

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT October 10, 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, 1st floor of Municipal Building
Thursday, October 10, 2024– 9:00 a.m.

COMMENTS

OLD ITEMS

- 1. 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

At the September 12, 2024 CPC, the applicant was applying for a 27,628 sf addition for the site. This would have added 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.

Since the meeting, staff has met with the applicant and they have reduced the proposed addition from 2-story to 1-story. This would reduce the proposed number of units down to 34.

This would still 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 36 parking spaces. The remaining 20 would be available for staff and visitors. During discussions with the applicant, he stated that at peak, they would only need at most 10 parking spaces. 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.

ENGINEERING

*****No Additional Comments*****

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

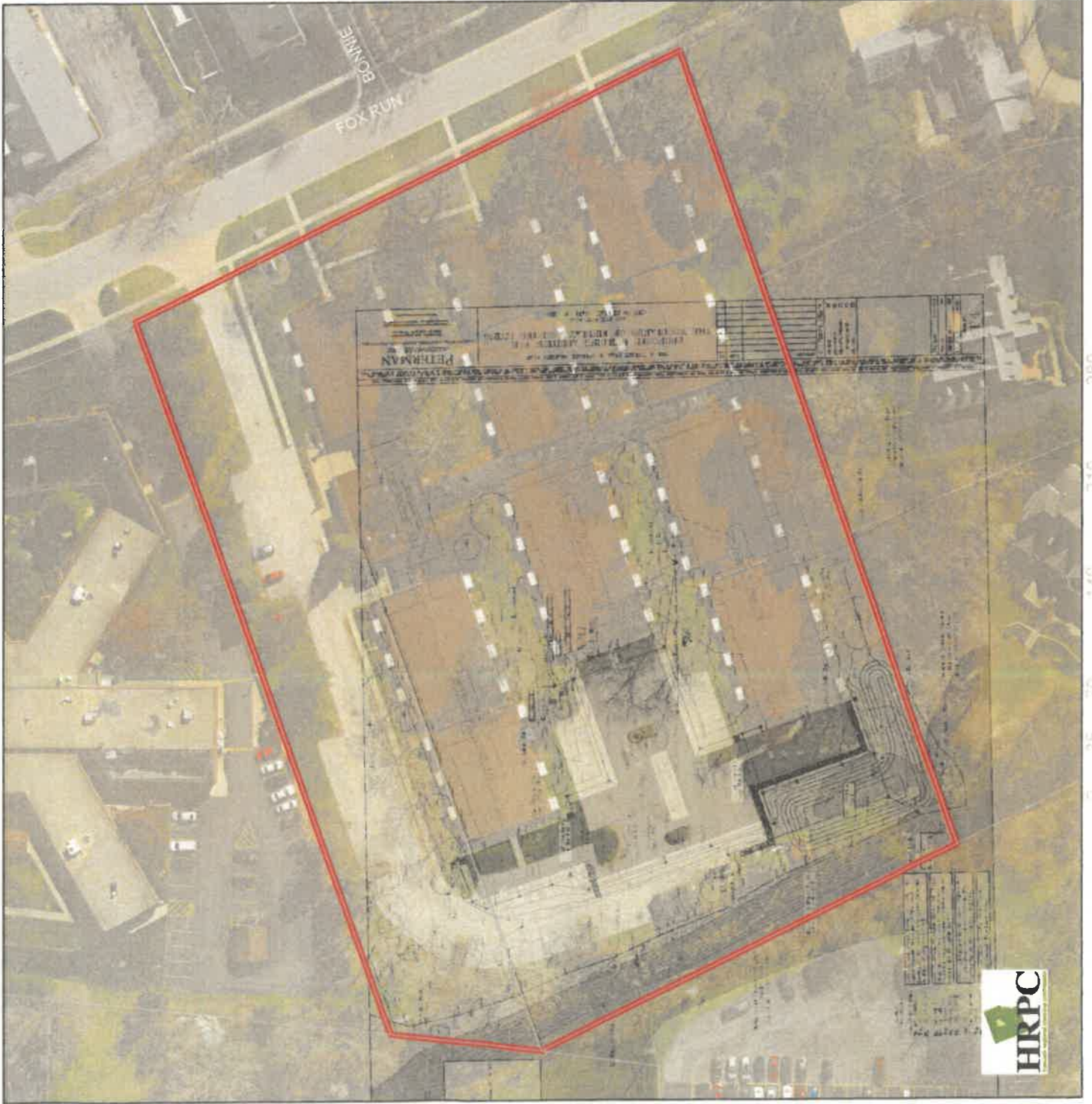
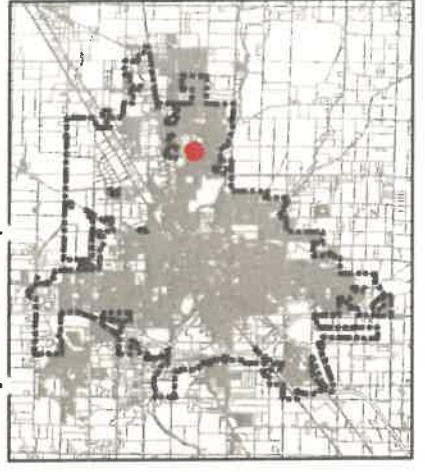
SP-14-2024

