

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT December 13, 2018

CITY PLANNING COMMISSION MEMBERS

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Service Director, Brian Thomas, P.E., P.S.
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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, December 13, 2018 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-15-2018 filed to rezone a portion of Lot 2 in the Eastern Woods Subdivision from C-1 Local Commercial to M-2 Multiple Family High Density.

CPC STAFF

General Information

This request is located on the south side of Birchaven Lane. It is currently zoned C-1 Local Commercial. Land to the west is zoned M-2 Multiple Family. To the east and south is zoned C-1 Local Commercial. To the north is zoned O-1 Institutions and Offices. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Planned Mixed Use Development (PMUD).

Parcel History

This site is a vacant parcel.

Staff Analysis

In 2009, the west portion of this lot containing 8.893 acres was rezoned to C-Residential. This converted to the M-2 Multiple Family district when the zoning code rewrite was adopted in 2012.

At this time, the applicants wish to add some acreage to that Multi-Family area in order to proceed to develop this as a multi-family use.

Staff Recommendation

CPC Staff recommends that Findlay City Planning Commission recommend **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-15-2018 filed to rezone a portion of Lot 2 in the Eastern Woods Subdivision from C-1 Local Commercial to M-2 Multiple Family High Density.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends that FCPC recommend **approval to Findlay City Council of PETITION**

FOR ZONING AMENDMENT #ZA-15-2018 filed to rezone a portion of Lot 2 in the Eastern Woods Subdivision from C-1 Local Commercial to M-2 Multiple Family High Density.

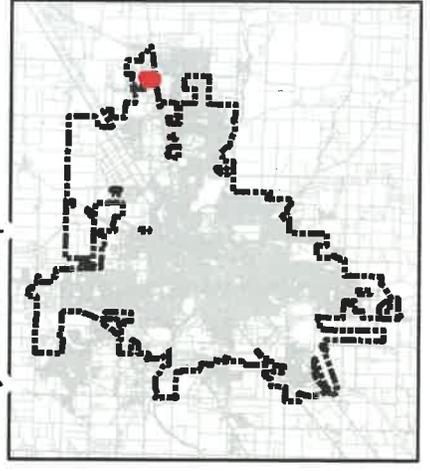
ZA-15-2018

**PETITION FOR
ZONING AMENDMENT**
filed to rezone a portion of Lot 2 in the
Eastern Woods Subdivision from
C-1 Local Commercial to
M-2 Multiple Family High Density.

Legend

-  Lot 2 Eastern Woods Subdivision
-  Parcels
-  Road Centerline

Findlay Locator Map



2. PETITION FOR ZONING AMENDMENT #ZA-16-2018 filed to rezone Lots 1889 through 1894 in the Portz Addition and Lots 1369 through 1376 in the Jones & Adams Addition from R-3 Single Family High Density to M-2 Multiple Family High Density. (Old St. Michael School property on Adams Street)

CPC STAFF

General Information

This request is located on the east side of Western Avenue between Adams Street and Putnam Street. It is zoned R-3 Single Family, High Density. Land to the south and west is also zoned R-3. Land to the north is zoned R-3 Single Family High Density and C-1 Local Commercial. Land to the east is zoned C-1 Local Commercial. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

This parcel was the site of St. Michael Catholic School for many years. The School was closed by the Church many years ago. Since that time, it was used temporarily as Church offices and then leased to a charter school. After the buildings were demolished, it served as a temporary parking lot.

Staff Analysis

The property has been sold and the new owners would like to develop the site for Multi-family housing.

With a church, a hall and a somewhat multi-family use at Hope House that are all zoned C-1 Local Commercial, the neighborhood is a mixed bag right now. Staff believes that Multi-family can provide that transition between potential Commercial development and the older single-family neighborhood.

Staff Recommendation

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-16-2018 filed to rezone Lots 1889 through 1894 in the Portz Addition and Lots 1369 through 1376 in the Jones & Adams Addition from R-3 Single Family High Density to M-2 Multiple Family High Density. (Old St. Michael School property on Adams Street)**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-16-2018 filed to rezone Lots 1889 through 1894 in the Portz Addition and Lots 1369 through 1376 in the Jones & Adams Addition from R-3 Single Family High Density to M-2 Multiple Family High Density. (Old St. Michael School property on Adams Street)**

ZA-16-2018

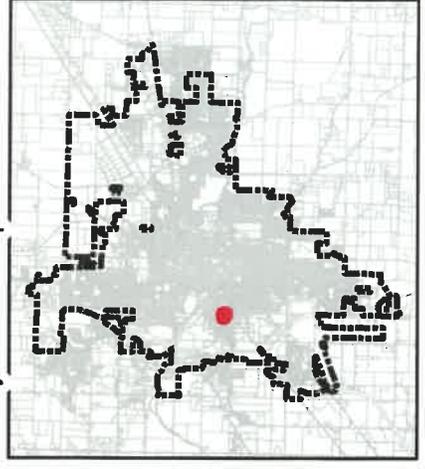
PETITION FOR ZONING AMENDMENT
filed to rezone Lots 1889 through 1894 in the Portz Addition and Lots 1369 through 1376 in the Jones & Adams Addition from R-3 Single Family High Density to M-2 Multiple Family High Density.

