

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT June 9, 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, June 9, 2016 - 9:00 AM

## COMMENTS

### NEW ITEMS

**1. SITE PLAN APPLICATION #SP-13-2016 filed by Leonard Clouse Trust, 4382 W. TR 90, New Riegel, OH for a 3,500 square foot addition to Fastenal, 7478 Rettig Rd., Findlay.**

### HRPC

#### **General Information**

This request is located on the west side of Rettig Road in Liberty Township. It is zoned B-2 General Business in the Township. All abutting land is also zoned B-2. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Regional Commercial.

#### **Parcel History**

This is the current site of Fastenal.

#### **Staff Analysis**

The applicant is proposing a 3,500 sf addition to the west side of the existing business. The addition will fit into an existing grass area and will not change the current accessibility or traffic patterns on site. The use stated in the application is product staging for shipping/receiving.

The addition matches up with the established building lines of the existing structure. It does not encroach into required rear yard setbacks.

The height of the addition is equal to the height of the lowest portion of the existing building. At 15' it is well below the maximum height permitted of 30'.

#### **Staff Recommendation**

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-13-2016 for a 3,500 square foot addition to Fastenal, 7478 Rettig Rd., Findlay.**

### 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 changes to the water or sewer services due to the building addition.

Stormwater Management – The site is located in Liberty Township so the County Engineer will be reviewing the site plan for compliance with the Stormwater regulations.

MS4 Requirements – The site is located in Liberty Township so the applicant 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 (if applicable) and will need to meet all requirements listed in the permit.

Sidewalks – There are no existing sidewalks on Rettig Road.

Recommendations: Approval of the site plan.

**FIRE PREVENTION**

Facility is outside FFD’s jurisdiction. After consulting with Liberty Twp. FD Chief Gene Stump, he requested the installation of a Knox box. Please consult with Chief Stump at 419-421-1087 for additional information.

**STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-13-2016 for a 3,500 square foot addition to Fastenal, 7478 Rettig Rd., Findlay.**

NO.	DATE	REVISIONS

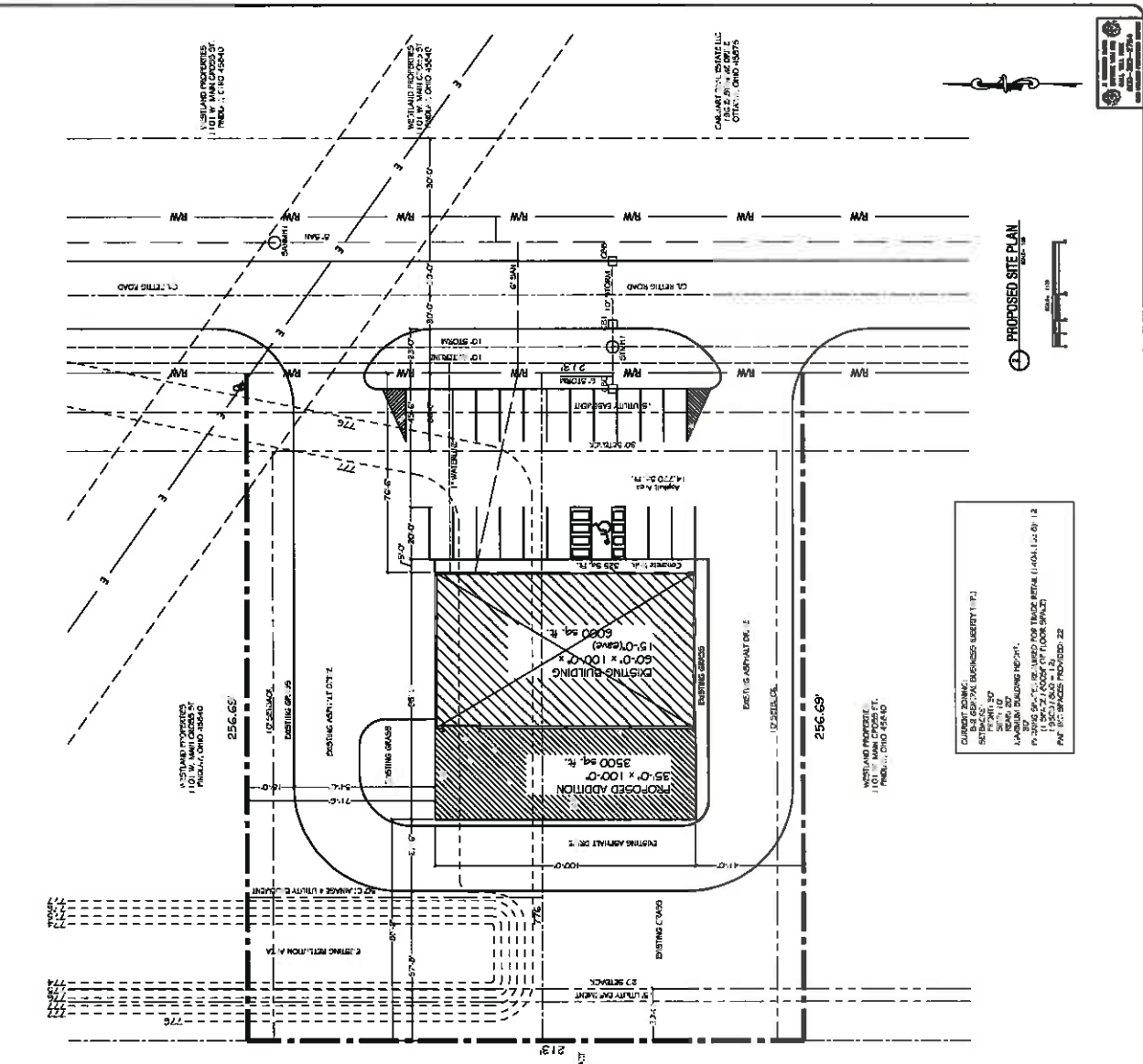


**PROPOSED ADDITION FOR:**  
**CLOUSE / FASTNAL CO.**  
 FINDLAY, OHIO 45840

**SITE PLAN**  
 PREPARED BY THE ENGINEER  
 LICENSE NO. 10848  
 EXPIRES 12/31/2018  
 CLAUSE / FASTNAL CO.  
 1100 W. MAIN STREET  
 FINDLAY, OHIO 45840  
 TEL: 419-938-8888

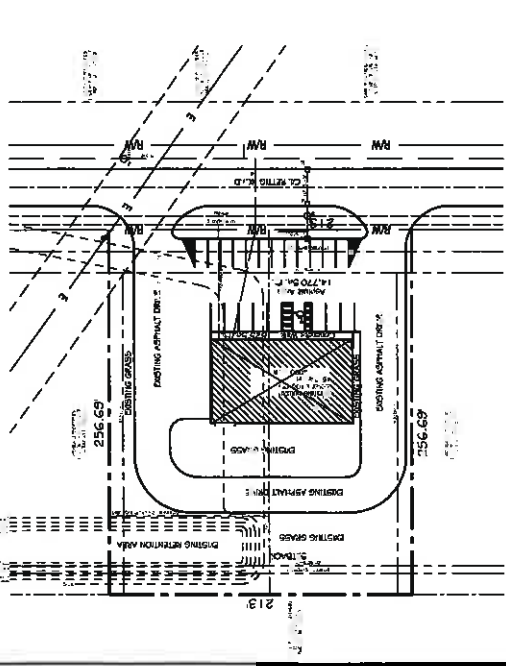
NAME	DATE	DATE	DATE

C-1  
 SHEET: 2018-04

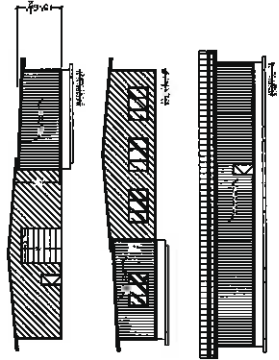


**PROPOSED SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**CLIENT:** CLOUSE / FASTNAL CO.  
**PROJECT:** 1100 W. MAIN STREET, FINDLAY, OHIO 45840  
**DATE:** 10/10/18  
**DESIGNER:** DAVID L. CLOUSE, P.E.  
**SCALE:** 1/8" = 1'-0"

