

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT February 11, 2016

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, January 14, 2016 - 9:00 AM

COMMENTS

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-01-2016 filed to rezone 133 Hillcrest Avenue, Findlay from O-1 Institutions & Offices to R-1 Single Family Low Density Residential.

HRPC

General Information

This request is located on the south side of Hillcrest Avenue. It is zoned O-1 Institutions and Offices. Abutting land on all sides of the proposal are zoned R-1 Single Family Low Density. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Medium Lot.

Parcel History

Originally constructed as a duplex in the early 1970's this site was a former dental office. In July, 2013 the applicant requested that the parcel be rezoned to O-1 in order to sell as an office. Planning Commission recommended denial of the request. City Council approved the rezoning request.

Staff Analysis

The applicant now wishes to rezone the parcel back to R-1 Single Family Low Density to accommodate a buyer who wishes to purchase for a residence.

While R-1 is the current zoning, the lot size is smaller than the requirements for an R-1 lot. Most of the parcels along this street are more in conformance with the R-2 category. When Staff begins work on the City Zoning Map, this area should be changed to R-2. The Land Use Plan also indicates the R-2 district as appropriate.

HRPC Staff had commented on the illegal parking in the front of the building back in 2013. The curb is dropped and there are parking spaces across the sidewalk where vehicles can pull in forward. We are not sure how these came to be approved, but feel that they certainly should be removed and the curb replaced. This is a residential neighborhood with an elementary school less than a block west of it. It stands to reason that there is plenty of pedestrian traffic whether from the residences or the school and having cars parked here is a hazard.

Staff Recommendation

HRPC Staff recommends that Planning Commission recommend to Council that they rezone 133

Hillcrest to R-2 Single Family Medium Density and that the parking spaces at the front of the lot be removed.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend to Findlay City Council that 133 Hillcrest Avenue be rezoned to R-2 Single Family Medium Density.

ZA-01-2016

PETITION FOR ZONING AMENDMENT
filed to rezone 133 Hillcrest Avenue,
Findlay from O-1 Institutions & Offices
to R-1 Single Family Low Density
Residential.

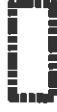
Legend



133 Hillcrest Avenue

roadcenterlines_ft

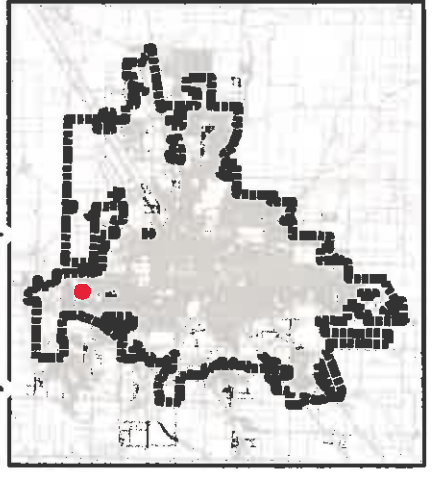
Parcels



Findlay City



Findlay Locator Map



ZA-01-2016

PETITION FOR ZONING AMENDMENT
filed to rezone 133 Hillcrest Avenue,
Findlay from O-1 Institutions & Offices
to R-1 Single Family Low Density
Residential.

Legend

133 Hillcrest Avenue

Road Centerlines

Findlay City

Findlay Zoning District

R1 - Single Family, Low Density

R2 - Single Family, Medium Density

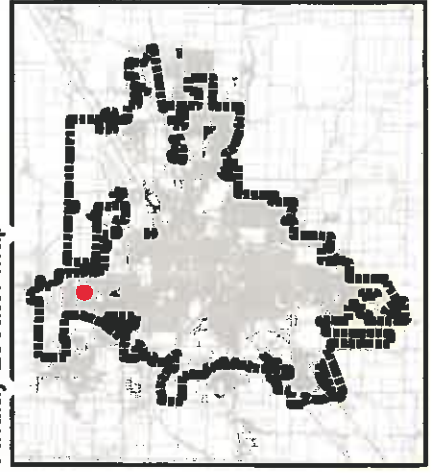
C2 - General Commercial District

O1 - Institutions and Offices

M2 - Multiple-Family District, High Density

CD - Condominium District

Findlay Locator Map



2. PETITION FOR ZONING AMENDMENT #ZA-02-2016 filed to rezone Lot 1010 in the AF & DM Vance Addition, Parcel #600000317710 from R-3 Single Family Residential to R-4 Duplex/Triplex High Density.

HRPC

General Information

This request is located on the east side of N. Cory Street just north of the first east/west alley north of High Street. It is zoned R-3 Single Family High Density. Parcels to the north and south are also zoned R-3. Parcels to the east and west are zoned C-2 General Commercial. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as PMUD (Planned Mixed Use Development).

Parcel History

The site is currently vacant. A triplex was located on this parcel until it was destroyed by a fire and demolished in 2008.