Legend

-  Old St. Michael School
-  Parcels
- Road Centerline



Findlay Locator Map



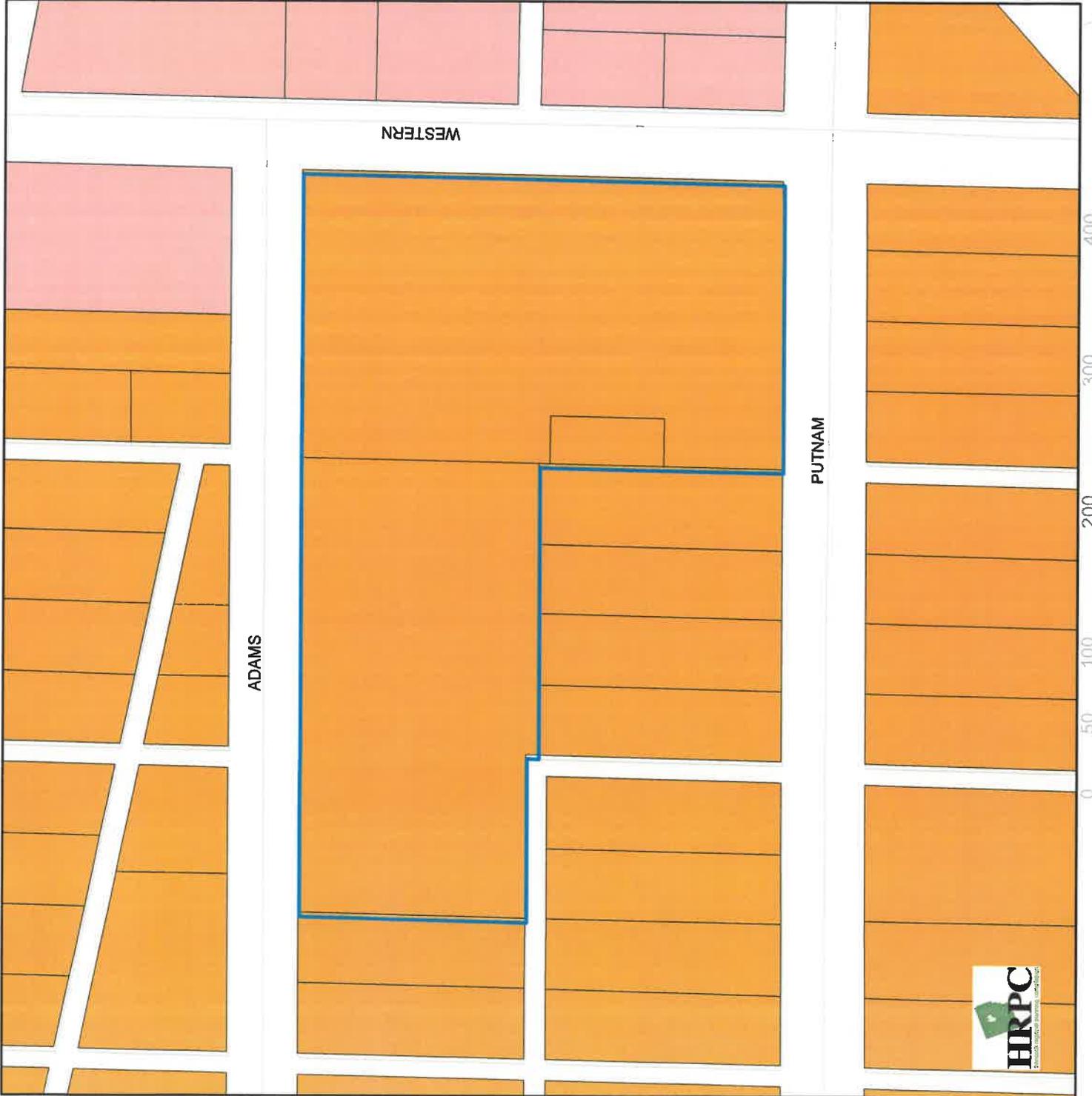
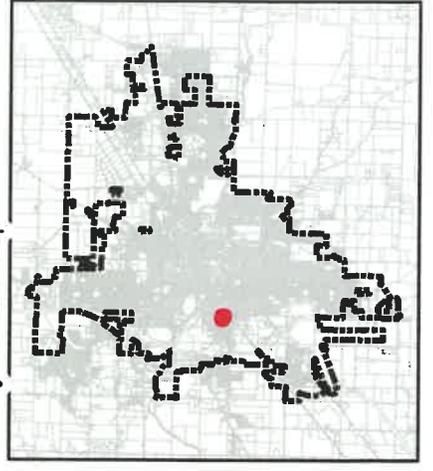
ZA-16-2018