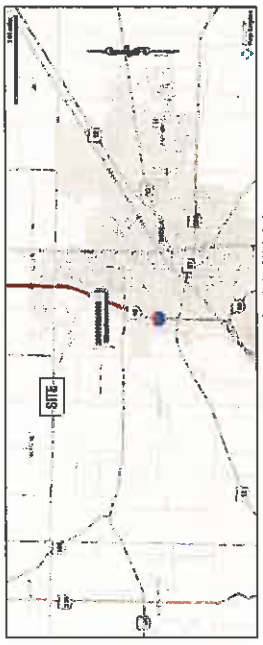


**EXISTING SITE PLAN**  
 SCALE: 1/8" = 1'-0"



**ADDITION ELEVATIONS**  
 SCALE: 1/8" = 1'-0"

**SITE MAP**



7478 BETTIS RD., FINDLAY, OH 45840



## **2. APPLICATION FOR CONDITIONAL USE #CU-02-2016 filed by Best Construction/Dave Preston to use 1421 Tiffin as a mixed use Office/Residential.**

### **HRPC**

#### **General Information**

This request is located on the south side of Tiffin Avenue between Woodworth Drive and E. Circle Drive. It is zoned O-1 Institutions and Offices. Abutting land to the north, east and west is also zoned O-1. To the south is 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 Neighborhood Commercial.

#### **Parcel History**

This is currently the site of a single family home.

#### **Staff Analysis**

Mr. Preston has made an offer to purchase this property and is applying to have a mixed use of Office/Residential. In the O-1 Institutions and Offices District this is a Conditional Use. The Conditional Use section 1161.15 T states that the primary use is office or commercial and that the residential use is on an upper floor. The residential square footage must also not exceed 50% of the office or commercial use.

This is a ranch home so there is no upper floor. Currently, the prospective owner wishes to use a 15' x 14' area for his wife's massage business. He indicated that at some point they may convert the entire home into a business, but for now they want to live and work there.

Using the parking standards in the code, if the entire home would be a business, there would be 5 parking spaces required. With 2 in the garage an area for 3 additional spaces would be needed. Mr. Preston has shown an area south of the garage where he can potentially fit in 3 additional spaces. Parking could also be added in the front area of the home as was done in a prior case on the opposite side of the street a number of years ago or as the Hair Salon in this vicinity did.

The district does allow for signage. A low profile sign of no more than 32 sf would be allowed subject to review and approval of the zoning office.

This is a use that has been granted as a Home Occupation in various locations in the City, however the O-1 zoning does not allow for Home Occupations since it is really meant for office/commercial. This portion of Tiffin Avenue has been viewed as a transitional area for many years and residential uses are actually non-conformities now. The state of flux in this area has and will continue to present various non-traditional scenarios for this body to consider.

#### **Staff Recommendation**

HRPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-02-2016 to use 1421 Tiffin as a mixed use Office/Residential subject to the following conditions:**

- **That FCPC grant the conditional use to permit the mixed use requested**
- **That FCPC allows an exception from the requirements in regard to residential being on an upper level and the size of the residential in relation to the commercial**

### **ENGINEERING**

The only concern that Engineering has is the width of the drive along the west side of the building. At the northwest corner of the building, the existing drive is 9 feet wide. Per the zoning code, the drive must stay at least 5 feet from the property line. This means that the absolute widest that the drive can be made at this location is approximately 11 feet. This is not wide enough for two vehicles to pass each other and with the drive going around the building, it will be difficult to see if a vehicle is coming from the other direction.

**FIRE PREVENTION**

No comments.

**STAFF RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-02-2016 to use 1421 Tiffin as a mixed use Office/Residential subject to the following conditions:**

- **That FCPC grant the conditional use to permit the mixed use requested**
- **That FCPC allows an exception from the requirements in regard to residential being on an upper level and the size of the residential in relation to the commercial**

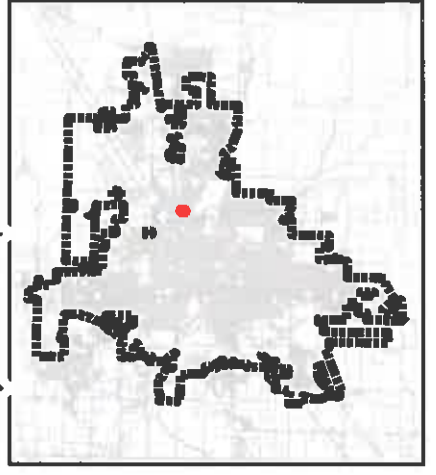


# CU-02-2016

APPLICATION FOR CONDITIONAL USE  
filed by Best Construction/Dave Preston  
to use 1421 Tiffin Ave as a mixed use  
Office/Residential.



Findlay Locator Map





**3. ALLEY/STREET VACATION PETITION #AV-03-2016 filed to vacate an unimproved right-of-way of Connell Avenue running east from Fishlock Drive.**

**HRPC**

**General Information**

This request is for the vacation of an existing platted 60' wide right-of-way Connell Avenue.

**Parcel History**

None.

**Staff Analysis**

This is an unimproved piece of road right-of-way running east off of Fishlock Avenue.

One of the applicants actually has a driveway located within the right-of-way.

The applicants are only asking to vacate back to the first north/south alleyway. Council normally prefers to vacate the entire distance to an intersecting street particularly in the case of an unimproved right-of-way. We would recommend that it be taken to the intersection of the Williams Street right-of-way.

One of the abutting owners has not signed the petition. DuWayne Chambers owns parcel #590001005815 on the north side of the portion of right-of-way in the petition. Because he has not signed a Public Notice of Consideration to Vacate has to be advertised in the Courier for 6 weeks. The petitioner must pay for the advertising. Anyone wishing to address Council concerning the petition may then do so at any of the 3 readings which Council must give the Ordinance.

**Staff Recommendation**

**HRPC Staff recommends that FCPC recommend approval to City Council of ALLEY/STREET VACATION PETITION #AV-03-2016 filed to vacate an unimproved right-of-way of Connell Avenue running east from Fishlock Drive.**

**ENGINEERING**

There are no City Utilities located in the existing right-of-way so Engineer has no concerns with the vacation request.

