

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT May 12, 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, May 12, 2016 - 9:00 AM

COMMENTS

ITEMS TABLED AT THE JANUARY 14, 2016 MEETING

SITE PLAN APPLICATION #SP-09-2016 filed by Len-Baugh Properties, P O Box 1256, Findlay, OH for a bulk powder storage and transfer facility at 200 Stanford Parkway, Findlay. 4/22/16 Withdrawn by applicant.

NEW ITEMS

1. SITE PLAN APPLICATION #SP-12-2016 filed by Pherson Properties Ltd., 1785 S. Romick Pkwy, Findlay for 2 additional storage units at 1763 S. Romick Pkwy.

HRPC

General Information

This request is located on the east part of Lot 12 in the Deer Meadows Subdivision on the south side of S. Romick Pkwy. It is zoned I-1 Light Industrial. Abutting land to the north, east and west is also zoned I-1. To the south is the Norfolk & Southern Railroad. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Regional Commercial.

Parcel History

A site plan was reviewed and approved on September 10, 2009. At the time, the plan was for a first phase containing one storage unit building. Possible future building locations were indicated on the plan. Two buildings along the west side of the lot were constructed in 2009 and there was no other activity on the site until now.

Staff Analysis

The applicant is now proposing to construct the final two storage unit building on the east side of the lot.

The Findlay Zoning Ordinance was recently amended and changed the side yard setbacks in I-1 to 30'. The original plan had shown a 25' side yard and the applicant wishes to maintain that distance with the new plan also. Because of this, he has submitted to BZA for a variance on the setback. This is on the agenda for tonight's meeting. This would be our only issue with the approval of the plan today.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-12-2016 for 2 additional storage unit buildings at 1763 S. Romick Parkway subject to the following condition:**

- Approval of variance by BZA for a 25' side yard setback on the east side of the lot.

ENGINEERING

Access – The applicant is not proposing any changes to the existing access to the site.

Water & Sanitary Sewer – The applicant is not proposing any water or sewer services for the proposed storage buildings.

Storm water Management – Detention for the site is provided by a regional detention basin that was sized to serve the site.

MS4 Requirements – The applicant will be disturbing less than one (1) acre, so the project will not be required to comply with the City of Findlay’s Erosion and Sediment Control Ordinance. The applicant will still need to obtain a permit from the OEPA and will need to meet all requirements listed in the permit.

Sidewalks – There are no existing sidewalks on Romick Parkway.

Recommendations: Approval of the site plan.

The following permits may be required prior to construction:

- Storm Tap Permit

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-12-2016 for 2 additional storage unit buildings at 1763 S. Romick Parkway subject to the following condition:**

- **Approval of variance by BZA for a 25’ side yard setback on the east side of the lot. (HRPC)**

SP-12-2016

SITE PLAN APPLICATION
filed by Pherson Properties Ltd.,
1785 S. Romick Pkwy., Findlay
for 2 additional storage units.