Staff Analysis

The applicant is requesting to rezone this lot to R-4 Duplex/Triplex High Density in order to construct a new 2 or 3 family unit. In the recent zoning code amendments, the R-4 District was changed to accommodate both categories of housing.

The neighborhood is a mixture of single, duplex and triplex units now. The homes directly north and south of this lot are listed as duplexes on the County Auditor's website. The home directly across the street is single family and is abutted by duplexes on its north and south sides. When changes are made to the zoning map this area will probably be a checker board of various residential categories.

Judy Scrimshaw has been in conversations with the new owner of the lot and has informed him that only one residential structure is permitted on the site and the requirements for off street parking. We will consider this an infill site when determining the development standards to apply at that time

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-02-2016 filed to rezone Lot 1010 in the AF & DM Vance Addition, Parcel #600000317710 from R-3 Single Family Residential to R-4 Duplex/Triplex High Density.**

ENGINEERING

No Comments

FIRE PREVENTION

No comments.

STAFF RECOMMENDATION


Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-02-2016 filed to rezone Lot 1010 in the AF & DM Vance Addition, Parcel #600000317710 from R-3 Single Family Residential to R-4 Duplex/Triplex**


High Density.

ZA-02-2016

PETITION FOR ZONING AMENDMENT
filed to rezone Lot 1010 in the AF & DM
Vance Addition, Parcel #60000317710
from R-3 Single Family Residential to
R-4 Duplex/Triplex High Density.

Legend

 Lot 1010 in the AF & DM Vance Addition

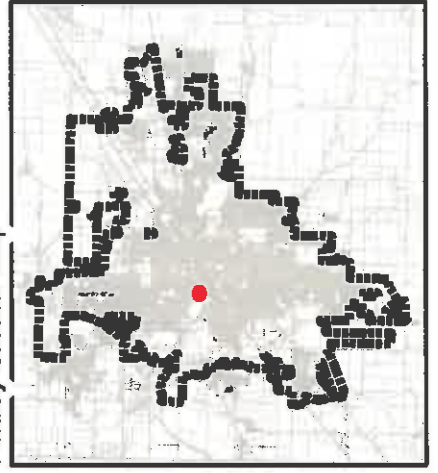
 Road Centerlines

 Parcels

 Findlay City



Findlay Locator Map



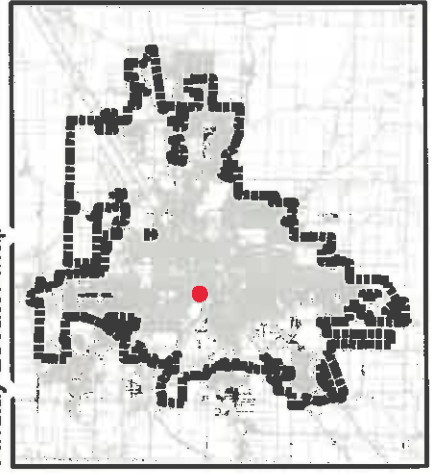
ZA-02-2016

PETITION FOR ZONING AMENDMENT
filed to rezone Lot 1010 in the AF & DM
Vance Addition, Parcel #600000317710
from R-3 Single Family Residential to
R-4 Duplex/Triplex High Density.

Legend

- Lot 1010 in the AF & DM Vance Addition
- Road Centerlines
- Findlay City
- Findlay Zoning District
- R3 - Single Family, High Density
- C2 - General Commercial District
- C3 - Downtown Commercial District
- Parcels

Findlay Locator Map



3. ALLEY/STREET VACATION PETITION #AV-02-2016 filed to vacate +/- 18.8' of right-of-way along the east side of S. Main Street from E. Lincoln Street north to a point approximately 267'.

HRPC

General Information

This request is located on the east side of S. Main Street just north of E. Lincoln Street. It is zoned C-3 Downtown Business. All surrounding parcels are also zoned C-3. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

This is the future site of the Hancock Hotel as conditionally approved by FCPC in January, 2016.

Staff Analysis

The applicant is proposing to vacate 18.8' of public right of way across the full frontage of the future hotel site encompassing approximately 267 lineal feet.

At the site plan review in January for the construction of the hotel, it was noted that the canopy structure over the entry encroached into the right-of-way. The Commission had discussed a recent case at the Findlay Inn in which they vacated a portion of right-of-way on E. Main Cross Street in order to construct an outdoor patio area. Only the portion of actual encroachment was vacated.

It appears that the applicant is requesting a much larger vacation than necessary. Staff does not see any reason to vacate the full length of the block nor to go any further west into the right of way than what the structure will be built upon.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council to vacate only that portion of the right-of-way necessary to encompass the canopy structure.

ENGINEERING

It was my understanding from the last meeting that the applicant was going to look into the possibility of shortening up the canopy so that they could minimize the amount that would overhang into the existing right of way. For the portion that did overhang into the right of way, the possibility was presented to vacate around the canopy so that the canopy would be on private property as opposed to having a permit to be in the public right of way.