PETITION FOR ZONING AMENDMENT
filed to rezone Lots 1889 through 1894 in the Portz Addition and Lots 1369 through 1376 in the Jones & Adams Addition from R-3 Single Family High Density to M-2 Multiple Family High Density.

Legend

- Old St. Michael School
- Parcels
- Findlay City
- Zoning District
- R3 - Single Family, High Density
- C1 - Local Commercial District

Findlay Locator Map



3. APPLICATION FOR SPECIAL REVIEW #SR-02-2018 filed by Bruce Baker, 826 Washington Street Apt. 204, Findlay to operate a Boutique Movie Theater in a Multi-Family building. A garage addition, fencing and possible carports are also proposed.

CPC STAFF

General Information

This request is located on the northeast corner of Washington Street and Marshall Street. It is zoned M-2 Multiple Family. To the north is also zoned M-2. To the south, east and west is zoned R-3 Single Family High Density. A portion of the north end of the lot is in the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

This site was originally Adams elementary school. In 2003, this was approved as an RDO (Residential Development Option). When the new zoning code was adopted in 2012, the RDO's were made obsolete and it was converted to R-3 Zoning to match the surrounding area. In November, 2017 the site was rezoned to M-2 Multiple Family to bring it back into compliance with the intended use.

Staff Analysis

The applicant has submitted for a Special Review. This means that no formal action is required of City Planning Commission today. The main objective is to get feedback that will allow the applicant to decide if he wants to pursue a formal site plan application.

There are a couple of additions that the owner would like to do on the property. One is a single car garage at the front of the building. It appears that it will fall within the 25' required front yard setback.

They are also requesting to place a fence in the front yard. By the letter of the code, a fence is permitted up to 36" in height within a front yard. The applicant will have to keep the fence no higher than 36" in that 25' required front yard. The fence in the front yard setback must also be 50% open. (Something like a picket fence) He proposes that it get taller beyond that point going up to the maximum allowed of 8 feet.

Another fence is proposed on the rear property line between this property and the Alexander Place development. This will also have to be 50% open and no more than 36" high for the first 25' from Marshall Street.

A section of roof is proposed on the east side. It is stated that this is only to help a drainage issue where two roofs meet and it continues to leak. Will there be anything under this roof?

At the rear of the building (north side), it appears that a carport or garage area is being added to serve the dual purpose of using the roof area as decks for the upper level.

A request to operate a "boutique" theater in the building is also for consideration. The applicant states in his narrative that he wishes to invoke a mixed use of the property. In certain categories of the zoning code, mixed uses are permitted. The Multi-Family districts do not list any types of mixed uses as permitted or conditional. The Conditional Use section in Staff's interpretation, means only that items such as daycare facilities, churches, schools, nursing homes, etc. could be

approved to be constructed in an area zoned M-2 as long as they meet any conditions that Planning Commission deems necessary. Mixing Commercial Recreation within a multi-family building is not permitted in our interpretation.

ENGINEERING

No Comment

FIRE PREVENTION

If a sprinkler system is applicable for the facility, the site plan shall show the proposed underground fire line.

Apply for all necessary permits with Wood County Building Department.

SR-02-2018

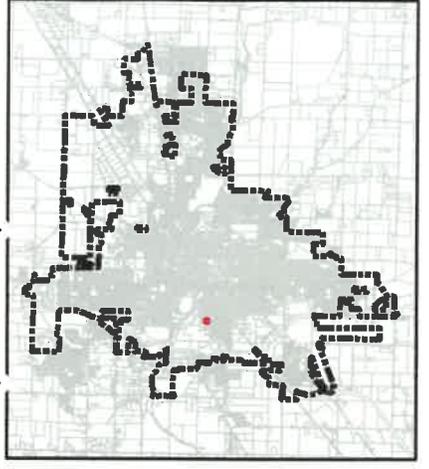
APPLICATION FOR SPECIAL REVIEW
filed by Bruce Baker to operate a Boutique Movie Theater in a Multi-Family building. A garage addition, fencing and possible carports are also proposed.

