

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT May 11, 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, May 11, 2017 - 9:00 AM

## AGENDA

### CALL TO ORDER

### ROLL CALL

### SWEARING IN

### APPROVAL OF MINUTES

### NEW ITEMS

1. APPLICATION FOR ZONING AMENDMENT #ZA-02-2017 filed to rezone parcel #570000202220 (Lot 3092 Dunn Add.) on Central Avenue from C-2 General Commercial to R-3 Single Family High Density.
2. APPLICATION FOR ZONING AMENDMENT #ZA-03-2017 filed to rezone 221 W. Hardin Street from C-2 General Commercial to R-4 Duplex/Triplex.
3. ALLEY/STREET VACATION PETITION #AV-03-2017 filed to vacate the first east/west alley north of 6<sup>th</sup> Street running east from Graceland Avenue.
4. SITE PLAN APPLICATION #SP-08-2017 filed by Rusk OP Findlay, 2930 Centennial Rd, Toledo, OH for a proposed 2,640 square foot office/3,600 square foot warehouse for Everydry Waterproofing to be located at 1760 Romick Parkway.
5. REVIEW OF DOWNTOWN DESIGN REVIEW DISTRICT GUIDELINES AND MAP

### ADJOURNMENT

# City of Findlay City Planning Commission

Thursday, May 11, 2017 - 9:00 AM

## COMMENTS

### NEW ITEMS

**1. APPLICATION FOR ZONING AMENDMENT #ZA-02-2017 filed to rezone parcel #570000202220 (Lot 3092 Dunn Add.) on Central Avenue from C-2 General Commercial to R-3 Single Family High Density.**

### HRPC

#### **General Information**

This request is located on the east side of Central Avenue in the block between just north of Tiffin Avenue. It is zoned C-2 General Commercial. Lots to the south and east are also zoned C-2. To the west is zoned R-3 Single Family High Density and to the north is zoned R-2 Single Family Medium Density. 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**

Vacant lot that was once a part of land owned by the old Findlay Motel.

#### **Staff Analysis**

Habitat for Humanity wishes to construct a single family home on this parcel. The C-2 zoning does not permit residential uses so they must have it rezoned.

The C-2 zoning is a carryover from the time that it was a part of the motel site. The alley abutting the south side of the lot makes a logical break between the commercial and residential zoning.

The lot is 50' wide and can meet the minimum standard for R-2. The R-3 Single Family High Density is the best fit for Habitat Homes because of the square footage of the homes they construct. The R-2 District has a minimum of 1300 square feet of living space and Habitat normally constructs an average 1150 square foot home. Because the lot is just at the bare minimum width required for R-2 and there is R-3 across the street now we have no issue with recommending R-3.

#### **Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-02-2017 filed to rezone parcel #570000202220 (Lot 3092 Dunn Add.) on Central Avenue from C-2 General Commercial to R-3 Single Family High Density.**

**ENGINEERING**

No Comments

**FIRE PREVENTION**

No Comments

**STAFF RECOMMENDATION.**

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-02-2017** filed to rezone parcel #570000202220 (Lot 3092 Dunn Add.) on Central Avenue from C-2 General Commercial to R-3 Single Family High Density.

# ZA-02-2017

APPLICATION FOR ZONING  
AMENDMENT filed to rezone  
parcel #570000202220  
(Lot 3092 Dunn Add.) on  
Central Avenue from  
C-2 General Commercial to  
R-3 Single Family High Density.

