

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT December 10, 2015

CITY PLANNING COMMISSION MEMBERS

Mayor Lydia L. Mihalik, Chairman
Service-Safety Director, Paul E. Schmelzer, P.E., P.S.
Jackie Schroeder
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, December 10, 2015 - 9:00 AM

COMMENTS

NEW ITEMS

1. PRELIMINARY PLAT APPLICATION #PP-01-2015 for Hickory Lake 1st-3rd Additions

HRPC

General Information

This request is located off the west side of TR 242 in Section 11 of Marion Township. It is zoned R-1 Single Family Residential. Land to the west is also zoned R-1 Single Family. To the south and east is A-1 Agriculture and to the north is zoned B-1 Institutions and Offices. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The Preliminary Plat was originally reviewed in June, 2014. Because it has been more than one year since approval it must be resubmitted.

Staff Analysis

The applicant is proposing a residential subdivision consisting of 36 building lots and three (3) cul-de-sac streets off the west side of TR 242.

Something that was missed back in 2014 and even last month at the HRPC review of the plat is that TR 242 is designated as a Secondary Thoroughfare on the County's Thoroughfare plan. Secondary thoroughfares require 80' of right-of-way. This means that the developer will need to dedicate 25' along the length of his subdivision for additional right-of-way on the west side of TR 242. That will mean an extra 10' has to be added to the right-of-way line as shown on the plat. The lots affected will still exceed the 100' of frontage that is required in the Marion Township Zoning Resolution.

ENGINEERING

No comments

FIRE PREVENTION

Provide a looped water system with hydrants properly spaced.

STAFF RECOMMENDATION

Staff recommends that FCPC approve **PRELIMINARY PLAT APPLICATION #PP-01-2015 for Hickory Lake 1st-3rd Additions with the following conditions:**

- Add 10' to the right-of-way dedication along TR 242 (HRPC)
- Provide a looped water system with hydrants properly spaced.

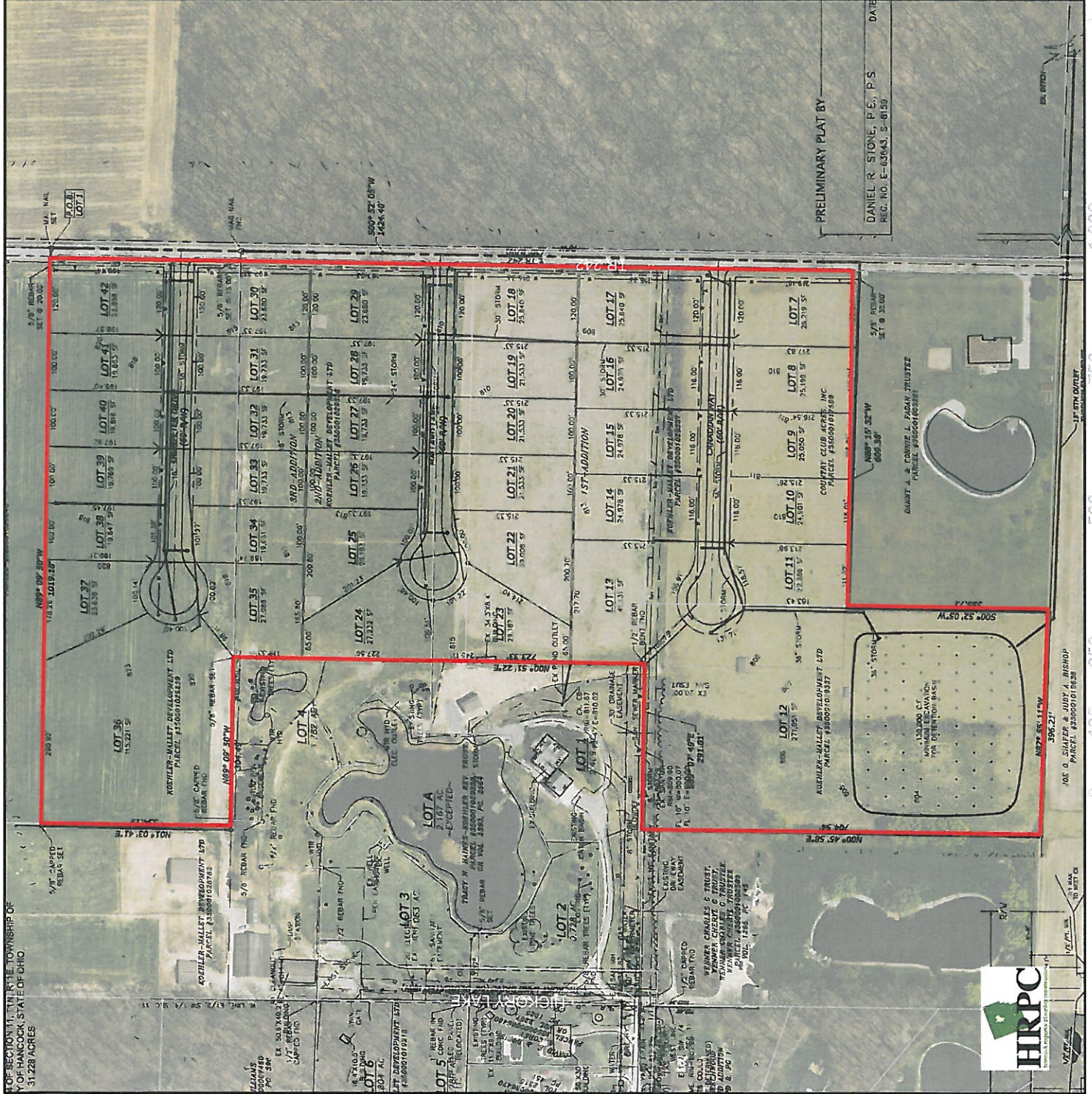
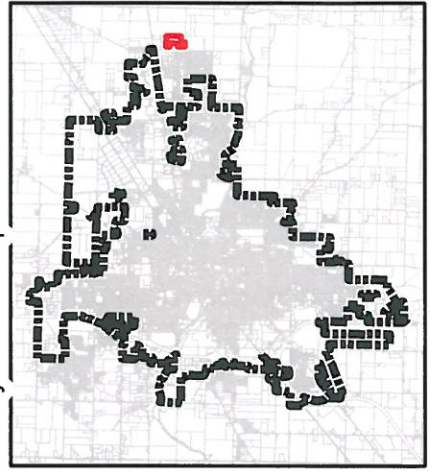
PP-01-2015

