

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT March 10, 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, March 10, 2016 - 9:00 AM

COMMENTS

NEW ITEMS

1. **RIGHT-OF-WAY DEDICATION PLAT #FP-02-2016 filed by Senior Homes of Findlay, LLC, 11815 TR 145, Findlay to dedicate an additional 17.5' of right-of-way along the south side of TR 145.**

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

FCPC approved a Multi-Family Housing project on this parcel in January, 2016.

Staff Analysis

A condition of the approval of the site plan for this site was the dedication of additional right-of-way across the lot. TR 145 is labelled as a Secondary Thoroughfare on the City's Thoroughfare Plan. The current right-of-way is 45' in this area. The applicant was required to dedicate an additional 17.5' of right-of-way in order to reach the 40' from the centerline as required.

Staff Recommendation

HRPC Staff recommends that Planning Commission recommend to Council that they accept the new right-of-way as presented.

ENGINEERING

The existing right of way for Township Road 145 is in an easement. This means that the property owner owns the land but because of the easement, the City has the right to construct, maintain, rebuild, etc. the roadway as required. When we asked for the dedication plat as a requirement on the site plan for the senior housing project, the intent was to have both the existing right of way and the additional right of way dedicated to the City of Findlay. This would mean that the City would own the right of way and the property line for the senior housing project would become the south right of way line. If this is done, the senior housing project would still meet the lot coverage requirements in the zoning code and the property owner would not be paying taxes on property that is being used as public right of way.

The legal description that was submitted as part of the dedication plat is only for the additional right of way. The legal description needs to be revised to also include the existing right of way so that the end result is not the existing right of way owned by the property owner while the additional right of way is owned by the City.

Recommendations: Conditional approval of the dedication plat subject to the legal description being revised to include the existing right of way.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend to Findlay City Council approval of the **RIGHT OF WAY DEDICATION PLAT #FP-02-2016** filed by Senior Homes of Findlay, LLC, 11815 TR 145, Findlay to dedicate additional right-of-way along the south side of TR 145 subject to:

- the legal description being revised to include the existing right of way.

FP-02-2016

RIGHT OF WAY DEDICATION PLAT
#FP-02-2016 filed by Senior Homes of Findlay, LLC, to dedicate additional right-of-way along the south side of TR 145.

Legend



Proposed ROW Dedication

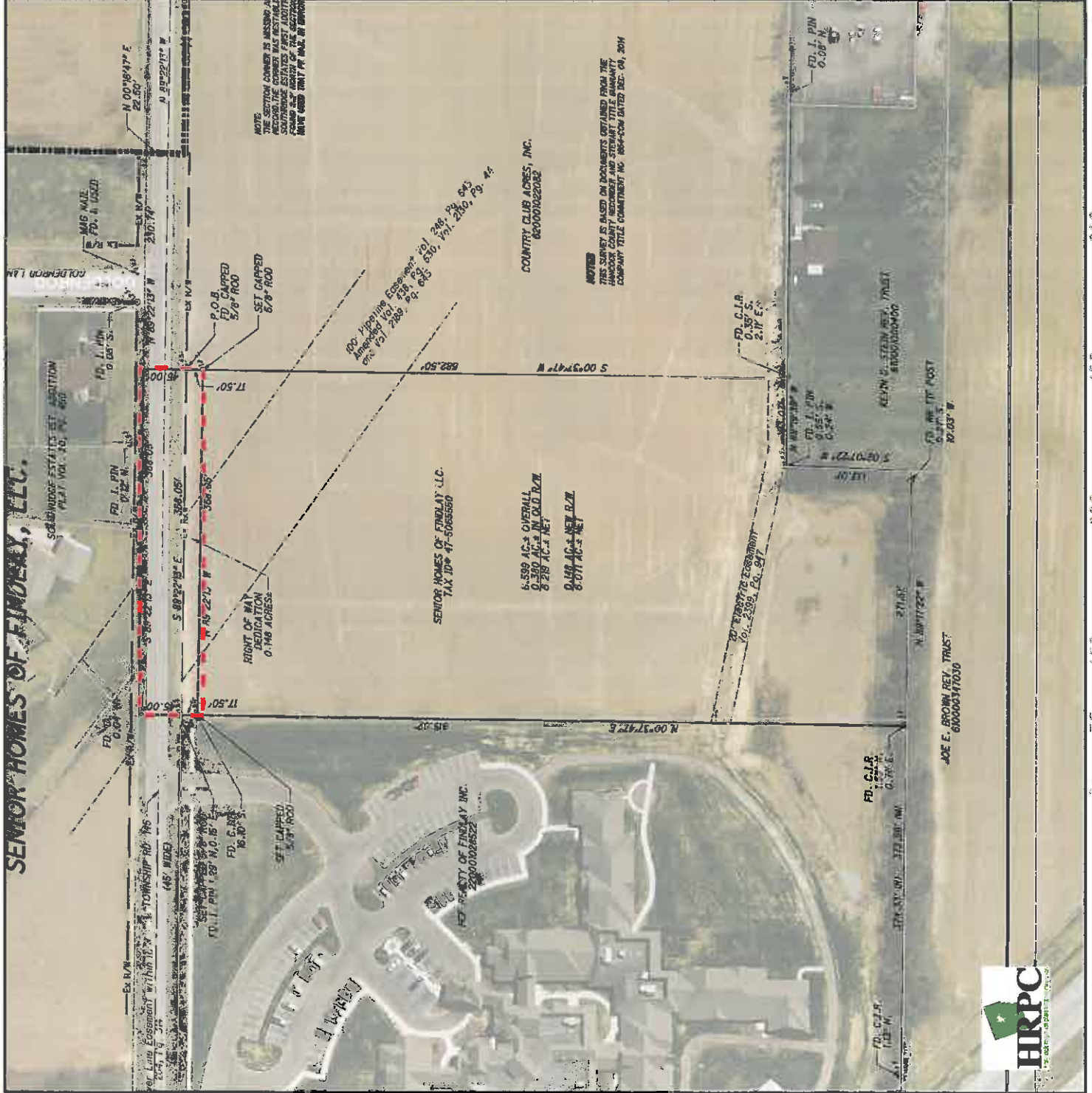
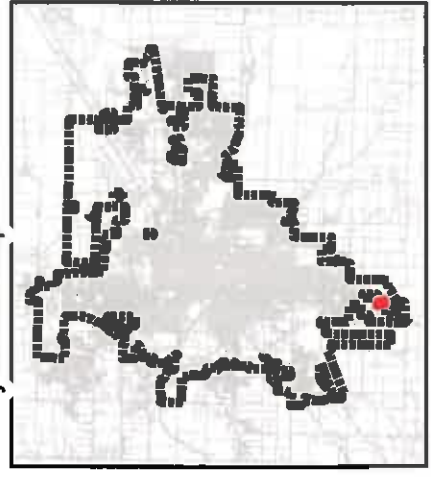
Road Centerline

