

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT July 9, 2015

CITY PLANNING COMMISSION MEMBERS

Mayor Lydia L. Mihalik, Chairman
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Dan DeArment
Dan Clinger

Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC Staff
Matt Pickett, Fire Inspector
Brian Thomas, P.E., P.S., Engineer
Don Rasmussen, Law Director
Todd Richard, Zoning Inspector

City of Findlay City Planning Commission

Thursday, July 9, 2015 - 9:00 AM

COMMENTS

NEW ITEMS

1. SITE PLAN APPLICATION #SP-18-2015 filed by Moody Development Ltd., 2215 Tiffin Avenue, Findlay for a proposed Zippy's Car 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.

A request for Conditional Use for a car wash was presented and approved with conditions at the May, 2015 City Planning Commission.

Staff Analysis

The applicant is proposing to demolish a portion of the west side of the existing former restaurant building and renovate into a car wash. The wash will be a single bay operation that is attended during hours of operation.

Access will be by means of the existing drives off of Spruce Drive. Vehicles will enter the site from the west drive, travel north and then south again to go through the pay canopy. Once they have paid they will follow the drive and go north again to enter the car wash. When they exit the north end, they will again head south where they can either stop to use the vacuums or continue southward to exit the site onto Spruce Drive.

There are 18 stalls on the east side of the building for vacuum use. The company submitted a noise study to Planning Commission in May for the vacuum areas. Levels were deemed as acceptable. There are also five regular plus one handicapped parking spots for employees or visitors. The applicant has stated that there will be only two employees on a shift most days with possibly three on the weekends.

Since the footprint of the building is the same other than removing a portion, there are no

differences in the setbacks. The same applies to the height, it is about 24 ½ feet high which is well below the maximum permitted of 60 feet.

A sign plan shows a monument type structure 6' in height and 8'-4" wide. The sign will be located in the northeast corner of the lot. It is shown 10' off the front lot line. The landscape plan indicates some new lawn areas, retention of some existing maples, crabapples and pine trees. More deciduous trees, pines and shrubs are being added to the perimeter of the site. Lilies and low shrubs are being added around areas of the foundation.

There is no new lighting proposed for the site. The developer will remove one light pole on the west side of the eastern drive and use the remaining existing light poles.

A condition of approval at the May, 2015 meeting was that the auto wash could never operate 24 hours. The applicant had stated at the meeting that their normal hours of operation are 8 a.m. to 8 p.m. in the spring/summer and 8 a.m. to 7 p.m. in the winter. The applicant agreed that they would put deed restrictions on the property specifying this. We will want to have a copy of those when the land is transferring for our files.

Another condition placed on the approval that day was that they would work with the City on the screening across Spruce Drive abutting the residential area. The City wants the developer to cover the cost of the buffer plan. The City will do the work and asks the developer to post a bond for the appropriate share based on their property width. The site plan indicates that the site is 200.02' wide.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-18-2015 for a proposed Zippy's Car Wash to be located at 2215 Tiffin Avenue subject to the following conditions:**

- **Appropriate deed restrictions specifying that an auto wash on this site cannot run 24 hours**
- **Posting a bond to cover costs of buffer along Spruce Drive for the approximately 200' of property width as specified by the City**

ENGINEERING

Access – Access to the site will be provided by the two (2) existing curb cuts on Spruce Drive.

Water & Sanitary Sewer – The applicant is proposing to reuse the existing water service. The proposed sanitary service will be connected into the existing sanitary lateral. The Owner will be responsible for verifying the condition of the existing lateral. Since the use of the property is being changed, Engineering will need an estimate of the water usage to calculate any potential impact or capacity fees that could result from a higher water usage.

Stormwater Management – Detention for the site will be provided by the regional detention basin. The runoff from the site will be reduced since the proposed development will result in the addition of more green space on the site.

Sidewalks – The sidewalks are existing.

Recommendations: Approval of the plan.

The following permits may be required prior to construction:

- Sanitary reconnect permit (since it is being rerouted)

FIRE PREVENTION

-Apply for all necessary permits with Wood County Building Department

-Any natural gas or electric meters within the driving area shall have crash protection.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-18-2015** for a proposed **Zippy's Car Wash** to be located at **2215 Tiffin Avenue** subject to the following conditions:

- **Appropriate deed restrictions specifying that an auto wash on this site cannot run 24 hours. (HRPC)**
- **Posting a bond to cover costs of buffer along Spruce Drive for the approximately 200' of property width as specified by the City (HRPC)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**
- **Any natural gas or electric meters within the driving area shall have crash protection. (FIRE)**

SP-18-2015

SITE PLAN APPLICATION filed by Moody Development Ltd., for a proposed Zippy's Car Wash to be located at 2215 Tiffin Avenue.

