

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT January 12, 2017

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, January 12, 2017 - 9:00 AM

COMMENTS

NEW ITEMS

1. APPLICATION FOR SITE PLAN REVIEW #SP-01-2017 filed by Menard's Inc., 5101 Menard's Drive, Eau Claire, WI for a proposed 19,540 square foot warehouse to be located at 15110 Flag City Drive, Findlay.

HRPC

General Information

This request is located off the east end of Flag City Drive in the Flag City Center Subdivision. It is zoned C-2 General Commercial. To the north, south and west is also zoned C-2. To the east is zoned R-1 Single Family Low Density and C-2. It is not located within the 100 year flood plain. The City Land Use Plan designates the site as Regional Commercial.

Parcel History

This is the current site of the Menard's store. Additional pieces of land are being purchased from neighboring owners to add on to the site. The portion at the north end of the new development was rezoned in December, 2016 to C-2 General Commercial.

Staff Analysis

The applicant is proposing to construct a 19,540 square foot warehouse directly east of their existing warehouse. The buildings will be about 22' apart and will be connected by an approximately 7' wide walk through.

The new structure sits 50' from the rear lot line and 80.5' from the side lot line. Setbacks in the C-2 district are 30' rear and 25' side if abutting residential use or zoning. The building is approximately 27.5' at the peak which is well below the 60' maximum allowed.

The plans also show some walls being added on the east side (garden center area) and in the rear at the order area. These areas already have roofs over them, so they are not considered new construction. The walls will allow for heat control of the now open spaces.

It appears that the privacy fencing will continue around the boundary of the added acreage. The fence is 14' in height which is higher than the maximum permitted. The existing fencing is 14' in height. When the site was developed, they were allowed that height as it was documenting as being a structure since they used it as a racking system for storage. We have no issue with allowing the height as it will only help with shielding things from site if the north part of the neighboring lot is ever developed as residential. Landscaping is also shown along the fence.

The new construction does not change any of the parking areas or require additional parking as it is storage.

Matt did receive a phone call earlier from an abutting property owner with concerns that the existing detention area to the north was not being maintained.

Staff Recommendation

HRPC Staff recommends approval of **APPLICATION FOR SITE PLAN #SP-01-2017 for a proposed 19,540 square foot warehouse to be located at 15110 Flag City Drive, Findlay.**

ENGINEERING

Access – Access to the site will not be changed.

Sanitary Sewer – No additional sanitary taps are being requested.

Waterline – No additional water taps are being requested.

Stormwater Management – Detention is being provided by the proposed detention basin. The design of the detention complies with the City of Findlay standards.

MS4 Requirements – The project will be disturbing more than one (1) acre so the City of Findlay’s MS4 requirements will apply.

Sidewalks – There are existing sidewalks on the streets adjacent to the site.

Recommendations: Approval of the site plan.

FIRE PREVENTION

Apply for all necessary Wood County Building Department permits.

STAFF RECOMMENDATION





Staff recommends **approval of APPLICATION FOR SITE PLAN #SP-22-2016 for proposed clubhouse expansion of the Findlay Elks Lodge at 900 W. Melrose Avenue subject to the following:**

