

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT April 20, 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, April 20, 2017 - 9:00 AM

COMMENTS

NEW ITEMS

1. **PETITION FOR ZONING AMENDMENT #ZA-01-2017 filed to rezone 527 W. Sandusky Street from R-3 Single Family High Density to M-2 Multiple Family High Density.**

HRPC

General Information

This request is located on the south side of W. Sandusky Street in the block between Western Avenue and Hurd Avenue. It is zoned R-3 Single Family High Density. All surrounding lots are also zoned R-3. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as Single Family Small Lot.

Parcel History

According to Zoning Department records, this was a duplex prior to the adoption of zoning in 1955. The applicant stated that it was a triplex when he purchased it in 1995 and he added the fourth unit after acquiring it.

Staff Analysis

The applicant has the property up for sale and is requesting to zone this parcel M-2 Multiple Family High Density in order to have a zoning district that makes the multiple family use legal.

It appears that all the homes abutting this property are single-family residences.

Off street parking is one of the main concerns with these residential conversions. The M-2 Multiple Family District requires 2.5 spaces per unit. Four units require 10 parking spaces. There is a parking area at the rear of the property that had four vehicles parked in it when I drove by the property. They were parked haphazardly and there is definitely room for five if parked correctly. There was a pick-up truck parked parallel with the alley along the side of the house also. Not sure if this may be in alley right-of-way or not. Therefore, the useable parking space definitely falls short of requirements.

Multiple family structures over three units also fall under State Building Code requirements.

Staff would be favorable to an R-4 Duplex/Triplex zoning based on parking and the general immediate neighborhood composition.

Staff Recommendation

HRPC Staff recommends that FCPC recommend to Findlay City Council that **PETITION FOR ZONING AMENDMENT #ZA-01-2017** filed to rezone 527 W. Sandusky Street from **R-3 Single Family High Density to M-2 Multiple Family High Density** be modified to a recommendation for **R-4 Duplex/Triplex**.

ENGINEERING

No Comments

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION.

Staff recommends that FCPC recommend to Findlay City Council that **PETITION FOR ZONING AMENDMENT #ZA-01-2017** filed to rezone 527 W. Sandusky Street from **R-3 Single Family High Density to M-2 Multiple Family High Density** be modified to a recommendation for **R-4 Duplex/Triplex**.

ZA-01-2017

PETITION FOR ZONING AMENDMENT filed to rezone 527 W. Sandusky Street from R-3 Single Family High Density to M-2 Multiple Family.

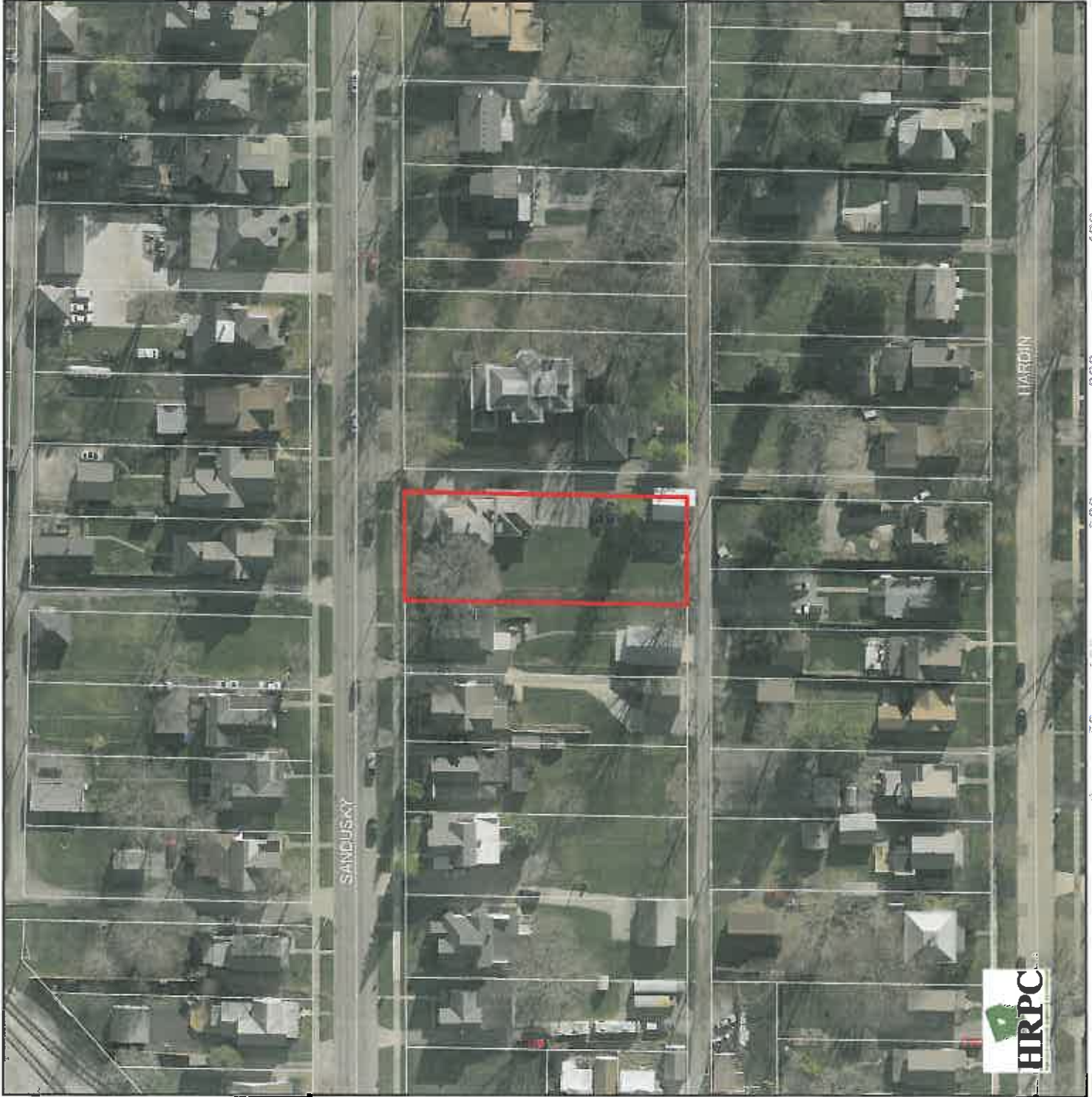
Legend



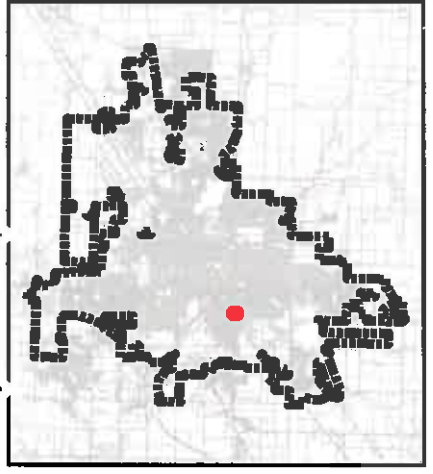
527 W Sandusky Street

Road Centerline

Parcels











Findlay Locator Map



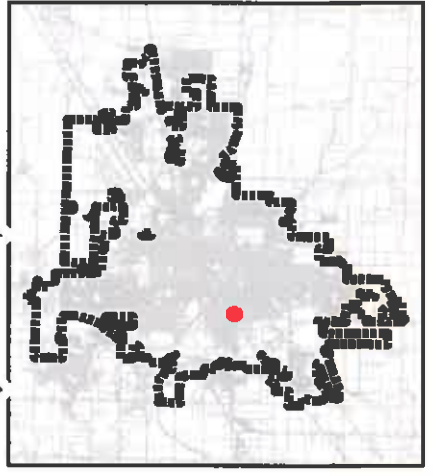
ZA-01-2017

PETITION FOR ZONING AMENDMENT filed to rezone 527 W. Sandusky Street from R-3 Single Family High Density to M-2 Multiple Family.