Legend



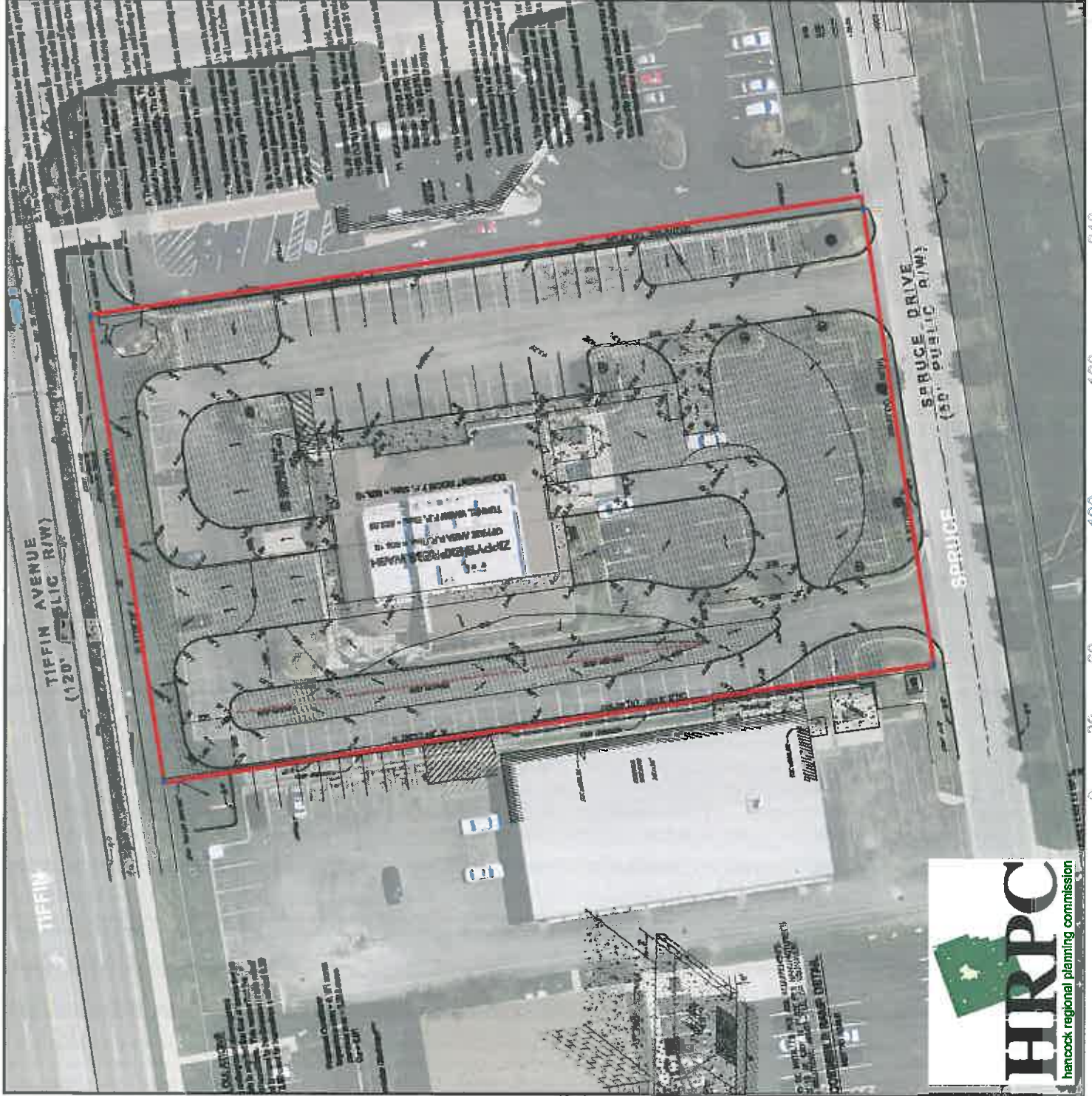
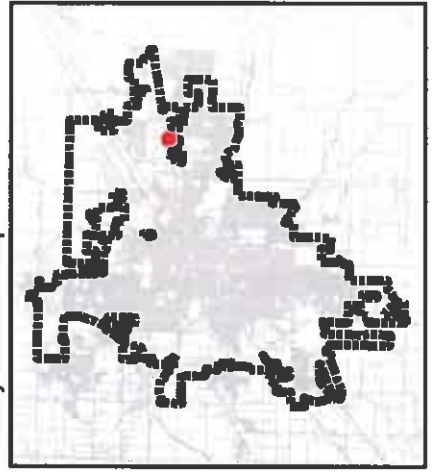
2215 Tiffin Avenue