PRELIMINARY PLAT APPLICATION
for Hickory Lake 1st-3rd Additions

Legend

- Hickory Lake 1st-3rd Addition
- Road Centerlines
- Parcels
- Findlay City

Findlay Locator Map



2. FINAL PLAT APPLICATION #FP-03-2015 for Hickory Lake 1st Addition.

HRPC

General Information

This request is located off the west side of TR 242 in Section 11 of Marion Township. It is zoned R-1 Single Family Residential. Land to the west is also zoned R-1 Single Family. To the south and east is A-1 Agriculture and to the north is zoned B-1 Institutions and Offices. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The Preliminary Plat for Hickory Lake was reviewed in the previous case.

Staff Analysis

This first phase to be platted contains 11 lots and a 600' cul-de-sac street (Canadian Way).

As stated in the preliminary review, the right-of-way dedication along TR 242 needs to be increased by 10' to bring the west side of the centerline to 40'.

It appears that the street is to be public. We have heard back and forth between private and public in previous conversations. The status of the street needs to be verified now so the construction standards approved will be correct.

Staff Recommendation

HRPC Staff recommends approval to FCPC of **FINAL PLAT APPLICATION #FP-03-2015 for Hickory Lake 1st Addition subject to the following conditions:**

- Dedication of an additional 10' of right-of-way along TR 242
- Verification of whether the street is public or private.

ENGINEERING

For lots 13 to 17, it might be less confusing if the setback line was moved to coincide with the sanitary sewer easement.

FIRE PREVENTION

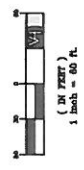
Provide a looped water system with hydrants properly spaced.

STAFF RECOMMENDATION

Staff recommends approval to FCPC of **FINAL PLAT APPLICATION #FP-03-2015 for Hickory Lake 1st Addition subject to the following conditions:**

- Dedication of an additional 10' of right-of-way along TR 242 (HRPC)
- Verification of whether the street is public or private. (HRPC)
- Provide a looped water system with hydrants properly spaced. (FIRE)

Final Subdivision Plat of
HICKORY LAKE
1ST ADDITION
 BEING A PART OF THE SW 1/4 OF SECTION 11, T1N, R11E,
 MARION TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO.
 13.620 ACRES



NOTE: All bearings are based on published Ohio North, 5401 Zone State Plane Coordinate System.

