

PC 88-05  
501 Perry St

MEMORANDUM

TO: Mayor and Members of the City Council  
FROM: Roger O. Freytag, Zoning Administrator *ROF*  
SUBJECT: Request for amended Special Use permit for  
the construction of a convenience store with  
gasoline retail.  
DATE: June 29, 1988

RECOMMENDATION

It is recommended to the City Council by the Planning Commission that an amended Special Use Permit be approved for the construction of a convenience store with gasoline retail. This approval is subject to the conditions that:

- 1) All new curbs, sidewalks, drive approaches, etc. meet the requirements of the Ohio Department of Transportation and the City of Napoleon construction specifications.
- 2) That the new sidewalks and parking area be raised in elevation to allow a 6" curb to be placed along Perry and Front Streets.
- 3) That a 25' radius be constructed at the corner of Perry and Front Streets.
- 4) That the Downtown Revitalization Committee may want to include the street frontages in their project, which would modify the City's construction specifications.

BACKGROUND

An application has been received from Bob Farmer from United Oil, Indianapolis, Indiana on behalf of Certified Oil, Columbus, Ohio for an amended Special Use Permit to meet the requirements of Sections 151.44(A)(2)(b) and 151.43(B)(2) of the City of Napoleon, Code of Ordinances. The old existing Certified Station will be razed and the new building built. The proposed building will be located on parts of Lots 141 & 142 of the 3rd Addition to Napoleon at address # 501 Perry Street.

There was a Planning Commission Meeting held on June 20, 1988 to consider approving the construction of this new building. Three members of the Board were present. All members voted in favor of approval of the Amended Special Use Permit subject to the conditions listed under the Recommendation.

Since the June 20th meeting, the Downtown Revitalization Committee has included the United Oil frontage in its downtown project.

The Planning Commission recommends that approval be granted based on the findings that:

- 1) The operation of the Amended Special Use will not be detrimental to the public health, safety or general welfare of the community.
- 2) The Amended Special Use will not injurious to the use or values to other property within the neighborhood.
- 3) The establishment of the Amended Special Use will not impede the normal development of surrounding property in the district.
- 4) The exterior architectural appearance of the Amended Special Use premises will not be incompatible with the architectural appearance of other structures already in the immediate area.
- 5) Adequate utilities, drainage and other environmental facilities have been provided for the Amended Special Use.
- 6) Adequate measures have been taken to minimize traffic congestion in the public street.
- 7) The Amended Special Use does conform to the applicable regulations of the district.

After reviewing the findings, the City Staff does also recommend in favor of granting the Amended Special Use Permit.

ROF:skw