The application that was submitted would vacate the right of way from the back of curb on the east side of Main Street from Lincoln Street to Hardin Street. Engineering would recommend that the application be modified so that the vacation would follow around the canopy as was recommended at the last meeting.

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend to Findlay City Council to approve **ALLEY/STREET VACATION PETITION #AV-02-2016** amended to only vacate that portion of right-of-way needed to encompass the proposed canopy structure.

AV-02-2016

ALLEY/STREET VACATION PETITION filed to vacate +/- 18.8' of right-of-way along the east side of S. Main Street from E. Lincoln Street north to a point approximately 267'.

Legend



AV-02-2016



Hancock Hotel

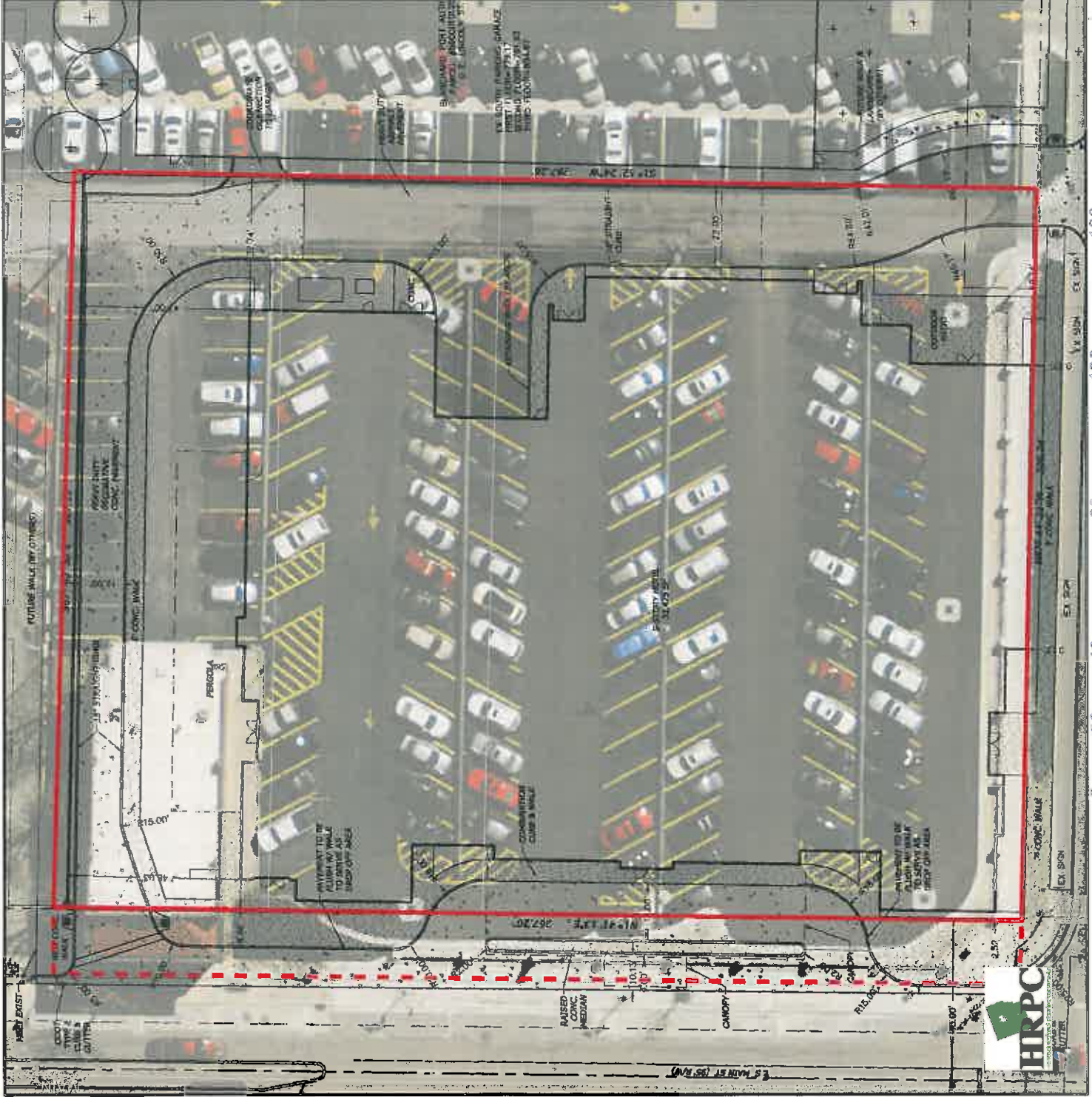
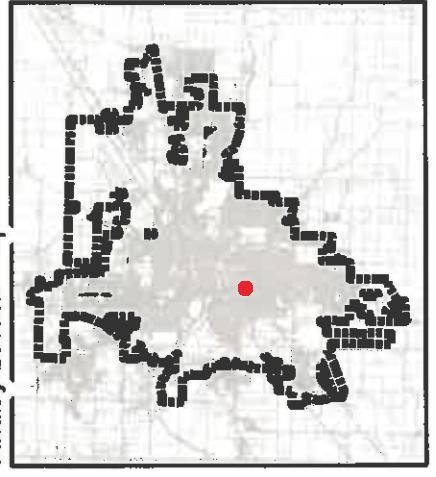
Road Centerlines

