

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT August 10, 2017

### CITY PLANNING COMMISSION MEMBERS

Mayor Lydia L. Mihalik, Chairman  
Service Director, Brian Thomas, P.E., P.S.  
Jackie Schroeder  
Dan DeArment  
Dan Clinger

Matt Cordonnier, HRPC Director  
Judy Scrimshaw, HRPC Staff  
Matt Pickett, Fire Inspector  
Jeremy Kalb, Engineering Project Manager  
Don Rasmussen, Law Director  
Todd Richard, Zoning Inspector

# City of Findlay City Planning Commission

Thursday, August 10, 2017 - 9:00 AM

## COMMENTS

### NEW ITEMS

**1. PETITION FOR ZONING AMENDMENT #ZA-05-2017 filed to rezone a 38.535 acre parcel located at the southwest corner of E. Bigelow Avenue and Bright Road from C-2 General Commercial to I-1 Light Industrial.**

### HRPC

#### **General Information**

This request is located on the southwest corner of Bright Road and E. Bigelow Avenue. It is zoned C-2 General Commercial. Lots to the north and east are zoned I-1 Light Industrial and C-2 General Commercial. To the south is zoned C-2 General Commercial and I-1 Light Industrial. To the west is zoned R-2 Two Family Residential and M-1 Restricted Industrial in Marion Township. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as PMUD Planned Mixed Use Development.

#### **Parcel History**

Vacant

#### **Staff Analysis**

The applicant is requesting to rezone this approximately 38.5 acre site to I-1 Light Industrial in order to develop for an industrial use.

This land was once proposed as a subdivision with multiple lots for commercial development. That plat was never recorded and the land has remained as one parcel. Production Drive was to extend west across Bright Road into that subdivision. When the City widened Bright Road, they installed the curb cut where the road would enter.

With all the recent industrial development in this area, Staff has no issue with the change of zoning district.

#### **Staff Recommendation**

HRPC Staff recommends **that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-05-2017 filed to rezone a 38.535 acre parcel located at the southwest corner of E. Bigelow Avenue and Bright Road from C-2 General Commercial to I-1 Light Industrial.**

### 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-05-2017 filed to rezone a 38.535 acre parcel located at the southwest corner of E. Bigelow Avenue and Bright Road from C-2 General Commercial to I-1 Light Industrial.

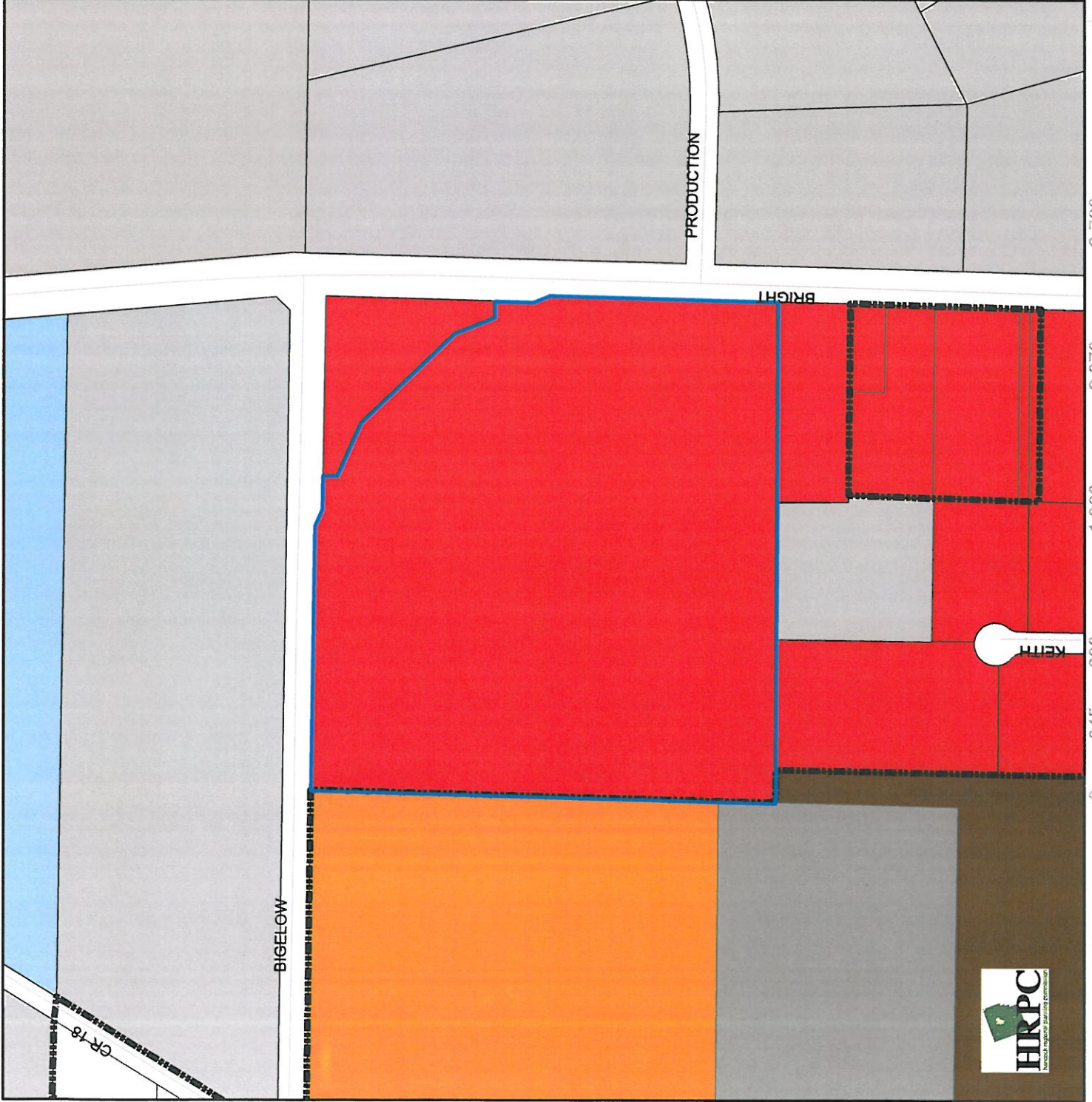
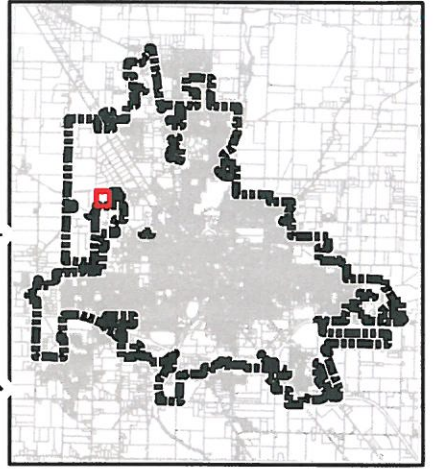
# ZA-05-2017

