

City of Findlay City Planning Commission

Thursday, June 11, 2015 - 9:00 AM

COMMENTS

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-08-2015 filed to rezone 101 Shinkle Street, Findlay from R-2 Single Family Medium Density to M-1 Multiple Family.

HRPC

General Information

This request is located on the northeast corner of Shinkle Street and River Street. The lot is zoned R-2 Single Family Medium Density. All surrounding parcels are also zoned R-3. It is located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

None

Staff Analysis

The applicant is requesting to change the zoning of this parcel from R-2 Single Family to M-1 Multiple Family. It is listed as a three family unit.

According to research done by Zoning Inspector, Todd Richard, this was a single family residence until 1990. It became a duplex at that time. There is no record of a zoning permit to change the dwelling to a duplex. It was zoned B Residential at that time. A duplex would have been permitted and protected if a permit would have been obtained for the change. It became a three (3) unit dwelling in 1996 without a permit as well.

None of the conversions from a single family home to either a duplex or triplex were done with a permit and are thus considered illegal.

Required parking for a triplex is 2 ½ spaces per unit. This home would need 8 off street parking spaces in order to meet code. There is an old 2 car garage off of River Street which may have room for two additional cars in the driveway. The garage is in poor shape and we're not sure if it is usable. At best this would allow for 4 off street parking spaces.

Staff Recommendation

HRPC Staff recommends that FCPC recommend to Findlay City Council to deny **PETITION FOR ZONING AMENDMENT #ZA-08-2015 filed to rezone 101 Shinkle Street, Findlay from R-2 Single Family Medium Density to M-1 Multiple Family because:**

- **Neither the 2 family nor the 3 family conversions were done legally**
- **Cannot supply the off street parking as required.**

ENGINEERING

No objections

FIRE PREVENTION

No comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend **denial to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-08-2015 filed to rezone 101 Shinkle Street, Findlay from R-2 Single Family Medium Density to M-1 Multiple Family because:**

- **Neither the 2 family nor the 3 family conversions were done legally**
- **Cannot supply the off street parking as required.**

2. ALLEY/STREET VACATION PETITION #AV-02-2015 to vacate an east/west alley between 1315 & 1319 N. Main Street Findlay.

HRPC

General Information

This is the first alley running east off of N. Main Street just south of E. Foulke Avenue. The area is zoned General Commercial.

Parcel History

None

Staff Analysis

The alley in this request is located between an existing office building and the new University of Findlay Admissions Office (former Stately Raven bookstore site). The alley is primarily used to access both of these buildings parking areas.

The improved part of this alley dead ends into a north/south alley. It appears that the north/south alley is unimproved from this intersection north. There is a path that an older garage belonging to 119 E. Foulke Avenue uses as access through the end of that alley. The alley is gravel heading south to Allen Avenue.

1315 and 1319 N. Main Street are the only properties immediately abutting the alley in this request. We do not feel that access to any other parcels would be affected by its vacation,

Staff Recommendation

HRPC Staff recommends that FCPC recommend **approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-02-2015 to vacate the east/west alley between 1315 & 1319 N. Main Street Findlay.**

ENGINEERING

No objections. Easements for the existing sanitary sewer will need to be maintained.

FIRE PREVENTION

No comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend **approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-02-2015 to vacate the east/west alley between 1315 & 1319 N. Main Street Findlay.**

3. PETITION FOR ZONING AMENDMENT #ZA-09-2015 filed to rezone 810 N. Cory Street from R-2 Single Family Medium Density to R-4 Two Family.

HRPC

General Information

This parcel is located on the west side of N. Cory Street about a block and a half south of Howard Street. It is zoned R-2 Single Family Medium Density. Parcels to the north, south and west are also zoned R-2. To the east is zoned R-3 Single Family High Density. 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

None

Staff Analysis

The lot in this request was zoned B Residential before the new zoning code was adopted. From the zoning department records, it had been a duplex as early as the 1960's. In October, 2009 the owner received a permit to convert it back to single family. A Certificate of Compliance was issued by the zoning department in May, 2010 that the work was complete and the home was now a single family unit. The zoning was changed to R-2 in 2012 and the dwelling was single family at that time according to records. The area is near the University and there are several rentals/multi-family units located along this street. (814 and 815 N. Cory are duplexes according to the Courthouse records and 819 N. Cory is a multi-family building)

There is a two car garage at the rear of the property with space on the gravel drive for at least an additional 3 parking spaces. Two spaces per unit are required in the R-4 district.

If the owner wishes to reestablish this as a duplex, Staff is comfortable with the change to R-4 Two Family residential. The owner must obtain a change of use permit for the two family dwelling once the zoning is changed.

