

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT October 12, 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**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
Thursday, October 12, 2017 - 9:00 AM

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**SWEARING IN**

**APPROVAL OF MINUTES**

**NEW ITEMS**

1. APPLICATION FOR PRELIMINARY PLAT #PP-03-2017 for Deer Landing 1<sup>st</sup> Addition located off the east side of TR 227 in Marion Township.
2. APPLICATION FOR FINAL PLAT #FP-05-2017 for Riley's Subdivision, a commercial subdivision located on the north side of Tiffin Avenue east of Patriot Drive.
3. APPLICATION FOR CONDITIONAL USE #CU-03-2017 for a walk up, take out window for a new restaurant locating at 119 E. Crawford Street. The window will be accessed from the alley on the west side of the building.
4. APPLICATION FOR SITE PLAN REVIEW #SP-16-2017 filed by Affordable Mike's LLC, 3640 Marathon Way, Findlay for two proposed storage unit buildings to be added to the site at 3640 Marathon Way.
5. APPLICATION FOR SITE PLAN REVIEW #SP-17-2017 filed by Isaac Property Company Ltd. Partnership/Chick-fil-A, 5200 Buffington Road, Atlanta, GA for a proposed Chick-fil-A restaurant to be located at 1931 Tiffin Avenue.
6. APPLICATION FOR SITE PLAN REVIEW # SP-18-2017 filed by 200 West, LLC, 9679 Smokies Way, Findlay for a proposed 9 unit townhouse development to be located at 200 S. West Street, Findlay.

**ADJOURNMENT**

# City of Findlay City Planning Commission

Thursday, October 12, 2017 - 9:00 AM

## COMMENTS

### NEW ITEMS

**1. APPLICATION FOR PRELIMINARY PLAT #PP-03-2017 for Deer Landing 1<sup>st</sup> Addition located off the east side of TR 227 in Marion Township.**

### HRPC

#### **General Information**

This request is located off the east side of TR 227 in Section 29 of Marion Township. It is zoned R-1 Single Family Single Family Residential. Parcels to the north, east and west are also zoned R-1. To the south is zoned A-1 Agriculture in the Township. It is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Medium Lot.

#### **Parcel History**

This area was initially laid out in a preliminary plat as a 187 lot subdivision on 90 acres of land back in 2004. The first portion was final platted with 39 lots, the detention pond and three (3) streets (Deer Landing Drive, Arrow Head Drive, and Cherokee Drive) in 2005.

Another Preliminary Plat was reviewed by FCPC in January, 2012. That version was tabled by the applicant due to not having been able to test water flow with the lots added to the plan. There was no other activity on the plan until now.

#### **Staff Analysis**

The applicant is proposing 27 residential lots and one lot for a new detention pond.

Deer Landing and Arrowhead Drives will be extended east and Elk Drive will make a north/south connection between them. Deer Landing Drive will extend east of Elk Drive and stub into the remainder land in the parcel.

All lots are over the 11,000 square foot minimum size that Marion Township requires. Lots 44 and 45 are under the frontage requirement of the Township which is 75'. The applicant may need a variance from the Township on those. We know they are already scheduled to meet with their zoning commission.

#### **Staff Recommendation**

HRPC Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-03-2017 for Deer Landing 1<sup>st</sup> Addition.**

**ENGINEERING**

No comments

**FIRE PREVENTION**

Provide the looped water line prior to the construction of additional structures.

**STAFF RECOMMENDATION.**




Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-03-2017 for Deer Landing 1<sup>st</sup> Addition subject to the following conditions:**

- **Provide the looped water line prior to the construction of additional structures (FIRE)**

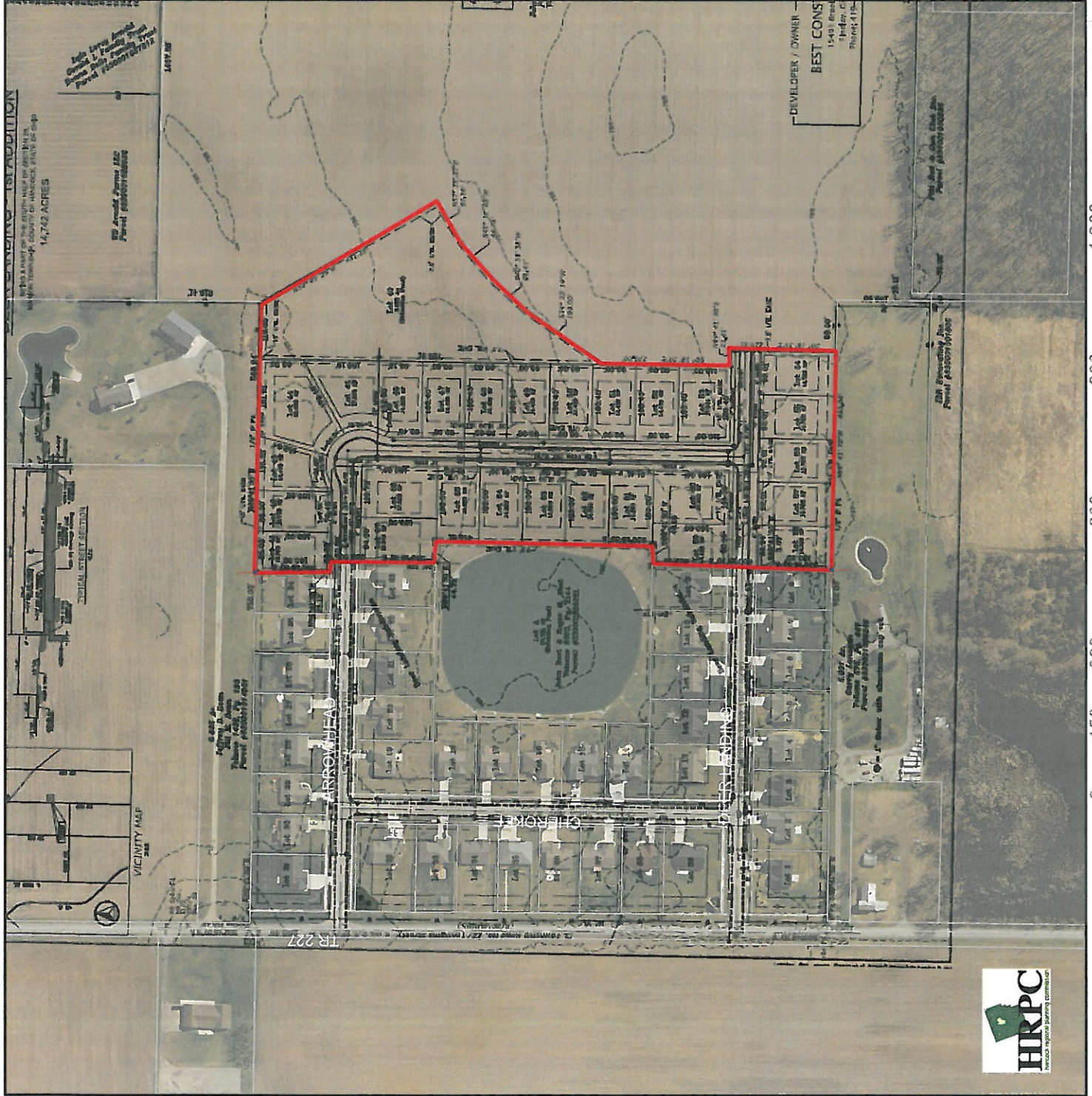
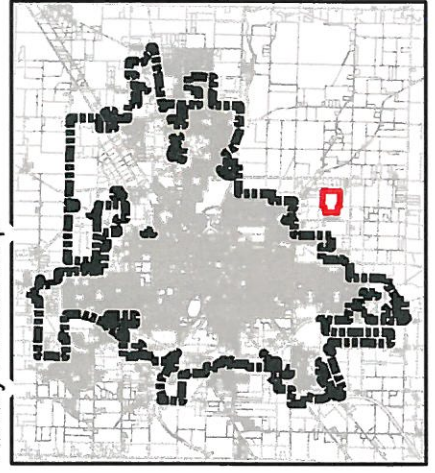
# PP-03-2017

APPLICATION FOR  
PRELIMINARY PLAT  
for Deer Landing 1st Addition  
located off the east side  
of TR 227 in Marion Township.

