

City of Findlay City Planning Commission

Thursday, May 10, 2018 - 9:00 AM

COMMENTS

ITEMS TABLED AT THE MAY 10, 2018 MEETING

APPLICATION FOR CONDITIONAL USE #CU-03-2018 filed by James Rizzo & Justin Dufour, 15170 North Haven Road, Unit 4, Scottsdale, AZ to operate a Residential Treatment Center at 1800 Manor Hill Road, Findlay.

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-05-2018 filed to rezone Lot 3261 in the Scott Addition (239 E Foulke Avenue) from R-2 Single Family Medium Density to R-4 Duplex/Triplex.

General Information

This request is located on the south side of E. Foulke Avenue just west of the railroad tracks. It is zoned R-2 Single Family Medium Density. All parcels to the north, south and west are also zoned R-2. To the east is zoned R-3 Single Family Small Lot. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family High Density.

Parcel History

This parcel is a vacant lot.

Staff Analysis

The applicant is proposing to rezone this parcel to R-4 Duplex/Triplex in order to someday construct a duplex.

This parcel has never had a structure on it. It appears that the applicant purchased the property along with the house at 323 E. Foulke in 1997. He sold the house in 2003 and retained the vacant lot next door.

Staff did a check on the properties surrounding this lot on the Auditor's website. The majority seem to be single family homes except for 231 E. Foulke and 220 Allen Avenue. We have been working on the proposed zoning map changes and this area is designated on that mapping to go to R-3 Single Family.

The lot was zoned B Residential in the old code which could have permitted a duplex.

Staff Recommendation

HRPC Staff recommends that FCPC recommend . to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-04-2018 filed to rezone 118 Center Street from R-3 Single Family High Density to R-4 Duplex/Triplex subject to:

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-05-2018 filed to rezone .

2. PETITION FOR ZONING AMENDMENT #ZA-06- 2018 filed to rezone 221 Lima Avenue from R-2 Single Family Medium Density to M-2 Multiple Family.

HRPC

General Information

This request is located off the south side of Lima Avenue west of Cory Street. It is zoned R-2 Single Family Low Density. Lots to the east and west are also zoned R-2. To the north is zoned C-2 General Commercial and to the south is zoned R-1 Single Family Low Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family Small Lot.

Parcel History

None

Staff Analysis

The applicant is requesting to rezone this lot to M-2 Multiple Family in order to sell as a legal 4 unit dwelling.

The applicant wrote in his letter that he had purchased the home as a duplex and according to information in Todd Richard's files it was converted to 4 units somewhere around 1985. This lot was zoned B Residential prior to the zoning code changes in 2012. B residential did permit duplexes.

Parking

Another item of concern is that a four family unit would require Wood County Building Department approval. Anything over 3 units falls under State Building Code.

Staff Recommendation

HRPC Staff recommends **that Findlay City Planning Commission recommend to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-06- 2018 filed to rezone 221 Lima Avenue from R-2 Single Family Medium Density to M-2 Multiple Family.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **that Findlay City Planning Commission recommends approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-03-2018 filed to vacate a portion of Carroll Street on the south side of 825, 831 and 841 Hawthorne Road, Findlay.**

- **Provided all property owners are in agreement with the vacation.**

3. PRELIMINARY PLAT APPLICATION #PP-04-2018 for the Woods At Hillcrest 9th-11th Addition.

HRPC

General Information

This plat is located in Allen Township south of CR 99 and on the east side of CR 140. Allen Township is not zoned. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

Parcel History

None

Staff Analysis

The applicants are proposing a three phase development in this portion of the Woods at Hillcrest.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-04-2018 filed to vacate a portion of E Lincoln Street west of Fishlock Avenue to the Hancock County Fairgrounds.

- Provided all property owners are in agreement with the vacation.