Staff Recommendation

HRPC Staff recommends approval to Findlay City Council of the **PETITION FOR ZONING AMENDMENT #ZA-09-2015 filed to rezone 810 N. Cory Street from R-2 Single Family Medium Density to R-4 Two Family.**

ENGINEERING

No objections

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of the **PETITION FOR ZONING AMENDMENT #ZA-09-2015 filed to rezone 810 N. Cory Street from R-2 Single Family Medium Density to R-4 Two Family.**

4. SITE PLAN APPLICATION #SP-13-2015 filed by Liberty Ridge Investments, LLC, 7300 TR 136, Findlay, OH for Liberty Ridge Apartments to be constructed on Thimbleberry Ln. in Liberty Township.

HRPC

General Information

This development is located off the north end of Thimbleberry Drive in Liberty Township. (north off of SR 12) It is zoned RM-1 Multiple Family in Liberty Township. Land on the north, east and west sides abutting this parcel is zoned I-1 Light Industrial. The land to the south is zoned RM-1. A very small strip along Oil Ditch is located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

Parcel History

None

Staff Analysis

The property in this application is located in Liberty Township but will be reviewed by the City of Findlay zoning code because they are requesting city services. We will use the M-2 Multiple Family High Density classification.

The applicant is proposing to construct seven (7) buildings with 92 two bedroom units on 7.610 acres. All the buildings appear to have some attached storage sheds on one or both ends. Zoning allows one unit per 3500 square feet of land. By this calculation, 95 units could potentially be built here.

The next item to be addressed is total lot coverage. The City has a maximum of 40% lot coverage. This includes buildings and pavement. I have calculated about 52% of impervious lot surfaces on the site.

Parking is calculated at 2.5 spaces per unit plus one (1) for every two (2) units for visitors. 92 units will require 276 spaces. Each unit has a single car garage with space for two vehicles in front of each unit. There are also 52 extra parking spaces in strip lots in the development. At 3 spaces per unit ($3 \times 92 = 276$) plus the 52 available spaces in the strips there are a total of 328 parking spaces.

A landscaping plan shows minimal landscaping around the property. Because the east, west and north sides all abut industrial zoning there is really no requirement for a multiple family use to buffer from these. Although zoned Industrial, there is a home on the property to the east. The plan does show a landscape berm and some trees on that side that also wraps around along the south side over to the entry. There are also a few mature trees here. The south property line from the drive west only shows a few trees on the plans but there is an existing mature tree line here that is not shown. If that tree line is to remain, we don't see the need for additional landscaping or fencing in this area other than possibly filling a couple of gaps. If it will not remain, then a good buffer needs to be in place as the homes south of the apartments will have a view of the back of a very long building.

As stated earlier, this is in Liberty Township and they will issue the building permits for this development. The City has more stringent guidelines on Multi-family housing than the

Township

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-13-2015 for Liberty Ridge Apartments to be constructed on Thimbleberry Ln. in Liberty Township subject to the following:**

- **Verification of the plan for existing treeline as screening**
- **If sticking with the Findlay zoning code guidelines, this complex would have to be altered to bring the lot coverage down to 40%. Because it is outside the Corporation limits at this time and the City will not issue any actual building permits, CPC may or may not wish to enforce this.**

ENGINEERING

Access – Access for the site is being proposed from the end of Thimbleberry Drive.

Water & Sanitary Sewer – Sanitary sewer will connect to the existing 36” sanitary sewer located on the west side of the site. The waterline for the site will connect to the existing dead end at Thimbleberry Drive and the dead end line at the end of Yarrow Court. The proposed layout will loop these two (2) existing dead end lines. Waterline stubs are being provided to the east side of the site so that it will be possible to extend the waterline to the existing twenty (20) inch waterline on County Road 140. Engineering is working with the design engineer on easement locations and some minor changes to the utility layout based upon comments from Water Distribution.

Stormwater Management – This site is located in Liberty Township so the County Engineer will review and approve all stormwater calculations for the site.

Sidewalks – This site is located in Liberty Township so sidewalks are not required.

Recommendations: Conditional approval of the plan subject to the utility layout and easement locations being revised to the satisfaction of Engineering.

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Water permits
- Sanitary permits
- Storm permit
- Annexation agreement
- Bonds and inspection fees for public improvements

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

- Provided comments from LTFD Chief Gene Stump to Peterman Associates

STAFF RECOMMENDATION

Staff recommends approval of SITE PLAN APPLICATION #SP-13-2015 for Liberty Ridge

Apartments to be constructed on Thimbleberry Ln. in Liberty Township subject to the following conditions:

- **Verification of the plan for existing treeline as screening (HRPC)**
- **Decision of CPC on allowing the density as proposed (HRPC)**
- **The utility layout and easement locations being revised to the satisfaction of Engineering. (ENG)**

5. SITE PLAN APPLICATION #SP-14-2015 filed by BVMA Investment Association, Ltd., 200 W. Pearl Street, Findlay for expansion of a parking lot at 200 W. Pearl Street.

HRPC

General Information

This site is located south of the BVMA Medical offices and west of the Sherman Park Addition. The property is zoned O-1 Institutions and Offices. Land to the north, west and south is also zoned O-1. Land 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 Office.