Parcels

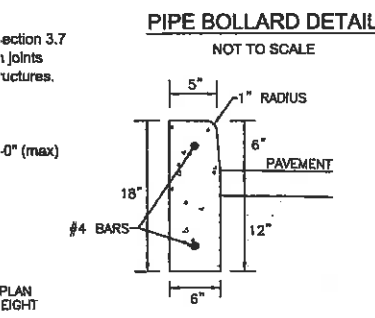
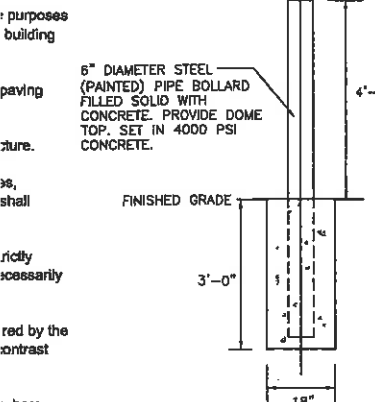
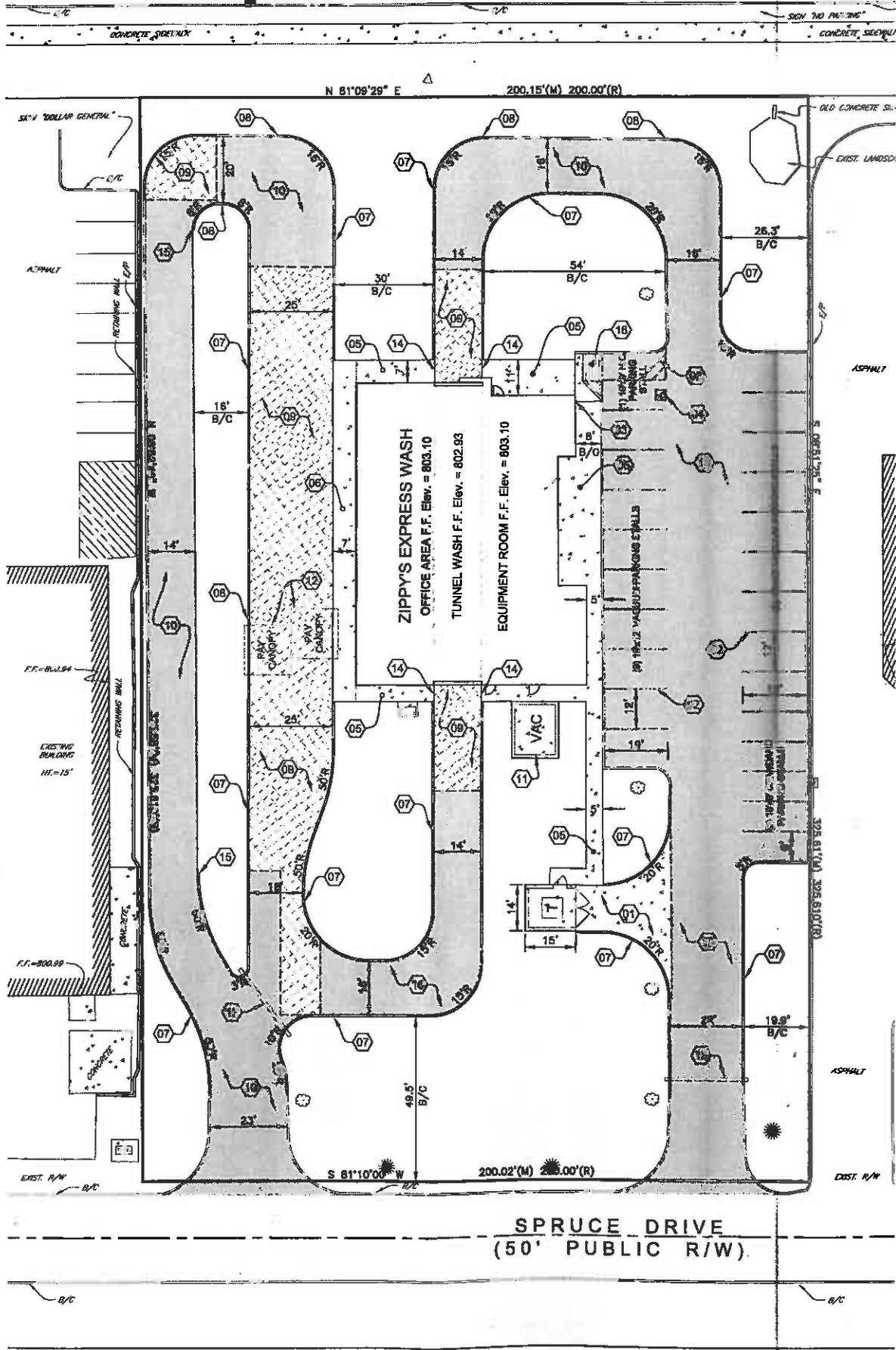


Findlay City

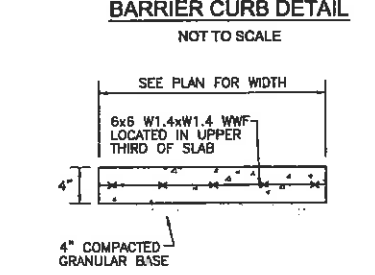
Findlay Locator Map



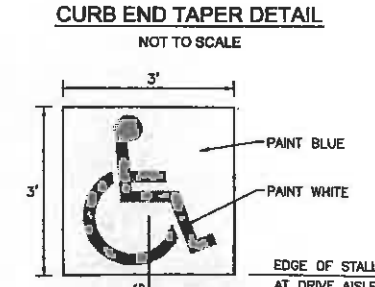
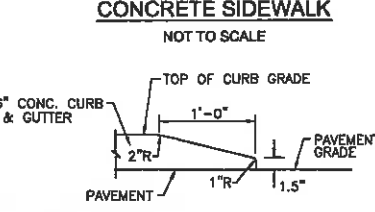
TIFFIN AVENUE
(120' PUBLIC R/W)



NOTES:
1. CURB TO BE CONSTRUCTED OF 3500 PSI CONCRETE.
2. PROVIDE A SMOOTH AND EVEN FINISH PLUS ROUNDED EDGING TO ALL EXPOSED SURFACES.



NOTES:
1. SIDEWALK TO BE CONSTRUCTED USING 3500 PSI CONCRETE.
2. SIDEWALK TO HAVE TOOLED CONTROL JOINTS NOT EXCEEDING 5 FT. SPACING IN ANY DIRECTION.



NOTES:
1. FOUND @ NORTHWEST CORNER.
2. OPERY.
3. =800.45 (NAVD88)

ADDITIONAL SITE ELEMENTS ARE NECESSARY TO SERVICE THE AUTO WASH SUCH AS GATES, FLOOR MAT CLEANERS, VENDING MACHINES, VACUUM EQUIPMENT ENCLOSURES, VACUUMS, CANOPIES, SIGNAGE, ETC. WHICH MAY NOT BE SHOWN ON THIS PLAN. LOCATIONS AND DETAILS OF THESE ELEMENTS CAN BE PROVIDED BY THE OWNER AT THE REQUEST OF THE CONTRACTOR OR CITY OF FINDLAY, OHIO.

