

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT May 14, 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, May 14, 2020 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-05-2020 filed by Tamarack Construction North LLC to rezone Lot 30 & pt. of alley in the Walkers Addition (Midland Avenue) from R-2 Single Family Medium Density to R-4 Duplex/Triplex High Density.

CPC STAFF

General Information

This request is located on the north side of Midland Avenue just east of N Blanchard Street. It is zoned R-2 Single Family Medium Density. All abutting parcels are also zoned R-2. 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 is a vacant lot.

Staff Analysis

The property owner is requesting to change the zoning to R-4 Duplex/Triplex. A preliminary sketch submitted with the application suggests that he would like to construct a triplex on the lot. This is only a request to rezone and no plans are required with the application. Any structure will have to meet the required setbacks and be able to provide the off street parking per code or the zoning department will not issue a permit.

Currently, the north side of Midland in this block is all single family homes. The south side has a group of four duplexes (501-517) and a commercial building at the corner of Midland and Crystal Avenue.

The request is not unreasonable, but we have some concerns because a few neighbors have voiced negative opinions on the matter.

ENGINEERING

No Comment





FIRE PREVENTION

No Comment

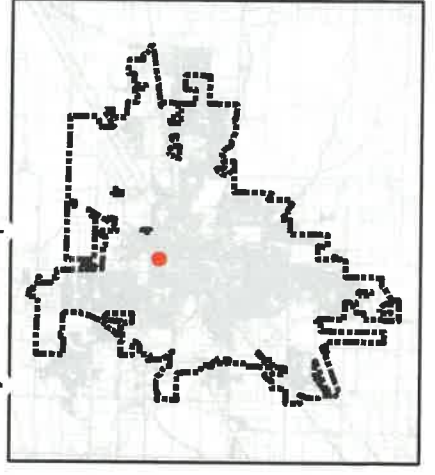
ZA-05-2020

PETITION FOR ZONING AMENDMENT
filed by
Tamarack Construction North LLC
to rezone Lot 30 & pt. of alley in the
Walkers Addition (Midland Avenue)
from R-2 Single Family
Medium Density
to R-4 Duplex/Triplex High Density.

Legend

-  Midland Rezoning
-  Parcels
-  Road Centerline
-  Findlay City

Findlay Locator Map



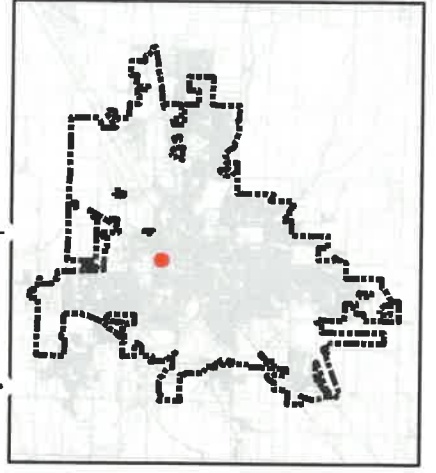
ZA-05-2020

**PETITION FOR
ZONING AMENDMENT**
filed by
Tamarack Construction North LLC
to rezone Lot 30 & pt. of alley in the
Walkers Addition (Midland Avenue)
from R-2 Single Family
Medium Density
to R-4 Duplex/Triplex High Density.

Legend

- Midland Rezoning
- Parcels
- Road Centerline
- Findlay City
- Zoning District
- R2 - Single Family, Medium Density
- R3 - Single Family, High Density

Findlay Locator Map



2. APPLICATION FOR FINAL PLAT #FP-02-2020 for a replat of Lot 1 – Replat of Lots 17 & 18 and Lot 8 & 9 in the North End Commercial Park 2nd Addition.

CPC STAFF

General Information

This request is located inside the circle created by Speedway Drive and Marathon Way. It is zoned I-1 Light Industrial. To the south and east is also zoned I-1. To the north and west is zoned C-2 General Commercial. 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 2019 Lots 8 & 9 were rezoned to I-1 Light Industrial. The existing storage units on Lot 1 were approved in various phases from 2017 through 2019.