Parcels



Findlay City

Findlay Locator Map



4. LETTER REQUESTING REVIEW OF PROPOSED RIGHT OF WAY for 1845 Fostoria Avenue, Findlay, OH.

HRPC

General Information

This project is located on the southeast corner of Bright Road and Fostoria Avenue. It is zoned C-2 General Commercial and parcels to the north and west are also zoned C-2. To the south and east the parcels are zoned MH Mobile Home. It is not within the 100 year flood hazard area. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

The site is currently vacant. Some prior uses have been an ice cream store, pizza store, and retail meat market and car dealership.

Staff Analysis

The applicant is requesting feedback on what the potential impact of required right-of-way along Fostoria Avenue/SR 12 will be for development purposes.

Fostoria Avenue/SR 12 is a Major Thoroughfare on the City of Findlay Thoroughfare Plan. The proposed right-of-way for Majors is 120'. This would mean the parcel would be measured at 60' from the centerline before any setbacks would apply. We believe the current right-of-way on the south side is 30'. Bright Rd. is also a Major Thoroughfare on the City's Plan and would require the same width. We aren't sure of the current right-of-way width along Bright Road, it seems to vary. Staff checked on the plans for Ohio Orthopaedics on the opposite corner of this intersection. When they filed their site plan they dedicated the extra right-of-way on both Fostoria Avenue/SR 12 and Bright Road to bring them to 60' from center.

This is a small site and complying with the new right-of-way may make it more difficult to develop. The applicant does have the option of applying for setback variances with BZA if necessary to fit their plan on the site. At this time we have not seen any proposed plans of what they are considering.

ENGINEERING

Both Bright Road and Fostoria Avenue are major thoroughfares. The subdivision regulations require the right of way on major thoroughfares to be a total of 120 feet (60 feet on each half).

Fostoria Avenue (SR 12) – The existing southern half right of way is 30 feet. The existing pavement has one (1) drive lane in each direction and a left turn lane. If the pavement is ever widened to add additional lanes, the existing right of way will not be large enough for the improvements. Engineering would recommend that the additional 30 feet be dedicated to meet the requirements of the subdivision regulations.

Bright Road – The existing eastern half right of way tapers from 50 feet before the curve to 40 feet at the intersection. The existing pavement has two (2) drive lanes in each direction and a left turn lane. Engineering does not see additional lanes ever being added to the existing pavement. Since the property in question is relatively small (0.80 acres per the auditor's website), the property may already be losing 30 feet from the Fostoria Avenue side and we do not see additional lanes being added in the future, we would not recommend additional right of way

be dedicated.

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends that the applicant dedicate the extra 30' of right of way along the Fostoria Avenue/SR 12 side on their site plan. If FCPC agrees with the Engineers comments, we recommend no change to the Bright Road side of the parcel. Applicant will be able to apply to BZA for setback variances if needed when the site plan is development.

Special Review Right of Way

LETTER REQUESTING REVIEW
OF PROPOSED RIGHT OF WAY
for 1845 Fostoria Avenue, Findlay, OH.

Legend



1845 Fostoria Avenue

Road Centerlines

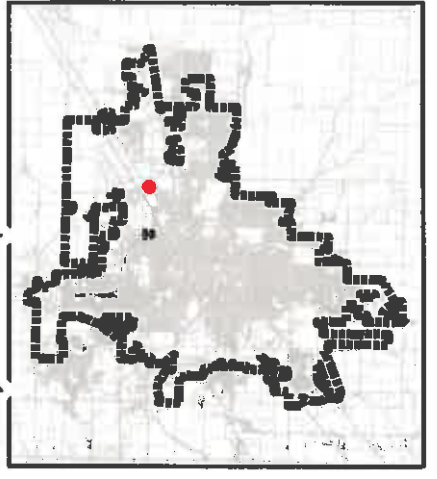
Parcels



Findlay City



Findlay Locator Map



5. SITE PLAN APPLICATION #SP-03-2016 filed by University of Findlay, 1000 N Main Street, Findlay for a proposed Center for Student Life and College of Business to be located at 312 College Street.

HRPC

General Information

This request is located in the block bounded by College Street, Morey Avenue, and Davis Street. It is in the University Overlay. All surrounding parcels are also in the University Overlay District. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as University.

Parcel History

The site is currently occupied with surface parking and residential buildings.

Staff Analysis

The applicant is proposing to construct a two-story, 56,847 square foot Center for Student Life and College of Business building.

