

MEMORANDUM

TO: Members of the Planning Commission  
FROM: Roger O. Freytag, Zoning Administrator *Ref*  
SUBJECT: An application for an amended Special Use Permit to approve changes in the plans and to renew the expiration of the original Special Use Permit for the construction of a Senior Housing Development.  
DATE: 9 February 1990  
MEETING: 13 February 1990 at 4:30 PM  
MEETING NO.: PC 90/05

RECOMMENDATION

It is recommended that the Planning Commission recommend to the City Council that they approve an amended Special Use Permit to approve changes in the plans and to renew the expiration of the original Special Use Permit for the construction of a Senior Housing Development.

BACKGROUND

An application by Weatherby Goodman Trick Architects, Inc. for Riverview Terrace Inc., owner of land at 120 East Maumee Street, Napoleon, Ohio for an amended Special Use Permit to approve changes in the plans and to renew the expiration of the original Special Use Permit for the construction of a Senior Housing Development. This request is pursuant to Section 151.38 (B) (32) and 151.43 (I) of the City of Napoleon, Ohio Code of Ordinances. The proposed amended Special Use is located in a "GB" General Business Zoning District.

After reviewing the revised construction plans, it appears that all questions have been worked out. There are just a few minor details to be carried out yet. The recording of the sewer easements is an example of these details. There is not any concern left which would prohibit the approval of the project.

The Planning Commission shall make written findings of fact and shall submit same together with its recommendation to the City Council after the close of the hearing on a special use. The Planning Commission's report to the City Council shall indicate the vote of each member present and shall contain a statement of reasons why a member or members did not vote in favor of a recommendation. No amended special use shall be recommended by the Planning Commission unless the Commission finds that:

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- (1) The establishment maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
- (2) The special 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 special 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 special 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, 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 designed as to minimize traffic congestion in the public street.
- (7) The special 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 special use permit.