Legend

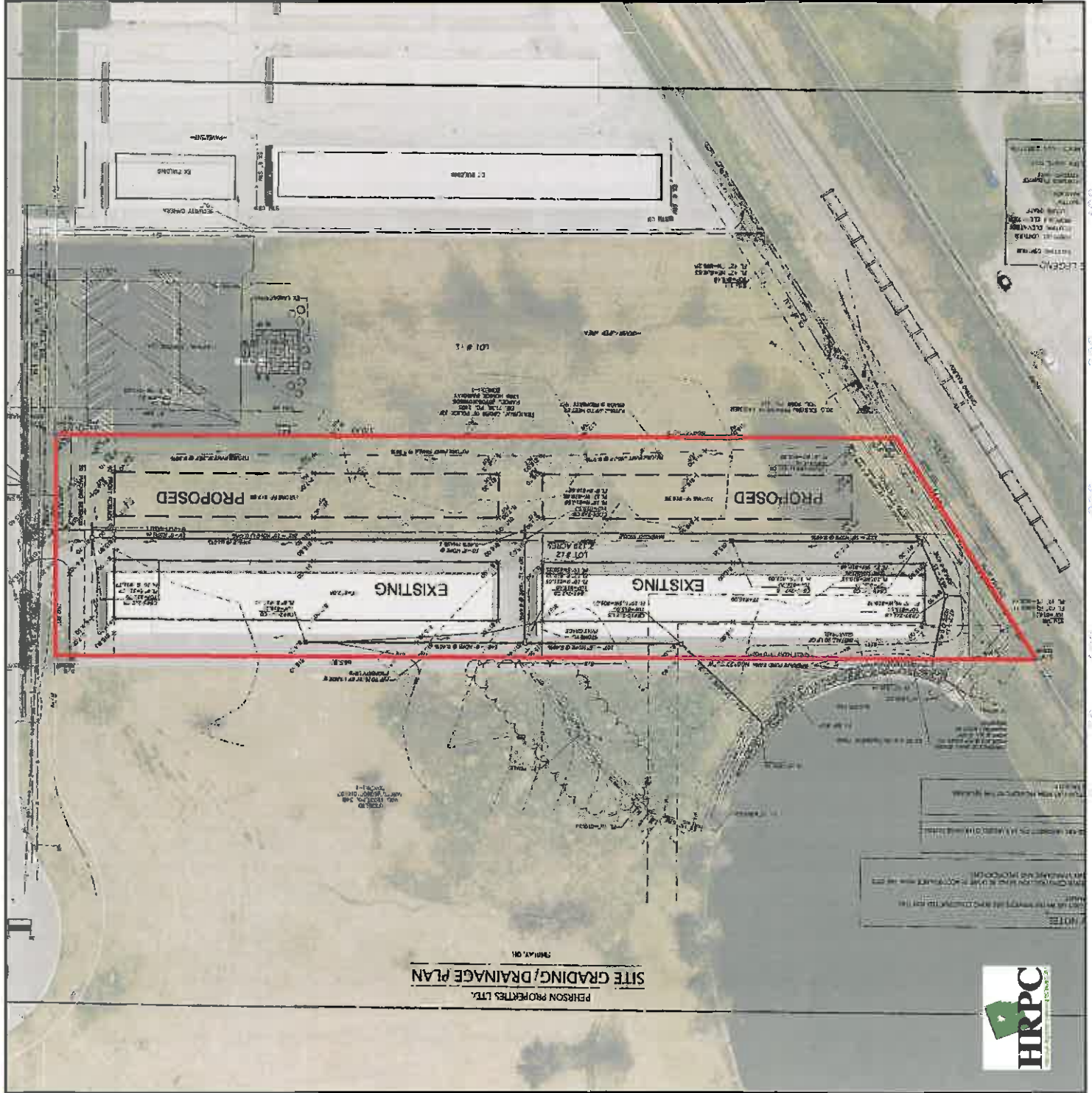
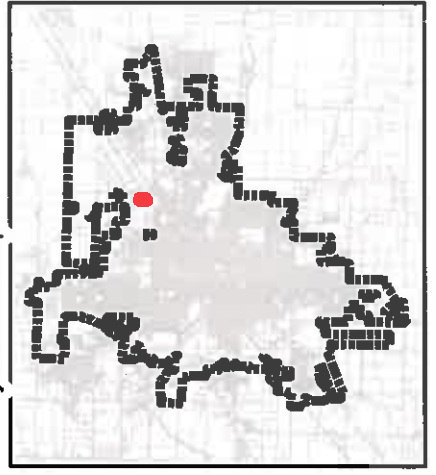
CU-01-2016

Road Centerline

Parcels

Findlay City

Findlay Locator Map



2. SPECIAL REVIEW APPLICATION #SR-01-2016 filed by Habitat for Humanity/Jean Dove to vacate road right-of-way on N. Blanchard Street.

HRPC

General Information

This request is located on the west side of N. Blanchard Street. It is zoned R-2 Single Family Medium Density. All abutting parcels are also zoned R-2. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Small Lot.

Parcel History

The right-of-way in this request abuts a small mobile home park and other residential buildings.

Staff Analysis

The applicant is looking for feedback from the Commission in regard to vacating a triangular piece of right of way on the curve of N. Blanchard Street. Habitat for Humanity wishes to acquire the land in the mobile home park plus this right-of-way and potentially construct 7 homes.

The land was formerly a part of the Strothers Addition and were parts of four 50' x 200' lots. The north/south part of N. Blanchard Street was Vincent Street in the original plat and the east/west leg was Central Avenue until Blanchard Street was created. Former Lots 2511, 2510 and 2509 will have to be replatted in order to use the as building sites if the right of way is vacated.

HRPC Staff has no issues with the vacation of the right-of-way. The applicants have been informed that homes in this area will need to use the existing alleys for access to garages. The City does not want multiple driveways accessing onto Blanchard Street in this area. The curve of the road and speed of cars make this a potentially dangerous situation for cars trying to back out. Habitat does have a home plan with rear loading garages.