## Legend

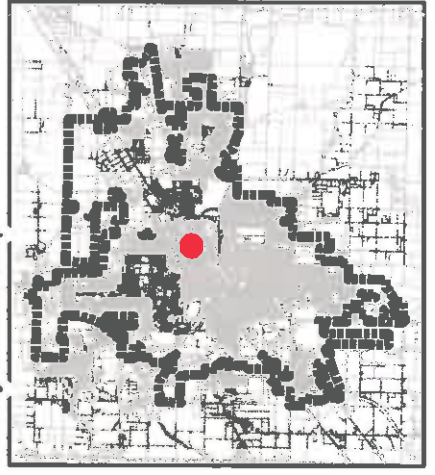


Parcel #570000202220

Road Centerline

Parcels

Findlay Locator Map



# ZA-02-2017

## APPLICATION FOR ZONING AMENDMENT filed to rezone

parcel #57000202220  
(Lot 3092 Dunn Add.) on  
Central Avenue from  
C-2 General Commercial to  
R-3 Single Family High Density.

### Legend



Parcel #57000202220

Parcels

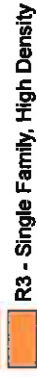


Findlay City

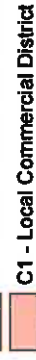
Zoning District



R2 - Single Family, Medium Density



R3 - Single Family, High Density

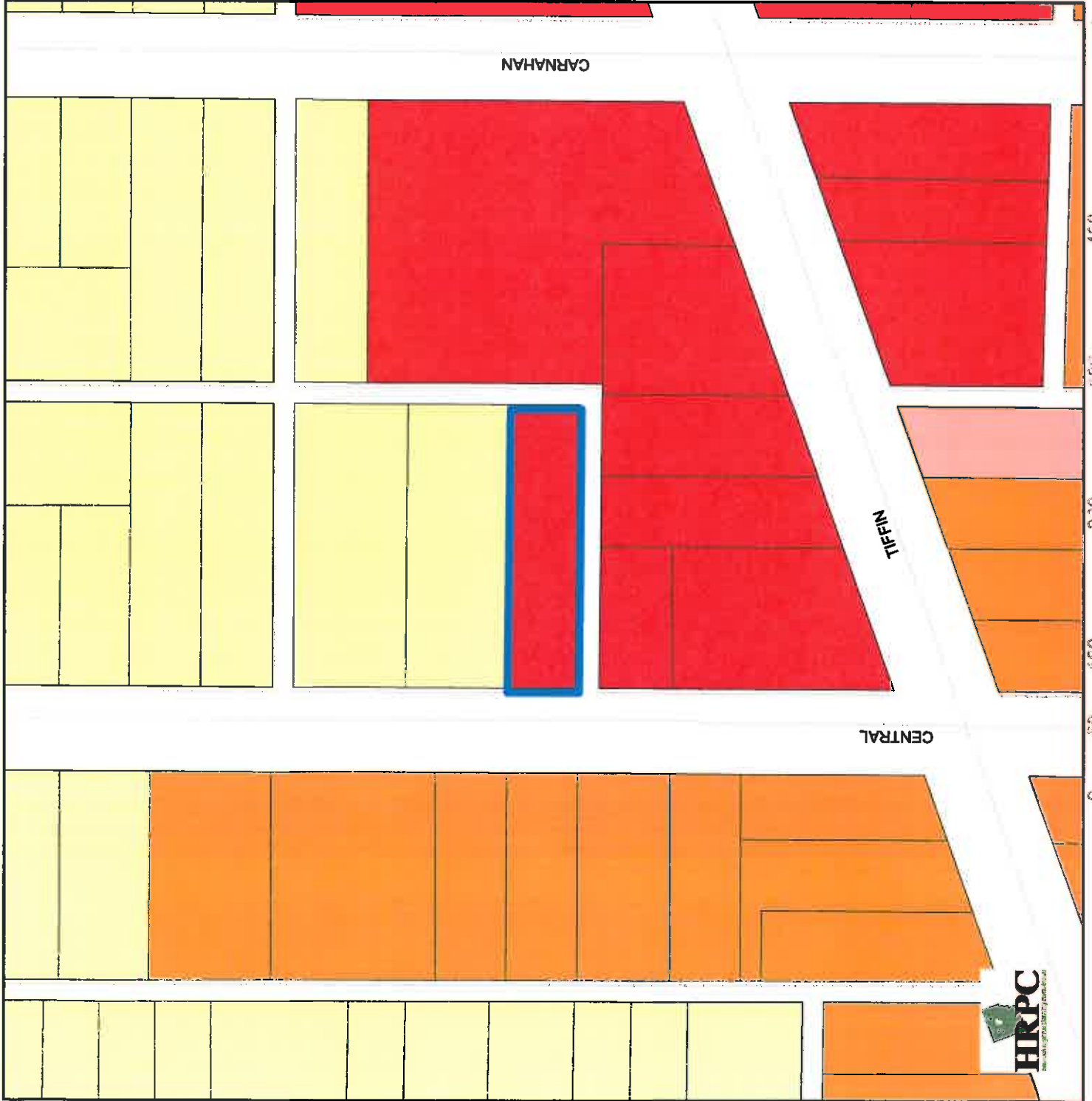
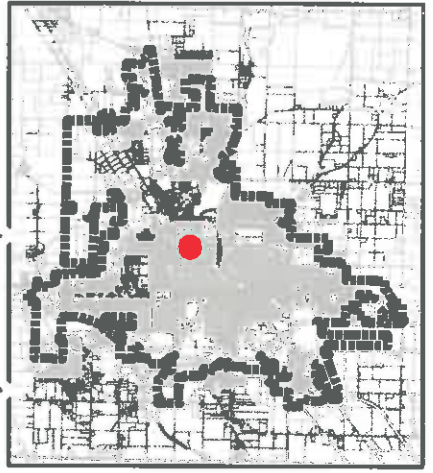


