

P E R M I T

CITY OF NAPOLEON
255 W. RIVERVIEW AVE
NAPOLEON, OHIO 43545

DIVISION OF BUILDING & ZONING
PH (419) 592-4010
FAX (419) 599-8393

PERMIT NO: 98018 DATE ISSUED: 01-27-98 ISSUED BY: BND

JOB LOCATION: 770 BONAPARTE DR EST. COST:

LOT #: SUBDIVISION NAME: DETRAY OUTLOT

OWNER: GLEN ARBORS LIMITED PRT AGENT: N/A
ADDRESS: 3840 WOODRIDGE BLVD. ADDRESS:
CSZ: FAIRFIELD, OH 45014 CSZ:
PHONE: 513-874-5360 PHONE:

USE TYPE - RESIDENTIAL: OTHER: COMMERCIAL

ZONING INFORMATION

DIST: C-4 LOT DIM: 5+ACRE AREA: FYRD: 30 SYRD: 10 RYRD: 15
MAX HT: 60 # PKG SPACES: 144 # LOADING SP: MAX LOT COV: 45%

BOARD OF ZONING APPEALS:

WORK TYPE - NEW: X REPLMNT: ADD'N: ALTER: REMODEL:

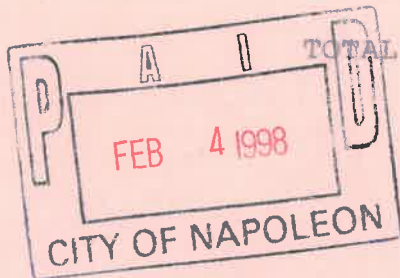
WORK INFORMATION

SIZE - LGTH: WIDTH: STORIES: LIVING AREA SF:
GARAGE AREA SF: HEIGHT: BLDG VOL DEMO PERMIT:

WORK DESCRIPTION

72 UNIT APARTMENT COMPLEX

FEE DESCRIPTION	PAID DATE	FEE AMOUNT DUE
ZONING PERMIT		25.00



TOTAL FEES DUE 25.00

DATE

APPLICANT SIGNATURE

Zoning Permit Only!
other permits may be required

MEMORANDUM

TO: City Manager, Mayor & Members of City Council
FROM: Brent N. Damman, Zoning Administrator *BND*
SUBJECT: Glen Arbors Apartments Bonaparte Dr.
MEETING DATE: January 5, 1998 @ 8:00 pm
HEARING #: PC 97/15

BACKGROUND:

An application for public hearing has been filed by Associated Land Group 3840 Woodridge Blvd. Fairfield Ohio on behalf of Glen Arbors Limited Partnership 3840 Woodridge Blvd. Fairfield Ohio. The applicant is requesting the issuance of a Conditional Use Permit to allow the development of a 72 unit apartment complex at 770 Bonaparte Dr. Napoleon, Ohio. The development will cause the extension of Bonaparte Dr. and associated utilities. The request is pursuant to City Code chapter 1143. The subject property is located in an C-4 Planned Commercial Zoning District.

RESEARCH AND FINDINGS:

1. As of this writing, I have not received a complaint related to the proposal.
2. The site plan submitted exhibits compliance with the City Zoning Code.
3. The applicant has submitted construction plans for the Bonaparte Dr. extension, the layout of which has been approved by City Engineer. Once the street extension is completed it will be dedicated to the City.
4. The developers have provided the City with proper utility easements for the servicing of the public utilities which will be located within the development.
5. On site storm water drainage and retention, sewer and water utilities have been generally approved with a few details yet to be worked out.
6. The owners have indicated that each building will contain two (2) three (3) bedroom apartments and ten (10) two (2) bedroom apartments.

(SIDE NOTES "FYI")

The electric department is still in need of additional easements for servicing buildings 5 & 6 and the leasing office. The owners are more than willing to provide such easements as needed.

There are still a few other minor details to be worked out, none of which are substantial enough to delay this meeting.

The above issues are being addressed and most likely will be completed prior to the Council meeting.

ADMINISTRATIVE OPINION AND RECOMMENDATIONS:

I am recommending that this Conditional Use Permit be approved

**RECOMMENDATION OF THE CITY OF NAPOLEON PLANNING COMMISSION
HEARING # PC 97/13 HELD ON OCTOBER 14, 1997 @ 5:00 PM**

The Planning Commission reviewed the established criteria and made the determination that the plans submitted meet and satisfied all items listed below.

- (1) The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
- (2) The conditional use will not be injurious to the use and enjoyment of lawfully used property in the immediate vicinity or substantially diminish or impair property values within the neighborhood.
- (3) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (4) The exterior architectural appearance and functional plan of the conditional use premises will not be incompatible with the architectural appearance and functional plan of any structures already in the immediate area, or with the character of the zoning district.
- (5) Adequate utilities, access roads, and drainage, water, sewer, and other environmental facilities have been or are being provided for the special use project.

