

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT August 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, August 13, 2020 – 9:00 a.m.

COMMENTS

ITEMS TABLED AT THE JULY 9, 2020 MEETING

APPLICATION FOR CONDITIONAL USE #CU-02-2020 filed by Recovery Institute of Ohio, LLC, 1019 Pierce Street, Sandusky, OH for a short term residential treatment and recovery center to be located at 1800 Manor Hill Rd, Findlay.

A letter was submitted by the applicants since the last meeting. The letter addressed some of the concerns brought up at the July meeting by members of the neighborhood on the east side of Manor Hill Road.

RECOMMENDATION










Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-02-2020 filed by Recovery Institute of Ohio, LLC, 1019 Pierce Street, Sandusky, OH for a short term residential treatment and recovery center to be located at 1800 Manor Hill Rd, Findlay subject to the following conditions at minimum:

- The Conditional Use is for a short term detox facility
- A privacy fence of either 6' or 8' will be installed along the north property line (location must meet zoning standards)
- If the rear (west side) is to be used for outdoor activity by clients, that will also be enclosed with a privacy fence (this must also meet zoning standards)
- All exterior doors from individual rooms will be removed
- Security systems (interior and exterior) shall be in place and functional prior to the facility opening

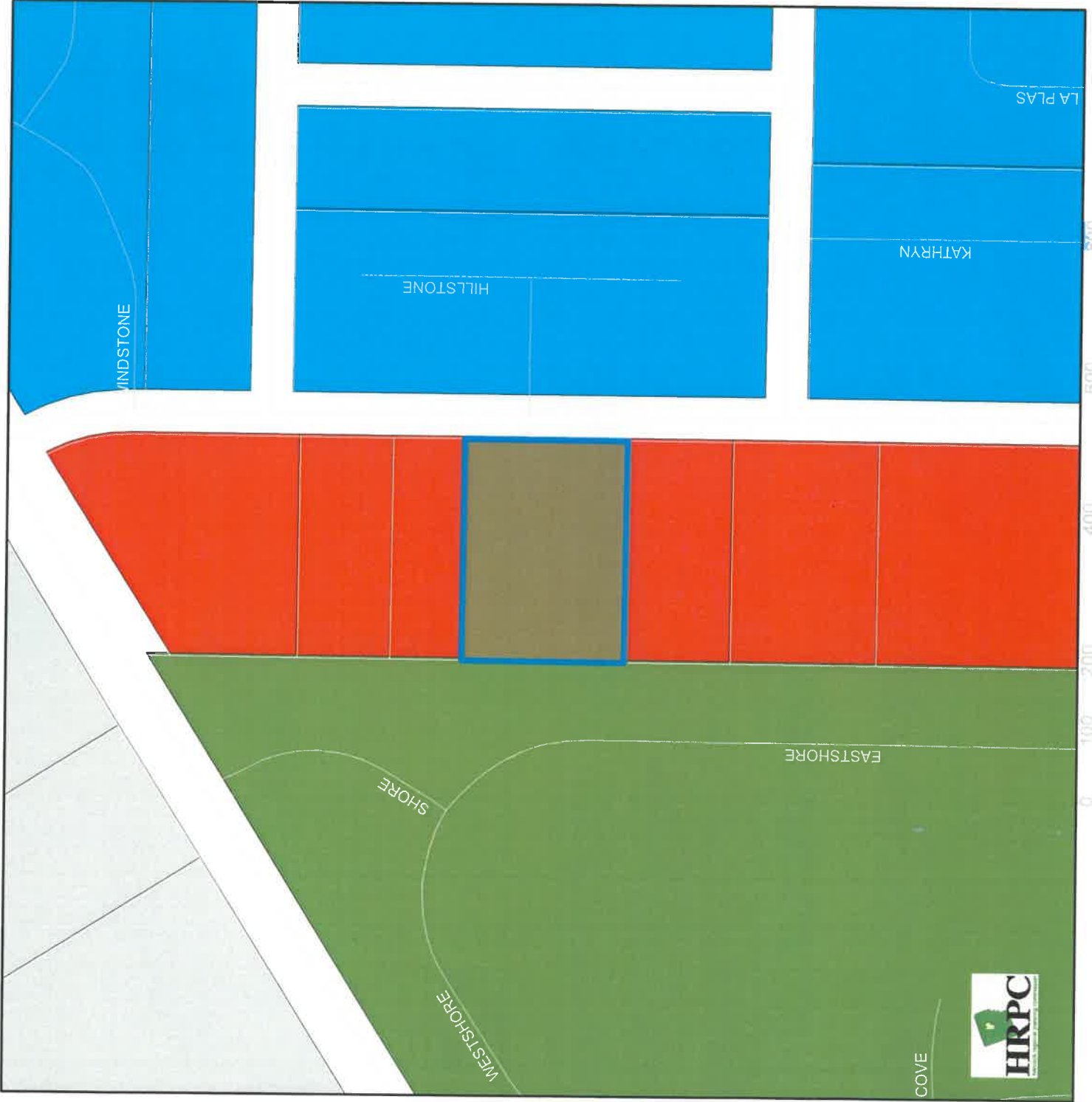
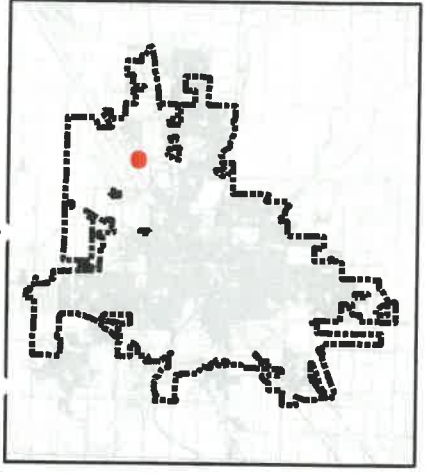
CU-02-2020

