

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT April 9, 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, April 9, 2020 – 9:00 a.m.

## COMMENTS

### ITEMS TABLED AT THE MARCH 12, 2020 MEETING

**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

The applicant has submitted a revised site plan.

The BZA granted a variance to allow a 30' setback from the north property line at its March 12, 2020 meeting. They have shifted the new maintenance/office building south 20 feet to meet that setback. The storage unit buildings have also been moved south.

#### ENGINEERING

No comment.

#### FIRE PREVENTION

No comment.




#### RECOMMENDATION

Staff recommends **approval of 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.

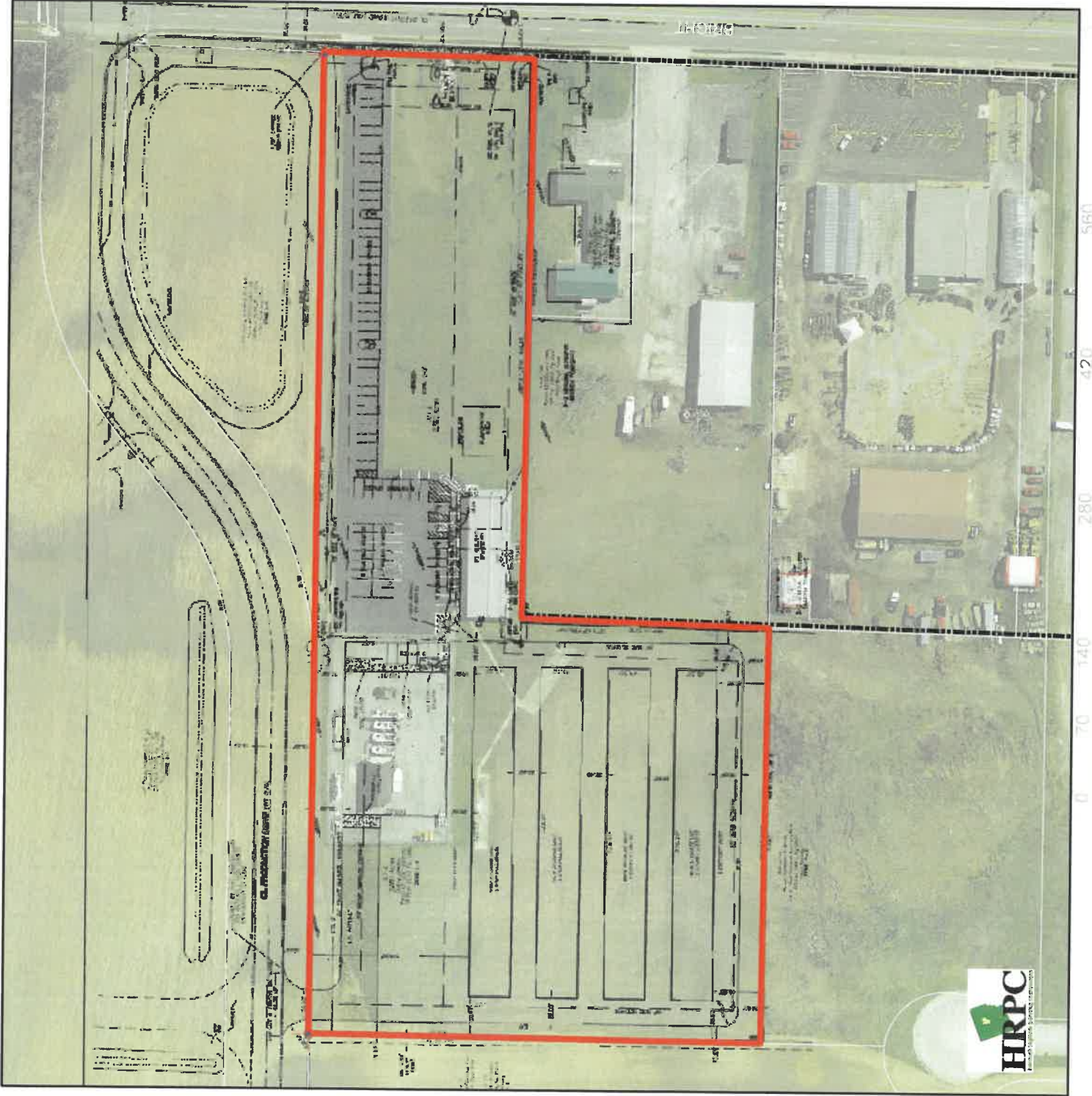
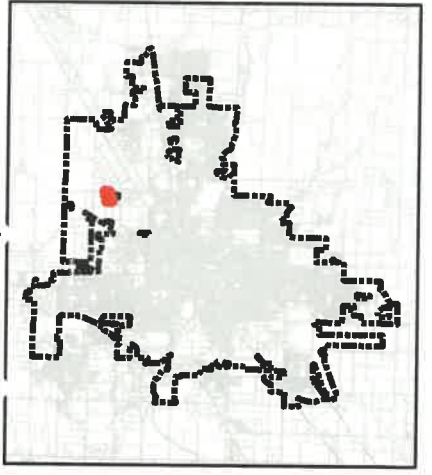
# SP-03-2020

