

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT September 12, 2024

### CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman  
Rob Martin, Service-Safety Director  
Jackie Schroeder  
Kerry Trombley  
Dan Clinger

Matt Cordonnier, HRPC Director  
Jacob Mercer, HRPC Staff  
Kevin Shenise, Fire Inspector  
Jeremy Kalb, P.E., City Engineer  
Don Rasmussen, Law Director  
Erik Adkins, Flood Plain/Zoning Supervisor

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
September 12, 2024 – 9:00 AM

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**SWEARING IN**

**APPROVAL OF MINUTES**

**OLD ITEMS**

**NEW ITEMS**

1. **APPLICATION FOR ALLEY VACATION #AV-04-2024** filed by Cam Brown, 2B Investements LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahan Addition.
2. **APPLICATION FOR ALLEY VACATION #AV-05-2024** filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.
3. **APPLICATION FOR ZONING AMENDMENT #ZA-03-2024** filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.
4. **APPLICATION FOR SITE PLAN REVIEW #SP-13-2024** filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street.
5. **APPLICATION FOR FINAL PLAT #FP-07-2024** filed by Reingard Enterprises LLC, for a roadway dedication at the end of Industrial Drive.
6. **APPLICATION FOR SITE PLAN REVIEW #SP-14-2024** filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings.
7. **APPLICATION FOR SITE PLAN REVIEW #SP-15-2024** filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive.
8. **APPLICATION FOR FINAL PLAT #FP-08-2024** filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.

9. **APPLICATION FOR SITE PLAN REVIEW #SP-16-2024** filed by Rocky Five Investments, for a new 131,809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue.
10. **APPLICATION FOR SITE PLAN REVIEW #SP-17-2024** filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR 99.
11. **APPLICATION FOR SITE PLAN REVIEW #SP-18-2024** filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east.
12. **RE-ESTABLISHMENT OF A NON-CONFORMING USE #NCU-01-2024** filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue.

**ADMINISTRATIVE APPROVALS**  
**ADJOURNMENT**

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
Thursday, August 8, 2024– 9:00 a.m.

**COMMENTS**

**NEW ITEMS**

1. **APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Cam Brown, 2B Investements LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahans Addition.**

**CPC STAFF**

**General Information**

This request is located to the east of Totten Avenue, south of Sandusky Street. It is a sixteen-foot (16') wide right-of-way that measures 45 feet south from the Marathon tanks to an unimproved east-west alley. It is not located within the 100-year flood plain.

**Staff Analysis**

The applicant has indicated that they would like to vacate this alley so they can combine lots 4107 and 3408. If they are able to combine the lots, they will be bringing a site plan to City Planning Commission to add a structure to the site. All abutting property owners have signed the request. The site to the south would still have multiple access points into the facility even with the vacation. They primarily use Glessner Avenue, but even still could theoretically use Totten Avenue for access. Staff did not have any concerns with the request.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Cam Brown, 2B Investements LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahans Addition.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment




**RECOMMENDATION**

Staff recommends CPC recommend **approval of APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Cam Brown, 2B Investements LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahans Addition.**

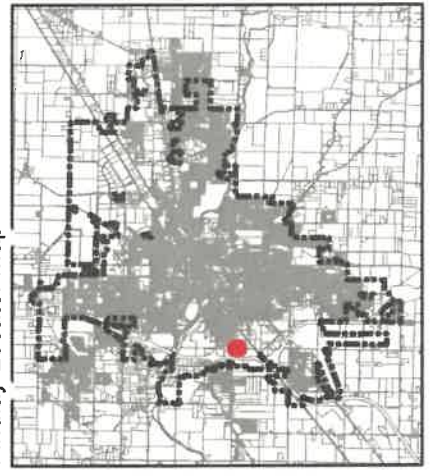
# AV-04-2024

APPLICATION FOR ALLEY VACATION filed by Cam Brown, 2B Investments LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahans Addition.

## Legend

-  AV042024
-  Parcels\_Merged
-  Road Centerline

Findlay Locator Map



**2. APPLICATION FOR ALLEY VACATION #AV-05-2024 filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.**

**CPC STAFF**

**General Information**

This request is the first east-west alley north of E. Pearl Street, west of S. Blanchard Street . It is a sixteen-foot (16') wide right-of-way that measures 243 feet in length. It is not located within the 100-year flood plain.

**Staff Analysis**

The applicant owns the 4 properties that abut the property. This alley is unimproved and functionally does not provide any access to properties. Many of the east-west alleys between S. Blanchard Street and Bank Street have been vacated over the years. If this were to be vacated, the applicant indicated they would split lots 4671 from 4670 and 4716 from 4717 to build some smaller homes on site. Staff had no concerns with the request.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR ALLEY VACATION #AV-05-2024 filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.**

**ENGINEERING**

- Will need to maintain an easement for the sanitary that runs N-S through the alley.

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**

Staff recommends CPC recommend **approval of APPLICATION FOR ALLEY VACATION #AV-05-2024 filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.**

# AV-05-2024

APPLICATION FOR  
ALLEY VACATION  
filed by Josh Slough to vacate  
the east-west alley between  
1727 Bank Street, 500 E. Pearl Street,  
1726 S. Blanchard Street and  
1740 S. Blanchard Street.

## Legend



AV052024

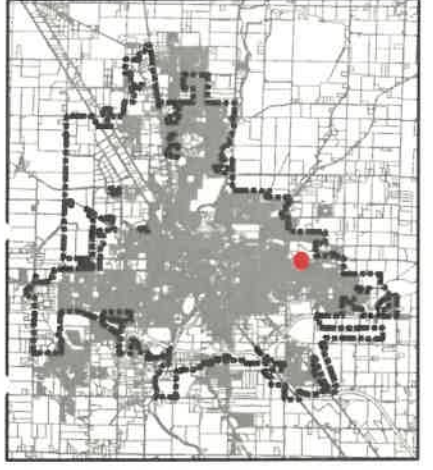


Parcels



Road Centerline

Findlay Locator Map



**3. APPLICATION FOR ZONING AMENDMENT #ZA-03-2024 filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.**

**CPC STAFF**

**General Information**

This request is located on the south side of E. Edgar Avenue, just east of the intersection with Bank Street. It is zoned R-2 Medium Lot Residential. It is in a pocket of R-2 Medium Lot Residential, but has proximity to PO Parks and Open Space with Emory Adams just to the north. It is not located within the 100-year flood plain.

**Parcel History**

The site was currently a residential dwelling. In the Zoning Map update, this parcel was changed from R-3 Small Lot Residential to R-2 Medium Lot Residential.

**Staff Analysis**

The applicant has indicated they would like to rezone this parcel back to R-3 Small Lot Residential. During the map update, it was recommended to change to R-2 Medium Lot Residential due to the size of the parcel. It is a double lot and conformed better to the R-2 standards than R-3. If the rezoning request is granted, the applicant indicated that they would like to sell the lot of the west half of the existing parcel, to develop into a duplex. Staff had no concerns about the request.

**Staff Recommendation**

CPC Staff recommends **approval of FOR APPLICATION FOR ZONING AMENDMENT #ZA-03-2024 filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**

Staff recommends **CPC recommend approval of APPLICATION FOR ZONING AMENDMENT #ZA-03-2024 filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.**



# ZA-03-2024

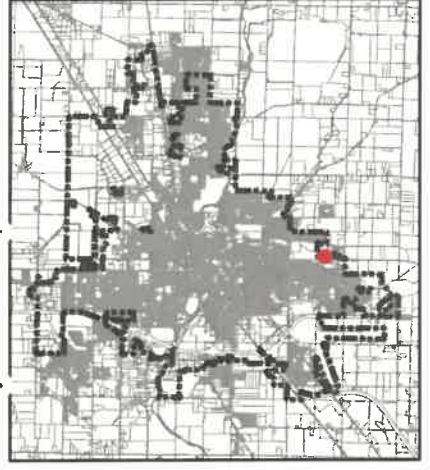
APPLICATION FOR  
ZONING AMENDMENT  
filed by the Josh Slough,  
to rezone 615 Edgar Avenue  
from R-2 Medium Lot Residential to  
R-3 Small Lot Residential.

