

City of Findlay City Planning Commission

Thursday, June 14, 2018 – 3:00 p.m.

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 part of 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 be able to construct a duplex someday.

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. He is currently trying to sell this lot.

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 proposal to go to R-3 Single Family. We plan to present two scenarios of the map when it comes to these spots of multi family. One is to keep them zoned single family and they remain legal non-conforming uses or identify these existing spots and give them the appropriate zoning to make them conforming. That route will have to be decided after review by CPC and City Council.

A vacant lot would probably go to the majority of the zoning since it does not create a new non-conformity.

Staff Recommendation

HRPC Staff is neutral on **PETITION FOR ZONING AMENDMENT #ZA-04-2018** filed to rezone part of Lot 3261 in the Scott Addition (239 E Foulke Avenue) from R-2 Single Family Medium Density to R-4 Duplex/Triplex because it is a viable building lot for Single Family and the neighborhood is predominately single family, but a duplex may work as well as long as adequate parking can be provided.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

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. The units are all one bedroom. The owner has stated that all the units are currently rented to single persons. This lot was zoned B Residential prior to the zoning code changes in 2012. B residential did permit duplexes.

One of the biggest concerns in Multi-Family is off street parking. Multi-family generally requires 2.5 spaces per unit. There is a paved area along the alley between the house and a garage that has four (4) parking spaces. There is an old two-car garage at the rear of the lot and it is our understanding that this is storage for the owner. There are another four parking spaces along the back alley on the east side of the garage and the applicant has said that this is a shared parking area with the house at 219 Lima Avenue. Part of the pavement is on this lot, and part is on the neighbor's. He stated that he and the neighbor agreed to pave this area between their garages many years ago. 219 Lima Avenue is a single-family house.

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

Staff Recommendation

HRPC Staff recommends **that Findlay City Planning Commission recommend approval 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 subject to:**

- **A formal agreement is obtained from the owner of 219 Lima Avenue to ensure that the new owner will be able to use that parking.**
- **A permit is obtained from City zoning to officially have the building on record as 4 units**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that Findlay City Planning Commission recommend approval 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 subject to:

- A formal agreement is obtained from the owner of 219 Lima Avenue to ensure that the new owner will be able to use that parking. (HRPC)
- A permit is obtained from the City Zoning Department to officially have the building on record as 4 units (HRPC)

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

HRPC reviewed and approved this Preliminary Plat at its May 16, 2018 meeting.

Staff Analysis

The applicants are proposing a three-phase development in this portion of the Woods at Hillcrest. The full plat contains 46 new residential building lots, three (3) new streets and the extension to the north of the existing Bushwillow Drive.

Lot sizes are consistent with the rest of the subdivision. Because there is no zoning, there are no standard widths and sizes required. The City will provide water and sewer to the development.

There were some minor issues from the County Engineer's office that needed corrected when it came before HRPC last month. Those have been corrected on this submittal.

Staff Recommendation

HRPC Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-04-2018 for the Woods at Hillcrest 9th-11th Addition.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-04-2018 for the Woods at Hillcrest 9th-11th Addition.**

4. APPLICATION FOR SITE PLAN REVIEW #SP-11-2018 filed by Hancock County Agricultural Society, 1017 E. Sandusky Street, Findlay for a 7680 square foot cattle barn.

HRPC

General Information

This request is located off the south side of E Sandusky Street. It is zoned PO Park and Open Space. Parcels to the south, east and west are zoned R-2 Single Family Medium Density. To the north is zoned R-1 Single Family Low Density. It is located within the 100 year flood plain. The City Land Use Plan designates the site as PRD Planned Residential Development.

Parcel History

The last site plan for the Fairgrounds was in August 2017 for the Event Building.

Staff Analysis

The applicants wish to construct a 7680 square foot cattle barn near the eastern edge of the fairgrounds property.

It will be a post frame building with stone flooring. It appears to be approximately 26' at the peak in height. Maximum height permitted is 35' in the Park and Open Space district.

Buildings must be setback a minimum of 30' from any residential area. The building abuts residential on the east side and site 114' from the property line.

Staff received one inquiry from the owner of a multi-family complex on Fishlock Avenue. The question was concerning whether or not the barn would be used year round for any livestock. We checked with the Hancock County Agricultural Society and confirmed that this building is strictly for the fair and will be used as storage in the off-season.

Because it is located in the flood plain, the Applicant will need to work with Todd Richard on any flood related issues and flood development permits that may be required.

Staff Recommendation

HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2018 for a 7680 square foot cattle barn to be located at 1017 E. Sandusky Street.

ENGINEERING

Access –

Will be using the existing drives and roads located within the Hancock County Fairgrounds.

Sanitary Sewer –

There is no proposed Sanitary Sewer

Since the wash racks are being moved, the drains cannot be hooked up to the storm sewer, the wash rack drains must be tied into a sanitary sewer.

Waterline –

No Proposed Waterline, plans just shows the adjustment of the wash rack above ground water system.

Stormwater Management –

Detention for the development will be provided by the Lye Creek Expansion that was constructed for the Events building.

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 & Sediment Control Ordinance.

Recommendations:

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

- Wash rack drains need to be tied into the Sanitary Sewer.

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Storm Tap Permit

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

STAFF RECOMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2018 for a 7680 square foot cattle barn at 1017 E Sandusky Street subject to the following conditions:

- **Apply for all necessary permits with the Wood County Building Department (FIRE)**
- **Wash rack drains are tied into the Sanitary Sewer. (ENG)**
- **Work with Todd Richard on any issues for development in the flood plain (HRPC)**