

MEMORANDUM

TO: Members of the Planning Commission
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Conditional Use Permit for a Planned Apartment
Development by Keith & Bonnie Fruchey
HEARING DATE: June 11, 1996 @ 5:00 pm
HEARING #: PC 96/09

BACKGROUND:

An application for public hearing has been filed by owners Keith A. and Bonnie L. Fruchey 16-203 St. Rt. 424 Napoleon, Ohio. The applicant is requesting a conditional use permit for an apartment complex development at the location of the southwest corner of the intersection of Oakwood Ave. and U.S. Route 24 & 6 bypass. (aka 1905 Oakwood Ave.) The proposed development will include the construction of six apartment buildings. The application is pursuant to City Code section 151.80 entitled Planned Apartment Development. The site is located within a C-4 Planned Commercial Zoning District.

RESEARCH AND FINDINGS:

1. The current plan involves a total of sixteen (16) apartment dwellings. (four (4) triplex buildings and two (2) duplex buildings.)
2. The minimum lot square footage for each dwelling is 3,600 the current proposal has 5,212 square feet of land area for each dwelling.
3. The proposed street and parking areas will be paved and will be privately owned.
4. City water and sewer service is available along the private access roadway shown. However, the service mains along said access are privately owned. Maintenance on these private lines is the responsibility of the owners.
5. City policy would dictate the installation of a master water meter at the entrance of this development which would include an approved backflow device on the discharge side of the meter. These provisions would be at the owners expense.

6. The developer has indicated that he is planning to construct the apartment buildings in phases. He has also stated that he intends to plant a live screening along US Route 6/24 Bypass in an effort to reduce sound transmission.
7. According to current ODOT plan the proposed Oakwood Ave. overpass will not encroach upon this proposal.
8. Certain utility easements may be necessary in order to properly service the proposed development. (Electric, telephone, gas, cable TV etc.)

ADMINISTRATIVE OPINION AND RECOMMENDATIONS:

It is my opinion that Mr. Fruchey has substantially complied with applicable ordinances and codes. Therefore, I am recommending that the Planning Commission grant the requested conditional use permit with the following conditions.

1. That the City shall be the final approval authority for the sizing, connections and end points of all service lines connected to the City systems.
2. That the developer plant a live screening along the north property line.
3. That before the developer may begin construction he must first submit an engineered site plan showing, the existing contours, proposed contours, proposed utility connections and service lines as well as lot drainage and other pertinent information as may be deemed necessary by the City.