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Quality Lines Inc.  
for four (4) 40' x 320' storage  
unit buildings and a  
100' x 140' storage and  
maintenance building for  
the utility company's trucks.

## Legend

-  2440 Bright Road
-  Parcels
-  Road Centerline

Findlay Locator Map





## NEW ITEMS

**1. PETITION FOR ZONING AMENDMENT #ZA-04-2020 filed by G & H Enterprises, LLC to rezone Lots 1889-1894 in the Portz Addition and Lots 1369-1376 in the Jones & Adams Addition from M-2 Multiple Family High Density to R-4 Duplex/Triplex High Density.**

### CPC STAFF

#### **General Information**

This request is located on the east side of Western Avenue between Adams Street and Putnam Street. It is zoned M-2 Multiple Family High Density. Land to the south and west is zoned R-3 Single Family High Density. Land to the north is zoned R-3 Single Family High Density and C-1 Local Commercial. Land to the east is zoned C-1 Local Commercial. 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 the site of St. Michael Catholic School for many years. The School was closed by the Church many years ago. Since that time, it was used temporarily as Church offices and then leased to a charter school. After the buildings were demolished, it served as a temporary parking lot. The current owners had the land rezoned to M-2 Multiple Family High Density in early 2019.

#### **Staff Analysis**

The property owners are requesting to change the zoning to R-4 Duplex/Triplex in order to construct duplex or triplex units on the property. In the R-4 district, one duplex or triplex is permitted per lot. There are 14 underlying lots on the property. The district requires a minimum frontage of 45' and 4500 square feet of area. All of the lots as platted in the subdivisions here are 50' wide and anywhere from 160' deep to 170' or deeper. So all of these would exceed the minimum area.

All of the lots will need to obtain their own parcel numbers as they are used again. The subdivision was never vacated, but lots were combined into two tax parcels at some time.

#### **Staff Recommendation**

**CPC Staff recommends that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-04-2020 filed by G & H Enterprises, LLC to rezone Lots 1889-1894 in the Portz Addition and Lots 1369-1376 in the Jones & Adams Addition from M-2 Multiple Family High Density to R-4 Duplex/Triplex High Density.**

### ENGINEERING

None

### FIRE PREVENTION

None

### RECOMMENDATION


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

**FOR ZONING AMENDMENT #ZA-04-2020 filed by G & H Enterprises, LLC to rezone Lots 1889-1894 in the Portz Addition and Lots 1369-1376 in the Jones & Adams Addition from M-2 Multiple Family High Density to R-4 Duplex/Triplex High Density.**

