

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT August 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, August 11, 2016 - 9:00 AM

COMMENTS

NEW ITEMS

1. APPLICATION FOR SITE PLAN REVIEW #SP-18-2016 filed by AMEN, LLC, 1640 Tiffin Avenue, Findlay, OH for a parking lot to accommodate conversion of the structure to a chiropractic office at 1500 Tiffin Avenue, Findlay.

HRPC

General Information

The land in this request is located on the north side of Tiffin Avenue at the intersection of Oakdale Avenue. It zoned O-1 Institutions and Offices and lots to the east, west and south are also zoned O-1. The parcel to the north 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 Neighborhood Commercial.

Parcel History

This is currently the site of a single family home.

Staff Analysis

The applicant is proposing to convert the home into a Chiropractic office. According to the County Auditor's records, the home is approximately 2450 square feet. There is also a detached 24' x 36' 3-car garage on the property. No alterations of the building footprint are proposed.

Additional parking is needed to accommodate this change of use. The parking standard requires one space per 300 square feet in the office district. This calculates to 9 parking spaces. They meet the requirement with a proposed lot of 6 spaces, a 3-car garage and extra parking outside the garage if needed. The width of the driveway is being doubled to accommodate ingress and egress of 2 vehicles.

Parking lots with 6 spaces or more are to include perimeter screening. We asked for the screening to be on the south and west sides of the lot and the applicant has shown this on the plan. Directly east is the AAA office building which is also a commercial use and the screening is not needed there. There is a home directly north of the proposal, but because there are really no changes on that side of the structure, we have not required additional screening there.

The plan shows the location of a freestanding sign. This will need to be moved back from the front property line. It appears that the post is 10' from the r/w, but the front corner of the sign encroaches. All parts of the sign must be no closer than 10' from the right of way line.

HRPC Staff recommends approval to FCPC of **APPLICATION FOR SITE PLAN REVIEW**

#SP-18-2016 for a parking lot to accommodate conversion of the structure to a chiropractic office at 1500 Tiffin Avenue subject to the following condition:

- **Locating the sign behind the 10' required setback (HRPC)**

ENGINEERING

Access – The applicant is proposing to widen the existing drive approach by adding to one side of the existing approach. We have required other sites that wanted to do the same thing to replace the entire approach and we do not see why this case should be any different. The forty (40) foot drop curb proposed is excessive for this use since it should not have large trucks using it. We would recommend using the existing thirty (30) foot drop curb for the site. The plans show the existing asphalt drive being widened on one side but do not show any work being done on the existing asphalt. The existing asphalt is in poor shape and needs to be replaced.

Water & Sanitary Sewer – The applicant is not planning any changes to the existing services to the structure. Water Distribution noted that the ¾” service off of Oakdale is not shown on the plans.

Stormwater Management – Detention is being provided for the site and meets City standards.

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.

Sidewalks – There are existing sidewalks on Tiffin Avenue but no sidewalks on Oakdale Drive.

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

- The entire drive approach be replaced.
- The proposed drop curb be reduced to thirty (30) feet.
- The existing asphalt be replaced.

The following permits may be required prior to construction:

- Drive/Curb Cut Permit

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2016 for a parking lot to accommodate conversion of the structure to a chiropractic office at 1500 Tiffin Avenue subject to the following condition:**

- **Locating the sign behind the 10' required setback (HRPC)**
- **The entire drive approach be replaced. (ENG)**
- **The proposed drop curb be reduced to thirty (30) feet. (ENG)**
- **The existing asphalt be replaced. (ENG)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