ENGINEERING

The application is for a partial vacation of right of way along North Blanchard Street. There are no public utilities located in the proposed vacation area. It is our understanding that the consultant has been asked to provide some information regarding sight distances around the curve. We have not seen this information but as long as the sight distance is not a problem, we would recommend approval of the vacation. While this recommendation of approval does not approve the location, size, etc. of the proposed buildings, we would also like to add some comments regarding the potential homes so that the applicant can be made aware of them now.

Access – All access for the proposed homes will need to come off of the alley located at the rear of the lots. No driveways will be allowed to access North Blanchard Street.

Water Service – The existing mobile homes are served by private waterlines on the property. Since they are private, the City does not have any records on their location, size or condition. We would recommend that any new water service be connect into the existing waterline on North Blanchard Street.

Sanitary Service - The existing mobile homes are served by private sanitary sewers on the

property. These sewers run south to the existing sanitary sewer on Eben Avenue. There is not an existing sewer located on North Blanchard Street. The consultant will need to take this into account when looking into getting sanitary service to the proposed homes.

Storm water Management – The proposed homes will have less impervious area than the existing mobile home park so storm water detention will not be required.

MS4 Requirements – Since the overall project will be disturbing more than one (1) acre, the project will be required to comply with the City of Findlay’s Ordinance 937 which list the requirements for Drainage, Erosion and Sediment Control. Engineering will need to see and approve a SWPPP for the project before construction will be allowed to begin.

Sidewalks – There are no existing sidewalks located on this side of North Blanchard Street. Sidewalks will be required to be construction as part of the project.

The following permits may be required prior to construction:

- Water Tap Permits
- Sanitary Tap Permits
- Curb Cut Permits

FIRE PREVENTION

No comments.

SR-01-2016

SPECIAL REVIEW APPLICATION
filed by Habitat for Humanity/Jean Dove
to vacate road right-of-way on
N. Blanchard Street.

Legend

Road Centerline



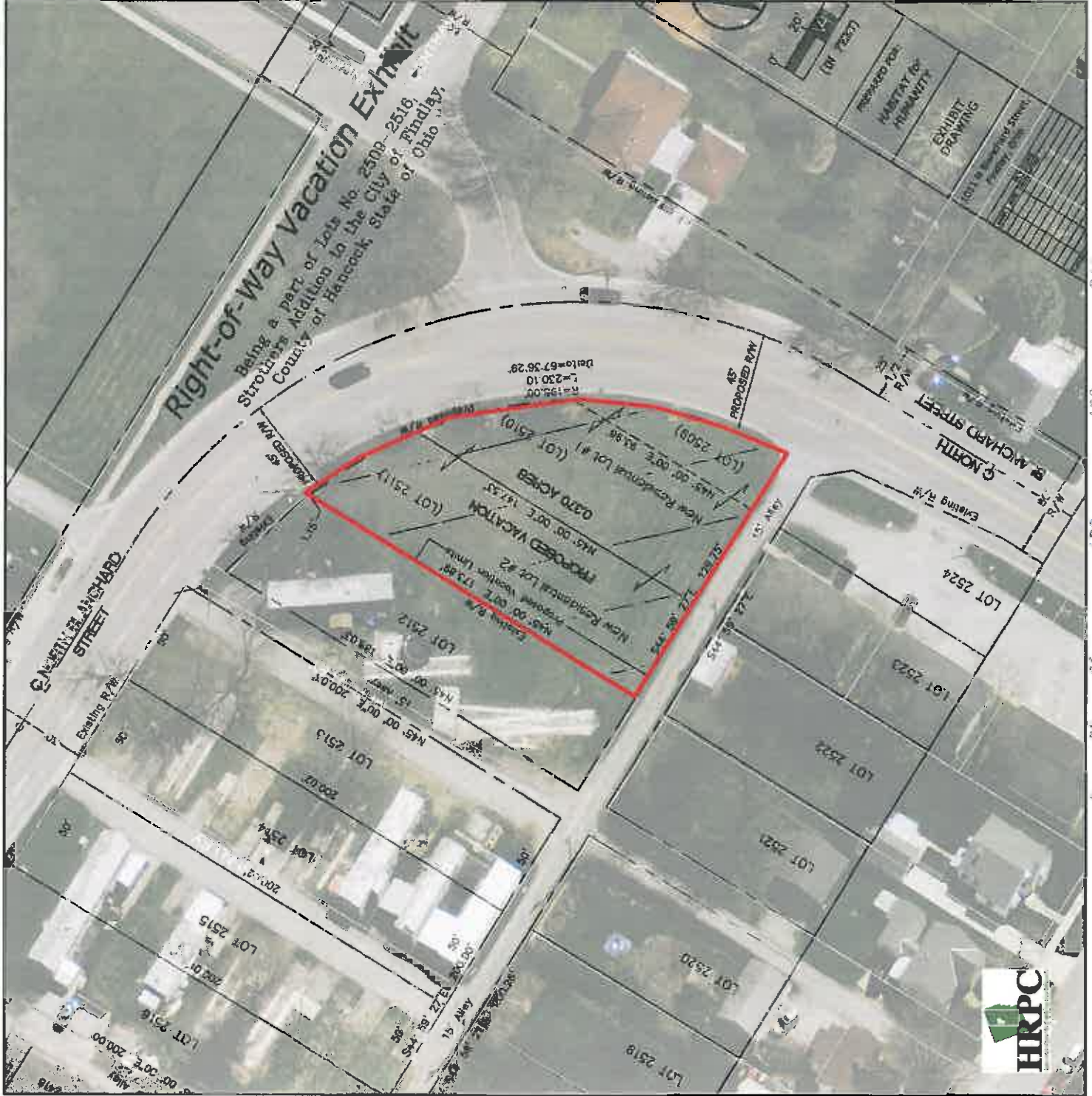
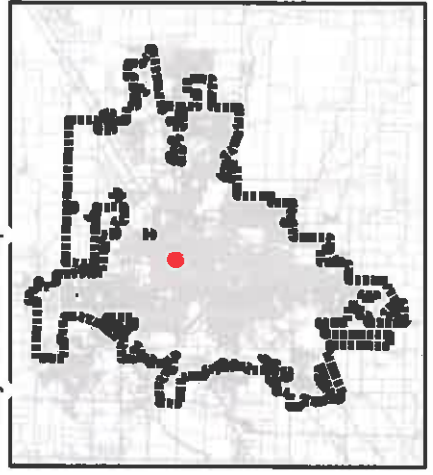
SR-01-2016