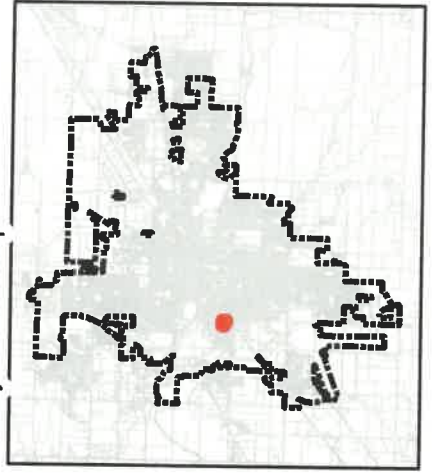
# ZA-04-2020

**PETITION FOR  
ZONING AMENDMENT**  
filed by G & H Enterprises, LLC  
to rezone Lots 1889-1894 in  
the Portz Addition and  
Lots 1369-1376 in the  
Jones & Adams Addition from  
M-2 Multiple Family High Density  
to R-4 Duplex/Triplex High Density.

## Legend

-  Old St. Michael School
-  Parcels
-  Road Centerline







Findlay Locator Map



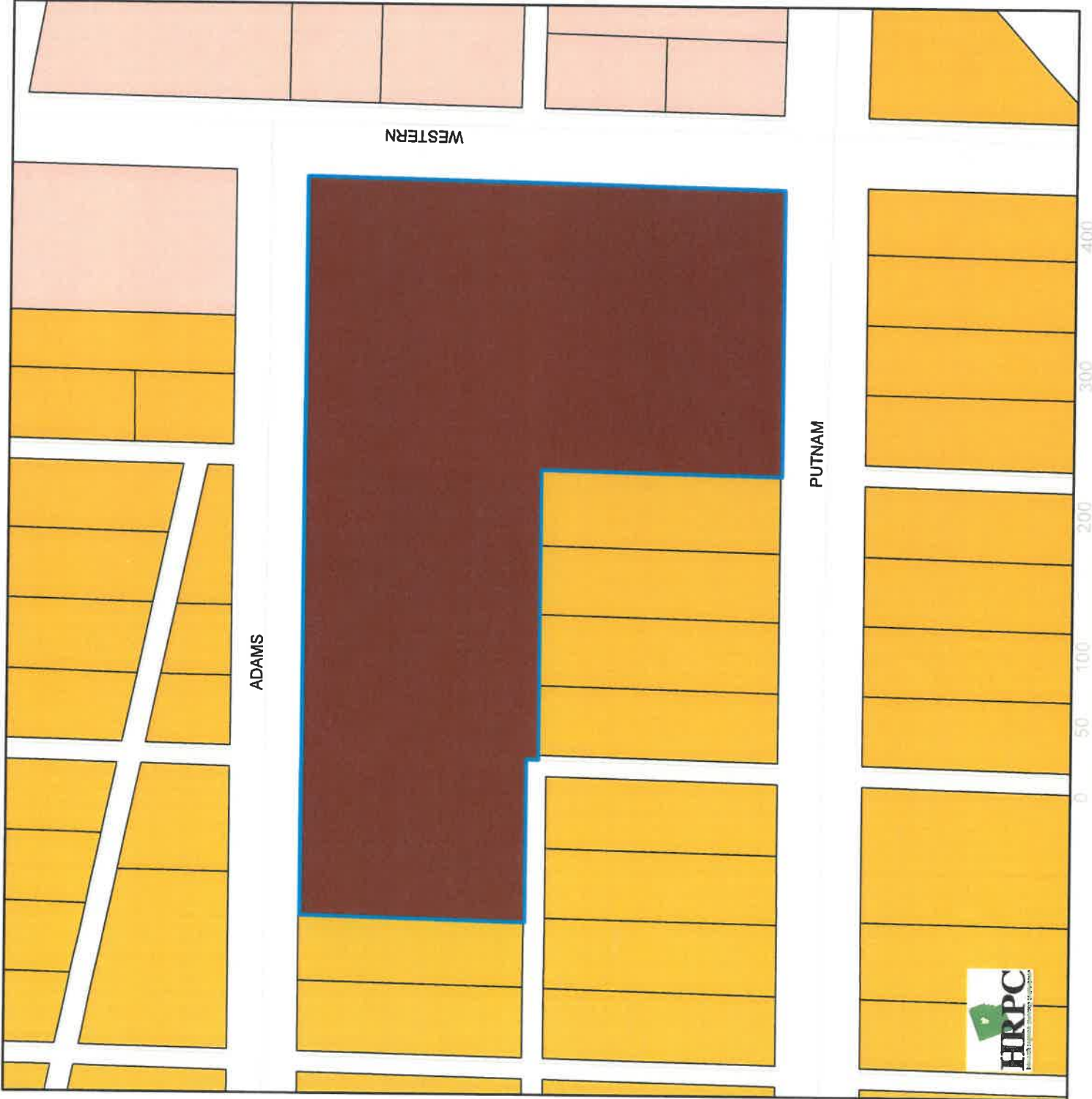
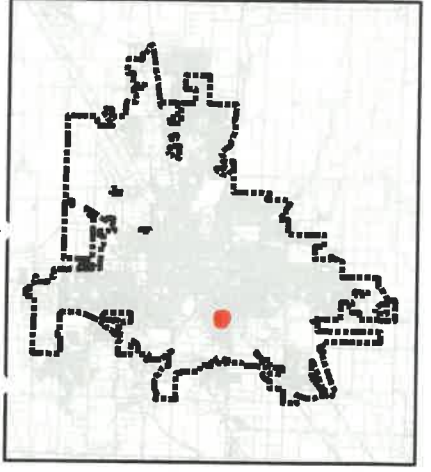
# ZA-04-2020