## Legend

- 615 Edgar Avenue
- Parcels
- Road Centerline



Findlay Locator Map

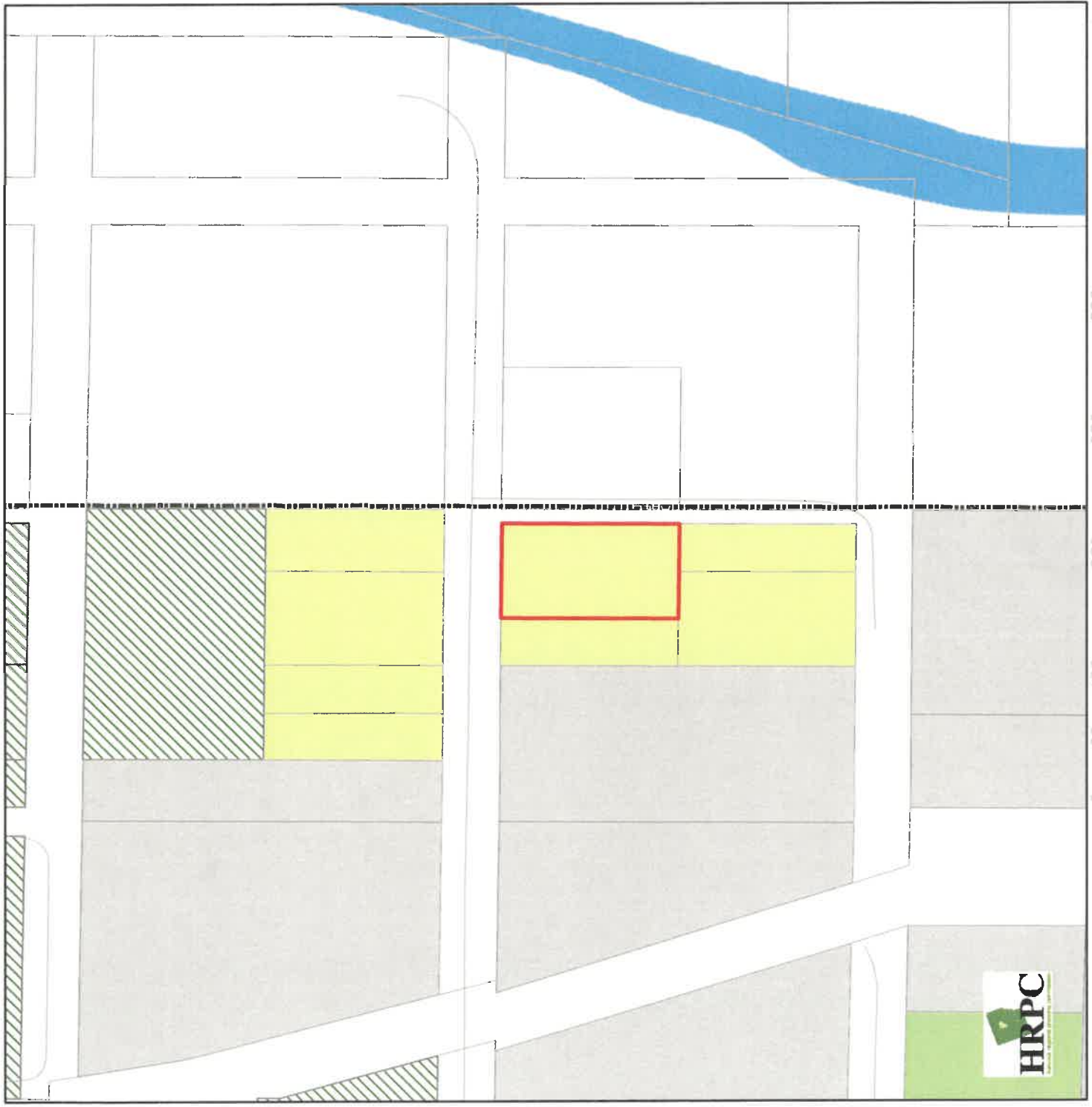
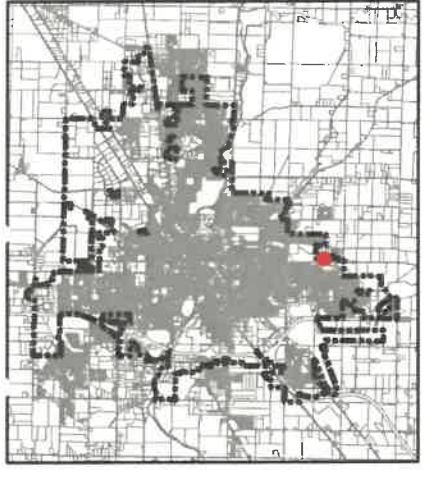


# ZA-03-2024

APPLICATION FOR  
ZONING AMENDMENT  
filed by the Josh Slough,  
to rezone 615 Edgar Avenue  
from R-2 Medium Lot Residential to  
R-3 Small Lot Residential.

- Legend**
- 615 Edgar Avenue
  - Parcels
  - Road Centerline
  - Large Lot Residential, R-1
  - Medium Lot Residential, R-2
  - Small Lot Residential, R-3
  - Duplex/Triplex, R-4
  - Local Commercial, C-1
  - General Commercial, C-2
  - Downtown Commercial, C-3
  - Office/Institution, O-1
  - Light Industrial, I-1
  - Heavy Industrial, I-2
  - Condominium, CO
  - Multi-Family, Low Density, M-1
  - Multi-Family, High Density, M-2
  - Parks and Open Space, PO
  - Mobile Home, MH
  - Multizoned Parcels
  - ZONING\_NEW
  - M2
  - R3
  - R4

Findlay Locator Map



**4. APPLICATION FOR SITE PLAN REVIEW #SP-13-2024 filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street.**

**General Information**

This request is on the north side of W. Pearl Street, north of the main hospital building. The hospital complex is zoned O-1 Office/Institution. To the north, there is a neighborhood of R-2 Medium Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Office.

**Parcel History**

There is an existing parking lot on site.

**Staff Analysis**

Blanchard Valley Hospital has applied to reconfigure the parking area. This would see a shift in the location of the lot six feet to the north. They would then eliminate the east/west oriented parking medians, the existing brick wall, and the trees along the north end of the site. In their place, they would add four north/south oriented islands along the drive aisle that would have the required tree inside. They would provide 68 shrubs around the perimeter of the parking lot to meet the code. They would also provide a six-foot tall vinyl fence in the place of the deteriorating brick wall. They have also, provided six trees along the north side of the site to replace the removed trees for the construction. Staff is appreciative of the applicant's willingness to maintain the trees and fencing along the residential area to the north.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-13-2024 filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-13-2024 filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street.**

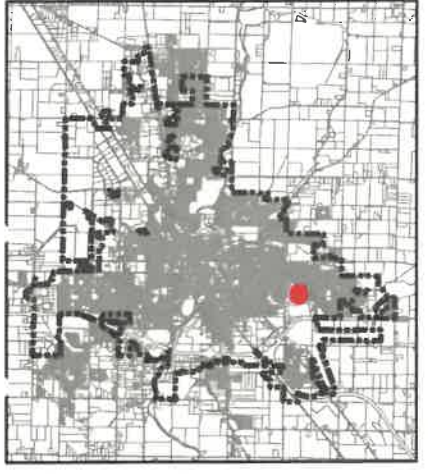
# SP-13-2024

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Blanchard Valley Hospital,  
for reconfiguring their existing  
parking lot on lot 2923 of the  
Highland Addition, on the  
north side of W. Pearl Street.

## Legend

-  BVHS Parking Lot
-  Parcels
-  Road Centerline

Findlay Locator Map

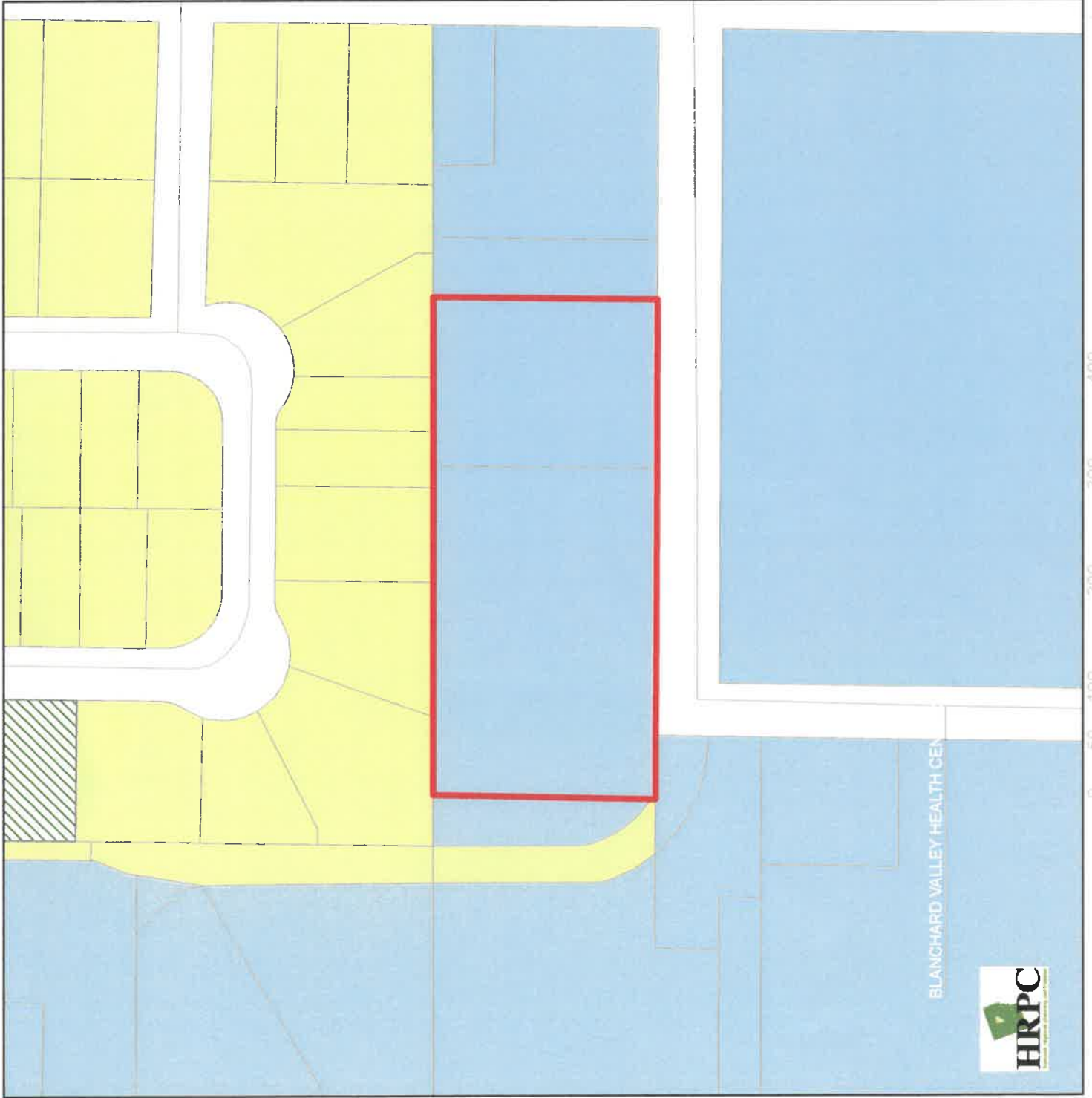
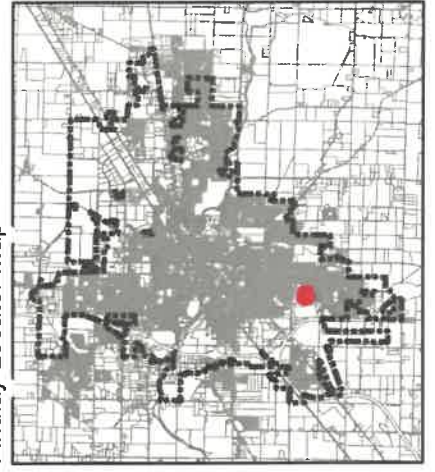


# SP-13-2024

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Blanchard Valley Hospital,  
for reconfiguring their existing  
parking lot on lot 2923 of the  
Highland Addition, on the  
north side of W. Pearl Street.