2. SITE PLAN APPLICATION #SP-19-2015 filed by Campbell Oil Company, 7977 Hills and Dales Road NE, North Canton, OH for a proposed fueling station, retail store and car wash to be located at 1215 W. Main Cross Street.

HRPC

General Information

This site is located on the south side of W. Main Cross Street just east of the I-75 interchange. It is zoned C-2 General Commercial. All properties to the south, east and west are also C-2. Across the street to the north is zoned R-2 Single Family Medium Density. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial. Much of the property is located within the 100 year flood plain.

Parcel History

This site is a combination of the existing Marathon gas station/convenience store and the former Gas America site.

Staff Analysis

The applicants are proposing to demolish all existing structures and develop as one site with a gas station/convenience store/restaurant building and a separate car wash on the east end of the property.

Front yard setback in C-2 is 50', the rear yard is 30' and the side yard is 15'. All structures meet the requirements.

Parking in C-2 is based on one space per 375 square feet of building. The two buildings account for 12,029 square feet. This calculates to 33 required parking spaces. The site plan shows 83 parking spaces for the entire site.

There are four (4) proposed access points indicated on the plan. There are four (4) existing access points across the site that had been used for the two (2) separate service stations as well as access to the office building to the rear and the former motel site. The shared access, first one at the west side of the property, is remaining and must be in order to allow for the easement of access to the other parcels. The second access from the west has been moved closer to the first on this plan. The other two (2) accesses are also shifted west of the originals. Our first reaction is to eliminate two of the accesses and only have one at each end of the combined site. Noting the location of the fuel tanks which appear to be in the drive aisle of the third access point from the west, it may be difficult to maneuver the fuel trucks without a third drive. We propose the elimination of the second drive from the west. It is very close to the shared drive.

Although not labeled as such on the site plan, we have confirmed that the developer is proposing a drive up window at the rear of the Dairy Queen portion of the building. The elevation drawings do show the window and an ordering area and menu board. Drive up windows are a conditional use so the Commission will have to grant the conditional use for this to be added. The plan shows two lanes of traffic labelled as one way that will travel across the south side of the building to pick up at the window near the east end. The order window and menu board are on the west side of the building. While there is substantial stacking space across the back of the building, there is much less on the side when ordering. Vehicles will be stacked out into the front area of the lot and possibly mixing with vehicles trying to get to the front of the store or the

pumps. Not an ideal situation but any conflicts will only affect this parcel.

There is a two bay automatic car wash on the east end of the site. Cars will enter the south end of the building and exit to the north. The plan doesn't indicate if there are any vacuums outside the building.

A landscape plan shows the perimeter of the site outlined with shrubs as well as some deciduous trees along the south side parking area. The parking bump outs are also landscaped with shrubs and trees.

A lighting plan was submitted for the site. The zoning code only addresses restrictions on lighting abutting residential. Although the north side of W. Main Cross is zoned residential, the use there is a cemetery. The maximum height of light poles in a parking lot is 25'. We did not see a sketch of the pole and height, but it appears that the lights are mounted at 18' according to the plan. As long as the total pole height does not exceed 25' with any base, etc. this is fine. Of course the lighting needs to be directed only toward the site and shielded from spilling over onto other parcels.

A sign detail shows a 28 ½' pylon sign along W. Main Cross Street. The majority of the sign is fixed message or just identification. An electronic message portion is indicated at the bottom. Electronic message centers can be no larger than 25% of the approved sign face. It looks like that portion is only a little over 28 square feet. The total sign is approximately 177 square feet. Todd Richard said that this site was given a variance on its sign and it would carry over with the land. Mr. Richard will address the sign issue. There is also an Interstate High Rise sign to the rear of the site along I-75. Mr. Richard said this is nonconforming and the applicant can only change out the panels unless they go for a variance.

Staff Recommendation

HRPC Staff recommends **approval SITE PLAN APPLICATION #SP-19-2015 for a proposed fueling station, retail store and car wash to be located at 1215 W. Main Cross Street subject to the following conditions:**

- **Elimination of second curb cut from the west**
- **Granting of conditional use for a drive up window**
- **Confirmation of light pole height**
- **Obtain any signage approval or variances from the zoning department**

ENGINEERING

Access – There are four (4) existing curb cuts that were used to provide access to the two (2) gas stations. The applicant is proposing to keep all for (4) of these curb cuts. Since this will now be one use, the four (4) curb cuts seems excessive. We would recommend the elimination of the second drive from the west of the site. This would still provide access to the office building to the south of the site and would allow for fuel trucks to enter/exit the site.

Water & Sanitary Sewer – The applicant is proposing two (2) new water services and two (2) new sanitary services. An oil/water separator will need to be added to the sanitary sewer coming from the floor drains in the car wash. The Owner will be responsible for maintenance and cleaning on all grease traps and oil/water separators.

Stormwater Management – Stormwater detention is being provided by underground storage under the proposed parking lot. The design of the underground storage meets City requirements. The applicant is proposing to reroute a storm sewer that crosses the site in the location of the proposed building. Engineer is working with the design engineer to make sure that the size and location of the rerouted sewer is the best for all parties involved.

Sidewalks – There is existing sidewalk located along West Main Cross Street. The plan shows the existing walk being removed and replaced along the curb. The proposed walk should be installed in the same location as the existing walk. To meet City Standards, the walk will also need to be extended through the proposed drives (8 inch thickness in the drive area).

