

City of Findlay City Planning Commission

Thursday, March 12, 2020 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-03-2020 filed by BFB Properties LLC to rezone 229 Howard Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex.

CPC STAFF

General Information

This request is located at the southeast corner of Howard Street and Franklin Avenue. The lot is zoned R-2 Single Family Medium Density. Property to the south is also zoned R-2, to the east and north is zoned O-1 Institutions and Offices and to the west is zoned R-3 Single Family High Density. The entire area is also within the University Overlay. 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

None

Staff Analysis

The applicant has demolished the existing house and wishes to construct a new duplex at the location.

The neighborhood is a mix of University properties, single family homes, and duplexes. This property is also in the University Overlay district. That district has the potential to become university related uses at some point. There were two properties on the west side of Franklin Avenue that were rezoned to R-4 in 2018. One is a vacant lot that the owner stated he would like to build on and one was a former duplex that had gone to single family and the owner wanted to convert back to a duplex.

The zoning map update is proposing the R-4 zoning for this property. The applicant would like to move forward in this construction season rather than wait for the adoption of the new map. He is planning on beginning construction with full knowledge that if this rezoning does not get approved, he will only be allowed to have a single family residence. Mr. Brogan has torn down other dilapidated dwellings in the university neighborhood and replaced with new duplex units over the last couple of years.

Staff Recommendation

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

PETITION FOR ZONING AMENDMENT #ZA-03-2020 filed by BFB Properties LLC to rezone 229 Howard Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex.

ENGINEERING

No comment.

FIRE PREVENTION

No comment.

RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-03-2020 filed by BFB Properties LLC to rezone 229 Howard Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

2. APPLICATION FOR SITE PLAN REVIEW #SP-02-2020 filed by Hancock County Agricultural Society, 1017 E Sandusky Street, Findlay for a proposed stone parking area.

CPC STAFF

General Information

This request is located on the south side of E Sandusky Street. It is currently zoned P-O Park and Open Space. Parcels to the south, east and west are zoned R-2 Single Family Medium Density. To the north is zoned R-1 Single Family Low Density. It is located within the 100-year flood plain. The City Land Use Plan designates the site as PRD Planned Residential Development.

Parcel History

The most recent review for the Fairgrounds property was for a Junior Fair building which CPC approved in August, 2019.

Staff Analysis

The applicant is proposing to add stone to a portion of a grass parking lot at the north end of the Fairgrounds property. There is currently stone parking to the west of the proposed area.

Parking lots are normally required to be paved in every zoning district except as storage area in Industrial zoning. There is a clause in the Zoning Ordinance (1161.11.1 D) that allows Planning Commission to permit the expansion of an existing gravel, rock or stone parking area after their review and subject to any conditions they may require.

The applicant's engineer has stated that the stone will still permit some of the water to infiltrate into the ground rather than the runoff from pavement. The plans indicate some existing perforated underdrains in the lot.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-02-2020 filed by Hancock County Agricultural Society, 1017 E Sandusky Street, Findlay for a proposed stone parking area.**

ENGINEERING

Access –

Will be from a private drive that is located within the Hancock County Fairgrounds.

Sanitary Sewer –

No sanitary sewer is proposed.

Waterline –

No water line work is proposed.

Stormwater Management –

Detention calculations have been submitted with the plans. Detention will be provided by the onsite widening of Lye Creek and other flood mitigation projects.

MS4 Requirements –

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

Recommendations:

- Approval of the Site Plan

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-02-2020 filed by Hancock County Agricultural Society, 1017 E Sandusky Street, Findlay for a proposed stone parking area.**

3. APPLICATION FOR SITE PLAN REVIEW #SP-03-2020 filed by Quality Lines Inc., 2440 Bright Road, Findlay for four (4) 40' x 320' storage unit buildings and a 100' x 140' storage and maintenance building for the utility company's trucks.

CPC STAFF

General Information

This site is located on the west side of Bright Road and the south side of Production Drive. It is zoned I-1 Light Industrial. Land to the north and west of the parcel is also zoned I-1. To the south and east is zoned C-2 General Commercial. It is not within the 100 year flood plain. The Land Use Plan designates the area as Regional Commercial.

Parcel History

This is currently the site of Quality Lines, Inc. In April, 2016 the applicant filed a plan for storage units. These were never built and the plan has expired.