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Legend

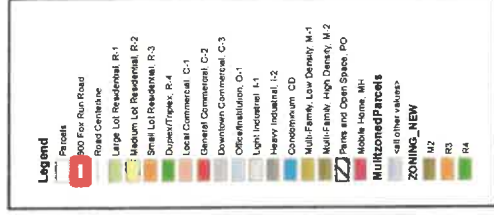
- Parcels
- 600 Fox Run Road
- Road Centerline

Findlay Locator Map

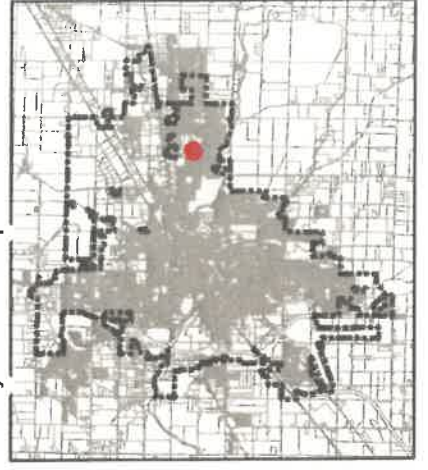


SP-14-2024

**APPLICATION FOR
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Findlay Locator Map



NEW ITEMS

- 1. APPLICATION FOR ZONING AMENDMENT #ZA-04-2024 filed by the owner, Mohammad Khalil, to rezone 1700 Western Avenue from I-1 Light Industrial to C-2 General Commercial.**

CPC STAFF

General Information

This request is located on the west side of Western Avenue, at the intersection with Lake Cascades Parkway. It is zoned I-1 Light Industrial. To the north, it is zoned I-2 Heavy Industrial. To the southeast, it is zoned O-1 Office/Institution. It is not located within the 100-year flood plain. The Findlay Land Use Plan designates the parcel as Industrial.

Parcel History

The site is currently vacant. In 1995, Chase Bank built a drive-thru building on site. It was part of the Lake Cascades PUD starting in 1988, but when PUD's were removed in 2011, it became an I-1 Light Industrial parcel.

Staff Analysis

The applicant has indicated they would like to rezone this parcel to a C-2 General Commercial Use. This area is an industrial area of Findlay given the proximity to Cooper Tire and the interstate abutting the property. The C-2 Commercial District is established to provide for the development of a broad spectrum of commercial and business uses. These uses are expected to serve the commercial, business, and service needs of a regional area.

Given the size and shape of the lot, however, it does not lend itself to industrial development. Even though there is a lack of commercial zoning in the area, it does better fit in the C-2 General Commercial District.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR ZONING AMENDMENT #ZA-04-2024 filed by the owner, Mohammad Khalil, to rezone 1700 Western Avenue from I-1 Light Industrial to C-2 General Commercial.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **CPC recommend approval of APPLICATION FOR ZONING AMENDMENT #ZA-04-2024 filed by the owner, Mohammad Khalil, to rezone 1700 Western Avenue from I-1 Light Industrial to C-2 General Commercial.**

ZA-04-2024

APPLICATION FOR
ZONING AMENDMENT
filed by the owner,
Mohammad Khalil, to
rezone 1700 Western Avenue
from I-1 Light Industrial to
C-2 General Commercial.

