

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT September 10, 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, September 10, 2020 – 9:00 a.m.

## COMMENTS

### NEW ITEMS

**1. PETITION FOR ZONING AMENDMENT #ZA-08-2020 filed by Mark Snyder to rezone 525 and 529 Davis Street from R-2 Single Family Medium Density to M-2 Multiple Family High Density.**

### CPC STAFF

#### **General Information**

This request is located on the south side of Davis Street east of Bolton Street. The property is zoned R-2 Single Family Medium Lot. All surrounding lots 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**

There is a duplex on each lot.

#### **Staff Analysis**

The property owner is requesting to change the zoning of his properties from R-1 to M-2 in order to combine the lots into one parcel and construct a third duplex at the rear of the property. He had originally asked to split off the rear of both lots to make a third lot. Only one duplex is permitted per lot if he went to R-4 but we cannot create a lot in the rear because it has no street frontage. The only other option is to rezone to a Multi-family district which permits multiple buildings on one lot.

Mr. Snyder has applied to BZA for a couple of variances if this is approved. He must have 3500 square feet of land per unit in M-2. Six dwelling units (3 duplex structures) would require a 21,000 square foot parcel. When he combines the two lots he will only have 20,000 square feet. Minimum Lot frontage required is 125' and he only has 100'. If he constructs the new building parallel to the rear alley, he will also need side yard variances as he will only have 17' on each side instead of the 25' required.

Staff realizes that the neighborhood has a mix of duplexes and single family dwellings, but we do have some concern with the density factor for such a project. We also have concern with having to depend on obtaining multiple variances.

**ENGINEERING**

No Comment

**FIRE PREVENTION**

Concerned with the construction and the width of the alley to support our fire apparatus.

# ZA-08-2020

PETITION FOR  
ZONING AMENDMENT  
filed by Mark Snyder to  
rezone 525 and 529  
Davis Street from  
R-2 Single Family  
Medium Density to  
M-2 Multiple Family  
High Density

## Legend



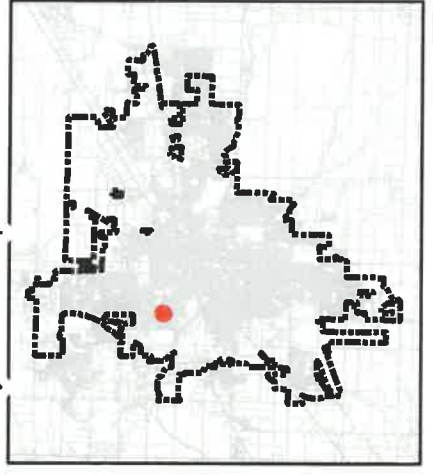
525 and 529 Davis St

Parcels

Road Centerline



Findlay Locator Map



# ZA-08-2020

PETITION FOR  
ZONING AMENDMENT  
filed by Mark Snyder to  
rezone 525 and 529  
Davis Street from  
R-2 Single Family  
Medium Density to  
M-2 Multiple Family  
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### Legend