Staff Analysis

The applicant is proposing to combine the existing lots herein to create one new lot. They also wish to vacate a recorded utility and drainage easement through the middle of what will be the new Lot 19.

The replat will take care of creating a unified lot and vacating those recorded easements.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-02-2020 for a replat of Lot 1 – Replat of Lots 17 & 18 and Lot 8 & 9 in the North End Commercial Park 2nd Addition.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

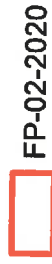
Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-02-2020 for a replat of Lot 1 – Replat of Lots 17 & 18 and Lot 8 & 9 in the North End Commercial Park 2nd Addition.**

FP-02-2020

APPLICATION FOR
FINAL PLAT

for a Replat of Lot 1 –
Replat of Lots 17 & 18 and
Lot 8 & 9 in the North End
Commercial Park 2nd Addition.

Legend



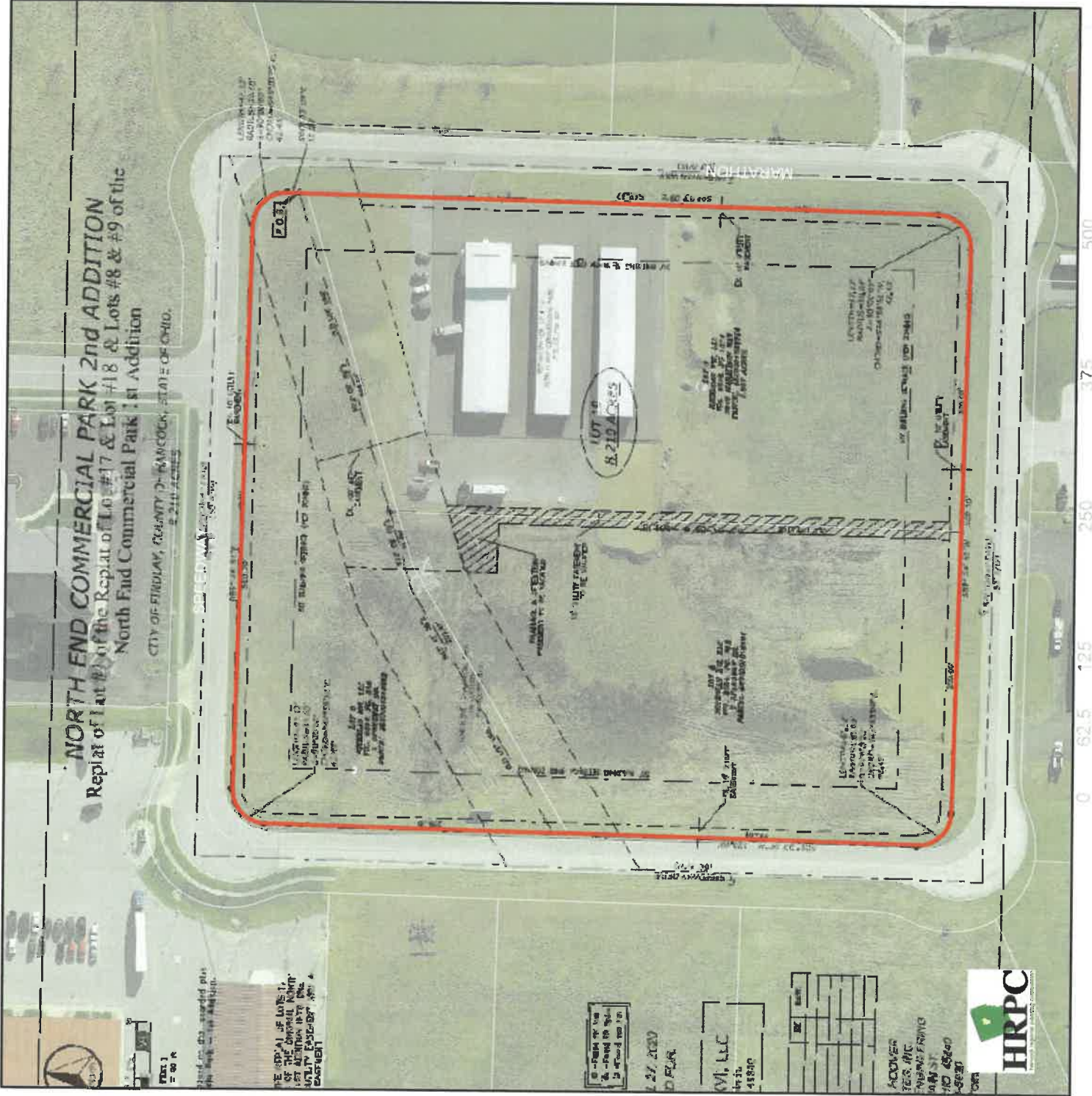
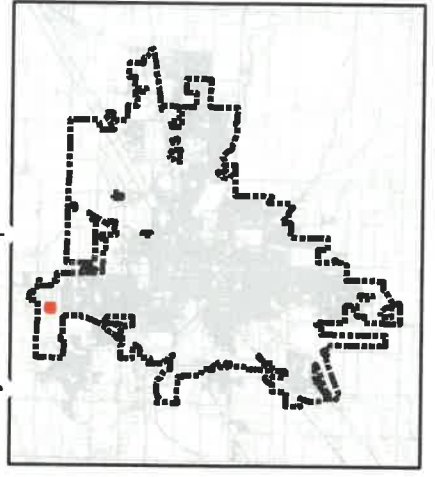
Parcels