Legend

-  547 W Sandusky Street
-  Parcels
-  Findlay City
-  Zoning District
-  R3 - Single Family, High Density
-  C1 - Local Commercial District
-  I1 - Light Industrial
-  I2 - General Industrial

Findlay Locator Map



2. APPLICATION FOR CONDITIONAL USE #CU-02-2017 filed by DCW Advantage Enterprises/Ryan Stevens, 2551 Tiffin Avenue, Findlay to sell RV's at a used car lot at the rear of 2551 Tiffin Avenue.

HRPC

General Information

This request is located in the rear of 2551 Tiffin Avenue. It is zoned C-2 General Commercial. Properties to the north, east and west are also zoned C-2. The property to the south is zoned R-1 Single Family Residential in Marion Township. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Regional Commercial.

Parcel History

This site is currently a part of a parking lot for the buffet restaurant located at 2551 Tiffin Avenue.

Staff Analysis

The applicant has recently obtained a zoning permit to sell used cars on this piece of parking lot. He will be leasing the parking area south of the drive off CR 236. This is an unused excess parking area. The car sales are permitted in C-2.

The applicant would like to sell a few RV's at the site as well as cars/trucks. RV sales are a conditional use in the C-2 District requiring approval of CPC. The code does not have any specific conditions listed for this use.

A small building will be located on the site to serve as an office.

Staff suggests that the RV's be located in the southwest corner of the lot. Preference would be to keep these larger vehicles away from the road frontage. There is an existing tree row along the south and west portion of the lot to help screen.

Staff Recommendation

HRPC Staff recommends that FCPC approve APPLICATION FOR CONDITIONAL USE #CU-02-2017 to sell RV's at a used car lot at the rear of 2551 Tiffin Avenue subject to the following condition:

- RV's be parked toward the southwest corner of the lot

ENGINEERING

No Comment

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION




Staff recommends that FCPC approve APPLICATION FOR CONDITIONAL USE #CU-02-2017 to sell RV's at a used car lot at the rear of 2551 Tiffin Avenue subject to the following condition:

- RV's be parked toward the southwest corner of the lot

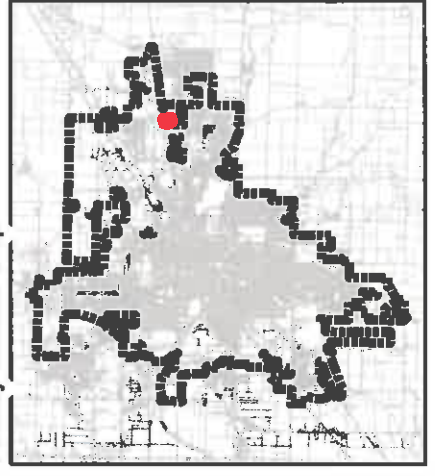
CU-02-2017

APPLICATION FOR
CONDITIONAL USE
filed by DCW Advantage
Enterprises/Ryan Stevens
to sell RV's at a used car lot
at the rear of 2551 Tiffin Avenue.

Legend

-  2551 Tiffin Avenue
-  Road Centerline
-  Parcels







Findlay Locator Map



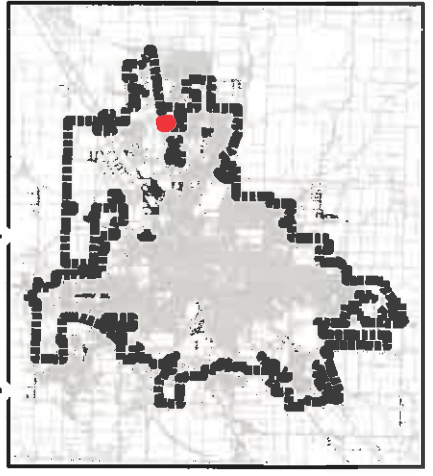
CU-02-2017

APPLICATION FOR
CONDITIONAL USE
filed by DCW Advantage
Enterprises/Ryan Stevens
to sell RV's at a used car lot
at the rear of 2551 Tiffin Avenue.

Legend

-  2551 Tiffin Avenue
-  Parcels
-  Findlay City
-  Zoning District
-  R1 - Single Family, Low Density
-  C2 - General Commercial District

Findlay Locator Map



3. APPLICATION FOR SPECIAL REVIEW #SR-02-2017 filed by Mark Bassitt, 327 E Edgar Avenue, Findlay for relief from the requirement of full site plan drawings in order to construct an addition to his business for storage at 2311 Bank Street, Findlay.

HRPC

General Information

This request is located on the east side of Bank Street south of E. Yates Avenue. It is zoned I-1 Light Industrial. All surrounding parcels are also zoned I-1. The parcel is not within the 100-year flood plain. The City Land Use Plan designates the area as Industrial.

Parcel History

None

Staff Analysis

The applicant is seeking permission from the Planning Commission today to get relief from the requirement to submit a full site plan for review. He would like to file an application for a zoning permit for an addition to the existing building on his site.

His property sits on a remote part of Bank Street south of E. Edgar Avenue. On the west side of Bank Street is the Blue Rock Nature Preserve. There are two homes directly north of his lot, which are also in the Industrial zoning. There are railroad tracks on his east boundary and Hancor owns the lot directly south of him.

The proposed building will be 45' x 60' (2700 square feet) according to the owner. This is significantly larger than the existing shop, which is listed as 36' x 46' (1656 square feet) per the Auditor.

While we can sympathize with Mr. Bassitt's status as a small businessperson, we must also look at the larger picture. What else could possibly go on the property in the future that may be more impactful on the site? In addition, such a large expansion must have to comply with some form of drainage requirements, etc. to not affect the homes close by.

For these reasons, we do not see how the site plan requirements can be waived at this time.

ENGINEERING

Access – The existing building has access from Bank Street. The drawing does not have dimensions on the existing drive. The letter from the property owner does not state if it is his intent to leave the existing drive as is, expand it or ask for a second drive. The sketch does not show any doors on the addition so it is not clear if any items being stored will be delivered to the existing structure and carried through it to the addition or if deliveries will be brought directly into the addition through an exterior door. If the latter is the case, the existing parking will need to be expanded to provide access for the delivery vehicles.

Sanitary Sewer – The letter from the property owner states that the proposed addition will be used for storage so it is assumed that no sanitary service is being requested.

Waterline – It is also assumed that no water service is being requested.

Stormwater Management – No grading plan or stormwater calculations were submitted. It is not possible to make sure that the additional will not cause a problem for the two (2) homes located to the north without a grading plan. The size of the building addition is not label on the sketch but it is shown larger than the existing building (1,656 sf per the Auditor’s Website). With the size of the addition, stormwater detention will need to be provided.