PETITION FOR  
ZONING AMENDMENT  
filed by G & H Enterprises, LLC  
to rezone Lots 1889-1894 in  
the Portz Addition and  
Lots 1369-1376 in the  
Jones & Adams Addition from  
M-2 Multiple Family High Density  
to R-4 Duplex/Triplex High Density.

## Legend

-  Old St. Michael School
-  Parcels
-  Findlay City
- Zoning District**
  -  C1
  -  R3
  -  R4

Findlay Locator Map





**2. APPLICATION FOR SITE PLAN REVIEW #SP-07-2020 filed by Service Leaders LLC, 8146 US 224, New Riegel, OH for three (3) mini self-storage buildings to be located at 1744 Romick Pkwy., Findlay.**

**CPC STAFF**

**General Information**

This request is located on the west side of Romick Parkway. It is zoned I-1 Light Industrial. To the north, south, east, and west is zoned I-1 Light Industrial. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

**Parcel History**

In October, 2018 CPC approved plans for an industrial building and salt storage. Only the salt storage was ever constructed on the site.

**Staff Analysis**

The applicant is proposing to add three (3) self-storage buildings to the site. They are 30' x 180', 30' x 170' and 30' x 220' in size. All setbacks for I-1 are met.

The existing curb cut will be used for access. Pavement is proposed around and between the buildings.

The only lighting will be wall packs on the buildings

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-07-2020 filed by Service Leaders LLC for three (3) mini self-storage buildings to be located at 1744 Romick Pkwy., Findlay.**

**ENGINEERING**

*Access –*

Will be from the existing curb cut off of Romick.

*Sanitary Sewer –*

No sanitary sewer is proposed.

*Waterline –*

No water line work is proposed.

*Stormwater Management –*

Detention calculations have been submitted with the plans. The detention will be provided by the regional detention facility.

*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.

*Recommendations:*

- Approval of the Site Plan

**FIRE PREVENTION**

**Maintain FFD access throughout the facility**

**If fencing is added maintain a sufficient opening for FFD apparatus**

**RECOMMENDATION**

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-07-2020 filed by Service Leaders LLC for three (3) mini self-storage buildings to be located at 1744 Romick Pkwy., Findlay subject to the following condition:

- **Maintain access throughout the facility for FFD**
- **Maintain sufficient opening through any fencing for FFD apparatus**

# SP-07-2020

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Service Leaders, LLC,  
for three (3) mini self-storage  
buildings to be located at  
1744 Romick Pkwy., Findlay.

### Legend

- 1744 Romick Parkway
- Parcels
- Road Centerline

Findlay Locator Map