There are two setback standards in the University Overlay based on the height of the building. The categories are less than 30' and over 30' in height. This structure has heights varying from 33' to 50' so the over 30' category must be used. In this category the setbacks are 40' front yard, 20' side yard and 20' rear yard. Because two (2) sides abut streets, the building has a front yard setback on each. The Davis Street side of the building encroaches into the 40' setback by 10'. The applicant has filed with BZA for a variance on this. The other 3 sides of the building comply with the setback requirements.

A great deal of existing parking, 305 spaces, is being removed to accommodate the new construction. 97 spaces will remain on the site with the new building. Because it is a University setting, parking can be shared anywhere on the campus.

The area will be heavily landscaped with trees, shrubs and planters. A large plaza area on the south (College Street) side will provide areas to gather and possibly eat when the weather permits.

There is no free standing signage indicated. Identification is shown on the buildings. If any other signage will be used, it will require separate permits.

Staff Recommendation

HRPC Staff recommends that FCPC approve **SITE PLAN APPLICATION #SP-03-2016 for a proposed Center for Student Life and College of Business to be located at 312 College Street subject to BZA approval on the setback on Davis Street.**

ENGINEERING

Access – The site is currently accessed by a total of five (5) drives on Davis Street, Morey Avenue and College Street. The proposed site will have a total of three (3) drives, one (1) on Davis Street, one (1) on Morey Avenue and one (1) on College Street.

Water & Sanitary Sewer – The applicant is proposing two (2) new sewer services that will

connect into the existing sanitary sewer on Davis Street. That sewer has been lined in the past so we would recommend that new lateral be connected to the main at the same location as a couple of the existing laterals so no additional holes will need to be cut into the liner.

We are currently discussing different possibilities with the University and their engineer that would allow the existing four (4) inch waterline on Davis Street to be replaced with an eight (8) inch waterline. Depending upon the results of the discussion, the location of the proposed domestic and fire line taps might change.

Stormwater Management – Stormwater detention is being provided by a proposed underground detention system located under the proposed parking lot. There is a typo in the Stormwater calculations that were provided that will need to be revised and resubmitted to Engineering for approval and while a calculation was included for the required Water Quality Volume, no information was provided on how this is being addressed. A Stormwater Pollution Prevention Plan will need to be submitted and approved before construction will be allowed to begin.

Sidewalks – There are existing sidewalks on Davis Street, Morey Avenue, and College Street. New sidewalk is proposed in areas that are now driveways or where the existing curb is in poor condition.

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

- The University and their engineering work with Engineering to finalize the location of the water services.
- Stormwater calculations be revised and resubmitted to Engineering with an explanation of how the Water Quality Volume is being addressed.

The following permits may be required prior to construction:

- Street Opening Permit x 6
- Sanitary Permit x 2
- Storm Permit x 4
- Water Permit x 2
- Sidewalk Permit
- Curb Cut Permit x 3

FIRE PREVENTION

Water line and hydrant placement are sufficient but if required to relocate either, final placement of a fire hydrant shall be determined by FFD.

Final location of the Fire Department Connection (FDC) shall be determined by FFD

A Knox box will be required for this building.

Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends approval of SITE PLAN APPLICATION #SP-03-2016 filed by University of Findlay for a proposed Center for Student Life and College of Business to be located at 312 College Street subject to the following conditions:

- Approval of variance on setback on north (Davis Street) side (HRPC)

- **The University and their engineering work with Engineering to finalize the location of the water services. (ENG)**
- **Stormwater calculations be revised and resubmitted to Engineering with an explanation of how the Water Quality Volume is being addressed. (ENG)**
- **Water line and hydrant placement are sufficient but if required to relocate either, final placement of a fire hydrant shall be determined by FFD. (FIRE)**
- **Final location of the Fire Department Connection (FDC) shall be determined by FFD (FIRE)**
- **A Knox box will be required for this building. (FIRE)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

SP-03-2016

SITE PLAN APPLICATION
filed by University of Findlay
for a proposed Center for Student Life
and College of Business to be located
at 312 College Street.