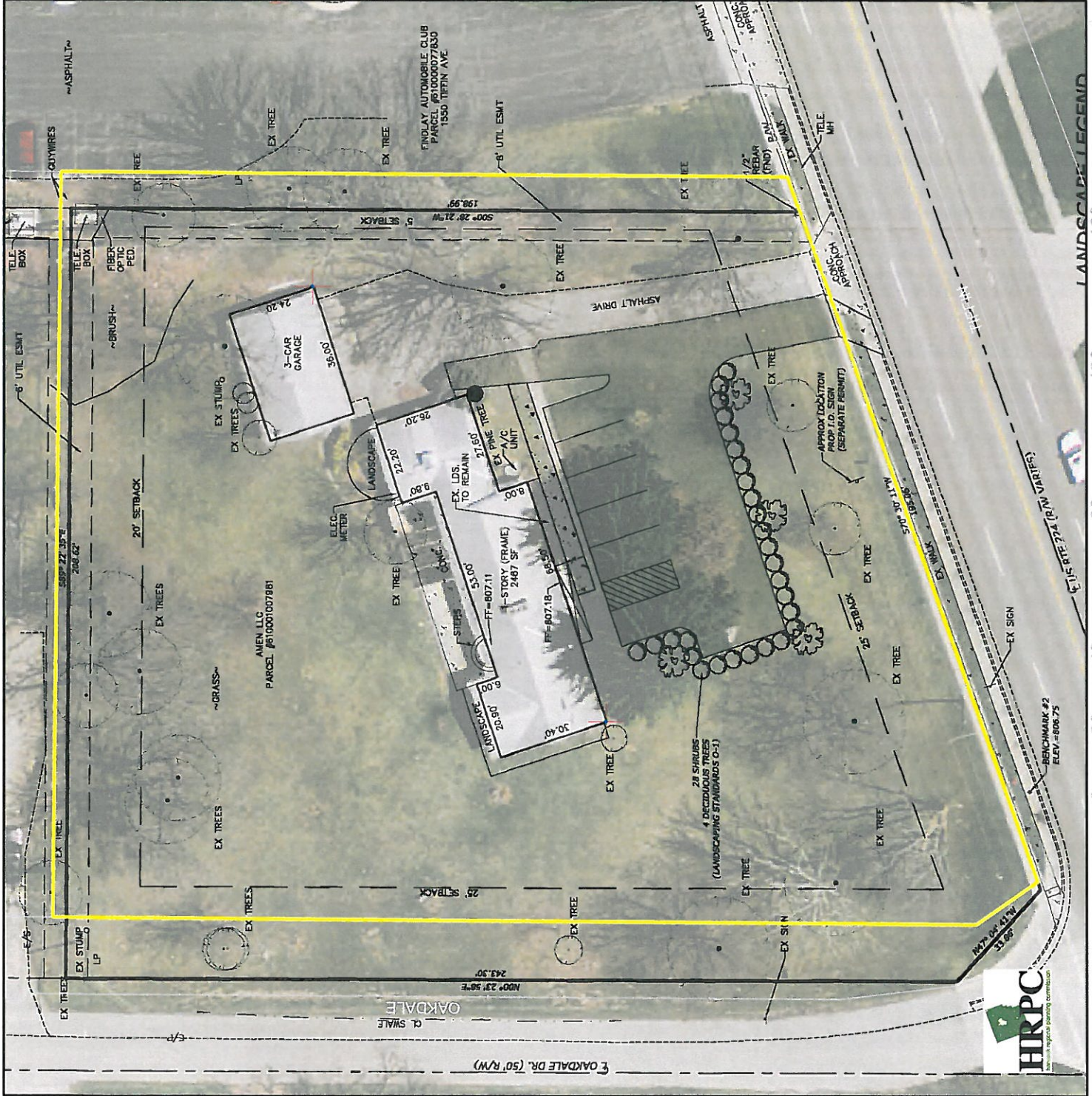
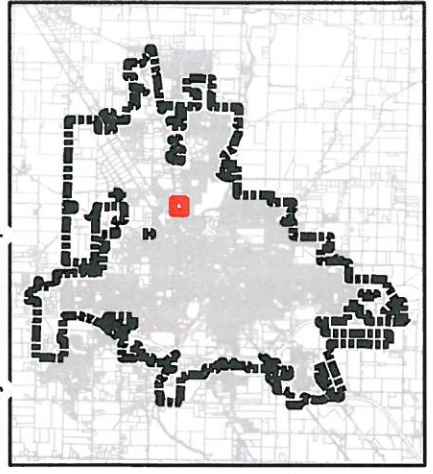
SP-18-2016

SP-18-2016 filed by AMEN, LLC,
1640 Tiffin Avenue, Findlay, OH
for a parking lot to accommodate
conversion of the structure to a
chiropractic office at 1500 Tiffin
Avenue, Findlay.