**PETITION FOR ZONING AMENDMENT** filed to rezone a 38.535 acre parcel located at the southwest corner of E. Bigelow Avenue and Bright Road from C-2 General Commercial to I-1 Light Industrial.

### Legend

-  SW Corner of Bright Rd and Bigelow Ave
-  Parcels
-  Findlay City
-  Marion Township R-2 Two Family Residential
-  Marion Township R-3 Multiple Family Residential
-  Marion Township M-1 Restricted Industrial
-  Marion Township B-3 General Business
-  Findlay Zoning District
-  C2 - General Commercial District
-  O1 - Institutions and Offices
-  I1 - Light Industrial

Findlay Locator Map





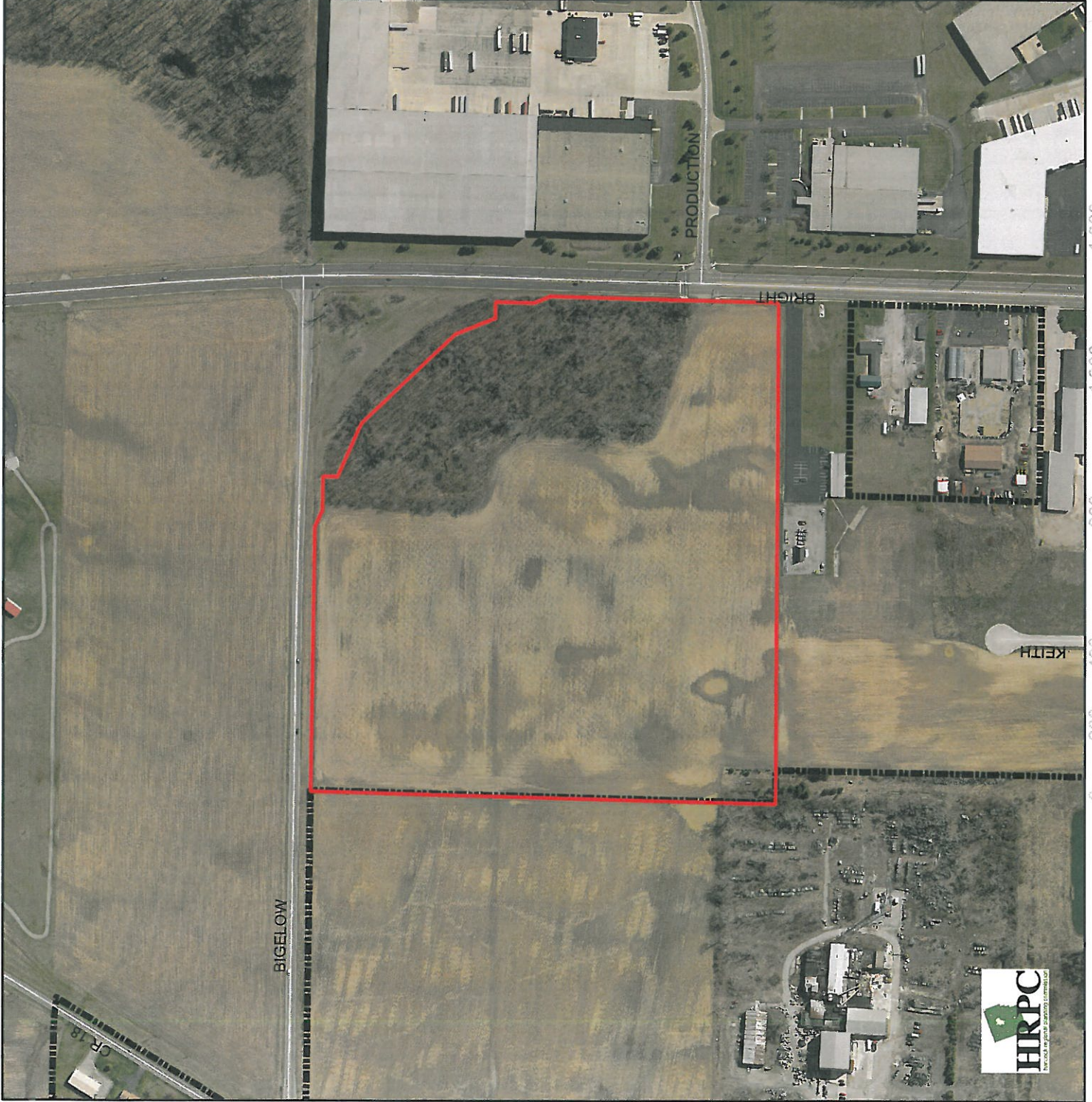
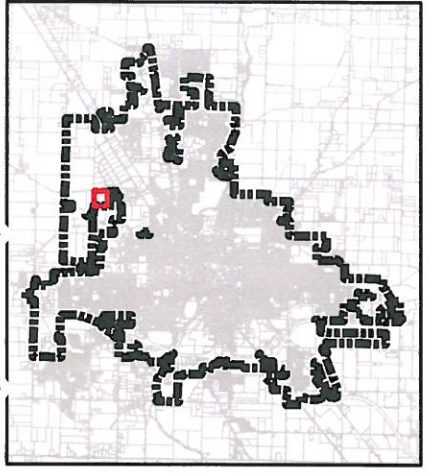
# ZA-05-2017

