

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT November 14, 2019

CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman
Service Director, Brian Thomas, P.E., P.S.
Jackie Schroeder
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
Erik Adkins, Flood Plain/Zoning Supervisor

City of Findlay City Planning Commission

Thursday, November 14, 2019 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. **PETITION FOR ZONING AMENDMENT #ZA-09-2019 filed to rezone 2321 N Main Street, Findlay from C-2 General Commercial to R-3 Single Family High Density.**

CPC STAFF

General Information

This request is located on the southeast corner of N. Main Street and Ely Avenue. It is zoned C-2 General Commercial. Land to the north is zoned C-1 Neighborhood Commercial. Land to the east and south is C-2 General Commercial and to the west is zoned R-2 Single Family Medium Density. 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 previously the site of Crossways Ministries/Sunshine Day Care Center.

Staff Analysis

The applicant has recently split the church building from a business in the rear. He plans to convert the old church building into a single family home.

CPC Staff has no issue with the request.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-09-2019 filed to rezone 2321 N Main Street, Findlay from C-2 General Commercial to R-3 Single 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-09-2019 filed to rezone 2321 N Main Street, Findlay from C-2 General Commercial to R-3 Single Family High Density.**

ZA-09-2019

PETITION FOR ZONING
AMENDMENT
filed by Ralph Vandervlucht
to rezone 2321 N Main St. from
C2 general commercial to R3 single
family high density.

Legend

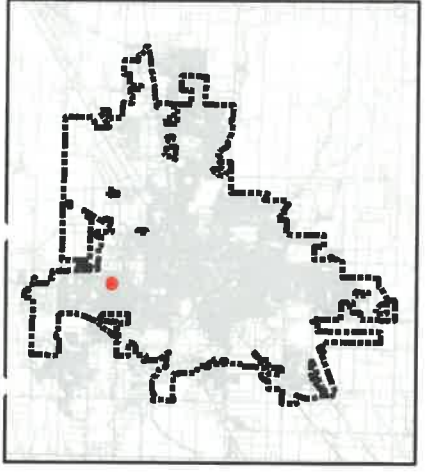


ZA-09-2019

Parcels

Road Centerline

Findlay Locator Map



ZA-09-2019

PETITION FOR ZONING AMENDMENT
filed by Ralph Vandervlucht
to rezone 2321 N Main St. from
C2 general commercial to R3 single
family high density.

Legend



ZA-09-2019

Parcels

Road Centerline

ZONING



C1



C2



R2



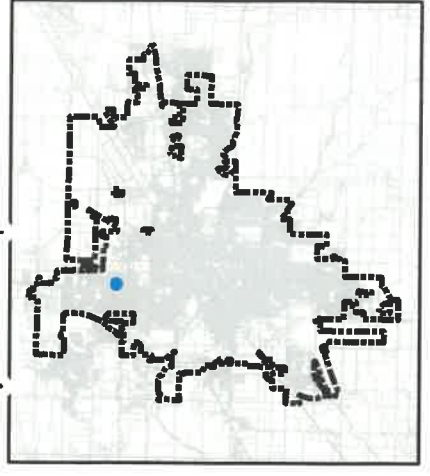
R3



R4



Findlay Locator Map



2. APPLICATION FOR SITE PLAN REVIEW #SP-24-2019 filed by Rusk OP Findlay, 2930 Centennial Rd, Toledo , OH for a 28 space parking lot for EverDry Waterproofing, 1760 Romick Parkway.

CPC STAFF

General Information

This site is located on the east side of W. Romick Pkwy on Lot 26 in the Deer Meadows Subdivision. It is zoned I-1 Light Industrial and surrounding parcels on the west, east and south sides are also zoned I-1. The parcel to the north is zoned C-2 General Commercial. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as General Commercial.

Parcel History

This is a vacant lot.

Staff Analysis

The applicant is proposing to construct a 28 space parking lot. The lot will be accessed from a new cut onto W. Romick Pkwy.