**FIRE PREVENTION**

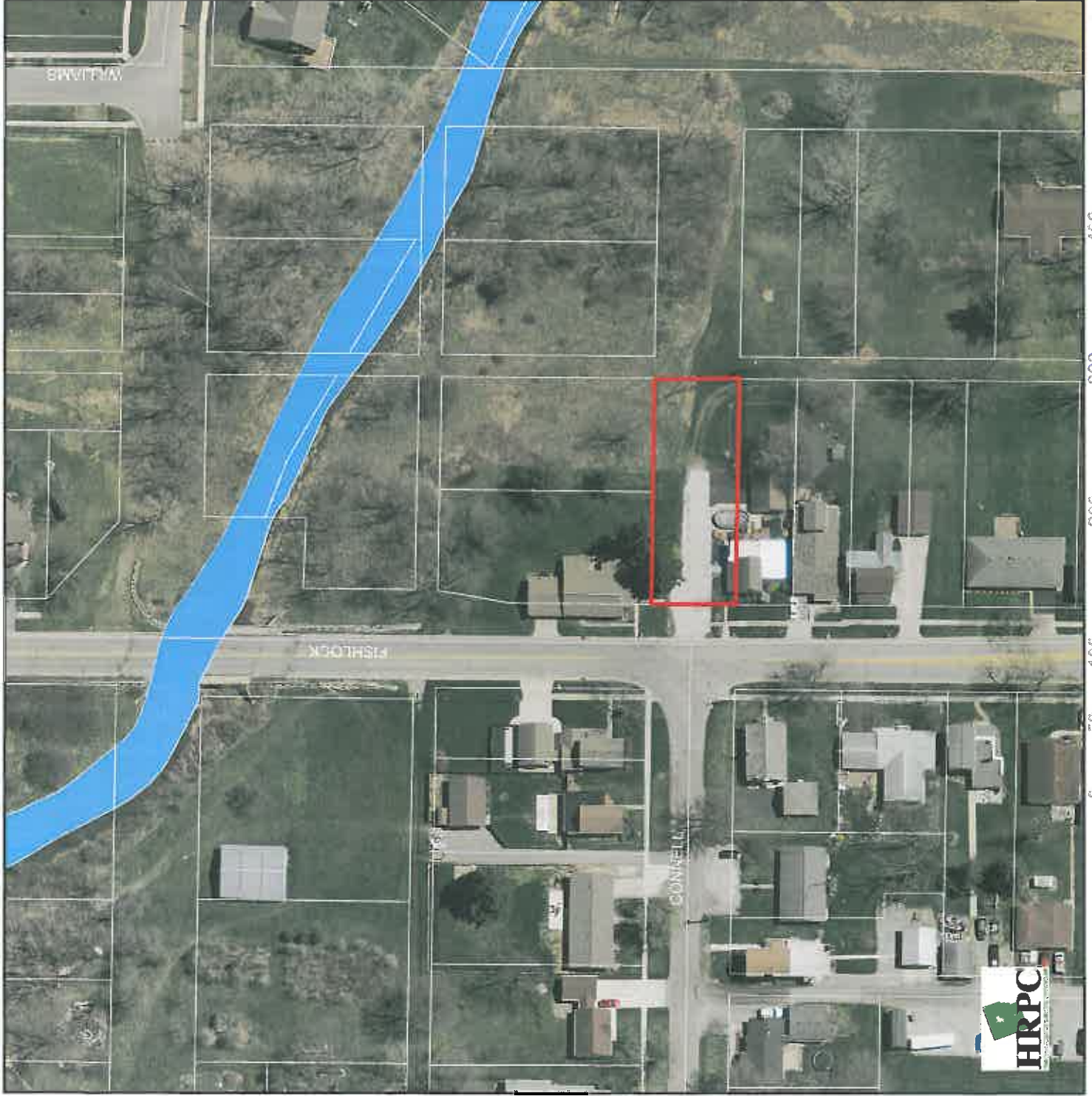
No Comments

**STAFF RECOMMENDATION**

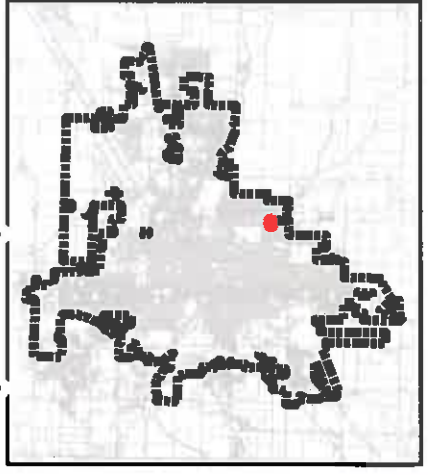
**Staff recommends that FCPC recommend approval to City Council of ALLEY/STREET VACATION PETITION #AV-03-2016 filed to vacate an unimproved right-of-way of Connell Avenue running east from Fishlock Drive.**

# AV-03-2016

ALLEY/STREET VACATION PETITION  
filed to vacate an unimproved right-of-way  
of Connell Avenue running east from  
Fishlock Drive.



Findlay Locator Map



**4. ALLEY/STREET VACATION PETITION #AV-04-2016 filed to vacate the first north/south alley east of S. Main Street abutting Lots 1164-1167 and Lot 1191 in Byal's 2<sup>nd</sup> Addition.**

**HRPC**

**General Information**

This request is for an existing paved alley running north from E. Lima Street to the first east/west alley.

**Parcel History**

None

**Staff Analysis**

All abutting property owners have signed the petition.

The alley serves as rear access to some of the homes abutting it. The portion north of the alley to W. Lincoln Street is already vacated.

Because all the owners are in agreement to vacate Staff is in favor of the vacation.

**Staff Recommendation**

HRPC Staff recommends approval of **ALLEY/STREET VACATION PETITION #AV-04-2016 filed to vacate the first north/south alley east of S. Main Street abutting Lots 1164-1167 and Lot 1191 in Byal's 2<sup>nd</sup> Addition.**

**ENGINEERING**

There is an existing 4" waterline located in this alley that comes from Lincoln Street and dead ends at the rear of 725 South Main Street. As part of an alley improvement project that is going to be constructed later this year, the water line was going to be connected into the 6" waterline on Lima Street (to increase water pressure, flow and quality) and the alley was going to be milled and repaved. If this alley is vacated, we will still extend the waterline to help the properties that have services off of it but will only perform trench repairs instead of repaving the alley. An easement for the waterline will need to be maintained.

**FIRE PREVENTION**

No Comments

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-04-2016 filed to vacate the first north/south alley east of S. Main Street abutting Lots 1164-1167 and Lot 1191 in Byal's 2<sup>nd</sup> Addition.**



# AV-04-2016

ALLEY/STREET VACATION PETITION  
filed to vacate the first north/south alley  
east of S. Main Street abutting Lots  
1164-1167 and Lot 1191 in  
Byal's 2nd Addition.