## Legend

-  Deer Landing First Addition
-  Road Centerline
-  Parcels

Findlay Locator Map





**2. APPLICATION FOR FINAL PLAT #FP-05-2017 for Riley's Subdivision, a commercial subdivision located on the north side of Tiffin Avenue east of Patriot Drive.**

**HRPC**

**General Information**

This request is located on the north side of Tiffin Avenue east of Patriot Drive. The lot is zoned B-2 General Commercial. Parcels to the north, east and west are also zoned B-2. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as General Commercial

**Parcel History**

Site of Tractor Supply store.

**Staff Analysis**

The applicant proposes to create an outlot on the southeastern part of the parcel.

All access will be from the exiting driveway area and there is an easement shown there and across the north boundary of the proposed new lot. There is currently a connection on the north side of the proposed parcel to go through to the Family Farm and Home store on the east. The east/west easement area will provide for the continuation of that shared access.

There is no right-of-way dedication on this plat.

**Staff Recommendation**

HRPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2017 for Riley's Subdivision.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2017 for Riley's Subdivision.**

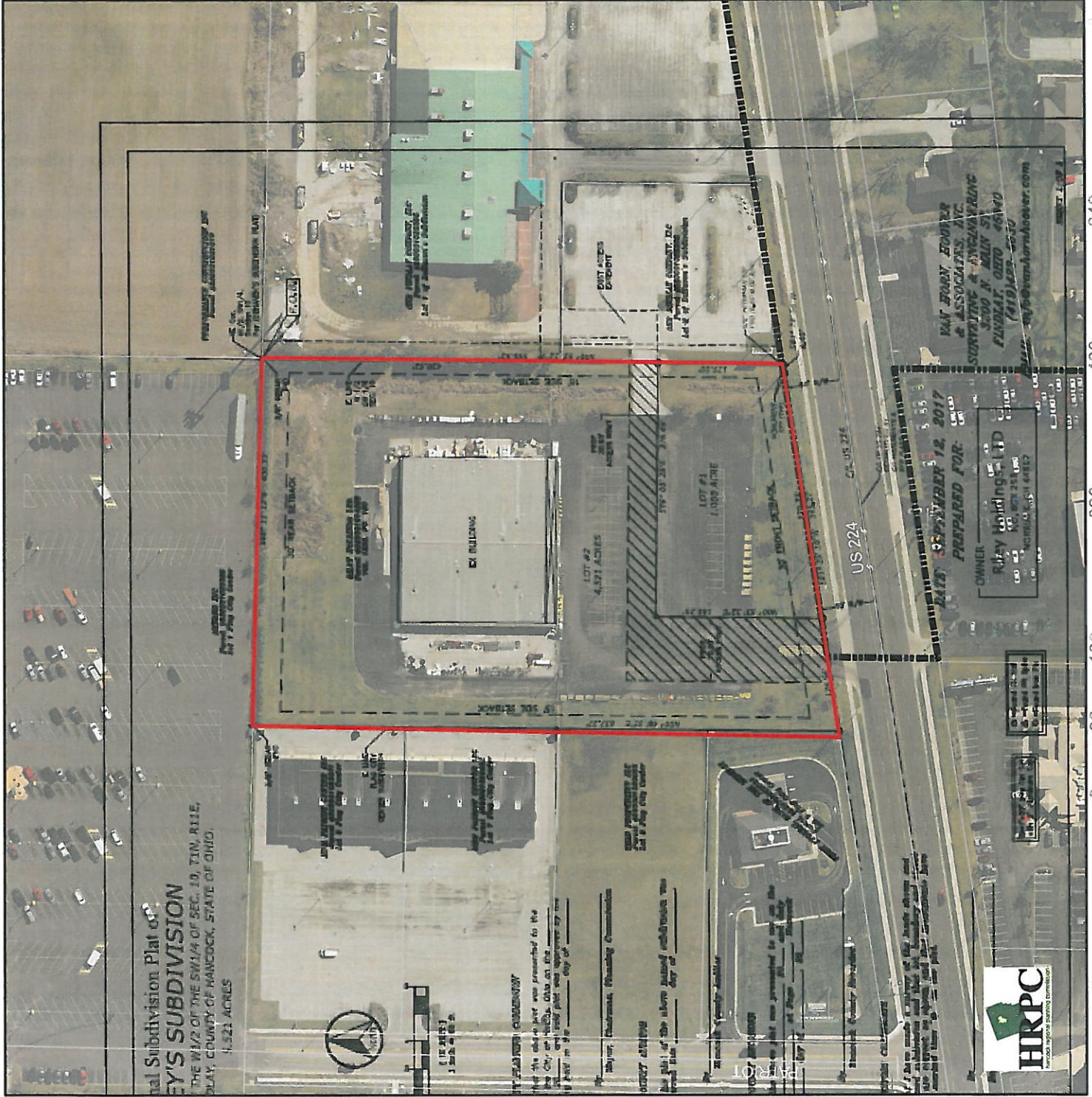
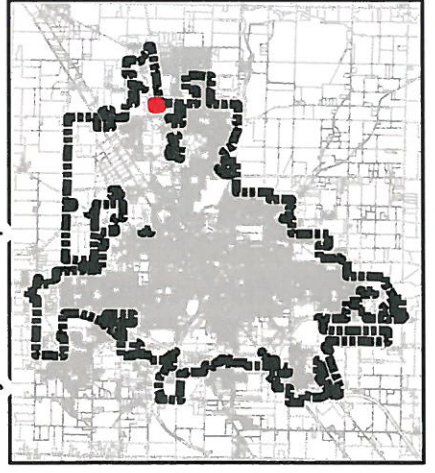
# FP-05-2017

APPLICATION FOR  
FINAL PLAT for  
Riley's Subdivision, a  
commercial subdivision  
located on the north side of  
Tiffin Avenue east of Patriot Drive.

## Legend

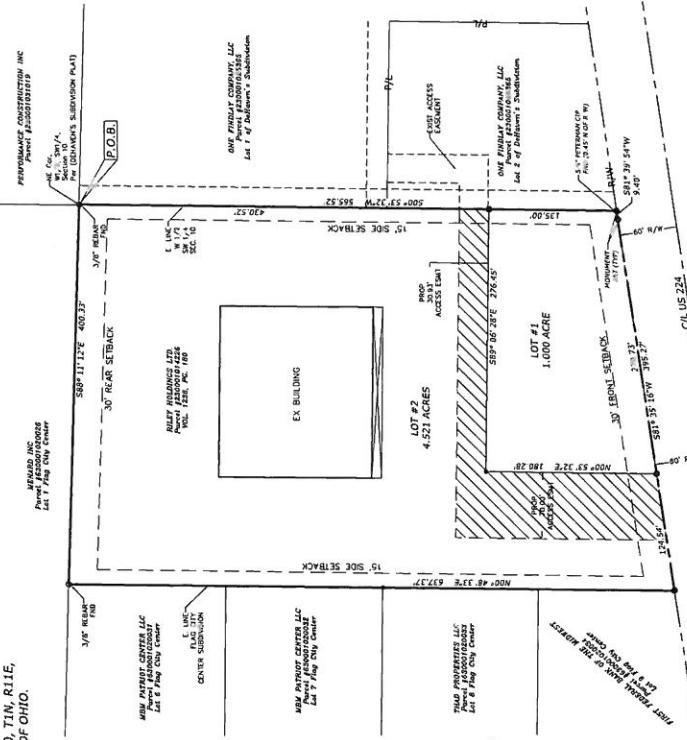
- Riley Subdivision
- Road Centerline
- Parcels

Findlay Locator Map





**Final Subdivision Plat of  
RILEY'S SUBDIVISION**  
BEING A PART OF THE W1/2 OF THE SW1/4 OF SEC. 10, T1N, R11E,  
COUNTY OF HANCOCK, STATE OF OHIO.  
5.521 ACRES



1 inch = 66 ft.