MS4 Requirements – Since there is not a grading plan, the amount of disturbed area is not labeled or shown on the sketch. Due to the size of the existing building and estimating the size of the addition, the disturbed area should be less than one (1) acre so the site will not need to comply with the City of Findlay’s MS4 requirements. If the actual disturbed area will be larger than one (1) acre, the site will need to comply with the City of Findlay’s MS4 requirements.

Sidewalks – There are no existing sidewalks on Bank Street.

Recommendations: A full site plan needs to be submitted so that it can be verified if all requirements are being met or not.

FIRE PREVENTION

No Comment

SR-02-2017

APPLICATION FOR
SPECIAL REVIEW
filed by Mark Bassitt
for relief from the requirements
of full site plan drawings in order
to construct an addition to his
business for storage at
2311 Bank Street, Findlay.

Legend

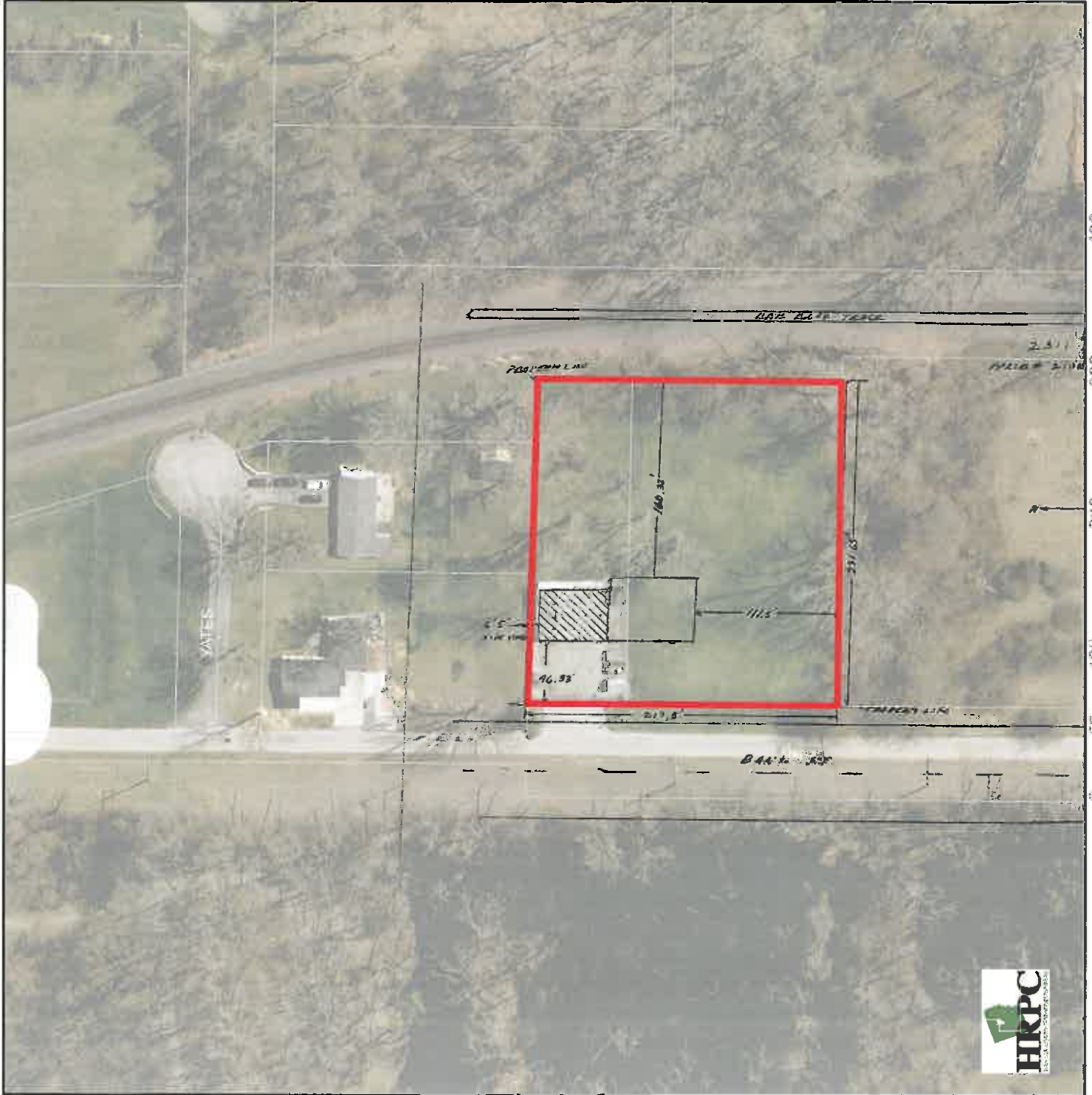
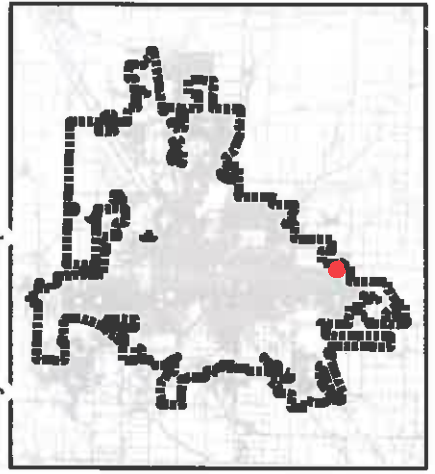


2311 Bank St.

Road Centerline

Parcels

Findlay Locator Map



4. APPLICATION FOR PRELIMINARY PLAT #PP-01-2017 for Tall Timbers West 1st Addition.

HRPC

General Information

This subdivision is located west of the cul-de-sac end of McLane Drive directly south of the McLane Distribution facility. It is zoned I-1 Light Industrial. Properties to the north and east are also zoned I-1. Properties to the south across E. Bigelow Avenue are zoned M-1 Restricted Industrial and B-3 General Business in Marion Township. To the west is zoned M-2 Industrial in Marion Township. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Industrial

Parcel History

There is a house on a small lot along Bigelow Avenue and the majority of the remainder of the land in this proposed plat had been a part of the Jaqua Gun Club Trap Shooting Range.

Staff Analysis

This phase of the subdivision will have two (2) lots on 84.556 acres. Lot 2 is 73.962 acres and Lot 3 will be 8.980 Acres.

A new portion of public right-of-way will be extended from the west side of the McLane Drive cul-de-sac. This street will also culminate in a cul-de-sac. The new roadway will provide access for Lot 2. Lot 3 is located along W Bigelow Avenue and will have its access from that street.

Staff Recommendation

HRPC Staff recommends approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2017 for Tall Timbers West 1st Addition.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC approve APPLICATION FOR PRELIMINARY PLAT #PP-01-2017 for Tall Timbers West 1st Addition.