Legend

-  826 Washington Avenue
-  Parcels
-  Road Centerline



Findlay Locator Map



WASHINGTON STREET

Loft Level Plan

Scale: 1/16" = 1'-0"

PROPOSED APARTMENT ENTRANCE

THEATER ENTRANCE

EXISTING GRAVEL ALLEY

PROPOSED FENCE

PROPOSED GARAGE

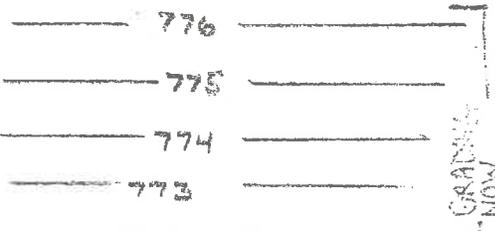
PROPOSED ROOF

REST ROOMS
CONCESSION
TICKETS

RECREATIONAL FACILITY

PROPOSED CAR PORTS

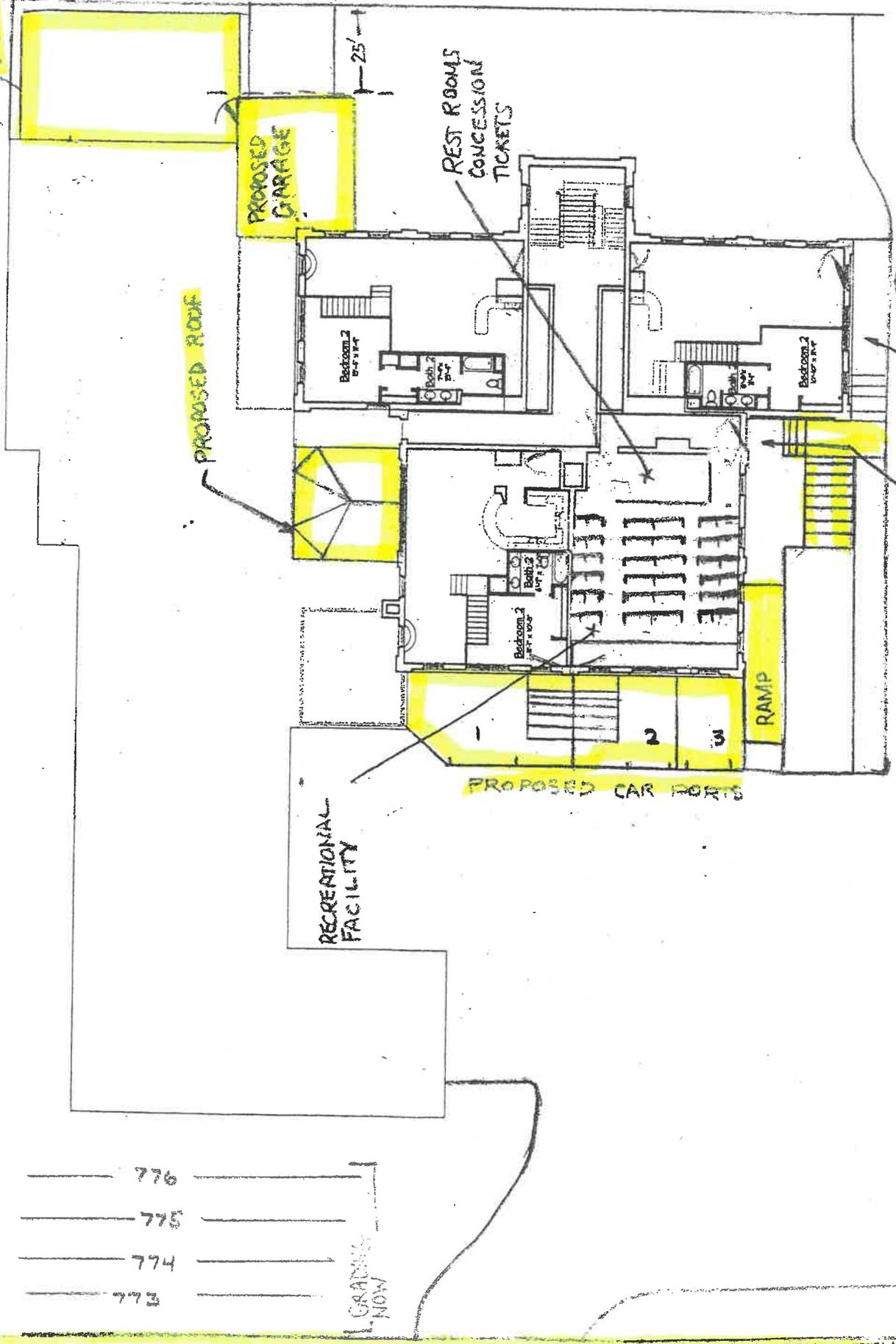
RAMP



ADDED STORM DRAIN

PROPOSED FENCE

ACCESS TO MARSHALL STREET



4. APPLICATION FOR SITE PLAN REVIEW #SP-22-2018 filed by Hancock County ADAMHS Board, 438 Carnahan Avenue, Findlay for a four unit apartment to be located at 2475 Crystal Avenue.