C1 - Local Commercial District



C2 - General Commercial District

Findlay Locator Map



HRPC  
HIGHLAND COUNTY PLANNING COMMISSION

**2. APPLICATION FOR ZONING AMENDMENT #ZA-03-2017 filed to rezone 221 W. Hardin Street from C-2 General Commercial to R-4 Duplex/Triplex.**

**HRPC**

**General Information**

This request is located on the south side of W. Hardin Street west of S. West Street. It is zoned C-2 General Commercial. All abutting properties are also zoned C-2. A portion of the front yard is within the 100-year flood plain. The City Land Use Plan designates the area as Downtown.

**Parcel History**

This site is currently a duplex.

**Staff Analysis**

According to City records, this duplex existed prior to Zoning.

Several of the surrounding parcels are also duplexes or even multi-family dwellings. This neighborhood has many residential conversions as well as offices.

The applicant would like to add on a 3-car garage with a 3<sup>rd</sup> living unit above it. New residential is not permitted in C-2. Zoning will be sure that all requirements for parking for three units will be met in the addition plans.

**Staff Recommendation**

**HRPC Staff recommends that FCPC recommend approval to Findlay City Council of APPLICATION FOR ZONING AMENDMENT #ZA-03-2017 filed to rezone 221 W. Hardin Street from C-2 General Commercial to R-4 Duplex/Triplex.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comments

**STAFF RECOMMENDATION**




**Staff recommends that FCPC recommend approval to Findlay City Council of APPLICATION FOR ZONING AMENDMENT #ZA-03-2017 filed to rezone 221 W. Hardin Street from C-2 General Commercial to R-4 Duplex/Triplex.**



# ZA-03-2017

APPLICATION FOR ZONING  
AMENDMENT filed to rezone  
221 W. Hardin Street from  
C-2 General Commercial to  
R-4 Duplex/Triplex.