ENGINEERING

There is a 6-inch Waterline running on the north side of E. Lincoln St. An easement will be needed for the waterline.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-04-2018 filed to vacate a portion of E Lincoln Street west of Fishlock Avenue to the Hancock County Fairgrounds.

- Provided all property owners are in agreement with the vacation.

4. APPLICATION FOR CONDITIONAL USE #CU-03-2018 filed by James Rizzo & Justin Dufour, 15170 North Haven Road, Unit 4, Scottsdale, AZ to operate a Residential

Treatment Center at 1800 Manor Hill Road, Findlay.

HRPC

General Information

This request is located on the west side of Manor Hill Road south of Silverstone Drive and north of Bluestone Drive. It is zoned M-2 Multiple Family. Parcels to the north and south are zoned c-2 General Commercial. To the west is zoned MH Mobile Home District and to the east is zoned CD Condominium District. It is not located within the 100 year flood plain. The City Land Use Plan designates the site as Regional Commercial

Parcel History

This building was originally constructed as a restaurant. Most recently it was rezoned Multi-Family and approved by Planning Commission to be converted to an Assisted Living Facility in 2009. The facility was remodeled, but never opened.

Staff Analysis

The applicants wish to purchase this property and change the use to a licensed and accredited Residential Treatment Center.

The M-2 District lists Nursing and Convalescence Homes as a Conditional Use. A Convalescence Home is defined as a place where persons are housed or lodged and furnished with meals, and medical care. Staff interprets this definition to fit the use requested.

All Conditional Uses require Planning Commission approval.

The applicants are not proposing any structural changes to the property. There is more than ample parking available on the site.

Staff Recommendation

HRPC Staff recommends tabling the APPLICATION FOR CONDITIONAL USE #CU-03-2018 filed by James Rizzo & Justin Dufour, 15170 North Haven Road, Unit 4, Scottsdale, AZ to operate a Residential Treatment Center at 1800 Manor Hill Road, Findlay.

ENGINEERING

No Comment

FIRE PREVENTION

If the Conditional Use is approved, apply for a change of use Occupancy with Wood County Building Department.

STAFF RECOMENDATION

HRPC Staff recommends tabling the APPLICATION FOR CONDITIONAL USE #CU-03-2018 filed by James Rizzo & Justin Dufour, 15170 North Haven Road, Unit 4, Scottsdale, AZ to operate a Residential Treatment Center at 1800 Manor Hill Road, Findlay.

- **Applicant applies for Occupancy Permit though Wood County**

5. APPLICATION FOR FINAL PLAT #FP-05-2018 for a Replat of Lot 1 of DeHaven's Subdivision.

HRPC

General Information

This project is located on the north side of US 224 east of CR 236. It is zoned C-2 General Commercial. To the north, south and east is also zoned C-2. To the south is zoned PUD (Planned Unit Development) in Marion Township. 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 lot is currently the site of Family Farm and Home and an office business.

Staff Analysis

The applicant proposes to split off the eastern vacant portion of Lot 1 into a separate parcel.

White the lot will have road frontage, the detention pond for the subdivision takes up most of that. ODOT would not permit a separate curb cut here and there is already a shared access, cross access agreements and shared parking agreements recorded for the original subdivision.

The proposal meets the general criteria for subdividing the land.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2018 for a Replat of Lot 1 of DeHaven's Subdivision.**

ENGINEERING

An access easement is needed to use the existing drive on Tiffin Ave

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2018 for a Replat of Lot 1 of DeHaven's Subdivision.**

- **An access easement is recorded to allow access to Tiffin Ave.**

6. APPLICATION FOR SITE PLAN REVIEW #SP-08-2018 filed by MITEC Powertrain,

4000 Fostoria Avenue, Findlay for a 54,180 square foot addition to the existing facility.

HRPC

General Information

This project is located on the north side of Fostoria Avenue. It is zoned I-1 Light Industrial. Properties to the east and west are zoned I-1 Light Industrial. Properties to the south are zoned C-2 General Commercial and MH Mobile Home. The City of Findlay Land Use Plan designates the project property as I-1 Light Industrial.