Parcels



Findlay City

Findlay Locator Map



3. APPLICATION FOR ZONING AMENDMENT #ZA-03-2016 filed to rezone 123 Garfield Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex High Density.

HRPC

General Information

This request is located on the south side of Garfield Street east of the first north/south alley. It is zoned R-2 Single Family Medium Density Residential. All abutting parcels are also zoned R-1. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Small Lot.

Parcel History

This is the site of a single family home.

Staff Analysis

We understand that the owner is asking for the zoning change in order to convert the property to a two family residence. The neighborhood is a mix of single family and multiple family dwellings. 119 and 125 Garfield abut this home on the west and east sides respectively and appear to be single family homes, the home directly south at 122 George Street is single family and 120 and 126 Garfield are also single family. 118 George is a single family home with what appears to be a garage apartment in the rear.

A duplex requires off street parking for four (4) vehicles. There is a driveway from Garfield but it is extremely narrow (approximately 7'-5") between a fence on the east side and the wall of the house. There is no rear alleyway for access to the lot.

There is a separate lot at the rear of the parcel with an old garage on it which is owned by the applicant as well. The applicant has shown a plan to demolish the garage and use the area for parking. He indicates that the access will be via the alley to the west and through the property at 119 Garfield. We do not have any evidence supporting an agreement with the owner at 119 Garfield to do this. There is a shed at the rear of 119 Garfield which is in the area indicated as the driving lane. The only off street parking for that home is at the rear also.

According to Todd Richard, this property was in the process of being converted without a permit and a stop order was placed on the previous owner. The current owner just purchased it on April 19 of this year and is trying to legitimize what was started.

It is listed as a single family home on the Auditor's website and is appropriately zoned for that. Due to the difficulties in getting this site to comply with standards for a two family unit we recommend denial of the application.

Staff Recommendation

HRPC Staff recommends denial of **APPLICATION FOR ZONING AMENDMENT #ZA-03-2016 filed to rezone 123 Garfield Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex High Density.**

ENGINEERING

No Comment

FIRE

No Comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend denial to Findlay City Council of **APPLICATION FOR ZONING AMENDMENT #ZA-03-2016** filed to rezone 123 Garfield Street from **R-2 Single Family Medium Density to R-4 Duplex/Triplex High Density**.