Recommendations: Conditional approval of the plan subject to the design engineer and Engineering working out the storm sewer rerouting.

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- 2 – Sanitary Tap Permits
- 2 – Water Tap Permits
- Storm Sewer Tap Permit
- Sidewalk Permit
- Curb Cut Permits
- Flood Development Permit

FIRE PREVENTION

-Apply for all necessary permits with Wood County Building Department

-Apply for all necessary permits with the State Fire Marshal's office for tank removal and/or installation.

-Any natural gas or electric meters within the driving surface shall have crash protection.

-If the building is equipped with a sprinkler and/or fire alarm, a Knox Box shall be installed and utilized by all tenants.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-19-2015 for a proposed fueling station, retail store and car wash to be located at 1215 W. Main Cross Street subject to the following conditions:**

- **Elimination of second curb cut from the west (HRPC & ENG)**
- **Granting of conditional use for a drive up window (HRPC)**
- **Confirmation of light pole height (HRPC)**
- **Obtain any signage approval or variances from the zoning department (HRPC)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**
- **Apply for all necessary permits with the State Fire Marshal's office for tank removal and/or installation. (FIRE)**
- **Any natural gas or electric meters within the driving surface shall have crash protection. (FIRE)**
- **If the building is equipped with a sprinkler and/or fire alarm, a Knox Box shall be installed and utilized by all tenants. (FIRE)**

SP-19-2015

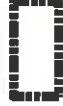
SITE PLAN APPLICATION
 filed by Campbell Oil Company
 for a proposed fueling station,
 retail store and car wash to be
 located at 1215 W. Main Cross Street.

Legend



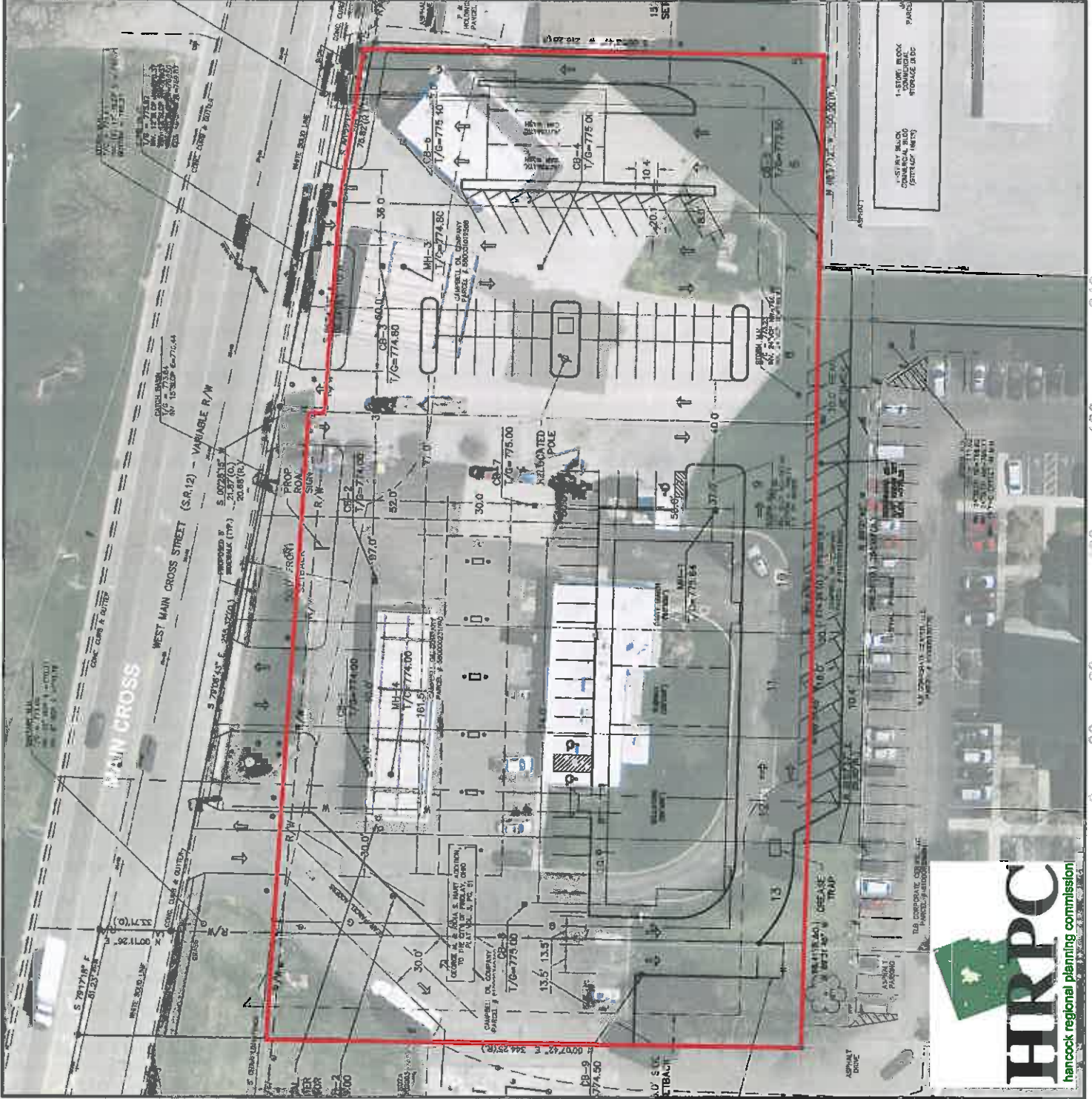
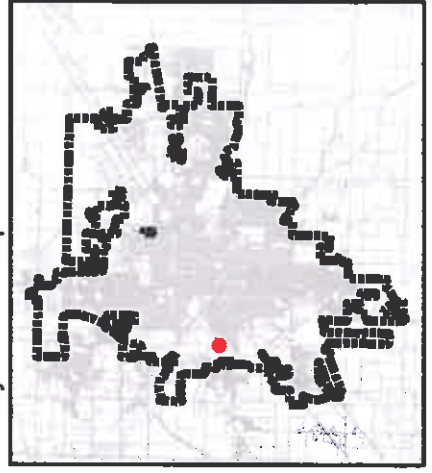
1215 W Main Cross