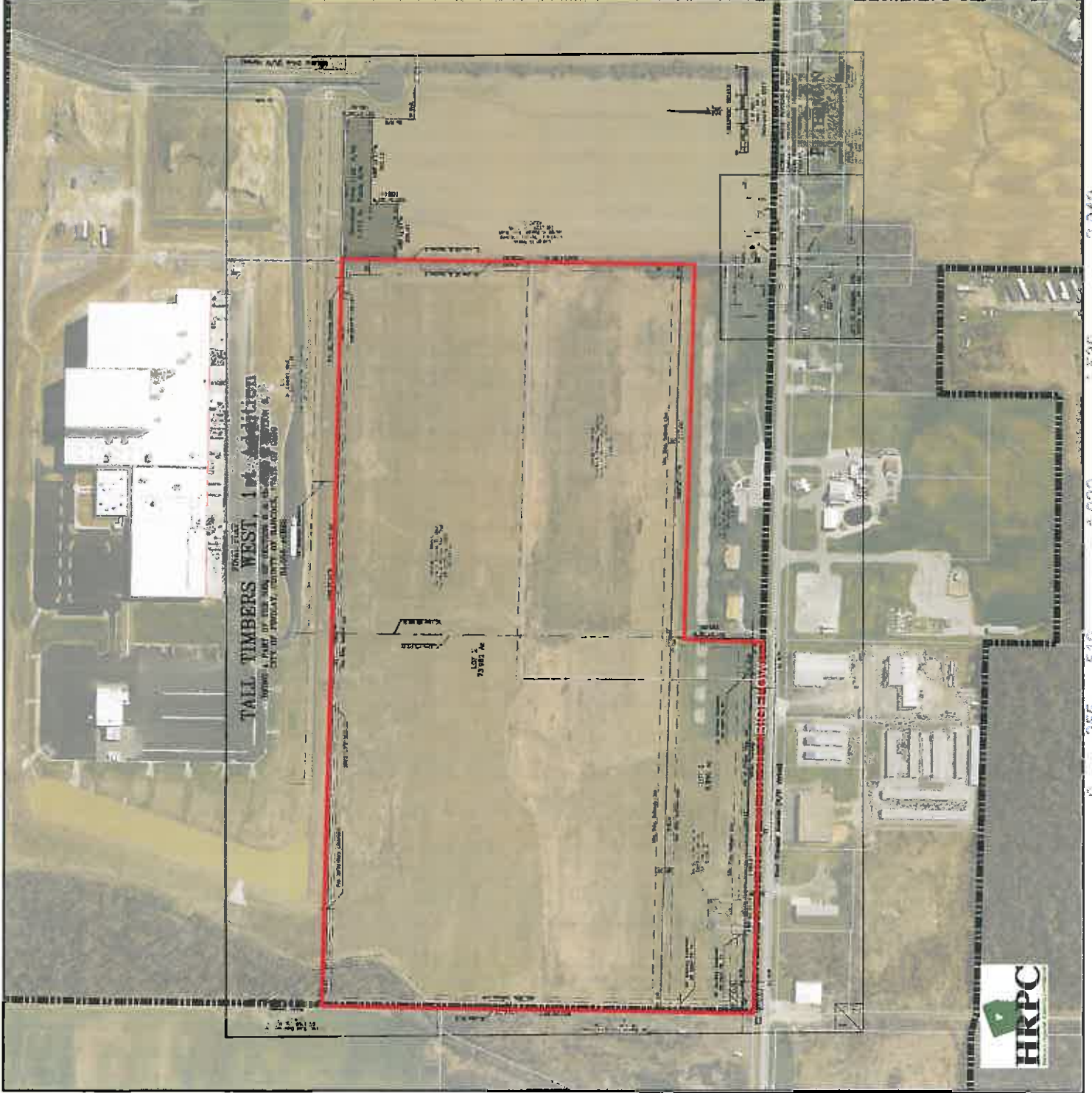
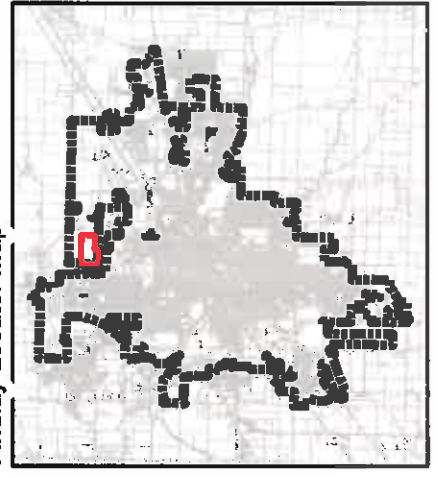
PP-01-2017

APPLICATION FOR PRELIMINARY
PLAT for Tall Timbers
West 1st Addition.

Legend

- Tall Timbers West 1st Addition
- Road Centerline
- Parcels

Findlay Locator Map



5. APPLICATION FOR FINAL PLAT #FP-02-2017 for Tall Timbers West 1st Addition.

HRPC

General Information

This subdivision is located west of the cul-de-sac end of McLane Drive directly south of the McLane Distribution facility. It is zoned I-1 Light Industrial. Properties to the north and east are also zoned I-1. Properties to the south across E. Bigelow Avenue are zoned M-1 Restricted Industrial and B-3 General Business in Marion Township. To the west is zoned M-2 Industrial in Marion Township. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Industrial

Parcel History

The Preliminary Plat of this subdivision was reviewed in the previous item.

Staff Analysis

This phase of the subdivision will have two (2) lots on 84.556 acres. Lot 2 is 73.962 acres and Lot 3 will be 8.980 Acres.

A new portion of public right-of-way, Campbell Drive, will be extended from the west side of the McLane Drive cul-de-sac. This street will also culminate in a cul-de-sac. The new roadway will provide access for Lot 2. Lot 3 is located along W Bigelow Avenue and will have its access from that street.

The old property lines around the house lot on W. Bigelow and around the 19.8-acre parcel should be removed. These create confusion on the plat and technically no longer exist on these lots. Would also like to see the half section line as a dashed or phantom line type so that it does not appear as a lot line if it needs to remain on the plat.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-02-2017 for Tall Timbers West 1st Addition subject to the following:**

- **Cleaning up unnecessary lot lines**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION




Staff recommends that FCPC approve **APPLICATION FOR FINAL PLAT #FP-02-2017 for Tall Timbers West 1st Addition subject to the following:**