## Legend

-  221 W. Hardin Street
-  Road Centerline
-  Parcels

Findlay Locator Map





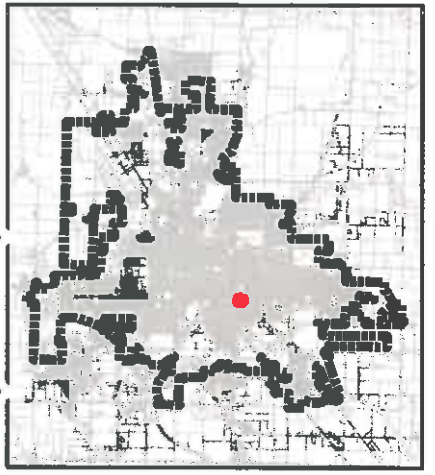
# ZA-03-2017

APPLICATION FOR ZONING  
AMENDMENT filed to rezone  
221 W. Hardin Street from  
C-2 General Commercial to  
R-4 Duplex/Triplex.

## Legend

- 221 W. Hardin Street
- Parcels
- Findlay City
- Zoning District
- C2 - General Commercial District
- C3 - Downtown Commercial District

Findlay Locator Map



**3. ALLEY/STREET VACATION PETITION #AV-03-2017 filed to vacate the first east/west alley north of 6<sup>th</sup> Street running east from Graceland Avenue.**

**HRPC**

**General Information**

This alley is located just north of 6<sup>th</sup> Street. The area is zoned R-1 Single Family Low Density.

**Parcel History**

None

**Staff Analysis**

The applicant is seeking to vacate this unimproved alleyway running east from Graceland Avenue.

It appears that there was an error some time ago and fences have been constructed on the assumption that this alley was already vacated.

All abutting owners have signed the petition.

HRPC Staff recommends that **FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-03-2017 filed to vacate the first east/west alley north of 6<sup>th</sup> Street running east from Graceland Avenue.**

**ENGINEERING**

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends that **FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-03-2017 filed to vacate the first east/west alley north of 6<sup>th</sup> Street running east from Graceland Avenue.**

# AV-03-2017

ALLEY/STREET VACATION  
PETITION filed to vacate the  
first east/west alley north of  
6th Street running east from  
Graceland Avenue.

## Legend



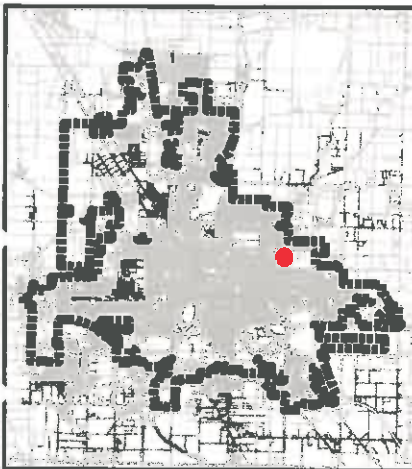
AV-03-2017

Road Centerline

Parcels



Findlay Locator Map



**4. SITE PLAN APPLICATION #SP-08-2017 filed by Rusk OP Findlay, 2930 Centennial Rd, Toledo, OH for a proposed 2,640 square foot office/3,600 square foot warehouse for Everydry Waterproofing to be located at 1760 Romick Parkway.**

**HRPC**

**General Information**

This request is located on the corner of W. Romick Parkway and S. Romick Parkway. It is zoned I-1 Light Industrial. All surrounding parcels are also zoned I-1. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Industrial

**Parcel History**

This is a vacant lot.

**Staff Analysis**

The applicant wishes to construct a new building in the Deer Meadows Subdivision for Everdry Waterproofing. It will contain warehouse and offices.

Setbacks in I-1 are 50' front and 30' sides and rear. The building is situated toward the east side of the lot. The smallest setback shown there is 35'. The front of the building is approximately 115' from the right-of-way line, the west side is approximately 128' from the line and the rear is about 100' from the north line.

There are two ingress/egress points shown on the plan. One will be on the south side of the site and the other on the west side. Both drive aisles are the same 24' width. The warehouse is located at the north end so there will be truck traffic there and they will be able to maneuver through either access if necessary.

The dumpster enclosure is located toward the northeast corner of the site. It states that it is enclosed with a 14' x 32' fence. We assume that is the perimeter of the fence around the 12' x 30' pad. There is no indication of the type of fence or the height on the plan.