PETITION FOR ZONING AMENDMENT filed to rezone a 38.535 acre parcel located at the southwest corner of E. Bigelow Avenue and Bright Road from C-2 General Commercial to I-1 Light Industrial.

### Legend

- SW Corner of Bright Rd and Bigelow Ave
- Parcels
- Findlay City

Findlay Locator Map





**2. ALLEY/STREET VACATION PETITION #AV-05-2017 filed to vacate an unimproved right-of-way of Benton Street running north from E. Sandusky Street to 50' short of Carrol Street, an unimproved right-of-way of Decker Avenue running east from Benton Street and two unimproved east/west alleyways running east from Benton Street also, one to the south of Decker Avenue and one to the north of Decker Avenue.**

**HRPC**

**General Information**

This request is located off the north side of E. Sandusky Street just east of Lye Creek. The lot is zoned R-1 Single Family Low Density. Parcels to the north, east and west are zoned R-1 also. To the south is zoned R-2 Single Family Medium Density. It is located within the 100-year flood plain. The City Land Use Plan designates the site as Single Family Medium Lot.

**Parcel History**

All of the rights-of-way in this request are unimproved.

**Staff Analysis**

The applicant purchased a home at 830 E. Sandusky Street in July, 2016. The previous owner owned multiple parcels in the Cory Daniels subdivision surrounding the house and extending north to the Hawthorne Road area. All of these lots remained vacant and the alleyways and streets were never developed.

The applicant wishes to construct a fence on his land and cannot legally erect the fence in what is public right of way. He is the only owner on both sides of the alleys and Decker Street and he would acquire all of right-of-way abutting those. The City of Findlay owns on the west side of Benton Street and that 60' right-of-way would be divided between the City and Mr. Leguire.

Mr. Leguire is showing on his map that he wants the vacation to stop 50' from the north end of Benton Street. We do not see any reason to do this and Council has historically preferred that any vacation go to the end of a block.

**Staff Recommendation**

HRPC Staff recommends **that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-05-2017 filed to vacate an unimproved right-of-way of Benton Street running north from E. Sandusky Street to 50' short of Carrol Street, an unimproved right-of-way of Decker Avenue running east from Benton Street and two unimproved east/west alleyways running east from Benton Street also, one to the south of Decker Avenue and one to the north of Decker Avenue subject to the following:**

- **The City of Findlay agrees on the vacation of Benton street**
- **Benton Street is vacated north to the south right of way line of Carrol Street**

**ENGINEERING**

Benton Street must be vacated to the first east/west intersecting street (Carrol Street)

**FIRE PREVENTION**

No Comments

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-05-2017 filed to vacate an unimproved right-of-way of Benton Street running north from E. Sandusky Street to 50' short of Carrol Street, an unimproved right-of-way of Decker Avenue running east from Benton Street and two unimproved east/west alleyways running east from Benton Street also, one to the south of Decker Avenue and one to the north of Decker Avenue subject to the following:



- The City of Findlay agrees on the vacation of Benton street (HRPC)
- Benton Street is vacated north to the south right of way line of Carrol Street (HRPC) (ENG)