Legend	
	Byzris Parking Lot
	Parcels
	Road Centerline
	Large Lot Residential, R-1
	Medium Lot Residential, R-2
	Small Lot Residential, R-3
	Duplex/Triplex, R-4
	Local Commercial, C-1
	General Commercial, C-2
	Downtown Commercial, C-3
	Office/Institution, O-1
	Light Industrial, I-1
	Heavy Industrial, I-2
	Condominium, CD
	Multi-Family, Low Density, M-1
	Multi-Family, High Density, M-2
	Parks and Open Space, PO
	Mobile Home, MH
	Multizone Parcels
	<all other values>
	ZONING_NEW
	M2
	R3
	R4

Findlay Locator Map



**5. APPLICATION FOR FINAL PLAT #FP-07-2024 filed by Reingard Enterprises LLC, for a roadway dedication at the end of Industrial Drive.**

**CPC STAFF**

**General Information**

This request is in the Tall Timbers 3<sup>rd</sup> Addition just south of County Road 212. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Industrial.

**Staff Analysis**

This roadway dedication should have been recorded with the Final Plat for the Tall Timbers 3<sup>rd</sup> Addition, but was mistakenly left off. This would have dedicated the cul-de-sac at the end of Industrial Drive. This would allow for Lot 3 and Lot 4 to have the required frontage for the I-1 Light Industrial District. Staff is still supportive of the request.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-03-2022 for the Tall Timbers 3<sup>rd</sup> Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-03-2022 for the Tall Timbers 3<sup>rd</sup> Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.**

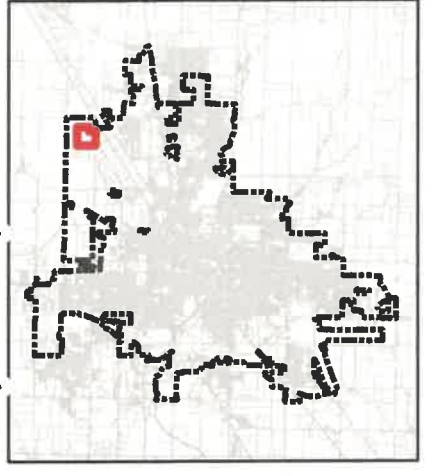
# FP-07-2024

APPLICATION FOR  
FINAL PLAT  
filed by Reingard Enterprises LLC,  
for a roadway dedication at  
the end of Industrial Drive.

## Legend

- Parcels\_Merged
- Road Centerline

Findlay Locator Map



**6. APPLICATION FOR SITE PLAN REVIEW #SP-14-2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings.**

**General Information**

This request is located on the west side of Fox Run Road, south of the intersection with Greendale Avenue. The two parcels are both zoned M-2 Multi-Family High Density. It is in an area of a mix of R-3 Small Lot Residential, O-1 Office/Institution, and CD Condominium. The west side of the site has a creek, which is in the 100-year flood plain.

**Parcel History**

There has been an assisted living community at this property since 1982. Originally, the facility was constructed when it was zoned “C” residential, but has been moved to the M-2 Multi-Family, High Density district to better align with the use.

**Staff Analysis**

The Woodlands of Findlay are proposing a new 27,628 sf addition for the site. This would add 53 additional units to bring the total number of units at the facility to 126. This addition would be 2 stories in height and would connect the three buildings at the back of the site together. It meets the setback requirements of the district.

This would eliminate the parking lot in the rear that accommodates 40 parking spaces. To offset the loss, they have proposed that they will install 16 new parking spaces on the northern parcel. This would give them a total of 56 parking spots, down from 82. For the M-2 district, assisted living communities are required 1 parking spot per 3 units. That would account for 42 parking spaces. The rest would be designated for staff. With the reduction in spots with the increase in units, staff had concerns that there was insufficient parking available to accommodate the growth of the facility. It should also be stated that this facility has changed owners over the years. If the assisted living use were to discontinue, the facility would need to adjust its parking provided off-street. This is because the assisted living parking standards are less strict than other uses seen in the M-2 district.

When the site was originally constructed, it did not have a site plan for approval. It was in the “C” residential district, which did not have requirements for lot coverage at the time. The existing conditions of the site are above 40% the allowed lot coverage for the M-2 District at around 45%. This expansion would further push the limit for lot coverage and would need a variance from the Findlay BZA to approve the site plan.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-14-2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings with the following condition:**

- **Receive a variance from the Findlay BZA regarding lot coverage**



## **ENGINEERING**

### ***Access –***

Access to the site will be from the existing parking lot that comes off of Fox Run Road.

### ***Water Service –***

Due to the configuration of the new building, the addition will be utilizing the existing domestic service from the existing structures but will be relocating the existing fire hydrant out of the building footprint.

### ***Sanitary Service –***

The site is proposing a new tap onto an existing manhole just north of the new addition.

### ***Stormwater Management –***

Due to the increase in impervious area, the site will be expanding the detention pond on the SW side of the property. The storm detention calculations have been received and adhere to the City of Findlay Standards.

### ***MS4 Requirements –***

The site will not disturb more than one (1) acre so the applicant will not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

### ***Recommendations:***

Approval of the Site Plan:

The following permits may be required prior to construction:

- Water Taps
  - Mainline Taps x1
- Sanitary Sewer Tap
  - Main Line Tap x1

## **FIRE PREVENTION**

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process

## **RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-14-2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings with the following condition:**

- **Receive a variance from the Findlay BZA regarding lot coverage**

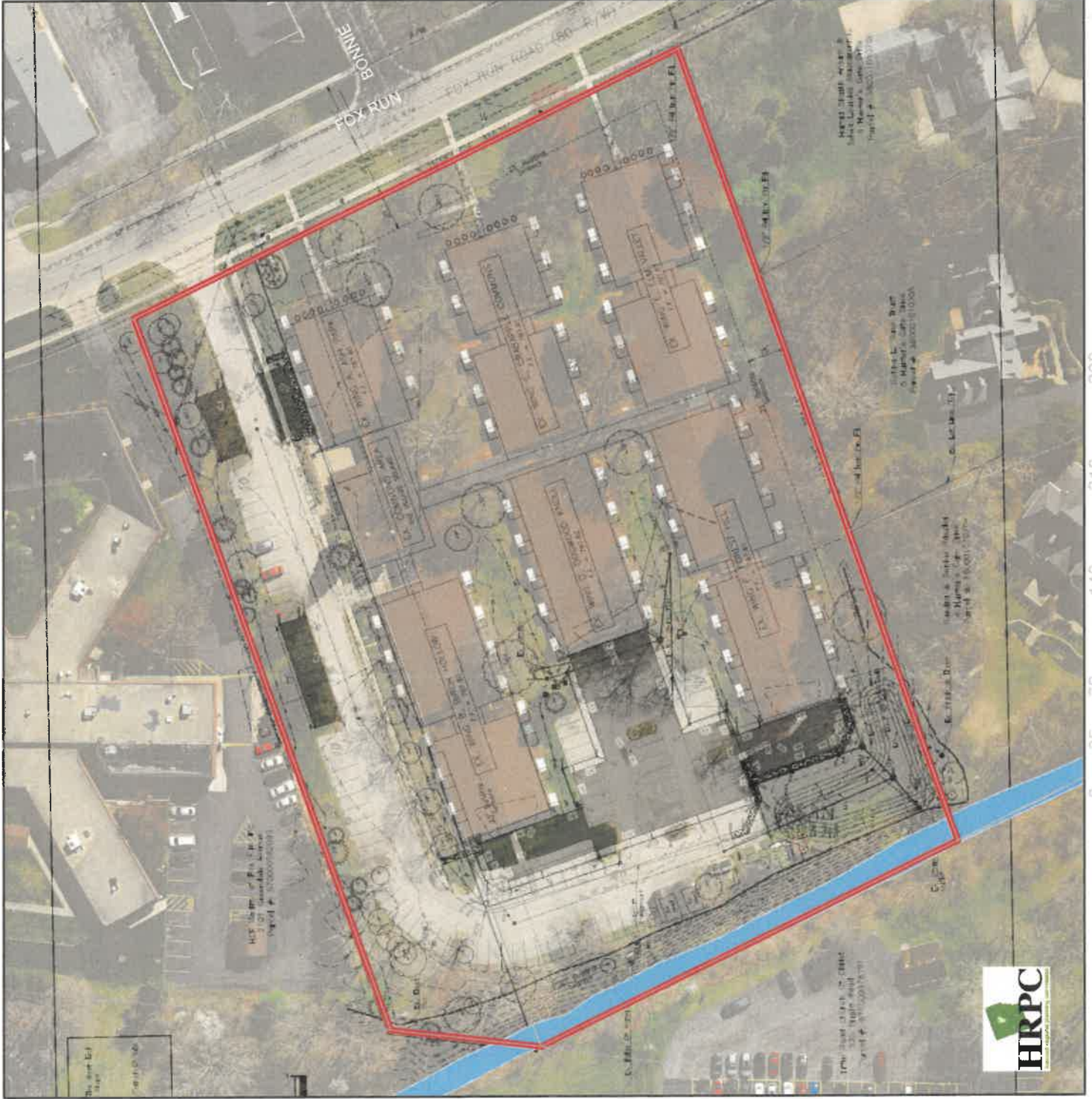
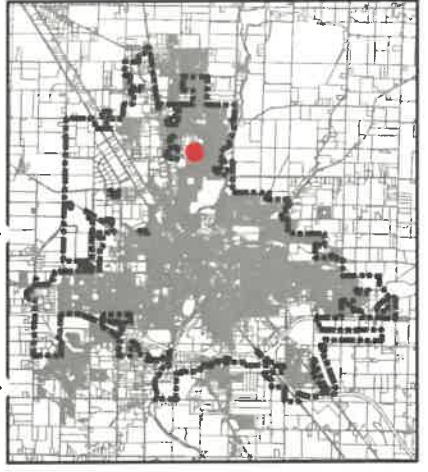
# SP-14-2024

APPLICATION FOR  
SITE PLAN REVIEW  
filed by The Woodlands of  
Findlay Assisted Living, for a  
2-story building addition to  
their facility at 600 Fox Run Road,  
which will connect the existing  
Wing B Birch Hollow with  
Wing D Dogwood Knoll and  
Wing F Forest Hill buildings.