CURVE #	LENGTH	RADIUS	BEARINGS	CHORD	DELTA
C1	43.30'	60.00'	S70°09'48"W	42.13'	47°24'35"
C2	22.60'	60.00'	S71°34'30"W	20.83'	59°15'40"
C3	133.81'	60.00'	N43°31'09"W	107.87'	127°32'24"
C4	86.01'	60.00'	S59°46'35"W	81.07'	82°00'06"
C5	43.30'	60.00'	S62°20'30"E	42.43'	47°24'35"

1"=300' Iron Pin Set with 2" Aluminum Cap

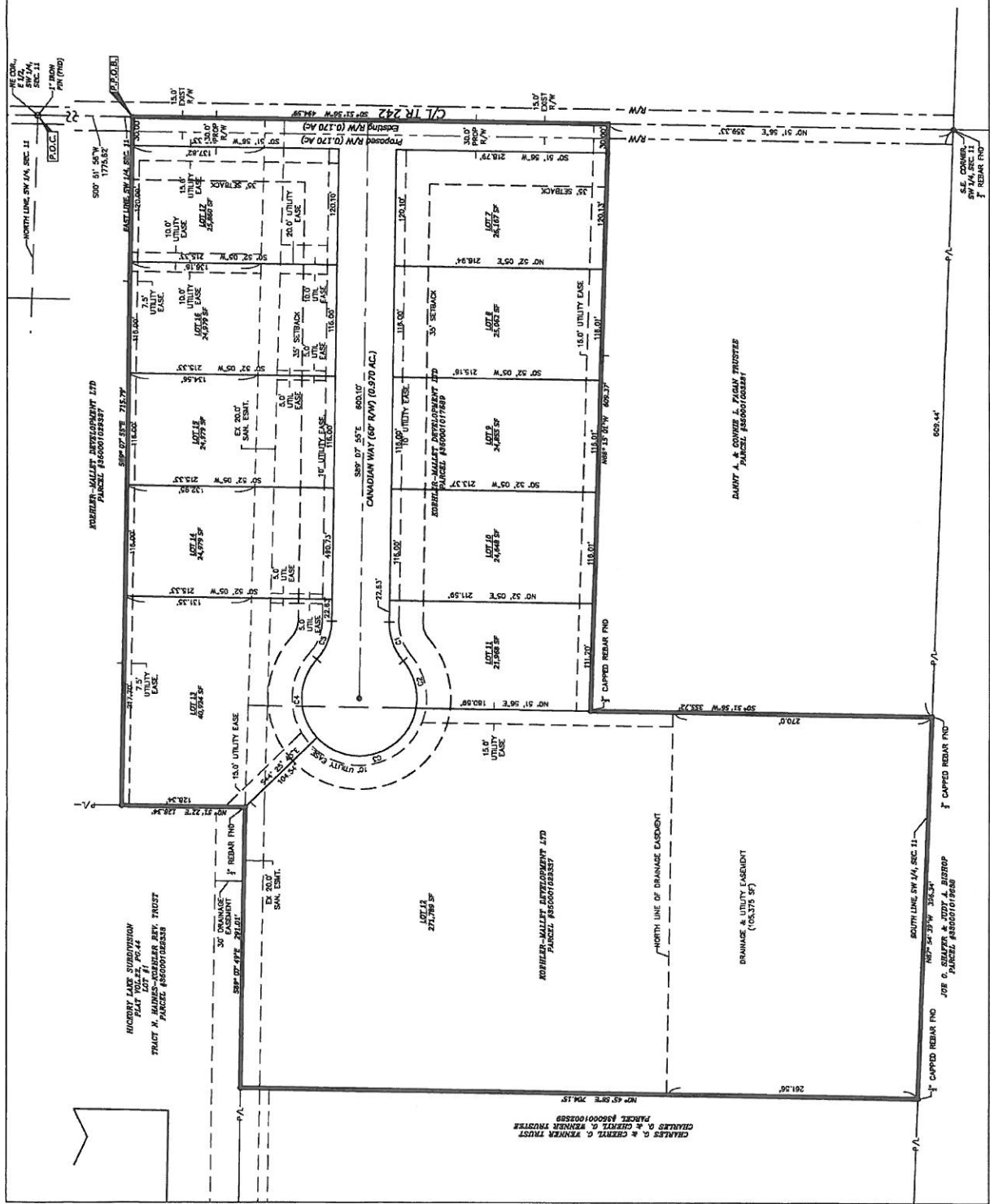
O = Found PK Mark
 A = Found RR Spike
 □ = Found Iron Pin