## Legend



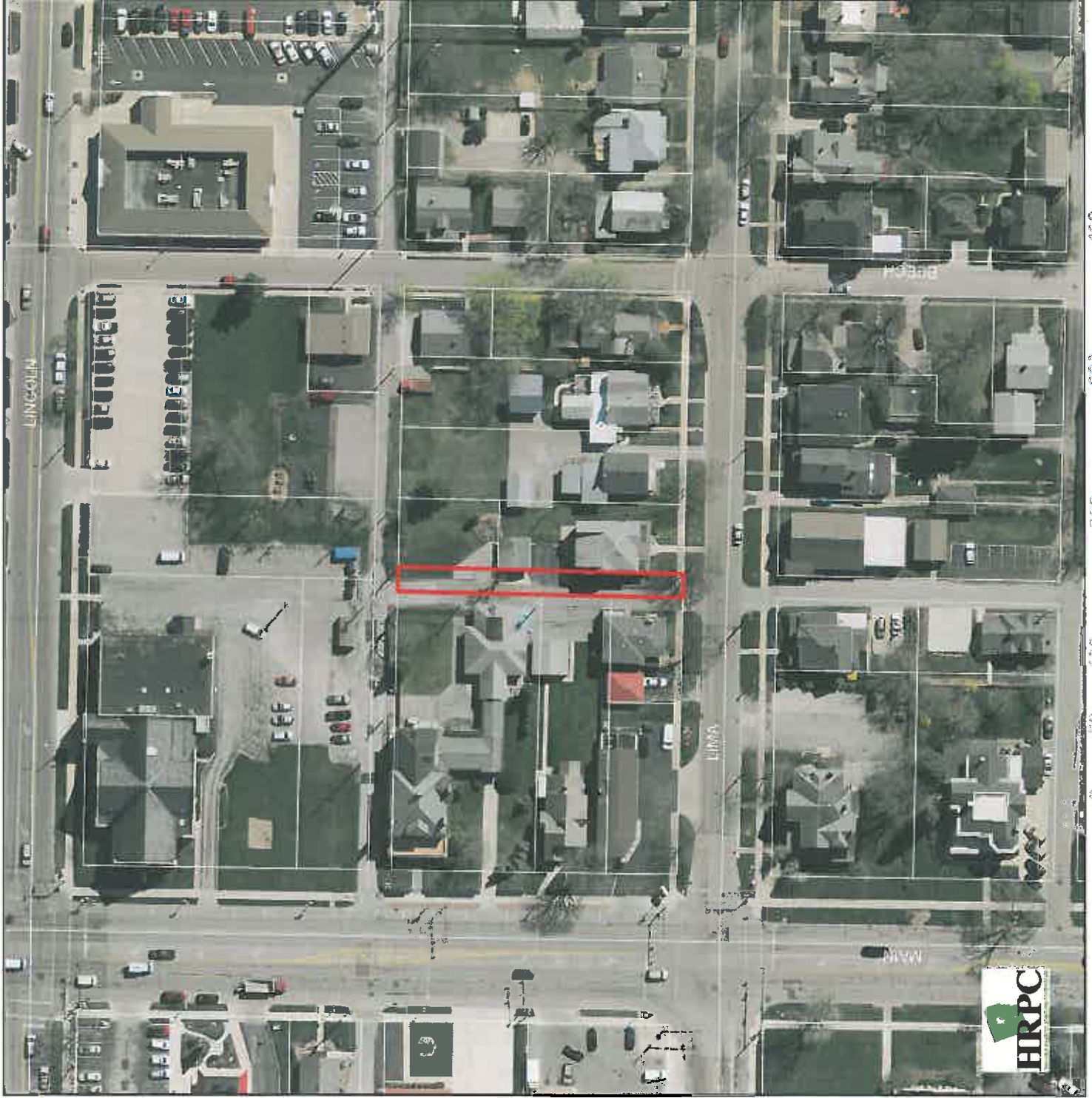
AV-04-2016

Road Centerline

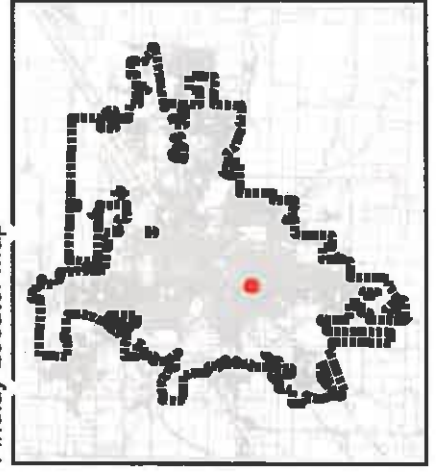
Parcels



Findlay City



Findlay Locator Map



**5. APPLICATION FOR SITE PLAN REVIEW #SP-14-2016 filed by Tolson Enterprises, Inc., 6591 W. Central Ave., suite 100, Toledo, OH for a drive up window at 1123 Trenton Avenue, Findlay.**

**HRPC**

**General Information**

This project is located on the east end of a strip mall located on the south side of Trenton Avenue. It is zoned C-2 General Commercial. All surrounding parcels are also zoned C-2. It is located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

**Parcel History**

This is a vacant former restaurant.

**Staff Analysis**

The applicant wishes to add a drive thru order lane across from the restaurant and a pick up window on the east side of the building.

Drive thrus/pick up windows are a conditional use in the C-2 District requiring Planning Commission approval.

The layout proposes to use the location of a former ATM machine as the place for a menu board. This is located in an island along the east side of the parking lot directly north of the building. Cars would enter from the north, stop to order and then travel south across the east/west drive lane in front of the restaurant. They then continue south around the east side of the building and loop around on the south side of the building to pull up to the pick-up window. A portion of the area used to loop the cars in the rear of the building is off the lot belonging to the strip mall. There are cross access easements in place for this entire shopping area. Copies were submitted to HRPC with the application.

Staff sees the potential for many conflicts in the traffic pattern proposed. It will also be difficult to get potential customers directed through the shopping center site in general just to get in the correct location to order.

**Staff Recommendation**

**HRPC Staff recommends denial of APPLICATION FOR SITE PLAN REVIEW #SP-14-2016 for a drive up window at 1123 Trenton Avenue, Findlay.**

**ENGINEERING**

The purposes of this site plan is to attempt to get approval to modify the traffic patterns onsite so that a drive thru window can be added to the end of the existing structure. No changes are being proposed to access to the site itself or to any of the existing utilities.

The cars will enter the existing lane that was installed in the past for an atm machine to pull up to the menu board and order. Once they order, the driver will need to drive to the rear of the strip mall where they will go around a painted traffic circle and will enter the pickup lane (located along the side of the existing structure) and will pull up to the pickup window.

Engineering feels that the proposed traffic pattern will be confusing to the public and is not sure how the proposed route could be signed to eliminate the confusion. After they order, the drivers will also have to contend with any traffic driving in front of the strip mall or around the side of the strip mall and will more than likely try to make the sharp turn into the pickup lane instead of using the proposed traffic circle.

Recommendations: Engineering recommends denial of the site plan due to the proposed traffic pattern being confusing and the potential conflict points that it creates with vehicular traffic.

**FIRE PREVENTION**

No comments.

**STAFF RECOMMENDATION**

**Staff recommends denial of APPLICATION FOR SITE PLAN REVIEW #SP-14-2016 for a drive up window at 1123 Trenton Avenue, Findlay.**



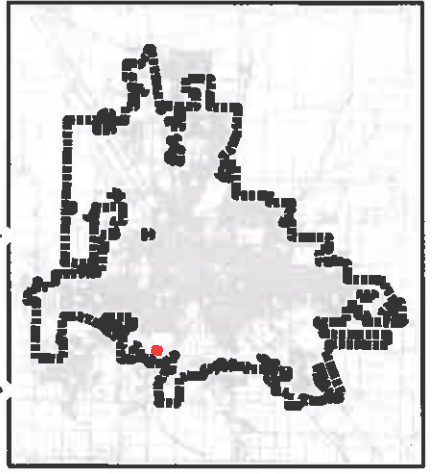
# SP-14-2016

APPLICATION FOR SITE PLAN REVIEW  
filed by Tolson Enterprises, Inc.  
for a drive up window at 1123  
Trenton Avenue, Findlay.

**Legend**

- 1123 Trenton Ave
- Road Centerline
- Parcels
- Findlay City

Findlay Locator Map





**6. APPLICATION FOR PRELIMINARY PLAT #PP-03-2016 for Southridge Estates 3<sup>rd</sup> Addition.**

**HRPC**

**General Information**

This plat is located on the south side of Findlay on the northwest corner of the intersection of Goldenrod Lane and TR 145. It is zoned R-1 Single Family Low Density. Land to the north and east is also zoned R-1. To the south is zoned R-3 Single Family Small Lot and M-2 Multiple Family High Density. To the west is US 68/SR 15. It is not within the 100 year flood plain. The Land Use Plan designates the area as Single Family Large Lot.

**Parcel History**

The last action in this subdivision appears to be in 2005 when Lots 28-37 were replatted.

**Staff Analysis**

This plat is shown in two phases that will complete the development. Katarina Lane and Paige Lane will be extended to intersect with TR 145 to the west and south respectively.

There are 46 new lots proposed. Lots 107-109 on the north side of Katarina Lane and west of Paige Lane in Phase 4 will need to be adjusted to meet current minimum standards of 10,000 square feet. Section 1111.04 (a) (5) of the City Subdivision Regulations state that excessive lot depth to width ratio shall be avoided. A depth to width ration of 3 to 1 shall normally be considered a maximum. If the lots cannot be adjusted to comply, a variance from CPC will need to be obtained.