## Legend

- Parcels
- 600 Fox Run Road
- Road Centerline

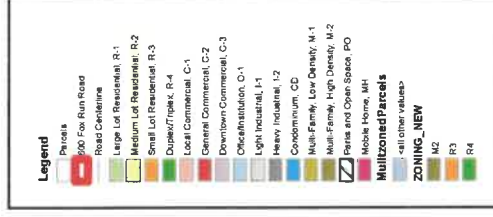
Findlay Locator Map



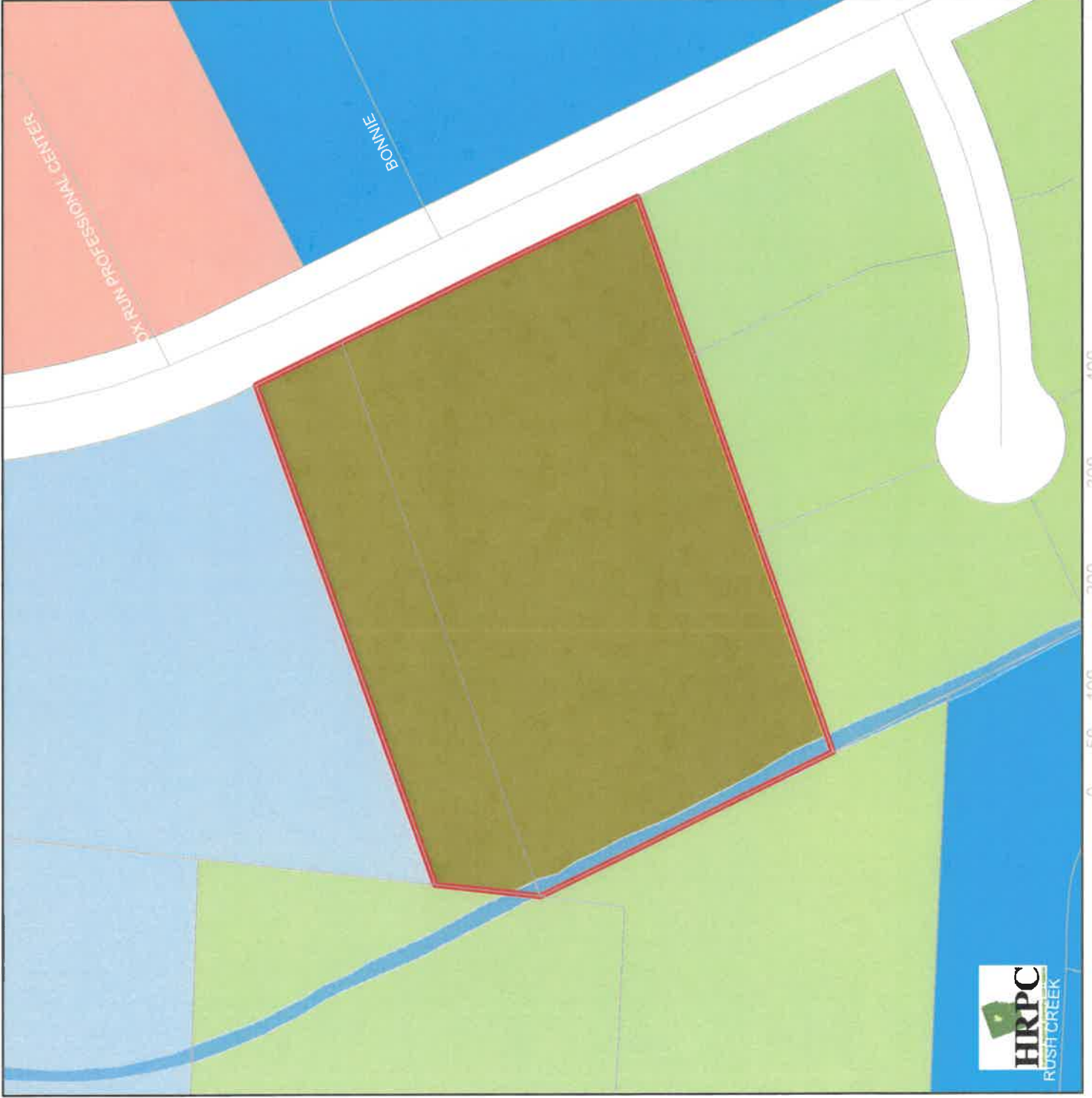
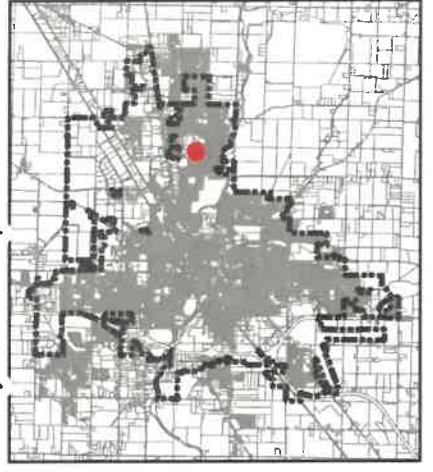
# SP-14-2024

## APPLICATION FOR SITE PLAN REVIEW

filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings.



Findlay Locator Map



**7. APPLICATION FOR SITE PLAN REVIEW #SP-15-2024 filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive.**

**General Information**

This request is at the between Milestone Drive and Bluestone Drive. The site is zoned M-2 Multi-Family High Density. To the south and east, it is zoned C-2 General Commercial. To the west it is zoned CD Condominium. To the north, it is zoned R-2 Medium Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Multi-Family.

**Parcel History**

This is the southern half of the property known as Covington Green Apartment Complex. The original apartments were approved by City Planning Commission in February 2004. The plans were approved with the condition of construction an all-weather access road to CR 236. At the time, this parcel was zoned PUD, and therefore did not have an issue with the density. In September 2018, they did receive a variance from the Findlay BZA regarding the lot coverage. They analyzed that for phase 2, they would be over the maximum lot coverage by about 5% if they included the required parking at the time. The standard at the time was 3 spaces per unit. They were granted a variance on lot coverage, which has since expired.

**Staff Analysis**

Somerset Plaza Inc. is proposing to implement the second phase of Covington Green Apartment Complex. This plan is the same as the original second phase plan that was submitted with the application back in February 2004. The buildings would match the existing look of the first phase. The buildings have the required foundation plantings parking lot landscaping, and meet the setbacks of the district.

With the variance that was reviewed in 2018, the applicant at the time included 87 additional parking spaces in their plans. The parking requirements have changed to 2 spaces per unit, plus 1 spot per every 5 units for visitor parking. For this 120-unit phase would require 264 spaces total. The current amount provided in the drawing is 344. If the additional parking would cause the project to go over the lot coverage, then staff would recommend that the additional parking spots be removed so that they do not require a variance.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-15-2024 filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive with the following condition:**

- **Reduce the amount of parking to 264 spots**

**ENGINEERING**

*Access –*

Stie will be accessed from the existing private roadway that was constructed as part of phase one.

*Water Service –*

The waterline shown on the plans was installed as part of phase one. The new water service lines will be installed for each one of the structures and will most likely have an outside meter.

***Sanitary Service –***

Same as the waterline, the sanitary that is shown on the plans was installed as part of the first phase. The service laterals for the structures will be installed for each of the structures.

***Stormwater Management –***

Since the first phase of this development was constructed prior to the updated Stormwater Detention requirements for the City of Findlay, the pond will be expanded to properly detain the correct amount of runoff to the current standards. The new detention calculations have been submitted to the Engineering Department and they comply with the current City of Findlay standards

***MS4 Requirements –***

The site is located within the City Limits and the site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance.

***Recommendations:***

Approval of the Site Plan:

The following permits may be required prior to construction:

- Water Taps
  - Service Connections x5
- Sanitary Sewer Tap
  - Service Connection x5

**FIRE PREVENTION**

- **Add 1 additional fire hydrant at the NE corner of building #7**
- **Obtain all of the required permits for construction**
- **Complete all of the required inspection throughout the process**

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2024 filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive with the following conditions:**

- **Reduce the amount of parking to 264 spots**
- **Add 1 additional fire hydrant at the NE corner of building #7**

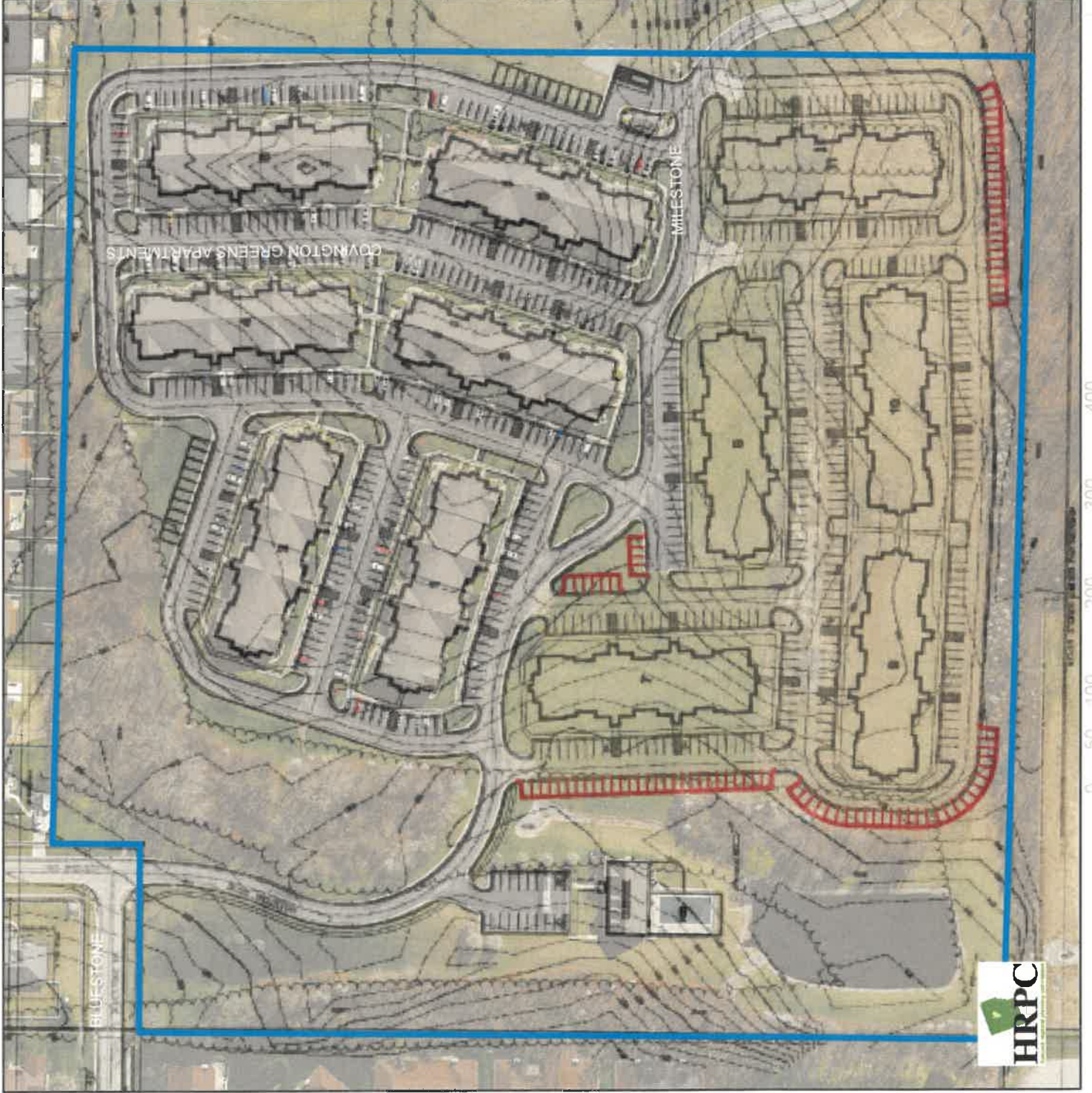
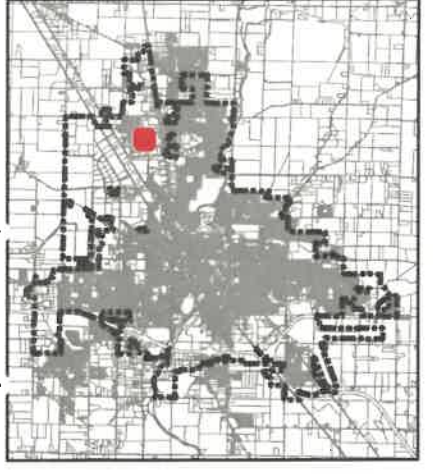
# SP-15-2024