- (6) Adequate measures have been or will be taken to provide ingress and egress to the premises so designated to minimize traffic congestion in the public street.
- (7) The conditional use shall conform to the applicable regulations of the district in which it is located except as such regulations may, in each instance, be modified by the conditions of the conditional use permit.

The Planning Commission therefore recommends that the Council approve the Conditional Use Permit to allow the construction of the apartment complex as proposed.

PLANNING COMMISSION

PC/97-15

December 9, 1997

- Present:** Haase, Stange, Luzny, Damman, Secretary, Grahn, Law Director, Helmke, Recorder.
- Others:** Grahn, Tyrell, Tony Saneholtz, Marv Yagel, Greg Beck, Adam Hoff.
- Absent:** McBroom, Bisher
- Oath:** Mass swearing in.
- Luzny:** A quorum is declared present.
- Luzny:** Asked if everyone had been notified.
- Damman:** Yes. The only response received were oral questions with no responses in writing.
- Tyrell:** Mr. Tyrell, with Associated Land Group, presented a video of the Associated Land Group explaining who they are and what they do. Basically the sight in Napoleon would consist of Six buildings in total, in L Shapes, each of the 12 units would consist of 10 - 2 bedroom apartments, and a Leasing office.
- Grahn:** Will you be putting a fence around the dumpsters.
- Grahn:** Yes and trees.
- Luzny:** How close is the Lease office to property line.
- Grahn:** We show a 10' set back. I would say 100'. *From the neighbor.*
- Stange:** What is the Groups renting policy?
- Grahn:** We can't discriminate against children. Our policy is to create household environmentally towards working couples, single adults and elderly citizens. We require a 12 month lease and no pets. Rental amounts are going to be 2-bedroom will be \$370 and 3-bedroom \$420. The owners will be paying water, sewer, garbage and utilities. The parking lots will be paved. This is not subsidize housing as the rents will be paid by individuals living there.
- Damman:** There is no rent subsidiary but there is a housing subsidy that is a state program. There is a maximum income of \$30,000 per family.
- Luzny:** Is this firm that your income per family would be \$30,000.
- Tyrell:** I am not certain of the dollar amount but that is the area of income. It is built primarily for lower income families. The closest community to Napoleon where we have completed construction would be Piqua. I am willing to take anyone to view the buildings. The rents will not be subsidized by Welfare. All the buildings will be going up at the same time. We also will have a resident manager that will live on the property 24 hours a day.
- Hoff:** The developers have requested that we provide public utilities and are providing us with easements, sanitary and sewers and will pay for installing.
- Beck:** You would not do that for our Condos. Why is the City doing this for them?

Tyrell: The difference is they own the entire development.

Luzny: Any other comments?

Haase: Is there enough persons with \$30,000 income

Tyrell: Yes, we did a marketing study and there is. We were contemplating a 84 unit and decided 72 unit would be enough.

Haase: Could we get a copy of the study for Mr. Damman's file.

Luzny: We would also like a copy of the lease.

Luzny: Are there any other comments?

Stange: No further comments.

Luzny: Does the board feel this is meeting is important enough to table until we have a full board present.

Stange: We have not had any comments against this project. When will the project start.

Tyrell: We will start as soon as possible in the Spring.

Haase: There is no reason to hold the project up.

Luzny: There is no reason to hold this up?

Haase: Asked if Adam Hoff was completely satisfied with the information.

Hoff: Yes.

Grahn: The Planning Commission needs to make their findings for the recommendation based on the information you receive today and be comfortable with the recommendation to send to Council.

Damman: Mr. Damman read the certain the findings of fact for the Conditional Use Permit and asked what the occupancy rate was for the City of Piqua.

Tyrell: The City of Piqua's occupancy is running at 90%, 84 Units.

Luzny: Asked if there was further comments?

Luzny: Entertain a motion to close the discussion.
Motion: Haase **Second:** Stange
To close discussion.

Roll call vote to close the discussion:
Yea-Luzny, Stange, Haase
Nay-
Motion passed.

Motion: Stange **Second:** Luzny
To accept research and findings of the Zoning Administrator and documents that have been submitted by the developer, subject to the side notes of the memo.

Roll call vote to close the discussion:
Yea-Luzny, Stange, Haase
Nay-
Motion passed.

Motion: Stange

Second: Luzny

To record the Findings of Fact are based on Code 1141.02E and accept the Findings of Fact and to approve the Issuance of the Conditional Use Permit.

Roll call vote to record the Findings of Fact:

Yea-Luzny, Stange, Haase

Nay-

Motion passed.

Motion: Stange

Second: Luzny

To table scheduled meeting PC 97/14A and adjourn meeting.

Roll call vote to table PC 97/14A:

Yea-Luzny, Stange, Haase

Nay-

Motion passed.