- **Cleaning up unnecessary lot lines (HRPC)**

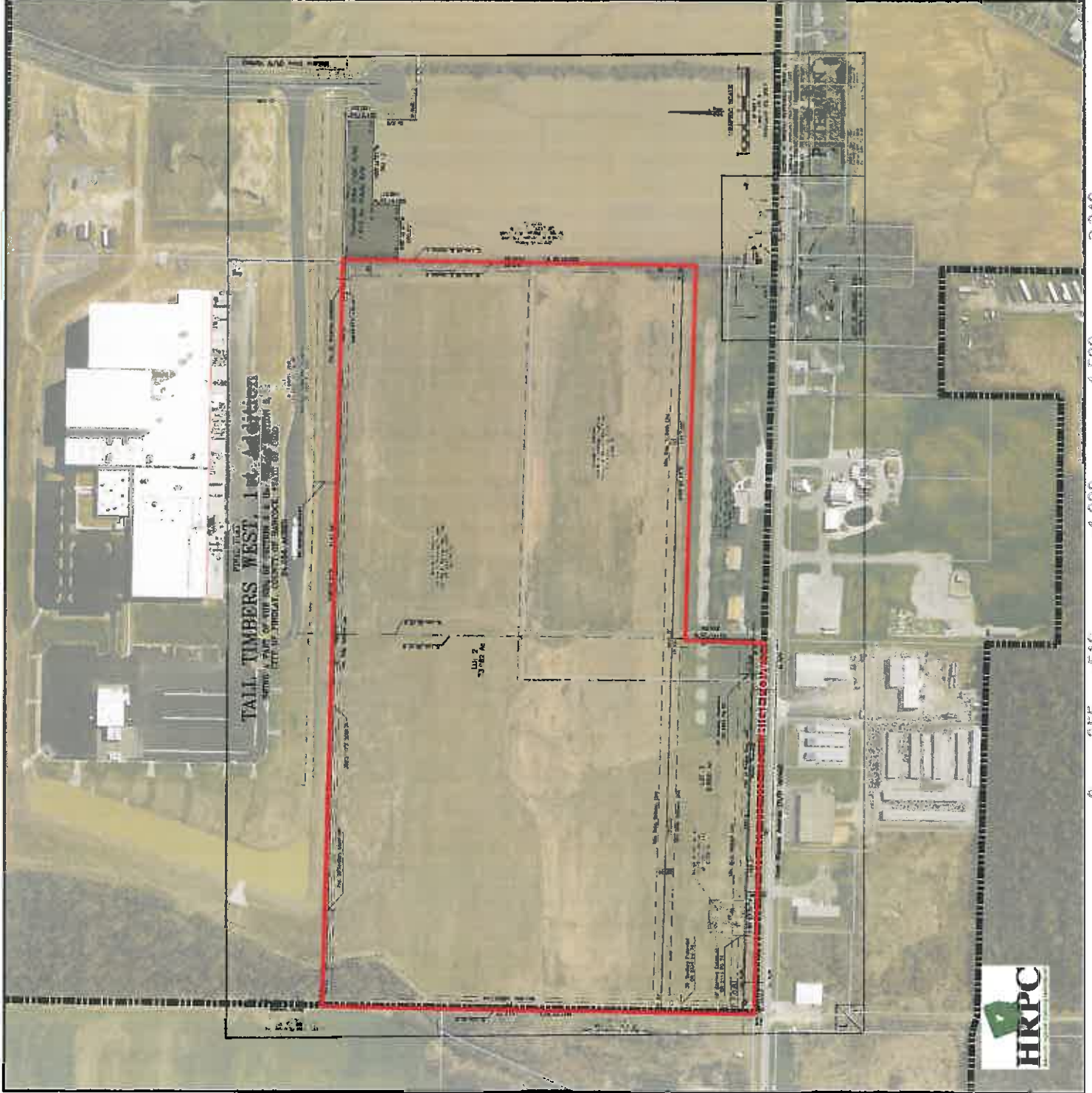
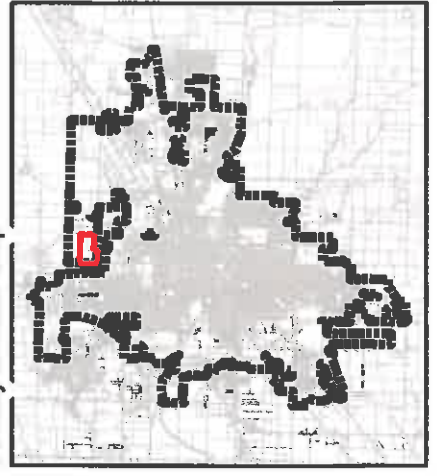
FP-02-2017

APPLICATION FOR FINAL
PLAT for Tall Timbers
West 1st Addition.

Legend

-  Tall Timbers West 1st Addition
-  Road Centerline
-  Parcels

Findlay Locator Map



6. APPLICATION FOR SITE PLAN REVIEW #SP-04-2017 filed by George & Camille Ranzau/Campbell Soup Supply Company, LLC, PO Box 1261, Findlay for an approximately 741,000 square foot warehouse facility to be located on Lot 2 of Tall Timbers West 1st Addition.

HRPC

General Information

This request is located on Lot 2 of the Tall Timbers West Subdivision. It is zoned I-1 Light Industrial. Properties to the north, south and east are also zoned I-1. To the west is zoned M-2 Industrial in Marion Township. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Industrial

Parcel History

The Final Plat of this subdivision was reviewed and approved in the previous item.

Staff Analysis

This proposal is for a 741,000 square foot warehousing building with offices and truck parking for the Campbell's Soup Supply Company.

Access to the site will be from Campbell Drive. There are two (2) drives indicated off the end of the cul-de-sac. The northernmost drive is more than 40' wide and is set up for the truck traffic. A guardhouse with gates is located approximately 350' off the right-of-way of the cul-de-sac. The drive then continues around the building to the south side. There are trailer parking lots and docks on the north and south sides of the building. If the trucks travel to the south side of the warehouse, they can turn around in a 75' radius circle at the southeast corner of the building.

A second drive toward the south end of the Campbell Drive cul-de-sac will be for employees and visitors. This goes south to a parking lot. The drive does continue to the rear of the building as well where it comes to a gate at the east end of the truck turn around. We assume that access is limited here according to policy of the business.

The warehouse building will be 600' x 1235' in dimension for 741,000 square feet. A 600' x 625' (375,000) square foot future expansion is indicated on the west side of the plan. Today's reviews will only be for the current proposed building.

The minimum setbacks in the I-1 Light Industrial district are 30' on sides and rear and 50' on front side. The building sits well within those requirements. Maximum building height is 60' and the plans show the tallest point of the structure at 46'.

Parking for Industrial uses is calculated at 1.1 space per employee on the largest shift. The plans state that there will be 160 employees, which will require 176 parking spaces. The parking lot on the east side of the building shows 196 spaces.

The landscaping plans for the project show the parking lot on the east side of the building with perimeter landscaping and trees in the islands as required. There is landscaping on the east side of the drive and a partial existing tree line beyond that that will remain. The plans show 6' chain link fencing around the property, which is in line with regulations for the I-1 district. Even

though the land south of this lot is also zoned Industrial at this time, the size of that strip will probably lead to a request to change that zoning one day to perhaps accommodate some type of smaller business uses. It currently will leave a very open view to the truck docks and truck parking from Bigelow Avenue. For that reason, Staff is requiring landscaping be placed the full width of the south lot line. It appears there is a 15' space between the property line and the fence at this time that could be adequate for this. There is room to pull that fence a little further north if more room is needed. 1161.07.3 Level 2 Screening Option 2 is the level we would recommend.

The photometric plan submitted shows zero foot-candles at the property lines.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2017 for an approximately 741,000 square foot warehouse facility for Campbell's Soup Supply Company to be located on Lot 2 of Tall Timbers West 1st Addition.**

ENGINEERING

Access – Access to the site will be from a proposed Campbell Drive (public road) that will be installed from McLane Drive to the site.

Sanitary Sewer – A public sanitary sewer is being proposed that will connect into the existing 24" sanitary sewer located along Howard Run and will run along the North Property line to service the proposed building. The City of Findlay does not allow manholes to be dog housed to connect into existing sanitary sewers. The proposed manhole at the existing sanitary sewer will need to be cut into the sewer. There are also two (2) concerns about the ability to access the proposed sewer once the fence is installed. First, the plans show 20 feet to the property line but it is unclear where the bank for the existing ditch (located along the north property line) begins. It is recommended that the consultant add the top of the bank to the drawings and work with engineering to get a location that will provide enough room to access the sewer. Second, it will be difficult to access the sewer when the ground is soft. It is recommended that a gravel drive be installed (similar to the one that McLane had to install), so that sewer maintenance can have access to the sewer.

Waterline – A public waterline will be extended from the existing 12" waterline on McLane Drive to the end of Campbell Drive. The proposed domestic, fire and irrigation lines will all be connected to the public waterline.