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Somerset Plaza Inc.,  
for a 120-unit second phase  
of Covington Green  
Apartment Complex  
located at 2111 Milestone Drive.

## Legend

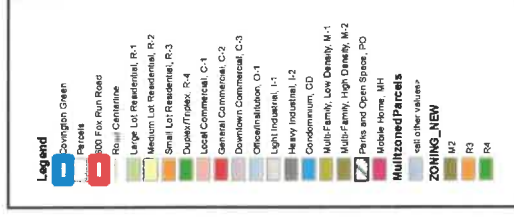
-  Covington Green
-  Parcels
-  600 Fox Run Road
-  Road Centerline

Findlay Locator Map

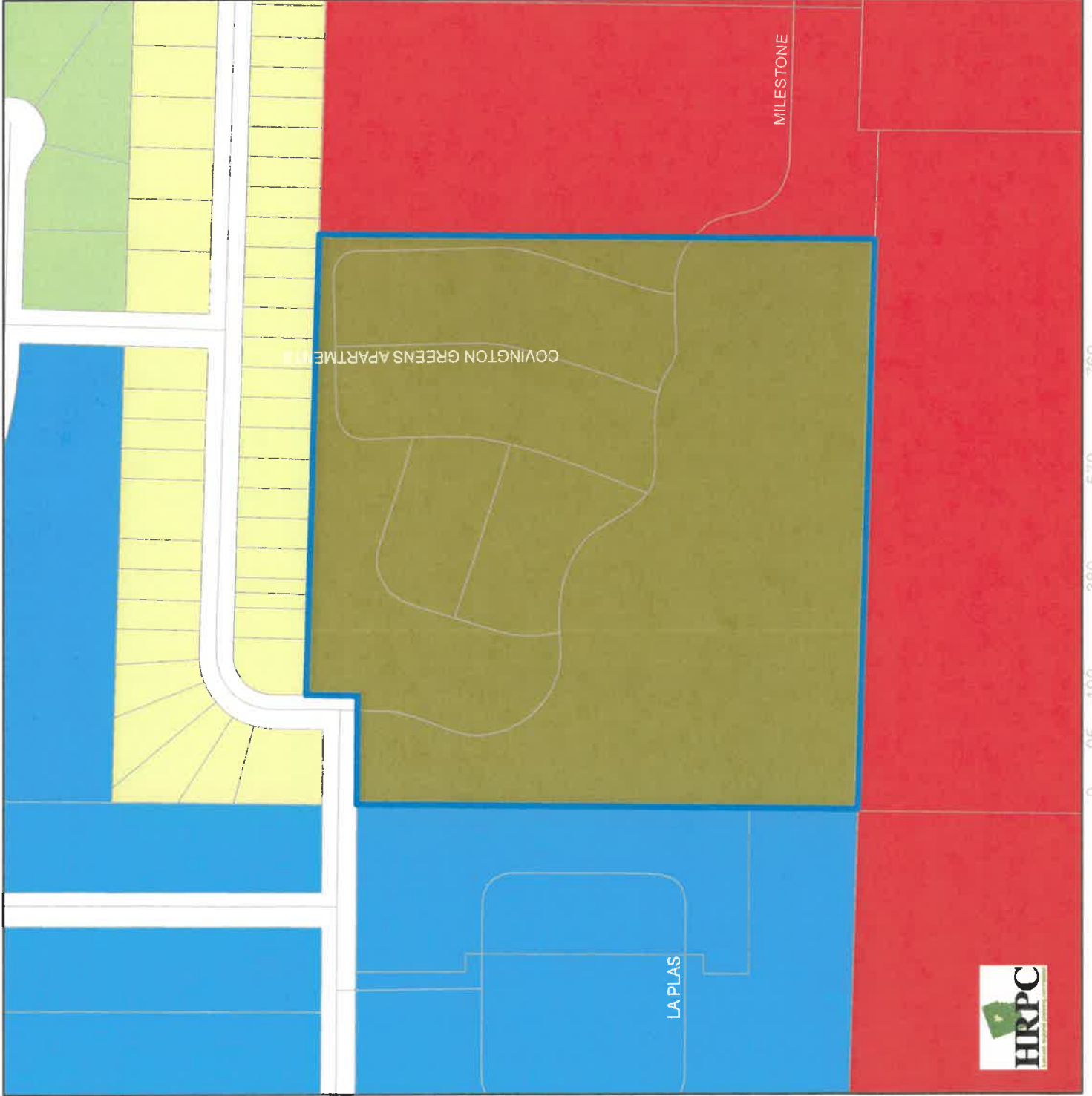
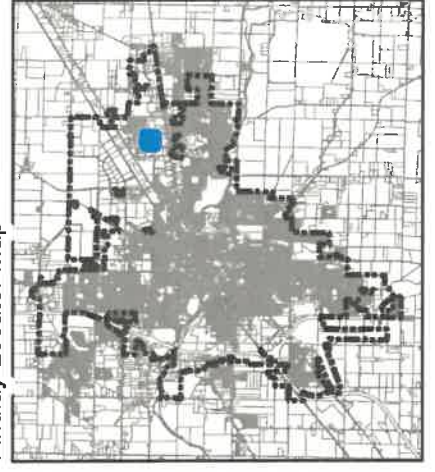


# SP-15-2024

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Somerset Plaza Inc.,  
for a 120-unit second phase  
of Covington Green  
Apartment Complex  
located at 2111 Milestone Drive.



Findlay Locator Map



**8. APPLICATION FOR FINAL PLAT #FP-08-2024 filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.**

**CPC STAFF**

**General Information**

This request is located on the north side of Tiffin Avenue, east of Plaza Street, and west of Croy Drive. It is zoned C-2 General Commercial. To the south, east, and west is also zoned C-2. To the north is zoned R4 Duplex/Triplex. 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**

The last replat of the mall occurred in March 2021, which divided the mall into 5 lots.

**Staff Analysis**

River Rock Property Group are proposing to subdivide the Findlay Village Mall Lot 4 into 3 new lots. Lot 8 would be the main part of the mall and parking lot on Tiffin Avenue, measuring 7.575 acres. Lot 9 would be the rear of the mall that is remaining, plus the parking lots in the rear of the site, measuring 21.064. Lot 10 is the current site of Tokyo Steakhouse that would remain, measuring about 0.212 acres in size. There is a small easement from this lot to the Michael's building on Lot 3. When it was previously platted, these offices for Michael's were not included in Lot 3, so they continue this easement with this replat.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-08-2024 filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.**

**ENGINEERING**

Engineering does not have any concerns with the final plat. Recommend Approval.

**FIRE PREVENTION**

No Comments

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-08-2024 filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.**