DATE: OCTOBER 28 2015
 PREPARED FOR:

OWNER/DEVELOPER:
 COUNTRY CLUB ACRES, INC. &
 KOEHLER-MALLET DEVELOPMENT LTD.,
 655 FOX RUN ROAD-SUITE B
 FINDLAY, OH 45840

NO.	REVISION	BY	DATE

VAN HORN, HOOVER
 & ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 P.O. BOX 612
 FINDLAY, OHIO 45839
 (419)423-5630
 EMAIL: info@vanhornhoover.com



3. SITE PLAN APPLICATION #SP-28-2015 filed by Country Club Acres, Inc., 655 Fox Run Rd., Findlay for Senior Housing complex to be located at 11815 TR 145, Findlay

HRPC

General Information

This request is located on the south side of TR 145 just west of Goldenrod Lane. It is zoned M-2 Multiple Family High Density. Land to the east and south is zoned C-2 General Commercial. Land to the north is zoned R-1 Single Family Low Density. To the west is zoned R-3 Single Family High Density. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Agricultural.

Parcel History

Vacant land

Staff Analysis

The applicant is proposing to construct a 3 story apartment complex for the 55 and over age group.

Front yard setback is a minimum of 40' in the M-2 district. Sides and rear yards are 35'. All setbacks are met or exceeded in the plan.

The M-2 District permits one unit per 3,500 square feet. The site is 6.592 acres which computes to 287,147 square feet. The site could potentially support a maximum of 82 units. The plan indicates that the complex will contain 62 units.

The M-2 District allows a maximum coverage of impervious surfaces (buildings, pavement, etc.) at 40%. The plan as presented has approximately 25% of impervious coverage.

Parking in the M-2 District is calculated at 2.5 spaces per unit plus 1 space per 2 units for visitors. 62 apartments units would require 186 parking spaces. The plans show a parking lot with a total of 94 spaces. The developer stated that in their experience with this type of housing, as many as 60% of the tenants will not own a vehicle, so the parking shown should be adequate. They have applied for a variance with BZA to reduce the parking requirements. Staff has looked at the Fox Run facility next door which is assisted living/nursing home. They have constructed parking for 102 vehicles at the front of the building and an additional 47 at the rear. At the time they were reviewed, the standard for such a facility would have only required 70 spaces, so they did more than the minimum. The difference here is that this development is not assisted living or nursing home status. The tenants here are living totally independently. Findlay also does not have much in the way of public transportation other than a cab company and HATS. Staff has discussed a possible "banking" of parking. The developer would show where additional parking would fit into the site and based on how the situation plays out when the development is in operation, if there is a need for more parking, they will be required to construct it.

The landscaping plans submitted show various deciduous and evergreen trees on site, planting in islands of the parking areas and foundation plantings along the front areas of the building.

The building will be a combination of brick and siding. There is variation in the roofs. The main

entry will have a covered porch with columns.

A lighting plan submitted shows adequate ranges at property lines abutting residential areas. According to a schedule on that page of the plan, the poles are 22' in height with a 3' base. This meets the maximum height permitted of 25'.

Staff Recommendation

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-28-2015 for a Senior Housing complex to be located at 11815 TR 145, Findlay subject to the following condition:**

- **A variance in regard to parking from BZA (HRPC)**

ENGINEERING

Access – The applicant is proposing one (1) drive onto Township Road 145. The drive is located on the west side of the property to minimize the amount of construction that would need to take place inside the pipeline easement.

According to the Thoroughfare Map, Township Road 145 is a secondary thoroughfare which requires an 80 foot right-of-way (40 foot each half). The existing south half of the right-of-way is 22.5 feet. An additional 17.5 feet of right-of-way should be dedicated to bring the right-of-way up to the standard distance (this was also a requirement for the nursing home located west of the site).