Parcels

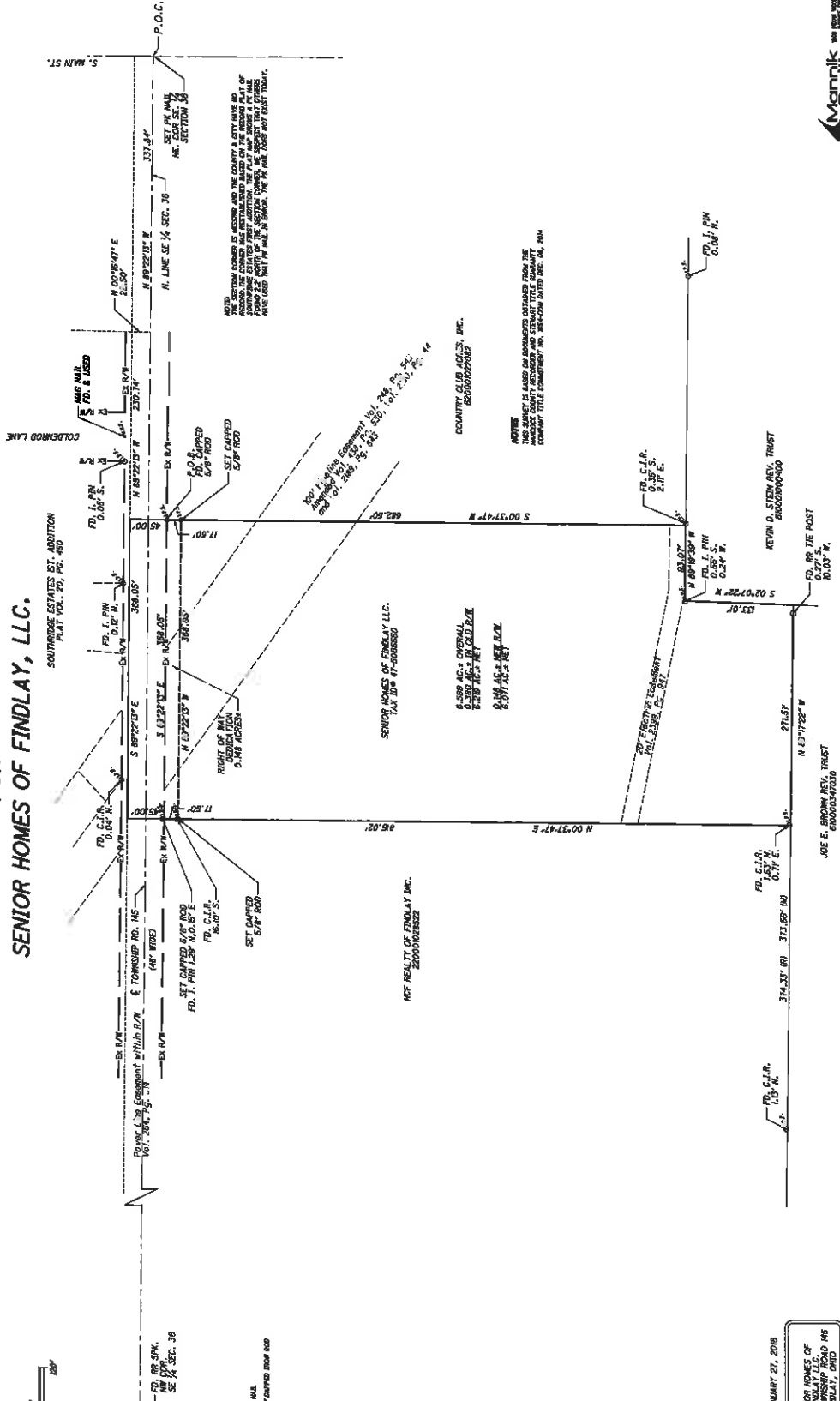


Findlay City

Findlay Locator Map

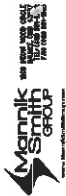


**RIGHT OR WAY DEDICATION
TOWNSHIP ROAD 145
PART OF THE SE 1/4 AND PART OF THE NE 1/4 OF SECTION 36, T-1-N, R-10-E,
CITY OF FINDLAY, HANCOCK COUNTY, OHIO
FOR
SENIOR HOMES OF FINDLAY, LLC.**



LEGEND
 *ALL SETBACK WALLS
 @ALL SETBACK ROW ROAD

DATED JANUARY 27, 2018
 CORNER
 SENIOR HOMES OF
 FINDLAY LLC
 145 TOWNSHIP ROAD 145
 FINDLAY, OHIO



2. PRELIMINARY PLAT APPLICATION #PP-02-2016 filed for Glenmar Subdivision located on the west side of CR 140 in Liberty Township.

HRPC

General Information

This request is located off the west side of CR 140 north of CR 95 in Liberty Township. It is zoned R-1 One Family Residential in the Township. Parcels to the south and east are also zoned R-1. Parcels to the north are zoned Agriculture in Portage Township. 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 Glenmar Subdivision was originally started in 2006. The last Preliminary Plat was done in 2013 for the Glenmar Subdivision 1st Addition. That plat only dealt with the remaining land east of the ditch along Andrew Jackson Lane. A Final Plat was approved in June, 2013.

Staff Analysis

The applicant is presenting a new Preliminary Plat for the north portion of the land on the west side of the ditch. The plat shows 24 residential lots and a common area lot with a pond and is shown as developing in 2 phases. Smokies Way will be extended west across the ditch and a short cul-de-sac and stub of Glenmar Parkway will intersect in the northwest corner.

Lot sizes comply with the Liberty Township Zoning Resolution for size and width. The roads are public. There was discussion at the HRPC meeting in regard to type of curb that would be used. The Township wants only the straight curb, but the Subdivision Regulations require curb and gutter for public streets. The original sections of the subdivision have curb and gutter except for the Villa phase on Andrew Jackson Lane. The bridge across the ditch on Smokies Way will provide the transition area to switch to the straight curb. The County Engineer is responsible for reviewing and approving the construction drawings, and he was going to meet with the Township on this issue before Final Platting of the subdivision.