The applicant is in the process of dividing off the south 100' of Lots 26 and 25 and will add that to Lot 27 which is the site of their business, Every Dry Waterproofing. An increase in number of employees has triggered the need for more parking.

Because this is a dead parking layout, the code requires a turnaround at the end of the lot. An empty stub 10' deep with a 5' radius off the last parking spot is required. One of the last parking spaces is to be striped out for no parking. In this instance, the applicant will lose one parking space unless they wish to add on to the east side and end up with 29.

Staff Recommendation

CPC Staff recommends approval to of APPLICATION FOR SITE PLAN REVIEW #SP-24-2019 for a 28 space parking lot for EverDry Waterproofing, 1760 Romick Parkway subject to the following conditions:

- **The proper turn around area is added to the east end of the lot**

ENGINEERING

Access –

Will be from the existing drive.

Sanitary Sewer –

Plans show no proposed sanitary sewer.

Waterline –

Plans show no proposed water service or waterline work.

Stormwater Management –

The proposed site plan will be utilizing the regional detention pond for the area.

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

Permits Needed Before Construction

- Storm Sewer Tap- 1 EA
- Drive Permit (54 LF)- 1 EA

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-24-2019 for a 28 space parking lot for EverDry Waterproofing, 1760 Romick Parkway subject to the following conditions:**

- **The proper turn around area is added to the east end of the lot**
- **Apply for all necessary permits with Wood County Building Department.**

SP-24-2019

APPLICATION FOR SITE PLAN REVIEW

filed by Rusk OP Findlay for a 28
space parking lot for EverDry
Waterproofing, 1760 Romick Pkwy.

Legend

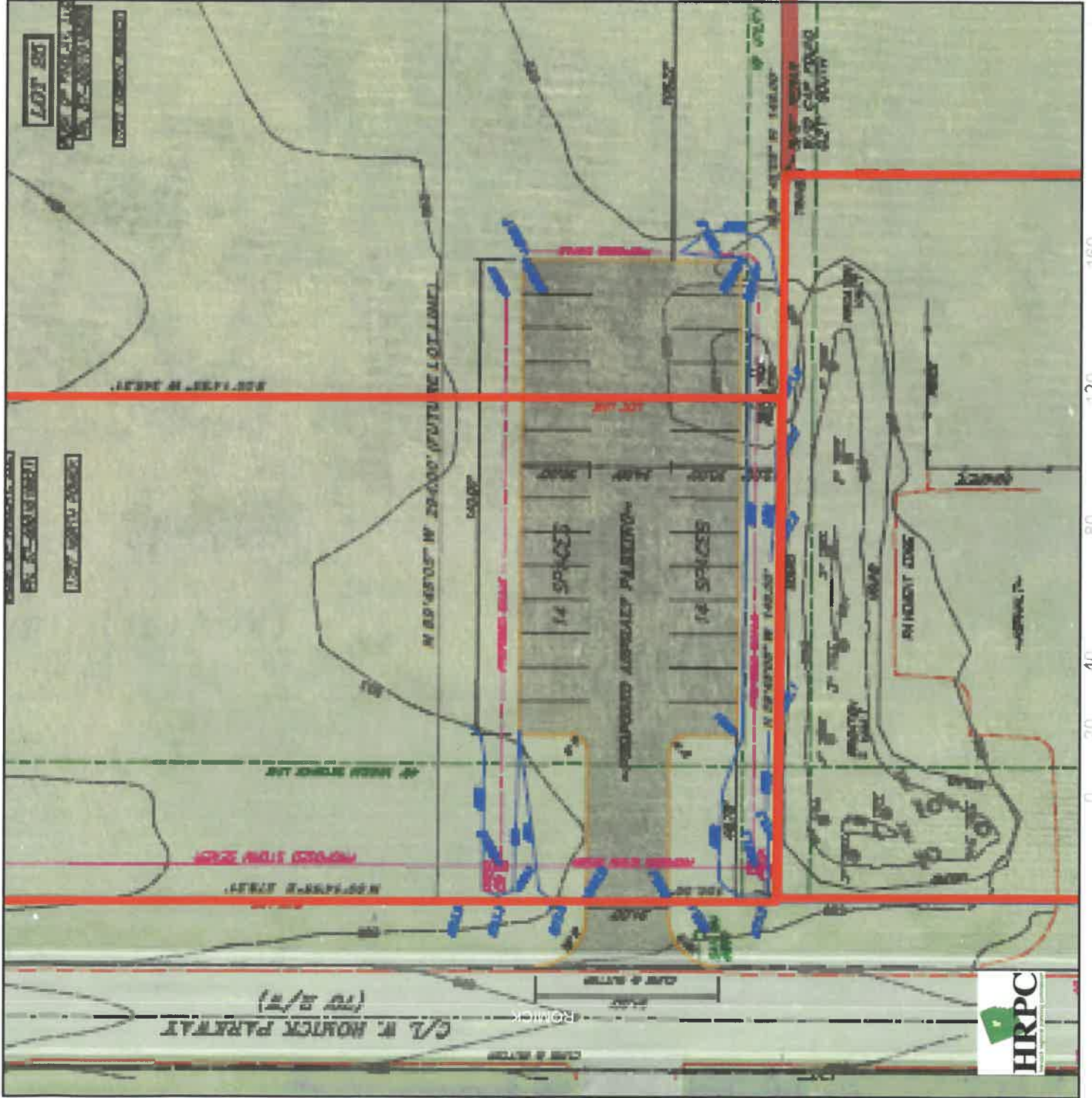
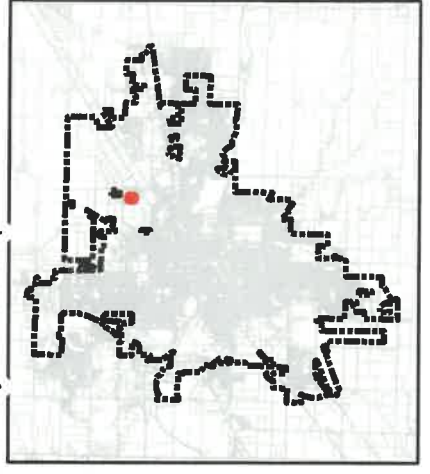