Legend



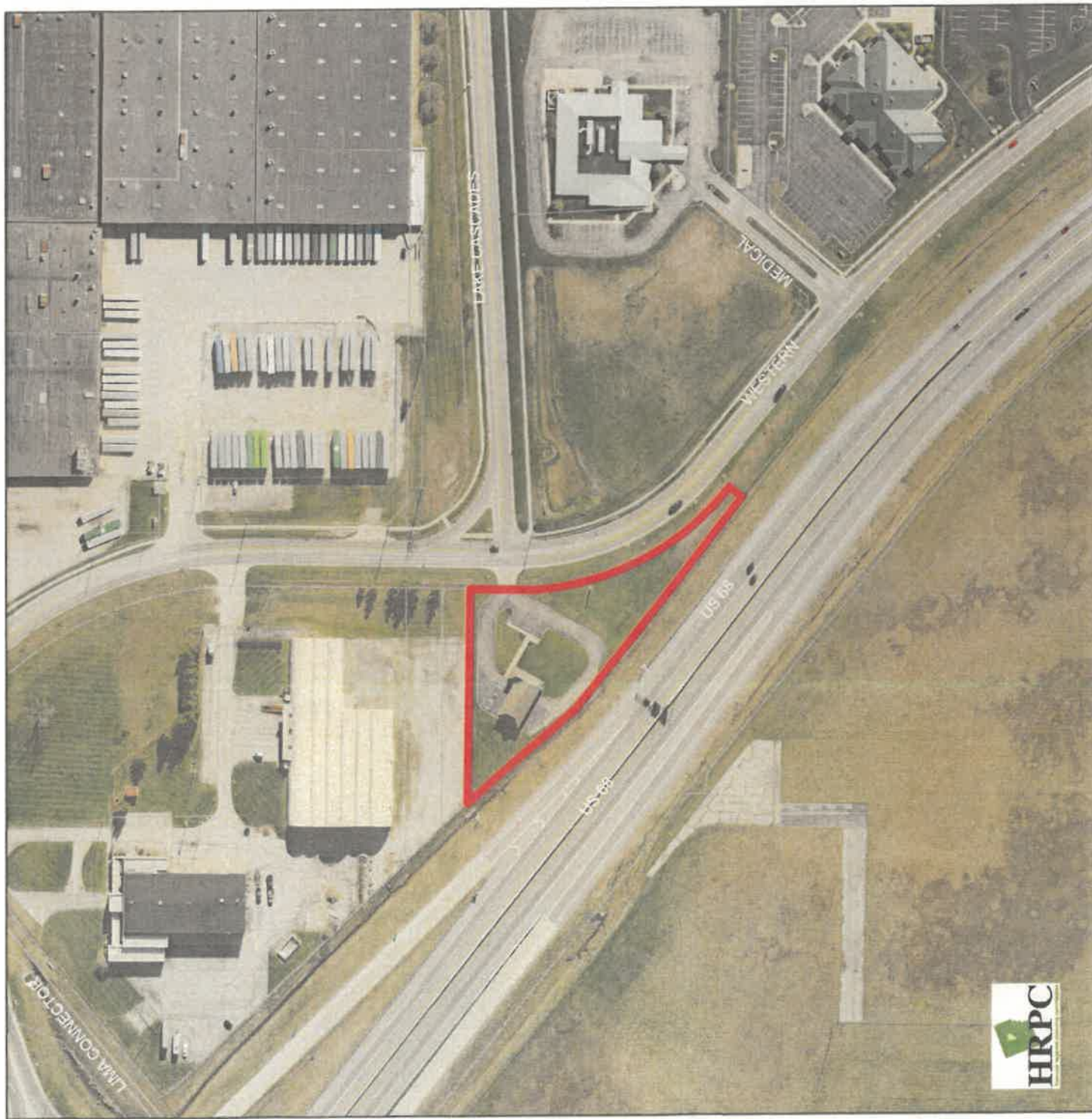
1700 Western Avenue



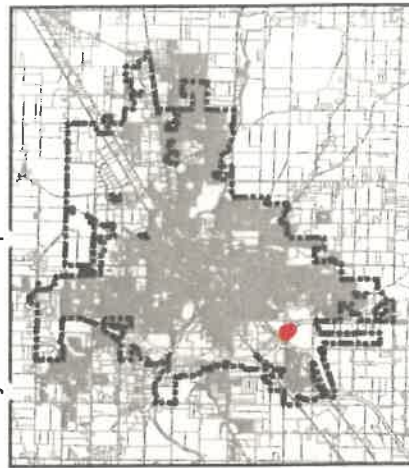
Parcels