Subdivision Regulations also require that stub streets be shown when there is undeveloped acreage abutting a proposed subdivision to allow for connectivity of a street system in the future. There is not a stub street shown to the north. HRPC discussed this issue as well. The land directly north (approximately 57 acres) is in Portage Township. The Township has zoning, but the entire township is currently zoned Agriculture. The Agricultural zoning only allows one building permit per 35 acres. As it stands today, it is not likely to ever become a residential subdivision. HRPC decided to give a variance on that requirement. A stub street will be required to the west when the rest of the subdivision (currently exempted from the plat) is platted. There is a stub street to the south from Andrew Jackson Lane east of the ditch

The Deputy County Engineer had read the Covenants and Restrictions that the developer had submitted and advised them to apply for a County Petition Ditch according to ORC in order for the County to accept maintenance for drainage and the detention pond.

Staff Recommendation

HRPC Staff recommends that FCPC approve **PRELIMINARY PLAT APPLICATION #PP-02-2016 filed for Glenmar Subdivision subject to the following conditions:**

- **Approval of variance on the requirement to have a stub street to the north**

- **Changes be made to the Covenants and Restrictions as recommended by Deputy Engineer, Doug Cade**

ENGINEERING

No Comments

FIRE PREVENTION

No comments.

STAFF RECOMMENDATION

Staff recommends approval of **PRELIMINARY PLAT APPLICATION #PP-02-2016 for Glenmar Subdivision subject to the following conditions:**

- **Approval of variance on the requirement to have a stub street to the north**
- **Changes be made to the Covenants and Restrictions as recommended by Deputy Engineer, Doug Cade**