CPC STAFF

General Information

This request is located on the east side of Crystal Avenue. It is zoned M-2 Multiple Family. Land to the north in Marion Township is zoned R-3 Multi-Family. To the east and south is zoned M-2 Multiple-Family High Density in the City of Findlay. 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 of Findlay Land Use Map designates the area as Multi-Family.

Parcel History

The site is vacant. This was once proposed as the location for the second Hanco Ambulance building. Blanchard Valley Health System purchased the land from Hanco in 2015. They applied to change the zoning to Multi-Family in October, 2018 in order to allow ADAMHS to build this facility.

Staff Analysis

The applicant is proposing to construct a 4-unit, 3219 square foot, single story apartment building. The site is small and has odd angles which make it somewhat difficult to develop.

The front and side setbacks of the building meet the code standards. However, the rear yard requirement is 30' and the plans show 13' at the rear of the building. The parking lot setback requirement is 10' and it is shown at only 5' from the right-of-way line.

Required parking is another issue with this site. The plans only show 5 spaces (one of which is handicapped). The current requirement of the code would calculate to 12 spaces for four (4) living units. The tenants may or may not have their own transportation, but if each does, all the spaces will be occupied. To look at the site construction sheet (C2.0) you would assume there could be space to squeeze in a couple more spots. However, on the next sheet (C3.0) the swales are shown and there is no area to spare for more parking.

The applicants have calculated the lot coverage at 43.3%, which is slightly over the 40% maximum allowed. With the surrounding uses and the open areas immediately abutting this parcel from the Crystal Glen development, this slight overage will not be noticeable.

All of the items listed above are going to be considered at the BZA meeting tonight for variances.

The trash area is located on the north end of the parking lot. It is surrounded by vinyl fence which we assume is a solid privacy type. There is landscaping around the enclosure also.

There is no signage proposed for the site. There is no exterior pole lighting proposed either. Elevation drawings show a peak height of 20'-3". The exterior finish will be vinyl siding and brick veneers.

The landscaping plan shows adequate plantings along the front of the drive and parking areas by the street. Trees and shrubs are clustered at the front of the building. No screening is required on

the property lines as all the surrounding uses are the same zoning classification.

Staff Recommendation

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-22-2018 filed by Hancock County ADAMHS for a four unit apartment to be located at 2475 Crystal Avenue subject to the following conditions:

- BZA approval of variances on setbacks, parking spaces and lot coverage

ENGINEERING

Access –

Will be from a new drive coming off of Crystal Ave. The new drive is shown with a 50 ft. curb cut continuing back to a parking lot that is proposing a total of 5 parking stalls.

Sanitary Sewer –

The sanitary sewer lateral is proposed to come out of the south side of the building, and connect to the existing lateral. The City advises the owner/contractor to make sure the existing lateral is in good working shape before making the connection.

Waterline –

The plans are proposing two new waterline taps coming from the west side of the building and tapping on the existing 12-inch waterline with a domestic and fire protection line.

Stormwater Management –

Detention calculations have been submitted with the plans. The plans are proposing a detention pond on the north and south side of the property.

MS4 Requirements –

The amount of erodible material that will be disturbed will be less than one acre so the site will not be required to comply with the City of Findlay’s Erosion & Sediment Control Ordinance.

Recommendations:

- Approval of the Site Plan

Following Permits are Needed Before Construction Can Start:

Waterline Permit (Fire & Domestic) -	2 total
Sanitary Sewer Reconnect-	1 total
Storm Sewer Permit-	1 total
Drive/ Curb Cut Permit (50 LF) -	1 total
Sidewalk Permit (140’x 4’) -	1 total

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-22-2018 filed by Hancock County ADAMHS for a four unit apartment to be located at 2475 Crystal Avenue subject to the following conditions:

- **BZA approval of variances on setbacks, parking spaces and lot coverage**
- **Apply for all necessary permits with Wood County Building Department**

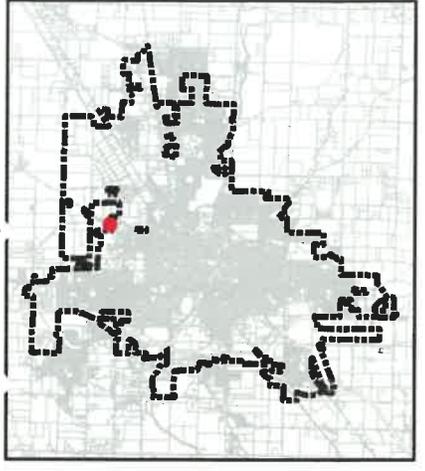
SP-22-2018

APPLICATION FOR
SITE PLAN REVIEW
filed by Hancock County
ADAMHS Board for a four unit
apartment to be located at
2475 Crystal Avenue.