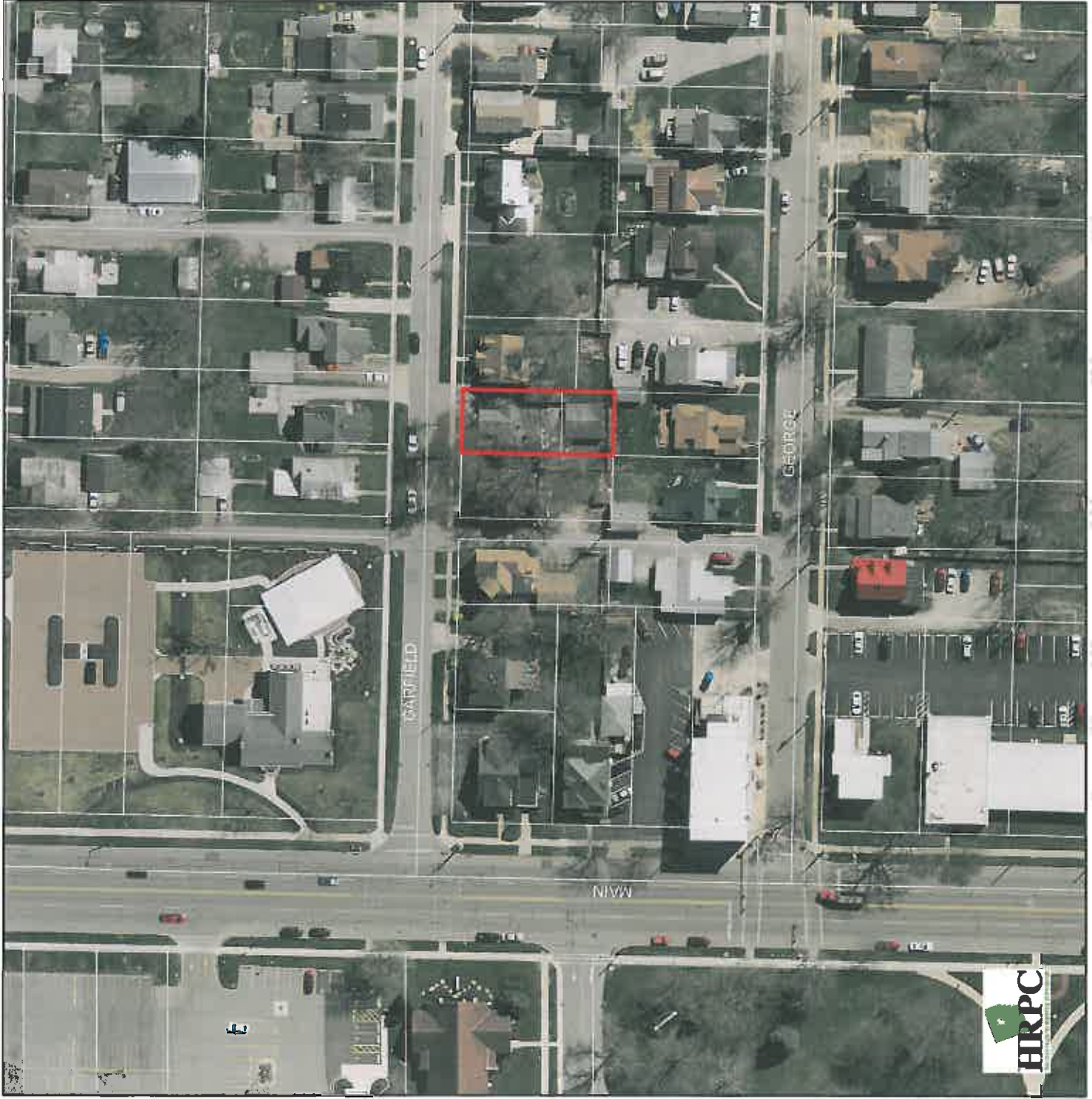
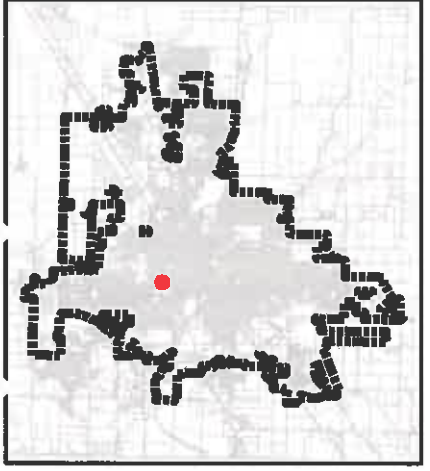
ZA-03-2016

APPLICATION FOR ZONING AMENDMENT filed to rezone 123 Garfield Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex High Density.