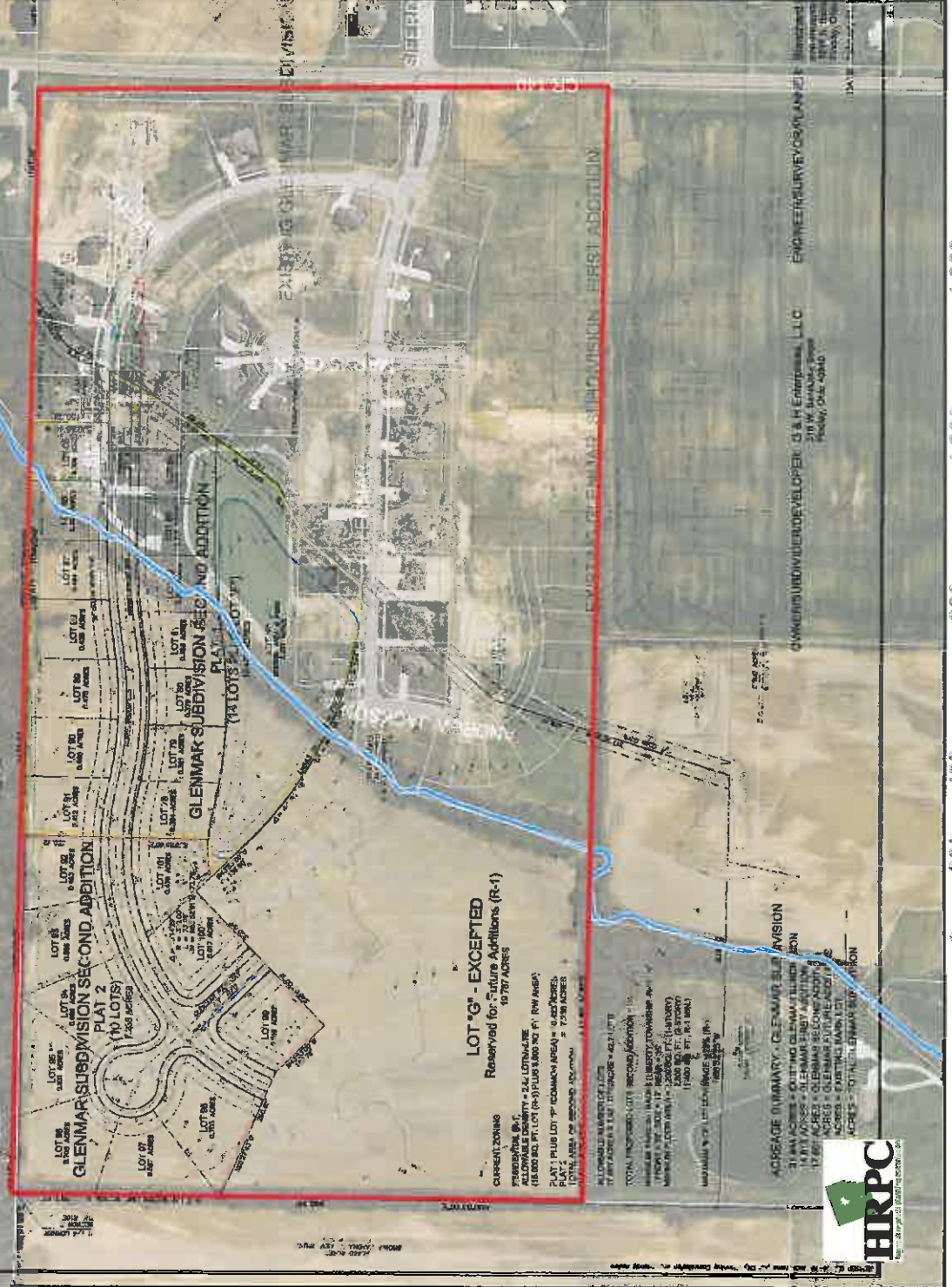
PP-02-2016

PRELIMINARY PLAT APPLICATION
filed for Glenmar Subdivision located
on the west side of CR 140 in
Liberty Township.




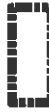
PRELIMINARY PLAN
Glenmar Subdivision
84.738 ACRES

PART OF THE N 1/2, NE 1/4, SEC. 3, T11N R10E
LIBERTY, TOWNSHIP, HANCOCK COUNTY, OHIO

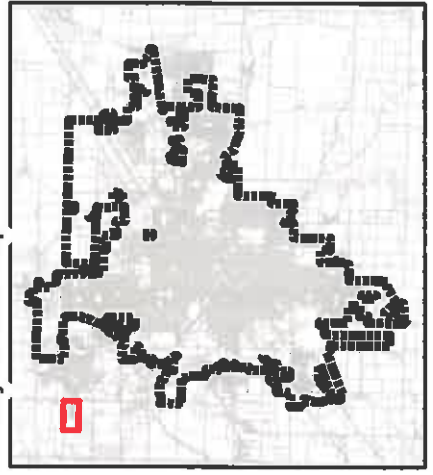
February 01, 2016



Legend

-  Glenmar Subdivision
-  Road Centerline
-  Parcels
-  Findlay City

Findlay Locator Map



LOT "G" - EXCEPTED
Reserved for Future Additions (R-1)
19.797 ACRES

CURRENT ZONING
RESERVATION # 01
ALLOWABLE DENSITY = 24.4 LOTS/ACRE
(18,000 SQ. FT. LOT (R-1) PLUS 18,000 SQ. FT. RW AREA)
PLAT 1 PLUS LOT "G" COMMON AREA = 9.267 ACRES
TOTAL AREA OF SECOND ADDITION = 23.99 ACRES