**Legal Description**  
Situated in Marion Township, County of Hancock, State of Ohio and being part of the W1/2 of the SW1/4 of the SE1/4 of Section 10, Township 11 North, Range 11 East, 3rd of 6th of Land Township and Range of Ohio.

A surveying of a 3/4\"/>

These along the north-south line of the said Block, in the NE1/4 of Sec. 10, T1N, R11E, are as follows:  
From the northeast corner of Lot #2 of said Subdivision:  
Thence, S89°11'21\"/>

These, along the north-south line of the said Block, in the NE1/4 of Sec. 10, T1N, R11E, are as follows:  
From the northeast corner of Lot #2 of said Subdivision:  
Thence, S89°11'21\"/>

**KNOW ALL MEN BY THESE PRESENTS**

That we, the undersigned owners in fee simple of all the lands embraced in the above named subdivision, do hereby certify that the plat hereof and the boundaries and acreage thereon do hereby create, establish and govern the monument shown on the plat.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**OWNER**  
RILEY HOLDINGS, LTD.

By \_\_\_\_\_

By \_\_\_\_\_

Before me, a Notary Public in and for said County personally appeared the above named Owners, who did acknowledge and affirm the contents of the foregoing plat and the accuracy of the same and they agreed to do herewith subscribe my name and affix my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

**RESTRICTIONS**

Restrictions governing the sale and use of the lands in the above named subdivision are recorded in Hancock County Records, and are considered as part of the plat and catalogued as such by the undersigned Notary.

**CITY ENGINEER**

The above plat has been reviewed by me and is hereby approved.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_  
City Engineer

**CITY PLANNING COMMISSION**

I hereby certify that the above plat was presented to the Planning Commission of the City of Findlay, Ohio on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat was approved by the Commission at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_  
Mayor, Chairman, Planning Commission

**COUNTY AUDITOR**

I hereby certify that the plat of the above named subdivision was presented to me and catalogued this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_  
Hancock County Auditor

**COUNTY RECORDER**

I hereby certify that the above plat was presented to me in the Recorder's Office of Hancock County, Ohio on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ of the day of \_\_\_\_\_, 20\_\_\_\_, and duly recorded in Plat Volume \_\_\_\_\_ at Page \_\_\_\_\_ of \_\_\_\_\_, Hancock County Records, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

File No. \_\_\_\_\_  
By \_\_\_\_\_  
Hancock County Recorder

**SURVEYORS CERTIFICATE**

I hereby certify that I have made a survey of the lands shown and comprising the above named subdivision and that the boundary and street lines shown thereon are in accordance with the monuments law and have been set at all locations marked thereon on the plat.

Date \_\_\_\_\_  
By \_\_\_\_\_  
Registered Surveyor

DATE: SEPTEMBER 12, 2017  
PREPARED FOR:

OWNER  
Riley Holdings, LTD  
P.O. BOX 238  
NORWALK, OH 44857

Survey Fee Paid  
 Amount \$8.90  
 Amount from Plat

Survey Fee Paid  
 Amount \$8.90  
 Amount from Plat

VAN HORN, HOOVER  
& ASSOCIATES, INC.  
SURVEYING & ENGINEERING  
300 N. MAIN ST.  
FINDLAY, OHIO 45840  
(419)423-5630  
EMAIL: info@vanhornhoover.com

**3. APPLICATION FOR CONDITIONAL USE #CU-03-2017 for a walk up, take out window and an additional doorway for a new restaurant locating at 119 E. Crawford Street. The window will be accessed from the alley on the west side of the building.**

**General Information**

This request is located on the west side of the building at 119 E. Crawford. It is zoned C- 3 Downtown. All surrounding properties are also zoned C-3. It is within the 100-year flood plain. The City Land Use Plan designates the site as Downtown.

**Parcel History**

The most recent use of this building was a legal office.

**Staff Analysis**

The applicant is proposing to convert this space into a Mexican restaurant. They would like to add a door on the west side that opens into the alley as well as a pick up window.

This is the first north/south alley east of Main Street and it is designated as one way for traffic travelling south to north. Because of the direction of the traffic, the proposed door should swing from the north edge of the doorway. This will allow someone opening it from inside to be able to check if there is a vehicle coming before fully opening the door. The plan states that the door is for egress. The applicant has not clarified the purpose of the door. There is another door for delivery at the back of the building.

Staff can see possible safety issues with a walk up window. Because the alley is still a conduit for vehicular traffic there is the potential for conflict. There is no delineation of any area that is strictly for pedestrians that separates them from vehicles. Staff is also concerned that the walk-up window will be utilized by customers as a drive-up window.

Staff could see the logic in a pick-up window in an alleyway that is vacated and strictly used and designed for pedestrian traffic, but we see too many potential safety issues in this instance.

**Staff Recommendation**

**HRPC Staff recommends denial of the pick-up window.**

**We recommend approval of the doorway subject to:**

- **Reversal of the direction of the swing of the door (HRPC)**
- **Door is for emergency exit only (HRPC)**

**ENGINEERING**

With the location of the walk up window, this could potentially have a number of customers that would block access through the alley. This could be a safety issue for the walking pedestrian as well as vehicular traffic.

Even though the window is designed to be a walk-up window, customers could potentially park in the alley, walk up to the window to order/pickup their meal. If a couple of customers pick up their order in this manner, this will cause a backup in the alleys and/or roadway.

**Recommendation:** To not approve the conditional use.

**FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

**STAFF RECOMMENDATION**

Staff recommends denial of the pick-up window.

Staff recommends approval of the doorway subject to:

- Reversal of the direction of the swing of the door (HRPC)
- Door is for emergency exit only (HRPC)
- Apply for all necessary permits with Wood County Building Department (FIRE)

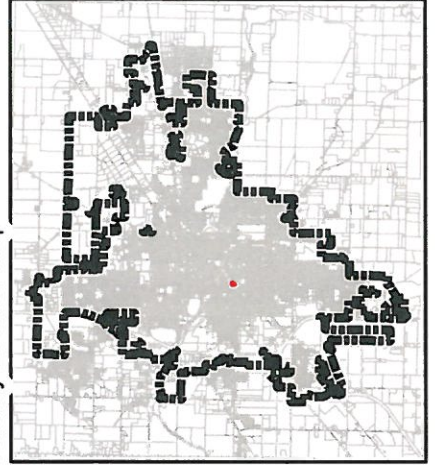
# CU-03-2017

APPLICATION FOR  
CONDITIONAL USE  
for a walk up, take out window  
for a new restaurant locating at  
119 E. Crawford Street.  
The window will be accessed  
from the alley on the west side  
of the building.