Road Centerline



Findlay Locator Map



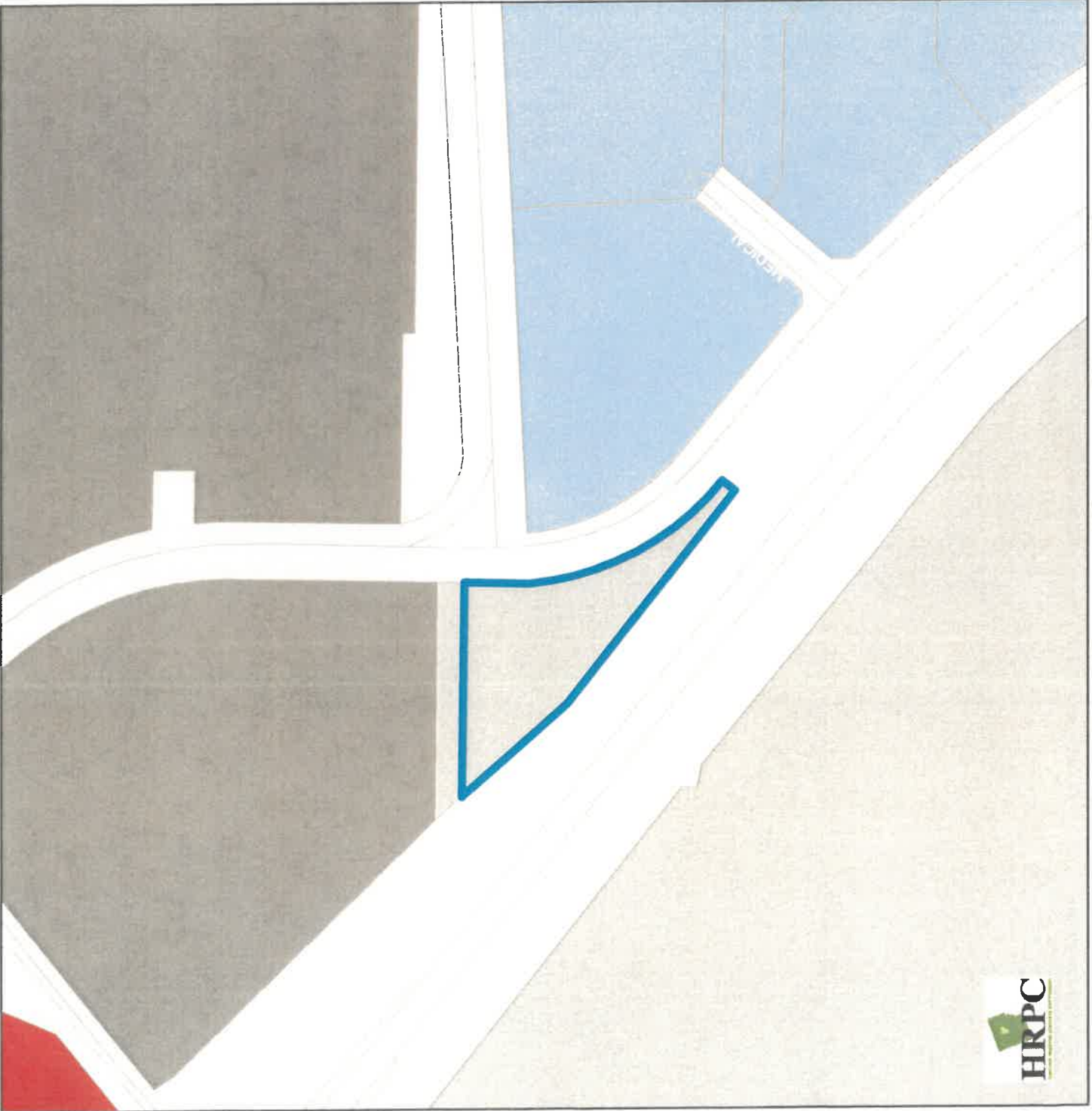
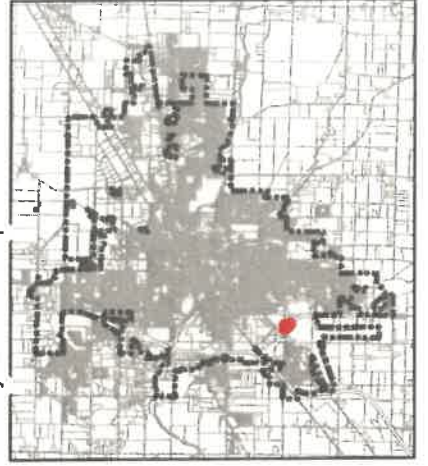
ZA-04-2024