Road Centerline



Findlay City

Findlay Locator Map



ADCOVER
TEC, INC
1000 ST
1000 ST
1000 ST
1000 ST

MI, LLC
48810

2.21.2020
D PLAT

8.210 ACRES

REPLAT OF LOTS 17, 18, 8 & 9 OF THE NORTH END COMMERCIAL PARK 2ND ADDITION

FIG 1
2.21.2020



NOTE: All bearings are based on the recorded plat of North End Commercial Park - 1st Addition.

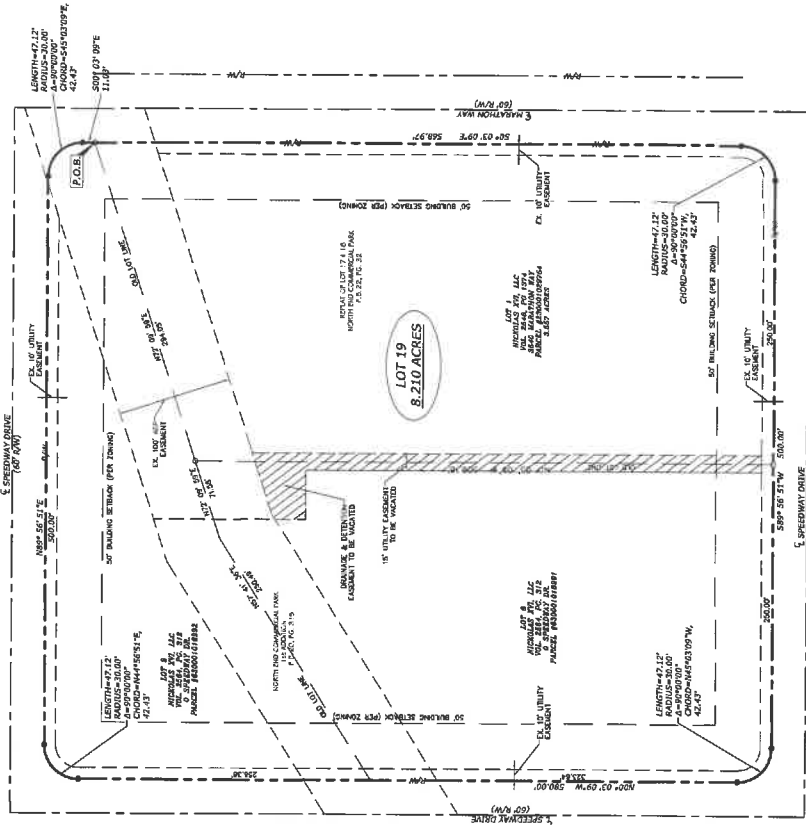
PLAT PURPOSE:

TO COMBINE LOT 1 OF THE REPLAT OF LOTS 17 AND LOTS 8 & 9 OF THE ORIGINAL NORTH END COMMERCIAL PARK WITH LOT 19 OF LOT AND MAKE A 15' UTILITY EASEMENT AND A BRANCHED DETENTION EASEMENT.