SP-24-2019

Parcels

Road Centerline

Findlay Locator Map



SP-24-2019

APPLICATION FOR SITE
PLAN REVIEW
filed by Rusk OP Findlay for a 28
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SP-24-2019

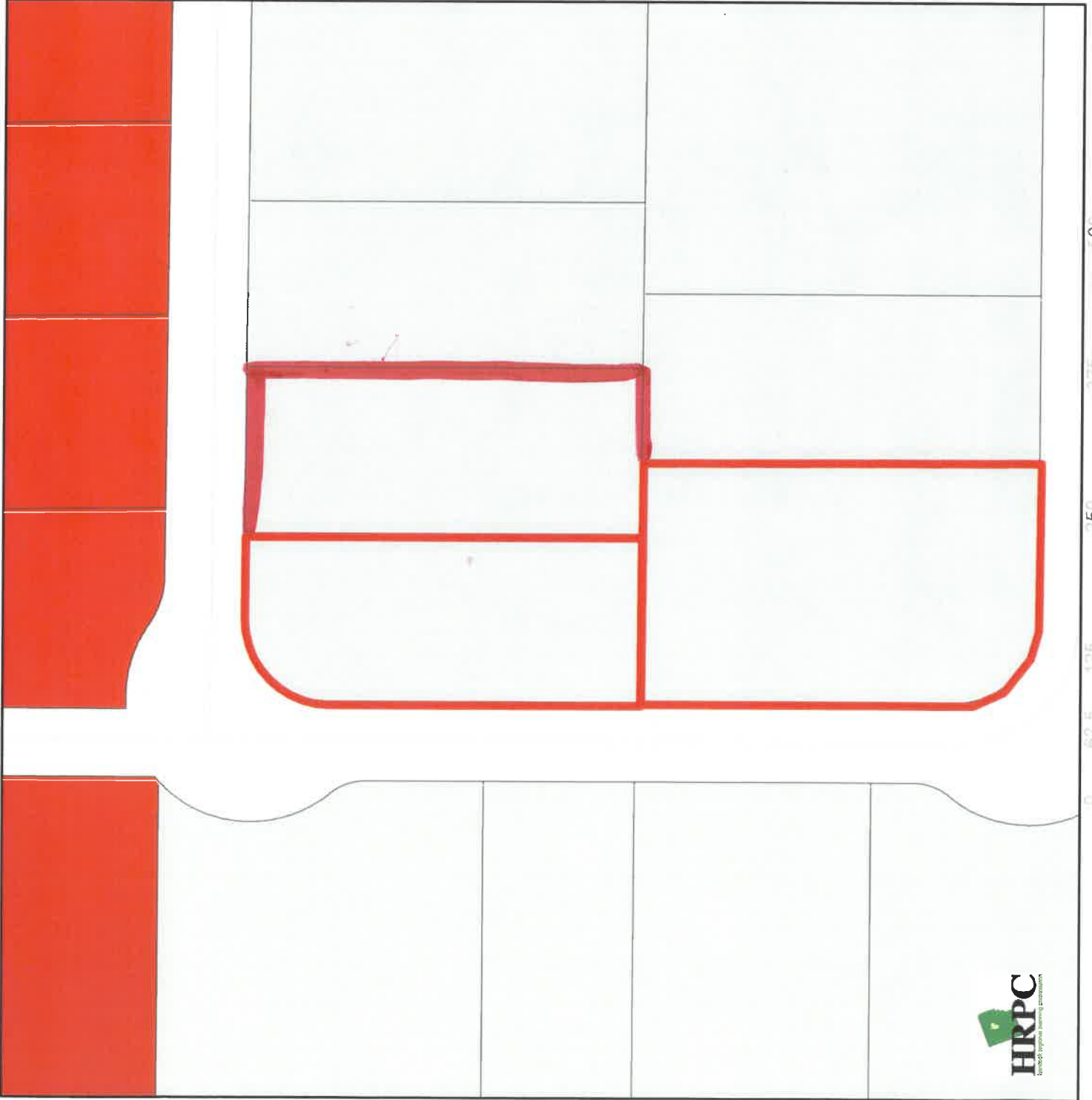
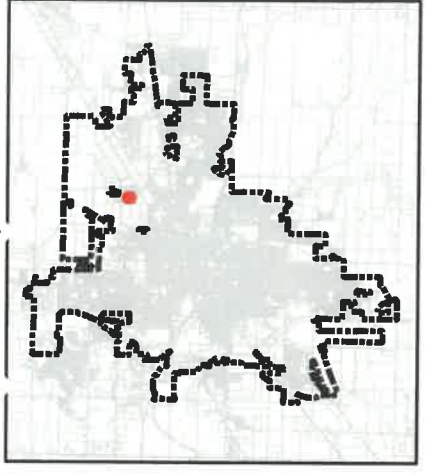
Parcels

Road Centerline

C2

I1

Findlay Locator Map



3. APPLICATION FOR SITE PLAN REVIEW #SP-25-2019 filed by 50 North, 339 E Melrose Avenue, Findlay for building additions to the east and west sides, parking lot areas and additional site improvements.

CPC STAFF

General Information

This request is located on the southwest corner of N. Blanchard Street and E. Melrose Avenue. It is zoned O-1 Institutions and Offices. Parcels to the north and south are zoned M-2 Multiple Family High Density. To the east is zoned R-2 Single Family Medium Density and to the west is the Railroad tracks and R-1 Single Family Low Density. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as Civic.

Parcel History

The site is the current location of 50 North.

Staff Analysis

The applicant is proposing to construct new additions on the east and west sides of the building. The west addition will have a new art studio, offices and expanded dining facility. The east addition will expand the fitness center facilities and include a new indoor track.

All setbacks are well within the minimum requirements. There is no new free standing signage indicated.