APPLICATION FOR
ZONING AMENDMENT
filed by the owner,
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Legend

	1700 Western Avenue
	Parcels
	Road Centerline
	Large Lot Residential, R-1
	Medium Lot Residential, R-2
	Small Lot Residential, R-3
	Duiker/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
	MultizonedParcels
	<all other values>
	ZONING_NEW
	M2
	R3
	R4

Findlay Locator Map

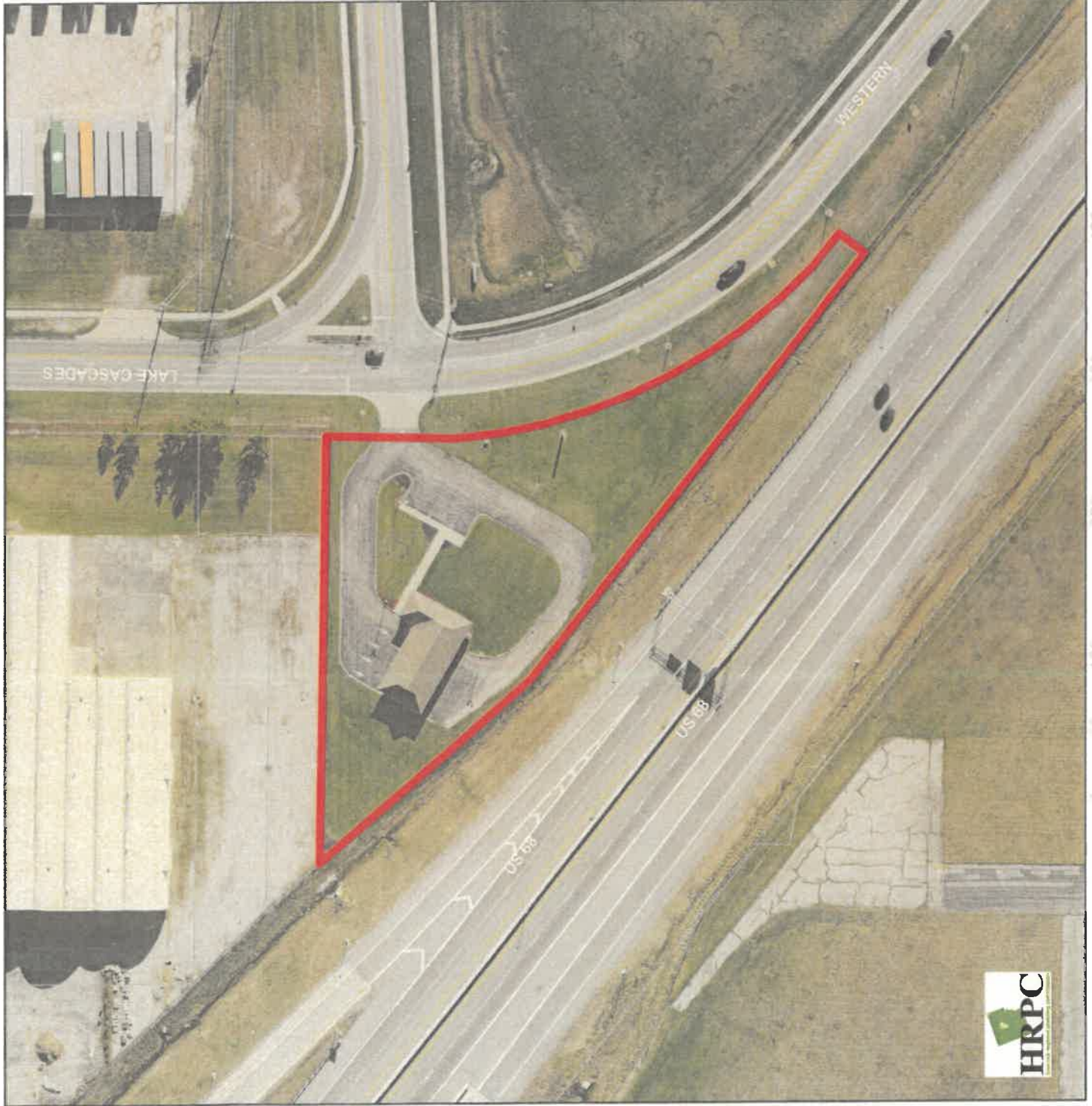


ZA-04-2024

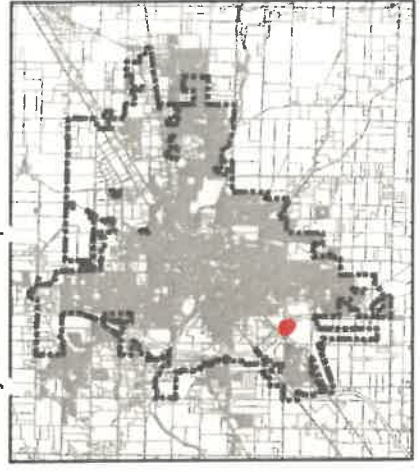
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Legend

-  1700 Western Avenue
-  Parcels
-  Road Centerline



Findlay Locator Map



2. APPLICATION FOR CONDITIONAL USE #CU-12-2024 filed by Richard Binner to establish a triplex on the vacant lot west of 615 Edgar Avenue.

CPC STAFF

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 part of 615 Edgar Avenue. It is a double lot and is in the process of being split. At the September 12, 2024 CPC Meeting, this property was recommended to rezone from R-2 Medium Lot Residential to R-3 Small Lot Residential.

Staff Analysis

The applicant has indicated they would like to construct a triplex on the site. Triplexes are a conditional use in the R-3 Small Lot Residential District. The applicant submitted a floor plan which shows the floor space for each unit is 977 sf. This meets the minimum floor space for a dwelling unit.

The applicant indicated that they would provide six off-street parking spots for the units. Two are shown in front of the building, with four in the rear of the site. The driveway would wrap down the east side of the site, connecting to the alleyway to the east. In the R-3 district, where one or more lots are improved, the front yard setback shall be the average depth of the front yard setbacks on either side. Staff would add a condition that the parking be removed from in front of the structure, so that the setback match the setback on either side of the site.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-12-2024 filed by Richard Binner to establish a triplex on the vacant lot west of 615 Edgar Avenue with the following conditions:**

- **Complete the lot split from 615 Edgar Avenue**
- **Complete the rezone to R-3 Small Lot Residential**
- **Move all the parking behind the front façade of the building**
- **Move the front of the building in line with the average setback depth of the neighboring houses.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-12-2024 filed by Richard Binner to establish a triplex on the vacant lot west of 615 Edgar Avenue with the following conditions:

- Complete the lot split from 615 Edgar Avenue
- Complete the rezone to R-3 Small Lot Residential
- Move all the parking behind the front façade of the building
- Move the front of the building in line with the average setback depth of the neighboring houses.