There is a large remainder lot located along the curve of the road on the west side which should be labelled with some lot number or letter.

**Staff Recommendation**

HRPC Staff recommends that FCPC **approve APPLICATION FOR PRELIMINARY PLAT #PP-03-2016 for Southridge Estates 3<sup>rd</sup> Addition subject to the following:**

- **Adjust Lots 107-109 in Phase 4 to be a minimum of 10,000 square feet (HRPC)**
- **Label Lot along the curve with the Detention pond (HRPC)**
- **Reconfigure Lots 82, 94 and 95 or obtain a variance from CPC (HRPC)**

**ENGINEERING**

No comments.

**FIRE PREVENTION**

No Comments

**STAFF RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-03-2016 for Southridge Estates 3<sup>rd</sup> Addition subject to the following:**

- **Adjust Lots 107-109 in Phase 4 to be a minimum of 10,000 square feet (HRPC)**
- **Label Lot along the curve with the Detention pond (HRPC)**
- **Reconfigure Lots 82, 94 and 95 or obtain a variance from CPC (HRPC)**







## **7. APPLICATION FOR FINAL PLAT #FP-04-2016 for Southridge Estates 3<sup>rd</sup> Addition.**

### **HRPC**

#### **General Information**

This plat is located on the south side of Findlay on the northwest corner of the intersection of Goldenrod Lane and TR 145. It is zoned R-1 Single Family Low Density. Land to the north and east is also zoned R-1. To the south is zoned R-3 Single Family Small Lot and M-2 Multiple Family High Density. To the west is US 68/SR 15. It is not within the 100 year flood plain. The Land Use Plan designates the area as Single Family Large Lot.

#### **Parcel History**

A Preliminary Plat for this subdivision was reviewed in the previous item on today's agenda.

#### **Staff Analysis**

This final plat contains 17 lots. Katarina Lane is extended to the west and Viburnum Court, a short cul-de-sac street extends south from Katarina Lane. A temporary cul-de-sac is shown at the end of Katarina Lane.

Lot 88 is over the 3 to 1 width to depth ratio. If the lot cannot be reconfigured to comply, a variance will be required from CPC.

The lots need to be labeled with the square footage.

#### **Staff Recommendation**

HRPC Staff recommends that FCPC approve **APPLICATION FOR FINAL PLAT #FP-04-2016 for Southridge Estates 3<sup>rd</sup> Addition** subject to the following conditions:

- **Correct Lot 88 to be under the 3 to 1 depth to width ratio or obtain a variance from CPC**
- **Label lots with the square footage**

### **ENGINEERING**

Engineering has some comments on the construction drawings and will be working with the consultant to get the comments addressed.

Recommendations: Conditional approval of the plat subject to the construction drawings being modified to the satisfaction of the Engineering department.

### **FIRE PREVENTION**

No comments.

### **STAFF RECOMMENDATION**

Staff recommends approval of **APPLICATION FOR FINAL PLAT #FP-04-2016 for Southridge Estates 3<sup>rd</sup> Addition** subject to the following conditions:

- **Correct Lot 88 to be under the 3 to 1 depth to width ratio or obtain a variance from CPC**
- **Label lots with the square footage**
- **Modification of construction drawings per the City Engineer**





# FP-04-2016

APPLICATION FOR FINAL  
PLAT for Southridge Estates  
3rd Addition.

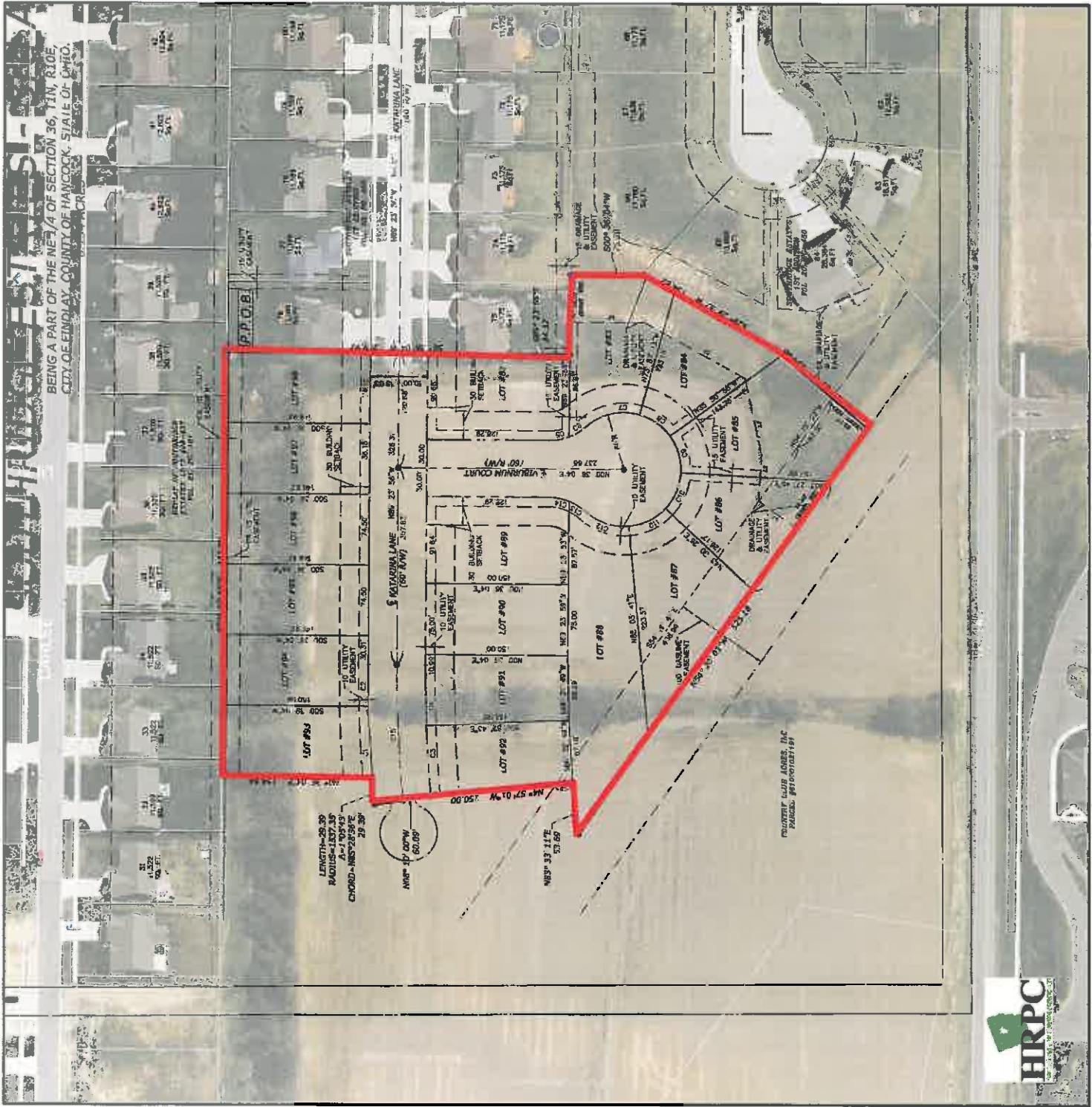
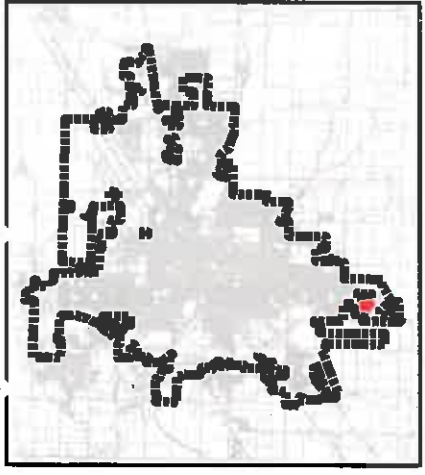
## Legend



Road Centerline



Findlay Locator Map



500 Feet

350

150



**8. PETITION FOR ZONING AMENDMENT #ZA-05-2016 filed by Jean Dove/Habitat for Humanity to rezone Lots 2509-2516 in the Strothers Addition from R-2 Single Family Medium Density to R-3 Single Family High Density.**

**HRPC**

**General Information**

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

**Parcel History**

The site is currently a small mobile home park.