NORTH END COMMERCIAL PARK 2nd ADDITION
 Replat of Lot #17 & Lot #18 & Lot #8 & #9 of the
 North End Commercial Park 1st Addition

CITY OF FINDLAY, COUNTY OF HAWCOCK, STATE OF OHIO.

8.210 ACRES



DATE: APRIL 27, 2020
 PREPARED FOR:

OWNER
Nickolas XVI, LLC
 499 S. Main St.
 Findlay, OH 45840

NO.	REVISION	BY	DATE

**VAN HORN, HOOVER
 & ASSOCIATES, INC.**
 SURVEYING & ENGINEERING
 1000 W. Main St.
 FINDLAY, OHIO 45840
 (419) 423-5830
 EMAIL: info@vanhornhoover.com

3. APPLICATION FOR SITE PLAN REVIEW #SP-09-2020 filed by Rusk OP Findlay LLC, 2930 Centennial Rd, Toledo, OH for a 1,350 square foot building addition, gravel pit, concrete shed, dumpster and walkway relocation for EverDry Waterproofing located at 1760 Romick Parkway.

CPC STAFF

General Information

This site is located on the east side of W. Romick Pkwy on Lot 27 and a portion of Lots 25 & 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

In November, 2019 FCPC approved the parking lot to the north of the building. The original building was approved in May, 2017.

Staff Analysis

The applicant proposes to construct a 50' x 27' addition to the north end of the existing building. The addition will be used to park two trucks and for storage. An overhead door will provide access along the west side of the building. The building will be constructed with the same finishes as the existing structure.

The areas north of the new addition will be secured with chain link fencing along the west side with gates for access to a gravel storage area with concrete block walls and a roll off dumpster. An 8' wood fence will make up the north and east sides. There will be a gate at the northeast corner for access to a premix concrete storage shed.

A walkway to the north parking lot is being moved from its original location to the east side of the fenced area. It was proposed to be more centered with the building.

The new addition and all the accessory small structures are in line with the original building footprint, so all the setbacks are met. The heights are the same also.

The applicant is in the process of combined the lots and portions of lots so this will be one unified parcel.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-09-2020 filed by Rusk OP Findlay LLC for a 1,350 square foot building addition, gravel pit, concrete shed, dumpster and walkway relocation for EverDry Waterproofing located at 1760 Romick Parkway.

ENGINEERING

Access –

Will be from the existing parking lot that is on the property.

Sanitary Sewer –

No sanitary sewer is proposed.

Waterline –

No water line work is proposed.

Stormwater Management –

Detention calculations were previously approved on past site plans for the property.