525 and 529 Davis St

Parcels

Road Centerline

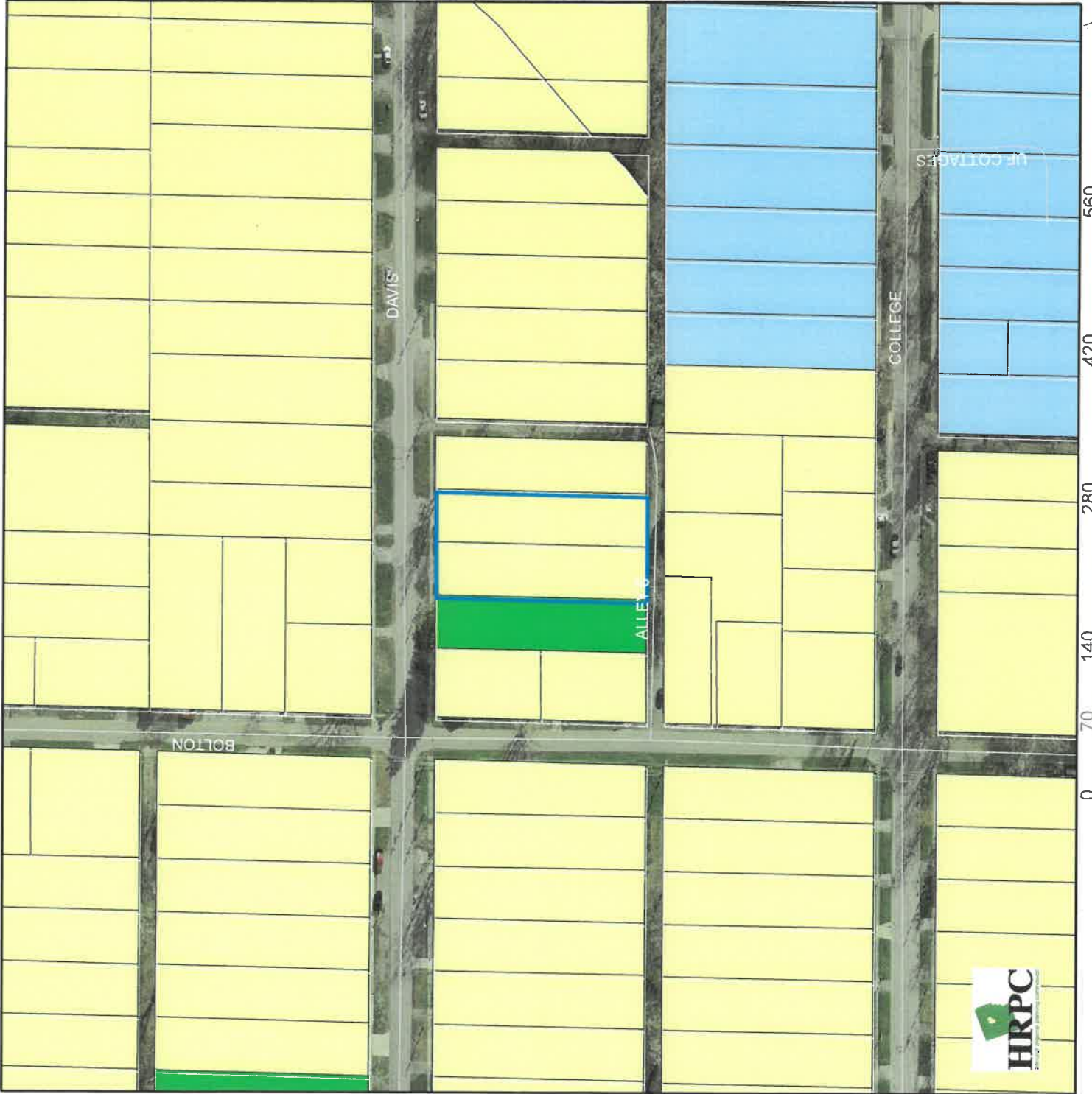
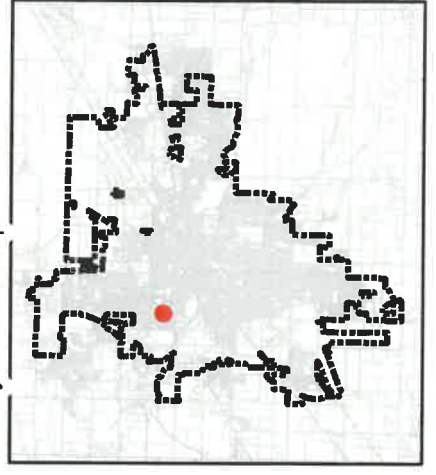
Zoning District

R2 - Single Family, Medium Density

R4 - Two Family, High Density

O1 - Institutions and Offices

Findlay Locator Map



**2. ALLEY/STREET VACATION PETITION #AV-06-2020 filed by Donald Croy to vacate an east/west alley from Broad Avenue to the first north/south alley east of Broad Avenue.**

**CPC STAFF**

**General Information**

This request is to vacate an east/west alley from Broad Avenue to the first north/south alley to the east. The area is zoned C-1 Local Commercial. It is partially within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

**Parcel History**

Currently the site of a lawn business.

**Staff Analysis**

The applicant owns all property on both sides of the portion of the alley in the request. He would like to vacate this section in order to combine the land and eventually construct a building across the property lines.

A north/south alley from Howard Street still provides access to a home to the south and to the rear of the lots along Howard Street

**Staff Recommendation**

CPC Staff recommends **that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-06-2020 to vacate an east/west alley from Broad Avenue to the first north/south alley east of Broad Avenue.**

**ENGINEERING**

Engineering records do not show any City owned utilities in the alley that is proposed to be vacated. Adjoining property owners would be able to use the north-south alley for access to their properties. Engineering has no issues with the vacation request.

**FIRE PREVENTION**

Concerned about access to 805 Broad Avenue.

**RECOMMENDATION**

Staff recommends **that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-06-2020 to vacate an east/west alley from Broad Avenue to the first north/south alley east of Broad Avenue.**

**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-06-2020

ALLEY/STREET  
VACATION PETITION  
filed by Donald Croy to  
vacate an east/west alley  
from Broad Avenue to the  
first north/south alley east  
of Broad Avenue.

## Legend



AV-06-2020

Parcels

Road Centerline



Findlay Locator Map