The applicant is proposing to widen the existing curb cuts to allow for one lane of ingress and two for egress. This will allow for a left turn out lane.

The elevation drawings show a matching brick veneer on the new additions. The highest roof ridge of the building appears to be at 27'. The site will be heavily landscaped with foundation plantings and new perimeter landscaping around the parking areas. Landscape islands will also be added in the parking lots.

The photometric plan indicates that there are some areas particularly in the southeast corner of the lot where the readings exceed the .5 maximum threshold noted in the code. The pole details show the heights at the 25' maximum limit.

Details provided for the dumpster and recycling enclosures show that the walls will be 6' in height and constructed of vinyl fencing. Both are 3-sided structures without gates. The architect for 50 North stated that the trash truck drivers do not want gates and sometimes break them off. The recycling area is meant as a service to the community and therefore needs to be accessible for the public at all times.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-25-2019 for building additions to the east and west sides, parking lot areas and additional site improvements for 50 North, 338 E Melrose Avenue subject to the following conditions:**

- **Correction of the lighting to bring into compliance with the code. Will need to provide explanation of what was done in order to correct this.**

ENGINEERING

Access –

Will be from the existing drives, one off of E. Melrose and one off of Blanchard Street

Sanitary Sewer –

Plans proposing two new laterals to be tied into the private sanitary sewer that runs on the property.

Waterline –

Plans show no proposed water service or waterline work.

Stormwater Management –

Due to the proposed site layout creating new landscape areas in the parking lot and along the building, the post development reduces the runoff coefficient for the site. Since the development reduces runoff from the site, storm water detention is not required.

MS4 Requirements –

The amount of erodible material that will be disturbed will be more than one acre so the site will be required to comply with the City of Findlay's Erosion & Sediment Control Ordinance. A SWPPP plan was submitted as part of the proposed plans.

Recommendations:

- Approval of the Site Plan

Permits Needed Before Construction

- Sidewalk Permit (55 LF & 50 LF)- 1 EA for (105 LF)
- Curb Cut/ Drive Permit (76 LF & 75 LF)- 2 EA

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Inspection.

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-25-2019 for building additions to the east and west sides, parking lot areas and additional site improvements for 50 North, 338 E Melrose Avenue subject to the following conditions:**

- **Correction of the lighting to bring into compliance with the code. Will need to provide explanation of what was done in order to correct this.**

SP-25-2019

APPLICATION FOR SITE
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Ave., for building additions to the
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Legend