Legend

-  1500 Tiffin Avenue
-  Road Centerline
-  Parcels

Findlay Locator Map



2. APPLICATION FOR FINAL PLAT #FP-05-2016 for Investek Subdivision, a two lot residential subdivision located on the west side of Technology Drive.

HRPC

General Information

This request is located on the west side of Technology Drive south of CR 99. It is zoned M-2 Multi-Family High Density. To the south is also zoned M-2. To the north and east is zoned C-2 General Commercial and to the west is Allen Township which is not zoned. It is not located within the 100 year flood plain. The City Land Use Plan designates the site as Office.

Parcel History

The site was rezoned to M-2 in March, 2015. The site plan for the apartment complex was approved by FCPC in May, 2015.

Staff Analysis

The applicant is requesting to split the parcel into two (2) lots. The complex is proposed to be a two phase project and the east half of the lot (phase 1) is currently under construction.

Because Lot 2 does not have any road frontage, a plat was required. A recorded easement of access through Lot 1 will provide access to Lot 2. The easement is shown along the drive established for the first phase of the complex.

The splitting of the parcel is being requested for financial purposes. Investek Holdings will maintain ownership of both lots.

Staff Recommendation

HRPC Staff recommends approval to FCPC of **APPLICATION FOR FINAL PLAT #FP-05-2016 for Investek Subdivision, a two lot residential subdivision located on the west side of Technology Drive.**

ENGINEERING

Engineering has never been told if the proposed water and sanitary that are going to be installed on Lot 1 are going to be public or private. We have no objection to the utilities being private but if they are going to be public, the easements should be added to the final plat. That way all of the easements will be shown on one document instead of multiple documents.

The owner's certification is the standard one that is used for subdivisions. It states that the owner "dedicate the roads and ways of width". Since no roads are being dedicated, it would be less confusing if this is removed from the certification.

There are a couple of dimensions/labels that need to be added. Engineering will work with the consultant to get these added.

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

- Add easements for the proposed water and sewer if they are going to be public.
- Revise the owner's certification to removing the road dedication wording

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends approval to FCPC of **APPLICATION FOR FINAL PLAT #FP-05-2016 for Investek Subdivision, a two lot residential subdivision located on the west side of Technology Drive subject to the following conditions:**

- **Add easements for the proposed water and sewer if they are going to be public. (ENG)**
- **Revise the owner's certification removing the road dedication wording (ENG)**