Legend

-  2475 Crystal Avenue
-  Parcels
-  Road Centerline

Findlay Locator Map



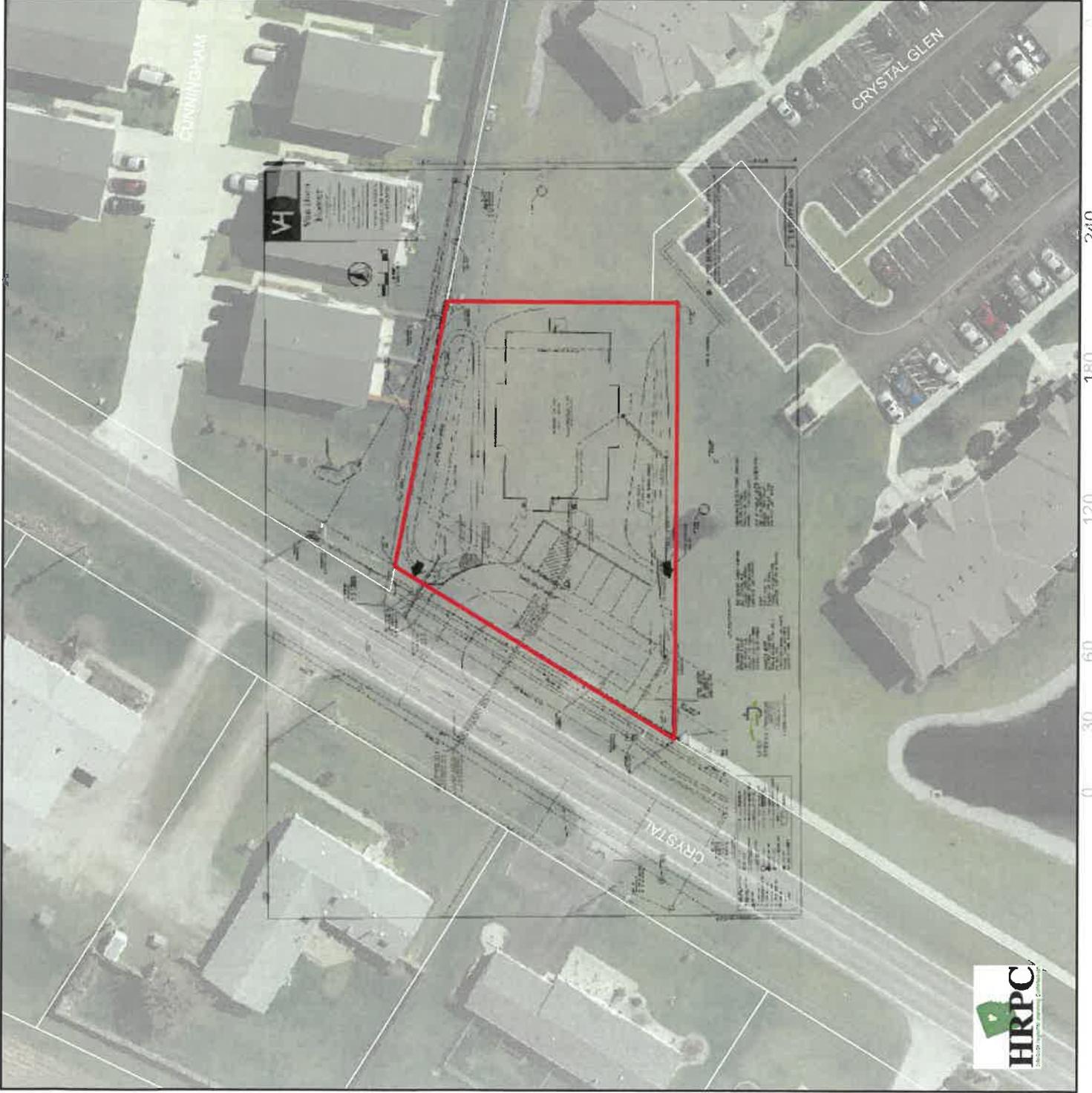
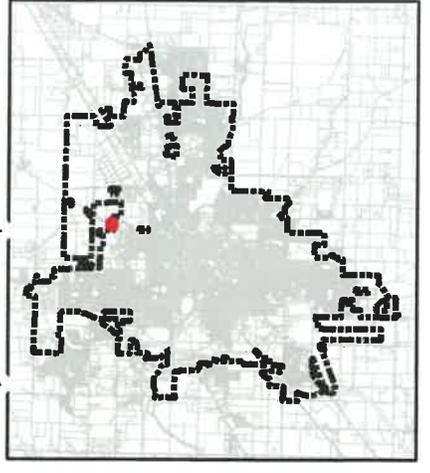
SP-22-2018

APPLICATION FOR
SITE PLAN REVIEW
filed by Hancock County
ADAMHS Board for a four unit
apartment to be located at
2475 Crystal Avenue.