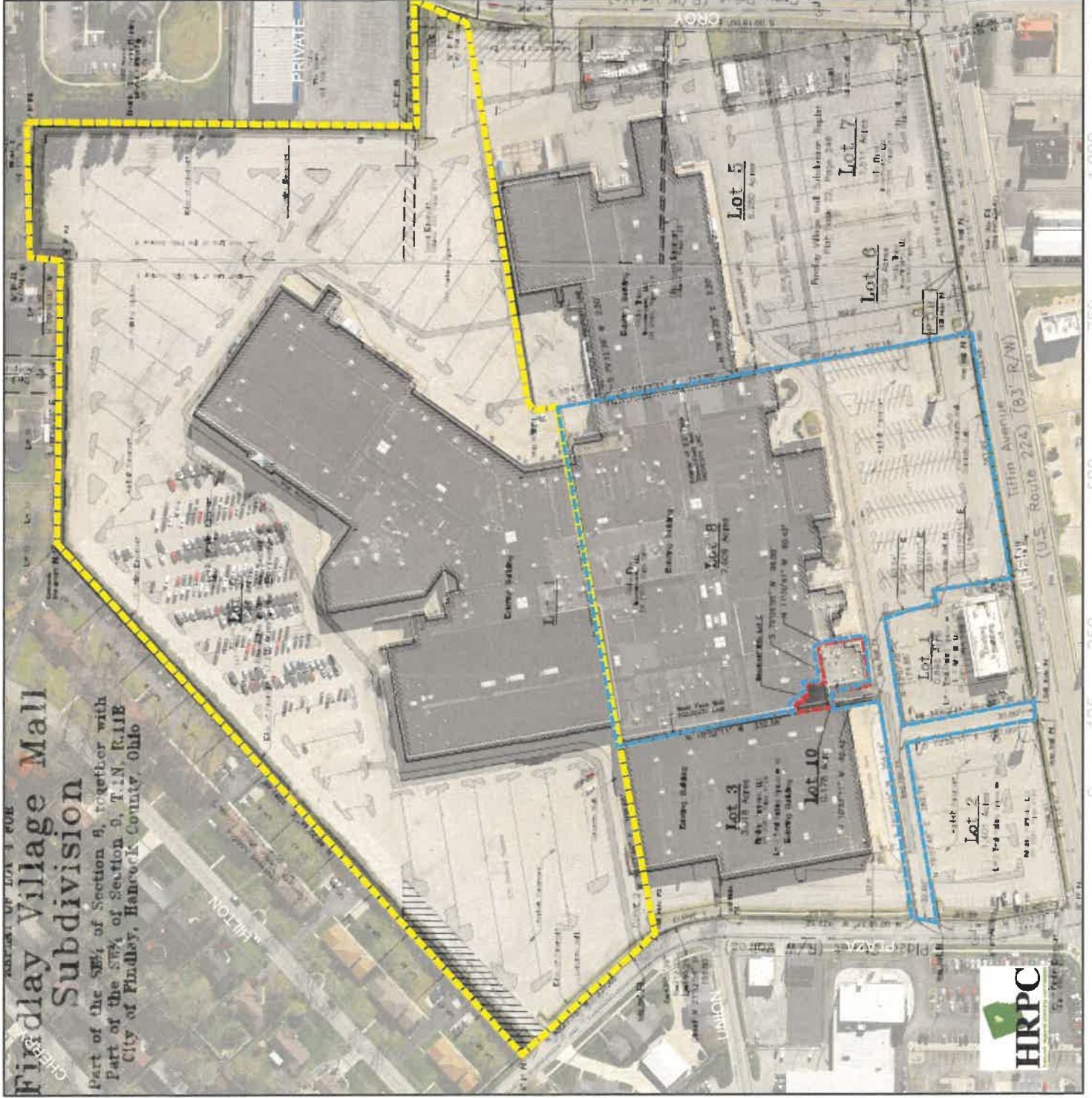
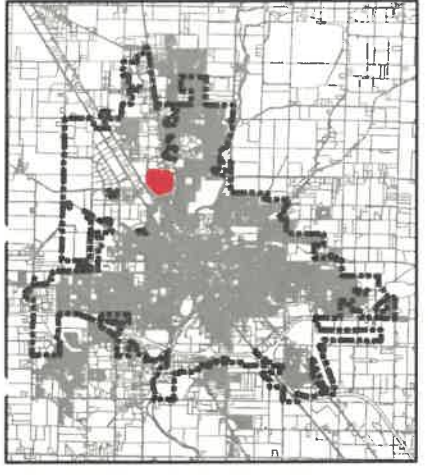
# FP-08-2024

APPLICATION FOR  
FINAL PLAT  
filed by Rocky Five Investments,  
for the replat of Lot 4 of the  
Findlay Village Mall Subdivision.

## Legend

- New Lot 8
- New Lot 9
- New Lot 10
- Parcels
- Road Centerline

Findlay Locator Map



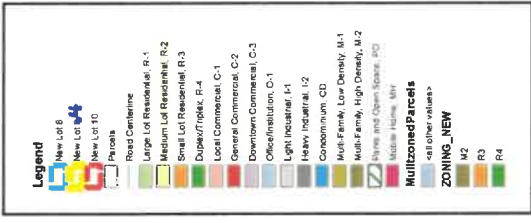
## Findlay Village Mall Subdivision

Part of the SE 1/4 of Section 8, together with  
Part of the SE 1/4 of Section 9, T.1N, R.11E  
City of Findlay, Hancock County, Ohio

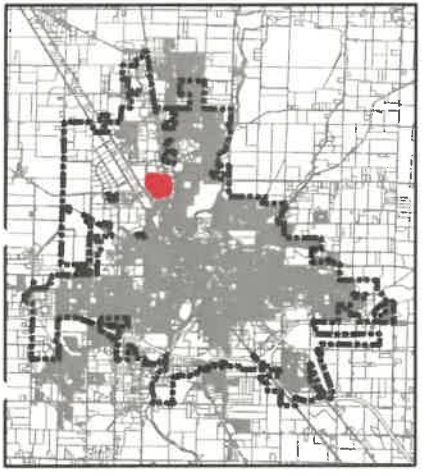


# FP-08-2024

APPLICATION FOR  
FINAL PLAT  
filed by Rocky Five Investments,  
for the replat of Lot 4 of the  
Findlay Village Mall Subdivision.



Findlay Locator Map



**9. APPLICATION FOR SITE PLAN REVIEW #SP-16-2024 filed by Rocky Five Investments, for a new 131, 809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue.**

**General Information**

This request is located on Lot 8 of the Findlay Village Mall Subdivision. It is located on the north side of Tiffin Avenue, east of Plaza Street, and west of Croy Drive. It is zoned C-2 General Commercial. To the south, east, and west is also zoned C-2. To the north is zoned R4 Duplex/Triplex. 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 current main entrance into the mall site.

**Staff Analysis**

Rocky Five Investments is proposing a demolition of the existing building 188,000 sf structure on lot 8 to build a new 131,809 sf retail store for the mall site. This new retail space would bring back the front façade of the building to being closer in line with the Runnings to the east on Lot 5.

The demolition would create separation of the new retail building from the Dunham's and Michael's to the west. This would leave room for a 24-foot drive aisle and 44 additional parking spots on the west side. The newly open space in the front allows them to keep a consistent drive aisle along the front of the building with the Runnings site. They have provided 406 total parking spots for the store, which is above the minimum required 351 for the C-2 district. The second row from the east side will have some spots dedicated for the online pickup that is becoming standard for big box retail stores.

Staff has met with the applicant several times over the past few months and have been able to work through several issues regarding the site. They have shifted their entrance to the site to the west to align with the driveway across the street. They have also provided a green strip buffer to approximately match the strip that was installed with the Raising Cane's. They worked with staff regarding the drive aisle of the drive on the west side of the building to accommodate fire and engineering. They also are working with staff to consolidate signage on site, and will be on the BZA agenda for a pylon sign variance. Staff was supportive of their request due to the consolidation and the uniqueness of the project.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-16-2024 filed by Rocky Five Investments, for a new 131, 809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue.**

**ENGINEERING**

*Access –*

As part of the site redevelopment the existing entrance off of Tiffin Avenue will be shifted to the west to align with the front of the new building. Along with moving the front entrance, a new drive lane and parking lot will be installed on the west side of the building.

***Water Service –***

With the new proposed building and truck docks some of the fire hydrants and connection locations will be relocated to accommodate for the configuration. On the backside of the building the site will be existing the existing waterline to accommodate for a new fire hydrant as well as a fire a domestic connection. For the fire and domestic lines, we will just need isolation valves after the tees, and the meter and backflow will be set up inside of the new building.

***Sanitary Service –***

The site is proposing to reconnect to the existing lateral.

***Stormwater Management –***

Due to the site not increasing the amount of impervious area, storm detention is not required.

***MS4 Requirements –***

The site is located within the City Limits and the site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. A SWPPP Plan was submitted as part of the plans.

***Recommendations:***

Approval of the Site Plan:

The following permits may be required prior to construction:

- Drive Permit x1 (Waterline Tap)
- Water Taps
  - Mainline Taps x2
  - Service Connections x1
  - Fire Service Connection x1
- Sanitary Sewer Tap
  - Main Line Tap x1

**FIRE PREVENTION**

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-16-2024 filed by Rocky Five Investments, for a new 131, 809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue.**



**10. APPLICATION FOR SITE PLAN REVIEW #SP-17-2024 filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR 99.**

**CPC STAFF**

**General Information**

This request is located on the south side of County Road 99, east of Technology Drive. The area is a mix of C-2 General Commercial and M-2 Multi-Family, High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designated the parcel as Regional Commercial.

**Parcel History**

The site is currently vacant. The lot for this development was recently approved at the March 2024 CPC Meeting.

**Staff Analysis**

The applicant has proposed a 153-unit hotel for the south 4.04 acres of Lot 1 of the Dale Park Subdivision. This lot would face the proposed Mardic Drive upon its completion. The site has 158 parking spaces, which is below the minimum requirement. For hotels, the requirement is 1.1 spaces per room plus 1 spot per employee during peak shift. The rooms would need 168 parking spots plus the additional spots for employees. The parking lot meets the setbacks for the C-2 district. Staff did not see if there would be a restaurant included in the hotel. If there is one, this would require an additional 1 per 100 sf over 1,000 sf for areas used for entertainment.

The plans show that the applicant has attempted to meet the landscaping requirements. While they did not provide the number of required shrubs, 157 rather than 166, they have provided an additional five ornamental trees, which staff is supportive of the change. They have provided the required nine landscaped islands. For the parking lot landscaping, they are short 12 trees and 86 shrubs. They note that the majority of this is due to the pond on the south side of the site.

For screening it noted that this should be determined by City Planning Commission due to the multi-family development on the south side of Midwest Court. Given that the lot in between this property and the housing development is small, and there is no time table on how quickly it will develop, staff would like to see Level 2 option 2 screening included on the south side. Level 2 option 2 is five canopy trees, five evergreen trees, and ten shrubs per one hundred lineal feet (100') of contiguous boundary.

**Staff Recommendation**

**CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-17-2024 filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR 99 with the following conditions:**

- **Add the required 12 trees and 86 shrubs to the site; add Level 2 option 2 screening to the south side of the site**
- **Increase the parking to meet the parking standard**

## **ENGINEERING**

### ***Access –***

The site will be accessed by two new drives coming off of Mardic Drive. As part of the site construction there will be a 4 ft wide sidewalk installed on the west side of Mardic Drive.

### ***Water Service –***

The site is proposing two new services to come off of the new waterline that is located on the west side of Mardic Drive. The site is only proposing a fire and domestic line, but if an irrigation line is needed that line will need to be a separate tap.

### ***Sanitary Service –***

The site is proposing a mainline tap on the sanitary line that is located on the east side of Mardic Drive.

### ***Stormwater Management –***

The site is proposing a new detention pond on the south side of the site to account for the stormwater of the new development. The storm detention calculations have been received and adhere to the City of Findlay Standards.