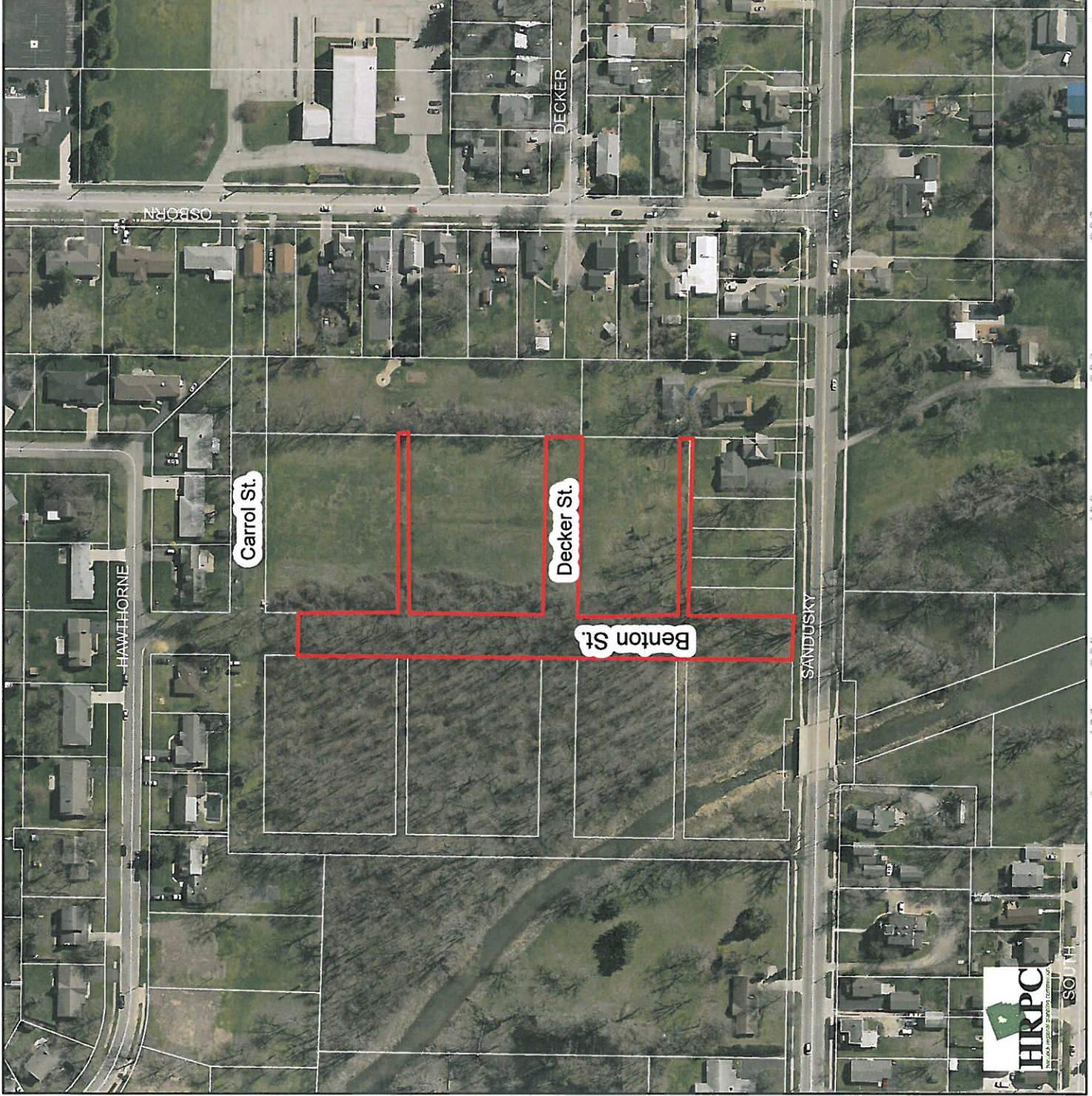
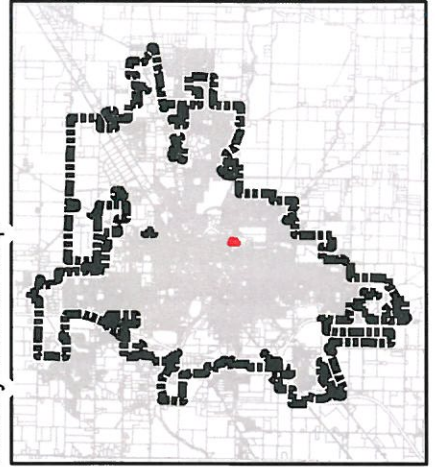
# AV-05-2017

**ALLEY/STREET VACATION PETITION** filed to vacate an unimproved right-of-way of Benton Street running north from E. Sandusky Street, an unimproved right-of-way of Decker Avenue running east from Benton Street and two unimproved east/west alleyways running east from Benton Street also, one to the south of Decker Avenue and one to the north of Decker Avenue

## Legend

-  AV052017
-  Road Centerline
-  Parcels

Findlay Locator Map





**3. SITE PLAN APPLICATION #SP-11-2017 filed by Hancock County Agricultural Society, 1017 E. Sandusky Street for an event building and associated parking on the County Fairgrounds property.**

**HRPC**

**General Information**

This request is located on the south side of E. Sandusky Street and west of Fishlock Avenue. It is zoned P-O Park and Open Space District. To the north is zoned R-1 Single Family Low Density, to the east and south is zoned R-2 Single Family Medium Density and to the west is zoned R-3 Single Family High Density. It is located within the 100-year flood plain. The City Land Use Plan designates the area as PMUD Planned Mixed Use Development.

**Parcel History**

The project is located on the current Hancock County Fairgrounds site. The land was rezoned to P-O Park and Open Space by City Council in August, 2016. FCPC reviewed and approved a plan for a larger building on this site in October, 2016.