Legend

- Parcels_Dissolve20
- Road Centerline
- Parcels
- Findlay City

Findlay Locator Map



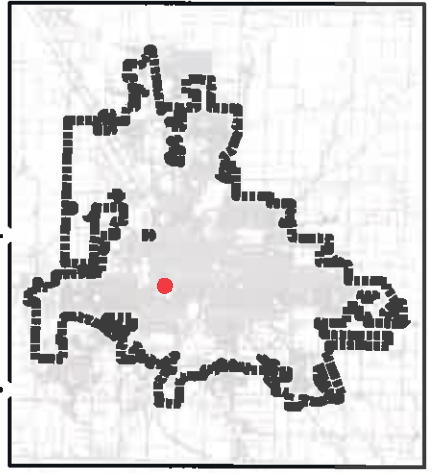
ZA-03-2016

APPLICATION FOR ZONING AMENDMENT filed to rezone 123 Garfield Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex High Density.

Legend

- 123 Garfield Avenue
- Road Centerline
- Parcels
- Findlay City
- Findlay Zoning District
- R2 - Single Family, Medium Density
- R3 - Single Family, High Density
- C2 - General Commercial District
- O1 - Institutions and Offices

Findlay Locator Map



4. APPLICATION FOR ZONING AMENDMENT #ZA-04-2016 filed to rezone 429 Walnut Street and 420-422 Prospect Street from C-2 General Commercial to R-4 Duplex/Triplex High Density.

HRPC

General Information

This parcel is located on the southwest corner of Walnut Street and Prospect Street. It is zoned C-2 General Commercial. Land to the east and west is also zoned C-2. To the north is zoned I-1 Light Industrial and to the south is zoned R-3 Single Family High Density. The project is located in the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

The parcel contains two (2) two family dwelling units.

Staff Analysis

The applicant is requesting to rezone the parcel to R-4 Duplex/Triplex to bring the existing structures into compliance with zoning.

When these units were constructed, the B-2 General Business district (now C-2 General Commercial) permitted residential units. Today, the C-2 district does not allow residential units. There are many locations around the City that have this conflicting zoning.

Further muddying this situation is the fact that there are two separate buildings on one lot. The owner intends to split the lot and create a separate parcel for each duplex. This will require BZA approval of variances on lot size and setbacks.

All of these issues came to light when the owner applied to refinance and the lender sought verification of the legality of the use.

Todd Richard did research on the existence of the duplexes and found possible lack of permits. Both appear to have existed since the 1970's. Because it is not legal to have 2 duplexes on one lot, the solution is to change the zoning district, split the lot in half and obtain variances on living space, setbacks, etc.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval of **APPLICATION FOR ZONING AMENDMENT #ZA-04-2016 filed to rezone 429 Walnut Street and 420-422 Prospect Street from C-2 General Commercial to R-4 Duplex/Triplex High Density subject to obtaining the required variances from BZA.**

ENGINEERING

The building on Prospect Street shares a water service with the building at 429 Walnut Street. The City requires all separate buildings to have their own water service. We would recommend that any approval of this request include the condition that a new water service be installed for the building on Prospect Street.

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION





Staff recommends that FCPC recommend approval of **APPLICATION FOR ZONING AMENDMENT #ZA-04-2016** filed to rezone 429 Walnut Street and 420-422 Prospect Street from C-2 General Commercial to R-4 Duplex/Triplex High Density subject to the following conditions:

- **Obtaining the required variances from BZA (HRPC)**
- **New water service be installed for 420-422 Prospect Street (ENG)**

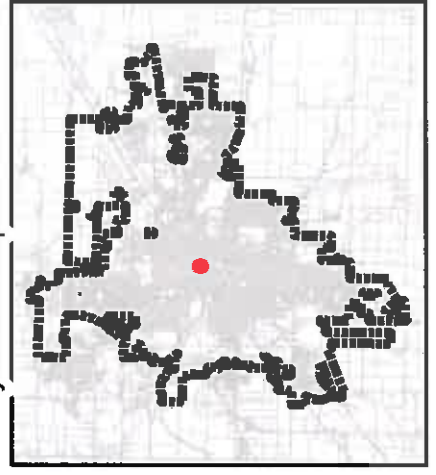
ZA-04-2016

APPLICATION FOR ZONING AMENDMENT filed to rezone 429 Walnut Street and 420-422 Prospect Street from C-2 General Commercial to R-4 Duplex/Triplex High Density.