Parcels



Findlay City

Findlay Locator Map

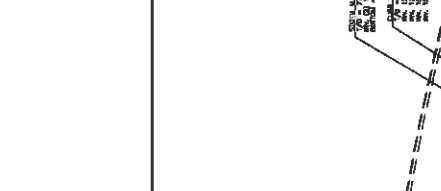


SITE DATA
 ADDRESS: 2015 W. MAIN CROSS ST.
 FINDLAY, OHIO 43140
 TOTAL SITE AREA: 4.02 AC
 AREA OF SITE TO BE EXCAVATED: 4.02 AC
 PROPOSED USE: GAS STATION/METAL STORES/CARWASH
 ZONING: C-2 GENERAL COMMERCIAL
 PERMITTED: MANUFACTURING PLUMBING
 RETAIL STORES
 SERVICE STATIONS
 RESTAURANTS
 MEAT MARKETS
 NEARBY: NEARBY

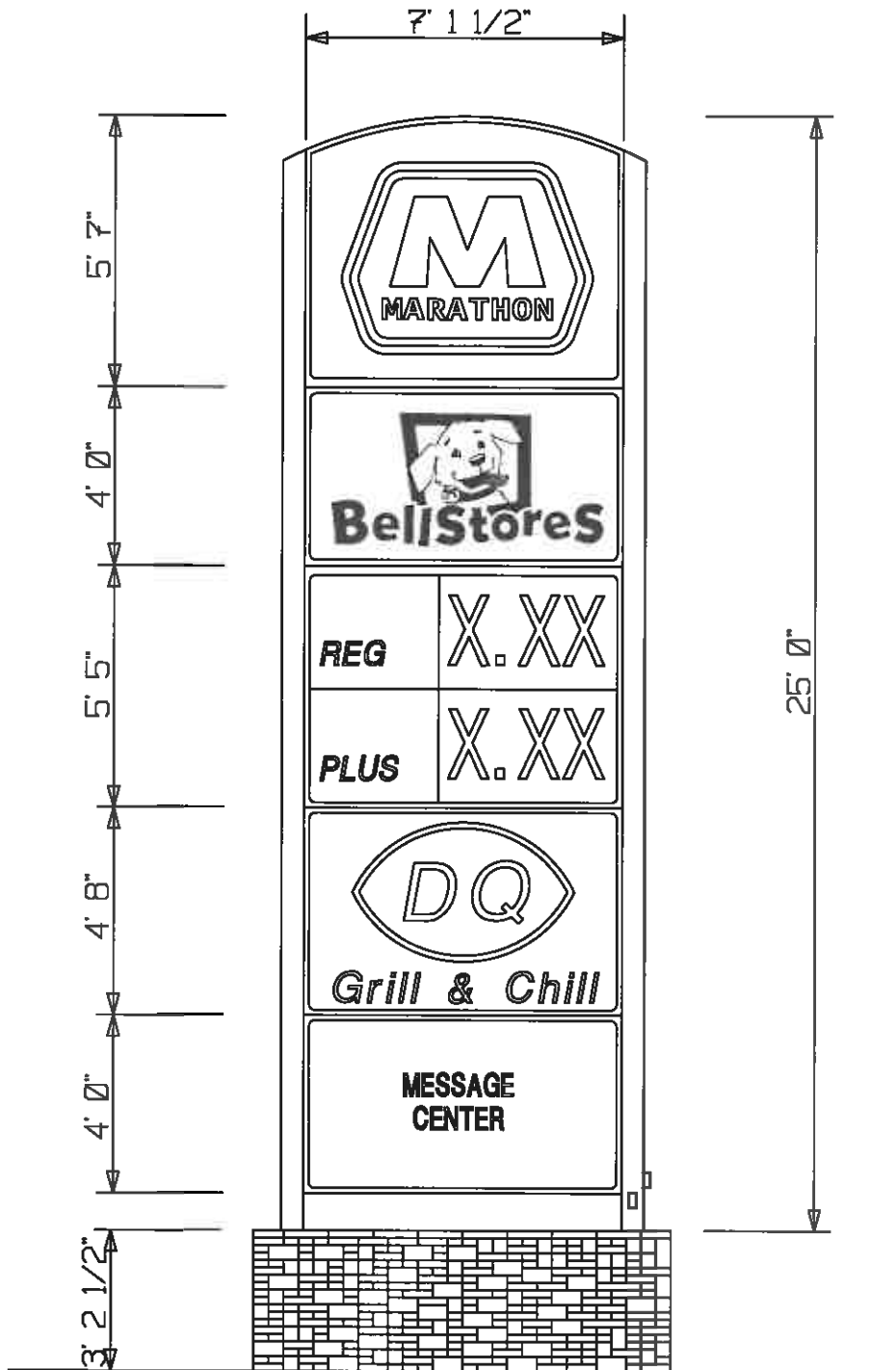
PARKING
 PARKING REQUIRED: 9,500 SQ. FT.
 RETAIL STORES: 12,000 SQ. FT.
 PER C-2 GENERAL COMMERCIAL ZONING
 (1 SPACE PER 375 SQ. FT.)
 12,000 SQ. FT. / 375 SQ. FT. = 32.00
 (32 SPACES)

