

City of Findlay City Planning Commission

Thursday, February 11, 2010 - 9:00 AM

COMMENTS

NEW ITEMS

1. SITE PLAN APPLICATION #xxxx-SP filed by Hancock Historical Museum, 422 West Sandusky Street, Findlay, OH 45840, for proposed site of two houses to be moved onto the property located at 427 and 431 Putnam Street.

HRPC

General Information

This site is located on the east side of Hurd Avenue at the corner of Putnam Street. It is currently zoned I-1 Light Industrial. Abutting land to the north, east and west is also zoned I-1 Light Industrial, and to the south is B-1 Local Business. The very northern edge of the parcel is located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as SF Small Lot.

Parcel History

The lots in this request are vacant.

Staff Analysis

The applicant is proposing to relocate the Dewald-Funk House on East Street and the Ohio Farmhouse on US 224 to the site at the corner of Hurd Avenue and Putnam Street.

The site is currently zoned I-1 Light Industrial and a request is on today's agenda to change the zoning to B-1 Local Business. The standards for B-1 are being used in review of this Site Plan.

The front yard setback requirement is 25' in the B-1 district. This requirement is met on the submitted plan. There is no designated spacing between buildings in the B-1 district. There is at least 20' between the closest points of the two buildings on the plan. This should be more than adequate for any emergency services that might need to access between the buildings at some time.

There are no new access points proposed on the plan.

Staff Recommendation

Staff recommends the approval of the site plan.

ENGINEERING

Access – The applicant is proposing no change in access. Currently there is a stone parking area adjacent to Hurd Ave. that serves the home at 431 Putnam St. Since the parking area is no longer needed, it should be removed and the right of way restored to grass.

Water – The applicant shows two proposed water services that connect to existing water meters. The applicant should obtain a permit to reuse these meters for the new service.

Sanitary Sewer – The applicant shows the reuse of an existing sanitary lateral that serves 431 Putnam St. The lateral is a 6” clay service that should have capacity to serve the proposed use. A permit should be obtained from the applicant to reuse this lateral.

Stormwater Management – The applicant has provided adequate stormwater runoff calculations for the site. The applicant proposes an overall decrease in impervious area with the site plan improvements.

Sidewalks – Sidewalks currently exist along Putnam Street adjacent to this parcel. The section 2’ wide brick walk, adjacent to the former 427 Putnam Street address, must be replaced to current City of Findlay standards.

Recommendation: Approval of the site plan based on the following conditions:
1. Removal of stone parking area adjacent to Putnam Street.
2. Replacement of sidewalk section along 427 Putnam Street.

FIRE PREVENTION

Hydrant located on site. Location of houses will not interfere with fire protection of existing properties. No concerns.

STAFF RECOMMENDATION

Staff recommends the approval of the PROJECT subject to:

1. Removal of stone parking area adjacent to Putnam Street. (ENG)
2. Replacement of sidewalk section along 427 Putnam Street. (ENG)

2. SITE PLAN APPLICATION #9134-SP filed by O'Reilly Automotive, Inc., 233 South Patterson Avenue, Springfield, MO 65802, for construction of a new building at Tiffin Avenue and G Street, Findlay, Ohio, for the purpose of an auto parts retail store.

HRPC

General Information

The site is located on the north side of Tiffin Avenue at the intersection of G Street. It is zoned B-2 General Business. Land to the west and south is also zoned B-2 General Business. The parcels to the north are zoned B-Residential and to the east is zoned C-Residential. It is not located within the 100 year flood plain. The land use plan designates the area as Neighborhood Commercial.

Parcel History

The site was the location of five (5) houses and various accessory buildings. All of these have been demolished.

Staff Analysis

The applicant is proposing to construct a 7,650 square foot automotive parts retail store on the site.

All setbacks meet the guidelines of the B-2 General Business District. (30' on the three (3) sides abutting streets. No side yard requirement for the west side, but applicant has provided 22' off the alleyway.)

Access to the site is provided via a north/south alley on the west side of the site. Here the applicant is improving the alley through the proposed point of entry and widening it by some 12 feet. A second access point will be off of G Street in the general location of an existing gravel apron and driveway. There will be no direct access to the store from Tiffin Avenue.

Parking for a retail store of 7,650 square feet is calculated at one space per 300 square feet. This calculation requires a minimum of 26 parking spaces on site. The plan shows a layout with 32 spaces.

A trash area is located at the northeast corner of the store. The enclosure is 30' away from the northeast corner of the proposed building.

A six (6) foot privacy fence is indicated along the north and west sides of the property. Screening is required if the site abuts residential property. The east side of the parcel abuts C-Residential land but it is occupied by an office building and no screening would be required in this instance.

A sign location is shown near the middle of the lot frontage just east of the seven (7) parking spaces located along Tiffin Avenue. It is setback 10' from the right of way line as required in the zoning code. There are no sign details on the plan. The actual sign will be reviewed by the zoning department prior to issuing a permit.