APPLICATION FOR
CONDITIONAL USE
filed by Recovery Institute
of Ohio, LLC,
for a short term residential
treatment and recovery center
to be located at
1800 Manor Hill Rd, Findlay.

Legend

-  1800 Manor Hill Road
-  Parcels
-  Findlay City
-  Zoning District
-  C2 - General Commercial District
-  M2 - Multiple-Family District, High Density
-  MH - Mobile Home District
-  CD - Condominium District
-  I1 - Light Industrial

Findlay Locator Map



NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-07-2020 Doug & Karla Yoder to rezone 1028 & 1030 Hurd Avenue from R-1 Single Family Low Density to R-2 Single Family Medium Density.

CPC STAFF

General Information

This request is located on the west side of Hurd Avenue south of Lima Avenue. The property is zoned R-1 Single Family Large Lot. All surrounding lots are also zoned R-1. 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 property owners are requesting to change the zoning of their properties from R-1 to R-2 because they wish to take a small sliver off of 1028 Hurd and add it to 1030 Hurd Avenue. They plan to sell 1028 Hurd Avenue. The parcel is proposed to be changed to R-2 in the map update, but the owners wish to get it changed prior to the sale in order to not have any hurdles for a new owner. The minimum lot size in R-1 is 10,000 square feet and 1028 Hurd is exactly that size now. It will be reduced by approximately 800 square feet with the shift in the property line.

Staff Recommendation

CPC Staff recommends **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-07-2020 to rezone 1028 & 1030 Hurd Avenue from R-1 Single Family Low Density to R-2 Single Family Medium Density.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-07-2020 Doug & Karla Yoder to rezone 1028 & 1030 Hurd Avenue from R-1 Single Family Low Density to R-2 Single Family Medium Density.**

ZA-07-2020

**PETITION FOR
ZONING AMENDMENT**
ZA-07-2020 Doug and Karla Yoder
to rezone 1028 and 1030 Hurd Ave
from R-1 Single Family Low Density
to R-2 Single Family Medium Density.

Legend



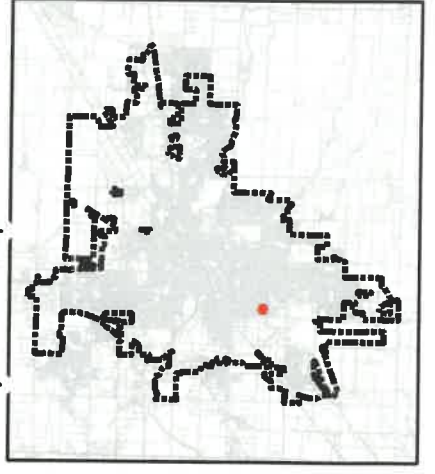
1028 and 1030 Hurd Ave

Parcels

Road Centerline



Findley Locator Map



ZA-07-2020

PETITION FOR
ZONING AMENDMENT
ZA-07-2020 Doug and Karla Yoder
to rezone 1028 and 1030 Hurd Ave
from R-1 Single Family Low Density
to R-2 Single Family Medium Density.