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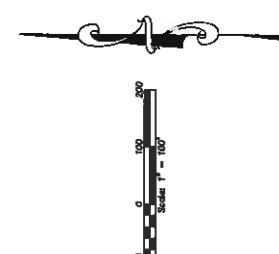
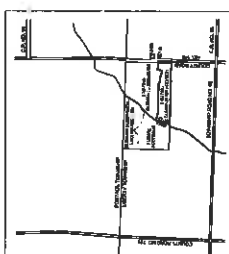
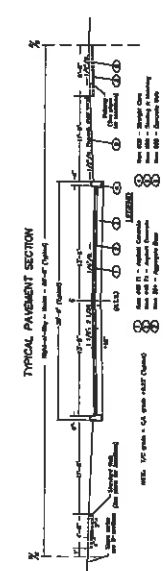
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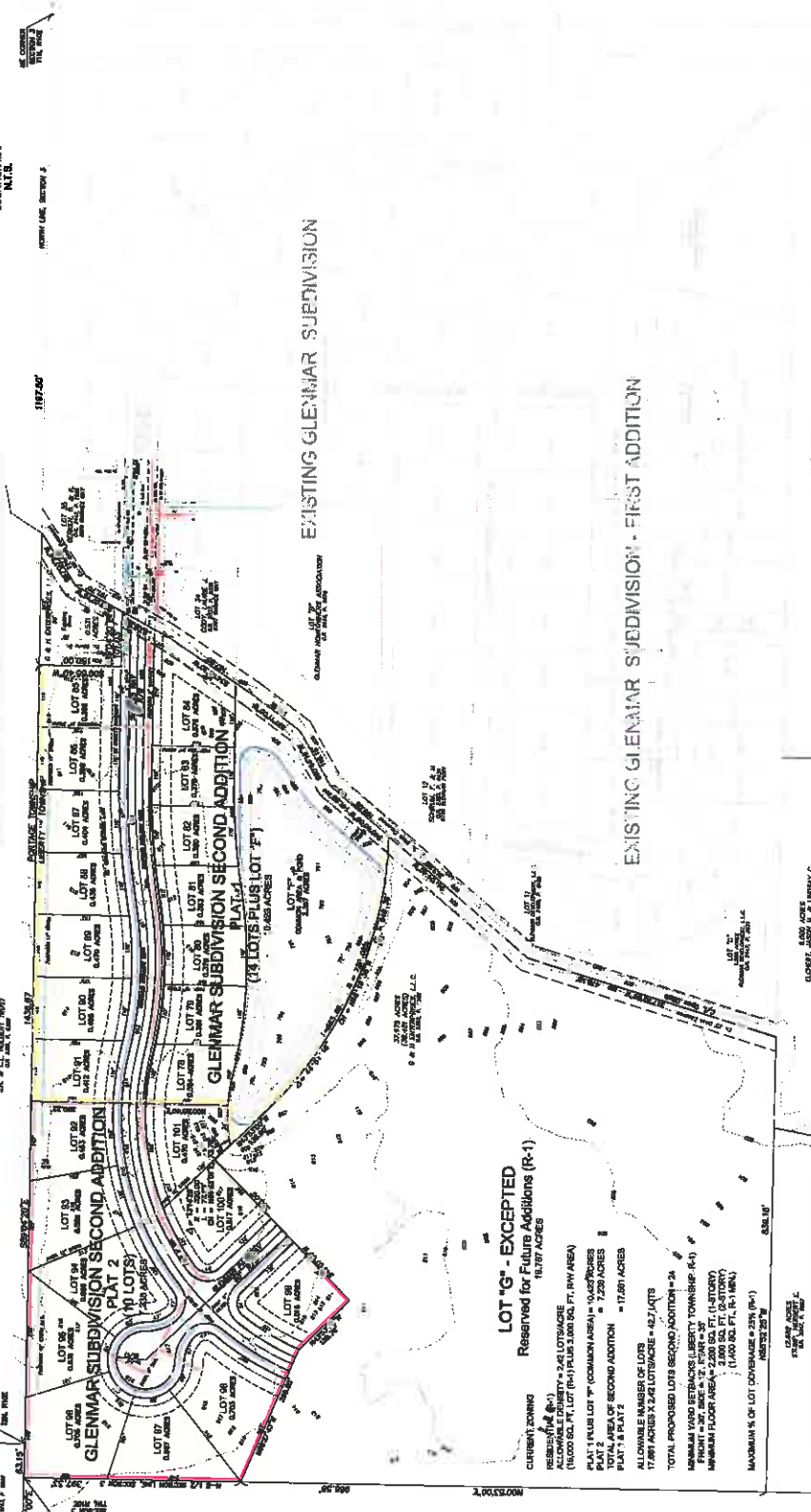


PRELIMINARY PLAN Glenmar Subdivision 84.738 ACRES PART OF THE N 1/2, NE 1/4, SEC. 3, T1N, R10E LIBERTY, TOWNSHIP, HANCOCK COUNTY, OHIO