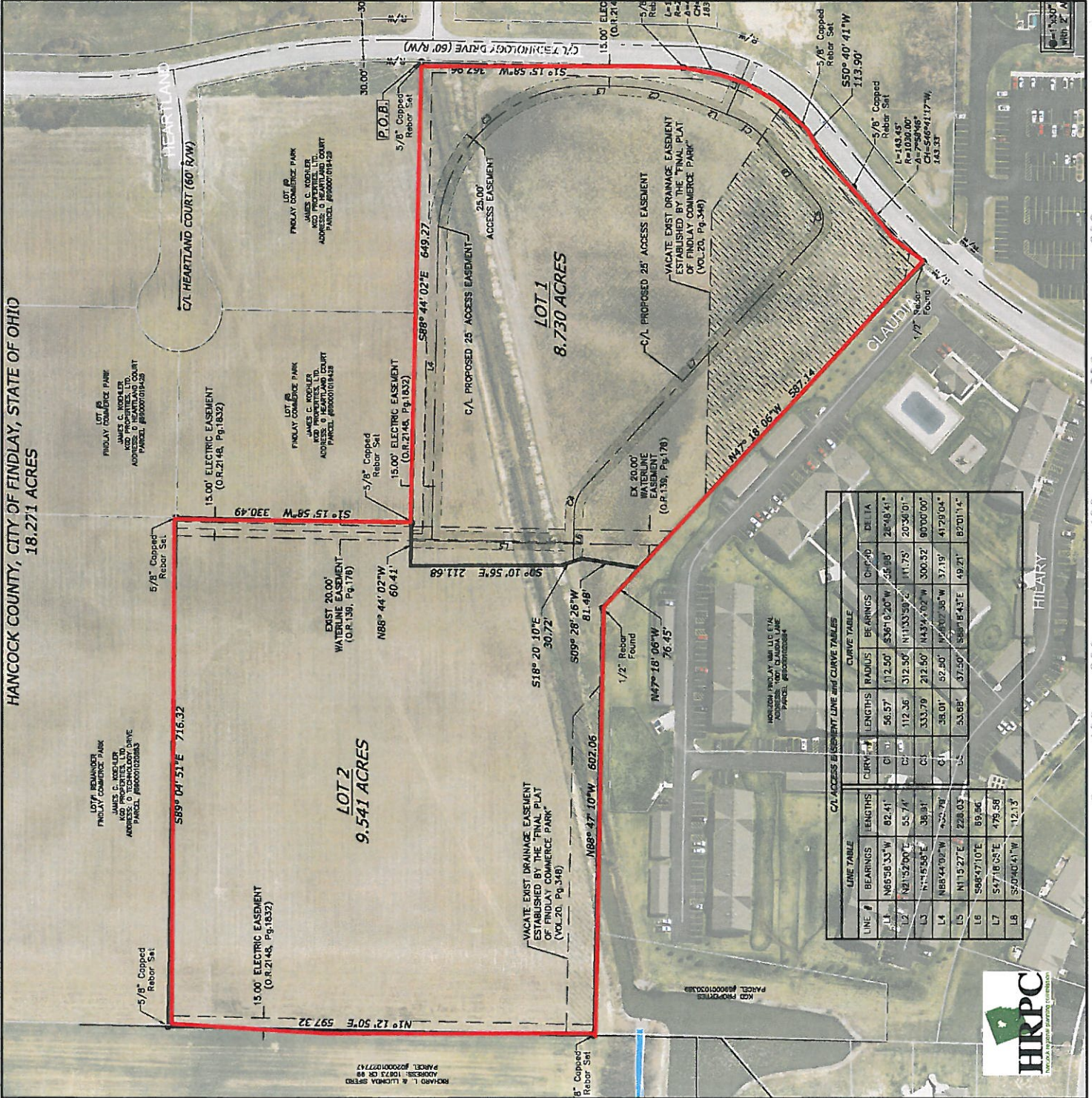
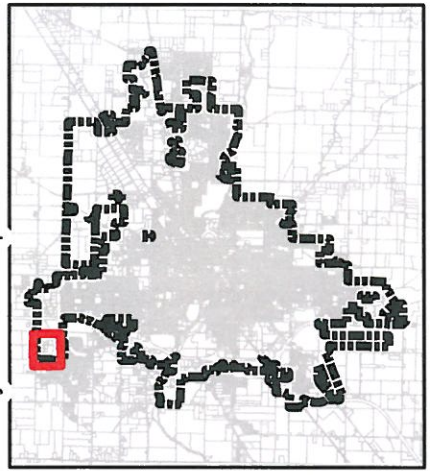
FP-05-2016

APPLICATION FOR FINAL PLAT
for Investek Subdivision, a two lot
residential subdivision located on the
west side of Technology Drive.