Legend



1028 and 1030 Hurd Ave

Road Centerline

Zoning District



R1 - Single Family, Low Density



R2 - Single Family, Medium Density



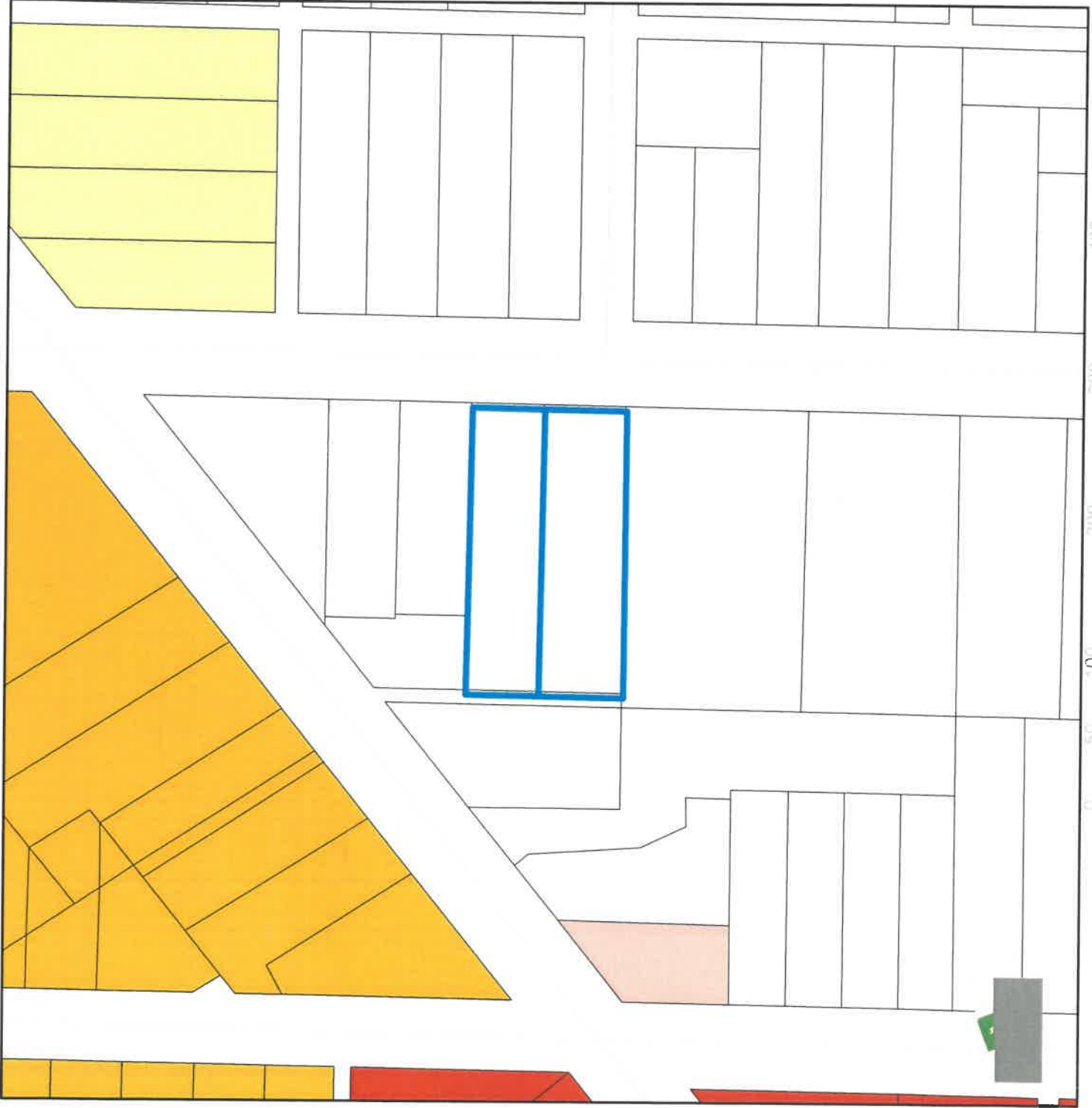
R3 - Single Family, High Density



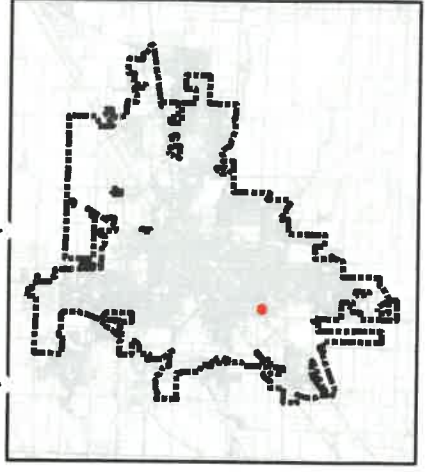
C1 - Local Commercial District



C2 - General Commercial District



Findlay Locator Map



2. ALLEY/STREET VACATION PETITION #AV-04-2020 filed by The University of Findlay to vacate the first north/south alley east of Morey Avenue running between College Street and Frazer Street.

CPC STAFF

General Information

This request is to vacate a north/south alley between College Street and Frazer Street. The area is zoned R-3 Single Family High Density and O-1 Institutions and Offices with the University Overlay. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as University.

Parcel History

None

Staff Analysis

The applicant owns all property abutting this alley. The only concern could be access to the rear of a few properties on Frazer Street that are still privately owned. 310, 314, and 324 Frazer are not owned by the University and have an east/west alley across the rear of those parcels. 324 Frazer is an apartment building with a parking lot in the rear. There is an open alley running south from College Street between 315 and 317 College Street that still connects with the east/west alley.

If this alley is vacated, we need to be sure that the others remain open for use as long as there are private property owners there or the University could record an easement of access through the alley even though vacated to those properties.

Staff Recommendation

CPC Staff recommends **approval to FCPC of ALLEY/STREET VACATION PETITION #AV-04-2020 filed by The University of Findlay to vacate the first north/south alley east of Morey Avenue running between College Street and Frazer Street.**

ENGINEERING

No Comment

FIRE PREVENTION