Staff Recommendation

Staff recommends approval of the site plan for O'Reilly Auto Parts.

ENGINEERING

Access – The applicant is proposing two access points for the site. The access onto Tiffin Avenue will be achieved by improving an adjacent alley west of the property. The applicant is proposing to eliminate two curb cuts that currently exist in the project area along Tiffin Avenue. Another access point will be located onto G Street. Currently, the access point is proposed to be 60' wide with a 32' driveway width. The applicant should limit the curb cut width onto G Street to 30'. Curb Cut permits must be obtained for the access points.

Water – The applicant shows a proposed water service that connects to an existing water meter along Walnut Street. The plan incorrectly states that the site contractor shall remove and replace the existing meter. The new meter will be replaced by the City of Findlay Water Department upon the applicant obtaining a permit for the new water service. If a sprinkler system is needed for the facility, a separate fire line should be constructed for the site.

Sanitary Sewer – The applicant shows a new sanitary connection to a 12" combined sewer along Walnut Street. The applicant should obtain a sewer permit before installation of the lateral.

Stormwater Management – The applicant has provided adequate stormwater runoff calculations for the site. The applicant proposes a detention area, sized for the 100 year storm, on the northwest corner of the site. The outlet for the site will connect to a combined sewer along Walnut Street. The applicant should look at the feasibility of connecting the storm sewer outlet to the existing storm manhole in Tiffin Avenue on the south eastern portion of the property. This would place the storm water runoff into a dedicated storm sewer, instead of a combined sewer. If connection to the combined sewer is necessary, the applicant should install a type of backflow prevention into the detention area. This would reduce the risk of sanitary backup into the onsite storm sewer system. A portion of this site is located inside the 100 year flood plain. A flood development permit must be obtained before construction is started.

Sidewalks – Sidewalks currently exist along Tiffin Avenue, G. Street and Walnut Street. The applicant must add or replace sidewalk in areas where sidewalks are not continuous after the site is developed.

Recommendation: Approval of the site plan based on the following conditions:

1. Limit Curb Cut on G Street to 30'.
2. Water meter shall be replaced by City of Findlay Personnel
3. Address issues caused with the storm sewer outlet connecting to a combined sewer.

FIRE PREVENTION

- Knox Box will be required for buildings with alarm systems and sprinkler systems.
- Address to be displayed in minimum 4 inch letters on street side of building or sign.
- Any natural gas or electric meter within driving area must have crash protection.

STAFF RECOMMENDATION

Staff recommends the approval of the PROJECT subject to:

1. Limit Curb Cut on G Street to 30'. (ENG)
2. Water meter shall be replaced by City of Findlay Personnel. (ENG)
3. Address issues caused with the storm sewer outlet connecting to a combined sewer. (ENG)
4. Knox Box will be required for buildings with alarm systems and sprinkler systems. (FIRE)
5. Address to be displayed in minimum 4 inch letters on street side of building or sign. (FIRE)
6. Any natural gas or electric meter within driving area must have crash protection. (FIRE)

3. PETITION FOR ZONING AMENDMENT filed by Hancock Historical Museum to change the zoning in the Vance Addition, Lot 803 Ex S50 Ft, 802, 800-801 & Pt Aly E, 799 & Pt Aly W, 796-798, from I-1, Light Industrial District to B-1, Local Business District.

HRPC

General Information

The parcels in this request are all owned by the Historical Museum and are abutted by Hurd Avenue on the west, Putnam Street on the north, Liberty Street on the east and an east/west alley on the south. Land to the north and west is also zoned I-1 Light Industrial. To the south is B-1 Local Business and to the east is B-2 General Business. The City of Findlay Land Use Plan designates the area as SF Small Lot.

Parcel History

Portions of the land in this request are vacant and portions are part of the Historical Museum parking lot or occupied by other buildings owned by the Museum.

Staff Analysis

The lots fronting on W. Sandusky Street where the Historical Museum main building is located are all zoned B-1 Local Business.

The change requested will bring all the land owned by the Museum into the same zoning classification. It only makes sense to grant the change.

Staff also recommends that FCPC recommend to Council that the lot owned by Michael and Debra Momany and addressed as 415 Hurd Avenue also be rezoned to B-1 Local Business. It is a very small residential lot in the middle of the B-1 area that would remain I-1.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval of the rezoning request to Findlay City Council with the addition of 415 Hurd Avenue.

ENGINEERING

No concerns.

FIRE PREVENTION

No concerns.

STAFF RECOMMENDATION

Staff recommends the approval of the PROJECT subject to:

1. HRPC Staff recommends that FCPC recommend approval of the rezoning request to Findlay City Council with the addition of 415 Hurd Avenue. (HRPC)