Staff Analysis

MITEC proposes to construct a 54,180 square foot addition to the existing facility.

The proposed addition meets the building setback regulations. Staff was unable to determine if the proposed addition meets the height standards, please submit building elevations.

No additional parking is proposed because they will exceed parking standards.

No additional landscaping or screening is required because the adjacent properties are also zoned I-1.

The project is not located within a floodplain. They are not requesting any new or additional curb cuts onto Fostoria Avenue.

Staff Recommendation

HRPC Staff recommends approval of the APPLICATION FOR SITE PLAN REVIEW #SP-08-2018 for a building addition at 4000 Fostoria Ave, Findlay subject to:

- **Providing building elevation show the proposed height.**

ENGINEERING

Access – Will be using the existing access from Fostoria Ave.

Sanitary Sewer – The proposed sanitary service will connect into the existing sanitary sewer on the north side of the Fostoria Ave. Due to the high levels of Hydrogen Sulfide in the existing sanitary sewer, the City advises the developer to use some kind of manhole lining, such as SpectraShield, to protect against deterioration.

The existing Sanitary Sewer is a concrete sewer that has been previously lined. Due to the condition of the pipe there may not be a good point to tie into with the Manhole Kor-n-Boots. The City will allow to use a doghouse manhole to make the tie in, but a manhole liner must be used.

Waterline – No Proposed Waterline.

Stormwater Management – Detention for the development will be provided by the existing regional retention pond

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

- Look at using a manhole liner to protect the manholes from H2S.
- A doghouse manhole can be used with conjunction of a manhole lining.

Recommendations:

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

- City will need to know how the sanitary sewer is going to be tied into the existing line.

The following permits may be required prior to construction:

- Sanitary Tap Permit

FIRE PREVENTION

If setbacks allow, provide a 25 foot access drive around the proposed addition.

Eliminate the parking spaces in front of the access drive at the northeast corner.

If a fence is installed, allow access for emergency purposes.

7. APPLICATION FOR SITE PLAN REVIEW #SP-09-2018 filed by Allen Township Trustees, PO Box 247, 12829 SR 613, Van Buren, OH for a Fire Department building and pavement to be located at 3944 CR 220, Findlay.

HRPC

General Information

The project is located in Allen Township on the east side of County Road 220 near the intersection of CR 220 and CR 216. The parcel and surrounding parcels are unzoned. The project is being review by the Findlay City Planning Commission because the project will utilize City Water and Sewer.

Staff Analysis

The project is being reviewed as if it were located in the City of Findlay and utilizes the Findlay Standards for a site plan.

The proposed fire station meets the setbacks and height standards.

The applicant should work with the County Engineer to work with any issues with the curb cuts on the property.

Staff Recommendation

HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2018 for a building addition and storage area at 2311 Bank Street, Findlay subject to:

- **Screening along the north side of the fenced storage area (HRPC)**

ENGINEERING

Access – Will be using the existing access from County Road 220.

Sanitary Sewer – The proposed sanitary service will connect into the existing sanitary sewer service on the east side of the side. That service has not been used in several years, it is advised to camera the lateral to ensure it is in working condition before using it for an active lateral.

Waterline – The plans propose a new 1-inch waterline service to come of the existing 16-inch water main that is running on the west side of CR 220.

Stormwater Management – The site is not located within the City of Findlay so the any approval would need to come from Hancock County.

MS4 Requirements – The site is not located in the City of Findlay, so the project will not be required to comply with the City of Findlay’s Erosion and Sediment Control Ordinance.

Recommendations:

Approval of the site plan:

The following permits may be required prior to construction:

- Sanitary Reconnect Permit

- Storm Tap Permit
- Waterline Tap Permit

FIRE PREVENTION

No Comment