Water & Sanitary Sewer – The applicant is proposing two (2) water services and one (1) sanitary service. Township Road 145 was repaved within the last couple of years so the water services will need to be bored under the road. The plans currently show a 3" domestic line for the building. Water Distribution cannot make a 3" tap. The tap will either need to be increased to a 4" tap or reduced to a 2" tap. Water Distribution will also require a detector meter on the fire line with a bypass line for testing purposes. The plan also currently shows a fire hydrant connected to the fire line, this is not permitted.

Stormwater Management – Stormwater detention is being provided by existing detention basin location on the south side of the property. The detention basin was sized to include this property. The parking lot is shown draining into the center island but there are no outlets shown from the island. I am not sure if this is being used as a raingarden or if the plans have just not been finalized yet. This will need to be addressed because as it currently stands, water will back up and will eventually spill out the drive and into the public roadway.

Sidewalks – There is a proposed four (4) foot sidewalk shown on the south side of Township Road 145. Per City standards, the walk needs to be extended through the proposed drive (8 inch thickness in the drive area).

Recommendations: Conditional approval of the plan subject to the following conditions:

- Dedication of an additional 17.5 feet of Right-of-way for Township Road 145
- Water services must be bored under Township Road 145
- Revising the size of the domestic tap to either a 2" tap or 4" tap
- A detector meter with bypass be installed on the fire line
- The fire hydrant cannot come off of the fire line

- The design engineer must address the parking lot drainage to the satisfaction of the engineering department
- The proposed walk must be extended through the drive

The following permits may be required prior to construction:

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

FIRE PREVENTION

- Provide an emergency access drive from the proposed drive and parking area around the south side of the structure. This will serve for proper building evacuation and apparatus placement in an emergency.
- The proposed hydrant placement is sufficient and since it is included on the underground fire line, an 8” fire line shall be installed due to the dead end main being over 300 feet.
- The Fire Department Connection (FDC) shall be a 5” Storz connection with a 30 degree elbow. An exterior horn/strobe shall be placed above the FDC working on water flow only.
- The final location of the FDC and hydrant shall be determined by FFD.
- This structure will require a Knox box.

STAFF RECOMMENDATION

Staff recommends that FCPC **approve SITE PLAN APPLICATION #SP-28-2015 for a Senior Housing complex to be located at 11815 TR 145, Findlay subject to the following conditions:**

- A variance in regard to parking from BZA (HRPC)
- Dedication of an additional 17.5 feet of Right-of-way for Township Road 145 (ENG)
- Water services must be bored under Township Road 145 (ENG)
- Revising the size of the domestic tap to either a 2” tap or 4” tap (ENG)
- A detector meter with bypass be installed on the fire line (ENG)
- The fire hydrant cannot come off of the fire line (ENG)
- The design engineer must address the parking lot drainage to the satisfaction of the engineering department (ENG)
- The proposed walk must be extended through the drive (ENG)
- Provide an emergency access drive from the proposed drive and parking area around the south side of the structure. This will serve for proper building evacuation and apparatus placement in an emergency. (FIRE)
- The proposed hydrant placement is sufficient and since it is included on the underground fire line, an 8” fire line shall be installed due to the dead end main being over 300 feet. (FIRE)


- The Fire Department Connection (FDC) shall be a 5" Storz connection with a 30 degree elbow. An exterior horn/strobe shall be placed above the FDC working on water flow only. (FIRE)
- The final location of the FDC and hydrant shall be determined by FFD. (FIRE)
- This structure will require a Knox box. (FIRE)

SP-28-2015


SITE PLAN APPLICATION
filed by Country Club Acres, Inc.,
for Senior Housing complex to be
located at 11815 TR 145, Findlay.