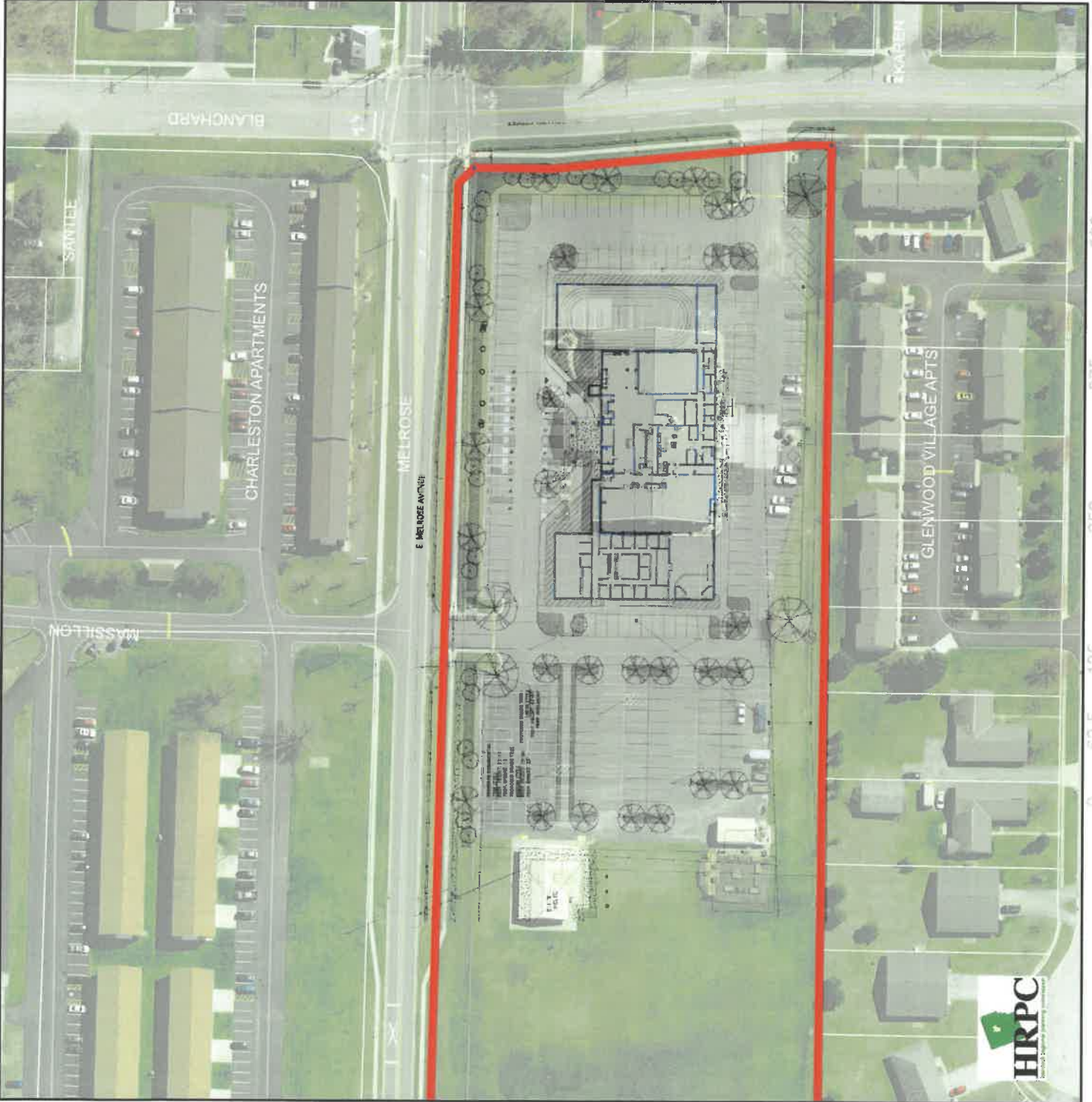
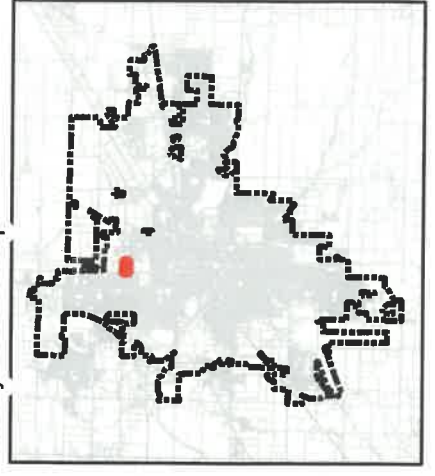