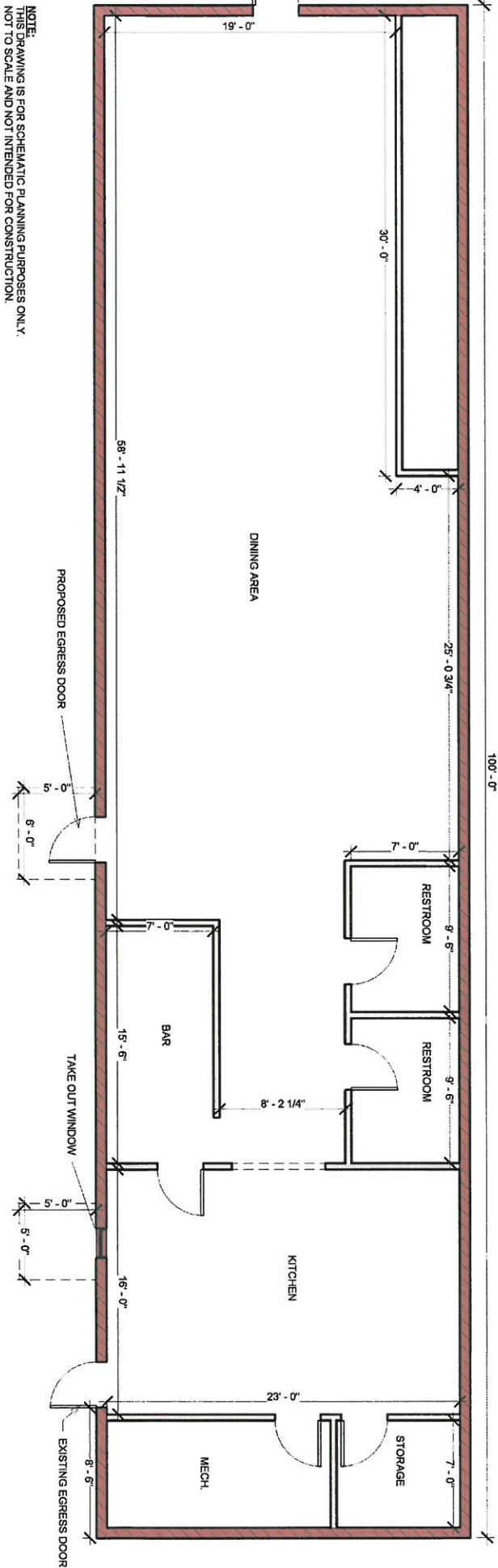
## Legend

- Road Centerline
- ▭ Parcels
- ▭ 119 E. Crawford St.

Findlay Locator Map



42



NOTE:  
THIS DRAWING IS FOR SCHEMATIC PLANNING PURPOSES ONLY.  
NOT TO SCALE AND NOT INTENDED FOR CONSTRUCTION.



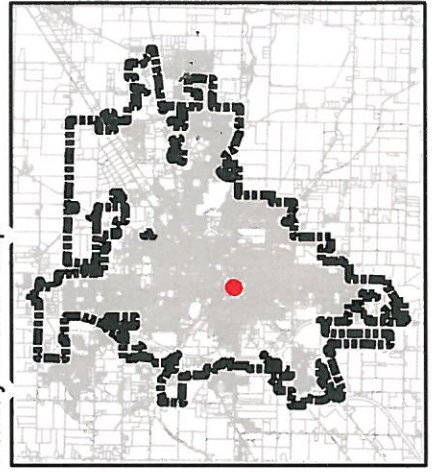
# CU-03-2017

APPLICATION FOR  
CONDITIONAL USE  
for a walk up, take out window  
for a new restaurant locating at  
119 E. Crawford Street.  
The window will be accessed  
from the alley on the west side  
of the building.

## Legend

- Road Centerline
- ▭ Parcels

Findlay Locator Map



NOT TO SCALE FOR ARCHITECTURAL PURPOSES ONLY  
DIMENSIONS AND NOT APPLICABLE FOR CONSTRUCTION

**4. APPLICATION FOR SITE PLAN REVIEW #SP-16-2017 filed by Affordable Mike's LLC, 3640 Marathon Way, Findlay for two proposed storage unit buildings to be added to the site at 3640 Marathon Way.**

**HRPC**

**General Information**

This site is located on the west side of Marathon Way in the Northend Commercial Park 1<sup>st</sup> Addition. The lot in this request is zoned I-1 Light Industrial. Land to the east and south is also zoned I-1. To the west and north is zoned C-2 General Commercial. The site is not within the 100-year flood plain. The City Land Use Plan designates the area as Regional Commercial.

**Parcel History**

In August, 2013 a plat was approved to combine Lots 17 & 18 and a site plan was also approved on that date for additional storage units.

**Staff Analysis**

The applicant is proposing to construct two (2) additional storage units on this site. The first will be directly south of the existing units and the second will be along the west property line.

Setbacks in the I-1 district are 50' front, and 30' side and rear. Buildings are also required to be spaced 25' apart. The building shown as Phase 3 (directly south of the existing units) meets all the required setbacks. The building labeled as Phase 4 is 25' away from the existing units, but is only 15' from the rear property line. A variance on the setback from BZA will be required.

The units will be the same construction as those already on site.

**Staff Recommendation**

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-16-2017 for two proposed storage unit buildings to be added to the site at 3640 Marathon Way subject to the following condition:**

- **BZA Approval of a variance on the side yard setback for Phase 4**

**ENGINEERING**

*Access* – Access to the site will be from an existing drive off Marathon Way, there is no change in access to the site.

*Storm water Management* – Detention for the site will be provided by the existing regional detention facility next to the site. The existing detention facility has been modified since its initial design to handle the improvements from the Cube baseball diamonds as well as the subdivision. The detention calculations for the existing regional facility have been submitted.

*Waterline*- There are no proposed waterlines shown on the plans.

*Storm Sewer*- The plans show the addition of two 55 LF runs of storm sewer as well as two catch basins. The proposed storm will be tie into the existing lines that are plugged towards the south of the property.

*Sanitary Sewer*- There are no proposed sanitary sewer shown on the plans.

**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.

**General Comments** –

- The new portion of sidewalk will need to have the forms inspected before concrete is placed.

**Recommendation:** Approval of the Site Plan:

The following permits may be required prior to construction:

- Storm Sewer Tap- 2 total
- Sidewalk Permit.

**FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

**STAFF RECOMMENDATION**

Staff recommends **approval of SITE PLAN APPLICATION #SP-16-2017 for two proposed storage unit buildings to be added to the site at 3640 Marathon Way subject to the following condition:**

- **BZA Approval of a variance on the side yard setback for Phase 4 (HRPC)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**