Legend



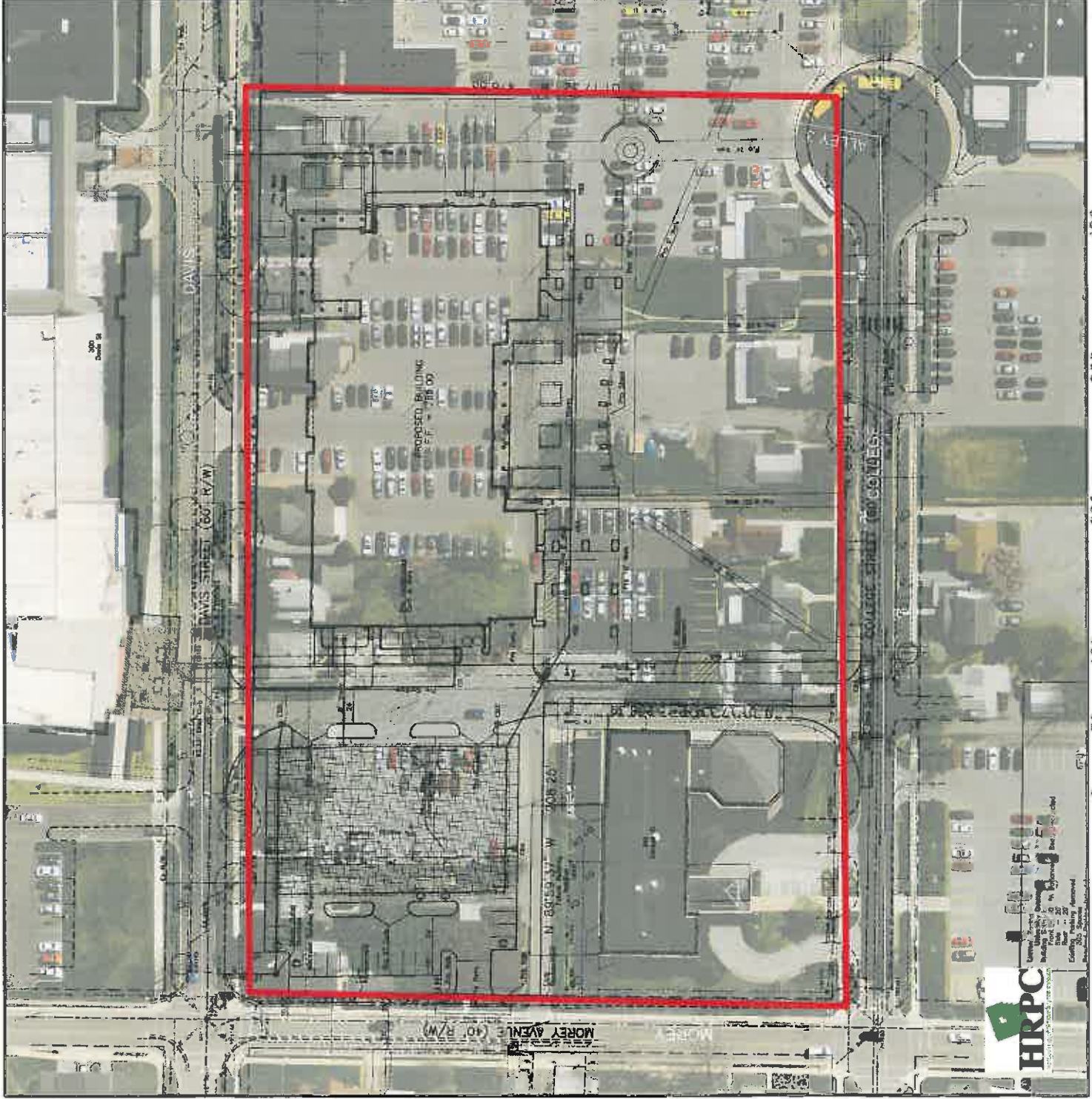
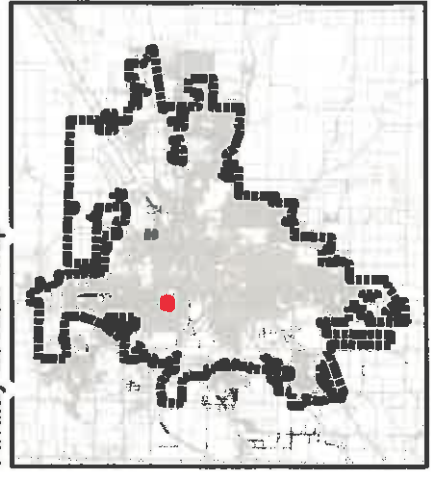
312 College Street

Road Centerlines



Findlay City

Findlay Locator Map



HRPC
University of Findlay
Planning & Zoning Commission
Meeting Room 101
101 N. Morey Ave.
Findlay, OH 44830
City of Findlay
City Planning Department
City Engineer
300 S. Morey Ave.
Findlay, OH 44830





