

MEMORANDUM

TO: Mayor and Members of the City Council
FROM: Roger O. Freytag, Zoning Administrator ROF
SUBJECT: Request for Special Use Permit for the
construction of a Senior Housing Development
DATE: March 15, 1988

PC 88-01

RECOMMENDATION

It is recommended to City Council by the Planning Commission that a Special Use Permit be approved for the Senior Housing Development to be constructed at 120 East Maumee Street with the following conditions:

1. A 30' easement centered on the existing sanitary sewers running North and South and East and West should be granted to the City of Napoleon by Riverview Terrace, Inc. and be added to the plat along with a legal description of the easement areas.
2. An access lane be provided for the deceleration of traffic on west bound East Maumee Street turning into the Senior Housing Center beginning at the property line.
3. That this building be constructed on a suitable foundation of pilings, grade beams, and structural slab and that soil boring test results along with the final plans be reviewed by the Napoleon City Engineer before the Zoning Permit is issued.
4. That sidewalk and wheelchair ramps be added as recommended by the Engineering Department and that a planting or fence type barrier be added on the East property line as discussed in the Zoning Board of Appeals Meeting.

BACKGROUND

An application has been received from Weatherby, Goodman & Trick, Architects, Columbus, Ohio for Riverview Terrace, Inc. for a Special Use Permit to allow the construction of a Planned Apartment Development pursuant to Sections 151.38(B)(32), 151.44(2)(f) and 151.45 of the City of Napoleon, Code of Ordinances.

There was a Board of Zoning Appeals Meeting for this project on March 1, 1988. This project now meets all zoning requirements.

There has been a discussion about the amount of parking that will be needed now and in the future. The parking has been approved as proposed by the Board of Zoning Appeals with the condition that Riverview Terrace, Inc. agrees in writing to extend the parking area as required by the City of Napoleon when needed. This requirement has been met.

After reviewing all the present information, the City Staff does recommend in favor of granting the request.

ROF:skw