

# City of Findlay City Planning Commission

Thursday, August 9, 2018 – 9:00 a.m.

## COMMENTS

### NEW ITEMS

**1. APPLICATION FOR CONDITIONAL USE #CU-05-2018 filed by Terrapin Acquisitions, Ltd., 430 First Street, Findlay to construct a retail business on Stanford Parkway.**

#### **General Information**

This request is located on the east side of a private loop that runs off the east side of Stanford Parkway. It is zoned I-1 Light Industrial. All parcels to the north, south and west are also zoned I-1. The lot abuts Interstate 75 on the east side. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Industrial.

#### **Parcel History**

This is a vacant parcel

#### **Staff Analysis**

The applicant is proposing to construct a 6000 square foot retail building on a 1.448-acre parcel. They have indicated that the majority of their business is conducted through online ordering.

I-1 Light Industrial does not allow retail as a permitted use, but industrial uses in I-1 can have a percentage of their business as retail. The I-1 district has a clause in the Conditional Use section allowing Planning Commission to permit any less intensive, non-objectionable uses. This was used last year to permit a proposed gym to be able to locate in an industrially zoned area.

The applicants would like to have confirmation that they can conduct the business before investing in the preparation of a formal site plan. The sketch submitted shows the showroom area, office space and storage areas.

Staff is in favor of the proposal and the applicant is aware that a full site plan will be required for Planning Commission review prior to any construction.

#### **Staff Recommendation**

HRPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-05-2018 filed by Terrapin Acquisitions, Ltd to construct a retail business on Stanford Parkway.**

### ENGINEERING

No Comment

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-05-2018** filed by **Terrapin Acquisitions, Ltd** to construct a retail business on Stanford Parkway.

**2. PETITION FOR ZONING AMENDMENT #ZA-10-2018 filed to rezone 310 Frazer Street from R-3 Single Family High Density to R-4 Duplex/Triplex.**

**HRPC**

**General Information**

This request is located on the north side of Frazer Street east of Morey Avenue. It is zoned R-3 Single Family High Density. Lots to the west and south are also zoned R-3. To the north and east is zoned O-1 Institutions and Offices. All of these lots are also within the University Overlay. 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 with the University Overlay.

**Parcel History**

This property was a duplex prior to the adoption of a zoning ordinance by the City in 1955.

**Staff Analysis**

The applicant is requesting to rezone this lot to R-4 Duplex/Triplex in order to restore it to its former use. The property is currently listed as a single family home.

The structure was built as a duplex. There are two front doors and a separate sidewalk from the street to each porch. It is located in the middle of University of Findlay owned properties. The house to the west (314 Frazer Street) is still independently owned, but all the other houses on that side appear to be owned by the University and are converted to offices.

There is a single car garage on the east side of the home and a driveway which could hold two cars. There is an old gravel area at the rear of the property that is accessed by the alley that could be used to park as well.

Due to the nature of the neighborhood with many rentals and the proximity of the University, Staff feels the zoning can be justified.

**Staff Recommendation**

**HRPC Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-10-2018 filed to rezone 310 Frazer Street from R-3 Single Family High Density to R-4 Duplex/Triplex.**

**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-10-2018 filed to rezone 310 Frazer Street from R-3 Single Family High Density to R-4 Duplex/Triplex.**

**3. PETITION FOR ZONING AMENDMENT #ZA-11-2018 filed to rezone 716 Franklin Avenue from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

**HRPC**

**General Information**

This parcel is located on the west side of Franklin Street and is zoned R-2 Single Family Medium Density. Land to the north and south is also zoned R-2. To the east is zoned R-3 Single Family High Density. To the west is zoned O-1 Institutions and Offices. It is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

**Parcel History**

The applicant has recently purchased this property and it is listed as a single family home on the County Auditor's website.

**Staff Analysis**

The applicant states in his letter that the previous owner had begun renovating the interior of the house to be a rental for college students. The project was never completed and the house has been sitting in an unfinished state.

This property was zoned B-Residential prior to adoption of the new zoning code which could have allowed for conversion to a duplex. Directly west is University owned multi-family housing.

There is no vehicular access from the street. An alley accesses the rear of the property. There is a dilapidated garage that is probably of no use. If this is torn down, a parking area could be created for four vehicles, which would meet the standard to have a duplex. If the zoning is approved by Council, the owner will have to file for a change of use with the zoning department and will need to show that adequate off street parking will be provided.

This property is also in the University Overlay district meaning it is expected to be in that potential transitional area to become university related uses at some point. Franklin Avenue is currently a mix of Single Family owner occupied, single family rentals, and duplexes.