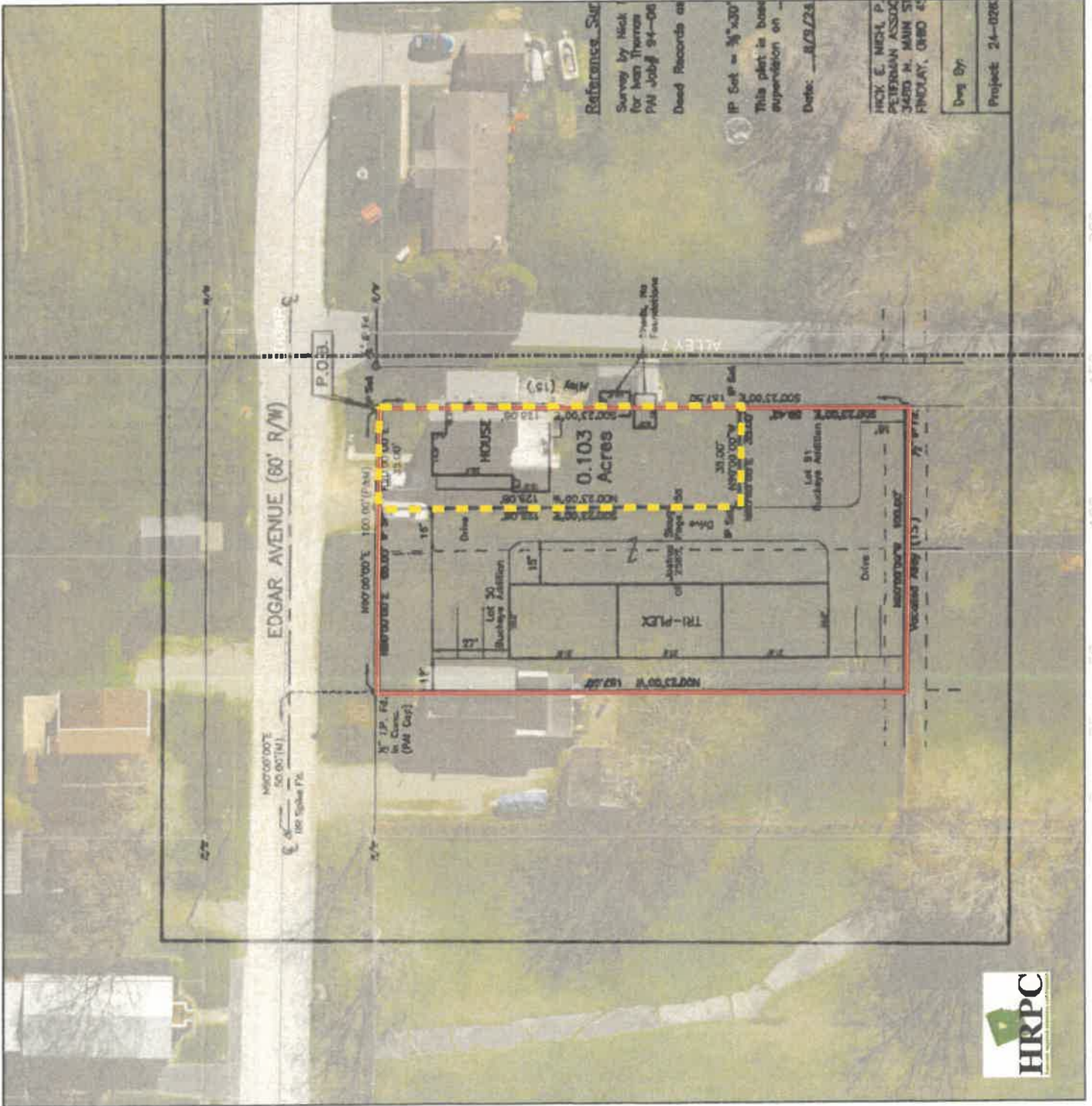
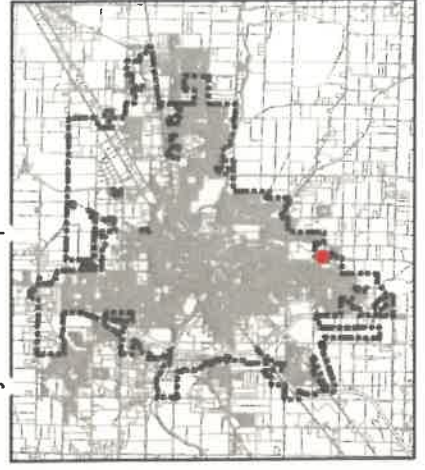
CU-12-2024

APPLICATION FOR
CONDITIONAL USE
filed by Richard Binner to
establish a triplex on the
vacant lot west of
615 Edgar Avenue.