### ***MS4 Requirements –***

The site is located within the City Limits and the site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

### ***Recommendations:***

Approval of the Site Plan:

The following permits may be required prior to construction:

- Drive Permit x2
- Sidewalk Permit x1
- Water Taps
  - Service Connections x1
  - Fire Service Connection x1
- Sanitary Sewer Tap
  - Main Line Tap x1
- Storm Sewer Tap
  - Mainline Tap x1

## **FIRE PREVENTION**

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process

## **RECOMMENDATION**

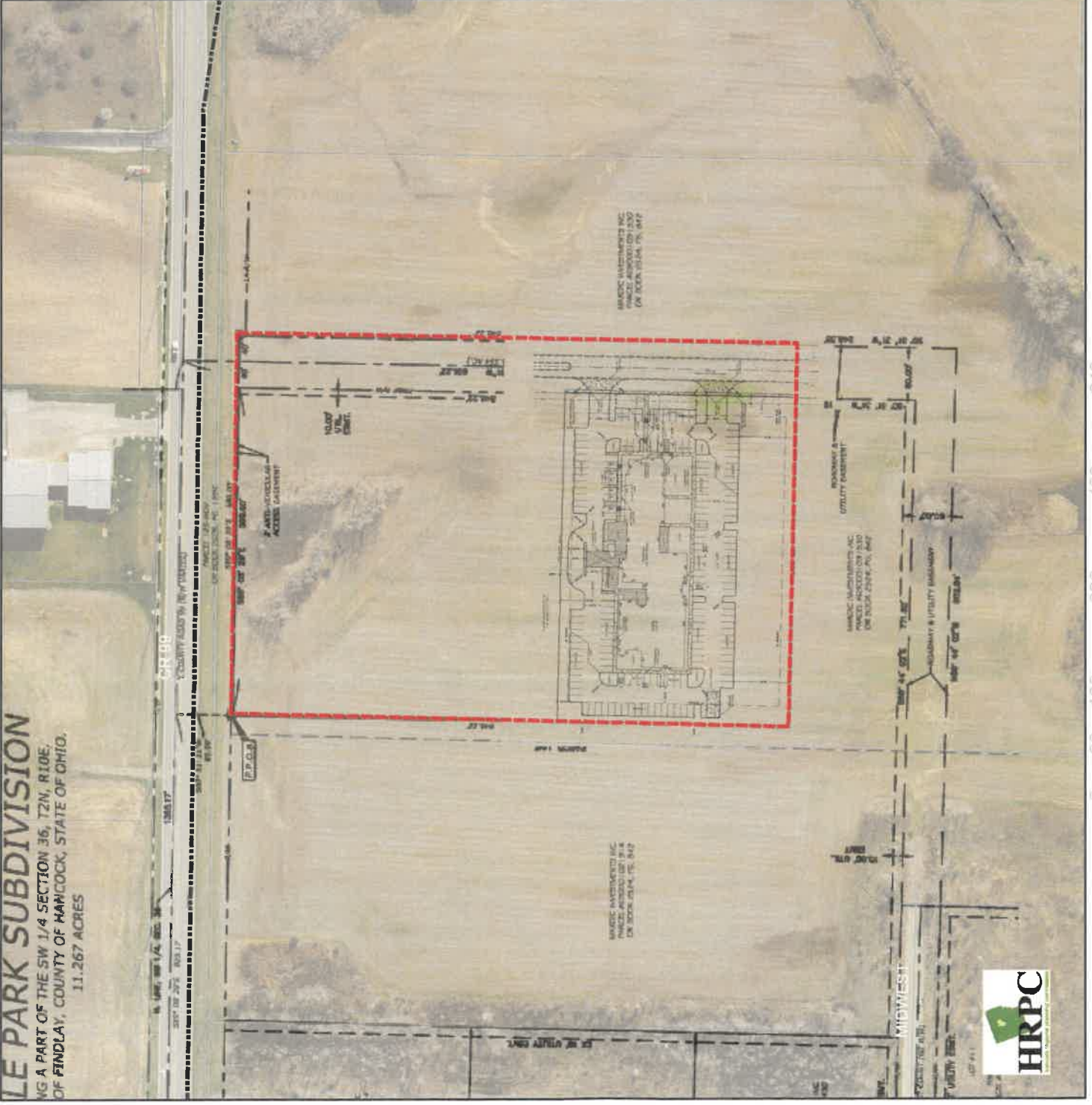
Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-17-2024 filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR 99 with the following conditions:**

- **Add the required 12 trees and 86 shrubs to the site; add Level 2 option 2 screening to the south side of the site**
- **Increase the parking to meet the parking standard**





**DALE PARK SUBDIVISION**  
 BEING A PART OF THE SW 1/4 SECTION 36, T2N, R10E,  
 OF FINDLAY, COUNTY OF HAMCOCK, STATE OF OHIO.  
 11.267 ACRES



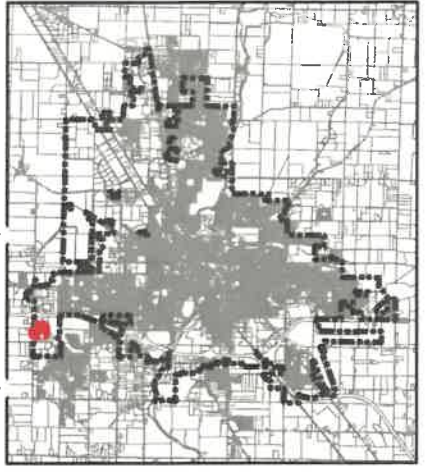
**SP-17-2024**

APPLICATION FOR  
 SITE PLAN REVIEW  
 filed by Bucyrus Lodging, Inc.  
 for a new 153-unit hotel, parking lot,  
 and retention pond located on  
 Lot 1 of the Dale Park Subdivision,  
 located at the intersection of  
 Mardic Drive and CR 99.

**Legend**

- New Dale Park Lot
- Parcels
- Road Centerline

Findlay Locator Map



**11. APPLICATION FOR SITE PLAN REVIEW #SP-18-2024 filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east.**

**CPC STAFF**

**General Information**

This request is to the east of Technology Drive, south of Midwest Court. It is zoned M-2 Multi-Family High Density. To the west, it is zoned C-2 General Commercial. To the south, it is zoned Office and Condo. It is not located within a 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

**Parcel History**

The site is vacant. There was an original proposal for the site that was approved by City Planning Commission at the May 2022 meeting. The application was approved with the following conditions:

- **Submit the landscaping plan for HRPC review and approval (HRPC).**
- **Add connections between the sidewalks to allow better walkability on site (HRPC).**
- **Consultant to work with Engineering Department on relocating the waterline and adding additional valves (ENGINEERING).**
- **Clarification of the water/sewer billing, is a meter needed for each building or each living quarters (ENGINEERING).**

**Staff Analysis**

This project has shifted in scale since the May 2022 CPC Meeting. The apartments area on the east side has been shifted to the west, and the single-family townhome option has been removed from the plans. This reduces the lot coverage down to 18.2% of the full site. The M-2 maximum lot coverage is 40%. All buildings meet setback, height, and separation requirements for M-2.

They have indicated that they will be providing 847 parking spaces throughout the development. This would exceed the required 823 spaces of the M-2 District. Landscaping for foundation plantings, perimeter landscaping, and parking landscaping meets or exceeds the standards for the M-2 district.

One of the conditions in the original plans regarded adding sidewalks to allow better walkability. They have added extensive five-foot-wide concrete walks from the parking areas to their associated buildings. Staff would like to see these walks connected to better serve the walkability of the site.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2024 filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east with the following condition:**

- **Add connections between the sidewalks to allow better walkability on site (HRPC).**

## **ENGINEERING**

### ***Access –***

As part of the development of the whole area, Midwest Court will be extended to the east, providing an access point along the new roadway. Along with the access point off of Midwest Court, there will be an additional drive located south of Midwest Court giving access to and from Wellness Way. Within the site itself there are multiple roadways that lead to the various buildings.

### ***Water Service –***

The proposed plans are showing the waterlines to be a public system, with a 1.5-inch service line for each of the structures. With the proposed design, the water meters will be on the outside of the structures, but if a meter is desired for each living quarter the Engineering Department will work with the consultant to find a final design.

### ***Sanitary Service –***

The proposed sanitary system will be a private system within the development. There will be one mainline tap for the system that will come off of separate manholes located on the south side of Midwest Court.

### ***Stormwater Management –***

Calculations were submitted as part of the application and the proposed detention report complies with the City of Findlay Standards. The stormwater will be detained by four onsite detention ponds.

### ***MS4 Requirements –***

The site is located within the City Limits and the site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. A SWPPP Plan was submitted as part of the plans.

### ***Recommendations:***

#### **Conditional Approval of the Site Plan**

- Clarification of the water/sewer billing, is a meter needed for each building or each living quarters.

The following permits may be required prior to construction:

- Drive Permit x2
- Water Taps
  - Mainline Taps x2
  - Service Connections x29
- Sanitary Sewer Tap
  - Main Line Tap x1
  - Service Connection x29
- Storm Sewer Tap Permit x1
- Sidewalk Permit x1

### **FIRE PREVENTION**

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process

### **RECOMMENDATION**

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2024 filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east with the following conditions:

- Add connections between the sidewalks to allow better walkability on site (HRPC).
- Clarification of the water/sewer billing, is a meter needed for each building or each living quarters (Engineering)

# SP-18-2024

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Mardic Investments Inc.  
for a new

374-unit townhome/apartment  
residential development located  
south of the future  
expansion of Midwest Court,  
on Lot 11 of the  
Findlay Commerce Park  
and the vacant land directly east.