Legend

- FP-05-2016
- Road Centerline
- Parcels

Findlay Locator Map

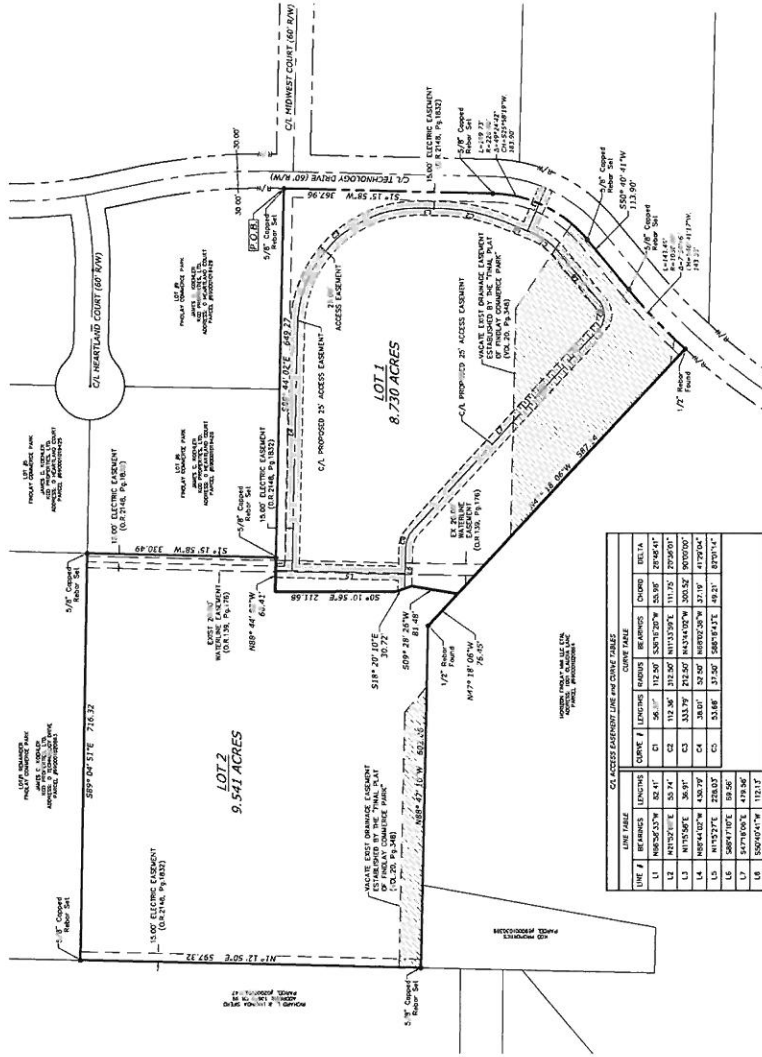


LINE TABLE		C/L ACCESS EASEMENT LINE AND CURVE TABLES				CURVE TABLE			
LINE #	BEARINGS	LENGTHS	CURV. #	LENGTHS	RADIUS	BEARINGS	CHORD	DELTA	
L1	N86°58'33"W	82.41'	C1	56.57'	112.50'	S56°10'20"W	56.98'	26°48'41"	
L2	N2°52'00"E	55.74'	C2	112.36'	312.50'	N11°33'50"E	111.75'	20°38'01"	
L3	N71°55'51"E	38.91'	C3	333.79'	212.50'	N43°44'02"W	300.52'	80°00'00"	
L4	N88°44'02"W	62.70'	C4	38.01'	92.80'	N74°07'36"W	37.19'	41°29'04"	
L5	N119°27'E	228.03'	C5	53.08'	37.50'	S68°16'43"E	49.21'	87°01'14"	
L6	S98°47'10"E	89.96'							
L7	S47°16'05"E	478.56'							
L8	S50°40'41"W	12.13'							



Final Plat of INVESTEK SUBDIVISION

BEING PART OF LOT #1, FINDLAY COMMERCE PARK (PLAT VOLUME 20, PAGE 348),
HANCOCK COUNTY, CITY OF FINDLAY, STATE OF OHIO
18.271 ACRES



LINE TABLE		CURVE TABLE	
LINE #	BEARINGS	CURVE #	BEARINGS
L1	N89°05'23"W	C1	S61°13'17"W
L2	N75°59'17"E	C2	S11°36'11"W
L3	N75°59'17"E	C3	S33°13'17"W
L4	N89°05'23"W	C4	S36°07'17"W
L5	N75°59'17"E	C5	S36°07'17"W
L6	S84°18'02"E		
L8	S80°42'43"W		



NOTE: All bearings are based on published Ohio North 1400 Zone State Plane Coordinate System.

DATE: JULY 26, 2016
 PREPARED FOR
 (OWNER/DEVELOPER):
 INVESTEK HOLDINGS, LLC,
 1090 W. SOUTH BOUNDARY SUITE 100
 PERRYSBURG, OH 43551

NO.	REVISION	BY	DATE

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

14009 Final Plat 14009-PP-Investek Sub.dwg
 SHEET 1 OF 2