

City of Findlay City Planning Commission

Thursday, January 9, 2020 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-01-2020 filed by Habitat for Humanity, 1200 Commerce Parkway, Findlay to vacate a portion of N. Blanchard Street right-of-way formerly known as Lots 2509-2511 of the Strothers Addition to the City of Findlay.

CPC STAFF

General Information

This property is located on the southwest corner of the bend on N. Blanchard Street. It is not zoned as it is considered part of the street right-way. 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

The land is a vacant grass parcel that abutted a former mobile home site. A Special Review was before CPC in May 2016 proposing to vacate this section of right-of-way.

Staff Analysis

As stated previously, Habitat submitted a Special Review request in 2016 prior to acquiring the mobile home park to see if the City would be amenable to vacating this area. The Commission was in favor of the vacation with a stipulation that the City would not want driveways onto N. Blanchard Street. An alley at the rear of the properties would provide means of access.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-01-2020 to vacate a portion of N. Blanchard Street right-of-way formerly known as Lots 2509-2511 of the Strothers Addition to the City of Findlay.**

ENGINEERING

This application is for a partial vacation of right of way along North Blanchard Street with no public utilities in the location of the proposed vacation area. This recommendation of approval does not approve the location, size, etc. of any proposed future buildings. Any future proposed building will need to provide some information regarding sight distances around the curve in correlation with any future building or structure. We would also like to add some comments regarding future structures so that the applicant can be made aware of them now.

Access- All access for futures structures will need to come off the alley that is located at the rear

of the lots. No driveways will be allowed to access North Blanchard Street.

Sidewalks- There are no existing sidewalks located on this side of North Blanchard Street, if future structures are added to the lots sidewalks will need to be constructed as part of any future building project.

FIRE PREVENTION

No comment.

RECOMMENDATION

Staff recommends **that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-01-2020 to vacate a portion of N. Blanchard Street right-of-way formerly known as Lots 2509-2511 of the Strothers Addition to the City of Findlay.**