The plan states that there will be a maximum of 30 employees on a shift. The industrial zoning requires 1.1 space per number of employees. This calculates to 33 parking spaces required. The plan shows exactly 33 parking spaces on site.

The applicant stated that there would be no light poles on the lot, so no photometric plan was submitted.

The building will be mainly steel siding with some stone veneer wainscot around the office portion. The total height is well below the 60' maximum permitted.

Landscaping requirements are minimal in the I-1 District particularly when they only abut other I-1 properties. The plan does have perimeter landscaping around the office portion of the building and a few trees along the parking lot perimeter.

There is a sign location at the southwest corner of the lot. The applicant stated that this would be a monument sign. An application for the sign will be filed separately with the zoning department and they will ensure that it meets specifications of the zoning code.

## **Staff Recommendation**

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-08-2017 for a proposed 2,640 square foot office/3,600 square foot warehouse for Everdry Waterproofing to be located at 1760 Romick Parkway subject to the following conditions:**

- **Clarification of type and height of fence for the dumpster enclosure (HRPC)**

## **ENGINEERING**

**Access** – The applicant is proposing two (2) drives. One drive will be on West Romick Parkway and the second drive will be on South Romick Parkway. Engineering would like to see the drive on South Romick Parkway moved to the east to keep access further from the curve to increase the visibility of vehicles coming around the bend.

**Sanitary Sewer** – The proposed sanitary service will connect into the existing sanitary sewer on the north side of South Romick Parkway. The Consultant needs to add some more grades to the sanitary lateral so that Engineering can make sure that there will be enough cover over it where it crosses the proposed swale.

**Waterline** – Water Distribution does not want the proposed water service to come off the same line that feeds the existing hydrant. The water service will need to run straight from the building to the existing waterline on the west side of West Romick Parkway and a new tap made.

**Stormwater Management** – Detention for the site will be provided by the existing regional detention area. This lot was included in the original design of the detention area.

**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.

**Sidewalks** – There are no existing walks on West Romick Parkway or South Romick Parkway.

**General** – The Consultant needs to use the City of Findlay Standard Details and General Notes.

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

- Move the proposed drive on South Romick Parkway to the east so that it will be further from the bend.
- Grades be added to the sanitary service so that Engineer can confirm that there will be adequate cover where the service crosses the proposed swale.
- Revised the proposed water service so that it connects to the existing waterline on the west side of West Romick Parkway.
- Use City of Findlay Standard Details and General Notes.

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Waterline Tap Permit
- Storm Tap Permit
- Curb cut/Drive Permits x 2



### **FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department

Provide address numbers that are legible from the street

### **STAFF RECOMMENDATION**

Staff recommends approval of SITE PLAN APPLICATION #SP-08-2017 for a proposed 2,640 square foot office/3,600 square foot warehouse for Everdry Waterproofing to be located at 1760 Romick Parkway subject to the following conditions:

- Clarification of type and height of fence for the dumpster enclosure (HRPC)
- Move the proposed drive on South Romick Parkway to the east so that it will be further from the bend. (ENG)
- Grades be added to the sanitary service so that Engineer can confirm that there will be adequate cover where the service crosses the proposed swale. (ENG)
- Revised the proposed water service so that it connects to the existing waterline on the west side of West Romick Parkway. (ENG)
- Use City of Findlay Standard Details and General Notes. (ENG)
- Provide address numbers that are legible from the street (FIRE)
- Apply for all necessary permits with Wood County Building Department (FIRE)