Legend

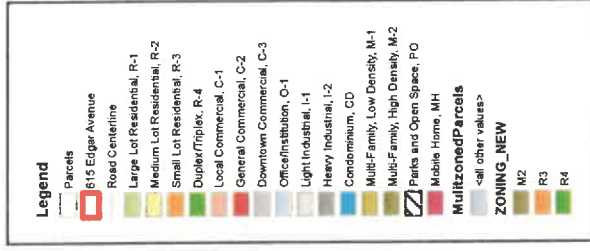
- Proposed 615 Edgar Avenue Split
- Parcels
- 615 Edgar Avenue
- Road Centerline

Findlay Locator Map

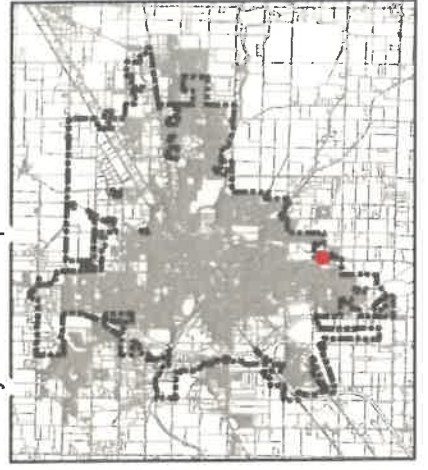


CU-12-2024

APPLICATION FOR
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establish a triplex on the
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615 Edgar Avenue.



Findlay Locator Map



3. APPLICATION FOR ZONING AMENDMENT #ZA-05-2024 filed by Jean Bosco Dusengimana to rezone 0 Glessner Avenue, parcel # 560001008484, from I-1 Light Industrial to CD Condominium.

CPC STAFF

General Information

This request is located on the east side of Glessner Avenue, south of W. Sandusky Street. It is zoned I-1 Light Industrial. To the north, along W. Sandusky Street, it is zoned R-2 Medium Lot Residential. To the south, it is zoned I-1 Light Industrial. It is not located within the 100-year flood plain.

Parcel History

The site was currently vacant.

Staff Analysis

The applicant has indicated they would like to rezone this parcel to CD Condominium. In their application, they noted that this would be a good step between the single-family neighborhood to the north and the industrial to the south.

The CD Condominium District is designed to provide sites for condominium dwelling structures and related uses. The Condominium Districts allow for the development of structures with one (1) to four (4) living units per building. This lot would have required frontage for the district, and could have up to 13 units on the site and meet the density (1 unit per 7000sf).

Staff has concerns about the historic use of the site, and the potential environmental impact on the property. There is heavy industrial nearby, which could have impacted the site. Given the area surrounding the site, while we are in favor of a residential zoning classification, we would be more supportive of R-3 Single Family Small Lot to better match the existing nature of the area.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

ZA-05-2024

APPLICATION FOR
ZONING AMENDMENT
filed by Jean Bosco Dusengimana
to rezone 0 Glessner Avenue,
parcel # 560001008484, from
I-1 Light Industrial to
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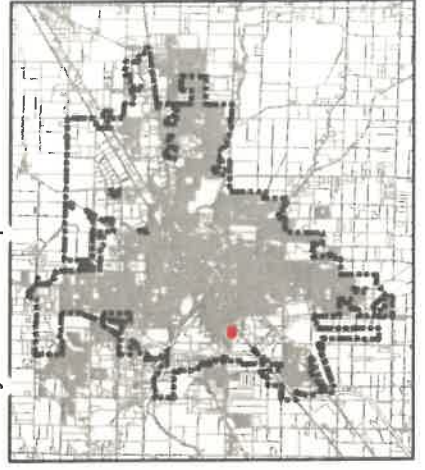
Legend

Parcels

Road Centerline

ZA-05-2024

Findlay Locator Map



ZA-05-2024

APPLICATION FOR
ZONING AMENDMENT
filed by Jean Bosco Dusengimana
to rezone 0 Glessner Avenue,
parcel # 560001008484, from
I-1 Light Industrial to
CD Condominium.

- Legend**
- 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
 - Multizoned Parcels
 - set other values
 - ZONING_NEW
 - M2
 - R3
 - R4
 - ZA-05-2024

Findlay Locator Map

