved by the zoning inspector prior to permit approval.

Elevation drawings show a combination of stone, brick and vinyl siding used for the facades of the structures. The apartment buildings are 2 story and the villas are single story. The landscaping plan shows the plantings being provided around the perimeters of the site, near the ponds and in the parking bump outs. There is no foundation planting plan provided.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-10-2015 for an**

apartment complex on Technology Drive subject to the following conditions:

- **Correct spacing between garage buildings**
- **Approved foundation planting plan**
- **Sign location and detail approved by zoning inspector**

ENGINEERING

Access – One (1) access is proposed onto Technology Drive

Water & Sanitary Sewer – Final locations of waterlines, sanitary and storm sewers, and easements are being discussed with Water Distribution and Engineering.

Stormwater Management – The site will be served by an existing regional detention facility.

Sidewalks – Sidewalks will be installed.

Recommendation: Conditional approval of the plan subject to review of utility locations and easements.

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Water permit(s)
- Sanitary sewer permit(s)
- Storm sewer permit(s)
- Curb cut permit
- Sidewalk permit

FIRE PREVENTION

-Apply for all necessary permits with Wood County Building Department.

-The Fire Department Connections (FDC) locations shall be decided by FFD. Outside notification shall be a horn/strobe working on water flow only. The area in front of the FDC's shall be kept clear of landscaping, parking, etc. for each building.

-If required to alter the proposed water lines, maintain proper hydrant locations as shown.

-A Knox Box will be required for the complex.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-10-2015 for an apartment complex on Technology Drive subject to the following conditions:**

- **Correct spacing between garage buildings (HRPC)**
- **Approved foundation planting plan (HRPC)**
- **Sign location and detail approved by zoning inspector (HRPC)**
- **Review of utility locations and easements (ENG)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**
- **The Fire Department Connections (FDC) locations shall be decided by FFD. Outside notification shall be a horn/strobe working on water flow only. The area in front of the FDC's shall be kept clear of landscaping, parking, etc. for each building. (FIRE)**
- **If required to alter the proposed water lines, maintain proper hydrant locations as shown. (FIRE)**

- **Knox Box will be required for the complex. (FIRE)**