Stormwater Management – Detention for the site will be provided by the proposed detention area located at the west side of the property. The detention design does meet the City of Findlay requirements. The proposed outlet will connect into Howard Run.

MS4 Requirements – The amount of erodible material that will be disturbed will be more than one acre so the site is required to comply with the City of Findlay's Erosion and Sediment Control Ordinance.

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

- **Consultant work with Engineering to make sure that there will be adequate access to the proposed sanitary sewer.**

- A gravel drive be installed to allow access to the proposed sanitary sewer. Engineering will work out drive design with the consultant.

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Waterline Tap Permit
- Storm Tap Permit
- Bonding and Inspection Fees for Public Utilities

FIRE PREVENTION

Extend the 12" City water main and provide a hydrant within 100' of the Fire Department Connection (FDC).

Final location of the FDC shall be determined by FFD.

This structure will require a Knox box.

The address on the building shall be legible from the street.

Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends that FCPC approve APPLICATION FOR SITE PLAN REVIEW #SP-04-2017 for an approximately 741,000 square foot warehouse facility for Campbell's Soup Supply Company to be located on Lot 2 of Tall Timbers West 1st Addition subject to the following conditions:

- Consultant work with Engineering to make sure that there will be adequate access to the proposed sanitary sewer. (ENG)
- A gravel drive be installed to allow access to the proposed sanitary sewer. Engineering will work out drive design with the consultant. (ENG)
- Landscaping be placed the full width of the south lot line. 1161.07.3 Level 2 Screening Option 2 is the level we would recommend. (HRPC)
- Extend the 12" City water main and provide a hydrant within 100' of the Fire Department Connection (FDC). (FIRE)
- Final location of the FDC shall be determined by FFD. (FIRE)
- This structure will require a Knox box. (FIRE)
- The address on the building shall be legible from the street. (FIRE)
- Apply for all necessary permits with Wood County Building Department. (FIRE)

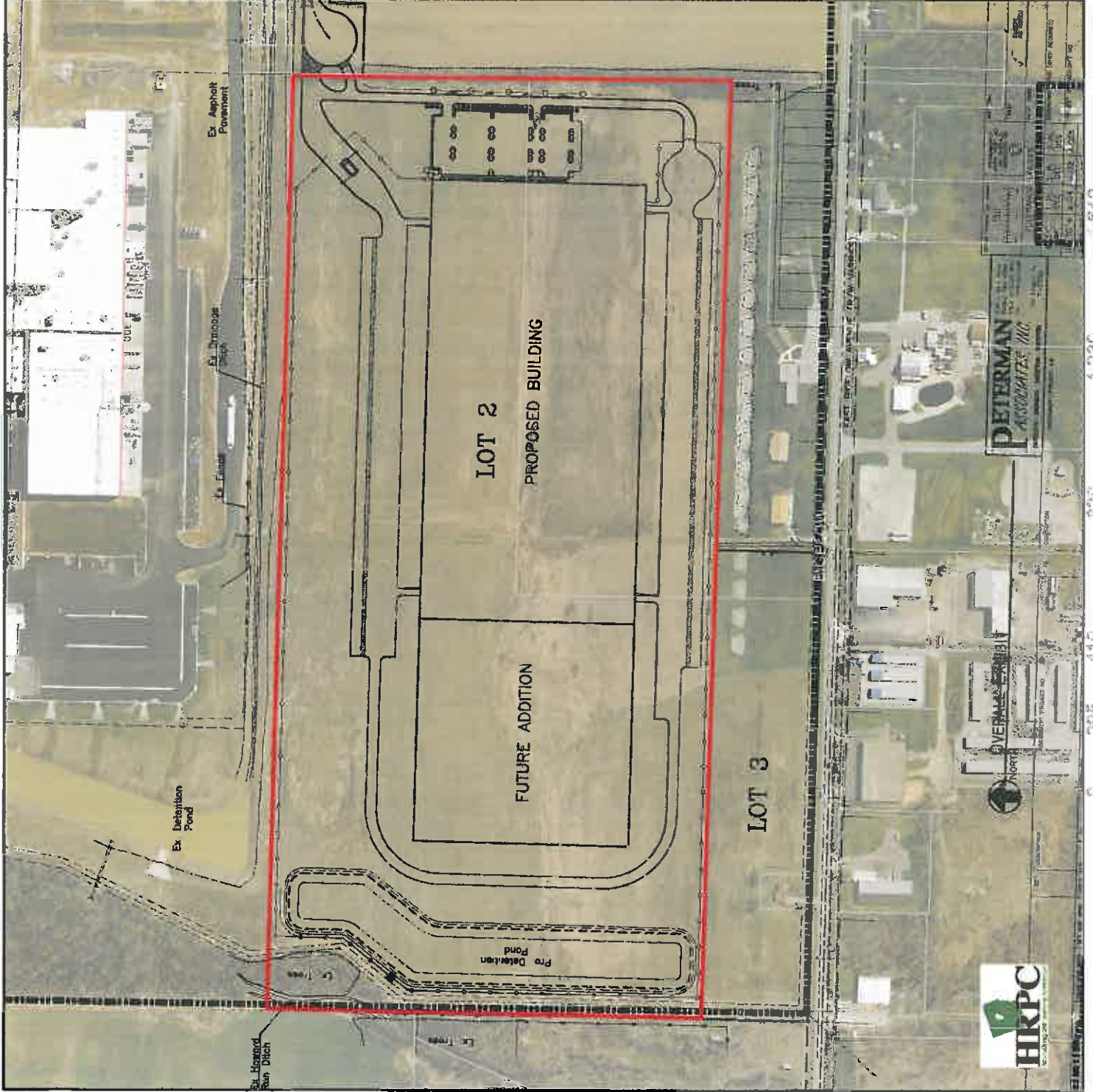
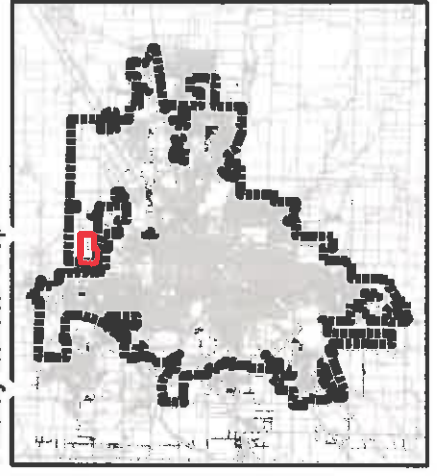
SP-04-2017

APPLICATION FOR SITE
PLAN REVIEW filed by
George & Camille Ranzau/
Campbell Soup Supply Company,
LLC, for an approximately 741,000
square foot warehouse facility to
be located on Lot 2 of
Tall Timbers West 1st Addition.

Legend

-  Lot 2 Tall Timbers West 1st Addition
-  Road Centerline
-  Parcels

Findlay Locator Map



7. APPLICATION FOR SITE PLAN REVIEW #SP-06-2017 filed by Valfilm North America, Inc., 3441 N. Main Street, Findlay for a 48,300 square foot manufacturing addition.

