

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT February 13, 2020

### **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  
Kevin Shenise, Fire Inspector  
Jeremy Kalb, Engineering Project Manager  
Don Rasmussen, Law Director  
Erik Adkins, Flood Plain/Zoning Supervisor

# City of Findlay City Planning Commission

Thursday, February 13, 2020 – 9:00 a.m.

## COMMENTS

### NEW ITEMS

**1. RIGHT-OF-WAY DEDICATION PLAT #FP-01-2020 filed by ODOT District 1, 1885 N McCullough Street, Lima, OH for an extension of Lake Cascades Parkway north of Lima Avenue.**

### CPC STAFF

#### **General Information**

This is located on the north side of Lima Avenue just east of the US 68/15 interchange. The area is zoned I-2 General Industrial. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as PMUD Planned Mixed Use Development.

#### **Parcel History**

None.

#### **Staff Analysis**

The businesses in this area were served by a private service road through the years. With the recent highway construction it was decided to create a public street.

The roadway is already installed and this plat is being filed to dedicate the right-of-way to make it an official public street.

The street name needs to be added to the drawing.

#### **Staff Recommendation**

CPC Staff recommends that FCPC recommend approval to Findlay City Council of **RIGHT-OF-WAY DEDICATION PLAT #FP-01-2020 for an extension of Lake Cascades Parkway north of Lima Avenue subject to:**

- **Addition of the street name on the actual right-of-way drawing**

### ENGINEERING

No Comment

### FIRE PREVENTION

No comment.

**RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council of **RIGHT-OF-WAY DEDICATION PLAT #FP-01-2020** for an extension of Lake Cascades Parkway north of Lima Avenue subject to:

- **Addition of the street name on the actual right-of-way drawing**

# FP-01-2020

**RIGHT-OF-WAY  
DEDICATION PLAT**  
filed by ODOT District 1,  
1885 N McCullough Street,  
Lima, OH for an extension of  
Lake Cascades Parkway  
north of Lima Avenue.

## Legend

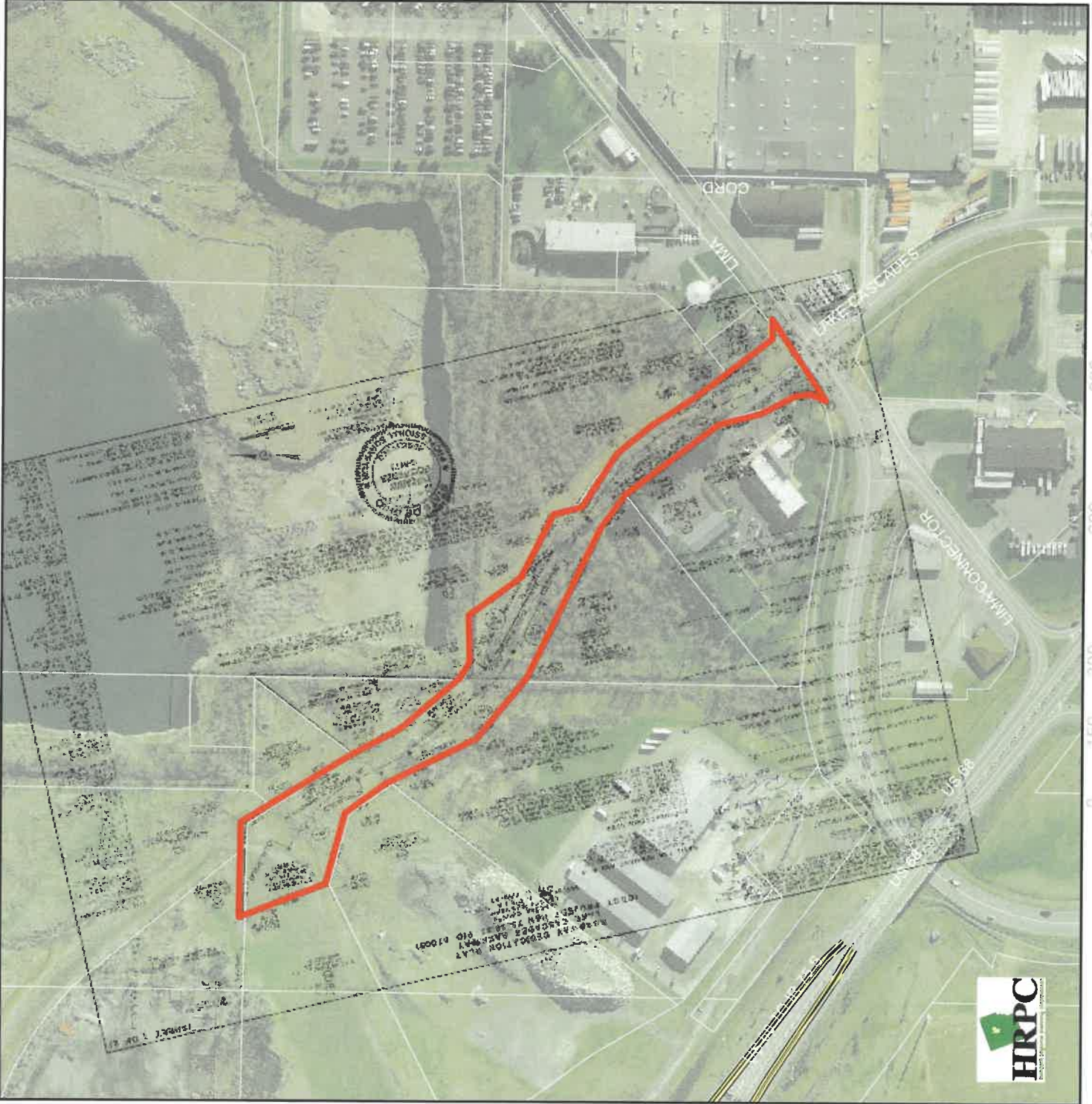
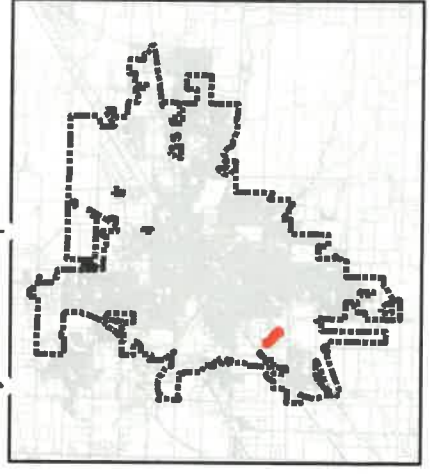