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

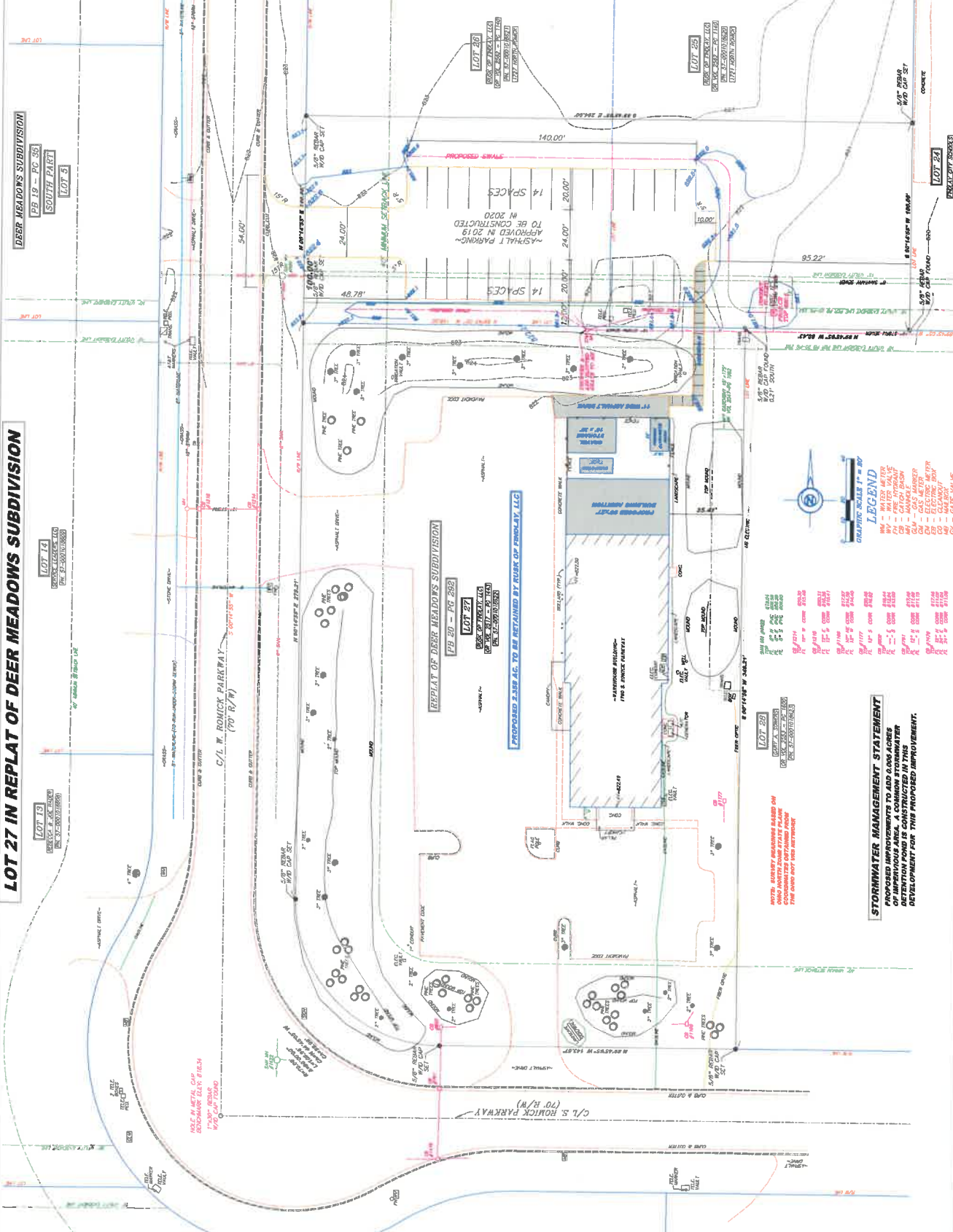
FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-09-2020 for a 1,350 square foot building addition, gravel pit, concrete shed, dumpster and walkway relocation for EverDry Waterproofing located at 1760 Romick Parkway.**

LOT 27 IN REPLAT OF DEER MEADOWS SUBDIVISION



STORMWATER MANAGEMENT STATEMENT
 PROPOSED IMPROVEMENTS TO ADD 0.00 ACRES
 DETENTION POND IS CONSTRUCTED IN THIS
 DEVELOPMENT FOR THIS PROPOSED IMPROVEMENT.

LEGEND
 1" = 10' GRAPHIC SCALE 1" = 10'

NOTES:
 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 3. THE OWNER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SP-09-2020

APPLICATION FOR
SITE PLAN REVIEW
filed by Rusk OP Findlay LLC,
for a 6,240 square foot building addition,
gravel pit, concrete shed, dumpster
and walkway relocation for
EverDry Waterproofing located
at 1760 Romick Parkway.

Legend

-  1760 Romick Parkway
-  Parcels
-  Road Centerline

Findlay Locator Map