February 01, 2016



- GENERAL NOTES**
1. COMMON LOT "F" TO BE OWNED AND MAINTAINED BY THE GLENMAR HOMEOWNERS ASSOCIATION.
 2. ALL UTILITIES AND WATER MAINS TO BE SHOWN BY AN ASSESSOR OF EXISTING CITY OF FREEDAY UTILITIES AS APPROVED BY CITY OF FREEDAY. ALL UTILITIES TO BE DELETED BY THE CITY OF FREEDAY ENGINEERING DEPARTMENT. STANDARD SPECIFICATIONS, PERMITS AND STORM DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FREEDAY SUBDIVISION REGULATIONS. APPROVAL OF THE LIBERTY TOWNSHIP TRUSTEES AND THE HANCOCK COUNTY ENGINEER.
 3. CONSTRUCTION PHASES TO BE AS INDICATED. THE APPROVAL OF THE LIBERTY TOWNSHIP TRUSTEES AND THE HANCOCK COUNTY ENGINEER IS A TEMPORARY PAVEMENT TURN IN/OUTS HEARING OFFICIALS.
 4. THIS SECOND ADDITION TO GLENMAR SUBDIVISION SHALL BE REGULATED UNDER THE JURISDICTION OF THE EXISTING GLENMAR SUBDIVISION REGULATIONS FOR FUTURE ADDITIONS TO GLENMAR SUBDIVISION. THESE REGULATIONS SHALL BE APPLIED TO THIS SECOND ADDITION AND SECOND ADDITION DEVELOPMENT WILL BE REGULATED BY AN ADDITION TO THE EXISTING REGULATIONS. ADDITION TO THE EXISTING REGULATIONS: PLOTTED PARCEL A-24.
 5. THIS DEVELOPMENT IS NOT LOCATED WITHIN ANY PLOTTED PARCEL A-24.
 6. SOIL AND EROSION CONTROL: 20060605740 DATED NOVEMBER 13, 2016



ENGINEER/SURVEYOR/PLANNER: Blanchard Design Associates, Inc.
 1017 N. Blanchard St., P.O. Box 248
 Friday, Ohio 45640

DATE: February 01, 2016

OWNERSUBSIDERDEVELOPER: G & H Enterprises, L.L.C.
 348 W. Sandusky Street
 Friday, Ohio 45640

3. SITE PLAN APPLICATION #SP-04-2016 filed by Ohio Logistics LTD, 1800 Industrial Drive, Findlay for proposed parking lot expansion and access changes at 1995 Tiffin Avenue.

HRPC

General Information

This request is located on the southwest corner of Tiffin Avenue and Bright Road. It is zoned C-2 General Commercial. Parcels to the west and north are also zoned C-2. To the east is zoned B-3 General Business in Marion Township and to the south is zoned R-1 Single Family Residential in Marion Township. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This is the site of an Office/Bank building.

Staff Analysis

The applicant is proposing to reconfigure drive lanes and some of the parking layout surrounding the building.

The drive opening on the southwest corner of the lot (Tiffin Avenue side) is being widened. The parking along the south property line is being changed from angled to 90-degree parking. The result will be an increase in spaces from the existing 24 to 30 spaces. The spaces abutting Tiffin Avenue will have a net loss of 2 spaces with the widening of the ingress/egress.

The lot directly behind (east side) the building is also being changed from angle to 90 degree and some additional pavement added. The change will increase the parking spaces from 24 to 43 in this area. Bump outs and islands are added to the lot as well.

Access on the north (Bright Road) side is being taking down from three (3) spots to one (1). The access will be widened here as well and a new paved driving lane connecting the access to the building area is being added across the current grass area.

New landscaping is proposed for the remaining grass area and will also include some outdoor seating. The bump out and island areas of the parking lot are planted as well. The dumpster has been moved to the southeast corner of the lot and will be hidden with vinyl privacy fencing.

A photometric plan shows a maximum of .5 foot candles at the east property line. This meets the requirement of the code. The fixture details call out a 25' pole. From the drawing it appears that the pole is slightly higher than the head of the light fixture. If that is the case, it does meet the maximum height of 25' in the code.

Staff Recommendation

HRPC Staff recommends approval of SITE PLAN APPLICATION #SP-04-2016 for proposed parking lot changes at 1995 Tiffin Avenue.

ENGINEERING

Access – The site is currently accessed by three (3) drives and the old drive for the house that has been demolished is still existing. The applicant is proposing to eliminate the old house drive and

the drive on Bright Road that is closest to the intersection. The remaining two (2) drives will be widened to allow easier access to the site and are located as far from the intersection as they can be. Engineering would prefer to see the entire drive aprons be replaced instead of matching the proposed concrete up to the existing concrete.

Water & Sanitary Sewer – The applicant is not proposing any changes to the existing water or sewer services.

Stormwater Management – Stormwater detention is being provided by a proposed underground detention system located in the grass island area. The design calculations submitted meet the City of Findlay Standards.