UTILITY NOTES
 CITY OF FINDLAY (SEWER & WATER)
 15" SEWER MAIN (4" DIA. AS SHOWN)
 15" WATER MAIN (4" DIA. AS SHOWN)
 4" GAS MAIN (4" DIA. AS SHOWN)
 4" TELEPHONE MAIN (4" DIA. AS SHOWN)
 4" FIBER OPTIC MAIN (4" DIA. AS SHOWN)
 ALL UTILITIES TO BE DEPTH MARKED
 AND EXPOSED AT THE PROPOSED
 EXCAVATION SITES.

NOTES
 FLOOD ZONE CLASSIFICATION ON FLOOD
 FLOOD ZONE MAP AS SHOWN ON FLOOD
 INSURANCE RATE MAP NUMBER 2, 2011.
 - THE 1% ANNUAL CHANCE FLOOD
 C-1 BASE FLOOD ELEVATIONS
 DETERMINED = 775.00.
 THE ENTIRE SITE IS WITHIN FLOOD
 ZONE "A".



1. ALL UTILITIES TO BE DEPTH MARKED AND EXPOSED AT THE PROPOSED EXCAVATION SITES.
 2. THE ENTIRE SITE IS WITHIN FLOOD ZONE "A".
 3. THE 1% ANNUAL CHANCE FLOOD C-1 BASE FLOOD ELEVATIONS DETERMINED = 775.00.
 4. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 5. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FINDLAY ZONING ORDINANCES.
 7. THE PROPOSED EXCAVATION SHALL BE TO A DEPTH OF 4.0 FEET BELOW FINISHED GRADE.
 8. ALL EXCAVATION SHALL BE PROTECTED WITH CURB AND GUTTER BUILT UP TO FINISHED GRADE.
 9. ALL EXCAVATION SHALL BE BACKFILLED WITH COMPACTED GRANULAR FILL TO FINISHED GRADE.
 10. ALL EXCAVATION SHALL BE REVEALED WITH A 2% SLOPE TO THE ADJACENT DRIVEWAY OR SIDEWALK.
 11. ALL EXCAVATION SHALL BE REVEALED WITH A 2% SLOPE TO THE ADJACENT DRIVEWAY OR SIDEWALK.
 12. ALL EXCAVATION SHALL BE REVEALED WITH A 2% SLOPE TO THE ADJACENT DRIVEWAY OR SIDEWALK.
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 17. ALL EXCAVATION SHALL BE REVEALED WITH A 2% SLOPE TO THE ADJACENT DRIVEWAY OR SIDEWALK.
 18. ALL EXCAVATION SHALL BE REVEALED WITH A 2% SLOPE TO THE ADJACENT DRIVEWAY OR SIDEWALK.
 19. ALL EXCAVATION SHALL BE REVEALED WITH A 2% SLOPE TO THE ADJACENT DRIVEWAY OR SIDEWALK.
 20. ALL EXCAVATION SHALL BE REVEALED WITH A 2% SLOPE TO THE ADJACENT DRIVEWAY OR SIDEWALK.



PROPOSED
ROAD SIGN

ROAD SIGN: 170 SQ. FT.

3. SITE PLAN APPLICATION #SP-20-2015 filed by Treft Enterprises, LLC, 213 E. Crawford Street, Findlay for proposed change of use and garage addition at 401 Washington Street, Findlay.

HRPC

General Information

This parcel is located on the southwest corner of Washington Street and Liberty Street. It is zoned I-1 Light Industrial. Parcels to the east and west are also zoned I-1. To the north is zoned R-3 Single Family High Density and to the south is a railroad track and C-2 General Commercial zoning. 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

An existing house structure is on the lot.

Staff Analysis

The applicant wishes to change the property to the location of his contracting business. He will remove a 13' x 15' back porch and attach a new garage to the back of the house. The intent is to use the front of the existing house as office. The garage will be accessed off of Liberty Street.

According to Todd Richard, the house may not have been used as a residence for more than two (2) years and will have lost its nonconforming status. It could not currently be used as a residence because of its Industrial zoning without going before City Council to reestablish that use.

The applicant had originally proposed a much larger garage which would have required a variance on setbacks. He has since revised this to be a smaller structure that can meet the 30' rear yard setback. In the industrial zone an expansion of a building can continue along an existing building line so the usual side lot lines will not apply.

There will be no lighting other than a motion activated security light.

The applicant has stated he intends to approach the property owner to the east (323 Washington Street) about vacating this portion of Liberty Street. It dead ends into the railroad and only serves as access for the two lots.

Our main concern with the project is that some type of screening be provided for the existing residential uses on either side of the parcel. Although they are also zoned industrial, they are legal nonconforming uses. We recommend a 6' privacy fence on the west and any part of the east side not necessary for access. The fence should be placed at the north end of the garage and extend to the rear of the lot.