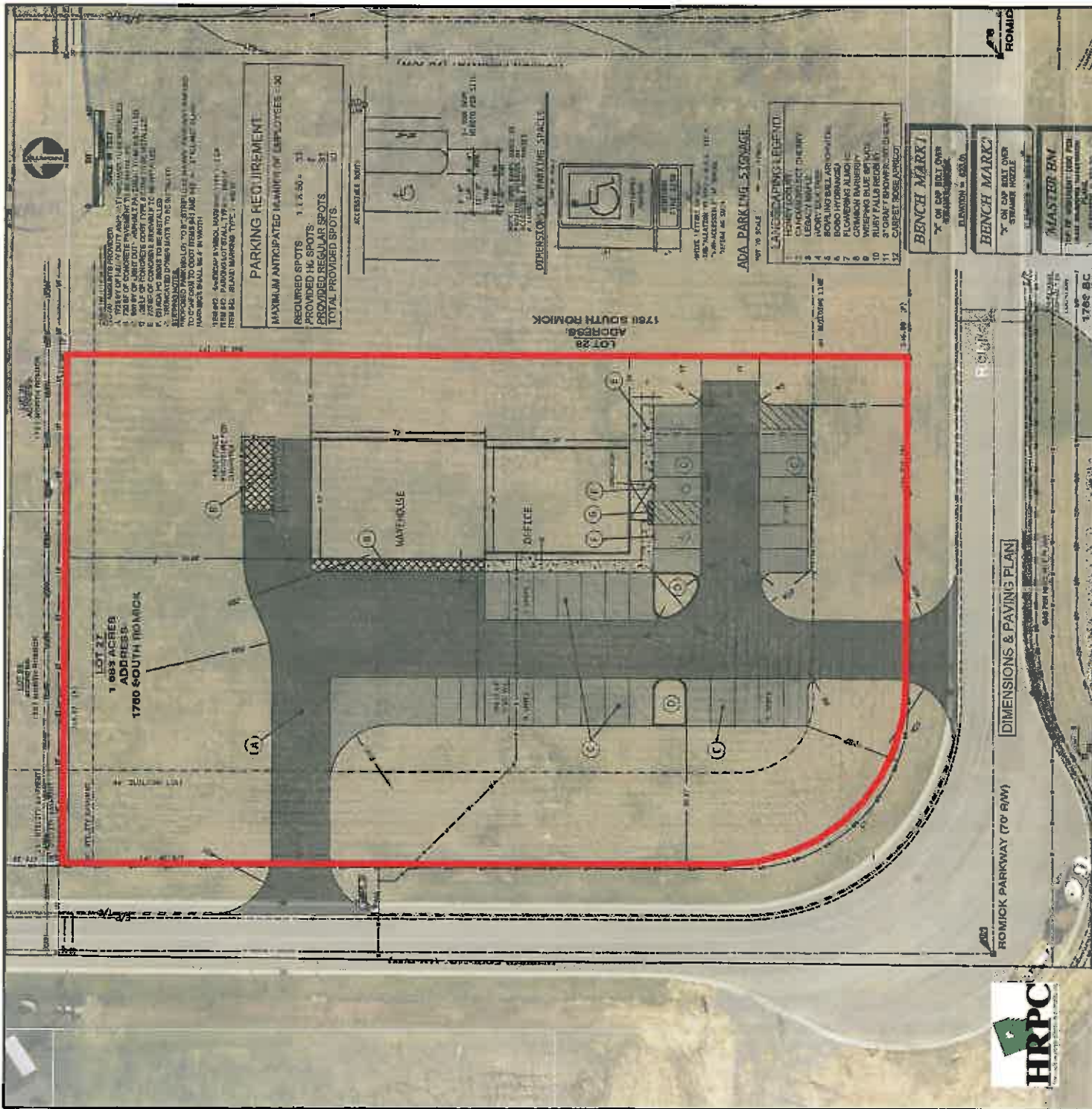
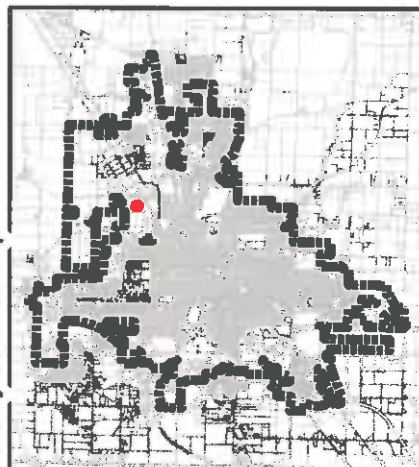
# SP-08-2017