Legend

-  429 Walnut & 420-422 Prospect
-  Road Centerline
-  Parcels
-  Findlay City


Findlay Locator Map



ZA-04-2016

APPLICATION FOR ZONING
AMENDMENT filed to rezone 429
Walnut Street and 420-422
Prospect Street from C-2 General
Commercial to R-4 Duplex/Triplex
High Density.

Legend


 429 Walnut & 420-422 Prospect

 Road Centerlines


 Findlay City

 Parcels

Findlay Zoning District

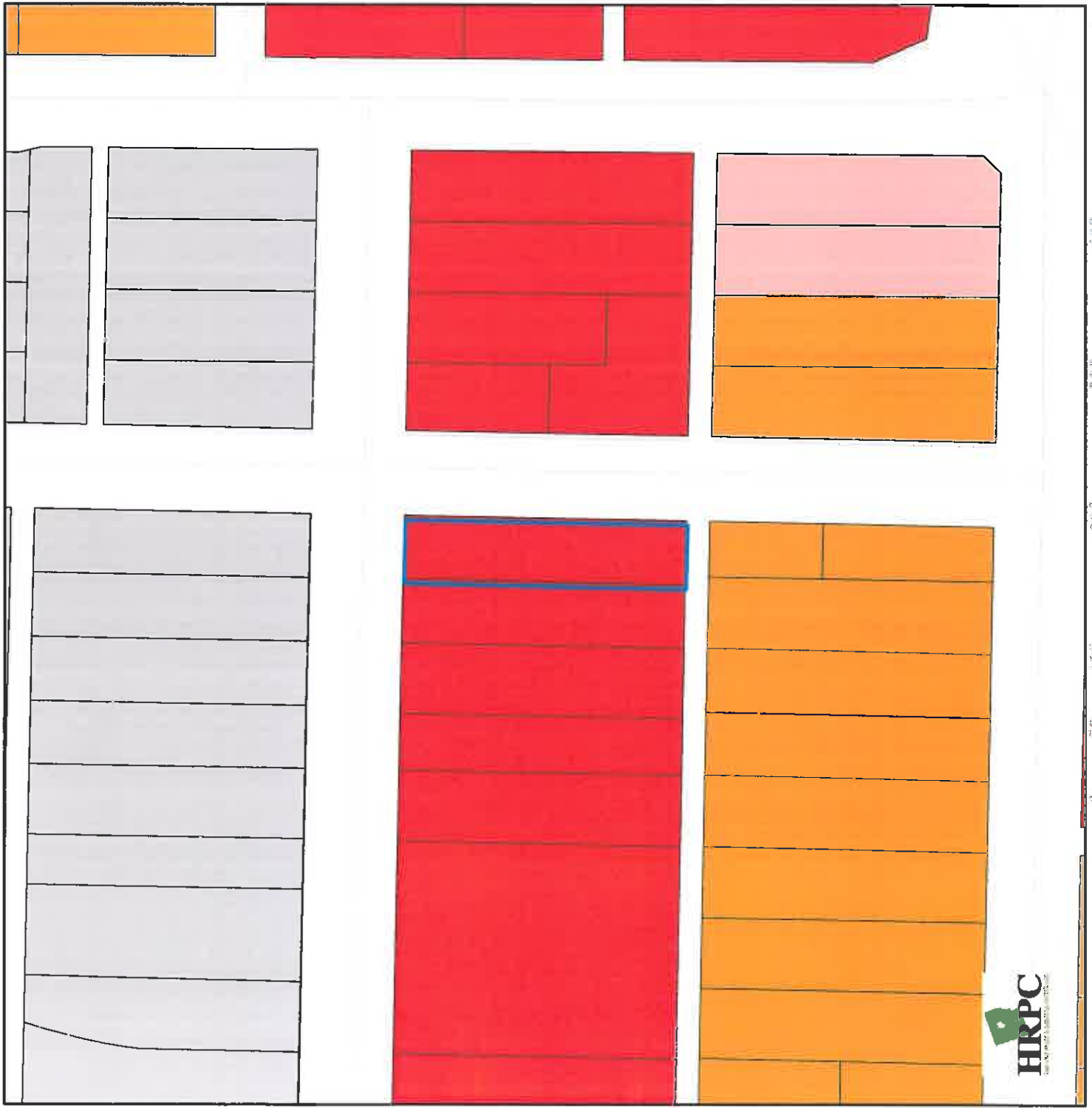
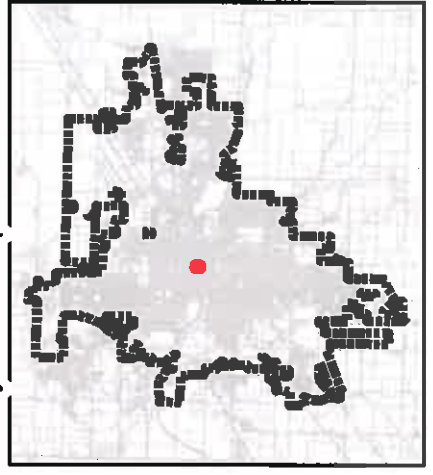
 R3 - Single Family, High Density