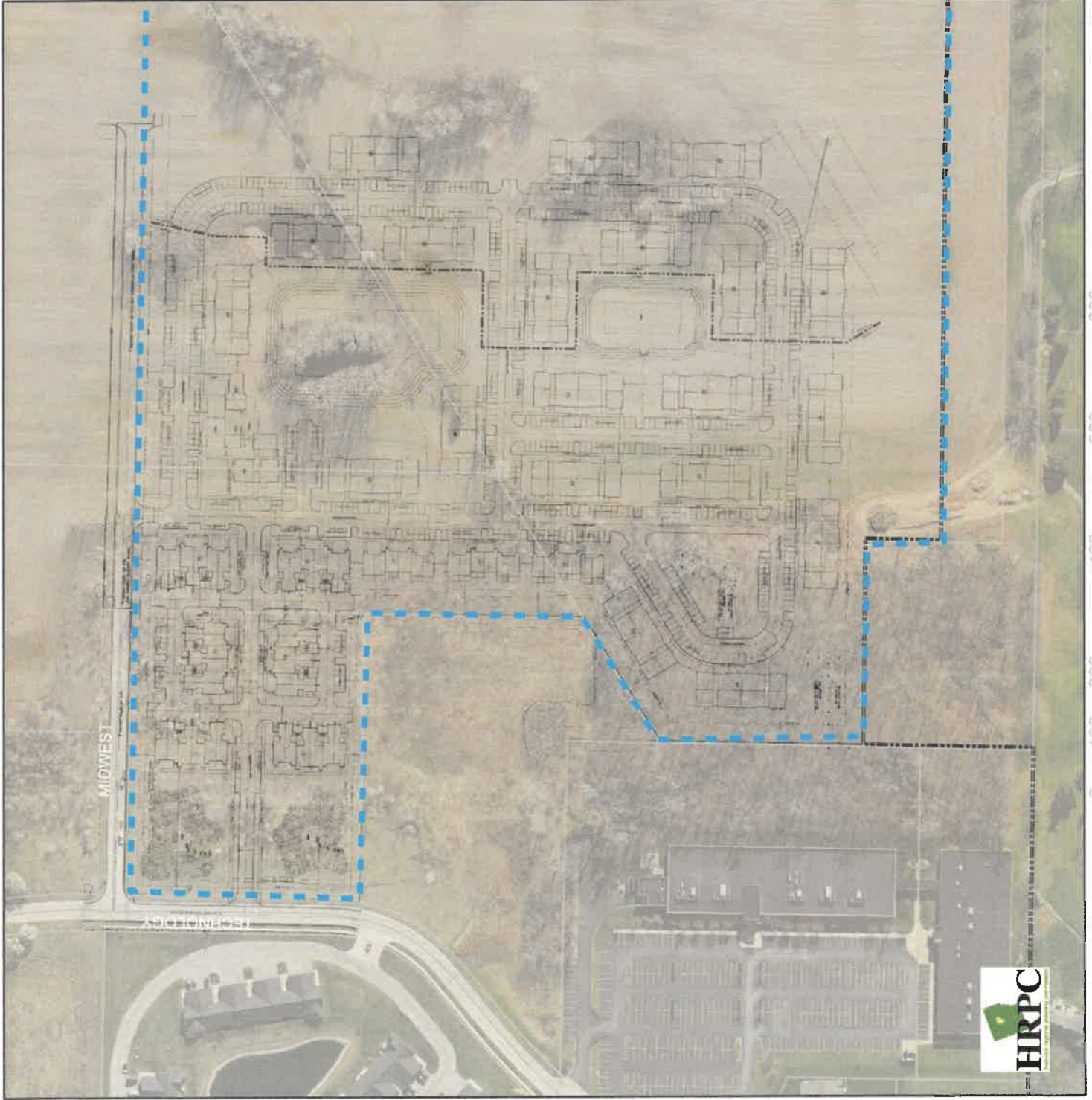
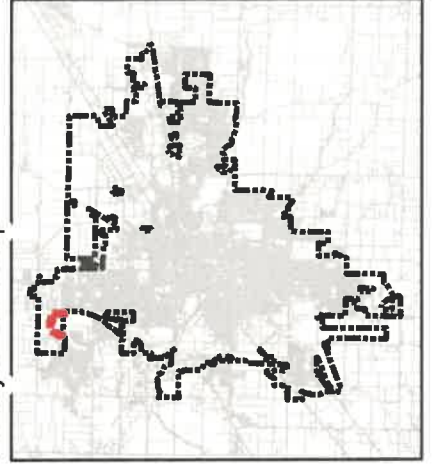
## Legend

 Mardic\_Site

 Parcels

 Road Centerline

Findlay Locator Map



**12. Re-Establishment of a Non-Conforming Use #NCU-01-2024 filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue.**

**CPC STAFF**

**General Information**

This request is located on west side of Crystal Avenue at the intersection with Midland Avenue. The parcel is zoned R-1 Large Lot Residential. It is located within a mostly R-1 Large Lot Residential neighborhood, with some R-3 Small Lot Residential to the south. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Small Lot.

**Parcel History**

The applicant submitted a statement that historically there was a car repair shop in the site since the 1940's. ProTech Rental Properties bought the building in 2021. Rooster Roofing, also owned by Protech Rental owner Joe Corran, has utilized the space for outdoor storage of vehicles in the meantime.

**Staff Analysis**

This site has been a persistent misfit in its neighborhood. Given the size of the space and the proximity to residential, it has been difficult for the right business to utilize the space. While staff understands the pre-existence of the car repair business, it has been over 2 years since it was discontinued. Staff would like to see improvements made to the site, including enclosing the rear outdoor area, to minimize the impact it has on its neighbors, if approved.

**Staff Recommendation**

CPC Staff recommends **approval of Re-Establishment of a Non-Conforming Use #NCU-01-2024 filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue with the following conditions:**

- **Pave and enclose the outdoor area in the rear of the building.**
- **All work be done in the enclosed space**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

- Need a fire inspection prior to opening

**RECOMMENDATION**

Staff recommends **approval of Re-Establishment of a Non-Conforming Use #NCU-01-2024 filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue with the following conditions:**

- **Pave and enclose the outdoor area in the rear of the building.**
- **All work be done in the enclosed space**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**
- **Need a fire inspection prior to opening**

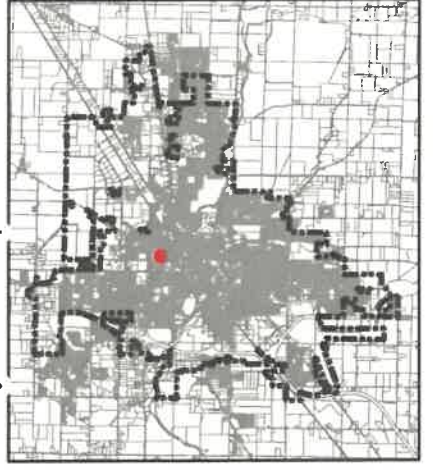
# NU-01-2024

Re-Establishment of a Non-Conforming Use filed by Joe Corran to re-establish a car repair business in a residential property.

## Legend

- Parcels
- 740 Crystal Avenue
- Road Centerline

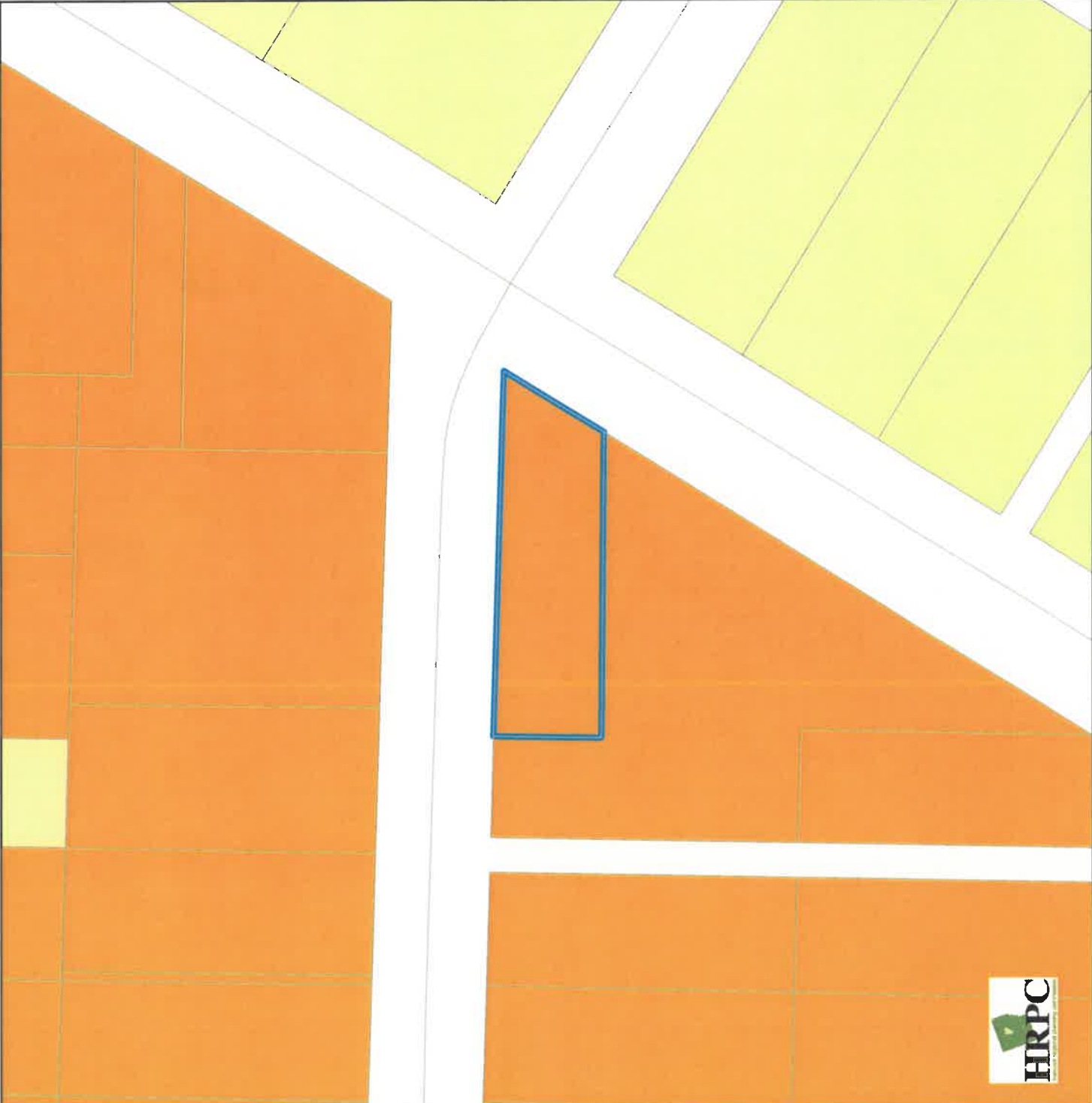
Findlay Locator Map



# NU-01-2024

Re-Establishment of a Non-Conforming Use filed by Joe Corran to re-establish a car repair business in a residential property.

- Legend**
- Parcels
  - 740 Crystal Avenue
  - Road Centerline
  - Large Lot Residential, R-1
  - Medium Lot Residential, R-2
  - Small Lot Residential, R-3
  - Duplex/Triplex, R-4
  - Local Commercial, C-1
  - General Commercial, C-2
  - Downtown Commercial, C-3
  - Office/Institution, O-1
  - Light Industrial, I-1
  - Heavy Industrial, I-2
  - Condominium, CD
  - Multi-Family, Low Density, M-1
  - Multi-Family, High Density, M-2
  - Parks and Open Space, PO
  - Mobile Home, MH



Findlay Locator Map