**Staff Analysis**

The applicant is requesting the zoning change to accommodate homes to be constructed by Habitat for Humanity.

The R-2 zoning district has a minimum of 1300 square feet for a new home. Habitat Homes are more in the range of 1100-1200 square feet. Their options would be requesting a variance for each home or change the zoning.

The only difference in the zoning districts is the minimum square footage of the home and size of the lot. The Land Use Plan is in agreement with an R-3 zoning also.

**Staff Recommendation**

HRPC Staff recommends that FCPC **recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-05-2016 to rezone Lots 2509-2516 in the Strothers Addition from R-2 Single Family Medium Density to R-3 Single Family High Density.**

**ENGINEERING**

No Comments

**FIRE PREVENTION**

No comments

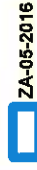
**STAFF RECOMMENDATION**

Staff recommends that FCPC **recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-05-2016 to rezone Lots 2509-2516 in the Strothers Addition from R-2 Single Family Medium Density to R-3 Single Family High Density.**

# ZA-05-2016

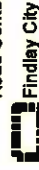
**PETITION FOR ZONING AMENDMENT**  
filed by Jean Dove/Habitat for Humanity  
to rezone Lots 2509-2516 in the Strothers  
Addition plus parts of right-of-way from  
R-2 Single Family Medium Density to  
R-3 Single Family High Density.

## Legend



ZA-05-2016

Road Centerline



Findlay City

Findlay Zoning District



R2 - Single Family, Medium Density



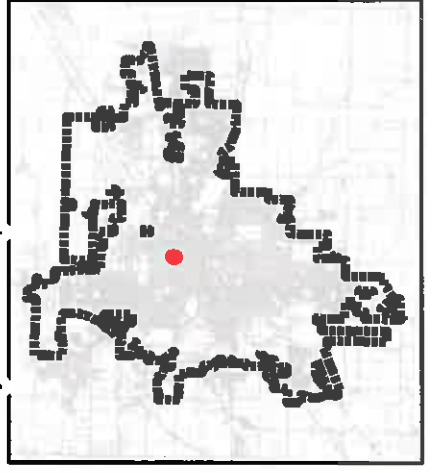
I1 - Light Industrial



I2 - General Industrial

Parcels

Findlay Locator Map





# ZA-05-2016

**PETITION FOR ZONING AMENDMENT**  
filed by Jean Dove/Habitat for Humanity  
to rezone Lots 2509-2516 in the Strothers  
Addition plus parts of right-of-way from  
R-2 Single Family Medium Density to  
R-3 Single Family High Density.

## Legend



ZA-05-2016

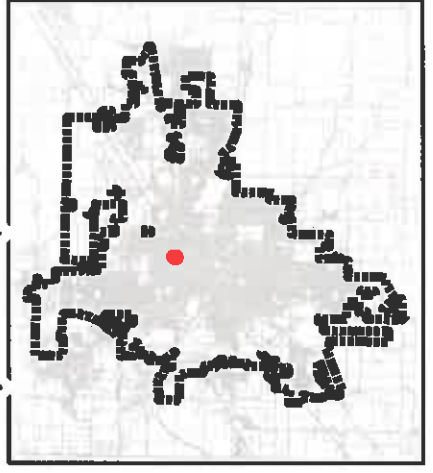
Road Centerline

ZA-05-2016



Findlay City

Findlay Locator Map



**9. PETITION FOR ZONING AMENDMENT #ZA-06-2016 filed by Roger Best, 15491 Brookview Trail, Findlay to rezone part of Lot 349 in the Hunter's Creek 11<sup>th</sup> Addition from R-2 Single Family Medium Density to CD Condominium.**

**HRPC**

**General Information**

This request is located on the south side of Kennsington Drive just east of Fishlock Avenue. It is currently zoned R-2 Single Family Medium Density. Parcels to the east and west are also zoned R-2. To the north and south is zoned R-1 Single Family Low Density. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Medium Lot.

**Parcel History**

The parcel was originally in a PUD (Planned Unit Development).

**Staff Analysis**

The applicant is requesting the zoning change to accommodate the construction of a condominium development. A site plan for the development is the next item on today's agenda

In the original PUD, this lot was designated for condominium development. A portion of Lot 349 was divided into parcels and rezoned to R-2 Single Family in 2009. Those homes are along the east side abutting Tarra Oaks. When the new zoning code went into effect, all PUD's were voided and the land was given a zoning classification in line with the land use plan and the surrounding developments.

The applicant would like to use the CD Condominium District in order to go back to a plan for condominiums.

**Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-06-2016 filed by Roger Best, 15491 Brookview Trail, Findlay to rezone part of Lot 349 in the Hunter's Creek 11<sup>th</sup> Addition from R-2 Single Family Medium Density to CD Condominium.**

**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-06-2016 filed by Roger Best, 15491 Brookview Trail, Findlay to rezone part of Lot 349 in the Hunter's Creek 11<sup>th</sup> Addition from R-2 Single Family Medium Density to CD Condominium.**



# ZA-06-2016

PETITION FOR ZONING AMENDMENT  
filed by Roger Best to rezone part of  
Lot 349 in the Hunter's Creek  
11th Addition from R-2 Single Family  
Medium Density to CD Condominium.

## Legend



ZA-06-2016

Road Centerlines



Findlay City  
Parcels

Findlay Zoning District



R1 - Single Family, Low Density

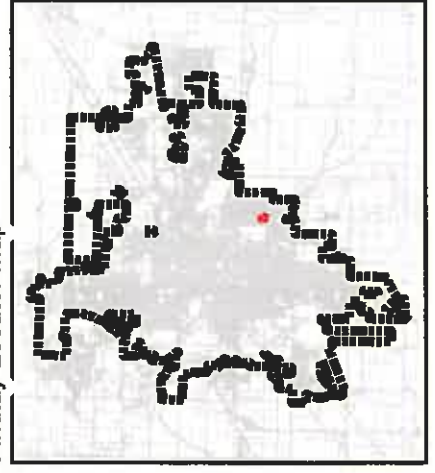


R2 - Single Family, Medium Density



R4 - Duplex/Triplex, High Density

Findlay Locator Map



# ZA-06-2016

PETITION FOR ZONING AMENDMENT  
 filed by Roger Best to rezone part of  
 Lot 349 in the Hunter's Creek  
 11th Addition from R-2 Single Family  
 Medium Density to CD Condominium.