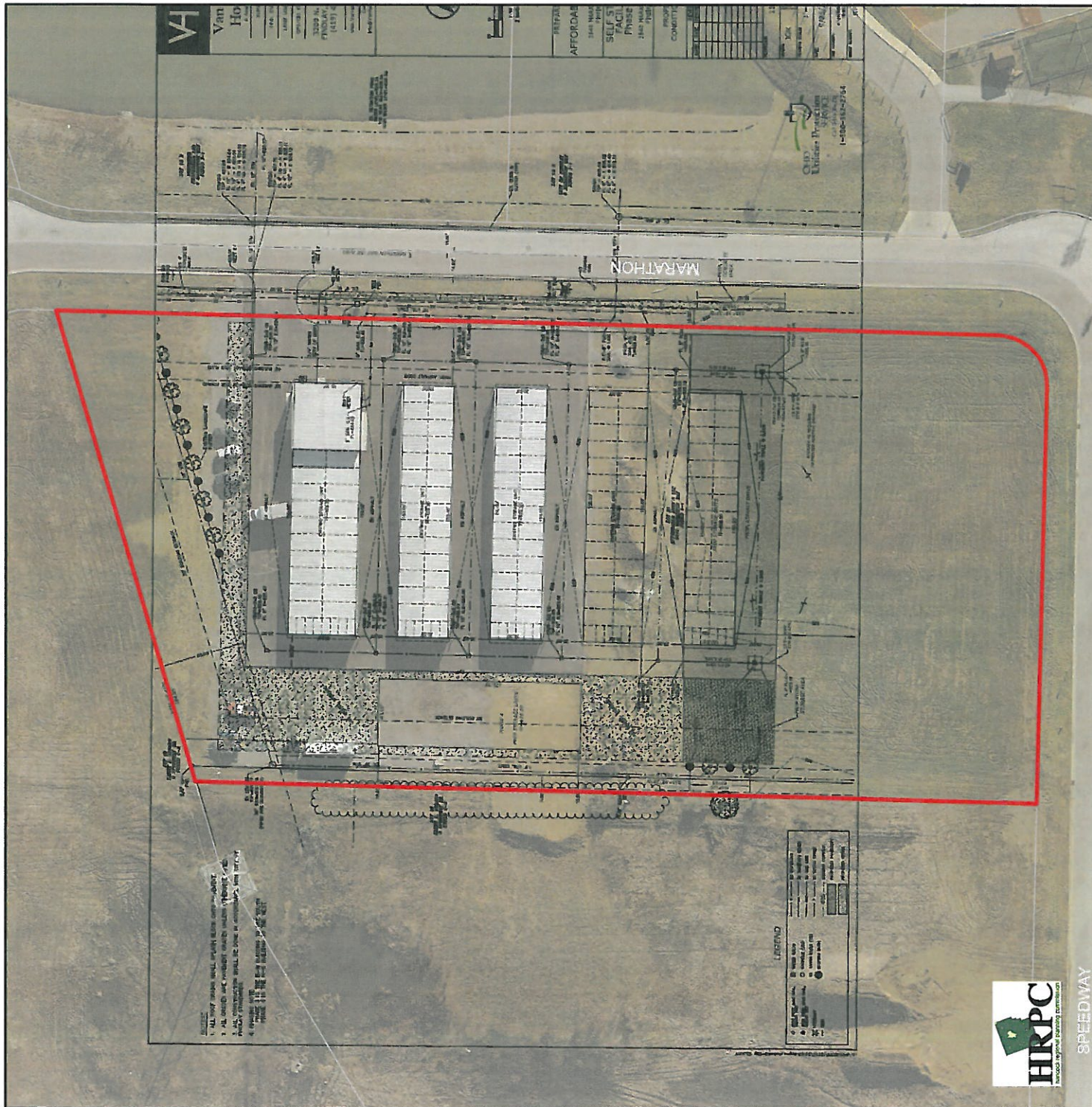
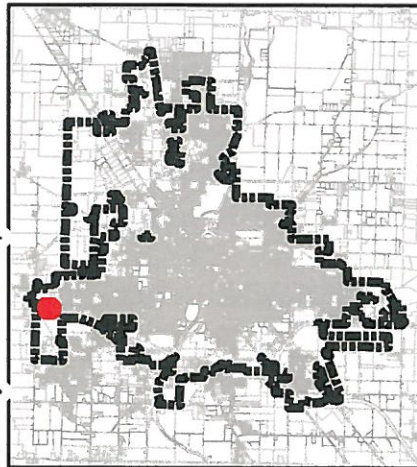
# SP-16-2017

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Affordable Mike's LLC  
for two proposed storage unit  
buildings to be added to the site  
at 3640 Marathon Way.

## Legend

- 3640 Marathon Way
- Road Centerline
- Parcels

Findlay Locator Map



SPEEDWAY



**5. APPLICATION FOR SITE PLAN REVIEW #SP-17-2017 filed by Isaac Property Company Ltd. Partnership/Chick-fil-A, 5200 Buffington Road, Atlanta, GA for a proposed Chick-fil-A restaurant to be located at 1931 Tiffin Avenue.**

**HRPC**

**General Information**

This project is located on the south side of Tiffin Avenue between the McDonald's restaurant and Panera Bread. It is zoned C-2 General Commercial. All surrounding parcels are also zoned C-2. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

**Parcel History**

This is a vacant lot.

**Staff Analysis**

The applicant is proposing to construct a 5,079 square foot quick serve restaurant with a double drive-thru, indoor dining and a small outdoor seating area.

Setbacks for the C-2 District are 30' front, 15' sides and 30' rear. The building meets and exceeds all of the setback requirements. The setback for parking is 10' from the right-of-way line. The drive lane at the north end of the lot is set back 10'. Parking must be set back 5' from side lot lines and 10' from the rear line. These setbacks are met as well.

There are various easements recorded between the parcels in this retail area. All are owned in some form by Isaac Properties under various company names. The Eastowne Plaza, McDonald's, Panera Bread and former Home Depot site are all built on land owned by the Isaacs as is this proposed site.

Access to the site from Tiffin Avenue is through two (2) existing curb cuts, one on the east side of the parcel and one on the west side. These are shared access drives which serve all of the businesses in this complex. Traffic entering from the east side will travel south to the rear of the lot and may enter from the first drive aisle. This aisle is to be one way north per the plans. The next drive aisle to the west is indicated to be one way exiting the site to the south. Traffic may also enter on the west side of the lot from Tiffin Avenue and head south to enter at an access that will be just south of the building location. If entering here, vehicles must turn right, travel south through the parking aisle and then turn left (east) to come back onto the site heading north either to park or head to the drive thru lanes.

An ordering station is located on the east side of the building just north of the north edge of the structure. It is a double drive-thru and the plans show 12 cars in the two (2) aisles from the ordering point to the beginning of the double lanes. Pick-up point is in the southwest corner of the building. Traffic must turn right after pick-up and exit on the west side of the site. The drive-thru component of the restaurant is a conditional use and must have Planning Commission approval.

The general parking standard for C-2 General Commercial is one space per 375 square feet. The 5079 square foot restaurant is only required to have 14 parking spaces. The plans show 28 total on the lot. Because there are agreements in place for shared access and parking, the parking

around this parcel will also be available for patrons' use.

The photometric plan submitted shows readings exceeding 1 at the property line at a few points on the north, east and west sides of the lot. We had a similar situation for Panda Express and a medical facility recently. In both instances, we determined that due to the nature of the surroundings and no proximately to any residential development that this was not a concern. The total height of pole fixtures on the site is shown as 25' which is the maximum height permitted.

The elevation drawings show the height of the structure as approximately 22'. This is well below the 60' maximum permitted height in C-2. The building design is modern and all exterior finishes meet the architectural standards of our code. There is signage on all four sides of the building. Wall signage is not regulated.

There are three (3) dumpsters located in the southeast corner of the lot. They are aligned with the same angle as the parking spaces. Because they are basically fit into parking spaces one is at 5' from the property line and the others are 7' to 8' from the line. These will need to be shifted west to meet the proper setbacks or request a variance.

A sign detail package proposes a 30' pylon sign located at the northeast corner of the lot. It will have an approximately 52 square foot logo sign at the top and an 18 square foot backlit changeable message board at 10' from ground level. Staff opinion is that this site should use a low profile sign only. Last month we approved the Panda Express restaurant and only a low profile sign was permitted. In Section 1161.12.9 Pylon Signs, the example states that only one such sign is permitted in the instance of Planned Shopping Centers. We would qualify this area as such a use due to shared access and parking with other "lots" which are technically under common ownership. Wall signage is not regulated and the building has identification signage on every side. The applicant has applied to BZA to obtain a pylon sign.

The landscaping plans show more than adequate plantings along Tiffin Avenue and down both sides of the lot. The parking bump outs are landscaped per requirements also.

**Staff Recommendation**

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-17-2017 for a proposed Chick-fil-A restaurant to be located at 1931 Tiffin Avenue subject to the following conditions:**

- **That CPC grants conditional use for the Drive-thru**
- **Dumpsters are set back to be no closer than 10' to the east property or a variance is granted**

**ENGINEERING**

**Access** – Access to the site will be from the Eastowne Plaza. There are two entrance and exists shown on the plans, with the south and west side each having one, respectively.