Sidewalks – There are existing sidewalks on Tiffin Avenue and Bright Road. New sidewalk will be added in areas where drives are being removed and any areas where the sidewalk is currently damaged or becomes damaged due to construction traffic.

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

- The entire drive aprons be replaced instead of matching the proposed concrete up to the existing concrete.

The following permits may be required prior to construction:

- Street Opening Permit
- Sidewalk Permit
- Curb Cut Permits

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends approval of SITE PLAN APPLICATION #SP-04-2016 for proposed parking lot changes at 1995 Tiffin Avenue subject to the following condition:

- The entire drive aprons be replaced instead of matching the proposed concrete up to the existing concrete. (ENG)

SP-04-2016

SITE PLAN APPLICATION
filed by Ohio Logistics LTD
for proposed parking lot
expansion at 1995 Tiffin Avenue.

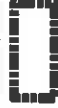
Legend



1995 Tiffin Avenue

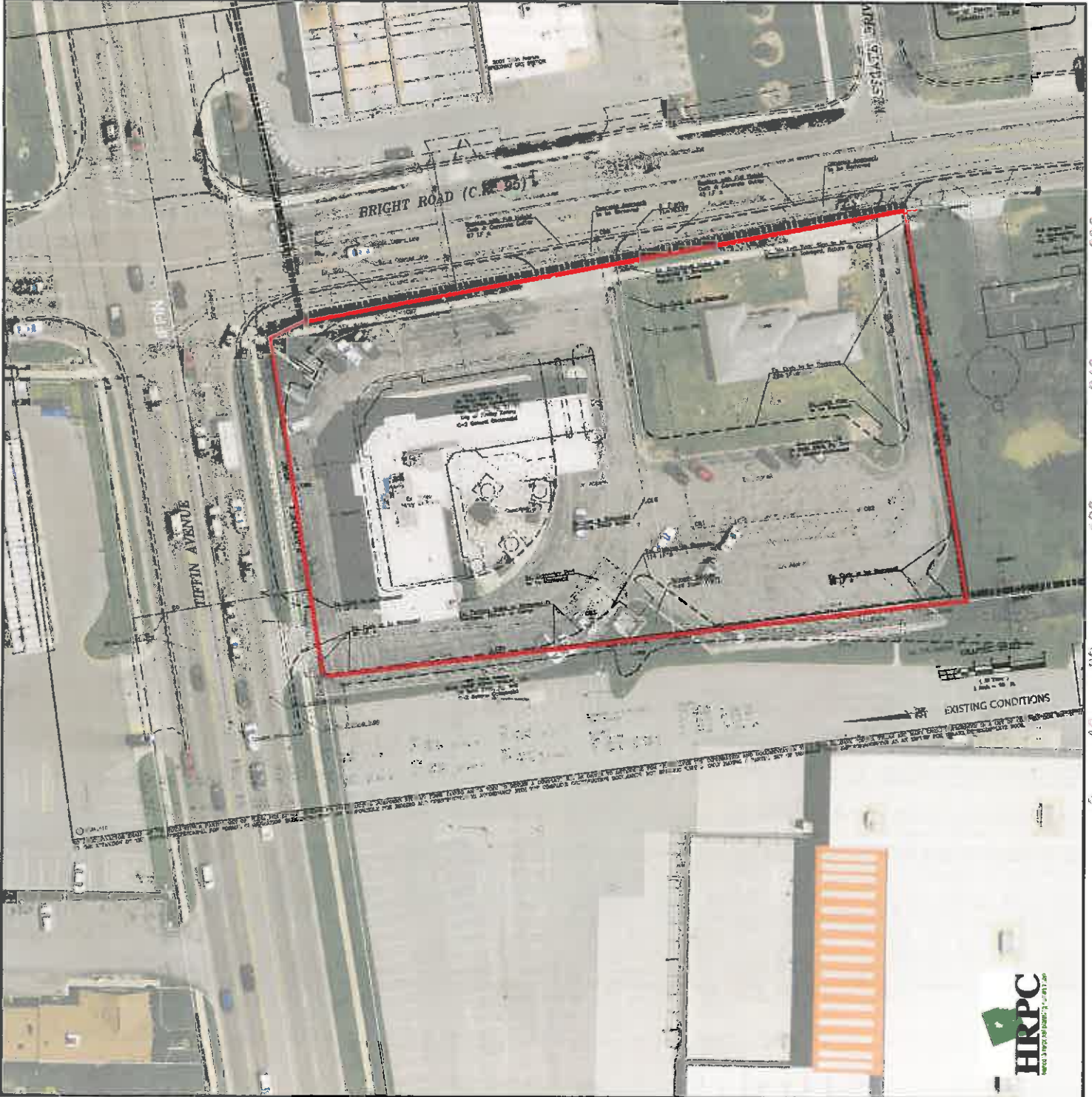
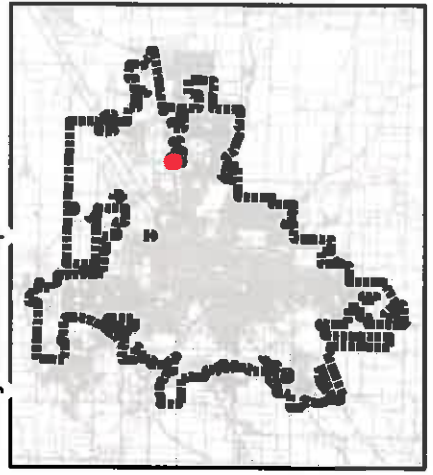
Road Centerlines