**Staff Analysis**

The applicant is proposing to construct an approximately 15,000 square foot event building south of the parking field and west of an existing open building. It will have restrooms, kitchen, meeting room, storage areas and a large multipurpose room.

The building will be located in the interior of the site, so setbacks are not an issue. Maximum building height in P-O is 35' and the elevations of the building show a height of 26-8" at the peak.

Four handicapped parking spaces will be on the north side of the building and 21 additional parking spots are located on the south and west sides. General parking will be handled with the existing parking areas located on the fairgrounds complex.

The maps indicate that the area is in the 100-year floodplain however, Todd Richard had indicated in the last review that the building might already be above BFE (Base Flood Elevation). These matters will be worked out with Mr. Richard and the consultant if necessary.

**Staff Recommendation**

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-11-2017 for an event building and associated parking on the County Fairgrounds property.**

**ENGINEERING**

Access – The applicant is not proposing any new drives from City Streets to the proposed building. All access to the proposed building will be from roads within the Hancock County Fairgrounds.

Stormwater Management –The proposed detention will be located on the west side of Lye Creek, within the Hancock County Fairgrounds. The detention calculations submitted complies with the City of Findlay standards.

Waterline- The plans show the relocation of the existing 8-inch waterline will be rerouted around the west side of the proposed building. There will need to be an 8-inch gate valve placed on the north side of the 45-degree bend that is connected to the existing waterline, and a 2-inch valve on the west side of the 8"x2" reducer that is connected to the existing 2-inch line that is running to the west.

Sanitary Sewer- The plans show the relocation of the existing 8-inch sanitary sewer around the west side of the proposed building. The proposed sanitary lateral running from the building will be coming off the west side of the building and tying into the proposed 8-inch sewer with a wye.

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: Approval of the site plan subject to the following conditions:

- Addition of an 8-inch valve on the north side of the proposed building and a 2-inch valve on the west side of the proposed building

The following permits may be required prior to construction:

- Sanitary Sewer Tap- 1 total
- Water Tap- 2 total
- Water Reconnect- 1 total

### **FIRE PREVENTION**

The final location of the Fire Department Connection shall be determined by FFD.

A Knox box will be required for this structure.

Apply for all necessary permits with Wood County Building Department.

### **STAFF RECOMMENDATION**

Staff recommends **approval of SITE PLAN APPLICATION #SP-11-2017 for an event building and associated parking on the County Fairgrounds property subject to the following conditions:**

- **Addition of an 8-inch valve on the north side of the proposed building and a 2-inch valve on the west side of the proposed building (ENG)**
- **Compliance with MS4 Requirements (ENG)**
- **The final location of the Fire Department Connection shall be determined by FFD (FIRE)**
- **A Knox box will be required for this structure (FIRE)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**





# SP-11-2017

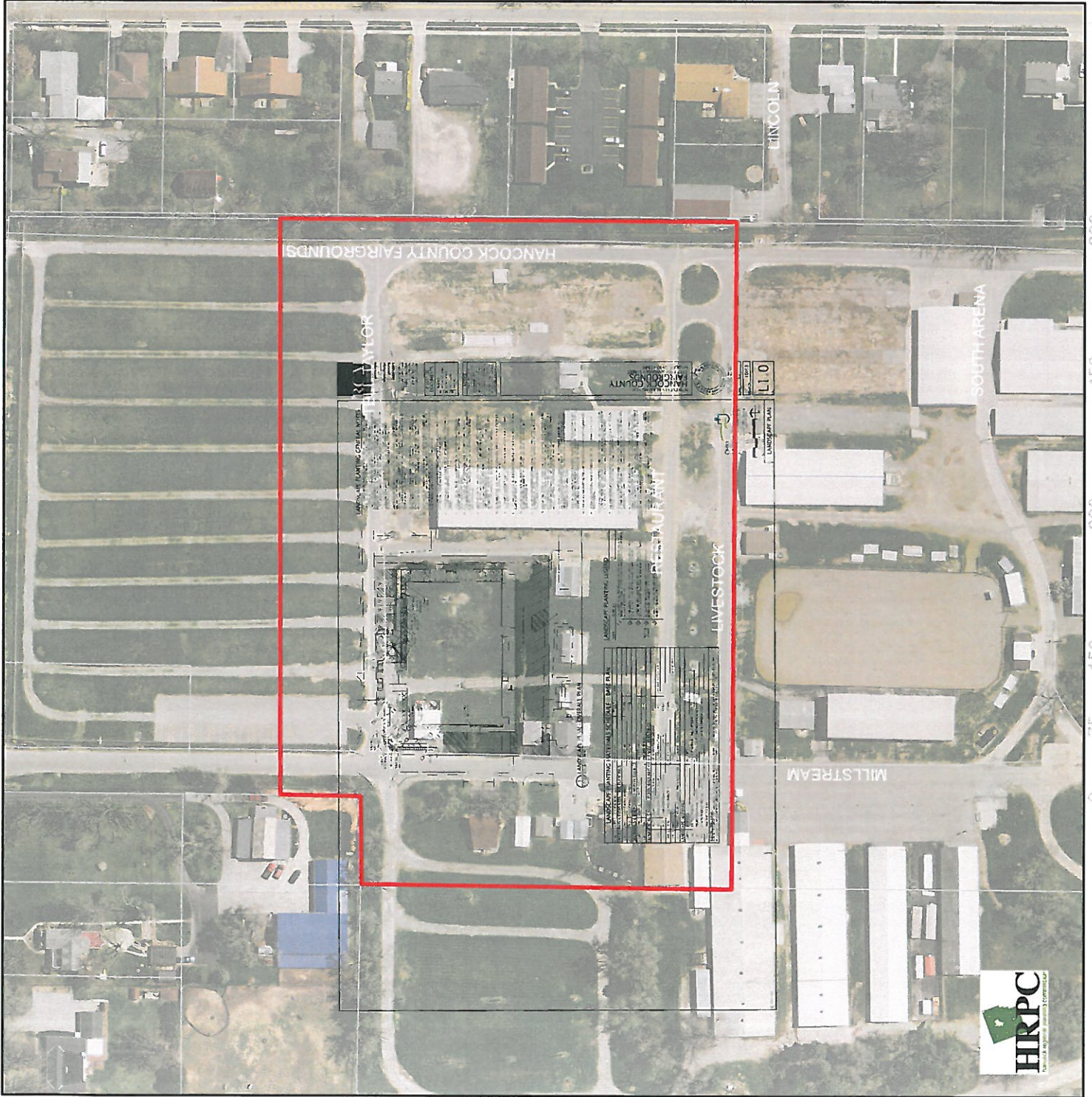
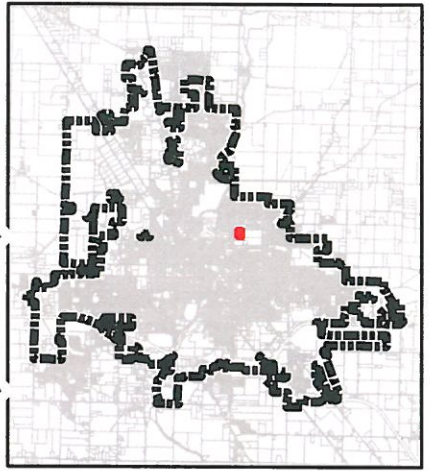
## APPLICATION FOR SITE PLAN REVIEW