- **Compliance with City of Findlay MS4 requirements (ENG)**

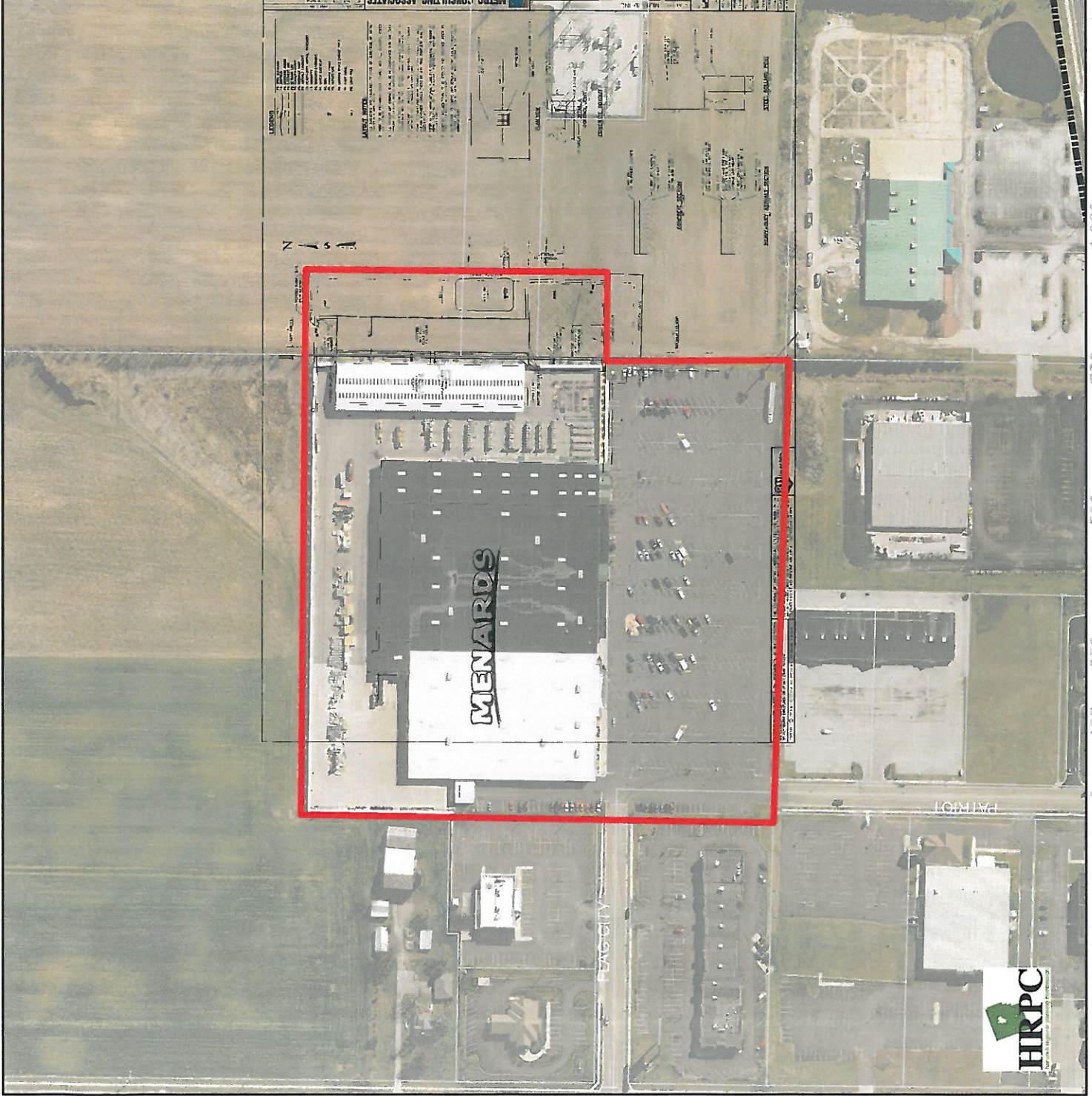
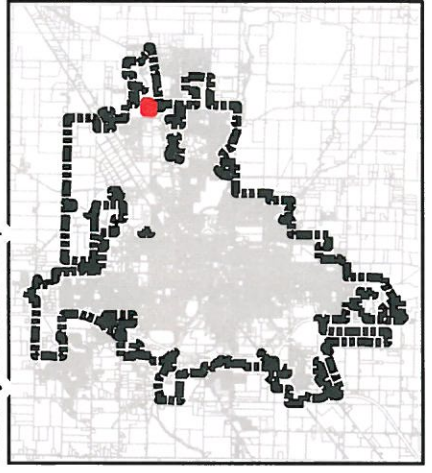
SP-01-2017

APPLICATION FOR
SITE PLAN REVIEW
filed by Menard's Inc.
for a proposed 19,540 square foot
warehouse to be located at
15110 Flag City Drive, Findlay.

Legend

-  15110 Flag City Drive
-  Parcels selection
-  Road Centerline
-  Parcels

Findlay Locator Map



2. APPLICATION FOR CONDITIONAL USE #CU-01 207 filed by Croy's Property Holdings, LLC, 525 N Thomas St., Ottawa, OH for mixed use single family/office at 751 Howard Street, Findlay.

HRPC

General Information

This request is located on the southeast corner of Broad Avenue and Howard Street. It is zoned C-1 Local Commercial. All surrounding parcels are also zoned IC-1. A portion of the north end of the parcel is within the 100 year flood plain. The City Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

There is a single family home on the site and there was a U-Haul rental business to the south at one time. The area of the former U-Haul business is now occupied by Croy Mowing Services.

Staff Analysis

The applicant is proposing to convert a portion in the rear of the house to a small office and restroom area for the employees of the mowing business. The rest of the home will remain as a residence separate from the small business area. This is not new construction, but a remodel of the interior space.

Because this will be considered a mixed use with a residence and an office in the same building, it is being presented to Planning Commission for approval as a Conditional Use. Given the zoning category of the property and some of the businesses surrounding it, Staff does not have any issue with the mixed use.

Staff Recommendation

HRPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-01-2017 for mixed use single family/office at 751 Howard Street, Findlay.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment



STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-01- 2017 for mixed use single family/office at 751 Howard Street, Findlay.**

CU-01-2017

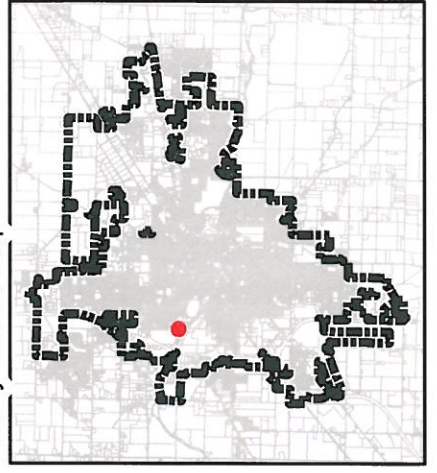
APPLICATION FOR
CONDITIONAL USE
filed by Croy's Property Holdings, LLC
for mixed use single family/office
at 751 Howard Street, Findlay.

Legend

-  751 Howard Street
-  Road Centerline
-  Parcels



Findlay Locator Map



CU-01-2017

APPLICATION FOR
CONDITIONAL USE
filed by Croy's Property Holdings, LLC
for mixed use single family/office
at 751 Howard Street, Findlay.

Legend

- 751 Howard Street
- Parcels
- Findlay City
- Findlay District
- Zoning District
- R2 - Single Family, Medium Density
- R3 - Single Family, High Density
- C1 - Local Commercial District
- I1 - Light Industrial

Findlay Locator Map

