

MEMORANDUM

TO: Manager, Mayor & Members of City Council
 FROM: Brent N. Damman, Zoning Administrator *BND*
 SUBJECT: Alpine Village assisted living facility 1032 S. Perry St.
 MEETING DATE: July 6, 1998 @ 8:00 pm
 HEARING #: PC 98/05

BACKGROUND:

An application for public hearing has been filed by Richard A. Chase, Attorney-at-law 2650 N. Reynolds Rd. Suite 3 Toledo, Ohio 43615 on behalf of The Lutheran Orphans and Old Folks' Home Society of Toledo, Ohio Inc. The applicant is requesting the issuance of a Conditional Use Permit for the purpose of constructing and operating a 40 unit assisted living facility at 1036 S. Perry St. Napoleon, Ohio. The proposed facility will be connected to the current Lutheran Home nursing home facility. The request is pursuant to City Code chapter 1141. The subject property is located in an R-3 Multi-family Residential Zoning District.

RESEARCH AND FINDINGS:

1. The plan as submitted meets all applicable zoning requirements.
2. The proposed facility will be connected to the west end of the existing Lutheran Home structure.
3. Parking for the new facility meets the City code requirements. The new and existing parking areas will serve both the Lutheran Home and the new facility.
4. The palmer ditch interceptor sewer will be extended along the south edge of this property and will be available to serve the new facility. The Lutheran Home facility and the Bavarian Village homes will also be served with the new sewer line.

Water supply will be from an existing water main along Williams street. Adequate electrical power supply is available along Williams St. as well.

5. Ingress and egress will be through an existing drive along the south edge of the property. Easements for ingress/egress are in place for the use of the drive by the Bavarian Village, Lutheran Home and proposed Alpine Village.
6. The architecture of the new facility will be similar to that of the Lutheran home and should be compatible with surrounding building structures.

ADMINISTRATIVE OPINION AND RECOMMENDATIONS:

The proposed use should be compatible with surrounding property uses and should not have an appreciable impact on the use or value of property in the immediate vicinity. Therefore, I am recommending that this Conditional Use Permit application be submitted to City Council with your recommendation.

PLANNING COMMISSION RECOMMENDATION:

That City Council approve the Conditional Use Permit as requested in accordance to the site plan submitted and marked as exhibit A.

(Minutes attached)