Parcel History

None

Staff Analysis

The applicants are proposing to construct a parking lot north of their offices to accommodate staff. Staff currently share a part of the visitor lot and lease some additional spaces. With a high patient volume, the extra parking has become a necessity.

The lot will be accessed via an existing driveway connecting a hospital staff parking lot on the east side of the BVMA building with medical offices located north on Lake Cascades Parkway. The drive was initially established as a connection for doctors to use to get from those offices to the hospital quickly in emergencies. The drive is currently gated so it is unavailable as a short cut for anyone that is not permitted access.

The lot will provide 125 parking spaces all at 90 degrees. Required plantings are shown in the islands and bump out areas. The east side of the drive which abuts the residential area has an existing fence and shrub row that was put in place when the driveway was initially established.

There are four light poles indicated inside the lot. The lighting plan shows acceptable levels. The code states a maximum of .5 foot candles at a residential property line and the plan indicates .2 before it gets to the line. The plan shows the height of the poles at 18' which is below the 25' maximum.

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

No comments.

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-15-2015 filed by Blanchard Valley Port Authority c/o Marathon Petroleum Corporation, 539 S. Main Street, Findlay for proposed streetscape, reconfiguration of surface parking lots and roadway improvements in the Marathon Campus area.

HRPC

General Information

This site is generally bounded by vacated E. Hardin Street on the north, S. Main Street on the west, Lincoln Street on the south and East Street on the east. It is zoned C-3 Downtown Commercial. Land on the north and southwest sides is also zoned C-3. Land to the east and south is zoned C-2 General Commercial and C-3 Downtown Commercial. It is not within the 100 year flood plain. The Land Use Plan designates the area as Downtown.

Parcel History

This project is the location of the Marathon Petroleum campus.

Staff Analysis

Staff Recommendation

HRPC Staff recommends approval of

ENGINEERING

Water & Sanitary Sewer – No changes are being proposed on the sanitary sewer system. The owner is proposing some rerouting to the existing waterline in the vacated Hardin Street. Engineering is working with the design engineer on some minor changes to the utility layout based upon comments from Water Distribution. To limit any confusion in the future, Engineering is requesting an overall plan with the landscaping and utilities and utility easements turned on. This will make it easier to verify what utilities will be private and which ones are public.

Stormwater Management – The existing site is 100% impervious so stormwater detention will not be required.

Sidewalks – The site is currently surrounded by existing sidewalks. Any sidewalks damaged or removed will be replaced.

Recommendations: Approval of the plan.

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan or proof that the proposed work area is included in or has been added to an existing Stormwater Pollution Prevention Plan.
- Water permits
- Easements for public utilities under vacated property

FIRE PREVENTION

- Until hotel plans are finalized, maintain access on the west side of the South Parking Garage for the fire hydrants and the Fire Department Connection.
- Do not block with curbs or landscaping along Lincoln St. Talks are ongoing with RCM.

STAFF RECOMMENDATION

Staff recommends approval of

7. SITE PLAN APPLICATION #SP-16-2015 filed by Findlay City Schools, 1100 Broad Avenue, Findlay for a parking lot to be located at 323 Baldwin Avenue.

HRPC

General Information

This site is located on the south side of Baldwin Avenue. It is zoned R-1 Single Family Low Density. All surrounding parcels are also zoned R-1. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family High Density and Schools

Parcel History

This site is currently the location of a single family home and a drive and parking strip for Donnell School.

Staff Analysis

The applicant is proposing to demolish the home at 323 Baldwin Avenue and create a parking lot over this and the current driveway/parking area. The lot will have 37 – 90 degree parking spaces. There are 17 spaces on the west side and 20 spaces on the east side of a 25’ wide drive lane.

Our main concern with the project is the screening provided on the west side. A single family home is located here. It has always had the drive with cars parking parallel on the side abutting it. However, this plan will permit 17 vehicles to park face in at the residence. For this reason Staff recommends a solid fence along this side instead of just a continuation of shrubs as proposed. There are two (2) mature trees here that may prohibit the viability of a 6 foot fence, but a 3 foot should suffice to keep headlights from intruding on the neighbors.

I have talked with the property owner and they have no qualms with the school or the sporting events behind them. He said he is a U of F and FHS fan and also enjoys the fact that his children can make use of the tennis courts, etc. here. He has had some trash issues after games and some concerns when he mows with the potential to pitch a stone at vehicles parking along the drive.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-16-2015 for a parking lot to be located at 323 Baldwin Avenue with the following condition:**

- **Provide minimum 3’ privacy fence along west side of property abutting 405 Baldwin Avenue**

ENGINEERING

Access – Access for the proposed parking lot will be off of the existing drive.

Stormwater Management – Stormwater detention will be provided in the proposed detention basin located to the east of the proposed parking lot.

Recommendations: Approval of the plan.

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

No comments

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-16-2015** for a parking lot to be located at **323 Baldwin Avenue** with the following conditions:

- Provide minimum 3' high privacy fence along west property line abutting 405 Baldwin Avenue