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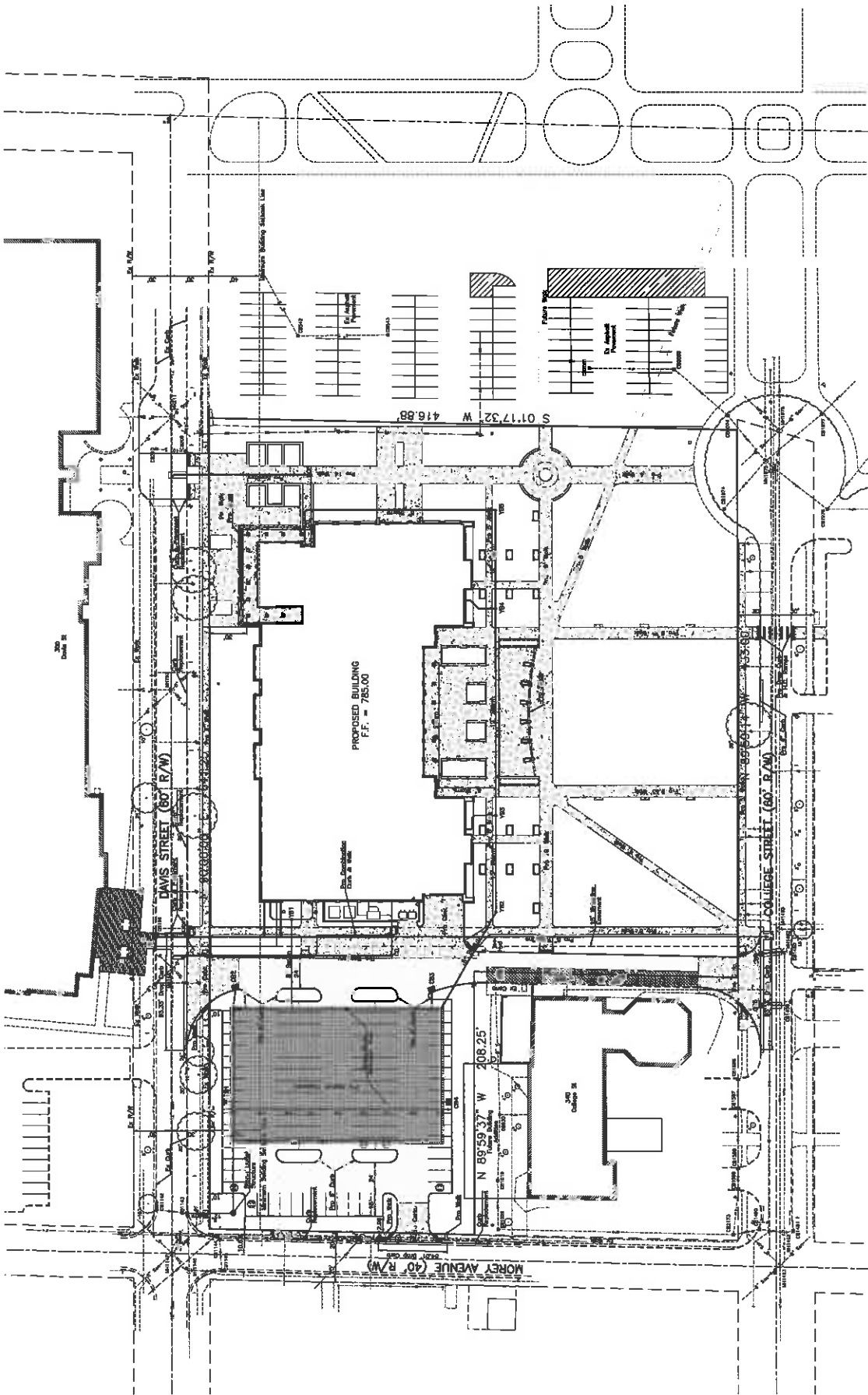
UNIVERSITY OF FINDLAY

FINDLAY, OHIO

CENTER FOR STUDENT LIFE & COLLEGE OF BUSINESS

PRELIMINARY
 FOR APPROVAL ONLY

ma architects
 2015.240
 S.M. / P.L.
 2016-0201
 SP3



SITE PLAN



PETERMAN ASSOCIATES INC.
 ARCHITECTS - ENGINEERS - INTERIORS - LANDSCAPE ARCHITECTS - PLANNERS
 10000 W. WILSON AVENUE, SUITE 1000
 WESTMINSTER, COLORADO 80039-3318
 TEL: 303.440.5100
 FAX: 303.440.5101
 WWW.PETERMAN-PA.COM

Current Building Footprint
 Building Footprint 1/4" Variance is Being Requested
 Area = 10,000 sq. ft.
 Building Footprint Area = 10,000 sq. ft.
 Proposed Parking Capacity = 200 (Maximum of 200 spaces) = 100 spaces
 Proposed 100' for University Building Zoning of 200 spaces
 Additional Parking to Available Campus Lots