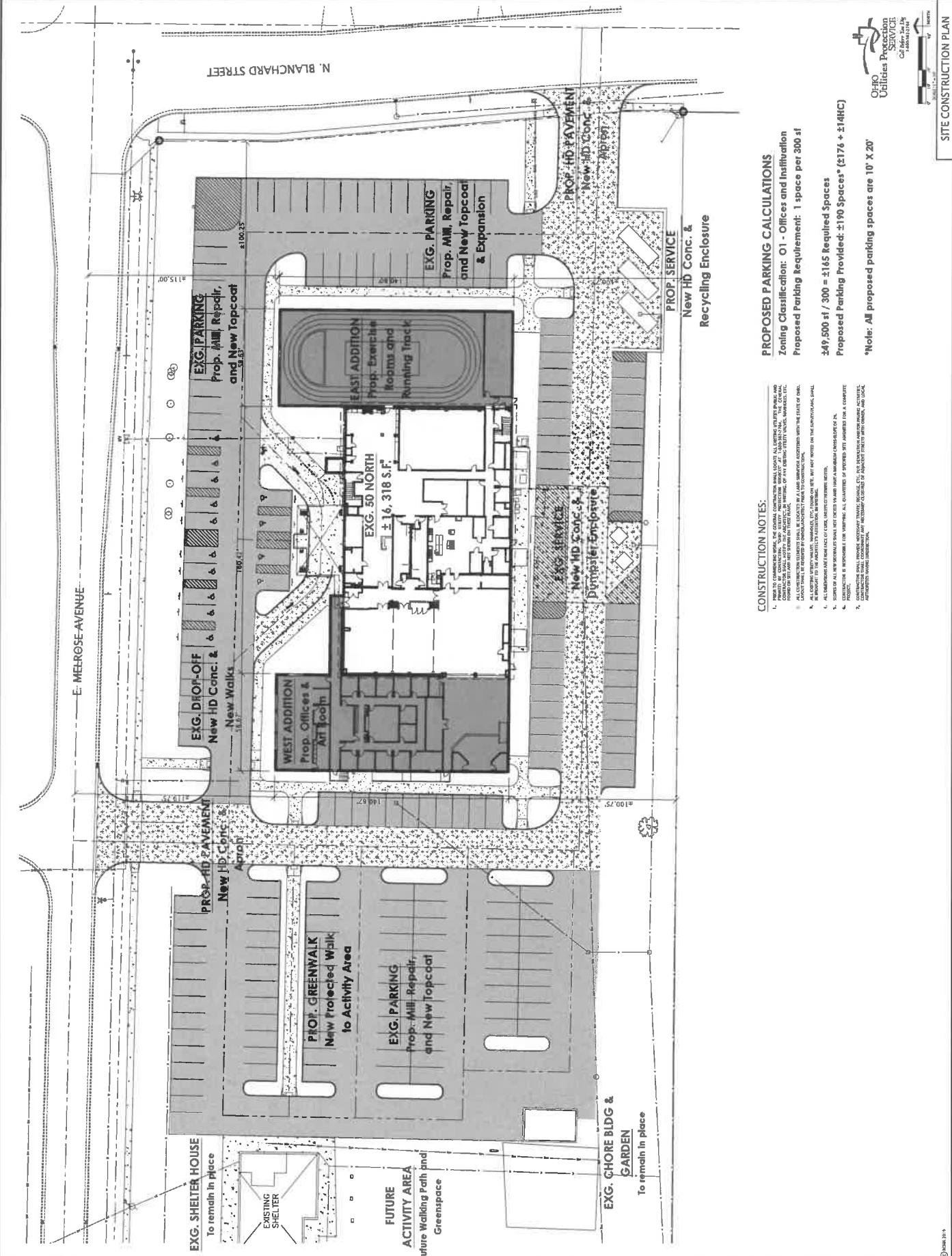
SP-25-2019

Parcels

Road Centerline

Findlay Locator Map





PROPOSED PARKING CALCULATIONS
 Zoning Classification: O1 - Offices and Institution
 Proposed Parking Requirement: 1 space per 300 sf
 349,500 sf / 300 = ±149.5 Required Spaces
 Proposed Parking Provided: ±190 Spaces* (±176 + ±14MC)
 *Note: All proposed parking spaces are 10' X 20'

- CONSTRUCTION NOTES:**
1. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BEFORE ANY EXCAVATION OR CONSTRUCTION. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY EXCAVATION OR CONSTRUCTION.
 2. ALL EXCAVATION SHALL BE PROTECTED WITH CURBS AND SAFETY BARRIERS. ALL EXCAVATION SHALL BE BACKFILLED WITH COMPACTED GRANULAR FILL TO ORIGINAL FINISH GRADE.
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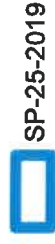


SP-25-2019

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filed by 50 North, 339 E Melrose
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Legend