HRPC

General Information

This request is located on the northeast corner of N. Main Street and Rutherford Avenue. It is zoned I-1 Light Industrial. Properties to the north and east are also zoned I-1. Properties to the south are zoned R-1 Single Family Low Density and to the west is Single Family Low Density, O-1 Institutions and Offices and C-2 General Commercial. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Industrial

Parcel History

None

Staff Analysis

The applicant is proposing a 48,300 square foot addition for more manufacturing on the south side of the existing facility. It will be attached to the existing building at two (2) points. The western “walk through” is about 9’ wide and the eastern is 22’ wide. A floor plan shows seven (7) new work modules in the building.

Front yard setback is 50’, side yard is 30’ or 75’ if abutting residential and rear yard requirement is 30’ or 75’ if abutting residential. All setbacks are exceeded as shown on the plans. Building height maximum is 60’ in the code. The tallest point of the building is 70’. The applicant is on the BZA agenda this evening for a variance on the height restriction.

The parking standard for an industrial operation is based on 1.1 spaces per number of employees on the largest shift. The plans state that 77 employees make up the largest shift. This calculates to 85 parking spaces. The parking lot at the front (N. Main Street) side has been reconfigured from the main entry south. The spaces still shown on the south side of the new addition appear to only be indicated as what was left over from the existing layout that was not covered up by the new building. (There are some parking spaces still shown as dashed lines.) The plan states that there are 100 more spaces here. This area needs to be laid out formally with landscaping and any islands as required.

New light poles are shown at 20’ in height on the west side of the building (N. Main Street). The plan shows .5 foot candles at the west edge.

There is no new freestanding signage shown on the plan.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-06-2017 filed by Valfilm North America, Inc. for a 48,300 square foot manufacturing addition at 3441 N. Main Street subject to the following conditions:**

- **Height variance approved by BZA**
- **Show proper configuration for parking lot south of new building**

ENGINEERING

Access – Access to the site will be from the existing drives on North Main Street and Rutherford Avenue.

Sanitary Sewer – The existing sanitary sewer is being rerouted to avoid the proposed addition. We had been told that the proposed addition would not have a sanitary service but there is a note on the drawing that states that the existing sewer has adequate capacity for the additional flow. We are confirming with the consultant if there will be sewer service for the building or not. If there is, we will need an estimate of the water usage so that we can calculate the impact and capacity fees that will be required due to the additional flow.

Waterline – The existing fire line is being rerouted to avoid the proposed addition. We had been told that the proposed addition would not have a water service but there is a note on the drawing that states that water will be extended from the existing building. We are confirming with the consultant if there will be a water service for the building or not. If there is, we will need an estimate of the water usage so that we can calculate the impact and capacity fees that will be required due to the additional flow.

Stormwater Management – Since the proposed addition is being built in the existing parking lot, there will not be an increase in impervious area on the site so detention will not be required.

MS4 Requirements – The amount of erodible material that will be disturbed will be less than one acre so the site is will not be required to comply with the City of Findlay’s Erosion and Sediment Control Ordinance.

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

- Supply Engineering with an estimate of water usage in the proposed addition (if water and sewer will be used in the addition) so that impact and capacity fees can be calculated due to the additional flow.

FIRE PREVENTION

Submit all fire alarm and sprinkler system drawings to FFD for review.

This structure will require a Knox box.

Any gas or electrical meters within the driving surface shall have crash protection.

Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-06-2017 filed by Valfilm North America, Inc. for a 48,300 square foot manufacturing addition at 3441 N. Main Street subject to the following conditions:**

- **Height variance approved by BZA (HRPC)**
- **Show proper configuration for parking lot south of new building (HRPC)**
- **Supply Engineering with an estimate of water usage in the proposed addition (if water and sewer will be used in the addition) so that impact and capacity fees can be calculated due to the additional flow. (ENG)**
- **Submit all fire alarm and sprinkler system drawings to FFD for review. (FIRE)**
- **This structure will require a Knox box. (FIRE)**
- **Any gas or electrical meters within the driving surface shall have crash protection (FIRE)**

- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

SP-06-2017

APPLICATION FOR SITE
PLAN REVIEW filed by
Valfilm North America, Inc.
for a 48,300 square foot
manufacturing addition.

Legend

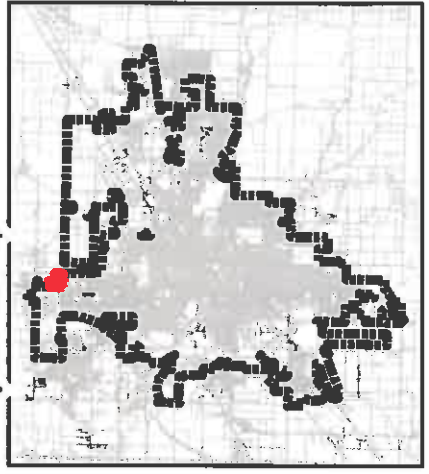


3441 N Main St

Road Centerline

Parcels

Findlay Locator Map



72

0 137.5 275 550 825 1100 Feet



8. APPLICATION FOR SITE PLAN REVIEW #SP-07-2017 filed by THAD Properties, Ltd., 7595 CR 236, Findlay for a 13,332 square foot surgery center for NWO (Northwest Ohio Orthopedics & Sports Medicine) to be located at 15028 US 224, Findlay.

HRPC

General Information

This request is located on the northeast corner of CR 236 and US 224. It is zoned C-2 General Commercial. All surrounding properties are also zoned C-2. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Regional Commercial.

Parcel History

The existing building had been used for veterinarian offices, grooming salon, chiropractor office and some small retail.

Staff Analysis

This proposal is for a new surgery center affiliated with the NWO Orthopedic and Sports Medicine facility to the north. The new structure will be single story and 13,332 square feet in size. The plans show two (2) operating rooms and all associated facilities for pre-op, consultation, recovery, nursing, reception, etc.

Setbacks in C-2 are 50' front yard, 15' side, and 30' rear. The applicant went before the BZA on March 9 to get a variance on the front yard (CR 236 side). The plans show the building at 19.5' from the right of way and canopy at only 10.5'. The variance was granted at that meeting. All other setbacks are met.

The maximum building height permitted is 60' in C-2. The elevation drawing shows the building at approximately 28' at the highest point.

Parking is based on one space per 375 square feet in the C-2 district. The 13,332 square foot building would require 36 parking spaces. This site has 20 spaces of its own and will share parking with the lot to the east that has 87 parking spaces. Traffic can circulate through both parcels for access as well. THAD Properties currently owns all of these parcels. Staff would like a shared parking/access agreement to be recorded as some day one or the other could be transferred to a different entity.

The plans state that there will not be any new freestanding signage for the site. It does say that the existing sign will be refaced. This will require review of the zoning department. There is a one-way sign shown at the northwest corner of the building. This should also be reviewed by zoning.

The architecture of the building will match the existing doctor's office and rehab center's building to the north. Perimeter landscaping is shown on the street sides of the building. Appropriate landscaping is also shown along the parking areas.

A lighting plan shows the height of the fixtures to be 24', which is under the 25' maximum. A photometric plan indicates that the foot candle readings on the CR 236 side to exceed one near the southwest corner of the site. It exceeds two in some spots. The code limits the measurement to one at a property line in Commercial zoning.

Staff Recommendation

HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-07-2017 for a 13,332 square foot surgery center for NWO (Northwest Ohio Orthopedics & Sports Medicine) to be located at 15028 US 224, Findlay subject to the following conditions:

- Submittal of a shared parking/access agreement with the lot to the east.
- Reduction of foot-candle readings to get to 1 or less at property lines.

