

City of Findlay City Planning Commission

Thursday, January 10, 2019 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. PRELIMINARY PLAT APPLICATION #PP-01-2019 filed by Krystal Ridge, Inc., 655 Fox Run Rd, Findlay for Krystal Ridge 2nd Addition.

CPC STAFF

General Information

This request is for an 11 acre parcel located to the south of Bishop Lane. It is currently zoned M-2 Multi-Family. Land to the west is zoned R-3 single family. To the east is zoned MH – mobile home district and R-3 single family to the south and north. It is not located within the 100-year flood plain.

Parcel History

This site is a vacant parcel.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends that FCPC approve the PRELIMINARY PLAT APPLICATION #PP-01-2019 filed by Krystal Ridge, Inc., 655 Fox Run Rd, Findlay for Krystal Ridge 2nd Addition.

2. APPLICATION FOR SITE PLAN REVIEW #SP-01-2019 filed by Blanchard Station Housing Partners, LLC, 12125 Pleasant Valley Rd, Chillicothe, OH for Blanchard Station Apartments to be located on the west side of Bishop Lane on Lot 73 in the Krystal Ridge 2nd Addition.

CPC STAFF

General Information

This request is for an 11 acre parcel located to the south of Bishop Lane. It is currently zoned M-2 Multi-Family. Land to the west is zoned R-3 single family. To the east is zoned MH – mobile home district and R-3 single family to the south and north. It is not located within the 100-year flood plain.

Staff Analysis

This request is for a multi-family development consisting of 14 buildings with a total of 50 units. The proposed 50 units falls within the permitted density, the M-2 zoning district would permit up to 116 units be constructed on the 11 acre site. All the proposed buildings meet or exceed the required setbacks. The development exceeds the minimum parking requirements, they provide 157 parking spaces and only 150 spaces are required. Staff has calculated the lot coverage to be at 38 percent which is under the maximum lot coverage of 40 percent. The proposed site plan meets all the landscaping standards expect for the foundation planting requirement. They are required to plant 2 shrubs per 12 lineal feet of building circumference.

Staff does have some concern about the overall traffic circulation for the site. There is less concern about this development as a standalone project. However there is a significant amount of undeveloped land and the overall traffic flow could be problematic as the surrounding property is developed in the future.

ENGINEERING

Access –

The plans are proposing two new drives to come off of the extension of Bishop Lane. Each drive is roughly 70 LF in size and will serve as the access points to the Blanchard Station Apartments.

Sanitary Sewer –

The plans show a new sanitary sewer to be ran throughout the apartment complex to serve each of the buildings. The proposed sanitary sewer ties into the sanitary sewer that will be running along the new Bishop Lane extension. The new sanitary is proposed to be 8-inch to 6-inch in size. Consultant will need to verify if the sanitary within the complex is private or public.

Waterline –

The plans are proposing a new waterline to be looped throughout the apartment complex. The proposed waterline will tie onto the waterline that is running along Bishop Lane. Each apartment building will have its own 1.5 inch service line. Consultant will need to verify if the waterline within the complex is private or public.

Storm water Management –

Detention calculations have been submitted with the plans. The plans are proposing two detention ponds to accommodate the storm water for the subject area. The first pond (N) is a proposed wet pond that will detain the storm water for the apartments, and the second pond (SW) will received the metered flow from the apartment's pond, along with flow from the 11 acres surrounding the Krystal Ridge subdivision.

MS4 Requirements –

The amount of erodible material that will be disturbed will be more than one acre so the site is will 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 Taps -	2 total
Waterline Service Connections-	14 total
Sanitary Sewer Taps-	4 total
Storm Sewer Permit-	3 total
Drive/ Curb Cut Permit (70 LF & 75LF) -	2 total

FIRE PREVENTION

- Maintain sufficient turn radius for fire apparatus throughout the development.
- The dead end of the proposed Bishop Ln. extension shall accommodate the largest FFD apparatus when backing from the most southern drive entrance of the development.
- The number of proposed fire hydrants are sufficient but will realign as discussed with Dan Stone.

RECOMMENDATION

Staff recommends approval of the **APPLICATION FOR SITE PLAN REVIEW #SP-01-2019** filed by **Blanchard Station Housing Partners, LLC, 12125 Pleasant Valley Rd, Chillicothe, OH** for **Blanchard Station Apartments to be located on the west side of Bishop Lane on Lot 73 in the Krystal Ridge 2nd Addition.**