**Sanitary Sewer** – The plans propose a new 6-inch lateral will be connected to an existing MH that is located to the south of the property. The sewer lateral will be running on the west side of the building with cleanouts provided at each bend. The plans also show a grease trap installed on the north side of the building. Inspection and approval for the grease trap will be through the Hancock County Health District.

**Waterline** – The plans propose the installation of a new 6-inch water main running on the east side of the proposed building. The 6-inch line is shown to be tapped into the existing 8-inch at the south end of the property. Any taps required for the proposed building as well as the closing of any valves will need to be scheduled through the City of Findlay Water Distribution Department. The proposed service lines are shown coming off the new 6-inch fire waterline with a separate tap. Per the City of Findlay specs, the domestic and irrigation cannot come off the fire lines. The domestic lines will need to have their own tap off a public line. In the plans the 6-inch waterline is called out to be C900. Per the City of Findlay specs the 6-inch line will need to be C909.

**Storm water Management** – Detention calculations have been provided as required. Detention will be provided by the proposed underground storm chambers that are located on the south end of the parking lot. With the amount of area being disturbed by construction, the City of Findlay Water Quality Design Criteria still applies.

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

**General Comments** –

- We would like to avoid open cutting Tiffin Ave. if possible. That section was repaved in 2015. Would like to find an alternate location for the gas line tie in.
- In the plan set provided, the City of Findlay General Notes and Standard Drawings are not within the plans. The General Notes and Standard Drawings will need to be added to the plan sets.
- One of the gutter pan grades at the north end of the underground chambers is lower than the proposed catch basin. This look like to be a misprint on the plans.

**Recommendations:** Conditional Approval of the site plan.

- 6-inch Waterline needs to be C909
- The domestic and irrigation lines cannot be tapped off the fire waterline. The domestic lines will have to be tapped off a public line with its own tap.

The following permits may be required prior to construction:

- Sanitary Sewer Tap- 1 total
- Storm Sewer Tap- 1 total
- Water Tap- 2 total
- Sidewalk Permit-1 total

**FIRE PREVENTION**

Install the 6” fire line on the west side of the restaurant and provide a hydrant at the west drive entrance. Install the fire department connection (FDC) on the west side facing north.

Apply for all necessary permits with Wood County Building Department.

### **STAFF RECOMMENDATION**

Staff recommends approval of SITE PLAN APPLICATION #SP-17-2017 for a proposed Chick-fil-A restaurant to be located at 1931 Tiffin Avenue subject to the following conditions:

- That CPC grants conditional use for the Drive-thru (HRPC)
- Dumpsters are set back to be no closer than 10' to the east property or a variance is granted (HRPC)
- 6 inch waterline to be changed to C909 (ENG)
- The domestic lines are tapped off a public line with its own tap. (ENG)
- Install the 6" fire line on the west side of the restaurant and provide a hydrant at the west drive entrance. Install the fire department connection (FDC) on the west side facing north. (FIRE)
- Apply for all necessary permits with Wood County Building Department. (FIRE)

# SP-17-2017

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Isaac Property  
Company Ltd. Partnership/Chick-fil-A  
for a proposed Chick-fil-A  
restaurant to be located at  
1931 Tiffin Avenue.

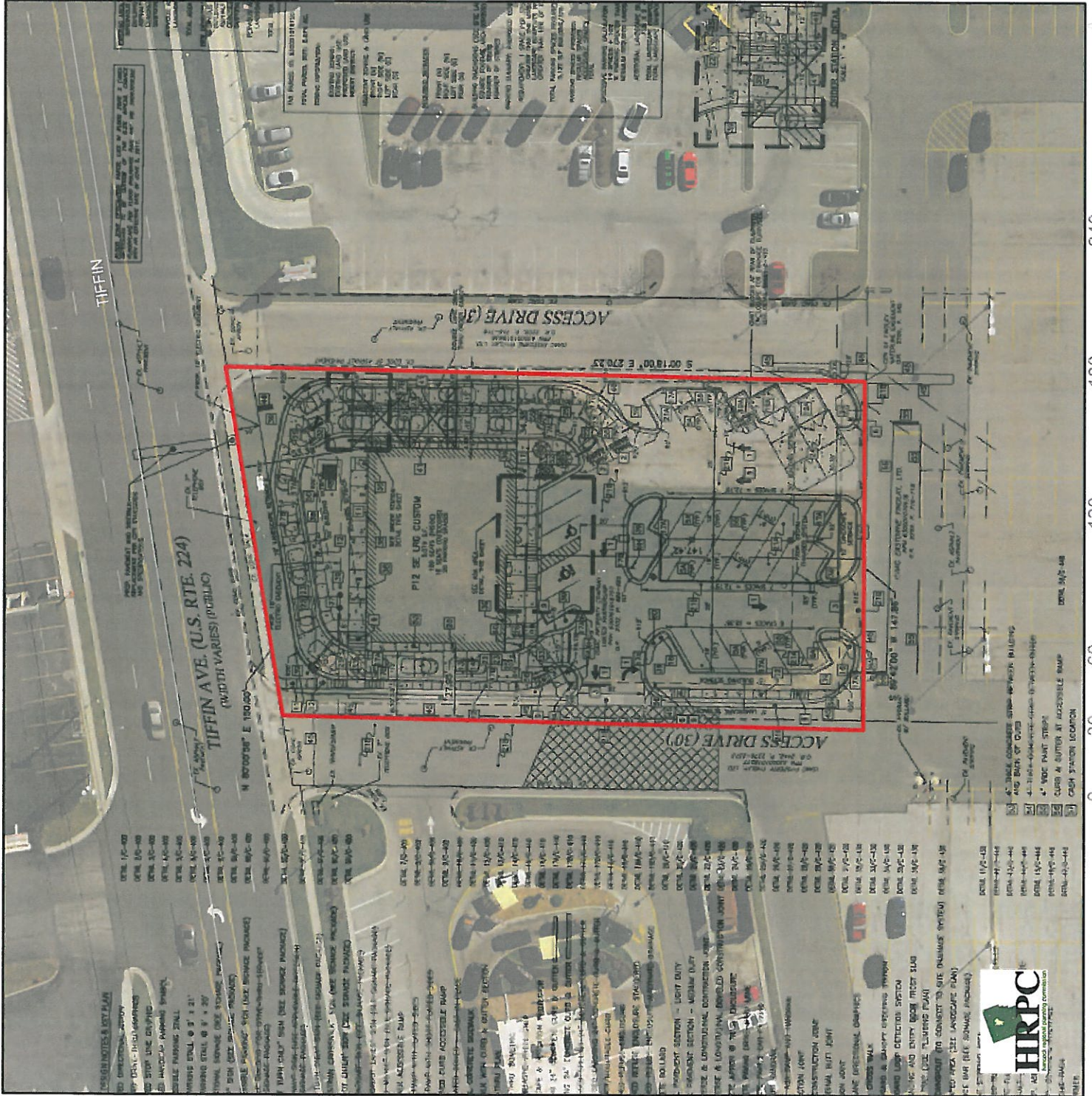
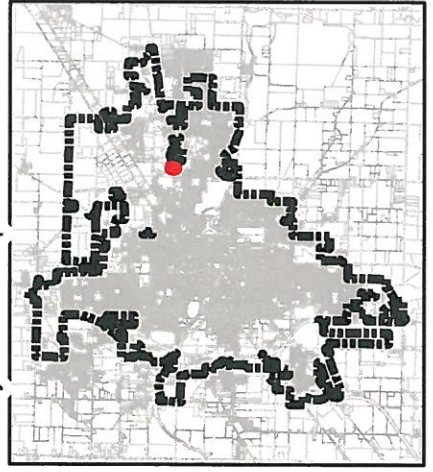
## Legend