submitted by Hancock  
County Agricultural Society,  
1017 E Sandusky Street,  
Findlay for a proposed event  
building and associated parking  
on the County Fairgrounds property.

### Legend

- SP-19-2016
- Parcels
- Findlay City

Findlay Locator Map





**4. APPLICATION FOR SPECIAL REVIEW #SR-03-2017 filed by VanTrust Real Estate, LLC, 775 Yard Street, Suite 300, Columbus, OH for a proposed industrial building to be located on the southwest corner of E. Bigelow Avenue and Bright Road.**

**HRPC**

**General Information**

This project is located on the southwest corner of E. Bigelow Avenue and Bright Rd. It is zoned C-2 General Commercial. Lots to the north and east are zoned I-1 Light Industrial and C-2 General Commercial. To the south is zoned C-2 General Commercial and I-1 Light Industrial. To the west is zoned R-2 Two Family Residential in Marion Township. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as PMUD Planned Mixed Use Development.

**Parcel History**

A request to rezone this parcel was reviewed in Item #1 on today's agenda.

**Staff Analysis**

The applicants are proposing a 194,400 square foot industrial warehouse with an additional 28,800 square feet in related office area. They are requesting a Special Review of a preliminary site plan drawing to obtain general feedback on their proposal. Therefore, the Commission shall render no formal approval.

The applicant is seeking an I-1 Light Industrial zoning district for the lane as stated previously. Warehousing is a permitted use in the I-1 district. There is no minimum lot size requirement. All structures and parking are only required to meet the necessary setbacks. In I-1, the setbacks are 50' in front and 30' on the sides and rear. The building sketch presented shows everything well beyond those setbacks.

There are no elevation drawings of the building at this time. All primary structures in the I-1 Light Industrial district are permitted a maximum height of 60'. Any accessory structures may only be 40' in height.

There are no indications on the sketch about number of employees on a shift. There is a parking lot with 302 parking stalls indicated. Required parking in I-1 is based on 1.1 space per one employee on the largest shift. Large parking lots require one landscaped bump out per 20 parking spaces.

Ingress/egress is from the existing curb cut for Production Drive. The applicant has proposed installing the roadway. They show it as a 60' right-of-way. Streets in industrial areas require 80' of right-of-way. It appears in the drawing that the intent is to swing the road over to the south property line and end in a cul-de-sac on the west side. It would then potentially serve land to the west as well.

Identification signage permitted in the I-1 district can be either a pylon of no more than 30' in height or a low profile sign of no more than 8' in height.

A lighting plan showing pole locations and foot-candle readings at the property lines will also be required.

## **ENGINEERING**

Access – Access to the site will be from Bright Road. The plans show a proposed extension of Production Drive to the west of Bright Road.

Sanitary Sewer – There is no proposed sanitary sewer shown on the plans. Any proposed sanitary sewers will need to be tied into the existing 18-inch sanitary sewer that is located on the west side of Bright Road.

Waterline – The closest waterline to the proposed site is located on the north side of E. Bigelow Ave., and is a 16-inch water main.