Legend

-  2475 Crystal Avenue
-  Parcels
-  Road Centerline

Findlay Locator Map



PHASE OF DOCUMENTS

<input type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	SCHEMATIC
<input type="checkbox"/>	CONCEPT
<input type="checkbox"/>	CONSTRUCTION
<input type="checkbox"/>	AS BUILT

NOTICE:
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STATE OF OHIO
CONTRACT REGISTERED
11-18-18
18037

CONSTRUCTION NOTES:

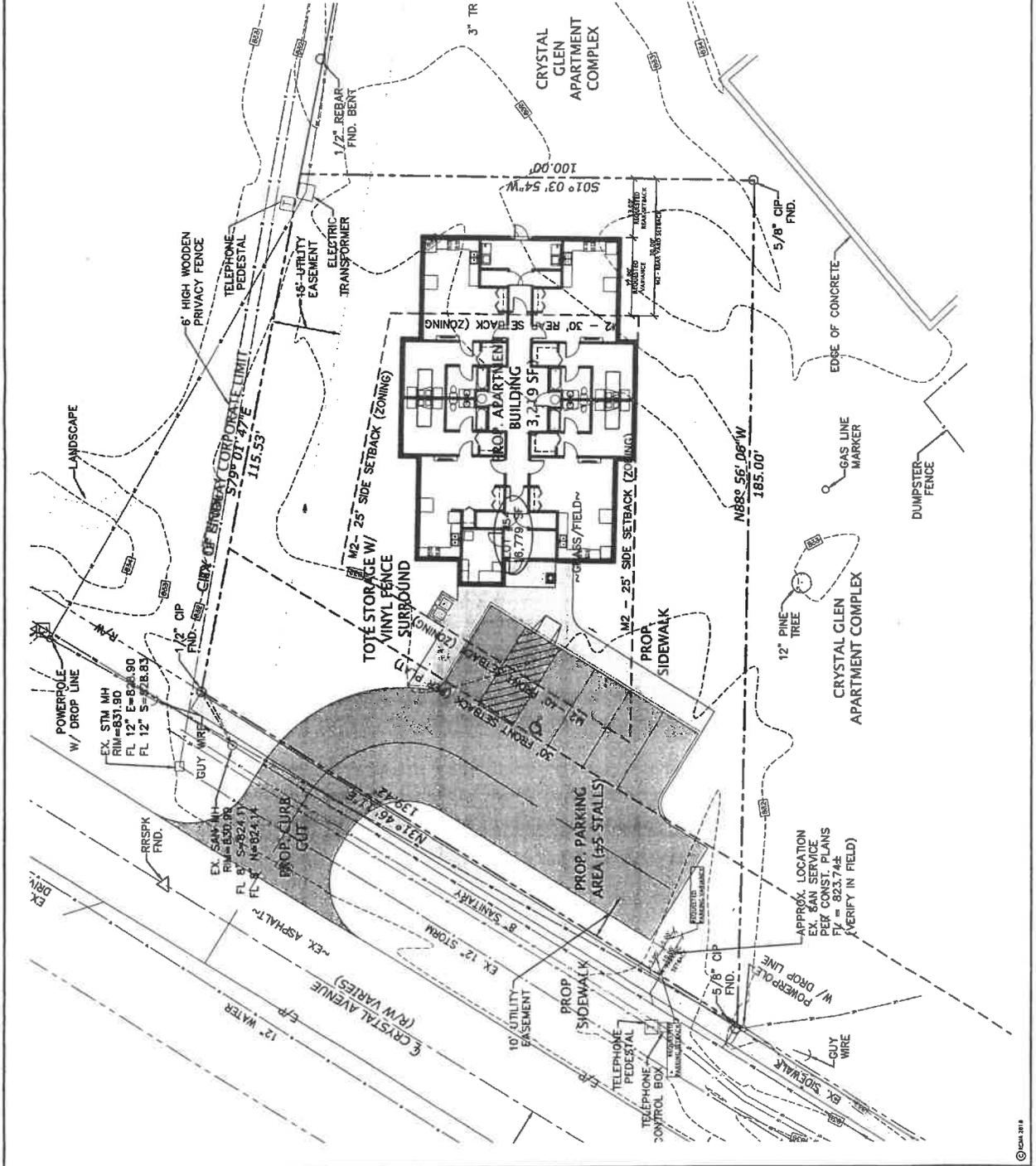
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PARKING CALCULATIONS:

ADAMHS RECOVERY HOUSING FOR PREGNANT WOMEN IS ZONED COMMERCIAL, BUT IS BEING CONSIDERED AS RESIDENTIAL. THEREFORE, THE FOLLOWING CALCULATIONS WILL BE USED TO DETERMINE THE REQUIRED PARKING SPACES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES.