1931 Tiffin Ave

Road Centerline

Findlay Locator Map

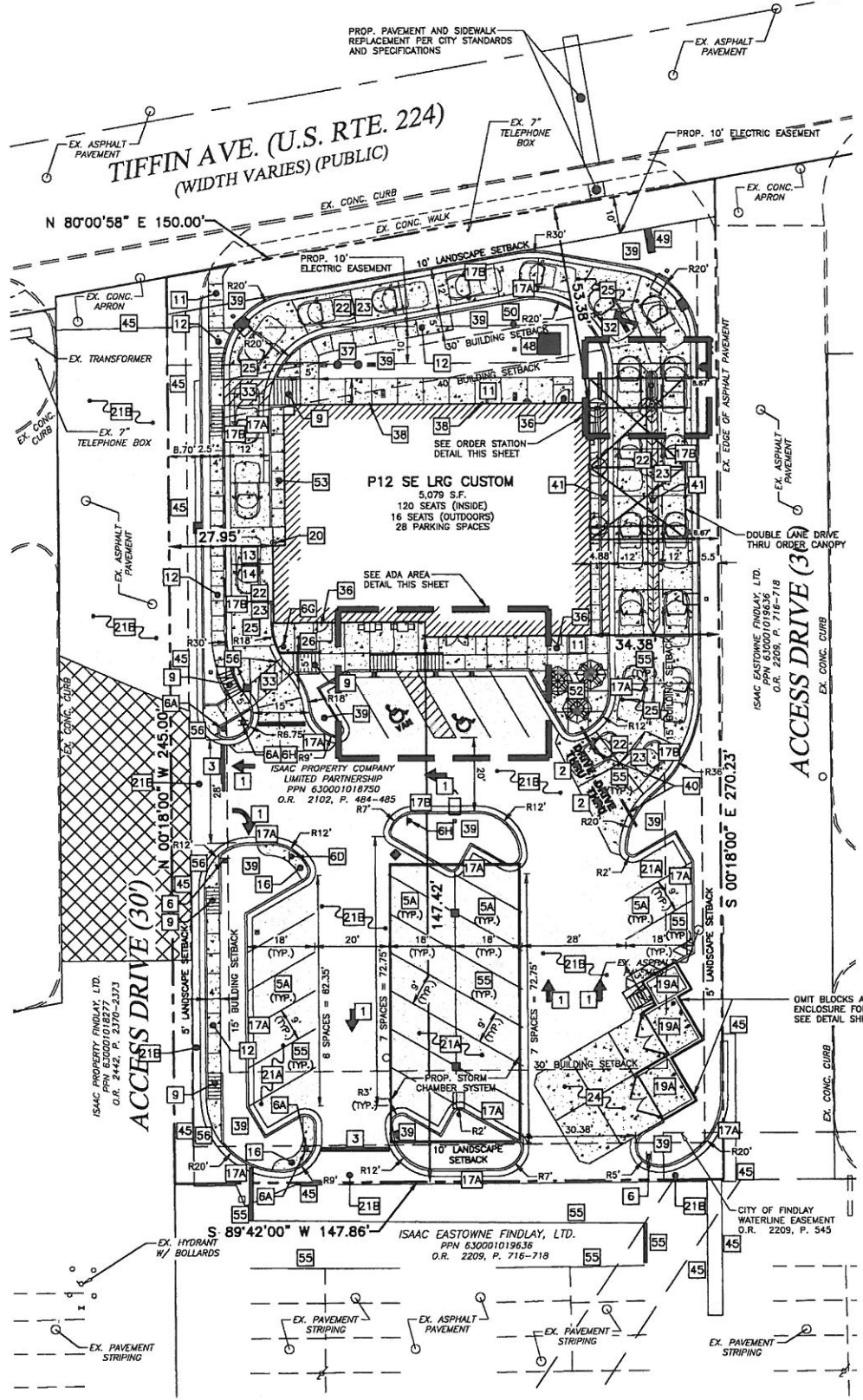


DATE: 11/15/16

FLOOD ZONE DESIGN  
DETERMINED TO BE  
FLOODPLAIN PER FLC  
WITH AN EFFECTIVE DA

N NOTES & KEY PLAN

- RECTIONAL ARROW
- IVE-THRU GRAPHICS
- OP LINE GRAPHIC
- INDICAP PARKING SYMBOL
- PARKING STALL
- G STALL ● 9' x 21'
- IG STALL ● 9' x 20'
- L SIGNAGE (SEE SIGNAGE PACKAGE)
- N (SEE SIGNAGE PACKAGE)
- E PARKING SIGN (SEE SIGNAGE PACKAGE)
- ILDING FOR DRIVE-THRU SERVICE (SEE SIGNAGE PACKAGE)
- IN ONLY SIGN (SEE SIGNAGE PACKAGE)
- IGN (USE APPLICABLE DIRECTION) (SEE SIGNAGE PACKAGE)
- ONLY SIGN (SEE SIGNAGE PACKAGE)
- N CROSSWALK SIGN (SEE SIGNAGE PACKAGE)
- INTER SIGN (SEE SIGNAGE PACKAGE)
- 6" SIGN (SEE SIGNAGE PACKAGE)
- R LANES SIGN (SEE SIGNAGE PACKAGE)
- 6" SIGN (SEE SIGNAGE PACKAGE)
- ACCESSIBLE RAMP
- P WITH FLARED SIDES
- P WITH SHORT FLARED SIDES
- CURB ACCESSIBLE RAMP
- BOMES - CAST IN PLACE
- ONCRETE SIDEWALK
- WITH CURB & GUTTER SECTION
- U PLAN
- U ISOMETRIC
- TRIC WHEEL STOP
- : & IRRIGATION PROTECTOR
- 4" CONCRETE CURB & GUTTER
- 24" CONCRETE CURB & GUTTER
- SPILLING 24" CONCRETE CURB & GUTTER
- CATCHING 24" CONCRETE CURB & GUTTER
- OUNTAINABLE CURB
- REFUSE ENCLOSURE
- REFUSE ENCLOSURE STAGGERED
- REFUSE ENCLOSURE - ALTERNATE DRAINAGE
- BOLLARD
- AVEMENT SECTION - LIGHT DUTY
- AVEMENT SECTION - MEDIUM DUTY
- SE & LONGITUDINAL CONTRACTION JOINT
- SE & LONGITUDINAL DOWELED CONSTRUCTION JOINT
- APRON ● TRASH ENCLOSURE
- PAVING DRIVE-THRU LANE
- PAVING CAR PARKING
- HANDRAIL
- RA-RAMP AND HANDRAIL
- ON JOINT
- STRUCTION JOINT
- VAL BUTT JOINT
- I JOINT
- IE DIRECTIONAL GRAPHICS
- ROSS WALK
- RD & CANOPY ORDERING STATION
- RD LOOP DETECTION SYSTEM
- ING AND ENTRY DOOR FROST SLAB
- RAP (SEE PLUMBING PLAN)
- NSPOUT (TO CONNECT TO SITE DRAINAGE SYSTEM)
- ED AREA (SEE LANDSCAPE PLAN)
- E BAR (SEE SIGNAGE PACKAGE)
- STRIPING AREA
- SLAB EDGE AT RAILING CORE-DRILLS
- FLUME
- PROP. CONCRETE INTERFACER
- ASPHALT INTERFACE
- CONCRETE INTERFACER
- KE-RAGIK
- MER
- A PRIME SIGN (SEE SIGNAGE PACKAGE)
- 50' (SEE SIGNAGE PACKAGE)
- WALL WITH HANDRAIL ON TOP
- SIMILAR TO DETAIL 26/C-426)
- PATIO SPACE. SEE ARCHITECTURAL PLANS SHEET