Staff Analysis

The applicant is proposing to construct 4 storage unit buildings. Each will be 40' x 320' in size. This is the same as the proposal from 2016.

The buildings meet all the required setbacks for I-1. The driving and parking areas are all paved.

There is a landscaping/screening plan attached that is the same as the one submitted back in 2016. The applicant can probably cut back on some of this. In 2016 the lot directly west was zoned C-2 General Commercial. That property was rezoned to Industrial since then. The screening is not required between industrial uses. The west line would not be required to have the screening as shown.

The applicant also proposes a new 100' x 140' company storage and maintenance building on the north side of the parcel. This will replace a small (40 x 23) metal building currently located there.

The first floor of the building will mostly consist of open area for truck storage and maintenance. There are offices, a training room and restrooms in the southeast corner on the first floor. A second floor showed another large office and restroom and open storage area.

The only issue is the location of the building in relation to the north property line. Since Production Drive was installed, it now is another front yard. The I-1 district requires a building to be setback 50' from a roadway. They propose to set the building just slightly over 10' from the north property line. They have applied to BZA for a variance and the case is scheduled for March 12 at 6:00 p.m.

A drive opening is proposed to Production Drive at the northwest corner of the parcel. Access is currently only from Bright Road through Lot 1. They will maintain the right to that access as well.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2020 filed by Quality Lines Inc. for four (4) 40' x 320' storage unit buildings and a 100' x**

140' storage and maintenance building subject to the following conditions:

- **BZA approval of a variance for the front setback of the Maintenance Building**

ENGINEERING

Access –

A new drive is being proposed to come off of Production Drive with heavy duty asphalt.

Sanitary Sewer –

There is no sanitary sewer proposed on the plans, but the building drawings show bathroom facilities within the new building. Where will the sanitary sewer be placed and tied into?

Waterline –

There is no water line proposed on the plans, but the building drawings show bathroom facilities within the new building. Where will the water service come from, and if a new tap is needed what size is required.

Stormwater Management –

Detention calculations have been submitted with the plans. The detention will be provided by the regional detention facility located on the south end of the development. Water Quality will be provide onsite.

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 has been submitted with the plans.

Recommendations:

- Conditional Approval of the Site Plan with more information given on the sanitary sewer and water service for the proposed building.

Following Permits are Needed Before Construction Can Start:

Waterline Service Connections (If new service)-	1 total
Sanitary Sewer Taps (If new tap)-	1 total
Storm Sewer Permit-	1 total
Curb Cut/ Drive Permit (63 LF) -	1 total

FIRE PREVENTION

Maintain sufficient turn radius for fire apparatus throughout the site.

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2020 filed by Quality Lines Inc. for four (4) 40’ x 320’ storage unit buildings and a 100’ x 140’ storage and maintenance building subject to the following conditions:**

- **BZA approval of a variance for the front setback of the Maintenance Building (CPC STAFF)**
- **Provide information on water and sewer connections to the Maintenance Building (ENG)**

4. APPLICATION FOR SITE PLAN REVIEW #SP-04-2020 filed by the University of Findlay, 1000 N Main Street, Findlay for a 3,717 square foot addition to the Mazza Gallery at 201 College Street.

CPC STAFF

General Information

This request is located on the south side of the cul-de-sac of College Street. It is zoned O-1 Institutions and Offices in the University Overlay District. The abutting lots are zoned the same. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as University.

Parcel History

This is currently the site of Gardner Fine Art Center/Mazza Gallery.

Staff Analysis

The applicant is proposing an addition in the southeast corner of the building. It will be located in an area that is currently landscaped. Because the building is situated in an interior area of the campus, there are no property lines to consider for setbacks. The addition will have no effect on any current parking or create the need for additional parking.

The addition will contain workshop and classroom space for a STEAM (Science Technology Engineering Art & Mathematics) program. The architecture will blend with the style of the current pavilion. It is a single story structure with a height of 14'. The only new signage will be on the side of the building.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2020 filed by the University of Findlay for a 3,717 square foot addition to the Mazza Gallery at 201 College Street.**

ENGINEERING

Access –

Will be from an existing building and concrete walkway.

Sanitary Sewer –

The proposed plans show a new sanitary sewer lateral to come off of an existing lateral.

Waterline –

The plans are not proposing any waterline work.

Stormwater Management –

How is the increase in impervious area being handled?