ENGINEERING

Access – Access to the site will be from the existing drive off of County Road 236 and from the existing parking lot located to the east of the site.

Sanitary Sewer – The plan shows reusing the existing sanitary lateral and extending it to the new building. Engineering has no issues with reusing the existing lateral but the City of Findlay will not be responsible for the condition of it. The Owner or his Contractor will need to verify that the existing lateral is functioning properly prior to connecting to it. Engineering will need an estimate of water usage so that we can calculate the impact and capacity fees that will be required due to the increase in water usage.

Waterline – A new fire line and domestic line will be installed from the existing 10-inch waterline on US Route 224 (Tiffin Avenue) to the new building.

Stormwater Management – Detention for the site will be provided by the existing detention area located at the south side of the property. Since the amount of impervious area is not being changed, the existing detention design will still meet the City of Findlay requirements.

MS4 Requirements – The amount of erodible material that will be disturbed will be less than one acre so the site is not required to comply with the City of Findlay's Erosion and Sediment Control Ordinance.

Sidewalks – There are existing sidewalks along County Road 236 and US 224 (Tiffin Avenue).

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

- Provide an estimate of water usage so that impact and capacity fees can be calculated.

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Waterline Tap Permit X2

FIRE PREVENTION

Submit all fire alarm and sprinkler system drawings to FFD for review.

This structure will require a Knox box.

Any gas or electrical meters within the driving surface shall have crash protection.

The address on the building shall be legible from the street.

Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends that FCPC approve APPLICATION FOR SITE PLAN REVIEW #SP-07-2017 filed by THAD Properties, Ltd., 7595 CR 236, Findlay for a 13,332 square foot

surgery center for NWO (Northwest Ohio Orthopedics & Sports Medicine) to be located at 15028 US 224, Findlay subject to the following conditions:

- **Submittal of a shared parking/access agreement with the lot to the east. (HRPC)**
- **Reduction of foot-candle readings to get to 1 or less at property lines. (HRPC)**
- **Provide an estimate of water usage so that impact and capacity fees can be calculated. (ENG)**
- **Submit all fire alarm and sprinkler system drawings to FFD for review. (FIRE)**
- **This structure will require a Knox box. (FIRE)**
- **Any gas or electrical meters within the driving surface shall have crash protection. (FIRE)**
- **The address on the building shall be legible from the street. (FIRE)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

SP-07-2017

APPLICATION FOR SITE PLAN REVIEW filed by

THAD Properties, Ltd.

for a 13,332 square foot surgery center for NWO (Northwest Ohio Orthopedics & Sports Medicine) to be located at 15028 US 224, Findlay.

Legend

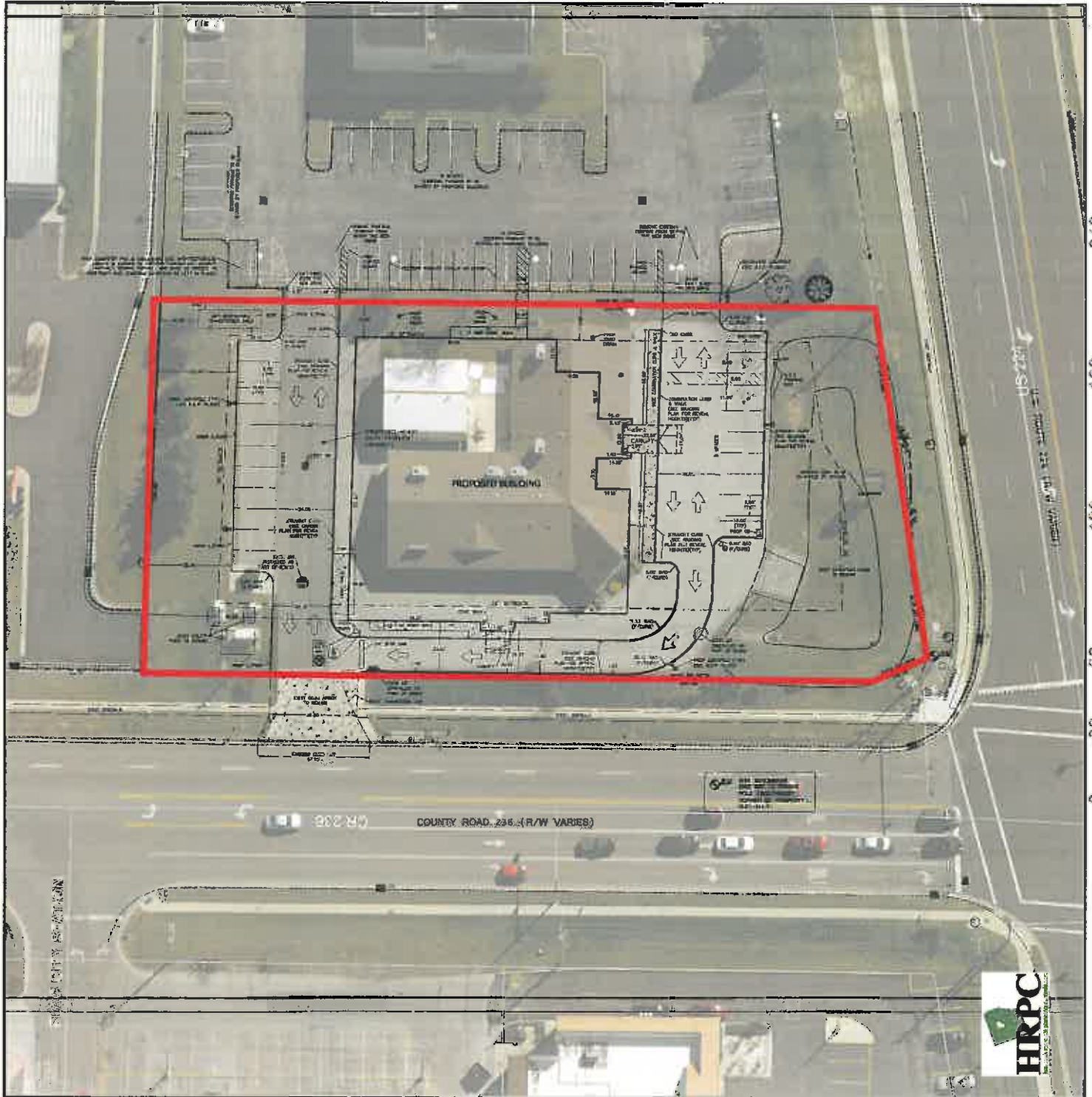
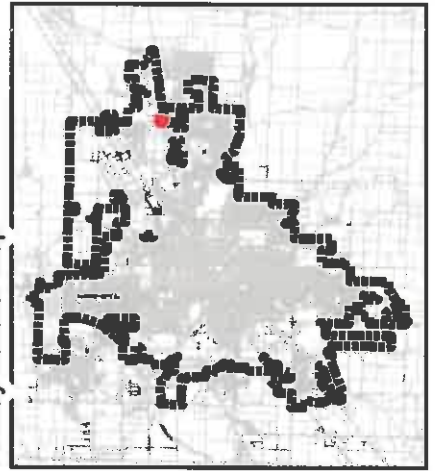


15028 CR 224

Road Centerline

Parcels

Findlay Locator Map





VIEW AT MAIN ENTRY



NORTHWEST OHIO ORTHOPEDICS AND SPORTS MEDICINE