- 53 4" THICK CONCRETE STRIP BETWEEN BUILDING AND BACK OF CURB
- 54 4" THICK CONCRETE STRIP BETWEEN CURBS
- 55 4" WIDE PAINT STRIPE
- 56 CURB & GUTTER AT ACCESSIBLE RAMP
- 57 CASH STATION LOCATION

ISAAC EASTOWNE FINDLAY, LTD.  
P.P.N. 630001019636  
O.R. 2209, P. 716-718

ACCESS DRIVE (3)

OMIT BLOCKS AT REAR OF DUMPSTER ENCLOSURE FOR DRAINAGE PURPOSES. SEE DETAIL SHEET C-410

CITY OF FINDLAY WATERLINE EASEMENT O.R. 2209, P. 545

ISAAC EASTOWNE FINDLAY, LTD.  
P.P.N. 630001019636  
O.R. 2209, P. 716-718



**6. APPLICATION FOR SITE PLAN REVIEW #SP-18-2017 filed by 200 West, LLC, 9679 Smokies Way, Findlay for a proposed 9 unit townhouse development to be located at 200 S. West Street, Findlay.**

**HRPC**

**General Information**

This project is located on the southwest corner of E. Front Street and S. West Street. It is zoned C-3 Downtown. Lots to the north, south and west are zoned C-2 General Commercial. To the east is zoned C-3 Downtown Commercial. It is located within the 100-year flood plain. The City Land Use Plan designates the site as Small Lot Residential.

**Parcel History**

The parcels were reviewed for the change to C-3 Downtown Commercial at the July 2017 FCPC meeting. The zoning has officially been changed. The land is currently occupied by a vacant church and two residential structures.

**Staff Analysis**

The applicants propose to demolish all the existing buildings and construct a 9 unit, 3 story townhouse building. First floor will have an entry way, garage and laundry rooms, the second will have the living space and the third floor will contain two bedrooms and two baths.

There are no setbacks in the C-3 Downtown district.

Access to the site will be on a proposed driveway off of W. Front Street located to the west of the proposed building. The drive will go through the site and be accessible from east/west alley on the south side of the lot also. The drive area will contain permeable pavers. There are seven (7) parallel parking spaces provided along the west property line. On one hand, the C-3 Downtown district does not require that parking be provided. Multi-family housing requires 2.5 spaces per unit. The plan provides nine (9) spaces in the garages, an additional nine (9) outside the garages and seven (7) along the west property line for a total of 25 spaces. If using the multi-family parking standard, 23 spaces are required. It's great that they have planned for and will provide adequate off street parking.

The applicant has stated that there will not be any pole lighting on the site. All lighting will be on the building as in normal residential cases. They have also stated that no dumpsters will be used. Tenants will be provided wheeled bins as in residential areas to put out on the street on trash days. No accessory signs are requested either.

The street side elevations show a variety of exterior treatments for each unit. There are a couple areas that are slightly recessed to break up the straight line of the facade. Roofs over the individual doorways are varied creating more interest. The long roof line is broken up with two gables. The rear (west) side of the building while flat in nature, does have windows, doors and a balcony level to help break up the vertical planes. The east and west ends are fairly "boring" but do have projections of the balconies that show and the gables on the front can be seen as well. There are changes in some of the finishes as well. In all it is a very aesthetically pleasing building that will certainly change the landscape of that portion of the neighborhood.

**Staff Recommendation**

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-18-2017 for a proposed 9 unit townhouse development to be located at 200 S. West Street, Findlay.**

**ENGINEERING**

*Access* – Access to the site will be from a new drive approach off Front St. and another one off the first alley south of Front St.

*Stormwater Management* – On page 3 of 6, note 3 states “There is no stormwater detention requirement in C-3 Downtown Business zoning classification”. Detention requirements are not dependent on the zoning classification. Since the amount of impervious area is being increased, the owner will need to provide detention for the increase in runoff from the site.

*Waterline*- The plans propose a 2-inch service line to be tapped onto the 8-inch waterline that is on the east side of the property. The City of Findlay does not allow 90 degree bends this will need to be changed accordingly. The tap and meter location will need to be coordinated with the City of Findlay Water Department.

*Sanitary Sewer*- The plans propose a new 6-inch lateral connecting to an existing sanitary manhole on S. West St. and is shown to be installed within the City ROW. This lateral will need to be relocated outside of the City ROW.

*MS4 Requirements* – 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.

***General Comments*** –

- The drive is listed as being permeable pavers with an alternate being a concrete drive. If the concrete option is used, either the drainage or the grading will need to be modified or the storm water will just run down the drive and onto Front Street.

***Recommendations:*** Conditional Approval of the site plan with the conditions of:

- Reroute the lateral out of the City ROW.
- Provide Detention of the site.
- Remove the 90 degree bend in the waterline.

The following permits may be required prior to construction:

- Water Tap- 1 total
- Sanitary Sewer Tap- 1 total
- Storm Sewer Tap- 1 total
- Sidewalk Permit- 1 total
- Driveway/ Curb cut permit- 2 total

**FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

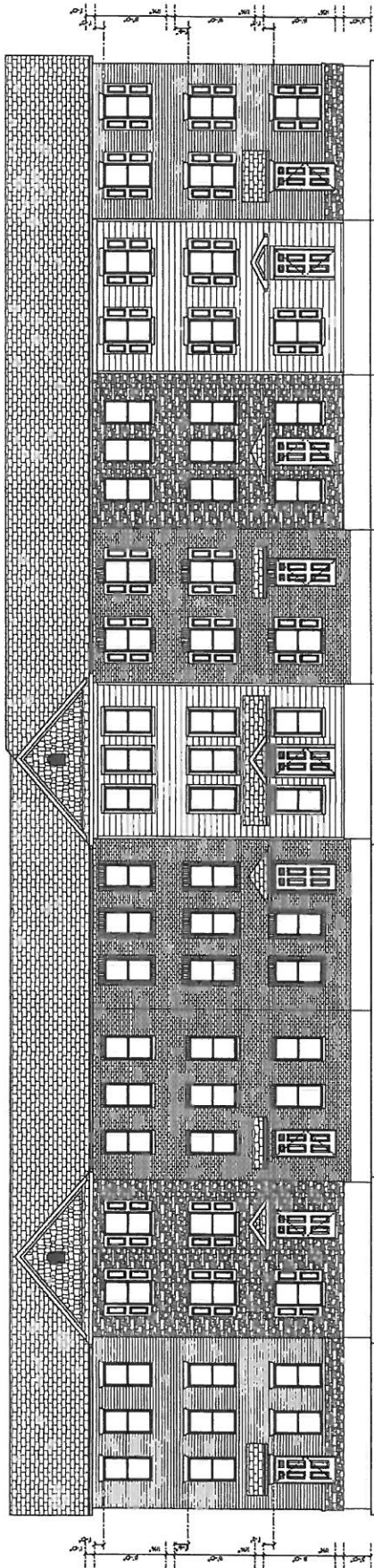
**STAFF RECOMMENDATION**

Staff recommends approval of SITE PLAN APPLICATION #SP-18-2017 for a proposed 9-unit townhouse development to be located at 200 S. West Street, Findlay subject to the following conditions:

- Reroute the lateral out of the City ROW (ENG)
- Provide Detention of the site. (ENG)
- Remove the 90-degree bend in the waterline. (ENG)
- Apply for all necessary permits with Wood County Building Department. (FIRE)







3. ELEVATION: FOUNDATIONS - GROUP 4  
NORTH