775 West Third Street, Suite 300
Cincinnati, Ohio 45202
414.763.2277
www.maaarchitects.com

UNIVERSITY OF FINDLAY

CENTER FOR STUDENT LIFE & COLLEGE OF BUSINESS

FINDLAY, OHIO

PRELIMINARY
10/20/2016

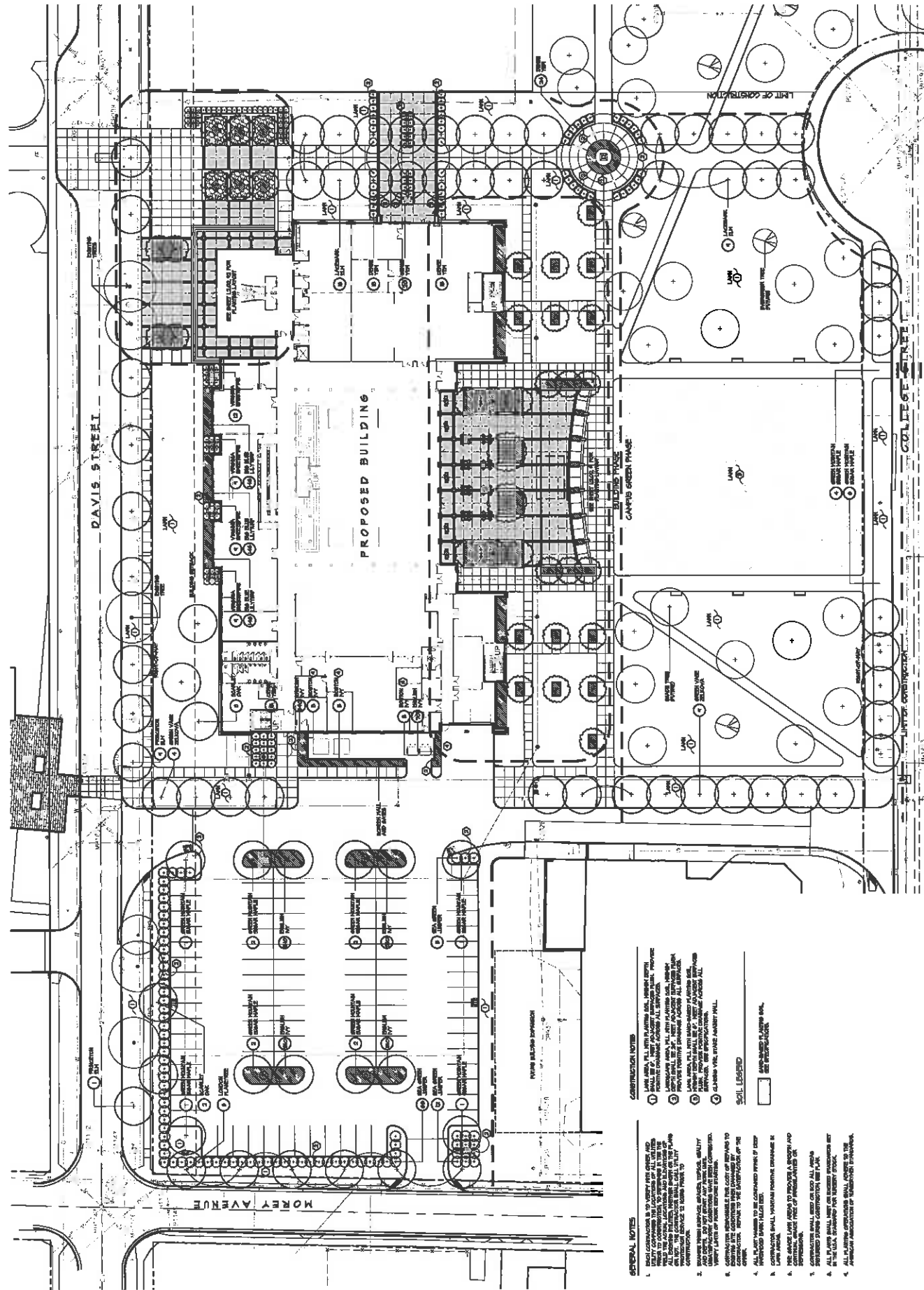


2016.04.03

Author

2016.05.21

L3.01



- GENERAL NOTES**
1. SOIL CONDITIONS TO VERIFY TREE GROWTH AND STABILITY. CONTRACTOR SHALL VERIFY TREE GROWTH AND STABILITY TO BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL EXISTING TREES TO REMAIN SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE PROTECTIVE CHAINSAW PROTECTION ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION.
 2. CONTRACTOR SHALL VERIFY TREE GROWTH AND STABILITY TO BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE PROTECTIVE CHAINSAW PROTECTION ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION.
 3. CONTRACTOR SHALL VERIFY TREE GROWTH AND STABILITY TO BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE PROTECTIVE CHAINSAW PROTECTION ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION.
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- CONSTRUCTION NOTES**
1. LAWN AREA SHALL BE PLANTING WITH 1" DIA. BERRY BERRY PLANTS. PROVIDE PROTECTIVE CHAINSAW PROTECTION ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION.
 2. CONTRACTOR SHALL VERIFY TREE GROWTH AND STABILITY TO BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE PROTECTIVE CHAINSAW PROTECTION ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION.
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- SOIL LEGEND**
- AS-BUILT PLANTING MAT.
 - SEE EXISTING PLAN.

OVERALL SITE PLAN - PLANTING

EDGE

PLANTING PLAN FOR CENTER FOR STUDENT LIFE & COLLEGE OF BUSINESS
110 WEST SPRING STREET, SUITE 300
CINCINNATI, OHIO 45202
04.03.2016



college of business night view



bookstore entry



college of business entry



main entry



CENTER FOR STUDENT LIFE & COLLEGE OF BUSINESS
FINDLAY, OHIO

EXTERIOR RENDERINGS
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M.A. ARCHITECTS