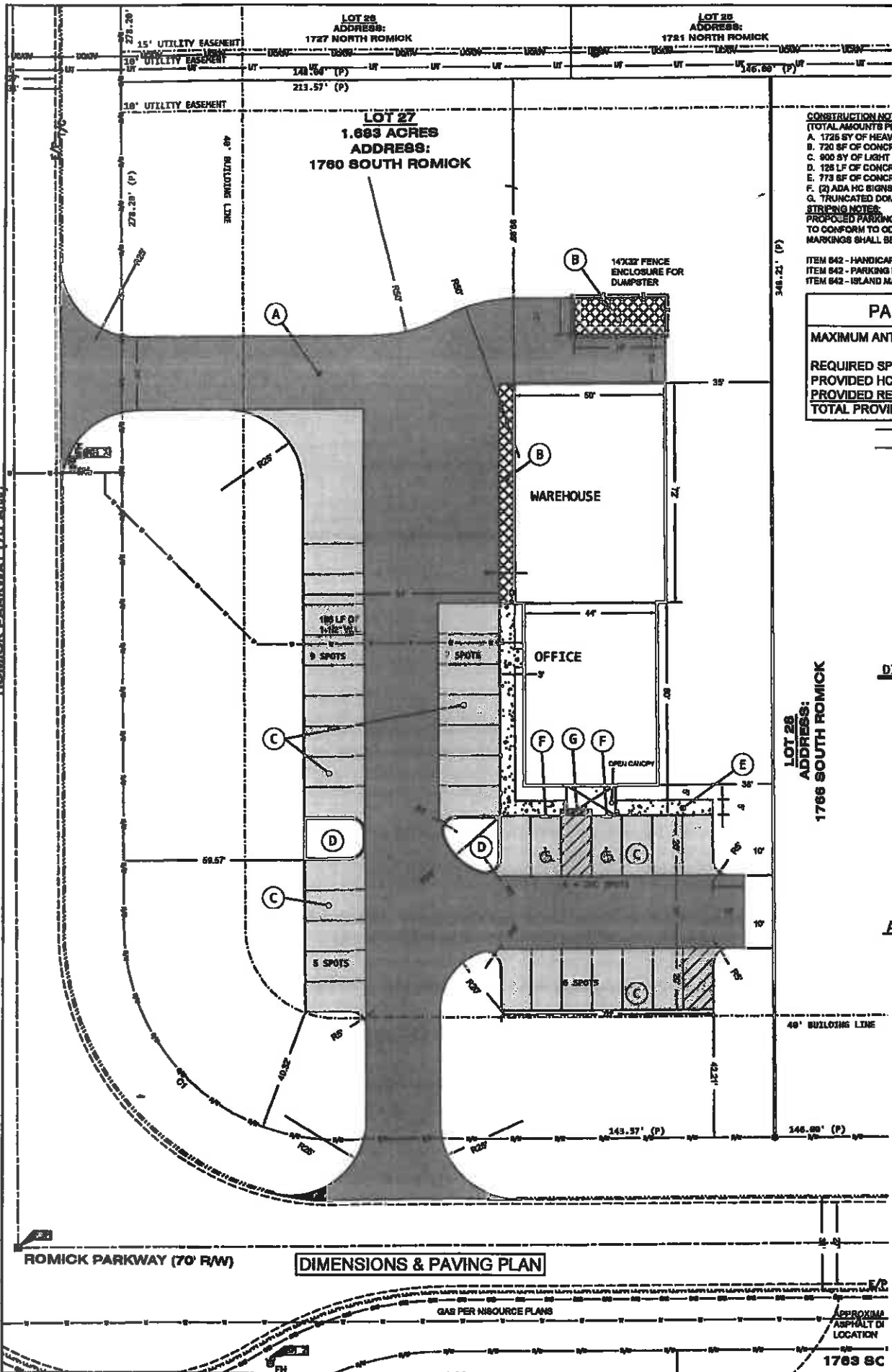
**SITE PLAN APPLICATION**  
 filed by Rusk OP Findlay  
 for a proposed 2,640 square  
 foot office/3,600 square foot  
 warehouse for Everyday  
 Waterproofing to be located  
 at 1760 Romick Parkway.