 C1 - Local Commercial District

 C2 - General Commercial District

 I1 - Light Industrial

Findlay Locator Map



5. APPLICATION FOR CONDITIONAL USE #CU-01-2016 filed by T & B Enterprises of Findlay/Michael Matthes to permit a fitness facility to operate at 618 Rockwell Avenue.

HRPC

General Information

This project is located on the north side of Rockwell Avenue. It is zoned I-1 Light Industrial. All abutting parcels are also zoned I-1. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

This is a vacant industrial building.

Staff Analysis

The applicant came to us last fall with a proposal to lease this building for his Cross Fitness business. He is currently in the strip center at Great Scot on Broad Avenue and has outgrown the facility. Due to the nature of the business he needs a large open space. At the time, such a business would not be permitted in the Industrial zoning. The owner of the building did not wish to rezone in case in the future he would need to lease as industrial again.

We informed Mr. Matthes that in the zoning amendments coming at the end of 2015 we intended to put language in industrial zoning in regard to permitting with Planning Commission review, any less intensive, non-objectionable uses. This is under the Conditional Use section.

The building is an industrial warehouse with approximately 7920 square feet of area. There are no new accesses proposed. Parking is available on the site as well as on the adjoining lot which is under the same ownership. There is an area approximately 185' wide across the front of the property which could accommodate 20 vehicles. We do not see any ill effects that the proposed business will have on the neighborhood which is a mix of industrial and residential.

Details of signage will need to be worked out with Todd Richard, City Zoning Inspector.

Staff Recommendation

HRPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-01-2016 filed by T & B Enterprises of Findlay/Michael Matthes to permit a fitness facility to operate at 618 Rockwell Avenue.**

ENGINEERING

FIRE PREVENTION

No Comments










STAFF RECOMMENDATION

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-01-2016 filed by T & B Enterprises of Findlay/Michael Matthes to permit a fitness facility to operate at 618 Rockwell Avenue.**

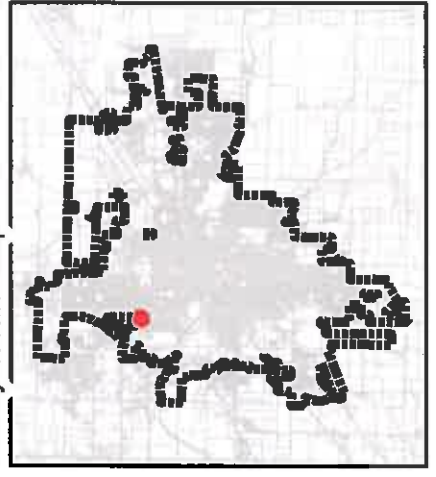
CU-01-2016

APPLICATION FOR CONDITIONAL USE
filed by T & B Enterprises of Findlay/
Michael Matthes to permit a fitness facility
to operate at 618 Rockwell Avenue.

Legend

-  618 Rockwell Avenue
-  Road Centerline
-  Findlay City
-  Findlay Zoning District
-  R2 - Single Family, Medium Density
-  R3 - Single Family, High Density
-  C2 - General Commercial District
-  I1 - Light Industrial
-  Parcels










Findlay Locator Map



CU-01-2016

APPLICATION FOR CONDITIONAL USE
 filed by T & B Enterprises of Findlay/
 Michael Matthes to permit a fitness facility
 to operate at 618 Rockwell Avenue.

Legend

-  618 Rockwell Avenue
-  Road Centerline
-  Findlay City
-  Findlay Zoning District
-  R2 - Single Family, Medium Density
-  R3 - Single Family, High Density
-  C2 - General Commercial District
-  I1 - Light Industrial
-  Parcels

Findlay Locator Map