We also have some concerns about whether there will be vehicles parked here. The applicant stated that his employees come in their own vehicles and load up and leave. Any vehicles left on site must be able to park on the existing concrete pad. If the street is vacated, it will become a private drive area and can be used as parking space also.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-20-2015 for proposed change of use and garage addition at 401 Washington Street, Findlay subject to the following conditions:**

- **6' privacy fence on east and west sides of garage**

ENGINEERING

No objections

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-20-2015 for proposed change of use and garage addition at 401 Washington Street, Findlay subject to the following conditions:**

- **6' privacy fence on east and west sides of garage**

SP-20-2015

SITE PLAN APPLICATION
filed by Treft Enterprises, LLC,
for proposed change of use
and garage addition at
401 Washington Street, Findlay.

Legend



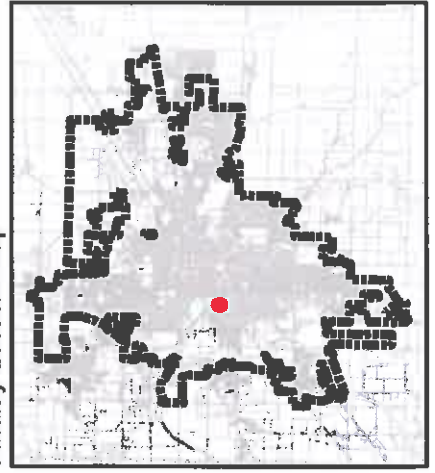
401 Washington St

Parcels



Findlay City

Findlay Locator Map

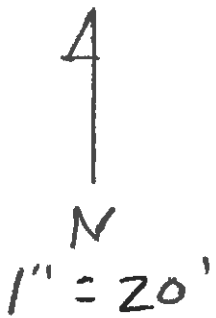
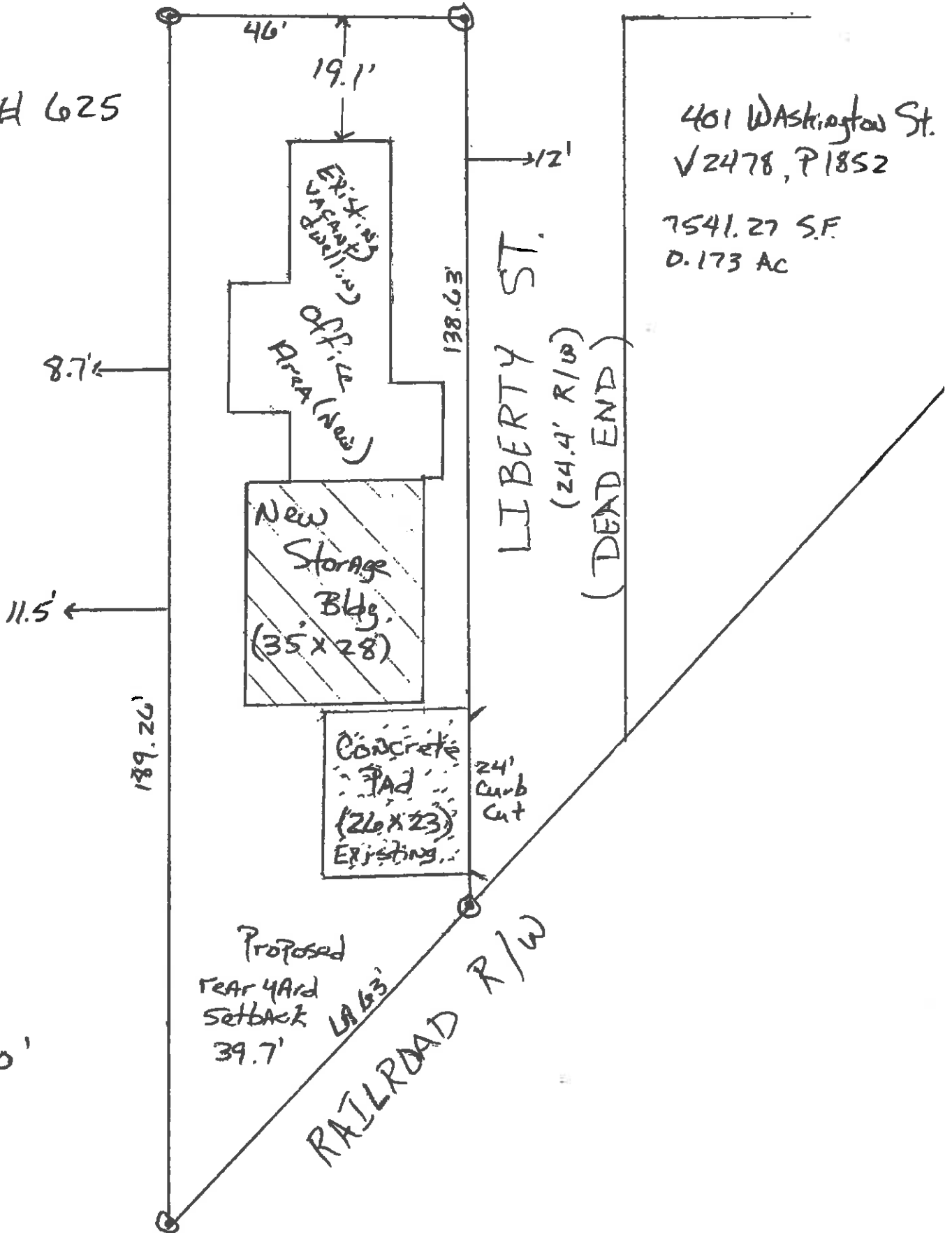


22



WASHINGTON ST. (60' R/W)

Lot # 625



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Hancock County GIS



Notes