**Staff Recommendation**

HRPC Staff recommends **that Findlay City Planning Commission recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-11-2018 filed to rezone 716 Franklin Avenue from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

**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-11-2018 filed to rezone  
716 Franklin Avenue from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

**4. APPLICATION FOR SITE PLAN REVIEW #SP-14-2018 filed by Danop, LTD, 3619 SR 113 E, Milan OH for a proposed Dunkin Donuts to be located at 416 Trenton Avenue.**

**HRPC**

**General Information**

This request is located on the north side of Trenton Avenue west of Morey Avenue. It is zoned C-2 General Commercial. To the south, east and west is also zoned C-2. To the north is zoned MH Mobile Home. 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 an 1828 square foot Dunkin Donuts restaurant with a drive through window.

Access to the site will be via the two existing access points that were created by Advance Auto Parts. One will be on Trenton Avenue and one is onto Madison Avenue.

All required building setbacks are exceeded with the location of the structure.

The parking requirement for this size of retail is only five spaces. The proposal shows 23. At the southeast corner of the lot there are two (2) spaces shown. The southernmost space will have to back straight back into the oncoming traffic entering the site to get out. This is a dead end parking situation and needs to have a 10' deep stub into the grass area to the south to provide an area to back into. A diagram is shown in the City Zoning Ordinance section on parking. If they do not want to do this, then that spot should be eliminated.

The drive through speaker, menu board and windows are located on the west side of the site. The restaurant will use the double order line layout. Traffic will enter from Trenton Avenue and turn right into the site then left to go north past the building and get into one of the two order lanes on the north end of the building. The two order lanes will consolidate into one to stop at the payment and pick up windows on the west side of the building. They will then exit the site either south to Trenton Avenue or north to Madison Avenue. One potential issue could be from traffic entering from the Madison Avenue side which is only able to turn south. The plans indicate that there is no curbing around the drive thru lanes only painted lines. There is the potential for a car trying to jump into the drive thru line from that end or sitting there and blocking other traffic while waiting for the chance to get in the line.

The dumpster area is located in the northeast corner of the lot. An illustration we received of the enclosure indicates walls with split faced block that is painted to match other finishes. Doors are cedar boards. The height of the walls is 6' 4".

The store will use grey colored concrete-look panels, thin brick and high pressure laminate with accents of the Dunkin Donuts pink and orange. Several wall signs are proposed. There is no limitation on wall signage. The location of a sign is shown in the southeast corner of the lot. There were no details included. This must be a low profile sign similar to what the auto parts

store to the west has used.

The landscape plan only shows shrubs in the island areas to the north of the store. Code requires landscaping in the front of the parking lot along Trenton Avenue and on the north along Madison Avenue. There should also be foundation plantings along the building. Staff will require a new landscaping plan before any permits are issued. Staff suggests a similar plan as the Advance Auto Parts store next door. We have sent a copy of their plan from a few years ago to the applicant.

The photometric plan submitted shows measurements below the minimums in the zoning code.

### **Staff Recommendation**

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-14-2018 for a proposed Dunkin Donuts to be located at 416 Trenton Avenue subject to the following conditions:**

- **Correct parking layout in southeast corner (HRPC)**
- **Approval of landscape plan (HRPC)**

### **ENGINEERING**

*Access –*

Will be using the existing drives off of Trenton and Madison Ave.

*Sanitary Sewer –*

The sanitary sewer lateral is proposed to come out of the east side of the building, and connect to the existing lateral on the SE corner of the property.

*Waterline –*

A new 1-inch waterline is proposed to come out of the east side of the building and connect to the existing waterline service

*Stormwater Management –*

Consultant is proposing that the amount of impervious surface area will decrease from prior use, so no additional storm or detention is required. The Engineering Office will work with the consultant to verify storm detention needs.

*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
  - Finalize the approve Stormwater Calculations with the City Engineer.

Following Permits are Needed Before Construction Can Start:

Storm Sewer Permit- 1 total  
Sanitary Sewer Reconnect- 1 total

Sidewalk Permit- 1 total  
Drive/ Curb Cut Permit- 1 total

**FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

**STAFF RECOMMENDATION**

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-14-2018** for a proposed Dunkin Donuts to be located at 416 Trenton Avenue subject to the following conditions:

- **Correct parking layout in southeast corner (HRPC)**
- **Approval of landscape plan (HRPC)**
- **Finalize the appropriate Storm Water Calculations with the City (ENG)**
- **Apply for all necessary permits with Wood County Building Dept. (FIRE)**