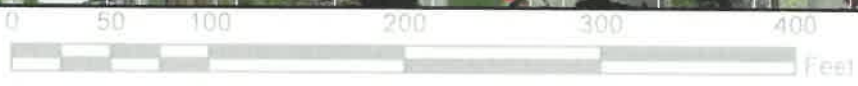
No Comment

RECOMMENDATION

Staff recommends **that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-04-2020 filed by The University of Findlay to vacate the first north/south alley east of Morey Avenue running between College Street and Frazer Street.**



HRPC



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3. ALLEY/STREET VACATION PETITION #AV-05-2020 filed by Cooper Tire & Rubber Company to vacate a portion of the northern right-of-way of Lake Cascades Parkway.

CPC STAFF

General Information

This request is located on the south side of Lake Cascades Parkway at the intersection with Western Avenue. The area is zoned I-1 Light Industrial and 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 Industrial.

Parcel History

None

Staff Analysis

Cooper Tire is requesting to vacate a portion of the right-of-way along the north side of Lake Cascades Pkwy. The right-of-way is an odd shape and extremely oversized in this area. With the reduction there will still be an 80' width maintained along the entire roadway.

If the City has no objections we recommend approval. As usual in these cases, the City maintains any easements necessary for utility work, etc. if needed.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval of ALLEY/STREET VACATION PETITION #AV-05-2020 filed by Cooper Tire & Rubber Company to vacate a portion of the northern right-of-way of Lake Cascades Parkway.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends that FCPC recommend approval of ALLEY/STREET VACATION PETITION #AV-05-2020 filed by Cooper Tire & Rubber Company to vacate a portion of the northern right-of-way of Lake Cascades Parkway.

AV-05-2020

ALLEY/STREET
VACATION PETITION
filed by Cooper Tire &
Rubber Company
to vacate a portion of
the northern right-of-way
of Lake Cascades Parkway.

Legend

-  LakeCascadesROW
-  Parcels
-  Findlay City
-  Road Centerline

Findlay Locator Map