Stormwater Management – The proposed grading plan does show a detention area located along the east property line. Detention calculations will need to be submitted to the City of Findlay for review.

MS4 Requirements – Since the site is located within the City of Findlay corp. limits, the site will have to comply with the City of Findlay’s MS4 requirements.

## **FIRE PREVENTION**

Provide the following additional details:

- Size and location of city water mains
- Location and size of the underground fire line
- If a fire pump is required
- Hydrant locations (current and proposed)



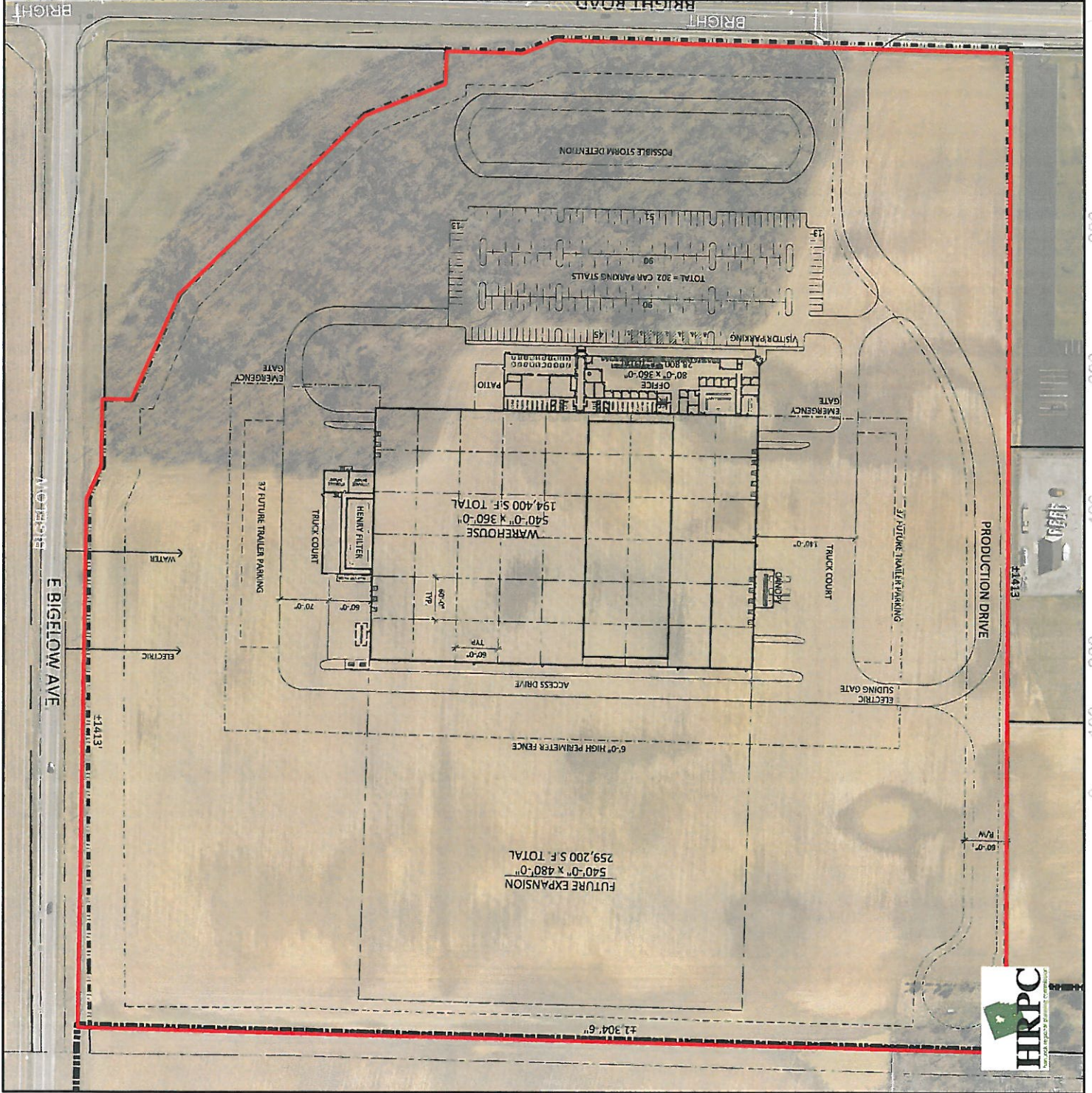
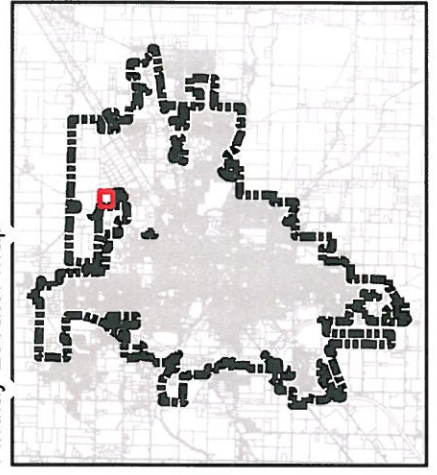
# SR-03-2017

APPLICATION FOR SPECIAL REVIEW filed by VanTrust Real Estate, LLC, for a proposed industrial building to be located on the southwest corner of E. Bigelow Avenue and Bright Road.