FP-01-2020

Parcels

Road Centerline

Findlay Locator Map





**2. ZONING AMENDMENT #ZA-01-2020**

**An amendment to the R-1 Single Family Low Density, R-2 single Family Medium Density, R-3 High Density and R-4 Duplex/Triplex zoning districts in the City of Findlay Zoning Ordinance. The proposed amendment allows infill development to match the front building setbacks of the neighboring existing properties.**

**An amendment to the R-3 Single Family High Density district in the City of Findlay Zoning Ordinance. The proposed amendment will make duplexes and triplexes a Conditional Use in the R-3 district.**

**See Attached pages for language\***

**3. ZONING MAP AMENDMENT #ZA-02-2020**

**A request to repeal the existing City of Findlay Zoning Map and replace it with an updated version.**

## **R-1: Large Lot Residential**

### **1121.05 REQUIRED BUILDING SETBACKS.**

#### **A. FRONT YARD SETBACK. Thirty feet (30')**

##### **1. Infill Development and Additions**

- a. Where one or more lots are improved, the front yard setback shall be the average depth of the front yard setbacks on either side of the infill lot.
- b. Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots.

#### **B. SIDE YARD SETBACK. Five feet (5')**

#### **C. REAR YARD SETBACK. Thirty feet (30')**

#### **D. STREET SIDE YARD SETBACK. Fifteen feet (15')**

#### ~~**E. AVERAGE FRONT YARD SETBACK.**~~

~~—i. Where one or more lots are improved, the front depth shall equal the average depth of the front yards of the lots on either side or thirty feet (30'), whichever is the lesser. In no case shall a front yard be less than twenty feet (20').~~

~~—ii. Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots or thirty feet (30'), whichever is less. In no case shall a corner lot have front yards less than twenty feet (20').~~

## **R-2 Medium Lot Residential**

### **1122.05 REQUIRED BUILDING SETBACKS.**

#### **A. FRONT YARD SETBACK: Twenty-five feet (25')**

##### **1. Infill Development and Additions**

- a. Where one or more lots are improved, the front yard setback shall be the average depth of the front yard setbacks on either side of the infill lot.
- b. Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots.