## Legend



ZA-06-2016

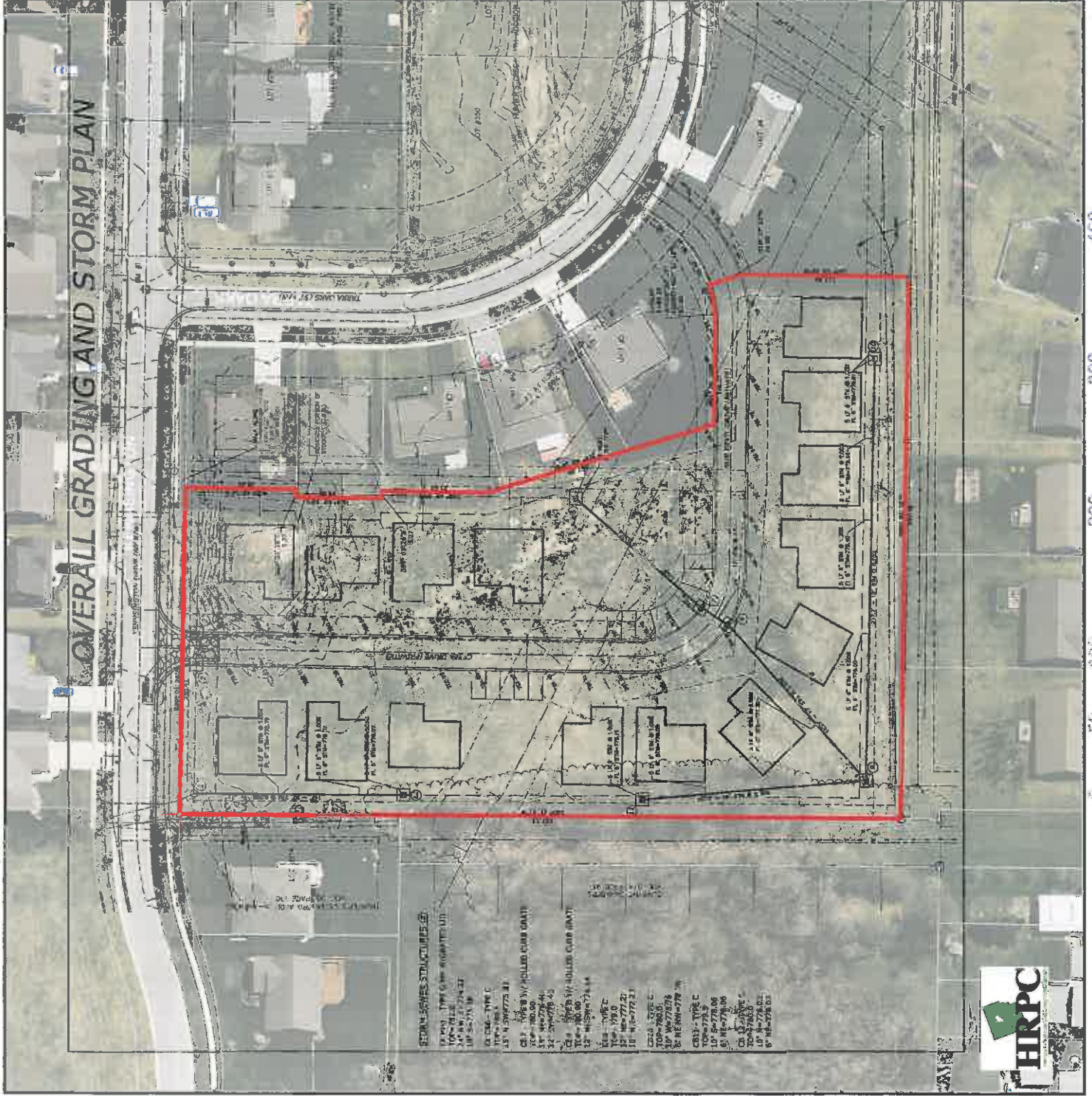
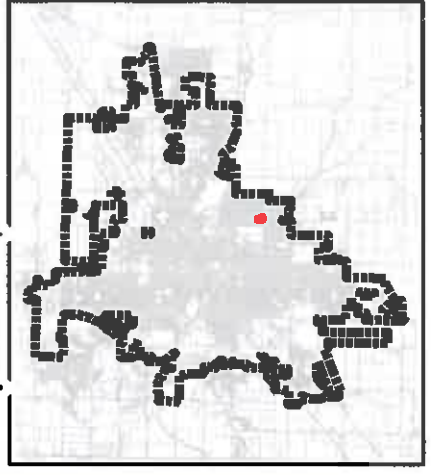
Road Centerline

Parcels



Findlay City

Findlay Locator Map



**10. APPLICATION FOR SITE PLAN REVIEW #SP-15-2016 filed by Roger Best, 15491 Brookview Trail, Findlay for a condominium development on part of Lot 349 in the Hunter's Creek 11<sup>th</sup> Addition.**

**HRPC**

**General Information**

This request is located on the south side of Kennsington Drive just east of Fishlock Avenue. It is currently zoned R-2 Single Family Medium Density. Parcels to the east and west are also zoned R-2. To the north and south is zoned R-1 Single Family Low Density. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Medium Lot.

**Parcel History**

The parcel was originally in a PUD (Planned Unit Development). A request to rezone to CD Condominium District was reviewed in the previous item.

**Staff Analysis**

The applicant is proposing to construct 15 Villa style single family units on the remainder of Lot 349. The County Auditor lists the lot as 3.255 acres. The CD zoning requires 7,000 sf of land per unit. The 15 units proposed are well below the maximum of 20 that could be allowed.

Setbacks in the CD district are 25' front, 15' side, and 30' rear. The plan meets these requirements. All units must have a minimum of 10' building separation. The buildings meet or exceed this.

Circulation through the development will be by a private drive. There are two parking areas providing spaces for 13 guest vehicles.

Two different floor plans were submitted. All units are single story with 2 car garages. The floor plans indicate 1300+ to 1600+ square feet living space. The minimum required is only 800 square feet.

**Staff Recommendation**

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2016 for a condominium development on part of Lot 349 in the Hunter's Creek 11<sup>th</sup> Addition.**

**ENGINEERING**

Engineering has a set of these plans from 2007 that were approved. These drawings are the same as the ones that were previously approved.

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.

The following permits may be required prior to construction:

- Water Tap Permits
- Sanitary Tap Permits
- Storm Tap Permits
- Curb Cut Permits
- Sidewalk Permits
- Public Infrastructure bonding and inspection fees

**FIRE PREVENTION**

No comments

**STAFF RECOMMENDATION**

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-15-2016** for a condominium development on part of Lot 349 in the Hunter's Creek 11<sup>th</sup> Addition subject to the following condition:

- Compliance with MS4 requirements as in City of Findlay Ordinance 937 (ENG)

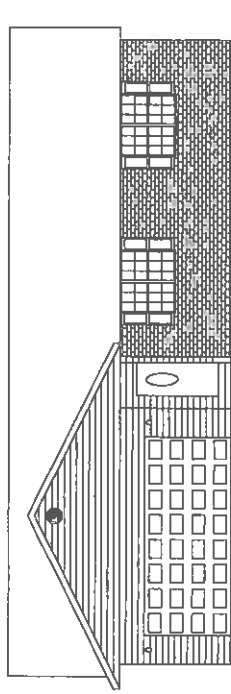
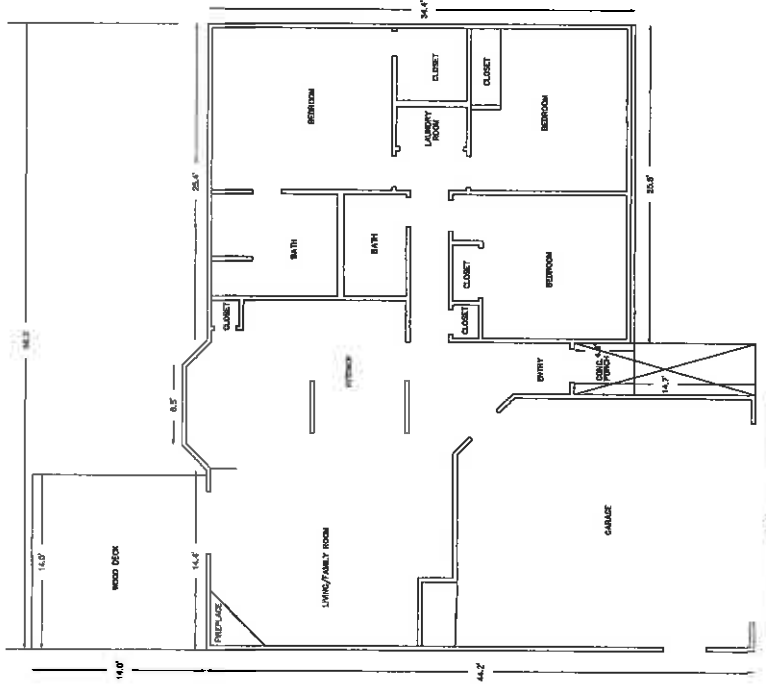