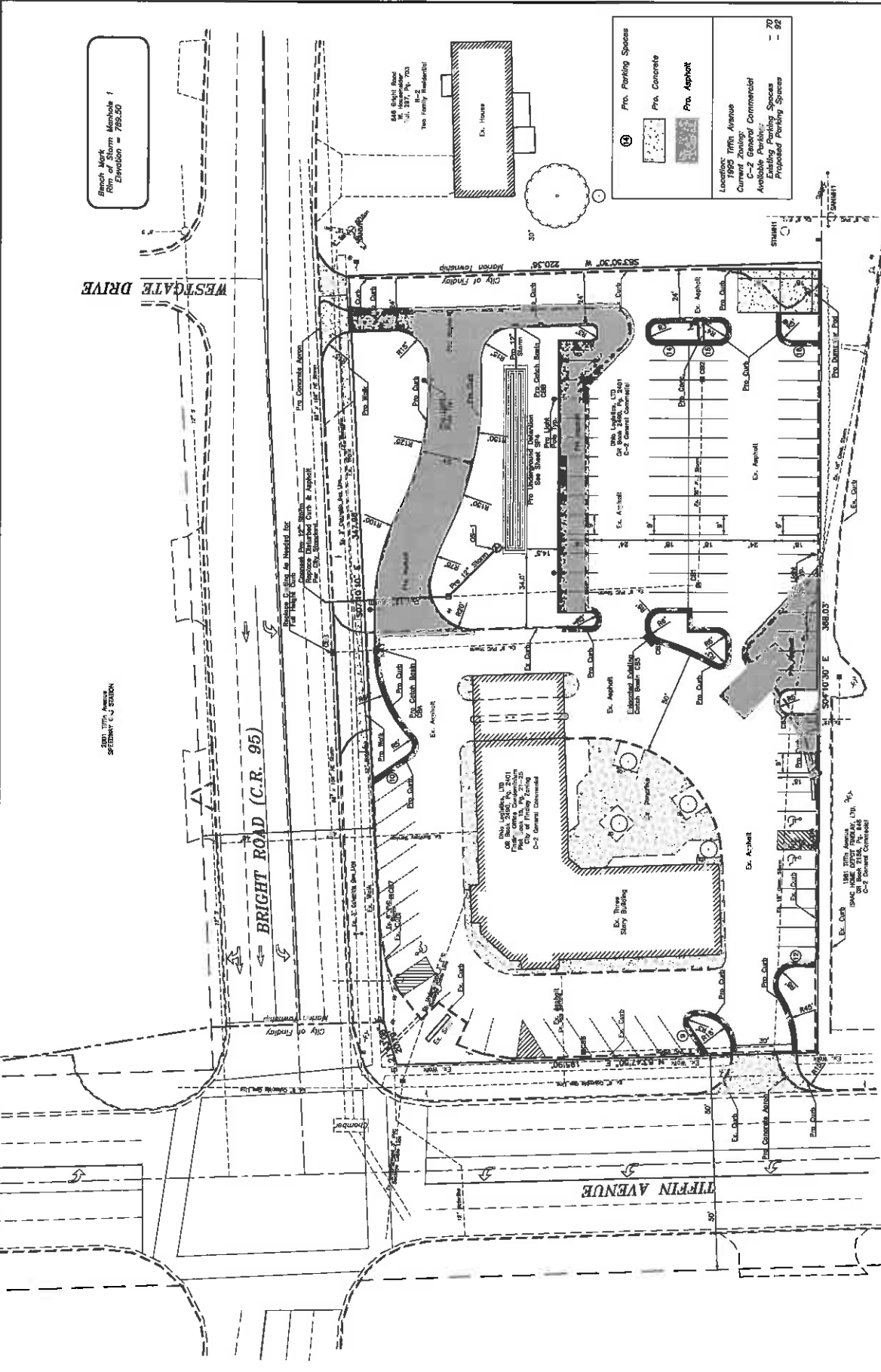
Parcels



Findlay City

Findlay Locator Map





Branch Mark
 Rim of Storm Manhole 1
 Elevation = 785.00

2001 Tiffin Avenue
 SPEEDWAY & J STATION

Prop. Parking Spaces

Prop. Concrete
 Prop. Asphalt

Location: 1995 Tiffin Avenue
 Current Zoning: C-2 General Commercial
 Available Parking Spaces: 70
 Proposed Parking Spaces: 92

PETERMAN
 ARCHITECTS, INC.
 1000 N. High Street, Suite 100
 Columbus, OH 43215
 614-221-7777

SITE PLAN
 1 inch = 40 feet

THIS PLAN IS THE PROPERTY OF RCV ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RCV ARCHITECTURE. THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RCV ARCHITECTURE.