#### **B. SIDE YARD SETBACK: Five feet (5')**

#### **C. REAR YARD SETBACK: Thirty feet (30')**

#### **D. STREET SIDE YARD SETBACK: Fifteen feet (15')**

#### ~~**E. AVERAGE FRONT YARD SETBACK.**~~

~~—1. Where one or more lots are improved, the front depth shall equal the average depth of the front yards of the lots on either side or twenty five feet (25'), whichever is the lesser. In no case shall a front yard be less than fifteen feet (15').~~

~~—2. Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots or twenty five feet (25'), whichever is less. In no case shall a corner lot have front yards less than fifteen feet (15').~~

## **R-3 Small Lot Residential**

### **1123.05 REQUIRED BUILDING SETBACKS.**

#### **A. FRONT YARD SETBACK. Ten feet (10')**

##### **1. Infill Development and Additions**

- a. Where one or more lots are improved, the front yard setback shall be the average depth of the front yard setbacks on either side of the infill lot.
- b. Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots.

#### **B. SIDE YARD SETBACK. Three feet (3')**

#### **C. STREET SIDE YARD SETBACK. Ten feet (10')**

#### **D. REAR YARD SETBACK. Fifteen percent (15%) of the lot depth or thirty feet (30'), whichever is less**

#### ~~**E. AVERAGE FRONT YARD SETBACK.**~~

~~1. Where one or more lots are improved, the front depth shall equal the average depth of the front yards of the lots on either side or ten feet (10'), whichever is the lesser. In no case shall a front yard be less than five feet (5').~~

~~2. Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots or ten feet (10'), whichever is less. In no case shall a corner lot have front yards less than five feet (5').~~

## **R-4 Duplex/Triplex**

### **1124.05 REQUIRED BUILDING SETBACKS.**

#### **A. INFILL DEVELOPMENT AND ADDITIONS**

##### **1. FRONT YARD SETBACK. ~~Ten feet (10')~~**

- a. Where one or more lots are improved, the front yard setback shall be the average depth of the front yard setbacks on either side of the infill lot.
- b. Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots.

##### **2. SIDE YARD SETBACK. Three feet (3')**

##### **3. STREET SIDE YARD SETBACK. Ten feet (10')**

##### **4. REAR YARD SETBACK. Thirty feet (30')**

#### ~~**5. AVERAGE FRONT YARD SETBACK.**~~

~~i. Where one or more lots are improved, the front depth shall equal the average depth of the front yards of the lots on either side or ten feet (10'), whichever is the lesser. In no case shall a front yard be less than five feet (5').~~

~~ii. Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots or ten feet (10'), whichever is less. In no case shall a corner lot have front yards less than five feet (5').~~

#### **B. NEW CONSTRUCTION.**

##### **1. FRONT YARD SETBACK. Twenty-five feet (25')**

##### **2. SIDE YARD SETBACK. Five feet (5')**

##### **3. REAR YARD SETBACK. Thirty feet (30')**

##### **4. AVERAGE FRONT YARD SETBACK.**

~~Where one or more lots are improved, the front depth shall equal the average depth of the front yards of the lots on either side or twenty five feet (25'), whichever is the lesser. In no case shall a front yard be less than fifteen feet (15').~~



**R-3 Small Lot Residential**

**1123.03 CONDITIONAL USE REQUIRING PLANNING COMMISSION APPROVAL.**

- A. CEMETERIES.
- B. GOVERNMENT USES.
- C. HOME OCCUPATIONS.
- D. NON-COMMERCIAL RECREATIONAL FACILITIES.
- E. PLACES OF WORSHIP.
- F. PUBLIC/PRIVATE GOLF COURSES.
- G. PUBLIC SWIMMING POOLS.
- H. RESTRICTED COMMERCIAL RECREATIONAL FACILITIES.
- I. SCHOOLS - PUBLIC/PRIVATE KINDERGARTEN TO 12.
- J. FUNERAL SERVICES.
- K. GROUP HOMES.
- L. BED & BREAKFASTS.
- M. PARKING LOTS.
- N. EMERGENCY SERVICES.
- O. COMMUNITY CENTER.
- P. BORROW PITS.
- Q. Duplex/Triplex