## Legend

-  SW Corner of Bright Rd and Bigelow Ave
-  Road Centerline
-  Parcels

Findlay Locator Map

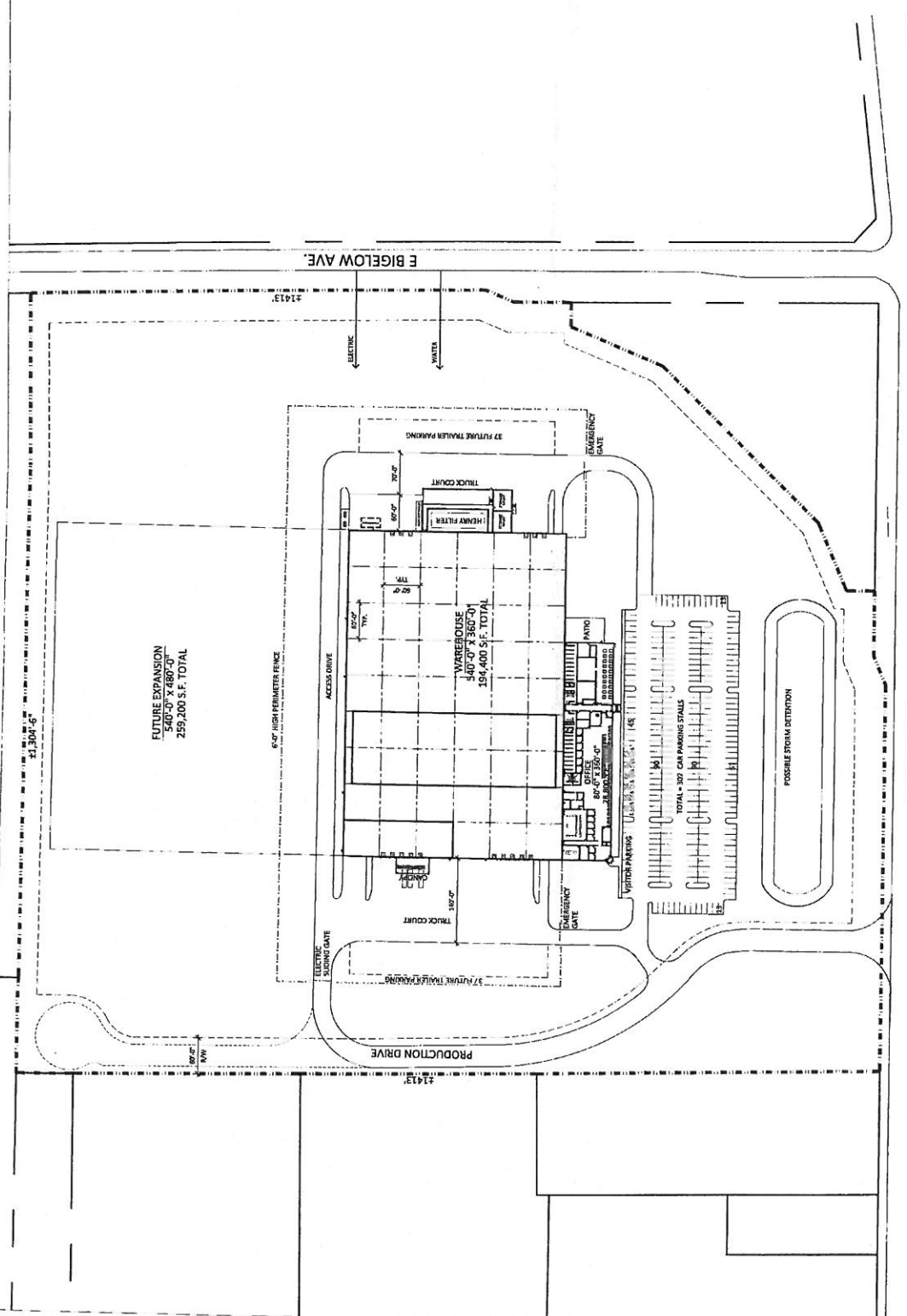




**SITE ANALYSIS - AUTOLIV FACTORY**

SITE AREA	41,074,585 SQ. FT.
SITE ACRES	938.5 ACRES
WAREHOUSE	194,400 SQ. FT.
OFFICE	28,800 SQ. FT.
TOTAL	223,200 SQ. FT.
PARKING SPACES PROVIDED	302
DRIVE IN DOORS	3
DOCK DOORS PROVIDED	16
FUTURE DOCK DOORS	20 (ESTIMATED)
TOTAL POTENTIAL DOCK DOORS	41
TRAILER PARKING (TRUCK BAY)	14
FUTURE TRAILER PARKING SPACES	74
TRUCK COURT DEPTH OF	130'-0"
CLEAR HEIGHT (AFTER FIRST BAY)	32'-0"
SPRINKLER TYPE	ESFR

**SITE LOCATION MAP**



**MASTER PLAN**  
1" = 80'-0"

BRIGHT ROAD

E BIGELOW AVE

**VanTrust**  
REAL ESTATE LLC

**PEPPER**  
CONSTRUCTION

**AUTOLIV FACTORY**

**reid**  
Architecture + Planning

PROJECT NO. 140  
REVISED 2017

SD-2