REQUESTED VARIANCES:

1. VARIANCE TO SIDE SETBACK (ZONING) - 25' SIDE SETBACK (ZONING) - 17' VARIANCE
2. VARIANCE TO FRONT SETBACK (ZONING) - 30' FRONT SETBACK (ZONING) - 17' VARIANCE
3. VARIANCE TO REAR SETBACK (ZONING) - 30' REAR SETBACK (ZONING) - 17' VARIANCE
4. VARIANCE TO CORNER SETBACK (ZONING) - 30' CORNER SETBACK (ZONING) - 17' VARIANCE
5. VARIANCE TO LOT COVERAGE - 41% LOT COVERAGE - 17% VARIANCE
6. VARIANCE TO LOT AREA - 10,779 SF - 17% VARIANCE
7. VARIANCE TO NUMBER OF UNITS - 10 UNITS - 17% VARIANCE
8. VARIANCE TO TYPE OF UNITS - 10 UNITS - 17% VARIANCE
9. VARIANCE TO TYPE OF UNITS - 10 UNITS - 17% VARIANCE
10. VARIANCE TO TYPE OF UNITS - 10 UNITS - 17% VARIANCE



Ohio Utilities Protection SERVICE
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Scale: 1" = 10'-0"

SITE CONSTRUCTION PLAN

5. APPLICATION FOR SITE PLAN REVIEW #SP-23-2018 filed by Map Properties of Findlay, LLC, 225 Stanford Pkwy., Findlay for a 7,810 square foot expansion to the industrial building located at 227 Stanford Pkwy.

CPC STAFF

General Information

This request is located on the north side of a private street on the east side of Stanford Parkway. It is zoned I-1 Light Industrial. All surrounding parcels are also zoned I-1. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Industrial.

Parcel History

The site consists of two platted lots. Lot 2 on the west side of the site houses the current structure.

Staff Analysis

The applicant is proposing to construct a 7810 square foot addition to the east of the current building.

The original building was constructed when this property was part of a PUD (Planned Unit Development). The private drive was a part of that PUD and different setbacks were allowed. These PUD's were rendered obsolete in 2012. The Industrial zoning has a clause which permits an existing building line to be followed on additions to a structure. For that reason, the rear line of the proposed building is allowed to continue from the existing structure. The front setback is 50' in the code. The new building is shown to come out to about 27' from the front property line. On the east side, the edge of the building is only 19.78' from that property line instead of the 30' required. As far as we know, the applicant has not applied for any variances with BZA.

From the floor plan submitted, it appears the addition is a warehouse. The plan states that there will not be more than 5 employees on a shift. Parking is based on 1.1 space per employee. Six spaces are thus required and the plan shows six in front of the existing building.

There is no signage proposed or any indication of new lighting.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-23-2018 filed by Map Properties for a 7,810 square foot expansion to the industrial building located at 227 Stanford Pkwy. subject to the following conditions:**

- **Compliance with front and side yard setbacks or obtaining appropriate variances from BZA**

ENGINEERING

Access –

Site has one point of access along a private drive off Stanford Parkway.

Sanitary Sewer –

Will be extended from the existing building.

Waterline –

Will be extended from the existing building.

Stormwater Management –

The plans are proposing on site detention in the form of underground storage. Detention calculations of the underground storage have been provided.

MS4 Requirements –

The amount of erodible material that will be disturbed will be less than one acre so the site will not be required to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations:

- Approval of the Site Plan

Following Permits are needed before Construction Can Start:

-No permits are needed as conditions shown in the plans.

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

RECOMMENDATION

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-23-2018** filed by Map Properties for a 7,810 square foot expansion to the industrial building located at 227 Stanford Pkwy. subject to the following conditions:

- **Compliance with front and side yard setbacks or obtaining appropriate variances from BZA**

SP-23-2018

APPLICATION FOR
SITE PLAN REVIEW
filed by Map Properties of
Findlay, LLC,
for a 7,810 square foot expansion
to the industrial building located
at 227 Stamford Pkwy.

Legend

- 227 Stamford Parkway
- Parcels
- Road Centerline

Findlay Locator Map