Legend


 Country Club Acres Senior Housing


 Road Centerlines


 Findlay City


 Parcels

Findlay Zoning District

 R1 - Single Family, Low Density

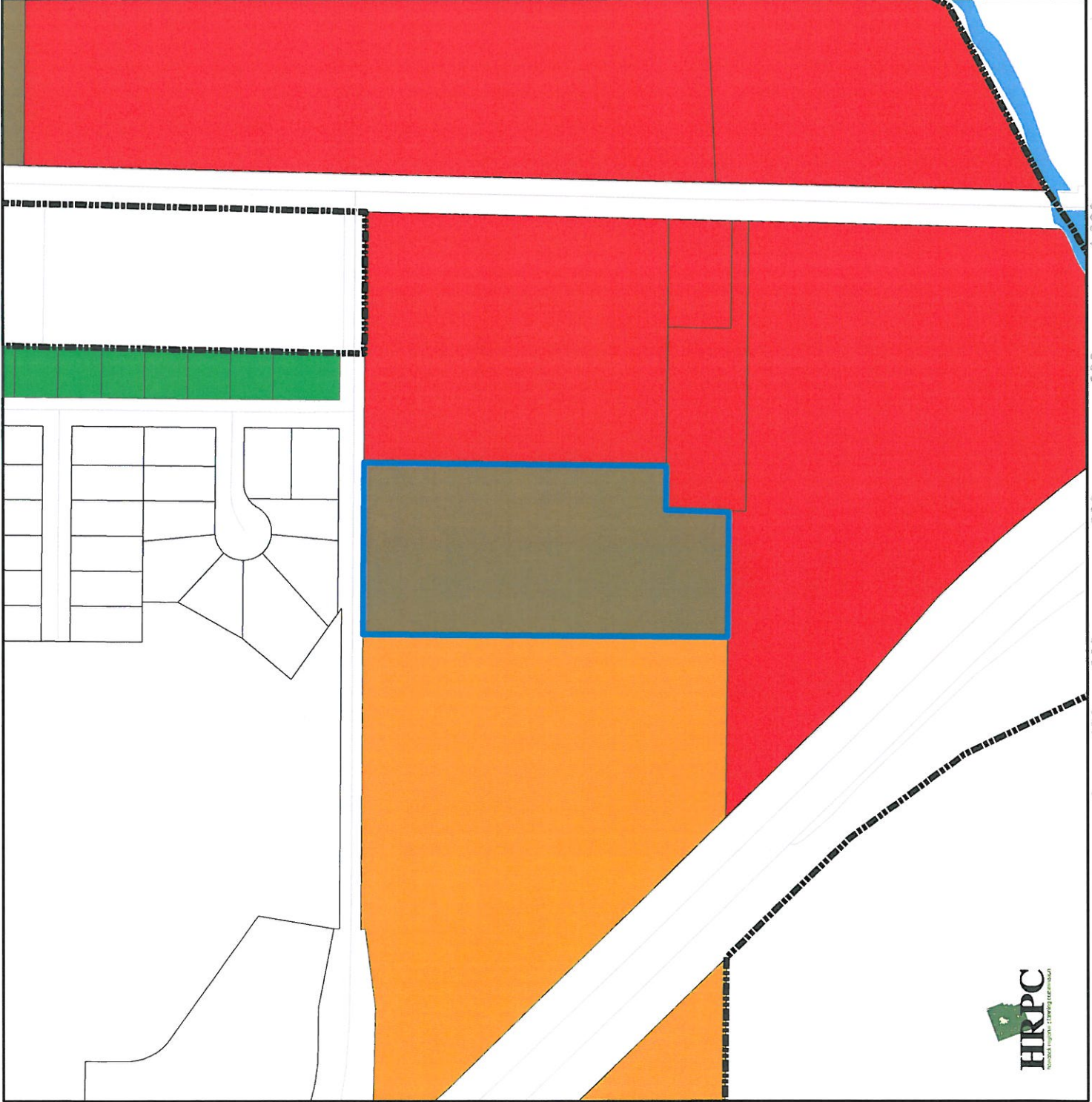
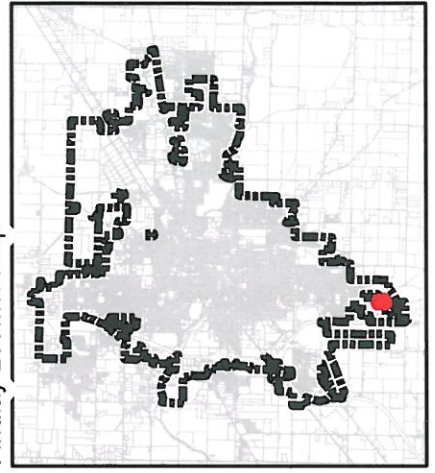
 R3 - Single Family, High Density

 R4 - Two Family, High Density

 C2 - General Commercial District

 M2 - Multiple-Family District, High Density





Findlay Locator Map



SP-28-2015

SITE PLAN APPLICATION
filed by Country Club Acres, Inc.,
for Senior Housing complex to be
located at 11815 TR 145, Findlay.

Legend

-  Country Club Acres Senior Housing
-  Road Centerlines
-  Parcels
-  Findlay City

Findlay Locator Map