SP-25-2019

Parcels

Road Centerline



C2



CD



M2



O1



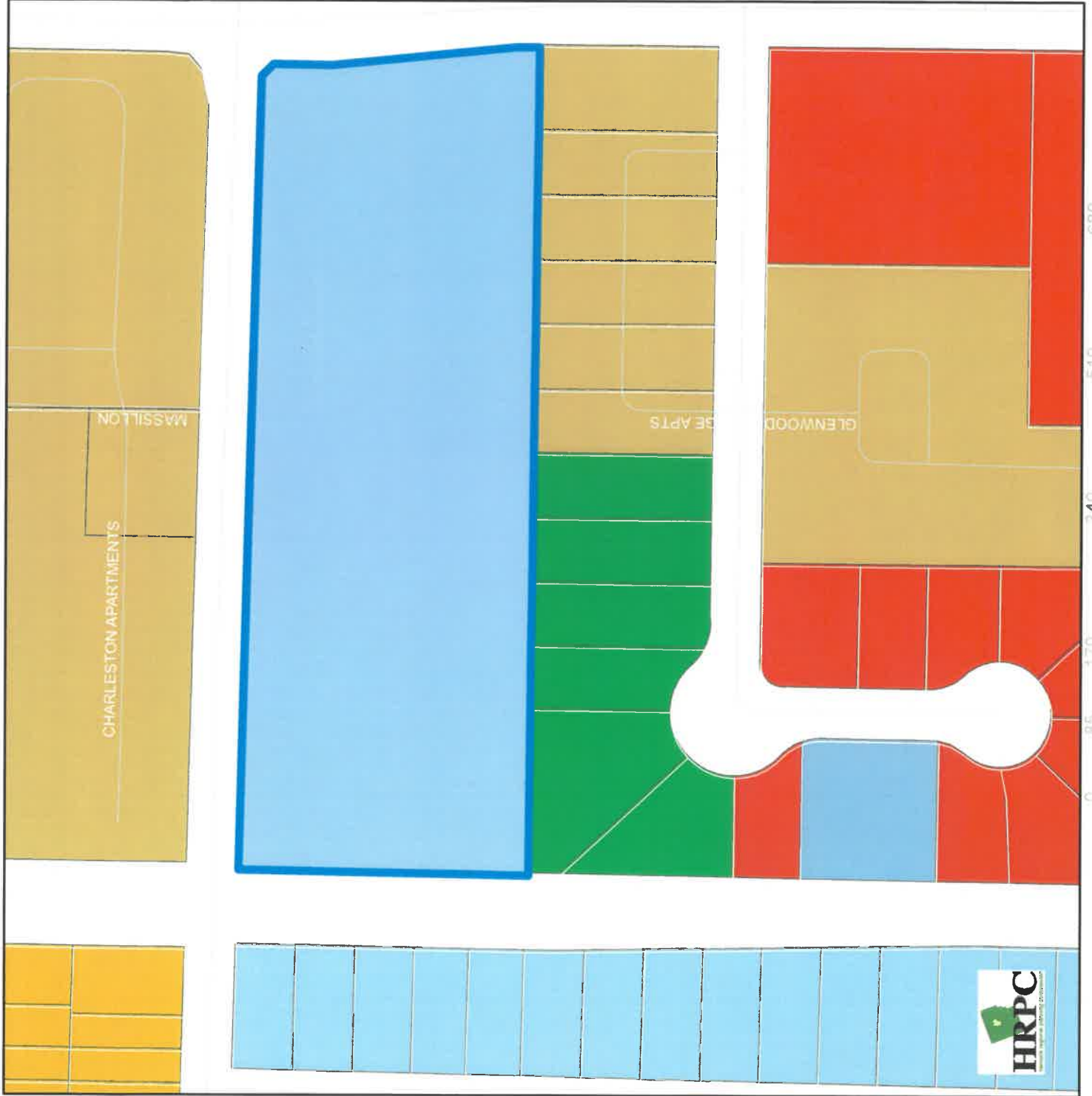
R1



R3



R4



Findlay Locator Map