MS4 Requirements –

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

Recommendations:

- Approval of the Site Plan

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2020 filed by the University of Findlay for a 3,717 square foot addition to the Mazza Gallery at 201 College Street subject to the following conditions:**

- **Provide Engineering with information on the handling of drainage for new impervious surface**

5. APPLICATION FOR SITE PLAN REVIEW #SP-05-2020 filed by Pennrose Properties, LLC, 1435 Vine Street, Suite 312, Cincinnati OH for a 50 unit apartment building on the south side of Birchaven Lane.

CPC STAFF

General Information

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

Parcel History

This parcel was rezoned to M-2 in 2019.

Staff Analysis

The applicant is proposing to construct a senior housing (55 and over) apartment complex. The number of units allowed is calculated at one unit per 3500 square feet of land. 50 units x 3500 = 175,000 square feet or 4.017 acres. The proposed site is 4.019 acres.

The site meets the maximum lot coverage of no more than 40% impervious surface. All minimum setback requirements for the building are exceeded.

Parking in M-2 is based on two spaces per unit plus one space per every five units to accommodate visitor parking. This calculates to 2.2 spaces per unit thus requiring 110 parking spaces for 50 units. The applicants went before BZA in September, 2019 and received a variance to allow them to reduce the parking to 80 spaces for the complex. I only counted 79 parking spaces on the plans. There will need to be one added somewhere. Additionally they were to obtain a shared parking agreement with the Birchaven facility across the street for overflow. There is no agreement attached with the application and plans.

Maximum building height in M-2 is 50'. I measured on the elevation plans and it appears that the peak of the roof is around 53'. Mr. Jenkins replied that they are working on the roof pitch to correct that.

There is no freestanding signage shown on the plan. We at least need the location at this time. The details can be submitted later for the permit with the zoning office.

I could not locate any light poles on the site. We need some details on those if they intend to install any. I would imagine the parking lot would have some particularly at the rear of the property.

Architectural plans show a 3-story building. There is a mix of stone and brick veneers as well as vinyl siding. Floor plans show a mix of one and two bedroom units. There are specific Handicapped units as well as potential Hearing Impaired units. The smallest seems to be approximately 620 square feet. The minimum living area permitted is 500 square feet. Amenities include a laundry on each floor, first floor Community room, Fitness room and Lobby.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2020 filed by Pennrose Properties, LLC for a 50 unit apartment building on the south side of Birchaven Lane subject to the following conditions:**

- **Submittal of parking agreement with Blanchard Valley Health Association**
- **Roof height lowered to 50'**
- **Location of sign shown on site plan**
- **Submittal and approval of photometric plan**

ENGINEERING

Access –

Will be from a new drive coming off of the south side of Birchaven Lane. The new drive will be an 8-inch concrete drive.

Sanitary Sewer –

The proposed plans show a new 8-inch sanitary lateral to connect to an existing manhole on the south side of Birchaven Lane.

Waterline –

The plans are proposing a new water main to be tapped off of the existing 8-inch DIP waterline that is located on the north side of Birchaven Lane. The new 8-inch water line will run south to the end of the proposed site. Along with the mainline tap there will be a domestic service and a fire line that will be ran into the proposed building. There will be one new hydrant added as part of this waterline, which can be purchased from the City of Findlay Water Distribution.

Stormwater Management –

Detention will be provided by the existing detention ponds located to the west of the property. The water quality volume will be provided by the proposed water quality basin as shown on the plans.

MS4 Requirements –

The amount of erodible material that will be disturbed will be more than one acre so the site is required to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. A SWPPP plan has been submitted with the plans.

Recommendations:

- Approval of the Site Plan

Following Permits are Needed Before Construction Can Start:

Water Main Tap-	1 total
Waterline Service Connections-	2 total
Sanitary Sewer Taps-	1 total
Curb Cut/ Drive Permit (52 LF)-	1 total
Sidewalk Permit (464 LF)-	1 total

FIRE PREVENTION

Maintain sufficient turn radius for fire apparatus throughout the site.

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2020 filed by Pennrose Properties, LLC, for a 50 unit apartment building on the south side of Birchaven Lane subject to the following conditions:**

- **Submittal of parking agreement with Blanchard Valley Health Association (CPC STAFF)**
- **Roof height lowered to 50' (CPC STAFF)**
- **Location of sign shown on site plan (CPC STAFF)**
- **Submittal and approval of photometric plan (CPC STAFF)**