## Legend

- 1760 Romick Parkway
- Road Centerline
- Parcels

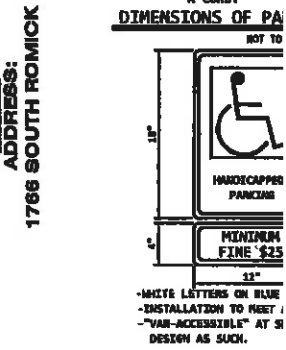
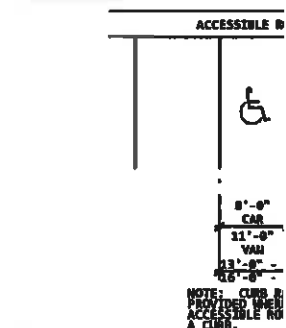
Findlay Locator Map





**CONSTRUCTION NOTES:**  
 (TOTAL AMOUNTS PROVIDED) SCA  
 A. 1725 SF OF HEAVY DUTY ASPHALT PAVEMENT  
 B. 720 SF OF CONCRETE PAVEMENT TO BE IN  
 C. 300 SF OF LIGHT DUTY ASPHALT PAVEMENT  
 D. 128 LF OF CONCRETE C&G TYPE 6 CURB 1  
 E. 773 SF OF CONCRETE SIDEWALK TO BE INST  
 F. (2) ADA HC SIGNS TO BE INSTALLED  
 G. TRUNCATED DOME MATS TO BE INSTALLE  
**STRIPING NOTES:**  
 PROPOSED PARKING LOT TO BE STRIPED AS F  
 TO CONFORM TO C&G ITEMS 841 AND 842. A  
 MARKINGS SHALL BE 4" IN WIDTH.  
 ITEM 842 - HANDICAP SYMBOL MARKING, TYPE  
 ITEM 842 - PARKING LOT STALL, TYPE 1 - 850 L  
 ITEM 842 - ISLAND MARKING, TYPE 1 - 400 SF

PARKING REQUIREMENTS	
MAXIMUM ANTICIPATED NUMBER	
REQUIRED SPOTS:	1.1 X 30'
PROVIDED HC SPOTS:	
PROVIDED REGULAR SPOTS:	
TOTAL PROVIDED SPOTS:	



- LANDSCAPING**
- 1 HONEY LOCUS
  - 2 CANDIAN SELE
  - 3 LEGACY MAPLE
  - 4 IVORY BILK TR
  - 5 BOWLING BALL
  - 6 BOBO HYDRAN
  - 7 FLOWERING AJ
  - 8 CRIMSON BARI
  - 9 WEEPING BLUI
  - 10 RUBY FALLS R
  - 11 3" GRAFT SHO
  - 12 CARPET ROSE

**BENCH A**  
 "X" ON CAP B  
 STEAMER N  
 ELEVATION =

**BENCH A**  
 "X" ON CAP B  
 STEAMER N  
 ELEVATION =

**MASTE**  
 TOP OF MOUND  
 DEER MEADOWS  
 PLANS  
 ELEVATION =

**DIMENSIONS & PAVING PLAN**

ROMICK PARKWAY (70' R/W)

GAZ PER NBSOURCE PLANS

APPROXIMATE ASPHALT DRIVEWAY LOCATION  
 1763 SC