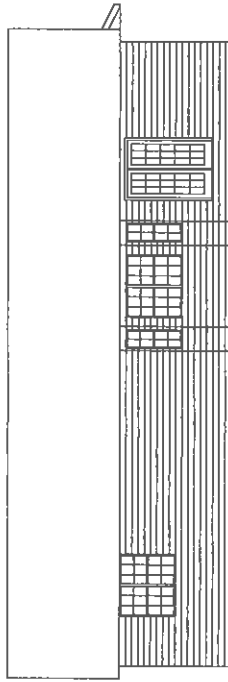




*VILLAS AT HUNTER'S CREEK CONDOMINIUM  
UNIT #1*



FRONT ELEVATION

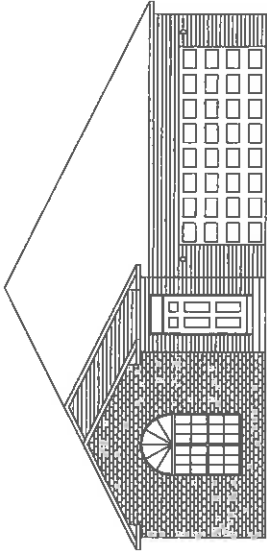


REAR ELEVATION

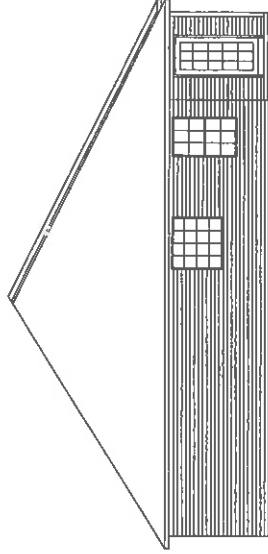
Date: September 21, 2007  
 PREPARED BY  
 VAN HORN, HOOVER  
 & ASSOCIATES, INC.  
 P.O. BOX 612  
 FINDLAY, OHIO 45839  
 (419)433-6630

PLAN VIEW  
 SCALE: 1" = 5'

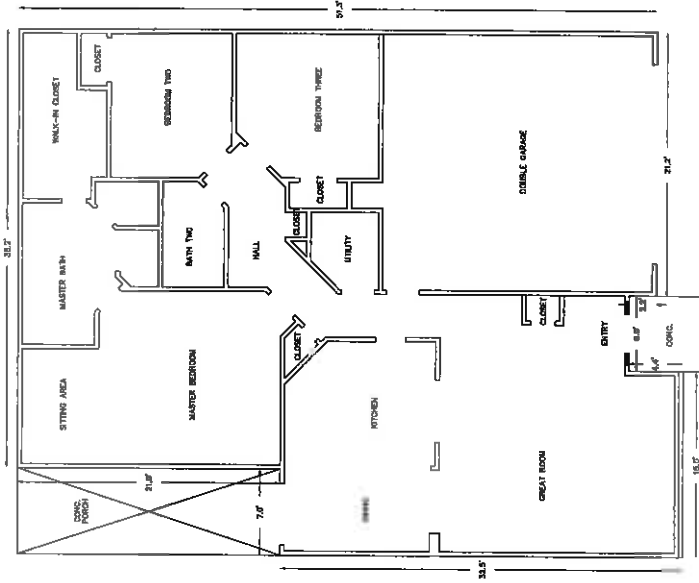
VILLAS AT HUNTER'S CREEK CONDOMINIUM  
UNIT #2



FRONT ELEVATION



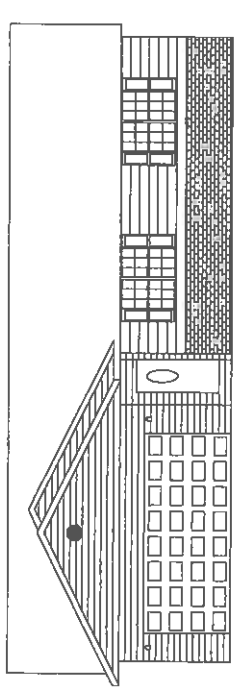
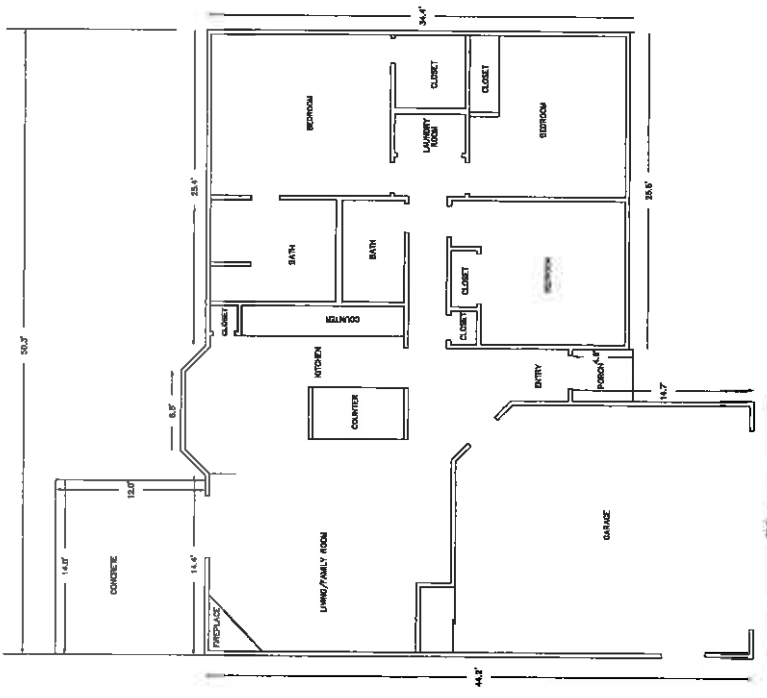
REAR ELEVATION



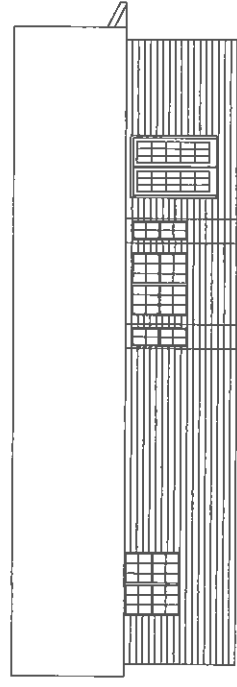
PLAN VIEW  
 SCALE: 1" = 5'

Date: September 21, 2007  
 PREPARED BY  
 VAN HORN, HOOVER  
 & ASSOCIATES, INC.  
 P.O. BOX 612  
 FINDLAY, OHIO 45859  
 (419)423-5630

VILLAS AT HUNTER'S CREEK CONDOMINIUM  
UNIT #3



FRONT ELEVATION



REAR ELEVATION

PLAN VIEW  
SCALE: 1" = 5'

Date: November 18, 2008  
PREPARED BY  
VAN HORN, HOOVER  
& ASSOCIATES, INC.  
P.O. BOX 612  
FINDLAY, OHIO 45839  
(419)423-6680

PHOTO COURTESY OF HUNTER'S CREEK

